

Canaan Historic District Commission (HDC)
July 15, 2013, Approved Minutes
Faith Baptist Church
Canaan, NH 03741

Members present: John Bergeron (JB), Andrew Mulligan (AM), Dan Fleetham (DF) and Kevin Schwamb (KS), Skip Baldwin (SB)

Members of the public present: None

7:15 PM - Meeting called to order by John Bergeron.

7:16 PM JB opened the continued public hearing on Elizabeth Jutila's revised plans for her house renovation at 406 Canaan Street. JB reviewed the supplemental architectural drawings provided by Elizabeth Jutila and compared them to the previous plans submitted on December 17, 2012.

The June 27, 2013, plans included general changes in quantity, size, and location of doors and windows, elimination of a third garage bay, location of garage second floor, chimneys and new balcony.

The five specific concerns follow:

1. The December 17, 2012, conditional approval included garage doors with a crossbuck design. These have been eliminated and replaced with plain doors. The Commission requires the cross buck design or something appropriate to the period.
2. The December 17, 2012, conditional approval included an existing deck on the rear of the house. This was not included in the revised plans. There is a need to know the deck plans if any, including, size, location, railings, balusters, and steps?
3. The original application stated there will be 3 chimneys. An explanation is necessary since there are four chimneys' currently on the existing house and the new drawing reflects two?
4. The rear second floor balcony appears to have railings and balusters which may not be appropriate to the period. The commission requires railings and balusters similar to colonial styles or later appropriate periods. Wood would have been the most common railing and baluster in the period and the HDC needs to know what the composition will be and what it will look like.
5. And to repeat the unresolved condition from the December 17, 2012, approval:
"A letter from the applicant certifying that the vertical exposed foundation will not exceed 24 inches vertical at any point around the perimeter of the building. This does not apply to any section where the foundation is not visible due to porches, decks, or steps. Clapboards may be applied to the top of the foundation or grading may be used to raise earth to reduced exposed foundation."

7:35PM JB closed the Public Hearing.

7:36PM JB asked for further comments from HDC Members:

- The members felt that there was no need for another public hearing.
- There was total agreement on the points previously made.
- A motion was made by AM and seconded by KS that the revised plans be accepted with conditional approval and final approval will be given as soon an acceptable response is delivered by Elizabeth Jutila to JB.
- JB will take appropriate follow-up action.

7:40PM The minutes for the March18, 2013, meeting were approved on a motion by AM and second by KS.

7:45 PM On a motion by MR and second by AM the meeting was adjourned.

Respectfully submitted,

Michael Roy
Secretary

The next HDC meeting will be held August 19, 2013, at the Faith Baptist Church, please let JB know if you cannot attend.