

HISTORIC DISTRICT COMMISSION
KINGSTON, NH
PUBLIC HEARING

September 16, 2015

The Chairperson called the meeting to order at 7:00 PM.

Commission members present:

Virginia Morse, Chair
Charlotte Boutin, Vice Chair
George Korn, BOS rep.

Glenn Coppelman, PB rep.
Susan Prescott
Stacy Smoyer

Lewis Dodge
121 Main Street

Ms. Morse stated that the proposal had been shown to the Board and the only addition to the application, besides the open carriage shed and closed-in tool shed, was a small fence to the right of the house. Mr. Dodge stated that he brought photos showing the fence he wants to use.

Mr. Dodge explained the proposal to the Board. He said he hadn't decided on the height of the fence but it would be similar to the photos he brought for the Board; it will go from the corner of the house to the neighbor's fence on the right with an 8 foot gate in the middle to get through the fence. Ms. Morse confirmed that the fence would be to the right and the new construction to the left, off the left hand side of the barn. Mr. Dodge said that the fence would be real wood, painted cedar; he said that he was trying to keep everything agreeing with the style of the house to keep it looking historic, no vinyl for the project.

Mr. Dodge continued that he wants to build a tool shed to the left which would look similar to the barn, roughly 14 x 24 and will be 22 feet off the property line; it will be on a slab, on-grade with no foundation; it will have a roof with a roof line going in the opposite direction connecting to the existing barn; for the connecting part, there will be no walls in the front or the back as they want to be able to see to the backyard and that will be the "carriage" portion. He added that it will be similar to looking at the Bartlett house that has a smaller version like this but the opening for this will be between 18 and 19 feet. He confirmed that all of the materials will be the same type of shingles, siding as on the house now; the siding on the side and the back will probably just be vertical shiplap boards as that is not a public view and will give it a "barn" feel. Mr. Dodge stated that the roofing will be the same as the house, the green color that exists now.

Mr. Korn asked if the "archway" was essentially going to be a carport. Ms. Morse said it was. Mr. Dodge said he has a little tractor he wants to keep underneath it. Mr. Korn asked if there were any changes to the barn itself or just the addition. Mr. Dodge said he wasn't doing anything to the barn; he said he might change the door out to the barn in the future but not at this time. Mr. Dodge said the opening should be about nine feet high and he could get his pick-up truck underneath. Mr. Coppelman asked if this was replicating anything that might have been there before. Mr. Dodge said as far as he knew, no;

he got the idea from the Bartlett house. Ms. Morse said she had seen the oldest picture of the house and nothing like this had previously existed; she asked if the barn had a full foundation. Mr. Dodge answered that it was on brick piers; he said that the new roof would look like it was connected to the barn but that it would be separate; the roof boards would be slid over to the barn but it will have its own structure; he can't connect it to the barn due to the shape the barn is in.

Mr. Coppelman asked Mr. Dodge to explain the fence location; Mr. Dodge said it was not in the front, just to the right side of the front door, from the corner to right next to where the neighbor's fence is. Mr. Dodge confirmed that there is no slab under the archway; it is just under the tool shed adding that the existing driveway will go about 6 to 8 feet under it; he said that he might continue that or he might take it up and put some cobblestones instead. Mr. Dodge clarified that the carport is supported by the tool shed and its slab and on the barn end there will be some piers and beams for support; he believes it will complement the property. Mr. Korn stated that it seems to be very consistent with the neighborhood and an improvement. Mr. Coppelman was sure that it will look very nice. Mr. Dodge said he was not going to do this all at once and confirmed that he had two years to complete the project. Ms. Morse asked for a motion.

MM&S to agree with Mr. Dodge's proposal for an addition of a tool and carriage shed and fence.
(Motion by Ms. Boutin, second by Ms. Prescott) **PUNA**

Ms. Morse explained that a Certificate of Approval would be given to the Selectmen's office; he would need to apply for a building permit.

MM&S to adjourn at 7:12. (Motion by Mr. Korn, second by Ms. Boutin) **PUNA**

Respectfully submitted,

Ellen Faulconer
Recording Secretary