

Exeter Historical District Commission

September 17, 2015

Final Minutes

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

Members present: Julie Gilman, Selectwoman, Nicole Martineau, Vice Chairman, Fred Kollmorgen, Pete Cameron

New Business: The continued public hearing on the application of Gregory Colling for new signage at 8 High Street. Gregory stated he was there to get approval from the commission for signage on his building. He stated that he had the bracket taken off and restored. The issue that came up at the last meeting was that the sign does not meet the zoning requirements for the height about the sidewalk. He stated that he had asked if there could be an exception made in this case because he did not want to drill additional holes in the home. He stated that the chair was going to speak to Doug Eastman or he was going to get in touch with him, but that fell by the wayside. He stated that he tried to reach Mr. Eastman this morning, but he was not available because he was out of the office. It is now at a standstill. He wanted to point out that the adjoining building has a retail store or spa and their sign hangs about 6 ft. 4" above the sidewalk. Nicole asked if the sign proportions changed at all. Gregory stated that he attempted to change the height of the sign and he could only take about one half inch out of it. The other option that was discussed was to perhaps take a link out of the chain. Nicole stated that it really comes down to Doug Eastman. Nicole also stated that the commission had no other option at this time but to table his application. Fred made a motion to table his application. Pete seconded. All were in favor and application tabled. Julie stated that the commission had another application ask about having a work session and suggested having a public meeting to get this done in a couple of weeks. Commission will let Gregory know. He stated that he will try and reach Doug Eastman tomorrow. Nicole stated that between everyone, they will reach him within the next couple of days and will then contact Gregory to find out when he can come back in the evening.

Next business is the application of Steven Bucknam for change in appearance of the existing residence located at 5 Rocky Hill. Proposed changes include the removal of a 3' x 12' shed, construction of a new 10' x 14' shed and replacement of several doors and windows.

Steven stated that he just bought this house about a month ago would like to do a lot of remodeling because it largely has not been touched since it was built. Steven then went through all of his proposed changes.

Front of the house:

No. 1. Replace garage door with similar style made of metal or aluminum.

No. 2. Remove left window in front left entry way and replace the right window with a larger one. The replacement window would be of similar style but made of aluminum or wood.

No. 3. Replace front left entry door. Replacement would be made of metal or aluminum. Door would have 6 panes of glass on top half. A new metal storm door with interchangeable glass or screen. Hardware would be brushed nickel or chrome.

No. 4. Replace front bay window with similar style. Material would be aluminum or wood.

No. 5. Replace window on right peak of house with a larger opening window. Material would be metal or aluminum. There may not have space for shutters.

No. 6. Replace front right wooden door with a similar style (6 panes on upper half). It will be the same as front left door.

Rear of house:

No. 1. Replace bay window with 8' French doors. Material would be metal or aluminum. A step would be added down to a future stone patio. The patio would be made of bluestone to match the existing patio.

No. 2. Remove the existing 3' x 12' shed.

No. 3. Add a new 10' x 14' shed in the back right corner of the yard. The bushes will hide much of the shed from the street. Shed would ideally be vinyl sided. Could be manufactured wood, but it would not be nearly as durable.

Julie suggested that they talk about materials. Nicole agreed and stated that the commission does not really like to approve wood or aluminum. She stated that fiberglass for doors has been approved in the past. Fred asked Steven when the house was built and Steven stated in 1959.

Nicole asked the commission if there was enough information to accept the application. Julie stated that she thought they did. Fred then made a motion to accept the application. Julie seconded. All were in favor and application accepted. Julie stated that they now should discuss the materials. Nicole stated that the commission is not big fans of metal or aluminum. For some of the doors, fiberglass has been approved in the past. Metal doors can get dinged and they do not hold up as well over time. Steven asked if it is a requirement to try and find material that is true to the period the house was built. Julie stated that it is not a requirement. It is more of a preference. Steven stated that he has no strong preference towards fiberglass or metal. Steven stated that the house right now has a mixture of wood, aluminum and vinyl. He then stated that aluminum was approved here before for windows in the house. Nicole stated that it was probably a long time ago with a different board and things have changed since then. Steven stated that he forgot to mention replacing two windows in the back. They will be the same as the ones in the front.

Nicole again recommended fiberglass doors all around because they are more durable. She asked about the garage door being flat panels. Steven stated it would be either a flat or raised panel with no glass. The replacement door would have a 2" trim with small panels. Nicole and the rest of the commission have no problem with the removal of the existing shed. Nicole then stated that it becomes more about the approval of the new shed. Fred recommended the manufactured wood because it can be painted. Steven asked if there would be a problem with perhaps going with a painted cedar siding matching the color of the house. Nicole stated there would not be. She did tell Steven that he should check into getting a permit for his shed because of the size 10' x 14'. She thinks that 10' x 12' is the standard. There were no more concerns from the commission and it was opened up to the public, from which there were no comments.

Fred made a motion to approve with the following.

Front of house:

No. 1. Replacement of garage doors are to be flat panels and fiberglass.

No. 2. Nothing on the front of the house. Nicole stated that Steven agreed to have the left front window and replacement window double hung.

No. 3. Left front entry door, replacement will be fiberglass.

No. 4. No comment.

No. 5. No comment.

No. 6. No comment.

Nicole would like to back up to No. 5 which is the right peak window of the house, is just to make mention to be made proportional within 50% of increase in size and if shutters are replaced, to size them appropriately.

Rear of house:

No. 1. The only stipulation is that the doors will be fiberglass.

No. 2. No comment.

No. 3. New shed will conform to the zoning size requirements and be made of wood.

Nicole stated that there are two to be added.

One is to approve the rear set of windows, similar to No. 2 at front of house. They are also to be double hung. The next one Nicole is calling 7 & 8 the front of house, right door if the storm screen needs to be replaced, it can be replaced with a metal storm door.

Fred already made the motion to approve the application, so Pete seconded. All were in favor and application approved.

Next is the application of Kathleen Mahoney (d/b/a Porches at Exeter, LLC) for change in appearance to the proposed new construction of townhouses (previously approved in December 2013) at 20 Franklin Street. Kathleen stated that she had her expert architect with her Jeff tonight. Julie wanted it on the record that she and Kathleen sit on the Board of Governors at the Museum.

Kathleen stated that since the submission of her application there have been a few changes. They are minor architectural details on the front of the building. She then stated that she thought Patrick was planning on tonight being a work session and she and Jeff would update the commission on where they are. Next month they will come back with things nailed down. Nicole mentioned that there was a question about her application. Julie stated that when she comes back for a real discussion, she needs to apply for a new application and not as a change in appearance. The original application was 2013. Kathleen asked if she could file for an extension. Fred looked it up in the Historical District Commission Procedure and Rules and an application is good for one year from date of applying. No mention of any extensions. This now turned into a work session. The applicant will come back next month for approval of her application.

Other Business:

Approval of Minutes for June 18th, July 16th and August 20th. July and August were tabled. June had a couple of changes. Fred made a motion to approve the minutes for June 18, 2015 as amended. Nicole seconded. All were in favor and minutes approved.

Julie wanted the commission to know that she had applied for a Grant to bring in some consultants to help with there-writing of the guidelines. Julie estimated the project to be \$44,000. The commission

was awarded \$12,200. She put in an amended budget asking for more volunteer time and she cut down on the applicants of the consultants charge because she was getting a little too generous with it. She stated she was able to cut it down so that their match is more than what the grant is giving. She would like to get a request for a proposal letter written so it can be sent out to consultant firms. Julie will forward to the commission members a copy of what the Heritage Commission used.

With no further business, Julie made a motion to adjourn. Pete seconded. All were in favor and meeting adjourned at 8:15 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary