



Ryan McCoskey (for HDC #21-2014)

**Agenda:**

I. Call to Order by the Chair at 7:00 pm.

II. Approval of Minutes: Motion to approve the HDC Workshop minutes of 09/24/2014 as submitted was made by Mr. Murray and seconded by Ms. DeSantis. Motion passed unanimously. Councilor Hebert abstained.

III. Projects of Minimal Impact

Mr. Metivier reported that the following project of minimal impact had been approved:

(1.) Depot Bar & Grill, on behalf of Norman Rouleau, 2-6 Main Street, Assessor's Map 11, Lot 202, was approved to replace a free-standing sign (HDC #20-2014).

IV. Old Business

A. 335-337 Main Street, LLC is seeking a Certificate of Appropriateness for exterior renovations on property located at 67-73 High Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 63, HDC #05-2014.

Mr. David Barker was the petitioner present. He explained the plan to install facsimile wood-frame doors; and would not replace any glass windows. Mr. Hendrickson asked if the siding would be painted with PCB, to which Mr. Metivier replied that it would be composed of a false metal facade and facsimile wood-frame. Councilor Hebert remarked that it looked close to the original; he did inquire about the first door which Mr. Barker said would lead to the upstairs apartment. Ms. DeSantis inquired about the bricks in the facade to which Mr. Barker responded that the bricks would remain although some would have to be repaired. Councilor Hebert inquired about what coating would be used to preserve the wooden doorway in the harsh New Hampshire winter; Mr. Barker answered that he would do whatever had to be done to preserve the wooden frame.

Motion to approve HDC #05-2014 as submitted was made by Mr. Murray and seconded by Councilor Hebert. Motion passed unanimously.

B. ABK Realty Management, LLC, is seeking a Certificate of Appropriateness to reside three buildings on property located at 17-31 Market Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 93, HDC #18-2014.

Mr. David Smith was the petitioner present. Mr. Hendrickson inquired whether the

siding or cornerboards would be affected or replaced, to which Mr. Smith replied that they would not be. Mr. Herndrickson remarked that the shutters were coming off, and that when the buildings were completely repaired twenty-five years ago they were perfectly repaired. However due to neglect the siding and shutters were in poor condition. Mr. Smith admitted that there had been some damage to the property and that this petition was intended to address those issues.

There was an extended discussion on the historical evolution of the facade of the buildings. Mr. Metivier reported that photographs showed that at different times all three buildings had had shutters. Mr. Hendrickson stated that the buildings had either been ignored or allowed to deteriorate over time. Mr. Hendrickson was in favor of approving clapboard siding for all three buildings. However he needed additional information and asked the petitioner to return to the HDC with answers concerning the moulding to be used, the color painting, any construction on the stairs, shutters, or any other repairs to be undertaken. Mr. Metivier reported that he and the City Engineer were going to make a detailed inspection of all three buildings with specific information on what needs to be done for the HDC.

Mr. Hendrickson made a motion, seconded by Councilor Hebert, to partially approve HDC #18-2014 with the following stipulations that the clapboard exterior would be replaced with like-minded or similar wood, that the clapboard exterior would be painted, and that vinyl shutters would be installed on all three buildings; the rest of the petition would be tabled pending additional information from the petitioner. Motion passed unanimously.

C. Any additional Old Business

## V. New Business

A. Arthur Hendrickson is seeking a Certificate of Appropriateness for window and door replacement at 105 High Street, in the Residential/Business Historic (R/BH) District, Assessor's Map 11, Lot 35, HDC #19-2014.

Mr. Hendrickson was the petitioner; he temporarily stepped down from the Commission to present his petition. Mr. Hendrickson reported that he was proposed replacing a door and a window which did not open anymore. The Chair inquired about the door, to which Mr. Hendrickson responded that it was double hung on one side; the windows were 6/6; the door was a full length storm door in the back of the house.

Motion to approve HDC #19-2014 as submitted was made by Mr. Murray and seconded by Councilor Hebert. Motion was passed unanimously. Mr. Hendrickson abstained.

Mr. Hendrickson returned to the Commission after the vote on his petition.

B. Dan & Britney Bard are seeking a Certificate of Appropriateness for exterior renovations on property located at 31 Prospect Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11, Lot 115, HDC #21-2014.

Mr. Ryan McCoskey was the petitioner present. He described the work as including replacing the windows with 2/2 glass and vinyl; the front covered entrance would be repaired and a fiberglass door installed.

Motion to approve HDC #21-2014 as submitted was made by Mr. Hendrickson and seconded by Mr. Murray. Motion was passed unanimously.

C. Any additional New Business

VI. Workshop Business:

A. Mr. Hendrickson submitted a draft copy (see attached) of updated rules of procedure for HDC meetings.

VII. Communications and Miscellaneous:

A. Councilor Hebert announced that three Historic District signs had been approved by the City Council to mark the city's historic district geographical area.

B. The Chair delegated Ms. DeSantis to come up with a plan to distribute the HDC decals to buildings within the historic district.

VIII. Adjournment: Motion to adjourn was made at 8:14 pm by Ms. DeSantis and seconded by Councilor Hebert. Motion passed unanimously.

Respectfully submitted,

**Pius Xharles Murray**

Pius Charles Murray  
Secretary