

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, JUNE 3, 2008 – 7 p.m.
MINUTES OF MEETING**

Chairman Perry Onion called the meeting to order at 7:00 p.m. Present were Alternate George Carpenter, Allen Everett, Deborah Chase, Selectmen's Representative Rachel Hatch and Recording Clerk Wendy Keane.

Public Hearing- Case #3-2008 W. John Funk & Deborah F. Chase: Application requesting a replacement of garage doors on the barn. Property is located at 526 Province Road in the Corners Historic District. Map 127 Lot 10.

Deborah Chase recused herself from the public hearing, as she is the applicant in this case.

John Funk, applicant, was in attendance and stated that he and his wife, Deborah, recently purchased the subject property. He stated that they plan to rehabilitate the barn in the corners and are seeking permission to replace the existing garage doors with the doors that were previously on the garage at 513 NH Route 140. He further stated that although he has been granted permission from the ZBA and HDC to build an addition on the garage located at 513 Province Road, he is not planning to act upon that request. The two doors that would be installed would look like sliding doors with a flat board face. He would also like to replace the third garage door on the left side of the structure with a flat pedestrian door to match the other existing doors on the structure. He stated that he would further like to remove the overhang above the doorway so that the barn would have a flat façade.

Chairman Onion inquired if the windows as shown on the plan existed. Mr. Funk also stated that they are. He also stated that there is some rot to the bottom of the structure that he would like to repair.

Chairman Onion inquired if the colors can be matched. Mr. Funk stated that the door colors will match the doors of his property across the street and that all colors will match. Discussion continued regarding the colors to be used on the structure.

Chairman Onion inquired if the 4" trim on the new door is the same as around the larger doors. John Funk stated that the trim will remain as it presently is and that it is of random widths. Vertical clapboards would be put up and will match what is existing clapboards in width and spacing.

George Carpenter inquired if the pedestrian door, when installed, will have clapboards placed on the sides smaller than those present when the garage door was there. Mr. Funk stated that they will match what is existing.

Additional discussion occurred between the Commission and the applicants regarding painting the doors.

MOTION: Allen Everett moved to enter into Executive Session. Seconded by George

**Carpenter, motion carried 4-0.
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George Carpenter stated that he is comfortable with the plan with the exception of the uncertainty of the door colors.

Allen Everett stated that the old doors are faded so determining the specific existing color from them will be difficult.

Chairman Onion stated that the doors will match the existing red color and that the hinges should be painted black. Allen Everett stated that he assumed the hinges would remain black.

Rachel Hatch stated that the red doors will “cut up” the barn and that if the barn doors were left brown she feels it would make the barn appear larger.

Perry Onion stated that with the overhang gone, the barn would appear larger anyway. He further stated that he does not like leaving the color “open and undecided”.

MOTION: Allen Everett moved to approve the application to install the garage doors from the property located at 513 Province Road onto the barn located at 526 Province Road with the following conditions:

1. The barn doors shall have 4” wide trim;
2. The color of the doors shall be red;
3. The application shall remain open until its completion so the Commission may review and approve the color.
4. The door on the south end of the southeast side shall be replaced as depicted in the sketch with clapboards to match.

Seconded by George Carpenter. motion carried 4-0.

MOTION: Allen Everett moved to exit executive session, seconded by George Carpenter. Motion carried 4-0.

Public Hearing Case #4-2008 Allen Everett & Suzanne Slater: Application to replace wood shingles with IKO Renaissance XL gray slate asphalt shingles. Property located at 11 High Street in the Corners Historic District. Map 126 Lot 1.

Allen Everett recused himself from the public hearing as he is the applicant. Deborah Chase was reinstated as a voting member.

Allen Everett stated that only 350 square feet (s.f.) of the roof is not shingled with architectural shingles. He would like to replace the existing cedar shakes on the ell and small roof with IKO Renaissance shingles of a gray slate color. Mr. Everett displayed a sample of the shingles to the Commission.

George Carpenter inquired if the flashing and overhang will change. Allen Everett stated that presently there is a 2” cedar overhang and that the valleys are copper. He would like the option

to allow the roofer to do the valleys in the same asphalt shingles.

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George Carpenter inquired if there were any vent pipes in that area of the roof. Allen Everett stated that there are none.

MOTION: Rachel Hatch moved to enter into executive session, George Carpenter seconded. Motion carried 4-0.

MOTION: George Carpenter moved to accept the application as presented with the understanding that the roofer has the option on how to roof the valleys and that the 2” overhang of cedar be maintained. Seconded by Deborah Chase, motion carried 4-0.

MOTION: George Carpenter moved to exit Executive Session. Seconded by Deborah Chase. Motion carried 4-0.

OTHER BUSINESS:

George Roberts stated that the Historic District Commission is integral to preserve the Historic Districts in Gilmanton. He believes that it is imperative that everyone with an exterior change, no matter how small, be required to apply to the HDC. He further stated that there have been many times where the Commission has been “fooled” by the homeowner doing things other than what was approved. George Roberts stated that big projects should be left as open application so they can be modified if necessary.

Mr. Roberts also brought up several other issues to the Commission for discussion. He made the Commission aware that his approval to restore the stonewall on Meetinghouse Road will lapse in July and he will have to apply for an extension. Mr. Roberts inquired about the stonewall on the Fraser property which was supposed to have started worked on. Wendy Keane stated that she would contact the parties who were involved in the most recent hearing about the contract for work to be done. Mr. Roberts also inquired about the property located at 448 NH Route 140 and whether the homeowner had ever responded to the letters from the Commission or followed up on what was to be done. Wendy Keane stated that she would see if a building permit had ever been obtained for renovations to the property.

The Commission and George Roberts discussed several other properties that are possibly non compliant with HDC regulations. Wendy Keane stated that she would also follow up on those properties.

George Roberts made the Commission aware that he had not been reappointed to his position on the Board. He stated that the 1971 creation of the Commission stated that no one would be able to serve more than two consecutive terms. He further stated that a 1994 warrant article intended to abolish the term limit because there were complications in finding people to fill the spaces on the Commission.

Wendy Keane stated that she would find all corresponding information to the 1971 creation, 1994 adoption and all other related RSA’s and documentation.

There was discussion among the Commission members regarding applications and fees for noticing abutters and posting. No decisions were made at this time.

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ADJOURNMENT:

MOTION: Allen Everett moved to adjourn the meeting. Seconded by Deborah Chase, motion carried 4-0.

Chairman Onion adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Wendy L. Keane
Recording Clerk