

CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC DISTRICT COMMISSION

TOWN OF SANDWICH

PO Box 194

Center Sandwich, NH 03227-0194

The Historic District Commission (HDC) has an obligation to the citizens of Sandwich who voted for its existence. We want to work with applicants to accommodate their needs as much as possible within the Guidelines attached to this application. The HDC meets at 5:30 PM on the 3rd Tuesday of each month when there are applications before the Commission. Complete applications are due fifteen (15) days before the meeting to give members a chance to acquaint themselves with the property to be considered.

The presence of the Applicant or Agent at the meeting and a Complete Application are prerequisites for the HDC to consider the submitted application. The HDC encourages prospective applicants unfamiliar with the process to contact the chairperson to informally discuss proposed projects. Please call Sandwich Town Hall at (603) 284-7701 for contact information.

PLEASE CAREFULLY READ THE ATTACHED GUIDELINES BEFORE PROCEEDING WITH THE APPLICATION

Date of Application April 9, 2024
Street Address of Property 22 Main Street

Tax Map Page U1

Lot # 31

102-47

Property Owner (Applicant):

Name Sam Kachmar

Address 193 Metcalf Rd

Telephone # 978-270-8441

Email sam@nhcornerhouse.com

AGENT for Applicant:

Name _____

Address _____

Telephone # _____

Email _____

The following are required by the HDC to be made part of this application:

1. A general description of the proposed project. This description must address, in order, each of the structural and non-structural features listed in the GUIDELINES that are applicable for the proposed project. Attach specific supporting documentation, such as paint chips, manufacturer's literature and specifications, photographs, drawings, etc. If listed feature is not applicable, then note: N/A.
2. A copy of a Site plan showing the location of the proposed activities relative to existing building(s) and property lines. ("To scale" Site plans are required when there is a change in the footprint to existing building(s) or there is new construction.)
3. A sketch or scaled drawing showing in cross sectional view(s) the architectural style of the structural and nonstructural features of proposed project.

The Applicant must fill out the checklist on the backside of this application and sign as confirmation of completeness. Please be aware that the first order of business at the HDC meeting will be to check the completeness of the application. Any application found to be incomplete will be tabled.

Commission Use: Date: _____ Approved _____ Disapproved _____
Special Conditions listed on back ☐ _____

Co-Chair, Historic District Commission

Co-Chair, Historic District Commission

THE CORNER HOUSE PROJECT

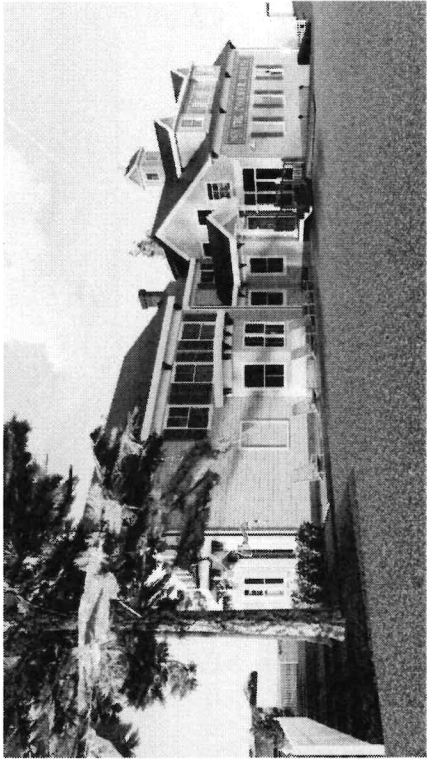
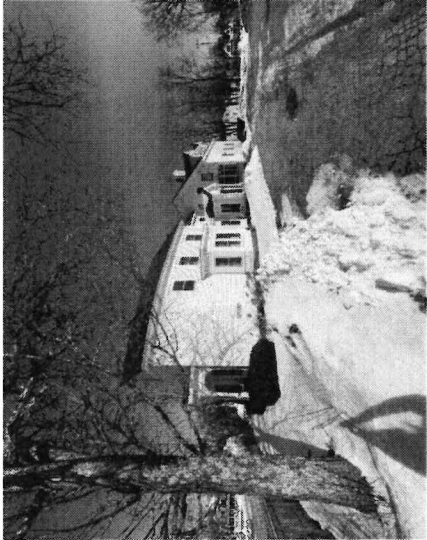
SAM KACHMAR

22 MAIN ST.
SANDWICH, NH 03227

PROJECT NARRATIVE:

THE PROJECT AT 22 MAIN ST. IS TO RENOVATE THE BUILDING TO ADD THE CORNER AND SOLAR ROOF IN THE FRONT VICTORIAN PORTION OF THE BUILD AND MAINTAIN THE RESTAURANT AT THE REAR OF THE BUILDING.

PROJECT #: 2202-0022



HISTORICAL SUBMISSION SET

04/08/2024

ARCHITECT:



SAM KACHMAR
ARCHITECTS

(p) 617-800-6223
www.SKA-NH.com
357 HURON AVE.
CAMBRIDGE MA, 02138

LANDSCAPE ARCHITECT:

GENERAL CONTRACTOR:

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

CONTENTS

Sheet Number	Sheet Name	Sheet Organizer
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A-101	NOTES	Architectural - Phase 1
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A-104	LEVEL 2 - BAR	Architectural - Phase 1
A-105	BAR CABINETS	Architectural - Phase 1
A-106	BAR CABINETS	Architectural - Phase 1
A-107	PERMANENT ELEVATION	Architectural - Phase 1
A-108	PERMANENT ELEVATION	Architectural - Phase 1

THE CORNER HOUSE RESTAURANT

HOURS OF OPERATION

11AM TO 12AM

PARKING:

SHARED PARKING ON .37 ACRES

APPROX: 55 CAR CAPACITY

STAFFING TYPE AND #:

EMPLOYEE / CAPACITY OF 12

INDOOR SEATING

150-200 CHAIR CAPACITY

OUTDOOR LIGHTING:

x6 - GARDEN LIGHTING AT PATIO

SEASONAL OUTDOOR DINING:

DINING ON PATIO

20 CHAIR CAPACITY

ENTERTAINMENT OPTIONS:

LIVE MUSIC / DJ SETTING

TRAVEL / POETRY / STORY TELLING

FOOD / DRINK TASTING

LICENSING:

• STATE LIQUOR LICENSE

• FOOD SERVICE LICENSE

ARCHITECTURAL OFFICE

DESIGN PLANS

SEE A-100- AND A-102 FOR

CONFIGURATION

OFFICE USE:

YEAR ROUND USE

STAFFING COUNT:

CAPACITY OF 10

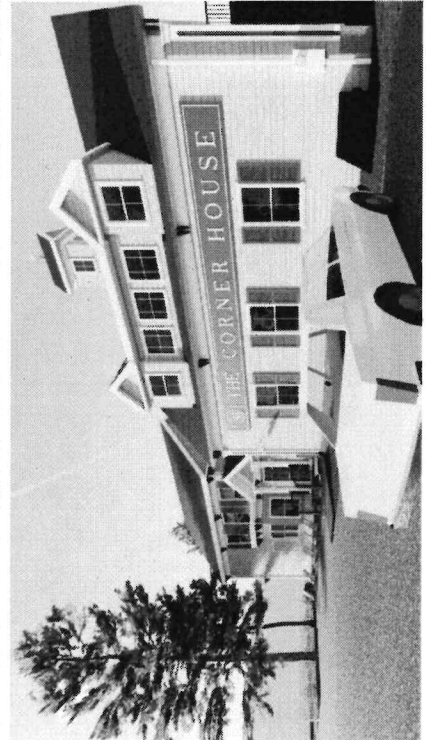
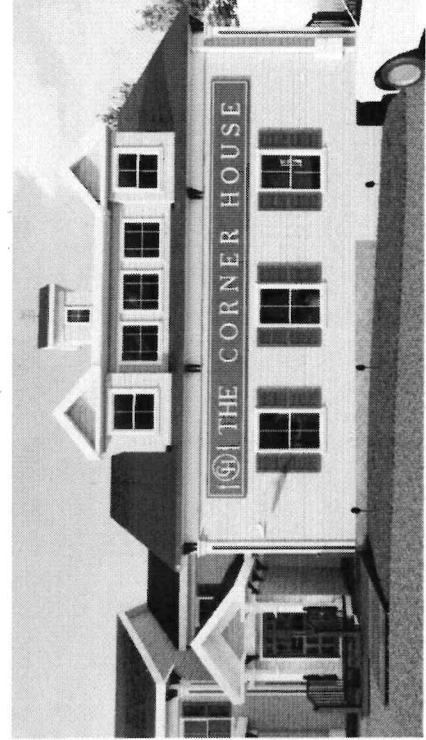
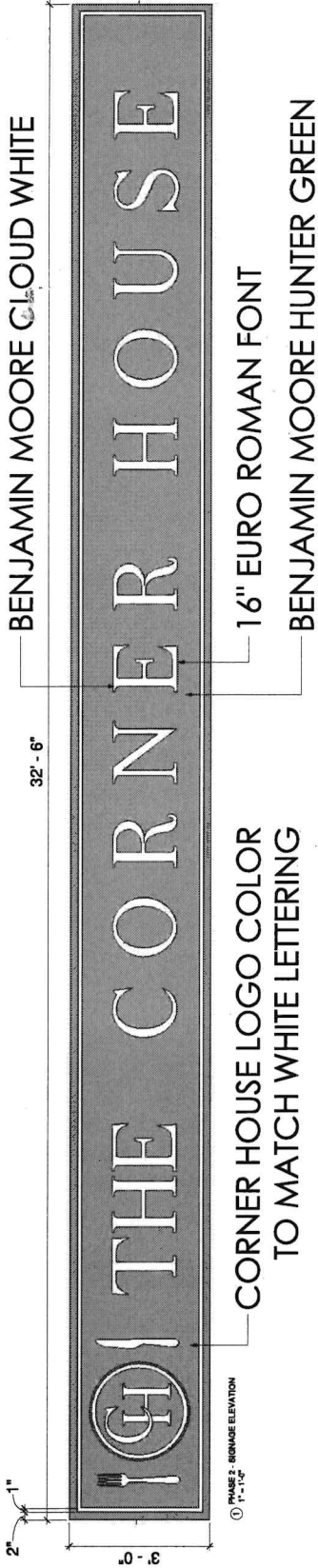
HOURS OF OPERATION:

7AM - 6PM

SIGNAGE:

SEE A-501 FOR DETAILS

A-503 SIGNAGE DETAIL

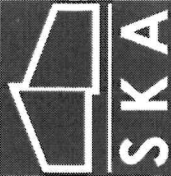


SIGNAGE DETAIL

SAM KACHMAR
THE CORNER HOUSE PROJECT
22 MAIN ST.
SANDWICH, NH 03227

Project Number: 2202-002
Date: 01/11/2022
Drawn By: AKA
Checked By: AKA
Scale: 1" = 1'-0"

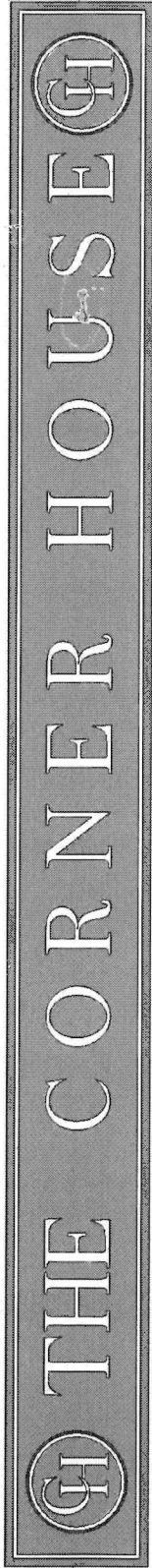
A-503



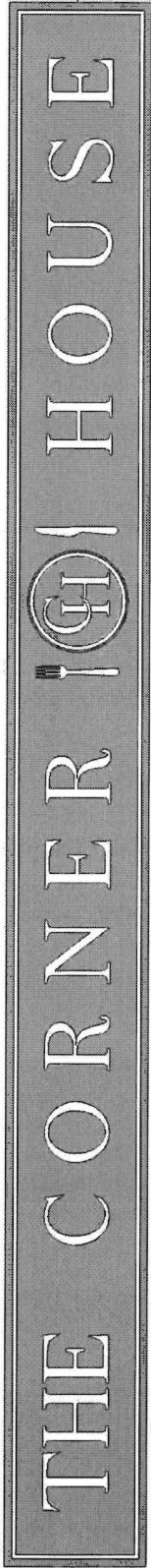
SAM KACHMAR ARCHITECTS
© 2022, LLC
(603) 417-8002
www.ska-llc.com
100 STATE STREET
CAMBRIDGE, MA 02138

DETAILING

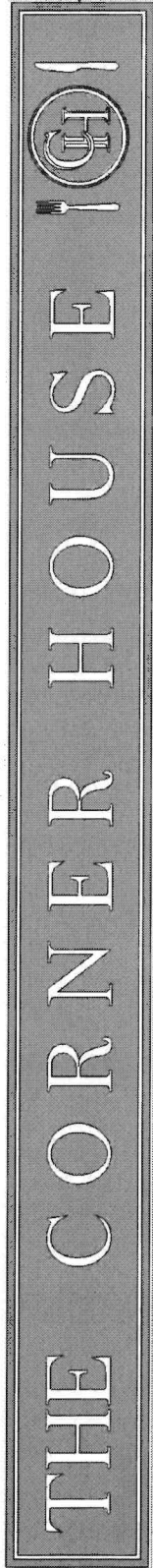
A-505 OPTIONS



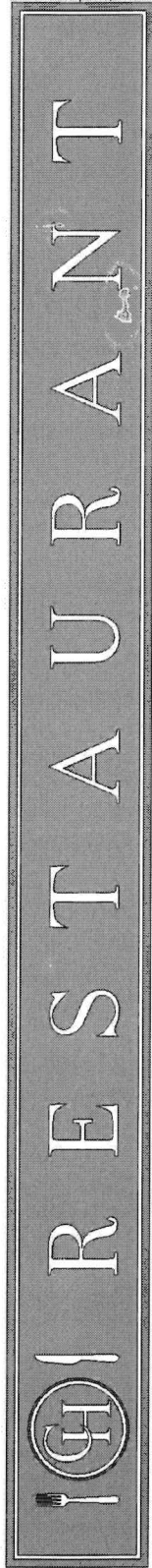
① PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



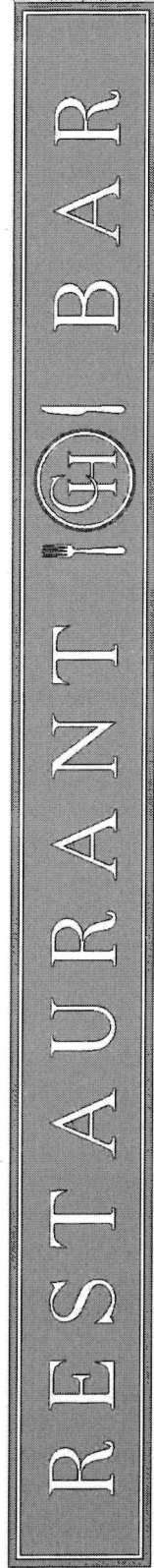
② PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



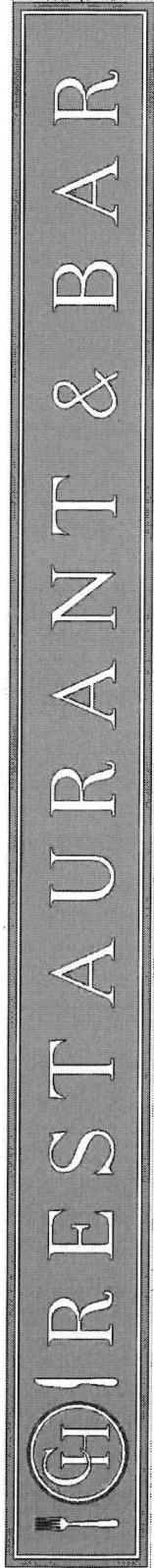
③ PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



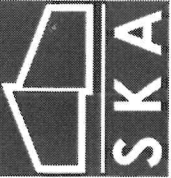
④ PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



⑤ PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



⑥ PHASE 2 - SIGNAGE OPTION
1" = 1'-0"



SAM KACHMAR ARCHITECTS
© 2015 S.K.A.
(617) 400-6223
www.ska-ma.com
CAMBRIDGE, MA 02138

OPTIONAL

OPTIONAL

SAM KACHMAR
THE CORNER HOUSE PROJECT
22 MAIN ST.
SANDWICH, NH 03227

Project Number: 2015-002
Date: 04/01/2014
Drawn By: Author
Checked By: Checker

A-505
Scale: 1" = 1'-0"

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HISTORIC DISTRICT COMMISSION
TOWN OF SANDWICH
PO Box 194
Center Sandwich, NH 03227-0194

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BEFORE PROCEEDING WITH THE APPLICATION**

Date of Application 4/29/24 Tax Map Page U2 Lot # 6
Street Address of Property _____

Property Owner (Applicant):

Name BBC, LLC

Address 25 Main St.

Po Box 372

Telephone # 603-707-2424

Email info@thefoothillsandsandwich.com

AGENT for Applicant:

Name Nancy Blaine

Address 314 Sheridan Rd.

Moultonboro, NH 03254

Telephone # 917-834-6373

Email blaine.nancy@gmail.com

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Co-Chair, Historic District Commission

Co-Chair, Historic District Commission

HISTORIC DISTRICT APPLICATION CHECKLIST

DATE OF APPLICATION: 4/29/24
 PROPERTY OWNER(S): BBC LLC

ADDRESS: 35 Main St.
 MAP-LOT: U2/Lot 6

HDC MEETING DATE REQUEST:

EXISTING BUILDING ☒
 NEW CONSTRUCTION ☐

APPLICATION SECTION		APPLICANT TO FILL OUT THIS SECTION		HDC REVIEW	
		APPLICABLE	NOT APPLICABLE	MEET GUIDELINES	EXCEPTION REQUIRED
STRUCTURAL FEATURES					
1. ARCHITECTURAL STYLE	<input checked="" type="checkbox"/>				
2. SIDING	<input checked="" type="checkbox"/>				
3. COLOR	<input checked="" type="checkbox"/>				
4. ROOF	<input checked="" type="checkbox"/>				
5. WINDOWS	<input checked="" type="checkbox"/>				
6. SHUTTERS	<input checked="" type="checkbox"/>				
7. DOORS	<input checked="" type="checkbox"/>				
8. CHIMNEYS	<input checked="" type="checkbox"/>				
9. PORCHES	<input checked="" type="checkbox"/>				
10. GARAGES	<input checked="" type="checkbox"/>				
11. SOLAR	<input checked="" type="checkbox"/>				
NON-STRUCTURAL FEATURES					
1. FENCES	<input checked="" type="checkbox"/>				
2. SIGNS	<input checked="" type="checkbox"/>				
3. OUTDOOR LIGHTING	<input checked="" type="checkbox"/>				
4. LANDSCAPING	<input checked="" type="checkbox"/>				
5. RECREATIONAL FACILITIES	<input checked="" type="checkbox"/>				
6. LAND USE	<input checked="" type="checkbox"/>				
<p><i>specifically patio/pergola</i></p>					

I, as property owner, approve the information contained within this application; and hereby authorize _____ in the processing of this application and to furnish, upon request, supplemental information in support of this application. _____ to act as my AGENT

I have reviewed the HDC Guidelines and the Certificate of Completeness Application and certify that the submitted application is complete.

 (Signature of Property Owner)

BBC, LLC
PO Box 372
25 Main Street
Center Sandwich, NH 03227

April 29, 2024

To: Historic District Commission
From: BBC, LLC Property Owners
Nancy Blaine and Rebecca Cole
Re: Proposal for Modification of Existing Pergola on Foothills Patio
Tax Map U2 / Lot 6

Hello members of the HDC,

Our existing pergola and patio lighting was approved by the HDC on April 20, 2021. With this request we will only be addressing a materials change to that approved plan. The lighting, the bluestone path and the seating will all remain the same.

In October of 2022, we implemented a grill menu and had great feedback from customers. The Wagyu Sliders, Kobe Beef Hot dogs, French sausage, salmon, steak and chicken, became our best sellers. Although the grill was approved by the Fire Chief, there was a misunderstanding for length of time. The Fire Chief thought it was only temporary (we thought it was permanent) so did not measure the distance to any wooden structures. The grill was shut down in Fall of 2023 because it was discovered that the grill was not far enough away from the wooden posts of the pergola. Our property – although surrounded by a wide open field--does not have enough acreage to keep the grill 10 feet away from the pergola structure. The Fire Chief has agreed that if we can use nonflammable posts and surround the grill with a nonflammable barrier, that we will be able to reimplement the grill. This is the essence of our proposal and does include shading on top of the pergola.

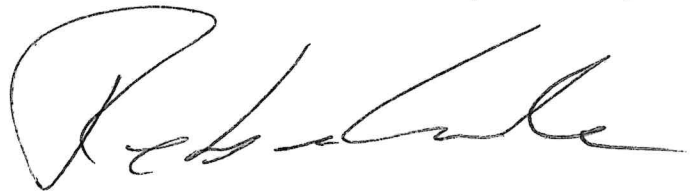
The grill menu and the patio are both essential to the future of The Foothills. We hope that you find our plan aesthetically pleasing and in keeping with the historic nature of the town. The pergola will not be seen from Main Street—only from the field. Please let us know if you have any questions.

Best,


Nancy and Rebecca

BBC and The Foothills

info@thefoothillsofsandwich.com



HISTORIC DISTRICT COMMISSION

Town of Sandwich
P.O. Box 194
Sandwich, New Hampshire 03227-0194

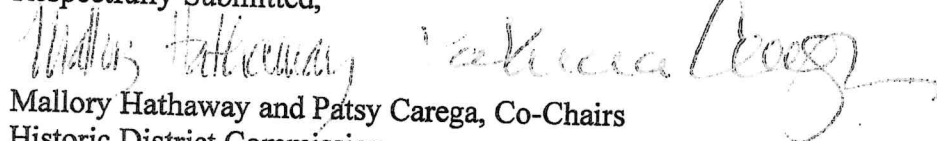
NOTICE OF DECISION

Applicant: Nancy Blaine
Business: Foothills Cafe
Address: 25 Main Street, Map U2, Lot 6

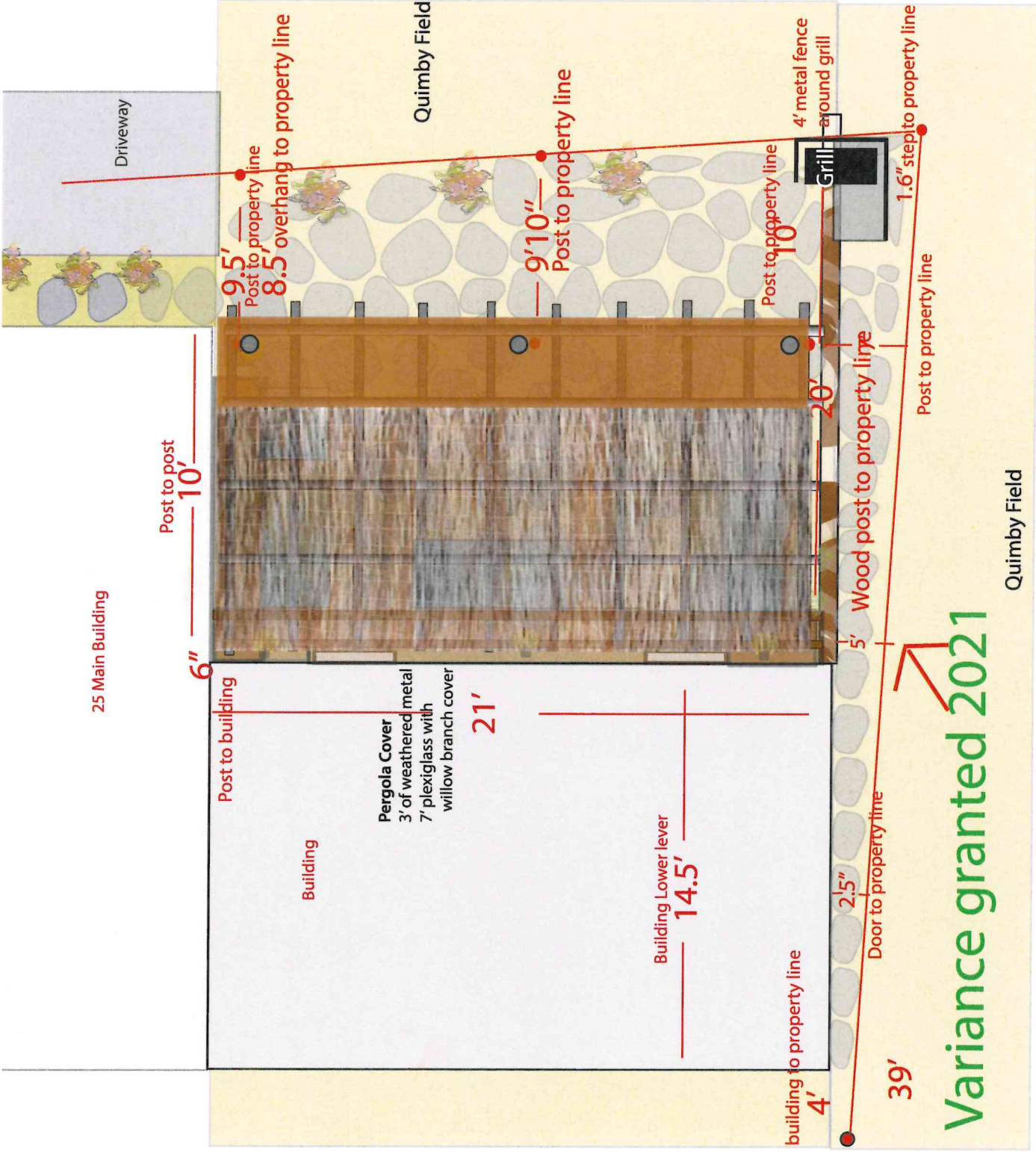
The applicant proposed to install a 2'x3' wooden sign and business decals on the windows. Outdoor plans include a bluestone path to guide patrons to seating in the back. Lighting along the path will be on both dimmers and timers. A wooden pergola will be erected to support mosquito netting for bug season and moderate shade. On the side of the building there will be an exterior ice machine. An effort will be made to mitigate the industrial appearance.

