

**TOWN OF BEDFORD**  
**June 7, 2016**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES**

A meeting of the Bedford Historic District Commission was held on Tuesday, June 7, 2016, at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present were: Janet Tamulevich (Vice Chairman), Melissa Stevens (Town Council), Judy Perry, Jeff Oxman, Charlie Fairman (Planning Board Liaison), and Karin Elmer (Planner 1)

Vice Chairman Tamulevich called the meeting to order at 7:00 p.m. and introduced members of the Commission. Courtney Gray and Town Council Alternate Kelleigh Domaingue Murphy were absent.

II. Election of Officers:

**MOTION by Mr. Oxman to nominate Janet Tamulevich as Chairman of the Historic District Commission for the 2016 – 2017 term. Ms. Perry duly seconded the motion. Vote taken; motion carried, with Ms. Tamulevich abstaining.**

**MOTION by Chairman Tamulevich to nominate Jeff Oxman as Vice Chairman of the Historic District Commission for the 2016 – 2017 term. Ms. Perry duly seconded the motion. Vote taken; motion carried, with Mr. Oxman abstaining.**

**MOTION by Ms. Perry to approve the agenda as submitted. Mr. Fairman duly seconded the motion. Vote taken – all in favor. Motion carried.**

III. New Applications:

**1. Kelly & Julie Martin – Request architectural changes to the front porch, reconstruction of the projection on the left side of the home and numerous window replacements at 73 Bedford Center Rd., Lot 14-8-2, Zoned R&A.**

Kelly Martin, 73 Bedford Center Road, was present to address his request. Mr. Martin stated we are requesting to make several changes to the structure of the home as described above.

a) The first item would be to remove the front porch you can see in the posted photo. The condition of the porch is very poor and it is causing water damage to the main house and the metal roof is starting to decay. The proposal is to keep the new porch on the same footprint, the peak of the roof would remain where it is now but increase the pitch to match the side porch roof pitch, the posts would be square as opposed to rounded Victorian for a more dignified look, change the side porch posts to match, and remove the fretwork on the top. The granite steps would remain in place but would be straightened and leveled, the deck material would be cedar or Aztec and any materials below the deck would be pressure treated but no plastic would be used. I am not locked into what I have

proposed and am open to any ideas from the Commission. For instance, we could go with either a metal or asphalt shingled roof. The proposed front porch structure was posted on the screen.

Mr. Fairman stated I think the turned posts that are there now are appropriate for a colonial farmhouse. Mr. Martin stated if you tell me what it has to be, that is what I will do. The standing seam metal roof would be a bronze color to match the library that is nearby. Town Councilor Stevens stated I appreciate the condition issues but I cannot move forward to allow changes to be made to the design. I think porches are beautiful, and it would be a shame to see the detail go away. If you could keep the structure the same as what it there now, I think it would be best keeping the detail for the historical value. Mr. Martin stated if that is the case, I would do that. The structure really needs to be removed. Mr. Fairman asked can any of the structure be salvaged? Mr. Martin replied no. Chairman Tamulevich stated this is a historic home in the Historic District, and it is the Historic District Commission's duty to preserve the beauty of the historic homes. If you have to take it down, I would like to see you replace it with the same design it is now. Ms. Perry replied I agree. Town Councilor Stevens stated I do as well.

Mr. Fairman stated I would prefer to see the roof asphalt shingle that would match the house, but if you replace the metal with metal, the Commission can't say no. I think maintaining the visual appearance would be important, changing the deck material to cedar absolutely makes sense, as well as pressure treated wood below the deck. This house is in the historical part of Bedford and it is an important part of the history of Bedford.

Ms. Elmer stated I would recommend that you go through the checklist that I emailed to you to make sure you cover all the details.

Round Victorian Pillars/Columns – Mr. Martin stated I would like to change both the front porch and side porch to the more substantial square pillars/columns. Councilor Stevens stated I think they should use the same round, turned columns that are there now. The Commission members all agreed that the pillars/columns should be replaced with the exact same design that is currently on the porch.

Balusters - The Commission members all agreed that the balusters should be replaced with the exact same design that is currently on the porch.

Standing Seam Metal Roof – Town Councilor Stevens stated it doesn't matter to me if they do asphalt shingles, standing seam metal or rubber membrane. Mr. Martin stated I would like to match it to the side porch, which has asphalt shingles. Chairman Tamulevich stated I feel it would be acceptable to go to asphalt shingles. The Commission members all agreed that the new roof should be asphalt shingles.

Molding and Trim – Town Councilor Stevens asked what type of material are you proposing for the molding and trim? Mr. Martin replied anything that has ground contact would be the Aztec material and anything else would be wood. The Commission members all agreed that the materials for the molding and trim as described by Mr. Martin would be acceptable.

b) The second item would be to replace the bump-out on the side of the building, which has the same issue as the front porch. A photo of the existing area was posted on the screen. Mr. Martin stated the idea is to replace the windows with a fixed glass window to give more light, not the double-hung window style. The roof would be almost flat as there is a window above the bump-out, and replace

the metal roof with a metal roof. The granite slabs holding up the bump-out have sunken and those would be brought up to level, the detail trim under the windows would remain the same, and it would be made from wood as it is now.

Mr. Fairman asked you are going to put back the same structure except the windows are going to be larger to allow more light in? Mr. Martin replied yes, and the bottom wood detail work will stay the same as it is now. Ms. Elmer asked the windows are 4-over-4? Mr. Martin replied yes, but they will not be windows that open. The Commission members all agreed that the materials described by Mr. Martin would be acceptable for the bump-out.

Mr. Martin stated I propose the roof for the bump-out will be metal, as it would tie in more with the historic nature of the area. The Commission members all agreed that the materials described for the roof of the bump-out by Mr. Martin would be acceptable.

c) The third item would be the removal and replacement of all the window sashes on the front of the house. A photo of the front of the house was posted on the screen. We would like to replace all of the windows on the front of the house, which would have the 6-over-6 look as they do now, except for the windows over the dormer that are 4-over-4. You have the information about the replacement windows in your packet.

Window Style – Mr. Fairman stated you might want to consider standardizing the 6-over-6 as it might improve the appearance. Mr. Martin responded other than the dormer windows; they are all the 6-over-6 around the perimeter of the home.

The Commission members all agreed that the windows be replaced with 6-over-6 except for the windows over the dormer that will be 4-over-4.

Window Grids – Mr. Martin stated I would like to use the snap-in type of grids. Mr. Fairman stated I don't know if you can get the snap-in kind or the grids in between the glass panes. Chairman Tamulevich stated I have a concern that a future owner may remove the grids if they are the snap-in type. Mr. Martin stated there was a renovation that you approved on a property in back of us that have the snap-in kind of grids. Vice Chairman Oxman stated if the snap-in type is standard, I think we are overstepping in our decision if the snap-ins are economically similar to alternatives. Ms. Elmer stated the Historic District Commission has approved grids in all different ways. A lot of the decisions are based on the historic nature of the property, the setting, visibility, etc. Mr. Martin stated I can look into getting the internal grids. I would like to do black grids to match the black sash on the exterior with white on the interior of the grids. Driving through the district I have seen a range of different windows and grid colors. Chairman Tamulevich stated the Commission doesn't dictate color.

Ms. Elmer reviewed the results of the checklist discussion:

Front Porch – The pillars/columns of the front porch should be the same size and as close to the original as possible. No removal of fretwork and balusters and they will be restored or replaced in-kind. The front porch will have an asphalt shingle roof, the stone steps are to remain but will be straightened and leveled, decking material will be cedar, all material below the decking can be composite material, and all material above the decking will be wood.

Bump-out – The replacement windows will be the 6-over-6 with fixed panes instead of double-hung, the bottom wood detail shall be replaced as similar with wood, and the roof shall be sheet metal.

Windows – The replacement windows will match the grid pattern currently on the house with 6-over-6, with the exception of the windows in the dormer that will be 4-over-4, and the windows shall have internal grids. The applicant has the option of doing 6-over-6 on all windows if he desires.

**MOTION by Vice Chairman Oxman that the Historic District Commission approve the request for architectural changes to the front porch by Kelly and Julie Martin as well as reconstruction of the projection on the left side of the home and numerous window replacements at 73 Bedford Center Road, Lot 14-8-2, Zoned R&A, as they have met the criteria described and discussed in our deliberations. Chairman Tamulevich duly seconded the motion. Vote taken - all in favor. Motion carried.**

#### IV. Old Business:

#### **2. Continued discussion regarding proposed changes to the regulations regarding exterior siding and the ability for those applications to be approved administratively.**

Chairman Tamulevich stated I reviewed Article 7 on the purpose of the powers and duties of the Historic District Commission. At this time I do not feel that any changes need to be made to the current rules and regulations as doing so would be an injustice to the Town and the Historic District Commission would be negligent in our duties. Our job is to protect the Historic District, and giving up any of our rights would be wrong. Mr. Fairman stated I agree and see no reason to make any changes. Vice Chairman Oxman stated I agree with Chairman Tamulevich and feel that the regulations around emergency issues or things that need immediate attention are necessary. There needs to be some flexibility for this group to convene to help homeowners who have immediate needs. Ms. Elmer stated any in-kind replacement does not need to come before the Commission. It is only when someone want to make changes to architectural features that it becomes an issue and they would need to come before the Commission.

Mr. Fairman asked can the Commission call a meeting anytime? Ms. Elmer replied you can by a majority vote of the Commission members, but any meeting has to be posted seven days in advance. There are still legal procedures that have to be followed.

Chairman Tamulevich stated we will not be making any changes at this time, and she thanked Ms. Elmer for her efforts with putting together this information.

#### V. Approval of Minutes:

- March 1, 2016

**MOTION by Vice Chairman Oxman to approve the minutes of the March 1, 2016 Historic District Commission meeting as written. Chairman Tamulevich duly seconded**

**the motion. Vote taken; motion carried, with Town Councilor Stevens and Ms. Perry abstaining.**

- April 5, 2016

Approval of the minutes of the April 5, 2016 Historic District Commission meeting was continued to a future meeting due to lack of a quorum present.

VI. Communications:

Chairman Tamulevich stated I wrote to a couple of residents that have done things in the Historic District that are required to come before the Historic District Commission. Ms. Elmer would do an after-the-fact permit as they have to meet the criteria.

VII. Members Comments and Concerns: None

VIII. Adjournment:

**MOTION by Town Councilor Stevens to adjourn at 8:18 p.m. Vice Chairman Oxman duly seconded the motion. Vote taken - all in favor. Motion carried.**

Respectfully submitted by  
Valerie J. Emmons