



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday February 12, 2020

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on March 11, 2020)

Members Present

Molly Meulenbroek, *Chair*

Marilyn Jones

Peter Bruckner

Mayor, Caroline McCarely

Members Absent

Nancy Dibble

Martha Wingate, *Vice Chair*

Matt Winders, *Alternate*

I. **Call to Order.** Ms. Meulenbroek called the meeting to order at 7:00 p.m.

II. Approval **December 11, 2019** Meeting Minutes

The minutes from **December 11, 2019** were approved by a motion from Mrs. Jones and seconded by Mr. Bruckner. All voted in favor.

III. **69 Wakefield Street**, Certificate of Approval for demolition and addition. Case# HDC 116-204– DTC – 20

Tim Metivier the designer of the elevations explained the packets. Grace Community Church is proposing to remove the connector building that connects the home to the barn and replace that space with an addition that will contain an office, a rear handicap accessible entrance, and a meeting room, and replace the existing vinyl siding with new but the same style vinyl siding. Grace first began to evaluate the condition of the connector in accordance with 4.1 of Rochester's Historic District Commission's Design guidelines and at first glance it was obvious it was in an advanced degree of decay. It was discovered that there is no foundation to speak of except for oversized timber laid on the ground to support the exterior walls and roof. The structure is leaning and twisting as this lumber foundation is rotting away. Some of the photos in the packets

should show this. Mr. Metivier research of the city's tax records identifies one of the original owners, Alma Tricky who in 1948 sold the property to Robert and Louise Marsh. In 1967 Lawson and Pauling Stoddard purchases it, and in that purchase indicates the connector. The first documented appearance of the connector on a tax card is on a 1960 tax card to the Marsh's, however we are certain it is older than that. The only proof of the age of the structure is that it goes back to at least 1960 and is not original to the home or barn. And as said in 4.1 of your guidelines, additions that are not historically significant may be demolished. We recognize that connectors such as this, are a typical house to barn commuting accessory, so this structure is a very normal structure of the homes original use but is not original. In its condition and lack of significant evidence to its true age or historical significance, we are asking the board to approve the demolishing of the connector. It is the applicants intent to reclaim the vinyl siding off of this building to use to patch in the scar that it's removal will create on the barn. Doing this will give the best opportunity to match not only the type of siding, as not all vinyl is exactly alike, but also the color. Fading of the two buildings is most likely the same and this is the best way to blend in the repair on the existing barn siding. We hope that it will look like it was always this way.

If demolishing is approved, Grace proposes the construction of an addition as depicted in your packets. The addition will remain in the rear of the original home and will meet section 4.2 of the guideline. The design will be adhering to 4.4 of your design criteria.

Graces states:

- The addition will be recognized as a product of its own time
- The addition will be compatible and subordinate to the existing building
- The historic home will continue to be visually dominant and distinguishable from the addition, and
- The new addition will not be a knock-off of the original building

In keeping to 4.5 of your guidelines the design does not imitate historic character which creates a false sense of history within the District.

Mr. Metivier explained that the addition depicted in your packet is shown with a 3-pitch roof. This roof is this shallow in order to sneak the ridge just under the existing window. This is shown on the elevation detail in your packet. Grace would like to replace this one window to a smaller and shorter awning window to give room for added pitch to the roof to be more in line with the existing connectors roof pitch. This is the applicants attempt to comply with 4.6 of the guidelines in keeping the architectural eve lines that the connector displays toward Wakefield St. The addition will be sided with the same replacement siding of the main house. A 4 inches to the weather, wood grain molded vinyl that is replacing the existing white vinyl. The color is well represented on the handout we provided. The addition will be roofed with asphalt shingles, the windows will be vinyl DH windows with matching 1/1 lights that are similar to the main house, and we will use "J" channel around the windows to match the type of application the existing vinyl siding and windows have been installed. It's quite normal now to use an integrated "J", but that

would not match the rest of the structure. The foundation will be poured concrete. Exterior lighting will compliment the structure

To summarize, Grace seeks approval for:

1. Demoing the connector building and patching the scar on the barn with reclaimed siding from that connector building.
2. Constructing an addition to the dimensions as detailed in your packet.
3. Replacing the one center rear second story window in the main home with a shorter vinyl awning window to allow a steeper pitch on the addition to maintain the street appearance more closely than if that window is not approved to be replaced, and
4. To replace all the existing vinyl siding of the main house with new vinyl siding and install upgraded lighting.

A motion was made by Mr. Bruckner and seconded by Mrs. McCarely to approve the application as submitted.

IV. Administrative Approval

None.

V. Certified Local Government Grant

Mrs. Mears will be submitting to NH Division of Historical Resources for a grant to update the survey that was last completed in 1983.

VI. Other Business/Non-scheduled Items

VII. Adjournment

A motion was made by Mrs. McCarley to adjourn the meeting at 8:25 pm. All voted in favor.

Respectfully submitted,

Michelle Mears, AICP
Senior Planner