

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, April 9, 2019
Public Meeting

Members Present:

Virginia Morse, Chair
Susan Prescott, Vice Chair
Glenn Coppelman, Planning Board representative
Richard Wilson, Board of Selectmen representative
Madelynn Ouellette
Nancy Pratt
Stanley Shalett

Absent: Stacy Smoyer

Other Attendees: Russell Prescott
John Ribortone

Ms. Morse called the meeting to order and welcomed Mr. Wilson to the Board.

Town Board Updates:

HDC: *Acceptance of Minutes:* Ms. Morse asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on March 13, 2019. Ms. Morse noted that the day on which the meeting was held was a Wednesday, not a Tuesday. Ms. Ouellette made a motion to approve the minutes as amended. Ms. Prescott seconded this motion. All in favor, none opposed. Ms. Morse, Mr. Coppelman, and Mr. Wilson abstained.

Planning Board and CIP: Mr. Coppelman had no updates pertinent to the HDC, but the Planning Board has been reorganized. Mr. Coppelman will remain the Chair of the Planning Board and will remain the representative to the HDC.

Board of Selectmen: Mr. Wilson had no updates pertinent to the HDC. He did share that the Board of Selectmen will be chaired by Mark Heitz with Kevin St. James serving as vice chair.

Heritage Commission: Ms. Prescott stated at the last meeting, the election of officers was not held due to missing members, but this will be done in May. The Heritage Commission is moving forward with writing the history of Kingston book for the 325th anniversary. Also, the museum at the old Nichols Library will be getting a new sign. There has been some discussion regarding if a town property has to follow the signage regulations/ordinances for the Historic District. Currently, the sign is slightly over the allowed limit but is a nice design. Mr. Coppelman shared that the Planning Board did

discuss this recently and felt it was acceptable for the sign to be slightly over the limit, especially in consideration that town properties do not need to follow the regulations/ordinances.

ZBA: No updates provided.

Election of Officers

Ms. Prescott nominated Ms. Morse to remain as chair. Ms. Ouellette seconded this nomination. Ms. Morse agreed to serve as chair of the HDC. All in favor, none opposed.

Ms. Ouellette nominated Ms. Prescott to remain as vice chair. Ms. Prescott agreed to serve as vice chair of the HDC. All in favor, none opposed.

Ms. Morse also mentioned that there is currently one alternate, but the Board should choose another. This will be discussed at another time. Ms. Morse mentioned that Ms. Smoyer may not be able to continue to serve on the Board.

Modification to Approval: Russell Prescott, 50 Little River Road (residence), 46 Little River Road (barn) Barn Alterations

Mrs. Prescott recused herself from this discussion as she is the co-owner of the home.

Mr. Prescott approached the Board to modify the approval already received regarding renovations to their barn at 46 Little River Road. The proposed changes involve window size, garage door size, changes to siding, and the addition of a door. Mr. Prescott stated the front of the barn faces east, and the modified design has three 2nd story windows above the garage doors rather than 2. Also, the existing cedar shakes and existing 2 windows on the 3rd story will remain. From soffit to soffit, (north-south and south-north) a board will be installed across the structure, and new cedar shakes will be installed around the new windows and door. He provided a picture of the barn at 50 Little River Road as a reference for the proposed renovations for the barn at 46 Little River Road. On the 2nd page of the paperwork, there was a drawing of the most visible side of the barn, the barnyard side. There is an existing wooden door on east side (the right-hand side), a window in the middle, and then a window on the left. This first-floor window on the left will be changed to a door and will have porch. The upstairs windows will be a similar size to those facing east. The shed to the left will be cedar shakes and will have no windows. The roof will be same as approved before without any changes. Mr. Prescott also stated that as his tractor cannot fit into the size of the approved garage doors, he would like to modify the plan to enlarge these doors, from 10 ft x 8 ft to 10 ft x 9 ft. Mr. and Mrs. Prescott were also looking for feedback regarding the design element on the front of the garage doors and showed the Board multiple drawings.

Mr. Coppelman asked if the appearance of this barn could match that of the barn at their residence. Ms. Ouellette expressed she is in favor of this suggestion.

Regarding the appearance of the garage doors, Mr. Prescott asked if he could submit detailed drawings of the design to the Board once he and Mrs. Prescott choose a final design. He also asked if it would be necessary to show up at another meeting if this were the case. Ms. Morse stated they would not need to attend another meeting, although she stated it would be nice to discuss any of the Board's questions in person if needed.

There was a discussion regarding the mechanism of opening the garage doors (overhead or sliding). Mr. Prescott stated they will need to be overhead due to the stone used in the design. He clarified that he is not sure if there will be windows in the garage doors. Mrs. Prescott stated she wants the doors to look more like a barn than a garage, so they may not have windows. Ms. Ouellette suggested maybe a transom window might look nice above the garage doors, but Mr. Prescott stated that is not possible with the current design.

Ms. Morse liked the design as presented but agreed that it looks more like a garage than a barn. She reiterated what Ms. Ouellette stated earlier about potentially having a transom window rather than windows in the doors themselves, but this would not be possible with the current design. Mr. Wilson noted the doors can look like sliding doors but still open overhead. Mrs. Prescott stated that is the goal and is leaning toward no windows in the door.

Ms. Ouellette liked the design and their ideas.

Mr. Coppelman liked the design so far as well.

Ms. Morse liked the design overall and suggested the Board could give conditional approval pending the final garage door design. Mr. Coppelman stated it is not a matter of distrust but would rather wait to approve the design until the final decision is made on the garage doors.

Mr. Prescott suggested the garage door design be left out of the approval. He then went over in detail the proposed changes to the barnyard side of the structure (south side):

- Existing first floor has a door to right, a window in the middle of about the same size, and a window on the left. Proposed modification is to install a door where the right-hand window is currently.
- Existing 2nd floor has a door above the first floor door on the right. They would like to replace this door with a window (3 over 3, 27x27 to fit the complexities of the existing structure). The other 2 existing windows on the 2nd floor will remain but will be made uniform.

MOTION: Mr. Coppelman made a motion to approve the revised design as presented to the Board regarding siding, the additional window above the garage, the increased size of

garage door openings, the described south-facing modifications including windows and a door as described in the application. Ms. Ouellette seconded this motion.

Members in favor: 6.

Members opposed: None.

Members abstained: None.

Members recused: One, Mrs. Prescott.

The style of the garage doors will be discussed by the Board when Mr. and Mrs. Prescott choose the final design.

New Application: Gabrielle and John Ribortone, 150 Main Street **Doorway Renovation**

Mr. Ribortone now approached the Board regarding a rotting vestibule at the front door of their home. It is cost prohibitive to repair this, so the application is to remove this vestibule. This vestibule is not original to the house but was added.

Ms. Morse stated she was approached by Mrs. Ribortone prior to this meeting regarding this project. This prompted Ms. Morse to do some research about the history of this home, especially as the removal of a feature on a historic home is unique. In this research, she discovered a detailed description of this style of home and read this description to those present. She did confirm that this vestibule as well as the 2 bay windows on this home are not original but were added.

Mr. Coppelman asked if the intent is to bring it back to the federal style of architecture. Mr. Ribortone concurred.

Ms. Morse further explained that in looking at the construction of this vestibule, it would certainly require a costly investment to fix.

Mr. Coppelman asked for clarification of what is to be done, and Mr. Ribortone explained they just desire to remove the vestibule only. New steps would be installed. Possible materials include granite steps, but this has not been decided yet. Mr. Coppelman asked about the existing stairs, and Mr. Ribortone stated there is brick on the sides and wood stairs; this would all be removed and new stairs built. Mr. Coppelman expressed concern about what material would be used to build the stairs. Mr. Ribortone stated they are researching granite but have not decided yet. The application states “fabricated granite,” so Ms. Morse asked what material was being researched. Mr. Ribortone stated Mrs. Ribortone did the research for this and is not sure. He offered to email the specific details to the Board. Mr. Wilson stated there is a sort of granite veneer where thin granite is put over a form, so the stairs would appear to be solid granite but will be lighter. Ms. Prescott asked if a transom will be added once the vestibule is removed, and Mr. Ribortone stated he believes this is the case.

Ms. Morse asked if the Board felt it was appropriate to approve the material of the stairs (fabricated granite vs. granite) without the homeowner having a decision made. Ms. Ouellette felt it would be better to approve the removal but not the stairs unless specifics are received. Mr. Coppelman concurred. Mr. Ribortone appreciated this, as well.

Mr. Coppelman stated he sees no issue with the removal of the vestibule.

MOTION: Ms. Ouellette made a motion to approve the application with the exception of the stairs. The Ribortones will need to submit additional information to the Board regarding the material to be used for the stairs before that part of the project can be approved. Mr. Coppelman seconded this motion.

Members in favor: 7.

Members opposed: None.

Members abstained: None.

Members recused: None.

New Application: Nancy Pratt, 154B Main Street
Deck Replacement

Ms. Pratt recused herself as she is the applicant.

She explained she is in the back condo unit at this address. Facing west (toward the lake, not visible from the road), in the back of the property, there is an existing deck that is 13 x 26. There is rot, so it needs to be removed and rebuilt on the same footprint. The new deck will be the same size and height. She would like to use AZEC, a waterproof product, that looks like wood. The only difference to the existing deck would to add a roof build out of AZEC to form a screened-in deck. It would have a gable roof with matching shingles from the main house. There is a small section of overhanging roof that was done in rubber, and Ms. Pratt may consider replacing that portion of roof with matching shingles. The screens would be removable. She has pictures but did not bring them to this meeting.

Mr. Coppelman explained that low-pitch roofs will sometimes have a rubber roof to allow for drainage of rain and snow. This could be the reason for the rubber roofing.

Ms. Ouellette asked if this was for the main house or the unit. Ms. Pratt explained the condo connects the main house to the barn. Ms. Ouellette had a picture of the property, and Ms. Pratt showed the Board the details of the proposed replacement deck using this picture. There was an extensive discussion about the appearance of the gable roof and how it will fit onto the main house.

Ms. Ouellette stated none of this will be visible from the road. Ms. Morse confirmed that AZEC or a similar water-proof, permanent product will be used for the deck. Ms. Pratt confirmed it will look very much like wood.

Ms. Morse confirmed the details:

- The roof framing will be wood.
- Roof will have shingles and the color will match the house, gray.
- Decking will be AZEC.
- Ms. Pratt intends the rails to be constructed of the same.
- There will be columns constructed with wood and trimmed with AZEC or similar product with screens in between. The screens will be removed in the winter.

Ms. Prescott asked about what material would be used for the gable. Ms. Pratt wants to use something as inconspicuous as possible. She wants to use trim where the roof edges meet. In the “V” section of the gable, she has not thought about that but is looking for the Board’s suggestions. House has vinyl siding, so Ms. Prescott suggested clapboards can be used in this section for consistency.

Ms. Morse stated they can approve this plan only with specifics.

Mr. Coppelman suggested the renovations match the existing style of the house as much as possible.

Ms. Ouellette asked what is supporting the roof. Ms. Pratt stated it will be wooden 4x4 columns trimmed in AZEC.

Ms. Morse stated the following is needed for approval:

- What material will be on the face of the gable
- Sketch of what it will look like. Ms. Morse provided detail of what is needed on this sketch including multiple views.

Ms. Morse noted on the application what is needed for Ms. Pratt’s reference. She will need to present this information to the Board at the next meeting.

Ms. Ouellette suggested that approval be provided for the demolition of the existing deck. The other members agreed.

MOTION: Mr. Coppelman made a motion to remove the existing deck. Ms. Ouellette seconded this motion.

Members in favor: 6.

Members opposed: None.

Members abstained: None.

Members recused: One, Ms. Pratt.

Critical Correspondence:

The recent Bakie School Artist in Residence project included murals of the Bakie School, Town Hall, and the Seminary building. These images will be made into greeting cards that will be sold as a fundraiser. The plan is to mount the murals with these funds. In the

event there is more money raised than needed for mounting these murals, the extra money will be used to fund another artist. Ms. Morse passed out copies of these images for the Board review.

The membership in the Preservation Alliance has been renewed. Ms. Morse passed their newsletter out to all members.

The new books detailing the updated Ordinances and Regulations are available available. Mr. Coppelman confirmed they are available and are in the Planning Board office. Ms. Morse ordered 6 copies and has not received them yet but will contact Ellen Faulconer.

Ms. Morse handed out updates to the town Ordinances that pertain to the HDC.

The state books containing the updates at that level will be available next month.

Ms. Prescott will not be at the next meeting in May.

Mr. Wilson suggested a change to the way the HDC conducts their meetings. The Planning Board stopped giving times to people, only providing the starting time with the order of business, and there are no time limits for discussions. Ms. Morse will make this change going forward.

MM&S to adjourn at 8:20 PM. Mr. Coppelman moved to adjourn the meeting. Ms. Prescott seconded. All other members agreed.