

Exeter Historical District Commission

Final Minutes

October 16, 2014

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

Members present: Julie Gilman, Selectwoman, Pam Gjettum, Patrick Gordan, Chairman, Nicole Martineau Vice Chair, Fred Kollmorgen, Pete Cameron and Valerie Ouellette
Also present: Applicant for Slania Enterprises, Sharon Gill, Realtor for 35 High Street

Patrick started the meeting by introducing the members. He then made a motion to approve the meeting minutes from last month's meeting first (September 18, 2014). Fred made a couple of changes to page 2 and page 3. Patrick had a question on page 3 referring to Franklin Street. Fred explained that the application was accepted with conceptual approval. Stated the commission has done this in the past. Patrick made motion to approve minutes. Fred seconded. All were in favor and September minutes approved.

New Business: Patrick stated that the commission would continue the discussion of 29 Front Street. Patrick was absent at last month's meeting. Julie stated that the applicant had a very good presentation. The applicant got up to speak. He handed out packets to each member. He had passed them out at last month's meeting, but updated them. Stated he took the Preservation Guidelines and went through the considerations they had in terms of scales, etc. He went through his paperwork October. Stated he was present for the discussion for the Loaf and Laddle and got some insight. Stated it was very good for him to have been there for that. Stated on the first page he listed the materials he thought might be acceptable to use on the project. Second page he tried to show what the different structures are in the neighborhood. Some are flat roofs, some are double hip with a flap, which is what he would like. There is a wide variety of roof structures. He then stated that on the third page it shows what was there in the past. It was a church. On the last page, he stated he tried to quantify the pictures of such in terms of the widths of the buildings and the heights. Applicant would like to do an Adams style, federal style structure with double hip top roof.

Patrick asked if a flat roof is done, will mechanics be up there. Applicant is not sure at this point. There will be mechanics placed somewhere. These are details that he does not have. Nicole stated that she is concerned about mechanics going on the roof without treatment or analysis of the area. Applicant will come back with more information and details for this. Nicole also concerned about the chimneys. There will be four. Asked applicant to draw a plan of what the roof would look like and the chimneys. Applicant did and it made more sense to Nicole when she saw it. Stated that the chimneys should be on the front of the building based on the roof sketched drawing.

Patrick stated he feels the applicant is going in the right direction. He mentioned the band going across the top of the windows. Maybe they do not have to be cottage windows. Maybe they could be full double hung like applicant has below. Nicole mentioned that the trim work on the photograph is more gentle than the image in the packet. Asked that he concentrate on the detail that is in the photograph. Julie stated that the applicant is in an interesting position because he is building something totally new in the historic district. Applicant asked if commission needs to see what kind of lights will be used.

Patrick stated they would and also location and style. Nicole would like to see more roof and chimney detail. Patrick asked what the steps leading up to the front door would be. Applicant stated that they would probably be stone.

Nicole brought up the fact that the first floor is intended to be used as a garage and stated that they never really got into any details. Nicole asked if he would be stacking or just three across and he said he was sure hoping because he does not want to give up all the floor space. Nicole asked why he was going for an arch over the garage door on a colonial project. Applicant stated when he goes to an architect, he/she will be able to answer those questions with great detail.

Patrick reminded the applicant that vinyl windows are not recommended in the historic district, because of the affect they have on the exterior. Also, you can paint fiberglass and you cannot paint vinyl.

Applicant agrees that the general consensus is fiberglass and not vinyl for the windows.

Patrick asked how many units there would be and there will be three. Nicole stated that from a door, window stand point everyone felt comfortable with what information they had been given. Need more information on the doors and windows. Colors will be black and white. Fred stated that the commission does not control colors. Nicole also mentioned to pay close attention to what is happening on the roof line, like where are your actual chimneys located. How you will transition. Will mechanics be up top. If mechanics are on the top, Nicole suggested dressing them.

Patrick stated it is a very good application and right now the application is accepted. He would like the applicant to come back with all the details, all materials, colors, size, etc. Applicant asked if he has to request to be continued at the next meeting. Nicole told applicant he needs to talk to Barbara to have him added to the agenda for next month's meeting.

Next on the agenda is the application of Sharon Gill for window replacement and proposed exterior changes in appearance to the structure located at 35 High Street.

Sharon Gill passed out the packet to each member. She is representing the owner of the property. She brought along the builder as well if the commission has any questions. What was approved at the Planning Board meeting was to have an additional unit put into this building. The first floor will then have three units. The proposed changes to the property are:

- 1) Remove right side front facing door in Unit C.
- 2) Remove front bathroom window in Unit A to accommodate tub surround.
- 3) Remove single pane picture window in Unit B.
- 4) Remove right side front facing door in Unit C.
- 5) Replace existing inefficient windows with approved replacement windows.

She would like ideas as to what is most favorable. Nicole stated that they look at the proportions of the existing construction and you really just need to play off of what is already there, especially the back of this home as it is not really true to anything. Nicole stated the commission would love to see it come back because it is such a key location.

Patrick asked Sharon if she was looking for recommendations as to what should be done or possibly done. Sharon stated that she was. Patrick referred to item #1 which is removing the door. He asked if

they were planning to remove the entire door entry, side lights and the door itself. Sharon stated that they were. Nicole then asked about the closet. Sharon stated that the closet is going to be from the bedroom side and will be a walk in. Nicole suggested putting a window in the closet for ventilation. Nicole then asked if they would be replacing any other windows in the building. Sharon stated the ones on the front would be replaced.

Fred stated that basically the only entrance to this unit is on the back side. Sharon stated that there is that side and also one out to the backside toward the town. There is a side door in the kitchen. There are two.

Sharon stated that the single pane in the unit is not efficient and wants to take it out. Patrick stated that this window lets in a lot of natural light. Perhaps it could be replaced with even a smaller window. Nicole suggested even replacing with a double hung window. Patrick asked Sharon if she would be opposed to putting a window more towards the street side on that small 45. Sharon stated that it would be cute. Stated it would dress it up and let in the natural light. The builder asked about the size the windows should be. Patrick stated to stay within the same proportions, or at least the same height. Sharon stated that the right side front door in Unit C needs to be removed. Finally, Sharon stated that they need to replace some of the really bad windows in the front. Needs to know what is allowed and/or recommended. Patrick stated that from the picture, the windows look like they now are all wood. Sharon stated they are all wood. They are single with storms. The builder stated that all of the windows do not open and are all falling apart. Stated it is only a sash issue. Patrick stated that insert windows will be helpful because you may not have to bother with the exterior trim. However, those insert windows, depending who you choose as a manufacturer, can significantly reduce the daylight opening that you get. The builder stated that he was looking at an Anderson insert window and there is not a frame within a frame. They are more of just the tracks. Patrick asked if it was a sash replacement kit. It is. Patrick stated the commission would need more information on that before it could be approved. Nicole asked if the shutters would be replaced. They will not be because they are in good shape and have recently been painted. Patrick recommended the builder look at some different manufacturers who make fiberglass windows.

Patrick stated the commission could accept the application with conditional acceptance that they will come back with more information. Patrick suggested they list them as colored bullets. Nicole stated that no. 1 is the door being removed, however it ties in with no. 2 which is reusing the window. Patrick then stated that for No. 1 we are asking for the new design and what will replace that door entry. No. 3 proposed design for whatever you decide will go there. No. 4 is ok. No. 5 the window sample, materials, etc.

Pete asked the commission why they were doing a conditional acceptance. Why don't we just go back and start all over again. Nicole stated because there is not enough information. Pete is troubled with this acceptance. Patrick stated the commission should not use accepting or approval. We will say that you are going in the right direction. Patrick stated that what the commission is going to suggest is that we are going to table this application until the next meeting. We are not going to accept it right now because we want to have this information. At that point, we will most likely accept the application. Sharon thought that was a good idea. Fred made a motion to table the application. Pete seconded. All were in favor and application tabled.

Next on the agenda is the application of Joseph Galvin for a change in signage at 103 Water Street. Joseph got up and stated that he is moving into 103 Water Street which used to be the Wine and Cheese

Store. It is right next to Exeter Jewelers. The previous occupant took her sign down and Joseph will be getting a new sign made up and it will hang in the existing bracket that is already out there. Nicole asked if the bracket is in good condition. Joseph stated that it looks ok, but he will have someone check it out. When the sign is attached, Patrick asked that they use black chain, not stainless steel. Nicole made motion to accept the application. Julie seconded. All were in favor and application accepted.

Other Business: Discussion of Section 106 Committee

Julie stated the Committee consists of HDC, Heritage Commission, Historical Society and the Exeter River Committee. The purpose is to provide ideas to the consultants about ideas to mitigate the loss of the dam. The process is to form an idea or propose something to mitigate the dam. This group is going to work on that. Ultimately, our consultant VHV are the ones who run this part of the program. We need one person assigned to this. Pam stated that she has already said she would do it. Nicole made a motion for Pam to be our Section 106 representative. Patrick seconded. All were in favor and Pam will represent the HDC.

Julie stated that the commission has never gone over what the expectations are for the grant we have been awarded. Julie asked that this be put on the agenda for the next meeting. Patrick will do this.

With no further business, Julie made a motion to adjourn. Nicole seconded. All were in favor and meeting adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary