

**Kingston Historic District Commission
Public Hearing
June 9, 2015**

The Chairperson called the meeting to order at 7:05.

Members present:

Virginia Morse, Chair	Charlotte Boutin, V. Chair
Glenn Coppelman, PB rep.	Susan Prescott
Stan Shalett (arrived with the meeting in progress)	

MM&S to accept the May 12, 2015 minutes as presented. (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Critical Correspondence:

Ms. Morse announced that there was none for tonight's meeting.

Board Updates

Planning Board: Mr. Coppelman said that there was nothing new at the Planning Board pertinent to the HDC at this time. He asked if there was any update to the mosquito vehicle/signage issue. Ms. Morse stated that she and Ms. Faulconer have confirmed that the vehicle/sign had not been seen since shortly after the letter had been sent so the business appears to have responded to it so it appears that the issue has been addressed.

CIP: Mr. Coppelman stated that letters had been sent out to Department Heads and Boards requesting information for this year's CIP; the responses are due back late summer with the CIP Committee meeting shortly after Labor Day. Ms. Morse asked if this was actually helping for the overall picture. Mr. Coppelman said it is a tool designed to help the Select Board and the Budget Committee and as such, is helpful to them. He added that it is a way for the Town to look at the anticipated capital expenses for the next 6 years and balancing out the potential taxpayer burden. Ms. Coppelman confirmed that it was worth the effort and the process has become smoother. Ms. Morse said at a previous conference she had participated in, she was proud of the committees, boards and processes that Kingston had in place that other Towns wished they had or had lost.

ZBA: No new information.

BOS: The Selectmen's representative was not at this meeting, so no update.

Heritage Commission: Ms. Morse referred to a group meeting that had previously been mentioned; Ms. Boutin said that it is likely to be held not next month but the following month with several committees involved. Ms. Boutin talked about the possibility of joining with groups for a brochure. She added that the Heritage Commission usually meets the third Thursday of the month.

Lynne and John Merrill

11 Church Street

Tax Map: U10-18

Ms. Morse explained that the proposal was to add vinyl siding on rental property owned by the applicants on 11 Church Street; a picture of the building was submitted and the "vinyl-siding guy" was

present. He introduced himself as Don Lucciano. Ms. Bartlett explained the building in 1983 was a gloss brown with yellow shutters; it was then painted white with the barn painted red although it was originally painted white as confirmed by a postcard submitted with the application. She continued that they have wanted to do vinyl siding for a very long time but with the new lead paint removal laws, it is almost impossible to keep up with things; the building was scraped in the fall with a clear sealer added but the winter came prior to being able to paint it. She would like to vinyl side the entire structure and replace all 44 windows; the intent is to have it look exactly as it does now and keep the architectural integrity of the building. Mr. Lucciano is the same contractor who put the siding on Lisa Lavallee's house, next to the Fire Station. The project won't be started until September of this year. Her intent is to put on shutters that look like wood; if she can't find the ones that look like wood, she will keep the shutters that are on the building now and paint them. Their intent is to surround the wrought-iron post with wood or wood-like vinyl which would be one change to the existing structure; she stated that the wrought-iron was not historically accurate. Ms. Bartlett added that their intent is to change the white bead-board porch ceiling to blue vinyl siding so it is more historically correct; the only other change is to replace the "panels" on the side of the house that is toward the Town Hall with clapboard vinyl siding as it will look better than using the vinyl panels. Ms. Morse pointed out the long row of windows with the panels underneath them. Ms. Bartlett pointed out the current changes of that long row of windows. The Board reviewed the submitted pictures.

Ms. Morse reviewed the submitted documents; the window plan has different numbers associated with them; Ms. Bartlett confirmed that the correct number was 44. Ms. Morse read the specifics of the window plan that included 44 white vinyl windows, 6 over 6 grills, with trim and sills to match the existing windows. Ms. Morse continued with the siding plan which will replace the existing clapboards with white vinyl siding, wrapping all the trim with aluminum, to keep in place all the architectural features; the shutters will be replaced with vinyl shutters that look as close to the originals as possible (if they can be found). Ms. Morse read that one change would be to change the white wood bead-board ceiling style porch with vinyl bead-board in light blue; replace the panels under the windows on the south, non-driveway side with clapboards, and replace the wrought-iron post, which she pointed out on a submitted picture, with an architecturally correct white post with baseboard trim at the bottom. Ms. Bartlett stated that this post would not look like the ones at the front; she said they had rotted and been replaced with round posts but a future goal would be to return them to square. Mr. Coppelman confirmed that the posts on the front are already vinyl. Mr. Lucciano had samples and photos available for the Board; he explained the positive aspects of vinyl siding; the negative aspects regarding the look of the "panels" when done in vinyl; he showed the detail in the trim including the mitered corners explaining that he doesn't do a "generic" vinyl sided trim; this house has a specific trim that he would duplicate; he adds detail to the trim of historic houses so it would look identical to what it looks like now. Ms. Morse said that when vinyl siding first came out, this type of detail was not available to keep those historic details of the home. Mr. Lucciano said that some contractors don't have the expertise to keep the details; he said that you would see half the seams as normally seen with vinyl. Mr. Coppelman said that the recent Certificate of Approvals have looked for this type of attention to detail.

Ms. Morse recapped that the negative items with vinyl siding are looking at lots of seams, generic trim not replicating the detail of the house, fading siding, soffits and fascia boards. Mr. Lucciano confirmed that the siding would be white so fading is not an issue and the soffits will replicate what it there now and the porch ceiling will be seamless so it will look like bead-board or tongue-in-groove.

Gutters were reviewed. Mr. Lucciano stated that where they exist now, they would be replaced as they are now. Ms. Morse asked Ms. Bartlett to provide them with the information on the wood-look, thick shutters, if she is able to find the dealer information again. Mr. Coppelman suggested Ms. Bartlett contact the Division of Historical Resources for that information; Ms. Morse suggested the Preservation Alliance as another possible resource; Mr. Coppelman suggested the "Old House Journal" as a possible resource that might have it advertised. Mr. Shalett asked if the side windows would be shuttered. Ms. Bartlett said she hadn't decided yet noting that they had originally been shuttered; at this time, just the front was being shuttered, due to costs. Mr. Lucciano described the window replacements as vinyl with colonial-style grids internal in the window panes; they will be an exact replica to the patterns that are currently on the building; no styles are changing; double-hung windows are being replaced with double-hung windows; awning-style windows will be replaced with awning-style windows; the interior and exterior are white and will remain that way. Mr. Lucciano re-iterated his position that he does not make promises that he can't keep and he won't let the HDC down when it comes to keeping the architectural details of the property.

MM&S to approve the application as presented, particularly with attention to the preservation of the architectural detail which is a critical issue for this Board. (Motion by Mr. Coppelman, second by Ms. Prescott) **PUNA**

Ms. Morse explained that she will complete the Certificate of Approval with a copy going to the Selectmen's office and a copy being sent to the applicant.

Walking Tour Project – Erik Onufer

Mr. Onufer is attending university in Concord with his final project being a head-start of the walking tour that had been suggested by Holly Ouellette. He explained the project. His background was that he had done two previous tours, one in Exeter for the American Independence Museum and one in Portsmouth for Historic New England. He said that the current walking tour is fantastic although probably too lengthy; he reviewed some of the issues when trying to create a new one as past tours usually just last an hour to an hour and a half with a few stops; the current walking tour would be much longer and some of the properties are not necessarily historically significant. He would like to see more overview of the Town itself such as Kingston originally being part of Hampton, and the other surrounding Towns being part of the collection; there is some history prior to the area being settled specific to native Americans; references to how the Plains exist including that the natives burned down the land for agricultural purposes; he noted that he was just referencing preliminary suggestions based on his studies. He said that he wanted some more details and was aware that a new brochure was being discussed; he wanted to hear what others thought should be included or left out of the brochure.

Ms. Morse reviewed the previous tour; she confirmed that it being so complete it basically prohibited people from taking the time to look at the houses and that it might be overwhelming. Mr. Onufer agreed but added that it was a fantastic history of the Town but overwhelmed for visitors for a walking tour. He continued that the Chase Carriage House was an extremely important property but it comes very close to Rte. 125 and the safety of the visitor needs to be taken into account for a walking tour. Mr. Coppelman asked if the original would be a more complete resource and a supplement to a second document which would be the walking tour itself. Mr. Onufer agreed with that suggesting that this document be given out after the walking tour; Mr. Coppelman suggested that it could go hand in hand in

case anyone wanted additional information; Mr. Onufer agreed with that possibility adding that little boxes with these in them be available at locations during the walking tour.

Ms. Morse said that a framing of the Town of Kingston when connected to other Towns or background information should go with the tour in addition to the specifics of the buildings. Mr. Onufer said that there is a history in another “brown booklet” which would be an additional resource. He suggested that other groups would need to be involved with this in addition to the HDC such as the Town Hall and other departments in order for this to take off. He continued that his main concern was that some of the significant buildings on the tour were sitting vacant such as the Kingston Country Store, the Sanborn Seminary. He believes this is a greater problem causing a vacuum in the center of the Town. Ms. Morse agreed and added the Grace Daley house as well. Ms. Morse said that sometimes, it is true, that there is just so much before you get overloaded adding that his comments were well-received. She asked Mr. Onufer if he would be doing the project for the Commission. He said he is trying to between school requirements but said that he is at least hoping to start it and get it in the works although he might not be able to complete it. He has started a little with a list of 11 properties; he has reviewed a walking tour of Exeter recently and they have listed about 12-15 buildings so he is hoping to keep to that number. He wanted ideas of the properties to see if the members agreed. He listed the properties and explained his thought process for including them: Kingston Town Hall as the start point and brochure location, Church on the Plains as being on the National Register, the Kingston House (the Robie home) circa 1686 and supposedly the oldest of the style in the area. Mr. Coppelman said that he believed it was the oldest, center-chimney, hip roof, colonial on its original foundation in some broad geographic area; it is a first period house. Mr. Onufer continued with his list: the Clark carriage house which demonstrates an important aspect of Kingston’s past, stopping on the Plains as the next stop with some historical background included, the Levi Bartlett house and the Josiah Bartlett house are both important as the L. Bartlett house has a local Queen Anne style and the J. Bartlett house for obvious reasons, possibly the Congregational Church and the Masonic Lodge. Mr. Coppelman asked if the Bandstand was included; Mr. Onufer replied that this would be included in the Plains history. Mr. Coppelman explained that the Heritage Commission’s project to restore it using LCHIP and matching Town funds. Mr. Onufer said that doing small projects such as the Bandstand is the first step in trying to revitalize the Main Street Historic District. Mr. Onufer stated that the next area on the tour would be the Seminary Building and the interesting story behind the Boston brothel owner who founded the Seminary; the Luther Peaslee house is the first house with indoor plumbing and electricity and one of the first tennis courts in the New England area; next would be the Nichols Memorial Library due to the architecture and history to the Town; the Kingston Country Store as it has the link back to the Peaslee house and has its own history as the oldest continually running general store in Kingston; the Kingston Historical Museum behind the Town Hall which makes a big loop around the Plains. He said these were the main buildings he has for right now and would be happy to hear about any other suggestions and would do research on them. Mr. Coppelman stated that there was only one more which might have been left out due to the proximity to Rte. 125 which was the Alberts house which was the former Huntoon Tavern; he explained that it was a stage stop and fairly significant with a lot of history. Mr. Onufer said that safety reasons kept him away from areas close to Rte. 125. Ms. Morse said that people could chose to participate to go to that location or not; she added that there was quite an architectural march down Main Street; she thought it might be interesting to explain why the Plains were there and include a brief description of the types of architectural styles and why the different historical trends. Mr. Onufer said that he felt it a shame that the Josiah Bartlett house was unable to be turned into a “house museum”. Ms. Morse explained that the current owners tried to have multiple State agencies accept that task but to no avail; there will be some preservation as a historical piece. Previous walking tour projects were reviewed;

Bakie School still uses one done in the 1990's. Ms. Morse believes that the current walking tour is available at the Town Hall and in the museum during Kingston Days; she will check to see if any are available at the Library. Mr. Onufer said that he cannot find a basic map of Main Street; he has not been able to find one; he will check with the Museum Committee for a small map of the Plains area. Mr. Coppelman noted there was one in the Walking Tour; Ms. Morse believes she has it electronically and will check. Mr. Onufer would like to get a general awareness to the Town residents or visitors of the historic district and hopes that it would help with some of the vacant properties in the historic district. Ms. Morse said that some of the significant houses in other towns have a placard in front of the property but the HDC has not explored that. Ms. Morse asked about the Town's next big anniversary; Mr. Coppelman said that 1994 was the 300th anniversary so the next one would be 2019. Ms. Morse said that histories are usually updated from the last history summary; it might be a target for the next walking tour update. Ms. Morse suggested that Mr. Onufer be included in the group meeting being held by the Heritage Commission. Mr. Coppelman asked if any of that being proposed could be connected to Mr. Onufer's course work or projects so he could get credit; Mr. Onufer said that he does have a study class coming up that might have working on this be a possibility for the class. He will let Ms. Morse know. Mr. Onufer gave his telephone number to Ms. Boutin so he could be contacted by the KHC; Ms. Morse has his email address. Ms. Morse is looking forward to seeing the brochure being reviewed by the KHC; Ms. Boutin briefly described it. A driving tour for other sites in Kingston was briefly discussed as a possible idea. Mr. Onufer said a possibility might also include a guided tour either in the future or certain events might be beneficial; Ms. Morse said that people are hesitant due to safety issues. There was further discussion regarding types of tours, private property issues, specifics of guided walking tours, respectful use of properties, insurance concerns, recorded tours, podcasts, incorporating technology.

Ms. Morse updated Mr. Onufer and the Commission on history updates. She said that she met with Bob Bean who is working on updating the history of the Town and he is having a hard time connecting with all the different groups; Ms. Morse has connected with the High School and oral histories; three remember-when sessions were held by the HDC; a series of Kingston Chronicles was done with assistance of Catherine Grant in the BOS office; she got a positive response back from the High School principal and that teachers would be interested in the Fall under certain conditions. She explained that this would be another resource for knowing the Town. Ms. Morse thanked Mr. Onufer for his continued interest and assistance.

Update:

HD1 Video Tour DVD: Ms. Morse informed the Commission members that everything is at the copy facility; she described the process in getting to this point. Hopefully they will be ready prior to Kingston Days.

Old Sanborn campus: No further updates at this point. Previous information regarding the possibility of the charrette and the charter school were reviewed.

MM&S to adjourn at 8:30 PM. (Motion by Glenn Coppelman, second by Ms. Boutin) **PUNA**

Respectfully submitted,

Ellen L. Faulkner

Board Recording Secretary

(Minutes prepared from recording.)