

**Gilford Historic District & Heritage Commission  
Gilford Town Library  
Meeting Room  
Public Hearing for New Historic District & Heritage Commission Regulations  
7:00 P.M.  
Minutes for May 12, 2009**

**Attendance**

**Members present:** Chair, Troy Schrupp; Vice-Chair, Richard Waitt; Secretary, Julie McConnell; Selectmen's Representative, Gus Benavides, Carole Hopper (Alternate) and Mary Curtis.

**Members Absent:** Carmel Lancia.

**Staff:** John Ayer, Planning Director

**Others Present:** Wayne Boutwell, Martha Kane, Bob Wilkinson and other members of the community.

**1. Call to Order.** T. Schrupp called the meeting called to order at 7:03 PM.

A quorum was established. Carole Hopper was appointed to vote in the absence of Carmel Lancia.

**2. Minutes of April 14, 2009.** Motion to accept the Minutes of April 14, 2009 made by Gus Benavides, seconded by Carole Hopper. Motion carried with all in favor.

**3. New Business –**

**Public Hearing on the adoption of new 2009 Historic District Design Guidelines and Regulations.**

**Rick Moses, Gunstock Hill Rd.** – I have mostly positive comments. Appreciate that new guidelines are principle-based as opposed to former rule-based. Troubled that I just found out about the rules Friday night, and they are scheduled to go into effect tomorrow. Variation between village and School House Hill Road properties. Guidelines do not speak to agricultural use, animals. Recommend consideration be given to agricultural use within district. Old regulations – “primary façade”; new regulations – visible from public way. Prefer old version – primary façade. Antennas, satellite dishes – good reference. Secondary elevation definition? New construction guidelines – hope they will keep new construction more compatible with the Gilford Historic District. Non-residential use referenced, but agricultural use is not, and would prefer to see that covered. Support the concept of a Historic District.

**John Goodhue, 84 School House Hill Rd.** – Completed 2001 house renovation. Own house does not conform to historical house. Issue with clapboards on back of house curling. Next time will be replaced with hardy plank. Gilford has newer homes in the district that do not

conform, but are still pleasing to the eye. Lack of [architectural] continuity in comparison to other historic districts within the state. Example of fire station as eye-sore, and not compatible with Town Hall.

**John Ayer** – Stated that regulations are fully enforceable, in particular where language uses “shall”. Town Council noted that use of “shall” allows for more clarity in enforcing the regulations.

**Richard Waitt** commented on the effort on the part of the GHD&HC to revise the guidelines, and the fact that we relied on input from experts and consultants at the state level in the process of updating and revising the guidelines.

**John Goodhue** also commented on issues of affordability in terms of residents complying with the guidelines. Mr. Goodhue also made a comment asking where does enforcement of the guidelines start and end?

**Rick Weeks, 149 Gunstock Hill Rd.** – Old regulations show the boundaries of the District, suggest that the new regulations reference the boundaries of the District, and should reference the Zoning Ordinance more clearly.

**John Ayer** – Commented that he will add a reference in the beginning section to the GHD&HC Section 14 of the Gilford Zoning Ordinance. Regarding the addition of a Historic District map to the Guidelines - Will need to consult with Town Counsel as to whether or not that would be considered a substantive change. Mr. Ayer also mentioned that Town Counsel suggested that we should incorporate the application process in the guidelines.

**John Goodhue** – Mr. Goodhue asked how many members of the GHD&HC currently live within the District, commenting that residents of the Gilford Historic District should be represented on the Gilford Historic District and Heritage Commission. The answer was that there are currently three residents of the District serving on the Commission.

#### **Discussion:**

*Motion to amend the guidelines to include a reference to the zoning ordinance, map reference, and to include the application process as part of the guidelines made by Richard Waitt, seconded by Gus Benavides.*

Chairman Schrupp closed the Public Hearing at 8:45 PM.

Motion to postpone vote on the proposed guidelines and to schedule another public hearing for the June 9<sup>th</sup> Gilford Historic District and Heritage Commission meeting made by Richard Waitt, seconded by Gus Benavides. Motion carried with all in favor.

