

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, JULY 6, 2010 – 7 p.m.**

APPROVED

MINUTES

Present: Chairman Allen Everett, George Carpenter, Don Guarino (Selectmen's Rep), Ella Jo Regan, George Roberts (alternate)
Land Use Clerk – Annette Andreozzi

Chairman Everett opened the meeting at 7: 01PM.

Mr. Roberts as an abutter did not sit at the table.

Informal discussion related to 485 Meetinghouse Road, M/L# 414-55,
owned by Hueber

Mr. Everett explained that siding was being taken off the house and the windows have been changed without getting approval from the HDC. The HDC would like to know what the plans are so they can determine if an application is needed.

Mr. Hueber showed some pictures. He said that he thought he was allowed to put vinyl siding on the back of the house.

Mr. Everett explained that the HDC regulations state for siding - "wooden shingles or wooden clapboards". The regs do not say the back can have something different. He stated that the HDC needs a formal application before they can rule on what is acceptable in this case.

Dan Segal, who said he lives at 485 Meetinghouse Road, indicated that one of the pictures Mr. Hueber showed is of fake brick that had been painted over. He also said that he is using whatever material he can afford to insulated the house before his baby arrives. The house was built in the 1820's. It is the ugliest house on the road, and last year he spent too much money for heat. He said that the houses on both sides of him have vinyl siding.

Mr. Everett stated that the HDC has different standards for houses built in the 1970's, but the HDC needs a formal application from the owner listing every item of anticipated work.

Mr. Segal said that he will do no more work on the house except repair a small part of the roof with the same shingles, to stop the leaking.

Mr. Everett offered to call a special meeting if an application is made right away.

Ms. Regan stated that Mr. Segal was requesting to go outside the regulations, which the HDC does sometimes, depending on circumstances.

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Public Hearing - Case # 4-2010 Daniel Stockwell, applicant – Steve & Sheila Bartlett, owners: Request to replace a 23' x 30' deck with a 16' x 20' three season porch on a 16' x 30' deck attached to the northwest side of the existing house built in 1950. Property located at 469 Meetinghouse Road in the Smith Meetinghouse Historic District; Tax Map/Lot # 414-54.

Mr. Stockwell stated that the owners would like to replace what was a larger deck with an enclosed porch. The windows in the screened in porch will be almost identical to those on the house now in the left of the photo submitted with the application. The new windows would have snap in mullions the same color, as do some of the windows already in place in the house. The panes would appear to be the size of the existing windows about 7" x 9".

Ms. Bartlett said that she prefers the windows with individual panes.

Mr. Bedard stated that there is an insulated glass with wood mullions that are glued on the front and back and look very much like windows with individual panes.

Mr. Everett said that he has used the windows with glued on mullions, and from a few feet away one can't tell them from individual panes. He asked if the drip edge was galvanized. Mr. Stockwell said yes and that it would be painted white. The roof pitch is shallow and cedar drip edge will cause water to weep back in. The house was originally a camp built in the 1950's. The trim would be 1x4, matching the existing trim. The framing would be pressure treated and the steps and decking would be wood grained composite. A 10' x 16' area of the deck would be open, not enclosed in the porch. The old deck is no longer there because it was located on the north side and it rotted. The area between the deck and the ground is 32"- 40", and would be open. A door like the one on the original drawing submitted with the application would come out to the deck.

Mr. Bedard stated that there was a deck on this house before, and composite looks nice and holds up well.

Mr. Roberts was concerned that the deck might be seen from the field next to church.

Ms. Bartlett said that one side of her house was built in 1986 the other in 1996.

Mr. Everett said that he did not want to see diagonal lattice between the deck and the ground, a wood square grid, shrubs, or nothing would be ok.

Ms. Bartlett said she had no intention of doing anything to the space under the deck.

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Mr. Guarino asked if there were trees on Governors Road. Ms. Bartlett said yes, on her property. So there is a buffer from the Church's field.

Ms. Regan moved to close the public hearing. Seconded by Mr. Guarino.
Motion passed unanimously.

Mr. Guarino stated that the deck is not on the front of the house and the steps are in the furthest corner away from the Church. In this situation he is open to using composite on the deck and steps. He said he was not talking about vinyl siding.

Ms. Regan said the additions were put on in the 1980's & 90's so this new material might be used. Every effort is being made to make things blend with the existing house. Mullions glued on both sides of the windows seemed good.

Mr. Everett noted that the house is not a historic building. He would not want mullions between the glass plates on the windows.

Mr. Guarino moved to approve Case # 4-2010 Daniel Stockwell, applicant – Steve & Sheila Bartlett, owners: Request to replace a 23' x 30' deck on the northwest side of the existing house with a 16' x 20' three season porch on a 16' x 30' deck with stairs. Property located at 469 Meetinghouse Road in the Smith Meetinghouse Historic District; Tax Map/Lot # 414-54.

Conditions: A picture of the door from the porch must be presented to the HDC for approval before purchase. The windows will have mullions glued on both sides of the glass panel. The trim, siding, drip edge, and roofing are to match that presently on the house. No lattice or anything is approved in the area between the deck and the ground. A composite material is acceptable for the stairs and the decking.

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

Mr. Roberts was seated as voting member.

Public Hearing - Case # 5-2010 Rachel Hatch, applicant, Town of Gilmanton, owner: Request to repair and replace cupola on the Academy Building. Property located at 503 Province Road in the Corners Historic District; Tax Map/Lot # 127-1.

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Ms. Hatch representing the town cupola committee and the BOS said that in September of 2008 the cupola of the Academy building was removed because it was structurally unsound. An application was made for a Moose plate restoration grant. The grant was denied because there had been no show of community support. The BOS asked town meeting for \$40,000 for the restoration. Town meeting appropriated \$20,000. A Moose plate grant was again applied for and denied this time because of cuts in funding. An LCHIP grant was applied for and the Cupola committee was formed. The committee went up on the roof of the Academy and did an assessment. The committee requested the restoration be done in two phases. BOS granted the committee authority to start phase one. If LCHIP funds are received the restoration will be complete by November. If not town meeting will be asked for the rest of the needed funds.

Mr. Everett expressed appreciation to the committee for coming before the HDC even though as a government building, approval from the HDC is not required.

There was a discussion of LCHIP and funding possibilities.

Mr. Roberts moved to close the public hearing. Seconded by Mr. Carpenter.
Motion passed unanimously.

Mr. Roberts moved to approve Case # 5-2010 Rachel Hatch, applicant, Town of Gilmanton, owner: Request to repair and replace cupola on the Academy Building. Property located at 503 Province Road in the Corners Historic District; Tax Map/Lot # 127-1. Mr. Carpenter seconded the motion. **Motion passed unanimously.**

Approval of Minutes June 2010.

Motion by Ms. Regan to accept minutes as amended. Seconded by Mr. Guarino.
Motion passed unanimously.

Other Business.

There was a discussion related to 2 possible home designs for the Corners District.

Mr. Roberts expressed his concern with the Code Enforcement Officer stopping work on his property until the work could be reviewed by the HDC. He stated that in the past he had received a permit from the HDC to put a plastic electrical box on the property in

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question. On this lot a bulldozer had knocked down the stone wall a long time ago. He stated that he didn't need any permission from the HDC for the work he was doing. He was bringing this to the HDC's attention because he doesn't want people to say George Roberts gets away with things. He maintained that the commission has said if you rebuild stone walls you don't need permission.

Mr. Guarino said that one of the HDC members should take a look at the property and tell the Code Enforcement Office if the regs are being upheld. The Land Use Clerk reminded the HDC that the individual members have no authority to act alone. That they can only make decisions at a notified public meeting. The Commission could make a motion for someone to act in their behalf.

Motion by Mr. Guarino for the HDC Chair to represent the HDC in Mr. Roberts case, if Mr. Roberts can not resolve the issue with the code enforcement officer. Ms. Regan seconded. Motion passed unanimously.

Ms. Regan expressed concern that the ATM sign in the Corner store window has been lit as late as 10:30 PM; it is not on a timer. Mr. Guarino said that Craig wants help from the HDC to find the right sign for him, that he wants to make it right.

The Commission requested that the land use clerk look for sign examples about 15" X 9", neon, red or white, not glaring.

Mr. Guarino is looking for a wooden "fish & game licenses sold", sign to hang on the post in the Academy lawn.

**Ms. Regan moved to adjourn. Second by Mr. Carpenter.
All in favor. Adjournment at 9:25 PM.**

Respectfully submitted,

Annette Andreozzi
Land Use Clerk