



Somersworth Historic District Commission

One Government Way
Somersworth, NH 03878

Minutes of Regular Meeting on 22 July 2020 at 7:00pm: Second Draft

Roll Call Vote for attendance:

<u>Name</u>	<u>Function</u>	<u>Present</u>	<u>Absent</u>
Laura Barry	Chair	X	
Lindsey Gagnon	Vice-Chair	X	
Matt Gerding	City Council Representative	X	
Richard Brooks	Commissioner	X	
William Poole	Alternate Commissioner	X	
Charles Murray	Secretary	X	
George Poulin	Commissioner	X	
Tim Metivier	<i>Ex officio/Building Code Inspector</i>	X	

Petitioners Present:

<u>Name</u>	<u>HDC Petition #</u>
A. Bousquet/Kirk Stucker	HDC #28-2020
Arilda Densch	HDC #26-2020
Stephen MacKenzie	HDC #21-2020
William Simmons	HDC #27-2020

Members of the Public in attendance:

None

The meeting was conducted electronically via Zoom.

Mr. Metivier read the city’s policy concerning the holding of meetings electronically.

Agenda & Minutes

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

The Chair informed Mr. Poole as there was a vacancy, he could fully participate in today’s meeting.

The Chair stated that because the meeting was being conducted electronically, all votes of motions would be conducted by roll call vote.

II. Approval of previous minutes:

Ms. Gagnon served as Secretary *ad interim*. Mr. Brooks offered several corrections to the 24 June 2020 minutes as follows: (1.) On p. 3, Section 3, the word “windows” should be changed to “shutters;” and (2.) that all roll call votes should be included in the minutes.

Motion to table the 24 June 2020 meetings to await the corrected minutes was made by Mr. Brooks and seconded by Ms. Gagnon.

Roll Call Vote to Table of the 24 June 2020 minutes

<u>Name</u>	<u>“Yes” Vote</u>	<u>“No” Vote</u>	<u>Abstain</u>
Ms. Barry	X		
Mr. Murray			X
Councilor Gerding			X
Mr. Brooks	X		
Ms. Gagnon	X		
Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that the motion to table the 24 June 2020 minutes until corrected was adopted by a vote of 5-0-2.

III. Projects of Minimal Impact:

Mr. Metivier reported on five projects approved as minimal impact during June 2020 as follows:

June 2020

1. 79 Prospect Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor’s Map 11, Lot 151, HDC #20-2020. **Application to re-roof existing rubber roof was approved.**

2. 64 Winter Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor's Map 12, Lot 23, HDC #22-2020 **Application to construct an 8' x 12' wood shed was approved.**

3. 50 Prospect Street, in the Residential Single Family/A (R1AH) District, Assessor's Map 11, Lot 50, HDC # 23-2020. **Application to install a mounted AC compressor was approved.**

4. 7 Lincoln Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor's Map 11, Lot 136, HDC #24-2020. **Application to install a cedar fence was approved.**

5. 156 High Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor's Map 10, Lot 163, HDC #25-2020 **Application to re-roof in kind was approved.**

IV. Comments by Visitors: There were none.

V. Old Business:

A. MacKenzie Ventures, Inc. is seeking a certificate of appropriateness to construct a new single-family, cape-style home on a property located at 56 Winter Street, in the Residential Single-Family/A with Historic Overlay (R1AH) District Assessor's Map 11, Lot 173 4A, HDC #21-2020.

Petitioner(s) present: Stephen MacKenzie

Discussion: In a letter written to the HDC Chair dated 7 July 2020, Mr. MacKenzie provided additional information about his project as follows:

- 1.a. The building siding will include 6" white outside corners;
- 1.b. The J-Channel is built in under the window trim and not visible;
- 1.c. Mud boards nor Frieze Boards are not standard nor readily available as an upgrade;
- 1.d. ... the availability of a wood grain option, and considering that there are many vinyl sided homes in the historic district, I respectfully request use of such for this home;
- 1.e. I was unable to attain the actual specs, but I have attached a photo for your review;
- 1.f. The standard Kinro window for this home has 1.5" trim with shutters. Windows can be upgraded to what they call "lintels," which have a 3.5" trim and no shutters. Personally, I see no practical or aesthetic value to this upgrade, only an additional expense, but if members feel strongly about it, I am willing to make that change.

Mr. Metivier reminded the board that Mr. MacKenzie's petition had been made at the last HDC meeting and was tabled seeking additional information and the applicant is here with such information.

The Commission's discussion centered on the J-Channel, the trim around the windows, the need for a retaining wall (Mr. MacKenzie would add later if needed, he said), the fact that house beside this property already has Mud Boards and Frieze Boards, that an adjacent property in the neighborhood does not have vinyl, that the property should tie in with its neighborhood, and that vinyl is not as maintenance free as some expect.

Disposition: Motion to approve HDC # 21-2020 with the following stipulations: 3 1/2" trim on windows and doors, with the 6-inch corners, mud boards, and frieze boards. All of these components shall have intergraded J-channels. The vinyl siding shall have a wood grain appearance, and any porch/deck wood be painted within 6 months. This motion was made by Mr. Brooks and seconded by Mr. Poulin.

Roll Call Vote to Approve HDC #21-2020

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
The Chair	X		
Ms. Gagnon	X		
Mr. Murray	X		
Councilor Gerding	X		
Mr. Brooks	X		
Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that HDC #21-2020 was approved with stipulations unanimously (7-0-0).

B. There was no Old Business

VI. New Business:

A Christine Galer is seeking a certificate of appropriateness to enclose a portion of deck into a screened porch, add a shed dormer to rear side of the main room, replace stairs with an [existing custom door made of wood] on a property located at 59 Maple Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor’s Map 12, Lot 32, HDC #26-2020.

Petitioner Present: Arilda Densch, Architect

Discussion: Ms. Densch provided a detailed letter describing the project as follows:

1. Part of existing rear wood deck to be enclosed by a screen porch. Screen porch will attach to existing house on 2 sides. It will be made of wood structural elements, Azek finish materials, brush painted white and aluminum mesh screen. Fascia trim as per detail on plans. Gutter to match existing at rear Ell. It will have a wooden screen door and hip roof with roiled rubber roofing due to 2.5:12 pitch.
2. A shed dormer with a 3:12 pitch will be added onto the rear side of the main roof of the house to allow for more usable space on the 2nd floor. The east end 2nd floor gable window will be replaced with an egress compliant casement window of nearly the same size with muntin pattern to imitate the existing double hung window (2/1). The west end gable window which is currently just a storm window will be replaced with an insulated double-hung window with muntin pattern to match existing (2/1). Shed dormer to have a mix of double-hung and awning windows as allowed by height of screen porch roof below. All trim and siding of dormer to match that of existing home as noted on plans. Siding to be cedar clapboards at +/- 4” exposure to match existing. Trim to be of smooth finish Azek brush painted white. Roofing of dormer to be rolled rubber due to low pitch.

3. The existing stair to the 2nd floor has only 6” treads with 9” risers. While it could remain it would be unsafe for everyday adult use. The owner will replace this stair with a code compliant one with 10” treads and 7.5” risers. In order to have room enough for the new stairs in this narrow house we will be removing the chimney in the front section. The chimney is no longer in use and is in poor condition. Are we allowed to have no chimney on the outside of the home in this location or will we be required to build a fake chimney in its place?

4. Replace front door and transom with new insulated wood door and insulated transom to match existing as specified in plans. Existing wood trim at front door to remain with any repairs only as required.

The Commission’s discussion thanked the petitioner for the completeness and great detail in the application. Only several items merited discussion including the retention of at least a fake, or simulated, chimney not brick to retain the property’s historic look (“wood box with brick veneer”), the details of the screened porch (“4x4 wrapped”), and the dimensions of the horizontal screen dividers (“2x4x7”).

Disposition: Motion to approve HDC #26-2020 with the stipulation that the chimney look to be kept was made by Councilor Gerding and seconded by Mr. Brooks.

Roll Call Vote to Approve HDC #26-2020 with stipulations

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
The Chair	X		
Ms. Gagnon	X		
Mr. Murray	X		
Councilor Gerding	X		
Mr. Brooks	X		
Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that HDC #26-2020 was approved with stipulations unanimously (7-0-0).

B. William F. Simmons Trustee is seeking a certificate of appropriateness to install a block retaining wall on a property located at 28 Linden Street, in the Residential Single Family/A with Historic Overly (R1AH) District, Assessor’s Map 11, Lot 100, HDC #27-20.

Petitioner(s) present: William F. Simmons

Discussion: Mr. Metivier described the project as follows: Install a block retaining wall on the left most side of 28 Linden. Approximately 36” tall to finish and to run from the road side sidewalk to the first surveyed PIN approximately 50’. At the 50’ mark, the wall would follow the lot line with a slight left angle change and taper down to the existing grade. This portion would be approximately 10’. Install

drainage and ¾ stone behind the wall, on the applicant’s side of the wall, and grade the whole area. Currently a depression in the left side yard and water is running off to neighbors. The Commission’s major concern was that the material of the wall be as close to natural stone as possible.

Disposition of HDC # 10-2020. Motion to approve HDC #27-2020 with the stipulation natural or natural-looking rock, of the petitioner’s choice, be used. was made by Mr. Brooks and seconded by Mr. Poulin.

Roll Call Vote to Approve HDC # 27-2020 with Stipulation

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
The Chair	X		
Ms. Gagnon	X		
Mr. Murray	X		
Councilor Gerding	X		
Mr. Brooks	X		
Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that HDC #27-2020 with stipulation was approved unanimously (7-0-0).

C. Kirk & Kamra Stucker are seeking a certificate of appropriateness to replace the asphalt and rubber roof with an aluminum shingle and PVC roof on a property located at 17 Noble Street in the Historic Moderate Density (HMD) District, Assessor’s Map 10, Lot 137, HDC #28-2020

Petitioner(s) present. Kirk Stucker

Discussion: Mr. Metivier described the project as follows: To Install permanent aluminum shingles and PVC on entire house as needed. Replacing current roof that is asphalt and rubber.

The Commission’s major point of discussion concerned the type of finish option to be chosen.

Disposition of HDC # 28-2020.. Motion to approve HDC #28-2020 as submitted was made by the Chair and seconded by Mr. Poulin.

Roll Call Vote to Approve HDC # 28-2020

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
The Chair	X		
Ms. Gagnon	X		
Mr. Murray	X		
Councilor Gerding	X		
Mr. Brooks	X		

Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that HFDC #28-2020 was approved as submitted unanimously (7-0-0).

D. Any other New Business.

VII. Workshop Business.

A. The Chair announced that due to COVID-19 restrictions HDC meetings will be held electronically throughout the remainder of the year.

B. The Chair announced that the State Historical Society be invited to offer a workshop on Certified Local Government requirements since the City of Somersworth made changes to its Historic District ordinances. Consensus of the HDC was to ask the Chair to investigate further.

VIII. Communications & Miscellaneous

A. Mr. Brooks asked for a report on the approved application on the proposal for property on Highland St.. Mr. Metivier reports that the railings are as should be.

B. Motion to thank Shanna Saunders, the departing Director of Development Services, for her work with the Historic District Commission and to offer her best wishes on her new position was made by Mr. Murray and seconded by Ms. Gagnon.

Motion to Thank Shanna Saunders

<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>
The Chair	X		
Ms. Gagnon	X		
Mr. Murray	X		
Councilor Gerding	X		
Mr. Brooks	X		
Mr. Poole	X		
Mr. Poulin	X		

The Chair announced that the motion to thank Ms. Saunders passed unanimously (7-0-0). The Chair then offered her own observations and asked Mr. Metivier to inform Ms. Saunders of the HDC motion.

C. Any other Communications and Miscellaneous.

X Adjournment:

Motion to adjourn at 8:57 pm was made by Mr. Brooks and seconded by Councilor Gerding.

Roll Call Vote to Adjourn the HDC Meeting

<u>Yes</u>	<u>No</u>	<u>Abstain</u>
Ms. Barry		
Mr. Murray		
Mr. Poulin		
Councilor Gerding		
Ms. Gagnon		
Mr. Brooks		
Mr. Poole		

The Chair announced that the motion to adjourn was approved unanimously (7-0-0).

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