

REGULATIONS

ADOPTED MARCH 8, 1967

REVISED: 2/8/2001, 9/1/2009, 3/1/2010, 12/4/2012, 9/1/2015, 2/2/2016, 6/7/2016

SECTION I. INTRODUCTORY STATEMENT

Because of the exceptional unity of architectural design present in Gilmanton, it shall be the duty of the Commission to protect this unity by requiring that all exterior changes, additions, new construction, and land usage conform as much as possible to the standards set forth below.

These regulations cannot possibly cover all possible proposed changes. Unique situations will have to be evaluated by the Commission on a case-by-case basis. These regulations shall apply to both Districts, with exceptions noted.

SECTION II. STRUCTURES

The following terminology shall be used in these regulations:

A Period Building is one built in Gilmanton between 1770 and 1840.

A Non-Period Building was built after 1840. Any proposed changes or additions to such buildings should have harmony with the existing structure as a first consideration, and harmony with period buildings of the District as a secondary consideration.

A New Building must be a reproduction of a period building

- A. SITE All proposed structures shall be sited parallel or perpendicular to at least one of the public right-of-ways and/or parallel or perpendicular to existing buildings.
- B. ARCHITECTURAL STYLE In general, the architectural style of existing buildings shall be followed when additions or changes are made. New structures should conform to the styles of period buildings within the Districts.
- C. UTILITY SERVICES No new permanent above ground utility service (the line from the public utility pole to the service entrance) shall be permitted in the Districts. The Commission may consider requests for partial above ground service on a building lot if the applicant can demonstrate that installation can be accomplished in no other way. A relocation of existing utility service shall be treated as a 'new' service for the purposes of this paragraph. Anything connected to the utility service must be clearly indicated on any maps or plans submitted to the Commission.

Rev. 6/7/2016

- D. **FOUNDATIONS** Foundations shall be back-filled so that no more than one foot of foundation is showing between ground level and exterior siding. Exceptions may be granted considering the topography of the site. Granite or granite-faced foundations are preferred. Finished concrete and finished cinderblock are acceptable, but must be treated to appear granite in color. Outside insulated foundations must likewise be faced and treated to appear like granite. Painted foundations are not acceptable.
- E. **SIDING** Siding for period primary buildings shall be of wooden shingles or wooden clapboards. Brick will be considered in the Corners District. Clapboards shall not normally be exposed to the weather more than four inches.
The preferred siding for non-period primary buildings is wooden shingles or wooden clapboards. Other materials with the same visual effect as wood will be considered (including fiber cement, vinyl or other types that become available).
Outbuildings may be sided with vertical shiplap/tongue & groove boards, shingles, or clapboards, but not board and batten.
Rev. 9/1/2015
- 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.
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.
Rev. 2/2/2016
- G. **SHUTTERS** If used, shutters shall be wooden, slatted and hinged. They must be functional and able to open and close. When closed, they must cover the window and meet in the center. Pictures or examples of shutter hardware must accompany the application. Removal of shutters already installed is permissible.
- H. **DOORS** The size and style of all residential entrance doors shall conform to those of period buildings within the Districts. They must be wooden and cannot have windows. Storm doors shall be as unobtrusive as possible and normally shall be painted the same color as the door trim. Door treatment (i.e. sidelights, pediments, pilasters and the like) shall also conform to the styles of period houses in the Districts.
- I. **COLOR** Exterior color shall be consistent with those colors used during the 1770 - 1840 period. All exterior wood and other 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 and trim are considered part of the body. Window sash and doors may be a compatible color. Exterior colors chosen from Historic New England's color chart for 1770-1840, "Historic Colors of America", need only be reviewed by the HDC staff member with notification to the HDC Chair.
Rev. 6/7/2016

Signs, arbors, and the like may be considered separately.

- J. ROOFS Roof pitch, overhang, rake boards and fascia treatments, returns, and all other aspects of a roof shall be consistent with period houses in the Districts, or, if on a non-period building, consistent with the style of that building. Roof surfaces shall be natural wood shingles or composition shingles or slate, and of uniform tone. Roll roofing is not permitted. Metal roofing is not permitted. Metal ice shields must match the roofing in color. Metal drip edge on the gable ends should be the same color as the trim. A starter course of wooden shingles should be used on the eaves of a period house as a drip edge. It should extend two inches beyond the edge of the roof. Any venting at the eaves and ridge line must be part of the application. No "bow" or "keel" or "saltbox" rooflines shall be permitted in the Districts. Roof slope may vary, but should stay within the 7/12 to 12/12 range. All composition shingles on a property should be the same color. Gable vents are permitted, but must be the same color as the siding. All plumbing vents should be the same color as the roof shingles and shall be routed out of sight of the public road if possible. Solar panels are not allowed. Skylights are not allowed unless rooflines or other permanent architectural features can reduce their visual impact. In no case should they be visible from the public road. Only single-window dormers are permitted.
- K. CHIMNEYS Chimneys shall be red brick, designed in proportion to the structure. A dwelling structure must have at least one chimney. Chimneys should normally be centered at the ridge line and rise a minimum of 40 inches above it. The mortar cap should taper upward from the top of the last brick course to the top of the flue liner. Flue liners should not be visible from ground level. Chimney caps and spark arresters are permitted but must be slate, brick, or dark metal.
- L. EXTERIOR STEPS These shall be of stone or wood. Stone is preferred. If wood they may be painted. If a rail is necessary, it shall be of painted wood or wrought iron construction. Plans for the size, shape, color and material of both steps and rails must be part of the application process.
- M. GARAGES The term "garage" shall refer to a new structure designed primarily to house motor vehicles. It may be attached or unattached to other buildings on the site. It must relate architecturally to these other buildings and comply with all HDC regulations. If garage doors swing on hinges or roll horizontally, they may be placed on any side of the building. If they open vertically, they may not be placed on the side facing the public road and must be as inconspicuous as possible. Garage doors may not have windows.
- N. EXTERIOR LIGHTING The use of white incandescent lighting is preferred. Other lighting including LED, Fluorescent, or other types as they become available will be considered. Wattage of the light fixtures may be limited if the Commission finds it excessive and not compatible to the Historic District. Lighting fixtures shall be compatible with the period of the building(s) on which, or near which they are installed. They shall be proportional to their building or post. Area lighting is not appropriate, but will be considered for safety or security purposes.

