

**Somersworth Historic District Commission
Meeting Minutes
May 26, 2021**

Members in Attendance: Lindsey Gagnon, Vice-Chair, Richard Brooks, Matthew Gerding- City Council Representative, George Poulin

Excused Members: Laura Barry-Chair, William Poole-Alternate, Charles Murray- Secretary

Staff in Attendance: Tim Metivier, Code Enforcement Officer

The meeting was called to order at 7:00 PM.

1) Approval of March 24, 2021 meeting minutes.

Poulin MOVED to ACCEPT the minutes as submitted.

The MOTION is SECONDED by Brooks.

The MOTION CARRIES by a 5-0 vote.

2) Projects of Minimal Impact Report.

Metivier reported the following projects were approved as minimal impact:

- Beverly Cote, 55 Mt. Vernon Street, in the Residential Single Family/A with Historic Overlay (R1AH) District, Assessor's Map 11 Lot 10, HDC#03-2021. Application to re-roof in kind was approved.
- Javiera Kalback, 78-80 Market Street, in the Business with Historic Overlay (BH) District, Assessor's Map 11 Lot 199, HDC#04-2021. Application to re-roof in kind was approved.

3) Public comments by visitors.

No comments were received via mail, email or phone.

4) OLD BUSINESS

- A) Any other old business that may come before the Commission. – No old business.

4) NEW BUSINESS

- A)** Two Bits Properties, LLC is seeking a certificate of appropriateness to replace siding, wood soffits, door and window trim, re-roof porch and entry roofs, and line porch ceilings for a property located at 127-129 High Street, in the Residential/Business with Historic Overlay (R/BH) District, Assessor's Map 10 Lot 147, HDC#05-2021

Peter Clairmont of Two Bits Properties LLC and Pat Bossa were in attendance to represent the application.

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Metivier stated this property has one previous application from 2005 to re-roof and replace a deck that was approved. The applicant is here with a proposal to replace deteriorated wood siding with double 4 vinyl siding- Certainteed Mainstreet in desert tan, with white vinyl corners, white metal wrap on deteriorating wood soffits and door and window trim, re-roof 4 porch and entry roofs, to replace leaky old rusty painted metal with similar looking rolled roof material and line peeling porch ceilings with white vinyl soffit. The applicant has provided some examples of the proposal for the Board to view.

Clairmont stated they are looking to replace dilapidated wood siding and replace with double 4" vinyl siding. He stated viewing the vinyl from a distance will have a similar look to the existing wood siding, with profile and lines on the building. He stated as typical with vinyl siding would wrap the woodwork with metal and the soffit, along door and window trim. He stated with the corners they would like to use a different material. The building would end up with a white trim and the desert tan siding. He stated results would look similar from the street. The roofs are not visible from the street, would require close inspection to see difference, but will have a similar look to existing. He stated the interior ceiling on the porches is painted wood which is falling off, soffit product would be placed up there instead of repainting. He noted 5 of the 8 houses have vinyl siding in this section. On the opposite side of the road from him the majority have vinyl siding, quite a few properties with vinyl siding.

Metivier inquired if the applicant had reviewed the HDC Visual Guidelines.

Clairmont stated no.

Gerding inquired why the applicant was choosing vinyl siding.

Clairmont stated the existing wood siding is in bad shape, birds living in some sections, rotted sections. It would be a huge project to scrape and replace existing boards, very involved and expensive that would require them to redo in a few years. Looking for it to be done and low maintenance.

Gerding stated he owns one of the homes in this stretch with vinyl siding, but not a direct abutter. He stated the subject property is listed as being in very good historical integrity specifically because of the siding. They do not typically wish to see vinyl over wood if there are alternatives that could be used or have been at least explored. Have no issue with the roofing.

Clairmont clarified they would remove the wood and install vinyl. He stated vinyl over wood is not as clean of a look and does not allow for appropriate trim profiles.

Brooks inquired on the existing measurements of the corner boards.

Clairmont stated he does not know the measurement but they are thick 13-14" and did not think he would be able to get a corner piece that would match that. Stated they considered wrapping it but metal wrapping that large of a surface could cause other issues

Brooks asked what the plan for the upright columns on the porch would be.

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Clairmont stated no proposal at this time. At some point will need to be addressed. They were asked by the City to improve the street appeal.

Metivier noted that applicant received a notice of violation for the peeling paint.

Brooks inquired if the applicant had considered different sidings.

Clairmont stated his understanding is that many of the alternate siding options are not color infiltrated and would require painting.

Poulin stated he reviewed the 1986 Historic District Survey and the 2010, the 1986 survey notes this is a contributing building. He stated he does not think vinyl would be proper on this building and would not vote in favor of that.

Metivier stated the most recent survey is from 2007 and referenced that survey.

Clairmont stated they have owned the building for 2 years, the porches are the most interesting architecture on the building to him at this time they are not part of this proposal outside of the roof.

Gerding noted that there is another application before the Board tonight that is proposing to use hardie board, in that proposal there is detailed information on that product, it appears this brand is built to have color lasting, which would be a material they would be more in favor of than vinyl.

The Board held a brief discussion to the extent of the repair of the home.

Brooks stated he would be reluctant to approve vinyl, with this being a high factor contributing home to the District. He would like to see a different material used. He stated he does not have an issue with the roofing proposal. He stated he does not feel it would be fitting to cover the trim.

Metivier provided information on the surrounding properties. Suggested allowing the applicant a chance to read the Visual Guidelines and requested the Board allow the applicant a chance to review those guidelines tonight and then come back in for Board decision.

The Board was in consensus to allow the applicant that opportunity.

Clairmont stated he is willing to look into alternatives from the vinyl. He stated he would review the Visual Guidelines.

MOTION: Gerding stated I move that the request of Two Bits Properties, LLC is seeking a certificate of appropriateness to replace siding, wood soffits, door and window trim, re-roof porch and entry roofs, and line porch ceilings for a property located at 127-129 High Street be CONTINUED to later in this meeting for the following reasons:

- Allow the applicant to review the HDC Visual Guidelines

The MOTION is SECONDED by Brooks.

The MOTION CARRIES by a 4-0 vote.

Applicant returned before the Board at 7:57PM.

Peter Clairmont of Two Bits Properties LLC and Pat Bosa were in attendance to represent the application.

Clairmont stated based on the comments from the Board and the HDC Visual Guidelines he would like to alter the proposal. He stated they intend to preserve the existing wood trim, soffits and corner boards, although some will need to be repaired but to repaired in kind. He stated the siding material they would like to look into scraping/repairing/repainting of wood or removing and replacing with wood or fiberboard. He stated they are removing the vinyl replacement request.

Metivier asked for clarification, there are multiple possibilities presented, but removing the request to install vinyl siding. He stated the Board needs to make a decision on an application but the path is not decided yet. He stated the applicant should be clear in what process they are seeking approval for. He stated with the research that is needed to be done the applicant can ask for the application to be continued to allow them to do the research on if they will re-paint or replace.

The Board held a brief discussion of the next steps for the applicant.

Clairmont stated the only piece of vinyl they are requesting to move forward with porch lining. He stated he also wishes to move forward with the re-roofing.

Brooks stated he is in favor of the roofing as presented. He inquired what the Boards look like for the porch.

Clairmont stated the roof has leaked due to the roofs, the boards are dilapidated and the paint is peeling. It is 4-5" board planks.

Brooks inquired if the applicant could come back with more information of the porch ceiling, close up pictures.

Clairmont stated between getting paint estimates and doing the roofing it would keep them busy.

MOTION: Brooks stated, I move that the request of Two Bits Property to re-roof using rolled material be **approved** and the remaining items (porch ceiling and siding) be **continued** for the following reasons:

- To allow the applicant to come back to the Board with additional information of the ceiling and siding;

The MOTION is SECONDED by Gerding.

The MOTION CARRIES by a 4-0 vote.

B) Alton Rollinsford LLC, is seeking a certificate of appropriateness to replace windows and doors for a property located at 15-17 Grove Street, in the Historic Moderate Density (HMD) District, Assessor's Map 11 Lot 32, HDC#06-2021

Metivier stated in 2005 this property filed for repair and replace a failing cement block wall with a decorative retaining wall which was reviewed after three meetings with the condition that it not be blocks but rather natural stone to match surrounding, it was eventually removed and not replaced. In 2019 to replace front deck steps with pressure treated and iron railings was approved with condition that the steps be painted by the end of the year. The applicant is before the Board to complete the following work, replace existing double hung 30 x 60 vinyl, cellar windows 27 x 24 vinyl, cellar windows 29.5 x 14 vinyl, cellar windows 29.25 x 11.5 vinyl, entrance front doors with side lights, garage siding with vinyl, entrance door with 9 light pre hung, rear egress doors with 9 light pre-hung and basement door system with ext. door.

Norma Ortega, Contractor was in attendance to represent the application.

Ortega stated the project stemmed from a lead abatement and is a project that was directed by the NH Department of Health and Human Services. He stated they are working based on the scope of work from the lead report. He inquired if the Board received that information.

Metivier stated his Department had not received information on that lead abatement order. The applicant provided that information.

Brooks inquired when the building was last painted.

Ortega stated he did not know, but the lead report shows there is lead in the paint and it will need to be abated. He stated the method of abatement is to encapsulate the lead, with the special paint on the trim; the doors will need to be replaced along with the windows.

Brooks stated the siding is not being replaced but rather cleaned and treated.

Ortega stated yes to the main house but for the garage the siding is not in good condition and the treatment would not stick to it therefore it would need to be covered with siding. If the wood is not in good shape it needs to be encapsulated.

Brooks asked if they are replacing the windows.

Ortega stated yes within the original frames and the trim will remain. The existing are vinyl and the replacement of those is because the contract is part of the 'Healthy Homes' who creates the requirements for the improvement. The windows are in poor condition and require replacement.

Metivier stated the lead document is not from DHHS it is rather from the Department of Housing.

Ortega stated it is the scope of work provided by the risk assessor.

Gerding stated he did not see any information in the application regarding the lead abatement. Where is the lead.

Ortega stated there is a long list of lead positive items in the interior and exterior of the home. He stated that was information provided with the building permit.

Gerding stated he is inquiring for this application.

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Metivier reviewed the application is for the garage siding, windows and doors of the home.

Ortega stated these items all are lead positive, except of the vinyl windows. The house trim will be painted.

Gerding inquired if there are photos of the other doors being replaced.

Ortega stated the back doors are 9 light metal doors. Thermo trimmed and the front doors will be nicer than what exists.

Brooks will the windows still have the 6 over 6 light patterns.

Ortega stated yes.

Brooks asked if the screen doors will remain.

Ortega stated the screen doors are not lead positive so it is not part of the abatement project, owner might keep.

Brooks asked if the side lights remain.

Ortega stated new ones would be installed.

Brooks clarified the trim and roof will remain the same.

Ortega stated yes.

Brooks stated it appears the front doors have been replaced and does not see an issue with having those replaced, keeping the windows the 6 over 6 and keeping the trim are items he does not find issue with. He stated his concern is the siding of the garage but also it cannot be seen from the road. With that being said he would probably be willing to allow it since it will not be seen. What is the plan for the windows on the garage.

Ortega stated they would be covered with the vinyl siding.

Brooks asked if the cellar windows would be replaced in kind.

Ortega stated those would become a one window because the 6 lights are hard to order.

There was a brief discussion of the Historic Survey for this property.

Brooks stated as long as the trim is not being replaced found that replacing of the windows would not be an issue since they were already vinyl windows.

Poulin stated he would prefer to not have vinyl on the garage but could go either way. He stated he is not in favor of replacing the wooden doors with metal and feels they should keep in mind that the front steps have still not been painted. He stated the front doors were originally wood doors and would not like to see metal there either. He stated he does not have an issue with the windows.

Gerding stated he would like to see the proposed new doors before making a decision on them.

Poulin stated he does not like the look of metal doors in a historic home.

MOTION: Brooks stated, I move that the request of Alton Rollinsford for replacement of the windows and re-siding of the garage be **approved with the following condition:**

- The windows shall be 6 over 6, vinyl without disturbing the original trim;

- Cellar window shall be allowed to be one piece if a 6 over 6 is not available;
- Siding shall be of a similar dimension to what exists for the siding and corner boards;

AND

The request to replace the doors be **continued for the following reasons:**

- to allow the applicant to provide sample images of the proposed replacement doors;

The MOTION is SECONDED by Gerding

Discussion: Poulin asked there be a stipulation that this project may not start until the front steps have been painted pursuant to the 2019 approval.

Brooks stated he would accept that amendment to the motion.

The MOTION CARRIES by a 3-1 vote (Poulin voted in the negative)

C) Joe & Mary Boucher, are seeking a certificate of appropriateness to replace siding on a property located at 90 Noble Street, in the Residential/Duplex with Historic Overlay (R2) District, Assessor's Map 13 Lot 17, HDC#07-2021

Metivier stated this applicant is proposing to remove and replace existing wood clapboards. He stated this property was approved in 2001 to replace a dilapidated deck and in 2004 remove a tree and 2016 replace roofing.

Joe and Mary Boucher were in attendance to represent the application.

M. Boucher stated they have received two proposal from contractors to use the same product the James Hardie cement hardie board. Wanted to ensure that is an appropriate material to use in the HDC.

Metivier read the description of the material and proposal.

J. Boucher stated they plan to wrap the trim and it will stay true to the house.

Brooks clarified they are only proposing to replace siding but wrap existing trim with aluminum. Could it be painted instead to retain detail.

J. Boucher stated they said they would remain true to the details, it is a three story house and does not feel comfortable painting. Does not think they would lose the contours. Looking for a longer lasting product than paint.

Metivier noted the detail and that there is molding detail. He reviewed the specific details with the applicant.

Gerding stated he does not take much if any issue with the hardie board and thinks it looks great, looks closer to wood than vinyl. He stated he is hesitant on the aluminum wrap. He

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stated if it can be done cleanly and nicely it could look good, but there could be dents or bowing to make it look different. In favor of the siding product.

Brooks inquired what they would do with the front door.
M. Boucher stated it would be left along and painted.

The windows are replacement windows.

Brooks stated he has concern that the detail would not be followed exactly, this house is very good integrity for this historic district.

M. Boucher explained they are looking for a product that will last longer than 10 years projected for paint.

Metivier noted there is a profile to the casings.

Brooks asked if they could replicate with at least one window so the Board could see how detailed they can do.

Metivier stated the contractor could likely do that with a piece of scrape metal.

Gerding inquired if the applicant would be amendable asking for that sample for the trim, the siding could be voted on at this time.

Metivier explained that the trim should not stall the project.

M. Boucher stated they do want to keep the integrity, which is why they are not having the entry way done.

Metivier stated he would reach out to the contractor and have that metal trim example shown to the Board.

The Board discussed that they were willing to hold a special meeting to address this issue.

MOTION: Gerding stated, I move that the request of Joe & Mary Boucher to remove and replace existing clapboards with hardie board as submitted be **approved** and the request for the trim wrap with aluminum covering be **continued** for the following reasons:

- To allow the applicant to bring a sample of the bent aluminum to ensure the detail remains to the next scheduled meeting;

The MOTION is SECONDED by Brooks

The MOTION CARRIES 4-0 vote.

D) **Any other new business that may come before the Commission.** – no other new business.

5) WORKSHOP BUSINESS

A) Any workshop business that may come before the Commission. - No workshop business.

6) COMMUNICATIONS AND MISCELLANEOUS

Poulin stated 7 Grove Street is a mess, the siding has been sitting on the front lawn since last fall.

Metivier stated the applicant has received a notice of violation.

Poulin stated the trees are breaking the wall and it will likely fall soon.

Metivier stated the wall from as far as they can tell is constructed on the property line. The owner of the wall is for whose property benefits the most, though these properties both benefit from the wall. He stated his recommendation is that 7 Grove benefits the most, without proof of ownership of the wall, more than likely the original installer was this property. It becomes a civil matter.

Metivier reported there has been slow positive movement of Aclara/S Bulding being purchased. Process is still moving forward. He stated he fielded an inquiry from a potential developer that there was interest in the Elm Street Hotel.

Poulin stated the museum has been closed for a while and it has been reopened recently. He stated there have been a few new property owners visit and they have been very interested in the District.

Brooks stated the octagon house on (32) Prospect St. near the intersection of Maple St. looks great with the new paint job done.

Gerding stated he wanted to thank resident April Tucker for putting together the hilltop yardsale, would like to see that happen yearly.

MOTION: Poulin stated I move to adjourn the meeting.

The MOTION is SECONDED by Brooks.

The MOTION CARRIED by a 4-0 vote.

The meeting adjourned at 8:37PM.

Respectfully submitted:

Dana Crossley
Planning Secretary