

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

MINUTES

Present: Chairman Perry Onion, Deborah Chase, Allen Everett, George Carpenter, Rachel Hatch (Selectmen's Rep), Joanne Wilkens (alternate) Land Use Clerk – Annette Andreozzi
Applicant Rep- Tom Dalton
Others attending - George Roberts , Steve Bedard

Chairman Onion opened the meeting at 7: 05PM with introductions.

1) Election of officers.

Ms. Chase nominated Mr. Everett. Second by Mr. Carpenter. No other nominations.
Vote was unanimous.

2) Public Hearing - Case # 3-2009, owner/applicant Christopher Hottel:

Request to construct a chimney, appr. 24" sq., through the barn roof, to match looks of existing chimneys. Property located at 549 Province Road in the Gilmanton Corners Historic District; Tax Map/Lot # 128/18.

The applicant's representative, Mr. Dalton presented pictures of the existing chimneys on the property, which the new chimney will match. He stated that the drawing does not show the cricket around the new chimney. The size of the flue has not been determined.

Mr. Everett asked if the outside dimensions would be as on the drawing and if the brick, spacing, and corbel would be the same as the existing chimneys.

Mr. Dalton - yes.

Ms. Chase requested the square dimension of the chimney.

Mr. Dalton - the new one would be two feet square, the existing ones have 2 flues and are larger.

Ms. Chase asked about the possibility of using a steel rod.

Mr. Dalton - the mason felt it was not necessary, but he still would like approval in case it should become necessary.

Ms. Chase- Total height of chimney?

Mr. Dalton – Approximately 10 feet.

Ms. Wilkens- Length of the steel rod?

Mr. Dalton - 10'

Mr. Onion- How does the rod anchor to chimney?

Mr. Dalton - Not sure, but the other end goes into a structural member of the roof.

Mr. Carpenter- How many feet to back property line, and what kind of view will it present to Greeley Road?

Mr. Everett- Will not be seen from Greeley; wont stick up over the ridge of the house.

Mr. Onion didn't think the new chimney would be seen from Rt.107.

Mr. Everett asked if any one had more questions.

Mr. Bedard stated the new chimney wouldn't be see from road, and it should be skinner than other chimneys.

Mr. Carpenter asked what were the sizes of the existing chimneys.

Mr. Dalton – They are rectangular not square, not all identical, but have the same detail, as can be seen in the photographs.

Mr. Carpenter- The new one is not departing from the standard already set.

Ms. Chase questioned the use of a decorative piece on the chimney, wondered if it would it be typical to have corbelling or be plain.

Mr. Dalton - if the owner had been affluent it would probably have corbelling.

Mr. Everett- This house was the home of a well off doctor, and he probably would have made even a barn chimney decorative.

Mr. Roberts- It is odd to have 10' chimney so close to the eave. You wouldn't see a chimney in a barn of that era. If the land is cleared people will be able to see it.

Mr. Bedard indicated that the board needs to decide if they are only going to allow things to be from original time of the building or allow for the evolution of time. Most of the buildings in the districts have already evolved, and chimneys were put in barns as time evolved.

Mr. Roberts- chimneys wouldn't be in barns of that time. The board should make sure additions are compatible with the era.

Ms. Chase- clearly that side of the barn has features not from barns of that era. That side is already corrupted, so it seems reasonable to make an exception because this area is being used as part of the living space. On our approval we need to state that this is an exception that matches what has already been approved in the past.

Mr. Carpenter- Isn't there a gas fireplace already? Is it ventless?

Mr. Dalton- yes

Ms. Hatch - why do you need a chimney?

Mr. Dalton - applicant wants to put in a real fireplace for the glass shed.

Ms. Wilkens- is the glass room attached to barn?

Mr. Dalton - yes

Mr. Roberts - the glass shed is non conforming already; that allows the board to make an exception for a chimney in a barn.

Mr. Bedard - sheds that were attached to barns did have chimneys when the shed was used for chickens.

Ms. Chase moved to close the public hearing. Second by Mr. Onion.

Motion passed unanimously.

A short recess was taken.

There was a discussion on how the motion for Case# 3-2009 should be formulated.

Ms. Chase moved to approve Case # 3-2009, owner/applicant Christopher Hottel: Request to construct a chimney, appr. 24" sq., through the barn roof, to match looks of existing chimneys, because the chimney will be on the same side as an attached non conforming shed. Brick & corbelling to be similar to other chimneys on property, steel rod to be used if necessary. Property located at 549 Province Road in the Gilmanton Corners Historic District; Tax Map/Lot # 128/18

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

3) **Approval of minutes March 3, 2009**

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

4) **Discussion of new guidelines** Section 1 thru 2j on page 6-8.

It was agreed that changes to the draft new guidelines would be made on the draft copy. When the regulations section is complete there will be a public hearing. Copies of the new draft will be made available at that time.

1760 to 1840 is the range of years when buildings were originally built in the Gilmanton Historic districts. This range should now be reflected in the regs. It was felt the residences did not have board-and-batten siding in Gilmanton between 1760-1840.

The May HDC meeting will cover page 8 & 9 of the draft new guidelines.

5) **Other Business**

A concern was raised that Chris Keith might be planning to run a business out of his property on Meeting House Road, in the Smith Meeting House Historic District, because the planning board was reviewing his site plan. Ms. Andreozzi said she would check with the planning administrator.

Ms. Hatch moved to adjourn. Second by Mr. Onion.
All in favor. Adjournment 9:45PM.

Respectfully submitted,

A. Andreozzi
Land Use Clerk