

These minutes are subject to possible corrections/revisions at a subsequent Exeter Historic District Commission meeting.

Exeter Historic District Commission

Draft Minutes

Exeter Town Offices, Wheelwright Room
February 2, 2011

Introduction: *Members present were Ron Schutz, Julie Gilman, Fred Kollmorgen, and Chairwoman Pam Gjetton.*

Call Meeting to Order

Chairwoman Pam Gjetton called the meeting to order at 7:38 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 Walter Payne for exterior changes in appearance to the structure located at 1 Pine Street. The proposed changes include the relocation of a door and window replacement. The subject property is located at 1 Pine Street, in the R-2, Single Family Residential zoning district. Tax Map Parcel #73-3. Case #10-22.

The applicant Walter Payne was not in attendance to present the application. Fred Kollmorgen moved to table the application to the next meeting, Julie Gilman seconded: Vote unanimous.

2. The application of Shawn Rafferty for new signage at 24 Water Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map #72-11. Case #11-01.

Shawn Rafferty presented the application for new signage at 26 Water Street, Suite 6. Mr. Rafferty explained that there would be two signs replacing previously existing signs: one hanging alongside the street attached to existing poles, and the other hanging on the wall of the building. The colors would be blue painted on a white background and would be made from MDF material to preserve the paint. Julie Gilman made a motion to accept the application as complete, Fred Kollmorgen seconded: Vote unanimous.

The Board discussed the acceptable area for both signs and agreed that the applicant has met the criteria. Julie Gilman made a motion to approve the application as presented, Ron Schutz seconded: Vote unanimous.

3. The application of Karen Moyer, Director (on behalf of Rockingham County Community Action/WIC Program) for new signage at 35 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map #71-117. Case #11-02.

Karen Moyer presented the application on behalf of Rockingham County Community Action for new signage at 35 High Street. Ms. Moyer explained that the sign would be 55 inches wide by 37 inches tall and would fit on an existing frame that has been vacant for awhile. The sign would be black painted on a white background and would be made from natural wood. Julie Gilman made a motion to accept the application as complete, Ron Schutz seconded: Vote unanimous.

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The Board discussed the location of the sign further, thanking Ms. Moyer for finding a use for the vacant frame. Ron Schutz made a motion to approve the application as presented, Fred Kollmorgen seconded: Vote unanimous.

4. The application of Geoffrey Andrew von Kuhn for proposed new construction, change in exterior appearance and window replacement at 89 Front Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #73-301. Case #11-03.

John Taylor, contractor on behalf of Geoffrey Andrew von Kuhn, presented the application for exterior appearance changes and window replacement at 89 Front Street. Mr. Taylor explained that although he has yet to meet with the Demolition Review Committee directly on the items regarding demolition, the Committee has requested the full 30 days to review the building more thoroughly. Due to this request, Mr. Taylor will only present items which do not involve demolition to the HDC at this time. Ron Schutz explained the process of the Demolition Review Committee, stating that the DRC acts as an advisory board to the HDC and will help to inform the HDC on buildings within the Historic District. Mr. Taylor stated that he would welcome a site visit from the DRC and is available at any time. The application was divided into fifteen items and were presented as follows:

Item 1. Window Replacement

The first item presented was the replacement of all existing windows within the main house (excluding the back addition) due to their damaged state. The windows suggested would be wood simulated divided light Marvin windows with a dark divider bar between the glass. The existing thin muntin bars would be duplicated and every window would be double-hung to provide additional insulation. Only the sash would be replaced while the rest of the window will be repaired to maintain the existing exterior appearance. Mr. Taylor explained that he spent a lot of time working with the client on discussing options for window repair and replacement and decided that the best option would be to install new windows to replicate the existing windows. There is also evidence that the building has undergone several renovations, leading the applicant to reconsider the origin of the existing windows. The windows in the back of the house were replaced in 1993 and would not be included in this application.

Item 2. Boarded Window Restoration

The next item would be the replacement of two boarded windows, currently covered by clapboard. The window to be used would be the same as the rest of the house and they will fill existing casings.

Item 3. Remove Existing Porch and Privacy Wall

This item was skipped to allow the Demolition Review Committee to review any items involving demolition.

Item 4. Construction of Smaller Porch

The next item involved construction to rebuild a smaller porch to replace the larger one along the back of the house in order to allow for easier garage access. The new porch would replicate the 7 foot by 4 foot front porch in design, pending demolition review of the back connector.

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Item 5. Screened Porch Extension

Mr. Taylor presented the Board with images of the existing and proposed extension of six feet to the screen porch. The porch would remain screened and all new construction would match the existing proportions and appearance.

Item 6. Remove Existing Treated Deck

Mr. Taylor presented the Board with images of the existing pressure-treated deck, explaining his reasons to remove it.

Item 7. New Chimney Addition

This item involved the addition of a new two flue chimney along the back of the house to replace the existing French doors. The fireplace will have a fire box on the inside of the house in the family room as well as outside along the patio. The chimney will be lower than the roofline and will be hidden from the street. Mr. Taylor explained that the brick will be painted either red or white to match the existing brick.

Item 8. Addition of Quoining

The next item would introduce quoining into the building to match the Italianate architecture of the house and its neighbors. Currently the existing board siding is in need of repair and has caused some internal damage to the house. A long term solution to this would be either to add corner boards or quoining.

Item 9. Remove Existing Connector Between Barns

This item was skipped to allow the Demolition Review Committee to review any items involving demolition.

Item 9a. Reinstallation of Existing Window Shutters

The next item was added to the application by the suggestion of the Board. Mr. Taylor explained that he has found the existing window shutters stored within the barn which were previously installed on the house. All window shutters would be repaired and reinstalled.

Item 9. Skipped due to Demolition

This item was skipped to allow the Demolition Review Committee to review any items involving demolition.

Item 10. Replacement of Existing Garage Door

This next item would replace the existing garage door on the small barn with a slightly larger simulated barn door that would operate like a garage door. The new door would be two feet wider than the existing and would allow for easier vehicular access and be made of wood. Mr. Taylor explained that the door would be divided into three sections and would have shadow lines to appear like the original door.

Item 11. Replace Existing Door with a Window

Pending the demolition approval of the stairs, the next item would replace the existing door with a new window. Currently there are outside stairs leading to the apartment over the garage. Mr. Taylor stated that if his client needed access to that area above the garage, he would reinstall the stairs on the interior of the garage.

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Item 12. Installation of a Window in the Large Barn

This item would allow for the installation of a new window above an existing lower window in the new barn to allow for more light to the upstairs loft. The new window will line up directly with the window below it.

Item 13. Replacement of Existing Garage Door

Similar to Item 10, this item would replace the existing garage door on the large barn with a new wooden overhead sectional garage door. The new door would match the same widths as the existing transoms and would remain symmetrical.

Item 14. Addition of Balusters Along Roof Porch

Item 14 would be the addition of two foot high turned balusters to the roof porch, not original to the house. The material to be used will be a simulated synthetic with the appearance of wood to allow for easier maintenance and would be constructed within the shop. There will be no access to the roof, making the balusters purely decorative. Mr. Taylor agreed to submit a drawing to depict the appearance of the turned balusters as well as a sample of the material at the next meeting.

Item 15. Landscape Design

Mr. Taylor explained that the landscape architect will present this last item at the following HDC meeting.

There was additional discussion on the removal of a dead ash tree along the property edge. Mr. Taylor agreed to write a letter to Doug Eastman and have an approved Arborist review the tree and give a suggestion.

Ron Schutz made a motion to accept items 1, 2, 5, 7, 8, 9A, 10 with the modification of a slightly larger door to be replaced by a wooden door, 12, and 13 with the modification of a wood door. Julie Gilman requested that the Heritage Commission review the addition of quoining to the building. Fred Kollmorgen seconded the motion: Vote unanimous.

The Board began their discussion on the approval of accepted items:

Item 1. Window Replacement

The Board began a discussion about the best way to retain the historic nature of the windows without complete removal. Mr. Taylor explained his experience in working with historic window restoration and expressed his intent to keep the existing windows intact. Only the sash would be replaced with wood Marvin windows, eliminating the need to rebuild the window frames. Fred Kollmorgen moved to approve Item 1 of the application, Ron Schutz seconded: Vote passed by majority, two to one.

Item 2. Boarded Window Restoration

A discussion began concerning the restoration of the two boarded windows. Julie Gilman made a motion to approve the restoration of two previously boarded-up windows, Fred Kollmorgen seconded: Vote unanimous.

Item 5. Screened Porch Extension

After discussing the extension of the screened porch, the Board agreed that the new construction would not be easily visible from the street. Fred Kollmorgen moved to approve Item 5 of the application, the extension of the back porch, Ron Schutz seconded: Vote unanimous.

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Item 7. New Chimney Addition

The Board began a conversation concerning the new appearance of the chimney, specifically discussing the paint colors, its visibility from the street, and the appearance of the soffits. Mr. Taylor explained that he would construct a copper pan over the soffits. Ron Schutz moved to approve Item 7, Fred Kollmorgen seconded: Vote unanimous.

Item 8. Addition of Quoining

Julie Gilman expressed her concerns about the addition of quoining for this building, explaining that the architectural element may be inappropriate. Ms. Gilman requested the HDC to communicate with the Heritage Commission on their opinion. Mr. Taylor explained that the quoining would be constructed in the shop and made out of MDO panels for weather resistance. Ron Schutz agreed to communicate with the Heritage Commission on their response.

Item 9a. Reinstallation of Existing Window Shutters

Julie Gilman made a motion to reinstall the original shutters, Fred Kollmorgen seconded: Vote unanimous.

Item 10. Replacement of Existing Garage Door

Ron Schutz moved to approve Item 10, replace existing garage door with slightly larger wooden door, Fred Kollmorgen seconded: Vote unanimous.

Item 12. Installation of a Window in the Large Barn

The Board discussed the location of the window, ensuring that it will be symmetrically aligned with the face and be made to the same size as the rest of the existing windows. Fred Kollmorgen moved to approve the addition of a wooden window to the large barn, provided it has horizontal and vertical symmetry with other windows in the barn, Julie Gilman seconded: Vote unanimous.

Item 13. Replacement of Existing Garage Door

Ron Schutz explained that he would prefer to replace the existing garage door with a new wooden overhead sectional garage door to match the original door size. Julie Gilman made a motion to approve Item 13, to replace the existing overhead garage door of the large barn with a new wooden overhead door with traditional barn door appearance with a width to match the transom of the original barn door. Fred Kollmorgen seconded: Vote unanimous.

The Board discussed the issues of asbestos removal and the procedures of the Heritage Commission and the DRC in relation with the HDC. John Taylor agreed to try to attend the following Heritage Commission meeting in order to sort out any issues with the demolition items. The HDC thanked Mr. Taylor for being so patient during the process.

5. Third public hearing on proposed changes to HDC Preservation Guidelines.

This item was tabled for the following HDC meeting.

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Other Business

1. Approval of Minutes: December 16, 2010.

This item was tabled for the following HDC meeting.

Ron Schutz made a motion to adjourn the meeting, Julie Gilman seconded.

Chairwoman Pam Gjettum adjourned the meeting at 9:05 p.m.

Respectfully submitted,

Gillian R. Baresich
Recording Secretary