Rev. 9/1/2015

SECTION III. SITEWORK

- 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. Rev.12/4/12

- 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;
 - (a) demolition requests based on structural instability or deterioration must include a technical report prepared by an architect or professional engineer registered in NH
 - (b) 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. Rev. 12/4/12

- 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. Rev. 2/2/2016

- D. WELLS Any well system or component thereof shall require Commission approval.
- E. DRIVEWAYS AND CULVERTS Driveways should be of gravel or crushed rock. Any new driveway must also have the permission of the town road agent or state of NH. Applications for asphalt paving will be considered according to the conditions. Culverts should be dressed at each end with approved stones.
- F. RECREATIONAL FACILITIES Permanent facilities such as swimming pools and tennis courts may be allowed. Primary consideration shall be given to visual impact and compatibility with nearby buildings.
- G. LANDSCAPING Any change in ground level of more than one foot in elevation requires the approval of the Commission. Live trees within ten feet of the edge of the public road pavement in the Four Corners District may not be cut down without Commission approval.

SECTION IV. NON-STRUCTURAL FEATURES

- A. FENCES, GATES, AND GARDEN STRUCTURES Fences shall be constructed of wood, stone, cut or natural stone-and-chain, or wrought iron. The preferred height is four feet. Other materials may be considered if it is reviewed in terms of its size, shape, profile, and texture and for its effect on the visual harmony of the landscape. In its evaluation of fencing requests, the HDC will consider where the fence will be placed, its visibility from public view, and its function. The impact of a fence may be lessened with appropriate landscaping (i.e. shrubs, trees, etc.).

Stone Walls shall be laid dry and follow the contour of the land.

Existing stone walls may not be demolished, moved or breached without approval of the Commission.

Any structure larger than sixteen square feet and/or taller than 8 feet, such as a well house, tool shed, garden shed, privy, smoke house, sugar shack, arbor, etc. must have Commission approval and be made of wood and be painted or stained.

- B. DECKS, PATIOS, AND WALKWAYS Decks are not permitted where visible from the public road unless appropriately screened. Patios & steps shall be of stone, brick or wood. Stone is preferred. Modern composite materials made to look like stone may be acceptable. Walkways of stone or brick are preferred. No asphalt walkways shall be allowed.

- C. SIGNS All signs visible from the exterior must have HDC approval. Signs shall not exceed nine square feet. Signs placed on the exterior of the building or on the grounds shall be made of painted wood and shall be designed and hung in a manner appropriate to the buildings or grounds involved.

Advertisement by a retail or commercial establishment of a product on a machine or apparatus located outside of a building may be allowed by the commission if it determines that such machine or apparatus must be located outside because of the nature of the product. The machine or apparatus and the advertisement must be harmonious with the period of the building and the district.

A sign that is located in the interior of any building, that is visible from the outside of the building, shall not be allowed, except that if a retail or commercial establishment proposes to place any sign in any window or door for purposes of advertising or otherwise, such sign may be allowed by the commission if it determines that the sign is harmonious with the period of the building and the district. In no event shall the sign, itself, include lighting of any kind. However, a sign may be illuminated by a detached shielded light with the approval of the commission.

Signs dating houses shall be one clapboard wide and no longer than fifteen inches. They shall be painted the same color as the siding. The preferred placement is next to the cornerboard beneath the first line of clapboards above the ground floor windows. If the word "circa" is to be used, it should be abbreviated "c." and not "ca." or "cir."

3/1/2011

- D. ANTENNAS Satellite antennas may be considered, provided they are not larger than 18 inches in diameter. They must be placed as inconspicuously as possible. No satellite antenna shall be fixed to the side of any building facing the public road. No ham radio, CB, or other radio antenna shall be allowed.

- E. WINDMILLS The only permitted windmills are those designed to look like ones that would have been built in the period of 1770-1840.