



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, August 18, 2022 at 7:00 P.M. in the Nowak Room located in the Exeter Town Offices at 10 Front Street, Exeter, to consider the following:

NEW BUSINESS: PUBLIC HEARINGS

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. The subject property is located in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-224-1. HDC Case #22-8.

OTHER BUSINESS

- Election of Officers
- Approval of Minutes: July 21, 2022

EXETER HISTORIC DISTRICT COMMISSION

Pam Gjettum, Clerk

Posted 08/05/22: Exeter Town Office and Town of Exeter website

Historic District Commission
July 21, 2022
Draft Minutes

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

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

New Business: Public Hearing: The application of Kenn Bevins for replacement of windows in the structure located at 163 R Water Street (boathouse). Case #22-6. This applicant is coming via Zoom, but is not present yet so Pam said we will move on and wait for Mr. Bevins.

The next application is for Robert R. Scally, LLC for new construction of a two-car garage and mudroom addition to the existing residence at 82 High Street. Case #22-7.

Robert Scally spoke and said he is representing Jason and Emily the owners of 82 High Street. Robert said they were here a couple of months ago and now there is a change in the scope of work and reduction in the size of the addition. They are looking to add on a two-car garage with a mudroom on the back of the building. There is no second floor this time on the project. The addition is 26 x 24. He said the site is a bit challenging with the grading and the garage is going to be cut into the hillside basically.

Robert said there will be a couple of windows in the building and it is his understanding that vinyl windows are out of scope of this work so he is proposing a Marvin Signature series. Marvin has a historical profile with simulated divided light. These will be similar to the existing windows in the building. Clapboarding will be the same style and all the trim work will be matching.

Pam said that this is certainly a busy house. Robert said that the main structure was built in 1892 and has had numerous changes and additions to it all over.

Julie said she has seen the drawings previously and had concerns about the roof and how it joins other pieces of roof that created a tricky geometry, so lowering it so it is not two floors anymore, does that help with the drainage? Robert said that it does take a lot of drainage problems away.

Pam then asked the commission members if they had anything they would like to say or ask. None of the members had any comments so Julie then made a motion to accept the application. Grayson seconded. All were in favor and application was accepted.

Pam then asked the members if they had any questions. Julie said that this application is very complete and she really appreciates that the members have no questions.

Grayson said he was not present when it was originally discussed, but what he sees here looks great

Gwen asked about the garage doors. She said having the horizontal panels, it seems to contrast with the verticalness of the windows and the rest of the house.

Julie said there are a couple different styles shown in the packet and if they had the ones that just had the horizontal without the vertical separation in between, that would make them look taller. Julie then said it was a good point that Gwen was making.

Julie then asked Robert if he had looked at just a plain flat door. Robert said just a straight flat panel? He then said it is a possibility.

Julie then made a motion to approve the application as presented. Grayson seconded. All were in favor and the application approved.

Next Mr. Bevins was on the screen via Zoom. Kenn spoke and said he wanted to replace windows at 163 R Water Street, the boathouse. He said the windows on the boathouse are vinyl, there is some wood and they are falling out of the building. He said they are junk and need to be replaced.

Julie asked Kenn if this application was just for the unit on the end or is it for all the windows on that elevation. Kenn said it is for all the windows of that level of the building. Kenn said he took some photos and Pam said the members have the packet with pictures in it.

Julie asked what would be done with the triangle window. Kenn said it is going to be replaced with another 30 inch square Anderson E window.

Gwen asked if the balcony was part of this project and Kenn said that it would be. Mr. Bevins kept cutting in and out via Zoom.

Grayson asked if these windows would be matching the material the commission approved at a previous meeting.

Kenn said they would be. Kenn said they do not want vinyl or fiberglass, so he has picked out something similar.

Pam said, so you are giving us aluminum clad wood. Is this what we are going with? Kenn said yes, it is. Pam then asked what color and Kenn said they would be black.

Grayson asked what is the balcony actually going to be made of?

Kenn said it is going to be wood and there will be wood railings and a wood deck.

Julie said she had a question about the balcony and why is he going for the horizontal cable railing instead of a metal railing that is seen on other parts of the building.

Kenn said he could do this and Julie said in her opinion it actually works with the shed dormers because they are more modern because of their design.

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

Grayson asked if the railing on the balcony was going to match the windows. Kenn said it will be the same color and material.

Kenn said the windows are really nice and expensive and he said the windows that are there, are literally falling out.

Pam asked for a motion to approve and Julie made a motion to approve the application as presented. Grayson seconded. All were in favor and the application was approved.

Other Business: Election of Officers will be done at the next meeting.

Next is the approval of the March 17, 2022 Minutes. After review and a few changes, the minutes were approved because they are from March.

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

Respectfully submitted,

Elizabeth Herrick
Recording Secretary

July 27, 2022

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

Re: Proposed Window and Door Replacement at 154 Water Street, Exeter, NH

Historic District Commission:

Db2/ARCHitecture, representing our client Hajjar Management, is making a submission to the Historic District Commission concerning the proposed window and door replacement project at 154 Water Street, Exeter, NH. The applicants, Hajjar Management, are proposing to remove several existing wood windows and doors on the ground floor, and replace them with white 2"x4 1/2" aluminum storefront windows and doors. The goal of the project is to create retail quality display windows, consistent with the retail stores on the street, enhancing the visual connection between the street experience and the tenant offerings.

The existing tenant space is being divided into (2) retail tenant spaces. The larger space (New Tenant "A"), currently has accessibility from the adjacent building to the rear. The new front door to this space preserves the existing wood pilasters and door cornice. Stone steps to match the adjacent existing entries are added, with a new fully glazed insulated aluminum door and frame. The existing wood doors at the entrance to the 2nd floor stair and corner entrance also will be replaced with aluminum.

New Tenant "B", on the corner, will utilize the existing corner entry location. To create accessibility for this tenant, we are proposing a new doorway within the existing window masonry opening on Center Street. (see plan) Center Street sidewalk slopes towards the end of the building, and the interior and exterior floor elevations align at the last window.

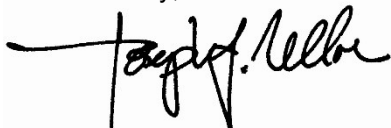
As the wood windows on Center Street will remain, we are proposing that one of the existing wood doors from Water Street be relocated and re-fitted at this new location. Also required will be a slight regrading and re-setting of the existing brick walk.

The proposed work impacts the facades on both Water Street and Center Street.

We have developed the enclosed existing conditions photos, proposed renderings, and drawings and details to further describe the project.

If you have any questions, please contact me, Joseph Zelloe, at jzelloe@db2arch.com or (978) 317-5864.

Sincerely,



Joseph Zelloe, NCARB
Principal

Enclosures:

- Cover Letter
- Architectural Plans: A-101 and A-102
- Storefront product specifications
- Historic District Commission – Certificate of Appropriateness for erection and display of Change to Existing Structure

Cc:

Barbara McEvoy, Exeter Building Department, 10 Front Street, Exeter, NH, bmcevoy@exeternh.gov

Doug Eastman, Exeter Building Department, 10 Front Street, Exeter, NH, deastman@exeternh.gov

Paul Mahoney, Hajjar Management, 30 Adams Street, Milton, MA, paulm@hajjarmanagement.com

Edson Barbosa, Hajjar Management, 30 Adams Street, Milton, MA, symbolcfl@hotmail.com



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. _____ 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	<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	<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, proposed ideas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Property Address: 154 Water Street, Exeter, NH

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

Tax Map: 72 Lot No.: 224.001 Unit: #1

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: _____

db2/ARCHitecture. Inc. 355 Main Street. Suite 26. Woburn. MA 01801

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

Other comments: _____




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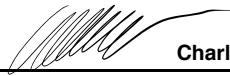
See Exeter Zoning Ordinance Section 8.0

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 Paul Mahoney, Hajjar Management Co., Inc.	Property Owner (if different than applicant) Exeter Realty Trust (Co-Owner, Hajjar Management)
Applicant's Mailing Address 30 Adams Street Milton, MA 02186	Property Owner's Mailing Address Same as to left
City, State, Zip	City, State, Zip
Applicant's Phone Number 617-296-5200 x803	Property Owner's Phone Number
Applicant's Email paulm@hajjarmanagement.com	Property Owner's Email

Signature:  Paul R. Mahoney, COO, Hajjar Management Co. - Agent for Exeter Realty Trust Date: 07/28/2022
(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:  Charles Hajjar, Trustee - Exeter Realty Trust Date: 07/28/2022
(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

TRIFAB® VG (VERSAGLAZE®)
TRIFAB® VG 450, 451 & 451T (THERMAL) FRAMING SYSTEMS &
TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM



Design + Performance

Versatility with Unmatched Fabrication Flexibility



Geisinger Professional Building
Jenkins Township, Pennsylvania
ARCHITECT
Mericle Commercial Real Estate Services
Wilkes-Barre, Pennsylvania
GLAZING CONTRACTOR
Sterling Glass, Inc., Scranton, Pennsylvania
PHOTOGRAPHER
© Perzel Photography Group

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels. The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs a dual Isolock® thermal break.

AESTHETICS

Trifab® VersaGlaze® Framing Systems offer designers a choice of front-, center-, back- or multi-plane glass applications. Structural silicone

glazing (SSG) and weatherseal glazing options further expand designers' choices, allowing for a greater range of possibilities for specific project requirements and architectural styles. All systems have a 4-1/2" frame depth; Trifab® VersaGlaze® 450 has 1-3/4" sightlines, while Trifab® VersaGlaze® 451/451T and Trifab® 451UT have 2" sightlines.

With seamless incorporation of Kawneer entrances or windows, including GLASSvent® visually frameless ventilators, Trifab® framing can be used on almost any project. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing a full range of proven, and tested, quality products for the owner, architect and installer from a single-source supplier.

ECONOMY

Trifab® VersaGlaze® 450/451/451T/451UT Framing Systems offer a variety of fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two-piece vertical members that provide the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation. (available for all systems)
- **Shear Block** – for punched openings or continuous runs using tubular moldings with shear block clips that provide tight joints for transporting large pre-assembled multi-lite units. (available for 450/451/451T systems)
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the jobsite. (available for 450/451/451T systems)
- **Pre-glazed** – The combination of screw spline construction with pre-glazing in the shop accelerates installation and reduces field labor time while minimizing disruption to the surrounding area or existing tenants. Making it an exceptional choice for new or retrofit applications, particularly in urban areas or where space is limited. (available for 451/451T/451UT framing)



Brighton Landing
Cambridge, Massachusetts
 ARCHITECT
ADD Inc., Cambridge, Massachusetts
 GLAZING CONTRACTOR
Ipswich Bay Glass Company, Inc., Rowley, Massachusetts
 PHOTOGRAPHER
 © **Gordon Schenck, Jr.**

All systems can be flush glazed from either the inside or outside. The weatherseal option provides an alternative to SSG vertical mullions for Trifab® VersaGlaze® 450/451/451T. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior without the added labor of scaffolding or swing stages. Additionally, high-performance flashing options are engineered to eliminate perimeter sill fasteners and associated blind seals.

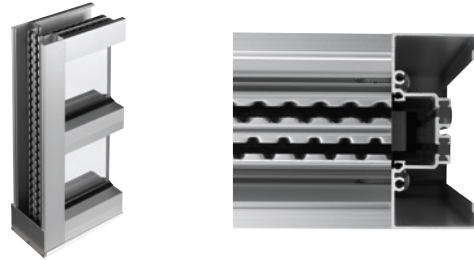
FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum and painted finishes in fluoropolymer (AAMA 2605) and solvent-free powder coatings (AAMA 2604) offer a variety of color choices.



PERFORMANCE

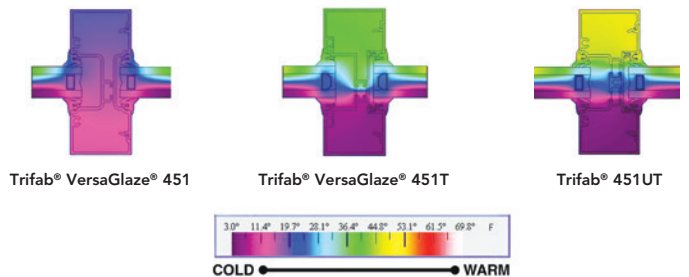
Kawneer’s IsoLock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual IsoLock® thermal break is used on Trifab® 451UT.



Trifab® 451UT uses a dual IsoLock® thermal break (right) and features a new high-performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

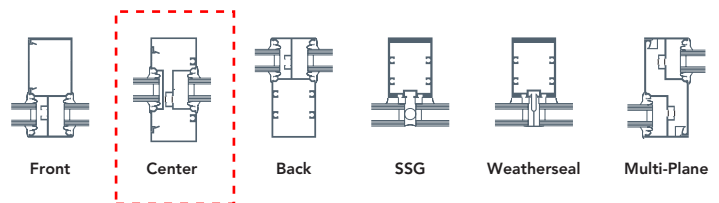
U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project. (See the Kawneer Architectural Manual or Kawneer.com for additional information.)

Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425



DOOR & WINDOW REPLACEMENT

154 WATER STREET
EXETER, NH

- PROPOSED SCOPE OF WORK:**
- REPLACE (3) EXISTING WOOD WINDOWS WITH NEW 2" X 4 1/2" WHITE STOREFRONT (WINDOWS LABELED A, B, C)
 - REPLACE (2) EXISTING WOOD WINDOWS WITH NEW WHITE STOREFRONT DOORS (DOORS LABELED 1, 4)
 - REPLACE (2) EXISTING WOOD DOORS WITH NEW WHITE STOREFRONT DOORS (DOORS LABELED 2, 3)
 - REGRADE SIDEWALK TO CREATE "FLAT" LANDING AT NEW DOOR #4



IMAGE OF EXISTING FIXED WOOD WINDOW TO BE REPLACED BY NEW STOREFRONT DOOR

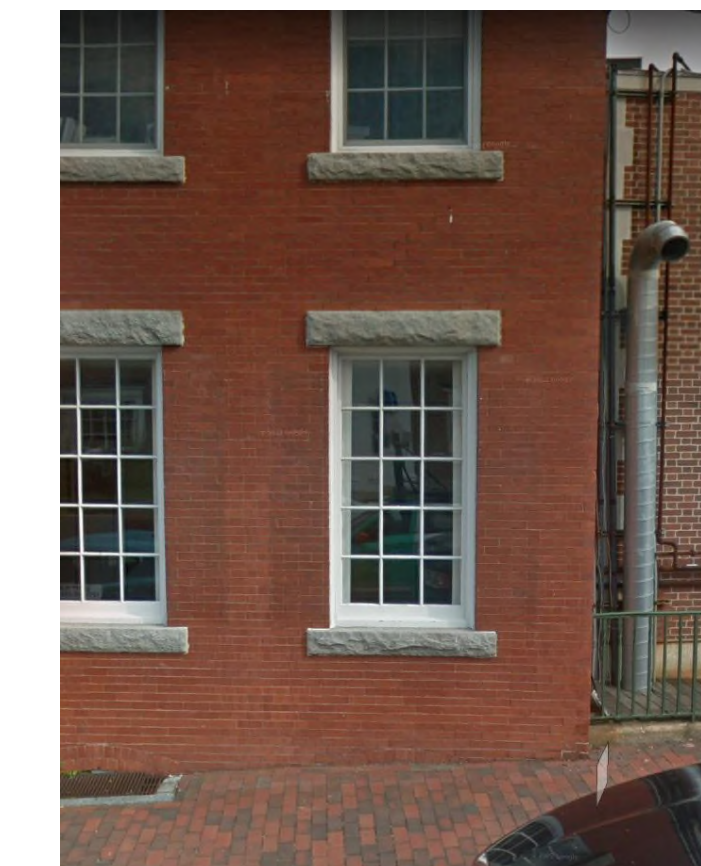


IMAGE OF EXISTING WOOD WINDOW TO BE REPLACED BY NEW WOOD DOOR AND TRANSOM WITH DIVIDED LIGHTS



EXISTING CONDITIONS PHOTOS

3.



PROPOSED NEW WHITE STOREFRONT DOOR (LEFT) AND NEW DOOR WITH TRANSOM AND MULLIONS TO MATCH EXISTING WOOD WINDOWS TO REMAIN (RIGHT), REUSE WOOD DOOR FROM WATER STREET IF POSSIBLE - VIEW FROM CENTER STREET



EXISTING WOOD WINDOWS - VIEW FROM CENTER STREET

2.



PROPOSED NEW DOOR WITH TRANSOM AND MULLIONS (RIGHT) TO MATCH EXISTING WOOD WINDOWS TO REMAIN REUSE WOOD DOOR FROM WATER STREET IF POSSIBLE - VIEW FROM CENTER STREET



EXISTING WOOD WINDOWS - VIEW FROM CENTER STREET

1.



PROPOSED 2' X 4 1/2" WHITE STOREFRONT - VIEW FROM WATER STREET



EXISTING WOOD WINDOWS - VIEW FROM WATER STREET

OWNER/ CLIENT:
OWNER/ CLIENT NAME

CONSULTANTS:

SEAL:

NOT FOR CONSTRUCTION

db2/ARCHitecture
creative responsive efficient
355 Main St, Suite 26
Woburn, MA 01801
(617) 781-2055, 2290

www.db2arch.com

PROJECT:

WINDOW & DOOR REPLACEMENT

ADDRESS:
154 WATER STREET
EXETER, NH

REVISIONS:

REV	DATE	DESCRIPTION

SHEET INFORMATION:

PROJ. NO.:	22944
DATE:	07-27-22
SCALE:	1/8" = 1'-0"
DRWN BY:	AL
TITLE:	

EXISTING & PROPOSED IMAGES

DWG. NO.:

A-1

OWNER/ CLIENT:
OWNER/ CLIENT NAME

CONSULTANTS:

SEAL:

NOT FOR CONSTRUCTION

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creative responsive efficient
355 Main St, Suite 26
Woburn, MA 01801
(617) 781-2052, 2290
www.db2arch.com

PROJECT:
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ADDRESS:
154 WATER STREET
EXETER, NH

REVISIONS:

REV	DATE	REVISION	DESCRIPTION
0	Date 1	Revision 1	

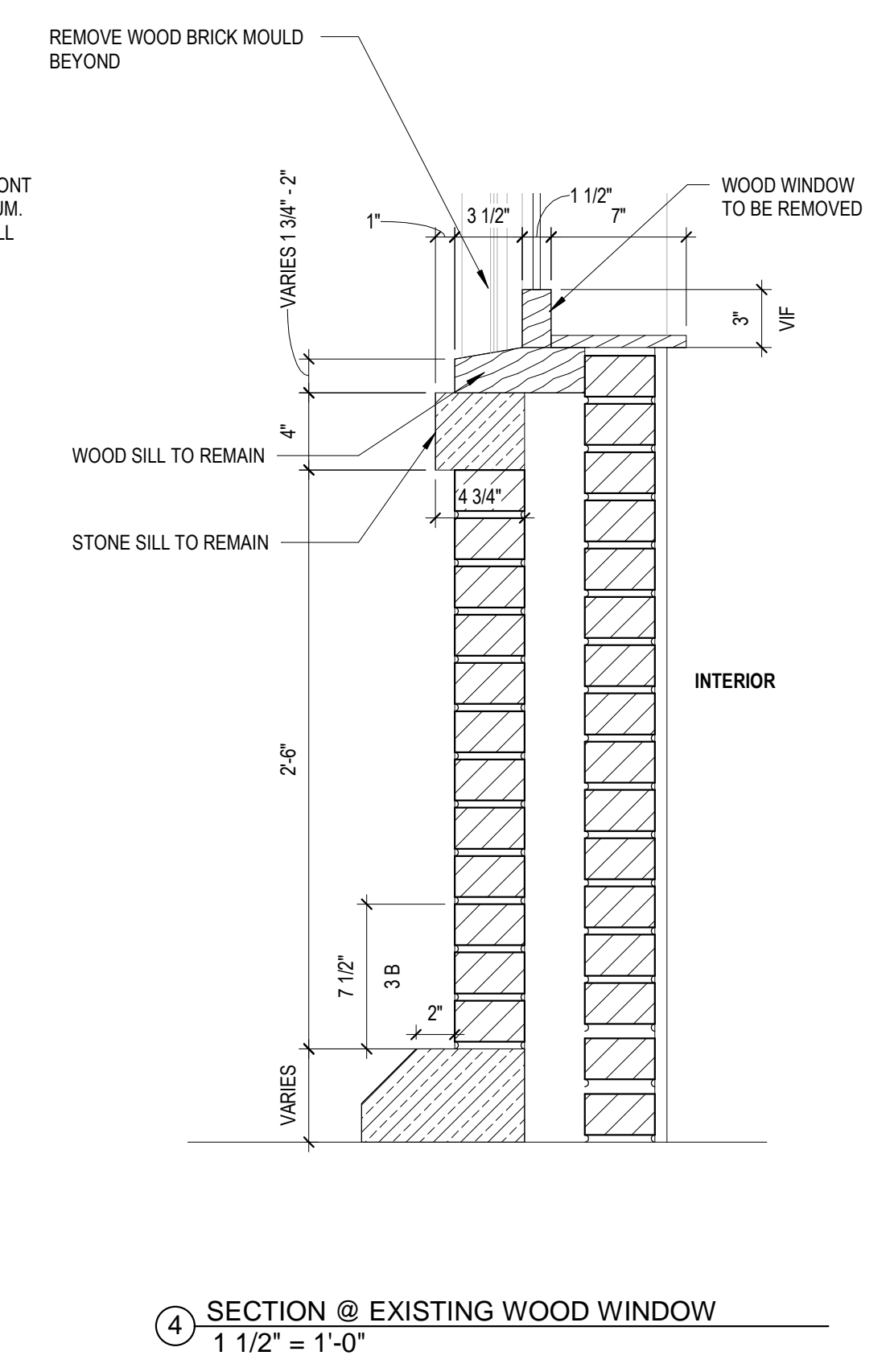
SHEET INFORMATION:

PROJ. NO.:	22944
DATE:	07-27-22
SCALE:	As indicated
DRWN. BY:	AL
TITLE:	

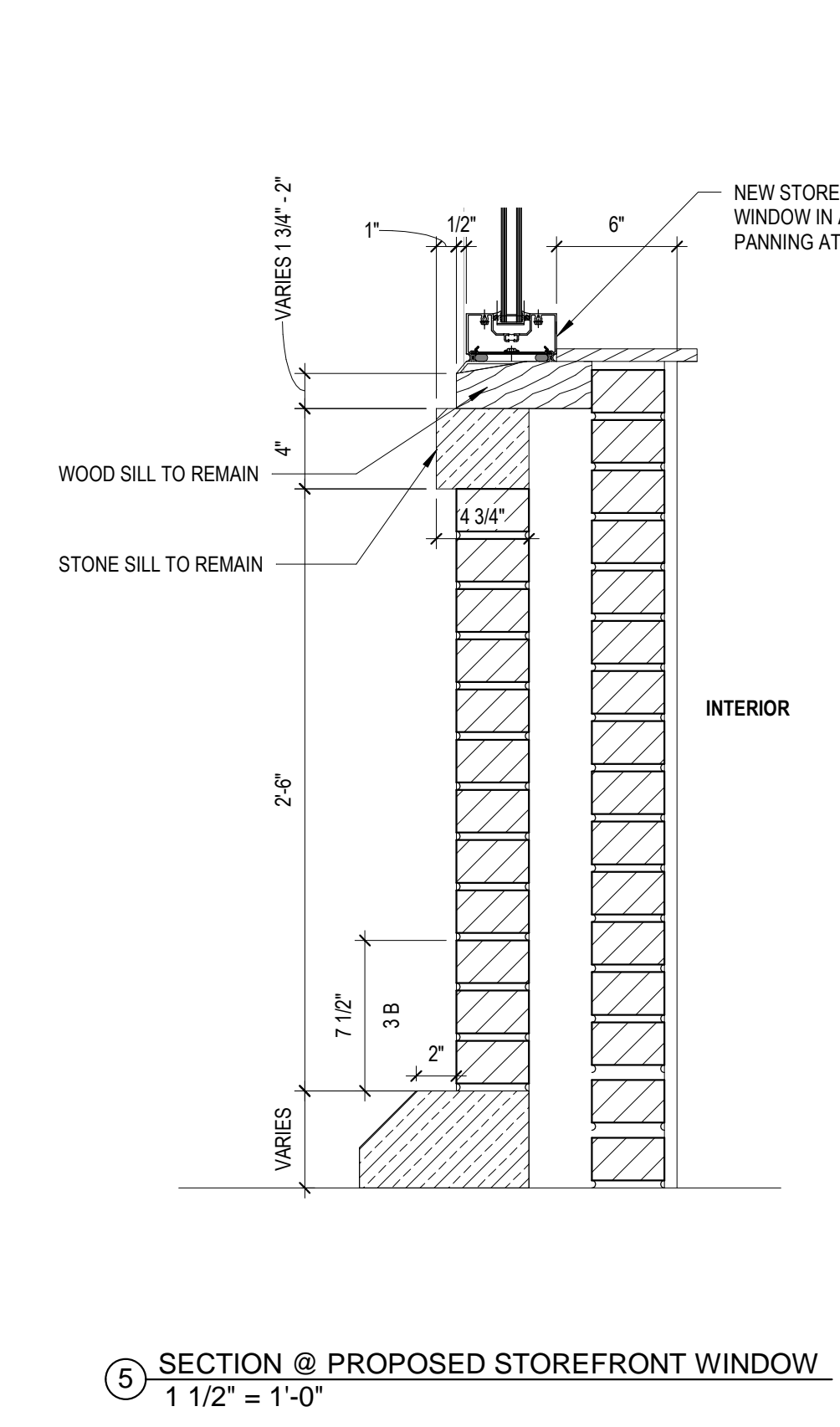
PLANS AND DETAILS

DWG. NO.:
A-2

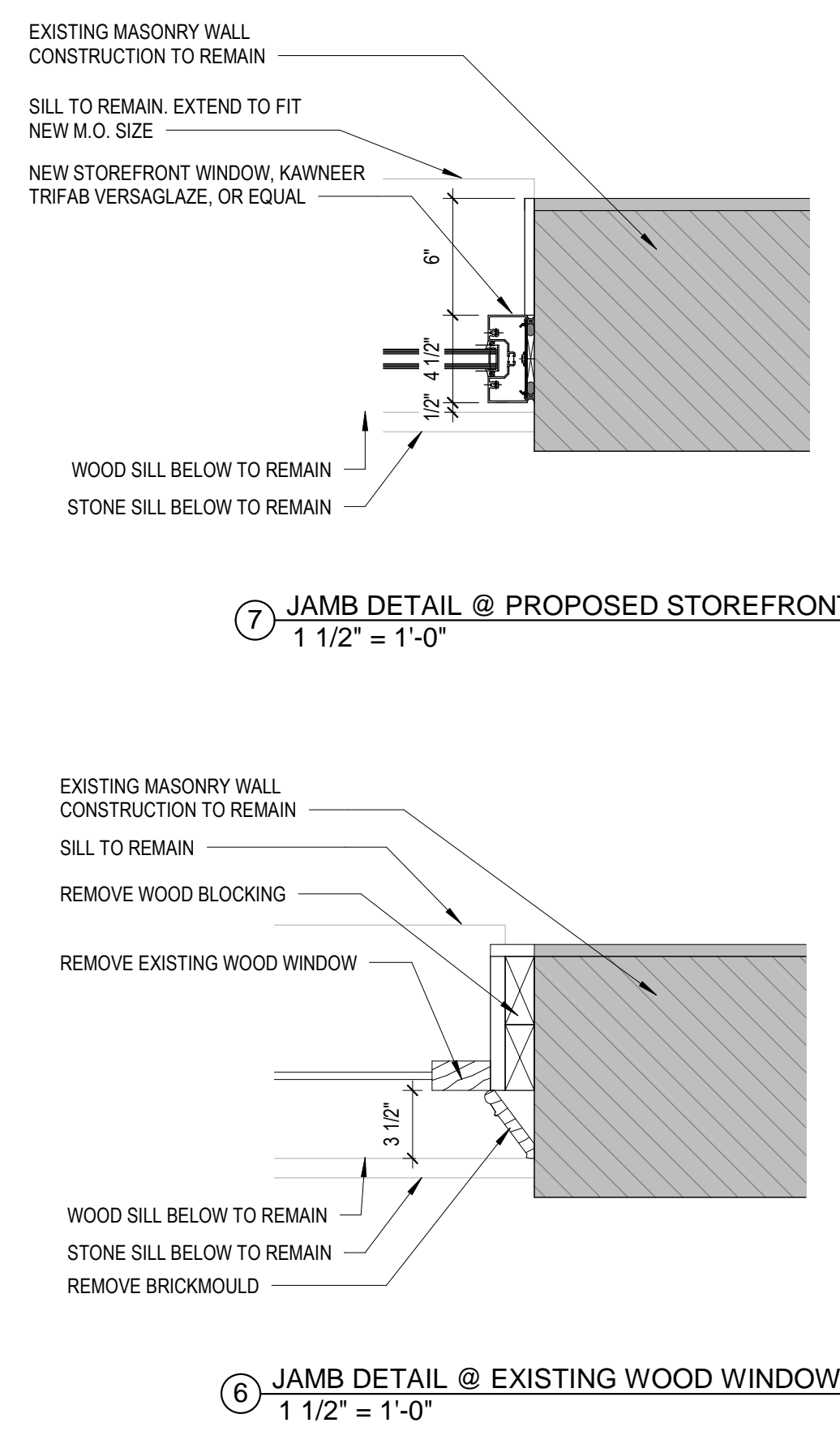
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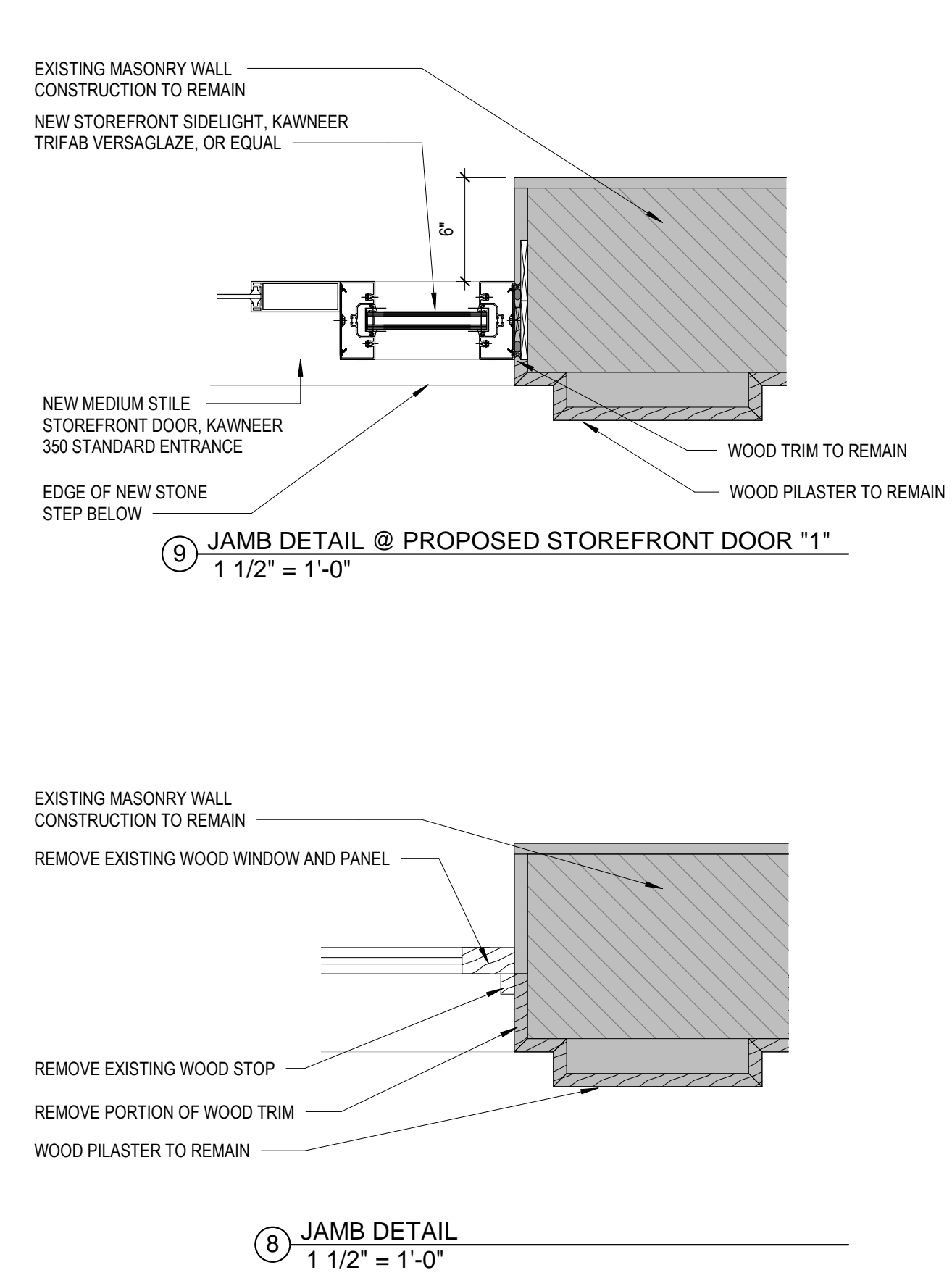
④ SECTION @ EXISTING WOOD WINDOW
1 1/2" = 1'-0"



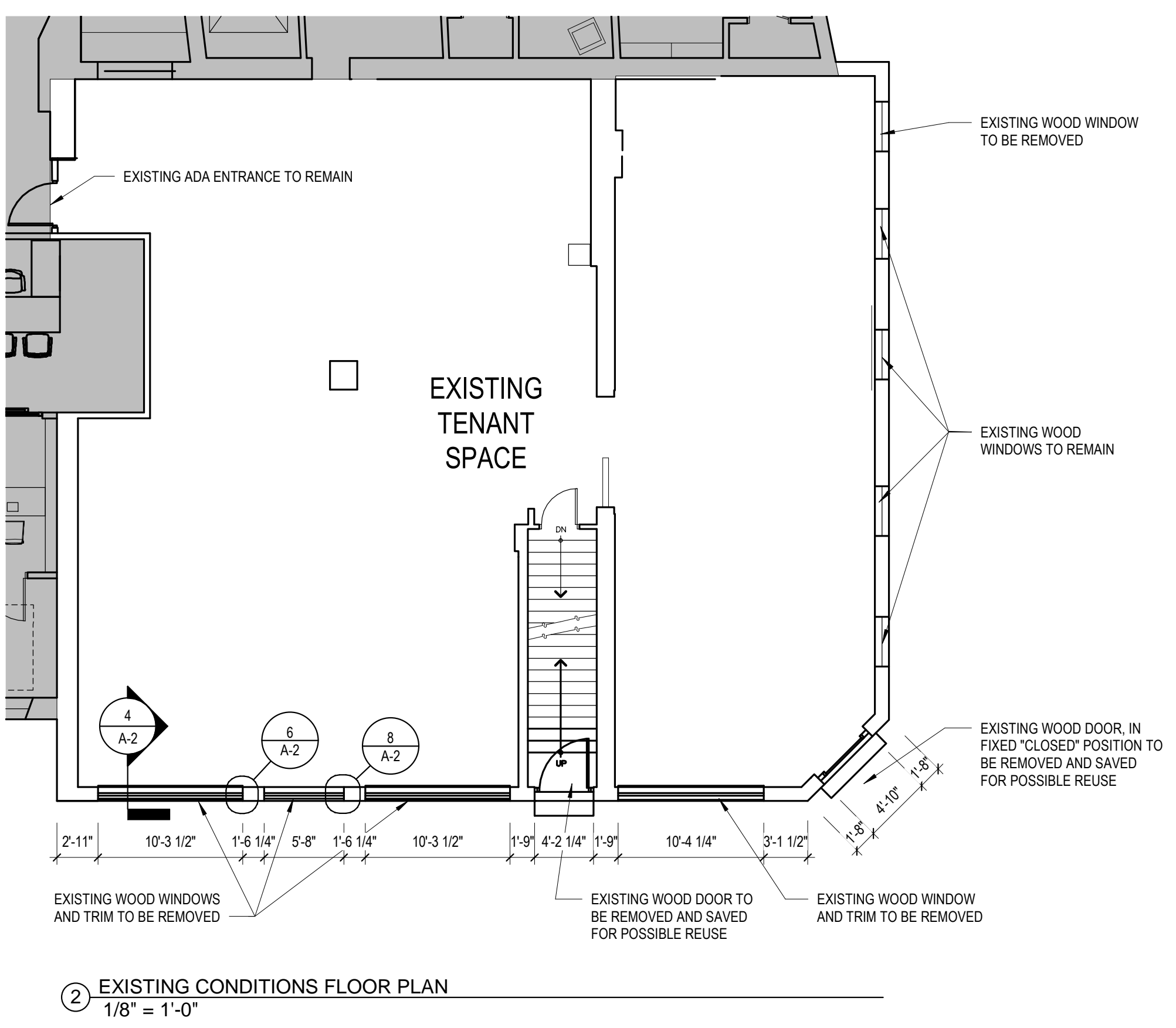
⑤ SECTION @ PROPOSED STOREFRONT WINDOW
1 1/2" = 1'-0"



⑥ JAMB DETAIL @ EXISTING WOOD WINDOW
1 1/2" = 1'-0"

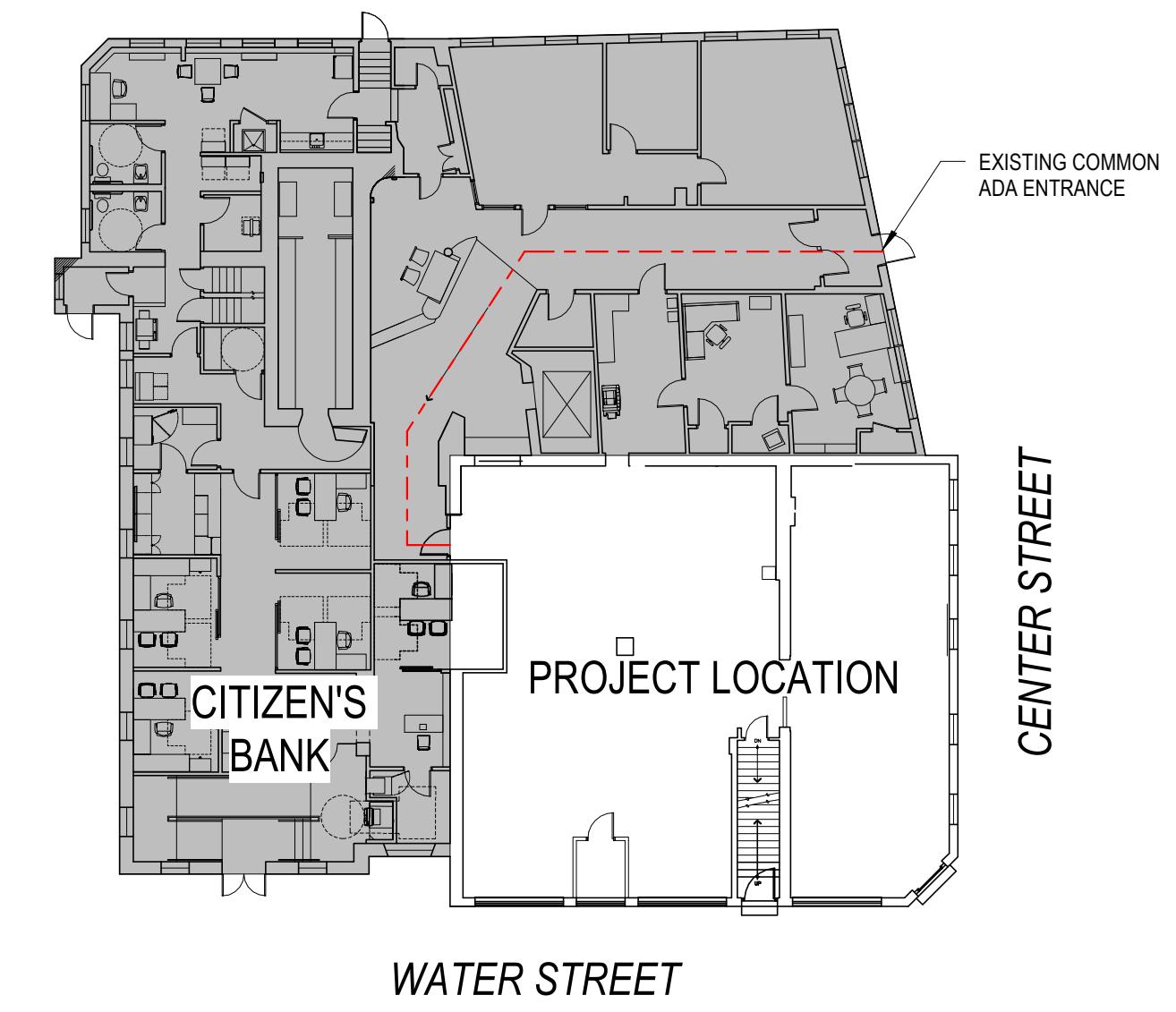


⑧ JAMB DETAIL
1 1/2" = 1'-0"

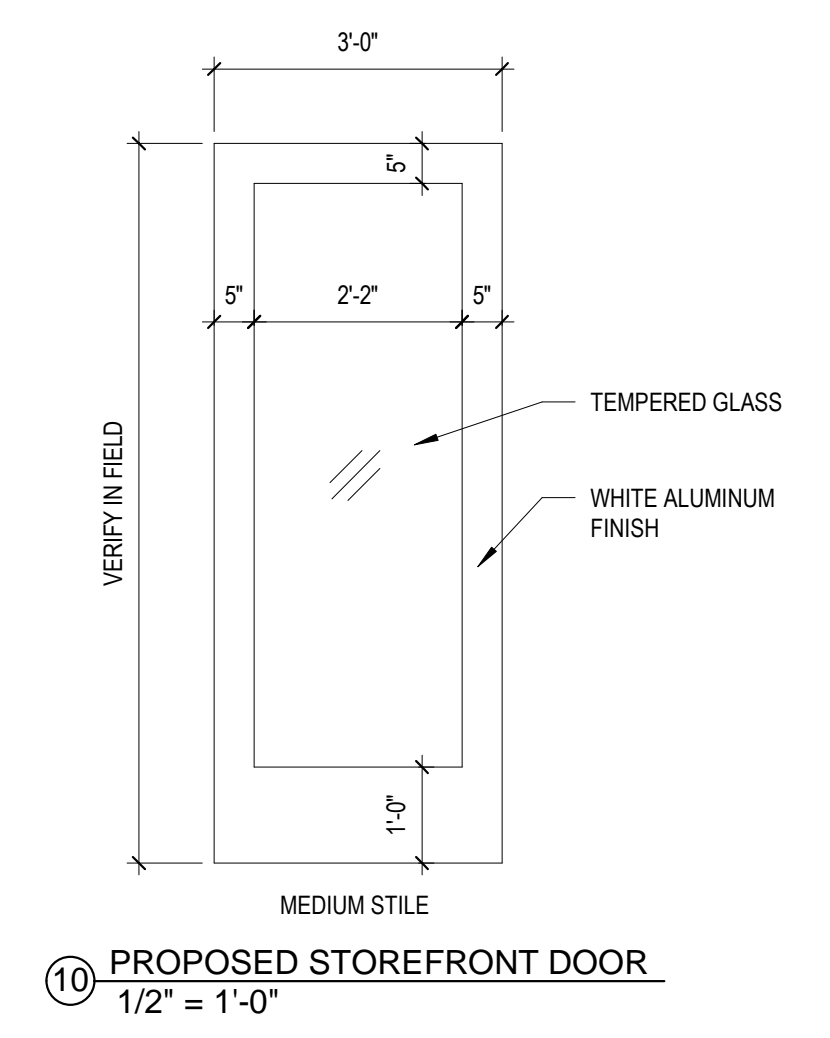


② EXISTING CONDITIONS FLOOR PLAN
1/8" = 1'-0"

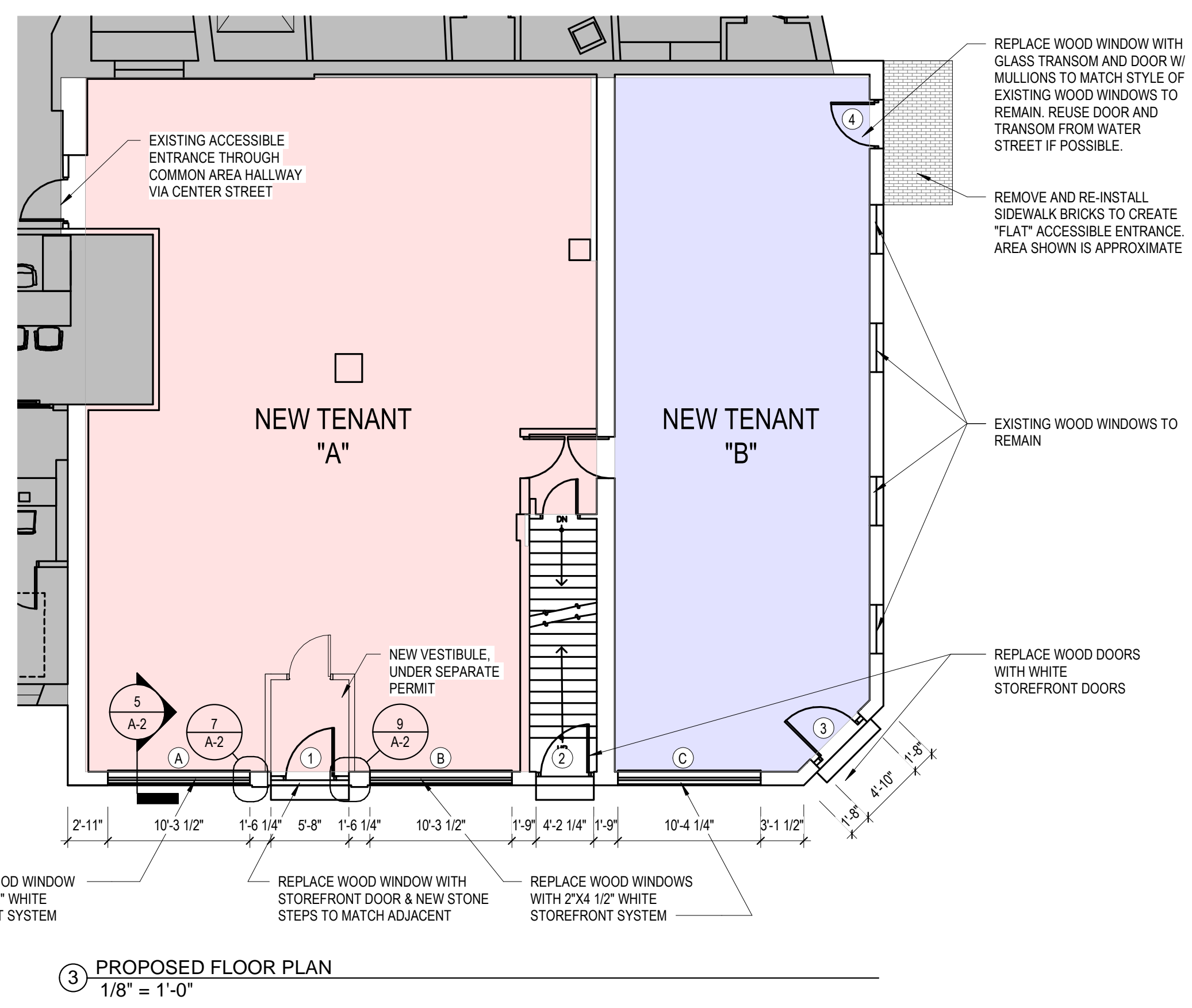
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 - REGRADE SIDEWALK TO CREATE "FLAT" LANDING AT NEW DOOR #4



① BUILDING PLAN
1" = 20'-0"



⑩ PROPOSED STOREFRONT DOOR
1/2" = 1'-0"



③ PROPOSED FLOOR PLAN
1/8" = 1'-0"

7/27/2022 2:32:57 PM P:\22944 154 Water St Exeter NH\Drawings\044 154 Water St Exeter.rvt