

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING – 503 PROVINCE RD.
TUESDAY, DECEMBER 4, 2012 – 7 p.m.**

MEETING AGENDA

Approval of minutes November 13, 2012

Public Hearing on change to the "relocation & demolition" portion of the Gilmanton Historic District Regulations. **Bold** type below are the additions to be considered.

- A. **RELOCATION** Buildings shall be retained on their present sites whenever possible. Relocation within the Districts **may** be considered as an alternative to demolition, **or for better preservation**. Removal from the Districts **shall be considered as a demolition**.
- B. **DEMOLITION** NO demolition of any **or part of a structure** may occur without Commission approval. **The demolition of a building should be contemplated with great caution, since it irreversibly alters a building and the space wherein it sets.**
The Commission shall consider an application for a Certificate of Approval to demolish or remove structures **or parts thereof at their discretion using the following criteria:**
- 1) **deterioration or fire damage has cause structurally unstable or presents a safety concern to such an extent, that stabilization cannot be done. Demolition requests based on structural instability or deterioration must include a technical report prepared by an architect or professional engineer registered in NH. This report must detail the nature and extent of the specific problem.**
 - 2) **the structure or portion of has been added to the property after the time period of the district, has no recognized historical or architectural merit of its own, AND has not achieved independent historic status**
 - 3) **the demolition or moving will have minimal effect on the overall nature and look of the historic district**
 - 4) **the demolition of a portion is critical to the economic preservation or vitality of the primary area of the building.**

Before a demolition request will be granted the following must be submitted:

- 1) **exterior building elevations & architectural features shown through measured drawings and photographs**
- 2) **plans for any new construction proposed for the site**
- 3) **evidence of the age of the structure.**

The Commission reserves the right to apply conditions to demolition approval including, but not limited to:

- 1) **detailed documentation of anything removed**
- 2) **complete removal of all debris from the subject property**
- 3) **loaming and seeding of the subject lot with an appropriate seed mixture**
- 4) **maintenance (mowing, regular cleaning, etc) of the lot.**

Other Business

Allen Everett, Chairman

You are invited to appear in person or by agent or counsel and state reasons why the request should or should not be granted. The complete application is on file for public inspection at the above address. Written comments may be submitted to the above address for consideration.