

Certificate of Approval – McEvoy Proposal 1886 Parsonage

RSA 676:8 (III)

This approval is a part of the September 20, 2021 minutes and cannot be separate from them. It also includes two attachments:

- a 5-page plan entitled “McEvoy Residence (Anne Whitney)-9-16-21”
- a 9-page document with a cover sheet that includes a copy of the 2019 survey plan and material specification sheets entitled “HDC Spec 317 Nimble Hill Rd McEvoy Residence”

(Part I) Existing parsonage

- The existing parsonage building will largely be preserved. Any repairs needed will be done with inkind materials, e.g., wood clapboards for wood clapboards.
- No changes expected to the roof, chimneys, or siding.
- Windows:
 - No windows will be replaced on the west or south sides.
 - Six windows will be shortened and replaced on the north and east sides. One of the 6 windows will be replaced with a door.
 - The replacement windows will be Marvin Elevate windows that have a fiberglass exterior and wood interior.
 - The replacement windows will appear as 6-over-6 sashes but will actually be casement windows to meet egress codes.
 - The replacement windows will not be true divided lite panes but the “muntin” detail will mimic the look of putty.
- All moldings and trim will be the same as for the existing windows and doors. The trim material will be Lifespan, which is a wood product made from radiata pine that has been treated with a preservative.
- The new bump out for the enlarged kitchen will have wood clapboards and details to match the existing house.
- The color pattern for all buildings, new and old, will be white with black details.

Further HDC stipulations:

- HDC members appreciated the care and thought that has gone into preserving the existing parsonage.
- HDC members discussed the composition and style of the replacement windows. The existing windows in the parsonage are already replacement windows clad in vinyl or a similar material. The project impacts only 6 windows and does not intend to replace all of the windows in the parsonage, so the use of the fiberglass clad wood windows was acceptable. The use of a casement style window for egress purposes may, or may not, have been necessary, but since only six replacements were needed (5 windows and 1 door), it was acceptable.
- Information on any changes to the existing septic system are not known at this time and will have to be a separate HDC review in the future.

(Part II) Existing cultural resources

- Cistern – the existing cistern in the cellar of the parsonage seems to be integral to the building’s support and foundation and will be preserved. The build out of the new addition to the north side of the building is partly for this reason.
- Landscape – the existing driveway is asphalt and will be extended the length of the new construction. Many mature trees will have to be removed for the new addition and garage, but tree removal will be

limited to only what is needed for the building footprints and to prevent trees from overhanging the buildings.

- Stone walls –The McEvoy's expressed an interest in repurposing the stones from the rubble foundation of the existing barn and passageway to restore the perimeter stonewalls (boundary walls).
- Stone well – there may, or may not, be an old stone well off the south side of the house, but it is not in the construction zone and will not be impacted. No indication that a previous cesspool with stone cistern exists anywhere.

Further HDC stipulations:

- Stone walls on the property perimeter, which delineate the property boundaries, cannot be removed. The HDC was pleased that these stonewalls may be improved.
- HDC members briefly discussed that an archaeological study is not necessary. The parsonage, passageway, and barn were built in 1886 and have changed little over the following 135 years. The location of the new addition and rebuilt barn will mostly be in the same footprint as the existing barn and passageway. The area of the proposed garage is now covered by mature trees that will be cut and stumps removed. The garage will have a slab floor. As long as any excavation is confined to the footprints of these areas, the benefits of an archaeological study would be minimal.
- HDC members were concerned about the extent of the parking area to be paved in the front of the 5bay garage and the amount of asphalt to be added for the extended driveway and parking. Permeable asphalt was discussed. The HDC accepted the 30-foot distance in front of the garage doors and rebuilt barn and the extension of the 10-foot-wide driveway as shown in the 9/16/21 designs.

(Part III) New construction

The new construction includes a new addition for more living space, dismantling and rebuilding of the existing barn, new porches, and a bump out of the existing parsonage to enlarge the kitchen area.

- More living space – The new addition will be located behind (east) and a few feet north of the existing house, and its roofline will be lower.
- Barn – the existing barn will be dismantled, a 4-foot frost wall and slab foundation installed, and the barn rebuilt in place. It will become mostly a workshop housing woodworking equipment and machines. Some material will be salvaged from the barn and reused. This includes wide pine boards that can be used for siding, some floor elements, and perhaps a beam or two.
- Excavation – the full basement for the new addition and new slab for the rebuilt barn will largely take place in the existing footprints of the passageway and existing barn.
- Materials – the siding of the addition and barn will be HardiePlank, which is a cement fiber product designed to mimic wood but having better longevity and less maintenance issues than wood. Clapboards of this material will be used on both sides of the addition and the front side of the barn. Board and batten panels of this material will be used on the north elevation of the barn. The parsonage building, however, will have wood clapboards in the new kitchen bump out area. The trim along windows and eaves will be Lifespan products with a smooth finish. The clapboards will also have a smooth finish, but board/batten products will be textured to look like wood grains.
- Color – white siding all around with black details
- Roof – architectural asphalt shingles throughout the addition and barn.

Further HDC stipulations:

- HDC members discussed the relative size/scale/mass of the addition relative to the existing parsonage. It is a very large addition, almost as large as the parsonage. The parsonage, however, is relatively small at a little less than 1,800 square feet, and the addition will be built “behind (east)” of the parsonage and its roofline will be lower, both minimizing its view from the road.

- At the working session in July, HDC members preferred that the existing barn be rehabilitated, rather than rebuilt. However, the barn can be dismantled, and a new version constructed. HDC members were pleased that at least its historic profile will be preserved in the rebuilt version and some materials salvaged for reuse. The sliding door and new door details on the south elevation, which mimic the look and feel of the existing barn, were appreciated.
- Initially, the design with four sliding glass doors on the north elevation of the rebuilt barn were not consistent with the look of a barn. In the approved design dated 9/16/21, the doors on the north side of the rebuilt barn will be double sliding barn doors that cover four panel, 9-foot sliding glass doors located behind them. A single 8-pane transom window is above the doors.
- HDC members discussed the use of manufactured building products, such as JamesHardie boards and AZEK trim, relative to natural, historic products made from wood. The consensus was that original historic buildings should use wood products (Lifespan is a wood product), but these manufactured materials, due to their improved longevity and maintenance issues, were acceptable in new construction.

(Part IV) Proposed 5-bay garage

- The garage will have 5 bays with five 8-foot lift doors and 10-foot walls. It uses attic trusses, so its shape is symmetrical. The number of bays is important for housing trucks, lawn equipment, etc.
- Materials – the siding of the garage will be HardiPlank cement fiber board and batten panels having a wood grain appearance. The trim will be smooth Lifespan.
- Windows similar in style to the addition.
- Roof – architectural asphalt shingles throughout the addition and barn.
- • Color – white siding all around with black details

Further HDC stipulations:

- HDC members thought the original design of the garage was out of place for an historic district and parsonage. A commercial company cannot build a business in the residential/historic districts, but the town’s zoning does allow home businesses. Initially the proposed garage looked industrial/ commercial in appearance, similar to a firehouse or rental storage unit with multiple identical doors. The scale of the garage’s parking and entrance/egress requirements is also large. The number of doors and bays was questioned, and the use of at least some sliding doors instead, like those on the barn rebuild, was proposed. The HDC wanted to capture detail elements of a carriage shed to obscure the industrial/ commercial look of a long garage with five doors/units.
- The HDC approved the revised 9/16/21 garage and parking plan as follows:
 - 30-inch overhangs along both the north and south sides of the 5-bay garage together with four closed brackets on both sides.
 - Four 14-inch lights on the south exposure and two 14-inch lights on the north exposure from the barn collection of Northeast Lantern.
 - Garage doors from the American Farmhouse collection of Artisan Custom Doorworks, three doors having a double row of windows and two having a different appearance with no windows. All are sectional lift doors garage doors.
 - A different style 12-foot-wide door on the north side of the garage that mirrors the look of the redesigned doors on the north side of the rebuilt barn.
 - A 48-inch cupola with louvered panels midway along the roof.

- The garage is 26-feet wide and the approved parking area in front of the garage and rebuilt barn is 30 feet. The driveway is 10-feet wide.
- A potential future solar panel array on the garage roof is noted in the design but is not part of the current proposal or HDC review.

Lulu Pickering
September 27, 2021