



## **Somersworth Historic District Commission**

One Government Way  
Somersworth, NH 03878

Minutes of Regular HDC Meeting on 26 July 2017: Adopted as submitted

### **Present:**

Laura Barry, Chair  
Jenna Dunham, Vice-Chair  
Martin P. Dumont, Sr., City Council Representative  
Tim Metivier, Code Inspector  
Richard Brooks, Commissioner  
Edward Levasseur, Alternate Commissioner  
George Poulin, Commissioner  
Pius Charles Murray, Secretary

### **In absentia:**

Beth Poulin, Commissioner  
Arthur Hendrickson, Commissioner

### **Petitioners present:**

Ross Armstrong (on behalf of HDC #12-2017)  
Bradley Fredette (on behalf of HDC #14-2017)  
Sara Nadeau (on behalf of HDC #11-2017)  
Brian Russell (on behalf of HDC #11-2017)

## **Agenda & Minutes**

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

The Chair announced that since there were absences from among the Commissioners, Mr. Levasseur could vote at this meeting.

## II. Approval of Minutes:

Motion to approve the minutes of the regular HDC meeting of 28 June 2017 as submitted was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.

## III. Projects of Minimal Impact:

Mr. Metivier reported that there had been no projects of minimal impact submitted for approval during the previous month.

## IV. Comments by Visitors:

There were none.

## V. Old Business:

There was none.

## VI. New Business:

A. Tri Investments is seeking a certificate of occupancy for exterior demolition and renovations on property located at 49 Market Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 78, HDC #11-2017.

Sara Nadeau and Brian Russell were present to discuss the project HDC #11-2017.

Mr. Metivier introduced the project by saying: "[t]his ... application is seeking to remove a handicap ramp located on the Pleasant [S]treet side of the building. This ramp was originally approved by this board in '96 for the ramp and in '98 to enclose it."

The application describes the multi-part demolition and renovation as follows:

(1) Paint the exterior brickwork Benjamin Moore Historic Color Stonington Gray HC-170 or Coventry Gray HC-169....

(2) Remove the current handicap entrance ramp on the side of the building facing Prospect Street. An interior ADA-compliant chair lift is being installed, eliminating the need of the exterior handicap entrance ramp....

(3) Install a non-ADA compliant wooden staircase on the side of the building facing Prospect Street for emergency egress.....

(4) Replace the current side entrance door with a matching door, 2" wider, to serve as the ADA-compliant entrance for the lower level per Site Plan approval....

(5) Install a sign for the approved function hall/event center.... The sign will be 2' by 2', double-sided, constructed of High Density Urethane and the top will be approximately 66" high above ground. It will be externally lit by two ground-mounted LED spotlights. It will be approximately 12' from the front property line, 70' from the left property line and 50' from the right property line as shown on the enclosed approved Site Plan.

(6) Paint unpainted exterior trim white to match existing white exterior.

The Commission's discussion wanted to insure that the replacement material was sufficiently close to the original. In particular, Mr. Brooks inquired if the brick would be actual brick; Mr. Metivier explained that it is a stucco, 0.5" thick that would look like the original brick.

Motion to approve HDC #11-2017 as submitted was made by Mr. Brooks and seconded by Mr. Levasseur. Motion passed unanimously.

B. One Beacon Street, LLC is seeking a certificate of appropriateness to demolish a deck and do roof repairs on property located at 1 Beacon Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 177, HDC #12-2017.

Ross Armstrong was present to discuss the project HDC #12-2017.

Mr. Metivier introduced the project: "[t]he deck the applicant is seeking to remove is located on the uphill side of the building. No record was located in the HDC or building files that speaks to this deck."

The application describes the two part project as follows:

(1) The removal of an exterior deck. Deck is currently in poor condition [and] is located at back of building, only accessible by second floor units.

(2) Strip exterior shingles, replace underlayment, any damaged wood, and a drip edge on section facing Beacon Street.

Ms. Dunham asked whether the windows under the deck would need replacing. Mr. Armstrong replied that they may or may not need maintenance. Mr. Brooks inquired whether the roof under the deck would remain; to which Mr. Armstrong responded yes.

Motion to approved HDC #12-2017 as submitted was made by Mr. Poulin and seconded by Mr. Murray. Motion passed by majority vote. Mr. Levasseur abstained.

C. Conrad and Claudette Fredette are seeking a certificate of appropriateness for window replacement on property located at 118 High Street, in the Business Historic (BH) District, Assessor's Map 10, Lot 158. HDC #14-2017/

Bradley Fredette was present to discuss the project HDC #14-2017.

Mr. Metivier introduced the project: "I met with Mr. Fredette on the 13<sup>th</sup> of this month to go over possible options for windows to meet needs for emergency escape from bedrooms. The current windows are casement windows that are not Egress type. No record speaks to the installations of the windows or the construction of the structure."

Mr. Metivier explained that the second floor windows would be increased to egress size because of the conversion of some rooms to bedrooms. The Chair asked if the windows would be new construction; Mr. Fredette replied that some would be double-hung and some would be single-hung. According to Mr. Fredette, the vinyl siding to be used would be replacing vinyl siding. Mr. Brooks asked if all the windows on the first floor would be the same; Mr. Fredette replied that on the south side all would be the same but on the north side they would be shorter to allow for future expansion. Ms. Dunham explained that the HDC was concerned to ensure that the renovations would not detract from this historically significant

building in the downtown historic district. Mr. Fredette responded that he understood and that the challenge has been the changing of a former business to a single family residential home.

Motion to approve HDC #14-2017 as submitted was made by Mr. Levasseur and seconded by Ms. Dunham. Motion passed unanimously.

D. City of Somersworth Historic District Commission proposal to delete the current Section 14 Historic District in its entirety and replace it with a new Section 14 Historic District (copies of the proposal available in the Development Services Office).

There was no public comment on the proposed changes.

E. City of Somersworth Historic District Commission proposal to amend the Zoning Ordinance to re-establish the boundary lines of the Historic District (copies of the proposal are available in the Development Services Office).

There was no public comment on the proposed changes.

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

1. Motion to thank Jenna Dunham, Vice Chair, for her service and contributions to the HDC and best wishes in the future was made by Mr. Murray and seconded by Ms. Barry. Motion passed unanimously.

#### VII. Comments by Visitors:

There were none.

#### VIII. Workshop Business:

A. Report on the HDC-Cemetery Trustees meeting.

Mr. Poulin reported on the joint HDC Cemetery Subcommittee-Cemetery Trustees meeting. After a walking tour of Horn Cemetery, the group met at City Hall. Volunteer opportunities to help complement DPW's annual cemetery maintenance was discussed; even if such help only helped clean the cemetery once a year, that itself would double the maintenance of the cemeteries. The dual committee did decide to send letters to the abutters letting them know that there is a cemetery abutting their property; in addition, the Cemetery Trustees would investigate to erecting signs indicating Hours of Opening.

#### IX. Communications and Miscellaneous:

There were none.

#### X. Adjournment:

Motion to adjourn at 7:49 pm was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.

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