

Canaan Historic District Commission

Special Meeting, March 31, 2004

Senior Center

DRAFT

Attending: John Bergeron, chairman; Carol Majewski; Mary Noordsy, secretary.

Absent: Marcy Innes; Bill McDonald (selectmen's representative)

Also Present: Jim Miller; Kris Burnett; Heather Shepard; Julie Huntley; Gary Hamel; Jeff Majewski; Ed McGee; Jim Crowell

The meeting was called to order at 7:08 PM. No one brought a copy of the minutes of the last meeting, so the minutes were not read. We will go over them at our next meeting on April 14, 2004.

Because there were a few minutes until the scheduled public hearing on the Burnett's application, we began a discussion with Ed McGee regarding his ideas for a new barn. Please see below for details concerning that conversation.

7:20 Public Hearing re: **James and Kristina Burnett, 551 Canaan Street**. Kris presented plans drawn by Sue Pearson for a carriage house/barn, which will replace the current garage. Kris presented old photographs showing the original barn on the property.

The barn will be three bays across facing Canaan Street; one-and-one-half stories high, with vertical shiplap siding. The siding will be stained gray, a color to be similar to the shutters on the house. The color chart that Kris provided was by Cabot, in either Cape Cod Grey or Granite.

The roofing material for the barn will be asphalt shingles to match the house, IKO Harvard Slate color unless the shingles are not dark enough. The Burnett's would like the shingle color to be darker than the siding and the Harvard Slate shingles that they had installed on the house were lighter in color than the sample on the chart.

The roofing material proposed for the porch at the rear of the barn is standing seam metal roofing, in a dark color to match the asphalt shingles and in a dull/matte/flat painted enamel finish. (This same material to be used on the old north porch roof). The pitch of the roof of the porch looked to be approximately 10 degrees, which is not consistent with HD regulations. It is because of the relative flatness of the porch roof that the Burnett's want to have standing seam roofing rather than asphalt shingles.

The side of the barn will be approximately 70 to 80 feet from the property line with Peggy Taussig. The southerly side of the proposed barn would extend about 20 feet further than the existing garage.

The windows in the barn will be wooden Anderson windows with true divided lights, as follows:

- East side (Canaan Street), three 3/3 barn sash style on the second floor with a small door (as in for hay storage)
- South side (Taussig) three 3/3 on the first floor and one on the second, as well as one 3/3 set at an angle in the stepped back portion. The window on the porch exposure on the south elevation is a modern window, sliding type, with one division down the center. There is a glass door leading onto the porch as well.
- West elevation shows one sliding glass door with a transom light above leading onto a balcony with a wrought iron railing on the second floor. The three porch windows are sliding type, each with a division down the center. There is one additional window on the plan, a second story window on the barn close to the house. It is shown as the same type as the porch, but Kris amended that at the meeting and said it would match the other barn windows (divided lights).

Questions and answers followed, along with comments from the public. John read a letter from abutter Peggy Taussig, stating that she objects to standing seam roofs because they are shiny. Jim Crowell said, "It looks good to me." There was much discussion regarding the porch roofline and the porch windows. The regulations state that pitch should be no less that 25 degrees; however, examples of other porch roofs on the street with a lower pitch were discussed, with the consensus of this group being that almost all of the porches were a much lower pitch (even though most of these porches were added to the homes at a later date, most are still about one hundred years old +).

The public portion of the meeting was closed at 7:55. Carol made a motion to accept the plans, Mary seconded. John amended the motion to include the following details:

- The garage doors will be wooden and solid (ie, no windows), made with the same shiplap as the rest of the barn, in keeping with the design.
- There will be divided lights in all of the windows and doors with the exception of the porch windows (this refers to the new porch on the west side)
- There will be a dark matte finish on the standing seam roof on the west porch and on the old north porch roof
- The stain on the barn is to simulate weathered wood

The motion as amended passed, with all in favor.

Gary Hamel spoke to the board regarding Old Home Days, which will be held this year on August 6, 7 and 8. Gary is on the Old Home Day committee and would like to initiate some new activities to take place in the Historic District. He presented some ideas, including history tours with horse and buggy rides, an art exhibit at the Meeting House, house tours, garden tours, lemonade stands, people in period costumes and much more. People liked the ideas and added a few ideas. The consensus was that maybe the best way to start this year would be to have the horse and buggy rides, people in costumes and children with lemonade stands, then see how it goes and perhaps add additional activities the following year.

April 12 is the next Old Home Day meeting. Gary also suggested that the HDC submit copies of the minutes of our meetings to the Cardigan Newspaper. The Cardigan is holding a press release class and a column writing class on April 17th.

Discussion then returned to **Ed McGee's** plans for a barn. This was just an idea session and no formal application was presented. Ed would like to build a barn about 300 feet from the road, near the southern property line boundary. His plans for updating/altering his upper barn are not feasible, so he is looking at alternatives. To keep costs down he would like to put up a pre-fabricated steel barn, which would be reached by a driveway to the south of his existing barns. The barn would have two or three bays opening along the south side and would be clad in metal siding. It would be built as an attachment to the existing lower barn.

Members of the commission pointed out that the only reason we can grant exceptions to the regulations is in the case of hardship. Even though a building can not be seen from the street does not mean that it should not adhere to the regulations, as trees are cut and properties are subdivided over time, and what was once "hidden" may become visible. The commission asked Mr. McGee to look into other cladding materials that would meet the regulations, and also to make sure that any barn design has a roof pitch of a minimum of 25 degrees. Roofing materials, windows, etc. would need to meet HDC regulations. Jeff Majewski suggested looking into panelized structures.

Heather Shepard addressed the commission beginning at 8:40 PM. The board reiterated that the Shepard's need to submit an application for any work done to the exterior of their home. The only exception is when repairs are being done using exactly the same materials to replace existing materials, as in a repair. Mrs. Shepard wanted to address some of the issues raised in a letter from the board dated 12/10/03.

Mrs. Shepard explained that they were not doing demolition work, that snow had collapsed their porch roof and that their insurance company insisted that they quickly remove the rest of the roof for liability reasons. Their intention is to replace the roof exactly as it had been, including a full restoration of the second floor balcony which is shown in old photographs provided by Mrs. Shepard.

The car in the back yard is her husband's summer car and it is licensed. The pile of cement in the back yard will be removed as soon as the ground is solid enough to drive on. The trailer that was cited in the letter was there for just a few short days before it was removed; in fact, it had been removed before the Shepard's received the letter. It was there to take construction waste to the dump.

The windows in the yard are vinyl replacement windows. The existing windows are 2/2, and it was recommended by Mary that that configuration remain the same unless documentation can be provided to show that the grid pattern should be something different. The commission told Mrs. Shepard that she would need to submit an application for the windows. Mary Noordsy and Carol Majewski both volunteered to help with filling out the application. If the application is received in the town office by Friday the Shepard's can be on the HDC agenda for April 14th.

The situation with the **Van Zandt's** fabric garage was revisited. The time allotted them to remove the green fabric garage has expired. Our attempts to reach Bill Van Zandt have been unsuccessful and our certified letter was not accepted.

John made this motion: that John will attempt to speak with Bill five times, and if there is no response then we will send the Cease and Desist Order on Monday. If John is able to speak with Bill and he agrees to remove it within ten days, then we will hold off on sending the cease and desist order. If it is not removed in the ten day time period, then we will send the cease and desist order.

Mary seconded, all voted in favor.

The meeting was adjourned at 10:05.

Respectfully submitted,

Mary Noordsy

Canaan Historic District Commission

Regular Meeting

April 14, 2004

Senior Center, 7:00 PM

DRAFT

Attending: John Bergeron, chairman; Marcy Innes; Carol Majewski; Mary Noordsy, secretary, Bob Reagan, Selectmen's representative.

Also Present: Heather Shepard and Kevin Shepard; Jeff Majewski; Wayne Ferland; George and Phyllis Innes.

The minutes of the February 11, 2004 meeting were read. A motion to accept them was made by Carol; John and Carol voted to accept them. Mary abstained because she had not been at that meeting. Marcy had not yet arrived and so did not vote.

The minutes of the March 31, 2004 meeting were read. A motion to accept them was made by Carol; all voted in favor. Marcy had not yet arrived.

The first order of business was to welcome Bob Reagan as the new Selectmen's representative.

We discussed changing the time of the regular monthly meetings to a later time or a different night. We will wait to make a decision until Marcy can add her thoughts.

7:15 Open the public hearing for Kevin and Heather Shepard of 542 Canaan Street. They have submitted an application for building alterations and demolition.

Replace old damaged clapboards with new wood clapboards of the same width, to be painted as closely as possible to match the existing pale yellow.

All house sash and trim to be white.

Take down the collapsing porch and replace it with a new porch to consist of: fir decking; railings to be salvaged (about 50% salvageable) or replicated to match original railings; a black rubber or dark colored

asphalt sheeting for the roof (which may eventually be the floor material for a second floor porch).

Removal of old windows because of lead paint concerns. Vinyl replacement windows will be used. Grids will be installed when they are available to match the existing two-over-two pattern.

Replace the existing walkway to the front door with a new walk of concrete and crushed stone.

Create/improve the driveway.

Repair/maintain the asphalt shingles on the roof. The north side roof will be done this year with a charcoal colored asphalt.

George and Phyllis Innes expressed concern that the driveway may create a water problem for them if it is not graded properly. This is a concern outside of the HDC's jurisdiction, but the Shepard's said they will be sensitive to the neighbor's concerns. The Innes's other concern was that demolition and construction debris be removed on a timely basis. The Shepard's discussed their plans for doing so, saying that the project would be completed in stages and the debris removed before going on to the next section. They estimated that the project should be completed in about eight months.

The public hearing was closed at 7:45.

Carol recused herself from voting because she is an abutter.

Mary motioned that we approve the Shepard's application with the requirement that the roofing material on the porch roof be composed of black rubber or dark asphalt sheeting. Marcy seconded. Mary, John and Marcy voted in favor with Carol abstaining. Application was approved.

Compliance Issues

Wayne Ferland of 280 Roberts Road, a tenant of Robert Glynn of Belmont, MA appeared to discuss the temporary garage in the yard at 280 Roberts Road.

John had met with Mr. Ferland to measure the distance to the house and temporary garage from Canaan Street and found that both the garage and the house are within the district boundaries.

Mr. Ferland wished to discuss inconsistencies in the regulations. His camper, which sits in the yard, is roughly the same size as the garage he erected, yet the HDC has no objection to that? John explained that the HDC has no jurisdiction over registered vehicles. Mr. Ferland asked if he threw some blue tarps over the items he is storing, would that meet regulations? Commission members explained that we regulated structures within the district, and a blue tarp is not a structure even though it may be even more unsightly than the existing garage.

Mr. Ferland said the structure is temporary and portable. Because he is a tenant on the property he doesn't want to invest in a more permanent structure.

The HDC members pointed out that we had just asked another resident to remove a similar structure, and they have taken steps toward complying. The regulations do not give us the leeway to allow some residents exceptions just because they are more hidden from sight than other properties may be. Just because something isn't highly visible from the road does not mean that neighbors might not see it. After much discussion, Mr. Ferland was asked to submit an application for his garage. We discussed a timeframe for a meeting for Bill Van Zandt's application for replacement vinyl windows and to replace the existing slate shingles with asphalt shingles. It was decided to keep the next regularly scheduled meeting (May 12) because of too many conflicts with changing the schedule.

John introduced the concept of a State of NH Violations Only form, which can be used in place of a Cease and Desist Order. The two have different consequences: Violations Only has a fine of up to \$675, while a Cease and Desist Order is considered a misdemeanor and is punishable by up to a year in jail.

Mary asked for input regarding a dispenser of dog feces disposal bags at either end of the street (by the beach and at the end of the sidewalk by the North Church) for people who are out walking their dogs. Mary has

fielded complaints from residents about leashed dogs leaving large doggie deposits in yards (how to put this politely?). Mary would like to raise awareness about the common courtesy of owners/dog walkers cleaning up after their dogs. There are bag dispensers available commercially. As the HDC has no funding or source of funds, she will approach the Canaan Lake Association to see if they might be willing to fund these.

On this lovely note, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Mary Noordsy

Mary H. Noordsy

Mary_Noordsy@antiochne.edu

Canaan Historic District Commission

Regular Meeting

May 12, 2004

Senior Center, 7:00 PM

DRAFT

Attending: John Bergeron, chairman; Carol Majewski; Mary Noordsy, secretary, Bob Reagan, Selectmen's representative.

Marcy Innes was excused.

The meeting was called to order at 7:00 PM.

The minutes of the April 14, 2004 meeting were read. Mary made a motion to accept the minutes with the addition of the wording "The commission discussed changing meeting times. It was agreed to continue to begin meetings at 7:00 PM." John seconded. John, Carol and Mary voted to accept the minutes as amended.

New Business:

The commission decided to move forward with plans to hold a Public Hearing on changing the Historic District Regulations. The meeting date that was chosen is July 14, 2004 to be held at the Meeting House on Canaan Street.

Prior to the Public Hearing, the HDC will create and mail a newsletter to all residents and property owners in the Historic District. This will notify them of the Public Hearing and provide some additional information, such as a step-by-step application procedure, FAQ's regarding HDC, resources for the homeowner and short biographies of members of the commission. We will each write our portion in the next two weeks and forward via email to others for comment. We will aim to have a complete newsletter assembled by our next meeting on June 9, 2004 so that it can be approved. We would like to mail it by June 23.

7:30- Public Hearing on **William T. Van Zandt of 285 Roberts Road.**

No one was present to represent the application. The application was for replacing the current slate roof with black asphalt shingles (30-year warranty), and to replace existing windows with vinyl windows, white, six-over-one (the existing windows are six-over-one).

There was discussion about the fact that the work has already begun and is in fact substantially far along already. After further discussion, the public hearing was closed.

Carol motioned to approve the application, but to note in the letter to Mr. Van Zandt that

Section 1 of the regulations states, " Within the Canaan Historic District no building or structure shall be erected, reconstructed, altered, restored, moved, demolished, or changed as to use except in accordance with these regulations **nor until a certificate of approval shall have been issued by the Canaan Historic District Commission and necessary building permits have been issued by the town of Canaan.**"

John seconded the motion. Carol and John voted in favor, Mary opposed and Bob abstained. The application was approved.

Mr. Van Zandt has still not complied with our request to move his temporary garage out of the district. It has been moved, but only back alongside of the house. John will attempt to make a personal visit to Mr. Van Zandt to re-address this issue; if possible, Carol will accompany John at a time to be determined.

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Mary Noordsy

Canaan Historic District Commission

Regular Meeting (Meeting was originally scheduled for June 9 but was postponed due to foul weather)

June 17, 2004

Old Meeting House, 7:00 PM

DRAFT

Attending: John Bergeron, chairman; Marcy Innes; Carol Majewski; Mary Noordsy, secretary; Bob Reagan, Selectmen's representative.

Also in attendance: Mark Simon, Jeff Majewski

The meeting was called to order at 7:05 PM.

The minutes of the May 12, 2004 meeting were read. Carol made a motion to accept the minutes, Marcy seconded. John, Carol, Marcy and Mary voted to accept the minutes as written.

New Business:

Mark Simon appeared before the board to discuss work being done to his house and whether or not an application was necessary. Mr. Simon had already taken the step of writing to his neighbors and getting their approval in writing for plans to do some landscaping and to change the color of the house. He hoped that would suffice for notification of abutters and that we could expedite his application. (An application had been approved previously for replacing the clapboards.)

We explained to Mr. Simon the procedure of notification, not only of abutters, but also of the public. We are required by law to send out registered mail to abutters and also publish a legal notice in the newspaper. We will hear Mr. Simon's application at our July 7 meeting, which will be held a week earlier than usual.

Also discussed was whether he needed apply for approval at all. It was agreed without contest that he was not required to apply for the landscape work that he intends to do. There was some difference of opinion among board members about whether he needed to apply for a change in paint color. Carol believed that the wording of the regulations (VI, H) gives permission to use any color as long as it is historic to the time period of 1780-1850. Others felt that while the wording was ambiguous, the intent was to allow white vertical surfaces with dark green or black shutters and that any deviations from this must be approved. Mr. Simon asked that it be put to a vote. Carol made the motion, "As long as the exterior paint colors are consistent with the period 1780-1850, an application is not required to change the color." Mary seconded. The vote was one in favor (Carol), 3 opposed (Mary, John, Marcy), one abstention (Bob).

Old Business:

Bob Reagan brought copies of Canaan's Dog Ordinance to share. It states clearly that dog owners must clean up after their dogs when the dog is not on the owners property.

The commission discussed plans to hold a public hearing on changing the Historic District Regulations. The meeting date that was originally chosen (July 14, 2004) did not work for Mary, so we have moved the date to July 7, 2004 to be held at the Meeting House on Canaan Street.

The commission worked on adding additional material to the newsletter. We would like to include information that all residents of Canaan who have an interest in preservation are eligible to be considered as board members.

We would like to make residents of the Historic District aware of resources useful for old-home owners. Some of these resources are:

- Donna Zani Dunkerton, Town Historian (information about prior owners, additions, history of buildings, etc.)
- Linda Wilson at the NH Division of Historic Preservation
- Old House Journal available at the town library
- Historic Windsor in Windsor, Vermont offers courses for owners of historic homes (restoration, carpentry, etc.)
- More to be compiled...

Carol suggested that in addition to the names and tax map lot # used to describe the bounds of the historic district, that we add street addresses as well.

Mark Simon suggested adding a map and a "lay interpretation" of the wording of the bounds, similar or the same as what John typed up for the newsletter.

Under section VI, K, in addition to adding satellite, add the word unobtrusive.

Proposed wording of VI, H:

Exterior paint colors:

White vertical surfaces and trim, with dark green or black shutters, is acceptable and preferred. Any deviation from this color scheme involving main surfaces, trim or shutters must be consistent with exterior paint colors used during the period of 1780 to 1850 in New England. Color charts must be submitted to the Commission for approval before work is begun.

There were several other suggestions to changing the wording of the proposed guidelines, which will appear in the final document.

As time was running late, we agreed to form a committee of three (John, Marcy, Mary) to work to finalize any last changes to wording.

William T. Van Zandt of 285 Roberts Road.

Mr. Van Zandt has still not complied with our request to move his temporary garage out of the district. John will attempt to make a personal visit to Mr. Van Zandt to re-address this issue and to explain , one last time, that he is in violation of the regulations and the next steps that will occur if he does not conform. Bob Reagan will accompany John at a time to be determined. If, after this attempt, Mr. Van Zandt does not comply, the board will issue a citation with a fine.

Tom and Jeanne Ritchie- John will contact them to make them aware that they need to file an application for moving the garage. They failed to apply before moving it. There was some question whether Tom and Jeanne Ritchie had been responsible for moving it or whether their nephew was responsible. John will see what he can find out.

There being no further business, the meeting was adjourned at 9:25 PM.

Respectfully submitted,

Mary Noordsy

July 7, 2004

Canaan Historic District Commission

Regular Meeting, 6:15 PM

Public Hearing on Proposed changes to the regulations, 7:00 PM

Old Meeting House

DRAFT

Attending: John Bergeron, chairman; Marcy Innes; Mary Noordsy, secretary; Bob Reagan, Selectmen's representative. Carol Majewski arrived at 7:00 PM.

The meeting was called to order at 6:15 PM.

New Business:

6:15 PM Dombroski/Wetzel (Attending: Sharon Dombroski, Mr. and Mrs. Harold Malone, Mr. and Mrs. Loftus and Mr. Robert Baskin, Jim Miller)

Sharon Dombroski and Paula Wetzel of 283 Colonial Drive, White River Junction, VT submitted an application for an addition to the cottage at 31 Cottage Lane. The addition would be a twelve-foot extension added to the northeasterly side of the cottage (toward the lake). Two other cottages have added similar additions. The lots are small and the addition would not meet the thirty-foot setback requirement from the lot side-lines.

Neighbors and abutters Mr. and Mrs. Harold Malone, Mr. and Mrs. Loftus and Mr. Robert Baskin were present. All stated that they had no problem with the proposal and felt that it should be approved.

Marcy made a motion to approve the application, Mary seconded. All voted in favor. Application approved.

The minutes of the June 17, 2004 meeting were read. John made a motion to accept the minutes, Marcy seconded. All voted in favor of approving the minutes.

6:30 PM Ritchie (attending: Jeanne Ritchie, Elizabeth Jutilla, Keith Roy, Jim Miller)

Thomas Ritchie Jr., 410 Canaan Street; garage being moved. Jeanne Ritchie appeared to represent the application. The Canaan Planning board has requested that the Ritchies move the 1952 "winter" garage on the newly formed Lot 11. The garage will eventually be relocated east of the easternmost portion of the barn, with the garage door facing south. This will be more than the required 30 feet from the boundary.

Marcy motioned to accept the application, Marcy seconded. All voted in favor, the application

was approved.

During the interim between hearings, Jim Miller brought up discussion regarding his recent experience in trying to get the North Church painted. He suggested a meeting to help homeowners in the district make wise decisions about paint. We will look into holding a workshop regarding this issue.

John had received a message from Heather Shepherd. She was inquiring about removing the back porch of their home and not replacing it immediately. The commission needs to discuss this further.

6:45 Simon (attending: Mark Simon, Jeanne Ritchie, Elizabeth Jutilla, Keith Roy, Jim Miller)

Mark Simon, 531 Canaan St. Application to change paint color of house from white to Benjamin Moore Historic Color 172, "Revere Pewter". John noted that it is very similar to SPNEA's "Jewitt White" paint chip, which is appropriate to the time period of the house.

Marcy motioned to accept the application, John seconded, all voted in favor. Application approved.

Van Zandt

William T. Van Zandt of 285 Roberts Road.

John reported that he and Bob had given a letter to Mr. Van Zandt in person on June 27, 2004. The letter stated that if the green fabric shed was not moved by July 6, 2004 a citation would be issued with a fine. A portion of that letter follows:

a. "

You are hereby notified to take the following corrective action on or before the 6th day of July, 2004:
Remove the green fabric garage from the District, or dismantle same.

Effect of Failure to Take Corrective Action: You are hereby advised that your failure to take corrective action required above, within the time specified, will result in the Town taking action under RSA 676:17. In part, RSA676:17 contains the following: "I. Any person who violates any ...regulation...(a) Shall be guilty of a misdemeanor...(b) Shall be subject to a civil penalty not to exceed \$275 for each day..."

As of today, 7/7/04, the shed has not been moved.

In addition to the above violation, Mr. Van Zandt has also demolished his front porch without a demolition permit from the commission. He has not filed an application to indicate whether or not he intends to replace the porch.

John will visit with the police chief to ask for assistance in writing and delivering a citation.

The commission discussed a dollar amount for a fine, and decided to start with a one-time fine of fifty dollars. This can be increased or repeated if necessary. John motioned to assess Mr. Van Zandt a \$50 fine, Marcy seconded, all voted in favor. Motion passed.

7:00 PM

Public Hearing: Revisions to the Historic District Regulations

In attendance: Mark Simon, Jeanne Ritchie, Elizabeth Jutilla, Keith Roy, Jim Miller, Michael and Thayer Paine, Jeff Majewski, Carol Bergeron, Louise Kremzner, Mr. and Mrs. Tuttle, Nancy Loomis, Sonya Carter, Jim Crowell, Doug Noordsy, and others.

Section: Boundaries

We propose updating the wording to reflect changes in street addresses and to update to current owners. Add a "layman's description" to describe boundaries.

Jim Miller was concerned that the new 911 enhanced addresses would change the legal definition of the boundaries. Others did not think that would happen.

Section: Purpose

Update this section to reflect changes in state law and to correct typographical errors.

Section II:

Discussion about changing the time period for hearing an application from 35 days to 45 days was briefly discussed and needs further consideration.

Take out second "the", typo.

State Law requires us to file with a building inspector. Some felt it was important to add to the proposed wording, "in the absence of a building inspector file the documents with the Selectmen."

Section III:

Mark Simon asked that we work on putting this section into layman's terms. Refine it, simplify it, and summate it in layman's terms.

SectionV, Permitted Uses:

Suggested that paragraphs C, D and E could be combined into one.

In B, change typo "conductive" to "conducive".

Come up with a definition of "annoyance" and also put it in layman's terms.

Section VI, Architectural Criteria

- B. Suggestion that roof lines/pitch take into account the style house, age of house, appropriateness of pitch to both, and whether it is a porch roof which may have a different pitch than main roof surfaces.
- C. Re: windows: suggestion to add that the windows be appropriate to the style and time period of the house, not necessarily of the street in general
- D. Much discussion about wording of height of buildings, ie, should it be different heights for different types/styles of buildings, should it be described in storeys rather than number of feet high, etc. This is an issue that warrants further study.
- E. Suggestion that "F" through "L" be subsections under "E" or otherwise reconfigured to make more sense.
- F. People seemed comfortable with the proposed wording, adding that the reveal of replacement clapboards should remain the same as the original reveal.
- G. Long discussion about appropriateness of metal roofing. Nancy Loomis suggested that it not be the first word in the list, rather move it to the end of the sentence so it is not the first thing people see.

Suggestions:

- that metal roofs be restricted to use on barns, porches, and drip edges.
 - that any metal roof be a dull or matte finish, with the exception of untreated copper which will naturally verdigris with time or lead which will dull with time.
 - rather than drip edge being "harmonious" use the word "blending" or "monochromatic"
 - research old photographs of the street to see if homes in this neighborhood actually ever had metal roofs.
 - Nancy Loomis said that she didn't want metal roofs at all.
- B. Add a specific color chart, likely the one from SPNEA, naming particular colors which are acceptable (in addition to white) without having to go through an application procedure. Paint should be appropriate to the age and style of the building, as well as being harmonious with the other houses and buildings in the neighborhood.

John suggested that the commission look over the SPNEA chart and choose several colors which would be acceptable.

Mark Simon requested guidance about gloss/flat paint finish. The commission has no regulations to govern this. Back when most of these houses were built, paint would have been made with linseed oil and would have been very glossy at first but gradually dulled to a matte/flat finish.

- C. No changes
- D. Consider adding stone to the list of acceptable exposed chimney surfaces. Research if there are currently any stone chimneys on the street.

- E. Everyone seemed OK with the proposed wording
- F. Demolition by neglect- some felt that this would constitute unlawful taking. John read a section from Durham, NH new regulations regarding demolition by neglect. We will look into this issue further.

Section VII: Signs

We had not proposed changes to this section but Jeff Majewski asked us to consider changes to the wording to reflect the size and usage of the building. For instance, a sign 1'X 2' would look inappropriate on his building, the former Lucerne Inn. We will look into this further.

Other:

- Consider adding a section of definitions:
- What is a building
- What constitutes an annoyance
- What constitutes a hardship
- Etc.

The subdivision regulations have a section with some descriptions that we may be able to borrow from.

There was discussion about whether we should try to preserve the street the way it is (ie., predominantly white houses) or try for historical accuracy (ie, the houses original paint colors). Jeanne Ritchie said she preferred to keep the street the way it is.

Consider wording to be applied throughout the document that takes into account that building materials and architectural criteria must be pertinent/appropriate to existing structures. For instance, windows or paint color or roof pitch appropriate for a 1793 building are probably not appropriate for an 1844 or 1893 building and vice versa. While some of the regulations specify a time period of 1780 to 1850, there are other historic structures within the district that are outside of that time frame which should remain true to their time period while remaining harmonious with the rest of the district.

During the hearing, people had the opportunity to fill out a questionnaire to help with discussion. Mary will compile the responses in time for the August meeting, and will get them out sooner if possible in order to give people time to read them ahead of time.

Because of the late hour and dwindling crowd, the hearing was continued to the second Wednesday in August at 7 PM.

Respectfully submitted,

Mary Noordsy

August 11, 2004

Canaan Historic District Commission

Regular Meeting, 6:15 PM

Public Hearing on proposed changes to the regulations, 7:00 PM

Old Meeting House

DRAFT

Attending: John Bergeron, chairman; Marcy Innes; Mary Noordsy, secretary; Bob Reagan, Selectmen's representative. Carol Majewski arrived at 7:00 PM.

The meeting was called to order at 6:15 PM.

New Business:

6:15 PM Heather Shepherd (In attendance: Ruth Hackman, Jeff Majewski)

542 Canaan St.

The Shepherd's would like to remove an exterior door from the kitchen to the south-side porch. The opening would be closed in with clapboards and painted to match the house.

Letters were read from abutters. Peg Taussig, Margo Taussig Pinkerton and Arnold Zann, and George and Phyllis Innes all gave their approval.

The public hearing was closed.

Marcy made a motion to approve the application; Bob seconded. All voted in favor; the application was approved.

6:20 PM Ruth Hackman, Conceptual Hearing (In attendance: Jeff Majewski, Joanne Miller)

Ruth Hackman of 14 Apple Blossom Lane presented drawings for an addition to the back of her house. The addition would consist of a sixteen-foot by twenty-foot family room extending from the northeast corner. There would be a four-foot by eight-foot cedar deck with a ramp and a sliding door on the west side. Two double hung windows (to match existing windows on house) would be placed on the east side. Siding would be cedar and stained to match the house. The roofing material and trim would also match the existing house. There would be poured cement footings.

The commission asked Mrs. Hackman to submit an application and we will plan to hear her application as soon as possible. (see end of minutes for the time and date)

6:25 PM Discussion of candidates to replace Carol Majewski, whose resignation is effective at the end of August.

John has spoken with Kris Burnett; she said she would be willing to be appointed to a term.

Marcy motioned that we recommend Kris to the selectmen for appointment to the commission. Marcy seconded, all were in favor.

We discussed terms of appointment for commission members.

Bob Reagan, as Selectmen's representative, term expires '05

John Bergeron, term expires '06

Mary Noordsy, term expires '06

Marcy Innes, term expires '07

Kris Burnett, when appointed, would have a term expiring in '07

Carol Majewski, resignation effective 8/31/04

All concurred unanimously with these dates.

6:30 Burnett (attending: Kris Burnett, Jeff Majewski, Joanne Miller)

551 Canaan St.

Kris presented some revised plans for the barn. The Burnett's would like to extend the porch on the back of the barn to the west by three feet. They propose to add one window to the north, west and south sides of the porch (south side will now have two windows, the west side four windows, and the north side three windows). The French doors on the second floor, west side, proved unfeasible and they would like to change to a Dutch door with a 2/2 window in the top of the door (to match the other windows).

On the east side of the barn (facing Canaan Street) the original plan to have 3/3 windows in the gable won't work because of size limitations. These windows will be changed to 2/2.

All barn windows will now be 2/2.

Added to the plan is a barn door on the west side, south end.

The window in the second floor "connector" (connecting house to barn) (west side) will be a casement style window with divider added to create the look of a divided light window.

Mary motioned to accept the application, Marcy seconded, all voted in favor. Application approved.

6:45 PM Simon

531 Canaan St.

The Simon application was for a snow-belt on the roof and to change to "historically correct synthetic replacement windows". Margo Taussig Pinkerton had submitted a letter saying she thought the snow-belt was appropriate but had a caveat about the windows, ie, that the panes be "taller than they are wide" and that they should duplicate the configuration of the existing windows on the house.

The commission members felt that there was not enough information presented in the application to act on it. John attempted to contact the Simon's by phone but was unsuccessful.

The commission decided to continue the hearing to the same time as the Hackman hearing, which will be August 25, 2004 at 7:00 at the Old Meeting House.

7:00 PM Continuation of Public Hearing

Attending: Jim and Debbie Crowell, Joanne Miller, Kris Burnett, Jeff Majewski and special guest Linda Wilson from the State of NH Division of Historic Resources.

Minutes of the July 7, 2004 Meeting and Public Hearing: Commission members read silently the beginning portion of the minutes, then Mary read aloud the portion of the minutes that recorded the public hearing.

John asked to amend the minutes under section "L", which reads:

"Demolition by neglect- some felt that this would constitute unlawful taking. John read a section from Durham, NH new regulations regarding demolition by neglect. We will look into this issue further."

It is a proposed ordinance in Durham and not yet in effect. The new minutes should say, "Demolition by neglect- some felt that this would constitute unlawful taking. John read a section from a Durham, NH proposed ordinance regarding demolition by neglect. We will look into this issue further."

Marcy motioned to approve the minutes as amended, Carol seconded, all voted in favor of approving the minutes as amended.

Linda Wilson had been invited to speak to us to help us with rewriting the regulations. Linda presented us with many pamphlets and other literature regarding preservation efforts in the state and in the country. She encouraged us to let people know that if they purchase "Moose Plates" for their car, they support conservation and heritage preservation directly.

Linda said that it was preferable to have a basic ordinance such as ours, as it allowed us to be more flexible.

Regarding metal roofs, she suggested trying to document through old photographs or paintings whether metal roofs ever existed on Canaan Street and then write the regulation accordingly. If they were to be allowed, she agreed with our proposed wording that they be a dark, non-shiny surface.

Regarding demolition by neglect, she said many communities have either enacted or are in the process of enacting regulations. Linda said that in Massachusetts over 200 communities have something in effect. Linda provided us with some paperwork from New York which gives some examples and sets some criteria for demolition. She asked us to consider, "What is justifiable demolition?" We should give clear guidelines about when demolition may be permitted, so it is clear to a reader who may be considering demolition whether they meet the criteria. If demolition is allowed, the building must be very well documented for public records prior to the demolition. She gave the example of the Penacook mill.

Regarding changes to the wording of approved materials, Linda felt that cement clapboards would be OK, that they seemed to be durable over time. She pointed out that vinyl/polymer/synthetic siding materials fade, degrade, warp etc. over time. They are also very toxic if there is a building fire. Vinyl and synthetic siding eventually damage the building under it, destroying the historic fabric of the building. The exception to that may be houses that were originally designed with the proper venting and airflow to accommodate such siding, such as some more modern houses.

She asked if we wanted owners of modern houses to be able to have vinyl siding. If yes, we should word it to reflect that exception. She added that stewardship and conservation are paramount.

In the section of definitions we have gathered, Linda suggested that if we use "6.5 Alter", or whatever definition we use, we should include the words "changes in historic features, materials and decoration." Instead of "decoration", we could specify "architectural woodwork".

On the subject of vinyl windows, Linda said that they don't last over time and gave several examples. She said that insulating glass also degrades the fabric of the window. This is one area where the conservationists

vs. preservationists agree: the National Park Service and the State of NH Division of Historic Resources both recommend the use of triple track storm windows. These are easily changed from screens to storm windows, they protect the historic window sash, and these days you can paint them to match the house/trim or get them pre-finished from the manufacturer to match.

Mary asked about a common question/complaint heard from the public, "Now that several houses have already been approved for and used replacement vinyl windows, a precedent has been set and you have to keep allowing it." Linda said that case law says that we are not condemned to repeating past mistakes, that we can make new decisions based on new information available to us.

Linda said that people with investment properties can get a tax benefit- wooden replacement windows are considered a repair and can be amortized, while vinyl windows cannot. (John added that those with home businesses also benefit)

The subject of paint colors was discussed next. Marcy read a letter that she and Linda Wilson had both received from Margo T. Pinkerton dated June 28, 2004.

Linda said that the main thing is to keep paint on a building to protect it from the weather. She suggested using the SPNEA (Historic New England) color chart as a guide and allowing people to choose a paint color from the time period of their house. She felt that giving people that choice gave them an outlet of expression.

Linda presented a book by Rob Emlen, Shaker Village Views, which shows some of the color variations used by Shaker communities. Mary asked about quotes from Stilgoe's Common Landscape of America, and Linda said that new technology and research in the last twenty years has given us new information regarding the colors of paint used.

Regarding signs, Linda said that black signs with gold letters were common and should be considered in our wording of the sign regulation. She brought a copy of the Danbury NH sign ordinance as a guideline for us to use. We discussed changing the wording to reflect building-to-sign proportion.

Regarding height of new construction, there are several different things to consider. One is if the new structure's height is compatible to that of adjacent structures (for instance, can not be more than x% higher). Also, take into consideration the views of significant structures such as the Old Meeting House or the North Church. These historic building are predominant and new structures cannot compete with them. For instance, in Concord NH there is a "bowl" around the Statehouse, so that it stands above the surrounding buildings.

Jeff Majewski liked the definition 6.12 for height.

Under "Purpose", Linda pointed out a typo, which should read "cultural" rather than "culture". She added that we should build in some discretion under "purpose"

Linda found the reference regarding repair in the RSA's; it is RSA 674:46.

For a definition of unnecessary hardship, we should borrow from the Zoning Board of Adjustment in the nature of the land and also building or structure, so that it doesn't track exactly, and it also doesn't contradict state language. Check with Chris Northrop at the Office of Energy and Planning.

Mary asked about conducting a survey of the district so that we have information on hand about each property, and its contribution to the district architecturally, historically, culturally, etc. Linda suggested contacting Beth Muzzey at the State to get more information. John said that records already exist downtown with a photograph, a floorplan and in some cases a plot plan for each house. We could start with that information and add to it.

Linda said that Canaan was the first National Register District in NH, in 1973.

We talked about extending the time frame to hear an application to 45 days as is now allowed by state law. We talked about sending a reminder to residents of the HD early in the year asking them to make plans for the following Spring/Summer, so that they have all of the necessary approvals in place when they want to proceed.

We thanked Linda Wilson for her time and help, and she left about 9:15.

Old Business

Discussion of Fabric garages in Historic District. It appears Bill Van Zandt has moved his garage out of the bounds of the district. Wayne Ferland has not submitted an application for his fabric garage. Dan Fleetham also has a fabric garage. John will pay a visit to the Fleetham's with Marcy at a time to be determined.

Mr. Van Zandt has not submitted an application for the demolition of his porch as was verbally promised several weeks ago to John.

A letter will be sent to Wayne Ferland and the owner of the property requesting they take the appropriate action on the fabric garage.

We decided to continue the public hearing until the next meeting, August 25, 2004, 7 PM at the Old Meeting House.

The meeting was adjourned at 9:30.

Respectfully submitted,

Mary Noordsy, secretary

August 25, 2004 (Draft)

Canaan Historic District Commission

7:00 PM, Old Meeting House

Attending: John Bergeron, chairman; Marcy Innes; Bob Reagan, Selectmen's representative. Absent: Carol Majewski, Mary Noordsy, secretary. The meeting was called to order at 7:00 PM.

7:00 PM Simon. In attendance: Ruth Hackman, Allen Hammond)
531 Canaan St.

The Simon application was reopened for further discussion and clarification of "historically correct synthetic replacement windows". Mark Simon explained that he would like to have 12 over 12 window lights but was unsure of their cost and availability. He provided a photo of the house (1890) with two over (?) windows (the bottom panes were obscured by shutters). The commission explained that the exact number of panes he used didn't matter, as long as they were in keeping with the look of the district. The most typical configuration is 6 over 6, for example. A discussion of synthetic window types ensued. Mark will use the configuration that is most affordable and attractive. Marcy made a motion to accept his application, Bob seconded, all approved.

7:20 PM Ruth Hackman (In attendance: Allen Hammond)

Ruth Hackman of 14 Apple Blossom Lane was present with her contractor Allen Hammond. Mr. Hammond explained that the new addition to her house (16'x20' family room) would have the identical trim, siding, windows and deck railing as the rest of the house. The addition will look like it's always been there and will blend in with the original house. Marcy made a motion to approve, Bob seconded, all approved.

Since we were missing two Commission members and no one else was in attendance, we decided to postpone the public hearing for the revision of the regulations until our next meeting. The next meeting will be held on September 8, 2004 at 7 PM at the Senior Center. The tentative agenda will include Bill Van Zandt at 7:10 and the continuation of the public hearing at 7:30.

The meeting was adjourned at 7:34.

Respectfully submitted,
Marcy Innes

Canaan Historic District Commission

Regular Meeting

Continued Hearing on Regulations

September 8, 2004

Senior Center, 7:00 PM

Members present: John Bergeron, chairman; Marcy Innes; Kris Burnett; Bob

Reagan, Selectman's representative; Mary Noordsy, secretary.

The minutes of the August 25 meeting were read. John made a motion to accept the minutes as written, Marcy seconded; the minutes were approved.

Kris Burnett has been appointed by the selectmen to a three-year term. She has been sworn-in as a member.

John reported on what he has found out regarding appointment status. Dexter

Bucklin, town administrator, would like us all to be re-sworn in. John and Bob have been; Kris was just sworn in as a new member; Mary and Marcy both need to go to be "re-sworn".

We had an election of officers. John was nominated as chairman by Mary; Marcy

seconded; all voted in favor. Mary was nominated to be secretary by Marcy, Bob seconded, all voted in favor.

VAN ZANDT/285 Robert's Road

At 7:11 the public hearing for Bill Van Zandt's application was opened. The

application is to replace the front porch of the house. The details of the

written application are as follows:

- Exterior roof is to be hipped and at a 25 degree pitch covered with 30 year architectural asphalt shingles.

- Interior roof will be pine V board

- Columns will be square and painted wood.

- Railings will be decorative vertical spindle mahogany.

- Supports will be sauna tubes.

- Decking frame will be pressure treated lumber.

- Floor will be 1 1/2" wide mahogany

- Screening will be 4X8 vinyl screen panels

- 2 doors, one facing Roberts Road and one facing the north side of the

property.

- Base will be 1/2" square mahogany lattice.
- Stairs will be cedar with the same railing as the porch. There will be two

sets of stairs, one facing Canaan Street and one facing the north side of the property.

- Lattice, railings and trim will be painted white.

Other details which were discussed at the meeting included:

- The boxed posts will be approximately 1'x1'
- There will be approximately 7'4" between the posts
- The porch will run the length of the main house, approx. 40'
- The porch will be approximately 13 feet deep
- The roof will start below the 2nd floor windows
- The v-groove boards on the ceiling will be left a natural color and

urethaned

- The pressure treated supports will be out of view
- Shingle color will be black
- Time frame will be about one week from start to finish; he would like the project to begin at the end of September.
- The doors will actually face Robert's Road and SOUTH toward the patio.
- Wooden doors were discussed and Mr. Van Zandt was asked to consider using wooden screen doors instead of synthetic for the sake of authenticity. He will look into this.

Mary made a motion to approve the application with the provision that Mr. Van Zandt consider using wooden screen doors (though that would not be a

requirement). John seconded. All voted in favor. The application was approved.

We discussed the Fleetham and Ferland fabric garages. John reported that on 9/02 he met with Wayne Ferland and then later met with Dan Fleetham Sr., and Mr. & Mrs. Dan Fleetham Jr. He discussed the fabric garage situation at each meeting, and both parties will most likely submit applications in time for our October meeting.

Dan Fleetham believes he has a permit for the garage next to the driveway dating from about 1983. John has begun looking through old records but has not yet found a reference to this.

As far as we know, there has been no approval for the fabric car-port on the lake side of the house at Fleetham property.

Continued Hearing on Re-writing the regulations was opened-

We began with a discussion about fabric garages. Most felt that these are not

of historic fabric or materials, and thus are inappropriate for use in the district. They are also not aesthetically attractive. We discussed the possibility of having two standards in the regulations, one for newer houses and one more restrictive for historic properties. The neighbors' view and setbacks from Canaan Street and side-boundary lines would need to be considered.

Ideas discussed were these:

That properties built after 1945 and before 1973 (or 1987) could have fabric garages if the following criteria were met:

- 30' setback from side boundaries
- 300' set back from Canaan Street
- 300' setback from the lake
- natural foliage for camouflage is present so that the building is well

hidden

- the roof is pitched rather than rounded
- it is beige in color
- one per property
- set maximum size limits for the structure (15'x 20'?)

This warrants further discussion.

Next we discussed wording about paint color. We had previously agreed to consider using the SPNEA/ Historic New England Paint chart as a basis for choosing colors.

Discussion was about:

- Interior versus exterior colors and which ones are appropriate/authentic for exterior use.
- The colors listed on the chart as Greek Revival colors and whether the wording on the chart's description meant that the main vertical surface of Greek Revival houses were white ("invariably") and the other colors listed were meant as trim colors.
- Mary volunteered to contact SPNEA and ask about these questions
- Mary, Marcy and Kris will continue color/paint research and will come back

at the next meeting with recommendations and suggestions.

In looking at the July 20th draft version of the regulations, we decided to add a line to the regulations about the fact that the entire district is listed in the National Historic Register.

We talked about creating wording for Section VI-C, regarding windows. Based on our meeting with Linda Wilson of the NH Division of Historical Resources, we feel that as a group working toward preservation we should strongly encourage the retention of wooden windows or, when appropriate, the use of replacement windows made of wood. Proposed wording was "Wooden windows are strongly encouraged because, according to the NH Division of Historical Resources, the life span of wooden windows exceeds 100 years whereas synthetic windows may only last a decade or two."

In attempting to make the regulations document more user friendly, we will add a definition to describe what

a "reveal" on a clapboard is, perhaps something like, "the vertical spacing of exposed surface of a clapboard."
Mary will look up a dictionary definition to bring next time.

We will continue this hearing to the second Wednesday in October at 7:45 PM.

Respectfully submitted,

Mary Noordsy, secretary

Canaan Historic District Commission

Regular Meeting

Continued Hearing on Regulations

October 13, 2004

Senior Center, 7:00 PM

Members present: John Bergeron, chairman; Marcy Innes; Bob

Reagan, Selectman's representative; Mary Noordsy, secretary. Kris Burnett was excused.

Also present: Ed McGee

The minutes of the September 8, 2004 meeting were read aloud by Marcy. John made a motion to accept the minutes as written. Marcy seconded; the minutes were approved.

John reported that it looks as though a hot tub has been added to the Van Zandt front porch, though this was not in the application that was approved last month.

7:15 PM Edward D. McGee Jr., 491 Canaan Street

Ed McGee explained his application for a renovation of the barn up near the street. He would like to renovate the barn so that it provides more off-street parking for his vehicles. He presented a letter from Dan Fleetham, an abutter, which stated support for the project. Ed said he had spoken with Barbara Berger, also an abutter, who gave her verbal approval.

Ed believes the barn was built prior to 1850, based on its construction. He believes that it was moved from behind the house to its present location sometime around 1973 or 1974.

Currently, the barn has one central sliding barn door, flanked by windows on either side. Keeping the driveway entrance onto Canaan Street unchanged, the driveway would widen toward the barn so that the three garage doors could be accessed.

Garage doors would replace the existing windows, and the existing garage door would be replaced with a newer one. The garage doors would be similar to the garage doors used by the Noordsy's, ie; overhead garage doors that look like paneled barn doors. There would be a total of three garage doors.

The existing transom light will remain over the center door. Exterior light fixtures will be gooseneck type.

Footings will be poured around the foundation and underneath the barn to support the additional weight of cars.

The existing picket fence will need to be altered. A section will be moved. Heavier posts will be added on each corner of the barn, similar to what exists in the front yard. Pickets will most likely be scalloped to match the existing fence.

Mary made a motion to approve the application, John seconded it. All voted in favor; the application was approved.

We discussed wheeled campers/RV's. John had received an email on 9/21/04 from Mike Roy requesting clarification on the HD policy regarding campers on properties within the HD. He mentioned several properties where campers were visible from the lake. John canoed around the shoreline and found only one, the others seemed to have been moved at the end of the summer.

If the campers are registered vehicles, we decided that they were out of our jurisdiction. If there is running water to a "residence" then a septic system must be in place, but usually these units are self-contained. We could request that the campers be located to meet setback requirements, but other than that there is currently nothing in the regulations which prohibits campers. If it is an issue again next year, we can spend more time addressing this.

7:45 Opened the continuation of the Public Hearing

We continued the discussion of fabric garages. We discussed the Fleetham and Ferland fabric garages. John reported that he searched through old minutes and records, and found that in September of 1982 Dan Fleetham had been approved for "storage", though the

minutes were non-specific. John was unable to locate meeting minutes for 1983. The town report listed eight applications for 1983. In the July 1989 minutes it mentions the Fleetham's replacing an 8' X 10' metal storage shed.

John will send a letter to Dan outlining this information.

After further discussion about fabric garages in general, ie what parameters could we create to keep them unobtrusive, Mary asked for a non-binding vote to see where everyone stood. She asked for a show of hands to see who would like to just outright ban them in the HD. The majority were in favor of banning fabric garages, so we will write something for the revised regulations to that effect.

We will ask Mr. Ferlund on Roberts Road to submit an application for his fabric garage.

Next we discussed paint color. We had previously agreed to consider using the SPNEA/ Historic New England Paint chart as a basis for choosing colors. Marcy, Kris and Mary had not found time to meet yet. Mary brought information about what colors (other than white) were currently in the district, matching existing house colors to the color closest to it on the chart, just as a reference point. Mary made some suggestions about color selections from the chart. Marcy will borrow the chart and also come up with her recommendations. We will try to get together with Kris to come to a consensus about which colors to recommend to be automatically approved in the rewriting of the regulations.

We will continue this hearing to the second Wednesday in November at 7:45 PM.

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Mary Noordsy, secretary

Canaan Historic District Commission

Regular Meeting

Continued Hearing on Regulations

November 10, 2004

Senior Center, 7:00 PM

Members present: John Bergeron, chairman; Kris Burnett; Marcy Innes; Bob

Reagan, Selectman's representative; Mary Noordsy, secretary.

The minutes of the October 13, 2004 meeting were read aloud by Mary. Marcy made a motion to accept the minutes as written. Bob seconded; the minutes were approved.

The Corbin hearing was not conducted due to the lack of an application.

While we waited to begin the Burnett hearing scheduled for 7:30, we discussed paint colors from the Historic New England/ Society for the Preservation of New England Antiquities paint chart.

We are using this chart because it is neutral, ie, not being promoted by a paint company and it is also scholarly, ie based on historic research by a group that is preservation-minded. We decided to use only colors described as being consistent with the time period addressed in the regulations, Federal and Greek Revival.

The colors we chose are:

Federal

Stagecoach

Knightley Straw

Asian Jute

Barrett Quince

Tudor Ice

Citadel Blue

Amelia

Morning Dew

Jewitt White

Wild Oats

Parsnip

Langdon Dove

Jackson Antique

Phelps Putty

Bayberry Wax

Sandy Bluff

Quincy Granite

Vinal Haven

Also, White (True White, Brilliant White) which is not on the chart but is acceptable.

Greek Revival

White (True White, Brilliant White), while not a color chip on the card, it is stated in the literature accompanying the color chart that white was/is the most common color for Greek Revival houses

Jewett White

Amish Green for trim/shutters

Kris made a motion to vote to approve the list, Marcy seconded, all voted in favor of approving the list.

These colors may be used by residents of the Historic District without having to go through the application process once the new regulations are put into effect. Copies of the chart will be purchased and placed in the Selectmen's office and also on file at the Library. We will need to work out a process by which they may be checked out.

New Business:

7:30 James and Kris Burnett, 551 Canaan Street

This application was for the addition of three skylights on the west side of the new barn which is in the process of construction. Kris amended that to two skylights at the meeting. John reported that he had received a call from Margo Pinkerton Zann (an abutter) saying she had no objections to the skylights. There was a postcard addressed to Mary in the HD mailbox in the town from Peggy Taussig (an abutter) saying that the skylights were OK with her.

Kris estimated that the size of the skylights would be approximately 2' x 4'. After discussion, Mary motioned to accept the application, Marcy seconded, all voted in favor.

Old Business:

Bill Van Zandt's porch is being constructed and it does not seem to conform to what was in the application. John had received a phone call from Bill asking about replacing the mahogany spindles (as stated in the application) with a solid clapboard three-foot wall. John asked for a sketch and/or text. John told Mr. Van Zandt that minor changes would not necessitate a hearing. We received neither.

Kris will draft a letter to Mr. Van Zandt asking for his cooperation; she will email the letter to John for his approval. We all agreed to have our names signed to the letter.

7:45 Reopened the public hearing on the regulations. No one from the public attended.

Kris reported that she has heard that Dan Fleetham has some suggestions about changing the setback requirements from Canaan Street. Details were not available so Mary will contact Dan to see if he can attend a meeting to discuss this with us. We will need two days prior notice to post a meeting.

We decided re: fabric garages/structures that the wording in the revised regulations will reflect that they are not permitted within the district.

We worked through the series of definitions that John had provided. We chose which definitions to use; these will be added to the back of the regulations document.

Mary made a motion to adjourn the meeting at 9:10 PM. Kris seconded, all voted in favor.

We will continue this hearing to the second Wednesday in December at 7:45 PM.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Mary Noordsy, secretary

Canaan Historic District Commission

Special Meeting

December 6, 2004

Senior Center, 7:00 PM

Members present: John Bergeron, chairman; Kris Burnett; Marcy Innes; Bob

Reagan, Selectman's representative; Mary Noordsy, secretary.

Others Present: Louise Kremzner, Phyllis Innes, Debbie Crowell, Jim Crowell, Dan Fleetham

This was a special meeting to discuss with Dan Fleetham his ideas about changing historic district boundaries.

Dan is concerned about what he perceives to be encroachments upon the rights of property owners within the district. He expressed concern that the landowner is losing too much control through regulation, that the historic district regulations take away too many freedoms.

There was general discussion about what benefits and/or repercussions of this change might involve.

One suggestion from Mr. Fleetham was to try to get out word about the positive things that come out of the historic district, because much of what the public hears is only the negative side of things. We agreed that this is a good idea and will discuss it further to see what can be done to promote the good things that happen within the district.

John made a motion to adjourn the meeting. Kris seconded, all voted in favor.

The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Mary Noordsy, secretary

Canaan Historic District Commission

Regular Meeting

Continued Hearing on Regulations

December 8, 2004

Senior Center, 7:00 PM

Members present: John Bergeron, chairman; Kris Burnett; Marcy Innes; Bob

Reagan, Selectman's representative; Mary Noordsy, secretary.

The minutes of the November 10, 2004 meeting were read aloud by Mary.

We made several changes in wording to the minutes to clarify:

1. under the new colors list, change the wording to reflect that we have chosen colors consistent with the time periods specified in the regulations, Federal and Greek Revival
2. take "White" out of parenthesis and explain that white is also an acceptable color even though there is not a color chip for it on the chart; white is mentioned in the accompanying literature as an acceptable color
3. Under "Old Business" re: Bill Van Zandt, it should be noted that after John Bergeron requested a sketch or text about the proposed changes, neither was received. Kris will write a letter asking Mr. Van Zandt's cooperation.

Mary made a motion to accept the minutes as amended. Kris seconded seconded; all voted in favor; the minutes were approved.

Regarding fabric garages/structures, we agreed that the wording in the revised regulations should read "Fabric garages/structures are strongly discouraged, but like any other structure, require approval before installation."

It was agreed to hold a special meeting at 5:00 PM on December 22, 2004 for Tom and Myra Oppel's application. Gary Hobstetter's application hearing will begin at 5:15 the same night.

We continued our discussion on definitions to include in the revised regulations.

The meeting on Regulations will be continued to January 12, 2005 at 7:30 PM.

Kris will call Louise Kremzner to see whether Louise would be willing to assist us with some ideas about press releases.

John made a motion to adjourn the meeting at 9:30 PM. Marcy seconded, all voted in favor.

Respectfully submitted,

Mary Noordsy, secretary