

Somersworth Historic District Commission Meeting
Wednesday, January 23rd, 2019

In attendance:

Laura Barry, Chair
Richard Brooks, Vice-Chair
Edward Levasseur, City Councilor
Matthew Gerding, Commissioner
George Poulin, Commissioner
Tim Metivier, Building Inspector

In Absentia:

Pius Charles Murray, Secretary

Petitioners Present:

I. Call to Order

At 7:00pm by Chair

II. Approval of Minutes

Table minutes from prior meeting since Secretary Murray was not present.
Motion made by Chair
Seconded by Mr. Levasseur
Approved

III. Projects of Minimal Impact

Mr. Metivier reported the following projects of minimal impact had been submitted and approved from October and November:

- a) Costa Hasiotis, 25 Lincoln Street, Assessor's Map 11, Lot 159, HDC #1-2010. Approved to replace roof.

IV. Public Comments by Visitors

None

V. Old Business

- a) Fabienne Flanagan is seeking a certificate of appropriateness to install a 5 foot black chain-linked fence on property located at 64 Winter Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 12, Lot 23, HDC#50-2018

Present to discuss the application was Fabienne Flanagan, who explained that the fence is intended to encase a small garden in the front of the house to keep out her two dogs, and any wild animals. Mr. Brooks asked if

she had considered any other style fence, due to the historic character of her home. Ms. Flanagan said that she has looked into other fencing but chain-linked was the most cost effective type, and would be the easiest to install with other costs associated with the property.

Ms. Barry asked about the height of the fence, and why the fence needed to be five feet tall, to which Ms. Flanagan said that it was to keep her dogs out of the garden, and to keep the dogs safe. Ms. Barry said that she liked that this seemed to be a temporary solution, and asked if Ms. Flanagan would consider doing a chain-linked fence around the back of the property and do a period fence around the front, to which Ms. Flanagan said that this was possible. Ms. Barry mentioned that if Ms. Flanagan had to do the chain-linked, as to whether she could plant a hedge in front of the fencing, to which Ms. Flanagan said was possible, as well. Ms. Barry asked when the fence would be installed, to which Ms. Flanagan said it would depend on the fence company.

Mr. Metivier explained that the total fencing proposed would be 92 feet, and the exposed portion in the front of the house would be 37 feet. Mr. Gerding asked whether Ms. Flanagan would want to obtain more information from the fence company and return to the HDC with the new quote on costs, to which Ms. Flanagan said she wouldn't mind but wants to get the project done as soon as possible.

Mr. Brooks was in favor of period in the front and the chain-link fence around the back. Mr. Poulin said he was good with either possible plan. Ms. Barry asked Ms. Flanagan which option she preferred. Ms. Flanagan said she preferred what was least expensive. Mr. Metivier was asked for use of hedges and applicability for code enforcement, to which Mr. Metivier stated that hedges are far more difficult for code enforcement to enforce, and more expensive for the applicant.

Ms. Barry proposed a motion to approve the applicant with conditions that the front section of fencing that is along the main façade of the house be period appropriate, not chain link, or if the applicant finds that this is not doable that we approve a chain-link fence with a hedge planted in front. Mr. Poulin seconded the motion. Motion passed.

VI. New Business

- a) Hummingbird Realty, LLC was seeking a certificate of appropriateness to replace a window with a new door and install a new window on property located at 99 High Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor Map 11, Lot 36, HDC #49-2018

Present to discuss the application was Eric Destefano, who explained that the window and the door to be installed will match the existing windows and doors in the home. Mr. Brooks asked whether they would be replacing the existing door on the landing in the back of the house, to which Mr. Destefano said no. Mr. Brooks clarified that the trim and header would all stay the same, and then also asked whether the other filled window in the back of the house was possible to use, however Mr. Destefano said that it was not possible due to the layout of the kitchen and appliance.

Ms. Barry said that because the door is a replacement door, trim and a header would needed to be added if that location were to be used. Ms. Barry clarified that the new window would not go to the floor, and Mr. Metivier clarified that the window would be counter height. Mr. Poulin asked whether they would be removing the trim at all around the window, and Mr. Destefano said they plan to leave it as is.

Mr. Poulin proposed a motion to approve the application as written. Mr. Brooks seconded the motion. Motion passed.

Mr. Brooks also pointed out that there was a typo on the city survey on this home – the survey did not mention the wooden clapboard exterior.

- b) Matthew Hawkins was seeking a certificate of appropriateness for window, deck, and roof repairs on property located at 30 Lincoln Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 106, HDC #02-2019.

Present to discuss the application was Ashley Hawkins. Ms. Hawkins explained that she and her husband purchased this home from foreclosure and that the windows in the home were all damaged and in disrepair. She explained that they intend to replace the windows with energy efficient Harvey brand replacement windows to keep with the look of the home. She also said that the roof was leaking and they need to do a new roll-out roof. Lastly, she explained that there used to be an above ground pool off the deck on the back of the home – the deck wrapped around the old pool, and they would like to remove the portion that was intended for the pool. They will also check the structure of the back of the deck, and replace as needed.

Ms. Barry wanted to clarify whether they would be removing or repairing the deck, to which Ms. Hawkins explained that they would be removing the portion that was around the old pool, and are hoping to only need to repair the remaining portion of the deck. She further clarified that if the deck was not sound, they would remove it entirely and put steps there

instead. Ms. Barry also asked for clarification as to why roll out roof-type was necessary, as opposed to a traditional shingle-type. Mr. Metivier explained that the low pitch of the roof necessitated roll-out roofing.

Mr. Brooks asked whether all the windows would be replaced, to which Ms. Hawkins explained that all would be replaced in order to keep the look of the home consistent. Mr. Metivier explained that the previous owners did not pull permits for replacing the windows, thus possibly explaining why the quality of the previous work was so low. Mr. Brooks said that this helps clarify his next question – he noticed in the 1986 survey photos of this home that they had two-over-two type windows. Mr. Brooks asked whether Ms. Hawkins would be willing to install two-over-two type windows to return the home to its previous character, to which Ms. Hawkins said they would be willing to do this.

Mr. Metivier explained that the original structure of the home was likely wood clapboard, and the current cement board/asbestos board was added over the clapboard and added an extra layer to the home that exceeded the depth of the windows trim that were previously added. Ms. Hawkins also said that they intended to replace the missing pieces and damaged pieces of cement board with imitation replacement pieces. Mr. Metivier explained that repair of broken shingles with like materials was acceptable. Mr. Poulin asked whether they family was planning on moving into the home, to which Ms. Hawkins explained that they own and fix up a few properties and do not intend to move in. Ms. Hawkins asked what an alternative option would be if they could not get two-over-two windows, to which Ms. Barry explained that two-over-one would also be acceptable however Harvey brand windows should very easily be found in the two-over-two type.

Mr. Levasseur proposed a motion to approve the application with the condition that the windows be replaced with two-over-two types. Mr. Brooks seconded the motion. Motion passed.

- c) Hilltop School, LLC was seeking a certificate of appropriateness for exterior renovations including window replacement and demolition of a shed on property located at 17 Grand Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 49, HDC #03-2019.

Present to discuss the application was Jeff Duchesne, from Chinburg Properties. Mr. Duchesne explained that the renovation would produce 22 to 26 apartments and commercial space, would renovate the entirety of the building, replace the windows, and demolish the exterior shed. Mr. Brooks asked whether any of the bricked-over openings would be filled

with windows, to which Mr. Duchesne explained that some of these openings would have windows added. Mr. Gerding asked what was on the inside of the shed, whether there was a pass-through to the building, a brick façade, etc. Mr. Metivier explained that there was a hole in the wall.

Ms. Barry explained in detail the specifics of the National Parks Service Federal Tax Credit that the company is applying to for this building. Ms. Barry said that due to the stringent reviews by the National Parks Service, as well as the State Historic Preservation Office, she has no issue with the Hilltop application. Ms. Barry asked about parking and lighting, which were not a part of this application. Mr. Poulin asked what color the windows will be, to which Mr. Duchesne said he did not know. Mr. Metivier explained that previous colors by Chinburg were dark green in color.

Ms. Barry proposed a motion to approve the application as written. Mr. Gerding seconded the motion. Motion passed.

Mr. Metivier also sent his condolences to the company for the recent loss of their mill building due to fire.

VII. Workshop Business

Mr. Brooks explained that the Education Outreach Sub-Committee would be put on hold for a few months. Very few public members have come out to the sub-committee meetings. He also explained that the featured house on the website would be changing soon, so keep a look out.

Ms. Barry asked the commission about a goal setting session for march, and said that she would plan to set a meeting for that month.

Mr. Levasseur reminded the public of the Mayor's Forum, which was scheduled for 2/16/18 from 9:00 to 10:30 am.

VIII. Adjournment

Mr. Poulin made a motion to adjourn. Mr. Brooks seconded the motion. Meeting adjourned at 7:49pm.