

Historic District Commission  
Draft Minutes  
June 18, 2026

Call Meeting to Order: Kevin Kahn, Vice Chair, called the 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., Gwen English, Planning Board Rep., Pam Gjetum

New Business: Public Hearing: Application of Stephen Eddy for new construction at 29 Front Street the former location of the Exeter Presbyterian Church. Case # 26-3.

Rachel Jones from Art Forms Architecture spoke and said, Stephen Eddy is my client.

Julie Gilman said, we have a two step process here. We look at your application to see if it is complete and once it is complete, we deliberate on appropriateness and you will hear two motions before you can leave.

Rachel Jones said, thank you for taking the time to review the project. This design approach for 29 Front Street was guided by a desire to preserve and reinforce the historic character of 29 Front Street while creating a building that feels authentic. Throughout the process, we studied the surrounding buildings,

identified several recurring architectural elements. These included windows, trim details and brackets found around Front Street. One of the primary goals was to establish a facade that was consistent with the neighboring buildings.

Pam Gjettum said, the first thing that hits me is that it is three stories. Rachel Jones said, two and a half.

Pam Gjettum said, I am trying to picture what it is going to look like and I am delighted that you are doing something but even the church was the same size as the other buildings.

Julie Gilman asked, how does the height of your project compare to the building next to it?

Stephen Eddy said, just the peak is at 37 ½ feet and the rest of the building is at 35 feet.

Julie Gilman asked, how is it situated on the site? Is it centered?

Stephen Eddy said, it is pulled forward on Front Street because there are four parking spaces behind it.

Rachel Jones then showed the members on page 2 of the packet where it is situated.

Kevin Kahn, Vice Chair asked Rachel Jones to walk the members through the materials being used because they did not have access to this before the meeting.

Rachel Jones said, I will have Stephen Eddy help me with this and I think his intent is to use Anderson Historic Profile windows. Because we did not have much concrete exposure, we will leave it just as concrete.

Stephen Eddy said, it is only a foot of concrete on the bottom foundation. We have a little detail in the back parking lot and it is a little brick wall.

Julie Gilman asked, where are the lanterns? Stephen Eddy said, there will be two by the front door and there also are two in the parking lot.

Rachel Jones said, in the back to separate the parking area from the side walk because the parking butts that side walk, he is constructing a brick wall to keep pedestrians and parking separate. Within this brick wall there are two lanterns that will provide lighting.

The access width would be for one car or two cars. There will be room for one car and one visitor's car and there is enough room to back out.

Gwen English said, I did not look closely at the floor plan but are most people going to use the parking area in the rear to get into the building?

Rachel Jones said, that is the goal. The front door only serves one unit.

With enough information for step 1, Kevin Kahn, Vice Chair called for a motion for the completeness of the application. Pam made a motion to accept the application as complete. Gwen English seconded. All were in favor and the application was accepted as complete.

Kevin Kahn, Vice Chair, said we now move on to discuss the appropriateness of the application.

Julie Gilman said, it will be great to have something there. I don't really see anything that sticks out to me as not fitting your basic design and how you are integrating the rest of the street. What I do find as a little dominant on the front elevation is the triple window on the third floor in the front.

Rachel Jones said, that could be brought down to two. My decision to go with three is because it is the only light because I am 2 ½ stories for that entire living room and kitchen space. It was the only way for me to bring in natural light.

Julie Gilman said, I think having two windows and a gap in the middle instead of three is more appropriate for the surroundings.

Stephen Eddy said, that is fine.

Kevin Kahn, Vice Chair then asked Julie Gilman to make a motion with the appropriate changes.

Julie Gilman said, I move to approve the proposal as appropriate with the conditions that the proposed brackets be eliminated. The

triple window on the Front Street elevation, remove the middle section and the rest as presented. There are only two conditions. Pam Gjettum seconded. All were in favor and the application was approved.

Other Business: Change of Officers. Julie Gilman said Grayson has decided not to continue his appointment so it is us and Amanda.

Pam Gjettum made a motion for the Vice Chair to move up to become the Chairman. Gwen English seconded. All were in favor and the motion was approved.

Julie Gilman said, I would nominate Pam Gjettum as Vice Chair. Kevin Kahn, now the Chair, seconded. All were in favor and the motion was approved.

Julie Gilman said, the project we had a consultant doing going down High Street is complete. We did get another \$25,000 Grant to continue the project. Would you rather have them swing up Front Street Historic District or go straight through Water Street Historic District? Members want to think about this.

With no further business, Kevin Kahn, Chair, called for a motion to adjourn. Pam made a motion to adjourn. Julie Gilman seconded. All were in favor and the meeting was adjourned at 8 pm.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary