

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

## **Exeter Historic District Commission**

*Draft Minutes*

Nowak Room, Exeter Town Office Building

April 21, 2011

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

### **Call Meeting to Order**

Chairwoman Pam Gjetum called the meeting to order at 7:15 p.m. in the Nowak Room of the Exeter Town Office Building.

### **New Business: Public Hearings**

**1. The application of Pamela Rogers for new signage at 85A Water Street. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-29. Case #11-06.**

The application for new signage at 85A Water Street was presented by Pamela Rogers. Ms. Rogers presented pictures of the sign to the board, explaining that the sign is 24 inches by 48 inches, double-sided, and will hang on a wrought iron bracket. The sign will be manufactured by Signs of the Times, constructed of MDO board and painted with a white background and red lettering. This sign and bracket will be replacing the previously existing Coventry Cottage sign and will be installed well above the minimum eight foot height requirement. Fred Kollmorgen moved to accept the application, Judith Rowan seconded: Vote unanimous.

A discussion involving proposed materials and the ability of the bracket to support the sign began amongst the Board. Ron Schutz stated that many shop owners prefer to additionally support signs against the wind through the use of larger brackets and chains. Julie Gilman presented Ms. Rogers with several photos of existing signs throughout the Town using this method. It was agreed that an ornamental wrought iron chain would fit best within the Historic District's context and would solve the problem of wind.

Ron Schutz moved to accept the application as previously stated with the addition of possible triangular ornamental wrought iron chain or bar as exemplified in 99 Water Street, Fred Kollmorgen seconded: Vote unanimous. Fred Kollmorgen moved to approve the amended application, Judith Rowan seconded: Vote unanimous.

**2. The application of William and Ellen McQueeney for replacement of six windows in their residence at 133 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-89. Case #11-07.**

The application for the replacement of six windows at 133 High Street was presented by Mr. William McQueeney who brought an example window for the Board to inspect. The residence was constructed in 1954 and is a two bedroom ranch. Currently, the original windows are wooden single-pane, Anderson windows with storms which are both drafty and loud. The exterior storms do not work well and sometimes will stick in place. In order to stay within the HDC's window regulations, Mr. McQueeney has chosen replacement windows that would match

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the existing windows: double-pane, wood windows with a permanent six by six exterior grill and a removable grill on the interior. The Board noted that the windows do not have spacers between the muntins but are hollow. Ron Schutz suggested the option to rework the existing windows by adding weather stripping on the inside to prevent drafts. This option has often proved to be just as effective or more than replacing the existing windows and can be a much cheaper and easier and easier process. Fred Kollmorgen moved to accept the application, Judith Rowan seconded: Vote unanimous.

The Board discussed the operation of the window and inspected the window Mr. McQueeney presented to the Board. Julie Gilman moved to approve the application, Fred Kollmorgen seconded: Vote unanimous.

### **Other Business**

#### **1. Fred Kollmorgen – Discussion regarding non-cosmetic tree removal at 70 Front Street.**

Fred Kollmorgen recused himself from the Board to speak on the removal of a non-cosmetic tree at his residence on 70 Front Street. The Town has the right-of-way on this item and is paying for the removal. The main reason for its removal is the danger it poses when the leaf pods are littered across the ice-covered sidewalks. The tree is also a very invasive species. Mr. Kollmorgen plans to plant another tree in its place that does not create the same problem.

#### **2. John Taylor – Update on progress of demo and renovation project at 89 Front Street.**

John Taylor, Contractor for the 89 Front Street renovation, presented an update on the progress of construction. Mr. Taylor explained that the smaller barn had to be raised in order to pour a new foundation due to rot damage in the sills. The foundation, which was constructed of large stones, had caved in. The new foundation will be granite and made to look just like the barn and the house. The structure will be lowered back down next week.

Throughout the process of renovation and construction, there have not been many findings of historical evidence. Old bottles were found in the garage and a system of wooden boxes was used to help ventilate the space between each floor through the natural use of convection. The Board discussed this method of ventilation in more detail, stating that the system must have been well beyond its time. Next month, Mr. Taylor will come to the HDC with an application to replace the connector with a nearly identical structure in-kind. Another change to the structure will be the extension of the back of the barn by eight feet to allow for additional useable space. Since the area is beyond 200 feet from the street, no HDC application is required. Mr. Taylor stated that the project is coming along and he hopes to complete the work in August.

#### **3. Approval of Minutes: December 16, 2010 and January 20, February 3, and February 17, 2011.**

Julie Gilman moved to approve the minutes from December 16, 2010, Fred Kollmorgen seconded: Vote unanimous.

Fred Kollmorgen moved to approve the minutes of January 20, 2011, Julie Gilman seconded: Vote unanimous. Judith Rowan abstained from the vote because she was not present at the January meeting.

Julie Gilman moved to approve the February 2, 2011 minutes as submitted, Fred Kollmorgen seconded: Vote unanimous. Judith Rowan abstained from the vote because she was not present at the February 2 meeting.

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February 17. Julie Gilman moved to approve the February 17 minutes as presented, Fred Kollmorgen seconded: Vote unanimous. Ron Schutz abstained from the vote because he was not present at the February 17 meeting.

Judith Rowan stated that her term for the Historic District Commission is closing and she will not be reapplying for another term. The Board wished her well, stating that she would be more than welcome to join other Boards for the Town of Exeter.

Julie Gilman explained that the reorganization of the Commissions and Officers is currently under way.

Ms. Gilman requested the HDC's approval to spend \$125 for admission to a wood window workshop in June. The workshop will be presented by Olde Window Restorers in Weare, NH. Members of the Board approved of the expenditure and stated that there should be a public event in kind available for the residents of Exeter.

Pam Gjettem announced that the following month the Heritage Commission will be present at the HDC meeting and there will be a speaker to explain the option of Form Based Code. The Heritage Commission has been considering the extension of the Historic District along Portsmouth Ave and is considering the use of Form Based Code as a more publicly-accepted alternative. Julie Gilman explained that Form Based Code acts as an alternative zoning mechanism which that allows for municipality to give architectural criteria as a requirement in their zoning. The system which has been adopted in Stratham, NH, requires new construction to adhere to the context of the surrounding neighborhood. This code is much easier to work with and is not specific in requirements such as exact setback distances or heights. It also allows for mixed uses within districts and provides an easier way to blend a design within the neighborhood.

Chairwoman Pam Gjettem adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Gillian R. Baresich  
Recording Secretary