

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, APRIL 1, 2008 – 7 p.m.  
MINUTES OF MEETING**

Chairman Onion called the meeting to order at 7:00 p.m. In attendance were George Roberts, Alternate George Carpenter and Selectmen's Representative Rachel Hatch. George Carpenter was appointed as a voting member for this hearing.

**Continued Public Hearing- Case #2-2008 W. John Funk & Deborah F. Chase owners:**

Application requesting an 8'x 16' screen porch to be constructed on the rear side of the existing dwelling, add a lighting fixture to the exterior rear of the property, and 18'x 12' addition to the existing garage. Property located at 513 Province Road in the Corners Historic District. Tax Map 127, Lot 2.

Chairman Onion numbered the pages of the plans for easier reference.

Mr. Funk began by stating that the posts for the screened porch will be 4" in diameter and sheathed with a 3/4" covering. He further stated that the screens will be framed with 1/2" round molding to hold the screen in place and that the division will be approximately 3' up from the granite foundation.

George Carpenter inquired what material the screen will be made of. Mr. Funk stated that the screen material will be charcoal in color to match the existing triple track windows on the main house.

Perry Onion inquired if the existing soffit is 9", as it appears to be rather large on the plans. Mr. Funk stated that he believes the original soffit is 9" and will check with the builder and possibly reduce the size of the proposed soffits to look more in line with the original structure. Chairman Onion stated that they should be the same as the main house.

Rachel Hatch inquired if the overhang is a regulation or for aesthetically pleasing purposes.

Chairman Onion stated that the issue of overhangs is not a formal regulation and is more an aesthetic issue.

The Commission continued to discuss the plans as submitted for the screen porch with the applicants. The issue of hardware and lighting were discussed. John Funk stated that the door handles will be a thumb latch of the same material and color to match the exterior door on the existing house.

Discussion moved to the proposed 18'x 12' addition to the garage.

George Carpenter inquired if there will be any excavation involved with the addition and if it will change the grade of the land. Mr. Funk stated that there will be excavation, however they will try to maintain the grade of the land to the best of their ability.

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Discussion occurred regarding the color of the door and exterior of the addition. Mr. Funk stated that all colors and materials will match the existing structure. The colors of the existing structure are as follows (per application submitted on 5/17/2002). Window color is parchment, clapboards are covered by semi transparent oil base with charcoal and wood brown mix over it and doors are of a red/brown stain mix.

Mr. Funk made the Commission aware that the doors for the garage, that were approved by the Commission on October 2, 2007, were installed on March 29, 2008.

Rachel Hatch inquired if the Commission did a walk through of the property at the end of a project.

Chairman Onion stated that the Commission does not perform a walk through and that deviances from the plans are usually brought to the attention of the Commission when they drive by the properties. George Roberts stated that the Code Enforcement Officer is involved with making sure that the construction and or changes, when a permit is required, are per the approvals of the Commission.

Chairman Onion stated that the plans as submitted have been amended with the changes as discussed with the applicant.

The plans as amended and approved are as follows:

**A. Screen Porch**

1. Page 4 of plans: Light on interior of screen porch will be of copper and the style as shown on page 32 of Historic Housefitters Co. catalog.
2. The brick on the interior of the porch shall be water struck and level to the top of the horizontal granite.
3. Screen windows on the screen porch shall be removed in the winter.
4. All wood shall be the same color as the existing structure (window color is parchment, clapboards and shingles are covered by semi transparent oil base with charcoal and wood brown mix over it and doors are of a red/brown stain mix).
5. Pitch of the roof shall conform to that of the existing house. The roof shall be covered with wood shingles.

6. All posts shall be 4" dressed to 5 1/2". Screen dividers shall be 3' up from the granite foundation and screen shall be of charcoal color to match the existing triple track windows on the main house.
7. The doors shall have thumb latch door handles to match the existing doors.
8. Door to the interior of the house shall be a single door with 18 panes (7"x9") and shall be the same color as the existing doors.
9. Page 5 of plans: Dimensions of the soffit on the screen porch to match the dimensions and general cornice of the existing house.
10. The light on the rear of the house shall match the light as approved on page four of the plans.

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**B. Addition**

1. Page 7 of plans: Clapboard and shingles shall be painted to match the existing house (semi transparent oil base with charcoal and wood brown mix over it). The roofing shall be of cedar shingle. The foundation shall be of concrete with granite showing above grade.
2. The northwest side of the addition shall be of the same exterior (shingles) as the existing northwest side of the garage.
3. The sliding door shall be barn red to match the existing doors.
4. Page 6 of plans: Iron thumb latch on the door to match other exterior latches on existing structures. Top rail of the door may be slightly wider and the bottom rail may be slightly less than what is shown on the plans. Windowpanes shall be 7"x 9".
5. Page 9 of plans: The applicant has the option to replace the front goose neck lanterns with period wall lamps and adding a similar wall lamp next to the new sliding door on the addition.

**MOTION: George Roberts moved to approve the application as amended and as noted on plan. Seconded by George Carpenter, motion carried 4-0.**

**OTHER BUSINESS:** The Commission discussed vacancies and whether the Board of Selectmen's Representative is considered a full voting member on a Commission. Wendy Keane stated she would refer to the RSA and let the Commission know.

**MOTION: Rachel Hatch moved to adjourn the meeting. Seconded by George Roberts, motion carried 4-0.**

Chairman Onion adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Wendy L. Keane

Land Use Clerk

APPROVED