



Somersworth Historic District Commission

One Government Way
Somersworth, NH 03878

Minutes of Regular Meeting of 22 June 2016 – Amended 2nd draft

In Attendance:

Al Marotta, Chair
Councilor Martin Dumont, City Council Representative
Laura Barry, Alternate
Richard Brooks, Commissioner
Arthur Hendrickson, Commissioner
George Poulin, Commissioner.
Tim Metivier, City Code Inspector
Pius Charles Murray, Secretary/Commissioner

In Absentia:

Beth Poulin, Commissioner

Invited Guests Present:

Terry Belluche (on behalf of HDC #06-2016)
Richard Arrigo (on behalf of HDC #07-2016)
Shelly Klare (on behalf of HDC #08-2016)
Jeff Pratt (on behalf of HDC #05-2016)
Shanna Saunders, Somersworth Director of Planning and Community Development

Agenda

I. **Call to Order:** The Chair called the **regular meeting** to order at 7:00 P.M.

II. **Approval of Minutes:** Motion to **approve** the minutes of the regular meeting of 25 May 2016 as amended was made by Mr. Murray and seconded by Mr. Brooks.

III. Projects of Minimal Impact Report. Mr. Metivier reported that his office had received no projects of minimal impact during the previous month.

IV. Public Comments by Visitors. There were none.

V. Old Business.

A. Jeff Pratt is seeking a certificate of appropriateness for window replacement and general repairs for property at 4 Grand Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11, Lot 51, HDC #05-2016.

Mr. Pratt was present to discuss his proposed project. The Chair explained to him that because no one was present at the last HDC meeting to answer Commissioners' questions about his project HDC rules require rejection unless a previous agreement has been reached between the HDC and the petitioner to table the item.

Mr. Pratt explained that he intended to restore his building to its pre-fire loss condition. This would involve replacing all windows, making windows at the gable ends of the second floor to egress size, and the addition of two skylights on the southeast roof slope, which would not be visible. Window replacement would include peeling off and replacing previous casing with new 2" wood casing; the siding would remain intact.

The Chair stated that originally this building was a carriage house, now it housed two apartments. Mr. Pratt stated that the windows facing Grand Street would include a 6/1 grid. Mr. Metivier asked about the placement of the skylights. Mr. Pratt stated that neither skylight would be visible to the roads that passed the property. The Chair inquired if the proposed fire escape would be necessary; Mr. Pratt replied that it would not be. Mr. Brooks inquired about the size of the windows and their grids. Mr. Pratt replied that the second floor windows would be 3'x7' with a 6/6 grid; the windows on the first floor would be 3'x15' with a 1/1 grid. Mr. Metivier asked if the reason why the second floor windows were being made egress size was due to those rooms becoming bedrooms; Mr. Pratt responded yes, that is the reason. Mr. Metivier also asked the height of the windows from the grade; given Mr. Pratt's response of 12'-13' Mr. Metivier said that a landing would not be required.

Motion to approve the petition HDC #05-2016 as submitted with the stipulation that the fire escape not be constructed was made by Mr. Poulin and seconded by Ms. Barry. Motion passed unanimously.

B. LBC Property, LLC is seeking a certificate of appropriateness for exterior renovations on property located at 25 High Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 67, HDC #06-2016.

Mr. Terry Belluche represented LBC Property, LCC to discuss the proposed project as described in HDC #06-2016. The Chair described to Mr. Belluche the reason why HDC #06-2016 was originally rejected by the Commission: there were too many questions that the Commissioners wanted to ask.

Mr. Belluche explained that he wished to repair and provide maintenance to the building which would include painting, repairing, and repainting. He envisioned no changes to the building's structure but only repairing and maintaining.

The Chair stated that he wished the project to remain as closely as possible to the building's historic materials. Ms. Barry asked if the fishscales which are one of the building's most distinctive features would be touched or altered in any way during this repairing. Mr. Belluche replied it would either be replaced exactly or replicated exactly. Mr. Hendrickson remarked that the backdoor had been replaced without permission.

Motion to approve HDC #06-2016 as submitted with the stipulation that the repair and maintenance use appropriate historical era style and design, preferably wooden was made by Mr. Hendrickson and seconded by Mr. Murray. Motion passed unanimously. Ms. Barry commented that if the petitioner had questions he could always come back to the HDC with options.

C. Any other Old Business that may come before the Commission.

VI. New Business.

A. The Arrigo Family Revocable Trust is seeking a certificate of appropriateness for window replacement on property located at 13 Lincoln Street, in the Residential Single Family with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 134, HDC #07-2016.

Mr. Richard Arrigo was present to discuss HDC #07-2016. The project intends to replace windows and outside trim. The current windows are made from wood, have ropes, and have weights; they are double hung. The new windows will be double hung, vinyl, and have a grid down the middle; they will look like the windows they are replacing.

The Chair asked how many windows would be replaced, to which Mr. Arrigo replied thirty. The Chair then inquired if all the windows would have a 2/2 grid; Mr. Arrigo replied that all but one would have a 2/2 grid; the exception would have a 6/6 grid. Mr. Brooks asked if the trim would be covered; the Chair stated that the **trim** needs to stay. Mr. Metivier stated to a question posed that a building permit was valid for one year but could be extended with a written request from the petitioner.

Motion to approve HDC #07-2016 as submitted with the stipulation that the one window having a 6/6 grid also be allowed was made by Mr. Poulin and seconded by Mr. Hendrickson. Motion passed unanimously.

B. The Shelly H. Klare Revocable Living Trust is seeking a certificate of appropriateness to rebuild the front porch on property located at 169 High Street, in the Residential Duplex, with a Historic Overlay (R2H), Assessor's Map 10, Lot 117, HDC #08-2016.

Ms. Klare was present to discuss HDC #08-2016. Ms. Klare described her project as repairing 8'x12' front porch, including new framing, new porch columns (to match the existing ones), and new railings to match the existing. Furthermore, pressure treated 2x6 joists joist hangars, four 8" sona tubes, pressure treated deck boards, fiberglass porch columns to match the existing columns, and pressure treated railings to match the existing ones would be used.

The Chair stated that Mr. Metivier had informed him that this project had originally started out as a simple repair but morphed into a larger, more complex one. Mr. Metivier explained that while the column size is identical, the capitals would not be exact but would be close; in addition, the railings were being raised to be more code compliant.

Ms. Barry inquired about the possible use of composite materials in this project. Mr. Metivier replied that the composite would be almost sandblast-like which would allow the paint to adhere.

Motion to approve HDC #08-2016 with the stipulation that the project be code compliant according to the builder's choice was made by Ms. Barry and seconded by Councilor Dumont. Motion passed unanimously.

C. Any other New Business that may come before the Commission.

VII. Closing Comments by Visitors. There were none.

VIII. Workshop Business. There was none.

IX. Communications and Miscellaneous.

A. Councilor Dumont asked a question about pricing on HDC applications. He felt that some applicants were taking figures out of thin air. He furthermore thought that quoted prices should be accurate, especially since project cost effected the cost of a building permit. Mr. Metivier replied that while the quoted cost of a project was meaningless to the HDC it did have an effect on the cost of building permits which did not fall under HDC purview.

B. Mr. Hendrickson brought up the big house with pillars whose window replacement he did not think had been approved by the HDC. Mr. Metivier stated that a Stop Work Order had been issued.

C. Mr. Metivier announced that on Saturday 25 June 2016 a group of 100 or so volunteers would be helping to clean up the property on which the South Street home had burned. The time was scheduled from 8:00am-12:30pm; a lunch would be provided at the conclusion of the project. HDC members were invited to participate.

D. The demolition of the connecting building at the North Mill was complete, reported Mr. Metivier. He also reported that the company had done a very nice job with the newly opened area. He invited Commissioners to go see for themselves.

E. On Thursday, 30 June 2016 at 4:30pm, at City Council chambers there would be a talk and information concerning grants available for business owners, particularly in the historic district. HDC Commissioners were invited to attend.

X. Adjournment.

Motion to adjourn at 8:12 P.M. was made by Councilor Dumont and seconded by Mr. Hendrickson. Motion passed unanimously.

Respectfully submitted,

Pius Charles Murray

(Mr.) Pius Charles Murray, Secretary