

Exeter Historic District Commission

Draft Minutes
Nowak Room, Exeter Town Offices
July 15, 2010

Call Meeting to Order

Chair Pam Gjetum called the meeting to order at 7:15 p.m. in the Novak Room of the Exeter town offices. Members present were Julie Gilman, Ron Schutz, Pam Gjetum, Fred Kollmorgen, Kathy Corsen, and Judith Rowan, who arrived about 5 minutes after the start of the meeting.

Pam Gjetum began the meeting by explaining the process of approving applications.

1. The application of Dana DeNiro (d/b/a Luna Chics) for the installation of an exterior wooden screen door at 131 Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-20-3. Case #10-05.

No one was there to present the application. It was tabled to the August meeting.

2. The following two applications were combined; both applications addressed the same issue and were discussed and voted on concurrently.

a. The application of Janice Page (d/b/a PK Surroundings) for new signage at 20 Water Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-10. Case #10-08

b. The application of Nancy Kingston for a change to existing signage at 20 Water Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-10. Case #10-14.

The application was presented by Janice Page, Debbie _____, and Nancy Kingston, who provided packets for the Board. Due to Rockingham Appraisal going out of business, Nancy Kingston's company joined with Keller Williams Coastal Realty and a new sign needed to be added to the property, rearranging the signs to comply with Realty Law. Additionally, in order to comply with the Town of Exeter City Ordinance sign height restrictions, one sign will be moved from the hanging sign to between the two front windows. The board requested for each sign hanging together to be manufactured consistently, preferably by the same company. The applicants assured the Board they would be compatible. Fred Kollmorgen moved to approve the applications, Judith Rowan seconded: Motion passed.

There was additional discussion about keeping the signs consistent, and Fred Kollmorgen moved to accept both applications, Judith Rowan seconded: Vote unanimous.

3. The application of Fastrax for replacement signage for the property located at 1 Center Street. The subject parcel is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-216. Case #10-11.

The application was presented by Shawn Norton from Fastrax Signs Service, on behalf of People's United Bank, who provided packets for the Board. People's United Bank is replacing Ocean Bank at 1 Center Street and the existing signs need to be replaced. Mr. Norton then explained how the sign on the building would be made into three-dimensional lettering and will be moved higher onto the pediment due to the larger lettering which does not fit onto the original frieze. After additional discussion, the Board requested for the sign to be made smaller to fit on the frieze, similar to the existing Ocean Bank sign.

Judith Rowan asked if the bank would be willing to choose a less modern typestyle and color, leading into more discussion about how the sign could change to match the town's historic context. Fred Kollmorgen moved to accept the application, Julie Gilman seconded: Motion passed.

The Board deliberated about the several other options the bank could choose and recommended a typestyle similar to the existing Ocean Bank sign on the building. The other signs not attached to the building were acceptable as presented.

Fred Kollmorgen moved to approve the application for the smaller signs not attached to the building, and requested for Mr. Norton to return with a new design for the large building sign. Julie Gilman seconded: Vote unanimous.

4. The application of RCMP Realty Trust (Richard Miller) to replace an existing first floor porch and a second floor walkway and stairs at 51-53 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-114. Case #10-13.

The application was presented by Richard Miller from RCMP and presented the Board with information packets. Due to the current disrepair and unsafe nature of the current porch, Mr. Miller has requested to build a new porch, second floor walkway, and stairs. The porch would be shorter to allow an easier route for moving furniture in and out of the house. The Board expressed concern about whether the design would meet fire code regulation due to the placement of the new stairs under the existing window and recommended Mr. Miller to speak with the fire department before continuing his project. Ron Schutz asked if the plans had been reviewed by any zoning boards and Mr. Miller explained they were not. Fred Kollmorgen suggested for Mr. Miller to speak with Ken Berkenbush, the Exeter Health Officer and Assistant Fire Chief to see if the plans would be acceptable.

Ron Schutz began a discussion about what proper balustrades would be used so the pattern around the house would be consistent. He explained how the thickness

should be larger than one-by-one dimensions and they should be the same as the ones in the front of the house.

The Board started a conversation about how the pressure-treated wood would be painted. The current design was to paint the wood white. They explained how the wood could be stained and then painted once at least six months had passed.

Ron Schutz began another conversation concerning where the fascia board would be applied. Mr. Miller explained how the fascia board would be applied to the two-by-eight construction, as well as the risers for the stairs. The stringers were not yet decided to be open wood construction or fascia board, but would reflect the existing construction. Ron Schutz requested for that detail to be added to the application.

Fred Kollmorgen made a motion to table the application until the applicant includes additional baluster dimensions, fascia board construction details, and has spoken with Mr. Berkenbush to see if the plans meet the Exeter Fire Code. Kathy Corsen seconded and the motion passed.

5. The application of Kathleen Campbell for new signage at 4 Front Street. The subject parcel is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-16. Case #10-13.

The application was presented by Kathleen Campbell of Cornucopia Wine and Cheese Market, who has just moved to a new location within the Town of Exeter at 4 Front Street. After passing out a packet of information, Ms. Campbell explained the existing sign made by Sign of the Times would be replaced with a new sign bearing her company's logo. The colors would be yellow to match the interior of the new shop, instead of the bright orange from the store's business card logo. The new sign would be the same height as the existing one to meet the proper regulation height.

Julie Gilman made a motion to accept the application, Judith Rowan seconded: application accepted.

Fred Kollmorgen moved to approve the application, Kathy Corsen seconded: Vote unanimous.

Other Business

1. Preliminary consultation regarding proposed reconstruction of the "Green Bean on Water" restaurant located at 33 Water Street.

Pam Gjetum noted no person was present to discuss the matter.

2. Discussion regarding abutter notification.

The Board discussed the need for some guidelines to assist the chairman in deciding abutter notification. The current fee for abutter notification is \$10 per abutter with a certified letter. There are current guidelines in place but seem to be subjective and at the discretion of the chairman. It was suggested to include a construction cost and property proximity guideline. The Board decided to examine the previous abutter

notifications to see what precedents may have been set before proceeding with new guidelines.

3. Approval of Minutes: March 18 and June 17, 2010

There were no minutes to approve.

4. Window Workshop

The Department of Historical Resources was giving out grants months ago and Julie Gilman stated that she applied for a workshop for window refurbishment. Since then, they have shown interest in making this workshop their model to establish state-wide standards. They are currently speaking with the Preservation Alliance about splitting the cost to provide a larger turnout and possibly an internet web-cast. The Board discussed where the workshop should be located, and it would be decided when the grant has been approved.

Chair Pam Gjettum adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Gillian R. Baresich
Recording Secretary