

Gilford Historic District and Heritage Commission  
Minutes for May 8, 2007 Meeting  
Approved on June 12, 2007

**1. ATTENDANCE**

Members Present: Chairman, Elaine Gagnon; Donna Mooney; Julie McConnell; Richard Waitt; Mary Curtis; Troy Schrupp; Alice Boucher.

Members Absent:

Others Present: Bill Seed, Chair, Friends of the Gilford Public Library, Building Committee; Catherine Normody, Gilford Public Library; Bob Wilkinson, Yankee Energy, representing Gary and Cynthia Kiedaisch; Roger and Sandra Perry; Carmel Lancia, President; Thompson Ames Historical Society; Ernest and Edith Gault.

**1. Call meeting to order:**

The meeting was called to order by Elaine Gagnon at 7:04 p.m.

**2. Minutes of April 10, 2007.** Motion to accept minutes made by Alice Boucher, seconded by Richard Waitt. Minutes approved. Julie McConnell abstained.

**3. New Business**

1. Troy Schrupp- 60 Belknap Mountain Rd. Tax Map & Lot #226-091.000. Applicant proposed to repaint house and barn and replace windows on barn.

**Discussion:**

Mr. Schrupp presented his plan to repaint the house with white paint, green shutters (Essex Green), and to replace the 3 upper windows in the barn with Marvin Integrity windows, with mullions. The screens will be full screens. **Motion** to approve made by Alice Boucher, seconded by Donna Mooney. Motion carried. Troy Schrupp abstained.

2. Friends of the Gilford Public Library- 31 Potter Hill Rd. Tax Map & Lot #226-078. Applicant proposes to construct a new library approximately 14,240 square feet.

**Discussion:**

Mr. Seed is attending tonight's meeting to update the Gilford Historic District and Heritage Commission on the current proposed plans for the construction of a new library. A site plan produced by Steve Smith & Associates, Inc. was presented. The building will be approximately 14,000 sq.ft. wood-frame construction with clapboard exterior (composite material), shingled roof, brick chimney on one end, with parking in the rear of the building. Regarding the side of the building to be facing Potter Hill Road, the area shown previously with pillars will now be part of the main structure.

The Building Committee is currently looking at the material specifications with consideration for long-term maintenance and cost issues. The exterior of the building construction will be typical of older buildings in the community.

There was further discussion regarding changes to the building design that will differ from the architectural rendering shared with the Committee previously. There was a suggestion made by Richard Waitt to consider use of brick material rather than where cultured stone is shown along the foundation to better match some of the other buildings in the District, i.e. Gilford Elementary School, Rowe House, Gilford Middle-High School.

Mr. Seed also pointed out on the site plan where there is a proposed outdoor amphitheater, and also acknowledged the importance of landscaping considerations. Mr. Seed also emphasized that the building committee is committed to ensuring that the library construction will be in keeping with the historical nature of the Gilford Historic District. A full presentation will also be presented to the Planning Board on May 21<sup>st</sup>.

3. Gary & Cynthia Kiedaisch- 147 Potter Hill Rd. Tax Map & Lot # 226-068.000. Applicant proposes to raze and relocate existing barn located at 146 Potter Hill Rd.

**Discussion:**

Bob Wilkinson presented, representing Gary and Cynthia Kiedaisch. Applicant is proposing to relocate and raise the existing barn structure. The barn will be moved back from the road approximately 12 – 15 feet, will be raised approximately 3 – 3 ½ feet, and will have a new foundation placed under it. The rear shed currently attached to the barn would be removed. The barn is estimated to be approximately 120 years old.

The barn sits approximately 3 ½ feet below the road grade, and approximately 11 ft. from the road. The barn is approximately 21 ft. in height. There are no plans to change the exterior of the barn, and it will look largely the same once it is moved. There may be a need to replace some clapboards during the process. The corral fencing will be moved, stone walls will stay in place. The adjacent small structure will remain as is. There was a question asked regarding the prior request to apply a metal roof on the barn which was denied by the Gilford Historic District and Heritage Commission. The applicant intends to replace the barn roof with a metal roof as previously denied by the Gilford Historic District and Heritage Commission, but approved by the ZBA.

**Motion** to accept application as presented with an amendment to the application indicating that the rear shed on the barn will be removed. Made by Alice Boucher, seconded by Donna Mooney. Motion carried with all in favor.

4. John & Diana Goodhue-84 School House Rd. Tax Map & Lot #226-011.000. Applicant proposes to install a 5'x 48' shed roof to the north west side of existing barn and install a 6'x 8' garden shed.

