

**TOWN OF BEDFORD
HISTORIC DISTRICT COMMISSION MINUTES
May 4, 2021**

A meeting of the Bedford Historic District Commission was held on Tuesday, May 4, 2021 via the Zoom meeting platform.

Present: Theresa Walker (Chair), Charles Fairman (Planning Board Liaison), Lori Radke (Town Council Representative), Steven MacDougall (alternate member), Joe Vaccarello (alternate member), Jillian Harris (Assistant Planning Director, staff liaison).

Absent: Christopher Allen (Vice Chair), Lisa Muskat (Regular member), and Denise Ricciardi (Town Council Alternate).

Ms. Walker: Good evening. Welcome to the May 4th, 2021 electronic meeting of the Bedford Historic District Commission. We are just getting organized here. We're waiting for a couple of members of the Historic District Commission to join us this evening. If everyone can just bear with us for a few minutes, hopefully, we will have a quorum and we'll be able to continue today. When everybody arrives, I'll have the members of the Historic District Commission introduce themselves and we'll go from there.

While we wait for them to join us, there's a statement that I need to read that pertains to the electronic meeting. I'll go ahead and get that out of the way while we wait. Due to the coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, the Bedford Historic District Commission is authorized to meet electronically.

This meeting is being conducted using the Zoom platform. All members of the commission have the ability to communicate with each other during the meeting, and the public has access to listen and participate by dialing 1-929-205-6099 and entering the meeting ID 926 0106 4013 and password 532967. Instructions regarding remote access to the meeting have been published in advance and are available on the Historic District Commission's agenda, which is posted on the town's website.

There is no physical location for this evening's meeting, which is permissible pursuant to the governor's emergency order. The town of Bedford is providing public access to the Zoom meeting by telephone. The meeting will also be broadcast live on BCTVs Channel 22. Members of the public may email staff at planning@bedfordnh.org to ask questions during the meeting or to notify us of any technological issues. Planning staff will be checking that email throughout the meeting.

If you have joined this meeting using Zoom, you may also ask questions when the chair opens the hearing for public comment through your phone connection. Motions this evening will be taken as a roll call vote. If there are any technological issues during the meeting, the chair will recess the meeting and we'll try to correct whatever

problem we encounter. If the issue continues, the applications on the agenda tonight will be postponed and the meeting will be adjourned.

Let's knock on wood that doesn't happen, and we'll be able to proceed. As I said, thank you for joining us, everyone, tonight. As we get started, the first thing I would like to do is to ask the board members to introduce themselves. Bear with me for just a moment. I want to just pull up our participants here. Lori, can we start with you?

Ms. Radke: Sure. Good evening, everybody. I am here with family members around the house, but in this particular area, it's just me and myself. It is great to be with you this evening.

Ms. Walker: Thank you very much. Steve?

Mr. MacDougal: Steve MacDougal, am I an alternate tonight or a voting member?

Ms. Walker: I'm going to appoint both you and Joe as voting members this evening, yes. Charlie?

Mr. Fairman: Good evening. I'm Charlie Fairman. I'm the Planning Board liaison to the Historic District Commission.

Ms. Walker: Thank you, Charlie. Joe?

Mr. Vaccarello: Joe Vaccarello, alternate member, Historic Commission.

Ms. Walker: If I didn't introduce myself earlier, I'm Theresa Walker. I'm the chair of the Historic District Commission.

Attorney Andy Sullivan: Frank, my speaker's not connecting.

Ms. Harris: We can hear you, Andy.

Ms. Walker: At this time, I would like to appoint Steve MacDougal and Joe Vaccarello as voting members for this evening's meeting. Jillian, could you review the agenda for us this evening?

Ms. Harris: Yes. We have one item under old business for Frank Robertson, owner. This is a request to amend a previous approval for the construction of a new single-family residence and associated improvements on a vacant lot at 324 Wallace Road, Lot 14-67-1, and Zoned RA. This is postponed from the April 6th, 2021 meeting. Under new business, we have Jason and Elizabeth Climer, request for renovation to the exterior, including doors, shutters, steps, and the addition of an overhang on the front entrance located at 29 North Amherst Road, Lot 20-60 Zoned RA. We also have election of Historic District officers for 2021 to 2022, and then approval of minutes for the April 6th meeting.

Ms. Walker: Thank you very much. I would like to take a roll call vote or hear a motion to accept the agenda as presented.

MOTION: Mr. Vaccarello made a motion to accept the agenda as presented.

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Ms. Walker: Thank you very much, Joe. May I hear a second?

Ms. Radke: Second.

Ms. Walker: Thank you, Lori. Steve, are you an aye? Can we have your vote?

Mr. MacDougall: Aye.

Ms. Walker: Thank you. I am an aye also, so four members voting, and the agenda is accepted.

ALL IN FAVOR. MOTION PASSES.

OLD BUSINESS:

Frank Robertson (Owner) – Request to amend a previous approval for the construction of a new single-family residence and associated improvements on a vacant lot at 324 Wallace Road, Lot 14-67-1, Zoned R&A. *Historic District Commission approval originally granted on October 1, 2019. Postponed from April 6, 2021 meeting.*

Ms. Walker: With that, I would like to invite Mr. Robertson to-- I was going to say come forward, but no coming forward this evening, but to present his case to us this evening. Mr. Robertson, are you with us?

Frank Robertson: I am. You can't see me?

Ms. Walker: Hi. There you are. We can see you. It's nice to see you again. Hopefully, you've been getting through this pandemic in one piece and healthy.

Mr. Robertson: Yes, and pretty busy.

Ms. Walker: I bet you have been. Thank you for joining us this evening.

Mr. Robertson: Thank you.

Ms. Walker: We'll go ahead and allow you to present the packet to us, the information to us.

Mr. Robertson: I guess just there's some questions about the trees with the house and a few changes that were made.

Ms. Walker: Okay.

Mr. Robertson: I don't know where you'd like to start.

Ms. Walker: Can you see the plan that Jillian has pulled up?

Mr. Robertson: Yes.

Ms. Walker: Perhaps, the best place to start would be to explain the work that's been done that is different from the plan that we approved, I think that would be the most direct way to go about this.

Mr. Robertson: As far as the trees go, I don't know what was different than what was approved. There were some trees taken down between the property lines, but both neighbors were in agreement with me that there were pine trees, that they're dead or are going to be a nuisance. The rest of the trees were taken down just for room. I took down what I had to.

Ms. Walker: How many trees along the property lines were taken out?

Mr. Robertson: As far as an actual number?

Ms. Walker: Yes, if you have one.

Mr. Robertson: Oh, I have no idea. I have no idea. I'll tell you this, if there were some extra trees that were taken down, it was either, one, because Eversource came in and they did not have a direct line to the pole on the property, so they did have to take down two or three extra trees in the area that I originally wasn't going to touch. Then once the tree company got in there, some trees that I had tagged that I wanted to keep were either dead or dying and I didn't know it, and they educated me on that. As far as how many were taken down, I have no idea.

Mr. Vaccarello: As I recall though, there was no set number of trees picked. I think the idea was Mr. Robinson would clear the lot as needed to put in the property and have some sort of yard and in accordance with what we'd approved. I just couldn't expect him to produce a count. I guess my first question in this is, how is this raised? I'm a little confused on the background. Obviously, I understand some architectural changes that need to be reapproved. As far as how this is coming to us, and I wasn't here last month so I don't know, I guess, can we just back up a second so I can understand how Mr. Robinson comes to be here in front of us tonight beyond the architectural changes, if that makes sense?

Mr. Robertson: Well, there were some changes to the house that we didn't originally talk about. I think that's what caused it. That's my understanding anyway.

Ms. Walker: That is my understanding as well.

Mr. Vaccarello: Okay. All right. Fair enough. Thank you.

Mr. MacDougall: Was that brought to light by town officials going out there, whether it be Wayne or someone from the building department going out and saying, "Wait a minute, this is not what we had approved or this was what was on your plan"? How did that come about?

Mr. Robertson: Through Karin. I can't remember her last name. (Karin Elmer). She just recently retired. She came out to do a check on it for the CO. That's when she noticed some changes.

Mr. MacDougall: Care to elaborate on why those changes were made? We approved a plan. We're not just here because of our good looks. (Chuckles).

Mr. Robertson: A lot of it had to do with-- Building a house during a pandemic was not an easy thing to do, I'm not going to lie. By the time I was ready to break ground,

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the state was shutting down. Having never been through anything like this in my life, I didn't want to start building the house. I put a pause on everything. In the meantime, contractors got busier. Manufacturing went awry, and some things I couldn't source. I know there was an issue with a couple of windows that were larger in the front than were originally specified. I think in the minutes, I had mentioned that I wanted to make some of those windows bigger.

I don't know if Karin at the time didn't realize that. As far as those windows go, I had mentioned that in some of the other readings. The front doors that were originally on the plan, I couldn't get those with the window pattern that was on there, so I had to change those. Its reasons like that why the changes were made. Unfortunately, I had no control over some of this stuff.

Mr. MacDougall: Okay, that's reasonable.

Mr. Robertson: I would just say a lot of it is because when we shut down, I stopped everything for 30 days. If I had not stopped, I may have been in better shape, actually, if I'd kept going. The fact that I'd stopped it, I lost my framer, I lost my sider. Windows went from a four-week lead time to nine. Doors, my interior doors. I could go down the list. It was a difficult process, I'm not going to lie. That contributed to a lot of the changes on the property.

Ms. Walker: From an architectural perspective, Mr. Robertson, if we start, let me ask it this way. Do you have a good recollection as to what the board, the commission approved? Could you walk us through the changes that were made? I think as a commission, we can certainly recognize the situation that you found yourself in. I think this year has been unlike any other for all of us here. Although, you may be the only one who was trying to construct the house during the pandemic. Oh, thank you, Jillian. This is perfect.

Mr. Robertson: Let me just see here. Well, I'll just start with the gable end of the house where the cedar siding is above the horizontal siding. Oh, hang on one second, Theresa. Andy, you're on speakerphone.

Mr. Sullivan: Yes, I got it now, but thanks. I got a full screen now.

Mr. Robertson: Getting back to siding, that siding color was not in stock. When it did become available, I can only get so much. It was either wait for the rest of the siding to come in and nobody would give me an answer, or they had the cedar side. They had that in stock, at least enough to cover the areas that I was-- the square footage I was lacking in. I had to close the house in and so I went with that.

Mr. MacDougall: Was that going to be HardiePlank? Was that what was going to go on there and you couldn't get that?

Mr. Robertson: HardiePlank? No. I was up in the air with what I was going to use for it in actual material but it's final. My lumber costs were through the roof by the end. They're not as high as they are today, thank God, but it was high enough where the lumberyard misquoted my original estimate. I had that problem. I had sourcing

lumber issues and then the cost increase. I had to stop the bleeding somewhere at some point and the siding was one of them.

John MacMonagle: Hey, Frank. Frank, this is John MacMonagle. Can I just say something? I'm Frank's next-door neighbor. Frank, isn't it the difference- when I look at these pictures, the difference between lap siding versus shake shingle on the top versus lap siding on the bottom? The material is all vinyl.

Ms. Walker: Mr. MacMonagle?

Mr. MacMonagle: Yes.

Ms. Walker: If you don't mind just bearing with us for a few minutes?

Mr. MacMonagle: Oh, I'm sorry.

Ms. Walker: No, that's okay. If you don't mind, allow the commission to finish our questions and our discussion, and then I will absolutely open it up to public comment and questions.

Mr. MacMonagle: Okay. I was just clarifying for Frank in terms of what I think.

Ms. Walker: Thank you. I think we have, on that gable end, a difference between what you had originally proposed, whether it be cedar siding, but now we have vinyl and it's a combination of lap and shingle.

Mr. Robertson: Yes. Again, some of it had to do with costs. Meaning, to put it in perspective, I went from an \$11,000 estimate on the siding to over 22. I was getting hammered as we went into this. That's why that is like that. The top right picture shows the cupola. I will still be doing the cupola. When I got around to calling a cupola manufacturer, and a lot of them were in Pennsylvania, they were booked so far out that I had so many other things going on, I put the cupola on the back burner. I guess by the time I could have had one, the lull was gone to get it up on the house.

Between their timeframe and the equipment being taken off the job site, the cupola just didn't happen, but I do intend on putting it up. I want it up. It was one of those things where at that point, I was more concerned about getting the rest of the house buttoned up. If you're looking at the bottom right picture, you're not seeing the barn doors flanking the front door. I had a guy lined up to make those, and all of a sudden, he stopped taking calls. I lost him on that. Then the doors themselves, I couldn't get. The door style did change a little bit. Then, my wife had made a comment. She said, "Hey, we have no lights on the front of the doors." Bringing the kids into the house, there's no light, so I opted to leave the four doors out and put some lights in instead.

To that same front elevation, there's a smaller window on the far right of the house. I made previous comments in the last meetings that we had that I wanted my house to be bright. We had done some changes after they had framed the house. That area, that room was dark. We opted to put in a larger window but keep that window the same size and style as the other windows on the gable end. From the front, other than the larger double windows, they're all the same.

Ms. Walker: You elected to go with the double windows on either side of the front door compared to the single windows that were in the approved plan?

Mr. Robertson: Yes, for lighting issues. Then the window on the left, that room was originally going to be my office. Again, getting back to the house being framed, we walked in there one night, my wife and I, the floor plan wasn't working out. It was dark. It was smaller than we had anticipated, so we removed a couple of walls on the interior, added the double window, and it brightened up the house considerably. That's why that was done.

Ms. Walker: Before we move on, does any of the commission members have any questions or comments regarding either the gable end or the front entrance that we can see in these two photographs?

Ms. Radke: Ms. Chair, I do have a question.

Ms. Walker: Yes.

Ms. Radke: As far as the vinyl siding, it's been many years since I was last on this board, but back then, back in the day, vinyl siding wasn't really used in the historic district. Has that changed over the years? They're allowing vinyl now?

Ms. Walker: Since I've been on the board, there have been instances where we have allowed it, yes.

Ms. Radke: Okay, so that's changed. Well, that's good. Then as far as your changes, I think they're nice. The windows look great. I liked the bigger ones better than the smaller one you had over there. I have no issues at all with this particular change. Just wanted to let the board know.

Ms. Walker: Thank you very much. Anyone else?

Mr. Fairman: Madame Chair, I'll just make an overall general comment. I think both the houses that Frank has built came out very well. He certainly listened to us during the time where he was developing the homes. Although he has made a few changes for economic reasons and just general capability of getting things, I think the two houses as you go by them on Wallace Road look very good and they look like they fit pretty well. I think that, overall, Frank did a great job, and I think the board did a good job. The commission did a good job advising him during the build time. Overall, I think they came out pretty well. Thank you very much. That's my comments.

Ms. Walker: Thank you very much. Joe, do you have any questions or comments while we are focusing on these two photographs at this time?

Mr. Vaccarello: I don't. I think the window sizing makes sense. I like the balance there. The front door, I really liked the rendering because it does have that barn door feel. Other than that, no particular issue.

Ms. Walker: Thank you. Steve?

Mr. MacDougall: I would just say whatever he probably put before the board, I think, would have been acceptable, but I do feel like it's important that what goes before the board is what gets built. He did come across some unbelievably challenging circumstances with COVID and not being able to get materials and just the cost overruns that he was dealing with. I can certainly sympathize with him, but maybe in the future, as a learning tool to those who may be watching and Frank himself, is if things like this, these stumbling blocks come up, that you make somebody aware of it. Probably, Madame Chair, you. If someone is aware and puts a, "Yes, okay. We're aware of it. Let's just get it before the board and make people know in a bit." It is important. I think, what we approve gets built. It was tongue-in-cheek before, but we're here for a reason, and it's to maintain the integrity of the Historic Commission District within the town. If we let it run amuck, then why be here?

Ms. Walker: I actually agree with you, Steve, very much. Mr. Robertson, this is not necessarily as a lecture to you. I think we all appreciate the difficult circumstances you found yourself in.

Mr. Robertson: Absolutely.

Ms. Walker: I think the final product of what we're looking at is a welcome addition to the district, but the commission is here to protect the aesthetics of the historic district and it's hopefully to keep the aesthetics as they are or to improve them, because that can occasionally happen, or to protect the property values of the district and the town, including the value of your own home, of which you're a part of this district.

I don't think any of us are disappointed with the outcome and, frankly, the exterior lights only make sense. It never even occurred to me when we approved the rendering that there were no exterior lights flanking the front door. I can completely appreciate that addition. I think in the future, proactively addressing the commission with changes is definitely the preferred way to proceed.

Mr. Robertson: I agree with that. I can appreciate that. I'll be totally honest with you. There was so much going on while this was being done between trying to maintain my business, keep my kids occupied, and everything was shut down. Build this house, source materials, I never gave that a thought. I do agree with that. Now talking about it, my only concern would be-- It may be in the future. Hopefully, we don't have to go through another pandemic or anything like this again, but is the timeframe for that.

If I come forward and said, "I can't get all the siding material that I was looking for." The board only meets once a month. If I go to my siding contractor, and I'm just using that as one example, and I said, "Hey, I can't move forward, because I don't have an approval from anybody for another 30 days," or whatever it ends up being, then they're gone. They're going to pull out and go, and I don't know when I'm getting them back.

Ms. Walker: There is the ability in some circumstances and depending on what the issue is, if it's a change in a like material, the staff at the town has some leeway to do some approvals. I think, definitely, in the future conversation with the planning department with Jillian is an absolute first step. If she feels like it's something that

needs to come to the commission, that's the process that we have to adhere to. If it's a minor change and she feels like it's something that she can approve administratively, I think the department has worked with other property owners in the past in that regard.

Mr. Robertson: Okay, understood.

Ms. Walker: We're not here to be an obstacle, and I know it's perceived that way occasionally. We're definitely interested in working with property owners. We're not here to prevent anyone's use of their property in any way, shape, or form, but we're obligated to adhere to the ordinance as it's written and proceed under those circumstances. Again, I don't think any of us here- when we compare what has been built to what was approved, I don't think we're disappointed with the outcome. I think it's very attractive and fits in very well with the surrounding properties. Perhaps this is a terrific learning experience that you went through for, God forbid, the next pandemic that we live through, right?

Mr. Robertson: I've had a lot of learning experiences,-

Ms. Walker: [laughs] Yes, I can relate to that.

Mr. Robertson: Whether it be the pandemic or historical district. [Laughs]

Ms. Walker: Hopefully, ones that we will never need, but they're there.

Mr. Robertson: Yes, for sure.

Ms. Walker: Before we beat this to death, perhaps we can take a look at the remainder of the property and just make sure that we've covered all of the changes. Jillian, I apologize. If there's something that I have overlooked, please feel free to chime in.

Ms. Harris: No, I completely agree. Please, Frank, come to the department, and we'll definitely walk you through anything that might need to be done if there are changes to a project.

Mr. Robertson: Okay, sounds good to me. The gable end that we're looking at on the bottom right, same thing. It's got the horizontal siding on the bottom and the shakes above, at this point just to match the other side. Windows were the same, really no changes there other than the water table going across that trim board that's cutting it in the middle, but that's more of a transition piece than anything. That's that side.

The bottom left, the garage door elevation, the top dormer, same thing. The cedar shakes above there and then the garage doors on the bottom. I know we only approved the larger left door. What ended up happening with that was during my foundation, they were still setting all the footings and prepping for the concrete to go in. One of the guys said to me, "Hey, you don't want a smaller door going into your garage?" Again, in the original plan, there was no door to get into the garage other than the garage doors themselves. I said, "Yes, that's right." I would think I would

need a side entrance or something, so I said, "Yes, make a spot for a door." He made a spot for a door for the foundation.

Fast-forward into the frame, they framed up the garage. I was pulling some measurements, and the whole reason for the larger door was so that I could fit my Sprinter van in there. With that door there swinging in, it no longer fit. I was talking to the framers, and we still had the ability to have the middle bay accommodate the van with a larger door. Again, getting caught up with everything, not thinking anything of it, I said, "Do it." Here we are. That's the garage doors. Then, the second front entrance, the window style was a little bit different. It was the same thing with the front door. I couldn't get the patterns to match. That was the only matching style that I could get at the time.

Ms. Walker: Let's continue. Let's proceed.

Mr. Robertson: Let's see here. The original plan on the top to the bottom right where my garage is, that's where the garage door was installed. Right there. There was that change. There was one window missing, the smaller windows in the middle of the house that lower-- It's the larger window. I don't know if you can move that hand to the top picture. The smaller ones, there's one window missing there. That was a flaw from the architect.

My wife and I were going over the window schedule trying to figure out where that was going on the house, and that was a window to nowhere. That wasn't even ordered, because it literally went nowhere. I don't understand what the story was with that, so therefore, it never went in. All the way to the left, we had the triple window. That's where our kitchen sink was originally going to go. When we framed out the house, I took my wife in there one night to show her the progress of the house. She's standing in front of those windows and she says, "Well, the kids aren't going to be playing over here, they're going to be playing in the backyard." We opted to move that window to the very back of the house.

Then at that point, lighting being a factor, that whole side of the house had no light. The rest of those windows are not a part of that portion of the house. We put in the two smaller windows to add some light to that room. That's why that is what it is. Then, the hood you see below it, it's just the hood to my range. As for the back elevation, I think the only change I made was the second slider off the back deck.

Mr. Vaccarello: Is that what's to the left to the one we can see, right where the hand is? Is that another slider? That's what that is?

Mr. Robertson: Yes.

Mr. Vaccarello: Okay. Instead of the window?

Mr. Robertson: Correct. Then the smaller window on the top left corner, I mirrored that window like the front. I made it larger, so it's the same size as those windows on the front. I tried to make it match as best as possible with the changes that were made.

Ms. Walker: Any questions or comments from Lori? Do you have any questions at this time?

Ms. Radke: Not really. Like I said, the changes are fine. The only thing I really didn't like was the garage doors. It just bothers me a little bit, but I understand having heard the applicant's issues with it. I'm okay with it.

Ms. Walker: Charlie, any questions?

Mr. Fairman: I'm all set, thank you.

Ms. Walker: Thank you. Steve?

Mr. MacDougall: I have nothing to add.

Ms. Walker: Joe?

Mr. Vaccarello: Nothing for me.

Ms. Walker: All right. Thank you. Jillian, have we covered the changes that we wanted to address this evening? Have we missed anything?

Ms. Harris: Yes. I believe that's all the changes.

Ms. Walker: At this time, I will open up the meeting for any public comments or concerns. Mr. MacMonagle, are you still here with us?

Mr. MacMonagle: Oh, I am here. Thank you. Architecturally, I have no comments. Thank you.

Ms. Walker: Thank you very much. Is there anyone else here from the public that has any questions or comments for Mr. Robertson? Jillian, I assume that we have not received any emails?

Ms. Harris: I've not received any emails on this.

Ms. Walker: We're not the most popular commission in town. We don't get any-- nobody emails us. At this time, I would like to see if there is a motion.

MOTION: Ms. Radke made a motion. I move that the Historic District Commission approve the application to amend a previous approval to construct a single-family residence on Wallace Road, Lot 14-67-1, as requested by the applicant in accordance with the information submitted. As the applicant has provided evidence that demonstrates consistency with the historic district ordinance and regulations, the approval is subject to all conditions of approval by the Historic District Commission and to all other requirements stated in the October 1st, 2019 approval, subject to the following conditions:

1. All work shall be completed by the applicant within two years of the date of Historic District approval.

2. The applicant shall submit photos of the completed work for the file.

Attorney Sullivan: Can I ask a question? Do you mean two years from October 2019, which would make it a completion date of this October 2021, or do you mean two additional years?

Ms. Radke: No. I think it's 2019, the way I look at that, because it says nothing about 2021 in here, unless that could be changed. We can change that if necessary.

Attorney Sullivan: I think Frank needs more time for the same reasons he stated in terms of it's still difficult to get product and labor in an important timely manner.

Mr. Robertson: I'm just going to jump in real quick. As you do probably know, my yard is still dirt and rocks. I'm having a hard time getting my site guy back and doing the finish grading and bringing in log. So with that being said, I'm waiting on that, and there's also I've been told the issue with trees now. As far as them being short and not having the supply that they need. I will try my best. I will get my yard done, obviously, but I don't know if I'm going to be able to get all the trees in and planted by October of this year. I don't know what to say about it, it's a mess.

Mr. Vaccarello: Theresa, given the nature of things. Can we extend that time?

Ms. Walker: We can amend the motion.

Mr. Fairman: If I may, I don't think we need to. Its two years from the date of tonight's Historic District approval.

Ms. Radke: Oh, it is. Okay.

Ms. Harris: Since it's an amendment, you can make it two years from tonight's approval.

Ms. Walker: Thank you, Jillian.

Ms. Radke: Can we put today's date somewhere in there?

Mr. Fairman: It's what it says, all work should be completed by the applicant within two years of the date of historic district commission approval.

Ms. Radke: For this evening.

Mr. Fairman: We're approving it tonight.

Ms. Radke: It's just to me, it's was a little confusing. It sounded like the approval from two years ago but okay. Sounds good.

Ms. Walker: As long as we're clear that it is not the original approval date, but it is the amended approval date of this evening or May 4th, 2021. All right, since we've had that discussion, may I hear a second to Lori's motion?

Mr. MacDougall: I'll second it.

Ms. Walker: Thank you, Steve. Joe?

Mr. Vaccarello: Aye.

Ms. Walker: I am also an aye, so the motion carries.

ALL IN FAVOR. MOTION PASSES.

Ms. Walker: Mr. Robertson, your changes have been approved. You have two years from today to finish those pending items. I'm looking forward to seeing it when it gets in.

Mr. Robertson: Yes, I agree.

Ms. Walker: All right. Thank you so much for joining us and I hope you're enjoying the new house.

Mr. Robertson: Thank you. We are.

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Ms. Walker: Good. Thank you. All right. At this time, I would like to ask, Mr. and Mrs. Climer to come forward, virtually come forward.

NEW BUSINESS:

Jason and Elizabeth Climer (Owners) – Request for renovation to the exterior including doors, shutters, steps and the addition of an overhang on the front entrance, located at 29 North Amherst Road, Lot 20-60, Zoned R&A.

Ms. Climer: Hello.

Ms. Walker: Hi, Mrs. Climer, thank you for joining us this evening.

Ms. Climer: Happy to be here.

Ms. Walker: Thank you. At this time, I'd like to open the floor up to you and give you the opportunity to explain to the board the changes that you're proposing.

Ms. Climer: Sure. Actually, what we're doing is asking for re-approval of some work that was approved prior and we didn't end up doing the work in those two years, with one notable exception, I think and that is when we started pulling off the siding to restore to the original clapboard, we found damaged clapboarding underneath, as well as where the original double doors to the front of the property had been just boarded up the entrance.

When the previous owners altered the space behind those doors, we were no longer able to use it as an entryway, so they just boarded it up. That changed a little bit of what we had asked for approval anyway. I can talk a little bit about what we had asked for previously and what we're asking for again. The first is we are removing the aluminum siding and with the intent of restoring the original clapboarding underneath and repairing-- there are pieces we found where there was damage or splitting, and those will be replaced.

Secondly, we are wanting to take out the concrete steps that are there and restore them to either a rough-hewn stone or wood steps. Then all of the doors in this picture that are there right now, the previous with the arrows, those are all newer doors. The intent is to do with those what we did with the door in the front of the parlor and put historically accurate doors in those two places.

The thing that's changed is originally we thought we were just going to replace the door to the far left and then when we pulled off the siding and found the original part of what would have been the workhouse, our goal became to restore that as accurately as possible, we can't put a door there because it would open into a hallway now but what we do want to do is the lower picture and we're recreating the space that those two doors were in but instead of making them open out, one will be in a fixed permanent door, and the other one will slide back and forth over it so it looks like barn doors.

Ms. Walker: The right side of that hut will be stationary and the left will be operational.

Ms. Climer: Correct, exactly right. Where the plywood is, it'll be fixed over that and if there are some before pictures, you can see. On the far left of that picture with the schematic, there originally was just some bead board almost that had been thrown on top of-- when we pulled it out, that's part of where we found that plywood but it's still on the other side, that's going to be removed and restored back to clapboarding. In that far corner, you can see that far left.

That's really none of that's particularly changed, it's just become a little bit more evident what the original purpose of the property was and we're trying to restore it back to that and that fits with the research we've done for homes of this era in this area. It was originally the workhouse area of the home and so that would have been a larger door. Then the second part that is the difference between these two pictures is the overhang.

We're once again asking permission to have that done but one of the exciting things was when we pulled off the siding, we found the original overhang, you can almost see the footprint of the original overhang on the home. The intent is to recreate that angle in that overhang and the reason there's a little bit of fudge in the proposal is that until we talk to a contractor, we want to make sure that we have both of those options available to us because we want to do whatever is safest and will look most appropriate with the property.

I'm perfectly fine, coming back and telling you which decision we made, if that's necessary, if that's what you all want but I just didn't want to take the time of the whole contractor until I knew that if we have permission to put an overhang in place and it really is restoring it more carefully to what the original home looked like. You'll see two lights that were on the door and those lights will be raised up and made at the same level as the higher. We're dealing with different heights, the two properties, and step downs, we're trying to make it look as integral in the front as we can but all of those lights will be underneath the overhang.

Ms. Walker: The overhang, okay.

Ms. Climer: I don't know if you have any questions about that or if you wanted to look at that next?

Ms. Walker: Let me open it up to the commission and see if any of the members have any questions, while we're looking at this elevation. Charlie?

Mr. Fairman: I love the barn door effect, very nice.

Ms. Climer: Thank you.

Mr. Fairman: Question I have, do you have a picture of the door you're going to put in to the right there?

Ms. Climer: Right. I don't have a picture of it. It's almost identical to the door that's in the parlor currently. It's actually the door that we took off. Do you know where the

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Nam Tech Building is? It's now the primary bank headquarters. Where that building was built, there was an original home that was torn down and they built that building and we have those doors. It's that door. It's the door that we intend to use.

The reason we were hedgy about the sidelights on either side is, as you know, when you're purchasing reclaimed work, you don't know exactly what you're going to be able to get. In this timeline, the goal is to buy sidelights that are architecturally from the era that this house is so that's why I don't have the exact sidelight pictures. If you look at the picture of the complete before picture, I submitted it later to Jillian. She knows what I'm talking about. [Laughs] The door that's on the front of this house prior to work, that was the only thing that was able to be done when we had the first approval was that front door. That's not the door that we had when we first moved in, that's one of the antique doors that we reclaimed. It'll be similar to that door.

Mr. Fairman: It is. Thank you.

Ms. Walker: Thank you very much, Charlie. Lori?

Ms. Radke: No questions at this time. Looks great. Thank you.

Ms. Climer: Thank you.

Ms. Walker: Joe?

Mr. Vaccarello: My only comment is I love it and I think it's fantastic to add that overhang back. I think that there's so much value in having an overhang, I missed the fact that on our house here, we don't have the one that goes over our front door, we have the clamp, the footing for it. It's an, "I wish someday to put that back," but yes, I think that's fantastic. I love what you're looking to do here. It's great.

Ms. Walker: Thanks, Joe. Steve?

Mr. MacDougall: I'm going to echo Joe, I think what you're doing epitomizes what we as members of the commission love to see. Your passion, your desire to have it authentic. You're doing a great job.

Ms. Walker: Thank you. Thank you very much. If we can go ahead and proceed. Jillian, we can take a look at maybe the next slide.

Ms. Climer: There's very little that's going to be done here that isn't mentioned on the previous but as you can see that currently, our front porch is wrought iron, which is not historically accurate. We'd like to restore the front porch, the steps once again to wood or rough-hewn stone, and then the support pillars to the front of the house as well as the railings will be restored back to wood.

I'm an architect's daughter, and this has always bothered me. [Chuckles] The other thing that we're going to do is the shutters on the front that are the half shutters, they're decorative, they're not functional. When we restore the shutters to the historically accurate shutters, there's no purpose to have side shutters because they don't shut. Those will be removed and then to the extent we can, we're going to take

the plastic shutters off, restore the clapboard underneath, and then hopefully, find or have made actual functional shutters that would be more appropriate to the age.

The only other thing on there and it's on both is that if we can, and this is just to be honest but, it's a question of affordability and environmental responsibility would be we would like to put a copper roofing on that bay window to match if we can the overhang. The impetus behind that is mostly driving around looking at homes of the same era and I noticed that-- I'm sure you all are very well familiar with the house at the corner of Meeting House and Liberty Hill.

They have an overhang very similar to the one that we're wanting to put back on the house and theirs's it has a copper roof and it's got that beautiful patina on it now. That's what we're hoping to do, just as everyone else has mentioned, if the supply chain and the cost of materials becomes reasonable again.

Ms. Walker: If all the stars align, correct?

Ms. Climer: Right, you might.

Mr. Fairman: I got a couple of questions.

Ms. Climer: Yes, please.

Mr. Fairman: Just out of curiosity, do you think that bay is original to the house, or was that added?

Ms. Climer: That's a wonderful question. I think when the original little house was built, it was not there. However, I think that it was built probably within the first 30 years of the home because the addition, when I pulled up all the flooring that had been put on top and got down beyond the vinyl and everything else, I found two different floorings. One, the original heart pine, which is from that small part of the original home. Then that bay window area is once again a large very, very old pine-oak flooring. By the best I can tell, it was probably put in before or in the very early 1900s but my guess is it was put in after the house was originally built.

Mr. Fairman: I think that too. The other comment I have is, you say you want the shutters to be functional. We tried that. You're not going to use them. You're never going to close the shutters for reasons that don't happen today but they're inevitable. They just become a nuisance if they are not secured.

Ms. Climer: I'm going to have them secured but I want them to be personal.

Mr. Fairman: Use period-correct shutters but screwed in place.

Ms. Climer: Exactly, you are right on it. I've already looked into the little hooks that hook, they have in the beds for Presbyterian Church, and I spent a lot of time staring at shutters.

[Laughter]

We have every intent to secure them properly because you're right. In the winds, we just lost two trees, so I can't imagine what it would do to my shutters.

Mr. Fairman: Yes, it'll be rattling around this building.

Ms. Climer: Yes.

Mr. Fairman: That's all, thank you.

Ms. Walker: Thank you. Anyone else have any questions regarding the elevation that we're looking at currently? No? Joe, I see you're nodding. Lori or Steve?

Mr. MacDougall: Consent.

Ms. Walker: Okay. Thank you. We can proceed, Jillian, to the next page. There we go.

Ms. Climer: That was just a request for the house, as it is this and then where on the house, the work is to be done. You can see in front of the Mini Cooper is the work, this is before the work started, as you can see, and then the parlor bay window and you can see the wrought iron.

Ms. Walker: Right. Okay.

Ms. Climer: Yes, then the last I was asked-- Oh, that isn't the last, what is that? Oh, the request to show where the overhang is in relation to the rest of the home. The first overhang you can see, it's one of the two proposals which it doesn't go all the way out to the edge of the barn door, out of the barn. Obviously, the overhang will not extend beyond the footprint of the home itself, so it wouldn't go beyond the barn, it's just a question of what angle. If the angle is too steep and you'd have to duck to get under the overhang, obviously, that's not reasonable. That's going to guide us as to where to end, though.

Ms. Radke: I think it looks wonderful and it's going to be very exciting to watch it come to fruition. You must be very excited about it.

Ms. Climer: Yes, we've been working on the inside of the house since we bought it and it's time to try to restore the outside of the house now.

Ms. Walker: We can continue to the last page.

Ms. Climer: Oh, that's the schematic viewing the footprint from above. So you can see the two possible depths of the overhang is really the only thing that's relevant there.

Ms. Radke: If it's physically possible, is your preference to bring the overhang out to be flush with the barn, or would you prefer it to be shorter?

Ms. Climer: To be honest with you, I don't think I have a preference right now. I think we have to sit with a little bit, this probably sounds ridiculous, to see what the house tells us and then make the decision based on that. I'm going to do some projections

with the angling of the overhang and then I think that there's a reason you bring in a contractor and they may have a preference that helps us determine. I would like a little bit more space to put chairs there so we can sit on them in our declining age, but I don't [laughs] know that I have a specific preference.

Ms. Walker: Any further questions or comments from any of the commission members? Or Mrs. Climer, is there anything else that you would like to add?

Mrs. Climer: I'm looking to make sure that I said everything I needed to say. Actually, there is an almost identical bay window on the back of the house to the one in the parlor. If I roof the other two things in the copper, I'd like to be consistent and roof that back bay window. Do you all need to approve that as well?

Ms. Walker: I believe. Jillian, I'm going to ask for your input here.

Ms. Harris: I would include it. If she's asking to do that.

Ms. Walker: I think we can include it with your approval this evening.

Mrs. Climer: It's already in the writing, but I didn't put a picture of it, but it's about the same size as the one, maybe it's smaller than the one on the front of the house.

Ms. Walker: I'm a big fan of consistency. I appreciate you wanting to keep the number of materials to a minimum. I think that makes a lot of sense.

Ms. Climer: Considering we currently have collaborating aluminum siding and vinyl, we'd like to at least limit it to two.

Ms. Walker: Hey, you're working your way down there.

Ms. Climer: We're trying.

Ms. Walker: It's a big project, but I think the house is landed in the hands of some good stewards, so I commend you for that. It's a lovely property. Speaking for myself, I appreciate the work that you're doing to make sure that it survives and lives another a hundred years.

Ms. Climer: You're just stewards of it. You don't own a house like this, you just have to preserve it.

Ms. Walker: At this time, I'll see if there's any members of the public that are still with us. See if anyone has any questions or comments or concerns. I don't see anyone. I think we've lost everybody else.

Ms. Harris: Yes. Just us.

Ms. Walker: For the viewing public, of course. I'm sure they're riveted for conversation. Fascinating. At this point in time, if there are no other further questions or comments from the commission, I'll see if there's a motion.

MOTION: Mr. Vaccarello moved that the historic district commission approve the renovations and overhang addition at 29 North Amherst Road, lot 20-16 as requested by the applicant in accordance with the information submitted because the applicant has provided evidence that demonstrates consistency with the historic district ordinance and regulations subject to the following conditions:

1. Work should be completed by the applicant within two years of the date of the historic district commission approval.

2. The applicant shall submit photos for the completed work for the file.

Ms. Walker: May I hear a second?

Ms. Radke: I'll second.

Ms. Walker: Thank you, Lori. Steve?

Mr. MacDougall: Aye.

Ms. Walker: And I am also aye, so the motion carries.

ALL IN FAVOR. MOTION PASSES.

Ms. Walker: Mrs. Climer, your application is approved. Good luck going forward, and we're excited to see the work as it progresses.

Ms. Climer: You can see it because it's from right across the street.

Ms. Walker: If you can see a bunch of cars driving by very slowly, it's probably us.

Ms. Climer: Come by and have a cup of coffee or tea with us.

Ms. Walker: Once the overhang is there, we'll occupy one of the chairs.

Mrs. Climer: Super. Thanks very much.

Ms. Walker: Thank you very much. Have a good evening.

Mr. Fairman: Thank you.

Ms. Climer: Thanks. Bye-bye.

Ms. Walker: I believe that completes both our new business and our old business. I believe the next item on our agenda is the election of our officers for the year coming forward. Jillian and I spoke earlier today and because we have a couple of members that were not able to join us this evening, I am going to propose that we postpone that and take up the election of officers at our regularly scheduled June meeting. I would like for Lisa and Chris to be here to have an opportunity to vote and to weigh in on that issue.

MOTION: Motion by Ms. Walker to postpone the election of officers for the historic district committee until the June meeting.

Mr. Vaccarello: I'll second.

Ms. Walker: Thank you. Lori?

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Ms. Radke: Aye.

Ms. Walker: Steve?

Mr. MacDougall: Aye.

Ms. Walker: Thank you very much. I am also an Aye. With that, the motion carries, and we'll go ahead and take up the election of our officers at our next meeting.

ALL IN FAVOR. MOTION PASSES.

MINUTES:

The next issue on our agenda is to approve our meeting minutes from the April 6, 2021 meeting. Did everyone have a chance to review those and have any questions or revisions that were necessary? No? All right. At this time, I'll look for a motion to approve those minutes.

MOTION: Ms. Radke made a motion to approve the minutes from the April 21, 2021 meeting.

Ms. Walker: Thank you very much, Lori. May I hear a second?

Mr. Fairman: I can second.

Ms. Walker: Charlie, then I'll take your second. Thank you very much. Steve?

Mr. MacDougall: Aye.

Ms. Walker: Joe?

Mr. Vaccarello: I do abstain, I was not at the meeting.

Ms. Walker: Okay, thank you. I'm also an Aye, so the motion carries and the minutes from the April 2021 meeting have been approved.

ALL IN FAVOR. MOTION PASSES.

CORRESPONDENCE:

Ms. Walker: Jillian, any correspondence?

Ms. Harris: I don't have any communications for tonight's meeting.

Ms. Walker: Anything further from anyone? I thank everybody for participating tonight. The projects that we had were a little bit more complicated than some of the others that we've had. I appreciate everybody's attention to getting the work done. At this point in time, I will ask for a motion to adjourn.

MOTION: Motion by Mr. MacDougall to adjourn.

Ms. Walker: Thank you. I'll ask for a final second of the evening.

Mr. Vaccarello: Second.

Ms. Walker: Thank you very much. Charlie?

Mr. Fairman: Aye.

Ms. Walker: Lori?

Ms. Radke: Aye.

Teresa: Thank you. I am also an aye. With that, the motion to adjourn carries.

ALL IN FAVOR. MOTION PASSES.

Thank you all very much. Enjoy the rest of your evening and this beautiful spring weather that we've been having. We will see you on the first week of June.

The meeting adjourned at 8:07pm.

Respectfully submitted by,

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Christine Szostak - edits