

Historic District Commission

July 18, 2019

Final 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, Curtis Boivin, Vice-Chair, Gregory Colling, Pete Cameron, Planning Board Representative

Julie asked for a motion to change the order of the agenda so that Mr. Turner could ask for an extension on his application. Curtis asked for a second vote and Gregory seconded. All were in favor and agenda changed. Mr. Turner started by saying that he hoped Barbara passed out the minutes from the 2017 meeting where he got approval for windows. He now is ready to order these and is asking for an extension. Curtis asked the members if they had any questions or comments. Julie stated that this is not a common thing for the board to do, but it fairly easy. Curtis stated there are no changes in the application. Julie made a motion to extend the application Case # 17-07 for one year. Gregory seconded. All were in favor and application extended. Pete abstained.

Next on the agenda is the continued public hearing on the application of Morin Contracting Services, Inc. (on behalf of Citizens Bank) for the proposed replacement of exterior doors in the structure located at 154 Water Street. Case #19-03. Dan Morin of Morin Contracting, spoke again and stated that he is back again for the third time. He stated he thinks they have all the details that were discussed at the past prior meetings. He passed out drawings of the door. He stated that the drawings should capture the details the board was looking for. Gregory stated they discussed and opted to have the white aluminum frame vs. trying to match the existing doors that were there because they felt like they were a later addition and were not appropriate to the period style of the building. He stated they had asked that the door be white aluminum and then have matched brick mold profile. Curtis then asked if the handicap operator was going behind the column adjacent to the door or on the side. Dan stated that it would be on the right. Gregory said this was on the hinge side. Dan then stated that it could go on the left. Gregory stated the drawing is showing it on the right. Dan said it would not be a problem to move it to the left side. Curtis then asked the members if they had any other questions or comments. There was none. Gregory made a motion to accept the application based on the lock rail alignment shown on the drawing. Julie seconded. All were in favor and application accepted. Pete again abstained. He apologized because he stated he is sitting here for the first time and he cannot vote on these applications, so he has to abstain.

Dan asked the board if they would like a final rendering and they agreed that they would for the record.

The next on the agenda is the application of the American Independence Museum for changes to the existing structure, landscaping and drainage on the property located at One Governor's Lane. Case #19-05. Before they began, Julie wanted it noted that she is on the Board of Directors for the museum. Pete stated that he knows nothing about it and is waiting to hear. He asked if there has been any kind of formal additional information that has been received. Gregory stated there was a previous discussion

about the project. They came in May but only to inquire as to what portions of the project needed to come before the HDC for review. This is the first time to review the application.

Emma Bray, Executive Director of the museum spoke. She stated she brought Brian Cox of Preservation Timber Framing who is acting as the General Contractor for this project. She also brought Rachael Passannante, who is the Collections Manager of the museum and Project Manager of this specific project. Since the application was submitted three weeks ago, the engineer has come up with a master version of the plan that is entitled Sheet 3 that Rachael will pass out to each member. This sheet shows the full extent of the project work. Emma stated that an LCHIP Grant from the State of NH funds part of this project. This has gone through the Division of Historic Resources from the State. They have approved the project. Many of the technical specifications have already been addressed through them. Specific to this project and in the application, what they are implementing and what the photos will show is essentially constructural details shows a pulling up of the cement path that leads to our offices in the Gilman House and replacing it with flag stone. Pulling up and relaying the flag stone entry to the Gift Shop. They will be removing the concrete skirting around the building. They will also be putting in a pathway that connects the two buildings and it will be pea stone. They also have the option as outlined on the plans, to put in granite steps in that pathway. The steps the museum would like to get the commission's permission on. This is an option for them based on the budget. If they have the budget, they will put in granite steps and if they do not, they will use pea stone for them. In regards to the retaining wall, it is about a 100 year old retaining wall that was put in. There are portions of it that are sound. There is a portion that is failing and a portion that has failed. They will be rebuilding the failed and failing sections all with the existing stone that is on site. Emma stated that the only addition or change for them is the addition of two storm doors to the Ladd Gilman House. She stated that towards the back of the application, there are images dating from the 1880s and even as recent as 1995 that do show storm doors there. They are having full sill restoration replacement work on these doors because without these doors, water is getting in causing rot. They are proposing in style that was there originally and is seen in the 1995 photo. That will also match what is currently on the Gift Shop entrance. They are open to suggestions on what they may look like. This is the brunt of the constructural work that will be done.

Curtis asked when the concrete was added around the drip edges. Emma stated 1950s or 1960s. Curtis asked if it was added to control a splash back. Emma said that part of this work will be to have a foundation reveal, especially on the front of the house where the concrete skirt actually rises above the sill level. She also stated that they do not know why it was put in and it goes around the entire perimeter of the building. Perhaps it was to try and keep the water away. The original 1721 portion had a 1905 addition. The 1905 addition has gutters and the 1721 portion does not. The main purpose of this project is to address the water coming into the building. Emma stated that one portion of the house, the drainage was already addressed and that is on the treasury side, the front side. Brian, the General Contractor stated that there is going to be a sub-drainage system that is going to tie into the existing one. Curtis asked if all the regrading work done on the lower fields to make it level and a useful area. Also, did they have to do any regrading around the home. Emma stated that they are doing drainage in the front part of the house between the 1721 and the 1905 section. Governors Lane is a de-commissioned road that is now pea stone and it is in that front yard area that they have the most run off. What the engineer has proposed is to have this area drop down and then it will drop down even further into a series of three yard drains. This will tied into the town system. They have an application in with the Department of Public Works to get this storm drain system. Emma then stated they are thrilled to address this problem. It is wonderful to have the support of LCHIP and all of the community partners to take a comprehensive look at it. This is step one in climate control.

Gregory wanted to recap and summarize for the board. They will be providing new drainage, repairing the stone wall, doing sub-surface drainage and replacing the storm door. Curtis then asked if the

commission had any other questions or comments. Pete had one. With respect to the application for the tie in, where does that stand now. Emma stated that the engineer who drew up the plans is in talks with the DPW on getting the application in place. They have been in talks with the DPWs throughout this project. They came and ran their cameras into the system to figure out how all the five catch basins are attached. They are well aware of the scope of this project. Pete then asked where the catch basins were on the drawing and Emma pointed them out. Curtis then asked if there were any more questions or comments and there were none. He then thanked Emma for presenting this application in such a well thought out way. He then asked for a motion on the application. Gregory made a motion to approve the application. Pete seconded. All were in favor and application approved. Julie abstained.

Other Business: Approval of June 20, 2019 minutes. Curtis stated they do not have a quorum so the minutes are tabled until the next meeting.

Julie stated that the Department of Historical Resources recently have digitized their records. Next month she would like to come and present it. What it involves is that each town allows three people to have access. She would like the HDC and Heritage to have access to it.

With no further business, meeting adjourned at 7:45 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary