# Town of Amherst, New Hampshire
# Historic District Commission
# Minutes
## August 18, 2016

The Amherst Village Historic District Commission met on **August 18, 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; Tom Grella, *BOS Ex-Officio*

CALL TO ORDER:

Jamie called the meeting to order at 7:00 pm.

OLD BUSINESS:

**15 Middle Street, Patricia & John Berlack, PIN #: 017-093-000 – Conceptual discussion on the construction of additional living area.** ***Continued from June 16, 2016***

Present: John Berlack; Matthew Piekarski, Lead Designer, Envisionary Lines

Mr. Berlack provided copies of his new house plans and introduced Mr. Piekarski to the Commissioners. He stated that together they came up with new plans based on the guidance from the Historic District at previous meetings. Jamie thanked Mr. Berlack for his efforts to work with Commissioners. Mr. Berlack stated that the garage barn side was not changed from the last time the Commissioners saw it. He said that they focused on changing the gable end to slope the roof line to match the pitch and took the scale into consideration.

Jamie stated that the left side elevation is germane to the discussion and nothing has changed. He said there is a façade from Middle Street only. Mr. Berlack stated they attempted to keep the same concept in place.

Jamie questioned how much square footage was added to the new plans. Mr. Berlack stated approximately 300 square feet. Jamie asked what the current square footage was. Mr. Berlack stated +/- 2000 square feet.

Chris referenced the ordinance under Article 10 that addresses guidelines for the Commissioners to follow concerning compliance and it was agreed that the applicants preserved the façade under that Article and Section.

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Sue questioned whether the applicants have formally applied to the Historic District. Mr. Berlack stated "no".

Discussion followed regarding window types/makers – the Commissioners reminded the applicant that they required all wood construction with no exterior clad.

The Commissioners supported the plans submitted and felt that the applicant was ready to submit an application. Mr. Berlack thanked the Commissioners for their support and guidance throughout the process. He stated that he will submit an application for the September Historic District meeting.

**CASE #: PZ7597-062316 – Tim & Lee Kachmar (Owners) – 15 Mack Hill Road, PIN #: 020-022-000 –** Request for approval to replace in-kind wood windows and an addition of a white wooden trellis. *Continued from July 21, 2016*

Present: Tim Kachmar, Owner; Joe Beauregard, Project Specialist, Lowe's Home & Improvement

Jamie felt the Commissioners should discuss the two requests separately. The Commissioners agreed.

<u>Windows:</u>
A sample window was provided for tonight's meeting. Mr. Kachmar stated that they agreed to have 9/6 windows on the first floor that maintains the same style and has a quote for the windows. Discussion followed regarding obtaining new construction windows in front and pocket replacements and the expense of the windows.

Jamie asked if the old sashes were removed, how much do new windows encroach upon. Mr. Beauregard stated that they would lose approximately 5/8" of glass because they are putting framed windows into existing frames. He stated that from the street, you would not know that they were smaller.

Jamie questioned whether the windows were all wood. Mr. Beauregard stated that there is no exterior wood – only clad and aluminum and the inside will come unfinished. Jamie questioned whether there will be any options available on muntins styles. Mr. Beauregard stated only option is removable ones. Mr. Beauregard added that not all Pella windows are sold through Lowe's. He said that they could do a non-clad product but it would be custom. He stated the ones proposed are virtually maintenance free (i.e. no painting or scraping).

Doug agreed with Jamie about all wood construction. He stated that this is very important to the Historic District Commission.

Mr. Kachmar stated that he wasn't sure whether the windows recommended by the Commissioners were affordable to them. He stated that he is aware of other houses in the Village with wood windows and how much they have weathered and started to peel and chip – that's what makes these windows so popular. He said he preferred to go with aluminum ones. He stated that the house is set back from the road and would not be seen.

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Sue stated that this house was House Number 149 on the Registry of Historic Places and read the description of the house into the record. She stated that it is a contributing property.

Sue said, "So the window would be wood on the inside and aluminum on the outside?" Mr. Kachmar stated "yes". She asked how many were in front. Mr. Kachmar said there are (7) of the 9/6 windows.

Chris referenced Article 6, Section F of the Zoning Ordinance which references repair and deterioration. He stated that there is no reference to rehabilitation where replacement is essential. He said new windows should match the originals and read the ordinance into the record.

Mr. Beauregard stated that Lowe's sells windows throughout the State (from Amherst to Keane) and stated that these types of windows are fine with other Historic Districts.

Jamie stated again that the HDC requires all wood construction and wants 5/8" muntins bars if available. He said that this house is one of the earliest houses in the Village and a very significant one. Mr. Kachmar stated that he wanted to maintain the charm of the house wherever possible.

Jamie requested that the windows put in place be 5/8" windows and all wood for a total of 26 windows.

Chris spoke about windows in his home and stated that they are true divided lights and they were difficult for his family. He stated that the Commissioners cannot get involved with hardship expenses as it would create a precedent if approved.

Sue stated that Mr. Kachmar has a deadline of Labor Day. Mr. Beauregard stated that he would see if 5/8" are available with all wood construction and will request a quote if they are available. Jamie stated that 7/8 would be fine too. The Commissioners requested that the quote be reviewed by Jamie.

Hearing no other comments, Jamie called for Findings for the windows:

FINDINGS:

1. Contributing Property – House # 149.
2. Front very visible.
3. Windows do not have the original glass.
4. Existing windows are in such disrepair that it is not suitable for rehabilitation.
5. Commissioners are aware that Pella makes an all wood window.
6. The way the application is written is to replace in kind vinyl windows is incorrect. It should read in kind wood windows.

MOTION:

Chris motioned to approve all wood windows with 7/8 grill, Doug 2nd. *VOTE: Voting in favor were Jamie, Helen, Chris, Bruce, Doug, Charlie & Tom. Sue abstained. The motion passed.*

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Pergola (Trellis):
Mr. Kachmar stated that the proposed pergola would be positioned in the front of the house. He stated there is intense sunlight and heat in that area and the construction of a pergola would shade the area. Additionally, he said it would add character to his home.

Jamie stated that the pergola would be seen from another part of the house and not from the front. Ton asked what was planned on top. Mr. Kachmar stated vines.

Chris asked whether there was anything in the ordinance for guidance. Sue referenced Article 8 - public visibility. Chris agreed that this would be visible. Jamie stated that he couldn't think of any pergolas currently in the Village where they were located in the front of the house. He said the front would be a "deal changer".

Helen agreed that was the issue – it would obscure the front of the house. She said people would see the pergola and not the beautiful cape.

Chris felt that the pergola would look smaller on the house and said that he likes them. He felt that the pergola roof line, as proposed, would go with the roof line itself.

Discussion followed regarding construction details on beams. Mr. Kachmar informed the Commissioners that this would not be permanently anchored in the ground and would sit on slabs only. He said that it would not be attached to the house either.

Jamie stated that he had concerns about approval something that once there, would not go away. He stated it would open doors to other applications and sets a precedent. Sue agreed – she said there are no true guidelines in the regulations. She stated that this would be a landscape feature.

Jamie felt that placement of the structure will change the appearance of the front of the house. Scott Adams, 40 Courthouse Road, stated that it was a garden feature, not a house feature and asked the Commissioners if they considered landscaping to be a distraction in the District.

Chris referenced Article 2 of the Zoning Ordinance where it talks about culture values and landscapes, compatibility and scale. He stated that he personally has a privacy hedge in his yard.

Hearing no other comments or concerns, Jamie called for Findings for the pergola:

FINDINGS:

1. Same 6 Findings as considered for windows.
2. The pergola will change the current massing of the back of the property.

Chris stated that he agrees that this is a landscaping element and does have an impact as an architectural element. Tom felt it should be considered as a carport as an example.

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MOTION:
Bruce motioned to approve the application with the drawing dimensions staying the same and not considered a permanent structure, Chris 2nd. *VOTE: Voting in favor were Chris, Bruce, Charlie & Sue. Voting in opposition were Tom, Jamie & Doug. The motion passed.*

Jamie explained how the 20-day appeal period worked to the applicant.

*Tom left the meeting at 8:35pm.*

NEW BUSINESS

**CASE #: PZ7639-070616 – Ronnie & Amy Guptill (Owners), 120 Amherst Street, PIN #: 005-054-000** – Request for approval to construct a gable or shed dormer.

The Historic District took no action on this Case as they learned that the homeowners have sold their property and moved out of town.

**CASE #: PZ7675-071416 – Susan & Scott Adams (Owners), 40 Courthouse Road, PIN: 016-024-00**0 – Request for approval for paving the driveway.

Present: Susan & Scott Adams, homeowners

Mr. Adams requested approval to pave his existing driveway in order to protect lawnmowers and people and to remove puddles that form. He provided photos of the area but no formal plans. The photos contained marked off areas to be paved. The plans were initialed by Scott & Susan Adams.

Jamie stated that the lot area consisted of 5.75 acres and contains a 1 ¾ story house, barn, garage and shed and was not a contributing property.

Chris referenced the ordinances that would apply as submitted by Staff.

The Commissioners had no comments or questions for the applicant. Hearing that, Jamie called for Findings to the Case:

FINDINGS:

1. Property is not a contributing property.
2. Property is visible.
3. Property has a gravel drive.

MOTION:
Doug motioned to approve the paving of the driveway no wider than the existing gravel area to the street in front of both garages and small turn around in back as depicted in Google maps provided, Bruce 2nd. *VOTE: All in favor.*

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*MINUTES:*
Jamie motioned to approve the minutes of July 21, 2016 as amended to Lines 101 & 105 to read wood windows.

ADJOURNMENT:
Jamie motioned to adjourn at 9:30 pm, Chris 2nd. *VOTE: All in favor.*

NEXT MEETING: *Thursday, September 15, 2016 at 7:00 pm.*

Respectfully Submitted,
Debra A. Butcher

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