

# REGULATIONS

ADOPTED MARCH 8, 1967

REVISED: 2/8/2001, 9/1/2009, 3/1/2010, 12/4/2012, 9/1/2015, 2/2/2016, 6/7/2016, 10/26/2017, 3/25/2021

## SECTION I. INTRODUCTORY STATEMENT

The Town of Gilmanton voted to establish the Corners and Meeting House Historical Districts with the Historical District Commission to enforce regulations that protect the appearance of the buildings within those districts. The districts provide a welcoming appearance to residents and visitors to Gilmanton. Being a part of a historical district also increases the value of property within the districts. Because of the exceptional unity of architectural design present in Gilmanton, it shall be the duty of the Commission to protect this unity by requiring that all exterior changes, additions, new construction, and land usage conforms as much as possible to the standards set forth below.

These regulations are not permanent, but can be changed through a process of public meetings and hearings. The HDC must be cognizant of the need to change regulations, when it is shown that the regulations are not meeting the needs of the residents and buildings of the historical districts.

On an individual basis, these regulations cannot possibly cover all possible proposed changes. Unique situations will have to be evaluated by the Commission on a case-by-case basis. These regulations shall apply to both Districts, with exceptions noted.

## SECTION II. DEFINITIONS

The following terminology shall be used in these regulations:

Period Building is one built in Gilmanton between 1770 and 1840. *All repairs & maintenance shall be of the same material currently existing on the building or a more period replacement as listed below.*

Non-Period Building was built after 1840. Any proposed changes or additions to such buildings should have harmony with the existing structure as a first consideration, and harmony with period buildings of the District as a secondary consideration.

Primary building – the building on the lot that defines the lot use, usually a residence.

New Primary Building must have a design that is architecturally compatible with other period buildings and contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion, and roof shape. Site plan, building drawing with dimensions of building, windows, door and trim, and visual depiction of the building must be provided as part of the application process.

Public view – What a person can see from a public right of way or public property.

## SECTION III. STRUCTURES

- A. SITE All proposed structures shall be sited parallel or perpendicular to at least one of the public right-of-ways and/or parallel or perpendicular to existing buildings.
- B. ARCHITECTURAL STYLE In general, the architectural style of existing buildings shall be followed when additions or changes are made. New structures should conform to the styles of period buildings within the Districts.
- C. UTILITY SERVICES No new permanent above ground utility service (the line from the public utility pole to the service entrance) shall be permitted in the Districts. The Commission may consider requests for partial above ground service on a building lot if the applicant can demonstrate that installation can be accomplished in no other way. A relocation of existing utility service shall be treated as a 'new' service for the purposes of this paragraph. Anything connected to the utility service must be clearly indicated on any maps or plans submitted to the Commission. Rev. 6/7/2016
- D. FOUNDATIONS Shall be back-filled so that no more than one foot of foundation is showing between ground level and exterior siding. Exceptions may be granted considering the topography of the site. Granite or granite-faced foundations are preferred. Finished concrete and finished cinderblock are acceptable, but must be treated to appear granite in color (or look like granite). Outside insulated foundations must likewise be faced and treated to appear like granite. Painted foundations are not acceptable because they can peel off.
- E. SIDING

Period primary buildings - Shall retain their siding of wooden shingles or wooden clapboards. In the Corners District original brick shall be retained. Clapboards shall not normally be exposed to the weather more than four inches.

Period outbuildings or New outbuildings on the lot of period primary buildings - Shall be sided with wood vertical shiplap/tongue & groove boards, shingles, or clapboards, but not board and batten.

Non-period & New primary buildings - Preferred siding is wooden shingles or wooden clapboards.

The following provides for the **possible** use of siding other than wood. That opportunity comes with the responsibility for the applicant to use best practices in the installation of those materials i.e., use j-channel sparingly, orienting joint lines, avoiding uniform installation patterns, use of long panels, etc. The goal is that the installation of other material should resemble the installation of wood materials on period primary buildings. Samples of any material other than wood must be provided as part of the application process.

Other materials with the same visual effect as wood will be **considered**, including fiber cement, insulated vinyl clapboard of lengths to minimize seams with a 4" reveal made of .046-inch-thick vinyl w/ 3/4" panel projection or other types that become available.

Non-period & New outbuildings on the lot of non-period & new primary buildings - Preferred siding is wooden shingles, clapboards, or vertical shiplap/tongue & groove. Other materials with the same visual effect as wood will be **considered**, including fiber cement, premium grade insulated vinyl clapboard of lengths to minimize seams with a 4" reveal made of .046-inch-thick vinyl w/ 3/4" panel projection, or other types that become available.

Rev. 3/25/2021

## F. TRIM

Period primary buildings - Shall retain their wood trim.

Period Outbuildings or New outbuildings on the lot of period primary buildings - Shall retain their wood trim

Non-period & New primary buildings – Preferred trim is wood or similar material i.e., finger jointed wood. Vinyl and PVC material may be permitted. In all cases the installation should resemble the installation of wood trim on period primary buildings.

Non-period & New outbuildings on the lot of non-period & new primary buildings – Preferred trim is wood or similar material i.e., finger jointed wood. Vinyl and PVC material may be permitted. In all cases the installation should resemble the installation of wood trim on period primary buildings.

Samples of any material other than wood shall be provided as part of the application process.

## G. WINDOWS

All Period buildings - Should retain all the original wood windows, or replacements shall duplicate the originals. Windows on each story are generally the same size. The second story windows are placed directly above openings on the first story. The arrangement of windows and the size shall remain the same or be returned to original size and location.

Non-period primary buildings - The original size and locations of windows should be maintained. The material of replacement windows should match that of the original windows.

New primary buildings - It is preferred that the window design and installation i.e. casing, sill, and apron installed before siding should be in harmony with that of period buildings. Windows with muntins are preferred. Windows of vinyl or clad wood construction are permitted, but must be of proportion, pattern and detail with windows of period buildings. Simulated divided light windows are appropriate provided they have interior and exterior muntins with internal spacers. The sash shall be appropriate for the

building and have proportions similar to the sash of period buildings. Window trim must be a minimum width of 3.5 inches and ¾ “-1” in thickness.

Pictures and dimensions must be provided as part of the application process.

**STORM WINDOWS** In all buildings wood and glass exterior storm windows are preferred, or interior storm windows.

Aluminum or other materials may be used as long as they are painted the same color as the window sash and trim.

## H. SHUTTERS

If shutters are used on new construction they shall be slatted and hinged.

They shall appear to be functional, and able to meet in the center when closed. If shutter hardware is used it should resemble period hardware.

Pictures or examples of shutter hardware must accompany the application.

Rev. 3/25/21

## I. DOORS

Period buildings - They must be wooden and cannot have windows.

**DOOR TREATMENT** (i.e., sidelights, pediments, pilasters and the like) shall conform to the styles of period houses in the Districts.

**STORM DOORS** shall be as unobtrusive as possible and normally shall be painted the same color as the door trim, which is the same color as the building body.

Non-period buildings - The size and style of all residential entrance doors shall conform to those of period buildings within the Districts or resemble what was there.

**DOOR TREATMENT** (i.e., sidelights, pediments, pilasters and the like) shall also conform to the styles of period houses in the Districts or resemble what was there.

**STORM DOORS** shall be as unobtrusive as possible and normally shall be painted the same color as the door trim.

New primary buildings – The preferred material is wood. Other material is permitted, but should resemble doors of period buildings. No windows are permitted.

**DOOR TREATMENT** (i.e., sidelights, pediments, pilasters and the like) shall conform to the styles of period houses in the Districts. Pictures and dimensions must be provided as part of the application process.

**STORM DOORS** shall be as unobtrusive as possible and normally shall be painted the same color as the door trim, which is the same color as the building body.

## J. COLOR

Exterior color shall be consistent with those colors used during the 1770 - 1840 period. All exterior wood and other paintable approved materials on residences, except shingles and board siding, must be painted or stained. The body of the building will be one color. Corner boards and trim are considered part of the body. Window sash and doors may be a compatible color. Exterior colors chosen from Historic New England's color chart for 1770-1840, "Historic Colors of America", need only be reviewed by the HDC staff member with notification to the HDC Chair.

Rev. 6/7/2016

Color of signs, arbors, and the like may be considered separately from the building color.

## K. ROOFS

Period primary buildings & outbuildings on lots with period primary buildings - Roof pitch, overhang, rake boards and fascia treatments, returns, and all other aspects of a roof shall be consistent with period houses in the Districts or the original material used on the roof. If wood shingles, a starter course of shingles should be used on the eaves as a drip edge. It should extend two inches beyond the edge of the roof.

Non-period buildings –A sample of roofing surface materials shall be submitted for approval, but shall resemble shingles.

All buildings –

Metal Ice Shields - Shall match the roofing in color.

Metal Drip Edge on the gable ends - Should be the same color as the trim.

Rooflines: "bow", "keel", "saltbox" shall NOT be permitted in the Districts.

Roof slope may vary, but should stay within the 7/12 to 12/12 range.

Composition shingles on a property should all be the same color.

Venting at the eaves and ridge line must be part of the application.

Gable vents are permitted, but must be the same color as the siding.

Plumbing vents should be the same color as the roof shingles and shall be routed out of sight of the public view if possible.

Single-window dormers, ONLY, are permitted.

SKYLIGHTS are **not** allowed unless rooflines or other permanent architectural features can reduce their visual impact. In no case should they be visible from the public view.

## L. CHIMNEYS

Period primary buildings & outbuildings with chimneys on lots with period primary buildings – Chimneys shall not be removed and original materials shall be used for replacement or repair.

Flue liners should not be visible from ground level.

Chimney caps & Spark arresters are permitted but must be slate, brick, or dark metal.

Non-period buildings – shall be consistent with the style of that building.

New primary buildings – A Chimneys or simulated chimney shall be, or appear to be, red brick, designed in proportion to the structure, and in character with other buildings in the district. A dwelling structure must have at least one chimney. Chimneys shall be centered at the ridge line and rise a minimum of 40 inches above it. The mortar cap should taper upward from the top of the last brick course to the top of the flue liner.

Flue liners should not be visible from ground level.

Chimney caps and spark arresters are permitted but must be slate, brick, or dark metal.

Rev. 3/25/21

## M. EXTERIOR STEPS

Period primary buildings & outbuildings on lots with period primary buildings - shall be consistent with period buildings in the Districts or the original material used. These shall be of stone or wood. Stone is preferred. If wood they may be painted. If a rail is necessary, it shall be of painted wood or wrought iron construction. Plans for the size, shape, color and material of both steps and rails must be part of the application process.

Non-period primary buildings - shall be consistent with the style of that building.

New buildings - These shall be of stone or wood. If wood they may be painted. If a rail is necessary, it shall be of painted wood or wrought iron construction. Plans for the size, shape, color and material of both steps and rails must be part of the application process.

## N. GARAGES

The term "garage" shall refer to a **new** structure designed primarily to house motor vehicles.

On lots with Period primary building or New primary building – Garages shall be consistent with period buildings in the Districts. It may be attached or unattached to other buildings on the site. It must relate architecturally to these other buildings and comply with all HDC regulations.

On lots with Non-period primary buildings – Garages shall be consistent with the style of that building.

All Garages - Doors that swing on hinges or roll horizontally may be placed on any side of the building. If the doors open vertically, they may not be placed on a side facing the public view unless they appear to open horizontally, and must be as inconspicuous as possible. Garage doors shall not have windows.

Garages should be set back further than the primary house façade.

