

TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, April 12, 2022
Public Meeting

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Glenn Coppelman, Planning Board representative
Marissa Federico, Recording Secretary
Madelynn Ouellette
Stanley Shalett

Members Absent: Kevin St. James, Board of Selectmen representative

Other Attendees: Russell Prescott
Paul Goodwin, Senior Development Manager, Chinburg Properties

Susan called the meeting to order at 7:03 p.m.

ELECTION OF OFFICERS

MM&S: Madelynn made a motion to nominate Susan as Chair and Virginia as Vice Chair, seconded by Glenn. Both Susan and Virginia accepted these nominations. All voted in favor.

TOWN BOARD UPDATES:

HDC: There was no critical correspondence to discuss. A discussion of the draft minutes from the 2/8/22 meeting will be tabled until the next meeting.

Planning Board and CIP: Glenn had nothing to share related to the historic districts. Glenn is no longer on the CIP but will provide updates.

Board of Selectmen: None.

Zoning Board of Appeals: None.

Heritage Commission: Virginia reported HC members are working on the stained glass window project for the Nichols Library, including fundraising. Virginia applauded their efforts and mentioned they have many ongoing projects being working on by a small group of dedicated volunteers.

RUSSELL AND SUSAN PRESCOTT, 46 LITTLE RIVER ROAD
FOLLOW UP ON EXTERIOR LIGHTING ON BARN

Susan recused herself as this proposal involves her property.

Russell reviewed the proposed lighting locations and fixtures for the new barn lighting. The lights will be up near the peak, not above the garage doors. They will not be motion-sensored. After a discussion, the consensus is that the presented lighting is consistent with the previously submitted application. Multiple members voiced approval of the fixtures chosen and their locations.

PAUL GOODWIN, CHINBURG ASSOCIATES
INFORMATIONAL SESSION
SINGLE-FAMILY HOUSE DESIGN AND MATERIAL REVIEW
SANBORN SEMINARY PROPERTY

Susan explained that the scope of the project is large, so it is being split up into multiple projects. Tonight's discussion will address the design of the 5 single-family homes to be built on the property as well as materials for these and the commercial portion of the project (the apartment complex). Paul further explained that this project is being managed by different management teams at Chinburg Associates, and as such, coordination will be easier with multiple smaller projects. His hope is to have limited customization where there are options but still some standardization. He explained that the new apartment complex is considered a commercial project, the 5 new single-family homes are considered residential with the final project being the rehabilitation/renovation of the Seminary building itself.

Design of new homes: Multiple home designs were presented as prepared by Art Form. Paul stated that the lot has more wetlands than anticipated, so the hope is to build 3 homes facing Main Street and 2 facing Church Street. After a discussion, members generally preferred the four designs labeled Torri, Butterscotch Classic, Scotch Bonnet, and Summer Magnolia. A saltbox design is also acceptable. Multiple members discussed the appearance of the old headmaster's house and showed Paul pictures of that structure. Virginia stressed the importance of variety, not a row of similar-looking houses. After a discussion, members recommended that different architectural designs be utilized, not just different materials/colors. Paul will look into this but was concerned about the increased design cost of using multiple designs. He reassured members that he will consider differentiation. Members referred Paul to the new home built at 2 Scotland Road for his reference in considering home design and garage placement.

There was also a discussion about general considerations to guide Paul:

- Garages cannot be under or beside the home, can be to the rear of the structure or detached
- No vertical siding
- Bump-outs for gas fireplaces not preferred
- Wide trim with decorative returns
- Six-over-six windows with surface mullions preferred over internal but internal acceptable
- Low foundation profile

There was a discussion about the seminary building itself. It was discovered in discussions regarding the 79E application that the National Historic Register requires not only the seminary building itself but also a 200-foot-wide swath to Main Street. Paul will research this further and stated they needed to re-apply for 79E relief due to the scope change for the project; the new proposal has not been approved yet.

Per Paul, since these homes will be part of a common development, the town's minimum lot size requirement is not applicable.

Glenn requested the site plan so he could examine the envelopes of the new homes on their respective lots. Paul circulated among members to show them a copy of the site plan he brought to the meeting.

Paul stated they are considering whether there will be a shared septic system and well for these 5 houses.

Material review, new homes:

- Paul handed out the specifications of the proposed materials. He explained why they prefer to use modern materials (lower cost, easier installation, lower maintenance). He stated the windows are made by Paradigm and are very customizable.
- Susan explained vinyl siding is allowed but not preferred and recommended GorillaPlank as an alternative. Paul explained they use rigid insulated vinyl which resists warping.
- Vinyl windows are acceptable.
- The proposed doors are solid-core fiberglass with multiple configurations available.
- Asphalt roof.
- Paul provided 3 possible designs of stamped-steel garage doors. Madelynn recommended exterior hardware similar to middle picture presented tonight. Members agreed that there should be 2 separate doors rather than one big one.
- Railings will be vinyl.
- Composite decking material will be used.

Material review, commercial project:

- Similar to above: Rigid/insulated vinyl siding, PVC trim, asphalt roofing asphalt, aluminum gutters, Paradigm glass doors/windows.
- Paul stated the railings will need to be welded steel/aluminum for structural reasons as it is more rigid.
- For the windows, again members preferred surface mullions, but interior mullions are acceptable.
- Balconies: Madelynn stated she does not like the appearance of the balconies as nothing like that exists in the Districts and expressed concern about clutter on the balconies. Per Paul, there would be rules as to what would be allowed to be put or hung on the balconies. Madelynn suggested one large shared porch instead, but Paul expressed concerns about privacy for residents. He also believes the balconies break up the long expanse of the building. There was a discussion about the possibility that the printer used to create the copies is not displaying the colors clearly.
- Color scheme: Paul explained that the color palate was changed after his prior discussion with the HDC. After a discussion, members offered that the building's current brown tones be changed to gray tones. It was also recommended to pull a color from the seminary building to visually link the 2 properties.
- Roof color: Members were split on whether the seminary building and the new apartment building should have the same roof color but generally agreed that the same color might be preferred.
- Madelynn suggested that the corbels be white to make them stand out.

Members reminded Paul to bring pictures of the proposed exterior lighting fixtures. Paul expressed they are aware of the need for Dark Sky compliance.

Paul was reminded that he will need a demolition permit and was directed where to find it online. Guidance was provided.

The plan going forward is for Paul to review this feedback and pass it on to the designers. He plans to attend May's HDC meeting with an application for the 5 proposed homes and all backup for review/guidance. He hopes to get final approval at the June meeting.

WEBSITE UPDATE

Virginia reviewed the feedback received regarding updating the website. Madelynn volunteered to coordinate this project with Caitlyn Milhomme at the Town Clerk's office.

MM&S: Virginia moved to adjourn the meeting at 9:10 p.m., seconded by Madelynn

****MINUTES VOTED AS FINAL 5/31/22 WITHOUT AMENDMENTS****