

SOMERSWORTH Historic District Commission
MINUTES OF MEETING
May 25, 2022

MEMBERS PRESENT: **Laura Barry-Chair;** Richard Brooks-Vice-Chair, George Poulin, Adam Young, Tim Metivier, and Kimberly Shoen

Excused Members: Timothy Monahan, and Matthew Gerding-City Council Rep

STAFF PRESENT: Michelle Mears-Director of Planning & Community Development, City of Somersworth

The meeting was called to order at 7:05 PM.

Metivier was appointed as a full voting member for the meeting.

1. Approval of May 25, 2022 meeting minutes.

Edit from concert to concrete.

- a. Motion: Mr. Poulin MOVED to accept the minutes
- b. The MOTION is SECONDED by Mr. Brooks
- c. The MOTION CARRIED by a 5-0 vote

2. Projects of Minimal Impact Report.

There were two projects of minimal impact received for reroofing with the HDC.

3. Public comments by visitors.

- a. No comments were received via mail, email or phone. None were in person.

4. OLD BUSINESS

- a. None.

5. NEW BUSINESS

- a. **Paul Doloroso Jr, is seeking a certificate of appropriateness to construct a 3rd story fire egress platform for a property located at 17 Highland Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11 Lot 55, HDC#10-2022**

Ms. Mears gave the history of the property Fire egress was approved in 2011 to replace windows. In 1990 went before HDC to remove two Maple trees.

Mr. Brooks explained this project is similar to the project approved before the HDC.

Mr. Poulin inquired if the back egress has painted from the previous approval.

Mrs. Barry asked about the need for a second platform egress.

Paul Doloroso explained that he needs an additional egress on the 3rd story which will be a platform because the unit is split down the middle.

Mr. Metivier explained the requirements for Fire Code egress and that the space would not be suitable unless there was egress added.

There was a discussion about building codes for apartment units requirements.

Mr. Metivier asked the applicant about the style of railing used and if it the exact same and if this would be seen thru for the balusters.

Mrs. Barry stated that a painting or stain of the platform would be required as part of the approval.

Motion: Mr. Metivier MOVED to approve application with condition that the platform be painted or stained at summer 2022 end.

The MOTION is SECONDED by Mr. Poulin. The MOTION CARRIED by a 5-0 vote

b. Jeffery Daniel Hughes is seeking a certificate of appropriateness to renovate the exterior of an existing building located at 142-144 High Street, in the Residential/Business with Historic Overlay (R/BH) District, Assessor's Map 10 Lot 162, HDC#11-2022

Ms. Mears explained the property history. In 2010 the roof replacement was approved. In 2009 deck and handrails were approved.

The applicant **Jeffrey Hughes** explained he recently purchased property March 2022. The property has fallen into disrepair and wants to make it a desirable place to live. The application he tried to be a complete as possible.

Mr. Young asked if anyone is living in the property.

The units are full.

Mr. Brooks asked about the siding being replaced if it is all the siding.

Mr. Hughes explained the back will be replaced because it is a mix of siding aluminum.

Mr. Brooks noted that project isn't a complete exterior change but it is the items that need to be replaced.

The HDC would prefer that the trim and windows character defying features should be restored if possible.

The applicant wants to do porch work, egress ladder for the third floor, windows, siding.

Mr. Brooks asked if the railings on the porch will be replaced?

The ones that are rotted will be replaced.

Ms. Shoen asked about the replacement of the two front doors.

The applicant is proposing replacement of the front doors with steel front door with glass. The porch will be re-decked and replacing portico and railings on side.

There is vinyl lattice work for the porch. Ms. Shoen would like to see some rework of the front of the building.

Mr. Metivier informed the applicant about the HDC guidelines and the use of vinyl being discouraged. The architectural feature that should be preserved is the repair and replace the balusters.

The applicant is presenting to change deck boards with a composite decking that the engrain with the existing deck would be exposed.

The ends should look like wood ends. The pattern of the deck is to see the engrain. The home previously had shutters throughout history the intent is to repair and replace the shutters.

The applicant confirmed that the storm doors will be remain or replaced with the same. The applicant asked if there is a reason to keep the front doors because they were installed in the 1950s. The portico will remain in the front of the house.

Ms. Barry asked about the window to the left of house with stained glass. The applicant stated that the glass was painted on the glass.

The window from the street that the faces the driveway is proposing to infill it. The garage door is a non-functioning black panel door proposing white aluminum.

Mr. Metivier mentioned that ladder may not be able to be used and to confirm with the Fire Department.

If the ladder is not allowed would propose what the previous applicant the platform egress. This would need HDC approval.

The window that the applicant is proposing is a 9-panel steel.

There was a discussion about the vertical lattice.

Ms. Barry asked the applicant to mimic wood as a picture framed on the porch.

Ms. Barry did notice that the chimney needs to be repointed and if more substantial repairs need to be done it would need to come back to the HDC.

Motion: Mr. Metivier MOVED to approve application with the following conditions:

1. Deck boards shall not show or have the raw edge (scalped edge) exposed;
2. Any turned balusters and/or railings will be replaced in kind, in the exact current position;
3. Shutters shall be replaced or repaired;
4. Lattice work if replaced, will be vertical and in same dimensions, with the same spacing and shall not be vinyl lattice;
5. Ladder as proposed;
6. Garage door replaced as proposed;
7. Replace windows as proposed;
8. Remove backside window within porch,

The MOTION is SECONDED by Ms. Shoen. The MOTION CARRIED by a 5-0 vote

6. Any other new business to come before the Commission

None.

7. WORKSHOP BUSINESS

- a. Any workshop business that may come before the Commission.

Ms. Barry missed the presentation Workshop from Historic New England Old House Do's and Don'ts, May 25, 2022

Ms. Mears stated the status update on the CLG grant- a drone photographer has been hired and SRPC has a contract to work on the storybook map.

8. COMMUNICATIONS AND MISCELLANEOUS

Mr. Metivier is grateful to see a new picture on the HDC website featuring a new home.

Mr. Young is working on some items on his home within the Historic District.

Ms. Barry did mention that the HDC does allow a conceptual design to go to the HDC prior to full submission.

Ms. Barry did mention that the HDC needs someone to take minutes and it will go at the beginning of the next meeting.

Motion: Mr. Metivier made a motion to adjourn. The MOTION is SECONDED by Ms. Shoen. The MOTION CARRIED by a 5-0 vote

Respectfully submitted:

Michelle Mears, AICP, Director of Planning and Community Development