

Historic District Commission
August 17, 2023
Final Minutes

Call Meeting to Order; Grayson Shephard, Chairman called meeting to order at 7:00 pm in the Novak Room of the Exeter Town Office Building.

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

New Business: Public Hearing: Continued public hearing on 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. Geoffrey Pendexter was present to speak and answer questions.

Grayson stated that he was not present at last month's meeting so Julie explained what happened. We discussed all the materials, etc., and found the application complete. Julie was concerned about the presentation of the design that was presented, being just a little too fancy for the place it is sitting on the building in the back. She asked if they would be willing to come back with a simpler solution and more cost effective.

Grayson then asked the commission members if there were any questions on the revised drawing.

Gwen said that on the original there were three lights over the windows and now it looks like just one over the door.

Geoffrey said that it was part of the simplification and he thinks it looks better with one.

There were no more comments so Kevin made a motion to approve the revised application. Pam seconded. All were in favor and the application was approved.

Next is the application of Phillips Exeter Academy for the replacement of windows in the Woodbridge House located at 63 Front Street. Case #23-6.

Jim Climpton spoke and said that he works at Phillips Exeter and manages buildings and grounds. Jim said this is a project we have been looking at for a few years. The members had a packet with pictures of the windows. The house is believed to be from around 1780 and the windows in place now are not the original windows. Jim said what they like about the product is that it is a clad material and it does have the SDL and the $\frac{5}{8}$ which replicates as closely as possible.

Jim said what they think will improve the look the most is that they will be able to remove the storm window that is on it. Our yield for glass will be actually bigger than what is in the photo and they think there will be a better view from the street. Jim brought a sample window for the commission members to see.

Jim said what they are trying to do is replace all of the windows and put it back a little closer to what would look more historical.

Julie asked about the shutters and Jim said they will keep the shutters. Julie said her concern with this is she understands most of the front, but the lower level, the shutters are definitely not original and are inappropriately sized. Jim said he knows and said they are a little too big. Julie asked if they would replace them. Jim said they would not replace those with this project but they have gone to a company called Custom Shutter Company and we would at some point replace those.

Grayson then asked if there were any other questions about the application itself and there were none. Julie said the commission should make a note that this project is only the front elevation.

Pam then made a motion to approve the application as complete. Julie seconded. All were in favor and the application was approved as complete.

Grayson then asked for a motion to approve the application and he will make a note that it is only the ten windows on elevation.

Julie made a motion to approve the application as appropriate and noting that the application was for the front elevation only of ten windows. Pam seconded. All were in favor and the application was approved.

The last application is Mario Ponte for changes to the existing structure located at 85 Water Street. The application proposes to restore the structure to its original appearance. Case #23-7.

Mario Ponte spoke and said the building is an eyesore now because the previous owner did things to the building that covered up the beautiful architectural detail of the building. Commission members had a packet with pictures of the project. Mario showed photos of the rendering of the back of the building and it is an eyesore right now. Mario hopes that John Desefino, the builder, turns it back into the beautiful building which it once was.

John Destefano spoke and said he is owner of Destefano and Associates in Portsmouth and they are construction managers and do many different types of projects and historical is one of them. He said they will be using Anderson 400 series for the windows and this will be all around.

Julie looked on the Anderson website and it says the 400 series is made of wood with a vinyl exterior. Julie said to John that if he looks at our guidelines, we do not like vinyl because you have to replace them in about twenty years. They do not wear as well and start leaking after a period of time. John said aluminum would be fine.

Grayson asked about this being previously approved and asked if any member had any information on this.

Mario said Barbara gave him the previous application and Fred Morgan was the Chair. Julie said that was a while ago. Mario said Lackey was on the Board too.

Grayson asked if this is largely consistent with the previous application. Mario said it is exactly the same.

Grayson asked the members if they had any more questions on the rear. Julie said that a verbal description of the application is not really preferred. I think you still have some decisions to make and I don't want you to be making them on the fly without really considering what you want. Like the garage door, maybe you can have three or heavier doors of steel instead. Julie then said that she cannot say this is complete for her.

Grayson said it at least makes sense to get some idea of materials for the balcony railings and the garage doors. We have not seen a proposal for the windows overall. John said this has been good input.

Julie reviewed the list of what the HDC is looking for. The type of garage door and how many. The siding of the addition is going to be hardy plank. A sample of the window and the railing and the balcony shingles. The patio doors also.

Julie then made a motion to table this at next month's meeting in September. All were in favor and the application tabled.

Other Business: Approval of July 20, 2023 Minutes. After review and a few corrections, Kevin made a motion to approve as amended. Julie seconded. All were in favor and minutes approved.

Julie said it was recommended by a Preservation Seminar that the guidelines are reviewed annually and rules and procedures and if there is a goal.

With no further business, Kevin made a motion to adjourn. Julie seconded and the meeting adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick
Recording Secretary