

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
FRIDAY OCTOBER 16, 2015 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Allen Everett, Matt Grasberger, Betty Ann Abbott, Roy Buttrick (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Rachel Hatch (Selectmen's Rep.)

Chair Hudziec opened the meeting at 7: 00 PM with introductions.
He sat Mr. Buttrick as a voting member due to the absence of Ms. Hatch.

General Public comments

There were no general comments from the public.

Approval of minutes October 6, 2015

Motion by Mr. Grasberger to accept minutes as amended. Seconded by Mr. Everett.

Motion passed with two abstentions.

Continued Public Hearing - Case #6-2015, Cathy & Todd Hooker,

owner/applicant: Request demolition of 1981 mobile home and replacement with a prebuilt vinyl cape style house. Property located at 503 Meeting House Road in the Meeting House Historic District; Tax Map/Lot # 414/57.

Mr. Hooker changed the number of windows on the design of the front facade so there would be three single windows with exterior sill trim, instead of one single and two double windows.

Ms. Lemeir said the frieze board is not separate, it is part of the fascia.

Mr. Everett asked about shutters. He was told there would be none.

A sample of the charcoal black roof shingles was shown.

Ms. Lemeir said the siding would be non-textured. They would like to go with the oxford blue colored siding with white trim. The company only makes white trim. The chimney will be brick colored bricks.

The HDC looked at the colors available on a vinyl chart shown to them, and thought that oxford blue looked like citadel blue from the Historic New England color chart.

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Mr. Buttrick asked what the house was sitting on.

Mr. Hooker said a concrete foundation with one foot exposed above ground, and painted to look like stone. There will be a bulkhead in the rear of the house.

Craig Gardner presented a letter written by Cliff Stockwell, an abutter.

Mr. Hudziec read the letter which stated that Cliff supports the plan to remove the trailer, and replace it with a cape style home.

Mr. Gardner said he can see the trailer from their property. He supports the application. He said there are very few houses in the district that were built after the district was formed, but they are all nice. The proposed house will look nice and benefit Meeting House road.

George Roberts stated that the number of courses on the chimney is important. The wider the house the bigger the chimney. He said the number of chimney courses and the door color needed to be stated for the record. There has to be an underground wire from the electric pole and the connection needs to be around the back. Gas or oil tanks need to be in the back also. Any vent pipes should be black not white. There has been a lot of improvement in the design since the original presentation. He warned the owners to be careful with contractors because they don't understand the HDC regulations.

Mr. Hudziec asked about the chimney.

Mr. Hooker said it would be 19" by 19", and the door would be the same color as the siding. The electric pole is one foot from the trailer. The line goes from the neighbor's driveway through the woods to their pole. The house is 63' from the road. The oil tank fill up will be on the side.

Mr. Buttrick said that if the transformer is on someone else's property the electric company is not going to make a change.

Mr. Everett thought they might need at least one vent. They should use black and put it on the back of the house.

Mr. Roberts had a concern about setbacks.

Mr. Buttrick asked where setback were measured.

Mr. Hudziec said from the property line.

Mr. Hooker said he measured from the road.

Mr. Buttrick said there needs to be a detailed site plan. [This is not required by regulations or procedures.]

Mr. Hooker said all 3 lights on the house will be the same as picture with the application.

**Mr. Buttrick moved to close the public hearing. Seconded by Ms. Abbott.
Motion passed unanimously.**

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Case #6-2015, Cathy & Todd Hooker, owner/applicant

Mr. Hudziec warned the applicants that if the project was approved they needed to take the HDC conditions to the builder and state that there is no flexibility.

Ms. Abbott stated they could come back with a change application if needed.

There was discussion on what details should be in the motion.

Mr. Hudziec stated that the trailer is not usual for the historic district. It isn't one people want to see. The new house will be a vast improvement over the trailer and will be an asset to the historic district. He felt the Commission should take into consideration financial conditions. If the trailer was a period home none of the things being considered would fly. The motion purposed will be an exception. It is only applicable to replace the trailer that is on the lot. Any empty lot in a historic district should not expect to be able to put on a vinyl house.

Mr. Everett said there should be a disclaimer in the motion.

MOTION:

Ms. Abbott moved to approve Case # 6-2015, Cathy & Todd Hooker, owner/applicant, requesting to demolish the 1981 mobile home on the lot and replace it with a 28' x 48' prebuilt cape style house, pictured in application, set parallel to the road. Property located at 503 Meeting House Road in the Meeting House Historic District; Tax Map/Lot # 414/57.

With the findings that:

- 1. Applicant is removing a manufactured house from the property and replacing it with a new building.**
- 2. The new building is a presite built home that will have features that are inconsistent with the regulations of the HDC.**
- 3. To the extent possible, applicant has committed to design the structure so that its appearance will be in harmony with the other buildings in the district.**
- 4. Each application for a new building has to be considered on a case by case basis to determine whether the building will be compatible with other properties in the vicinity and not detract from the goals of the historic districts, which is to preserve and protect their historic character.**

Based on the foregoing, the application is approved with the following conditions:

- 1. The foundation/basement will be concrete with a treatment to make the concrete look like stone, to be no more than one foot visible above ground level, and containing no windows or openings on the front & sides.**
- 2. The siding will be brushed vinyl clapboards with a 4" reveal, with a minimum of breaks. Overlaps to siding will be front to back.**
- 3. Corner boards will be 3.5" wide.**

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4. **Windows will be placed as pictured in application and are six over six with no shutters.**
5. **The doors, painted to match trim or siding, shall appear to be 6 paneled with 1" x 4" casing, and can have no windows.**
6. **The body color will be oxford blue with colonial white trim, or to meet the regulations.**
7. **The roof will be charcoal black architectural shingles.**
8. **The chimney will be 19" x 19" x 40" high from the ridge line; centered on the ridge with no additional vents visible from the front.**
9. **Exterior steps will be of stone.**
10. **Exterior lighting will match submitted pictures.**
11. **No additions to the building or property may take place without approval of the HDC.**

Mr. Everett seconded the motion.

Motion passed unanimously.

Mr. Hudziec thanked the applicants for their perseverance.

Other business

There are new owners of the corner store. They want to paint it stagecoach or shaker red with Plymouth beige trim.

Ernie asked that they be invited to the next HDC meeting to discuss past violations on the property and a schedule to rectify the violations.

Ms. Abbott moved to adjourn. Second by Mr. Everett.

All in favor.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator