

1 Town of Amherst, New Hampshire
2 **Historic District Commission**
3 **Minutes**
4 **September 15, 2016**

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6 The Amherst Village Historic District Commission met on **September 15, 2016 at 7:00 pm** in the
7 Barbara 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*; Helen Rowe, *Alternate*; Chris Hall, *Vice*
10 *Chair*; Tom Grella, *BOS Ex-Officio*

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12 CALL TO ORDER:

13 Jamie called the meeting to order at 7:00 pm. The minutes were transcribed from an audio tape.

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15 NEW BUSINESS:

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17 **CASE #: PZ7818-082516 – 15 Middle Street, Patricia & John Berlack, PIN #: 017-093-000** – Proposal to
18 rebuild and redesign the existing connection between the house; to redesign the kitchen; and to add
19 interior living space.

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21 Present: John & Trish Berlack, Homeowners

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23 Mr. Berlack stated that the final architectural drawings are before you tonight and they are based on
24 guidance from previous conceptual meetings held with the Historic District Commission. He said he
25 referenced all the rules and regulations from the website and asked his architect to draw up final plans
26 and submitted his formal application and notified abutters as required. Jamie stated that these plans,
27 as submitted, are now the actual plans for the record.

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29 Jamie stated that it is his understanding that the drawings are still the same on the Wigwarm side of
30 the building and that there are no changes to that. The applicant stated “yes”. Jamie questioned
31 whether that the entrance door off the porch is proposed to be eliminated. The applicant replied
32 “yes”. Jamie asked if the plan was to raze everything between the house to the barn and just rebuild
33 everything from the foundation up. The applicant replied “yes”.

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35 Discussion continued regarding the construction towards the side yard and the existing doors. Mrs.
36 Berlack stated they will be replacing some of the existing doors. Jamie asked if the proposed doors are
37 a 15-light door style so it would 3 panes wide by 5 panes high. Mrs. Berlack stated “yes” – she said she
38 chose that so it would allow as much light as possible. Jamie stated that the plans say it is a full view
39 door which he would support. He said what is not specified is if there is a grill pattern to divide this
40 into individual lights. Mr. Berlack stated there would be that but didn’t state that on their plan. Jamie
41 stated that while it will be obscure, there will be an outside view to it.

Mr. Berlack told the Commissioners that the exterior doors (including the house to the garage) will be 1-3/4" thick fiberglass clad insulated with simulated or true divided lights. He stated that glazing on the doors and sidelights shall be double pane insulated glass and will provide tempered glass as required by Code. Jamie stated that the Commissioners were not concerned on whether the windows were simulated divided light or true divided light but need to be all wood construction (Pella all wood construction).

Jamie stated that the Pella Architect Series is their all wood construction. Mrs. Berlack stated that they were told that at their last meeting. Jamie stated that another issue around the door is that simulated divided light is what he would recommend because they are energy efficient than a true divided light. He said they are also less expensive.

Discussion followed regarding siding. Jamie suggested that the applicant consider pine clapboards because the sharp edges. Sue commended the Berlacks for coming in and meeting with the Commissioners during the entire process.

Chris referenced Article 10 of the ordinance to ensure the application complies. He stated that in Article 10, there are (4) Sections that relate to this application - A, B, C & D. He felt that the applicant met all the criteria under the Article. Tom also agreed that the applicant complied with the ordinance.

Hearing no other comments, Jamie called for Findings for this case:

FINDINGS:

1. The house is a contributing property and is house #93 on the National Registry of Historic Places.
2. Highly Visible.
3. The massing of the proposed addition is proportional to the house.
4. The homeowners have appeared before the Commissioners three times to ensure that the proper procedures have been met.

MOTION:

Chris motioned to accept the proposal as it stands with the discussion on the siding, window changes, lighting and make no changes to the recommendations offered and approve the proposal as submitted, Sue 2nd. *VOTE: All in favor.* Jamie explained the 20-day appeal period to the homeowners.

MINUTES:

Jamie motioned to approve the minutes of August 18, 2016 as written, Chris 2nd. *VOTE: All in favor.*

ADJOURNMENT:

Chris motioned to adjourn at 7:45 pm, Sue 2nd. *VOTE: All in favor.*

Respectfully Submitted,
Debra A. Butcher