

**Historic District Commission  
Town of Canterbury, NH**

**HEARING GUIDELINES**

**For a Preliminary Meeting with HDC (optional):**

1. The purpose of a Preliminary Meeting is to provide an opportunity for the Commission to become acquainted with your project, and to help you prepare for your Public Hearing, in a non-binding setting. The Preliminary Meeting is a working session only, an actual Public Hearing is still required prior to commencing your project, as per the Town of Canterbury Zoning Ordinance, section 13.
2. Bring a short, written description of the project. Bring a plan or sketch of the proposed project, which does not need to be professionally drawn. Snapshots of the existing house (if applicable) would be helpful.

**For a Public Hearing (required):**

1. A completed application form, including a list of abutters, is needed at least 15 days in advance of a Public Hearing in order to get the required notice and letters to the abutters at \$10 each. All fees paid to "Town of Canterbury".
2. Building plan at a minimum of 1/4" = 1' scale, including exterior dimensions.
3. Exterior elevations at a minimum of 1/4" = 1' scale, including detail sufficient to show exterior trim features.
4. Site plan adequate to show the location and orientation of the proposed project. This does not have to be professionally drawn.
5. Plans or separate specifications need to also include:
  - A. List of exterior materials
  - B. Window & exterior door schedule indicating sizes and proposed muntin (grille) layouts
  - C. Samples or other materials if required by the HDC at the preliminary hearing.
6. Copies of manufacturer's specification sheets for all pre-fabricated exterior millwork components (windows, doors & other prefabricated items).
7. If an existing structure is to be altered or demolished, photographs of the affected building exterior need to be provided.
8. A short, written description of the proposed project, clear and detailed enough to give the Commission an accurate understanding of the work planned.

A decision must be given by HDC within 10 days of the public hearing.

Copies of Historic District regulations are available at the town office.

*rev. date: February 18, 1999*

## CANTERBURY HISTORIC DISTRICT REGULATIONS

### SECTION A: ARCHITECTURAL STYLE

Historically, Canterbury Center has been the site of religious, legislative, social, cultural, and business activities. Since the earliest years of settlement, there have been a school, church, "town hall", at least two blacksmith shops, a tavern, three retail stores, a creamery, post office, telephone company and a public library in Canterbury Center.

The Center District, while comprised of buildings from the 18th, 19th and 20th centuries, still maintains the feel and style of a rural New England village. The landscape, the openness, and the majority of pre-1900's (and pre-1900 century looking) structures more than compensate for the loss of historic integrity that has resulted from the great fire and the intrusion of several buildings of modern (20th century) design.

To accommodate the wide "window" for architectural details, acceptable materials and methods of construction will be stressed and suggested for new construction.

With regard to architectural style within the Center District, the Historic Commission will consider proposed construction within the context of the site's existing contribution to the remaining historic integrity of the village, the site's original architectural style, the site's visibility from the road, and the nature of the proposed construction in terms of its permanency. Improvements shall be compatible to the architectural style original to existing structures on the property. Improvements visible from the road and which cannot be undone except at great cost will generally be of greater concern to the Commission.

For proposed new structures, the architectural style will be limited to the style and proportions typical of rural New England structures constructed prior to 1900. Twentieth century styles such as ranch, split level, chalet, solar, etc. will not be permitted, and amenities of a permanent nature, visible from the road and not typical to pre-1900's structures, will not be permitted.

Improvements to existing structures (or adjacent to existing structures) will be considered with regard to the scale of the improvement relative to the existing structure, the style and age of the existing structure, and the proximity, style, and age of nearby existing structures. For existing structures of modern (post 1900) design where the improvement is relatively minor (relative in scale to the existing structures), improvements of modern design and style will be permitted. Where the improvement is major in terms of scale of the existing structure, the improvement will be designed to de-emphasize the modern design of the total structure, particularly where nearby structures are of a pre-1900 style. For existing structures of traditional New England design (pre-1900), improvements shall be compatible to the style original to the structure.

