

**Hollis Historic District Commission  
Minutes of the February 7, 2019 Meeting**

**Call to Order**

T. Cook called the meeting of the Hollis Historic District to order at 7:00 p.m.

The following were present: Tom Cook, Chairman; Jessica Waters, Vice Chairman; Peter Jones Regular Members; and Frank Cadwell, Selectmen's Representative

Members absent: Michael Bates, Regular Member.

**HDC2019-002**

The application of MET General Contracting, to construct a 24' x 44' home on the existing foundation due to fire damage, property owned by Kevin Crowder, located at 28 Proctor Hill, Map 052, Lot 015.

Mark Twardoski, MET General Contracting, present the application on behalf of the property owners. M. Twardoski said the home has extensive damage due to a fire occurring in August 2018. The property owners had worked with the insurance company and finally the insurance company approved the claim.

The new home being proposed would be built on the existing foundation. The home would be in the same style, color and location with the exception of a 5' x 8' front entry porch. (see file for depiction of the new home) The materials being used are as following;

- Siding/Trim – vinyl siding woodgrain, spruce green with 6" fluted white corner boards.
- Windows – Harvey white vinyl double hung with trim to match the existing size.
- Roofing – architectural charcoal grey
- Front porch – Winchester grey composite material with the same color siding, trim and roofing materials.

T. Cook asked if the house was presently vinyl sided. M. Twardoski replied yes.

F. Cadwell said one of the objectives of the Historic District Commission (HDC) is to maintain the streetscape. The original home was built in 70's and would be reproduced exactly, with the exception of the front porch. There would be no change to the driveway or existing stone wall and the addition of the front porch is an asset. F. Cadwell had no objections or concerns with the application. The HDC members agreed.

*F. Cadwell move to approve the application as submitted.*

*P. Jones seconded.*

*Motion was carried unanimously*

**Other Business**

Discussion Hollis Congregational Church proposed additions.

F. Cadwell said the Historic District Commission (HDC) is not accustomed on doing conceptual discussions on projects. The HDC is tasked to apply the town's ordinances to applications presented. Since, there was no official application there has been no time spent reviewing the proposal, determining if the proposal meets the town ordinances and even conducting a drive by of the proposed location. The information which will be presented is appreciated however, comments and opinion should be considered preliminary and no decisions would be made this evening.

Dennis Mires, architect for the congregational church said D. Setaro did advise him of the conceptual application situation. He has been working with the Build our Vision committee of the church. Also present were Tom Hildreth, pastor of the church, and committee member and Caroline from Mires office responsible for the drawings. D. Mires said the church is proposing substantial changes to the building and grounds. The meeting this evening is to provide information and get some opinions from the HDC on the proposal so that formal plans could be drawn up. The proposal is required to obtain Zoning Board of Adjustment and Planning Board approval as well. (preliminary plans in the file) D. Mires said they are currently working on the boundary lines with the Board of Selectmen. (BOS)

The proposed changes are as follows;

- Second curb cut with 4 car drop off area.
- Straighten and relocate existing curb cut.
- Construct a new front entrance.
- Remove doghouse style entry on Library side of structure.
- Construct new rear entrance to sanctuary reducing narthex bottleneck to promote easier entry.
- Replacement and/or installation of new windows with aluminum clad windows.
- Replacement of some siding with a fiber cement lap siding for a maintenance free exterior. (would happen in stages)
- Build a retaining wall right side.
- Excavate right side creating a new entry.
- Regrade east lawn area to create an outdoor patio/amphitheater with seating area including lighting.
- Removal of overhead electrical wires and install underground electrical.

Mires asked if aluminum clad windows have been approved in the district. F. Cadwell replied yes, the HDC has been sensitive concerning energy efficiency in the past. J. Water asked would the amphitheater be paved. Mires replied grey pavers and stone risers for the seating. Mires stated the church is considering installing low lights in the stone risers, along the new path and the soffit on the new right side entry.

T. Hildreth noted the change to the right side is needed because Fire Chief, Rick Towne stated the church should not be using the basement area due to life safety concerns.

The HDC had concerns about the dramatic grade change to the east lawn area (amphitheater, patio area) new roof line (right side) and the existing stonewall along the cemetery.

#### **Discussion of HDC Design Guideline and Regulations**

The HDC discussed updating the guidelines and regulation booklets and decided to set aside time in the future to review 5 or 6 pages at a time during future regular scheduled meetings. Once the guidelines are completed the HDC would start the process of funding for reprinting. There may be an opportunity in the future to apply for a grant through New Hampshire Division of Historical Resources Government Center since we are a CLG community.

#### **Approval of Minutes**

*T. Cook moved to approve the minutes of January 3, 2019 as amended.*

*P. Jones seconded.*

*Motion was carried unanimously.*

*T. Cook moved and P. Jones seconded to adjourn. Meeting was adjourned at 8:00 pm.*