

SOMERSWORTH HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
March 27, 2024

MEMBERS PRESENT: Laura Barry-Chair, Richard Brooks, George Poulin, Timothy Metivier-Alternate, Elizabeth Nguyen-Alternate, Timothy Monahan-Alternate, and Adam Young

EXCUSED MEMBERS: Kimberly Shoen and Paul Goodwin

STAFF PRESENT: Dana Crossley, Planning Technician

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

1. Approval of the minutes of the meetings:

a. February 28, 2024 Workshop Meeting Minutes

Brooks MOVED to APPROVE the meeting minutes of 02/28/2024 as submitted.

The MOTION was SECONDED by Metivier.

The MOTION CARRIED 6-0-0.

b. February 28, 2024 Regular Meeting Minutes

Brooks MOVED to APPROVE the meeting minutes of 02/28/2024 as submitted.

The MOTION was SECONDED by Metivier.

The MOTION CARRIED 6-0-0.

2. Projects of Minimal Impact Report.

Crossley stated an application for in-kind roof and chimney repairs was approved at 25 Grand Street, in the Historic Moderate Density (HMD) District.

3. Public comments by visitors.

None.

4. OLD BUSINESS

- a. **(CONTINUED from February 28th, 2024): Peter Merrill is seeking a certificate of appropriateness to install a dormer on a proposed attic unit on a property located at 86B High Street, in the Business (BH) District with Historic Overlay, Assessor's Map 11 Lot 217, HDC#04-2024.**

Crossley stated the applicant had asked that his application be continued to the next meeting.

MOTION: Metivier MOVED that the application of Peter Merrill be CONTINUED TO THE MEETING OF April 24th, 2024 FOR THE FOLLOWING REASONS:

1. Continued to the April 24th Historic District Commission meeting per the applicant's request

The MOTION was SECONDED by Brooks.

The MOTION CARRIED 6-0-0.

1. NEW BUSINESS

- a. **Marcia Brown is seeking a certificate of appropriateness to install metal roofing and four skylights on a property located at 20 Noble Street, in the Residential/Single Family/A (R-1AH) District with Historic Overlay, Assessor's Map 10 Lot 135, HDC#07-2024.**

Crossley reviewed a brief summary of the project.

Marcia Brown, property owner of 20 Noble Street was in attendance to represent the application. She noted the high winds that impact her property and that the proposed metal roof will be an improvement to her home. She said the trim of the skylight would be painted white to match the metal roof. She stated the dimensions of the windows that would be replaced on the back side of the property.

Brooks stated he is familiar with the metal roofing on the barn. He said he thinks metal roofing and slate roofing fit in well within the Historic District. He said he has no objections to the proposal. He noted the skylights would be a minor impact to the appearance of the structure.

Metivier stated he has no objection to the proposal. He asked for further details on the seams on the proposed roof.

Nguyen thanked the applicant for their complete application and stated her appreciation for the quality of the materials chosen for the roof. She stated she has no objection to the addition of skylights.

Brooks noted his acceptance of the roof's standing seam as it will ensure durability.

Barry asked about the flashing around the chimneys and whether the same contractor will be completing both projects. She noted the applicant would need to return before the Historic District Commission if the contractor finds the chimney requires additional requires.

Brown stated the same contractor will be installing the metal roof and skylights. She noted a vent pipe will also be relocated from the Noble Street side of the house to the Grand Street side of the house.

Barry stated she is in favor of the project.

Nguyen asked whether the drip edge on the new roof will match the drip edge on the barn.

Metivier stated snow guards would likely be added to the roof over areas that would require protection from falling snow.

Brown stated she plans to return before the Commission when she gets to the point of considering the installation of snow guards.

Young stated the suggestion that the motion be amended to include the snow guard proposal.

Metivier stated his agreement with Young.

Brooks stated he would be opposed to snow guards with a long bar style.

MOTION: Metivier MOVED that the request of Marcia Brown for a certificate of appropriateness to install metal roofing and four skylights be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the building vent (vent stack) on the Grand Street side of the home shall be moved
2. If chosen for installation, snow guards shall not be long bar style

The MOTION was SECONDED by Young.

The MOTION CARRIED 6-0-0.

- a. **Marcia Brown is seeking a certificate of appropriateness to make roof repairs including the removal of a window and installation of new trim and a gutter on a property located at 20 Noble Street, in the Residential/Single Family/A (R-1AH) District with Historic Overlay, Assessor's Map 10 Lot 135, HDC#08-2024.**

Crossley reviewed the proposed project.

Brown stated the window would be shortened due to the flashing. She referenced a picture of the sill that shows its close proximity to the roof, which has prompted its reduction by four-to-six inches depending on the installation of the flashing.

Barry asked about the condition of the existing sill. She asked whether the sill would be replaced in-kind if the existing sill cannot be used. She asked for clarification on how the window would be shortened.

Brown stated the sill would be raised and siding would be installed beneath the window.

Nguyen referenced the contractor's layout and asked for additional information.

Metivier asked whether the current roof is sheet metal.

Brooks asked for clarification on the location of the house.

Brown stated the window will be located where it is obscured from view.

Brooks stated he is in favor of the proposal.

Metivier stated he is in favor of the proposal.

Poulin thanked the applicant for their complete applications.

MOTION: Brooks MOVED that the request of Marcia Brown for a certificate of appropriateness to make porch roof repairs with modification to a window and installation of new trim and a gutter **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the window be replaced in-kind if it cannot be reused

The MOTION was SECONDED by Nguyen.

The MOTION CARRIED 6-0-0.

- a. **Adam Young is seeking a certificate of appropriateness to remove two chimneys on a property located at 32 Prospect Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11 Lot 74, HDC#10-2024.**

Crossley provided an overview of the application. She stated the removal of the chimneys would be to repair areas of ceiling that have been experiencing leaking and to re-shingle the roof. She noted various former Historic District applications for projects on the property.

Adam Young, property owner of 32 Prospect Street was in attendance to represent the application. He noted neglect from the previous owners. He said the most cost-effective solution is to remove the chimneys below the roof line and patch over and re-shingle the house. He noted architecturally, they don't add to the appearance of the house. The chimneys can only be seen from the backyard.

Barry referenced the historic photo provided to the Commission and noted the current chimney is different from what was pictured. She also noted the unique shape of the front of the house and the chimney's lack of visibility of the road. She stated she is in support of the application.

Nguyen stated she is generally in support of retaining chimneys as they are character-defining features of a home and their neighborhood. She noted however, the home's chimneys are not visible from any view.

Brooks stated he is inclined to support the removal of the chimneys as they are not visible from the road. He noted the slope of the roof makes the chimneys less visible.

Young noted that both chimneys are currently inactive.

Metivier stated the original chimney was taller than the existing chimney. He noted the removal of the chimneys would eliminate the potential for reuse of the chimneys with gas inserts. He said he is not in support of the proposal to remove the chimneys. He said although the chimneys are not highly visible from the street, they are still visible. He said other applicants have been required to replace chimneys after removing them. He noted he has no objection to the use of asphalt shingles to replace the roof. He stated he is in favor of repairing the chimney that is facing Prospect Street and he would be in support of removing the chimney that faces the back of the house.

Barry stated former applications in which applicants were required to replace a chimney, the subject properties' chimneys were considered character-defining features.

Poulin stated the former chimney was likely removed when the house was moved from its former location two lots down from where it currently sits.

MOTION: Nguyen MOVED that the request of Adam Young for a certificate of appropriateness to remove two chimneys be APPROVED.

The MOTION was SECONDED by Barry.

The MOTION CARRIED 4-0-1, with Metivier opposing.

WORKSHOP BUSINESS

Metivier provided a summary of the progress of the Historic Plaque Program Committee that met just prior to tonight's meeting.

COMMUNICATIONS AND MISC

Brooks noted that the 85 Elm St. project had demolished the buildings involved, and prior to the demo, nearly all the granite blocks that existed in the retaining walls were removed from the site.

The 67 Elm property will likely need retaining walls, but Somersworth has now lost a lot of granite that could have possibly been used.

Brooks provided an update concerning the Mayor Housing Task Force.

Poulin asked about the status of Lydia's House of Hope. He said there is a window in the attic area that has not been finished with trim.

Metivier noted that the minutes for the February 28th meeting minutes had an error and asked to make changes to correct them.

Nguyen also noted a second error for correction.

MOTION: Metivier MOVED to correct the minutes as discussed.

The MOTION was SECONDED by Brooks.

The MOTION CARRIED 6-0.

The HDC discussed the new street signs and the newest houses built on Noble and Mt. Vernon Streets.

MOTION: Metivier MOVED to adjourn the meeting.

The MOTION was SECONDED by Poulin.

The MOTION CARRIED 6-0-0.

The meeting was adjourned at 8:04pm.

Submitted by,

Anna Stockman, Planning Secretary