## SECTION B: ARCHITECTURAL FEATURES

1. SIDING: Siding for primary structures shall be of wood shingles, wood clapboards, brick, or stone. On outbuildings not attached to the primary structure, vertical boards or board and batten siding in addition to the above mentioned materials may be used.
2. WINDOWS: Arrangement of windows shall be compatible with that of the structure's design period. Windows shall be multi-paned/wood muntined units. Windows shall be laid out and proportioned properly to fit the style of the structure of the period it is emulating.
3. STORM WINDOWS AND STORM DOORS: Wood and glass storm windows and doors are preferable. Storm windows and doors of other materials are acceptable as long as they are a color compatible with the trim color.
4. SHUTTERS: If proposed, shall be wooden slatted, hinged and functional and of the proper size. Shutters shall not be nailed or screwed to the building.
5. DOORS: The size and style of the doors shall conform to the structure's design period. Doors shall be made of or appear to be made of wood. Sliding glass doors visible from the road will not be allowed.
6. ROOFS: Roof lines shall have a proportion and style compatible with the structure's design period. Roof surfaces of the main structure shall be of natural wood (see fire code), composition shingles, standing seam metal, slate, or composition sheet roofing. Roofs for the main structure shall be pitched greater than 8" to 12". Gambrel roofs will be considered on an individual basis.
7. CHIMNEYS: Chimneys shall be red brick, brick faced, stuccoed, or stone masonry proportional to the structure. Chimneys in new structures will be constructed within the confines of the main walls of the structure. New main structures will, in most instances, be required to include chimneys.
8. FOUNDATIONS: Foundations shall be granite, granite faced, brick faced, finished concrete, or trowel faced cinder block. Foundations visible from the road shall not exceed 15" in height from the top of the ground to the bottom of siding unless faced with granite, brick or stone.
9. GARAGES: Garages shall be of a style consistent with the primary habitable structure on the property, i.e. roof lines, window styles, siding materials, and styling. Overhead garage doors shall be made or appear to be made of wood.
10. BARNs: Barns shall be of a gable-roofed traditional New England style. Gambrel roofs will be considered on an individual basis.

11. SHEDS AND OUTBUILDINGS: Sheds and outbuildings shall be of a style, design, and similar structural materials as the primary structures on the lot. Metal or prefabricated sheds are permissible if not visible from the road. Corrugated roofing permitted on outbuildings only.

12. SOLAR PANELS: Solar panels if not visible from the road will be allowed.

13. DORMERS: Dormers visible from the road should maintain a traditional style accommodating single, double sash windows. The dormers should be gable ended and narrow, approximating the width of the sash. Dormers on the rear sides of structures (the side not easily visible from the road) may be shed dormers, but shall not extend any closer than 16 inches from the gable end of the structure. In addition, the face of the shed dormer will be set back from the line of the main rear wall of the building. The intent is to break the vertical lines of the building.

14. ADDITIONS: Maintain proportions, window and trim treatments, ornamentation or look thereof to create a balanced effect with the original structure. The design should endeavor to create a harmony, so as to make the addition look as though it has always been there.

15. DECKS AND PORCHES: Porches should be designed and detailed to appear compatible to the house to which they are attached. Porch and railing posts should be of an appropriate traditional style. No modern "pressure-treated" lumber should be left exposed. It may be used, but must be painted or otherwise covered. Railings should be constructed in a traditional "post-to-post" system. Skirting under decks or porches should also be a traditional style. If lattice is used, it should have closely spaced squares (not more than 3" spacing), and should be trimmed in solid material on all sides. It can be installed either horizontally or diagonally. Since decks were not a typical accessory structure to older homes, it would be preferable to have them located towards the back side of homes within the Historic District.

#### SECTION C: EXTERIOR FEATURES:

1. FENCES & WALLS: Shall be no higher than 4 feet and made of wood or stone if visible from and in close proximity to the road. Dry stone walls are acceptable along roads and property boundaries. Existing stone walls must remain. Any changes to them, other than maintenance or restoration requires approval of the HDC. Livestock fencing is permitted where necessary to confine animals. Exceptions may be approved upon review by the HDC for privacy, safety and low visibility reasons on side yards, patios and swimming pools.

2. ANTENNAS: Exterior antennas are acceptable. No visible large satellite dishes are permitted.

3. PERMANENT SIGNS: Signs cannot be internally lighted, flashing, or neon, and must be of a size and style in keeping with the building on, or in connection with which they are used.

4. OUTDOOR LIGHTING: No bare light bulbs may be used except if correct for a period fixture. The size of light fixtures must be appropriate for their location. Security lighting may be used by special permission. Historic lighting methods are allowed if they present no fire hazard. Subdued landscape lighting is permitted.
5. STEPS, WALKS, PATIOS & CURBING: Exterior steps, patios, walkways and curbing shall be of stone, brick or wood and should be appropriate to the period of the house.
6. SEPTIC SYSTEMS: Septic systems shall be unobtrusive and all vent pipes must be concealed by plantings or other appropriate means.
7. RECREATIONAL FACILITIES: Recreational facilities (tennis courts, swimming pools, etc.) will be considered upon application with primary consideration given to the visual impact, landscaping, type of fencing, height of fencing and the compatibility of the facilities with adjacent buildings.
8. DRIVEWAYS: Driveways shall be gravel, crushed rock or asphalt.
9. DEMOLITIONS: The demolition of any structure in the HDC needs approval of the HDC. Approval shall be dependent on the state of instability of the building and/or the significance of the structure to the district.

#### SECTION D: WAIVERS:

The HDC may waive or grant exemptions from strict compliance with these regulations if it finds that such waiver of exception will not allow a substantial deviation from regulations and if the spirit and intent of the regulations will be maintained. A waiver or exemption may be granted only after public hearing.