

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, JULY 23, 2020 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Roy Buttrick, Allison Hooker, Evan Collins
(Selectmen's Rep)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Matt Grasberger

Chair Hudziec opened the meeting at 7:01 PM.

Welcome to the Gilmanton Historic District Commission. I am Ernie Hudziec. As Chair of the Commission, due to the COVID-19 crisis and in accordance with RSA 91-A:2, III (b), Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Commission is authorized to meet electronically. I find that this meeting is imperative to the continued operation of town government, and vital to public safety & confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

Please note that there is no physical location to observe and listen contemporaneously to the meeting. However, in accordance with the Emergency Order, this is to confirm that we are:

- a) Providing public access to the meeting by telephone, with additional access possibilities by electronic platforms;

We are utilizing the FreeConferenceCall platform for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting, and the public has access to contemporaneously listen and, if necessary, participate in this meeting.

- b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using FreeConferenceCall.com, with instructions provided on the Town of Gilmanton's website at: www.gilmantonnh.org.

- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem, please call 603-267-0000 or email at: zba@gilmantonnh.org

- d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

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At this time, I welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner the rules of conduct & decorum apply. Any person found to be disrupting the meeting will be removed if they continue after being asked to cease the disruption.

Any person wishing to speak shall address me, the chair, to get permission. Please identify yourself clearly before speaking.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether you are present in this room or remote and if there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.

Ernie Hudziec – present in room

Allison Hooker - present in room

Roy Buttrick - present in room

Matt Grasberger – absent

Evan Collins – present in room

There was a question about if Mr. Collins had been official appointed, so it was decided that he would not vote.

NEW BUSINESS

Public Hearing - Case #3-2020, Darrel & Rachel Elliott, owner/applicant:

Requesting to build a new house. Property is located on Meeting House Road in the Meeting House Historic District; Map/Lot# 415/051.

Mr. Elliott said he plans to build a new house in the historic district.

Mr. Hudziec asked that he use the HDC construction checklist to review his request.

Mr. Elliott said there would be a concrete foundation with a walkout on the north side of the house. For siding he set up examples of a vinyl molded from cedar boards with a 4" reveal for members to look at. The trim would be the standard 4" corner boards of the same vinyl material. The windows would be 3' wide, 5'6" high, 6/6, vinyl composite wood-look on the exterior. Three-foot-wide door. Pictures were included in the application of the over-the-door trim and the style of the front door, and the exterior lighting near the front door. There would be a veneer over the foundation.

Mr. Hudziec asked about storm windows.

Mr. Elliott said there would be no storm doors or windows added. The windows include a storm. The color of the roof would be sterling grey with a 9 pitch. No dormers. No

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down spouts. The exterior chimney is concrete blocks with veneer. Spark arrester & cap is black. Exterior steps granite. A pole will have to be relocated for electricity. There will be an 8" -12" elevation change on the grounds. No fence or gates.

Ms. Hooker asked about the side of the house facing the road.

Mr. Elliott said it was 300' to the front from the street.

Mr. Hudziec asked about wood siding on the front.

Mr. Elliott stated that his builder said it was more expensive to have wood, and there is a difficulty of joining wood to vinyl. The vinyl he chose is an expensive grade with a life time guarantee. The drawing he submitted is a design, but is not sized or to scale.

Mr. Hudziec asked about the driveway.

Mr. Elliott said he has not made a decision on the surface of the driveway.

George Roberts stated he lives on Meeting House. He talked about when Mr. Heuber put a new house in the district. He consulted on the design for submittal to the HDC.

He said the Elliotts needed a detailed presentation of their design. The windows of the period had a certain style. The Elliott proposal doesn't have specifics, which are very important. The smaller the building is, the details matter more. Without a specific plan the contractor doesn't understand the importance of doing all the detail. The correct size of the details keeps him on track. This proposal is not correct for the period.

