

Exeter Historical District Commission

Draft Minutes

July 17, 2014

Call meeting to order: Chairman Patrick Gordon called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Office Building.

Members present: Julie Gilman, Selectwoman, Len Benjamin, Pam Gjettum, Patrick Gordon, Chairman, Fred Kollmorgen and Valerie Ouellette

Patrick started the meeting by introducing the members of the Commission. He stated first on the agenda is the application of 33-37 Water Street, The Green Bean. He then asked Jeff to come up. He asked how he should start. Patrick told him he would have to recap as this meeting is being televised for the rest of the people who watch it on tv. He then went on to say that awhile back the commission approved a façade that was going to be replacing the old aluminum shed portion of the Green Bean. Since then, Laurie and I have realized that we have enough space in the restaurant and we don't need that additional 20 feet. We also were admiring the arches that are currently in the building so we want to bring it back to its original structure. That is where we are. When I submitted my application, I submitted a few drawings that had different suggestions. The one that we really like the best was the one that replicated the original doors. A few of you met with me last night and we looked at the site first hand. Actually, back up just a little bit. With the application that we did, we submitted a design and it was not very symmetric in that it had a one foot side panel with a four foot door. The rest of it was symmetric but the door looked out of place and awkward. I believe it was Julie who suggested maybe taking five or ten feet of the arch and making a double door. I was in favor of that and Laurie was in favor of that. John Bernier the gentleman responsible for doing all this work at the Green Bean, spoke with Doug Eastman this morning and I have a copy of the letter. Jeff read a paragraph from the letter. After reading a paragraph, it was determined that the 2 ½ foot door was not going to work. It needs to be the 3 foot door. A picture was drawn up with an alternative of splitting it up into 3s so it is symmetric in that regard. It was nice of him to do so, but I personally do not like it. What we like and prefer is going back to the first design that was submitted. Patrick asked with the side light being switched to the other side, is the door still going to swing out. Jeff stated that it would be swinging out. Patrick then asked if the hinge was going to be on the side of the arch, not on the center. Jeff stated it would.

Fred then motioned to accept the application and Pam seconded. Patrick stated that he is not sure that the commission can accept it yet. Patrick stated that yesterday they talked about lighting and that is not showing on the application. We also talked about materials which we need to add to the application. Yesterday we talked about the exterior materials being hand crafted mahogany painted black and that the lights that were going to be placed would be centered on the arches. We need to add this to the application.

Patrick then stated with the application amended to say that the lights will match the fixtures over the three feet entry and the woodwork will be mahogany, painted black and hand crafted. Also, that the fence is not in this application. Patrick had Jeff go up and initial the amendments to the application. Patrick then asked all in favor of subject application and all were in favor and application accepted.

Patrick then asked if there was anyone from the public who would like to speak about the application. Marsha Markey spoke stating that she owns 39-43 Water Street and I abut on Jeff and Laurie. I have one concern about the side door because it does abut into the Curtain Shop. Patrick stated that he did not think that would be affected. Jeff then stated that the whole portion is being rebuilt and he is hoping to save the side light up there. It will be the same as before.

Patrick then asked if there was any further discussion and there was not. Julie made motion to approve, Patrick seconded. All were in favor and application accepted.

Other Business: Patrick then asked if the Commission would like to discuss the approval of the June minutes. Julie made a motion to accept the draft minutes of June 19th and the extension minutes of June 19th with amendments. Patrick seconded. All were in favor and minutes approved.

Patrick then stated that the last thing that the commission had on the agenda, discussion of RSA 79e and Julie wanted to lead this discussion. Julie then passed out paperwork of what the process is. 79e was something the voters passed in March. What it is, is a tax relief incentive. The way it works is that the property owner will come into the Selectmen and make an application so the evaluation of the building as it is today is set and then they propose to make changes. What they are asking the Board of Selectmen is to leave their tax evaluation at the level it is now. They will then work on the improvements which will change the tax evaluation. The Board of Selectmen will give them a period of time keep that evaluation at its original level. Pam asked if the length of time was five years. Julie stated that it is negotiable. Patrick asked if there was a certain percentage of evaluating the project or the property itself. Julie stated it is 10 percent of the evaluation before any work is done or \$75,000. Julie stated she is bringing this here because there may be an interaction with the Historic District Commission depending on which property is being rehabilitated here.

One of the definitions here is qualifying structure. This is basically anything within the areas we defined. We may be asked to weigh in on structure anyway. A lot of this work is going to the Heritage Commission. One of the things we are going to look at when they are down town if the value of the change. We then have to turn in what we think the value is. One of the things is that we have to write a letter stating that it might change the character of the building too much and change the resources in the historic district. Then they would have to talk to the Department of Historical Resources to override what we say.

Outside the Historic District definition, really the Heritage Commission is going to be doing this. They already do the demolition review. Not going to come to us very much.

A lot of the language in here has to do with replacement of structure. The owner has to prove that the building would be better demolished. One of the things that is trying to be promoted is green structure. Less expensive and more of a value if you reuse material.

Julie stated that there are only a few sections of the paperwork that apply to the commission.

79e 1 – Public Benefits

79e 2 – Definitions

79e 4 – Process for review by applicant

One of the interesting things about this is that the applicant may have to go directly to the State for the individual survey form.

79e 7 – Public Benefits existing building stock

Fred stated that if someone bought a house on Pine Street, this would not apply. Julie said that was correct because in the definition in the RSA itself, it talks about this applying to downtown centers or village centers and it has not be designated in Exeter.

Julie passed out the new reference materials. She stated that there will be a set at the public library. Patrick stated one last thing on the agenda and that is the request for property tax relief for 32 Hampton Road. It is Nicholas and Joyce Smith Star. It is for a historic reservation farm. This is another renewal. Patrick asked Pam to tell the commission a little bit about the property. Pam stated that as far as she knew, it was built in the 1700s. We know who built it. They have put quite a bit of money into keeping the barn, as opposed to letting it fall down. Patrick stated that the letter states they have spent around \$50,000 in repairs and renovations just to keep it authentic.

Patrick asked if anyone wanted to wait until the next meeting so they can look at the property and understand a little better. Patrick stated it is new to him.

Julie stated that she will check to see if there is any time restraint on this.

Patrick suggested that this be tabled until the next meeting. This way, anyone who would like to drive by and get more information on this could. I certainly would like to. Patrick stated he doesn't see any reason why the commission can't extend it.

Patrick stated that Julie has a collection of maps that show the economic growth of the town. She will bring them to the next meeting. We will put on agenda for next meeting. Julie stated it is about a 20 minute show.

Julie stated that the Heritage Commission area survey form for the division of Historic Resources to look at the Franklin Street area to identify whether or not is eligible as part of the historic district for the national register. They go through and look at all the buildings, find the history of them and look at the architectural styles. We have the draft report of 48 pages of lovely reading and photographs, does say that it is eligible because of the history of manufacturing that was there. The finalized draft goes back to the State for their approval and they recommend whether we register or not. Patrick asked if it gets registered as a district and Julie said yes. It would then have to get voted in. What we can do with this if it is eligible, we can go ahead as a group or the Heritage Commission and do the application and make it national registry of the historic district without approval of it being a historical district. There are five criteria for designating something to be eligible for the national register and this one falls under the history of the industry of the town.

Patrick made a motion to adjourn, seconded by Pam. Meeting adjourned at 7:50 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary