

Exeter Historic District Commission

11/15/2018

Final Minutes

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

Members Present: Patrick Gordon, Chairman, Julie Gilman, Select Board Member, Gregory Colling, Curtis Boivin, Vice Chairman

New Business: Public Hearing: continued discussion on the application of Bob Couture (w/Home Depot) on behalf of Scott Cerrato for the installation replacement windows at 5 Chestnut Street. Case # 18-06.

Patrick stated that this is a continuation because the commission had a previous conditional approval that was subject to the windows from Home Depot. The historic windows that are larger in size, are what the commission had asked them to come back with an alternate solution for. Patrick then asked if there was someone present for this application. Rick O'Donnell was there from Home Depot as the representative for this project. He stated that he has been doing this for about twelve years. He told the commission that he has worked on historical projects in Portsmouth and Newburyport. Patrick asked Rick what he had to present and if he had anything from the previous application. Rick stated that the consultant that was working on this project is no longer with Home Depot. He stated that he was not given this project, but he has twelve years of experience. He brought a sample of the corner cut Andersen insert window and stated that it is the right product for historical reasons because it looks like an older historic window. He told the commission that they would have to fill him in on the windows. Patrick stated that the 400 series that Rick is proposing is a wood window but clad on the exterior. Rick stated that was correct. Rick stated that he would recommend a removeable or simulated divided light, which would be the most historic looking. He stated that on his paperwork, it says 84, 44. He has not checked but he is assuming because there is a special price from Andersen so they must be able to make it. You only receive the special pricing if they can. Rick told the commission that Anderson makes three different sill angles to accommodate our New England sills, so it fits in nice and tight. Rick asked if they should discuss colors and Patrick stated that the commission does not decide on colors. Rick stated the customer can pick a color that Anderson offers so they do not have to paint it. Andersen offers white, sand tone, tan tone and forest green.

Patrick then asked Rick if he knows what he is presenting tonight. The commission does not have any conditions to approve. He asked him if he had any part of an application on what these windows are because the commission needs the information to be able to say this is what we are approving tonight. Rick stated that he had a quote that is a special price request. It is a 400 series double hung. It is custom because of the size. Rick wants to be clear on what the commission is looking for and then he can get them a form for it. It will be Andersen 400 series insert window with no wrap on the exterior trim and it sounds like white will be the color. Rick apologized because he did not have access to the order, but he will get that. Curtis asked if Rick would be resubmitting the information and he will be. Patrick made note that the historic sill angle will not allow a sill gap. He also noted that they will be simulated, divided light. The commission had no further questions, so Patrick stated that they had already accepted this application with conditional approval so he then asked for a motion to complete

the approval of this application with the following stipulations that the historic elevations on Chestnut Street and Woodlawn Circle be replaced with the 400 series Andersen Woodrite. Insert frame with a frame fill accessory. The historic sill angle not to allow a sill gap. They will be simulated divided light with a spacer bar. The light pattern two over two to match the existing. The SDL width to match the existing. Julie made a motion to approve. Gregory seconded. All were in favor and the application approved.

Other Business: Exeter IT Department (EXTV) re: utility improvements to the Exeter Town Hall, 9 Front Street. Bob Glowacky spoke and told the commission that they came before the board last year when they made renovated office space. He had pictures on the computer screen for the commission to see. He stated that they are looking to make some more improvements in the town hall for public access and town use. He stated he would quickly go through all of it because some of it does not necessarily apply to historical contexts. They will be renovating the back second floor room. They want to do a second meeting room/TV studio. It is a room about the size of the Nowak Room. It is a large room that needs to be air-conditioned. This is where the commission's guidance will come in. They are also looking to do a smaller room that is on the Citizens Bank drive thru side. The commission was giving some feedback to Bob and he was very appreciative. Gregory stated that after meeting with Jeff, the tower is in pretty bad shape and it needs serious attention. He then stated that his priority is keeping the water out of the building. Julie stated that there is now a Facility Committee. Bob then stated that there is no information on the town website, which is not good because that is the other side of his job. There is no information as to whom you would contact on that board. Julie stated that was one of the commission's concerns. They wanted to have an overall concept of the building. They were planning on using most of the second floor for the TV unit, but that has not been a plan for the use of the space. Julie then stated that she thinks this needs to be a wider conversation rather than just a departmental one. Bob stated that this is the initial stages of reaching out. He mentioned that there are a lot of people who want to renovate the downstairs as well and air conditioning is a part of that. To make these spaces usable for their equipment, they would need air conditioning. The temperature gets up to around 85 degrees in there. Julie stated that the Energy Committee is also interested in what kind of solution they might come up with. There might have to be a group meeting. Gregory stated that the Facilities Committee is looking to creating a protocol for how you evaluate these buildings and how you prioritize things that need to be done. Bob stated he is working with other people and groups in town. Gregory then stated that he does not think there is anything wrong with what Bob is proposing. It is a larger issue is that there would be a planning process for how to adapt and use these buildings. Bob stated that he sees these projects as phases and all interconnected. Patrick asked what year the building was built. Julie stated it was 1855. Patrick stated that with respect to the historic nature of the buildings and everything that is here now, there is a more holistic solution. If they are going to say that this entire building needs renovations at some point, let's make a conscious decision to do that. Let's maybe propose an addition to this. Perhaps off to the side. The limits of this could be that we could lose one of the big beautiful historic windows, but we will actually create a partition or an addition that actually houses everything they could possibly need in this building. Curtis stated that you do not put the cooling system inside the building. Patrick stated that the unit itself would be exterior, but it would be screened in the sense that it would still have the free air flow. It would have everything that was respectful to the historic features and not be a dog house. Curtis stated that his opinion of a dog house is that it is uglier than a condenser. Curtis then asked if anyone has looked at the possibility of putting another condenser on the roof. Bob stated that he thinks they have. He stated he believes they piped right through the wall and then it goes up to where the unit is. There is a possibility that the unit that is installed there, could be capped into the smaller room, so this one may not need its own. The unit that is currently there might support another. It would just be whatever they had to figure out internally and make sure there

is no leaking. Gregory stated there are refrigerated lines behind the screen of the wall. He stated that this building has been similarly outfitted with a split system. The problem is that their spaces are in the back of the building and to run this stuff to the front of the building is inefficient and they cannot hide it. Bob stated that you see a lot of restaurants that have dumpsters and they are covered in something so you don't know that there is a dumpster behind it. Patrick stated he is talking about not putting a bunch of dog houses around the building. They are going to say that this is a town building. It should be town funded. This is something that should go on the warrant. If they are going to do it and do an exterior screened area and a little maintenance area screen, they do in appropriate. They do it in brick. They do it to look historic. Bob stated that when he first went into office, the sort of climate he was getting from the town was that they did not want to use the rest of this building. They want it be just rotting away. Julie stated that one other thing just to be aware of is the stairway that Bob referenced earlier. It is not accessible. It is not a fire protection and it has been a proposed project in the past. Bob has a little update on this. He thinks this might have been on the agenda for DPW or Maintenance a few years ago, but nothing happened. Last time he spoke with them, within the next year or two, they are going to start looking at this again. The goal is if this gets built and it is a warrant article in itself, the fire escape on the outside of the building will be removed. He is not sure if this a bonus to the historical look. The members thought it would be. Julie then stated this is why the Select Board wanted this committee because things were being done in a hit or miss basis. Curtis stated that the dog house looks like a heat exchanger. Patrick stated that publicly owned buildings are not held to any regulatory boards of their own except for possibly environmental sensitive areas. In terms of a historic nature and historic building, the town votes on something to do and they can do it without the commissions input. Julie has done a good job in saying they at least need to put it in front of the commission for their recommendations or comments, but it is not regulatory for the commission. Patrick then stated that he was not aware of any work to those stairs or anything else was being considered. Curtis stated to Bob to keep in mind that your air conditioning now a days is separate from the ventilation system so that dog house might have nothing to do with the air conditioning with the split system and air force pumps. With the air force pumps, you have an outdoor condenser and then on the inside you wanted to do multiple rooms, you can have a mini ducted system. It is like having one of these units that flow into small ducts. You could have one unit that serves three different rooms without having three different wall units. Bob stated they will look into this idea. Patrick stated that where the existing one is now, is there room to upsize that unit. Is there capacity to make that a larger one to serve more. Bob stated he thinks this is what they are going to be looking into. If the one that is on there now could be removed and replaced, perhaps it could be used in another town building. Bob said he is not in a huge rush with either of these projects. It makes more sense to attack the building as a whole for the reasons the commission addressed. His next stop is the Facilities Committee to talk about the inside of the building. Bob stated that with the inside costs and trying to get grants, like cable tv, operations are funded through cable franchise fees so there is a revolving fund which before his position they saved a lot of money in there. There is just under \$300,000 that can only be spent towards tv station needs and to be interpreted as such. The equipment could certainly fall under this. They used it to create the office space. Julie stated this would be a 60/40 split. Patrick stated this is something they have done in the past. Julie stated there is still time before the budget is finalized. Bob stated that he appreciates all of the feedback and he thinks it will help him when he goes to the Facility Committee.

Next is the approval of the Minutes from August 28th and September 20th. Patrick asked the members if anyone had a chance to read these minutes because they just received them tonight. Some had read them through e-mails. The first one reviewed was August 28th. Patrick asked for a motion. Curtis made a motion to accept the minutes as written for August 28th. Gregory seconded. All were in favor, excluding Julie because she was not at that meeting and the minutes were approved. Next was

September 20th. Curtis and Gregory were both not present at this meeting so Patrick stated they would be tabled until the next meeting. Curtis made a motion to table the 9/20/18 minutes. Julie seconded. All were in favor and the minutes were tabled.

Patrick stated there was nothing more under other business, so he opened it up for any general discussion. He had a question for Julie. It is about the Ioka Theatre. Patrick stated that at another meeting, the commission talked about writing a letter from a non-regulatory board from the Town of Exeter that would appeal to the softer side of the preservation of the building to the owner. We know what has been done in neighboring towns and he had done very well. He has really created a sense of community outreach and culture. We think this could be a similar thing and are going to ask the Heritage Commission to write a letter. Patrick then stated that his question to Julie is how is this going. Julie stated it is going fine and they will be meeting next Tuesday to review it. Julie said there is a little bit of uncomfortability doing so because it is not a regulatory board. It will reiterate that the building is sitting in a nationally recognized historic district. It is an icon of downtown and it is on the to save list. More and more of the public are coming to HDC, herself or the Heritage Commission asking why is not something being done here. Julie stated they want to make it a good letter expressing concern and how can we work with you or help you to come to some action that would lead in a positive direction for all of us. Patrick asked if this letter would also have the theme of appealing to not phrasing what has been done in Kensington. Maybe appealing to the sense of community and culture created by those types of projects. Patrick stated that if this letter is just that they are concerned and something needs to be done, it will do nothing. Patrick said what he is trying to do is appeal to him as a businessman and also as a neighbor of his town. Telling him that we have seen what you have done there, we would love the same thing here. Can you help us do that. Julie will forward a copy of the letter to the members when it is finished.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary