

Exeter Historic District Commission

February 18, 2016

Draft Minutes

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

Members present: Patrick Gordon, Chairman, Valerie Ouellette, Pam Gjettum, Clerk, Nicole Martineau, Fred Kollmorgen, Julie Gilman, Selectwoman

New Business: Public Hearings: The application of Geoffrey Pendexeter for the replacement of windows, changes in appearance to the existing structure and proposed new construction of an addition to the rear of the existing structure located at 105-107 Water Street. The commission was handed a packet to review and a sample. Mr. Pendexeter stated that he wants to add approximately 300 square feet. He also stated that his building had been added onto in the 70s and there is a section in the back that goes up to three stories, but not the full four stories. He stated that they want to make it flush to back of the building. He then stated that he plans on doing the whole backside of the building with siding and windows. He also will be adding two garage doors on the bottom floor. There will be nothing done to the front of the building. He stated that they just want to spruce it up and they bought it about a year ago.

Patrick asked what the front was and Mr. Pendexeter stated that it was Whirligigs. Mr. Pendexeter stated that there will be a small deck/balcony on the back also. Julie asked if the balcony would be sticking out and Mr. Pendexeter said it would be sticking out two feet. Mr. Pendexeter stated that currently the building next to him has a window on the side of the building. This building is owned by Mario. In the original plans, this window was going to be covered up because they were pushing out beyond that window, but after speaking with Mario, the new plan is to move it back behind the window, so the deck will be four feet deeper and the window will stay. Julie asked about the office space and Mr. Pendexeter stated that it would be four feet smaller on that side. On the other side, it will go all the way to be flush with that wall. Mr. Pendexeter will be using the Anderson 400 series for the new windows. He has them at his house and he stated that they are really good quality windows and they have good insulation. He stated the current windows upstairs are really old and two of them are rotting out. Nicole asked if he was replacing all of the windows and he will be replacing all the windows in the back. Fred made a motion to accept the application. Pam seconded. All were in favor and the application was accepted. Patrick then asked if anyone from the public wanted to speak for or against the project. Mario Ponte got up and stated that he owns the building next door. He has owned it for 30 years. He stated that they enjoy a beautiful view of Swasey Parkway, as well as the water, the river. This is one of the selling points of our office space. There are free standing walls on each side of his building. Mario stated that the commission would have to go back and take a look at it to understand what his building looks like and what Mr. Pendexeter's building looks like as it stands now. Mario stated that Mr. Pendexeter is proposing to put an addition on that is going to block the view to a point from that window that is there that overlooks Swasey Parkway and the river. We have enjoyed it for more than 30 years and he stated that he is sorry, but he is opposed to it. He stated that he does not want his bricks covered up and he does not want the view taken away. He stated that he does not want to be an unfriendly neighbor, but the forty years he has been here, there has been an awful lot of renovations done on the street and he does not know of one building that has been renovated or added on to where

they have taken away a view or disturbed something to that point. Mr. Ponte stated that he is opposed to this addition up on top. Everything below that, he stated he does not have a problem with, but up on top where he wants to put the addition that is going to block that view, he stated he has a problem. Mr. Ponte also stated that he does not want his bricks covered up as well. He said if you go down back and look at it, the building is beautiful from that side. Nicole asked the commission if they had received any statement or assessment from the Building Department about any code violations that the commission should be aware of. Patrick stated that they had not received anything like that. Patrick asked Mr. Ponte if he had a deed to that view or if there was something that is part of his property that gives him the right to that view. Mr. Ponte stated that the view is grandfathered. Patrick stated that the commission needed some sort of legal document and Mr. Ponte stated that he will get that. Nicole stated that it needs to be kept in mind that the commission is not there to prove or disprove a view. The commission is there for proportions, materials and things like that. She stated that she is not even sure that this is in the commission's jurisdiction for discussion. Julie stated that it was because the shape of the building that is being worked on was that and we are talking about changing the building. Nicole read from the old Zoning Ordinance which might be slightly different now and it was Article A. She stated that she just wanted to get this on the table.

Patrick stated that by doing this addition and by building a structure where there currently isn't one on that fourth floor is going to cover part of Mario's building. Patrick stated that he believes that the reason that floor is not all the way out like the rest of the buildings and was constructed that way because of what exactly we are talking about now. Otherwise, why not build it all the way out when it was built in the 70s. Patrick stated that what he does not know in terms of jurisdiction in regards to our guidelines and regulations, whether we can make a ruling on this at all. Patrick then asked for a motion asking for the application to be tabled so the commission can understand who has the authority for this. Julie stated that they can get advice from the Heritage Commission because she stated that she is curious as to when the back was built because most of downtown was burnt at various times. Mr. Pendexeter stated that it is a shared property line and he stated that in Portsmouth any window on the side of a building is up to the building owner's own risk because he looked into it. It is the same in New York City. He stated that he asked Doug and he did not know either. Patrick stated that this is something the commission needs to ask the Zoning Board.

Nicole stated that before there was a motion to table the application, the commission should at least go over the information the applicant brought because if there are any modifications the commission asks them to make, they can bring them back the next time. She stated there were garage doors, siding, windows and sills. She stated that she does not want to send them away again. The commission should talk about them now and then table the application.

Mr. Pendexeter stated that the windows are going to be Anderson 400 series. They will be mostly wood with some vinyl. They will be simulated divided light. Nicole asked if the door on the fourth floor was a sliding one. The packet shows a hinged one and Mr. Pendexeter turned to his wife and asked. She stated that she originally wanted hinged but it will be sliding due to the size. The siding will be hard plank. Patrick stated that this siding is not supposed to be cut with a rotary saw. You should cut the edges almost with like a scissor when you cut them. When this is done, fibers do break off and it is a paper composite. In an application of high moisture, it is not a very good product. Nicole then asked what trim he was using. Mr. Pendexeter stated he was using the hard plank company's trim. Nicole asked about the sizes of the trim and Mr. Pendexeter is not sure. He thought maybe six inches. Nicole also stated that another thing that would be beneficial is fixtures. Valerie asked what was going up on the fourth floor and Julie stated that it was going to be office space. Nicole stated that Mr. Pendexeter

had brought a good amount of information. Patrick stated that the commission should give Mr. Pendexeter a list for when he comes back.

- Recommendation to get the center windows represented correctly in size and being eight over eight.
- Recommendation for the rest of the windows to be two over two.
- Recommendation for the door on the first floor, subbasement, slide towards the center, and the same offset as the door you have there.
- Recommendation to bring a cut sheet or some representation of the railing.
- Recommendation for the siding coverage exposure and also trim sizes.

Patrick stated that the commission will now continue with the tabling of the application and asked if there was a second. Pam seconded. All were in favor and application tabled until the next meeting. Patrick stated that the commission will do its homework for this application.

Other Business: Second reading of revised HDC applications. Patrick stated that Julie did a great summary of what they are. Patrick then read them from the minutes. Patrick stated after reading that it is a second summary of the revised applications. Nicole stated that the applications are not yet available on line, but should be available in the office. Patrick stated that they are available within the Planning Department to be asked for to review. There will be one more meeting after this as the third meeting, so please if you have any comments or questions, please contact us before that third reading of the application before it becomes the new application. We would encourage anyone who is submitting an application before our next meeting, to give these new applications a trial run, we would love to see someone utilize them as a trial and also fill out the current application we have for their submission just to get a little feedback. Patrick stated that this was it for the HDC applications.

Next is the approval of the January 21, 2016 minutes. Patrick asked if anyone had any comments or revisions. Fred had a couple of changes. Julie made a motion to approve the minutes as amended. Pam seconded. All were in favor and minutes approved as amended.

Patrick then stated that Pam, Julie and he attended the All Boards Meeting that was last week. He stated it was a great meeting and they came up with some great ideas. Julie had tasked all chairman according to their boards, to first look at the flow chart for submitting an application into our town. Then in terms of if it goes to the Planning Board, ZPA, Zoning Board of Adjustment, or whether it comes to us. We have a flow chart now and the task is to look at it, review it and from our perspective, come to a collective agreement about where we as a Historic District Commission fit into this flow chart. Fred asked where the flow chart was and Julie stated that she will send Fred the link. Julie stated that at this All Boards Meeting, it was stressed to have joint meetings because the Planning Board meets twice a month and we do not. This would allow the applicant to hear all the voices at one time and you don't have to table and go back and forth.

Patrick then stated that Julie asked that they read the Master Plan, Zoning Ordinance, HDC Guidelines, the Site and Subdivision Regulations and Plan New Hampshire Surrete. Julie suggested that the commission read some every month.

Julie stated that the notes from the All Boards Meeting should be coming out soon. There will be a follow up meeting on June 15<sup>th</sup>.

Patrick mentioned that there was something else that came out of the All Boards Meeting and it was the mentorship on new members on commissions and on boards. What came out of this was a good idea and it is to create an orientation packet. Making a simple explanation instead of all the paperwork we get. It is more of an orientation guide so that if you came on board as a member, you would have a better understanding. Patrick stated that this is something that our board commission would do for ourselves.

With no further business, Julie made a motion to adjourn. Nicole seconded. All were in favor and meeting was adjourned at 8:00 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary