

## Historic District Commission

October 17, 2019

### 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, Curtis Boivin, Vice Chair, Kathy Corson, Select Board, Gregory Colling

Before starting the public hearing, Patrick stated that he was asked to announce that the application of Exeter Med Real, Inc. for the proposed demolition of the existing structure on the property located at 110 High Street, Case # 19-09, has been rescheduled for November 21, 2019 for the HDC application. If anyone was there to speak on behalf of this project, it will be on next month's agenda.

New Business: Public Hearings: The application of Richard and Carol Miller for window replacement in the structure located at 47-49 High Street. Case #19-06. Anthony Barstow from Window World was there representing the Millers. He stated they are looking to replace some windows in their homes. He stated that his company is the largest replacement window and exterior remodeling company in the country. He also stated that they are locally owned and operated. They are a true energy star partner. They have the Good Housekeeping seal and a gold star rating as far as structural integrity. Patrick stated that on the application itself, there was one box that was checked no by the town staff and that was photographs of the existing site, existing structure or proposed ideas. He then asked if any of this was available for the commission tonight. Anthony stated that he did have photos of the building and he passed them out to the commission members. Anthony stated they are looking to replace windows in a couple of the apartments in 47-49. Patrick asked which windows were going to be replaced on the photos Anthony gave to the commission. The windows being replaced are on the second floor. Curtis asked if it is only the five windows that are in the photo. Anthony stated there are more. He did not have pictures of the back of the house with him. He stated it is more than five windows because it is three different apartments. He said the windows there now are very inefficient. Curtis then asked what are the current windows and are they wood. Anthony is not sure. Patrick stated they appear to have aluminum storms on them, but you cannot really tell what is behind that. He then asked about the 4000 double hung window series. He asked what the materials were. Anthony stated it was a vinyl replacement window. Patrick then stated that the application stated there would be a sample at the meeting. He asked Anthony if he had one. He stated he had one in his car and Patrick asked him to bring it in for the commission to see. Anthony returned with a small sample. Patrick asked him if he was going to fit and if he was planning to replace the historic sills that are there. Anthony stated that it will sit on top of the sill. Gregory stated that you cannot take the jams out and leave the sills. If you are going to take the existing unit out, you cannot just take out the head and the jams. Anthony stated it is a replacement window. Patrick stated that as a replacement window, one of the things the commission tends to find not historically appropriate is that as a replacement, the day light opening is being reduced significantly and the proportions are different. Patrick's next question was if Anthony received the Quidelines. Anthony stated that he has not seen them. Patrick then stated that every application the commission gets submitted at the Historic District, they went through extensive grant applications to write these as the Design Guidelines. There is a whole section in there about windows. Patrick then read from the Guidelines about vinyl windows. This would be the commission's

last choice. Patrick then stated that he wished applicants would receive the Guidelines when they submit their applications. With that, the construction of a vinyl window with the welded jams and things like that, are seen as non-historic details for the most part. Anthony asked how the commission handles the energy efficiency of windows. Patrick said you could do a sash replacement with a wood window and that would fit an existing opening. The beauty of doing this is a lot of those windows are not square anymore. What they have also seen is repair of historic windows and then putting a historic storm on the exterior. There are lots of options for historic replacement and repair.

Patrick stated he believes the commission has enough information to accept the application. He then said that he would reach out to the applicant to say in the likelihood, is it an option right now that you would want to table this application for another month until November to come back with anything different or any new information or would you like the commission to proceed tonight. The applicants chose to proceed. Patrick then asked for a motion to accept the application. Curtis made the motion to accept as complete. Kathy seconded. All were in favor and application was accepted. Patrick asked if there were any questions or comments from any of the commission members. There were none. He then asked if anyone from the public wanted to speak out for or against the application. There were none. Patrick then asked for a motion for approval of the application. Gregory made a motion to deny the application. Curtis seconded. All were in favor in denying and application was disapproved.

Next on the agenda is the application of Richard and Carol Miller for window replacement in the structure located at 30 High Street. Case #19-07. Curtis asked which windows in the house were being replaced. Gregory stated that the windows in the front of the house have been replaced recently. They were replaced with vinyl replacement windows. Curtis asked again if it is the second floor apartments that are being replaced and is it on the backside of the house or the front side of the house. Anthony stated it was the backside. Curtis asked if the windows being replaced were wood. Anthony is not too sure but thinks they are wood.

Patrick stated that he thinks this is going to be similar to the other in acceptance of the application. Gregory stated that the commission has no information on what windows. They are not shown in photographs. He then stated that he cannot make a decision based on the information they have. Patrick then asked for a motion to table this application because the commission does not have enough information to accept it. Mrs. Miller asked what information the commission was looking for. Patrick stated they do not know which windows are being replaced. They have an image of the front and the side of the building and they believe they are the windows not in view. Kathy stated that this means there is going to be different windows on the front and Mrs. Miller stated that is correct. She then asked if the other side is a different kind of window and it is. Patrick asked if those had been replaced recently. Mrs. Miller stated they have been but it has been awhile. Patrick then asked if it was done through an application with this board. Kathy stated it was before the Historic District was. Patrick asked if the commission had enough information to accept the application. Gregory stated that he did not hear which windows were identified. Patrick showed him on the handouts. Patrick then asked again before he asked for a motion to accept the application if they had enough information. Curtis stated he believed they did. Patrick then asked for a motion to accept the application. Curtis made the motion to accept the application as complete. Gregory seconded. All were in favor and application accepted. Patrick asked if there was any additional discussion or questions from the commission members. Curtis asked if the windows on the right hand side of the building, replaced with a vinyl replacement window that is similar in profile as the ones you are proposing to replace them with. Mrs. Miller stated yes, they were. Kathy said that she would like proof that they will look the same. Anthony stated that it is the same. Patrick asked if these windows were replaced ten to twelve years ago. The applicant was not sure and could not remember exactly when. Gregory asked if this house had been before the HDC before and submitted other applications for the work. Mrs. Miller stated they had the

front door replaced. Mrs. Miller told the commission that there was no application for the windows that had been replaced, as long as it was a replacement window, it was going to be fine. Patrick stated that what they probably said was replacement in kind. The commission does not have to see an application, for example if the applicant removes some wood siding from their building and replace it with the same kind.

Patrick then asked the commission if there was enough information to accept or deny the application. Gregory stated that it is hard to judge because the damage has already been done to the house. It is a prominent house in the historic district. Curtis stated there is a challenge because there is a precedence of a vinyl window on the right hand side which is incorrect to the period of the house. Patrick again stated, does the commission have enough information to make a decision. He then stated that the three options at this point would be to proceed with a motion for approval, a motion for denial or the applicant asks the commission to table until the next meeting and come back with some different information. Mrs. Miller stated that she does not know what she would do different. Patrick stated it would be a different material window because vinyl windows are not seen as historically appropriate. The information coming back would be a remission of the application and these are the materials we will be using. Gregory said it would also give them the opportunity to read the guidelines as well. Anthony stated that they would like to table the application until next month. Patrick asked for a motion and Curtis made the motion to table the application until next month Case # 19-07. Gregory seconded. All were in favor and application tabled.

The next is the application of R.V. Paolini for changes to the existing structure located at 1 Center Street (Peoples United Bank). The applicant is proposing to remove the existing canopy to the rear of the building over the drive-thru window and constructing a new canopy that will accommodate a two-car wide drive-thru structure. Case # 19-08. Robert Paolini stated he was representing the applicant and owner of 1 Center Street, Peoples United Bank. He is asking for permission to remove the small roof at the rear of the building that is over the drive-up window. They would like to replace it with a larger roof that would accommodate both the drive-up window and the ATM machine, which is currently inside the building. They are trying to make it easier for people to use the ATM machine as a drive-up instead of getting out of their car. Robert stated that if they are granted permission, they are planning on also making an application with the Planning Board to re-work the rear parking lot to get a better flow. Curtis asked if this proposal would re-locate the guard rail that is there. Robert stated that the guard rail would be removed. The whole parking area would change. There would be a more gradual turn into the drive-up. Kathy asked if this parking is just for their building and Robert said yes, it was just for Peoples United. Kathy then asked if they needed all that parking. Robert said that anytime he has been there working, it is full. He then stated that all the material they are using is going to be wood painted. The columns will be a composite of concrete and fiberglass for structure. They are not planning on using any vinyl at all. Gregory asked if there was a reason the roof does not align with the stone coping. Robert stated they were trying to keep the coping exposed and not cover it. They had discussions about raising the roof, but they thought there are not too many architectural details at the back of the building so they were trying to keep the limestone exposed. Patrick asked about the existing canopy that is there now. Would it be raised up? Robert stated that right now it does not really conform and they do have issues with people driving under them and hitting them. They are trying to get it up about ten feet. The horizontal line of limestone still would not stay exposed for the most part. Gregory stated that this building looks like a 1940s or 50s Georgian revival building has modern elements. Robert said he thinks it was a school house at one point. Gregory stated that it has bay windows and it has the temple center front. It is all in wood and this gives the building its character. It would be nice if the roof on the side at least took some cues from the existing architecture. Looking at the drawings, they tell him that whoever drew them did not understand the architecture. Robert stated they did come up with a couple

of designs which incorporated a small gable, but they said it would not work with the water. Gregory stated he thinks it is discouraging to see this being proposed for in front of one of Exeter's most important buildings in the town. He suggested that the architect, or whoever put the drawings together, look at a book on classical architecture and try and understand this and then suggest something that is more appropriate. Robert asked if they are ok with the flat roof, it is more the columns that the issue is with. Gregory stated that it was. Robert then asked if it would be appropriate to table his application and come back at a later date when he adjusts the architectural rendering. Curtis stated that Robert is going in the right direction. The details just need to be adjusted. Robert stated that he appreciates the information. He will get back to the owner and have a meeting and make it more to the commissions liking. Kathy asked if they were getting rid of the ATM. Robert stated that they were. Kathy then said that Exeter is a walkable community and Citizens Bank has both a drive-thru and one on the street. She said they are discouraging walking in a way. Now you are encouraging someone to get back into their car and go thru the ATM or go into the ATM while walking and this is a safety issue. She stated that she knows it is expensive to have two ATMs, but Exeter prides itself on being the best walking community in the area. Robert said that he will point that out to the owner. Patrick then asked for a motion to table the application Case # 19-08. Curtis made the motion to table and Kathy seconded. All were in favor and application tabled.

Next on the agenda is the application of Lisa and Gregory Wenger for changes to the existing structure located at 101 High Street that include window replacement, removal of a smaller chimney and the proposed construction of an addition. Case # 19-10. Gregory Wenger introduced himself and his wife Lisa. He stated they have owned the property for a year and hope to be in soon. He would like to get permission to renovate the house and to add an addition. Their objective is to create an energy efficient house. They will end up with a three bedroom house to accommodate the family when they come. He then asked the commission if they had any questions. Gregory Colling asked which chimney would be taken down. Mr. Wenger stated it was the one with the picture above it (members had a packet with drawings). There is the prominent chimney in the front of the house that will remain. He stated that they have brought natural gas to the house and will have a gas furnace and the chimney would just be cosmetic. There are some structural issues with it and rather than repair it, they would like to have it removed. Patrick asked if this house was built in the 1940s-1960s. Mr. Wenger stated that it was actually built in a series of phases. The original house was a small cottage that was built in 1950. An extension to that was done in the late 50s. The garage was built thereafter. They would like to bring it to compliance with current day codes. Curtis asked about the materials for the siding. He wanted to know if everything was going to be replaced in kind and with shingles that are already on the house. Mr. Wenger stated they would be and it is cedar shingle that are pre-stained.

Lisa Wenger stated the windows would be the Anderson 400 series. Curtis stated it looks like they are changing to a cottage style. Lisa stated they wanted something consistent with the area. She stated that in their minds they are improving it with a consistent appearance. They want to have energy efficient. They wanted the appearance and integrity of a wood, but without committing themselves to wood. Patrick asked what the materials of the Anderson 400 series are. Lisa stated they are composite. They are a vinyl coated composite wood and lasts forever. It has the full profile of wood both inside and outside. Gregory Colling stated that he is confused as to what side of the home is on High Street. The photo suggests there is a courtyard with a garage. Lisa stated that regarding the garage, she would like to change the doors. Mr. Wenger then stated that the house is actually set back off of High Street. Lisa told the commission that the garage use to be a former judges office. Kathy stated that she was in the house when it was for sale. She said there is so much potential. It has not been touched since 1952. Lisa said that they were given photographs during their transaction that show her playing piano and various tables set up. They entertained and did ballroom dancing. Mr. Wenger stated the whole house

is a time capsule. Lisa said that her original degree is in architectural history and they come before the board with all of the best intentions. Curtis stated that he believes the Anderson series is not a replacement window that it is a full frame window.

Mr. Wenger asked that they not get bound to the 400 series for all of them because the back of the house gets extreme sun so it is actually going to be 400 or better. They are looking because of the energy efficiency of the sun. Gregory Colling stated that he thinks the elevations are nicely composed and he does not have a problem with altering the style of the building. The red flag for him is they are suggesting segmented arch garage door openings and he would caution them about that. There is not a lot of height on the garage building and there will be a flattened arch that is not going to look structural and will look decorative. He recommends they do square garage door openings and they will look better. Kathy stated that this garage is a lot bigger than it looks. There is a third bay.

Patrick stated that he believes the commission has enough information to accept the application. Curtis made the motion to accept the application. Gregory seconded. All were in favor and application accepted. Patrick then asked if there was any more discussion or if anyone from the public who would like to speak for or against the application. Curtis stated they had a public comment that was e-mailed in from the Campbell's. They have no objection to the addition. Patrick stated he would like to make a few notes about what they had talked about so it is on the application so if they move forward with the acceptance of the application, it would be conditional. First is materials. They talked about windows, the Anderson series 400 full replacement, not insert. Curtis said maybe they should say clad wood window full replacement to give them opportunities with other manufacturers. Lisa stated that she would love to have that flexibility. They talked about the trim and siding being replaced in kind similar to existing. Also, pre-stained singles to match. Garage door was recommended to square them off. Patrick then asked for the conditional motion of approval. Curtis made the motion to approve the proposal with the following conditions.

Window replacements are full replacement clad wood windows. Finish on the trim and proportions be consistent and have the same head height as the existing window openings.

Siding and trim on the house be similar to the existing with a stain finish.

Garage door replacement can be squared with similar arts and crafts light pattern.

Gregory seconded. All were in favor and application approved.

Mr. Wenger wanted the commission to know that they have been advised that as new owners and in order to receive mail, they have to put in a new mailbox on the street. This will be the first because everyone else is serviced to the door. Patrick stated that the commission does not have any jurisdiction over the Post Office and they are alright with the Wengers putting in a mailbox on the street.

#### Other Business:

Freedman Realty, Inc. – 173-179 Water Street (Smith Building) – Case # 18-01. Request for extension of approval granted 8/28/18. Patrick stated that there was no representative here for this, so the request should be tabled. Kathy said that he did not think he had to come. He asked Barbara and he did not think he had to come. Patrick then stated that the only thing he wanted to see was what was approved back in that time. The approval has expired. Kathy said the approval expired because the commission did not meet when it was to be approved. The commission has not met in two months and she stated this is not fair to the applicant. Gregory stated that he is familiar with the project and he does not have a problem with an extension. Kathy said that most boards do not look at what has been approved and just give an extension. She said she can tell them this because she has been on the Planning Board for eighteen years and that is how they do it. She also said that rarely do they have the applicant there. Patrick stated that he does not specifically remember the application, but if other commission members do and are comfortable with granting an extension, he will have no objection. Gregory then made a motion to approve the extension. Curtis seconded. All were in favor and extension approved. Kathy abstained.

Patrick then asked if there was anyone in the audience that would like to speak to the board. Julie Gilman got up to speak. She said first as a Select Board member, she wanted to thank the commission for the service they are doing. She then said this was a very interesting meeting. She also wanted to thank the board for the references to the new guidelines. She said they have talked previously with working with the department to get these applications properly filled out and has seen it work on different projects. She thinks it is time to set up a meeting for when the applications are submitted that they really are reviewed. A lot of time was spent making the application more user friendly for the applicant and for the board. Having to ask all of those questions about materials and having people not be sure of what they are talking about is really a difficult thing on both sides. The other is the "I did not know about those guidelines" is frustrating. There was a grant for \$25,000 and applicants are not being shown the guidelines and this is why Julie would recommend they have a meeting.

Patrick voiced a request for a Planning Board member to join us. Julie stated that she asked about that today. Patrick said just in case they have another night like tonight with one member out and there almost was not a quorum.

Patrick had a question for Julie. He said they received an e-mail from Barbara about the State establishing a commission for coastal resilience and economical development program. It includes historic resource protection and someone from the HDC needs to be appointed to this commission. No schedule has yet been established. It will probably start next month. Julie said Patrick can wait on this because the next meeting is going to be full. Patrick said that he honestly has not had a chance to look into this. Julie said it is the first time they have had a piece of legislature or study done that is specifically calling out historical resources as a matter of actually being looked at. What is expected to come out of it is some identifications of what kind of resources. This is applying to any town that has frontage on the Great Bay. Exeter is included because of the Swampscott River. When you read it, you will see that a lot of it has to do with towns uniting and changing the borders. If we have historic districts that abut each other, we might want to consider making a separate historic district. We might want to join with another town and create a village that is just in a historic district and be able to share financial responsibility for the care.

Patrick stated that on Other Business, there is the approval of the July 18, 2019 meeting minutes. Curtis said they get approved after a few months.

With no further business, Kathy made a motion to adjourn. Curtis seconded. All were in favor and meeting adjourned at 8:45 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary