

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, October 13, 2020
Public Meeting – Held Virtually via Videoconference (Zoom)

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Glenn Coppelman, Planning Board representative
Electra Alessio, Board of Selectmen representative
Madelynn Ouellette

Absent: Ralph Murphy
 Stanley Shalett

Other Attendees: Robert Kent
 Maureen Levesque
 Jonathan Raymond
 Ken Sweet
 Curt Sweet

Ms. Prescott called the meeting to order at 7:00 PM. The Compliance/Right to Know policy was read stating that this meeting was held virtually via Zoom due to the COVID-19 pandemic and is accessible to the public.

TOWN BOARD UPDATES:

HDC: *Acceptance of Minutes:* Ms. Prescott asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on September 16, 2020. Mr. Coppelman made a motion to approve the minutes as written. Ms. Morse seconded this motion.

Roll call:

Ms. Prescott: Aye
Ms. Morse: Aye
Ms. Alessio: Aye
Mr. Coppelman: Aye
Ms. Ouellette: Aye

Critical correspondence: Ms. Prescott read a letter from Ernie Landry regarding scheduling a joint meeting with the Heritage Commission. Ms. Prescott suggested that this joint meeting be scheduled in the winter at the usual HDC meeting time/date as the HDC schedule is usually slow in the winter. Various Board members agreed. Ms. Prescott will respond to Mr. Landry.

Planning Board and CIP: Mr. Coppelman had no Planning Board update pertaining to the HDC. Regarding the CIP, another meeting is to be scheduled later in the month. Ms. Prescott asked for guidance regarding a budget request received from the CIP; Mr. Coppelman assisted her.

Board of Selectmen: Ms. Alessio stated they are continuing to work with Mr. Chinberg about the Sanborn Seminary property.

Heritage Commission: Ms. Morse shared that the process to list the Cemetery on the Plains on the National Register is progressing. The town is waiting for the NH Preservation Alliance to assess the Grace Daly barn for preservation. The town signs are up around the town's borders. The bandstand is in the process of being repainted. The town history book is in publication and is expected to be ready for January/February; fundraising ideas are welcome.

ZBA: Ms. Alessio had no update pertaining to the HDC.

MICHAEL AND MAUREEN LEVESQUE, 176 MAIN STREET
DEMOLITION OF SHED, NEW SHED

Ms. Morse has been working with Ms. Levesque regarding this project. Multiple pictures and documents were emailed to the Board prior to this meeting. Ms. Morse provided an overview of the final details of the project.

As Mr. Murphy was unable to attend the meeting, he provided feedback via a letter to Ms. Prescott: He believes the new fence design looks good and fits in the District, and the shed design is similar to a typical barnyard building, which is also acceptable in the District.

Ms. Morse reminded the Board that there are 2 votes: Permission to demolish and then permission to rebuild the fence and add the shed.

Mr. Coppelman asked for clarification of the color of the fence and the shed. Ms. Levesque stated both the fence and the shed will be white. In the application, the shed door appears red only because there was not a picture available of this door design in white.

MOTION: Ms. Alessio moved to allow the demolition of the current shed and existing fence. Mr. Coppelman seconded the motion.

Roll call:

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Mr. Coppelman: Aye

Ms. Ouellette: Aye

Ms. Ouellette asked for clarification regarding the 24 feet of proposed fencing perpendicular to the road; she was unsure if this fencing will be connected to the other line of fence. Ms. Levesque stated it will be.

MOTION: Ms. Morse made a motion to accept the new shed and privacy fence as detailed in the written explanation. Ms. Ouellette seconded this motion.

Roll call:

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Mr. Coppelman: Aye

Ms. Ouellette: Aye

Ms. Morse explained the process going forward and reiterated that there can be no changes to the program.

CURT AND KEN SWEET, 167 MAIN STREET, CINCINNATI CAPITAL PARTNERS, LLC
NEW WINDOWS AND SIDING, REPAIRS

This application is in reference to the general store/country store property on the Plains. The plan is to repair the cement on the stairs, replace/repair doors, replace the siding and trim, and install new windows.

Prior to the meeting, documentation of the details of this project were emailed to the Board.

