

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

**Work Session Minutes
March 25, 2019**

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

Others Present: Trevor Lavoie

The work session was called to order by the Chair at 7:00 PM.

Discussion: Request for Preliminary Consultation on proposed New Construction on Hobbs Road.

- Trevor Lavoie came before the Commission at our last meeting on 3/11/2019. He owns property on Hobbs Road, Map# 203 Lot# 9, which is located in the Lord's Hill Historic District. He requested a review by the HDC of his proposed house plans to be sure they meet the HDC regulations. The HDC scheduled a Work Session to review the plans as they relate to the HDC Regulations.
 - a. Sketch plans were provided for review depicting a new driveway onto the property providing access to a two-story garage/barn with a connecting enclosed breezeway attached to a two-story full cape style house with a center chimney.
- Driveway - Gravel/hard pack.
- House
 - a. Proposed siding for the house – Clapboard – painted color undecided.
 - b. House Windows - Multi pane 6 over 6 – permanent muntins, black sash, white trim.
 - c. Chimney – Red brick with possible slate slab chimney cover.
 - d. Roof Shingles – Black Architectural.
 - e. Front Door – Wooden with transom window above.
 - f. Foundation – Poured crawl space not to exceed 18" exposure above ground.
 - g. Egress window second story - multi pane sized to meet minimum fire code.
 - h. Not considering solar energy system at this time.

- i. Septic - Design and placement pending perk test. Plan to avoid raised system if possible, intend to place system behind house.
- Breezeway
 - a. Breezeway – Siding possibly clapboard or cedar shingle to match.
 - b. Windows - Multi pane awning style small windows.
 - c. Door - Wooden centered between windows.
 - d. Roof Shingles – Black Architectural.
 - e. Slab foundation.
- Barn
 - a. Proposed siding for the barn – Cedar shingles – natural in color.
 - b. Windows – Barn style multi pane 2 over 1 or 6 over 6.
 - c. Roof Shingles – Black Architectural.
 - d. Double doors - Transom window above front sliding barn style?
 - e. Cupola with windows.
 - f. Exterior lighting - to be determined.
- The Commission offered suggestions regarding:
 - a. Selecting paint color – There is a reference on the Town website for historic colors.
 - b. Exterior lighting – Cannot be intrusive and shine on to neighboring properties.
 - c. Consider positioning the house on the lot to limit the number of facades visible from the road.
 - d. All set back requirements for the Historic District apply to this lot.
 - e. Septic plan is required for a building permit which is separate from HDC Certificate of approval.
 - f. Power to the buildings - Regulations prefer underground utilities.
- The Commission reviewed the Regulations that applied to each aspect of the plans to validate that the proposed plans, as drawn, meet the corresponding Regulations with the following next steps:
 - a. The Commission had no major concerns with any of the proposed plans discussed.

- b. A Certificate of Approval is needed to build in a Historic District.
- c. Once plans are finalized, submit an Application for Certificate of Approval to the Town Office at least 7 working days prior to an HDC regular meeting in order to get the application on the agenda.
- d. A Certificate of Approval is good for two years with a one-year extension.
Consider submitting all potential changes in one Application to save having to submit multiple applications.
- e. Consider contacting Eversource soon as they tend to be several months behind on new installations.

A motion to adjourn was made by Erik Jones. Seconded by Sandy Finn. The work session was adjourned at 8:10 PM.

Respectfully submitted,

Sandy Finn
Secretary