Application approved by unanimous vote during the Historic District Commission meeting of April 20, 2021.

Respectfully Submitted,

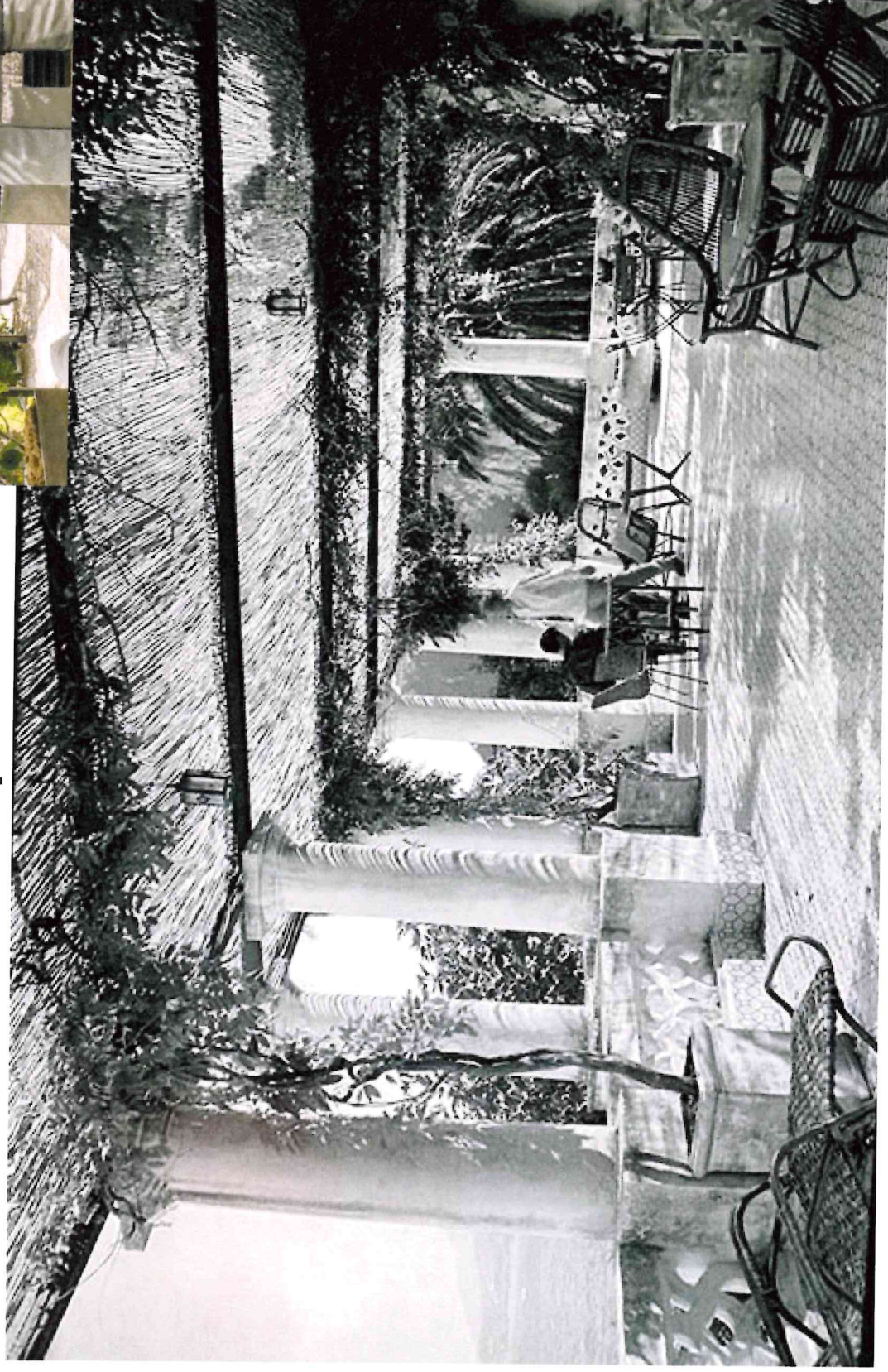

Mallory Hathaway and Patsy Carega, Co-Chairs
Historic District Commission

Note: Appeals may be made to the Sandwich Zoning Board of Adjustment and must be filed within 30 days of a decision by the Commission. Enforcement shall be through the provisions of the Zoning Ordinance of the Town of Sandwich and shall be enforced by the Selectmen. In case of a conflict with the Zoning Ordinance, the more stringent ordinance applies.