**Chairman Schrupp introduced the first application.**

#### **4. Applications:**

1 **Wayne F. Boutwell**

Applicant proposes a two (2)-floor addition to be built on the back of the existing house located at 9 Belknap Mountain Rd, Tax Map & Lot #226-098.000.

Wayne Boutwell – intent to square off existing structure with gable end off of back of house. Addition would be blocked in by existing garage. Addition will run width of house along the back of the house. Two existing chimneys, one for furnace, one for existing fireplace. Siding will be hardy board, or vinyl. Asphalt shingles will be black. Vinyl replacement windows, 12- 2 over 2, 1 fixed-panel window. Door will match what is on front of house. Project to be started as soon as possible.

**Discussion:** Applicant was asked to clarify details of the renovation.

Motion made by Gus Benavides, seconded by Richard Waitt. Motion carried with all in favor.

**Chairman Schrupp introduced the next case.**

2 **Andrew and Martha Kane**

Applicant proposes to add an entrance to the house, replace garage doors, add an overhang and windows to the garage, install a fence, add doors and windows to the back end of the barn for a three-season room, replacing shingles, repainting the cupola, rebuilding and repairing the front chimney or remove it, and adding skylights to the existing house located at 7 Potter Hill Rd. Tax Map & Lot #226-081.000

Martha Kane presented the plans for renovations to be made to the property. Applicant is intending to add a farmer's porch on the left side of the house to match porch on the front of the house. Will need to remove pine tree to add porch, which will be used as a new entrance to the house. Would like to remove chimney, cost to restore would be approximately \$3,000. Plan to replace garage doors with two barn-style garage doors.

Phase I – Addition of side entrance, farmer's porch addition will be wood with same detail as front porch, white in color and chimney restoration. Tree will be removed to add porch.

Fencing and door selection will be provided in June.

**Discussion:** There was discussion asking for explanation and greater detail specifications for the proposed renovations. It was agreed that the Commission would consider Phase I of the project (removal of pine tree, installation of farmer's porch, chimney work) at this meeting, and that the applicant would come back to the Commission with further specifications about Phase II items, such as type of fencing and door selection. There was additional discussion about the pros and cons of removing the chimney, and the Commission members indicated a preference for preserving the chimney, per existing guidelines.

Motion to approve Phase I renovations, including the removal of the pine tree, installation of porch addition, and restoration of chimney made by Gus Benavides, seconded by Richard Waitt. Motion carried with all in favor.

**Chairman Schrupp introduced the next case.**

3 **Gary and Cynthia Kiedaisch**

Applicant proposes to complete installation of the metal roof on the main house, remove existing shed dormer and replace with new dormer on main house, remove another dormer and replace with doghouse dormers, exterior improvements will be consistent with existing exterior conditions on house and barn located at 147 Potter Hill Rd. Tax Map & Lot #226-071.000.

**Discussion:** Bob Wilkinson of Yankee Energy Services representing Gary and Cindy Kiedaisch. Applicant is proposing to finish installation of metal roof, and to make changes to front and side dormers. Remove existing driveway-side dormer, replace with two single window "dog house" dormers, 6 over 6 windows. Facia and soffit details would match period of house, 1780's. Roof pitch would remain substantially the same. Metal roofing to match front of house, color green. Shed dormer to be removed, replaced with new full-length dormer, with two windows, 6 over 6. Wood clapboards will be used, as well as wood windows. All exterior finishes will match existing.

Old roof system is leaking badly.

Motion made to approve application to finish installation of standing seam metal roof, green in color, on the remainder of the house; remove and replace dormer on driveway side of house with two dog house dormers, with 6 over 6 windows; remove side shed dormer to be replaced with full length dormer, with two windows, 6 over 6; made by Gus Benavides, seconded by Richard Waitt. Motion carried with all in favor.

Motion to endorse Gilford Village Island By-Pass improvements presented by Sheldon Morgan made by Richard Waitt, seconded by Carole Hopper.

5. **Adjourn**

Motion to adjourn the meeting made by Gus Benavides, seconded by Mary Curtis. Motion carried with all in favor. Meeting adjourned at 8:58 PM.

Respectfully Submitted,

Julie McConnell, Secretary