

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
TUESDAY, MARCH 3, 2009 – 7 p.m.**

**MINUTES**

**Present:** Chairman Perry Onion, Deborah Chase, Allen Everett, George Carpenter  
Land Use Clerk – Annette Andreozzi

Chairman Onion opened the meeting at 7:03 PM with introductions.

**1) Public Hearing - Case # 2-2009 , owner/applicant: Chris Keith**

Request to construct 40' x 70' barn, similar to one existing on property, build gravel access to proposed barn, and widen existing opening in stone wall by removing large out of place boulders. Property is located at 541 Meetinghouse Road in the Smith Meeting House Historic District, map/lot 414-61.

Chris & Brenda Keith were in attendance with their builder Whit Patridge. Mr. Keith said they propose to build a barn similar to the one presently on the property. It would be simple, as shown in the drawings received by the HDC, with overhead doors sheathed in pine and pine siding.

Mr. Onion- What will the foundation look like?

Mr. Keith- Concrete with a frost protected slab under at least half.

Mr. Onion- How much concrete will be seen from ground to siding?

Mr. Keith- A few inches, similar to the way the existing barn is.

Mr. Onion- The HDC guidelines say no more than 12" should show.

Mr. Patridge- We will shoot for 8".

Mr. Onion- I see that the trim boards are going to be 1x6 and 1x8, what color?

Mr. Keith- Natural color. The corner pieces and the trim around doors and windows will be 1x6.

Mr. Onion- Shiplapped siding?

Mr. Keith- Yes like the existing barn.

Mr. Onion- What will the window lites be like?

Mr. Patridge- We have not purchased them yet, but the wood will be natural color and white putty will be used. The roof shingles will be a charcoal colored asphalt same as the present barn. The doors are 40" x 80", not including windows above doors.

Mr. Onion- What size are the uprights & bracing for the exposed timber frame?

Mr. Keith- The braces will be 4x6; the uprights 8 x 8 set on large boulders or caissons, buried below frost.

Mr. Onion- Will the doors have strap hinges?

Mr. Keith- Yes to match the door on the existing barn. The window above the door will have divided lites, but there may not be 9 panes.

Ms. Chase- What is the size of the attic door?

Mr. Keith- 4'x6'

Mr. Onion- Will there be any hardware on the 4 doors that will raise up?

Mr. Keith- Not on the exterior. Power will come underground into the building at the SW corner from the pole that is presently existing on the property.

Mr. Onion- What will be the position of the barn relative to the house or road?

Mr. Keith- I intend to build perpendicular to the driveway and parallel to the ell of the house.

Mr. Everett- 12 foot doors?

Mr. Keith- 10 x 12 roll up doors.

Mr. Carpenter- Where are the underground utilities coming in?

Mr. Keith- Through a knock out in the wall.

Mr. Onion- How wedded are you to having windows over the doors?

Mr. Keith- Not at all

Mr. Onion- I think the windows over the doors on the gable ends should be eliminated. If you must have a separate meter post, hide it if possible.

Mr. Carpenter- Will there be exterior lighting?

Mr. Keith- Down the road, I plan to put it over the doors.

Mr. Carpenter- You might want to get approval for the lighting now so you don't have to come back.

Mr. Keith- In that case I would like approval for one light fixture over each person door, located to the left side of the hinges. They will look like the ones on the existing barn.

Mr. Carpenter- Will there be running water that will use hardware on the building exterior?

Mr. Keith- Not on the outside, now. Maybe in a few years.

Mr. Onion- I think we have covered the details of the building. Now to the breach in the stonewall. The former contractor had widened the breach, then put big boulders at the ends of the wall.

Mr. Keith- I plan on getting rid of the big boulders to make the opening at least 15' wide.

George Roberts, a member of the public who had come in late, wanted to know which side of the barn faces a lot he is selling, and what would be stored on the side of the barn with open framing. He said that the HDC wants barns to look like what would have been built in 1840, but people keep pushing the envelope. There would not have been glass windows above doors; they are not needed; that is an affected look. The simpler it is made to look, the more it looks like it belongs there.

Mr. Onion- Now, I am uncomfortable with where we are, related to the windows over the doors.

Mr. Keith- If the windows over the doors are eliminated I will need more windows elsewhere on the barn.

After a discussion it was agreed that on the west side there would be no windows over the garage doors, but the one over the "people door" would be kept.

**Mr. Carpenter moved to close the public hearing.** Second by Ms. Chase.  
**Motion passed unanimously.**

Mr. Onion asked for the boards' leanings. Ms. Chase was comfortable given the discussion that had taken place. Mr. Everett was satisfied. Mr. Carpenter indicated that the commission seemed to be in agreement.

**Ms. Chase moved to approve Case # 2-2009**, owner/applicant: Chris Keith. Request to construct 40' x 70' barn, similar to one existing on property, build gravel access to proposed barn, and widen existing opening in stone wall to about 15 feet by removing large boulders. Property located at 541 Meetinghouse Road in the Smith Meeting House Historic District, map/lot 414-61, with the following conditions:

- The foundation would be exposed about 8"
- All exterior hinges on doors would be strap hinges
- Roofing will be charcoal colored asphalt shingles like on existing barn
- Barn will be located parallel to the ell on the house
- All door trim will be 1x6
- Doors will be wide pine boards
- All wood will remain natural in color
- Siding will be shiplapped vertical pine
- Electrical service will come underground to the SW corner
- All garage doors will measure 10' wide x 12' high
- On the south elevation
  - no windows over the hay loft door which is 4' x 6'
  - optional light fixture to resemble one on existing barn to be placed to the side of the 40" x 80" door
- On west elevation
  - no windows over the large doors
  - the small window will have 9 divided lite panes
- On north elevation
  - no window over the hay loft door
- On east elevation
  - posts 8" x 8" with at most a couple inches of footing showing

Mr. Carpenter seconded the motion. **Motion passed unanimously.**

2) Approval of Minutes February 3, 2009.

**Motion by Mr. Everett to accept minutes as amended.** Second by Ms. Chase.  
**Motion passed unanimously.**

3) Discussion relating to draft copy of "Gilmanton Historic District Guidelines".

Annette staff report and application

Mr. Onion asked for impressions of the draft "Gilmanton Historic District Guidelines". Ms. Chase said she liked the pictures that showed the best practices and the different fonts to make a distinction between points. Mr. Carpenter was impressed and liked the pictures. He felt they gave character. Mr. Everett said, "Well done; it took in the essence of the years of work." Mr. Onion wanted to know if the HDC liked the graphics? The program he is working with is complicated. Consensus was positive on graphics. Mr. Roberts questioned the legal issue of printing pictures of someone's house. Mr. Onion said he would go to people and ask permission. Ms. Andreozzi relayed that some people have stated that they would like to know where buildings pictures are located, so they can look at them in person.

Mr. Onion said the HDC needs to look at all the past regulations (which were received in the March packet) to verify what the group wants for each reg. It was agreed that the members would study and prepare a given section for each meeting.

At the next meeting the HDC will review section 1 thru 2j of the Regulations on page 6-8 of "Guidelines".

4) Other Business.

The draft of a new HDC application purposed by Ms. Andreozzi was discussed. The reasons for a new form were: to make it easier to read & understand, to include necessary info the old form lacked, and to make it computer accessible.

There was discussion regarding minor changes and putting the abutters information on a separate page.

**Motion by Mr. Everett to accept the new application form with changes discussed.** Second by Mr. Carpenter.

**Motion passed unanimously.**

**Ms. Chase moved to adjourn.** Second by Mr. Carpenter.

**All in favor.**

Adjourn