

**Canaan Historic District (HDC) Meeting Minutes
January 15, 2007
Senior Center, Canaan, NH**

Approved Minutes

Members Present: John Bergeron (JB), Rainie Kelly (RK), Jonathan Garthwaite(JG), Jay Waldner(JW) ex officio

Alternate Members Present: Dan Fleetham Sr.(DF), Matt Dow (MD)

Members of the Public in Attendance: Marty Davis, representing W & F Rich.

7:00- Meeting called to order.

7:01 : Dan Fleetham appointed by chairman to vote in place of Mary Noordsy

7:02 Minutes of meeting of 12/18/06 read.

Motion to accept as written:?, 2nd JB

Motion Passed

Ensuing discussion: Kristina and Jim Burnett received approval in 2003 to erect a sign in front of their house on Canaan St. However, since the sign which is now in place has a logo on it, it is not in conformance with HDC regulations (section VII.C). Kris Burnett stated to JB that they would submit a new application for HDC approval.

Phyllis and George Innes have erected a section of fence which is not in compliance with HDC regulations: Mrs. Innes indicated to JB that this will be removed as soon as weather permits.

7:15 Public Hearing: W & F Rich, 520 Canaan St., Canaan, NH (Map #I-E, lot#9)

Abutters present: none. JoAnn Whalen, abutter, and Denise Cypher (her consultant?) participated by telephone

W & F Rich were represented by Marty Davis of Domus, Inc.

The applicant seeks approval for 12 changes to the plan which the HDC approved on May 8, 2006. Proposed changes #1-7 are indicated by number on elevations submitted with this application:

1. removal one of two door panels and addition of one window to the right of the door (The door will be a single door with a wooden shutter-door which can be closed and secured over the glass door when the owners are away.)
2. removal of two windows on the north wall of the bedroom
3. replacement of awning windows with shorter ones to fit between the low-headroom sloped roof and the kitchen countertop
4. replacement of casement window with shorter double-hung window to allow for countertop in the pantry
5. addition of one window to the east end of the shed
6. addition of a third window to the east wall of the bedroom
7. replacement of the door from the old summer kitchen with an awning window of the same size as the kitchen windows on the north wall

The following changes are not indicated numerically on the new elevations:

8. south elevation (sleeping porch): change from 8 windows over 4 to 8 windows over 6. (with screens in summer and glazing in winter)
9. north elevation: addition of another ridge line behind existing chimney, 2 vent stacks, and exhaust vents for range and dryer
10. north elevation: lower pitch to be 7/12; upper pitch (center section) not to exceed 9/12; all other pitches are as approved in May.
11. change paint color on south-east portion of house to an HDC-approved white with white trim
12. south elevation: retain basement windows as shown in original south elevation on the north-west section of house

Public discussion: Ms. Whalen is concerned that the result of change #2 is not aesthetically pleasing (this is the side of the building which she sees from her deck) and requests that the HDC not approve this change.

8:40: Public Hearing Closed

Discussion:

Change #2: how to reach a compromise between applicants' needs and abutter's concerns:

JW suggested creating the look of windows by building the frames as shown on the approved plan but filling the interior with clapboards as was done historically when windows were no longer needed or wanted.

Change #11: JB suggested that the Riches also consider painting the sleeping-porch section white to reduce the visual impact of the amount of glazing shown on south elevation.

Change #8: JG suggested the use of storm-door inserts with mullions instead of glazing without grids.

Motion to accept all proposed changes with compromise suggested by JW for change #2 (creation of "faux" windows on north side of bedroom wall in location approved in May):

RK: 2nd JG

Motion Passed

HDC encourages applicant to consider suggestions made regarding changes 11 and 8.

9:05 Public Hearing: B & N Tuttle, 525 Canaan St., Canaan, NH (Map #17A, Lot #3)

Applicant represented by Matthew Dow who recused himself from voting on this project.

The Tuttle seek approval to replace railing and rebuild stairs on the southeast corner of their house. Railing will match that on the porch on the west side of the house. (See application).

Motion to approve application without change: JG, 2nd JW.

Motion passed.

9:10 Election of Vice-Chairman and Clerk

Motion to appoint Jonathan Garthwaite to be Vice-Chairman and John Bergeron to assume the duties of Clerk as well as Chairman:

RK, 2nd: DF.

Motion passed.

9:15 Guidelines for When an Application is Required

Motion to accept as written in draft of 12/19/07 and to amend the HDC Rules of Procedure by referring to these Guidelines in a new section (8.7). These guidelines will be appended to the Rules of Procedure as Appendix A:

JG, 2nd RK

Motion passed. (JB will create a Table of Contents for the Rules of Procedure.)

Motion to adjourn: RK, 2nd: DF. Motion Passed.

9:33 Meeting Adjourned

Submitted,

Rainie Kelly, Secretary

Next regular meeting, February 19, 2007 (Presidents' Day) Senior Center 7:00