Town of Amherst, New Hampshire
Historic District Commission
Minutes
June 16, 2016

The Amherst Village Historic District Commission met on **June 16, 2016 at 7:00 pm** in the Barbara Landry Meeting Room, 2nd floor, Amherst Town Hall, 2 Main Street, Amherst, NH 03031.

In attendance were Jamie Ramsay*, Chair;* Sue Clark, *Secretary;* Bruce Fraser; Doug Chabinsky; Helen Rowe; *Alternate*; Charlie Duval, *Alternate*; Chris Hall; Chris Buchanan, *Alternate;* Tom Grella, *BOS Ex-Officio*

CALL TO ORDER:

Jamie called the meeting to order at 7:00 pm. Jamie stated that all members present tonight attended the site walk except for Helen and Tom.

OLD BUSINESS:

15 Middle Street – Patricia & John Berlack, PIN #: 017-093-000 – Conceptual discussion on the construction of additional living space *(continued from May 19, 2016*).

Deb informed the Commission that the Berlacks asked to postpone their discussion. She stated that the plans that were received were unsatisfactory to the Berlacks so there was no need to present them. Deb stated that the Berlacks will return to the HDC in August.

NEW BUSINESS:

CASE #: PZ7487-052516 – John Bement (Owner), 9 Courthouse Road; PIN #: 017-109-000 – Request for approval to install an exterior heat pump.

Present: John Bement, Owner

Jamie stated that the Commissioners viewed the proposed location of the heat pump during their site walk.

Mr. Bement stated that he would like to install an exterior heat pump (Model: Fujitsu AOU-24RLXFZH) for the purpose of improving the heating and cooling of his home. He said this would be located in the back of his house on the interior (house) side of the chimney. He stated that this would create the least disturbance to the historical appearance of the building and involve minimal alteration to the structural integrity of the back. Mr. Bement stated that the view of the heat pump from Middle Street would be blocked by the chimney while the view from Cross Street would be blocked by the backyard

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fence. He stated that the unit would be installed internally within the basement of the house so it will have no visible impact on the exterior of the house.

Chris H. referenced the ordinance (Article 6, Section 8) concerning exterior alterations and read the ordinance into the record. He believed this met the "test". Sue stated that this would be considered an "addition".

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

FINDINGS:

1. This is property identification # 109 on the National Registry of Historic Places.
2. Contributing Property.
3. Visibility is limited.

MOTION:

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

CASE #: PZ7488-052516 – David Hall & Rolf Biggers, 12 Middle Street; PIN #: 017-097-000 – Request for approval to replace windows at the back of the building due to deterioration.

Present: Rolf Biggers

Jamie stated that Commission members viewed the windows to be replaced during their site walk.

Mr. Biggers began discussion by stating that those who attended the site walk were able to observe the deteriorating windows built in 1940 in a barn with horse stables. His proposal is to replace the first floor windows on the back elevation that can't be seen. He stated that the building started off as a hotel that has gone through a number of renovations through the years. He circulated several pictures of its transformation.

Mr. Biggers stated that he is proposing to replace the windows with Pella Architect Series Hung with a wood exterior (LX double, single and simulated hung), simulated divided light, and all wood with muntins and will be the same as installed three years ago in front.

Mr. Biggers stated that the frame would consist of select softwood treated with a wood protection formula to protect against termite damage. He said the windows will have a wood sash, weather stripping, and a glazing system.

Doug questioned whether they will have historic sills. Mr. Biggers stated "yes". He said it will be an exact match as is in the front. He said they will perform better and he will actually see "snow" on the muntin bars in the wintertime.

Chris H. referenced the ordinance (Article 6, Section 1) where it talks about existing elements. He stated that these are not original windows and questioned whether this would be considered a

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replacement in kind. Mr. Biggers stated that they were going from single pane windows to simulated divided light. Chris H. asked how many windows would be replaced. Mr. Biggers stated "7".

Having served on the Historic District Commission, Mr. Biggers provided possible findings for the Commission to consider.

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

FINDINGS:

1. The Commission accepted all 14 findings provided by Mr. Biggers (see attached).
2. Property #97 on the National Registry of Historic Places.
3. Contributing property.
4. Considered a replacement in kind and a window upgrade.

MOTION:

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

CASE #: PZ7498-052616 – IGIM, LLC c/o John Dunn (Owner) – 110 Amherst Street, PIN #: 002-050-000 – Request for approval for the construction of a new single family residence.

Present: Sam Katz & Eric Pearson, potential buyers; John Dunn (arrived at 7:30pm)

Mr. Katz and Mr. Pearson were present as potential buyers of the land and to follow the process in obtaining all necessary permits from town boards.

Mr. Pearson stated that this property is scheduled to be heard on the Zoning Board of Adjustment agenda on Tuesday, June 21, 2016 for the purpose of obtaining approval to construct a new dwelling with a total floor area that exceeds the maximum square footage allowed under our zoning ordinance.

Doug questioned whether they reviewed the Historic District regulations. Mr. Pearson stated "yes". He presented plans and photos of their proposed single family dwelling to get approval on the house design.

Doug stated that he observed two issues "right off the bat" that will not be suitable in the Historic District – proposed vinyl siding and non-wood windows. He said the design needs to be appropriate to the surrounding area and the plans do not fit with other houses in the Village area.

John Dunn (Owner) arrived at the meeting at 7:30 pm.

Sue questioned whether the applicants reviewed the ordinance, specifically Article 7, Section 5. She read the ordinance into the record. Chris H. stated that Article 7, Section provides more clarification on design requirements. He agreed that what they were proposing was a beautiful home; however, the regulations were put into place to preserve the Village and this was not in line with the regulations.

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Mr. Pearson stated that the lot is very restrictive and said he is proposing a new style cape design "turned" sideways on the lot. He thought the design was "awesome".

Doug agreed with Chris H. and added that he thought the style of the house was "weak" and not sure it even complied with the regulations.

Jamie stated that this design is very different than anything you will see in the District and said that this was not an appropriate design – it does not approach a Colonial design.

Sue stated that the materials proposed isn't anything normally found in the District, i.e. shingles, stone, etc.

Mr. Pearson asked whether the Board wanted to see a "standard" Colonial. Members stated "yes". Mr. Katz asked whether the house could be placed on the lot sideways. Helen said she didn't think it would be appropriate and that if allowed with this application, it would come back to haunt members with future applications before them. She said it just wouldn't look right.

Mr. Pearson asked the Commission how to move forward with his application. Chris H. recommended he read Article 7 and come back to the Commissioners with an alternative plan. Doug suggested adding construction details and materials to be used as well.

Mr. Pearson asked if color was a concern for the Commissioners. The Commissioners stated there are no regulations concerning color requirements.

Mr. Pearson asked if there were any other considerations concerning the exterior, i.e. lighting, hardware, etc... Doug stated that "all brick" would be appropriate. Mr. Pearson asked about having the garage face the street. Sue stated that there are many homes in the District that have that.

Mr. Katz stated that he would like to have the garage doors resemble barn doors. Jamie stated that the door doesn't have to be wood – permitted uses could be insulated steel which is a great door. Doug stated that the Commissioners accept fiber glass doors and side lights too.

Discussion followed concerning the windows. Doug stated that all wood construction with divided light is recommended with fixed grills on the exterior. He stated that JELD-WEN windows are great. Jamie agreed and said the Pella Architect Series is good too.

Mr. Katz asked about the front steps and whether granite steps would be acceptable. The Commissioners stated "yes".

Chris H. read abutter Adam Vaillancourt's email into the record. His concern was with the potential building impacting the driveway easement access to the land he owns behind both properties. Deb stated that his email was sent to the Zoning Board of Adjustment too.

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Mr. Dunn responded to the email and said that there is no impact to Mr. Vaillancourt's land. He said there is over 10 acres and the driveway easement doesn't go over this lot in question at all. Doug stated that the current plan is unacceptable to the HDC and he would like to give the applicants another 30-60 days to come forward with a new plan.

MOTION:
Doug motioned that the plans submitted were unacceptable based on Article 7, Sections A&B and to have the applicant come back with a more appropriate house design and table discussion to July 21, 2016 at 7pm. He stated that the applicant can submit new plans one week before, Tom 2nd. *VOTE: All in favor.*

OTHER BUSINESS:

Certified Local Government: Present: Will Ludt

Mr. Ludt thanked the Commissioners for allowing him to meet with them. He stated that he was present asking for HDC support and attendance at a joint "meet and greet" to be scheduled in September and asked for permission to conduct this. He stated that the CLG (Certified Local Government) came about in 1980 which allows towns like Amherst who have Historic Districts and Heritage Commissions to work together with the New Hampshire Division of Historical Resources to achieve goals for preservation through grants and other resources. He said Amherst is one of 21 towns that belong to the CLG.

He stated that Amherst can get assistance from the State for education services and preservation of historic places and that Amherst has received (2) CLG grants in the past. Jamie felt that this was a great opportunity for the Historic District to achieve Amherst's goals in terms of historic preservation.

Minutes:

Jamie motioned to approve the meeting minutes of May 19, 2016 as written, Sue 2nd. *VOTE: Voting in favor of the motion were Jamie, Sue, Bruce, Helen, Charlie, Chris H. & Chris B. Tom & Doug abstained.*

Historic Commission – Reorganization of the Board:
Jamie agreed to remain as Chairman and Sue agreed to remain as Secretary. Chris Hall agreed to be Vice Chairman.

Adjournment:

Tom motioned to adjourn at 8:20 pm, Bruce 2nd. *VOTE: All in favor.*

NEXT MEETING: *Thursday, July 21, 2016 at 7:00 pm.*

Respectfully Submitted,
Debra A. Butcher

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