

**TOWN OF KINGSTON, NEW HAMPSHIRE  
HISTORIC DISTRICT COMMISSION  
Tuesday, June 8, 2021  
Public Meeting**

**Members Present:**

Susan Prescott, Chair  
Glenn Coppelman, Planning Board representative  
Electra Alessio, Board of Selectmen representative  
Ralph Murphy  
Madelynn Ouellette  
Stanley Shallett

**Members Absent:** Virginia Morse, Vice Chair

**Other Attendees:** Gerry Carbone  
Alan Perkins, Elder, First Congregational Church  
Scott Woodmansee, Trustee, First Congregational Church

Ms. Prescott called the meeting to order.

**TOWN BOARD UPDATES:**

**HDC: Critical Correspondence:** Ms. Prescott stated she received information from the Planning Board that Josiah's Restaurant will become Benson's Café. There will be no change of use, and no further review is required. Mr. Coppelman stated there will only be interior changes.

**Acceptance of Minutes:** Ms. Prescott asked for omissions, additions, and/or corrections to the transcribed Minutes of the meeting held on 5/11/21.

***MM&S: Ms. Alessio moved to accept the minutes as written, seconded by Ms. Ouellette.***

**All in favor, none opposed.**

**Planning Board and CIP:** Mr. Coppelman stated the PB received a letter that someone is planning to open an artisanal bakery in the Church Street Station plaza near the Kingston Veterans Club. There was a discussion of whether this location is in the HD, and it is not.

The planner has not sent in the CIP yet.

**Board of Selectmen:** Ms. Alessio stated the BOS is in the process of contacting references for candidates for the code enforcement officer position.

**Heritage Commission:** No updates.

**Zoning Board of Appeals:** Ms. Alessio had no updates as the ZBA has not met.

**FIRST CONGREGATIONAL CHURCH, 6 CHURCH STREET**  
**SIDING AND REPAIRS**

Ms. Prescott and Ms. Ouellette recused themselves as they are members of the church.

Alan Perkins and Scott Woodmansee now approached the Commission. Mr. Woodmansee explained they would like approval to make renovations to the historic portion of the building. They are hoping to use in part cellular PVC, the same product used in the addition of the church. The look of the building will remain the same. He requested the re-shingling of the roof to match the addition and brought samples of the shingles with him. He also proposed a plan to rebuild the shed roof in front of the church which had been removed sometime before the 50's; he is hoping for input from the HDC before approaching the congregation about this potential addition to the project. He also plans on repairing the bell tower as there are some molding and trim pieces that are broken; he would like to replace these with a similar cellular PVC product. He acknowledged that he is not sure what condition the bell tower is in at this point, and he added that he plans on putting back the weathervane when he completes the work.

Mr. Coppelman explained the old part of the sanctuary and the addition already utilize this product. Mr. Murphy asked if it is still considered as siding, and Scott explained that it is. Mr. Woodmansee explained they are intending to keep the historic appearance of the church and want to restore the building.

In reference to re-building the shed roof, Mr. Coppelman stated the HDC would need to see the complete design with a list of materials before input can be provided. Ms. Alessio asked if an approval could be provided just to allow this potential project to move forward.

Ms. Ouellette noted that on a postcard with a photo of the original building, there is a window at the peak in the location of the current choir loft. She wondered if that window could be restored as it may be revealed in the process of replacing the siding. Mr. Woodmansee was not sure if there are remnants of that window. He expressed concern as the window in the picture is east-facing, which will allow direct sunlight into that area.

Ms. Prescott explained that this project was approved, but the approval expired.

**MM&S: Ms. Alessio moved to approve the scope of work and exterior materials as described below:**

1. *Install cellular PVC trim boards where required to replace/repair/reconstruct existing trim details.*
2. *Repair/replace board-and-batten siding above frieze on gable end with cellular PVC boards of same size.*
3. *Install IKO Cambridge architectural roofing shingles on the entire meeting house roof and bell tower to match those installed on the rear addition.*
4. *Reconstruct/repair bell tower to maintain its historical appearance utilizing engineered lumber and cellular PVC trim. Maintain all existing dimensions, details, orientation.*
5. *Reconstruct small shed roof above the front entry to maintain historical appearance while utilizing engineered lumber and cellular PVC trim. Should this item be approved by congregational membership, the Trustees will come back to HDC with detailed plans for that roof. This condition applies to this item only.*

**Seconded by Mr. Murphy.**

**In favor: 4**

**Recusals: 2**

**GERRY CARBONE, 129 MAIN STREET**  
**GARAGE DOORS, WINDOW GRID CHANGE**

Ms. Carbone now approached the Commission. Mr. Carbone explained that the garage doors originally chosen are now available, so he will be installing what was originally approved. Mr. Carbone then stated that 32 windows were delivered, but instead of the approved 6-over-6 grids, they have 12-over-12 grids. He showed pictures of the new windows to the Commission. The windows are the same size; only the number of grids is different. Mr. Carbone added that the original tavern had 12-over-12 grids as well.

After a discussion, the HDC was pleased with this change.

***MM&S: Mr. Coppelman moved to modify the original approval to substitute 12-over-12 grids for 6-over-6 grids. Seconded by Ms. Alessio.***  
***In favor: 4***

**KINGSTON 1686 HOUSE**  
**ADDITIONAL USAGE**

Ms. Prescott received paperwork from the PB regarding an upcoming public hearing on 6/15 to discuss the proposal to open a hair salon in the Kingston 1686 House. Mr. Coppelman said all of the materials have not been received yet for this project. Ms. Prescott stated the HDC's comments are required by 6/10. The current owners of the restaurant would like to install a hair salon in some of their unused dining rooms. This would be a change of use of the building, but the restaurant will still remain in this location.

Mr. Coppelman stressed that the HDC should focus on exterior changes to the property and signage for the new business. According to the documentation forwarded to the HDC by the PB, there are no exterior changes planned to the property. Ms. Alessio stated she believes the salon would be in the front of the business facing the parking lot. The HDC would need to be clear about signage.

Ms. Prescott stated at this point, there is not a need to respond to the plans themselves, but the HDC needs to respond to the PB notice.

To aid in this discussion, Mr. Coppleman read the Description and Permitted Usages for HD1 from the Ordinances.

After a discussion, It was decided that signage and exterior change to the building are the only areas the HDC needs to respond to as it is an already existing structure and business, and the original business will remain at this location. Ms. Prescott will respond to this PB notice as such.

**HIGGINS PROPERTY, MAIN STREET**  
**POSSIBLE CHANGE OF USAGE**

The Higgins property is located near Kingston State Park to the right of the entrance. There are 2 structures on this property: A large white former house near the street with a farmer's porch and a residence to the rear of the lot. Ms. Alessio explained that when the previous owner built the house to the rear of the property, and the other structure was supposed to be taken down. As the town decided that this second structure could be considered historical in nature, the demolition was never done.

Currently, there are discussions of utilizing this structure for commercial purposes. The current owner of the property is researching their options including creation of ADU. Multiple HDC members expressed that this location would be a great spot for a café or restaurant and would support efforts for that to occur.

#### **DECEMBER HDC MEETING DATE CHANGE**

Due to a scheduling conflict, the HDC will change its December meeting from Tuesday, 12/14, to Wednesday, 12/15.

#### **CAROL CARBONNEAU, 176 MAIN STREET**

##### **CHANGE IN APPROVED STOVE PIPE LENGTH AND COLOR**

Ms. Carbonneau contacted Ms. Prescott regarding the approved stovepipe/chimney stack. Although approved to be as tall as the roofline, this was not required, and the new stovepipe is actually much shorter than anticipated. She also requested guidance on whether or not the stovepipe still needs to be painted. She sent a picture for the HDC's reference and added that she has seen a similar stovepipe in the District that was not painted.

Mr. Coppelman stated the stack is now less intrusive. Mr. Murphy stated it is much less visible at this point with the new design. Ms. Prescott stated she is worried about the paint flaking over time.

***MM&S: Mr. Coppelman moved to modify original Certificate of Approval to allow a lower stainless steel chimney stem as already constructed and to allow it to remain with a stainless steel finish.***

***Seconded by Ms. Alessio.***

***In favor: 4***

***Opposed: 2 (Ms. Ouellette and Mr. Shallett)***

#### **DISCUSSION OF HDC PROJECTS**

Ms. Prescott would like to table this discussion for future consideration. All member agreed to continue working on these items.

**Meeting adjourned at 7:26 PM.** Ms. Prescott declared the meeting adjourned, no objections.