

Exeter Heritage Commission
March 12, 2014
Draft

Wheelwright Room

Exeter Town Office

Members present: Julie Gilman, Chair, Mary Dupre, Jaime Lopez, Kelly Bergeron and John Merkle

Chairwoman Gilman called the meeting to order at 7:00 pm in the Wheelwright Room of the Town Office Building.

Julie wanted to get approval of the January 8, 2013 minutes, but no one had a copy to review so the minutes were tabled.

Julie spoke about the update on Franklin Street survey grant by stating that they are going full force and commission met with DHR who had some ideas about scheduling. Wanted it all done by September 15th, but DHR stated they did not have to see anything until August. The consultant will be coming in next month to show what they have done gathering information.

Julie stated that Pam was concerned about the two houses on Franklin Street that are proposed to be demolished, which are the stand alone ones. Kelly stated that this will be talked about at the upcoming Planning Board Meeting. Kelly stated that Mr. Lampert is demolishing the whole street. He is taking down the garage, the other building and then he is redoing the stuff on the Long Block side. He did not say he was demolishing those, he stated he was gutting and redoing them. He will be taking out the garage and putting in townhouses.

Julie stated that the HDC gave him a pass on the demolition because we are not supposed to approve a demolition unless you know what is going in its place. However, he has not got ahead and demolished anything yet. He seems to be listening to the commission. He wants to fill the whole lot. He doesn't want that L shaped so he is talking about having those two L shaped sides still intact inside the building and you will be able to see them. Kelly thought this was a neat idea. Think of a big city building with huge windows and you walk by and look in. It is almost like window dressing. Perhaps he will put a light in the window with some sort of historical sign on it. Julie stated that he is suppose to do some sort of quality display.

Julie stated that Mr. Lampert kept stating that the building was falling in and the commission kept asking for an engineer's report and three months later, he finally gave one. The report was about adding a second story to the building. Julie stated this is not what we were asking for. We were asking if the building could stand on its own. He never came back with that answer. He is very resistive to keeping any of it. He gave a letter from a demolition company stating to take it all down. Commission just wanted to see another point of view. Gave him three names of preservation types to get their point of view and he has never called them.

Mary asked about the pass that was given. Julie explained that the people, who voted to let it go, have not been there long enough and they did not read their guidelines, and the rule is that you have to show us what is going there before it can be taken down. Al was frustrated and was given the pass. He has to come back to the HDC Meeting next week.

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Julie stated that at the Planning Board Meeting, Kelly can talk about as how the Heritage Commission feels about the building and its heritage as the liaison.

Mary asked what Pam was asking for and Julie stated it was about the two homes standing alone. Kelly stated that one section will be cottages and one she thinks he is rebuilding as a duplex. Pam was wondering if there was another building in town that was saved by human cries and protest and she wanted to know if the commission wanted to do this for those two houses. What Julie told Pam was that if she has a group that is willing to do this, then if the commission agrees, it will help her with what they want to say with the messages and maybe represent the group in some fashion.

John asked Julie if she has seen the final product that is being proposed there for Franklin Street. She has seen it, but it is not final yet. It will be two stories and we restricted them on the footprints and they have to build higher. John stated that the scale of that is going to be out of whack. The HDC Commission could stop him just on this alone. Julies stated they had a work session with them as well. It will be taller than the garrison.

John stated that Mr. Lampert was not the physical developer for this project. He is just trying to pull it all off so they can sell it. Julie stated it is hard to tell. His architect talks to him like AI is looking for the best most use of the property.

Julie talked about Resource Materials and Educational Opportunities. She put together packets for the commission which included sheets on architecture: common historic styles and building types. Commission agrees this is very helpful. Julie will be giving this to the HDC as well. At the end of the packet, is a list of books available from the Preservation Alliance. Julie stated she would like to purchase these books for the Heritage Commission and the HDC to have as a library and the membership be the first to read them but also have them available to the public who come in for applications. Once books purchased, they will be passed out at every meeting.

Julie stated that the Rye Heritage Commission has teaching opportunities and the commission should get on their list for this. There is also the Old House and Barn Expo this weekend in Manchester at the Radisson. They also offer workshops. Julie will send that link around to everyone.

Julie needs permission from the commission to purchase the books. Everyone agrees that they are not expensive and it would be a positive thing to have. Julie made a motion to purchase the books. Seconded by Mary. All were in favor and motion approved.

Next was the discussion of the Demolition Review Procedures. Julies asked what happened at 196 High Street. John stated that he and Pam were the only ones who went out there. What is being asked to be demolished is one little section and the reason for that is he wants to be able to get into the back of the house and barn to put foundations under them. He will rebuild what he takes down when he is done.

John was concerned that he only had two people go and look at this property. Julie stated that the Demolition Sub Committee is three people, so two is not really what it is suppose to be. Difficulty is that everyone has jobs or is away. Julie and John both stated that they were comfortable with two, but

would prefer three. Julie mentioned that perhaps the third person could search out the deeds for these properties.

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Kelly recommended a process sheet for these demolitions because it is not always possible for everyone to make the walk through. Jaime will work on this check list and run it by Julie. Julie recommended that if the three people were not able to make the walk through in the 5 days allowed, perhaps talk with the owner about getting an extension.

John asked Julie if he could be moved up from an alternate to a regular member status. Julie stated that both John and Mary's terms are up in April and they can let her know if they want to renew.

Julie told the commission that Peter Smith will no longer be with the commission so there is a need to recruit people.

Next topic was properties at risk. John mentioned that the Fort Rock Farm will be a single family resident.

Julie stated that the Trust for the Rallons House is finally separated off and the last thing was the cemetery on the property. They gave it to the town.

With no further business, Jaime motioned to adjourned, seconded by Kelly. Meeting adjourned at 8:00 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary