

## *Draft Minutes*

### Historic District Commission April 19, 2012

**Members present:** Len Benjamin, Ron Schutz, Selectmen Rep. Julie Gilman, Fred Kollmorgen, Planning Board Rep. Pete Cameron, Nicole Martineau and Pam Gjetum, Chairman

#### **Call Meeting to Order**

Chairwoman Pam Gjetum called the meeting to order at 7:03 pm in the Nowak Room in the Exeter Town Office Building.

#### **New Business: Public Hearing**

1. *The application of 81 High Street, LLC for exterior renovation to include the addition of windows and an entrance door to the carriage house located on the property at 81 High Street. The application also includes a request for new signage. The subject property is located in the R-2, single Family Residential zoning district. Tax Map Parcel #71-97. Case #12-03*

Atty. Ed Woicak of the Marshall Law offices in East Kingston opened the public hearing noting the applicant, 81 High Street LLC, submitted an application for two items; exterior changes to the carriage house and proposed signage. His client, Mr. Steve Wilson, a principal of 81 High Street LLC would like to defer the review of the signage until the next meeting as Mr. Wilson has not made a definitive decision on the design. The Commission members had no problem with that; Mr. Kollmorgen noted the final motion would reflect the omission of a decision on the signage.

Mr. Wilson introduced the proposed exterior carriage house renovations referencing a photo included in the members' meeting packet showing the north (front facing High St) and the east side of the building.

One exterior change is the addition of a second entry to the building on the west side to be identical to the doorway shown on the east side: doorway with shed roof and architectural detail.

It is his intent to add three (3) windows to both the east and west side of the building and two (2) to the front of the carriage house; all at the second level. They will be the same size and symmetry as the existing rear windows and first level windows on the front; 2 over 1 which is historically correct. He proposes no other exterior changes except to add back a weathervane onto the cupola that was present on the original structure but was sold at auction.

As for the exterior color, the intent is to match the color to that of the main house. Presently the carriage house is white vinyl but beneath are 100 year old clapboards finished with lead paint. He is consulting with an abatement specialist to determine his options for restoring the clapboards however he would like the option to have it remain vinyl. (It was determined the vinyl covering was "grandfathered") The architectural detail on the trim of the building will be refinished and brought back to original finish.

Clarifying an inquiry of Mr. Schutz, Mr. Wilson responded he wished to maintain the visual integrity (of the building) with a clapboard exterior; be it vinyl or wood. As for the exterior color, Mr. Wilson was advised the HDC does not deal in color.

Mr. Kollmorgen moved to **accept** the application: seconded by Ms. Gilman. Motion carried.

In further discussion on the windows, Mr. Wilson verified they will be of wood and be identical to the existing (rear) windows in the carriage house. Also, the architectural features present on the east-side entrance will be duplicated.

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Mr. Schutz moved to **approve** the application: seconded by Mr. Kollmorgen. The motion as stated was to approve the exterior modifications as presented: 8 new windows with wood frames to match the existing windows, the siding to be either vinyl or wood, the new door way will matching the existing doorway, the shed roof on the west side will have the same architectural details as the entrance on the east side and both will have identical wood doors. Motion carried. (Any approval of signage was tabled until a future meeting)

At this time Ms. Martineau recused herself as she was presenting the next application.

2. *The application of TMS Architects (on behalf of Phillips Exeter Academy) for demolition of a porch and chimney, a new two story addition, window and door replacement and associated site improvements at 6 Spring Street (faculty residence known as Model House). The subject property is located in the R-2 Single Family Residential zoning district. Tax Map Parcel #72-208. Case #12-04.*

Ms. Nicole Martineau of TMS Architects and Mr. Mark Leighton, Associate Director for Facilities Management for the Academy were there to present the application. Mr. Leighton had a number of (views) photographs of the multifamily residence; currently a three family dwelling they wished to convert to two-apartments increasing the space for each apartment. It is also known as the Model house, named after the family from whom the Academy purchased the property in 1966; unsure when it was built.

Ms. Martineau continued referring to the work list as outlined in the application. Referencing the plans prepared for the members and on larger presentation boards noted the stairs and porch to be demolished and a chimney on back (west) to be removed to acquire greater square footage in the back apartment. The porch/stairs will be replaced with a stair tower as shown on proposed plan south elevation.

Site changes will be made at the entry point to address water issues; will re-grade and add a brick patio.

Proposing to replace all windows and will use Paragon windows as approved in another Academy renovation project. They will match the exact pattern of the windows presently in place on the house. All windows will maintain their shutters; shutters will be added to those that do not have them presently. It was noted the windows on the second floor bedrooms will be full casement to facilitate an egress in case of fire. There will be some window configuration with the addition of two larger windows to the upper level bathrooms and another window to be shifted to accommodate interior changes. A window will be removed at the first level in the area with associated water issues.

Exterior doors and storm doors are to be replaced; requesting fiberglass replacements. Siding will be sanded and repainted. All trim will be machined-shaped PVC to match existing trim. Roof shingles will be asphalt to match existing material.

Responding to Mr. Schutz request for more detail on the second floor casement window, Ms. Martineau answered it is used quite often in historic home renovations and was requested by the Town Building Inspector. Basically, looking for a 5.7 sq. ft. opening to allow fire personnel to enter and exit in case of a fire; casement opens as one window but looks identical to a double hung window. The windows have a simulated checkrail with divided lights inside and outside with a spacer to mimic the double hung.

In reviewing proposed exterior changes, the current paving at the entry points does not permit water to permeate; the proposed brick work will allow for better drainage. The granite curbing (as shown in one of the photos) next to the proposed brick area will be reset.

Mr. Kollmorgen moved to **accept** the application; seconded by Ms. Gilman. Motion carried

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Ms. Gilman added the Heritage Commission has no problem with the removal of the porch and stairs; was perhaps added when a tailor shop was located in the back section of the building. It doesn't really maintain any important resource to the Town or the activity in the house; no problem with the replacement of stairs with a stair tower. Also, there was no objection on the removal of the chimney.

Further comments were on the use of pilaster(s) on the building, roof lines and the addition of windows to the baths.

Ms. Gilman thought the building is being treated sensitively and the addition of the new windows (at the of the rear upper level) makes sense considering the use.

Ms. Gilman moved to **approve** the application as presented with its scope and description of work; seconded by Mr. Kollmorgen. Motion carried.

### **Other Business**

- **Minutes of January 19, 2012.** Mr. Kollmorgen moved to accept; seconded by Ms. Martineau. Motion carried.
- **Minutes of March 16, 2012.** Ms. Gilman moved to accept; seconded by Mr. Kollmorgen. Motion carried. (Mr. Cameron and Ms. Martineau abstaining)
- Plan reading by Ms. Gilman  
Although Ms. Gilman did not have the laptop with her presentation, she did use Ms. Martineau's boards from the previous application to review and identify features often seen in presentations presented to the HDC; plan, elevation, arcs for door openings, cut through for windows and determining direction when looking at an elevation (or close approximation) and a key plan.

Normally the Commission only sees the first four pages in a complete set of construction drawings. She still wishes to use the Williams house (from a November HDC application) to further illustrate what can be confusing elements when looking at plans and elevations; will try for next meeting.

- Grant application  
Ms. Gilman reported she did submit a letter of intent to the NH Division of Historical Resources for a Certified Local Government grant to be used to create identification books for the Historical District properties. It would not replace the books of photographs of the historical properties but document and highlight/enhanced photographs of architectural features on the properties so if a project came before the Commission for renovation, they would be aware and identify what features if any would be affected. It would also acquaint future Commission members with the definitions/vocabulary of the features; could serve as a continuity of knowledge.

The funds will allow the Commission to select from a list of approved consultants; a preservation architect or planner to do the documentation. There are one hundred sixty two (162) properties in the Town's various historic districts; would not all be done at once. You would need to decide to choose particular properties or choose the properties in one or two districts.

With no further business Mr. Kollmorgen motioned to adjourn; seconded by Mr. Cameron. Motion carried. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Ginny Raub, Recording Secretary