

Historic District Commission

April 15, 2021

Final Minutes

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

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

New Business: The application of Lynn Marquis (on behalf of Sea Dog Brewing Company) for changes to the existing structure located at 9 Water Street. The proposed change is the installation of an approximately 40' awning to the front of the building. Case #21-3.

Lynn Marquis spoke and said that Sea Dog would like to add an awning to the front of the building for a few reasons. One is that it would help protect the guests entering the building. When it rains, people come in soaked. The other reason is that once they put tables out front, it will help with dining. It will give protection from the sun and the rain. With COVID, more people have been eating outside. This will provide another three or four tables that are socially distanced outside. The other reason is having a place for the guests to wait for a table because they do reservations as much as possible. She thinks it will also give nice curb appeal for the building. It will help the building look more like the rest of Water Street. She said they are very cautious about the tree that is there and will make sure there is plenty of distance between the tree on the corner and the awning itself.

Patrick asked what the materials are going to be. Lynn said it will be metal so it will be very structurally sound. The fabric, which she gave everyone a sample, is weather resistant. It is almost like a heavy canvas in black. She said it will look very nice with the black shutters. She thinks it will work very well and it protects from the light.

Patrick asked if it was a fixed structure and will not retract in any way. Lynn said that is correct. Patrick then opened it up to the commission members.

Doug thinks it is appropriate and he has no problem with it.

Julie asked if the front hanging fascia will be free flapping in the wind and not fixed. Lynn said they could have a little drape or they could make it so it is more like a bull nose. She said they do not mind either way. If it needs to be flapping, that will be fine. There will be no writing on it because there are already two signs on the building.

Gwen had a comment and it is not so much a Historic District issue but she would like Lynn to clarify how far the tree will be from the awning itself. Gwen is not sure what type of tree it is, but will it have room to grow and not be touching the awning? Lynn said that with the awning they are going to probably have to leave a gap so they will have to do two separate awnings because they wanted to make sure there was plenty of space. She thinks the tree is five or six feet so they could even do a very small 2 ½ foot section of the awning or leave it completely open so there is a little bit of a gap.

Patrick said he was looking for the height of the awning above the sidewalk. The members have a drawing that has a hand dimension of the height above the sidewalk. It appears on the graphic, the bottom of the awning is measured not from the height of the sidewalk, but from the height of the street in the elevation. Patrick said he went out and looked at the existing conditions. The door right now that is underneath the Sea Dog entry sign is a 6 x 8 door correct? Lynn said yes, it is. Patrick then said there is a step up into that door. The windows adjacent to this on the left are slightly taller in height, so the awning is going to have to start above that. That is going to be 8 feet above, it is going to need to be at an 8 foot head height to start the awning as a fixed structural piece. On the drawing, the awning is 3 feet tall and he does not know if there is room from where the awning will start to the bottom of the sills from the windows above.

Lynn said she thinks what they were trying to measure was from just beyond the upper windows about 10" or maybe a little bit more. She said they can make sure that there is an 8 foot or even more. She thinks they were trying to do the slope just to make sure any snow has a place to go when it comes off.

Curtis said he would rely on the building inspector to make sure this meets the zoning code and any other building codes. Historically, he finds it appropriate in that the awning is typical of historic addition to a building and it does not interfere with the historic preservation of the building.

Patrick said he believes the commission has enough information to accept the application at this time. He then called for a motion to accept. Gwen stated, "so moved" and Doug seconded. All were in favor and application accepted. There was no one from the public who spoke for or against the application so Patrick opened it back up to the commission members for any other comments. He would like to pull out any conditions that were talked about.

One is separating the awning into two parts at the angle of the building. Curtis asked Julie if there was something else about a fascia hanging on that piece and it is a zoning issue. Julie said yes, that is correct. The third would be 8 foot height above the sidewalk.

Patrick said they have three conditions and asked for a motion for approval or denial of the application. Julie made a motion to approve the application #21-E as presented with the conditions discussed. Curtis seconded. All were in favor and application approved.

Next is the application of Gillian and Alistair Ryan for changes to the existing structure located at 148 High Street. The proposed changes include window and door replacement on the rear of the home. Case #21-4.

Gillian Ryan spoke and stated they are proposing to repurpose the front sun porch into a new back entry. She said currently the sun porch is not used because it is stifling in the summer and freezing in the winter. There is also quite a bit of motorcycle noise as well. With repurposing this space, they will need to redo the windows and floor structure. She said they do have evidence that the back entry to the home was in this area. There are steps leading up from the driveway. One of the interior walls of the sun room is actually an exterior wall, windows and doors. In that aspect, they are going back to the original structure of the house. For the windows, they are proposing to use Pella Impervia windows. They chose these windows because they were approved by the HDC on August 18, 2011 for the majority of the home (13 windows) and they want to remain consistent. The new windows will be installed within the existing frames. The exterior integrity of the home will be maintained. Finally, the current

back door will be replaced with a window and this will match the rest of the windows. A door will be added to the back of the sunporch in likeness as well to what they already have. It will be a Pella door as well.

Patrick asked the commission members if they had any comments or questions. Curtis asked why they are interested in a full fiberglass window vs the Lifestyle 450 series clad wood window. He said it has the same profile so from the HDC, you are going to see the same from the outside. He said he would encourage them to compare prices with the Lifestyle vs the Impervia.

Julie asked if they were planning on using the sunroom as a mud room instead of an inhabited space. Gillian said that they were. Julie asked if what they currently have as the back door on the sunporch on the front and put a new door on the inside. She said the date of that door is more appropriate than the model on the drawing. Gillian said that the door is damaged and that is their reason for not repurposing it. Alistair Ryan stated that the door has seen better days. It is starting to crack in some areas.

Gwen did not have any questions because Julie asked them.

Doug asked if they are only doing work on the back and there is no work on the front elevation. Gillian said you can see the sunporch on the front elevation. Doug asked when the house was built. Gillian said they were told around 1900. Doug then said it is a tasteful project. It is a nice house and it fits in nicely with the neighborhood.

Patrick talked about elevation 2 on the side of the house, the driveway side. There is a 3 part window system there. His request is that the mullien between the windows on either side of the center window is a dimension that is equal to the others of the home to make it appear as if it was historically a weighted pocket window. Gillian said they are trying to work within the frames without even touching what is currently there. Alistair said they do not want to disturb any of the moulding. He said that was their thinking there. Patrick said they would not be doing that with his suggestion.

Patrick then asked the commission members if they had any more questions or comments before he calls for a motion to accept the application as complete. There were none. He then asked for a motion to accept the application as complete. Julie said, so moved. Curtis seconded. All were in favor and application accepted. Patrick opened it up to the public for any comments and there were none. He then opened it back up to the commission members for any more comments or questions.

Curtis said on the trim he did not know if there were any of the existing windows in the house being replaced where they had a wide header with horns on there that were square framed. His recommendation was architectural and outside the HDC to consider the aluminum clad on a double hung window vs fiberglass.

Julie also has a recommendation to repurposing the existing door to the new door replacement.

With no other comments or comments, Patrick asked for a motion to approve or deny the application for historic appropriateness. Gwen said, so moved. Julie seconded. All were in favor and application approved.

Next is the application of Roger Smyth for changes to the existing structure (fence) located at 66 High Street. The proposed changes include replacement of the existing fence and change in material. Case #21-5. Roger Smyth spoke and thanked everyone for taking the time to serve on a commission this

evening. Twenty years ago when they purchased this home, they began the process of restoring it from a building of five apartments to a single family. The fences on the property were built 20 years ago and made of wooden structure. After 20 years, the fences are in need of replacement. The stockade fence will be replaced with the same structure and the same materials. The baluster fence has created some problems as can be seen from the pictures. Roger said that every time he has to repair or paint this fence, he ends up stepping all over his neighbor's plants which certainly is an issue. What they would like to do is replace that fence with vinyl instead of wood. The dimensions are the same and it looks exactly the same.

