

Historic District Commission

October 15, 2020

Draft Minutes

Call Meeting To Order: Patrick Gordon, Chairman, called meeting to order at 7:00 pm via ZOOM.

Members Present: Patrick Gordon, Chairman, Julie Gilman, Select Board Rep., Pam Gjettum, Clerk, Curtis Boivin, Vice Chair, Gwen English, Planning Board Rep., Doug McCullum.

New Business: Public Hearings: The application of Lynn Marquis (for Seadog Brewing Company) for changes to the existing structure located at 1-9 Water Street. The proposed improvements include the installation of awnings to the rear of the building. Case #20-7. Lynn said that at the Seadog, they are hoping to put on a few small awnings on the back in the deck area. They are hoping it will make a huge difference for all the people who want to continue sitting outside. With the pandemic, outside seating has been more common for all of their quests. The different decks have different issues. The upper deck is just too hot and too windy for umbrellas. Doing an awning would help this one a great deal. The middle deck, the small awning that would be added there would help with the wind driven rain and cut a lot of sun shade. The very bottom deck would just be an added stretch awning that would help just during the summer months. The awning is very simple. She said she had a mock awning made and that was at the town hall for some time. Patrick then opened it up to the commission members for questions or comments they might have. Patrick asked them to have their comments about the applications completeness so they can move towards the motion of accepting it or tabling it until the next meeting. Julie said she thinks she has enough information to make a decision on this and she said the application is complete. Pam said she saw the awning and she thought it looked pretty good. She had a question about the pillars. She said in the middle deck, they look very large and heavy. She asked what they were made of and what the dimensions are. Lynn said that the pillars that are there now, are part of the structure and part of the building. She is not sure what they made them of because they were already there. Doug does not see any issues with this and the color is going to be the same as the siding. He thinks it looks good. Curtis said he did not get to the town hall to see the sample. The commission does not have any say over color and he does not have an issue with it. Gwen said she does not have any questions or comments. Patrick had a question about the vertical supports. There are two shown at the upper landing level deck. He asked what the material was. Lynn said they were just going to be metal. She believes the same metal that the actual structure inside the fabric. She said they can find out exactly what it is. It can be anything the commission wants it to be, but it was just going to be a structure just because there is so much wind up there and it was just going to be metal. Patrick asked if it will be black to match the color of the railing. Lynn said they can make it black. They lined it in black so it would be noticeable in the picture. She said it could definitely be the same as the rod iron. She thinks it would look really nice and it would blend in nicely. Patrick had no further questions so he then called on the other commission members to make a motion to accept the application. Pam made the motion to accept. Julie seconded. All were in favor and application accepted. Patrick then asked if any other discussion or questions was needed before a decision is made on approval of appropriateness.

Julie said she does not have any objections to what is happening. She just wanted to make a note that other than the weather, it is business related in this particular case to get some extra protection for the volume of the persons enjoying the place. She does not think it has an impact on the historical structure given what they have already approved for the decks. She thinks it is fine. Curtis said he is in agreement with Julie and historically the awning has been a historic structure and he has no issue with the application. Pam stated the HDC Guidelines specifically accept awnings, so there is no question there. Patrick said he agrees that it is in concert with the guidelines and with the zoning ordinance. Patrick then called for a motion of approval. Pam made a motion to approve. Doug seconded. All were in favor and application approved.

There is a second application of Kristen and Chris Osterwood for changes to the existing structure at 160 High Street. The proposed improvements include the installation of solar panels, flush roof mounted to the roof of the existing residence. Case #20-8. Kristen said they would like to install solar panels. She said they are on the north side of the street so the roof facing the street would be most ideal for installing solar panels. Unfortunately, they do not have much roof facing south and you do not see much from the street. She said it is a little visible from the street, but not much because of the trees. The commission had a packet with pictures of the house. Julie stated that in the important notes in the packet, it says there is a chimney being removed. Kristen said there is one on the lower roof that was just a black plastic fake chimney that was removed. There was also one on the upper roof that was very tilted and unsafe on the inside. Julie stated so it is not active and Kristen said correct. Patrick opened it up for comments from the commission. Curtis said he does not see this as a negative impact on the historic building. It is not visible from the historic downtown. He admires the embracing of new technology in the older buildings. Doug thinks it is great. Pam said they have accepted solar before and it looks just fine. She asked if it would be the dark black solar. Kristen said that she does not remember. She said Carlos Maloni from All Energy Solar is here and maybe he can answer that question. Carlos said they are basically a black panel with silver trim on them, but for the most part, they are black panels. Patrick asked how high they sat off of the roof. Carlos said probably an inch or two. Julie said she agrees with Doug and Curtis that they should be moving forward and trying to be more sustainable. She said she could not believe how many different angles of roof there were. Julie said she thinks they have enough information to make a decision. Patrick said the Secretary of Interiors does support the fact that we should look at new technology as Curtis said in terms of solar panels and not prohibit solar panels for the purposes of it being a historical structure. Patrick then called for a motion to accept the application. Julie made the motion to accept. Pam seconded. All were in favor and application accepted. Patrick then asked if there were any further comments or discussion needed. There was no public comments. Julie asked in the approval of this, she said they also have to mention the chimneys because it was not on the actual application, but it is on the supporting documents. She said the front one on the lower roof for her has no historic value. She said she appreciates the removal of the higher chimney on the main building because of its deterioration. Patrick said they would make those conditions of an approval or a denial of the historic appropriateness, so in a motion, please name those two specific items and they will then become part of the application. He then asked if any of the members needed any more discussion about the two chimneys. Julie asked if the chimney interfered with the layout of the solar rays. Kristen could not remember and she asked Carlos and he could not remember either. She thinks it shaded them. She said the removal of the chimney was related to the deterioration and the leaking of it. It was not for the solar. Patrick asked if it has already been removed and Kristen said it was. She apologized because she did not realize they needed an approval for the removal of the

chimney. Patrick said he thinks they have enough information so he can ask for a conditional motion of approval for this application. Julie made a motion to approve the application case #20-8 160 High Street for solar panels with a condition of removal of the chimney on the low hanging roof. Pam seconded. All were in favor and application approved.

Other Business: Approval of September 17, 2020 minutes. None of the members got a copy of them so it will be tabled until next month's meeting.

Patrick then asked if any commission member had any other business they wanted to bring forth. Julie said they had talked about doing some kind of workshop joining with the Heritage Commission on repairing of old windows because they see it so often. She has been looking for a grant for that. They do have grant matching funds in the budget for the HDC. She would also like to bring into this the Sustainability Committee and the Heritage Commission because they both have an interest in the preservation of the original structures. Patrick asked if this was something they would pursue for a certified local government grant as an educational and outreach. Julie said yes and she has to check on the deadlines for that. She thinks they may have missed this year but they would not spend it until close to the 2022 budget. She thinks they are ok and can do this through the CLG because they spread out their time so it fits better with our budget cycle. She said she is still looking for other things from The Department of Interior. Patrick asked Julie if she will be coming back with some information next meeting. Julie said she would and she asked Patrick if she finds something that has a dead line before the November meeting, can she have permission to go ahead and stay within the budget. Patrick said absolutely. Patrick said he had something they talked about at the last meeting. He said Pam was going to reach out to her old contacts at the hospital and ask about 110 High Street. Pam said she reached out to Collin and he never called or e-mailed her back. She said the hospital is now selling that house to anyone who will take it. Julie said she had the town's Economic Development Director pass on to them and it probably coincided with the time they made this decision, home restores historical preservation businesses that we have a few in New Hampshire that serve the whole state. They will come in and assess a house and see how much of it they can preserve. They particularly like barns. The Heritage Commission did not get to go inside and they have only seen a few photos from the engineer who was hired. From her point of view, the town does not really know what it looks like inside.

Curtis said he would like to share with the committee a survey they have done in Kittery, Maine of the Rice Library. It is a video survey of the historic Rice Library and to see if this is something of interest of the HDC of documenting a building. This is an ability to have someone come in and do a video survey and have that presented on line as a walk through opportunity for someone who wants to see a historic building. Perhaps the historic town hall in Exeter. Patrick said he thinks the Building Assessment

Committee would be interested in something like that. Bob from Exeter TV came on to say that they would be happy to help out with something like that. If it was the town hall for example, they could even do it potentially live through ZOOM with some of the technology they have.

With no further business, Patrick called for a motion to adjourn. Julie said so moved and no seconded needed. Meeting adjourned at 7:45 pm.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary