

Historic District Commission
Final Minutes
July 20, 2023

Call Meeting to Order: Kevin Kahn, Vice Chair, called meeting to order at 7:00 pm in the Novak Room of the Exeter Town Office Building.

Members Present: Kevin Kahn, Vice Chair, Julie Gilman, Select Board Rep., Pam Gjettum, Clerk, Gwen English, Planning Board Rep.

New Business: Public Hearings: The application of Geoffrey Pendexter for changes to the existing structure located at 107 Water Street. The proposed changes include the removal of existing garage doors at the rear of the building and replacement with windows and a door. Case # 23-3.

Elizabeth Pendexter spoke and said she lives at 107 Water Street. She stated that she and her husband have owned the building for a while now. There are two garage doors that they prefer to change to windows and a door. She personally thinks it will look a lot nicer. The members had a packet with pictures to view.

Julie said that it is interesting to change a garage space to a more traditional looking storefront. What I find interesting about this is the detail on top of the windows and only because it is reflective of a sign panel.

Elizabeth said she hears what Julie is saying and there is no plan to have a sign there. We don't currently have a plan. We are going to change the garage doors and the garage bays are too small to actually fit a car in there.

Kevin asked about the PVC shown and said in the Guidelines, it is not encouraged. Is there a reason where there is trimming it has to be PVC?

Elizabeth said that she does not know if it has to be PVC. She then said she thinks it could be changed to wood. It was chosen because of a rotting issue.

Pam asked what brand of window they would be using and Elizabeth said she thinks it is Pella.

Kevin then asked if there were anyone from the public in support of or opposed. There were none.

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

The members then discussed the application.

Julie is torn about the treatment. Every building is different and it is not the same material. She said her recommendation would be to use a simple trim. Elizabeth said they will take a look at doing this.

All were in favor of the application being tabled until next month's meeting when the applicant will return with a revised drawing as discussed.

Next on the agenda is the application of Brayden Tuscher for the proposed demolition of the existing barn, covered porch, entry and stairs on the property at 87 Front Street; and proposed new construction of a two-car garage with living space above. Case #23-4.

Brayden Tuscher spoke and said his clients recently purchased the house at 87 Front Street from Phillips Exeter Academy over a year ago and they are looking to take down the barn in the rear. There is a side entrance on the lower foundation level that they want to take out and there is a rear screen porch they want to remove in order to put in an attached two car garage with living space above it. The members had a packet with pictures.

Brayden then said that he just received a letter from the Heritage Commission today giving their blessing to do this. He said he was actually takenaback because he thought for sure they would say that the barn had to stay. They want us to keep the screen porch in the rear which the practicality of what the clients want to do, does not seem feasible.

Brayden said he spoke with the Building Inspector regarding their role and it is more of an advisory capacity.

Julie said the Heritage Commission took a really good look at the barn and did not find anything special architecturally. Pam said she wanted to save it, but got out voted.

Brayden said they have a local builder in Newton, NH and he is going to dismantle the barn and use a lot of it.

Brayden said his client's primary need is to have a garage and it will have living space above which will be a dining room and office/den. No plumbing, just heating and electrical. The garage will be right where the porch is. He does not see any other way to do it without removing the porch.

Brayden said the house is a single family and the owners are both physicians and their oldest son goes to Phillips Exeter.

Gwen asked about the main material that would be used for the garage. Brayden said they are going for a simple look and have thought about keeping the clapboards everywhere. They are going for a raised panel, painted wood with raised flat trim. Brayden said the whole foundation is brick and there is a skirt of granite all around the exterior.

Gwen said that she loves the detail of the garage door and they are beautiful. She is struggling a little bit in how they fit in the house.

Julie said, when you look at the elevation of the garage door her impression is that it looks too heavy but it might just be the drawing. Julie said her struggling with it really does not matter in the end.

Pam said it is an 1850 house and it is not going to have garage doors that are contemporary.

Ken said there was no one present from the public to speak so he asked for a motion.

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

With no further discussion, Ken asked for a motion of approval. Pam made a motion to approve the application. Julie seconded. All were in favor and the application was approved.

Other Business: Hampshire Development Corporation. Request for preliminary discussion of proposed redevelopment of property at 81 Front Street. Case #23-5.

Steve Wilson spoke and said he lives in Kensington, NH. Steve said he is a contractor and a converter of buildings since 1984.

Steve said that 81 Front Street was built in 1826. In 1980, a fellow by the name of Dangham purchased the property in its original form. Steve gave a summary of the history of the house. The property itself is 1.8 acres and it has 236 feet of frontage on Front Street. It is a 272 foot long building which the architecture is super high quality. It has additional living quarters for support personnel. It also has four kitchens and eleven bathrooms. There is 16,088 square feet finished on the first and second floor living space. There is an additional 6,000 square feet in a finished and unfinished basement and attic. It is just shy of 25,000 feet.

Steve said there are two opportunities and are both based on doing a multi-family property with separate entrances. They would eliminate the outdoor pool.

Steve said his plan is to go to the ZBA and ask that they allow eight units on the property which would result in each unit being around 1,600 feet.

Steve said another plan would be to subdivide the property in half and ask for a four unit conversion on each lot. You would not be able to tell because I would manage it as an income property. His daughter would occupy the rear portion of the house.

Steve said what they would be doing and it is illustrated in the packet and this covers either scenario. This is just a discussion to find out what is important to the commission so not to go down the wrong track. Steve said he would like the members to go by the property.

Pam thanked Steve for doing this and she is glad that someone is doing something constructive. Steve said he was glad to hear that,

Next is the approval of the June 15, 2023 Minutes. After review and a few corrections, Pam made a motion to approve. Julie seconded. All were in favor and minutes approved.

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