

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MARCH 2, 2010 – 7 p.m.**

MINUTES

Present: Chairman Allen Everett, Deborah Chase, George Carpenter, Rachel Hatch (Selectmen's Rep), George Roberts (alternate)
Land Use Clerk – Annette Andreozzi

Chairman Everett opened the meeting at 7:02PM with introductions.

Public Hearing - Case # 2-2010 Philip & Donna Vaughan, owner/applicant:

Request removal of front porch, deck & steps to be replaced with a new front entrance, and paint barn & house gray with white trim. One story ranch style house built in 1974. Property located at 533 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/60.

Mr. Roberts stepped down because he is an abutter.

Mr. Vaughan stated that a well was built in his basement, which causes moisture problems. The only access to the well is thru his porch. He showed some pictures of his property at different seasons, indicating that one can't see much of the house from the street. He plans to replace the porch with 3 glass doors set 6 feet into the house. He wants to paint both the house and barn grey with white trim.

Ms. Chase thanked the Vaughans for the work they did to put the packet of information together and the clear documentation. She asked if they would consider making the center of the three doors solid wood instead of glass.

Mr. Vaughan thought for a moment, then said the glass flows, and it goes with rest of house.

Ms. Chase verified that the new doors will be set back 6' and replace the porch.

Mr. Carpenter asked what will happen to the well head and will it be seen in winter. Mr. Vaughan said the new well head will be landscaped with shrubs and flowers, maybe dwarf evergreens. He didn't want anyone to see it, and there will be no other equipment visible. A portion of the foundation runs beyond the house and there is a concrete wall that runs nowhere. He is going to knock that down and fill it in with mulch.

Mr. Roberts said he had concerns, but had no issue with the new entrance because it is compatible with the architecture of the house and a lot of it is camouflaged. He stated that if everything is painted grey, that is a lot of grey. For a 1974 house the trim color should include the window casings. The HDC needs to be specific about what trim it will allow to be white. The outbuilding should not have white trim to show that it is not the house. The ideal for the historic district is: if buildings are not connected they should have different color schemes. The garage doors on the house should be the grey not the white trim color. There should be some logic to the consistency in the district.

Mr. Vaughan said he wanted to paint the corner boards white, and to paint the outbuilding casings white like the house.

Ms. Chase said that the difference between contemporary houses and other houses that she has seen is that they have very minimum contrast in color between the trim and body. The white will be a strong contrast with the grey, which is pretty. The corner boards may be distracting in white. She asked Mr. Vaughan if he would be comfortable not having corner boards white.

Ms. Hatch asked why that color scheme was chosen.

Mr. Vaughan said it looks good, and it will be a show place.

Mr. Roberts stated, that from his discussions with an architect, white trim for the windows and doors looks good and is appropriate, but the house should not be outlined in white.

Mrs. Vaughan said that the corner boards are white now. And the white trim is a personal preference.

Ms. Chase stated that the HDC does have a charge to be true to the houses that are in the district. So the Commission asks questions, which allows them to stay close to the HDC regs, and the HDC looks at the style and special context of house to keep to the mission of the HDC, and to benefit everyone.

MOTION: Mr. Carpenter moved to close the public hearing.

Second by Ms. Chase. **Motion passed unanimously.**

Mr. Everett confirmed that the applicant wished to paint the front doors white as well as the garage doors.

Ms. Chase said her preference was that only the windows and doors would be white.

Ms. Hatch stated that the regs say trim may be a different color from the color on the body of house.

Mr. Everett noted that Nantucket has historic district regs and many of the houses there are grey with white trim and the houses date to circa 1830. He stated that his preference was to have people come before the HDC and work with the Commissioners.

MOTION: Mr. Carpenter moved to approve Case # 2-2010 Philip & Donna Vaughan, owner/applicant request for removal of front porch, deck & steps to be replaced with a new front entrance as drawn in plan attached to application. Well head will be camouflaged. Barn & house to be painted gray with casings, all doors, and corner boards painted white, according to the applicants wishes. Property located at 533 Meetinghouse Road in the Meetinghouse Historic District; Tax Map/Lot # 414/60

Ms. Chase seconded the motion. **Motion passed unanimously.**

Mr. Roberts felt the application wasn't complete because the abutters couldn't tell what the house would look like.

Ms. Chase indicated that the regs don't support not allowing the applicant to paint the trim a different color from the body of the building.

There was discussion on general non compliance in the historic districts. Mr. Everett indicated that the Selectmen are willing to have the code enforcement officer work with the board. Mr. Roberts wanted to be able to report, confidentially, on concerns he has in the historic districts, and not be responsible for the report. Ms. Chase wanted the enforcement office to check on reports. Ms. Hatch said that if the HDC as a whole wants to have the officer look at something, that could happen after being brought up before the Commission. Mr. Roberts said that in the past no one wanted to be in a fight with their neighbor, so the HDC didn't do anything. He wanted to know how the Commissioners could protect themselves from the violent reaction of people, who want to do what they want to do.

Mr. Everett seated Mr. Roberts as member.

MOTION: Mr. Roberts moved that if any Commissioner or alternate sees a violation, they will call the HDC chair, who will ask the code enforcement officer to follow up on the possible violation to the HDC regulations.

Seconded by Ms. Chase. **Motion passed unanimously.**

Mr. Roberts had a discussion of things that have happened in the districts in the past, and people that he felt got away with things.

Ms. Hatch said that the Selectmen are being supportive of using town resources to diminish the violations in the historic districts. And the HDC needs to give this method of enforcement a try.

Ms. Chase said that if this doesn't work then the Commission will have to try something else.

Approval of January 5, 2010 minutes.

Motion by Ms. Hatch to accept minutes as amended.

Seconded by Mr. Carpenter. **Motion passed unanimously.**

Other Business

Ms. Chase commented on the neon sign in the window of the Corner Store. Earlier in the day the land use clerk had researched the Gilmanton ordinances relating to signs, and found that none covers signs in windows. But the HDC regs have a sign component.

MOTION: Ms. Chase moved to have the HDC Chair compose a letter to Craig at the Gilmanton Corner Store asking for the removal of the illuminated sign in the window.

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

Ms. Chase had composed a letter she wished the HDC to support going to the newspapers in support of the warrant article to fund replacing the Academy cupola.

There was a discussion.

Mr. Carpenter wanted it to be known that as a Commissioner and citizen he could not support the town spending the money this year, though he does

want the cupola to be restored. Mr. Roberts said that he supports expending the funds now because the longer it takes the more it is going to cost.

MOTION: Ms. Chase moved that the HDC send the letter to the newspapers signed Gilmanton Historic District Commission.

Seconded by Ms. Hatch. **Motion passed 4-1, with George Carpenter opposed.**

Mr. Carpenter moved to adjourn. Seconded by Mr. Roberts
All in favor.

9:28PM
Adjournment

Respectfully submitted,

Annette Andreozzi
Land Use Clerk