

DRAFT
Historic District Commission Meeting
July 28, 2016

Members attending: John Fitzwilliam, Ken Beckwith, Eileen McHugh, Jean Camden, Bill Davis

Others: Chris Holman, Selectmen's representative, Gretchen Wittenborg, alternate

CTO: 4:00 PM

4:00 PM Liz MacDonald application to make exterior repairs and renovations on home located at 18 Route 119 W, between Jaffrey Road and NH Route 119 W, Map 34, Lot 5, Residential and Historic Districts.

Ms. MacDonald introduced herself as the general contractor for the restoration and will oversee this project. She has been trained in lead paint management by the EPA. She showed photos of other historic buildings she has renovated in nearby towns.

She presented her plans to repair and repaint the exterior, noting that the red paint may not be lead paint, but the white trim probably is. The paint color will be similar to the red color now on the structure. The trim will be white as it is now. It is wooden siding and damaged or rotten clapboards will be replaced.

The house is currently rented. Ms. McDonald said the home was nicely built in 1835 and the interior is in good condition. She said there are no obvious moldings inside and there is a central chimney but no evidence of a fireplace or wood stove. Because the home is currently occupied, she does not anticipate interior work yet.

The roof over the el needs replacing but the house roof was done in the last five years. She would like to have a metal roof, but for now will replace the el roof with shingles matching the house roof.

Fitzwilliam asked about the windows, noting the sash is probably original, and the Commission would prefer the windows be rebuilt and weather stripped, rather than replaced. Ms. MacDonald said the windows are in very bad condition and must be replaced because of the lead paint. The current windows on the house have aluminum storm windows and she will install new 6/6, insulated windows with internal muntins so the storm windows can be discarded.

McHugh noted the side door needs replacing, and Fitzwilliam said the front door looks original. Ms. MacDonald said it needed a lot of work and she will restore it, keeping the side lights and as much of the old glass as possible. She has original documents that indicate the house had a name, which she believes is Whipple. She would like to return to the Commission at some point to request permission to place a plaque on the home indicating the name,

Davis moved, McHugh seconded and the Commissioners approved the plan as presented.

4:15 PM John Kadlik application to remove an addition from the back of his antique home and build a kitchen in its place, which will connect to a proposed new garage. He plans to re-side the house and make other renovations on property located at 22 Richmond Road, Map 32, Lot 25, Residential and Historic Districts.

Mr. Kadlik described his experience with historic restorations, which is extensive. Mr. Kadlik said he completed the roof replacement on this house last year and now plans to restore the exterior of the house. He said the interior is in very good condition. An older addition to the back of the house contains two bathrooms and a kitchen, but it has no proper footing and is not attractive. He plans to remove the addition and build a new "breezeway style" kitchen, which will connect to a new garage tucked behind the house. The addition will face the back yard.

He plans to remove all the siding and replace it with cedar siding. The whole house will be re-sheathed. He plans to replace all the windows with new insulated 9/6 or 6/6 windows, whichever was original. Fitzwilliam noted that the existing windows are probably from 1840. There are 26-28 windows and Mr. Kaklik said he couldn't afford to restore them all.

The house will be painted white with black trim and at some point he wants to install shutters, also painted black. The front door will be rebuilt, retaining, as much as possible, the old door, which he described as "wrecked." He said he will be replacing trim with textured PVC trim (AZIC) in areas that might rot. Commissioners agreed that this will be "a modern restoration that looks old."

McHugh moved, Davis seconded and the Commissioners approved the plan as presented.

Minutes. Commissioners reviewed the minutes of the April 14, 2016 meeting. Fitzwilliam moved, McHugh seconded and the Commissioners approved the minutes as written.

It was noted that a regularly scheduled meeting on July 14, 2016 was cancelled for lack of a quorum. The two cases scheduled on the 14th were heard today.

Beckwith moved, Davis seconded and the commissioners adjourned the meeting at 4:50 PM.