



Somersworth Historic District Commission

One Government Way
Somersworth, NH 03878

Minutes of Regular Meeting on 23 October 2019 at 7:00pm: Second draft

Present:

<u>Name</u>	<u>Title/Role</u>
Laura Barry	Chair
Lindsey Gagnon	Vice-Chair
Edward Levasseur	City Councilor
Matt Gerding	Commissioner
George Poulin	Commissioner
Tim Metivier	Building Inspector
Pius Charles Murray	Secretary

Petitioners Present:

<u>Name</u>	<u>HDC Petition #</u>
Michael Clough	HDC # 05-2018
Humberto Andrade	HDC # 38-2019
Matt Hamilton	HDC #39-2019
Walter Lovell	HDC #37-2019
William E. Poole	Consultative discussion

Member of the Public in attendance:

Richard Brooks

Agenda & Minutes

I. Call to Order: At 7:00 P.M. by the Chair.

The Chair welcomed back Pius Charles Murray, HDC Secretary, after an extended recuperation period from a serious medical issue.

II. Approval of Minutes:

The Chair asked Mr. Gerding, Secretary *ad interim*, to report on the approval of the minutes of the 28 August 2019 meeting. Since there was no September 2019 HDC meeting, there were no September meeting minutes; however, the August meeting minutes awaited approval.

Motion to approve the minutes of the 28 August 2019 meeting as submitted was made by Mr. Poulin and seconded by Councilor Levasseur. Motion was adopted by majority vote (5-0-1) with Mr. Murray abstaining because he was absent from the meeting.

III. Projects of Minimal Impact Report:

Mr. Metivier reported on two months' worth of approvals of projects of minimal impact as follows:

August 2019

(1.) Deborah Ewing Whaley, 59 Winter Street, in the Residential Single Family-A with a Historic District Overlay (R1AH) District, Assessor's Map 12, Lot 21, HDC #32-2019. **Approved to replace asphalt roof.**

(2.) Amanda Mazeau, 67 High Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11, Lot 63, HDC #24-2019. **Approved to install a wooden sign.**

September 2019

(1.) Thomas Kefalas, 52 Market Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11, Lot 193, HDC #33-2019. **Approved to replace vinyl siding.**

(2.) Javi Kalback, 78-80 Market Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11, Lot 199, HDC 34-2019. **Approval to replace siding.** N.B. The shutters also need repair or identical replacement.

IV. Comments by Visitors:

Richard Brooks requested that the city's new Historic District ordinances replace the old ordinances on the city's webpage. [This could be misleading to citizens because the new ordinances became effective on 30 September 2019.]

V. Old Business:

A. Michael Quilligan is seeking a certificate of appropriateness to construct a new single family residence on property located at 26 Linden Street, in the Residential Single Family-A with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 100A, HDC #05-2018.

Petitioner present: Michael Clough. Mr. Clough stated the intention of the owner was to construct a garage that would be in keeping with the historic district neighborhood. Because the addition of an attached garage would be raised 6'-7', it would create an incline.

Discussion: Mr. Metivier described the project. He stated that the original project was approved in 2018. They are back before the board tonight to eliminate a garage. The Chair stated that the petition did not show the plot where the house would be located; the HDC was concerned about its placement and the effect it could have on the older tree on the plot. Mr. Clough replied that the new map did show the placement of the house which had been moved ten feet (northerly, towards downtown) so that it would not effect the tree. The Chair then said that she was very happy with the new plans: (1) its design would fit better in its historic district; (2) the inclusion of multiple breakups of the roofline; and (3) the use of 6/6 windows (approved the previous time). Mr. Metivier said that the 2018 approval of the cape house require as conditions that it (1) show the placement of the tree; (2) submit renderings of the portico and stairs; and (3) show the use of 6/6 windows. Mr. Clough replied that the owner complied with the 6/6 windows and would be glad to show the front stairs and porch on front of the house. Mr. Poulin asked if the deck would be pressured treated; Mr. Clough answered that frame would but deck would be TREKS and if the deck is higher than 30" it will have railings. Mr. Poulin then asked what the railings would be made of, and Mr. Clough replied with vinyl. Mr. Gerding inquired about possible rain/water runoff on the driveway as it seems placed on the lower side of the house. Mr. Clough replied that gutters would be placed to address the issue of water runoff. The Chair wanted to make sure that the petition presented at this HDC meeting would be approved without the garage and that if the owners wanted to add one, they would have to come back to the HDC; Mr. Clough replied positively that there was no garage on this petition and that the new owners understood the need to return to the HDC if they wanted to add one. Mr. Metivier clarified that the original plans approved a garage which approval was still valid; however if they wanted a drive-under garage that would need approval by the HDC.

Abutters: Mr. Brooks, 18 Linden, commented that he had a few concerns: (1) would the house be 15' from the road as others in the neighborhood are; the plans do not show it; (2) he would like more definition in the plot for the possible inclusion of a garage; and (3) he recommended that the house mimic more closely the physical characteristics of others in the neighborhood, i.e. to include one door and two windows on the first floor with two additional windows on the second floor.

Councilor Levasseur asked Mr. Metivier to clarify the setback as asked by the abutter. Mr. Metivier replied that it is 28' from the road and 22.1' from the front property line.

Decision: Motion to approve HDC #05-2018 as submitted was made by Mr. Poulin and seconded by Mr. Gerding. Motion was adopted unanimously.

B. Any other old business that may come before the Commission.

VI. New Business:

A. Green Rock Investments, LLC is seeking a certificate of appropriateness to replace 19 windows and repair the side deck on property located at 29 Maple Street, in the Residential Single Family-A with a Historic Overlay (R1AH) District, Assessor's Map 11, Lot 146, HDC # 38-2019.

Petitioner: Humberto Andrade who stated his intention to replace 19 windows in a style similar to what is found in the neighborhood.

Discussion: Mr. Metivier described the project as seeking to replace 19 windows (15 in the body of the house and 4 in the basement) as well as repair a side deck by either replacing or repairing ten percent of the wood and painting it. Mr. Gerding asked if window #16 would be the same as #19 as they looked similar in the packet submitted to the HDC; to which Mr. Andrade responded that they would be similar. Mr. Gerding also asked if windows on the north side #15, 16 and 17 would be 6/6 style as #18; Mr. Andrade replied that the windows upstairs were 1/1. The Chair said that there appears to be storm windows used and that a mix of 1/1, 2/2, and 6/6 styles were used as well. Mr. Metivier clarified by describing the narrow windows facing Linden Street as 1/1; the majority of the building has 2/2; and at some time the wider windows on the bottom were added as 6/6. Councilor Levasseur recommended to keep things consistent by having the windows replaced as 2/2. The Chair stated that the 2/2 were themselves replacements, probably of originals in the 1890s which would have been 6/6 since 2/2 glass was too big; the 2/2 replacements most likely were made in the 1950s-1960s. Mr. Gerding said that the inclusion of photographs of other houses near his was helpful as they seemed to show the same grid pattern in their windows. Mr. Gerding would like to keep the grid pattern similar throughout the neighborhood. Ms. Gagnon said that the window on the north side under #16 wasn't marked and she wondered if that meant it wasn't being replaced; Mr. Andrade said that it was new and its grid is 2/2. Ms. Gagnon stated that she was inclined to make the windows including #18 and 19 with a 2/2 grid to be more consistent. Mr. Poulin agreed with Ms. Gagnon that a consistent 2/2 window grid throughout is preferable.

Decision: Motion to approve HDC #38-2019 with the stipulation that all windows except the narrow double-windows (#10, 11, 12, 13) be 2/2 was made by Ms. Gagnon and seconded by Mr. Poulin. Motion as adopted unanimously.

B. Matt & Amanda Hamilton are seeking a certificate of appropriateness to replace 4 windows on a property located at 22 Page Street, in the Residential Single Family-A (R1AH) with a Historic Overlay District, Assessor's Map 11, Lot 148, HDC #39-2019.

Petitioner: Matt Hamilton wishes to replace four vinyl windows that have failed and need replacement.

Discussion: Mr. Metivier described the project as a request to replace 4 windows with vinyl windows. Mr. Gerding asked if they were replacements with no further work needed; Mr. Hamilton replied no additional work needed.

Decision: Motion to approve HDC #39-2019 as submitted was made by Mr. Poulin and seconded by Mr. Gerding. Motion was adopted unanimously.

C. Andrea Lovell is seeking a certificate of appropriateness to repair and replace corner deck post and railing for a property at 63 Prospect Street, in the Residential Single Family-A (R1AH) with a Historic Overlay District, Assessor's Map 11, Lot 155, HDC #37-2019.

Petitioner: Walter Lovell asked first if he needed HDC approval to cut down trees on his property. The Chair stated that the new city ordinances which may be found on the city's website state that trees with a 16' circumference require HDC approval. Mr. Metivier added the exceptions to that rule which include dangerous, dying, and damaged trees. Mr. Lovell described his project as replacing the entire porch; in the past it had been piecemeal, but now the whole porch needed to be repaired/replaced. Picture #1 is the photograph of the actual railing system that needs to be repaired and replaced. This came about when a corner post was removed and found to have ants and sawdust but not much else.

Discussion: Mr. Metivier described the project as seeking to replace one corner post and ten feet of the railing to repair the rotting parts. No changes, just repair and replacement before painting. The Chair was appreciative of all the photographs included which made it easier to see what needed to be done. Mr. Metivier clarified that Mr. Lovell was present before the HDC even though repair of one post doesn't normally require HDC approval because the replacement was with Azek; Mr. Metivier said that in time the petitioner wanted to replace the entire railing system. The Chair wanted to confirm that the material could be painted to which the petitioner replied positively.

Decision: Motion to approve HDC #37-2019 as submitted was made by Mr. Gerding and seconded by Mr. Poulin. Motion was adopted unanimously.

D. Michal Taylor is requesting a preliminary discussion for a property located at 22 Grove Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11, Lot 30.

Petitioner: No one was present.

Discussion: None

Disposition: As no one was present to discuss Mr. Taylor's project, there was no discussion.

E. William E. Poole is requesting a preliminary discussion for a property located at 56-58 High Street, in the Business with a Historic Overlay (BH) District, Assessor's Map 11, Lot 213.

Petitioner: William E. Poole wanted to discuss the rules for interior illuminated signs. Mr. Poole noticed in the HDC by-laws that the HDC frowned upon such things. He is contemplating a sign that would mimic wood. However, if a historic building could have appropriate period signage he would proceed with an application.

Discussion: Mr. Metivier said that this discussion was to be a conceptual discussion. The Chair inquired at what height would the sign be placed; Mr. Poole said that it would be placed just under the second-floor residential area on the North-east side of the building (the former Chamber of Commerce) closest to City Hall. Mr. Poole said that he was aware of and would follow city lighting ordinances by putting the signage on a timer; during the winter months, he thought a low wattage sign would be appropriate (and appreciated). Mr. Metivier stated that although city ordinances stipulate no lighting between 11:00pm-7:00am if a business is open after 11:00pm an illuminated sign could stay on until

the business closed. The Chair liked that Mr. Poole investigated the age of the building, and that it would be age appropriate for a sign like the one Mr. Poole was considering. Mr. Gerding interpreted the ordinance as prohibiting bright, glaring signage. On the other hand, Mr. Gerding continued that having a sign that is specific to the era and fits in with the style of the building would be an acceptable alternative. The Chair inquired if the HDC signage and lighting restrictions clash with the city's; Mr. Metivier said that any proposed sign is evaluated by the city according to its regulations by looking at height, width, and whether it is within the historic area; by the time the petition would come to the HDC, the appropriateness of the sign would already have been determined. Mr. Poulin added that he liked the sign very much.

Disposition: No formal decision was made.

F. Any other new business that may come before the Commission.

VII. Closing Comments by Visitors:

There were none.

VIII. Workshop Business:

Councilor Levasseur wanted to know, as he was leaving the City Council, whether his original appointment as a regular citizen remained valid or would he have to reapply for appointment; The Chair said she would investigate.

A. Election of Officers

<u>Motion</u>	<u>1st</u>	<u>Second</u>	<u>Vote</u>
Motion to suspend term limit rules for Secretary	Laura Barry	George Poulin	unanimous
Motion to elect Mr. Murray as Secretary	Laura Barry	Matt Gerding	5-0-1 [Mr. Murray abstaining]
Motion to elect Ms. Gagnon as Vice-Chair	George Poulin	Pius Charles Murray	unanimous
Motion to suspend the term limit rules for Chair	Pius Charles Murray	Lindsey Gagnon	5-0-1 [Ms. Barry abstained]
Motion to elect Ms. Barry as Chair	Pius Charles Murray	Lindsey Gagnon	5-0-1 [Ms. Barry abstained]

B. The Chair reported that the City has asked the HDC to review the application cover sheet. Because the meeting went on so long tonight, the Chair would put it on next month's agenda.

C. The Chair reported that effective 30 September 2019 the new City Ordinances on the Historic District went into effect; thus, the HDC is operating under them presently. The Chair would arrange a copy for each HDC member.

D. The Chair reported that Mr. Metivier was still looking for CLG comments; the Chair asked that they be sent to him as soon as possible.

E. Any other Workshop Business that may come before the Commission.

IX. Communications and Miscellaneous:

A. The Chair reminded all that election day is Tuesday, 5 November 2019; please remember to vote!

B. Mr. Metivier reported that he would send to the HDC the list of the status of municipal building inspections.

C. Mr. Poulin asked about the house of High Street. Mr. Metivier said that he was investigating.

D. Mr. Murray thanked the Commission for its patience -- and prayers -- during his protracted recovery from illness this year. In particular, Mr. Murray thanked Ms. Gagnon, Mr. Gerding, and Richard Brooks for substituting for him as Secretary during his convalescence.

E. Any other communications or miscellaneous items that may come before the Commission.

X Adjournment:

Motion to adjourn at 8:19 P.M. was made by Mr. Poulin and seconded by Mr. Gerding. Motion passed unanimously.

Respectfully submitted,
Pius Charles Murray
(Mr.) Pius Charles Murray
Secretary