Dimensions are the most important part. He was concerned about vinyl siding, which gives a flat uniform look to the building that isn't right, but he noted that the house would be placed far from the road. He doesn't like to see the Commission slide to the common touch of what is acceptable. The house should have 9/6 windows. The drawing shows 18 pane windows, and a modern paneled door on the garage. Chimney is totally incorrect being on the side of the house. Heat was needed centrally so chimneys were in the center of the houses. There are ways to get a furnace flue to a center chimney. Putting a chimney on the outside, denies the age of the district. To make this design compliant with the HDC regulations a lot of detail is needed of the cornice, splash board, foundation. He asked the HDC to delay approval and request a detailed design. The applicant had someone break through the stone wall without the required approval of the HDC. The idea of the HDC is to require building to look like what it would have been at the age of district. It has an impact on the Smith Meeting House. Every one of the district property owners approved of creating the historic district. If this isn't handled to the regulations the district will go downhill. HDC members shouldn't be afraid to require the applicant to adhere to regulations.

Ms. Hooker inquired of the date of the formation of the district.

Mr. Roberts couldn't remember.

Mr. Hudziec asked about the distance of the Heuber house from the road.

Mr. Roberts stated his house is about 300' from road, and he complied with all the regulations.

Mr. Elliott said he didn't want to spend money for a design that wouldn't get approved. He was looking for a general approval.

Staff reminded the HDC that the building permit will require the applicant to make the house look exactly like what is approved by them.

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Mr. Elliott said he didn't expect to have exact details until applying for the building permit.

Mr. Hudziec asked what lead to the removal of the stone wall.

Mr. Elliott said he got a driveway permit.

MOTION

Mr. Buttrick moved to close the public hearing Case #3-2020, Darrel & Rachel Elliott, owner/applicant.

Seconded by Ms. Hooker.

Allison Hooker-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Mr. Buttrick said he looked on the map on his phone, and the Heuber house is 200+ feet from the road. He liked the Elliot's house design, but the chimney is on the outside. Ms. Hooker stated the HDC approved an outside chimney for the new house on Greely Farm Road. This application needs a finally drawing. She said the representative from the state office of historic preservation had said that new construction should reference the period of homes in the district, but need not be an exact duplicate. And the Commission could consider a use of materials. The general look of the district should be upheld.

Mr. Hudziec said he has 9/6 windows, which he hates. Some stuff you can't get without deep pockets. Are 6/6 windows equitable to a home of this period?

Ms. Hooker & Mr. Buttrick said yes.

Ms. Hooker stated she would like to see the drawings that would go to the building department.

Staff commented that it is important that the drawings and details approved by the Commission be exactly what they expect to see built, because that is what the building department will allow.

Mr. Hudziec asked if there were any concerns with the placement of the garage, the siding material, or the roof shakes.

Ms. Hooker said no.

Mr. Buttrick didn't like the foundation veneer. It needs to be a granite veneer.

Mr. Hudziec & Ms. Hooker agreed that it should look like stone.

Mr. Hudziec stated a better drawing of the front showing the actual windows is needed.

Ms. Hooker said it needs dimensions of windows & doors, and needs to be to scale.

Mr. Hudziec said the floor plan needs to show the placement of the garage even with the back of the house, the type of garage door, and a more granite like veneer on the foundation. The pitches of the roofs should all be similar.

Mr. Buttrick said he didn't care about the back of the house.

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Mr. Hudziec said the chimney will have to be above the roof to meet code so it should be centered.

MOTION

Mr. Hudziec motioned to reopen the public hearing and continue the application of Case #3-2020, Darrel & Rachel Elliott, owner/applicant, to August 6, 2020, the first Thursday of the month at 7PM, or the regular August meeting date, August 27, 2020, requesting the applicant to come back to the Commission with drawings to scale including showing the moved garage, more detail on the garage door, a granite type veneer on the reveal of the foundation, a centered chimney, and all roofs with similar pitch.

Ms. Hooker seconded the motion.

Roll call:

Allison Hooker-yes

Ernie Hudziec-yes

Roy Buttrick-yes

Motion passed unanimously.

There was a discussion about finishing the stone wall.

Approval of Minutes - May 28, 2020.

Mr. Buttrick moved that the people that were present at the meeting could approve via email.

Ms. Hooker seconded.

Roll call:

Ernie Hudziec-yes

Roy Buttrick - yes

Allison Hooker – yes

Motion passed.

Adjournment at 8:40

Respectfully submitted,
Annette Andreozzi
Land Use Administrator