## O. EXTERIOR LIGHTING

The use of white incandescent lighting is preferred. Other lighting including LED, Fluorescent, or other types as they become available will be considered. Wattage of the light fixtures may be limited if the Commission finds it excessive and not compatible to the Historic District. Lighting fixtures shall be compatible with the period of the building(s) on which, or near which they are installed. They shall be proportional to their building or post. Area lighting is not appropriate, but will be considered for safety or security purposes. Rev. 9/1/2015

## SECTION IV. SITEWORK

### A. RELOCATION

Buildings shall be retained on their present sites whenever possible. Relocation within the Districts may be considered as an alternative to demolition, or for better preservation. Removal from the Districts shall be considered as a demolition.

Rev.12/4/12

### B. DEMOLITION

NO demolition of any or part of a structure may occur without Commission approval. The demolition of a building should be contemplated with great caution, since it irreversibly alters a building and the space wherein it sets.

The Commission shall consider an application for a Certificate of Approval to demolish or remove structures or parts thereof at their discretion using the following criteria:

- 1) deterioration or fire damage has cause structurally unstable or presents a safety concern to such an extent, that stabilization cannot be done;
  - (a) demolition requests based on structural instability or deterioration must include a technical report prepared by an architect or professional engineer registered in NH
  - (b) this report must detail the nature and extent of the specific problem;
- 2) the structure or portion of has been added to the property after the time period of the district, has no recognized historical or architectural merit of its own, AND has not achieved independent historic status;
- 3) the demolition or moving will have minimal effect on the overall nature and look of the historic district;
- 4) the demolition of a portion is critical to the economic preservation or vitality of the primary area of the building.

Before a demolition request will be granted the following must be submitted:

- 1) exterior building elevations & architectural features shown through measured drawings and photographs;
- 2) plans for any new construction proposed for the site;
- 3) evidence of the age of the structure.

The Commission reserves the right to apply conditions to demolition approval including, but not limited to:

- 1) detailed documentation of anything removed
- 2) complete removal of all debris from the subject property
- 3) loaming and seeding of the subject lot with an appropriate seed mixture
- 4) maintenance (mowing, regular cleaning, etc.) of the lot.

Rev. 12/4/12

**C. SEPTIC**

Septic design shall take into consideration the overall public view of the septic system. If it is raised, grading shall be used so that the septic system or component thereof shall be no higher or lower than one foot from the finished ground level. If such grading is not possible then plantings, fences or other means may be used to lessen the visual impact. If sewage vents are necessary, they shall be hidden by plantings, fences, or other means.

Rev. 2/2/2016

**D. WELLS**

Any visible well system or component thereof shall require Commission approval.

**E. DRIVEWAYS AND CULVERTS**

Applications shall be made to the HDC for any new or changed driveways. Any new driveway must also have the permission of the town road agent or state of NH DOT.

Rev. 3/25/21

**F. RECREATIONAL FACILITIES**

Permanent facilities such as swimming pools and tennis courts may be allowed. Primary consideration shall be given to visual impact and compatibility with nearby buildings.

**G. LANDSCAPING**

Any change in ground level of more than one foot in elevation requires the approval of the Commission. Live trees within ten feet of the edge of the public road pavement in the Four Corners District may not be cut down without Commission approval.

**SECTION V. LANDSCAPE FEATURES****A. FENCES, GATES, AND GARDEN STRUCTURES**

Fences shall be constructed of wood, stone, cut or natural stone-and-chain, or wrought iron. The preferred height is four feet. Other materials may be considered if it is reviewed in terms of its size, shape, profile, and texture and for its effect on the visual harmony of the landscape. In its evaluation of fencing requests, the HDC will consider where the fence will be placed, its visibility from public view, and its function. The impact of a fence may be lessened with appropriate landscaping (i.e., shrubs, trees, etc.).

Stone Walls shall be laid dry and follow the contour of the land. Existing stone walls may not be demolished, moved or breached without approval of the Commission.

Any structure larger than sixteen square feet and/or taller than 8 feet, such as a well house, tool shed, garden shed, privy, smoke house, sugar shack, arbor, etc. must have Commission approval and be made of wood and be painted or stained. Other material will be considered for a lot with non-period buildings.

## B. DECKS, PATIOS, NON-POROUS SURFACES, AND WALKWAYS

Decks are not permitted where visible from the public view unless appropriately screened. Patios & steps shall be of stone, brick or wood. Stone is preferred. Modern composite materials made to look like stone or wood may be acceptable. Walkways of stone or brick are preferred. No asphalt walkways shall be allowed.

## C. SIGNS

HDC sign regulations for all historic districts adhere to the Zoning Ordinance sign requirements with the addition of the following:

1. Sign is defined as anything that displays, advertises, or informs regardless of materials used or location. The flag of the United States of America displayed using correct flag protocol is not considered a sign for this regulation.
2. All signs and advertising, including those on the interior that are visible from the exterior and temporary signs and flags, shall be reviewed by the HDC by submitting an application to be approved, before the sign can be displayed, except as noted below.
3. Signs placed on the exterior of the building or on the property shall not exceed nine square feet, shall be made of white painted wood, and be designed and hung in a manner appropriate to the building or grounds involved, except as noted below.
4. Signs shall not incorporate or enclose a light, but may be illuminated by an attached or detached shielded light with the approval of the HDC.
5. Signs dating buildings shall be one clapboard wide and no longer than fifteen inches. They shall be painted the same color as the siding. The preferred placement is next to the cornerboard beneath the first line of clapboards above the ground floor windows. If the abbreviation for "circa" is to be used, it should be "c." and not "ca." or "cir.". These may be placed without HDC approval.
6. With the exception of signs dating buildings there shall be a total of only two (2) permanent signs on the property including buildings.
7. Temporary signs are any sign, flag, banner, etc. that is moved or changed, or posted for a specific event or work (job).
  - a. There shall be no more than two (2) temporary signs, flags, banners, etc. of any type on a property at any time.
  - b. Temporary signs for businesses shall be removed and out of sight when the business is not open for operation.
 

The following are allowed without HDC review if all conditions are met:

    - i. "Sandwich style" signs are permitted on the premises of Planning Board site plan approved businesses according to Zoning Ordinance rules, with the addition that they shall be no bigger than 9 square feet on each side and shall be of wood painted white or white plastic with black lettering.
    - ii. Flags shall be no larger than 3' x 5'.
  - c. A total of one (1) temporary sign, identifying contractors, architects, investors, and others working with the site is permitted without review or application while site work is ongoing, but shall be no more than 9 square feet. More than one shall be reviewed by the HDC.
  - d. Temporary signs for events unrelated to a business may remain in view 24/7 for two weeks before the event, and shall be removed within 24 hours following termination of the event.

Rev. 10/28/17

D. ANTENNAS

Satellite antennas may be considered, provided they are not larger than 18 inches in diameter. They must be placed as inconspicuously as possible.

No satellite antenna shall be fixed to the side of any building facing the public view.

No ham radio, CB, or other radio antenna shall be allowed.

E. WINDMILLS

The only permitted windmills are those designed to look like ones that would have been built in the period of 1770-1840.

F. PROPANE/FUEL TANKS

The placement of tanks should keep them from public view. If unable to do so a barrier (shrubs, fencing, etc.) should be installed. A drawing showing the location must be provided at time of request. Requests for the installation need only be reviewed by the HDC staff member with notification to the HDC Chair.

G. SOLAR

Rooftop panels for all period, non-period, and new construction must be located on the rear (away from public view) portion of the roof. Panels, mounting systems, and skirts must be compatible with the roof material color. Matte all black assemblies are preferred. They should be set back from the eaves. In no circumstance should they overwhelm/oversize the roof.

Fixed or trackable ground mounted solar arrays are discouraged, but may be considered with a detailed plan including being hidden from public view and abutters.

The following must be provided as part of the approval process:

Roof plan showing panel arrangement and roof features such as dormers, chimneys, etc.

Plan showing the location of exterior conduits, disconnects and meters.

Photo mockups or 3D images of the final installation.

Solar panels and mounting system specifications.