

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, FEBRUARY 2, 2016 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Rachel Hatch (Selectmen's Rep), Allen Everett,

Also present: Annette Andreozzi (Land Use Admin.), Deb Chase, John Funk, George Roberts, Craig Gardner

Absent: Betty Ann Abbott, Matt Grasberger, Roy Buttrick (alternate)

Chair Hudziec opened the meeting at 7:00 PM with introductions.

Public Hearing to amend the HDC regulations.

The attendees were given copies of the proposed regulation changes.

Windows section

Mr. Funk stated that he had issue with which sides of the building might be in public view. His house sits on a corner and one might think only 2 sides are visible, but all sides can be seen.

Mr. Hudziec said that each house will be judged individually, but all windows need to reflect what is consistent with the house.

Mr. Funk said that in the past the HDC had requests for waivers to put in skylights, for example, the requests were granted as long as the skylights were not viewable from the road. If someone wants an exception for something not in public view they can come to the HDC. Every exception should come before the HDC.

Mr. Roberts was concerned because abutters can see backs of houses. He said there are wood windows that are insulated, and muntins should be on the outside.

Ms. Chase said that any words in the regulations that create ambivalence should be avoided, for example: are preferred, & full public view. This would be mindful of unintended consequences.

Mr. Gardner said he agreed with the language for non-period buildings and appreciated what the HDC was doing.

Mr. Roberts wanted to strike out "full public view". He stated that if the building is a new house the design should be of the period of the district.

Mr. Hudziec said if non-period buildings don't have period window to begin with, it is preferred that replacement windows look more like period windows.

Ms. Hatch stated that she liked the idea of deleting the word preferred.

Mr. Hudziec said the regulations are written so people understand what is required, but there is a potential for a waiver, so the regulations should have flexibility.

Mr. Funk stated that with regards to period homes a non-visible side should be kept to period standards; it also improves the homes' value. Non-period houses should stay

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within the period they were built. For example there is a Sears house in the Corners District with a distinct look; it shouldn't be made it into something it isn't. New buildings must be period looking, and are going to require wood materials.

Ms. Andreozzi clarified for those present that ALL changes or additions to buildings in the historic districts, and new buildings must be presented to the HDC unless the regulations specifically state they don't.

Mr. Roberts said that if new houses are going to be built they should come before the HDC.

Mr. Everett reminded all that the regulations presently state there are three categories of buildings, and the regulations give parameters for each.

Mr. Funk asked if the nonpublic view side of new buildings would have windows of non-wood.

Mr. Hudziec said he would allow them to be of vinyl, but he would look at what was behind the house.

Color section

Ms. Chase stated that period houses should have all the trim the same color as the body. Accent color should only be on muntins and door. That is a distinguishing character of the historic district now.

Mr. Hudziec said color is where the HDC tried to accommodate people. He pointed out that because presently the buildings are all one color that doesn't mean that historically the color scheme was all the same color. All period homes are not one color, and not homes were painted all white.

Mr. Roberts said the HDC should decide the color for a house. Then what is trim and what is not will not have to be defined. The HDC should get away from the word trim. He felt the houses have always been all white, and the colors should only be what has been in Gilmanton.

Mr. Hudziec stated he wants to find a middle ground.

Mr. Funk said he wants each building to be all the same color except the muntins and door; non-period buildings can be different.

Mr. Gardner stated that the historic district period ends in 1840. Pictures he has seen show that the buildings aren't all the same color. He didn't know exactly what the colors were, but the buildings have been painted many times. If certain colors are allowed by the HDC, he wanted to know why a person should pay for his abutters to say they don't like a color choice.

Ms. Hatch said that the district being all white looks nice.

Ms. Andreozzi indicated that no research has been done to prove what the original colors were for the houses in the historic districts.

Mr. Roberts said every house didn't have to be white, but should come before the HDC so the colors will be compatible for the structure. Applicants may mistake what is supposed to be trim or not.

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Mr. Funk said that new construction has color as part of the application. Where the disagreement is if someone wants to change the color of a house. Color is integral to the district.

Ms. Chase said color should be all the same.

Motion:

Ms. Hatch moved to close the public hearing. Seconded by Mr. Everett.

Vote was unanimous.

Mr. Everett felt the language relating to windows was ok because the HDC will decide what is in the public view. Related to permanent wood muntins, people can ask for an exception when they come before the Commission.

Ms. Hatch wanted to remove the word preferred, and consider economics.

Mr. Everett said preferred works.

Ms. Hatch emphasized that even if the regulations say preferred that doesn't mean a person doesn't have to come before the HDC.

Motion:

Ms. Hatch moved to amend the HDC regulation Section II – F: WINDOWS to the purposed language with the addition of “existing” non-period buildings, and with the understanding that “preferred” does not mean acceptance; it means with approval of the HDC.

Mr. Everett seconded.

Vote was unanimous in favor.

New section will now read:

Section II – F: WINDOWS In period buildings, the arrangement of windows and the size relative to the size of the building, shall be compatible with other period buildings within its district. Windows on each story are generally the same size. In a multi-story building windows of the upper stories are placed directly above those on the first story. Windows must be of wood construction, except those windows not in full public view may be of other materials as long as their visual impact is consistent with the other windows of the building. The sash shall be appropriate for the building and have proportions similar to the sash of period buildings. Permanent wood muntins are required except on storm or foundation windows. In existing non-period buildings it is preferred that the design of new or replacement windows be in harmony with that of period buildings. The original size and locations of windows should be maintained. The material of replacement windows should match that of the original windows. Windows with muntins are preferred.

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STORM WINDOWS In all buildings wood and glass storm windows are preferred. Aluminum or other materials may be used as long as they are painted the same color as the window sash and trim.

Mr. Everett said that all exterior painted material body and trim should be same color.

Motion:

Ms. Hatch moved to table Section II – I: COLOR.

Mr. Everett seconded.

The vote was unanimous to table.

The purposed section read:

Section II – I: COLOR Exterior color shall be consistent with those colors used during the 1770 – 1840 period. All exterior wood and paintable approved materials on residences, except shingles and board siding, must be painted or stained. The body of the building will be one color. Corner boards on period buildings are considered part of the body of the building. Other trim may be a compatible shade of the base color.

Exterior colors from Historical New England's color chart for 1770 – 1840, "Historical Colors of America", need only be reviewed by the HDC staff member with notification to the HDC chair. Signs, arbors, and the like may be considered separately.

Motion:

Ms. Hatch moved to accept Section III – C: SEPTIC as purposed.

Mr. Everett seconded.

The vote was unanimous.

New section will now read:

Section III – C: SEPTIC Septic design must take into consideration the overall public view of the septic system. If it is raised, grading shall be used so that the septic system or component thereof shall be no higher or lower than one foot from the finished ground level. If such grading is not possible then plantings, fences or other means may be used to lessen the visual impact. If sewage vents are necessary, they shall be hidden by plantings, fences, or other means.

General Public comments

Ms. Chase stated that someone is concerned about the work being done at the Veysey house. The approved door is still standing next to the doorway instead of being installed.

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Mr. Hudziec said to send a letter to the Veyseys asking them to come to the next meeting.

Mr. Roberts said one of the dormers is not finished.

Mr. Gardner said his fence should be accepted under the newest regulations. He wants to sell his property and wanted to know if he needed to make an HDC application. He was told yes.

Approval of minutes January 12, 2016

Approval of minutes was deferred.

Ms. Hatch moved to adjourn. Second by Mr. Everett.
All in favor.

Adjournment at 9:05 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator