

## Historic District Commission

February 18, 2021

### Draft Minutes

Call Meeting To Order: Patrick Gordon, Chairman, called meeting to order at 7:00 pm via ZOOM.

Members Present: Patrick Gordon, Chairman, Doug McCallum, Pam Gjettum, Clerk, Grayson Shephard, Julie Gilman, Select Board Rep., Curtis Boivin, Vice Chair, Gwen English, Planning Board Rep., Doug Eastman, Building Inspector

New Business: Public Hearings: The application of Eastcoast Enterprise LLC for changes to the existing structure located at 110 High Street. The changes include the installation of a colonial cedar fence and review of a replacement window. Case #21-2.

Kenn Bevins from EastCoast Enterprise shared his screen with everyone his powerpoint presentation and he said he sent copies of this to the commission members last week. Kenn said he wants to review where they are at with the windows and some fencing they would like to go around the property with. He wants to review the project to date. He started with fencing. They want to construct a six foot cedar fence on either side of the home out to the walkway. They would then erect a four foot chain link fence to the rear of the property. He showed the slide with the fencing. The reason they want to do the fencing is because this property is pretty close to a doctor's office and driveways are pretty much touching and running together. As far as it being a residence, they would like to separate it with a nice looking fence between the two properties. He said the chain link fence also separates the back of the property. Kenn asked if anyone had any questions before he moved onto the windows.

Patrick then opened it up to the commission members. Gwen was wondering if it would be a six foot fence from front to back. She asked if he would angle it so that it is not quite as abrupt from the road. Kenn said it is perpendicular to the road. Gwen then asked if it would be six feet all the way up to the road. Kenn asked if she meant tapering it down the last ten feet to the road and Gwen said yes. Kenn said that they can do that. Kenn said doing that would make it look less abrupt.

Doug Eastman then spoke. He said there is a driveway on one side to the west side of the lot. People come in and out of there so he said they always recommend that the fence start at the back end of the lot. If someone is coming out of there, they cannot see up the road. He said Kenn could start it at 36 inches and go back eight or ten feet and then jump it up to six feet. Doug said he would be glad to work with Kenn on this if approved just so it does not become a safety factor for the abutting property. No other members had any questions or comments.

Kenn then moved onto the windows. He said they would be replacing a lot of the windows in the house. He showed slides of some of the windows they have picked and they are wood windows. He said they are the same six over six that is in the house. He said once the windows are replaced, they will look pretty much like the original ones. The two windows on the front can be saved and do not need to be replaced so they are asking to keep the original windows on the house and also keep the bay window. He said the problem with the bay window is if you take it apart, you will be ruining that particular window. It is made to be a bay window and it is not three windows put together. One thing that came up when we talked about this the last time was that the way that window was put in with two braces underneath it and Kenn went back to the slide presentation to show the commission members.. One of the big issues looking at this window is they put braces that are cut with some sort of shape to them, but that is not exactly correct. In their proposal to keep this window, they would properly box that out and put a frame underneath it with angle plywood. This would be a more correct way to put this window in.

One thing they would like to do in keeping the windows is to add wooden storms to them. Right now every window has an aluminum frame storm window over it and they will be taking those off. If they are able to keep those two windows, they will be having custom made storm windows that are all wood framed. This will make it look more historic.

Patrick then opened it up to the commission for questions or comments. Patrick started it off by asking about the 8 over 8 windows that are there now, are they authentic divided light, meaning individual panes of glass. Kenn said that they were. Patrick had a recommendation to have the windows pre-primed because it helps them last. Kenn said he agreed and they ordered them that way. Patrick asked about underneath the bay window. Kenn said it will be tapered as it goes into the lower part of the house. Patrick asked Kenn if he would be having any other architectural detail or just plywood painted box under there. Kenn said it would be a painted wood box. Patrick said he would add a little bit of trim detail. He said if it appears to be just plywood under there just painted, it will look unfinished. Try something more boxed that looks in keeping with the rest of the home. Kenn said they will add some trim on the profile of it.

Curtis asked if it was a clad window, or all wood window because the presentation slide said clad. Kenn said they are all wood windows.

Julie said she would like to say thank you very much for the wood storm windows. She said it makes a big difference. She also appreciates the work they are doing.

Patrick then opened it up to the public. There were no attendees. Patrick then asked Doug Eastman if he had any questions or comments. Doug had no questions but said they are doing a great job and they just replaced the roof and it looks really good.

Patrick then asked the commission members if any other comments or discussion were needed before he called for a motion to accept the application. Pam made a motion to accept the application. Julie seconded. All were in favor and application accepted.

Patrick then asked if any questions or comments were needed from the commission members before he called for a motion for either approval or denial of the historic appropriateness of this application. Hearing none, Patrick asked for a motion. Pam made a motion to approve. Curtis seconded.

Julie asked if the commission needed to make any conditions for the trim on the box out on the bay window and the fencing. Kenn said he did take some notes about adding some flat trim for whatever they box in on that. Patrick then asked Pam to modify her motion to include the conditions. Pam said she would like to modify it to have the fencing go along with the Zoning Regulations and the boxing of the bay window shall be done with flat trim matching the windows. Curtis again seconded. All were in favor of the application with conditions and it was approved.

Other Business: John Donigian, 12 Front Street (Gardner House), Case #20-2. John is requesting a one year extension of the HDC approval (expires 2/20/21). Patrick said he hoped the commission members had a chance to review the previous approval and he believes that most of the members were actually present during that application. He then opened it up for any discussion or recommendations needed for the one year extension request.

John spoke and said he is proud to be part of the Exeter community and thankful to be the new owner of the Gardner House. He realizes it is a very important house to the downtown of Exeter and Historic District. He intends to be very sensitive to the significance of this property in the downtown area. He purchased the property on September 4th and at the time he was told about the commission's approval for the two car garage and at the time, given the oncoming winter, he thought it would be better to wait until the Spring or Summer and this is why he is requesting a one year extension of the commission's approval. John said that immediately after purchasing the house, he did visit the Exeter Historical Society and obtained a lot of early pictures of the house and documents. He said he was just recently elected the President of the Gardner House Condominium Association. This includes not only the Gardner House but also the nine condo units behind the house.

Patrick had a question. The previous application that was approved, are there any changes to that or the one that we approve. Is there anything that he is hoping to do differently than what the commission had approved.

John said no changes whatsoever. The only thing he would be looking for is a little clarification on exactly what was approved. There are a few small details that maybe this might be a good time at this meeting to bring up.

John summarizes different points.

The first is that he is going with the three arches that will be added to the house. It has three openings, three arches. He did visit the Building Department and Barbara was very helpful in showing papers and drawings. In one of the drawings, there were a few little changes placed

on the drawing. One of the sketches has one of the arches showing it was touched up a little bit. His assumption is that the three arches would remain but the left arch will have a flushed panel hidden door that matches the new garage door panels.

Julie made a suggestion. The commission did previously approve this application and she has no problem extending that approval, but it might be helpful for Mr. Donigian and ourselves to actually re-review the drawings because she does not have them in front of her. She thinks this might solve some of the questions since the work is not going to start until the Spring.

Patrick thinks that is a good suggestion. Patrick has no reservations with extending the approval of the application and if John wants to come back in March for clarification of when the members can have some visuals in front of them.

John asked if there was anything the commission wants to see on this approval and he would certainly comply with it. He said the main purpose of his request tonight would be to extend the approval for an additional year.

Patrick then asked for a motion to extend the application for another year. Julie asked for an amendment to the motion to make it application #20-02. Curtis made a motion to approve a one year extension for Case #20-2 for 12 Front Street, Gardner House. Pam seconded. All were in favor and motion approved.

Next on the agenda is a work session with the Building Inspector, Doug Eastman. Doug said that after watching the last meeting (28 Front Street), there seems to be a lot of misinformation given to the commission. He said that if he had known that building was going to receive vinyl siding, he would not have approved it. He said he knows that the commission does not allow vinyl. He said he should have reviewed the paperwork a lot better. He admits that he did miss it on the application that Mr. Lang filled out. Doug said that he has always been a good contractor and someone you can trust and he knows the Historic District.

Doug said they were made aware of some shingling going on on Front Street. He immediately went out and was expecting to find someone shingling a roof and did find anything. He went back out again and noticed the vinyl siding going on the building at 28 Front Street. Doug also said that Mr. Lang did not pick up his permit or pay his fees. He then called Bob and said sorry about this, but you cannot move forward. Doug also recommended to him to remove the siding he had put on. Bob said he would remove it. Bob told Doug that he was going to bring the supplies back and only keep a couple of boxes with cuts. He told Doug that everything went back except for a couple of boxes. Doug said in the minutes, Bob told the commission a different story. Doug once again said that he made the mistake of not reviewing and trusting the contractor. Doug just wants the board to know that it did not go down the way Bob said it did. Doug said that now this has happened, he will be changing the review process. Anything that comes up on Front Street, High Street or Water Street will be red flagged.

Next is the approval of the December 17, 2020 minutes. After review and corrections, Julie made a motion to approve the minutes as amended. Gwen seconded. All were in favor and minutes approved.

The January minutes were reviewed and after corrections, Pam made a motion to approve as amended. Julie seconded. All were in favor, except Curtis who abstained, and minutes approved.

With no further business, Patrick called for a motion to adjourn. Julie said so moved and meeting adjourned at 8:40 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary