



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, October 20, 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

Review of a modification of the approval granted to Paul Mahoney (for Hajjar Management Co., Inc.) for changes to the existing structure located at 154 Water Street. A change is proposed to the design of the building entry. 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

- Approval of Minutes: August 18, 2022

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 10/12/22: Exeter Town Office and Town of Exeter website

Historic District Commission
August 18, 2022
Draft Minutes

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

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

New Business: Public Hearing: 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. Case #22-8.

Paul Mahoney spoke and said he is with Hajjar Management Company as well as Exeter Realty Trust. He said he is here with Chris Hajjar and David Burton and Paul then said that David will be the one speaking and presenting the plan tonight.

David Burton then spoke and said they want to change the window treatments and the door treatments on the frontage of the building facing Water Street. Mr. Burton said this side of the street is predominantly office use up until now and we would like to change the ground floor spaces into retail spaces due to the lack of required office space. In order to do this and make it look more attractive, we would like to open the window treatment in the front. All the windows are being replaced with aluminum with the exception of the windows across the front of the building, which are original wood. David said what they would like to do is replace these wooden windows with aluminum storefront windows and also open up the existing door there. He had slides to show the commission members of these windows and doors. He showed on the screen where they wanted to make it into two retail areas, one on each side.

Julie said she appreciates the completion of the application, bringing us the materials and the drawings of before and after and proposed jam details is something we have not had a lot of.

Julie then asked Mr Mahoney to go back to the first picture that was on the screen and explained that it is an 1896 photo printed by the Exeter Newsletter of this building.

Julie said the commission goes through two steps. One is to approve the application as complete and the other one is to talk about the appropriateness of what the solution is you come up with so as far as the application is concerned, I feel we have the material to accept.

Mr. Burton said they will need a five foot flat area outside of the door and this would require regrading and this is a very minor grade change and this would be done with bricks.

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

Mr. Burton passed out drawings of the panning for the windows. Julie asked why they were choosing the panning with the curve in them rather than the straight one.

Mr. Burton said it doesn't have to be that one. That is the one they thought looked the best and gave the most interest.

Paul Mahoney said he appreciates all the interesting comments from the past and bringing the history as well and if that would be in the board's opinion an improvement to do this and he loved the ideas and they should be considered. If you feel what is better for downtown Exeter is to be a little bit simpler and go with the transoms on the top. Mr. Mahoney said he does not want to create this into a design plan for everybody but at the same time he does not think there is anything wrong with taking good ideas to make this better and get it set up for the next hundred years.

Julie said she would find it more appropriate to have the transom along the storefronts. Just to go back to the original storefronts and like the ones across the street.

Pam asked the commission members if they had any more questions or comments.

Julie said she would like to make a condition to have transoms over the new retail windows and to try as much as possible to line them up with the crown molding.

Julie then made a motion to approve the application as presented with the materials so presented with a condition of the Water Street windows being provided with transom lights at a height to match the crown molding above the replacement door. Grayson seconded. All were in favor and the application approved.

Next on the agenda is the Election of Officers. Pam said she is the Clerk but can continue doing this indefinitely. Grayson said he will act as Chair if needed.

Last is the approval of the minutes for July 21, 2022. After review and a few changes, Julie made a motion to approve minutes as amended. Grayson seconded. All were in favor and minutes approved.

Other Business: Julie said there had been changes to the Zoning Ordinance a couple of years ago to define projects of minimum impact so that every sign on Water Street had to come before us. A sign came in for a company on High Street and Mr. Eastman was a little uncomfortable making the decision on this. Julie passed around the paperwork showing the sign. She thinks the question really is about the posts and is the granite appropriate for a residential area in town. Julie said in her opinion, it is out of scale.

All agreed that the granite is not appropriate and the total size is over six feet. Pam suggested that Doug Eastman ask the owner to cut down the size a bit.

Julie said this is something that does not come before the commission unless the Code Enforcer Officer is unsure and that is why it is here. The size is 8.25 and the question is do we include the address as part of the advertising of this sign.

Julie asked if the commission wanted to have a hearing on this and Pam suggested that Doug Eastman ask the lawyer if he could bring it down in size to be within six feet and that the granite posts are too big. Pam then took the paperwork and will talk with Doug Eastman.

With no further business, Julie made a motion to adjourn. Gwen seconded. All were in favor and the meeting was 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.

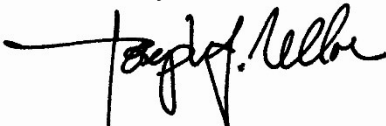
As the wood windows on Center Street will remain, we are proposing that one of the existing wood doors from Water Street be relocated and re-fitted at this new location. Also required will be a slight regrading and re-setting of the existing brick walk.

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: _____




Town of Exeter Historic District Commission

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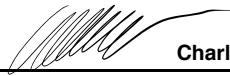
See Exeter Zoning Ordinance Section 8.0

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



Town of Exeter Historic District Commission

10 F

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Certificate of Appropriateness

Official Use Only

Application No. HDC # 22-8

Date Application received by the Building Department Office 7/28/22 (mm/dd/yyyy)

Date Application accepted by Historic District Commission 8/18/22 (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission 8/18/22 (mm/dd/yyyy)

Disposition of Application:

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

Authorized Signature: Panel Gittans clerk

Date of Authorization: 8/18/22

Conditions of Approval:

Walden St retail windows to be provided
with transoms at a height to
match the crown moulding
above the replacement door



TITLE: STOREFRONT RENDERING

PROJECT:
WINDOW & DOOR REPLACEMENT

ADDRESS:
154 WATER STREET
EXETER, NH

PROJ. #: 22944

DWG. #:

DATE: 08/30/22

SCALE:

DRWN BY: AL

A-4

OWNER/ CLIENT:
OWNER/ CLIENT NAME

CONSULTANTS:

SEAL:

NOT FOR CONSTRUCTION

db2/ARCHitecture
creative responsive efficient
355 Main St, Suite 26
Woburn, MA 01801
(617) 781-2052, 2290
www.db2arch.com

PROJECT:
WINDOW & DOOR REPLACEMENT

ADDRESS:
154 WATER STREET
EXETER, NH

REVISIONS:

REV	DATE	REVISION	DESCRIPTION
0	Date 1	Revision 1	

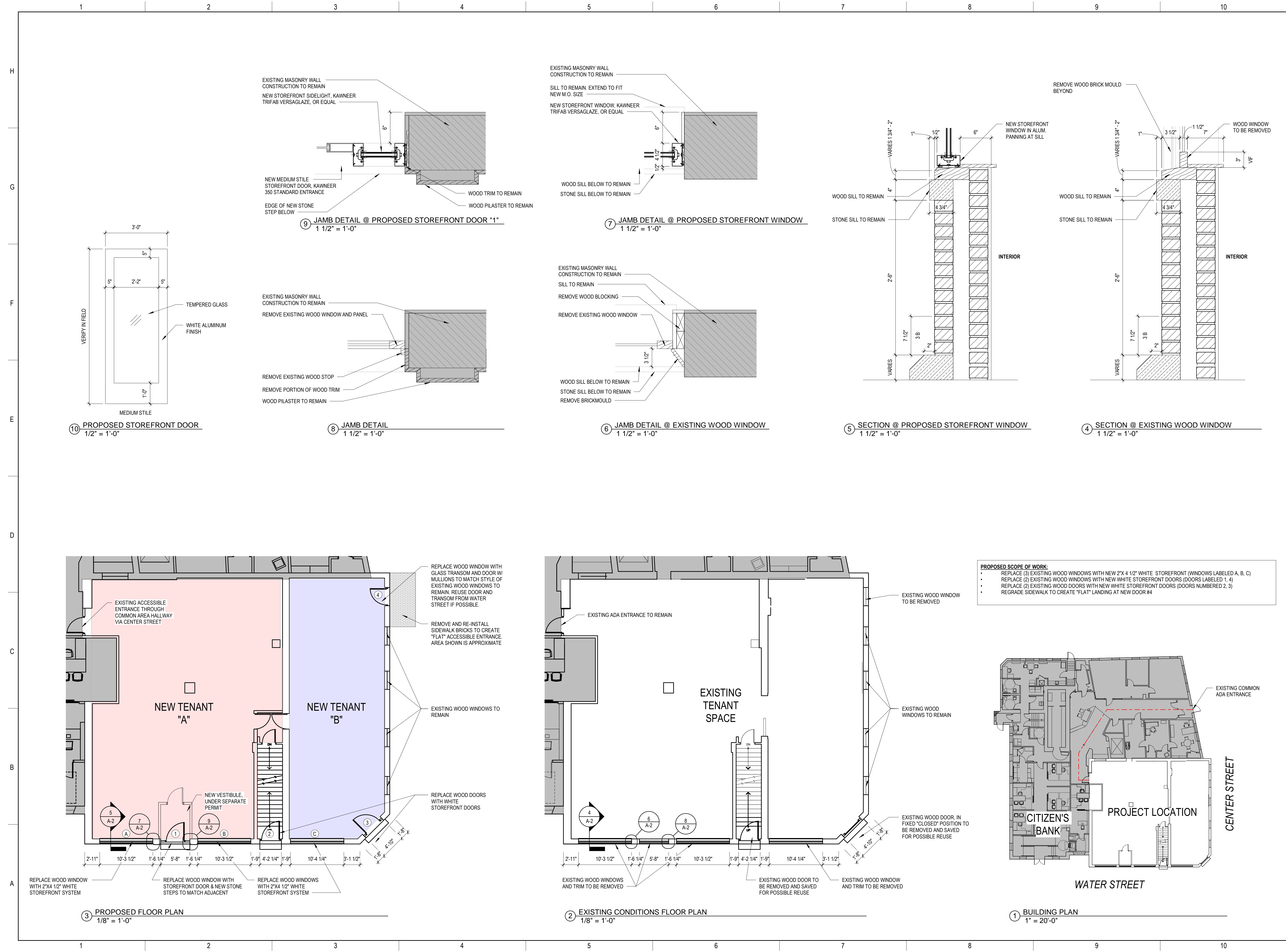
SHEET INFORMATION:

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

PLANS AND DETAILS

DWG. NO.:

A-2



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

8 JAMB DETAIL
1 1/2" = 1'-0"

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

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

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

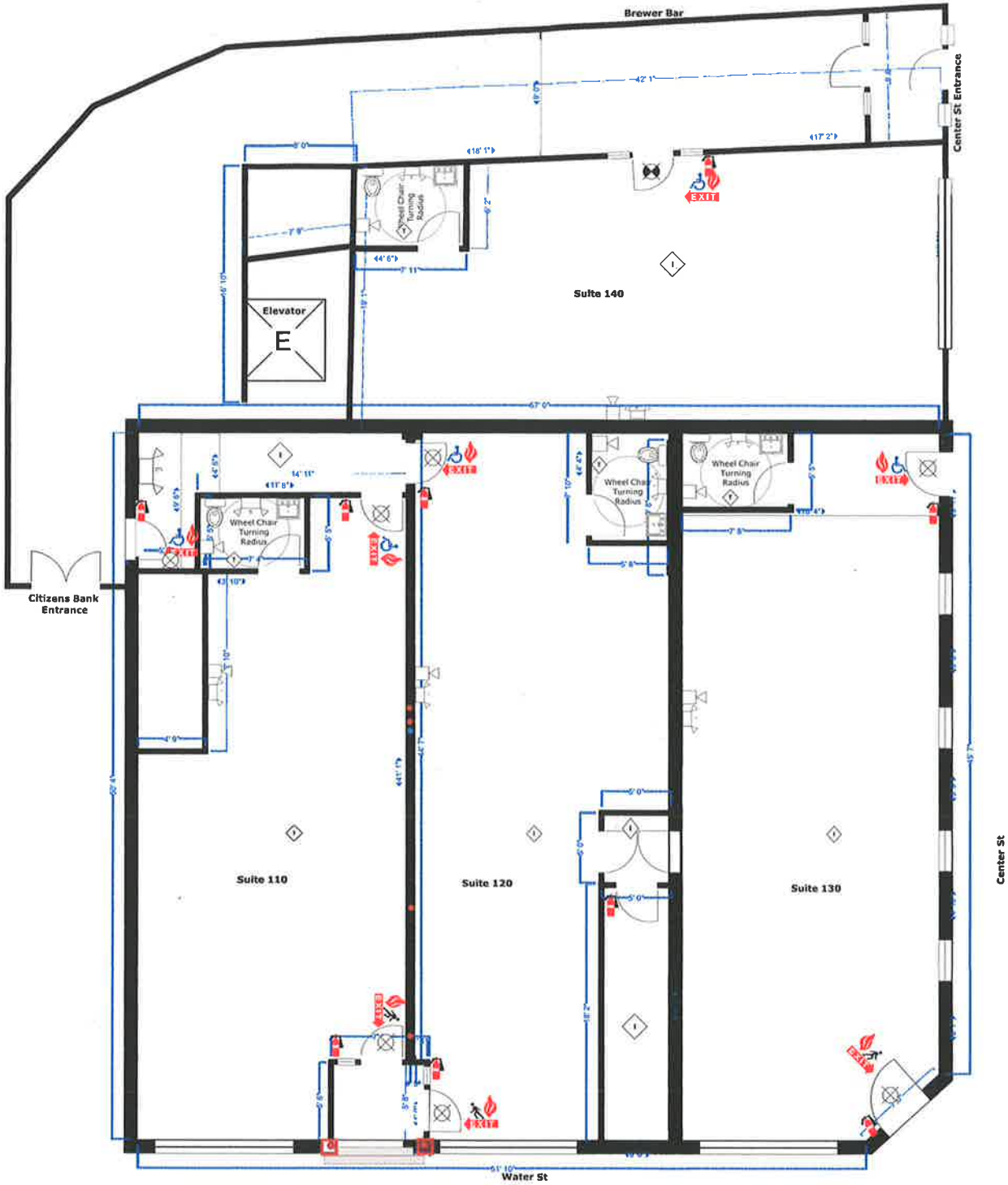
3 PROPOSED FLOOR PLAN
1/8" = 1'-0"

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

1 BUILDING PLAN
1" = 20'-0"

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

Interior Demised Spaces



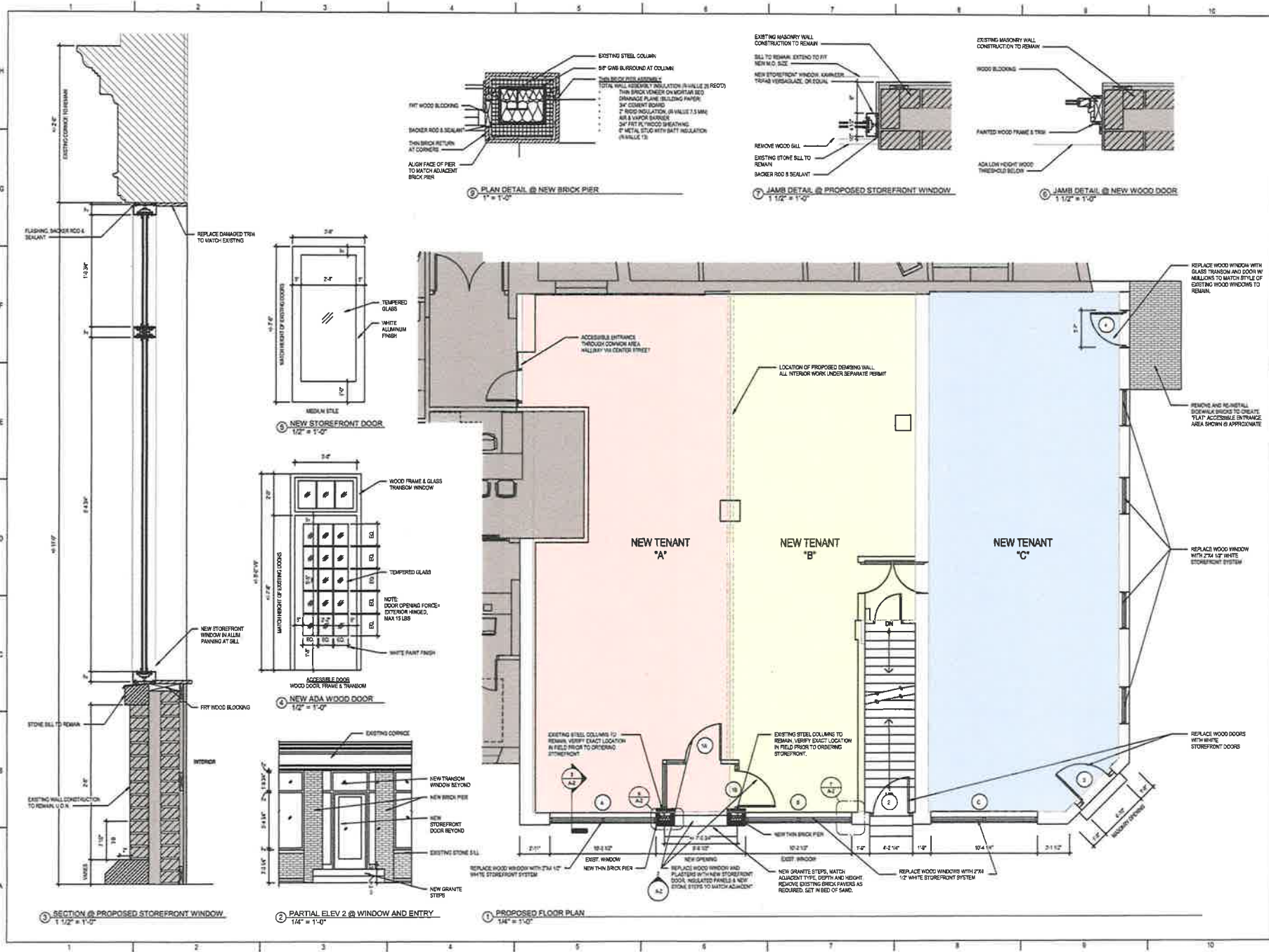
LEGEND:

	Horn/Siren
	Ceiling Mounted Exit Sign
	Thermal Detector
	Ionized Detector
	ADA Egress
	Egress
	A B C Fire Extinguisher
	Emergency Light
	Two Faced Exit Sign

154 Water St Realty Trust
154 Water St, Exeter NH

PROJECT DESIGNER: Symbol Home Improvement	
PROJECT CONTACT: Edson Barbosa 607-385-6688	
PROJECT NO: 00022/22	WO NO.
DATE 10/6/22	REV. DATE

1502022 10:20 AM P:\2024 15 Water Street\24022.dwg User: db2/arc



OWNER/CLIENT:
OWNER/CLIENT NAME:

CONSULTANTS:



db2/ARCHITECTURE
INC.
115 Main Street, Suite 201
Westfield, MA 01096
www.db2arc.com

PROJECT:
WINDOW & DOOR REPLACEMENT

ADDRESS:
154 WATER STREET
EXETER, NH

REVISION	DATE	DESCRIPTION
1	05/15/24	ISSUED FOR PERMIT

PROJECT INFORMATION:
PROJ. NO.: 2204
DATE: 10/20/23
SCALE: As Indicated
DRWN BY: AL
TITLE:

PLANS AND DETAILS

SHEET NO.:
A-2

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