**Discussion:**

Applicant is proposing to construct a 5' x 48' covered overhang with 6" x 6" posts to be built on the north side of the barn to cover the walkway and to mitigate snow removal adjacent to the barn. Lighting will be the same and the Shingles will be the same as those on the house and barn. Applicant is also proposing to place an antique shed, 6' x 8', on the rear of the property, to be set on blocks. The shed will be painted mesa red (Ben Moore solid stain, Navaho White trim). The

work is planned to be started after Labor Day.

Elaine Gagnon asked if the Goodhue's had received approval for the chain link fence on the property, and Mr. Goodhue indicated that he had when the house was built. Ms. Gagnon reported that we had no indication of approval in the Gilford Historic District and Heritage Commission application file.

**Motion** made by Richard Waitt, seconded by Alice Boucher to approve the application.

Motion carried with all in favor.

5. Sandra & Roger Perry-28 Potter Hill Rd. Tax Map & Lot #226-065.000. Applicant proposed to relocate the Milo Bacon house from 31 Potter Hill Rd. to 28 Potter Hill Rd. due to construction of new library.

**Discussion:**

Mrs. Perry presented the initial plans for the relocation of the Milo Bacon property which has been in the family for over 100 years. The house is considered to be c.1910, and is structurally sound. The porches were added at a later time. Applicant is proposing to relocate the main house property from its current location at 31 Potter Hill Rd. The garage and apartment would be taken down to prepare for the library construction. The house will be moved across the road to 28 Potter Hill Road, to be sited approximately 25' from the property line on the west side, 85' from Potter Hill Rd., behind the existing flag pole. The lot is on a nonconforming lot. Elaine Gagnon asked what renovations were planned once the house is relocated, and Mrs. Perry indicated that they have not yet had a chance to finalize those decisions, but will be back before the Commission with detailed plans.

**Motion** Made by Richard Waitt, seconded by Alice Boucher to accept application as presented. Motion carried with all in favor.

There was further discussion about what the implications would be for the interior renovation of an historic property of this vintage, and what would be required to designate the property as an historic property. Mr. Seed inquired as to whether or not the Historic District would be willing to write a letter of support to the ZBA.

**4. Other Business**

1. **Old Business** Ernest & Edith Gault- 43 Schoolhouse Hill Rd. Tax Map & Lot #226-028.000. Applicant proposes to remove old trees from the property and replace an existing French door.

*Tabled from the April 10, 2007 meeting.*

**Discussion:**

Mr. and Mrs. Gault are back before the Commission to present updated information regarding their prior applications as requested. The Commission provided clarification that a replacement for the removed tree in the rear of the house is not required. Mr. Gault provided literature

showing that the replacement french door to be installed on the rear side of the house will be a Masonite, pre-finished steel door, with grilles, color white. Mr. Gault provided a paint sample for the proposed paint colors for re-painting the house on 43 School House Hill Rd. The paint is Glidden paint, color "Drum Beat", flat finish. The white trim will be re-painted where needed. Mr. Gault also reported that he received approval from David Andre for the demolition of the shed on the property.

**Motion** made by Richard Waitt to accept the paint color sample as presented, with the assurance that it will be a flat finish, seconded by Troy Schrupp. Motion carried with all in favor. A motion was made to approve the installation of the rear french door made by Alice Boucher, seconded by Richard Waitt. Motion carried with all in favor.

5. **ENTER INTO NON-PUBLIC SESSION** - Motion made by Alice Boucher, seconded by Richard Waitt to go into Executive Session pursuant to RSA 91-A:3 II (c), motion carried with all in favor. There was discussion regarding the process for taking action on compliance issues regarding properties within the Historic District, and instances of lack of compliance with the Gilford Historic District and Heritage Commission guidelines and decisions.

Motion to close the non- public session made by Donna Mooney seconded by Alice Boucher, and return to regular session. Motion carried.

**Motion** to direct the Code Enforcement Officer (David Andrade) to discuss with Mr. Juris and Atty. Mitchell how to secure compliance from Mr. Yale regarding his property and the outstanding issues in meeting the Guidelines of the Gilford Historic District and Heritage Commission made by Alice Boucher, seconded by Donna Mooney. Motion carried with all in favor.

6. **CONTINUED WORK SESSION TO REVIEW AND CLARIFY GILFORD HISTORIC DISTRICT AND HERITAGE COMMISSION GUIDELINES**

Discussion: Julie McConnell provided an update on the review of draft guidelines by Emily Paulus at the Division of Historical Resources. The draft guidelines were sent to the DHR for review, and we have not yet heard back from Emily with her comments.

Motion to adjourn made by Richard Waitt, seconded by Alice Boucher. Motion carried with all in favor. Meeting adjourned at 9:39 PM.

Respectfully Submitted,

Julie McConnell  
Secretary