

Exeter Historic District Commission

Approved, November 18, 2010
Wheelwright Room, Exeter Town Offices
October 21, 2010

Introduction: *Members present were Ron Schutz, Fred Kollmorgen, Judith Rowan, Kathy Corson, and Chairwoman Pam Gjetton.*

Call Meeting to Order

Chairwoman Pam Gjetton called the meeting to order at 7:15 p.m. in the Wheelwright Room of the Exeter Town offices. Ms. Gjetton began the meeting by introducing the members.

New Business: Public Hearings

1. The application of Edward L. Rowan (on behalf of Long Block Condominium Association) for a change in appearance for exterior doors and window replacement. The subject property is located at 2-10 Franklin Street, in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-69. Case #10-20.

Judith Rowan recused herself from the Board. The application was presented by Edward L. Rowan for window and exterior door replacement for 2-10 Franklin Street. Mr. Rowan explained that the building is over 200 years old and the windows and doors were replaced sometime around 1970. After consulting two experts, it was recommended to replace the windows since they are not original or historic to the building. Currently there are 60 windows throughout the building that will be replaced over a period of three to four years, and at least eight of those windows will be replaced immediately. Mr. Rowan presented the Board with a sample of the window to replace the current ones, explaining that they will match the existing design, are made of wood, include muttons, and have the option to add a storm window.

There are a total of 5 metal doors that need to be replaced as well. The metal is rusting through, the paint needs to be refinished, and they do not fit within the frames anymore. Mr. Rowan explained that he was presented with three door options: metal, wood (doubles the cost), and fiberglass which would look identical to the original metal door design but would be more affordable. The fiberglass door option, the Therma Tru TS 210 model made with a foam cushion interior, would also yield a warranty which is not provided by the other door options. The hardware would also be replaced with identical hardware and would retain the original appearance of the door.

Fred Kollmorgen moved to accept the application, Ron Schutz seconded: Vote unanimous.

The Board discussed the details of the window and door replacements, agreeing that the original appearance would be retained. Judy Rowan, Member of the HDC explained that she spent time researching the Department of Interior's website, specifically looking at the Historic Use of Substitute Materials, to find an appropriate window that would work best with the historic context of the building

Ron Schutz moved to approve the application, Fred Kollmorgen seconded: Vote unanimous. Fred Kollmorgen commented that the application was very well put together.

Other Business

1. Approval of Minutes: September 16, 2010.

The Board discussed three changes to the September 16 HDC minutes. Fred Kollmorgen suggested changing "... called the meeting to order at 7:10 p.m. in the Nowak Room..." to "... called the meeting to order at 7:10 p.m. in the Wheelwright Room...." Ron Schutz suggested changing "*Fred Kollmorgen moved to approve the application...*" and following that, "*Ron Schutz moved to approve the application...*" to "*Fred Kollmorgen moved to accept the application...*" followed by, "*Ron Schutz moved to approve the application....*" Ron Schutz suggested changing "*when the Demolition Review Committee reviewed the property, they deemed the barn historically significant, but could do nothing to save the barn since the demolition was already approved,*" to "*when the Demolition Review Committee reviewed the property, they deemed the barn historically significant, but the HDC had already given approval for the demolition.*"

Kathy Corson abstained from voting on the minutes due to her absence. Fred Kollmorgen moved to accept the minutes of September 16 as amended, Ron Schutz seconded: Vote unanimous.

2. Board discussion – Proposed revision of the HDC Guidelines addressing review of proposed demolition within the district.

Fred Kollmorgen drafted the change to the HDC Guidelines addressing review of proposed demolition within the Historic District.

The original statement, located on page 8 under Demolition, was altered to read as the following:

"... review by the Demolition Review Committee of the Heritage Commission. Demolition review requirements are contained in Article 5, General Regulations, of the Exeter Zoning Ordinance. Demolition review is initiated by submission of an application for a building permit. Applicants wanting to demolish structures in the historic districts should review the zoning regulations so that they are aware of the actions and the time needed for them by the Code Enforcement Officer and Demolition Review Committee."

Ron Schutz suggested to change "... review by the Demolition Review Committee of the Heritage Commission, and subsequently by the HDC. The HDC should consider the findings of the Demolition Review Committee before deciding on a demolition application...." The Board agreed to add the suggestion to the draft. The final drafted change reads as the following:

On page 8 under Demolition, in the first sentence, delete "HDC review" and insert "review by the Demolition Review Committee of the Heritage Commission and subsequently the HDC. The HDC should consider the findings of the Demolition Review Committee before deciding on a demolition application. Demolition review requirements are contained in Article 5, General Regulations, of the Exeter Zoning Ordinance. Demolition review is initiated by submission of an application for a building permit. Applicants wanting to demolish structures in the historic districts should review the zoning regulations so that they are aware of the actions and the time needed for them by the Code Enforcement Officer and Demolition Review Committee."

The Board discussed how this would prevent any errors in the future for demolition reviews. The first of the three public readings of the proposed change will take place at the November 18th meeting.

Chairwoman Pam Gjettum adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Gillian R. Baresich
Recording Secretary