

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Wednesday, February 19, 2020
Public Meeting

Members Present:

Virginia Morse, Chair
Susan Prescott, Vice Chair
Glenn Coppelman, Planning Board representative
Richard Wilson, Board of Selectmen representative
Ralph Murphy
Stanley Shalett

Absent: Madelynn Ouellette

Other Attendees: Electra Alessio
Russell Prescott

Ms. Morse called the meeting to order at 7:05 p.m.

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 November 12, 2019. Mr. Coppelman made a motion to approve the minutes as written. Mr. Wilson seconded this motion. All in favor, none opposed. Mr. Shalett abstained as he was not present at the meeting. Although Ms. Prescott was absent from the last meeting, she did agree with the motion to approve the Minutes.

Ms. Morse also discussed that in looking at the HDC meeting calendar for 2020, in December, there is another event occurring in the meeting room. Ms. Morse's proposal is to leave the date as is on December 16th and added that it will take place in the kitchen in Town Hall without a video recording.

Planning Board and CIP: Mr. Coppelman stated the Planning Board has some zoning items on the Warrant. Three are clean-up items, but one of them is a significant update to the Accessory Dwelling Unit (ADU) ordinance. This includes 2 changes:

1. An ADU that is internal to the main unit and does not change the footprint of the unit would not require Board approval, only a building permit from the inspector. If the planned ADU is a detached structure or changes the footprint of the main building, the applicant will need a Conditional Use Permit from the Planning Board.
2. The Warrant article would remove the requirement of a variance from the ZBA for a special exception.

Pertinent to the HDC, there is special mention in the wording that if an applicant's unit is in the Historic District and needs a Conditional Use Permit for a detached or expanded footprint, he/she must approach the HDC first.

Mr. Coppelman also informed the Board that the CIP plan was completed and accepted before the end of 2019. It has been provided to the Board of Selectmen and the Budget Committee.

Board of Selectmen: Mr. Wilson stated there is nothing pertinent to the HDC to be discussed.

Heritage Commission: Ms. Prescott stated the Heritage Commission met in January. The Heritage Commission inquired if the HDC wishes to meet jointly to coordinate projects. Ms. Morse stated she already texted Debbie, and Debbie stated at their upcoming February meeting, she will discuss this with the members of the Heritage Commission, and if agreed, they will attend the March HDC meeting to discuss this further.

ZBA: Ms. Morse shared that there was nothing pertaining to the HDC to be discussed.

Russell Prescott, 46 Little River Road
Roof over South Porch Entry and Lighting

Ms. Prescott recused herself from this discussion.

Mr. Prescott now approached the Board. He previously received HDC approval for a south-facing porch with a metal roof. The work was done, but due to the danger of snow slide, the contractor installed a deflector on the roof that was not in the original design as approved. He added that the roof has an 11/12 pitch. The house and porch both face south. He is looking for approval of this deflector and provided pictures for review. In addition, he wishes to install flood lights on the barn as well as lights on either side of the new porch door. He also provided pictures of the proposed lighting.

Ms. Morse asked for feedback from the Board for the proposed lighting options. Mr. Coppelman expressed that the lighting is attractive and in keeping with the desired look of the Historic District. Mr. Murphy stated he liked the appearance of the lights, as well.

Ms. Morse asked what amount of lumens would be emitted from the flood lights. Mr. Prescott stated he believes it will be 100 watts each, maybe 150 watts. Ms. Morse read the lighting ordinance and explained what is required of flood lighting in the Historic District. Mr. Prescott stated he will only turn on the lights when needed, and they will not be on a sensor. Mr. Shalett stated there are flood lights with globes that reduce glare and suggested this could be an option for the barn lights. Mr. Prescott stated he does not plan to have the lights be sensed, so he believes any potential glare will be kept to a minimum. He further explained that there will be 3 flood lights: One facing the front of the barn and 2 facing the south side (one facing the side door and one ornamental). He

also explained each of the 3 doors will have ornamental lights on either side of the door. Mr. Murphy confirmed with Mr. Prescott that the flood lights will be adjustable.

Ms. Morse stated as the required amount of detail for the proposed lighting was not included in his application, the vote will be delayed until the application is resubmitted with exact mounting and wattage details.

MOTION: Ms. Morse requested a vote to accept the change to the original Certificate of Approval for the porch roof. Mr. Wilson made a motion to approve this retroactively. Mr. Murphy seconded this motion.

Members in favor: 5

Members opposed: None.

Members abstained: None.

Members recused: One.

Ms. Morse stated once the updated application is received, Mr. Prescott will be put on the agenda for the next HDC meeting to discuss lighting.

Electra Alessio, 14 Church Street **New Windows and Vinyl Siding**

Ms. Alessio now approached the Board. Both she and Ms. Morse handed out paperwork to the Board. Ms. Alessio also provided a siding example as well as pictures of the proposed new windows.

Ms. Morse read the application received from Ms. Alessio. She wishes to replace 19 windows with Silver Line replacement windows by Andersen. She also wishes to replace the existing clapboard siding on the house and barn with 4D vinyl white siding. There will be no change in the design of the house.

Ms. Morse did some research on the house. It was built in 1850. She read the architectural characteristics of the house and barn from a historical document.

Ms. Morse first directed the conversation to the windows. Mr. Coppelman asked if the replacement will be exact (2-over-2 before and after). Ms. Alessio stated they will be. She stated they will be vinyl windows, but no changes will be done to the exterior woodwork. Mr. Coppelman stated the pictures provided do not show 2-over-2 windows, but Ms. Alessio stated they will be replaced exactly with 2-over-2 windows with the same mullion configuration. Mr. Coppelman stated he has no issue with the windows as long as they are 2-over-2 windows.

Mr. Murphy asked if shutters will be put on the house. Ms. Alessio stated they will be.

Ms. Morse explained that she gives a spec sheet to the building inspector to summarize the proposed renovations to aid in the permitting process.

Ms. Alessio added that the house is heated with steam heat, which is not energy efficient. She wants to install siding to add insulation.

Ms. Morse now directed the discussion to the proposed siding. Ms. Alessio wishes to replace the existing clapboard siding on both the barn and the house with vinyl siding. Mr. Coppelman expressed concern that the decorative woodwork would be covered with the siding. He suggested the vinyl be formed in such a way to expose the decorative woodwork rather than covering it. Mr. Wilson stated bending the vinyl around the woodwork could be difficult.

Ms. Morse now detailed what period elements need to remain on the house:

- The gable vent at the top of the peak of the house
- Box cornice and cornice overhang.
- Wide corner boards with corner caps on the left and right (must remain a design feature in the back of the house also if currently existing)
- Italianate supports on the left and right of the door hood (the roof over the door), likely to remain wood due to the high amount of detail in these supports
- Window caps and sills

Ms. Morse gave Ms. Alessio a list of these features as well for her reference. Ms. Morse asked who is doing the renovations, and Ms. Alessio stated Jim Storace of Kingston will be the contractor. Ms. Alessio asked if it would be acceptable to keep the existing wood features rather than cover them. Ms. Morse stated this is her preferred option, but maintenance could be an issue. Ms. Prescott recommended PVC for the sills as it is easy to cut and looks good.

Ms. Alessio stated the windows will be done first as that is the more detailed part of this renovation. She will make the decision with the contractor regarding whether or not to cover over the decorative woodwork or leave it and maintain it going forward. She reassured the Board that these features will be maintained.

Mr. Murphy asked if the sample provided is the exact type of siding to be installed. Ms. Morse stated it is and added it is textured.

As an aside, Ms. Alessio asked about the sign for Carriage Town News. The sign is in bad shape. She is thinking of re-painting the sign. She asked if a permit is needed. Ms. Morse explained that is considered maintenance and does not need a permit.

MOTION: Ms. Prescott made a motion to approve the application for the replacement of 19 windows of 2-over-2 design and D4 vinyl siding for 14 Church Street for the house and barn utilizing materials as specified in the samples provided and with the preservation of the design features discussed at this meeting. Mr. Coppelman added that the design features could either be preserved as wood or covered with replica vinyl trim. Mr. Coppelman seconded this motion.

Members in favor: 6

Members opposed: None.

Members abstained: None.

Members recused: None.

Ms. Morse confirmed Ms. Alessio's mailing address.

Ms. Alessio thanked the Board.

Fire Station Building Committee

Ms. Morse explained that Mark Furlong requested input from the HDC in the design process of the new fire station. Mr. Wilson believes the design is close to final. Ms. Morse stated if this passes in the March election, they will need to approach the HDC at the April meeting regarding this design.

MM&S to adjourn at 8:03 PM. Ms. Prescott moved to adjourn the meeting. Mr. Coppelman seconded. All other members agreed.