

# Draft Minutes

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EXETER HISTORIC DISTRICT COMMISSION

June 20, 2013

Chairwoman Pam Gjetlum called the meeting to order at 6:59 p.m. in Suite 101 in the Exeter Town Office building. Members present were: Nicole Martineau, Fred Kollmorgen, and Patrick Gordon. Pete Cameron joined the meeting at 7:02 p.m.

## NEW BUSINESS: PUBLIC HEARINGS

**The application of Geary & 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.**

Mr. Chase addressed the board and explained he would like to build another building on his property. He provided a drawing of said building and discussed the following details:

- He would like the building to be 30 feet off of High Street.
- The main house style is a Dutch Gambrel that sits approximately 32 ft. high.
- The structure they would like to build is 22 to 24 feet high with 8 ft. ceilings.
- The original house was built in 1926 and an addition was added in the 1950-60's.
- The siding was replaced 15 years ago to cedar clad boards.
- The siding would match the existing home. Mr. Chase prefers vinyl but will use cedar if a must.
- Mr. Chase would like to move his office on the 2<sup>nd</sup> floor of the building.
- Gas lines may be installed at a later date (He does not need HDC approval to do so).
- The landscaping will not be changed other than removing an apple tree in the backyard.
- Mr. Chase confirmed the windows in the home are Harvey Triple pane windows (6 over 1) and all windows in the new building will match the existing home. The material will be vinyl.
- There are two existing garages under the home. Those will not change.
- Roof shingles on the garage building will match the existing house and continue same pattern of roofing.
- There would be 10 windows in the garage building and each window will have the grills between the glass.
- Replacement windows in the original house are not historic. Mr. Chase believes the Stucco (1-1 ½" thick) was used when the house was built.

A motion was made by Mr. Kollmorgen to accept the application, seconded by Ms. Martineau. Motion carried. Mr. Gordon did not want to accept the application based on the house being altered so much it is not historic any more.

The Committee reviewed the request and asked Mr. Chase to provide more details. Mr. Kollmorgen said to table the discussion so Mr. Chase can further review and confirm the details needed by the committee in order to provide approval. The next meeting will be held on July 18<sup>th</sup>, 2013.

## Pending confirmation from Mr. Chase:

- Review of materials being used since vinyl siding is normally not used. (The HDC would prefer cedar clad board panels, wood, shingles or fiber and cement mixed - Harding Plank.)
- Confirm the placement of the man door and if historically symmetrical. The HDC would prefer to have the man door in the center with the two garage doors on each side.
- Confirm symmetry of the awning over the garage door.
- The placement of the overhang, trim work, and half circle top window and if it is historically appropriate to have the circle top window.
- What is the placement of the arch top or will it be eliminated to keep with the style of the home?
- Confirm placement of the dormers in relationship to the end gables.

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Mr. Chase mentioned a much larger Dutch gambrel across the street from his home and explained his neighbor has a detached two car garage with a man door on the left. He asked if that would that give him precedent to put a man door on the left side as well. The committee explained that would not be the case since the age of the neighbor's home is not available and this most likely is the reason.

The committee also asked Mr. Chase to confirm the follow to determine if historically acceptable and symmetrical:

- What material is to be used for the siding and trim (PVC, painted wood)?
- What material is to be used for the shutters and will they match the existing home? (They have been accepting mill painted.)
- What material are the brackets?
- What is the material of the man door and location? It was suggested to reconfigure the end window.
- What are the dimensions and elevations?

The committee members referred to the last page of the handout provided by Mr. Chase and spoke of the 6 foot pressure treated deck. It was explained that the pressure treated deck was not appropriate and a flanking piece is preferred.

Mr. Chase will provide pictures of different deck options at the next meeting. It was confirmed that 42" in. railings are code.

Mr. Cameron excused himself at 7:26 p.m. to join the Planning Board meeting.

Ms. Martineau requested elevations on the next drawings submitted by Mr. Chase. She would also like to see placement of windows, the deck and the garage doors.

Ms. Martineau advised Mr. Chase he doesn't need to ask the board to change the color of the home.

Mr. Chase explained he is looking for replacement shutters. The board recommended CustomShutter.com which provides shutters made of fiberglass opposed to vinyl which has not been approved by the board.

Mr. Gordon would propose to the board that shutters are not needed for the garage since they have no historic relevance.

Mr. Chase asked what material may or may not be acceptable for shutter. The committee agreed that fiberglass, not vinyl, is acceptable though he is not required to have shutters.

Mr. Kollmorgen moved to table the application, Ms. Martineau seconded. All in favor – motion carried.

**The application of Water Street Hair Company for a change in signage on the building located at 24-26 Water Street. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-11. Case #13-06.**

Rachael, a representative of Water Street Hair Company addressed the committee and provided a picture of the sign she would like to have made. She explained there would be two signs, each with the same design but one smaller than the other. The signs will be double sided with buffed up silver. The first placement is above the existing sign which is located above the entrance to the salon at 24 Water Street. The smaller sign (21 x 36) will be placed over the door on the parking lot side. The hanging sign is going to be looking at the building on 24 Water Street on the right side and in line with Serendipity and Hammersmith.

A motion was made by Mr. Gordon, seconded by Mr. Kollmorgen to accept the application. Motion carried – all in favor.

Rachael explained the signs are stainless steel and the thickness is ¼ inch. She also stated The Seacoast School of Technology will be making the sign and sealing it.

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A motion was made by Mr. Kollmorgen, seconded by Ms. Martineau to approve the signs providing they are above the light, are symmetrical with the Hammersmith sign and the mounting of the light will match the existing brackets on the East Side of the building. Motion carried – all in favor.

## **OTHER BUSINESS**

- **Discussion regarding distribution of meeting materials (e-mail info in PDF format v. mailing paper packages)**

No discussion took place.

- **Approval of Minutes: March 21, April 18 and May 16, 2013**

Chairwoman Gjettum will contact Wendy Bergeron, the Clerk via email to obtain the box of records and/or ask her to bring them to the town office and leave them with Barbara McEvoy.

The Committee discussed how to approve previous minutes and asked if minutes are not approved by a certain amount of time, can they approved by default or approved by the members present?

It was stated that if Mr. Kollmorgen or Chairwoman Gjettum reads the change to the Rules and Procedures during a Public meeting they can approve the change. The committee agreed to publicly request an amendment to the Rules and Procedures requesting if minutes are not approved by the committee after 4 meetings, the minutes are considered approved by default. Pam will provide additional feedback at the next meeting since a ruling from town council may be needed to make the change.

May minutes - Mr. Gordon would like to add to page 1, a comment about wanting to review as a board the guidelines of the color of awnings.

The group discussed talking about windows, PVC, exterior colors and jurisdiction over color. Mr. Kollmergen stated it should say to consult ...the colors of awnings and signs. Ms. Martineau reviewed 8/6 and read prefinished or natural materials.

Ms. Martineau made a motion to approve the May 13<sup>th</sup> minutes, seconded by Mr. Kollmorgen. Motion carried – all in favor. The minutes for March and April are pending and may be approved by default.

Mr. Kollmorgen asked to archive a previous request from Green Bean restaurant. Ms. Gjettum stated yes and due to the delay they would need to reapply.

Ms. Martineau made a motion to adjourn the meeting at 8:12 p.m., seconded by Mr. Kollmorgen. Motion carried – all in favor.

Respectfully yours,

Nadine Young, Recording Secretary