Patrick then opened it up to the commission members.

Julie said she would like to hear from other members because she is reluctant about the vinyl fence, but she understands about the upkeep.

Doug said it seems reasonable unless there is a rule against having a vinyl fence.

Curtis said he is not a fan of vinyl. He does not like it. He thinks the sheen of it does not look like a real wood fence no matter what angle you look at it. He also thinks that vinyl is a lie. It is not zero maintenance. His neighbors have a vinyl fence. The caps have fallen off and it breaks easily.

Gwen said she is sympathetic to the property owners and she has had wood fencing and she knows the cost and the maintenance. She said she agrees with Curtis about the sheen stands out. She is not a fan of it. She is wondering if Roger has considered other options.

Patrick said he does have a vinyl fence on a rental property in Dover. It is a stockade fence, not a baluster. It has been subject to multiple rocks and branches it has been hit with from the lawnmower and it goes right through the fence. The color changes over time.

Julie asked if the fence people gave Roger a warranty. Roger said yes, they did. She was just wondering how long of a period they predict it would survive. She said she does have a problem with the vinyl. She said there is another example of a vinyl fence that is black as opposed to white and the black does not show the shine as much as the white does.

Roger said he believes there is another white vinyl fence on High Street. Roger stated that his understanding from the builder was that the vinyl lasts for 10 to 20 years.

Curtis said as a predominant feature of the front of the building, he does not recommend using vinyl. Roger said it is not along the front of the street, it is perpendicular to the street between two driveways.

Julie said since Roger has just the one panel, is there any consideration for doing this sort of half and half. Maybe up to the first post be wood and then go to vinyl.

Curtis said that is an interesting opportunity if you have one that is parallel to the street and four panels that are back before you become at the set back of the house. If the first panels were in wood and then everything back from that, he could see a hybrid solution if the applicant was agreeable to it.

Julie asked Roger if he would consider talking to the fence people about doing the hybrid. Roger said he would be willing to explore that and see what the fence company says.

Patrick then shared his screen showing the google map of 66 High Street.

Patrick asked Gwen and Doug to weigh in on the proposal right now of what Julie is asking for wood on the front facing and at least one section back. Curtis is asking for at least two sections back.

Doug said he thinks this is a reasonable compromise. He asked Roger when the last time was that he painted the fence. Roger said two or three years ago.

Gwen said this is a difficult decision and she is in the same state of mind as Curtis having two panels wood and the rest being vinyl. She thinks that is a compromise.

Patrick said he tends to agree with Curtis and Gwen about two panels back. It seems to be kind of a natural visual break and a fair compromise.

Patrick then asked Roger is this is acceptable to him as a compromise. He said he thinks so. He needs to talk to his wife, talk to his neighbor and also the fence company. Patrick asked him if he would like the commission to move forward with this application today or would he like to revisit it after he speaks to everyone.

Julie said she would feel more comfortable revisiting it. She would like to hear what the fence installer might say. Roger said ok and it is fine. His only concern is the timing. He wants to get this done this summer.

Patrick called for a motion to table this application until May. Julie said, so moved. Curtis seconded. All were in favor of tabling until May.

Other Business: Approval of February 18, 2021 minutes. After reviewing and making corrections, Patrick asked for a motion to approve the minutes as amended. Julie said, so moved. Curtis seconded. All were in favor and minutes approved.

Julie said at some point and they have talked about this a few times and she is not sure what the process is, but at some point we need to have some consequences for people that do things without coming to the HDC. She knows of another location of a fence that was a drastic change and she does not know what to do about it. This is a discussion they have to have and post it in the regulations. She also said they should bring Doug in on the conversation. Julie will bring this up with the selectmen because any dues being collected would have to be approved by them anyway. Patrick recommended that they get it on the agenda for Other Business on next month's meeting. See if Doug and Dave can attend as well to give guidance.

With no further business, Patrick called for a motion to adjourn. Julie said, so moved. Gwen seconded. All were in favor and meeting adjourned at 8:40 pm.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary