

Exeter Historical District Commission

Final Minutes

February 19, 2015

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

Members present: Patrick Gordon, Chairman, Nicole Martineau, Vice Chairman, Len Benjamin, Fred Kollmorgen, Pam Gjettum, Clerk and Valerie Ouellette

Patrick started the meeting with new business which is the application of Phillips Exeter Academy for the proposed construction of an addition to the existing Forrestal-Bowld Music Center located at 14 Tan Lane.

Fred Kollmorgen wanted it noted that he recused himself because he is an abutter.

Anita Bailey was the spoke person for the academy. She brought Kevin Bergeron from the architect office and John Rasslin from PTC Lawyers and they were the ones who put the application together and filed it for the academy. Anita had slides she showed the commission. Anita wanted it noted that another item that did not quite make it into the application is the alteration to the fence and it would be considered as part of the landscaping portion. Anita wanted it noted that the academy has previously received Planning Board and Zoning Board approval of this project.

Anita talked a little bit about the history of the building. The original building was called the Lewis Perry Music Building and it was built in 1960. In the 1990s, we hired William Ron Architects, the same firm we are using today, to put an addition on and we renamed it Forrestal-Bowld Music Center in 1995. The objective of this project is to add a recital hall to what we currently have. In addition to the recital hall, would be filling in the gap with some missing classroom spaces, offices and other music related spaces.

Anita then turned it over to Kevin Bergeron. Kevin stated that his company is thrilled that the academy asked them back to build an addition onto the project that we worked on about twenty years ago. Kevin stated that there are three principal ideas that we embarked on for the design. First, we design the addition to connect seamlessly with the existing building. Second, that it connect the Music Department more completely with the campus around it.

The principal space is the recital studio and it is around 4,000 square feet. The building also has a wing of classrooms and practice rooms behind it. There is not an expansion of the department here, this is about increasing the quality and compliment the spaces that are available to students. The recital studio, being the largest, it is meant as essentially a rehearsal room for the orchestra.

On the outside, the third idea is to make sure the addition is complimentary to the existing building. The whole complex is similar material. It is all brick construction.

Kevin stated that with the elevation on this new addition, from Front Street you really do not see much of it. Patrick stated it looks like it will be somewhat hidden in the summer time because of the trees. Kevin stated that is correct. Patrick asked if they were intending to keep all the existing trees that were there and Kevin stated that a portion of the trees will be removed in the front in order to gain parking. Anita then stated that some of those trees are already gone.

Anita stated that one of the nice things they inherited when they purchased this property was the fence with granite posts and rod iron rails. She showed the commission on the slide what section of the fence would be removed and stockpiled and they will be looking for an opportunity to introduce them. She stated she wanted to mention the removal of the fence because it was not on the application but an important element in the project.

Kevin stated that the recital studio is all glass which lightens the building. When you are inside this space, you are infused with views out into the trees and landscaping. The recital studio is 40 feet tall due to the need of acoustics in the space.

Nicole asked if there was a plan for shading the side of the building with the glass. They will be using glass with a high shading efficiency to help with that and also internal shading inside. Patrick asked if it is intended to be lit at night. Kevin stated that the building will be used into the evening. Patrick thanked them for their presentation.

Patrick asked Anita if there is a thought as to where the granite and fencing that was taken down will be used. Anita stated that there is not at this time. It is there hope to reuse it.

Nicole stated she would like to talk about what materials would be used for this project. She asked if they would be using the same brick and Kevin stated that it would be very similar. They will be using a bright red brick, very vibrant and you see a lot of this brick around campus. The windows are going to have anodized aluminum. Nicole asked if there was any plan to screen the mechanical equipment on the roof. Kevin stated there is not. Patrick asked to go back to the slide showing the view from Front Street. He stated that the mechanical equipment will be visible. Kevin stated that if they were to screen the equipment, they would put a metal enclosure around it. He stated that they find that by doing this, it amplifies the size of the mechanical equipment area and it just adds to the bulk and height of the building. Patrick also asked if there was any thought on screening the equipment and Kevin stated that they do not have any plans to screen it. He stated that they thought if they screened it, it would make the building seem taller and wider.

Anita stated that one of the reasons they will not be screening the mechanical equipment is to have access for their contractors and the other reason is if you put up walls, you enclose snow in there, which could be a problem as well.

Patrick asked if there were any comments from the commission and there were none. Len made a motion to accept the application. Pam seconded. All were in favor and application accepted.

Len made a motion to approve the application and Patrick seconded. Nicole stated that the commission might want to add the fence into the application as it was not part of the original application. Patrick stated that the commission will revise the application to include the removal of 3 posts and 2 sections not to be destroyed, but to be stockpiled for future use. Patrick asked for a new motion to approve the application as amended. Len made motion to the amended application, Pam seconded. All were in favor and application approved.

Other Business:

The discussion of the brick endorsement downtown. Present were Don Briselden and Bill Campbell. Don brought copies of the two articles 12 and 13 and passed them out to the commission. Don stated

that he and Bill were here to ask for support for Articles 12 and 13. When we heard about Article 12, which is to put in concrete walks, we thought this is an opportunity to do an enhancement. Don wanted to point out that the concrete walks when he grew up, are still there. He stated that they will be there for many more decades. This is a lifetime and very serious decision. Going for all brick walks downtown is not possible. It would be very costly to do that. Article 12 just replaces the concrete walks downtown from the Great Bridge to Swasey Parkway. That article is approximately \$525,000. The warrant article that we sponsor is approved for \$175,000. We did calculations and visited public works and out of that came a proposal that we could accomplish a significant amount of walkways in segment subject to a design by public works. In our proposal, we were thinking about twelve foot increments of walkways in the downtown area. There is enough in the \$175,000 to do walkways on both sides and up through the front of town, and also to complete the walkway that partially exists now on the south side of the street from the bank building around to the front of the town hall. That block would be entirely brick. Don stated that this is their proposal and they are hoping the HDC will support it. Patrick is in favor of doing this if it is done right. Nicole is also in favor of this. The commission is in favor of writing a letter and sending it to the Selectmen. Len suggested a copy also be sent to the Newsletter. Pam will write the letter.

Next item of business is the approval of Minutes from January 15, 2015. Fred had a couple of changes. Fred noted that if you go to page 8-3 of Article 872 Zoning Ordinance, something is missing. Fred also stated that he thought Julie was going to look into fixing the Zoning Ordinance. Fred made a motion to table these minutes until the commission can talk with Julie. Patrick seconded. All were in favor and minutes tabled until next month's meeting.

Patrick stated that the last thing on the agenda to talk about is the town website and also the application for the HDC. Fred was on the website and had no problems. Fred stated that he had an easy time on the website locating the HDC. He did not try getting into the application for HDC. Patrick stated that he was able to get to it and thought it was a couple clicks too many to get there.

Nicole wanted to talk about CAMP because it was supposed to be under new business, which in theory ties into the application. April 18<sup>th</sup> and half day on the 19<sup>th</sup> we are looking to host what they call CAMP. This the Commission Assistance Mentoring Program. This program will be funded by grant money from the State of NH from last year. We were awarded the grant money, so now it is time to take action. We are looking for hosts for April 18<sup>th</sup>, Saturday, and we are looking for hopefully full attendance from the Heritage Commission, as well as the Historic District Commission. We are also putting out a request for the Economic Development and the Building Inspector to join us so that they understand what some of our challenges are working with the Town of Exeter. Nicole stated that she will be sending out e-mails to remind everyone about this.

With no further business, Len made a motion to adjourn. Nicole seconded. Meeting adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary