

Exeter Historical District Commission

Draft Minutes

September 18, 2014

Call meeting to Order: Nicole Martineau, Vice Chair, called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Office Building.

Members present: Len Benjamin, Julie Gilman, Selectwoman, Pam Gjettum, Fred Kollmorgen, Valerie Ouellette and Pete Cameron

Nicole introduced all the board members. First business is the application of Jennifer Briggs (A Place to Grow, LLC) for exterior changes to the property located at 100 High Street. The changes include the proposed construction of an exterior staircase and fencing. Applicant was not present so Fred motioned to table the application and Nicole seconded it. Application tabled.

Next is the application of Soaring Hawk, LLC for changes in exterior appearance. New signage and new construction to add a second story on to the single story section of the existing structure located at 1-9 Water Street, (former Loaf & Laddle Restaurant). Steve, one of the new owners stated he was here earlier this year with a concept where a second story would be added onto the single story portion of that building. The plan is to do three single apartments up above the restaurant. Steve has brought along his contractor Paul. Packets of the project were passed out to the board members. The description of work is really just an update of what was given earlier in the year. All the siding will be replaced. Nicole stated that she needs to hear about the materials that will be used. Steve stated that they appear to be the same. The proposed work is what is on the drawings. The siding will be replaced with wood. Windows will be fiberglass or vinyl. Shutters and store front will be aluminum. Exterior colors will be the same as the existing colors.

Fred asked about the existing windows and Steve stated they are wood. Nicole asked if the windows were simulated divided light or is the division simply sandwiched between the glass. Paul stated that the double hung are sandwiched between the glass. Double hung will pretty much be the upstairs windows. Paul stated that the store front windows are wood and in pretty bad shape. He was proposing to use aluminum ones.

Nicole asked if the aluminum windows were going to be on exterior and interior, or just the exterior. Paul stated they would only be on the exterior.

Fred asked if the existing shutters were wood, and they are. Want to use vinyl, but commission would like fiberglass instead. Doors will be fiberglass.

Fred made a motion to accept the application, but Nicole stated that there was also signage on it and has not seen anything on application about signage. Julie asked if the sign would be wood and Steve stated that it would be. Steve not sure about the sign, but stated it will be in the same spot as the old one. Nicole stated cannot approve signs without dimensions. Signage should be removed from the application and applicant will return at a later date for the signage.

Fred again made motion to accept application. Pete seconded. All were in favor and application accepted. Nicole stated that application has been accepted so commission can further discuss it. Nicole stated there is enough information submitted for commission to make a decision. Nicole then asked if

there was anyone in favor of the project and Darren Winham, the Town Development Director for the Town, stepped up to speak. Darren stated that he is very much in favor of this project. It is a property that needs a lot of attention. It is sort of the gateway to downtown. Big fan of it and will do everything he can to help Steve with it. Thanked the commission for hopefully approving it.

Nicole asked if there were any rebuttals, and there were none. She then stated that it was up for discussion now with the board.

Fred was concerned about the lower level of the building because the dam would be removed and it has had water in the past. Steve stated that it is under control, not rotting away and not wet. Nichole stated she had a few questions about the materials. She started with the siding. Wood is acceptable, but Steve and Paul were talking about more durable products. Nicole asked if Steve has considered a composit that is also accepted by the commission. Steve stated that he has not. Nicole stated that the one thing she would ask is that it be put back with the exact exposure that is there now. Paul would like to leave that option on the table and he will show Steve the options.

Nicole then asked about the trim. Dimensionally, did they have any size in mind. Paul stated that they would be measuring what is there, and try to do exactly the same. Nichole asked about the railing systems materials. There were two. One was metal and the other was vinyl.

Paul stated that the metal deck would have no railing. It would be more of a rod iron railing. Nicole asked Steve if they had a site plan and he stated they did not in this package. Paul stated that if they go with the metal railing, their metal shop would be doing it and make it similar to what is up there.

Nichole asked if there was any way they could leave the privacy screen as is and do the actual railing as the metal rail again, just for some consistency. Paul stated that he must have said that wrong because that was exactly what he was thinking.

Nicole stated all that was left to talk about are doors and windows. Doors will be easy. They will be fiberglass. Nicole stated that for the windows fiberglass or vinyl are the two choices. In the past, the commission has encouraged applicants to stay with the wood. Is this a good application for vinyl windows. Paul stated that whatever they use will be a quality window. Nicole asked if everyone was comfortable with the windows being vinyl. Julie would like to see them keep as much of the original material as they can. Nicole stated that something strongly the commission recommends is simulated divided light, especially on the double hung windows. Recommends looking for a window manufacturer that does simulated window options. Nicole stated there were two other windows to talk about and the first is the sky light. There is one on the street side existing. Then there are the aluminum windows. Paul stated that the company has a triangle shaped one which is more colonial looking. This would look good on the store front. Nicole asked Paul what the jam depth is for these windows and he stated it is 4 & 5/8<sup>th</sup>. There will only be depth from the front to the inside.

Steve stated that the roofing will match the existing roof. Shutters will be fiberglass. They will closely match what is there.

Fred made a motion to accept application subject to the following:

Siding will be replaced with new wood with option to use cement based material with the same exposure.

Shutters will be fiberglass.

Doors fiberglass

Windows fiberglass with simulated divided light

Double hung windows fiberglass with simulated divided light

Balcony/deck out back, metal rail

Nicole suggested that the windows on the east side, south and river side be double hung with the simulated divided light. Nicole stated that our suggestion is to do the area at the street of the east side, double hung the entire side of the south side and then the west side double hung. There are at least 30 double hung with simulated divided light. Nicole told Steve that this is something the commission does to all the applicants. She did not want him to feel like he was being singled out. These are very important features to historical buildings. Darren stated that they were just trying to figure out if it is even doable and at what cost. Paul then stated that when you go to the divided simulated divided light, you go to a different series – a designer series. Darren stated that we all have the same goal. We want it to look historic and we want to see the town develop. The concern is, at what cost. Some people can afford it, and others cannot.

Fred made another motion to accept with the following provisions:

Siding will be replaced with new wood or option for cement based material

Windows double hung, will be simulated divided light with the exception of five on the east side of the building

Shutters will be fiberglass

Nicole stated commission giving an exception for the simulated divided light for the five windows on the east side, as well as the rear elevation, north elevation of the building. The doors and windows will be fiberglass and the railings to be both metal fabrications.

Pam seconded the motion. All were in favor and application accepted.

Next is the application of Slania Enterprises, Inc. for a conceptual review of proposed new residential construction and associated site improvements on the property located at 29 Front Street.

The applicant stated that the property in question is the vacant lot at the corner of Front and Center Street. It has been vacant for some time. He purchased it back in May with the concept of putting a new building on the property. He went through the HDC regulations and made an outline for himself. He passed out a packet to the commission with what the HDC is asking him to do. The building will be a federal style construction. The colors he would like to do are white with white trim and black doors. He went through the setbacks of the properties that are abutting, as well as the sizes of each one of those properties. He would like the building to have a hip style roof. He is trying to be sensitive about the foundation because it is in the historic district so he has worked to try and eliminate the cars. His plan proposes that there would not be cars parked outside. The cars would be parked inside the structure. Nicole asked how many units there would be. He stated there would be three units, so he would have to provide five spaces and this could be accomplished in three ways.

1. Sacrifice more ground space, which is not first choice.
2. Lift mechanisms which would allow a second car to be stored inside.
3. Subterranean where car would be parked below.

The building height allowed in the district is 35 ft. He has worked up numbers from the adjoining properties. The materials that will be used for the building will be maintenance free. He met with Russman Law and he is not an abutter. There is a 10 ft. right of way that is part of Mr. Salisbury's driveway. He has been keeping him up to date even though he does not get notified as an abutter. They met about his solar panels and he has designed this building so it is far enough away from his property line. He is trying to be considerate of that.

Applicant is looking for what actions or what he needs to do. Julie stated his presentation was very thorough.

Fred made a motion to accept the application with conceptual approval. Pete seconded. All were in favor and application approved.

Next business is the renewal of the barn easement for the property located at 32 Hampton Road. Pam stated that the owner was here and left. He does not have to represent his case. He needs a letter from us. This is just on the barn. Fred made a motion for Pam to write this letter approving preservation easement. Julie seconded. All were in favor and motion approved.

Last business is the minutes from the July meeting. Pam made a motion to approve. Len seconded. All were in favor and minutes approved.

Julie stated that she will speak with Patrick about the commission reviewing the grant application for educating the HDC on doing some public education things. The commission was approved for \$13,000 for doing this work. The other thing is that books were passed out to everyone and we need to start talking about these. Nicole suggested that the commission look at one specific book to start, such as the Preservation Guidelines. Julie thought that was a good idea. Nicole will send an e-mail to everyone telling what the first topic is.

With no further business, Julie made a motion to adjourn. Pete seconded. All were in favor and meeting adjourned at 8:45 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary