

Exeter Historical District Commission

Final Minutes

May 21, 2015

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

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

New Business: Application from Ryan Boyle for fencing at the American Independence Museum. Patrick stated that the commission just received this application tonight and they would need a few minutes to review the application.

Next is the application of David Bair, Agostinho Nunes and Jaime Lopez for change in appearance to the existing building located at 6 Front Street. Agostinho Nunes stated that he is one of the co-owners of the Inn at 6 Front Street in Exeter. Mr. Nunes asked the commission what they needed from him. Patrick stated that he needed to explain his application. Mr. Nunes stated that there were two issues. He is not sure that the second issue, the steps, is even appropriate to bring to the commission. They are planning to re-side the side of the Inn that is facing the town offices. There is an out cropping that was the original mud and tree area. That area right now has no foundation to it. If they do not go in and support it, the structure will fall down. In the winter, it is not useable because it is extremely cold. The original purpose when the building was originally done was when you went into the mud and tree area to the right which is now a bedroom suite, was the kitchen. To the left of that was another door which led to the original dining room, which is now the kitchen. What we would like to do is bring back in the cropping area is put in a door. It would serve a purpose for them to be able to bring in groceries. It is so much more efficient if we could park where the Inn keepers park and bring groceries through that door into the kitchen. Mr. Nunes passed out some photos for the commission to view.

Mr. Nunes stated that Susan Henderson petitioned through election and she got it passed for the town to give her the easement that is owned by both the Inn and the town for her to bring back the porch. Her story was that the fire department would not allow her to put in the porch because they wanted to be able to come through the back of the building.

Patrick stated that to understand the location of where you would like to do this, the commission understands where it is, but the application does not say what is going there. Mr. Nunes stated that it would be a door. Patrick stated that there are all kinds and styles of doors. Mr. Nunes stated that in their letter, they said they would work with the commission to find an appropriate door. He is not sure what kind of door would be going in. They want something functional and seals properly.

Patrick stated that in terms of the commission accepting the application before they can reach approval, they need to know what is going in there. Nicole stated that the commission is very much in tune to what they are asking for, but it is not up to the commission to design it. It is hard for the commission to approve something with no evidence of it. She also stated that not only does the commission need to know what is going on with the door, but the trim work and landing. The steps, how are you getting to the back door? These are all part of the Historical Commission procedures. Mr. Nunes stated that he

misunderstood and thought this was an easy process. He stated that what they probably will end up doing is not putting in the door.

Patrick stated that his recommendation would be to either table the application until next month or revise it, or proceed and most likely it will not be accepted because the commission does not have enough information. Patrick asked Mr. Nunes if he got a copy of the guidelines when he submitted the application and he did not. He stated that maybe sometime in the future because it is a matter of timing. They are very busy now and it is certainly something to think about. Julie stated that she loves what they have done to the building, but it is all part of a process that we have to live up to ourselves. Mr. Nunes stated that the steps are on town property and wanted to know if it would still have to be approved by this board. Patrick stated it is a landscape element in the historic district so it would. Patrick recommended he include the stairs in his future application. At this point, Mr. Nunes has withdrawn his application.

Next Business: The application of Soaring Hawk LLC for change in appearance to the existing structure located at 1-9 Water Street. Steve Kaneb stated that he is the owner of 1-9 Water Street. He stated that his application is a follow-up to the site visit from last month. They needed to do a new application because they made a big mistake during the winter and he needs to adjust that tonight. The list on the application is the revised list after the walk thru last month. Steve asked which number on the list he should start with. Patrick stated that number one will be the one most talked about so start with number two.

- 2) Install cedar shutters.
- 3) Install two vinyl sliders on the rear second floor. These are the residential upstairs on the backside.
- 4) Outdoor decking to be composite and he brought samples for the commission to see.
- 5) Black metal on the restaurant railing to match the upstairs railing.
- 6) Delete additional skylight on the street side.
- 7) Delete the window on the west gable, facing 11 Water Street.
- 8) Install PVC bead and center bead trim below the rear second floor porch, brought samples.
- 9) Change two of the front doors to swing out per the fire department.

Patrick asked if there was anyone from the public who was for this project and would like to speak. Agostinho Nunes came up to speak. He stated that he commends what they have done. Not an expert or an architect, but this is a project that has greatly enhanced the downtown. When I thought about the state of condition of that building, there would be no way that anyone would buy it. He congratulates them for what they are doing.

Greg Colling spoke next. He is an architect and lives across the street. He wanted to say that he is very pleased with the work that is done. He was worried that the building would be demolished by neglect because it was in pretty rough shape. He thinks the work that they have done is very nice and is very pleased to hear they put cedar shutters back on the building. He had some concern when he saw the azec trim come on the back of the truck and then stapled onto the side, but they actually look nice and it has a similar character to what was there previously. He does have concerns as to what is going on behind the building with some of the changes being made. His only concern is the sliding doors in the back. They have been pretty sensitive with the work they have done on the front and the riverside and his only concern he stated would be the sliding doors in the back. Wrought iron will be used for the railings and Greg stated he is concerned because rod iron traditionally would not have been used on a house during that period.

Next to speak was Michael Zerwaosky, President of the Chamber of Commerce and he very briefly wanted to express his support for what is happening and being done at the former Loaf and Laddle. Our Chamber considers that the gateway area to the town and the work that has been done looks absolutely gorgeous. He also stated that he like many others never thought anyone would take this project on and the Chamber is in great support of what is being done there right now and they hope the town is embracing this project.

A non-resident who is a business owner, member of the Chamber and has lived in the area for 26 years is also in favor of this project. She stated that she enjoyed the Loaf and Laddle for many years. It is a community building. A place where we heard politicians and a lot of conversations happened around the tables. She also applauds this gateway building and for its resurrection. She stated that she is an architect, but it feels as she is coming into or leaving town, like we have this old building back. She stated that she knows there is some material issues and she does not see them. She walked in there the other day and Steve gave her a tour and she does not see any difference between fiberglass and vinyl. Patrick asked if there was anyone else from the public who wanted to speak for or against, and there was not. He then stated that they would close the public hearing and the commission will deliberate amongst themselves on the application. Patrick then apologized because Paul had not stated what number one was going to be.

Steve stated that number one was to install vinyl windows, the Harvey Industries Tribute series. He stated this was covered in the walk thru last month. He again apologized for putting the commission through this and it was really their intension for the outside to have this available to us as a construction option and he stated that Paul could walk through the process by which he installed these windows and his track record with them as well.

Paul Scarpetti stated that they did replicate all of the windows the property. There were four different types of casing on the outside of the windows and that was removed and we looked around the top and we noticed which windows were from the period and the casings and we sent those to our mill shop to match them perfectly. Paul then stated that he would like to go over the criteria they followed when they chose the windows. He stated that the first thing was quality. Custom sizing was a must. After looking at the criteria, they decided to go with Harvey Industries Tribute series. It is their top of the line window. There is a twenty year warranty on the glass and a lifetime warranty on the frame and all the hardware. Paul then went on to explain how they installed the windows. They look authentic and match perfectly with what was on the building. Lastly, Paul stated that the commission has asked them to reach out the academy about their experience with fiberglass windows vs. vinyl. Paul talked with the facility department. He was directed to Gary Tuttle. Gary is in charge of purchasing all of the windows for the academy and he mentioned he uses a paradigm window. Paul asked him about the vinyl windows and what the academy had for experience and he said they did have one bad experience with a vinyl manufacturer and they do use the Tribute series on the windows that are not within the historic district. He mentioned that he really likes their warranty and the performance of their windows. At this time, Patrick closed the public hearing. Julie stated that the commission has a list of things that is an amendment to previous approval.

The railing on the back deck of the building will be black wrought iron. Steve stated that the intension on the deck is to really try and make it disappear visually. People will look over and see the building, not see the deck and the railing.

Patrick asked the commission if there was enough information to accept the application and they agreed there was. He then asked for a motion. Nicole made a motion to accept the application as complete for further discussion and approval. Len seconded. All were in favor and application accepted.

Patrick then stated the commission would have discussion for approval of the application. Numbers 9,8,7,6,5,4 from the revised list are all ok. Number 2 is cedar shutters and they are ok. Numbers 1 and 3 are both a material change from what was previously approved, vinyl windows and vinyl sliding doors and fiberglass had been approved. Nicole stated that overall, the commission tries not to approve vinyl because it makes it more difficult to paint. She also stated that she wants the public to be very aware of the fact that vinyl is being approved after the fact that it has been already installed. The commission had approved fiberglass. Patrick stated that if this project is accepted tonight, that they are going to use the vinyl, which is currently installed. This is not used as a precedence for this property or similar properties in the area. Each application would be given on its own merits. Patrick also stated that the commission will use this experience as a very good learning lesson. It is understood that there may have not been the clearest of communication in terms of what was the final approval. The commission will be using this to change the rules and procedures formally. Instead of saying a specific material being approved, it would be a window model and type and that would be spelled out in an approval letter so that it would be very clear communication.

Julie stated that when the commission specifies fiberglass, it is in the best interest because fiberglass wears better and it can be painted.

Fred made a motion to approve the application. Nicole seconded. All were in favor and application approved.

Next New Business: The application of Ryan Boyle for proposal for a fence at the American Independence Museum. Ryan stated that as part of an Eagle Scout Leadership Service Project, they propose to put a fence of approximately fifty feet along the edge of the stone retaining wall at the American Independence Museum. Ryan stated that the fence would be constructed of cedar or pressure-treated wood. There is a drawing of what it would look like on the application. Fred asked where it was going. According to the drawing, it will go along the edge of the steep incline. Nicole asked if the public was aware of this application. It did not make the printed out agenda. Ryan stated that it was on the agenda on line. Julie went to check and it was posted on line.

Patrick asked if by looking at the photo, would the fence be the same? Ryan stated it would be similar and either two or three rails. Patrick asked if this fence needed to meet any codes and Ryan stated it does not. Fred asked if the fence was decorative and Julie said it was. Patrick asked if this was a need from the museum. Ryan stated that the museum has asked for this. Patrick then asked if this was something that has been a code violation and Ryan stated the museum did not say that. Stated it was more of a visual barrier.

Elizabeth Akroid got up to speak. She is a registered boy scouter in Ryan's troop. She is also a volunteer of the museum. She stated she spoke with Doug Eastman when she came to inquire and he said it was fine. It should not be a planning issue of any kind. She stated that he was very pleased with the project. Elizabeth stated that the fence is proposed to be 42 inches in height. Nicole stated that if the commission approves the application, it would be conditional with Doug Eastman having the final say. Patrick stated that the commission should make it a conditional approval also to make sure it meets all of the town's code and safety requirements.

Patrick asked Ryan what materials would be used. He stated cedar or pressure-treated pine. Patrick stated that the commission would not prefer the pressure-treated pine. Nicole stated commission could accept application, but is it going to be a two or three rail fence because it is a significant difference. She then asked Ryan if he has done any historical research to what would be more appropriate for the museum. Ryan stated he has expressed to the museum how many rails and they said either two or three. Patrick stated that it comes down to a three rail fence being more expensive. Ryan agreed. Patrick then stated it will be a two rail fence and Ryan said it would be. Patrick asked Ryan if he knew the height of the fence and Ryan does not. Patrick stated he thinks a three rail fence would be more appropriate. Patrick then stated that the commission would prefer it to be a three rail fence. Ryan stated that he is going a fund raiser for this project. Patrick stated the commission would amend the application to be a three rail fence and this was ok with Ryan.

Patrick stated that the fence was being put there for fall protection. If a two rail fence, one high and one low, one could easily go through the fence a lot more readily. If it is going to be done, do it for the reason it is being put in for fall protection. Nicole asked Ryan how far apart the posts would be and he stated eleven feet. Patrick asked Ryan if they were in agreement to change the application to say it would be a three rail fence in cedar and Ryan said they were.

Patrick stated that the application was amended to say that it will be a three rail fence in cedar and split rail. Nicole made a motion to accept the application for approval and discussion as amended. Pam seconded. All were in favor and application accepted. Patrick if there was any discussion before his call for a motion for approval. Nicole wanted to know the proximity to the stone wall. How close is it going to be to the stone wall? Nicole asked Ryan if it would work the way he sketched it. Ryan stated it would. Fred made a motion to approve. Nicole seconded as amended. Fred amended his motion to approve subject to consultation with the Code Enforcement Officer on personnel safety. Patrick seconded. All were in favor and application approved.

Other Business: Approval of April 16, 2015 minutes. Julie changed Frank to Fred. Patrick also made a revision. Second paragraph, fourth line down was taken out. Patrick made a motion to approve minutes with changes. Fred seconded. All were in favor and minutes approved.

Next is the Election of Officers. Nicole stated that she should step down. The position as Vice Chair runs the meetings, if the Chairman is not available. Pam stated that she would take this position, but she is the Clerk and cannot have two positions. Len made motion for Patrick to serve as Chairman for another term. Nicole seconded. All were in favor and Patrick will be Chairman again. Pam will do the Vice Chair. Patrick made a motion for Pam to serve as Vice Chair. Len seconded. All were in favor. Pam will serve as Vice Chair. Valerie will take the Clerk position. Nicole made a motion for Valerie to serve as Clerk. Julie seconded. All were in favor and Valerie will be the Clerk.

The commission then had a general discussion about changes to the application's rules and procedures.

Len made a motion to adjourn at 9:15 pm. Julie seconded. All were in favor and meeting adjourned at 9:15 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary