

Town of Kingston, New Hampshire
Historic District Commission
Minutes of Meeting
March 12, 2014 – 7:01 PM

Present: Virginia Morse (Chair), Charlotte Boutin (Vice Chair), George Korn (Board of Selectmen) and Susan Prescott were present. Stanley Shalett was absent at time of attendance but arrived later as noted. Stanley will act as a voting member and representative from the Planning Board in Glenn Coppelman's absence.

Absent: Glenn Coppelman and Stacey Smoyer were absent.

Minutes: Minutes from the February meeting. Charlotte Boutin made a motion to approve the minutes. Susan Prescott 2nd the motion. All in Favor. No Opposed votes. George Korn abstained. Motion Carried.

Correspondence: n/a

Board Updates:

CIP (Glenn Coppelman)- Glenn absent

Planning Board (Glenn Coppelman)- Glenn absent

Board of Selectmen (George Korn)- George stated noted that the Grace Daly House Warrant Article passed. They also noted that the Bed & Breakfast Warrant Article also passed.

New Business

New Applications-

Jason and Bethany Vacarro own a property on Church Street and applied to install a metal roof on their home.

(Stanley arrived at meeting.)

Wayne Willis from Advanced Metal Roofing was also in attendance. The owners explained that the roof will need to be replaced soon. Jason stated that they have chosen a metal roof for aesthetics, maintenance and due to functionality in dealing with snow and ice dams. He stated that they are interested in keeping with a traditional color. Wayne stated that the roof is custom fitted to the home and should last approximately 40 years. He added that metal roofs are energy efficient, should help with the ice dam problem and that the popularity is increasing due to its durability. Wayne provided a sample for the group to view. He added that the product is offered in very traditional colors. Wayne stated that in this case, the roof would go over the existing shingles. Virginia Morse asked if there would be a change in trim or any other aspects of the house. Charlotte Boutin asked how the current damage would be repaired. Wayne stated that any current damage would be fixed before the new roof would be applied. He added that there would not be change to the trim. He distributed pictures of similar jobs that have been completed by his company. The colors that the property owners are considering were also presented for illustration. Wayne explained that it is Galvalume. He went on to explain the difference between Galvalume and Galvanized. He stated that this product has a 40 year warranty against rusting and fading. Virginia stated that she had researched Ordinances and there is nothing that addresses Metal Roofing. She added that there are not currently any in HD1. Virginia also stated that the NH Preservation Alliance is in favor of energy efficient changes and the HDC has allowed Solar

47 Panels which do affect the look of a property. Virginia stated that she supports the application.
48 Wayne explained how the roof is measured and installed. George Korn asked about the costs of
49 the project, stating that it was not specific to this project. Wayne explained how the costs
50 fluctuate. George asked if the roof would produce noise as it expands and contracting. Wayne
51 stated that it would not because of the way it is installed. Stanley Shalett asked if it would set a
52 precedent by allowing metal roofing in the Historic District. There was discussion regarding this
53 concept. George Korn made a motion to approve the application of the metal roof for this
54 property as presented, adding that the approval be based on their individual application and not
55 to be used as a precedent for the Historic District. Charlotte Boutin 2nd the motion. 3 Votes in
56 Favor. 2 Opposed votes. Motion Carried. Virginia stated that an application would need to be
57 completed with the color selection when it is made.

58
59 Laura Deal will be occupying the “Barbershop” property at the Kingston Plaza and would like to
60 change the signing. Laura stated that she would like to change the lettering on the existing sign to
61 read “Laura’s Hair Shoppe” but that the sign structure and look will remain as it is. Virginia
62 reviewed the new Ordinance regarding signage stating that her proposed changes are allowed.
63 Virginia explained what is and is not allowed in the HD i.e. lighting, neon signage, excessive
64 temporary signage, etc. Charlotte Boutin made a motion to approve the application for the sign
65 lettering to reflect the name change of the new business. Susan Prescott 2nd the motion. All in
66 Favor. No Opposed votes. No Abstained votes. Motion Carried.

67
68
69 **Kingston Chronicles-** Stacey finished the Phyllis Crowell article and it will be submitted.
70 Virginia stated that she would like another article to be done on the Seminary building. Virginia
71 stated that she would like an article on Susan Prescott’s property and their restorations. George
72 suggested an article about the town beach.

73
74 **HDC Projects-**

75 Virginia asked if the Historical Resources Inventory Group had begun. There was not specific
76 news to report.

77 Virginia asked if Charlotte had been sworn in yet. Charlotte stated that it had not been completed
78 yet but that her membership had not yet expired. Virginia stated that there is a need for new
79 members and asked that members think of suitable individuals that might volunteer. There was
80 discussion regarding possible members.

81 Photography project- Virginia stated that the project being done by Evelyn Nathan is not
82 complete at this time. She added that she will discuss the need for signed waivers to be
83 completed.

84
85 **A motion was made by George Korn to adjourn at 8:09 P.M. 2nd the motion. All in Favor.**
86 **No Opposed. Meeting Adjourned.**
87

88 *Virginia Morse, chair*