

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, April 11, 2017
Public Meeting

Members Present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair
Glenn Coppelman, Planning Board representative
George Korn, Board of Selectmen's office representative
Susan Prescott
Stanley Shalett

Other Attendees: Richard Edmunds
 David Edmunds
 Jef Flanders-McDougall (representing the public)
 Scott Ouellette (representing the public)

Ms. Morse called the meeting to order.

Town Board Updates:

HDC: Ms. Boutin's appointment was up, and she has renewed for another 3 years.

Also, Ms. Morse advised the Planning Board has been working on the town's master plan including the inclusion of a Historical Resources Chapter, and the upcoming meeting of the Planning Board will be devoted to a discussion of the town's master plan and working on the Historical Resources Chapter. It starts at 6:45 in Town Hall on Tuesday, May 2. She encouraged participation in this meeting.

Ms. Morse also requested input regarding the minutes of March 1st. On page 8, there was a spelling error "shingle", not "single." Mr. Coppelman made a motion to accept the minutes as amended, seconded by Ms. Boutin. All in favor, none opposed. Mr. Korn abstained.

Planning Board and CIP: Mr. Coppelman stated the Planning Board has been working on revisions to the Regulations as a result of the recent town vote to move the detail for inns and bed-and-breakfasts from the Ordinances to Regulations to provide flexibility, and this also added the option for "inns" as well as bed-and breakfasts. That is now part of the town Zoning Ordinances. The Planning Board approved the regulations for both. The town is now ready to accept applications for both inns and bed-and-breakfasts.

Mr. Coppelman also discussed the establishment of the Historical Resources Chapter. Previously, the Heritage Commission approached the Planning Board about starting a Historical Resources Chapter. The Planning Board agreed, and the Heritage Commission had applied for a grant through the Division of Historic Resources for the state. That was indeed granted, and the town was awarded a grant for about \$15,000 as well as the

provision of volunteer hours. There might be small amount of hard-cash dollars maybe from the HDC or Planning Board budgets to round out the match piece. Mr. Landry and Ms. Faulconer completed the Request of Proposal. It will be mailed and advertised in the paper. It will be contracted out to someone with a specialty in historical preservation. The bids have a 3-week response deadline with the bid opening in early May followed by the selection of a contractor and a proposed start in June. Public input will be necessary in this process. The grant requires this be done by September of 2018, but the goal is to complete this earlier. The Division of Historic Resources has a good working relationship with the town on this.

CIP was not ready for the last Planning Board public hearing, so it was put off until the meeting on Tuesday, April 18. Mr. Coppelmann expects this will be adopted at this meeting.

Ms. Morse asked Mr. Coppelman about the upcoming discussion regarding the All American Assisted Living Facility which is planned for Tuesday's meeting. The HDC will have the opportunity to make comments at this meeting. Mr. Coppelman confirmed this is the case. The Technical Review Committee has been formed and will provide feedback to the Planning Board. It was continued a couple of times as there were outstanding items largely due to a hydrogeologic investigation as the site is in an aquifer protection zone, but information has been received by the town, and the town's consultant, Danna Truslow, has reviewed the information and will report on these findings at this meeting.

The New Hampshire Preservation alliance contacted Mr. Coppelman as it was putting together their every-other-year Preservation Conference in Concord. This is an all-day event that will be held on April 21. They like what the town is doing regarding historic properties and planning and would like representatives of the town of Kingston to hold a session regarding what has been done. Mr. Coppelman requested that a board be formed to plan our participation in this event, which is in progress.

Ms. Morse also confirmed that all HDC members had a copy of the updated town Ordinances as voted on by the town in March.

Board of Selectmen: Mr. Korn provided an update on parking on the Plains near Kingston State Park. The time of year is a concern as there could be soft ground. A bond has been posted to cover expenses if needed.

Heritage Commission: Ms. Boutin provided an update on the gazebo on the Plains. The ceiling is being worked on and should be finished by August for Kingston Days. Seats will be furnished by the Lions Club. They will install 4 granite slabs underneath these seats. There will be a pamphlet going out to housing in the immediate area.

Also, the windows at the library will be removed and refurbished, and the roof will be repaired as well. There is a grant for that from the moose plates.

Continuation of Public Hearing: Consideration of Application from Richard Edmunds
187 Main Street, Tax Map R34, Lot 71B, Pursuant to Kingston Town Ordinances and Regulations Articles IV, L, and LI

Ms. Morse read the reason for the public hearing regarding this issue to all attendees. The ability to demolish the house was approved, and the demolition is now done, and clean-up is in progress. The Edmunds received more feedback from the HDC as well as members of the public and made changes. She invited Richard Edmunds and his son, David, to speak to attendees.

Richard Edmunds then addressed the attendees. He received comments from the HDC as well as abutters and tried to include them in the new plan. David, his son, worked on the revised plan. There are size constraints due to wetlands on the site which affect the plan. Mr. Edmunds is eager to begin construction and feels the new plan addresses and includes many of the suggestions and information received. Richard now turned the discussion over to David.

David Edmunds now addressed the attendees. He appreciated the input received. He started by discussing the color rendering. The colors displayed on this drawing should be close to accurate, and the drawing also shows proposed landscaping along the foundation. The house is a 9-window colonial, as proposed before. The gables facing Main Street have been removed. There are 2 skylights at the front door. The plan now also includes detail above the front door. The windows are the same as discussed before, Harvey vinyl. The siding and trim package has been changed to upgrade to fibrous cement siding with PVC package. The trim was upgraded as well. The flat pigeon return remained in the plan. David did bring samples of the proposed windows, siding, and trim as well as front door. He also brought a sample of the roof shingles as well.

Mr. Coppelman discussed the usage of fibrous cement siding. He asked if the samples could be passed around. Ms. Morse requested HDC members as well as audience members review the materials and samples brought by the Edmunds'. The attendees did so.

Ms. Morse then requested input from the HDC.

Mr. Shalett had a question about the location of driveway as it is too close to the intersection of Main Street and East Way. Ms. Morse asked Mr. Edwards if the location of the driveway has been approved by the Road Agent, Richard St. Hilaire, and added that placement of the driveway is not under the purview of the HDC. Mr. Edwards confirmed that he did give the drawings to Mr. St. Hilaire and is waiting for feedback. As the Road Agent has the final say on the location of the driveway, Mr. Edwards will take this under advisement and discuss it with the Road Agent. Mr. Edwards added that he does not have the driveway permit at this time but has been in discussion with Mr. St. Hilaire.

Mr. Shalett noted the drawings do not include an elevation map and is concerned about the amount of fill needed on the site. Mr. Edmunds has employed a soil scientist to work on the wetland setback and boundary, and he is working with Jim Lavalley, and they will present this plan to the Selectman, the Planning Board, and also the Inspector; the plan will show contours. The slope of the land will not change dramatically. Ms. Morse discussed permits and the wetland setback with Robert Stewart, and he told her that the lot is buildable and that the house to be built does not need to stick to the same footprint. He also added that an easement may be needed based on feedback from the wetland scientist's feedback. If the HDC approves the building of the home, they can do that conditionally based on approval of other town agencies. Mr. Edmunds confirmed that he is aware of that.

Mr. Coppelman thinks the changes made since last meeting are positive and going in a good direction. His preference is for more traditional windows than vinyl, but if they could be done with exterior grids that would look better.

--Gap in recording--

Mr. Coppelman discussed the location of the garage being similar to that of a subdivision rather than behind the house or as a separate building, but he still believes this is an improvement than the last plan provided by the Edmunds'.

Ms. Morse had a question about the windows being shown on the plan as 9 over 6, but the color rendering has 9 over 9 throughout. David confirmed that they will be 9 over 6; the rendering program used by the engineer would not allow the windows on the drawing to be 9 over 6. Mr. Coppelman mentioned the detail can be obtained in the plan set and not the rendering. Ms. Prescott asked if all windows in the house will be 9 over 6, and David confirmed this to be the case.

Ms. Morse requested public input.

Mr. Scott Ouellette of 189 Main Street echoed Mr. Coppelman's comments. He added that the front door will need more detail. David explained that the existing plan includes a notation with specifics of the detail around the front door. Mr. Ouellette wrote a letter to Ms. Morse that was forwarded to the Edmunds'; Mr. Ouellette shared with attendees his feedback. He was concerned about the height of the steps and the exposure of the foundation being poured concrete rather than brick or stone. David said they considered covering the foundation but will use plantings instead to keep the cost down. He also added they may drop the siding down closer to the land to reduce the appearance of the foundation. Mr. Ouellette asked about the water table, and David said they brought the detail up and dropped the water table. Mr. Ouellette also mentioned the location of the garage. David tried to set the garage back as far as he could, and there would be windows in the garage. Mr. Ouellette was concerned of the view from East Way of the side of the garage and thinks it should be dressed up, possibly with frieze board. Various HDC members now discussed the planned detail among themselves. David confirmed that they tried to use detail from the neighborhood, but the feedback from the last HDC

meeting requested period detail rather than copying homes in the neighborhood. Mr. Ouellette still believed more is to be done to break up the look of the garage. David said due to the improvements made to the plans, additional cost was incurred, and cost is an issue. He will consider changing the garage doors to those with windows.

Ms. Jef Flanders-McDougall of 171 Main Street now spoke. She agreed the plan is much improved but asked if the front door should be wood based on Ms. Morse's comments at the last meeting; Ms. Morse clarified that is not the case, that she shared she favored a wood door but did not mandate that. Ms. Flanders-McDougall also shared concerns that the windows facing the wetlands do not look like a historic home. She also added that the windows in the garage seem very close to the end of the building and would look better if they were brought in further away from the corner of the building, and she was also concerned about the appearance of the garage needing to be dressed up. She expressed concern about the location of the chimney being offset and not centered. David added that the chimney is offset due to the floor plan. He said the windows on gable end are egress windows for safety and cannot be moved. Richard shared that egress windows are current building code. David respectfully disagreed about the windows facing the wetlands looking appropriate for the Historic District. Ms. Morse asked for clarification about the closeness of the window to the corner of the building, and Ms. Flanders-McDougall explained this to the HDC. Richard and David shared that egress windows are physically larger and could not be placed elsewhere on the garage and cannot be compared to other rooms in the house such as the living room, bathroom, etc.

Mr. Shalett stated that he agreed with Ms. Flanders-McDougall. He expressed that the windows do not look symmetrical. Ms. Morse clarified that new drawings were given to him at this meeting and that he was referring to old drawings. Mr. Shalett still expressed concern about the location of the windows. Ms. Boutin and Ms. Morse mentioned the smaller windows were in the kitchen and bathroom and are expected to be smaller.

Mr. Korn shared that in looking at the garage, there is a window centered up and above which softens the look and that maybe adding a window would help the appearance. Richard added that the garage roof will be trusses instead of lally columns, so a window might not work aesthetically. David said they will discuss options that might be cost effective. Ms. Morse mentioned that there is a setback of the garage from the house by 2 feet already, which helps this issue, but she added that detail could be added to make this more attractive and dress up the garage just for external appearance. David confirmed that the garage doors can have windows and reviewed pictures provided by Mr. Ouellette regarding other garage doors in the area. Ms. Morse said more work is needed to dress up the side of the garage facing East Way. Richard said he will look at options to do so.

Ms. Morse now asked the Edmunds' about timeframe. She wondered if there are enough comments provided here to wait for another month and if that would delay the start of the project. David confirmed he wants to start as soon as possible. He is waiting on many items for approval by the town right now, and it is in their best interests to get approval and move forward. Details can be added during construction without holding up the start

of the project. Other permits are needed from other town agencies. Mr. Coppelman added that although he understands the Edmunds' desire to move forward with the project, he feels final details need to be ascertained as to the look of the house and garage before approval is given. Ms. Morse said the drawings do not need to look exact, but the HDC needs photos or other documentation to show what the final design will look like. Richard said he is willing to put on official record that the garage gable and the left gable will be enhanced, and he inquired what the HDC will need to prove that work will be done. Ms. Boutin asked if the vents shown on the drawing are functional or just for appearance. David shared that they are just for appearance. Richard said that adding carriage-style doors with windows for the garage door is feasible and can be done.

Mr. Shalett stated he will not be voting tonight as he is an abutter. Ms. Morse asked if other HDC members were willing to vote on the Edmunds' word to meet HDC recommendations. Mr. Coppelman mentioned there are many outstanding items with other town agencies that will take time to be resolved before installing the foundation and beginning construction. Mr. Korn expressed concern about premanufactured trusses that may require additional approval. Richard added that he has received a request from the building inspector that final plans are needed, but he cannot give him a plan until the design is finalized. David added there have been multiple trips back and forth and additional cost incurred by multiple revisions of drawings, and he would like to move forward and start the project. He provided his word that the garage doors will have detail, windows, and grid, and they will use 3 gable end vents to break up the appearance.

Mr. Scott Ouellette now spoke again. He asked if the HDC could give approval for the foundation outline and facade but not approve the ends. In that manner, at least the site work could proceed. Ms. Morse felt the HDC has good information from the Edmunds', and the footprint is not a problem. She believes approval of the footprint can be agreed upon pending further approval of the appearance of the home. Ms. Prescott agreed that a verbal agreement of the Edmunds' intention to install carriage-house style garage doors and 3 louvered vents on the gable ends is sufficient. Ms. Boutin agreed. Mr. Coppelman asked about window grids; David added that the grids will be applied grids.

Motion: Mr. Korn began to make a motion.

-Gap in recording-

Mr. Korn believes the Edmunds' will remain true to what they verbally promised pending the HDC seeing the final look via drawings or pictures. Ms. Boutin seconded. Ms. Morse clarified this would be conditional approval with a change to carriage-house style doors on the garage, the installation of frieze board on top of garage, and the installation of louvered gable end vents on the garage and the house and that an image of those in the future will be provided with a verbal agreement provided at this meeting by the Edmunds'.

Mr. Korn asked for clarification about frieze board on top of garage. David explained that frieze board is a trim piece, but the roof is overhanging. David expressed concern

that concessions have already been made in project design. He reiterated that they originally brought in pictures from other houses in the area, and the HDC asked them to adhere to one period design and not mix-and-match elements from other houses. David said in the existing design, the siding is installed under the gable end trim; if the gable trim is extended out, the frieze board would go above the siding. He believes the gable end trim should be tight to remain true to colonial look. Ms. Prescott added that all gable ends would need to match, so this change would not only be on the garage.

As adding frieze board was not part of the original motion, Ms. Morse now removed this requirement in the motion. She now clarified and reiterated the details of the Motion.

Revised Motion: Per Ms. Morse, those in favor of the current house design with the addition of carriage-house style garage doors and louvered gable end vents in both the house and garage:

Members in favor: Three.

Members in opposition: None

Abstentions:

- Mr. Coppelman abstained as he wants to wait to see the final design and does not feel house fits the district.
- Ms. Morse also abstained.
- Mr. Shalett abstained as he considers himself an abutter.

Ms. Morse will write up the approval and give it to Town Hall and the Edmunds’.

Mr. Shalett respectfully requested if Ms. Morse was considered an abutter. Ms. Morse replied that she does not live directly across the street and thus is not.

Ms. Prescott asked when the required pictures and/or drawings will be provided to the HDC. Richard said he will get the pictures to the HDC on or before April 25. Photos or computerized rendering can be provided directly to Ms. Morse, who will then share this information with the HDC.

Ms. Flanders-McDougall asked what constitutes an abutter. Ms. Morse clarified that an abutter either lives directly across the road or owns a property that touches the property in question. Mr. Shalett considers himself close enough to recuse himself and did so.

Election of Officers

Mr. Korn asked if the current officers are willing to continue in their existing roles. Ms. Morse responded “yes”, and Ms. Boutin responded “yes.”

Motion: Motion to accept by Mr. Korn. The motion was seconded by Mr. Coppelman. All members agreed.

Comments on All American Assisted Living Facility – Entrance Columns

Ms. Morse requested feedback for the Planning Board secretary regarding the layout of the proposed All American Assisted Living Facility. The layout was reviewed. Ms. Morse noted that there is a significant pair of columns, 6 feet tall and 3 feet square, to mark entrance to facility. These are not items that were presented to the HDC in the past and are significant enough to come before the HDC. This will be noted on the Departmental Comment Sheet and will be returned to the Planning Board next Tuesday, April 18. There was agreement of members of the HDC that this should be done. Mr. Coppelman advised Ms. Morse that she does not need to attend the meeting, just present the comment in writing, and Ms. Morse agreed to do so.

MM&S to adjourn at 9:00 PM. Mr. Korn moved to adjourn the meeting. The motion was seconded by Ms. Prescott. All members agreed.