

**Town of Durham  
Durham Historic District Commission/Durham Heritage Commission  
Thursday March 2, 2017  
7:00 PM**

**Members Present:** Chair Peter Stanhope, Vice Chair Andrea Bodo, Michael Bradley, Heidi Ely, Planning Board Representative Bill McGowan

**Members Not Present:** Alan Bennett, Town Council Representative

**Others Present:** Town Planner Michael Behrendt, Peter Murphy, Alvin Mars

**I. Call to order**

Chair Stanhope called the March 2, 2017 meeting of the Durham Historic District Commission to order at 7:00 pm.

**II. Roll Call**

Chair Stanhope noted the presence and absence of members.

**III. Opening Remarks from the Chair**

Chair Stanhope said that the issue of the dumpster enclosure will not be heard this evening due to the fact that there is no pending building permit and as such no application before the Commission to discuss the matter. Chair Stanhope said he discussed the matter with the Town's legal counsel and absent a building permit for review there is no authority to discuss the issue. The Chair amended the Agenda to remove item VI.

**IV. Approval of the Agenda**

***Andrea Bodo MOVED to approve the agenda as amended; this was SECONDED by Bill McGowan and APPROVED unanimously.***

**V. Public Comments**

Potential new member, Alvin Mars introduced himself and noted his interest in serving on the Commission and being involved within the Community. He noted he is now fully retired and has been living in the community for eight years. Mr. Mars said he is interested in history and his undergraduate major in history.

Andrea Bodo said she has known Alvin Mars for a number of years and endorsed his membership on the Commission.

Peter Murphy thanked the HDC for their assistance on past issues.

***Andrea Bodo MOVED to recommend and encourage the Town Council to appoint Alvin Mars to the Durham Historic District Commission; this was SECONDED by Bill McGowan and APPROVED unanimously.***

- VI. **28 Main Street – Dumpster Enclosure** – Application for enclosure/fencing – chain link fence with privacy slats – around dumpster, Mark Henderson, property owner. Map 4, Lot 10 – *This item was removed from the agenda.*
- VII. **15 Main Street – Addition of Dormers**. Application to add a gable dormer on the front and a shed dormer on the rear of the building. Peter Murphy, Property Owner. Nick Isaak, architect. Map 5, Lot 2-2.

Peter Murphy distributed renderings from the architect of the proposed dormers to 15 Main Street. He explained that when he purchased the property May 2016 which houses 10 students and 10 parking spaces. Mr. Murphy said he is in the process of improving the property and as such will be replacing the roof and at that time wishes to add dormers which could include a bathroom and a couple more windows to improve the functionality of that unit. He said in speaking with Mr. Behrendt they decided to remove the single dormer possibility on page 5 and wish to add two dormers facing Main Street; however, those dormers are not as important to the project. Mr. Murphy said the shed dormer on the rear of the building is more important to the functionality of the project. He said they would install true divided windows and wood clapboard to match the rest of the project.

Michael Bradley asked why he is proposing only two windows and not three windows on the rear dormer.

Mr. Murphy responded that the architect noted that the interior of the unit determined the number of windows.

Andrea Bodo said she has no issue with the shed dormer on the back with two windows. She asked if that would affect the chimney.

Mr. Murphy said it will not affect the chimney; it will be repointed and brought up to code but remain the same size.

Ms. Bodo said that she does not feel dormers on the front of the property would be comparable to the other properties and would be more aesthetically pleasing without them. She said a skylight could be added to the back of the property behind the chimney to provide more light.

Heidi Ely said she concurs with the members' comments to not have the dormers on the front and that the rear dormer is fine.

Mr. Murphy thanked the members for their comments.

Chair Stanhope summarized that the members are in concurrence that it would be best to eliminate the front dormers and keep the shed dormer in the rear.

Mr. Behrendt noted that Mr. Murphy will need to go before the Planning Board for this project on Wednesday March 8<sup>th</sup> and March 22<sup>nd</sup> (two meetings are required) since the interior space will be expanded. He noted that the window will be 8 over 8 with a simple metal insert and weathered black shingles, walls white and trim white.

***Andrea Bodo MOVED to approve the application for 15 Main Street as presented to construct a shed dormer on the rear of the building with two windows (eight over eight with one simple***

*grill), a possible skylight, the colors to be white with black/charcoal roof shingles; this was SECONDED by Bill McGowan and APPROVED unanimously.*

**VIII. Discussion about recognition of outstanding development project.**

Chair Stanhope noted that Mr. Behrendt suggested a number of properties for recognition. He suggested awarding one recognition this year.

Andrea Bodo suggested sending a letter of appreciation thanking the property owners that have improved their properties in the District.

Chair Stanhope asked the members if they would like to send property owners when they improve their property thanking them and if it fits within the charter. He said that any member could bring forward an individual for a letter of appreciation at any meeting. Chair Stanhope asked the members to add this request to the agenda before the meeting. The members all agreed with this idea.

Heidi Ely suggested also extending the opportunity to bring forward an individual property owner for recognition to the general public and including it in the "Friday Updates".

Chair Stanhope agreed, but also asked that this be added to the agenda ahead of the meeting. He noted that the members also need to determine who they would like to receive the 2017 Outstanding Development project plaque.

Ms. Bodo said the project to receive the award should meet the Secretary of Interior standards.

Mr. Behrendt encouraged the members to discuss the possible properties to receive the award over the next few meetings and to come to a decision relatively soon. He noted that as a Heritage Commission there is also the Highland House on Bennett Road (not in the Historic District) that has been restored beautifully.

Chair Stanhope agreed that is an important point and the consideration should not be limited to properties within the District since the Heritage Commission covers more than the District.

**IX. Other Business**

Catherine Meeking is on a UNH Committee (as the HDC representative) to select Interpretative Panels regarding the old pool and since she is no longer an HDC member was inquiring if the HDC would like to replace her with another HDC member.

Chair Stanhope and the members agreed that Ms. Meeking should remain on the Committee while keeping the HDC informed of the progress.

**X. Approval of Minutes (February 2017)**

*Andrea Bodo MOVED to approve the February 2, 2017 Durham Historic District Commission minutes as amended; this was SECONDED by Heidi Ely and APPROVED by a vote of 4 in favor and one abstaining\*.*

*\*Bill McGowan abstained as he was not present at the meeting.*

**XI. Adjournment**

*Andrea Bodo MOVED to adjourn the March 2, 2017 meeting of the Durham Historic District Commission at 7:50 pm; this was SECONDED by Michael Bradley and APPROVED unanimously.*

Respectfully submitted by,

Sue Lucius, Secretary to the Durham Historic District Commission