

**TOWN OF BEDFORD
HISTORIC DISTRICT COMMISSION MINUTES
June 4, 2019**

A meeting of the Bedford Historic District Commission was held on Tuesday, June 4, 2019 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH.

Present: Theresa Walker (Chair), Catherine Rombeau (Town Council Liaison), Christopher Allen (regular member), Joe Vaccarello (alternate member), Steven MacDougall (alternate member), Mark Connors (Assistant Planning Director, Staff Liaison)

Absent: Judy Perry (Vice Chair), Charles Fairman (Planning Board Liaison), Phil Greazzo (Town Council Alternate), Janet Tamulevich (regular member)

I. Call to Order, Roll Call, and Acceptance of Agenda:

Chairwoman Walker called the meeting to order at 7:01 pm.

In the absence of some of the regular members, Chairman Walker appointed alternate members, Mr. MacDougall and Mr. Vaccarello as voting members for this meeting. Mr. Connors read the evening's agenda into the record.

II. Old Business:

None

III. New Applications:

1. **Patricia McLaughlin (Owner)** – Request for conceptual review of a proposal to demolish the rear portion of the residence at 266 Wallace Road and build a two-story 1,800 square-foot addition within a similar building footprint as the old addition, Lot 20-91-4, Zoned R&A.

Background Information:

Owner: Katherine M. McLaughlin Irrevocable Trust of 2006

Applicant: Patricia McLaughlin

Proposal: Request for approval to demolish the rear wing of the residence and install a 1,800 square-foot new addition within approximately the same building footprint

Location: 266 Wallace Road, Lot 20-91-4

Existing Zoning: "R&A" Residential & Agriculture

Surrounding Uses: Residential, Retail, Restaurants

I. Background

The residence at 266 Wallace Road is one of the more prominent homes in the Historic District due to its distinct Dutch Colonial architecture and location on a slight bluff overlooking the Wallace Road and NH Route 101 intersection. The home sits on a 3.14 acre lot and includes several different wings, spanning 5,313 square-feet of interior space.

Staff could not locate any previous HDC applications for this property. However, as part of the Route 101 project, the NH Division of Historical Resources conducted an inventory of historic properties along the corridor. The inventory notes that the property dates to 1840 and was previously part of a 100-acre farm. The property “illustrates the transition of a 19th century farm to a 21st century suburban lot,” according to the inventory form. Owing to numerous renovations and remodels over the years, the property was determined to be ineligible for listing on State or National Historic Registers. Copies of the inventory are included in the HDC packets for reference.

The applicant was before the Commission in May for a conceptual discussion of the same proposal before the HDC currently. The minutes from that meeting are included in the packets.

II. Project Description:

The applicant proposes to demolish the existing rear addition and construct a new addition within the same approximate building footprint. The applicant notes that the foundation for this portion of the structure is deficient and crumbling. The front portion of the residence would remain standing as well as a small rear addition to the south of the rear wing. The addition will be designed to link these two portions of the home as the rear wing currently does. The applicant notes that the improvements are designed to allow the current residents to comfortably age in place. The McLaughlin Family has owned the home for many years as well as several abutting residential properties. The applicant has submitted elevations of the proposed addition as well as floor plans. The addition appears to be of the same height as the existing main residence and the size of windows and other features appears to be proportional with those of the residence. The applicant should update the elevations to note the height of the addition (Condition #3).

During the conceptual discussion, the Commission appeared generally supportive of the proposal, but requested additional information regarding the exterior materials proposed. The applicant has provided additional materials. The siding will be in vinyl, which is the siding material currently utilized for the existing structure. The vinyl product chosen will measure 4” in height and will be in Colonial White. The applicant has also provided specifications for all of the windows proposed which will be white and of a ‘Wood Ultrex’ material. Although a variety of window types are proposed, they will all include window grids consistent with the windows on the residence currently. The roof shingles will be in grey and appear to match the existing roofing materials.

The applicant will need to exercise good care to protect the remaining wings of the residence from damage associated with demolition (Condition #5). Demolition debris should be removed within a reasonable time frame of the demolition work (Condition #6).

III. Staff Recommendations:

The planning staff recommends approval of the request. The addition appears to be thoughtfully designed to replicate the form of the existing rear wing of the residence and will not negatively impact the overall character of the Historic District.

Greg Rehm owner of Liberty Hill Construction & Mark Fournier presented a formal application to the Historic District Commission. Mr. Rehm indicated there had been no changes to the application discussed at last month's Historic District Commission meeting, but only more detail added. He summarized that the general project is to remove a 20' x 50' 2-story section of a house and replace in in kind with the same basic dimensions, but all-new. The current structure is falling in, doesn't have sufficient foundation or energy improvements, accessibility, new kitchen and features that would allow the family to extend their life and comfort in the home. The home is part of a larger compound with a lot of other family members.

Nothing has been added to the design, but Mr. Rehm and Mr. Fournier provided window and siding samples for Historic District Commission's review. The siding sample mimics the existing clapboard but it is in vinyl in Colonial White Restoration Classic to match the existing siding on the home. They also shared a 4-over-1 window sample provided by their vendor, Millwork Masters, that works with the Marvin and Integrity line of products but indicated that the light pattern of the sample is not necessarily correct. Rehm and Fournier would like to use the Integrity line of products and a fiberglass exterior clad window but in a different grill pattern. Mr. Vaccarello asked what grill pattern would be used. Mr. Fournier indicated that the house has varying grill patterns around the structure: 9-over-9 and 4-over-4, so they would match the windows closest to the addition. The window they would like to use provides simulated dividing light which gives the appearance of true divided light even though it is simulated. It has a wood interior and is not a vinyl window. The trim that they would like to use would look like a 1x4 typical exterior trim but with a built in J-channel rather than a 908 casing that wouldn't match what they have now.

Chairwoman Walker asked if there was any public commentary from the audience. There was none.

Chairwoman Walker opened the floor for questions from the commission. Ms. Rombeau asked if the samples provided today answer all of the questions the commission had from last meeting. Chairwoman Walker explained that the commission was satisfied with the project description at the last meeting, but merely wanted a visual of the material they were contemplating to use.

Ms. Rombeau asked if they would be changing the layout of the window grid. Mr. Fournier explained that as you transition around the house some of the light patterns change – so the plan is to replicate what is there. Mr. Rehm also reminded that the portion of the building being replaced is in the back of the home and not visible from the road.

Chairwoman Walker asked if the intent is to replace and match the shingles on the roof and potentially extend the new roof to another section. What Mr. Fournier looked at and found on

site is that there is enough tie in to the new edition that ties into the main house, so the plan would be to re-roof all structures. The Main house has 3 gables and the plywood is a little soft, so they cannot match what is there now and plan to replace everything all-new. The rubber roof/flat portion will remain intact.

Mr. Vaccarello asked if the original house has vinyl siding. Mr. Rehm indicated the property has two different types of siding (one is aluminum and one is vinyl) and both look like white 4-inch reveal clapboard. The section they will take down is vinyl and the section it mostly connects to is vinyl. Vinyl is a better choice than the aluminum even though both look very similar: White with a 4" clapboard-look; however, they are electing to use vinyl.

Ms. Rombeau asked how long they anticipate the project to take. Mr. Fournier anticipates the project to take about 20 weeks, but Mr. Rehm indicated that projects do tend to take a little longer and it is difficult to define the start and stop time inclusive of design and budgeting. The production phase should take 5-6 months.

Mr. Connors asked when the building is in between structures as this one is, how they go about protecting the rest of the building against any damage. Mr. Rehm responded that is the #1 challenge of this project is not allowing it to creep into the other areas. He gave an example: When they are pouring a foundation next to an existing building it is not a traditional foundation anymore, it is a single-sided form so you can't take off the other side, you have to take one form and pour into the cavity. In this case this will allow for further support of some of the existing that they are not touching. He further explained that you might take some stuff down with a machine, and some may come down by hand-deconstruct as you get close to the main building. It forces creativity because you don't have access to both sides of things..

Mr. Fournier feels part of the question may be in regard to where the tie-in is from the main house to the edition that is being taken down. When that comes off the back section of the roof will be framed, covered and protected by temporary walls built of plywood and covered with a water and vapor barrier and tarps. Again, this will all take place on the back side of the building which is not visible from the road.

MOTION by Mr. Vaccarello that the Historic District Commission approve the demolition of the rear wing of the residence at 266 Wallace Road, Lot 20-91-4, and construction of an 1,800 square-foot new addition within the same building footprint as requested by the applicant in accordance with the information submitted, because the because the applicant has provided evidence that demonstrates consistency with the HDC ordinance and regulations, subject to the following conditions:

- 1. The Applicant shall submit specifications for the windows to be installed for review and approval by Staff prior to construction.**
- 2. The Applicant shall submit final site design for review and approval by Staff prior to installation.**
- 3. All work shall be completed by the applicant within two years of the date of the Historic District Commission approval.**

4. **The applicant shall revise the architectural elevations to note the height of the addition.**
5. **Demolition of the residence shall be limited to only the rear wing. Any additional demolition shall require HDC approval. The applicant shall exercise care to protect the remaining portions of the residence from damage.**
6. **The applicant shall remove debris associated with demolition within a reasonable timeframe from the property.**
7. **Prior to the issuance of a Certificate of Occupancy for the addition, all improvements shall be complete.**

The motion was seconded by Ms. Rombeau. Vote taken – all in favor. Motion carried.

Mr. Vaccarello thanked Mr. Rehm and Mr. Fournier for coming in ahead of time, laying the groundwork and providing samples. It was very helpful and made this a much smoother process.

IV. Other Business:

None.

V. Approval of Minutes – May 7, 2019

MOTION by Mr. Vaccarello to accept the minutes of May 7, 2019. The motion was seconded by Mr. Allen. One abstention: Ms. Rombeau. Vote taken – all in favor. Motion carried.

VI. Communications:

Mr. Connors indicated that Ms. Tamulevich asked him to look into the property the Historic District Commission approved for driveway relocation on Wallace Rd. The Owner has relocated the driveway to Briar Rd. and had to close off the old curb cut and one of the conditions was to loam and seed the front of the house, but the owners have not gotten around to that portion yet. There are currently bales of hay laid out. Mr. Connors looked into it and found that there is a condition we can hold them to, so he called the owner who told him it is only a matter of getting a landscape contractor to come in. The owner promised to do so in the next couple weeks. We will keep an eye on it.

Chairwoman Walker asked if that project is within the 2-year approval timeframe. Mr. Connor indicated that the project is still within that timeframe. Chairwoman Walker asked if it is appropriate to continue to watch, or are we satisfied they are making

progress and doing what they are supposed to do. Mr. Connors feels they are working on it, but we will certainly keep an eye on it and if it becomes unreasonable we can enforce it.

VII. Members Comments and Concerns:

None.

VIII. Adjournment:

MOTION by Ms. Rombeau to adjourn meeting at 7:18 pm. The motion was seconded by Mr. Vaccarello. Vote taken – all in favor. Meeting adjourned.

Respectfully submitted,
Tiffany Lewis