

Exeter Historic District Commission

December 21, 2017

Draft Minutes

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

Members present: Julie Gilman, Selectwoman, Pam Gjetton, Clerk, Curtis Boivin, Vice Chair, Gregory Colling, Patrick Gordon, Chairman, Valerie Ouellette, Nicholas Gray

New Business: Public Hearings: Continued discussion on the application of Anne C. Bushnell, Trustee of the Anne C. Bushnell 2004 Trust as amended and restated 2011 for change to an existing structure or the demolition of the rear 520 square-foot addition of the existing structure located at 12 Front Street. Patrick wanted to give a little history on this. He stated about two months ago they had a work session and had some very good discussions. Anne's attorney, John Lyons wanted to speak briefly before he turned it over to Allysa Murphy, the architect. He stated that one of the things that is important to Anne is that she really did appreciate the work session and she wanted to make sure the commission knew that she wanted them to listen to all of the commission's comments. John then stated that he submitted an outline for the commission to read. He stated that there were some concerns about parking being installed underneath the footprint of the old structure. The parking was moved back. There were some questions as to whether they could refurbish the building. Anne wanted them to bring in an engineer and it turned out the structure was actually in worse condition than they had thought. They wanted to replace what was there with the same roof lines as well as they could. He then stated that Anne wanted the commission to know that they listened at the work session and tried to address the issues as best as they can. He then turned it over to Allysa. She also wanted to thank the commission for the work session. It gave them many ideas and one is what she is presenting tonight. She stated that it addresses a lot of the issues that were brought forward. One is where the parking is, another is having a safe and reliable structure. Another great idea is that this house is really large and there are too many rooms. One thing that it does not have is a mud room. They were able to take this mass and make something very useful out of it. It will help the house in general. They chose to keep the mass and keep part of it of that useful mud room. Allysa stated that in Patrick's presentation, there was a porch on the front right side of the house that was there at one time as an add on and then it went away. They looked at the porch and wondered if they could reconstruct something similar and they openly rejected the idea because it was a front porch and really belonged to the front of the building. The commission had a packet with photos to look at. They discussed posts and beam placement on the structure. Gregory stated were there posts supporting the roof rafters and there doesn't seem to be any beam supporting the roof. Gregory asked what the materials were and Allysa stated that it is all wood so it will match the existing siding.

Patrick wanted to thank Allysa for presenting this as an effort for a resolution. He then stated that what she has proposed to replace certainly does match the existing mass that is there. Patrick also stated that bringing in 18 to 20 feet back from the parking really does leave an opportunity for some more landscaping there. Patrick asked Allysa how bad the red squirrels were in the home. She stated that they do not know. Anne stated that there were 14 traps placed. Patrick stated that in the evaluation, it was found that because there was really no foundation underneath this thing and it has been sagging over time and settling over time. There has been a lot of moisture taken in through the bottom of this and is this the problem. Allysa stated that it is not the biggest problem. She said it is a very strange

structure inside. It obviously has been altered over time and they would have a hard time following what the original structure was. Patrick asked if any of the investigation went underneath the floors. Allysa stated that it did not and it was done by observation. Patrick then stated that the commission accepted the application previously. Pam is checking for Patrick. Patrick asked the members if they had any questions. Nicholas stated that he likes the design on a whole and appreciates all the hard work they have invested in this. He then asked about the color. Allysa stated that all clapboard and latis will be yellow and all trim will be white. Nicholas also asked as they build this new mudroom and porch, what other considerations will they keep in mind or other features as they try and match a late 1900 architecture. Allysa stated the window and new door. They continued to have discussions of the windows from the sketches.

John Lyons then spoke and said that if he understands it correctly, it may be possible for them to give the commission enough information tonight to satisfy them so they would not have to come back. Patrick stated that he was correct. He also stated that in approving a demolition, the way the commission's ordinance reads, is that they have no proof of what is going to replace it. If they are going to approve the application tonight, or approve the demolition at the same time, they will not make a special condition to approve the demolition without knowing what is going to replace it. In terms of the information needed to come to a conclusion tonight and make a decision, he thinks it is more about some of the concerns about the porch portion being light and delicate. It is a little out of place due to the formality and style of architecture. Patrick stated that the commission could draw a couple of lines on the sketch and come to a conclusion that it is flushing out the entire details and knowing what those columns are actually going to be.

Julie then stated that she has a little reservation only because what they are approving here is the appropriateness of the addition to the Historic District and they do not have adequate representation if there are any reservations about the portions of the structure and she is reluctant to say yes, go ahead. Patrick stated that in the past, the commission has asked people to come back with a lot more detail, including what the window trim looks like, what the historic sill is going to be. He feels this is where Julie's concern is coming from. Patrick stated that he thinks they have an existing structure on the property now that they can use maybe as a guide. Patrick then asked if that would be acceptable and Julie stated that she was just thinking about the one situation they had. Julie stated that she does not want the applicants to have to come back and they have come a long way. John Lyons spoke again and he said that he thinks ultimately what Allysa will show is a final drawing. If the commission was willing to approve conditioned upon Allysa coming back again and showing her final proposal, they have no objection to that. Patrick then asked the commission if they had any further comments or questions. They did not. Patrick then called for a motion to approve with conditions. Pam made the motion to approve with conditions and they are, seeing a more complete drawing, which is to call out the architectural elements – columns, beams, brackets, railing, steps, nosing, everything. In terms of approval of the massing, is the commission comfortable enough to say what we see now is an open gable on the end, or are they asking for more structure. Curtis stated that he feels it will come with Allysa's details and trusting the architect to present us with something that is historic looking. Gregory stated that he feels the most important thing is that the roof line matches. Curtis then stated that the commission has a motion on the floor right now to accept with the condition that Allysa come back with architectural details and structure of mass. Curtis seconded. All were in favor except for Julie who abstained. John Lyons asked Patrick when the next meeting was scheduled for. Patrick stated that it is the third Thursday in January. John then asked what would be the deadline. Patrick then stated that the commission could make a motion to have some leeway on it, given there is a conditional approval for this. Patrick then asked for a motion to allow an extension of the deadline for the architectural roof. Pam seconded. All were in favor and motion approved.

Other Business: Approval of the November 16, 2017 Minutes. The commission reviewed the minutes and after a few changes, Pam made a motion to approve as amended. Julie seconded. All were in favor and minutes approved.

Curtis stated that last month, the commission was asked about something historic that money from a grant could be spent on and Curtis suggested lighting on the town hall. He got an proposal from Greg Day Lighting. Curtis is not sure how much money they would have to spend. The architectural lighting would cost around \$7,000 and the design cost would be \$7,800. The total cost for this lighting would be around \$38,000. Julie stated that the State only gets \$50,000, so \$38,000 is high. There are more towns applying now for grants. There were only nine before and now there are around twenty-five. The commission has gotten some grant money in the past, so it is worth applying for. Julie is not sure what they can do for this year.

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

Respectfully submitted,

**Elizabeth Herrick
Recording Secretary**