The FOOTHILLS

Inspiration



The FOOTHILLS MATERIALS FOR PERGOLA

decorative reed fencing

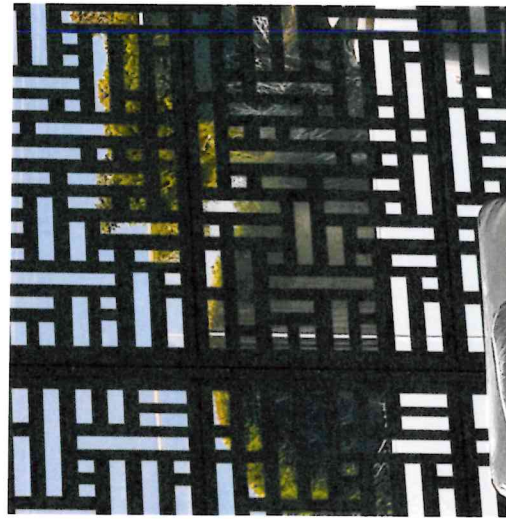
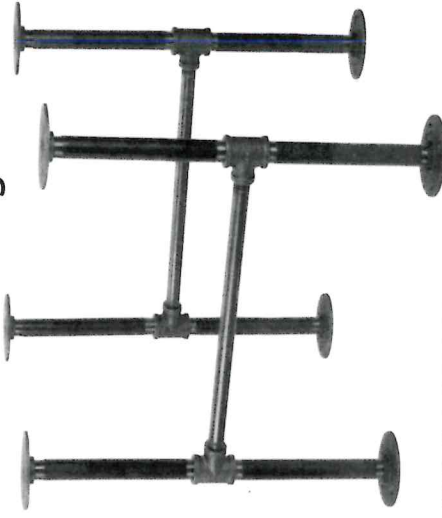


polycarbonate sheets



MATERIALS FOR RAIL AROUND GRILL

metal rails to hold metal screen around grill



metal screen (design TBD)



metal sheeting for front 3'



metal front posts and top

BBC, LLC
PO Box 372
25 Main Street
Center Sandwich, NH 03227

May 7, 2024

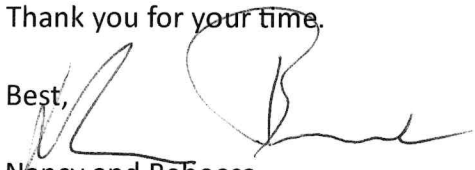
To: Historic District Commission
From: BBC, LLC Property Owners
Nancy Blaine and Rebecca Cole
Re: Addendum to Proposal for Modification of Existing Pergola on Foothills Patio
Tax Map U2 / Lot 6

Hello members of the HDC,

After an initial consultation with HDC members we enclose an Addendum to our original proposal submitted on April 29, 2024. This Addendum includes another idea for the pergola with a simple metal framework and a louvered top for rain cover and shade (images attached). We believe this will address both the Fire Chief's concerns (the plan has been run past him) and provide a simple aesthetic solution that would raise fewer concerns for the HDC, but we are open to discussion on all plans submitted.

Thank you for your time.

Best,



Nancy and Rebecca
BBC and The Foothills
info@thefoothillsofsandwich.com



building

existing bench

extension of bench

window

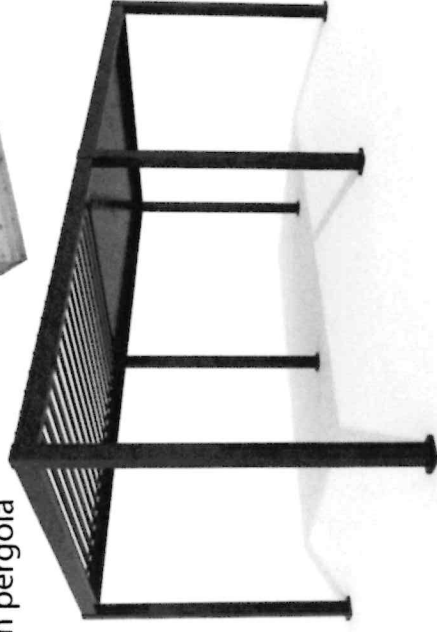
building

window

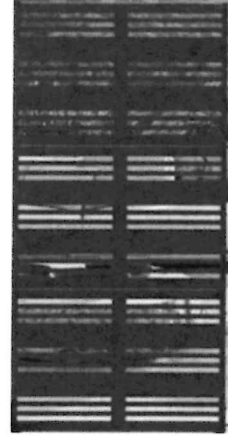
narrow tall planter to serve as seat back, water catcher and planter



louvered aluminum pergola



4' tall metal fence/ barrier



Grill

