

**TOWN OF KINGSTON, NEW HAMPSHIRE**  
**HISTORIC DISTRICT COMMISSION**  
**Tuesday, September 12, 2017**  
**Public Meeting**

**Members Present:**

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

Absent: Stacey Smoyer

Other Attendees: Dan Doyle

Ms. Morse called the meeting to order at 7:03PM.

**Town Board Updates:**

**HDC:** Ms. Morse had no critical correspondence to share.

Ms. Morse then asked for omissions, additions, and/or corrections to the transcribed minutes of the meetings held on August 8, 2017, and August 22, 2017. The discussion started with the Minutes from the meeting of August 8, 2017. Mr. Coppelman made a motion to approve these minutes, and Ms. Prescott seconded this motion. Mr. Korn abstained as he was not present at that meeting. All others were in favor. There was now a discussion of the Minutes from the meeting on August 22, 2017. Ms. Morse stated that the title should be "Public Meeting" not "Public Hearing." Ms. Prescott stated that on page 2, 4th paragraph, Ms. Smoyer made the statement for clarification, not Ms. Prescott. Ms. Boutin made a motion to accept the Minutes as amended, which was seconded by Mr. Shalett. Three members abstained as they were not present at the meeting. Three members were in favor.

**Planning Board and CIP:** Mr. Coppelman stated there was no new information on potential development of an assisted living facility at the Main Street/125 intersection. He believes conditional approval has been received, but there is still the outstanding issue of getting an agreement with the town for the appropriate setback for the well.

With regard to the CIP, the deadline has passed for department submittals, and the Planning Board will be meeting to review proposals.

**Board of Selectmen:** Mr. Korn shared the Selectmen are in the process of signing off on the stewardship portion of bandstand project. It was missing a critical date in the document, so once that is taken care of, it will be signed, and this will end the project.

He had no new information from last night's meeting regarding the proposed assisted living facility.

**Heritage Commission:** Ms. Boutin said they are working on the brochure.

Ms. Morse shared that Ms. Smoyer has been working diligently on the gardens around the museum. Ms. Morse wanted to extend a thank you to her for all of her hard work.

Mr. Coppelman also shared his support regarding the creation of a Historical Resource Chapter for town's Master Plan. The Planning Board has been working on this project. The town has received a grant and is working with a consultant to assist in the creation of this chapter. The first step is to gather public input. As such, there will be a public meeting on September 21 at 7 o'clock, and he encouraged the public and HDC members to attend. Ernie Landry is also working on this project and got the project going. Ms. Morse was asked by Mr. Landry to contact the Bakie School to see if there were any teachers interested in this project to make the whole town aware of the historical resources in the town, including the schools. She offered to send this same information to the middle and high schools as well.

**Dan Doyle, Josiah Bartlett Homestead**  
**Application for Construction of New Barn**

Ms. Morse asked Mr. Doyle if he had a formal application for the proposed project. Mr. Doyle replied that he was unaware that a formal application was needed but brought detailed drawings with him to share with the Board. Ms. Morse encouraged Mr. Doyle to share the information he brought.

Mr. Doyle now addressed the Board. He wants to build a barn on the property to house a motor coach. He is aware of the potential aesthetic issues of storing this vehicle on the property, and he would like to keep the motor coach in this barn as well as a utility trailer and some other items he has that will not fit in the existing barn or garage. He found an Amish company that is willing to build the barn. He brought drawings and proposed colors. He was looking for feedback from the Board. He shared that he and his wife are pleased to live in this historic property, and they have no interest in changing the home, only maintenance. He now showed the Board the information he brought to the meeting.

He said he would like to get the barn up before the snow. He would like a concrete slab, but that will likely not occur until the spring. He shared the colors with the Board, which match the existing structures on the property. The walls will be 16 feet. This height was chosen because it is the same as the existing barn. His long-term plan is to build a breezeway leading to the new barn, similar to what is there now between the house and the existing barn, for symmetry. Right now, the house has 3 different types/colors of roofing. He proposes a green roof and plans to make the roof appear symmetric in color once the rest of the house and existing barn is re-roofed at an unknown future date. The barn will be 30 feet wide and 48 feet long with 2 overhead doors. They will be large white overhead doors to match the existing door on the property now. He will not put

gutters on the barn to keep it basic in keeping with the historical appearance at the time. There will be only 2 windows for air circulation. It will have a 36 inch functional, vented cupola with a weathervane as many barns in the area have that feature. It will be metal on all 4 sides. He asked if there were any questions.

Mr. Shalett asked if the new barn will be seen from Main Street. Mr. Doyle said it would be and pointed out on the drawing that the short side of the barn would be visible, not the long side.

Ms. Prescott asked about the size of the overhead doors. Mr. Doyle said they would be 12 feet wide, 14 feet high. He had researched installing one smaller door instead, but then it would not be proportionally correct.

Ms. Morse asked how high the existing barn roof is. Mr. Doyle responded that the side wall is 16 feet but is not sure how high the barn is from the wall line to the peak. His proposal is for a wall height of 16 feet to match existing barn. The roof peak on the existing barn is steeper than the proposed roof on new structure.

Mr. Korn noted that the drawings did not show any windows on the overhead doors, but there are windows on the existing barn. Mr. Doyle said the doors will be solid without windows. He will be presenting a proposal in the future to replace the existing 3 overhead doors as one has recently broken. He is not happy with the existing overhead doors and wants to install more historic-looking carriage style doors. They would be modern doors that appear in the carriage style.

Ms. Boutin asked if the exterior material would be smooth. Mr. Doyle said the proposed metal material is ribbed to look like board and batten. It will have vertical lines. He explained that the construction itself is a simple post structure with no insulation or running electricity. It is being build just to keep things out of the NH weather.

Mr. Shalett asked if the roof would be made out of steel. Mr. Doyle said the roof and walls will be steel with a simple wooden structure inside. Mr. Shalett wondered if wood would look better outside. Mr. Doyle explained that the structure would need to be different if wood was used on the exterior, and wood cannot be installed on the steel. He offered to put wood siding on the side visible from Main Street as that wall will not be load-bearing with the 3 other exterior walls being the proposed steel. Mr. Shalett asked how thick the metal would be. Mr. Doyle referred him to the sample that was already being passed around. Mr. Shalett said he is concerned as this property is on the National Register of Historic Places, and the proposed appearance would not be in keeping with the integrity of the property. Mr. Doyle stated that he already contacted the National Park Service and discussed this proposal with them; according to them, only the house is in the Registry, not the barns and carriage house.

Ms. Morse asked about the planned color of the roof when re-roofing the existing main house, carriage house, and barn in a future renovation. She asked if the proposed green roof in the new barn will match rest of property when the rest of the roofs are replaced.

Mr. Doyle shared that his hope is to install a metal roof on the house/barn/carriage house in the future as there is water damage due to ice damming that needs to be repaired in the house. Ms. Morse again asked if the greens would match. Mr. Doyle said it may be slightly different and referred her to the samples he brought of the metal roofing with him today. He added those renovations would be years down the road.

Mr. Coppelman now commented that he believes the proposed barn appears commercial in appearance and does not fit with the character of the Historic District or the property itself. Mr. Doyle said he has 8 acres of land and is willing to locate the barn in another location that is not visible from the road. He asked if it was the material being used that was the issue. Mr. Coppelman shared that this is part of the issue. Mr. Doyle said there are other historic homes using materials that are not true to the period, including vinyl siding. Mr. Coppelman responded that the Board has indeed allowed vinyl siding as a cost-effective method to maintain a historic home, which can be expensive. He added that vinyl siding can have the appearance of other period materials used. Mr. Doyle said the proposed metal has the appearance of board and batten and is a similar situation. He reiterated he is trying to maintain the appearance of the property and respects the historic nature of the property.

Ms. Morse explained that HDC regulations have extensive descriptions of design considerations and are available on the town web site. She referred Mr. Doyle to this information. She reiterated what was shared by Mr. Coppelman about keeping the appearance of the home in period and that the technology of the creation of new vinyl siding is advanced and detailed so the house appears in period despite using vinyl. She said there are other features that need to be changed in addition to the usage of metal. She will think about moving the barn to a different place on the property so it will not be seen from the street. She does not believe the proposed design matches the appearance of the house.

Ms. Prescott agreed with Ms. Morse's assessment. She also is concerned about the pitch of the barn as it is different than existing barn. Mr. Doyle stated he could change this and add a faux hayloft door in white to match existing barn. Ms. Prescott liked this idea.

Mr. Shalett asked how the barn doors would be opened, either sliding rollers or automatic. Mr. Doyle said it is a standard overhead door. However, due to the large size of the doors, the roller beam would need to extend past the length of the barn to accommodate the door, necessitating the addition of 60 feet. Mr. Shalett also asked about the size of the vehicle. Mr. Doyle said it is a standard motorcoach similar to a bus. Mr. Shalett asked why he needed 2 doors. Mr. Doyle said the 2nd door is for convenience purposes to remove other items that will be stored in the barn.

Mr. Korn commended Mr. Doyle for trying to work with the Board. He encouraged him to work toward the structure looking less commercial. He suggested if it looked more like a traditional barn it would be better received by the Board. Mr. Doyle stated he has built many barns with attractive detail and suggested some design changes that can make the barn look more appealing and less commercial. Mr. Doyle also stated when he

replaces the doors of the old barn, he would like to install doors without windows; his intention is to install doors in the new barn similar to what he would use in the existing barn. Mr. Doyle said although he is trying to keep the cost down, he is eager to work with the Board.

*~Break in transcript: Tape ran out, turned over to other side~*

Mr. Korn reiterated that the design of the building as presented looks too commercial. Mr. Doyle stated he built many barns in the past that looked appealing, but none were in a historic district. Mr. Coppelman added that the issue at hand is the location of the home in a historic district. Mr. Doyle reiterated that he is happy to change the design or move the new building either closer to the street or behind the house, although there could be additional considerations due to the pond behind the house.

Ms. Prescott asked if he would consider a wooden structure versus metal. Mr. Doyle said the cost is significantly less with a metal structure and that there are structural concerns, especially in light of the high snow load. Ms. Prescott asked if a pitch change would help with these issues. Mr. Doyle reiterated he is amenable to design changes and needs to build this structure as quickly as possible to store his RV and lawn equipment out of the elements.

Ms. Morse stated that in the past, the HDC has allowed the usage of vinyl to save cost and is willing to entertain a metal structure for the same reason. She stated Mr. Doyle should review the HDC regulations for guidance and should improve the design to make it look less commercial. She would not be comfortable with moving the building closer to Main Street but may entertain moving the building in the rear of the property so it is not visible from the street. She would prefer a wooden or a metal structure behind the house. Mr. Doyle asked for clarification of the placement of the new structure as most of the yard is visible from the street as the yard is so wide. Ms. Morse asked for clarification of the issue at hand, and this was pointed out to her on the drawings. She prefers the barn being built behind the house so it would not be visible from the road. Mr. Korn clarified it would be visible from the road to a small degree but less so. Mr. Doyle also suggested building the barn at the rear field, but since the property is an "L" shape, then it would be visible by abutters near the fire station. Mr. Coppelman asked if there were septic considerations at hand, and Mr. Doyle said the septic system is in the front of the house and is not a concern. He added that there is a gravel road that is shared with an abutter, but the power lines are too low to allow RV access. These wires go to the adjacent shopping center, and he is not sure if or how those wires could be moved. Mr. Doyle has the rights to this road all of the way to the lake. Ms. Morse also suggested that a walk-through of the property would be helpful to see where the structure could be built on the lot. Mr. Doyle reiterated he is trying to get this done as soon as possible before the snow hits. Mr. Coppelman informed him that the formal application must be submitted. Ms. Prescott added a building permit is necessary as well, but Mr. Coppelman mentioned this would not be issued until approval is received from the HDC.

Ms. Boutin asked if a gambrel roof has been considered. Ms. Morse stated she did not want to introduce a new roof line. Mr. Doyle agreed and wants the roof lines to match.

Mr. Doyle clarified that he filled out the formal application but was unsure of the required fee. He wanted to discuss the building of this structure with the Board first to ensure he would be allowed to build something on the property.

Ms. Morse asked the Board members what they believe the next step would be.

Mr. Coppelman would like to see the application submitted. Feedback was given by the Board. He would like to set up a public hearing so that public input can be received and abutters can be notified.

Mr. Korn stated Mr. Doyle needs to submit a firm proposal with details.

Ms. Morse concurred and said Mr. Doyle needs to submit the specifics before any approval is given. She also said there is enough time to make the next meeting a public hearing. She also wanted to set up a site walk to discuss placement options. She also suggested Mr. Doyle review the HDC regulations online. Mr. Doyle had no issues with this but informed the Board that he travels frequently for work at short notice. He offered to try his best to be at the hearing. Ms. Morse said he could send a representative if he cannot make it. Mr. Coppelman confirmed that the next HDC meeting is on October 10 and offered that a contractor could represent him, but Mr. Doyle said that is not possible as the contractor is in Pennsylvania.

Mr. Doyle asked for clarification on whether the entire structure should be redesigned even if it is moved behind the house, and Ms. Prescott affirmed this.

Ms. Morse said a public hearing is helpful as they may provide valuable feedback on the design as well as their own personal concerns as abutters.

Mr. Coppelman reiterated that the HDC regulations are to be followed closely. Mr. Doyle said he already reviewed these regulations in coming up with the current design of the proposed barn. Mr. Coppelman asked if he felt the existing design met HDC regulations, and Mr. Doyle said he believes it does, especially in light of the fact that the existing property has multiple roof lines.

**MOTION:** Mr. Coppelman made a motion for public hearing on this proposal. Mr. Korn seconded the motion.

*Members in favor: Six.*

*Members in opposition: None.*

*Abstentions: None.*

Mr. Shalett requested a site walk. Mr. Doyle offered to have it on September 13. Ms. Morse asked who was available for a site walk on that date at noon, which worked for most members. Mr. Coppelman cannot make it, but the others can.

A full set of drawings was given back to Mr. Doyle so he could make notations and send it to the contractor.

Mr. Doyle thanked the Board for their input.

### **New Business**

Ms. Morse had multiple items of new business to be discussed with the Board:

1. Ms. Morse handed out a copy of the budget. Ernie Landry and Deb Powers asked if the HDC could review the amount budgeted for grant matches, which was increased. A change was also made to the postage figure. The addition of a Historical Resources Chapter to the town's Master Plan allows the matching of money with volunteer hours, and thus 3 additional hours were added to the grant match budget. Mr. Coppelman asked why there was nothing budgeted for abutter noticing; Ms. Morse clarified this falls under the postage figure, which was increased.
2. The new Certificate of Approval document was reviewed with the Board. A line was added at the end concerning changes to a design after approval is received from the HDC. Ms. Morse asked the Board to provide feedback about the language that was added. Mr. Korn requested that the approval document specifically state that the approval will be void if any design changes are made. Ms. Prescott and Mr. Coppelman agreed and assisted Ms. Morse in changing the language. Conditions are also now included in the Certificate of Approval unless the plans are very clear. In a conversation between Ms. Morse and Mr. Stewart, Mr. Stewart noted that the conditions are helpful for him to see.
3. There will be a meeting on Saturday, September 16 at 9 AM to plan for the town's 325th anniversary at Town Hall. Ms. Morse and Ms. Prescott cannot attend and asked if any other Board member could be present. Mr. Korn offered to attend the meeting. Ms. Morse asked Mr. Korn to focus on the role the HDC might play in this celebration. Although the HDC is a land use board and the Heritage Commission is participating heavily in this project, Mr. Coppelman suggested the HDC can have a lesser but supportive role.
4. On September 21st, there will be a meeting for the addition of the Historical Resources Chapter to the Master Plan. Ms. Morse encouraged the Board members to attend this meeting.

**MM&S to adjourn at 8:40 PM.** Ms. Prescott moved to adjourn the meeting. The motion was seconded by Mr. Coppelman. All members agreed.