

Exeter Historic District Commission

Draft Minutes

Wheelwright Room, Exeter Town Office Building

June 16, 2011

Introduction: *Members present were Julie Gilman, Wendy Bergeron, Fred Kollmorgen, and Chairwoman Pam Gjettem.*

Call Meeting to Order

Chairwoman Pam Gjettem called the meeting to order at 7:00 p.m. in the Wheelwright Room of the Exeter Town Office Building.

New Business: Public Hearings

1. The application of Geoffrey Andrew von Kuhn for exterior changes to the structure(s) and property located at 89 Front Street. Proposed improvements include the construction of a wooden fence along front yard and sidewalk, the addition of a metal flue pipe on roof, the construction of the redesigned connector between existing buildings and an 8' x 24' addition to the rear of the existing garage. The property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #73-301. Case #11-03.

John Taylor presented the application for exterior changes to 89 Front Street. The application was divided into four elements: construction of a wooden fence along the property boundaries, the addition of a metal flue pipe on the roof, construction of a redesigned connector between two existing buildings, and an addition to the existing garage.

Mr. Taylor introduced the first part of the application by presenting the Board with photographs of the building from the early 1900s. These photographs show a previously existing picket fence which Mr. Taylor intends to replace. The new fence will be constructed to match the original and will be made of a solid composite material, requiring very little maintenance. Fred Kollmorgen moved to accept the application for the construction of a picket fence, Wendy Bergeron seconded: Vote unanimous. Fred Kollmorgen moved to approve the fence application as presented, Wendy Bergeron seconded: Vote unanimous.

The second part of the application is the addition of a metal flue pipe on the roof. Currently, the living room houses a non-working fireplace, which the owner plans to replace with a gas fireplace. In early photographs of the house, there is evidence of a stovepipe which has been removed over time. Mr. Taylor explained that the proposed stovepipe will extend two feet from the roof and will barely be visible from the street. The pipe will be a metalbestos double wall pipe, ten inches in diameter and painted black. Fred Kollmorgen moved to accept the stovepipe application as presented, Wendy Bergeron seconded: Vote unanimous. Fred Kollmorgen moved to approve the stovepipe application, Julie Gilman seconded: Vote unanimous.

The third part of the application included the construction of a redesigned connector between the main building and the garage. Mr. Taylor presented the Board with an enlarged magazine photo taken around 1911, stating that the image shows what appears to be the connector being used as an enclosed run-in shed for horses. Although the quality of the photo is quite low, Mr. Taylor stated that if the structure was enclosed, the original builder would have

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provided some way to vent the space and the most probable way was through the use of a cupola. Mr. Taylor presented the proposed design for a non-enclosed connector, explaining that the connector and the cupola have been downsized from the previously submitted designs. Fred Kollmorgen moved to accept the application for the connector, Julie Gilman seconded: Vote unanimous.

The Commission began a discussion on the design, debating whether the cupola would be appropriate for the connector. Julie Gilman stated that the revised connector design is appropriate for the property and in keeping with what was previously constructed but the cupola does not belong on the connector. The Board continued the discussion of the cupola in more detail with Mr. Taylor. Julie Gilman moved to approve application for the connector without the cupola. There was no second to the motion: motion failed. Fred Kollmorgen moved to approve the connector with the cupola as presented, Wendy Bergeron seconded: majority vote passed with one contrary-minded vote.

Mr. Taylor presented the final part of the application for the 8 foot x 24 foot extension of the garage. Doug Eastman, Building Inspector for the Town of Exeter, previously issued a building permit to build a foundation for the extension, which is already currently under construction. The extension would include custom wood windows to match the existing windows and is barely visible from the street. Fred Kollmorgen moved to accept the application for the garage extension, Julie Gilman seconded: Vote unanimous.

During the previous HDC meeting, Mr. Taylor had pointed out a part of the Historic District regulations which stated that anything beyond 200 feet from the street property line does not require HDC approval. Julie Gilman explained that after discussing the issue with Town Council, it was agreed that the previous statement in the regulations refers to properties partially located in the Historic District. Any property located within the Historic District is entirely subject to the Historic District Commission's rules and regulations. The Board discussed the addition, stating that it is in keeping with the existing building. Julie Gilman moved to approve the application for the garage extension as presented, Fred Kollmorgen seconded: Vote unanimous.

2. Application of Richard L. Russman for the installation of a photo-voltaic panel system on the roof of the existing structure located at 14 Center Street. The property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-219. Case #11-10.

Richard Russman presented the application for the installation of a photo-voltaic panel system on the roof of Russman Law Offices. Mr. Russman provided the Board with a letter written by Joan and Charles Pratt from Brentwood, NH supporting the application and recommending the use of solar energy. The panels are flush-mounted and will be angled to absorb the sun at 95% efficiency. Julie Gilman stated that she is excited to see the first application for solar panels in Exeter's Historic District and began a discussion on the evolving technology and use of resources by the town over time. A conversation began concerning the neighboring church which had been destroyed by a fire and the future of the lot itself. Mr. Russman explained that the system will be designed to work as long as the neighboring lot does not build above three stories. Fred Kollmorgen moved to accept the application, Julie Gilman seconded: Vote unanimous. The Board discussed the role the Town plays in evolving sustainable technologies and how the HDC should approach them from a historical perspective. Julie Gilman made a motion to accept the application as presented, Fred Kollmorgen seconded: Vote unanimous. Julie Gilman recommended that the Town consider a press release on the project.

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Other Business

1. Approval of Minutes: May 19, 2011.

No minutes were approved.

Julie Gilman moved to adjourn the meeting, Fred Kollmorgen seconded.

Chairwoman Pam Gjettum adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Gillian R. Baresich
Recording Secretary