



## *Somersworth Historic District Commission*

One Government Way, Somersworth, NH 03878

Regular Meeting of the HDC held on Wednesday, 22 August 2018: 1<sup>st</sup> Draft

<i><u>Present</u></i>	<i><u>In absentia</u></i>
Laura Barry, Chair	David McNicholas
Richard Brooks, Vice-Chair	
Edward Levasseur, City Councilor	
Matthew Gerding, Commissioner	
George Poulin, Commissioner	
Tim Metivier, Building Inspector	
Pius Charles Murray, Secretary	

### *Staff present:*

Shanna Saunders, Director of Planning and Community Development

**Petitioners Present:**

<b><u>Name of Petitioner</u></b>	<b><u>HDC #</u></b>
Bob Flannery	HDC #36-2018
Lindsey Gagnon	HDC #35-2018
Len LeFebvre	HDC #32-2018
Jessica Paradis	HDC #32-2018

**Agenda & Minutes**

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

**II. Approval of Minutes:**

A. Motion to approve the minutes of the HDC Ordinance Subcommittee of 21 June 2018 as amended was made by Mr. Murray and seconded by Mr. Brooks. Motion passed on majority vote: 5-0-1 with Councilor Levasseur abstaining.

B. Motion to approve the minutes of the HDC Ordinance Subcommittee meeting of 10 July 2018 as amended was made by Mr. Murray and seconded by Mr. Brooks. Motion passed by majority vote, 5-0-1 with Councilor Levasseur abstaining.

C. Motion to approve the minutes of the HDC Ordinance Subcommittee meeting of 17 July 2018 as amended was made by Mr. Murray and seconded by Mr. Brooks. Motion was approved by majority vote, 5-0-1 with Councilor Levasseur abstaining.

D. Motion to approve the minutes of the HDC Education & Outreach Subcommittee of 8 August 2018 was made by Mr. Murray and seconded by Mr. Brooks. Motion was adopted by majority vote 5-0-1 with Councilor Levasseur abstaining.

E. Motion to approve the minutes of the HDC meeting of 25 July 2018 was made by Mr. Gerding and seconded by Mr. Brooks. Motion was adopted by majority vote 4-0-2 with the Chair and Mr. Murray abstaining.

**III. Projects of Minimal Impact:** Mr. Metivier reported two projects of minimal support had been submitted and approved:

A. Steve Ring, 50 Grove Street, Assessor's Map 11, Lot 20, HDC #31-2018. Approved for roof-replacement.

B. Norman Menard, 12 Beacon Street, Assessor's Map 11, Lot 72, HDC #34-2018. Approved for roof-replacement.

**IV. Public Comments by Visitors:** There were none.

*V. Old Business:*

A. Motion to move Old Business until the end of the meeting at the request of the Chair was made by Mr. Murray and seconded by Mr. Brooks. Motion passed unanimously.

B. Any Old Business that comes before the HDC.

*VI. New Business:*

A. Sean Collins and Jessica Paradis are seeking a certificate of appropriateness to replace stairs and build a new deck on property located at 17 Hamilton Street, in the Residential Single Family-A, with a Historic Overlay (R1AH) District, Assessor's Map 10, Lot 125, HDC #32-2018.

Jessica Paradis and Len LeFebvre were present to discuss HDC #32-2018. Mr. Metivier described the project as changing stair treads, and risers, and banisters to wood, which would include the deck. According to Mr. Metivier, the property received an HDC certificate of appropriateness to re-roof in 2002.

The Chair asked if the project intended to use pressure treated wood and at what size? Ms. Paradis responded that the deck would be 12 x 24 with pressure treated wood. The Chair then asked if the wood would be painted; to which Ms. Paradis said that it could be.

Motion to approve HDC #32-2018 as submitted, with a friendly amendment by the Chair to include two stipulations that (1) the deck would be 12x24; and (2) the pressure treated wood be painted during Spring 2019, was made by Mr. Murray and seconded by Mr. Poulin. The motion passed unanimously.

Mr. Murray thanked the petitioner for maintaining the property's excellent integrity. It was nice to see property owners take ownership and commitment to maintain the integrity not only of their property but also of the Historic District as a whole. It helped the HDC, Mr. Murray said, to fulfill its mission to maintain the historical nature of the Historic District.

B. Anthony Cataldo is seeking a certificate of appropriateness for a building addition on property located at 105-107 Main Street, in the Business Historic (BH) District, Assessor's Map 10, Lot 186, HDC #33-2018.

No petitioners or designees were present to discuss HDC #33-2018. Mr. Metivier described the project as repairing the roof most of which was damaged by fire by adding a third floor and by raising the structure by 6'. The petitioners intended to use the same type of vinyl found there now; aluminum and asphalt shingles will be used. The new addition will remain the same color (white). According to Mr. Metivier, the property was approved in 1988 for a side sundeck including trim plus one wooden back door.

Due to a lack of information in the application as well as having no one present to discuss the project, the Chair moved and Mr. Brooks seconded a motion to deny HDC # 33-2018. The motion passed unanimously.

C. The Greater Somersworth Chamber of Commerce is seeking a certificate of appropriateness to replace the roof and windows on property located at 56-58 High Street, in the Business Historic (BH) District, Assessor's Map 11, Lot 213, HDC # 35-2018.

Lindsey Gagnon was present to discuss HDC #35-2018. Mr. Metivier described the project as re-installing seven new windows (per letter to the Somersworth Chamber of Commerce from R.B.S. Construction dated 29 June 2018) and to re-roof (as per an undated letter from R.B.S. Construction to the Somersworth Chamber of Commerce). Both letters include concise descriptions of the exact work to be performed. Mr. Metivier gave the history of the property's HDC certificates of appropriateness: (1) one was issued in 2013 to replace a sign; and (2) a second request in 2018 to replace the 2013 sign with a new one to reflect the change of name.

Mr. Poulin asked where the windows were to be replaced. Ms. Gagnon using photographs from the application package showed one from the front, the others from the rear of the building. Ms. Gagnon further explained that one of the windows in the rear must serve as an egress for the building's renter. Ms. Gagnon said that the reason for the window and roof replacement is due to brick popping out of the structure. The Chair wanted to confirm with Ms. Gagnon that there would be 1 pane windows which Ms. Gagnon did confirm.

Motion to approve HDC #35-2018 as submitted was made by Mr. Brooks and seconded by Councilor Levasseur. Motion passed unanimously.

D. Alton Rollinsford, LLC is seeking a certificate of appropriateness to replace siding on the barn on property located at 33-35 Lincoln Street, in the Residential Single Famierlayly-A, with a Historic Ov (RIAH) District, Assessor's Map 11, Lot 157, HDC #36-2018.

Bob Flannery was present to discuss HDC # 36-2018. Mr. Metivier described the project as replacing three windows in the main house (which had already been approved) and repair the Barn by using vinyl siding with the upper trim and corner boards needing painting. Mr. Metivier reported that the property appeared before the HDC in 2002 and was allowed to replace wood siding with vinyl by default since the HDC did not act.

The Chair asked if the windows to be replaced in the main house would mimic the 2/2 grid, to which Mr. Flannery replied that the 2/2 grid would be maintained. The Chair then asked if the barn would remain double-hung replicating the existing pattern. Mr. Brooks inquired which barn windows would be replaced; Mr. Flannery replied the side and front. Mr. Brooks asked why was the vinyl siding on the barn being replaced; Mr. Flannery said that the current vinyl siding was in bad shape. The Chair noted that there was lead on the original but that according to RSA the lead abatement can pass muster. With vinyl siding proposed, the Chair asked about the existing trim and corner boards to which Mr. Flannery responded that they would remain. Mr. Poulin noted that the project in addition to using vinyl siding also including using several j-channels; Mr. Poulin was afraid that the Historic District was in danger of losing another historic structure.

Motion to deny HDC #36-2018 was made by Mr. Poulin and seconded by Mr. Brooks. Vote was by roll call as follows:

**Vote to Deny HDC #36-2018**

<u>Yea</u>	<u>Nay</u>
Mr. Brooks	Ms. Barry
Mr. Gerding	Councilor Levasseur
Mr. Poulin	Mr. Murray
<b>Total: 3</b>	<b>Total: 3</b>

The Chair announced that a tie vote, 3-3, denied the motion; the motion to deny approval for HDC #36-2018 failed.

Motion to approve HDC #36-2018 as submitted with the stipulations that (1) the trim remains and (2) that the clapboard remain under the vinyl siding was made by Mr. Gerding and seconded by Mr. Murray. Motion was approved on a roll call vote as follows:

**Vote to approve HDC #36-2018**

<u>Yea</u>	<u>Nay</u>
Ms. Barry	Mr. Brooks
Mr. Gerding	Mr. Poulin
Councilor Levasseur	
Mr. Murray	
<b>Total: 4</b>	<b>Total: 2</b>

The Chair announced that the motion to approve HDC #36-2018 carried because of a majority vote in favor.

E. Any New Business that comes before the Commission

**VII. Public Comments by Visitors:** There were none.

**VIII. Old Business (resumed)**

A. Revision of the proposed Historic District ordinance 19.14

Mr. Murray summarized the results of the HDC Ordinance Subcommittee meeting on 14 August 2018. Mr. Murray said that the Ordinance Subcommittee had received input on the proposed ordinances from both the City Manager and Ms. Shanna Saunders. Mr. Murray referred the Commission to the copy of the revised ordinances that Mr. Brooks had sent by email to all Commissioners. Most of the suggested corrections represented minor tweaks which the Subcommittee accepted. There were several sections (e.g. under membership, etc.) that the City Manager recommended transferring to the HDC Rules of Procedure. Ms. Saunders who was present at this HDC meeting explained that the sections recommended to be transferred to the Rules of Procedure were more administrative and so did not belong in the city ordinance. The section describing the process leading to demolition by neglect was completely eliminated as it is already covered by other city ordinances and/or RSAs.

Ms. Barry asked for a full Commission vote of approval in preparation for the presentation before the City Council tentatively scheduled for 17 September 2018.

Motion to approve both the revised proposed ordinances including edits and re-numbering and the HDC Standards for Review was made by Mr. Brooks and seconded by Mr. Murray. Motion passed unanimously.

**IX. Workshop Business:**

A. New England and Vermont Division of Historic Preservation 2-day workshop

The Chair confirmed the notice of a 2-day workshop that she had previously emailed to the full Commission. The workshop is sponsored by the New England and Vermont Division of Historic Preservation. It will be held in White River Junction, VT on 21-22 September 2018 (a Friday night and all day Saturday). Its theme is Leading Locally: Design Review for Preservation Planning. The registration cost is \$20.00; a limited number of discounted rooms are available at the Hotel Coolidge. The Chair hoped some other Commissioners could attend as she was.

B. Any additional Workshop Business

**X. Communications and Miscellaneous:**

A. From Mr. Metivier:

Mr. Metivier announced that the Greek Church on private Green Street will need to rebuild the exterior façade with brick and repair the building. Mr. Metivier was alerting the HDC that a petition from the Greek Church would be forthcoming soon.

B. Roof on building at former GE building

The Chair inquired about the roof of the small building at the former GE which GE request to demolish the structure was denied by the HDC from Ms. Saunders. According to Ms. Saunders, the building in question is in extreme disrepair; the new owners will not even allow anyone in to evaluate it due to concerns it may collapse. Ms. Saunders did report that there were a couple of investors interested in purchasing the building. Until something happens, the city is in a holding pattern.

C. Election of HDC officers

Mr. Murray inquired when the Commission would hold its annual election for HDC Officers. The last such organization meeting was held on 24 May 2018. The Chair said she would investigate.

D. Reflections by Mr. Poulin

Mr. Poulin wanted to express his dismay with the HDC's approval of HDC #36-2018. Not only did the petition include re-using vinyl but there seemed too many j-channels. He was afraid that the building would lose all its historic integrity.

D. Any additional Communications and Miscellaneous Business

**XI. Adjournment:** Motion to adjourn at 7:59 was made by Mr. Brooks and seconded by Mr. Poulin. Motion enthusiastically passed unanimously.

Respectfully submitted,

*Pius Charles Murray*

(Mr.) Pius Charles Murray, MLS, MPA  
Secretary