



August 11, 2020

Carl Hanson, Chairman  
Planning Board  
Town of Grantham, N.H.  
300 Route 10 South  
Grantham, NH 03753

Re: Gray Ledges Brick House

**The Gray Ledges Condominium Association is requesting that the September 1, 1988 decision made by the Grantham Planning Board (to require that original owner of Gray Ledges, Earl Thompson, maintain and refurbish the brick house in perpetuity) be rescinded during its September 2020 meeting.**

Gray Ledges sought a grant to have an historical analysis done of the brick building in its current condition (see attached). Based on this report and other quotes, it was imminently clear that Gray Ledges owners, numbering only 26, could not afford to do the repairs estimated in this report to be about \$500,000.00. These costs are prohibitive for 26 owners. The Association is clear and firm in its decision that it cannot afford this huge expense.

At its November 1, 2018 meeting, the Planning Board stated that it wanted to know what the Association was planning to put in place of the old brick house (since restoration was likely cost-prohibitive) for use as a pool house facility for Gray Ledges.

Much investigation and debate have occurred since November 2018. A new Association vote at a special meeting of the Gray Ledges Condominium Association was held on July 30, 2020. At that Special Meeting, the Association voted to:

1. Build a new building that has the same shape, size, look, and feel of the existing, old structure (see attached).
2. Approve an increased budget to immediately accomplish this.
3. Approach the Planning Board to request a rescission of the September 1, 1988 requirement.
4. Apply for a demolition permit from the Grantham Select Board.
5. Take down the old structure and build the new, Association-approved structure in its place and on its footprint.

It is our intent that our attorney, Mr. Barry Schuster, will attend the September 2020 Planning Board meeting to answer any questions and to receive the Planning Board's decision about the rescission of

the 1988 requirement. Members of the Gray Ledges Condominium Association will also attend that meeting.

We look hopefully to the September Planning Board meeting as our having found a reasonable pathway through this quagmire which the Association inherited from Mr. Thompson.

Thank you for your time, attention, and consideration.

Sincerely,

  
Peter Guillette, President  
Gray Ledges Condominium Association

RECEIVED

AUG 13 2018

Town of Grantham



**TOWN OF GRANTHAM NEW HAMPSHIRE**

**PLANNING BOARD**

**APPLICATION FOR SITE PLAN REVIEW**

**300 Route 10 South, Grantham, NH 03753**

**Phone: 603-863-6021**

**www.granthamnh.net**

N/A Phase II: Preliminary Site Plan Review

N/A Phase III: Final Site Plan Review

<b>PROPERTY OWNER (APPLICANT):</b>
NAME: GRAY LEDGES CONDO ASSOCIATION TEL#: 603-252-0448
MAILING ADDRESS:
EMAIL ADDRESS:
<b>CO-APPLICANT, AGENT, OR LESSEE:</b>
NAME: PETER GUILLETTE TEL#: 603-252-0448
MAILING ADDRESS: PO BOX 1074 GRANTHAM, NH 03753
EMAIL ADDRESS: PETER.GUILLETTE@COMCAST.NET
<b>PROJECT LOCATION:</b>
TAX MAP #: 232 LOT #: 001 PLOT #: ZONE:
NAME OF SITE PLAN:
STREET ADDRESS OF PROJECT: 36 GRAY LEDGES ROAD
<b>SCOPE OF PROJECT:</b>
PROPOSED USE: DEMOLISH EXISTING BUILDING AND
REPLACE WITH A NEW BUILDING WITH
THE SAME SHAPE, SIZE, LOOK, AND
FEEL OF THE EXISTING STRUCTURE.
COMMERCIAL EARTH EXCAVATION: [ ] YES [X] NO

**SIGNATURE BLOCK:**

The undersigned hereby requests final approval of the above identified Site Plan by the Grantham Planning Board. The undersigned further states that all conditions of preliminary approval, as set forth by the Grantham Planning Board, have been fulfilled. By signing this document, the Applicant/Property Owner is agreeing to allow the Board to complete an on-site visit, if applicable.

John D. Anselotti PRESIDENT DATE: 8/11/20  
PROPERTY OWNER

**NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW:** I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as through made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

DATE: \_\_\_\_\_  
PROPERTY OWNER



## Site Plan Review Application Checklist

- Cover sheet filled out completely.
- Certified Notification List with complete addresses. Applicant must furnish three sets of mailing labels for any applicable persons listed below. The Town of Grantham is required under NH RSA 672:3 to notify the following persons of public hearings before the Planning Board: all abutters; the applicant; property owner; holder of conservation, preservation, or agricultural preservation restriction(s); and every engineer, architect, land surveyor, or soil scientist whose professional seal appears on any plat submitted to the Board.
- Cover letter declaring intent and addressing reasons supporting the request. Letter should include proposed hours of operation and estimated maximum hourly traffic in an out of premises.
- Check payable to the Town of Grantham to cover the hearing fees.
- Eight copies of the project plans. Plans are required to be completed by a licensed professional with original signatures on all copies submitted. A request for waiver of this requirement will be considered and should be made prior to submission of application.
- A written request for waivers of required submission materials. These requirements are listed in the Site Plan Review and Subdivision Regulations.
- Copies of State of NH DES Septic approval, town or state driveway access approval and Grantham Zoning Board of Adjustment approval if applicable.

**TOWN OF GRANTHAM  
CHECKLIST FOR SITE PLAN REVIEW**

***THIS CHECKLIST MUST BE ATTACHED TO THE APPLICATION.***

Eight (8) print copies to be submitted:

<input checked="" type="checkbox"/> Site Plan Drawing	<u>N/A</u> Contours
<input checked="" type="checkbox"/> Area Map	<u>N/A</u> Considerations

Indicate the impact that the development will have on the following areas:

<u>N/A</u> Vehicular Access / Traffic	<u>N/A</u> Pedestrian Access
<u>N/A</u> Parking	<u>N/A</u> Building
<u>N/A</u> Lighting	<u>N/A</u> Signs
<u>N/A</u> Plantings / Landscaping	<u>N/A</u> Other Screenings
<u>N/A</u> Engineering / Specialist Analysis	<u>N/A</u> Open Space
<u>N/A</u> Flooding	<u>N/A</u> Storm Drains
<u>N/A</u> Power Requirements	<u>N/A</u> Sewage Disposal
<u>N/A</u> Water Supply	<u>N/A</u> Solid Waste
<u>N/A</u> Air, Lighting, & Noise Pollution	<u>N/A</u> Wetlands

**CONSTRUCTION PLANS**

Two (2) paper print copies to be submitted except as otherwise specified:

<u>N/A</u> Plans	<u>N/A</u> Profiles
<u>N/A</u> Cross-sections	<u>N/A</u> Details

**PERFORMANCE & MAINTENANCE BOND**

**TITLE MATTERS AND LEGAL DATE**

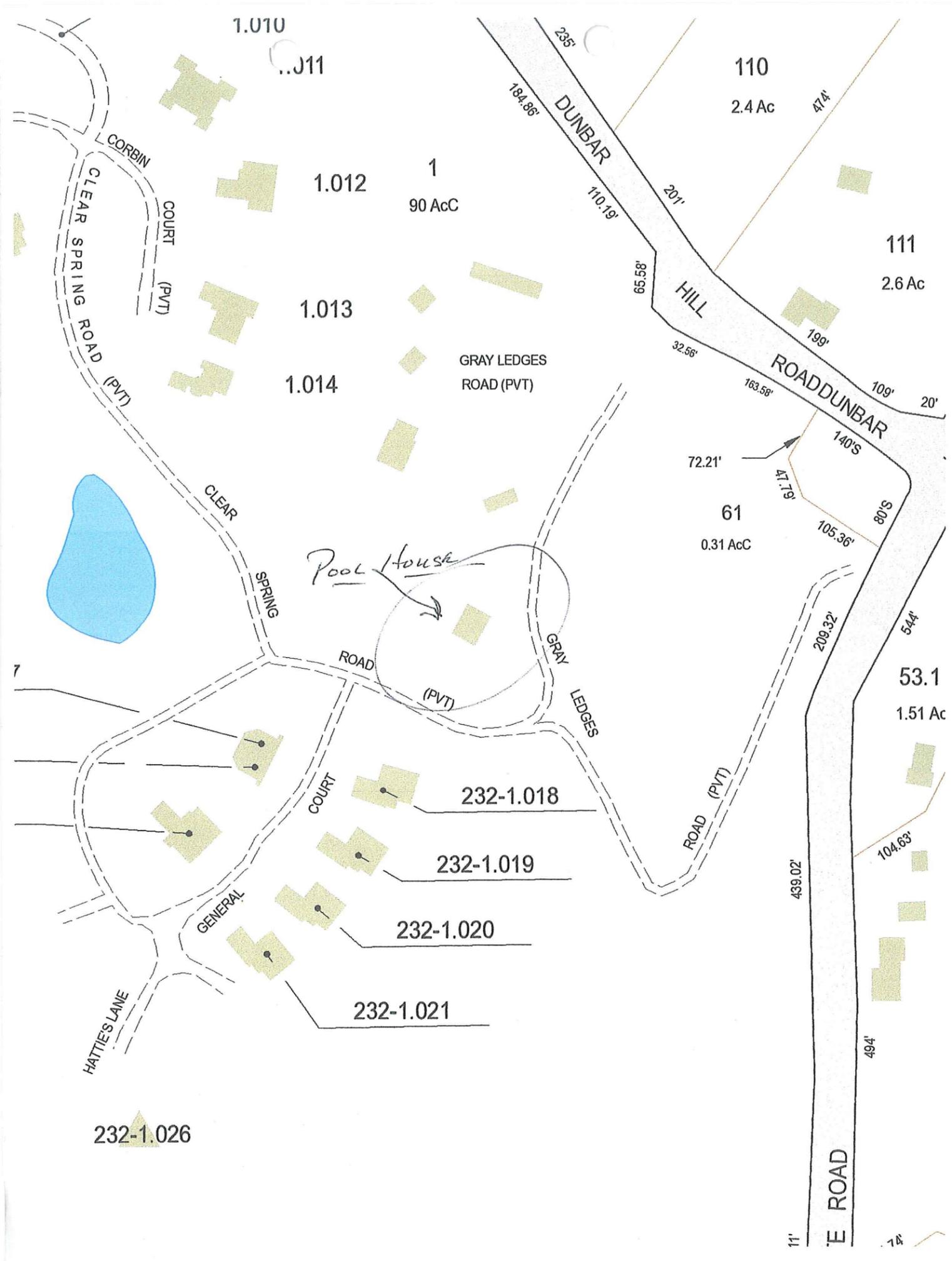
**AGENCY APPROVALS**

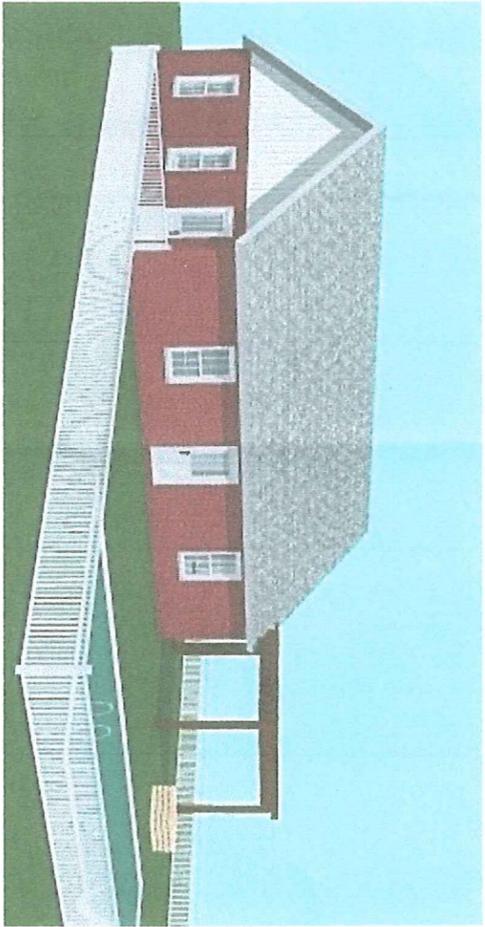
**ADDITIONAL INFORMATION AND WAIVERS**

**Application Fee:** If the application fee has not been paid previously for Preliminary Review, the fee must be submitted with this Application for Final Plat.

**Certified Mailing Fee as set by the USPS: Per abutter,** including notification to the applicant, property owner, and any agent or person whose name appears on the drawings made payable to the **Town of Grantham.**







Red Brick House  
(Eastman House)  
Gray Ledges Community Association  
Gray Ledges Road  
Grantham, NH



This assessment was funded by a Preservation Services Grant from the  
New Hampshire Preservation Alliance

July 7, 2018

Bedard Preservation and Restoration LLC  
PO Box 430  
Gilmanton, NH 03237

This brief report was compiled from a site visit to the property on May 23, 2018 as well as the review of Noblin Associates Engineer's report dated April 3, 2018.

Red Brick House was the birthplace of New Hampshire's first Attorney General, Edwin Gamage Eastman (1847-1916). Over the years, the 1820 house was expanded and used by Eastman as his summer home which he called "Grey Ledges". The original brick cape is all that remains of the larger summer home. The property was purchased in 1988 and developed into the Gray Ledges Condominiums. The southeast-facing brick house sits on a knoll at the entrance to the condominium community with a commanding view to the east.

#### **Foundation**

The foundation is in poor condition due to water infiltration from improperly sloped grades. Under standard conditions, the exterior grade around a building should be sloped away from the building. This allows roof runoff to drain away from the building, thereby protecting the foundation from water infiltration and seasonal freezing/thawing.

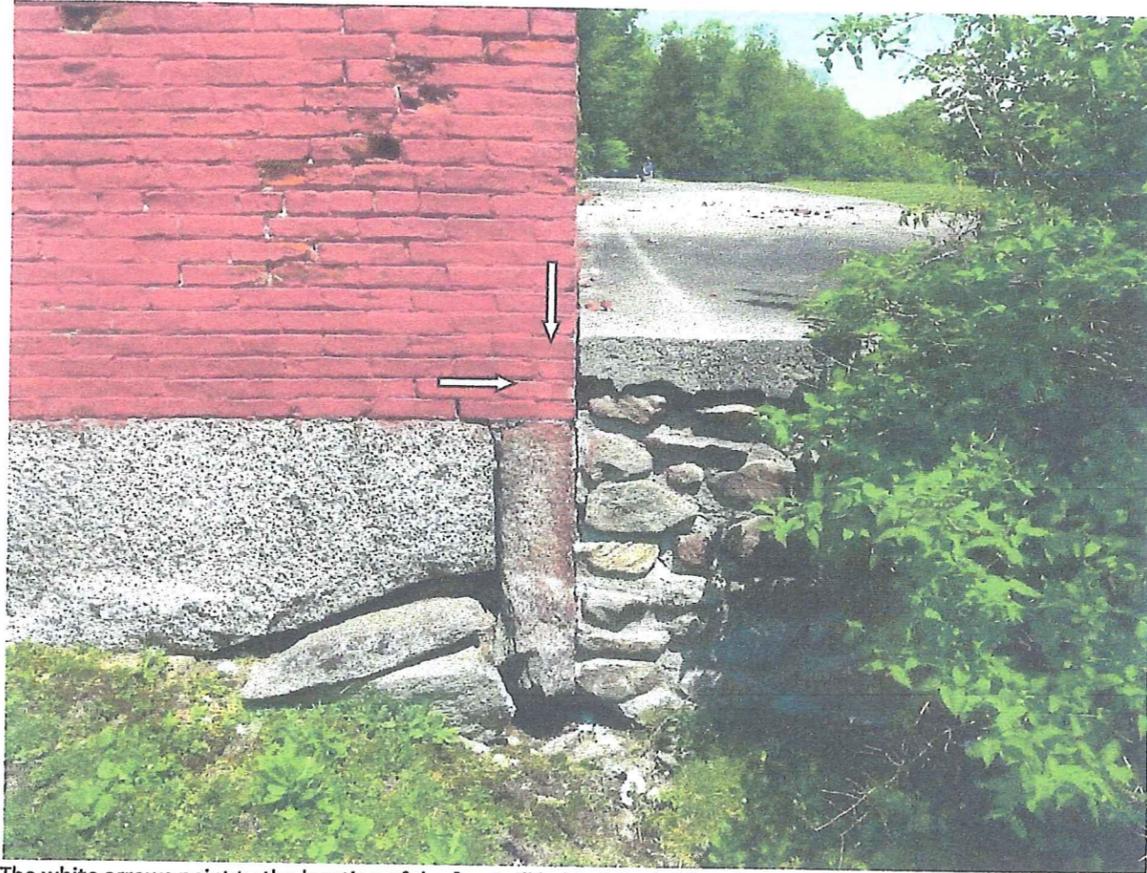
The slopes around 3 sides of the building are actually pitched towards the building. On two of the sides, the process is enhanced by the exterior concrete pads that were poured up against the foundation.



Front patio sloping towards brick farmhouse foundation

## Sills

The sills of the building are in poor condition at the front and back sides, are in fair condition on the two gable ends. The granite foundation supports the brick walls as well as supporting the sills. The front side is the worst, due to the fact that when the concrete patio pad was installed, the concrete was actually poured up to and to the top of the sill that is behind the brick. As the water was being forced towards the building, it migrated through the deteriorated mortar joints of the brick and rotted out the sill.



The white arrows point to the location of the front sill behind the brick and covered by the poured concrete pad.

As the excessive moisture and deterioration continued, the brick along the foundation wall began to spall (turn powdery and fall apart).



Brick failure/sill damage along front wall.

The excessive moisture in the basement area deteriorated the timber framed first floor deck and brick support walls of the basement area.



Basement area showing deteriorated/removed framing and collapsed brick support wall.  
**Exterior Brick Siding Walls**

The exterior walls of the building are in fair condition with numerous deteriorated bricks and several stress cracks. Water infiltration into the building/basement area that freezes over the winter and then thaws in the spring causes the building foundation to move up and down, hence the stress cracks.



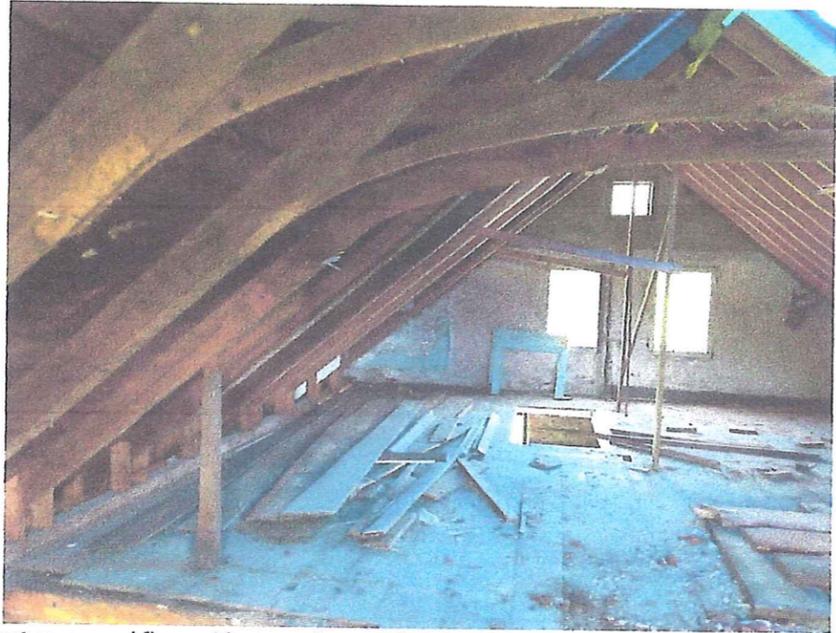
South gable end showing deteriorated brick and stress crack, other sides show similar condition.

#### **Top Plates and Roof Framing**

Some of the top plates have been replaced/repared and the roof rafters on the front of the house are replacements made of dimensional lumber. The rafter system appears to be in reasonable condition.



Replaced front roof structure with new top plate.



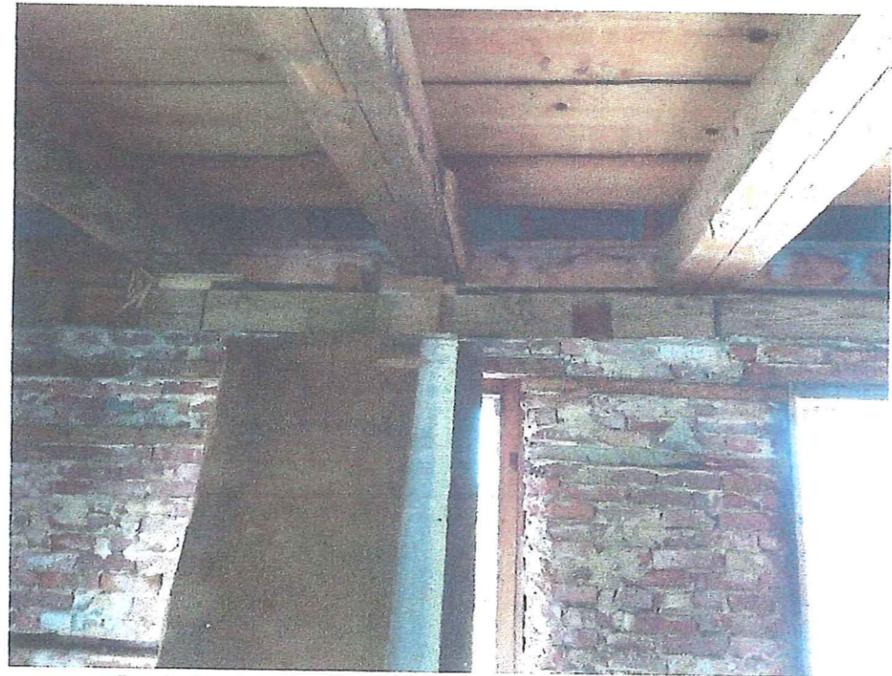
Looking northeast on second floor with new rafters on front roof slope (right side of photo) and original rafters on back slope (left side of photo). Note original framing for curved plaster ceiling.



Connection repairs from top plates to rafters on back side (northwest) of house.



Repairs to support ceiling joists on wall structure above front door.



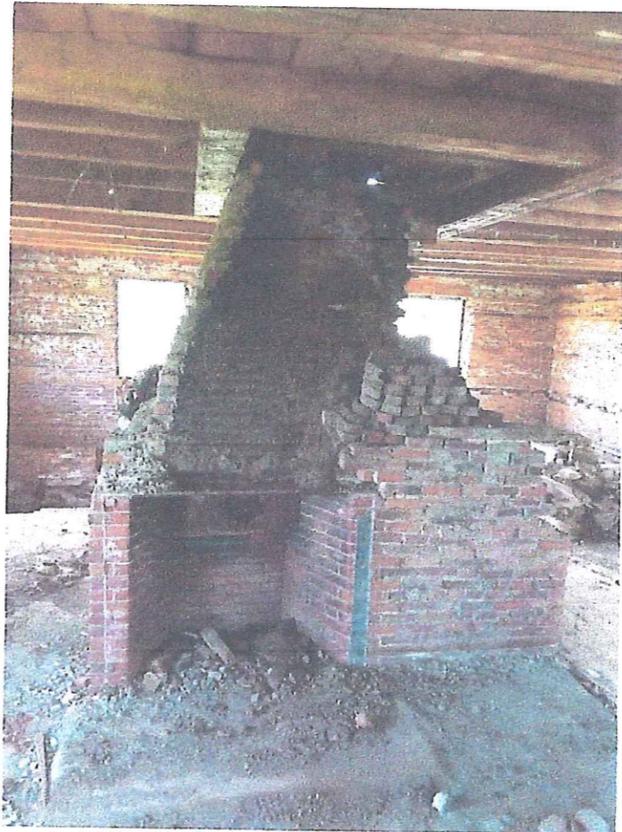
Repairs to support ceiling joists on back wall (northwest) of house.

### **Roof**

The asphalt shingles are at the end of their life expectancy and need to be replaced.

### **Chimney**

The chimney is in poor condition. Fairly recently, the chimney stack above the roof line was taken down and the chimney stack was taken down to the attic floor. The remaining chimney components are in poor condition.



Chimney deterioration on first floor.

### **Window Frames, Sash and Doors**

The window frames are in fair condition, the sash have been removed and the doors are in poor condition.

### Observations and Conclusions

In reviewing the brick farmhouse several things stand out. First of all, it is obvious that the building was originally a very well built and significant example of a northern New Hampshire brick and timber framed cape-style house. Capes made of brick were uncommon in this part of New Hampshire, and the curved second floor ceiling is an unusual feature for a cape-style house.

With the proper maintenance, care and some restoration this building would be in a good, viable condition today. It could have been available for use by many generations in the future.

It is painfully obvious that, for whatever reason(s), routine and proper maintenance and restoration were not undertaken to keep this building viable.

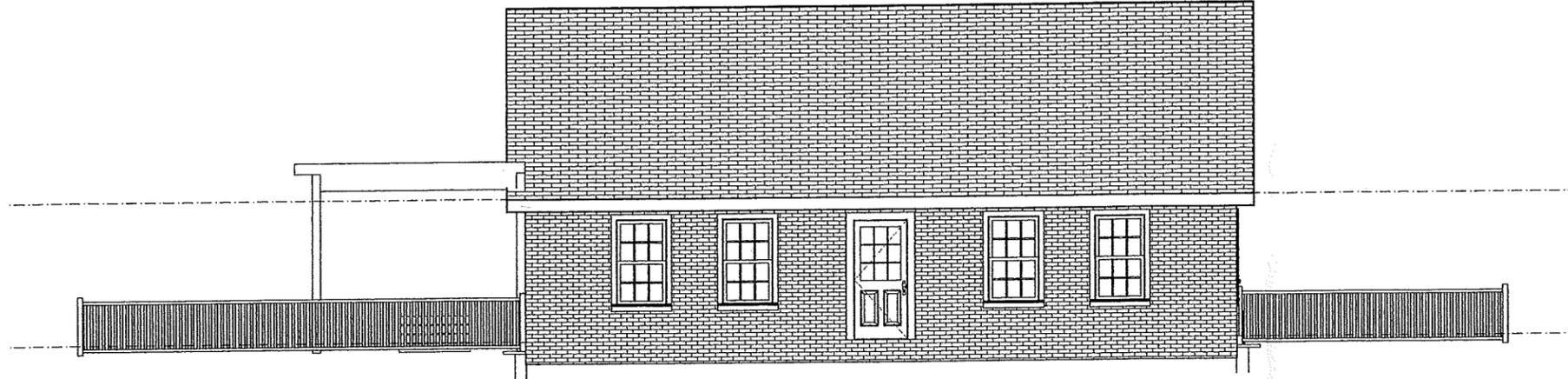
This deferred maintenance was enhanced, as mentioned earlier, by the installation of the concrete pads to the front and gable end of the building and also the negative grades to the building in the back. This allowed water to infiltrate the building year after year and is the basis of the poor condition of the building today.

There are areas that did receive some repairs, replacements and some restoration. Unfortunately, some of this work did not go far enough and was never completed or finished.

After my site visit and review of the Bolen engineering report, I **cannot** disagree with a cost approaching \$500,000. to properly save this structure. As a matter of fact, that number could actually be low in my estimation.

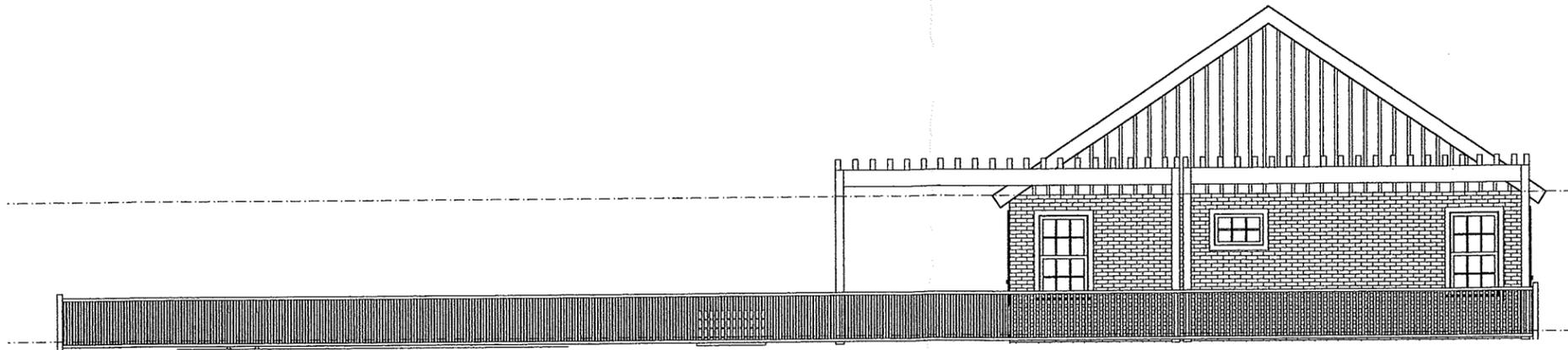
With routine care, costs for old house maintenance and repair can be quite manageable. It is unfortunate that this house has experienced deferred maintenance over the years.

The bottom line is that this building could still be saved... it will just take time and money.



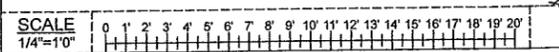
Assumed Ground Line,  
Actual Ground Line To Be Determined On Site

Grey Ledges Rd. Side Elevation



Assumed Ground Line,  
Actual Ground Line To Be Determined On Site

Clear Spring Rd. End Elevation



Rev. #	Description & Reason	BY	Date

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C:\Users\jhouman\Desktop\JCL Pool House.rvt

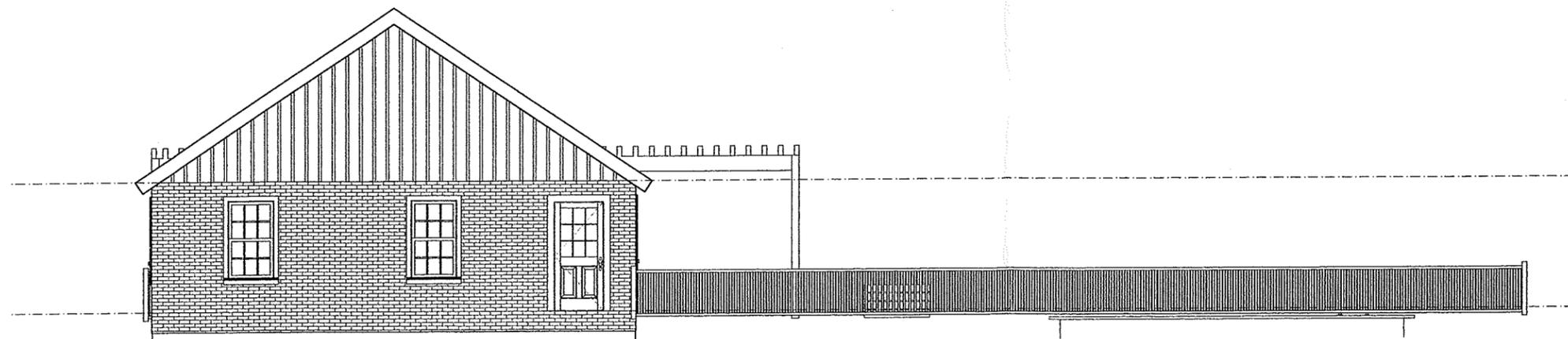
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contract # XXXXXXXXXXXX  
drawn by: XXX  
date: XXXXXXXXXXXX

Property of: YANKEE BARN HOMES, Grantham, N.H.  
Location: XXXXX  
XXXXXX

Description: Exterior Elevations  
Schematic Set

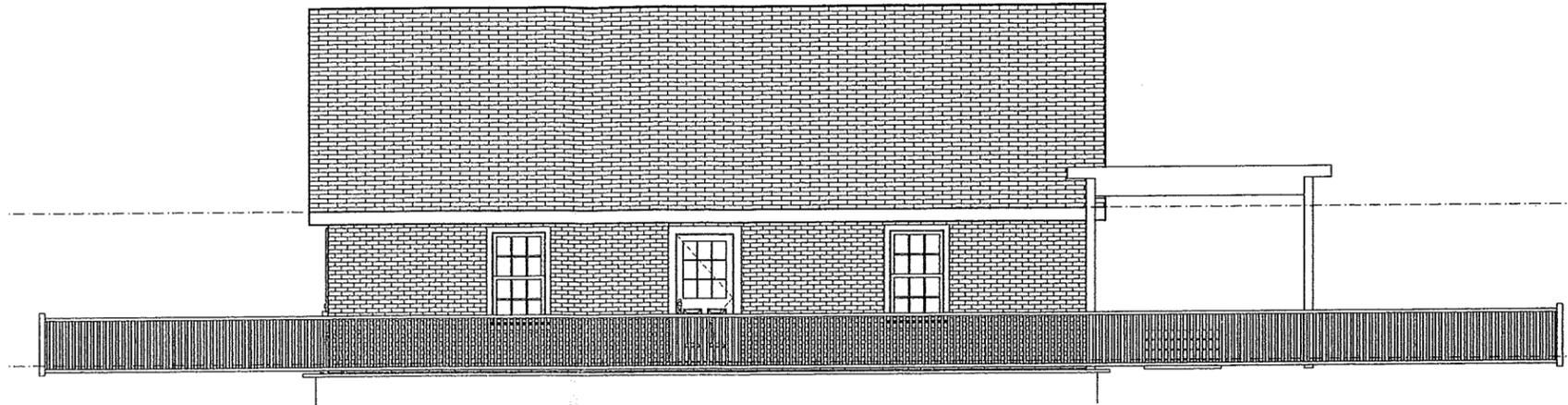
YANKEE BARN HOMES  
1969  
Customer Name

Drawing #  
A-2.1



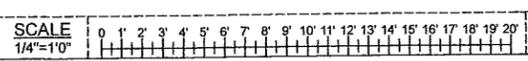
Entry/Parking End Elevation

Assumed Ground Line,  
Actual Ground Line To Be Determined On Site



Pool Side Elevation

Assumed Ground Line,  
Actual Ground Line To Be Determined On Site



Rev. #	Description & Reason	BY	Date

<p><b>YANKEE BARN HOMES</b></p>		<p>Property of: <b>YANKEE BARN HOMES, Grantham, N.H.</b></p>	
<p>Customer Name</p>		<p>Location: XXXXXX XXXXXX</p>	
<p>Exterior Elevations</p>		<p>Scale: 1/4"=1'-0"</p>	
<p>Schematic Set</p>		<p>Contract # XXXXXXXXXX</p>	
<p>YANKEE BARN HOMES Custom Licensed Design For:</p>		<p>drawn by: XXX</p>	
<p>Drawing #</p>		<p>date: XXXXXXXXXX</p>	
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