

Exeter Historic District Commission

July 19, 2018

Draft Minutes

Call Meeting To Order: Curtis Boivin, Vice Chair, called meeting to order at 7:00 pm in the Novak Room of the Exeter Town Office Building.

Members Present: Julie Gilman, Select Board Member, Pam Gjettum, Clerk, Curtis Boivin, Vice Chair, Gregory Colling

New Business: Public Hearing: Curtis stated that the Excel Construction Management has requested a continuation of their application to the August meeting. Curtis then asked the commission if they had any questions. Julie stated that they did not get a memo from the Planning Board, so the application is still active. Gregory asked about the abutters and if they are notified about each meeting. Julie explained they are only notified when an application is applied for and it is up to them to inquire about the meetings. Pam will ask Barbara about the procedure for the abutters. Curtis then asked for a motion to table the application. Pam made the motion. Gregory seconded. All were in favor and the application was tabled until the August meeting.

Next on the agenda is the application of Richard W. Harmon for change to an existing structure located at 95 High Street. The applicant is proposing to reconstruct a portion of the barn which was damaged by fire. It is case # 18-05. Richard stated that he has been living at this property for approximately 25 years and for about that long, he has wanted to do something to reconstruct the barn. The house was built around 1798. Richard stated that his primary interest is to reconstruct what he thinks the barn might have looked like. He has three restoration carpenters that have some time this summer and will be helping him. The commission had a handout with a drawing of what the barn would look like. Richard stated that the barn would be all wood. He then stated that from the outside, you will not be able to tell that this barn was not built at the same time as the house. He plans on doing the same moldings that are on the house. The roof pitch is the same that is on the house and it has exactly the same windows that are in the house. Curtis thanked Richard for his accuracy with his application. Pam asked what it was going to be made of. Richard stated that it is going to be all wood. He will need one piece of steel running through the center and it does not have to be steel. Richard stated that it will be all cedar clapboard. The same as on the house. It will be painted white like the house and the shutters will be green also, like the house. He then stated that the barn door in the front would be green as well. Gregory asked if this was visible from the public way. Richard stated that it was but it is screened by trees. Gregory then asked if Richard generated the drawing. Richard stated that he did generate it. Gregory then stated that he had some questions about the elements of the ficard. He asked if the building was a slab on grade, and Richard stated that it is. Gregory asked about the shutters and whether they would open and close. Richard stated that he is going to try and get restoration ones with pins. Gregory then stated that the shutters should be half of the width of the window opening. Richard stated he understood and it was him and his drawing of the graphics. Julie mentioned that barns usually do not have shutters on them. Gregory then stated that he would suggest Richard look at barns that might be from similar period. He stated that this is more of a gentleman's barn, more dressed up. Richard stated that he agreed and he stated that at some point in the 1840s and somebody upscalled the house a bit, he is just thinking that they would have done the same thing to it. He then stated that

he is not committed to doing this. His intent is to make it look as consistent with the house as possible. Gregory stated that he thinks it is fine to do that. He then stated that if Richard was going to put an ornament on the building, it would be nice if it was historically derived from historic precedence. Gregory stated that he will walk by and take a look at the house and barn because it is hard to judge from the side view of the drawing. Gregory asked if the barn doors would be hinged and in swinging. Richard stated that he has not decided yet, but he is thinking of building a track that runs down and put a garage motor on each side of them. Julie asked if the windows would be at the same level as the house. Richard stated that they will probably be a little lower, but they are the same windows as on the house. Curtis then asked what material he was using for the roofing. Richard stated that he would be using new shingles. He then stated that he has some slate, but right now, he does not have enough. Gregory stated that slate has a life span and it only lasts some many years. Gregory stated that the commission would have to take Richard's word that he has preservation carpenters to help with the work. Richard stated that he thinks these people will get it right. Curtis asked if the windows would be wood and Richard stated they would be. Curtis stated that he looked through a lot of old barn pictures and you do not see very many barns with shutters. Julie then stated that this is what is bothering her also. She then stated that she does not recall seeing barns with such large windows. Richard stated that perhaps the shutters are too much on the barn. He is not sure. He stated that these are easy things to look at and fix. Julie stated that what it will look like with shutters on it is a small living space. Richard stated that he is not one hundred percent going with the shutters. Curtis asked if the commission had any more questions and there were none so he then asked for a motion of the application as complete. Pam made the motion to accept the application as complete. Curtis seconded. Gregory stated that he is not comfortable accepting the application on the drawing that they have. Gregory asked Richard if it would be possible for the carpenters to get a piece of the molding. Richard stated that what he is representing on the drawing is that it will be identical to the house and what is there now. Gregory asked about the sill and Richard stated once again that his intent is to make it look like the house. Curtis stated that he does not have an issue with this. He stated that he knows the commission has asked for things in the past, but those were downtown projects. This is a second house on his property and his intent is on matching the same detail as the house. Curtis then stated that he hoped the commission's guidance this evening has helped Richard. He stated it has because it has caused him to rethink about the shutters. Richard stated that he can reassure the commission that when the building is done, they will be very happy. It will look identical to the house that is there. Curtis then asked for a motion to approve the application with the contingencies that the commission is asking for. Gregory stated that the window sills should match. The molding and the trim, match the house and try to replicate the historic details that exist on the property. Curtis then asked for a motion. Gregory made the motion to approve the application with the contingencies so that the design matches the historic details of the main house. Pam seconded. All were in favor and application approved with contingencies.

Other Business: Approval of the June 21, 2018 Minutes. After review and a few changes, Pam made a motion to approve as amended. Julie seconded. All were in favor and minutes approved.

Master Plan: Julie stated that the Heritage Commission met on Tuesday and discussed the Action Plan on page 46. They also discussed on page 43, number 8 – events. Pam stated that this is something that they can actually do, such as the UFO Festival. Julie stated that they did do the short series of three lectures and this is the right time to be talking about this because it is budget time. Getting someone to do a lecture is a small amount of money. It is something to think about doing again. Curtis stated that it would be nice to do a Walking Tour. Gregory agreed and stated it would be good to get someone from the Preservation Alliance to help. Julie stated that is what she was thinking as well. Julie stated that

they have a very active TV crew now. They have separated off from the IT Department and established a good production service and do good quality presentations. Pam stated that there are the three of us. The HDC, the Heritage and the Historical Society and this should be a joint action. Curtis then went to page 46. Julie stated that the Heritage is doing this already. They are doing a survey area by area of the town. The State would like to have every town do a wide survey, but Exeter is an extensive town and they recognize it cannot be done all at once and it is being done in pieces. Gregory stated that it would be nice to have some sort of program that raises people's awareness of what there are of existing buildings in the community, as well as their importance and history. It would be nice to have a Walking Tour with a historian. Julie stated she thought this was a good suggestion. Curtis mentioned doing something that is easily accessible, like an area of concern list. Julie thought this was a good idea as well. Curtis stated it would be an attention getter. Gregory stated that he does not think the commission can make that sort of assertion about private properties. Julie then stated that the Heritage Commission could because it is an advisory commission. Curtis stated that there are properties in town that are of historic value, but are at risk and if there was a way to bring attention to that, it might bring more public interest. He then stated that this board is not the correct avenue for that outreach. Julie then mentioned getting another staff person, pg. 46, #3. This person would do all the foot work and grants. She also asked the commission for ideas of a job description because there was none for this part time position.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary