



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

PUBLIC NOTICE EXETER HISTORIC DISTRICT COMMISSION AGENDA

The Exeter Historic District Commission will meet on Thursday, December 16th, 2021 at 7:00 P.M. in the Wheelwright Room located in the Exeter Town Offices at 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

The application of Phillips Exeter Academy for the proposed demolition of the existing building located at 8 Gilman Lane. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-119. Case #21-11.

The application of Phillips Exeter Academy for the proposed construction of two (2) new residential buildings on the property located at 8 Gilman Lane. The subject properties are located within the R-2, Single Family Residential zoning districts. Tax Map Parcel #71-118 and #71-119. Case #21-12.

The application of Exonian Properties LLC for change in appearance, including and window replacement and partial demolition to the roof of the existing structure located at 43 Front Street in order to facilitate dormer windows and balconies. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #72-198. Case #21-13.

OTHER BUSINESS

- Approval of Minutes: November 18, 2021

EXETER HISTORIC DISTRICT COMMISSION

Patrick Gordon, Chairman

Posted 12/03/21: Exeter Town Office and Town of Exeter website

Historic District Commission
November 18, 2021
Draft Minutes

Call Meeting To Order: Patrick Gordon, Chairman, called meeting to order at 7:15 pm in the Wheelwright Room of the Exeter Town Office Building.

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

New Business; The application of Phillips Exeter Academy for the proposed demolition of the existing building located at 8 Gilman Lane, partial demolition, renovation and new construction of the existing building located at 35 High Street and proposed construction of two new residential buildings. Parcel #s 71-117, 71-118 and 71-119.

Curtis, as an employee of PEA, recused himself from this meeting.

Mark Leighton, head of facilities at the academy spoke and said he has a few colleagues with him who will have a little part in this as well. He then thanked the commission for this meeting tonight. He said there are three applications in front of the commission tonight. There were slides being shown on the TV showing 35 High Street and 8 Gilman Lane. He said the property is approximately two acres. They purchased the property, 35 High Street in the Spring of 2020. The structure has six apartments which was a bonus because they needed faculty housing. They actually started using it within six months. He then said that 8 Gilman Lane has been vacant for about four years. It is a very large house and it is too large for them and that is why it has been vacant. It has significant renewal needs which Heather will explain more when she gets into that and why. He then showed an aerial view of the site. He said with this property, they had a great opportunity to add housing. Mark said they developed this project to clean it up and he thinks they have a great approach to restore the building. 8 Gilman, because of the conditions and size, they want to build something new that would be better for them and more sustainable. He then showed a slide of the proposed development site.

Heather, the PEA Architect, spoke and said they do not take lightly to tearing anything down. She said they have done a lot of research and homework on this. She said one of the great things about 35 High Street is that it is right at the front door when coming off of Portsmouth Ave. When they first bought it there was mold growing on the aluminum siding and they power washed so it looks a little better. She is hoping when they are done with it, it will look alot better and be restored with the original front. The

building dates to after 1802 and certainly before 1845 where it shows up on a map. On a slide she was showing, the areas in red are what they are looking to take down. Heather said they had the opportunity to walk with the Heritage Commission through both buildings. She said for faculty housing, this works well to be renovated and Christine will show how they are looking to renovate it into two faculty units. Heather then went to slides of 8 Gilman. It is set back from the street and has an open area in front of it. She said they think the foundation of this building was built in 1799 and the house itself has been edited and altered. They have owned the building since 1910. They have drawings from the 1950s that show they were trying to split it in two and it did not work. After the residents who last lived in there moved out, is when we engaged Rob's firm to look at and see how we could divide the house into two and again make two faculty units. While possible to turn it into two units, they were not two units that allowed for the kind of program they need for our faculty. She showed more slides of the house and one showed that the foundation had been lifted and elevated. She said they talked with the Heritage Commission and they ultimately voted to support but not unanimously. We talked with them about how we could reuse some of the materials and she said they are willing to work with the town and kind of tell a story.

Next to speak was Rob Harbison of Market Square Architects. He showed slides that were focused on the top three buildings. He said 35 High Street is really in good shape, relative to its original character. Because of that, we are trying to honor that. As he goes through the site plan he will talk about the strategies. He said they want to bring back some of the original characters. To the left of this, the new duplex is being proposed on High Street. The next building in the back is the triflex. They want it to be similar in character to the things that are on High Street, but it clearly is a newer structure so we want it to be one step away towards a more modern building. We do have a full team including a structural engineer, civil engineer to meet the town's requirements. He said they also have a landscape architect and he is helping incorporate some of the field stone from the existing buildings and how we can tell the story of Gilman, but also to shape some of the landscaping to the street so we can maintain that in a nice way.

He then showed a 3D aerial view to show what is there today and what they are proposing to go back.

Heather said the other factor is safety with the relocation of Gilman Lane. Rob said it is a great plan and it will improve the safety of that intersection.

Next they showed slides of the proposed elevations of 35 High Street and the front elevation is largely unchanged from what is there. He explained what they are proposing to use for materials and windows.

Rob then showed slides for the proposed duplex and he paused for questions or comments. Doug asked about the front elevations for the windows. He said the proportions seemed a little wide and Rob said they are about as wide as he would go for a building like this.

Rob said this is a question for the whole board. He said the proportioned one is easy and they can be narrowed a little bit and Doug said he thinks they should do that. Rob said one of the things they were wrestling with and 35 is really a historical building and this is a new building trying to fit into a historical street. Rob asked if the commission would like to have shutters and they were not in agreement with that.

John Donnell was present and he lives at 25 High Street. He passed out copies of a letter he wrote to the commission members. The letter addresses Mr. Donnell's feelings about demolishing 8 Gilman Lane. He states that the new proposal by PEA is a big improvement over the former town parking lot proposal, if the design preserves historic values in the new structures.

Patrick thanked John and said he did bring up some good points.

Mark said they will go back and work on the plans and proposals and come back again to see the board. He also said this has been some really good feedback and asked about having a work session.

Pam said all of this would be lovely except it is on the site of a house from the 1700s, which is going to be gone. Rob said that is certainly something that is true and they wrestled a lot with conversations with PEA. He said there are not a lot of historical elements left of it.

Patrick asked Pam to enlighten them on her concerns. She said it is just dripping with history and she hates to see it gone. Yes, it has changed but we all have changed over the years. The house is still there and putting up a picture saying this house sat on this site for 200 years until we ripped it down, really does not do anything.

Patrick then read a letter sent to Doug Eastman, Building Inspector from Jay Myers, Chairman of the Heritage Commission. This letter stated the HC found consensus in the following ways:

- 35 High Street - accept the proposal as submitted. (motion favored unanimously)
- 8 Gilman Lane - accept the proposal with conditions: a) PEA is to salvage for reuse structural materials of value by way of history, craftsmanship, or substance.
- b) PEA is to work with the HC to mitigate the displacement of history associated with the loss of this structure. (motion favored 5-to-1)

Patrick read another letter the commission received from abutters to the proposed development at 8 Gilman Lane and 35 High Street. They wanted to be on the record as opposed to the triplex as designed, as it is not compatible with the intent and not in keeping with the HDC.

Barbara Racoonus, a public attendee spoke and said she is a town resident and has lived here since 1995. She lives in an old historic house on Cass Street. It was built in 1775 and she knows the trouble you get into when you have an old house. She has no quarrel with 35 High Street and she applauds and that you are moving forward to remember Dr. Chesley who was the first female doctor to live in Exeter. She is bothered by the fact that you want to remove the building at 8 Gilman Lane. She knows it has been altered over time, but everything gets altered over time. Once you remove this house, it is gone and you cannot replace it with a house that looks like it. It will be gone and that is part of our landscape and part of our history will be gone. She then talked about a person of color who lived in this house who was a female. Taking this house down is more than just taking an old house that does not lend itself well to become a duplex for housing. You are also stealing away another piece of our town's history and she said, I would be very cautious about something like that. She would have to stand and say I would prefer it if you had a different set of plans. She said it is in poor condition and that is because it has been kept in poor condition.

Patrick then asked the commission members if they had any questions or comments specifically on the triplex that is being proposed.

Gwen would like to have a site walk and Grayson would also because he said it would be beneficial. Doug also would like to participate and Patrick too.

Mark said this is something they can do and would like to have this happen as soon as they can. Patrick said they will talk to Barbara and she will set up the date and time.

Patrick said they do have three separate applications. One is for 35 High Street which the HC was unanimously on their allowance on the partial demolition on that property. Patrick said they got a good look on what was proposed there so he is recommending to the commission that we continue with that application tonight and table the other parts.

Patrick then asked on 35 High Street if the commission members had any additional questions or comments before he called for a motion to accept the application as complete.

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

There were no more questions or comments from the commission members so Patrick called for a motion for approval of historical appropriateness or denial of historical appropriateness.

Julie made a motion to approve historical appropriateness with the conditions that all the windows be fiberglass and to match the original break. Gwen seconded. All were in favor and the application approved.

Patrick said there was requested work to be done on the elevations floor plan proposal at 8 Gilman Lane. He then called for a motion to table that application. Pam made a motion to table. Gwen seconded. All were in favor of tabling the duplex application.

Patrick then called for a motion for the triflex to table that so that we can do a site walk. Julie said so moved and Pam seconded. All were in favor and application was tabled.

Other Business: Approval of the October 21, 2021 minutes and November 2, 2021. After review and some changes, Julie made a motion to approve the October 21, 2021 minutes as amended. Grayson seconded. All were in favor and minutes approved. Next are the minutes for November 2, 2021. After review and some changes, Julie made a motion to approve the minutes as amended. Pam seconded. All were in favor and minutes approved.

With no other business, Julie made a motion to adjourn and Patrick said, so approved. Meeting adjourned at 9:20 pm.

Respectfully submitted,
Elizabeth Herrick
Recording Secretary



COPY

November 1, 2021

Town of Exeter
Historic District Commission
10 Front Street
Exeter, NH 03833

RE: Letter of Explanation, Phillips Exeter Academy's Applications for the Historic District Commission

Dear Chairman Gordon and Commission Members,

Please find the attached applications, narrative, building drawings and material cut sheets for the Phillips Exeter Academy High Street Faculty Housing Project.

Three (3) applications have been submitted for three separate portions of the project:

1. Application for the proposed demolition to 8 Gilman Lane.
2. Application for the proposed partial demolition, renovation and new construction of 35 High Street.
3. Application for the proposed construction of two new residential buildings, one on High Street and one behind.

These applications are a part of a proposed faculty housing development on parcels 71-117, 71-118 and 71-119. The enclosed packet shows the portion of the development that is within the Historic District. The structures outside the Historic District boundaries will have similar details. Enclosed are plans, elevations and exterior details for the proposed buildings within the Historic District. We have also included an attached narrative which helps explain the depth of work at 8 Gilman Lane and 35 High Street. This narrative was submitted to the Heritage Commission on September 29, 2021. A site walk was conducted on October 8th with the members of the Heritage Commission and a formal meeting is scheduled for November 8th.

We would like to also offer the opportunity for the members of the Historic District Commission to walk the site prior to the HDC meeting in November or at another time as appropriate. If the Commission would like to do this, we can coordinate through Barbara McEvoy at the Town Offices.

The Academy has worked closely with our design team, Market Square Architects from Portsmouth to follow historic district design guidelines. Great attention has gone into the design of the overall community looking at density, scale and detail. We look forward to working with you on this project

Sincerely,

A handwritten signature in black ink that reads "Heather H. Taylor".

Heather H. Taylor
Campus Planner/Architect
Phillips Exeter Academy



Town of Exeter Historic District Commission

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CERTIFICATE OF APPROPRIATENESS For erection and display of CHANGE TO EXISTING STRUCTURE



Official Use Only

Application No. HDC #21-11 Fee Paid _____ Date Paid _____
(mm/dd/yyyy)

Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.

To be completed by Applicant	To be completed by Town Staff		
	Yes	Yes	No
Completed Renovation Application (Demolition of an existing structure)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Details (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters	NA	<input type="checkbox"/>	<input type="checkbox"/>
Description of Materials (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting	NA	<input type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure, proposed ideas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	NA	<input type="checkbox"/>	<input type="checkbox"/>

Project Property Address: 8 Gilman Lane

The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: Map #71 Lot No.: 119 Unit: _____

Please check the category which is appropriate to this application

- Move an existing structure to, from or within the Districts
- Demolition of all or part of an existing structure See attached narrative.
- Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- Window Replacement
- Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Market Square Architects, PLLC
Portsmouth, NH

The described work is scheduled to begin on 05.01.22 and to be completed by 06.01.22
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: See attached narrative for proposed demolition of 8 Gilman Lane.

RECEIVED
NOV 2 2021
EXETER PLANNING OFFICE



Town of Exeter
Historic District Commission

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www.exeternh.gov


See Exeter Zoning Ordinance Section 8.0

Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.

<p>Mark Leighton Applicant Name</p> <p>20 Main Street Applicant's Mailing Address</p> <p>Exeter, New Hampshire City, State, Zip</p> <p>603-777-4529 Applicant's Phone Number</p> <p>mleighton@exeter.edu Applicant's Email</p>	<p>Phillips Exeter Academy Property Owner (if different than applicant)</p> <p>20 Main Street Property Owner's Mailing Address</p> <p>Exeter, New Hampshire City, State, Zip</p> <p>603-777-4529 Property Owner's Phone Number</p> <p>Property Owner's Email</p>
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Signature: _____ Date: _____
(Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

Signature:  Date: 10/28/2021
(Property Owner) (mm/dd/yyyy)

The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.

END OF APPLICATION



Town of Exeter
Historic District Commission

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Certificate of Appropriateness

Official Use Only

Application No. _____

Date Application received by the Building Department Office _____ (mm/dd/yyyy)

Date Application accepted by Historic District Commission _____ (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission _____ (mm/dd/yyyy)

Disposition of Application:

- Disapproved
- Approved as submitted
- Approved with conditions listed below

Authorized Signature: _____

Date of Authorization: _____

Conditions of Approval:



Town of Exeter Historic District Commission

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CERTIFICATE OF APPROPRIATENESS

For erection and display of
NEW CONSTRUCTION



<i>Official Use Only</i>		
Application No. _____	Fee Paid _____	Date Paid _____ <small>(mm/dd/yyyy)</small>

Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.

To be completed by Applicant	To be completed by Town Staff		
	Yes	Yes	No
Completed New Construction Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan: to scale, locate footprint of proposed building, include key dimensions and materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Floor Plans: to scale, indicate windows, doors, general interior wall layout, floor elevation changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Exterior Elevations: to scale, indicate window style, door style, trim proportions, exterior lighting, top of floor locations with heights, dimension overall height of building, indicate height of neighboring buildings at eaves and peak diagrammatically	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Details: including but not limited to widow/door/cornerboard trim, eave, railings, cupolas, brackets, shutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of Materials (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure to be modified if applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	NA	<input type="checkbox"/>	<input type="checkbox"/>

Project Property Address: High Street and Gilman Lane

The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: Map #71 **Lot No.:** 117 and 119 **Unit:** _____

Please check the category which is appropriate to this application

- New Construction
- New Construction – Addition to an Existing Structure

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Market Square Architects, PLLC Portsmouth, NH



Town of Exeter Historic District Commission

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www.exeternh.gov

The described work is scheduled to begin on 05.01.22 and to be completed by 07.31.22
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: See attached drawings for new Duplex and Triplex Residential Buildings.


See Exeter Zoning Ordinance Section 8.0

Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.

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Signature: _____ **Date:** _____
(Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

Signature:  _____ **Date:** 10/28/2021
(Property Owner) (mm/dd/yyyy)

The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.

END OF APPLICATION

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The Expert's Choice

CertainTeed
SAINT-GOBAIN

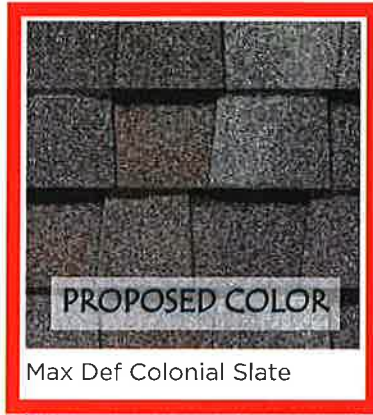
LANDMARK® PRO COLOR PALETTE



Max Def Resawn Shake



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Cobblestone Gray



Max Def Weathered Wood



Max Def Driftwood



Max Def Heather Blend



Max Def Pewterwood



Max Def Shenandoah



Max Def Burnt Sienna



Max Def Atlantic Blue



Max Def Moiré Black



Max Def Charcoal Black

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

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PROPOSED DOORS:
THERMA-TRU
FIBERGLASS DOORS

Classic Craft® Founders Collection™



A revival of traditional and rustic styling, the Founders Collection honors the historic significance of classically inspired design. Taking a more decorative approach to the entryway, this selection of premium Classic Craft® doors includes curved and arched details, embellished panel embossments and intricate glass designs for a noteworthy entrance with enduring style

[View all Founders Doors](#)



FRONT DOOR DESIGN ON ALL BUILDINGS, WITH GLASS IN THE TOP TWO PANELS. WITH WOOD GRAIN FINISH



SIDE DOOR DESIGN ON ALL BUILDINGS, WITH GLASS IN THE TOP HALF OF THE DOOR. WITH WOOD GRAIN FINISH



Premium construction, inside and out.

Highlighting the best of craftsmanship and innovation, Classic Craft premium entryways boast impressive, well-designed features and remarkable construction. The inner workings of each Classic Craft door lay the foundation for exceptional strength, security, energy efficiency and long-term performance you can depend on for years to come.



Engineered for Moisture Protection

Features composite top and bottom rails and solid hardwood edges for increased moisture and rot protection all the way around the door.



Designed with Authenticity

Features construction identical to wood doors with narrow stiles and rails, and flush-glazed glass options that are more than 10% wider* to welcome more natural light into the home.



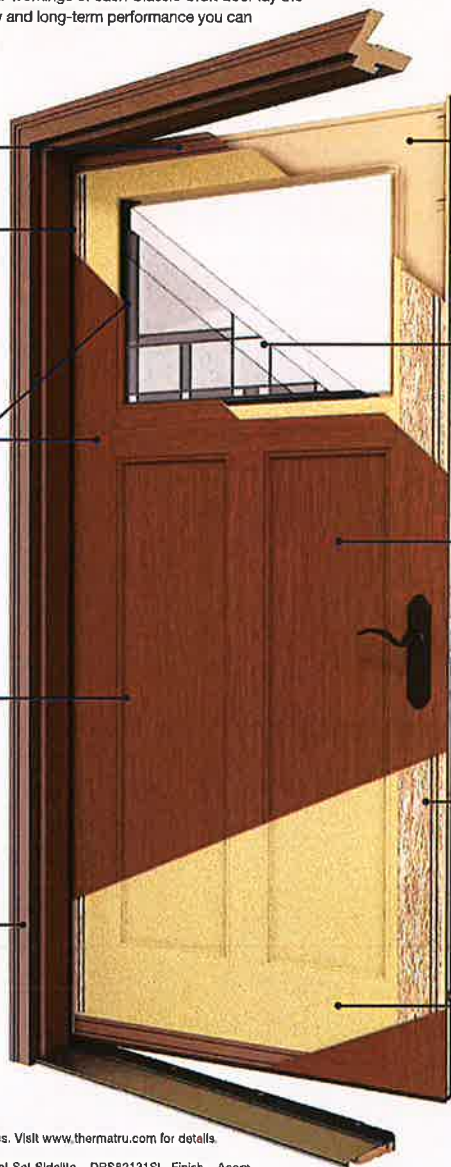
Tested to Withstand Mother Nature

Designed and rigorously tested to withstand and protect from the damaging effects of harsh weather conditions.



Thermo-Tru. Door Frame

Created specifically for Thermo-Tru doors to deliver an entire entry system designed and engineered to work together to resist leaks and drafts, and help maintain energy efficiency and weather resistance.



Designed for Long-Term Performance

Features fiberglass skins that are 46% thicker* for added durability and better long-term performance.



Triple-Pane Construction

Most decorative, privacy and textured glass panels are enclosed between tempered glass, offering superior quality and thermal performance.



Crafted for a True-to-Wood Appearance

Revolutionary AccuGrain technology replicates authentic natural wood textures for a look and feel that is virtually indistinguishable from real wood.



Built for Strength and Security

Constructed with a 4" wide board of engineered lumber that runs the full length of the locking side of the door for a solid natural wood feel that makes Classic Craft doors 50% stronger and 30% heavier.*



Constructed for Energy Efficiency

Built with a high-performance polyurethane foam core that is four times more energy efficient than wood.**

*Comparison of Classic Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

**Comparison of R-Values of fiberglass to wood doors (both without glass).

Right Page Top: Classic Craft Walnut Grain Door – CCW6901L; Low-E Glass Direct Set Sidelite – DRS82131SL, Finish – Acorn

Right Page Middle: Classic Craft Mahogany Grain, Low-E Glass, Door – CCR30020; Provincial Glass, Sidelites – CCR3408SL;

Low-E Glass, Transom – 19220T, Finish – Driftwood

Right Page Bottom: Classic Craft Canvas Door – CCV220, Low-E Glass, Sidelites – CCV100SL, Finish – Indigo

**PROPOSED SIDING:
CEMENT BOARD
CLAPBOARD**

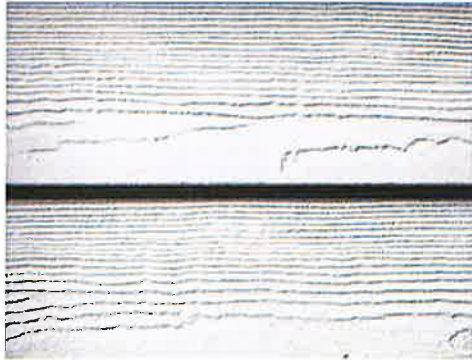


**HARDIE® PLANK LAP SIDING
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Our natural cedar look has a soft texture that mimics wood.

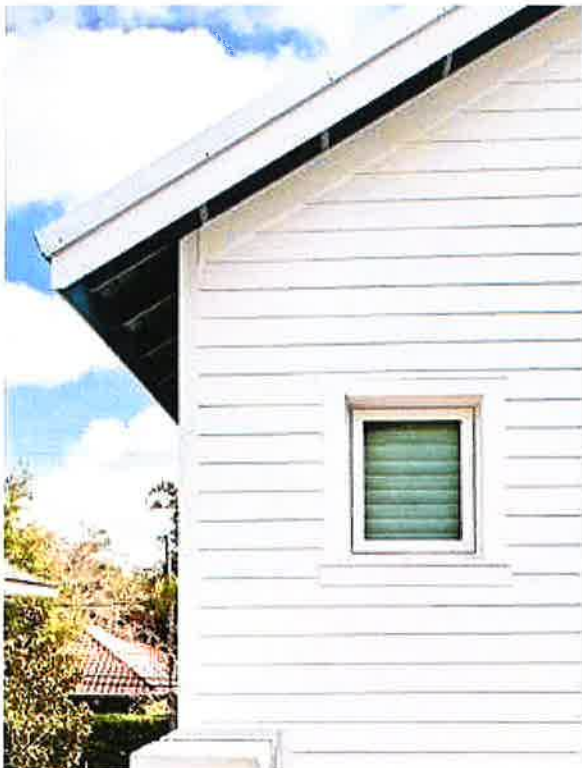
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

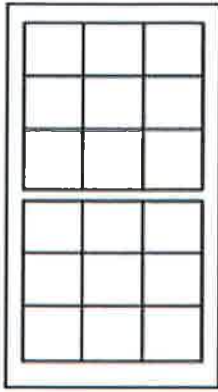


SIDING COLORS

Arctic White



• **PROPOSED WINDOWS FOR HIGH STREET BUILDING ELEVATIONS:
FIBERGLASS DOUBLE-HUNG WINDOWS**



**SIX-OVER-SIX
GLASS LITE PATTERN**

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Casings



Flat

An instant boost to curb appeal, optional exterior casing adds architectural detail and character to the profile of your home. Factory-applied casing saves time on the job-site, with beauty and durability that lasts. Exterior casings, optional at the time of order, are available in extruded aluminum and are factory-finished with with the same AMMA 2605 finish and paint as the clad exterior for a perfect match.

Selected: Flat



Subsills



Choose from six extruded aluminum subsill options to best match your sill thickness and depth with your casing and window style. Custom clad subsills ideal for historical matching are also available.

Selected: A217





CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

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JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
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SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER
WILLIAM K. WARREN
SAM M. GONYEA

RETIRED

MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

November 1, 2021

Patrick Gordon, Chair
Historic District Commission
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: 43 Front Street, Map 72, Lot 198

Dear Chair Gordon and Members of the Commission:

I represent Exonian Properties, LLC, owner of what was formerly the First Baptist Church on Front Street. The owners seek to renovate the interior of the property for residential use. To create naturally lighted living spaces in which to accomplish this goal, the owners seek permission to remove a portion of the existing roof and to then construct a series of dormers with windows and balconies on the north and south side of the building. Additionally, the remainder of the 146 year-old slate roof will be replaced with synthetic slate materials. A modified connection between the tower and the roof area will also be constructed.

With regard to the windows, all stained glass including the aged "Rose Window" will be removed and replaced with new energy efficient windows. Finally, some ground level changes are also proposed, specifically, new outdoor patio and railings, a new door opening, new screening walls around the trash and surface parking areas, all on the north corner, and, on the south corner, a proposed terrace door, a new terrace level, reduction of certain existing window sills to accommodate proposed windows and new private unit terraces with railings and a dividing planter wall on the front steps.

DONAHUE, TUCKER & CIANDELLA, PLLC
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111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Patrick Gordon, Chair
Historic District Commission
Town of Exeter
November 1, 2021
Page 2

At this time, we submit for your attention, a videolink to footage of the existing roof and tower (submitted to the Building Department under separate cover), 3-D drawings of the proposed changes, a watercolor rendering of the proposed changes in the immediate streetscape and a photo depicting the existing property. We request that we be scheduled to present the work at the next Historic District Commission meeting of November 18.

Concurrently, we are coordinating a meeting with the Demolition Review Committee as our proposed changes contains an element of demolition of a portion of the building. We anticipate that Demolition Review Committee will provide a response prior to the November 18, 2021 Historic District Commission meeting. If for some reason, the Demolition Review Committee is not finished with their work on or before that time, we can revisit the scheduling of the HDC meeting.

Very truly yours,
DONANHUE, TUCKER & CIANDELLA, PLLC



Sharon Cuddy Somers
SCS/sac
Enclosures

cc: Exonian Properties , LLC
Finegold Alexander Architects Inc.

S:\EM-EZ\Exonian Properties LLC\Town of Exeter\HDC\2021 11 01 HDC letter.docx



Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX (603) 772-4709

www.exeternh.gov

CERTIFICATE OF APPROPRIATENESS For erection and display of CHANGE TO EXISTING STRUCTURE



<i>Official Use Only</i>			
Application No. <u>HDC # 21-13</u>	Fee Paid <u>\$ 100.00</u>	Date Paid <u>11/1/21</u>	<u>V # 6288</u>
		(mm/dd/yyyy)	

Application is hereby made for the issuance of a Certificate of Appropriateness under Zoning Ordinance Article 8.0 Historic District Regulations.

To be completed by Applicant	To be completed by Town Staff		
	Yes	Yes	No
Completed Renovation Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Details (as applicable): including but not limited to window/door/ cornerboard trim, eave, railings, cupolas, brackets, shutters	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Materials (specification sheets and/or samples): including but not limited to windows, doors, siding, trim, masonry, exterior lighting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure, proposed ideas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee <u>Abutter fee</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Property Address: 43 Front Street

The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: 72 Lot No.: 198 Unit: _____

Please check the category which is appropriate to this application

- Move an existing structure to, from or within the Districts
- Demolition of all or part of an existing structure
- Change appearance (including but not limited to roofing, chimney, doors, fence, landscaping)
- Window Replacement
- Restore to original or appropriate style or period

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Finegold Alexander Architects

The described work is scheduled to begin on TBD and to be completed by TBD
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: _____



Town of Exeter Historic District Commission

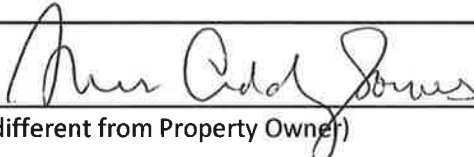
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www.exeternh.gov

See Exeter Zoning Ordinance Section 8.0

Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department will forward all applications to the HDC Chairperson.

Applicant Name Exonian Properties, LLC Applicant's Mailing Address 185 Water Street City, State, Zip Exeter, NH 03833 Applicant's Phone Number 978-997-0650 Applicant's Email dac@plumislandllc.com	Property Owner (if different than applicant) same Property Owner's Mailing Address City, State, Zip Property Owner's Phone Number Property Owner's Email
---	--

Signature:  Date: Nov 1, 2021
 (Applicant, if different from Property Owner) (mm/dd/yyyy)

I attest that I represent the owner(s) of the above named property to be modified, and I authorize the applicant to represent me/us before the Exeter Historic District Commission in all matters concerning this application.

Signature: _____ Date: _____
 (Property Owner) (mm/dd/yyyy)

The above named owner and applicant recognize that the property is situated in the Historic District of Exeter, New Hampshire. We certify that the information contained in the application is true to the best of our knowledge and request that the Exeter Historic District Commission consider the following proposal for said property.

END OF APPLICATION

LETTER OF AUTHORIZATION

I, Florence Ruffner, authorized representative of Exonian Properties, LLC, as owner of property depicted on Tax Map 72, Lot 198 do hereby authorize Donahue, Tucker and Ciandella, to execute any land use applications to the Town of Exeter and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 10/29/2021

EXONIAN PROPERTIES, LLC

By:  
Florence Ruffner

S:\EM-EZ\EXONIAN PROPERTIES LLC\TOWN OF EXETER\2021 10 29 EXONIAN LTR OF AUTHORIZATION.DOCX

**EXONIAN PROPERTIES, LLC,
43 FRONT STREET, TAX MAP 72, LOT 198
ABUTTER LIST**

OWNER/APPLICANT:

72/198
Exonian Properties, LLC
185 Water Street
Exeter, NH 03833

ABUTTERS:

72/197
Town of Exeter
10 Front Street
Exeter, NH 03833

72/208 & 169
Phillips Exeter Academy
20 Main Street
Exeter, NH 03833

72/201
New England Telephone Operations, LLC
770 Elm Street
Manchester, NH 03101

72/199-1
Christine Spencer
41 Front Street #1
Exeter, NH 03833

72/199-2
Susan & Richard Loyd
7140 Mark Terrace Drive
Edina, MN 55439

72/199-3
Trivikram Godse
5 Riverwoods Drive
Exeter, NH 03833

72/199-4
J. Smith Rentals, LLC
c/o Dr. Petropoulos
PO Box 265
Danvers, MA 01923

ATTORNEY:

Sharon Cuddy Somers, Esq.
Donahue, Tucker & Ciandella, PLLC
PO Box 630
Exeter, NH 03833

ARCHITECT:

Finegold Alexander Architects
77 N. Washington Street
Boston, MA 02114





CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

December 6, 2021

Patrick Gordon, Chair
Historic District Commission
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: 43 Front Street, Map 72, Lot 198

Dear Chair Gordon and Members of the Commission:

This follows on the November 1, 2021 application submitted regarding the above referenced property together with the additional materials provided to you on November 9, 2021. In anticipation of the Commission public hearing on this matter on December 16, 2021, we submitted additional materials supplied directly to the Planning Office on December 3, 2021. These additional materials include 1) similar projects by FA Architects in Boston, Toronto, Canada, Williamstown, Massachusetts and Amherst, Massachusetts 2) details of various materials to be used 3) proposed treatment of doors and windows and 4) proposed exterior lighting.

We look forward to the public hearing on December 16, 2021, and working with you to review this project and secure approval for it.

Please contact me if you have any questions.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers
SCS

cc: Exonian Properties, LLC
Finegold Alexander Architects Inc

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CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
CHRISTOPHER D. HAWKINS
BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER
WILLIAM K. WARREN
SAM M. GONYEA

RETIRED

MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

RECEIVED
NOV 9 2021
EXETER PLANNING OFFICE

November 9, 2021

Patrick Gordon, Chair
Historic District Commission
Town of Exeter
10 Front Street
Exeter, NH 03833

Re: 43 Front Street, Map 72, Lot 198

Dear Chair Gordon and Members of the Commission:

This follows on the November 1, 2021 application submitted regarding the above referenced property. We now submit additional materials for the use of the Commission which include the 3-D diagrams, a depiction of various materials which might be used for this project and/or examples of materials used on other projects, streetscape photographs and renderings and a link to the existing conditions drone video showing the roof and tower.

We acknowledge that these materials may not be reviewed by the Commission in the immediate future due since the Demolition Review Committee will be reviewing the project on November 12, 2021. Further, we acknowledge that the Committee may wish to take additional time beyond November 12, 2021 to review the project in accordance with the time frame outlined in the applicable zoning ordinance and that the Historic District Commission may not review on November 18, 2021. That said, in the event that the Historic District Commission does review the project on November 18, 2021, we want to make sure that these materials are available. Likewise, we want to make sure these materials are available for the Commission once the Demolition Review Committee completes their work pursuant to the ordinance.

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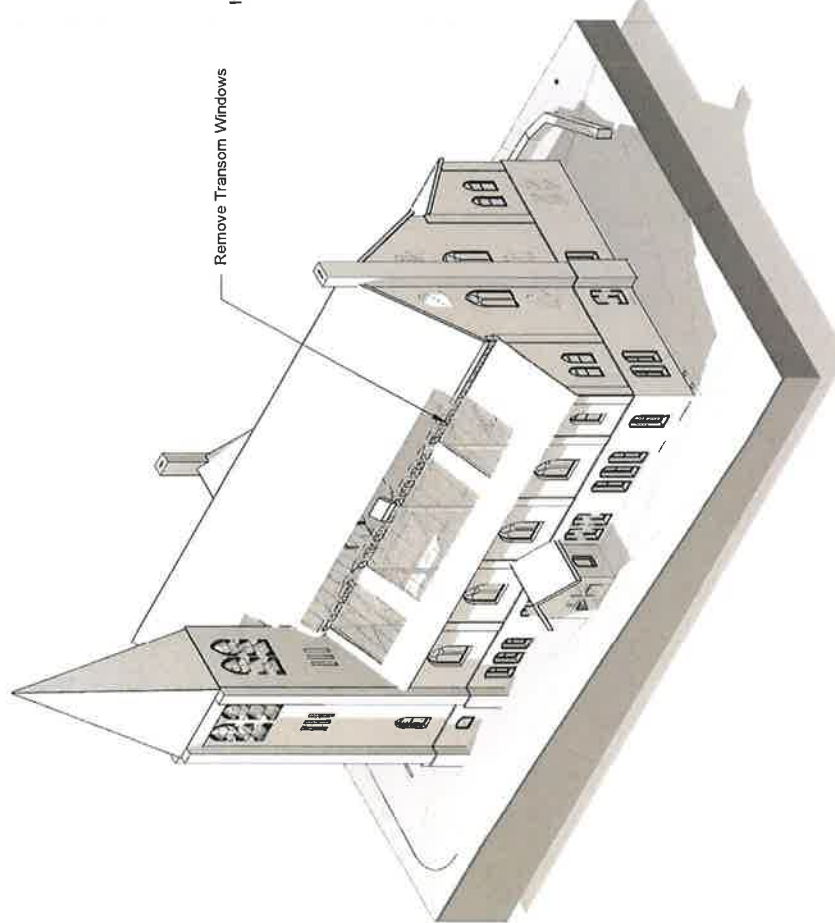
Please contact me if you have any questions.

Very truly yours,
DONANHUE, TUCKER & CIANDELLA, PLLC

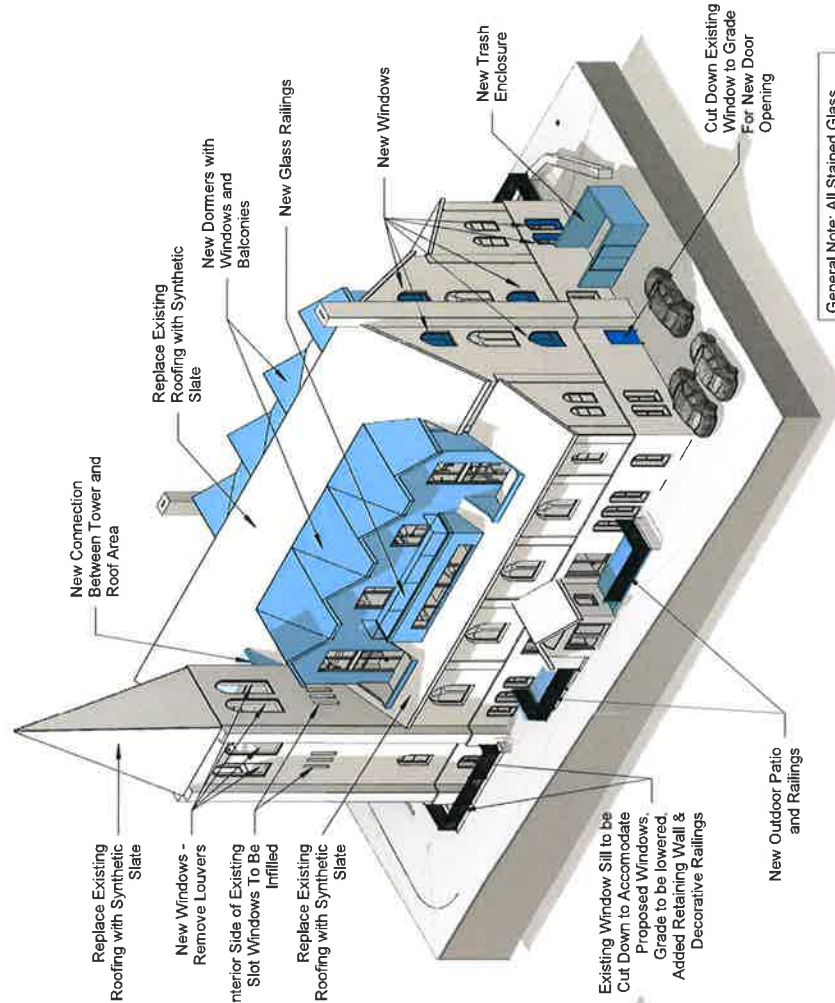
A handwritten signature in black ink that reads "Sharon Cuddy Somers". The signature is written in a cursive, flowing style.

Sharon Cuddy Somers
SCS
Enclosures

cc: Exonian Properties, LLC
Finegold Alexander Architects Inc.



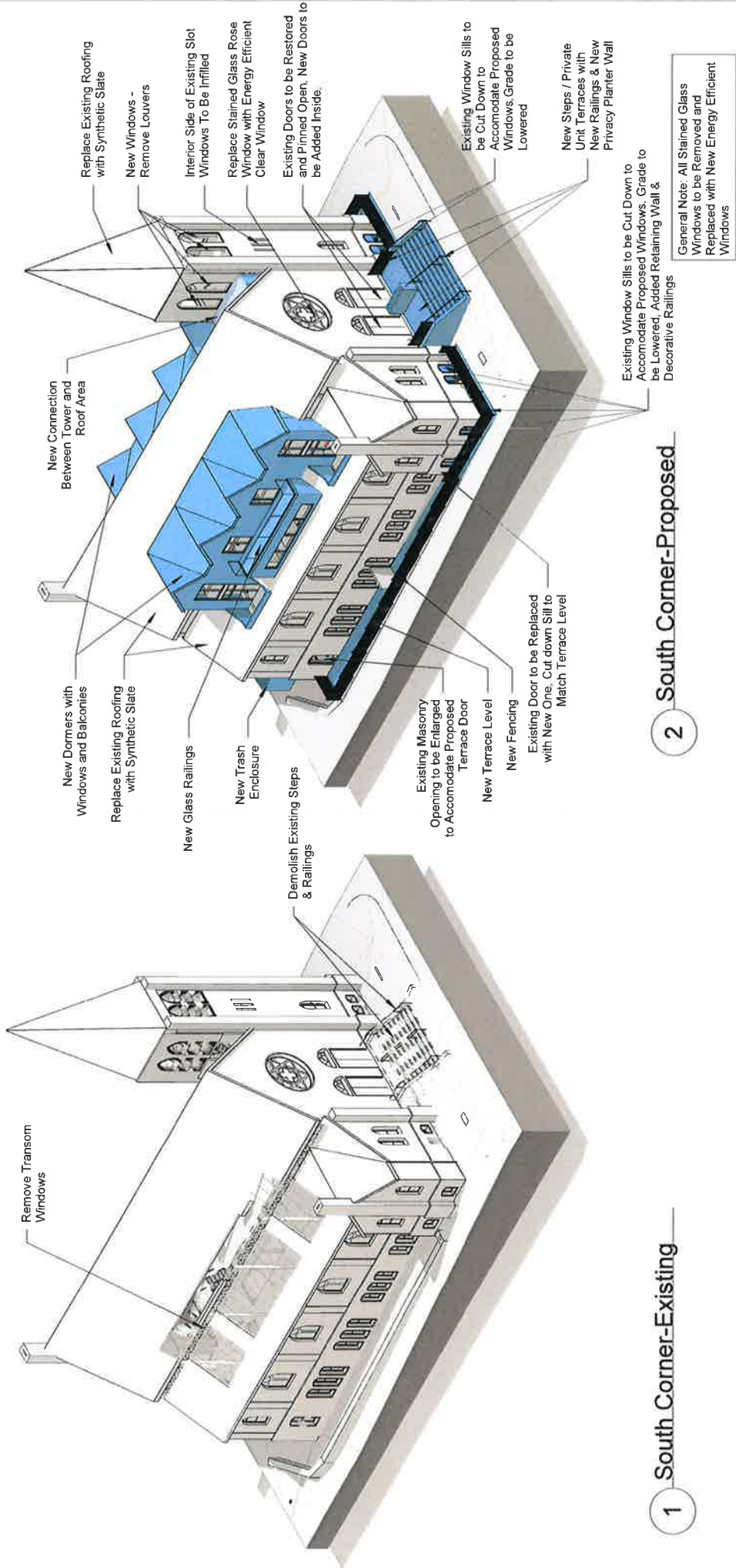
1 North Corner-Existing



2 North Corner-Proposed

General Note: All Stained Glass Windows to be Removed and Replaced with New Energy Efficient Windows

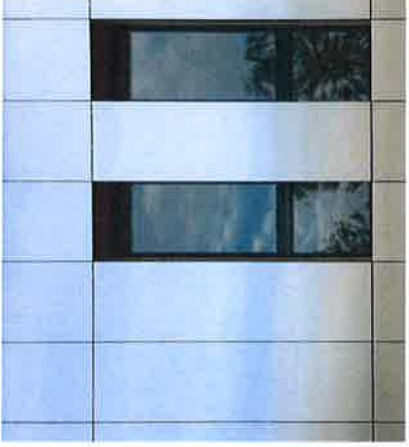
REVISED SLIDE



1 South Corner-Existing

2 South Corner-Proposed

MATERIALS



Metal Panel & Glass



Metal Panel



Slate Roof



Glass Railing

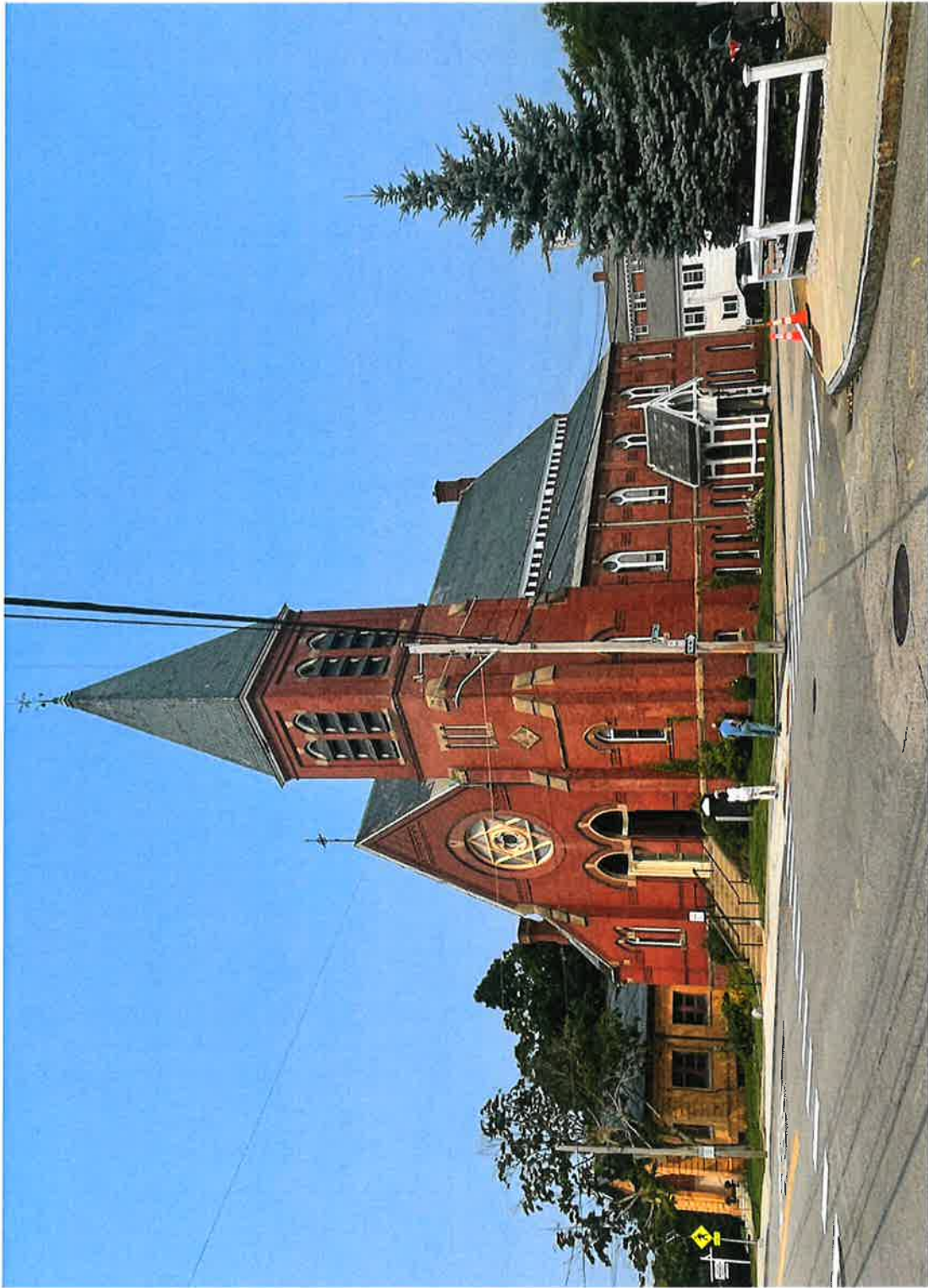


Existing Entry Converted to Terrace



Exterior Doors (Pinned Open)

NEW SLIDE



Existing Photo From Southwest Corner

Exeter Church
2 Spring Street
Exeter, NH

EXONIAN PROPERTIES, LLC

Fingolo Alexander Architects Inc
102921

NEW SLIDE



3D Perspective From Southwest Corner

Exeter Church
2 Spring Street
Exeter, NH

Page 5

EXONIAN PROPERTIES, LLC

Finegold Alexander Architects, Inc
10/25/21

NEW SLIDE



Existing Photo From Northwest Corner

Exeter Church
2 Spring Street
Exeter, NH

EXONIAN PROPERTIES, LLC

Finegold Alexander Architects Inc
102821

NEW SLIDE



3D Perspective From Northwest Corner

Exeter Church
2 Spring Street
Exeter, NH

EXONIAN PROPERTIES, LLC

Finegold Alexander Architects Inc
10/25/21

Page 7

Link to Existing Conditions Drone Video

NEW SLIDE

- Roof & Tower - Aerial Video

[Link](#)





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December 6, 2021

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Historic District Commission
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