

Exeter Historical District Commission

June 18, 2015

Final Minutes

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: Julie Gilman, Selectwoman, Patrick Gordon, Chairman, Fred Kollmorgen, Pete Cameron, Valerie Ouellette

New Business: The application of Gregory Colling for replacement of the garage door and new signage at 8 High Street. Mr. Colling was not feeling well and not present. Julie made a motion to table his application until next month. Fred seconded. All were in favor and application tabled.

Next Business: The application of Jaye Carr for proposed new construction (addition to existing home) and window replacement at 120 High Street. Jaye Carr got up and stated that she is the owner of the property. She stated that her application is to add another bedroom and a bathroom. They plan on matching the addition with the existing house structure. She stated that in the process, they would want to replace the windows to make a more efficient window. They would match the existing 2 over 2 windows. Jaye brought a catalog and a sample for the commission to see what the siding would look like. Patrick asked if she knew the approximate age of the house and she stated it was 1952. Patrick had a couple of questions with the new construction. He asked if the existing roof was a double hip. Jaye stated that she brought her contractor and he could explain. Brian Frasier stated that he was carpenter, lives here in Exeter and he is Jaye and Kelly's contractor. The main roof is a hip roof. Patrick asked just out of curiosity why they would not use wood clapboards on the new addition. Brian stated they are hard to find. Patrick stated they are available and stated that there are some sources around here that has that type of clapboard. Patrick asked if they checked Select Wood in Portsmouth and Jaye stated that she only checked with Exeter Lumber. Brian stated that he knows they could find them, but just looking and basing it on Exeter Lumber, they were expensive. He also stated that because the building was a hip roof there will be no clapboards coming down the roof line and is basically square cuts. Patrick stated that it is hard for him to be ok with this, because he knows they are available.

Fred made a motion to accept the application. Pete seconded. All were in favor and application accepted. Patrick then asked if there was anyone from the public who wanted to speak for or against the application. There were none and the public hearing was closed. Jaye remained up at the mike in case the commission had questions for her as now they were discussing her application. Jaye asked if the commission wanted to talk about the windows. They agreed they did. Fred asked if they were going to be 2 over 2. Jaye stated they would be. Patrick asked if they were in good shape, if there was any way they could be repaired. Brian stated that they are single pane and they would not be energy efficient at all. Patrick then stated that they are efficient because you can get storm windows that get down to a U value of .30. Brian then stated that they would rather buy a new replacement window and take the existing ones out because it would be more cost effective to do this. Brian then showed the commission of the Harvey Classic window that he brought. Julie told the commission that she could research the storm window option. Patrick stated that the replacement of a window using a vinyl product, not only is it not acceptable as a material choice, but as a replacement it reduces the glass significantly. Jaye asked the commission what they were proposing for the addition. Patrick stated they would propose other materials that would give

us more traditional look back to the original, which would be all wood. Or he stated they could use some other composite materials that are available. Some of these materials are stronger than the vinyl. Brian asked if aluminum clad is ok and Patrick stated it is an option as well. He also stated that fiberglass is an option too. Brian then showed the commission another window sample that he brought which is a Harvey Majesty which he stated he uses all the time. He stated again that these are more energy efficient.

Patrick then stated that his recommendation to the board is a new construction window because you will have the new casing going onto that frame and you will have frame and glass as a proportion for the new construction part this would be fine. As a replacement again it is the frame, which is not really a frame. It is a sash inside the frame and you are still losing glass.

Brian stated that he would like to see them as replacements as they are more efficient. Jaye then asked if they were able to go with the Harvey Majesty windows, would the commission want on the existing windows new construction. Patrick stated that for the existing windows, they would like to maintain the glass to glass, which is there now. Brian then asked if they could maintain the same glass size and trim and opening with this window and that would be within the rest of the house and Patrick stated that it would be within the guidelines of trying to keep it with its original look. Brian then asked if Jaye chooses to go the storm window route, any storm window. Patrick stated that it would have to be submitted. Patrick then referred to the Preservation Guidelines. Patrick then stated that the commission would have to make a motion as a condition to the application to include this because what is on the application now is Harvey Classic windows. Pete wanted to make sure they were not talking about storm windows and they were not. Jaye then asked if they were to investigate the storm windows, they would be delayed by a month. Julie stated that if they were changing the storm windows, then they would not have to come back. Patrick stated that the only reason they would need to come back would be material. Fred made a motion to approve the Harvey Majesty for the new construction and not approve replacing all the windows. Kelly Carr then spoke and asked if the very original windows did not have storms at all, how would you go back to an energy efficient window without any storms that still meet the historic integrity? Would this be the Harvey Majesty throughout the entire house? Patrick then stated that it would either have to be a full frame replacement to that, replace the sash or interior energy panel. These are all options you could use to maintain the historic integrity.

Patrick then asked if anyone from the public wanted to speak for or against the project. There was no one and the public hearing was closed. Fred again made a motion to approve the application subject to the following: existing windows in the house be the subject of a separate application. The commission will not approve replacement on existing windows. The new windows will be Harvey Majesty and the clapboards will be made of wood. Pete seconded. All were not in favor. Julie was against. Valerie was for and the motion was approved.

Next Business: The application of Agostino Nunes for change in appearance to the existing building at 6 Front Street. Agostino got up and stated he was here last month requesting the same thing. He would like to put a door by the bandstand where the mud entry was. He brought copies of the design for the commission. He stated in the package he passed out, there is an alternative historic door from an antique shop and he would like to have the ability to use as an option. They would have to bring it over to see how it fits. May not be appropriate, but would like the option.

Julie made a motion to accept the application. Patrick seconded. All were in favor and application accepted. Patrick thanked Agostino very much because he stated this is exactly what the commission was hoping for in terms of understanding what was going on. Patrick then asked Agostino to tell the

commission what the materials are going to be. Patrick stated that they know the door is going to be fir. Agostino stated there was not going to be two sconces, only one. It will be solid brass. Railings will be iron, keeping with the front of the house. Patrick asked if he had a picture of the light. He did not but he sent for the light. Patrick asked about the trim around the door. Agostino stated it will match the existing. The light came back and was passed around for the commission to see. All liked it. Patrick asked how they would get the light into the application. Fred suggested putting in a condition. Patrick asked if Agostino could bring a picture. Patrick then stated what they could do was make a conditional approval to include the light as was presented to them tonight. There will be a follow-up of a picture. Patrick then stated that there is more on the application still. Agostino stated there was because when he was here last month, the commission raised a question about the work being done at 4 Front Street and the project is complete. He has the person who did the work here if the commission has questions. Patrick stated that he did have a question about this and not sure if anything can be done about it now. The arches that are there, what is the material they were made from. Dale DeRosa got up to speak to say the current arches there are made up of three pieces of wood wrapped together. The bottom section of the arch is made out of spruce plywood. The next two layers were made of spruce or pine. It is wood material. Patrick stated that change in material, triggers a new application. Patrick then asked if anyone from the public wanted to speak for or against this application. There was no one and it was closed to the public. Agostino stated that everyone is trying to do the best they can and this has been a labor of love. One of the nicest things is the community coming together. He stated that their door is always open. He loves opening the door to the Inn. He stated that when he was outside one day, a gentleman came by and gave him a \$100 bill. He asked what it was for and the gentleman said for everything you are doing. Agostino told him he could not accept it, and the gentleman told him he wanted him to take it and do whatever you want with it. This is what keeps them going and trying to bring this beautiful old home back to what it should be. Patrick asked if there were any further questions or discussions on the application and there was not. Julie then made a motion to approve the application with the condition the door be F2044 and the transom to be F7743IG. Also, the brass sconce material presented will have a picture submitted. Fred seconded. Pete asked if there was any model number and there was not. All were in favor and application approved.

Other Business: Approval of the May 21, 2015 Minutes.

Everyone had a chance to read them. Some changes were noted. Julie made a motion to approve the minutes with the amendments. Fred seconded. All were in favor and minutes approved.

Julie wanted to let the commission know that the DHR has more money left over from their grant this year and because we did our own CAMP Program, we now qualify for some of this money. Julie stated that she put in an application to get the guidelines updated and revised by a third party who will look at them. She is waiting for a response. Julie then stated that the commission really should get samples of the storm windows that they discussed tonight. It makes it much easier to understand if you see them.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary