

1 Town of Amherst, New Hampshire
2 **Historic District Commission**
3 **Minutes**
4 **July 21, 2016**

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6 The Amherst Village Historic District Commission met on **July 21, 2016 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*; Bruce Fraser; Helen Rowe; *Alternate*;
10 Charlie Duval, *Alternate*; Chris Hall; Tom Grella, *BOS Ex-Officio*

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12 **CALL TO ORDER:**

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14 Jamie called the meeting to order at 7:00 pm and reported that the Commission conducted a site walk
15 for cases presented tonight.

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17 **OLD BUSINESS:**

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19 **CASE #: PZ7498-052616 – IGIM, LLC c/o John Dunn (Owner) – 110 Amherst Street, PIN #: 005-050-000**
20 – Request for approval for the construction of a New Single Family Residence. *Continued from June 16,*
21 *2016.*

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23 Present: Sam Katz & Eric Pearson, potential buyers

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25 The application was continued from June 16, 2016 because the Commissioners felt the plans originally
26 submitted were unacceptable for a house to be built in the Historic District and asked that a more
27 appropriate house design be submitted.

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29 The applicant submitted (2) different house plans – one was a gable roof style and the other was a hip
30 roof design, both with a historic 5 over 4 window design front. Mr. Katz stated that the front
31 elevations and floor plans were the same. Sue thanked the applicant for his willingness to work with
32 the Historic District on this project.

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34 Jamie asked if the applicant considered fronting the garage due to the tightly constrained building lot.
35 Mr. Katz stated that he planned on turning the house sideways on the lot and didn't think the depth or
36 width would be a problem. He said that many antique homes are built sideways on lots and this one
37 would fit in length wise. Jamie stated that he had concerns with having the garage doors being the first
38 thing one sees.

39
40 Mr. Katz stated that the width of the garage doors is 24x24' and the house is 36x28'. It was their plan
41 not to move the house and preserve the main block of the house. He stated that he wanted the garage
42 doors to look like barn doors – he said the manufacturer makes vinyl ones with latches and fiberglass

that look like wood.

After a lengthy discussion, the Commissioners recommended that the garage doors be relocated to the front of the house in line with the front door with simple square panel garage doors with one row of windows.

Jamie questioned Commissioners whether they preferred the gable roof or the hip roof. Chris stated that his preference was the gable roof – all Commissioners raised their hand in favor of the gable roof too. Commissioners also requested that the applicant use Pella windows with cedar clapboards and the pitch of the roof to be 8-12.

Chris questioned whether the concerns raised in Adam Vaillancourt's email were an issue to the Historic District. Jamie stated "no". Jamie asked about the zero clearance fire place. He stated it consists of a bump out but didn't see this. He recommended that they use a full height faux chimney.

Hearing no other comments or concerns, Jamie called for findings to Case #: PZ7498:

FINDINGS:

1. House to be built within the extended Historic District.
2. Not a contributing property and not surrounded by contributing properties.
3. Builder to comply with the Town of Amherst's Ordinance - Article 7, Sections A,B,C & D.
4. Exterior materials to comply with guidelines.

MOTION:

Chris motioned to approve the application for Case #: PZ7498 with the changes made tonight: gable roof, movement of the garage, and the raised roof, Tom 2nd. *VOTE: All in favor.*

Jamie explained the 20-day appeal period to the applicant and stated that they could start construction but it would be at their own risk.

NEW BUSINESS:

CASE #: PZ7517-053116 – Christine Faragher (Owner) 135 Amherst Street, #15, PIN #: 005-018-015 –
Request for approval to replace in-kind vinyl windows with new vinyl windows.

Present: Christine Faragher (Owner); Charles Vars

Ms. Faragher stated that the current windows are in failure and she would like to replace them with the exact same windows (styles). Sue questioned whether the windows would be exactly what are currently on the house. Ms. Faragher stated "yes". Jamie stated that there is a triple window in front and he didn't see anything different than what is there now and being proposed.

Chris stated that it would be difficult to ask for the windows to be changed since all of the other buildings have the same windows. He said nothing regulates this kind of replacement. He

recommended that the Commissioners begin to discuss “in kind” replacement issues in the regulations.

Hearing no other comments or concerns, Jamie called for findings for Case #: PZ7517:

FINDINGS:

1. Not a contributing property but it is in the Historic District.
2. Anything done to this Unit (#15) should be consistent with the other Units.
3. Existing windows are vinyl but not authentic to the building.

MOTION:

Bruce motioned to approve the application for Case #: PZ7517 as submitted, Sue 2nd. *VOTE: All in favor.* Jamie explained the 20-day appeal period.

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.

Present: Tim & Lee Kachmar (Owners); Charlie Vars, abutter

Mr. Kachmar stated that he was present tonight asking for approval to replace their in-kind wood windows with aluminum clad windows and the addition of a white wooden trellis.

Sue felt the Commissioners should address both issues separately – windows & trellis. Members agreed.

Part A: Windows:

Chris asked Mr. Kachmar to speak about the condition of the windows. Mr. Kachmar stated that the windows are in disrepair (sealed shut, cracked glass & rotted) and non-functioning and to restore them would take 2-3 years on a wait list. He stated that there is a safety hazard issue as there is no egress available to them as the windows do not open.

Discussion followed regarding the window glass and panes. Chris questioned what the percentage of glass was left. Mr. Kachmar stated approximately 25% - two good windows out of 26. After a lengthy discussion, the Commissioners agreed that restoration was not required since there is less than 10-20% of the original glass in the panes.

Discussion followed regarding the window design. The Commissioners requested that the applicant keep the 9 over 6 design in the seven existing first floor windows and recommended 6 over 6 in the rest of the windows. Mr. Kachmar spoke about the cost of the windows. The Commissioners stressed that cost was not something that would impact their decision. The HDC requested that the applicants provide more detailed drawings of the 9 over 6 windows as the panes seemed different sizes between the top and bottoms of the windows.

Jamie questioned the applicants’ choice of trim and stated that the Commissioners were concerned about losing the original trim. Mr. Kachmar stated that the windows were going to fit in the openings

and the only trim to be replaced was what was rotted. The Commissioners asked to see “cut-sheets” of the windows.

Chris questioned whether the applicant would be using storm windows. Mr. Kachmar stated “no” because they thought the house looked better without them. Mrs. Kachmar stated that she wanted the exterior of the house to look as nice as possible and manicured.

Jamie questioned whether there were any comments from the audience. Charles Vars, 17 Mack Hill Road, stated that he was very pleased with the upgrade and was 100% in favor of an approval.

Chris stated that he was very concerned about the fire safety issues. Sue recommended that the Commissioners table discussion to the next meeting on August 18, 2016 and have the applicant bring a representative from Pella with him.

Sue motioned to table Case # PZ7597 (windows) to August 18, 2016 at 7pm, Chris 2nd. VOTE: All in favor.

Part B: White Wooden Trellis

Chris asked to see the dimensions on the trellis and what their thoughts were for the construction. Mr. Kachmar stated that it would be built like a pergola and free-standing with posts on both sides but not attached to the house to hang plants. The Commissioners asked that the posts not be cemented in – only dug in.

The Commissioners agreed that they needed to see actual dimensional drawings and requested that more information is provided. They requested that this be tabled to August 18, 2016 along with the windows.

Tom motioned to table Case #: PZ7597 (trellis) to August 18, 2016 at 7pm, Jamie 2nd. VOTE: All in favor.

MINUTES:

Sue motioned to approve the minutes of June 16, 2016 as written; Chris 2nd. VOTE: All in favor.

AMHERST LIONS CLUB:

Deb announced that she has joined the Amherst Lions Club and is currently working on the Centennial Committee to help celebrate the 100th year of the Lions Club in 2017. She stated that the Committee is accepting ideas for a legacy project in which the Lions Club will help develop and fund. She said that she is working with the Committee to help fund street signs/entrance signs that define the Historic District area at all points into the Village. She said she will keep the HDC updated on the progress with this and whether the Lions Club Board votes to accept this project.

HISTORIC DISTRICT APPLICATION CHECK OFF SHEET:

Deb stated that she and Carol on working on streamlining the application check off sheet.

175 ADJOURNMENT:
176 Tom motioned to adjourn at 9:15 pm, Jamie 2nd. *VOTE: All in favor.*
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178 NEXT MEETING: *Thursday, August 18, 2016 at 7:00 pm.*
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180 Respectfully Submitted,
181 Debra A. Butcher