

Exeter Historic District Commission

May 18, 2017

Draft Minutes

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

Members present: Patrick Gordon, Chairman, Pam Gjettum, Vice Chair, Julie Gilman, Selectwoman, Gregory Colling, new member, Curtis Boivin

New Business: Public Hearing: The application of Daryl Brown for new signage on the building located at 130 Water Street. Daryl Brown stated they would like to do a wooden sign, having a natural feel. It is carved with pebbles in it. Curtis asked if they ended up using real wood and Daryl stated they had. Patrick asked if the details around it, which is wood and sand blasted was the finish. Daryl stated that it was. Patrick asked if the background was cream, and Daryl stated that it is now salmon. Patrick then asked Daryl if he knew what shape the existing bracket was in and Daryl was not sure. Patrick stated there was one more piece he wanted to mention and it was the height of the sign off the street. Was it 7' 6". Patrick then asked Gregory and he stated the height was 7' off the street. Patrick then stated that they were in good shape there. Patrick then asked if there were any more questions or comments from the commission members before he asks for a motion to accept. There were none and Pam made a motion to accept. Julie seconded. All were in favor and application was accepted. Patrick then asked the commission if there were any questions or concerns before he calls for a motion for approval. Pam made a motion to approve. Julie seconded. All were in favor and the application approved.

Next on the agenda is the continued public hearing on the application of Kimball Island, LLC for demolition (of parts) of an existing structure for the purpose of stabilizing the posts and beams in order to restore the Grist Mill building located at 4 String Bridge. Patrick stated as just a clarification, the commission had tabled this application because they had asked for some addition details for trim, siding, chimney location. It is coming back now with the new information. New drawings were passed out to the commission. Jeff then stated that at the end of the meeting last month, he discussed with the commission as to what they were looking for. He then stated that he would like to go over his notes that he made and answer anything the commission had questions about. The doors that were discussed so that the height of them matched the height of the windows and in the new drawing, they added this. The back windows of the original mill portion were discussed and they went from three to two centered over the basement windows. The drawing also shows this. Then he mentioned trim and window details. On the second page of the pass out, the architect included a water table which is 7 and ¼". The clapboard is separated and is 3 ½" apart. All of this is on the new drawings. Going back to the two windows centered over the basement, they are spaced at 6" apart. Jeff then asked if it would be ok for the windows on the annex building are sliders. Patrick asked if these were on the backside of the building and Jeff stated both, back and front. Jeff will let the commission decide on this and he will continue. Pam asked Jeff why he wanted sliding windows. Jeff stated that they are not double hung and it makes it easier to open and let in a nice breeze. Patrick then asked if the windows there now are fixed. Jeff stated they were. He stated that at one time, they opened, but have been painted over many times. Curtis then asked if there was a walkway in front of these windows and Jeff stated there is and it

is brick. Curtis stated that if there was an awning that opened out, it would be into the walkway. Jeff stated that it would impede part of the pathway. Patrick stated that from an elevation standpoint when the windows are closed, it is going to look somewhat like a fixed window. Patrick then stated that he thinks they should operate for the use Jeff is trying to create in there. Patrick then asked if this was going to be a commercial space. Jeff stated hopefully, a restaurant. Jeff went on to say that they correctly pointed out on the south elevation, the center window is right in front of the chimney, so he removed that. Lastly, are the cut sheets. Commission is interested in page 16.9 and this describes the sill depth and the trim. Julie stated that these drawings are a big improvement from the ones he originally submitted. Patrick then stated that he made a list of what they asked Jeff to come back with and he read them off. Window cut sheets and that has gone around. Window and door trim details, which the commission has as well. Clapboard spacing has been provided as 3 ½" and if the rendering is detailed appropriately for that offset, that looks more like a historic detail. Also, the communication on the south elevation. Patrick then stated that Jeff had satisfied the list he had written down so he then asked the commission if they had any additional questions or comments or any discussion needed before he made a motion for accepting the application. No questions or comments and Curtis made a motion to accept the application. Pam seconded. All were in favor and application accepted. Patrick then asked now that the application was accepted, if there were any comments or questions. Julie stated that from the design comments the commission made at the last meeting, there has been a good improvement. Curtis stated that he has concern about the slider. He thinks it is not going to look right and it is not drawn on the elevations as to what a slider would look like. He stated that it will also be off set. It is a different looking window and if you are trying to look like a factory style window, he finds that a slider does not look like a factory style at all. It will not have that thin profile. Patrick stated that the one thing that is helping it is the fact that when that window is closed, the sides of the two sashes will be aligned. This will make it look more like a fixed window from the street. The commission went back and forth discussing the windows. Patrick then stated that the discussion will return to the sliders. Curtis stated that personally if he was to compromise the style, he would allow the sliders where you don't approach them close like on the water side. You could operate this as a venting window and have fixed windows at the front. Curtis stated that he still has reservations about using a slider to replace what would have been a steel window. It is two different window styles and he feels it would contrast with the other windows on the building. Julie stated this is true, but the proportions on the annex are different. Curtis would like to see a fixed window on the front side. Patrick stated that the original application was fixed windows so this is a change to that. Pam then stated that windows that operate are a big plus. Julie asked if the original application had fixed windows, why has it changed. Jeff stated he would like them to operate. Curtis stated that he feels a sliding window is not appropriate for any of the time periods for the building. Curtis stated that it is the integrity of what the commission feels is appropriate and historic. Patrick stated that he could not disagree with what Curtis was saying. Patrick stated that the commission has to make some determination about this as a recommendation. Jeff stated that he liked the recommendation of the street facing windows fixed and maybe having the sliders in the back. Curtis thought this would be ok. Patrick stated that he thought this was a great compromise. He also stated that this would become a condition for a motion he would call for if all members are agreeable. Patrick asked if there was anything else the commission would like to talk about. He mentioned another condition was the double hung windows that had the center detail and the trim would be wood. Jeff stated that he wrote down on his notes that all of the trim would be wood. Greg made a recommendation to use Western Red Cedar. It will last and it is affordable. Curtis stated that this is insect resistant wood. Jeff thanked them for this recommendation. Patrick asked for a motion since the commission did have a new set of drawings that was returning information the commission requested from the first issuance. Patrick stated that the motion he will call for is going to be for the drawing set that is dated 5/9/17 and this set of drawings did return the

information included with it was the cut sheets for window and door trim, clapboard spacing detail and the resolution of the chimney relocation on the south elevation. Patrick then asked for a motion. Curtis made a motion to accept the 5/9/17 drawings for String Bridge with the trim on the windows being wood and with the windows on the river side being sliders. Windows on the street side being fixed and the ones on the north side of that same elevation kitchen window would be fixed. Pam seconded. All were in favor and the application was approved.

Other Business:

Approval of April 20, 2017 minutes. There were a few changes made from Greg and Patrick. Julie then made a motion to approve the minutes of April 20, 2017 as amended. Pam seconded. All were in favor and minutes approved.

Next on Other Business is the election of officers. Patrick opened this up to any commission members who would like to make any recommendations or offer themselves as a nominee. Pam stated that Patrick has done such a wonderful job as Chairman, wouldn't he like to stay on. Patrick stated that he would not mind unless there was someone else who would like to do it. Julie made the recommendation that Curtis be made Vice Chair, which he accepted. Patrick stated that they have the clerk position and Pam has been great for this role and she will stay on. Julie then stated she would move to approve Patrick Gordon as Chair, Curtis Boivin as Vice Chair and Pam Gjettum as Clerk. Curtis seconded. All were in favor and elections made.

Nick Gray stood up stated that he might be the replacement for Pete Cameron. He is an alternate on the Planning Board right now. He came to tonight's meeting to observe and see how the meeting proceeds. Nick stated that he has actually been interested in the HDC for awhile now. He was originally told that he could not serve on two boards at the same time. At the next Planning Board Meeting, they will vote to possibly make him a member. Patrick stated that when he becomes a member of the Planning Board, at that point, he can be appointed as an alternate of this board. Patrick and the other members stated they would love to have him. Nick also stated that he thinks there is consensus on the Planning Board that he will fill the role. It just has not been voted on as of yet. Nick also stated that Pete Cameron was originally going to introduce him tonight, but did not because there has not been a vote taken yet. The board is looking forward to having Nick as a new member.

With no other business on the agenda, Patrick called for a motion to adjourn. Pam made the motion to adjourn. Julie seconded. All were in favor and meeting adjourned at 8 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary