

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, October 10, 2017
Public Meeting

Members Present:

Virginia Morse, Chair
Charlotte Boutin, V. Chair
Glenn Coppelman, Planning Board representative
Susan Prescott
Stanley Shalett
Stacy Smoyer

Absent: George Korn, Board of Selectmen representative

Other Attendees: Dan Doyle
 Jef Flanders-McDougall
 Tom Fraser
 Nancy Pratt

Ms. Morse called the meeting to order at 7:00 PM.

Town Board Updates:

HDC: There is no critical correspondence to be shared.

Ms. Morse then asked for omissions, additions, and/or corrections to the transcribed minutes of the meeting held on September 12, 2017. Ms. Boutin moved to approve the minutes as written. This was seconded by Ms. Prescott. All in favor, none opposed.

Planning Board and CIP: Mr. Coppelman had nothing new regarding applications. No further information to report on the proposed assisted living facility at this time.

The CIP committee was going to meet last Monday, but due to a scheduling conflict, the meeting was moved to Monday, October 16 at 7 PM. This will be the first meeting of this committee for this year. A lot of input was received from departments, so there is a lot of material to look at.

Board of Selectmen: No representative was present.

Heritage Commission: The chairs for the gazebo on the Plains are ready by the Lyons Club as well as the plaques. They are waiting for the foundation base to be put down.

The library roof should be done by the time winter arrives.

Booklet also being worked on but was put on the back burner for a while.

Grace Daly house demolition has revealed that the beams were not as bad as expected, so there was disappointment that the house is being demolished. Ms. Morse shared that Ms. Smoyer has been gathering artifacts from the house and pictures as well.

New business: Definition of “Residence” in the Historic District as Stated in Town Ordinance 102.5/A1a

Mr. Coppelman stated that this is the time of year that the Planning Board reviews potential zoning changes that would go to warrant article to allow for planning and discussion. He stated that a question was posed about the description of the Historic District in the ordinance where the zones are defined (section 102.5, “Description and Permitted Uses, A1a). In the description, “residences” are listed without specifics. Mr. Coppelman wanted to discuss with the Board what type of residential property is allowed in the district, i.e. single family home, multifamily home, etc. He wanted HDC input regarding whether this definition should include specifics of what type of residences are allowed. Ms. Morse asked how long the Board would have to research this issue. Mr. Coppelman replied that the Planning Board will have first public hearing at November’s public hearing on the 3rd Tuesday in November with another meeting in December and January to allow for time for discussion. Mr. Coppelman was not sure of the exact dates of the upcoming meetings. Ms. Morse stated that the HDC will look into this for the November meeting and clarified for members that the HDC is a land use board, and all changes would need to be communicated through the Planning Board.

Dan Doyle, Josiah Bartlett Homestead, 156 Main Street
Application for Construction of New Barn

Ms. Morse welcomed Mr. Doyle to the meeting and reviewed the public hearing process with attendees. She reminded Board members to be clear in their guidance of the applicant. She also reviewed with Mr. Doyle the potential outcomes of today’s meeting: Approval of application, conditional approval of application, or denial.

Ms. Morse shared that 3 of the Board members visited Mr. Doyle’s property to review the potential locations for placement of the barn. She now invited Mr. Doyle to address attendees.

Mr. Doyle said the final building site would be behind the existing property and not to go outside of the existing building lines of the homestead to include the barns. He reviewed the plan including changes made from original:

1. The roof will be 6/12 pitch to closely match the existing barn.
2. The windows will be double-hung with divided lights in the gable ends to match the existing barn.
3. The windows along the side facing the street were changed from sliding to double-hung.
4. The building’s wall height will be 16 feet, which matches the existing barn wall height.
5. The width of the existing barn is just under 30 feet with the proposed new barn being 30 feet.
6. The proportions will closely match the existing barn but longer.

7. The overhead doors were changed from a standard metal overhead door to a more decorative door with lights in the top panel of the door like a carriage-type door. Pictures were provided of these doors. Although the pictures provided are not clear, they provide an idea of what will be used.
8. The substructure will be made of wood with metal roof/sidewalls.
9. Two color chips were brought to the meeting to discuss the color of the barn. Mr. Doyle's proposal calls for red sidewalls to match the existing barn with a green roof because the existing home has 3 different types of shingles that are all variants of green. In next 4-5 years, he expects to re-shingle the rest of house to match this color as best as possible.

Ms. Morse stated she, Mr. Shalett, and Ms. Boutin went to look at the property. She asked about Mr. Doyle's discussion with the power company regarding moving the power lines higher to allow him to drive his RV on the gravel road. Mr. Doyle stated some lines have already been moved with more work to be done as the existing lines are not up to code.

Ms. Prescott asked about elevations. Mr. Doyle said the sidewalls will be 16 feet. She asked about the peak. Mr. Doyle stated from roof line to the peak should be an additional 7.5 feet. She asked if 23.5 feet is correct, and Mr. Doyle concurred.

Ms. Morse asked Mr. Doyle to explain the picture of the carriage doors. He once again stated that the copies did not come out clear, but they provide an example of what will be used. He stated the doors will be 12 feet wide and 14 feet tall.

Mr. Shalett asked if the height of the new barn will exceed the height of the home. Mr. Doyle stated that the proposed barn is shorter than the house and even the existing barn due to elevation differences. Mr. Doyle said you will be able to see some of the barn from the road, but it will be off in the distance as it is being placed near the treeline and to the rear of the property. Mr. Shalett asked if there will be outdoor activity near the barn. Mr. Doyle said no, it would be for storage only. He has a 41-foot RV, and he wants to have a garage to park it in for aesthetic purposes. Mr. Doyle stated that an Amish company from Pennsylvania will build the barn in a week, which should cause as little disruption as possible to the community. He also stated that he intends to soften the appearance of the high sidewalls with trees and foliage.

Ms. Smoyer said she was originally from Pennsylvania and is familiar with the Amish. She expressed surprise that the Amish would build a metal barn. Mr. Doyle said they indeed do.

Ms. Boutin asked about the side without windows. Mr. Doyle stated this wall is facing the lake and will not be visible. She added that this would be better for security as well, and she expressed how fast she has seen the Amish build structures.

Ms. Prescott asked the Board if the application should have pictures, descriptions of how structure will appear, as well as tree placement. Mr. Coppelman stated that for the

Planning Board, if new construction is planned, they receive more information. Mr. Doyle states he has specific plans but did not think them necessary for the HDC. Mr. Coppelman stated they are needed for the HDC as well. Mr. Doyle then stated that the barn does not have electrical and is not habitable. Ms. Smoyer stated that this ensures that the Board has specific layout and details. Ms. Morse said she does not remember where this is specifically in HDC documentation, but she could make this a provision of the approval if necessary.

Ms. Smoyer stated she looked under “New Construction” for specifics about construction of new structures. She noted that synthetic siding, such as metal, is listed as not acceptable. Various members of the Board asked if the barn would be visible from Main Street. Ms. Morse stated that if you view the property straight on, the new barn is not visible. If you look from the business side, you cannot see it. If you look across the side lawn, you will be able to see the back side of the new barn partially obscured by deciduous trees. Ms. Prescott stated that metal roofing has been allowed in the past. Ms. Morse stated there are no buildings in HDI or HDII with metal siding. Ms. Boutin felt this was a structured-barn style. Mr. Doyle stated the siding is made to look like board-and-batten. Ms. Smoyer asked if a sample was available of the material to be used. Mr. Doyle had a sample from one company, but he was not planning on using that company. Since it is sold in large sheets, he cannot get a sample. Mr. Coppelman stated that a structure with metal exterior walls are not allowed per HDC regulation (1201.10, B8c). Ms. Prescott asked Mr. Doyle why metal was chosen for the exterior of the barn. Mr. Doyle stated cost was a concern. Also, it is much stronger to handle a high snow load.

Ms. Morse asked for a pause in the Board’s discussion to allow a member of the public to address the attendees as she needed to leave the meeting early. Nancy Pratt of 154 Main Street now spoke. Her home is to the left of Mr. Doyle’s property. She had 3 things to share:

1. She would like to see a larger picture to see where this structure falls on the property.
2. She asked about the dirt road, and this was clarified for her beyond the confines of the recording.
3. She states she also plans on renovating her property as well, and she wants to keep any improvements and renovations should improve the entire community. She feels that the material to be used should look like it fits in the district.

Ms. Morse now asked if anyone else from the public would like to speak.

Jef Flanders-McDougall of 171 Main Street now spoke. She stated she is not an abutter. She thinks it is a nice-looking barn and would like to see the elevation from the street. She thinks it is important to follow regulations. However, she feels that there should be consideration made for construction, new or renovation, being done at/near the street that is highly visible and that done on the property that is not as visible.

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Ms. Morse now asked the Board if there were any more comments.

Mr. Shalett stated that he feels it looks more like a warehouse than a barn. He thinks the historic feel isn't there, which is particularly important due to this property being part of the National Register. Mr. Doyle responded that he should not be singled out due to the property he purchased, that he should be treated in the same manner as any other resident in the Historic District. He feels he is being treated differently, especially in light of the fact that vinyl siding is being allowed elsewhere in the District. He is trying to avoid having to park his RV in front of his house with consideration for reasonable cost; it is not cost effective for him to spend over \$100,000 to build a wooden barn for his RV. Ms. Morse stated that there indeed is closer scrutiny for this property. She agreed she does not want to see an RV parked outside at the home. She did research regarding metal barns built in New England and could not find one. She also contacted the NH Preservation Alliance and shared that she spoke to 3 different people who each reviewed the Ordinances and Regulations. In their opinion, the Regulations clearly state that a metal exterior is not allowed and that the application should be denied, necessitating Mr. Doyle to contact the ZBA for further discussion. She stated it is apparent that Mr. Doyle has certainly followed the suggestions made by the Board at the prior meeting and is attempting to meet their recommendations, and in her research, she confirmed that the cost of a wooden barn would be twice that of a metal one.

Ms. Flanders-McDougall now spoke again. She requested clarification on whether metal roofs are allowed. Ms. Prescott clarified that there is a precedent for metal roofs but not metal exterior.

Ms. Smoyer reassured Mr. Doyle that this kind of scrutiny occurs for all applications that are received by the HDC. Mr. Doyle expressed that although he understands, he sees homes in the District that do not have period materials used such as asphalt shingles and vinyl siding. He reiterated that he is trying to build the barn in a spot not easily visible from the road. If he moves the barn further back, it will be seen by multiple homes on Rockrimmon. Ms. Prescott stated that if this were the case, the barn located near Rockrimmon would not be part of the District.

Mr. Doyle stated that he was told that this property is zoned as agricultural and inquired if this same process would be required if he were to build a barn or have livestock. Mr. Coppelman stated he did not believe this property was zoned as agricultural but was not sure.

Mr. Shalett stated he had a proposed compromise; he felt the roof could be metal, but the exterior could be wood. Mr. Doyle said the cost is too high, and he will not entertain the possibility of building a barn with a wood exterior. He expressed that he has a strip mall next to him that is certainly not attractive. He feels his barn would look more attractive than that strip mall. Mr. Doyle feels many compromises have been made, and he is simply a homeowner with limited financial funds. He expressed concern over hiring another engineer to calculate elevations when he has already hired an engineering firm to design the barn itself and provide him detailed drawings.

Ms. Smoyer added that she thought he needed all of this for the permit. Mr. Doyle said he has the architectural drawings but did not feel they were required for the HDC and therefore did not bring them to the meeting.

Ms. Smoyer stated she feels this property is not considered differently than any other property in the District. She feels that the HDC should follow their regulations and should remain consistent. Her biggest issue is the choice of material. She expressed that he should have brought detailed drawings from the street, specifics of plantings, etc. Mr. Doyle stated he was not aware of that. She feels the HDC is confined to their rules and cannot accept this structure as presented to the HDC.

MOTION: Ms. Prescott made a motion to deny the application as presented. Ms. Smoyer seconded this motion. Ms. Morse then requested each member of the Board provide a statement to Mr. Doyle regarding their rationale for denial.

- Ms. Smoyer: Deny in accordance with HDC regulation 1201.10 B8c.
- Mr. Coppelman: Deny for the reasons outlined above and because of HDC Regulation. He reiterated that this is not because of the property being the Josiah Bartlett House but is consistent across all new construction in the District. He also cited HDC Regulation 1201.10 B8c. He also acknowledged and complimented the applicant for the design improvements already made.
- Ms. Morse: Deny. She explained that she acknowledges that the cost of maintaining and fixing a historic home is high, and the Board tries to keep this in mind when discussing applications. However, she agrees with what Ms. Smoyer and Mr. Coppelman mentioned and feels that the metal siding does not meet HDC Regulation and will follow the guidance provided by the NH Preservation Alliance.
- Ms. Boutin: Deny in accordance with HDC Regulation 1201.10 B8c. She added if the siding were wood with a metal roof, it would probably be approved, but she must abide by HDC Rules and Regulations.
- Ms. Prescott: Deny in accordance with HDC Regulation 1201.10 B8c.
- Mr. Shalett: Deny as the structure is not in keeping with the visual character of the District and due to HDC Regulation 1201.10 B8c.

Members in favor: Six.

Members in opposition: None.

Members absent: One.

Abstentions: None.

Ms. Morse informed Mr. Doyle that if he disagrees with this decision that he can discuss this with the Zoning Board of Appeals. Mr. Doyle stated he has no intent to fight this issue with the ZBA and expressed disappointment that this meeting was required; if the HDC members informed him at the last meeting that metal siding would not be accepted, this hearing would not have had to happen with wasted time and resources. He hopes the same standard is held for all homeowners in the District. Ms. Morse stated she appreciated his feedback.

Application for Garage/Office
Heidi J. Heffernan, 7 Wright's Road

The Board was approached by Tom Fraser of 8 Ridgewood Drive. He is representing Ms. Heffernan of 7 Wright's Road at this meeting. There is a narrow strip of the property that is considered part of the Historic District. He is looking to build a 28x40 three-stall garage on the right-hand side of the driveway. He provided the plans to the Board.

Mr. Coppelman asked if an application has been received. Mr. Fraser did not have a letter from the homeowner stating he was acting as her agent; he has it but did not bring it to the meeting. He did fill out the application but did not put the homeowner's name on it.

Ms. Morse asked Mr. Fraser to describe the proposed design to the Board. The garage will be sided with vinyl to match the existing home, as shown in the pictures provided, in the color "aged cream." The shingles will be weathered wood/slate architectural shingle. The structure will be a saltbox style and will be 10 feet high in front and 6 feet in back. Mr. Coppelman noted that there are 2 garages shown on drawing, not 3, and Mr. Fraser clarified the 3rd bay will be a passage door for people, not a garage door. This is a detached structure from the home. Mr. Coppelman asked what the curved line is on the drawing; Mr. Fraser stated it was the well line.

Mr. Coppelman explained that this is new construction and must follow HDC rules for new construction. The home itself is not a historic home, and the neighboring homes are also not historic homes. The proposal is to match the existing house and that of neighboring homes.

Mr. Coppelman asked about the height of the building. Mr. Fraser stated it will be 10 feet in front and 6 feet in back, totalling 16 feet and similar to height of house. Mr. Coppelman noted that the structure is large and will provide quite a bit of space. Mr. Fraser already marked out the proposed building site at the owner's property in blue paint. Mr. Coppelman also asked about the required setbacks from neighboring properties.

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Mr. Fraser explained that the corner of Ms. Heffernan's property is on the left with the home on the right. He stated the legal definition of the lot line is the edge of the road back. Existing planned construction is 30 feet one way, 35 feet from sideline in.

Ms. Prescott asked if it will be built on a slab. Mr. Fraser stated it will be a full foundation. Ms. Prescott asked about exposed foundation. Mr. Fraser stated 16 inches to avoid wood rot in the siding from roof drip.

Ms. Morse stated she already went down to look at the lot and discussed this previously with Mr. Fraser. She had no further questions.

Mr. Coppelman thought it would be good to record the owner of the property on the application, and Ms. Morse did so. Ms. Morse asked Mr. Fraser to send a letter to the Board with her contact information and signature and also providing authorization to Mr. Fraser to represent her as her agent.

Ms. Prescott asked how old the vinyl siding is on the home. Mr. Fraser isn't sure but stated it is aged. He isn't sure how faded it may be. Ms. Prescott inquired if the style of vinyl being used will appear clapboard and if it will have texture/graining. Mr. Fraser said there is faux wood grain on the vinyl.

Mr. Coppelman asked if the windows will have shutters like the house. Mr. Fraser stated there is only 1 window facing the south side in the office part of the structure, and he pointed the window out on the plan.

Mr. Coppelman asked about what the appearance of the garage doors will be. Mr. Fraser stated they will be insulated metal panels. Mr. Coppelman asked if there was an existing garage on the home, and if there is one, he would like to see a similar style in the new structure. Mr. Fraser stated that the house used to have a garage door, but the home was modified, and there is no longer a garage. Ms. Prescott asked if there were pictures of the proposed garage door design. Ms. Boutin asked if they would be roll-up doors. Mr. Fraser said they will be 5-panel metal and asked for feedback from the Board regarding how they would like it to look. Ms. Boutin asked if there would be windows in the garage doors. Mr. Fraser replied there will not be. She also asked about the 1 window to be installed in the office section of the garage. Mr. Fraser pointed out the window on the drawing.

Mr. Coppelman noted there were sliders. Mr. Fraser stated there was to let light into the office.

Mr. Coppelman asked if there would be a basement. Mr. Fraser said there would not be.

Ms. Prescott asked if there was a picture of the sliders to be used. Mr. Fraser will be removing sliders from the existing home and moving them to the new garage.

Ms. Morse clarified that if an approval letter for the homeowner, there are 3 missing pieces of information:

1. Picture of 5-panel door.
2. Picture of sliders to be moved.
3. Letter from the homeowner designating Mr. Fraser as her agent and also including her contact information as well as her signature.
4. Ms. Prescott further requested a sample of the new siding as well.

MOTION: Mr. Coppelman now made a motion to approve the application with the conditions outlined by Ms. Morse and Ms. Prescott, as stated above. Ms. Prescott seconded this.

Members in favor: Six.

Members in opposition: None.

Members absent: One.

Abstentions: None.

Ms. Morse provided instructions to Mr. Fraser to provide the further information to obtain approval and provided an overview of the process for Mr. Fraser. Mr. Coppelman asked how soon this information will be provided. Mr. Fraser said he will have it ready by Thursday at the latest.

Public Inquiry Regarding Windows Installed at 187 Main Street by Richard and David Edmunds

Ms. Jef Flanders-McDougall had a question about the front windows installed at this property. She believes these windows do not appear historic and have different-sized panes in the top and the bottom. She is not sure if these windows were approved by the Board.

Ms. Morse asked if any Board members had the plans from this project available.

Ms. Prescott clarified that the windows were to be 9-over-6, where the top window is longer than the bottom, but the panes of glass are the same size.

Ms. Prescott stated she noted the windows look different as did Ms. Morse. The Board members agreed that the windows looked odd. Various members wondered aloud if the windows installed have the same size window on the top and the bottom with only the lattice being different, making it appear as if the panes of glass are different sizes on the top and the bottom.

Mr. Coppelman now looked at the plan provided by Mr. Edmunds to see what was submitted. Various members of the Board discussed this issue. Ms. Morse paused the tape to allow the Board time to review the plans provided by Mr. Edmunds. When the tape was re-started, Ms. Morse stated she will discuss this issue with the building inspector tomorrow.

Discussion of Inventory from Grace Daly House

Ms. Smoyer now shared with the Board that she has a particular interest in the Grace Daly House demotion. She has been taking pictures and removing artifacts from the house such as plaster, paint, wallpapers, etc. She has been taking measurements and trying to use a skilled eye to determine if any additions/modifications were made to the house over the years. She stated that some of the brick used in the fireplaces was now powder, and the back of the house was eaten away. She heard the house is being carefully demolished in order to reuse some of the materials.

Ms. Morse asked if a booklet could be made about the information Ms. Smoyer is obtaining. Ms. Smoyer said one was done for the Edwards House, and Bob Bean has been working on one for Grace Daly, and Walt Roy has been taking high-quality pictures.

Ms. Morse asked if Ms. Smoyer noted any stencilling. She said she has not seen any but may have missed it. She believes maybe those doing the demolition may be leaving artifacts for her now.

Ms. Smoyer stated she found a date on a beam in the home of “1833.”

Various Board members discussed their own homes and their potential respective histories.

Ms. Smoyer also had 3 other pieces of information that she wanted to share:

1. A paper was found that stated Grace Daly joined the NH Teacher Association in 1924, right after she graduated from college.
2. A bottle was found of olive tar. Ms. Smoyer did research that ties it to the time period that Reverend Mellish lived in the house with wife and daughter.
3. A piece of a sermon was found that shows the religious background of the home as a Reverend's home.

Mr. Coppelman and Ms. Smoyer now discussed what olive tar was used for. Ms. Morse also discussed some of the home remedies found in her own historic home. Ms. Smoyer shared that many times, when things like this are found in various areas of the home, such as above ceilings and behind walls, it can be a sign that construction was done in that part of the home.

MM&S to adjourn at 9:25 PM. Mr. Coppleman moved to adjourn the meeting. The motion was seconded by Mr. Shalett. All members agreed.