

Historic District Commission
August 18, 2022
Draft Minutes

Call Meeting to Order: Pam Gjettum, Clerk, called meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Office Building

Members Present; Pam Gjettum, Clerk, Julie Gilman, Select Board Rep., Grayson Shephard, Gwen English, Planning Board Rep.

New Business: Public Hearing: The application of Paul Mahoney (for Hajjar Management Co., Inc.) for changes to the existing structure located at 154 Water Street. The proposed changes include window and door replacement improvements. Case #22-8.

Paul Mahoney spoke and said he is with Hajjar Management Company as well as Exeter Realty Trust. He said he is here with Chris Hajjar and David Burton and Paul then said that David will be the one speaking and presenting the plan tonight.

David Burton then spoke and said they want to change the window treatments and the door treatments on the frontage of the building facing Water Street. Mr. Burton said this side of the street is predominantly office use up until now and we would like to change the ground floor spaces into retail spaces due to the lack of required office space. In order to do this and make it look more attractive, we would like to open the window treatment in the front. All the windows are being replaced with aluminum with the exception of the windows across the front of the building, which are original wood. David said what they would like to do is replace these wooden windows with aluminum storefront windows and also open up the existing door there. He had slides to show the commission members of these windows and doors. He showed on the screen where they wanted to make it into two retail areas, one on each side.

Julie said she appreciates the completion of the application, bringing us the materials and the drawings of before and after and proposed jam details is something we have not had a lot of.

Julie then asked Mr Mahoney to go back to the first picture that was on the screen and explained that it is an 1896 photo printed by the Exeter Newsletter of this building.

Julie said the commission goes through two steps. One is to approve the application as complete and the other one is to talk about the appropriateness of what the solution is you come up with so as far as the application is concerned, I feel we have the material to accept.

Mr. Burton said they will need a five foot flat area outside of the door and this would require regrading and this is a very minor grade change and this would be done with bricks.

Julie then made a motion to accept the application as complete. Grayson seconded. All were in favor and application was accepted.

Mr. Burton passed out drawings of the panning for the windows. Julie asked why they were choosing the panning with the curve in them rather than the straight one.

Mr. Burton said it doesn't have to be that one. That is the one they thought looked the best and gave the most interest.

Paul Mahoney said he appreciates all the interesting comments from the past and bringing the history as well and if that would be in the board's opinion an improvement to do this and he loved the ideas and they should be considered. If you feel what is better for downtown Exeter is to be a little bit simpler and go with the transoms on the top. Mr. Mahoney said he does not want to create this into a design plan for everybody but at the same time he does not think there is anything wrong with taking good ideas to make this better and get it set up for the next hundred years.

Julie said she would find it more appropriate to have the transom along the storefronts. Just to go back to the original storefronts and like the ones across the street.

Pam asked the commission members if they had any more questions or comments.

Julie said she would like to make a condition to have transoms over the new retail windows and to try as much as possible to line them up with the crown molding.

Julie then made a motion to approve the application as presented with the materials so presented with a condition of the Water Street windows being provided with transom lights at a height to match the crown molding above the replacement door. Grayson seconded. All were in favor and the application approved.

Next on the agenda is the Election of Officers. Pam said she is the Clerk but can continue doing this indefinitely. Grayson said he will act as Chair if needed.

Last is the approval of the minutes for July 21, 2022. After review and a few changes, Julie made a motion to approve minutes as amended. Grayson seconded. All were in favor and minutes approved.

Other Business: Julie said there had been changes to the Zoning Ordinance a couple of years ago to define projects of minimum impact so that every sign on Water Street had to come before us. A sign came in for a company on High Street and Mr. Eastman was a little uncomfortable making the decision on this. Julie passed around the paperwork showing the sign. She thinks the question really is about the posts and is the granite appropriate for a residential area in town. Julie said in her opinion, it is out of scale.

All agreed that the granite is not appropriate and the total size is over six feet. Pam suggested that Doug Eastman ask the owner to cut down the size a bit.

Julie said this is something that does not come before the commission unless the Code Enforcer Officer is unsure and that is why it is here. The size is 8.25 and the question is do we include the address as part of the advertising of this sign.

Julie asked if the commission wanted to have a hearing on this and Pam suggested that Doug Eastman ask the lawyer if he could bring it down in size to be within six feet and that the granite posts are too big. Pam then took the paperwork and will talk with Doug Eastman.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary