

**Town of Effingham, New Hampshire
Historic District Commission**

**Meeting Minutes
September 10, 2018**

Present: E. Chick (Chair), E. Jones (Assistant Chair), S. Finn (Secretary), J. Meisner (Selectmen's Representative)

Others Present: There were four members of the public present. Those individuals were: Heidi Foy, Mary Martin, and Marcial and Neal Socha.

The meeting, held at the Effingham Library, was called to order at 7:55 PM by the Chair.

Note: At this time, the Commission moved to New Business first, in order to accommodate the members of the public in attendance. The minutes of the meeting, however, will be presented in their usual order.

Review of Minutes: The minutes of the August 13th meeting were distributed. It was moved by the Secretary to accept the minutes as corrected. Seconded by the Selectmen's Representative. Passed and carried. The minutes of the August 20th work session were distributed. It was moved by the Secretary to accept the minutes as written. Seconded by the Selectmen's Representative. Passed and carried. The minutes of the September 25, 2017 work session were approved as corrected at the January 8, 2018 regular meeting. It was moved by the Secretary to accept the minutes as corrected. Seconded by the Chair. Passed and carried.

Correspondence: Preservation Society newsletter, Renewal Notice/Invoice from National Trust for Historic Preservation, Letter from Lord's Hill District resident, Letter from Effingham Historical Society

Old Business

- 1) Historic Roadside Marker for the Effingham Town Hall building.

State application pending. No news.

- 2) Potential Members/Vacancies on the Commission.

No update. Vacancies to fill: one full seat and two alternate seats.

- 3) Creation of a Master List of Data for Historic District Properties.

No further progress to date.

- 4) HDC Regulations - Post Public Hearing discussion.

The Commission reviewed comments and questions raised during the 9/10/2018 Public Hearings. Minor corrections will be made in the final draft of the Regulations to then be reviewed and, if no further corrections are needed, signed at the next regular meeting scheduled for October 8, 2018.

New Business

1. **Neal Socha and Marcial Socha Province Lake Road** submitted an Application for Certificate of Approval:
 - a. Installation of a Granite Post at the end of the driveway
 - b. Temporary removal of a section of the stone wall to expand the entrance for some timbering.
The commission noted a Certificate of Approval for the Granite post is not required. The stone wall changes, however, do require a Certificate of Approval. Approval was granted for the temporary stone wall removal. A Certificate will be issued, and a copy sent to the Property owners by the end of the week. 9/14/2018
2. **Ms. Martin from Plantation Road** submit a list of Questions to the HDC asking if any of these proposed projects would require an application for Certificate of Approval.
 - a. Repairs to Sills – requiring removal and replacement of clapboard.
Repair to the sill is a maintenance item not requiring Commission approval, the replacement of clapboard as a repair item is also considered maintenance.
 - b. Repair/Reinforce crumbling foundation under the ell
Repair to the Foundation is a maintenance item not requiring Commission approval.
 - c. Repair southeast gable pediment trim
Repair to the gable is also maintenance. No approval necessary.
 - d. Replace rotted decking boards with same material
Maintenance no approval necessary.
 - e. Installation of railing on side of porch for insurance/safety issue
This project was identified as an insurance safety requirement. It was noted previously that this change would not require a Certificate of Approval and has since been completed.
 - f. Remove old Telephone line
No Approval needed
 - g. Upgrade electrical to possible underground service consolidate meters
Underground utility service is preferred. No approval required to upgrade.
 - h. Replace some old windows with same style. Similar to those used on the Foy property also on Plantation Rd.
Window replacement is considered maintenance. As long as the windows are being replaced with window style typical of the period and matching in appearance to the existing there is no Certificate of Approval required. Significant changes to window style and size would require a review by the commission.

3. **Effingham Historical Society** submitted some questions to the HDC asking if an Application for Certificate of Approval is needed for their Proposed Projects.
 - a. Reclaim the stone wall at the back of the building – Removal of small trees and brush that has grown up in the wall along with replacing stones in the wall that have been knocked off due to plowing.
This would be considered property maintenance and no application is needed.
 - b. Reposition the granite posts along the front of the building. Moving them back from the road to protect them from winter plowing.
By HDC regulations, installation of fences and granite posts are permissible without an application.
4. **Ms. Foy from Plantation Road** had a couple of questions regarding:
 - a. Gutters, are they permitted and did they require an Application for Certificate of Approval? She has concerns related to roof run-off that seems to funnel directly back against the house ultimately undermining the foundation.
Gutters are presently not addressed in the HDC Regulations and may be applied without prior approval.
 - b. Painting her front door red, does this require a Certificate of Approval?
The Commission referenced some historic color palettes that both Sherwin Williams and Benjamin Moore offer. Both of these vendors offer some Historic period Reds. Selecting a color from one of these palettes would not require a Certificate of Approval.
5. **Violation of HDC Regulations** -The Commission reviewed a letter from a concerned citizen identifying a property within the District that has paved their driveway without submitting an Application for Certificate of Approval or obtaining a permit from the Town.
 - a. A letter to the resident from the HDC will be drafted notifying them of their violation.
 - b. Communication with the Town's attorney regarding the violation and a request for legal standing regarding next steps.
6. **Renewal Notice/Invoice from National Trust for Historic Preservation** – It was decided that the Commission will not renew membership for the coming year.
7. **Historic District gmail account** - After considerable discussion regarding this gmail account it was determined that it would be best to not be using it. All notifications to the public will be through postings at the Town Office and Public Library or when possible through the Town website. All official communications should go through the Town Office to assure all Commission business is available to the public in the event of a 91-A request.

There being no further business to come before the Commission, a motion to adjourn was made by J. Meisner. Seconded S. Finn. All in favor.

Meeting Adjourned at 9:14 PM.

Respectfully submitted,

Sandy Finn
Secretary