

1 Town of Amherst, New Hampshire
2 **Historic District Commission**
3 **Minutes**
4 **December 17, 2015**

5
6 The Amherst Village Historic District Commission met on **December 17, 2015 at 7:00 pm** in the Barbara
7 Landry Meeting Room, 2nd floor, Amherst Town Hall, 2 Main Street, Amherst, NH 03031.

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9 In attendance were Jamie Ramsay, *Chair*; Sue Clark, *Secretary*; Tom Grella, *Board of Selectmen*
10 *Representative*; Doug Chabinsky

11
12 Jamie called the meeting to order at 7:05 pm.

13
14 **NEW BUSINESS:**

15
16 **CASE #: PZ6921-112415 – Patrick & Nicole Jones – 115 Boston Post Road, PIN #: 017-005-000 –**
17 **Request for approval to install a new full view storm door & existing windows for energy efficiency.**

18
19 **Present:** Patrick Jones, homeowner

20
21 Mr. Jones requested approval to install a full view (30"x81") white storm door manufactured by Larson,
22 (Model: Signature Clear Nickel – Style: One Lite) for the purpose of energy efficiency to keep his family
23 warm and comfortable this winter. He stated that he also included a request to replace his windows as
24 part of a combined application before the HDC. He said the existing windows were in disrepair.

25
26 Jamie stated that the Historic District Commission generally encourages storm windows as they protect
27 the original window from the elements of the weather. He said that this type of storm door is common
28 among homes; however, the one proposed is not classic as it does not have a kick plate. He said he was
29 very familiar with the door and has installed many. Mr. Jones stated that he purposely did not include a
30 kick plate as he felt they were not attractive, however, that decision ultimately belonged to his wife.

31
32 Mr. Jones stated that installing a storm store for security was not an issue or else he and his wife would
33 never have moved to Amherst. It was strictly for energy efficiency for his family.

34
35 Sue stated that Mr. Jones has two (2) proposals before us and asked if the Commissioners wished to
36 separate them out into two votes. Jamie stated "yes" and requested findings for the storm door.

37
38 **FINDINGS FOR STORM DOOR:**

- 39 1. Contributing Property.
40 2. It is visible.
41 3. There are similar doors on surrounding properties throughout the Village.

43 Hearing no other comments or questions concerning the storm door, Jamie called for a motion.
44

45 MOTION:

46 Sue motioned to accept the request to install a full view Larson storm door as presented in the
47 application specifications, Tom 2nd. *VOTE: All in favor.*
48

49 Jamie moved onto the request for the replacement of existing windows with new Marvin windows.
50

51 Mr. Jones stated that his family moved here from a different region where he owned an old home and
52 needed to remodel many aspects of the house – replaced the furnace, electrical, windows, etc. in order
53 to maintain its charm as an older house with modern amenities. He said now that he resides in New
54 England, he is terrified of heating costs and wants to bring this older house into the modern era and
55 make it more energy efficient as well. He stated that he sees condensation and rot on his window sills.
56

57 Jamie stated that the HDC does not frown on storm windows to preserve the original house. Mr. Jones
58 said he is very concerned about resale as he may need to put his home on the market one day. He
59 stated that he thought he was living in his “forever” home; however, he is looking at this house as an
60 investment to him in addition to lowering his heating costs.
61

62 Discussion followed regarding window construction and specifications on materials being proposed.
63 Doug questioned whether Mr. Jones was proposing all wood construction. Mr. Jones stated that the
64 windows he was proposing would have a wood interior with aluminum clad on the outside. He said
65 that are also looking at sash packs. He said that nobody will be able to tell the difference and general
66 maintenance would be easy for him to maintain. He said that he wasn’t sure that the current window
67 type was even original to the home.
68

69 Doug stated he understood about the upkeep of the windows, however, he said that he is concerned
70 with keeping with the Historic District guidelines of all wood construction materials.
71

72 Discussion followed regarding window specifications. Mr. Jones stated that he has observed homes
73 with vinyl windows installed throughout the Village. Doug stated that those windows were never
74 approved by the Commission.
75

76 Mr. Jones stated that he understood, however, this type of window would greatly reduce cost, improve
77 his home values as well as the value of his surrounding homes. Doug stated that while aluminum clad
78 is a convenience, the HDC has a problem with them.
79

80 Tom stated that he replaced his windows approximately six years ago with all wood and he hasn’t
81 needed to paint his.
82

83 Jamie stated that Mr. Jones is correct in thinking that not all windows are original to their houses. Mr.
84 Jones said that some of his windows do not meet horizontally, portions were built incrementally
85 different, however, he believes the front is all original. Sue stated that she observed this during the
86 site walk.

Jamie stated again that the HDC does not support vinyl windows but will support a sash pack. Mr. Jones stated that the windows were not a pressing issue – he combined this with the door as part of the application process only. He said he could live with real wood windows.

Jamie stated that his home was not one of the most prominent homes in the Village but understood that restoring windows can be expensive. He said the sash pack will preserve the framework and sill.

Jamie stated the findings would be the same as the storm door and called for a motion on the replacement windows.

MOTION:

Doug motioned to approve the application to replace the existing windows with Marvin all wood construction with 5/8" muntins with simulated divided light with spacers and allow the homeowner's prerogative to add a one piece storm window if he wants to, Tom 2nd. *VOTE: All in favor.*

Jamie stated that Marvin is a good name and the windows will consist of two sashes and two jamb liners and the sash pack will not affect the exterior trim of the house.

CASE #: PZ6926-112415 – Elizabeth Gould – 10 Mack Hill Road, PIN #: 019-015-000 – Request to install a 16KW Standby Generator. *Installation completed.*

Present: Elizabeth Gould, homeowner

Jamie stated that both he and Sue observed the generator on Saturday during their site walk. He stated that the generator cannot be seen from the road and the homeowner has planted several rhododendrons around it to shield it from site which is always encouraged by the Commission. Sue stated that she had no issues.

Hearing no other comments or concerns, Jamie called for Findings.

FINDINGS:

1. Non-contributing property – home built in 1966.
2. No public view.
3. Property is in Historic District.

MOTION:

Doug motioned to approve the application as presented, Sue 2nd. *VOTE: All in favor.*

MINUTES:

Doug motioned to approve the minutes of November 14, 2015 as written, Jamie 2nd. *VOTE: All in favor.*

14 Manchester Road – Case #: PZ5045 – Non-Agenda Item

For the record, Jamie & Tom recused themselves from the discussion.

The Commissioners received a memo from Community Development Director Colleen Mailloux requesting guidance on a remaining outstanding issue regarding shutters for this property.

Colleen stated that the shutters have not yet been installed (picture provided) and never reflected in the minutes on whether they are required to be installed in order to obtain their Certificate of Occupancy. She was requesting guidance from the HDC whether they were discussed and required for the front elevation of the house.

Both Doug & Sue remember discussing them and agreed that shutters needed to be installed in order to comply with their approval. Doug said that the shutters needed to be appropriately sized for the windows with all wood construction with a louvre style (total size should equal width of the windows when closed).

ADJOURNMENT:

Jamie motioned to adjourn at 8:15 pm, Sue 2nd. *VOTE: All in favor.*

Respectfully Submitted,
Debra A. Butcher