Mr. Coppelman noted that the fan window at the top of the building is missing on the drawings. Ken Sweet confirmed that the plan is to remove this window as it is in the attic of the building. Ms. Ouellette stated this detail needs to be preserved as this is a particularly important property on the Plains from a historic standpoint. Mr. Coppelman stated the structure is visible from all directions and should have all details preserved. Ms. Alessio emphasized the preservation of the architectural details of the building; she agrees the fan window must remain on the building. Mr. Coppelman believes the fan window should be kept and preserved. Ms. Morse and Ms. Prescott agreed. Ken agreed

that the window will be saved. He will be adding insulation to the attic to help make the structure more energy efficient.

Ken stated the structure has been added on to multiple times. There is a combination of vinyl siding on most of the structure and clapboard only on the front. He proposes to use replica vinyl for the trim work. Ken stated he hopes to use vinyl siding on the entire structure. Ms. Morse looked at the history of the building's appearance and stated the fan window must remain on the structure. Ken agreed to keep it. Ms. Prescott asked if he looked at the preservation guidelines for the Historic District in planning this project. He stated he did so in the past. He prefers vinyl siding due to the low maintenance cost. Ms. Prescott suggested the usage of Hardie Board or wood clapboards rather than vinyl. Mr. Raymond, the contractor, stated there is a class action lawsuit involving Hardie Board, and this product is not cold hardy. Ken stated one option is to keep the existing clapboard and not replace it. He requested feedback on the material list provided with the application.

Ms. Prescott asked about the proposed siding color. Mr. Raymond stated the paint color is called granite gray or sterling gray, but he said when the light hits it, it appears lighter. Ms. Alessio stated she thinks it complements the new fire station color. Ms. Morse looked at the color availability of the siding, and both are available to be reviewed by the Board. She stated there were also samples of the siding itself. Mr. Raymond stated it would be the 4-inch, standard, lap-sided wood grain siding.

Mr. Raymond now discussed the replicated vinyl being proposed for the detail on the building. The corners would be made out of PVC. His preferred brand, CertainTeed, makes a long-lasting, high-quality product that he feels will look appropriate for the District. Ms. Morse asked if the corners can be duplicated with PVC, and he agreed. He stated there will be a seam, but the seam will not be visible. He intends to maintain the detail on the existing building. Ms. Prescott asked if the trim will look the same, including the tops of the corners and the eaves, and Mr. Raymond stated he intends to replace the trim in kind. Ms. Ouellette asked how the Board will see the details of the proposed trim. Mr. Coppelman stated the applicant stated the detail will be preserved, so that is enough. Ken stated Mr. Raymond intends to replicate what is currently there, and he will assist him in this process. He added that Mr. Raymond's company, J&R Roofing and Siding, has a lot of experience with historic properties. Ken stated he intends to be transparent in this process.

Ms. Morse asked about the replacement windows. They are currently mix-and-match with various sizes and grid patterns. Ken stated he will follow the Board's recommendations. Ms. Morse was not sure of the original grid/light pattern. Ms. Prescott stated she believes the windows should remain the same size. Ken stated he intends to replace the windows in kind without reframing. Mr. Raymond stated he intends to use the windows that come pre-trimmed with PVC boards for a cleaner look. He stated the grids will be colonial style. In his opinion, the detail is more important than the siding.

Ms. Prescott asked about the window grid design. Ken intends to have the store say the same (2-over-1). Ken intends to use 6-over-6 grills for the double-hung windows, and the grills will be inside the windows. Curt again shared his computer screen to view the window grid options. Ms. Ouellette suggested that the larger windows might need 9-over-6, and Ken stated it might even have to be 9-over-9. Mr. Coppelman agreed with Ms. Ouellette that the grids need to be different depending on the window size. Ms. Morse stated the one-story addition could have 6-over-6 with 6-over-6 for the retail side to allow more light in. Ms. Prescott and Ms. Ouellette agreed. Ken agreed to use 6-over-6 grids across the front of the building.

Ms. Prescott reiterated that no architectural details should be covered up. Ken agreed.

Ken requested feedback on the posts in front of the storefront. They are currently not all the same. Ms. Prescott stated they should be the same shape and size with all details maintained. Ken will keep the columns round, as they appear currently.

Ken stated he can match the details of the building and offered to make the building more historically accurate. He asked for pictures if available so the details can be replicated.

Ken asked about removing the side delivery door as it is not currently in use. Mr. Coppelman suggested a future tenant might need the door. Ken concurred and will keep it.

Ken asked the Board about keeping the Kingston Store sign. Ms. Morse stated although the sign is not original, it is considered somewhat as a historical marker. Mr. Coppelman did not feel strongly about keeping the sign. Ms. Prescott stated if it were restored, the building would retain its charm and favors preserving it. Ms. Ouellette agreed as it is part of the history. Ken will keep the sign.

Mr. Coppelman asked if Ken had cut sheets on the doors. Ken said they are typical steel doors that are available at Home Depot or Lowe's. The store front door will not be changed. The existing doors are mostly steel doors with some wood doors, as well. Ms. Prescott asked if Ken had exact pictures of doors or windows. Jon stated he sent the brochures for the Board's reference. Ken stated he is open to changing the door style and looked for guidance. Ms. Prescott stated it would be best to make the doors uniform, but the design needs to complement the style of the building from 1885. Ken stated he does not have to change every door and is open to just repainting the existing doors. He added that there are 2 newer doors that do not need to be replaced, but he will do so if the Board prefers a different design. Curt now shared his computer screen showing there are many different door styles available. Ms. Morse stated if a door is not side-by-side, it is okay in her opinion that the doors do not match. For the doors across the store front, she would prefer to have the doors appear the same, and she prefers the 2-light door. Multiple other members agreed that the 2-light doors are preferred.

Ms. Prescott found an older picture on the town website of the structure. She recommended the Sweets and Mr. Raymond look at that picture for guidance.

Ms. Prescott asked if any roof work will be done. Ken stated the roof is in good condition.

Ken has filed for 79-E to provide tax relief in the preservation of this property. This form has already been submitted to the town.

Ms. Ouellette asked about the repair of the apartment stairs as stated on the application. Ken clarified that there is a broken piece of concrete on the stairs which will be replaced in kind.

Ms. Prescott suggested more details can be provided at the next meeting. Ken asked if a conditional approval could be provided. Mr. Coppelman felt that there are enough outstanding details that it should be discussed at the next meeting. Ms. Ouellette agreed with this. Ms. Prescott agreed as well.

Ms. Prescott read Mr. Murphy's comments, which were sent to her before the meeting. He believes all updates must comply with retaining the character of the building.

Ms. Morse stressed that the HDC's guidance must be clear for the next meeting:

- Siding, trim: Ms. Prescott said the details of all materials to be used, including the columns, must be provided in writing. Ms. Alessio preferred a picture of the specific trim to be used. Ms. Ouellette will take pictures of the existing trim for Ken's reference and also for the inspector.
- Doors: Ms. Prescott stated a picture of the exact 2-light door would be helpful as well as specific detail as to which doors will be replaced and which will remain.
- Windows: The Board is specifically looking for a picture of what the windows will look like.

The next HDC meeting is ton Tuesday, November 10th.

MOTION: Mr. Coppelman made a motion to continue this discussion at the next HDC meeting on November 10th. Ms. Ouellette seconded.

Roll call:

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Mr. Coppelman: Aye

Ms. Ouellette: Aye

OTHER BUSINESS:

Accuracy of applications: Ms. Morse mentioned there was some discomfort at the last meeting regarding the approval of a project when the picture of the proposed structure does not match the verbal description provided at the HDC meetings. Ms. Morse stated that going forward, the image should match the description. Mr. Steward will be making sure that the actual building matches the description, not the picture.

All American Assisted Living Facility, additional signage: Ms. Prescott got another request regarding temporary seasonal signage. She referred them to the sign Ordinances and requested an application be submitted for approval of additional signs.

Potential move to in-person meetings: Mr. Prescott asked about possibly moving meetings to in-person with social distancing. She added that Mr. Murphy cannot attend these electronic meetings. After a discussion among the members present, the Board will continue to hold online meetings through the winter.

MM&S to adjourn at 9:13 PM. Ms. Ouellette moved to adjourn the meeting. Ms. Morse seconded

Roll call:

Ms. Prescott: Aye

Ms. Morse: Aye

Ms. Alessio: Aye

Ms. Ouellette: Aye

Mr. Coppelman: Aye