

Exeter Historic District Commission  
Final Minutes  
December 19, 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, Len Benjamin, Fred Kollmorgen, Nicole Martineau and Pete Cameron.

Al Lampert – Property Owner, Tom House – Architect.

Presentations of changes from the work session were discussed by Tom House. There will be arches around garages. No change to the shingles. Building height has changed from 35 ft. to 32 ft. 4 inches. The first floor was dropped down and there are not as many steps as before when you walk up into the units. Building will be faced with brick rather than concrete. Also introduced two chimneys to the roof. Front street elevation will have three shed dormers. The river front wall between the decks will be made of brick. The towers where the bathrooms are will have shutters, but the rest of the building on that side will not.

At the last meeting it was recommended to use wood siding instead of cement. The question was asked on the riverside elevation if the walls between the balconies were brick. They are brick all the way back to the building. Nicole was concerned that perhaps the riverside bathroom windows might be too narrow and would like them to be 4 over 1. On the riverside where the clap boards meet the brick a water table will be installed to trim out the bottom. Corner board size will be 1 x 6, which is 5 ½"s). Everyone in agreement with 5" siding exposure. Trim around the windows is 1 x 4. Recommending 4" exposure for a more historic look.

Question asked what the riverfront balcony railings were going to be made of. Mr. House is recommending a low maintenance product such as PBC. Pat recommended that it not be a vinyl sleeve over it. Would prefer metal as it is more of a historical material for railings. Could even go with painted wood.

A recap of material:

Roof shingles

Chimney with flashing

Windows 4 over 1

Fiberglass shutters

Windows – similar to Harvey, fiberglass is reasonable – less luster

Shutters fiberglass

Bay window and garage area will be same as roof material

Brick on the first floor

Treads for steps wood

Garage doors 2" insulated metal with smooth panels

Entry doors will be metal

Nicole recommended Fimbel in Epping to Mr. House for a fiberglass insulated door with wood panels. Have used these doors before on historical homes. Door line is HCl.

Nicole also recommended using a traditional historic sill for the windows on the riverfront.

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It was recommended to use copper instead of granite on the separation walls and it would match the windows on the front of the building. Pat thanked Tom for his improvements from the first meeting and the work session.

Motion to accept the application was accepted. Copy of the 20 Franklin Street Townhouses Architect Sheet will be attached to the notes.

Nicole has concern about the duplex being so similar to the HDC building. If it were to be designed in a similar fashion, it would devalue the property.

Pam stated that the building has been accepted and requested a list of the changes.

Exterior materials

Architectural shingles

Brick on false chimneys

Window frame and sash material – fiberglass

Fiberglass shutters

Solid PVC trim

Cedar siding – 4” exposure

1 x 6 solid PVC corner board

Copper roof over bay windows

Solid PVC raised panel under bay windows

Brick lintels and headers

Brick 1<sup>st</sup> floor and water table

Granite caps on entry sidewalls

Wood treads and risers

Garage doors – fiberglass/metal

Entry doors – fiberglass/metal

Riverfront elevation brick wall between balconies

Walls granite/metal capped

Balcony hand rails – metal

Bathroom windows – light cut 4 over 1

Soffit – 2” beaded (vinyl product)

Motion to approve application subject to conditions on approval document and on drawing, approved.

Tom passed out copies of TFM Structural Engineers Report on Existing Conditions Study. Mr. Lampert then spoke. He stated that he has spoken to town officials and gone to many meetings and this town is in need of economic development. This development would bring in multiple income people. Have created parking for this project at 20, 25, 26, 29 and 1 to help the town. Heritage Commission thought differently and does not want to demolition it. Pam is also on the Heritage Commission and stated the reasons why the commission wants to keep the building.

- 1) Historical significance
- 2) Architectural significance

Pete recommended a vote on demolition and tables the application until January. Vote for demolition:

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Fred 1<sup>st</sup> and Pete 2<sup>nd</sup>. Nicole concerned about demolishing the building and not knowing what is going in its place. Len recommended going for a site visit before making decision. He would like to see what benefit the town would have by keeping it.

Mr. Lampert stated economically the building could not be a garage again. He used it as storage and not a garage when he purchased it. If there were to be a fire inside, firemen would not go in because the structure is unsafe.

Len wants to have a site visit and/or find out what will be replacing it before voting for demolition. Motion again for demolition: 2 in favor, 2 against, causing the motion to fail. Nicole not comfortable voting for something that she is not sure about will be taking its place. She also wants a site visit, as well as Pat. Mr. Lampert may now go to the ZBA. Nicole suggested tabling the application because there is not enough information. Len recommended a motion to reconsider and vote at the next meeting. Motion seconded and approved and will reconsider after site visit. Mr. Lampert available anytime for the site visit. He is very flexible. He also commented again on the TFM Structural Engineers Report that the building is unsafe. Site visit tentatively set for Monday morning and Len, Pat and Nicole will be going. They will talk with Julie first.

Motion to table the application is pending the site review was approved.

Next for 1 Franklin Street is the site visit and decision whether or not to break up the application.

Draft minutes from November 12, 2013 were approved and accepted. Meeting on the 26<sup>th</sup> was kept as a working session.

With no further business, Ms. Gjettum motioned to adjourn; seconded by Mr. Kollmorgen. Meeting adjourned at 8:55 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary