

**Exeter Historic District Commission
July 18, 2013**

Call meeting to Order: Chairwoman Pam Gjettum called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Office Building Members present: Patrick Gordon, Julie Gilman, Len Benjamin and Fred Kollmorgen.

New Business: Public Hearings

Continued discussion on the application of Geary and Linda Chase for new construction of a 26” x 24” detached two-story garage on the property located at 164 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #70-59. Case #13-05.

The application for Geary and Linda Chase to build a detached two-story garage on the property at 164 High Street was tabled at the June 26, 2013 Historic District Commission meeting. Mr. Chase was asked to review his proposal and confirm specific details needed to proceed with the application.

Mr. Chase provided a property sketch showing the orientation of the building on the property and an east and west elevation as requested. Mr. Gordon referenced the 6’ balcony projecting from the building as shown and asked about its support system. Mr. Chase replied it was a cantilevered support system. Mr. Gordon felt it was too modern and not in keeping with the period. (Original house built in 1926).It was suggested posts similar to the original posts on house and to be at grade level.

As for siding, will be using HDC member, Ms. Martineau’s suggestion of cement fiber board, Hardie planking. Shutters are no longer being considered and with the use of posts for the balcony support is was suggested moving the windows to the center line so as to not look out on “posts.” When discussing the proposed window treatment, Mr. Chase planned on using a vinyl window. Mr. Gordon stated he was/is opposed to vinyl windows; both for longevity and historical concerns. As for alternates, fiberglass or wood were suggested. The Chair asked how many members were in favor of the vinyl windows; the vote resulted in two in favor and two opposed. With that split, Ms. Gjettum voiced her opinion and that being against vinyl. Mr. Gordon provided the names of several manufactures’ offering suitable replacement windows.

Mr. Kollmorgen moved to *approve* the application with the provision the new columns are as similar as possible to those on the east side of the main house and the drawings and construction materials (siding, windows) are as presented/discussed; Ms. Gilman seconded. Motion carried.

Also, Mr. Chase brought with him the original blueprint drawings of the home; found under floor boards in the attic and will pass on to the next owner. Ms. Gjettum suggested he could donate the plans to the Exeter Historical Society as they have a repository of house plans. Unaware of that collection, he agreed to bring copies to Ms. Gjettum at next meeting

The application of Teryn and David Allen for the proposed construction of a second-story addition to the existing structure located at 92 High Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-45. Case #13-07

(Ms. Gilman recused herself as she is an abutter)

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Mr. Allen stated the goal of the project is to create two additional rooms on the second level of the house; will be in the “air space” between the main house and garage. The intent is to make the addition appear as part of the original house so will be conforming to the existing planes of the building both front and back. Structurally they are all set and have appeared before the Zoning Board and received their approval. Diagrams and elevations of the proposed construction accompanied the application. The roof shingles will be matched, shutters will be wooden, new windows will mimic the windows on house (and not be vinyl). With no further question, Mr. Kollmorgen moved to *accept*; seconded by Mr. Gordon. Motion passed.

In further discussion on the application, Mr. Allen confirmed the garage is attached (to the house) with the “air space” between house and garage. They did not choose to build up onto the garage as the garage was actually a barn brought to the site in the 40’s and is on an unstable foundation and did want the design to flow. With very limited space between them and the abutter at 90 High there is little or no formal/planned landscaping.

Mr. Gordon, having no problems with the application; appears to be in keeping with the original design and materials replicated in kind. Mr. Benjamin moved to *approve*; seconded by Mr. Kollmorgen. Motion carried.

Other Business:

- Approval of minutes June 20, 2013
Approval was tabled as there was not a quorum of members present at that meeting.

The Chair noted this occurs way too often delaying the approval of minutes. Others have shared the frustration prompting Mr. Gordon to propose a revision to Article VII of the Rules of Procedure of the Exeter Historic District. He the read the proposed revised Article VII Minutes and Records (revisions italicized). It was noted all revisions require three (3) public readings; this will be the first of the three.

Minutes of all meetings shall include the names of members, persons appearing before the Commission, a brief description of the subject matters discussed *and final decisions. Minutes drafted during a meeting of the Historic District are presented to the Commission for their approval, and amendment if necessary, at the next meeting. If Commission members who were at the meeting when the minutes were recorded are not available during the subsequent meeting when minutes are to be approved, approval of the minutes is tabled until the next meeting. Approval of the minutes may be tabled for up to three subsequent meetings if members who were at the meeting when they were recorded are not available to approve them. If the minutes have not been approved after three (3) subsequent meetings, they may be approved and amended, if necessary, by the Commission members at the fourth meeting after the minutes were recorded.* Minutes of meetings and records of decisions shall be filed with the town clerk. The records shall be open for public inspection during regular business hours of the clerk within 72 hours of the meeting, except those matters which are excepted from the scope of RSA 91-A: 3

The Chair thanked Mr. Gordon for taking the initiative and drafting the revisions. Mr. Benjamin suggested a correction to the punctuation of a phrase and was so noted.

Mr. Kollmorgen brought to the attention of the Chair the Regulations state Approval of Minutes shall be at the beginning of meeting. Mr. Benjamin replied that was the typical format. However, Ms. Gjettum felt it forced those waiting to have applications heard to sit through yet another agenda item. Mr.

Draft Minutes

Gordon found by approving minutes after the New Business allowed members to review the case of an applicant if they were returning with additional details for approval. Ms. Gilman will send memo to Selectmen advising.

Mr. Benjamin noted the application does not list the age, or approximate age, of the structure; would be helpful in determining if it falls under the jurisdiction of HDC. Mr. Kollmorgen cited zoning laws are very restrictive; any Town, State, and Federal buildings do not fall under HDC jurisdiction; excluding maintenance. However even when a property is clearly less than 50 years old in Historic District, any changes to the exterior is subject to HDC review. (Designated a “contributing resource” to the District)

Members did agree it was a valid point; knowing the age (of structure), even an approximate age may determine if the existing materials are representative of the period; may provide more history of the structure. Mr. Kollmorgen felt it could be an added paragraph to the Appendix B of the Commission’s Guidelines paragraph 7. Mr. Benjamin agreed to follow up on the language to be added.

Continuing the discussion on the application, Mr. Gordon felt often all the information needed-- particularly on new additions-- to proceed with the application are not being included on the form; feels often an application is accepted too readily. Mr. Benjamin suggested at a future meeting, time be devoted for a review of the application form and format to determine if revisions should be made. Members agreed; will be on agenda for next meeting..

Ms. Gilman spoke of the Heritage Commission being awarded a grant of 14, 400 dollars to do an area survey of the Franklin, River Street block. There is some information on this area in the Dam Removal study, but before change comes to that area would like to have more documentation. Following the necessary approval of the grant by the Governor and Council, a consultant will be hired to start the study.

With no further business, Ms. Gilman motioned to adjourn; seconded by Mr. Kollmorgen. Meeting adjourned at 7:58 pm.

Respectfully submitted,

Ginny Raub
Recording Secretary