

SOMERSWORTH HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
September 27, 2023

MEMBERS PRESENT: Laura Barry-Chair, Richard Brooks, George Poulin, Kimberly Shoen, Timothy Metivier-Alternate, Elizabeth Nguyen-Alternate, Timothy Monahan-Alternate, Matt Gerding, and Adam Young

EXCUSED MEMBERS:

STAFF PRESENT: Michelle Mears, Director of Planning and Community Development

The meeting was called to order at 7pm.

1. Approval of the minutes of the meetings:

a. August 23, 2023 Regular Meeting Minutes

George Poulin MOVED to APPROVE the meeting minutes of 8/23/2023 as submitted.

The MOTION was SECONDED by Richard Brooks.

The MOTION CARRIED 7-0-0.

2. Projects of Minimal Impact Report.

Mears stated the following were approved as projects of minimal impact:

- 28 Lincoln Street in the Residential/Single Family/A with Historic Overlay (R1AH) District, Assessor's Map 11, Lot 105 HDC#31-2023. Application to install a cedar picket fence was approved.

3. Public comments by visitors. There were no public comments.

4. OLD BUSINESS

- a. Any old business to come before the Board
There was no old business.

5. NEW BUSINESS

- a. **EVON LLC is seeking a certificate of appropriateness to replace siding at a property located at 72 Market Street in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 198, HDC#29-2023.**

The business owner of Villa Pizza, **Adel** wants to replace the front and side of the business siding; it is starting to crack with holes. They will also replace the existing sign with a new sign. Also present was his contractor who passed around a sample of the proposed siding for review by the Board.

Mr. Metivier asked questions about what siding specifically is being changed and was told that the whole front/side will be a darker color and trim will be applied; will be using board and batten with corner boards. Discussion then occurred about what the corner pieces were going to consist of and look like.

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Prior permits for building and age of siding were discussed.

The general consensus voiced by the board is that the proposed change would be an improvement to the look of the building.

MOTION: George Poulin MOVED that the request of EVON LLC for a certificate of appropriateness to replace siding at a property located at 72 Market Street be APPROVED WITH THE FOLLOWING CONDITIONS:

PVC trim corners are to be included in this, with the siding installed from the front of the building to just past entry door to restaurant. The siding shall also be board and batten.

The MOTION was SECONDED by Adam Young.

The MOTION CARRIED 7-0-0.

- b. **Kurt Stallsmith is seeking a certificate of appropriateness to replace and expand a covered front porch at a property located at 15 Maple Street in the Historic Moderate Density (HMD) District, Assessor's Map 11 Lot 131, HDC#30-2023.**

Kurt Stallsmith and **Adam Shaw**, the owner and the proposed contractor for project, discussed that the railing height is currently not to code, 22" tall. Will use PVC alternative that will match to historic standards and also meet code.

Tim Metivier – Structures within the Historic District meet certain exceptions in code and falls under existing building code and existing railings can stay.

There was extensive discussion about the current curved/rounded front portion of the porch which all members agreed is a defining and significant feature. In addition, it was clarified that the intent is to make the whole side porch just 3 feet wider, not 10 feet wider than it already is.

Several members discussed the roof line that currently covers the existing porch, the current request is to get rid of the unique secondary roof and just do one slanting roof from the existing main structure. Multiple members including Mr. Brooks and Mrs. Shoen expressed that they wanted to maintain the original separate roof line.

The owner and contractor both indicated that they felt the deterioration of the curved railing and roof line were such that it could not be preserved in current form.

Specific abbreviated member comments were as follows:

Tim Metivier – not supporting the application initially.

Railings, curved railings, curved roof all speak to significant features right down to the vertical lattice. He stated the proposal does not match HDC criteria.

Mr. Brooks – not opposed to enlarging the porch and the roof should be a separate roof and not follow roof line down. Keep curved corner if possible.

Ms. Barry – As long as appearance mimics what is there now; if the current columns are not salvageable, we would want the square at the top and rounded below.

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Mr. Poulin asked whether deck and skirting will be painted.

There was a discussion on timing and the board was told that the goal was to be done before winter.

There was then a discussion about the current roof and Mr. Shaw stated that it was rolled asphalt and coated many times and asked if there was a requirement from HDC.

Tim Metivier indicated that with regard to the roof, the applicant would need to apply for a second HDC application but wouldn't come to the Board – it would be handled administratively.

There was discussion about the ceiling on the porch – and the Board was told it would be painted to match the existing ceiling.

MOTION: Brooks MOVED that the request of Kurt Stallsmith for a certificate of appropriateness to replace and expand a covered front porch at a property located at 15 Maple Street be APPROVED WITH THE FOLLOWING CONDITIONS:

The lattice work (skirting) to be vertical; replacement columns if fiberglass shall be made and created to match profile of current columns; railings and balusters shall be mimicked in profile and height to existing ones regardless if new material is chosen; the roof shall remain with current radius whether expanded or not; roof shall stay separate and not attach to existing sloped roof; matched pine ceiling to be installed to match current ceiling; crown molding profile shall be matched regardless of material chosen.

The MOTION was SECONDED by Ms. Shoen.

The MOTION CARRIED 7-0-0.

- c. **Paul Mackey is seeking a certificate of appropriateness to replace and frame a door, and relocate gas lines at a property located at 66B High Street in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 215, HDC#32-2023.**

The application was noticed and at first no one stepped forward. Ms. Mears noted that she doesn't see the person representing the application, Paul. At that point, an individual stepped forward to speak on the application but it was determined that he did not have a signature saying that someone else can represent the application.

Ms. Mears indicates we should continue the application as the application does not have signature saying that someone else can represent the application before the Board.

Mr. Metivier states that they don't need HDC approval to move gas lines.

MOTION: Tim Metivier MOVED that the request of Paul Mackey for a certificate of appropriateness to replace and frame a door, and relocate gas lines at a property located at 66B High be DENIED: We don't have applicant or applicant's agent and the Board is unable to ask questions regarding the application.

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The MOTION was SECONDED by Richard Brooks.
The MOTION CARRIED 7-0-0.

6. WORKSHOP BUSINESS

- a. Ms. Mears – Brandee Laughlin who works for the NH Division of Historic Resources reached out today. She is doing a tour of all certified local governments and was wondering if there were members that would be interested in meeting with her about goals for the City of Somersworth’s Historic District with staff as well; January or February.

Ms. Barry agrees this is a good idea.

7. COMMUNICATIONS AND MISCELLANEOUS

Mr. Metivier asks – any updates from Mears about previous communications, including signage, wall, other items that had been discussed.

Ms. Mears responds that – Shane is working on those; forgot to ask about block wall on Winter Street.

Mr. Metivier reports that Aclara is taking occupancy of their new location in Portsmouth and they have vacated the building in Somersworth.

Announcement is made that October 14th is the Pumpkin Festival – please attend

Mr. Brooks notes that the next ZBA meeting next week will have 85 Elm Street on the agenda and discussion ensues about how one speaks as a Board member at ZBA versus just as a regular citizen.

MOTION: Ms. Shoen MOVED that Ms. Barry has the HDC’s authority to be the HDC representative in case that becomes an issue.

The MOTION was SECONDED by Mr. Metivier.

The MOTION CARRIES 7-0-0.

MOTION: Mr. Brooks MOVED to adjourn the meeting.

The MOTION was SECONDED by Mr. Young.

The MOTION CARRIED 7-0-0.

The meeting was adjourned at 7:55pm.

Respectfully submitted,

Kimberly Shoen, Secretary
