

**SANBORNTON HISTORIC DISTRICT COMMISSION
MINUTES-June 14, 2022 @ 7:00 P.M.
Town Office Meeting Room- 573 Sanborn Road
SANBORNTON, NH**

I. The Meeting was called to order by the Chair, Franz Vail at 7:00 P.M.

II. Members present: Franz Vail, Nina Gardner, Sam Swartz, Brandon Deacon, Select Board representative. Alternate Barbara Whetstone was not present.

III. Nina Gardner agreed to take Minutes of the Meeting.

The Chair opened the meeting noting that the Public Hearing on the Bingham Property is scheduled in the official notice for 7:15 P.M.

IV. Review/Approval of Minutes of January 1, 2022, April 12, 2022 and May 10, 2022.

On a Motion made by Nina Gardner, seconded by Sam Swartz, the Minutes of the January 11, 2022 meeting were approved the vote was in the affirmative, with Brandon Deacon abstaining.

On a Motion made by Sam Swartz, seconded by Nina Gardner, the Minutes of the April 12, 2022 meeting were approved. The vote was unanimous.

On a Motion made by Sam Swartz, seconded by Brandon Deacon, the Minutes of the May 12, 2022 meeting were approved. The vote was unanimous.

Minutes of the May 21, 2022 presentation by Historic New England were distributed and reviewed at the meeting. It was noted that as all members of the Commission were present and this event was a posted meeting of the Commission, minutes were prepared and need approval.

On a Motion made by Sam Swartz, seconded by Franz Vail, the Minutes of the May 21, 2022 meeting were approved. The vote was unanimous.

With a few minutes available prior to the opening of the public hearing, the Chair explained that he had mailed 40 announcements to residents of the Historic District advising them of and inviting them to the upcoming program on June 23, 2022 at 7:00 P.M. in the Lane Tavern. In the end he had sent a mailing to all property owners in the district. He stated that he had also posted notice of the program in several locations around town. The program will be a virtual walking tour of the District with a presentation by Mae Williams, Historical Consultant and Architectural Preservation Consultant. Ms. William had prepared an updated study of the Historic District for the Commission (2020) which was presented via zoom in 2021. Her presentation will focus on ten properties within the district.

V. Public Hearing for COA, Harold Bingham, dormer and chimney cap.

The Chair opened the Public Hearing at 7:15 P.M. as advertised and explained the process for the hearing. There would be a presentation by the property owner, then questions from the commission members, followed by any questions from abutters or the public. Then the hearing would close and the commission would consider whether to take action on the renovation proposal.

Harold Bingham explained the application is for his property on 47 Pound Road Sanbornton, Tax Map #26, Lot 6. He seeks approval for new construction of a dormer on the east side of the rear ell. The dormer would match in size, profile, finish, and materials of the previously approved existing dormer. The window would match the existing dormer window on the west side of the ell. The window would be wood single pane and have a wooden storm. Further he plans to install a stone chimney cap on replaced brick piers on the existing chimney on the main house structure.

Mr. Bingham thought it helpful to provide some background on his professional credentials as it might explain his approach to the work to be done on this project. He studied architecture and practiced for about five years. He then transitioned to doing historical preservation construction in the Washington DC historic district. He is well versed in applying historical standards and locating appropriate materials and utilizing them in his projects.

Sam Swartz inquired as to the kind of cap he proposed for the chimney. Both he and Mr. Bingham noted that locating blue stone is almost impossible today here, Granite might be preferable. Sam noted that chimney caps were not used during the historic period of this house.

Further discussion centered on the window which Mr. Bingham stated would be 6 over 6, non-insulated, with true divided lights.

Sam noted that the proposed dormer would be visible from the road.

Brandon Deacon asked about spark arresters and how he might intend to blend that into the chimney cap application. Mr. Bingham explained that depending on the type of cap he could find, the spark arrester should not be visible. The flue is already in the roof so no new cut in the roof is required as that chimney services an existing wood stove. There was discussion about available materials for the cap.

The proposed project was expected to be completed during the June- August 2022 timeframe.

There were no abutters present and there were no questions from the public.

Sam Swartz commented that the proposed window and dormer structure seems fine as proposed. He is curious, however, about the chimney cap stone.

Franz Vail suggested that we can put conditions on the approval as to the type of cap and stone we would want to see. He stated that he is inclined to approve the application, with conditions that we see what the cap will look like before the work is done.

Nina Gardner suggested that we could authorize the Chair to make the final decision regarding work on the chimney cap as a part of any conditional approval.

Franz Vail Moved to approve the proposed application of Harold Bingham for new construction of a dormer and chimney cap on his property located on 47 Pound Road. Said approval to be contingent on submission and approval of the cap stone materials by the Chair. Sam Swartz seconded the Motion. The project was approved by unanimous vote.

V. An application was filed today with the town.

The Chair stated that an application was submitted today and that he explained to the owners that they could not have a hearing tonight as all the appropriate notices needed to be sent and publication made. However, he suggested that they might come in tonight and have a discussion about their proposed project, so that if any concerns were raised, they might be discussed in advance of the hearing.

Gary and Gail Archibald were present as owners of property at 81 Hunkins Pond Road, the last house in the District. They seek to build a 20 X 20 foot single car garage constructed on a concrete slab. The garage would have a metal side door entrance with a window for light.

It would be stick built, panelized and it is possible that in the future a side window might be added. It will be grey to match as close as possible to the existing color of the house. When asked about roofing and suggesting architectural shingles, the applicant thought that was possible. He also asked about the use of metal roofs in the district, if in the future he wanted to do this. He was reminded he would need to come back before the Commission if he wanted to do so.

The hearing on this application was scheduled for July 12, 2022.

VI. Old Business.

- a. Preparation for Mae Williams presentation on June 23 at the Lane Tavern 7 PM.

Sam Swartz volunteered to open the Lane Tavern building. It will be all set up from the June program for the Society. He also volunteered to contact Mae Williams to see if she had her own projector screen.

Nina Gardner will bring some water and the Historic District pamphlets from the previous study of the District.

Brandon Deacon will do another social media presentation for Facebook, both his own site as well as "We Love Sanbornton."

- b. Membership vacancy.

Franz Vail explained that there is a vacant position which may be filled by the Planning Board. He has spoken with Andy Sanborn, Chair of the Planning Board about this. If no one on the Planning Board indicates an interest, we will need to go about filling the seat

- c. Copies of the 2020 Historic District Survey update.

Franz Vail indicated that he had two copies of the report made, one for the town office and one for the Library. Funds from the Commission budget were able to cover the cost. It was printed and bound at Staples directly from the link on the Town website.

- d. Updates.

- 1. Trish Brooks –dock planting. She did what she was asked to do.

2. Bozak- letter re: unauthorized changes. The Chair indicated he had sent a letter and reminded the owner that in the future he needs to come before the Commission before making changes. He was advised that he had proceeded without permission.
3. Abbott- sap house. Franz thought that it was on blocks and not permanently affixed.
4. Thurston- Military equipment. Situation needs to be reviewed.

Franz reported that he had asked the town code enforcement officer to look into both the Abbott and Thurston situations. He read the memo that he had received from Steve Lauren explaining that he was behind in sending out violation notices as other important matters were taking precedent and his time.

VII. New/Other Business.

- a. As brought forward by members.
None was brought forward.

VIII. Adjourn.

A motion was made by Sam Swartz, seconded by Franz Vail to adjourn the meeting. The meeting was adjourned at 8:44 P.M.

Minutes prepared and compiled by Nina C. Gardner, Acting Secretary.