

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 5, 2015 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Don Guarino (Selectmen's Rep), Allen Everett, Matt Grasberger, Betty Ann Abbott

Also present: Annette Andreozzi (Land Use Admin.)

Absent: none

Chair Hudziec opened the meeting at 7:01PM with introductions.

Public Hearing - Case # 1-2015 O'Shea Family Trust, owner/ John & Holly O'Shea trustees, applicant: Request putting in an above ground septic system. Property located at 535 Province Road in the Corners Historic District; Tax Map/Lot # 128/16.

The O'Sheas had withdrawn their application via email.

Compliance Hearing – Case # 06-2007 Craig Squires/Gilmanton Corner Store, owner/ applicant; New Harvest Holdings LLC, new owner: Painting of building and replacement of missing siding. Property located at 518 Province Road in the Corners Historic District; Town Tax Map/Lot # 127/37.

There was no response from the owner.

Mr. Guarino said the store is for sale. It is unusual to try and get compliance from something committed to by two owners back.

Mr. Hudziec asked if the Board of Selectmen would post on the store that the building is non-compliant so that a new owner would be aware of the problems.

Mr. Guarino said he would bring it up to the BOS.

Review of regulation violations – Roland Hueber 485 Meeting House Road, Map/Lot #414/55.

There was no response from the owner.

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Ms. Andreozzi asked if a registered letter should now be sent to the owner.

Mr. Hudziec said no.

Mr. Guarino felt that since it was only a few weeks past the election. The owner probably didn't want to respond.

Ms. Andreozzi said that building code enforcement needed to take action, but they were unable to agree to a building permit without the HDC's approval.

Ms. Abbott asked if it was true that after the election it was agreed that the HDC would take no action for a year.

Mr. Hudziec said that discussion was by the BOS so that should go to them. If he wants to get a building permit he will have to come to the HDC.

Informal discussions

House Design - 503 Meeting House Rd., M/L #414/57- owner would like to demo trailer and replace with new house.

Mr. Hudziec asked if the owners had a copy of the HDC regulations.

Mr. Hooker asked about vinyl siding. He said the house is about 50' from the road.

Mr. Hudziec commented that the HDC is trying to survey other HDCs to see if they allow vinyl. Some districts do, provided it isn't in public view. The decisions are on a case by case basis. Right now the regulations are firm for wood on everything. Wood siding properly maintain will outlast vinyl.

Allison asked about having square vents on the eaves.

Mr. Hudziec and Mr. Grasberger were not concerned with the vent since it would not face the road.

Allison stated that the chimney would be off center.

Mr. Everett asked about the chimney dimensions. The applicants didn't know.

Mr. Guarino stated that it needed to be in the center of the ridge.

Mr. Hudziec asked about treatment on the concrete foundation.

Mr. Hooker said the concrete would be treated to look like granite.

When asked about having a 6 panel front door, Mr. Hudziec said that if there is a period house in the district that has 6 panels you are home free.

George Roberts stated that the attention would be in the details. He suggested the applicants look at capes built in the 1840's. He questioned the size of the windows in the front.

Mr. Hooker said the house would be 36' x 28' deep.

Mr. Roberts said that you see 6 panels in short doors with lights above. He questioned the lack of vertical boards on the corners, and no skirt boards. He said there should be no exterior shutters. Mr. Roberts spent some time on details such as the chimney proportions of depth to height.

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Mr. Hooker said they wanted to pay homage to old houses, but not build a replica. They would like to build before fall, and come before the HDC formally as soon as possible.

Mr. Hudziec stated that the design was an improvement over what is there, and the design of the exterior light fixtures was acceptable.

Addition & Carriage barn – 541 Meeting House Rd., M/L #414/61 – owner would like to make 18' addition to house ell & add detached carriage barn

Mr. Keith wants to elongate his house with an addition matching the house in every way. He would put four period type windows in a row, to be compliant, on the side of the addition that can't be seen from the street. He would like to get a certificate of approval asap, at a special meeting on May 27 instead of the June 2 meeting. He said the carriage barn drawing submitted was from looking from the street. There would be vertical boards, no power, no lights, and match his other barn.

Mr. Guarino reminded him that the end needed to be parallel to the road.

Other Business.

Mr. Hudziec looked at three New Hampshire historic districts and the Department of the Interior standards for historic buildings. No one allows non period materials on non-period homes. There was a tolerance when it was not in public view. The standard seems to be to enhance a district. The towns he looked at were Fitzwilliam, Exeter, & Londonderry. In a Michigan district he found that nontraditional materials were allowed on fencing if it was not in view, judged on a case by case basis. In Londonderry 6 feet high was the maximum allowed fence. In MA there are three types of historic district apps. There is one for hardships. It is not easily granted, but nontraditional materials can be used.

Mr. Grasberger said the guidelines for Sanbornton say wood must match the existing. Vinyl was not acceptable. Fences were 4' in height of wood or stone. He said in Sandwich siding had to be wood clapboards or shingles, fences could be no higher than 4' of white pickets, wood, stone walls or wrought iron. In New Castle they are easy going without much detail.

Mr. Hudziec said the Fitzwilliam guidelines are 24 pages. Gilmanton's only 7.

Mr. Everett reviewed Bedford, Amherst, and Deering. They all allow wood only. Deering will allow posts of chipped granite.

Mr. Guarino reviewed Kingston, Goffstown, and Dover. He said fencing and landscape were considered on an individual basis. Wood is the primary material for siding.

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In Portsmouth if you are on the water they allow azac because it is resistant to water. They are considering changing the requirement for true divided light windows because of energy consideration. They allow no vinyl. The Dover historic district only includes the mills and requires true divided light windows.

Mr. Hudziec said the HDC might consider the concept of public view, if it isn't in the public view it doesn't have to meet the guidelines. Also consider a hardship application. If a family has lived in a house a long time and something happens the guidelines provide little leeway.

Phil Eisenmann stated that he was on the HDC and he appreciated that they are keeping up the diligence. He understands that Meetinghouse has non-conforming structures and it is a question of how to handle them. He felt there is a need to require the historic framework for new construction or a period house. He knows it is a challenge for people that have non-conforming houses.

Mr. Gardner stated the HDC is not taking into consideration rural agriculture with the fence regulations. He asked if a change in colors to a building needed to come before the commission, and was told yes.

Mr. Roberts insisted that white was the color for houses after the revolution. Barns had no paint because of cost and were not necessarily red.

Approval of Minutes April 7, 2015.

Motion by Mr. Everett to accept minutes as presented. Seconded by Mr. Grasberg.

Motion passed unanimously.

Adjournment at 8:30.

Respectfully submitted,
Annette Andreozzi
Land Use Admin