

**Hollis Historic District Commission
Minutes of the June 4, 2020 Meeting**

Call to Order

T. Cook called the meeting to order at 7:00 pm. The meeting was held via a “zoom” platform.

The following were present: Tom Cook, Chairman; Jessica Waters, Vice Chairman; Michael Bates, Peter Jones, Regular Member; Brandon Child, Alternate Member and Susan Benz, Selectmen’s Representative.

HDC 2020-004

The application of Paul George, to demolish the existing Single Family Home and Construct a new Single Family Home, property owned by Elton Blanchard, located at 54 Main St, Map 050, Lot 032 in the Town Center Zone.

Paul George explained he was in the process of purchasing the property located at 54 Main Street and is seeking approved to remove the existing deteriorated home and construct a new modest single family modular home within the same footprint as the original home.

T. Cook asked for a more detailed description of the proposed home such as; windows, materials being used and trim. P. George replied the home would be constructed with white vinyl siding, black shutters, 6 over 6 windows with headers, keystone over the front porch, wrought iron light fixtures on each side of the entry and PVC trim. The submitted drawing shows a smaller trim of 5 ¼ however, the trim would probably be changed to 6” and an 8” for the corner boards. T. Cook asked would the rakes, fascia and all other trim be PVC as well. P. George replied yes. T. Cook asked what type of windows would be used. P. George replied Jeldwen 6 over 6. S. Benz asked would shutter be installed since the submitted drawing does not include them. P. George replied yes and would appreciate any suggests the Historic District may have on the proposed home.

P. Jones asked if there was any background information on the current structure such as year built. D. Setaro replied the year built was 1760. J. Waters said the original home has quite a few window details and the proposed homes right elevation shows no windows and proposal only show a door. The current structure has more architectural details and blends in with the surrounding area much better than the proposal. J. Waters was concerned the proposed structure is plain without many architectural details. T. Cook agreed and added the location is a main focal point of the district and the HDC needs to consider that aspect when making a decision on a new structure.

M. Bates asked was the proposed structure a modular home and what is the definition of such a home. P. George replied yes a modular home needs to be constructed the same way as a stick built home following all of the national building codes. The only difference is parts of the home are built at a factory and are assembled on site. M. Bates said the HDC are the custodians for the rules and regulations voted on by the citizens of Hollis. The design guidelines and regulations of the district states;

“As stated in other sections of these regulations the Historic District is an area which to townspeople have voted to designate as being unique because of its significance and place in American history” also stated “all new construction within the district shall be designed with the goal of enhancing the appearance of existing buildings by being consistent with those buildings in terms of rhythm, siting, scale, architectural features and materials”

M. Bates said he appreciates the removal of the old structure since it is an eye source for the district. However, since the structure is in a high profile area what efforts and asked what details were considered to insure that the modular home fits into the historic district requirements. P. George replied the details around the windows, doors, lights and the color. Due to the size constricts of the lot when constructing a 2,000 square foot home there is not much else he could construct to make the site appealing for a potential buyer. M. Bates said the proposed planes mostly consists of vinyl and PVC trim which is the exception of the district. The predominant siding in the district is wood, mostly clapboard with some shingles used

siding such as vinyl may be considered, at the board's discretion, but in normal cases extreme detail and attentions must be given to the trim details around the windows, doors, corners and eaves these details must be consistent with other buildings in the district. The proposed structure lacks architectural details especially on the right side. It's the purpose of the HDC to ensure that any changes which occur in the district are compatible with the surrounding area. P. George said there was no way to put windows on the right side due to the fact, wall space is needed for the bedrooms. Also there is a staircase leading to the second floor. In older houses wall space was not considered. If the lot was larger, a larger house could have been built, which P. George would have preferred than the design would have been much different.

P. George added his original plan submitted to D. Setaro had an attached garage however, a variance would have been required and there was not enough time to seek the variance prior to the closing date. P. George said it was his intention to seek a variance for the attached garage so the right side of the home design would change.

S. Benz asked could the design be changed to a cape style to reflect the style of the existing home. P. George replied a cape style was considered however, the square footage loss on the second floor would not make the house viable with the current market and there was no way 3 bedrooms and 2 bathrooms would fit on the second floor of a cape.

T. Cook said the lot is limited in size and the new structure has to be set within the current footprint without obtaining a variance. The HDC may be able to come up with some options to dress the front of the house with trim details in the efforts to make to house more historic colonial in nature.

The HDC discussed several alternatives in the design with P. George such as; 8" corner boards, white bottom freeze board around the entire structure, additional windows on the right side, removing the keystone above the door, wood siding instead of vinyl keeping the trim PVC.

The discussion continued. However, the HDC ultimately decided to deny the application because the submitted design was not consistent with the architectural features or design of the surrounding structures.

T. Cook moved to deny the application as submitted.

J. Waters seconded.

Motion was carried unanimously.

Other Business

Discussion to recommend the appointment of Frank Cadwell as an alternate member of the Historic District Commission.

T. Cook said he had a conversation with F. Cadwell concerning his appointment as an alternate member of the HDC. F. Cadwell said even though his home is on the market he would like to contribute as an alternate member. T. Cook said F. Cadwell had been a member of the HDC as the Selectmen's representative for many years and has a fast knowledge of the guidelines, regulations and ordinances of the district and would be a valued member of the HDC. The HDC members agreed. D. Setaro said a recommendation memo would be sent to the BOS for there consideration.

T. Cook moved to recommend to the Board of Selectmen the appointment Frank Cadwell as an alternate member of the HDC.

J. Water seconded.

Motion was carried unanimously.

The HDC members asked D. Setaro if it would be possible to appoint B. Child as a regular member. D. Setaro replied she would investigate and get the answer by the next HDC meeting.

Approval of Minutes

J. Waters moved to approve the minutes of May 7, 2020 as submitted.

T. Cook seconded.

Motion was carried unanimously.

T. Cook moved and J. Waters seconded to adjourn.

Meeting adjourned at 8:00 pm.