



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, June 15, 2023 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

A request by DAV IV, LLC for an amendment to a previously approved Certificate of Appropriateness for changes in appearance to the existing structure located at 45 Water Street. The proposed changes include additional windows on the sides and rear of the building and modifications to the storefront façade. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-35. Case #21-6.

OTHER BUSINESS

- Election of Officers
- Approval of Minutes: March 16, 2023

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 06/02/23: Exeter Town Office and Town of Exeter website

Historic District Commission
Draft Minutes
March 16, 2023

Call Meeting to Order: Grayson Shephard, Acting Chair, called meeting to order at 7:00 pm in the Nowak Room in the Exeter Town Office Building.

Members Present: Grayson Shephard, Acting Chair, Pam Gjettum, Clerk, Gwen English, Planning Board Rep., Niko Papakonstantis, Select Board Rep.

Grayson then asked the commission members for a motion to have the person present go first. It is Exonian Properties, LLC, 43 Front Street, Case #21-13 with a request for an extension of Certificate of Appropriateness (approved). Niko made a motion for the person present to go first. Gwen seconded and all were in favor of this.

Grayson stated he had a letter from Attorney Sharon Somers on behalf of Exonian Properties, LLC requesting a one year extension. Grayson then asked the commission if they had any questions or thoughts.

Pam said it is pretty clear and asked the person present (Ms. Florence Ruffner) if she had anything she wanted to add to the letter. She said they have not made any changes to what the commission had approved. It is just that things are taking longer.

Grayson then asked for a motion to approve the request. Pam made the motion to approve the request. Niko seconded. All were in favor and motion approved.

Next on the agenda is the Board discussion regarding an "Invite to Comment" received from Terracon on behalf of Cellco Partnership (d/b/a Verizon Wireless) for review of the proposed modifications to telecommunications tower located at 24 Front Street. Parcel #72-159-l. This proposal includes the replacement of eight existing antennas at this location. Grayson said this was tabled at the last meeting because the Board needed more information.

There were some folks on ZOOM. Speaking was Kathy Eisele from Terracon and she is with Marnie Gordon. She said they are here representing Verizon Wireless for their antenna replacement project on the building. Kathy stated that there are eight existing antennas on the building, but only four are visible. There are four antennas on the building now that Verizon is proposing to replace.

Grayson said that one of the things the commission was having a hard time with at the last meeting was size difference. What the difference is with what is present vs what is being replaced.

Kathy apologized that she did not get the paperwork to the commission on time for them to review the sizes. She then said she would share her screen and show the antennas.

Kathy then showed a slide showing the antennas from the side of the building. She then showed a slide of what the antennas would look like on the back of the building. One is larger and one is smaller. On the front of the building there are two existing antennas. Kathy then showed a proposed slide of the proposed front of the building. Out of the four antennas that will be replaced, this is two of them in the front.

Grayson said that from what the commission is seeing, it is relatively similar in size and asked if she had the dimensions. Kathy showed a slide with the dimensions and it is roughly 7" wider and 7" taller.

Grayson said the proposal indicates that you are going to continue the blend with the red and the white. Kathy said absolutely.

Grayson then asked the commission members if they had any thoughts or comments.

Gwen said she assumes the reason that one is larger than the other is because of some mechanical reason for a difference in size.

Kathy said yes. The smaller antenna is square in shape and it has to do with the sizing technology.

Niko said it is easier now that we have seen the pictures and have the explanation, it does not appear to drastically change.

Grayson said we do not have a formal application before us, it is just an invitation for comment and from my perspective it seems to be pretty consistent with what's existing. I don't have any further questions or issues to address as far as what has been proposed.

Pam said neither do I and this is exactly what I wanted last month.

Grayson then said without any further comments, we will give our blessings and we appreciate you taking the time to put this together.

Last is the minutes from February but there are not enough members to approve them so minutes tabled until the next meeting.

With no further business, Grayson made a motion to adjourn. Gwen said so moved and the meeting adjourned at 7:30 pm.

Respectfully submitted,
Elizabeth Herrick
Recording Secretary

Tuesday, May 31, 2023

Grayson Shephard, Chairperson Exeter Select Board
10 Front Street
Exeter, NH 03833

Reference: DAC IV, LLC, 45 Water Street
Request to Amend Changes Approved May 20, 2021

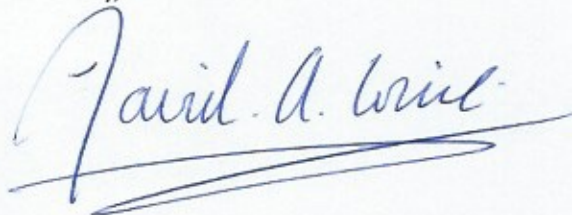
Dear Chair Shepard and Members of the Commission:

On May 20th, 2021, the Historic District Commission approved certain changes in appearances to 45 Water Street by DAC IV, LLC,. Although work began in late November of 2021 the interior work has been mired with a myriad of challenges. What began as a relatively straightforward project has morphed into a far more complex renovation. However, the extensive work needed in revitalizing the property has also provided an opportunity to reevaluate some of the changes previously proposed by DAC, IV, and approved by the HDC. Additional windows at the rear and sides of the property will provide transmission of natural daylight, which otherwise is limited by the alleyway running alongside the IOKA and the adjoining building on the opposite side (Serendipity). Also included are proposed changes to the storefront which will accommodate accessibility.

The attached package presented by Winter Holben details the previous approved changes and the current changes proposed.

We appreciate your time in reviewing our submittal and we look forward to the opportunity of meeting with the Commission.

Sincerely,

A handwritten signature in blue ink that reads "David A. Cowie". The signature is written in a cursive style and is underlined with a single horizontal stroke.

David A. Cowie, Owner
DAC IV, LLC



Town of Exeter Historic District Commission

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Certificate of Appropriateness

Official Use Only

Application No. 21-6

Date Application received by the Building Department Office 05/07/2021 (mm/dd/yyyy)

Date Application accepted by Historic District Commission 05/20/2021 (mm/dd/yyyy)

Date Public Hearing held by Historic District Commission 05/20/2021 (mm/dd/yyyy)

Disposition of Application:

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

Authorized Signature: 

Date of Authorization: 05/21/2021

Conditions of Approval:

- 1) TOP MOST WINDOW ON RIVER SIDE TO BE RECTANGULAR PROPORTIONED.
- 2) WOOD SHUTTERS ON WATER SIDE TO HAVE FUNCTIONAL SHUTTER HARDWARE.
- 3) CORNER BOARD TRIM ON RIVER SIDE TO TERMINATE AT STREET LEVEL.

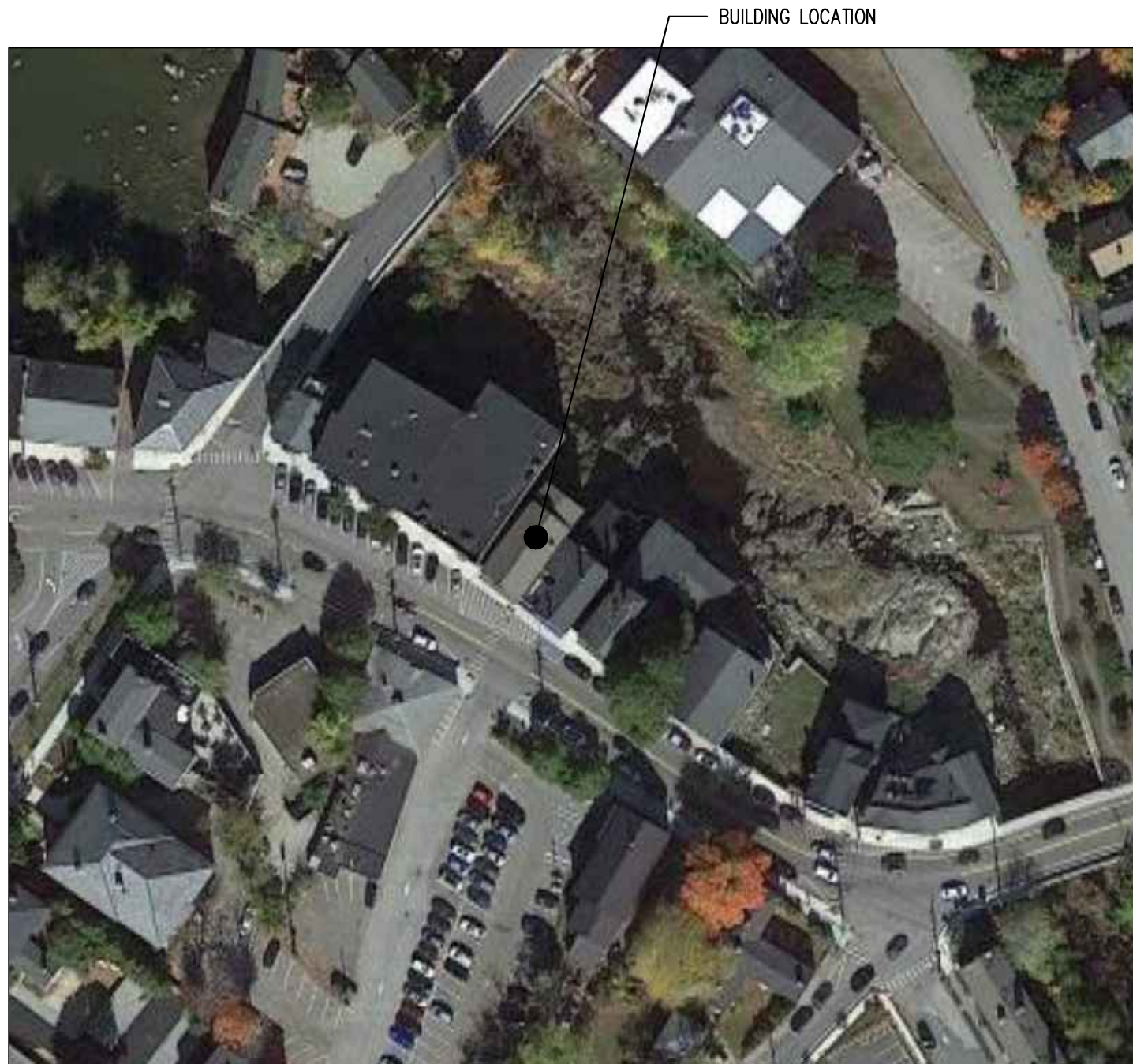
45 WATER

45 WATER STREET - EXETER, NH
HISTORIC DISTRICT COMMISSION SUBMITTAL

PREVIOUS SUBMISSIONS:

HDC AUTHORIZATION - 05/21/2021

SITE LOCATION MAP:



DESIGN INTENT:

RENOVATION WORK AT 45 WATER STREET IS CURRENTLY ONGOING RESULTING IN SOME MODIFICATIONS TO THE BUILDING EXTERIOR THAT DIFFERS FROM THE SUBMISSION TO THE HDC IN MAY 2021. THIS PACKAGE WILL PROVIDE DETAIL ON THESE MODIFICATIONS AND WILL INCLUDE:

- MODIFICATION OF THE FRONT FACADE AT THE STREET LEVEL THAT INCLUDES A NEW CANOPY, STOREFRONT WINDOWS, AND ENTRY DOORS.
- CREATION OF A SIGN BAND AND CORNICE OVER THE STOREFRONT TO BETTER REFLECT THE ORIGINAL BUILDING FACADE AND BE MORE IN LINE WITH THE BUILDING'S TIME PERIOD.
- ADDITION OF A JULIET BALCONY AT THE ATTIC LEVEL OF THE REAR FACADE IN PLACE OF THE ORIGINALLY SUBMITTED DOUBLE HUNG WINDOW.
- ADDITION OF WINDOW UNITS TO THE REAR ELEVATION AT THE BASEMENT AND SECOND FLOOR LEVELS.
- REPLACING EXISTING WOOD LAP SIDING WITH NEW WOOD LAP SIDING AND PAINT FINISH.

DRAWING INDEX:

GENERAL

TO.1 TITLE SHEET

ARCHITECTURAL DRAWINGS

- A1.0 HISTORICAL IMAGES
- A2.0 FRONT ELEVATION (APPROVED / REVISED)
- A2.1 REAR ELEVATION (APPROVED / REVISED)
- A3.0 MATERIAL DETAILS
- A3.1 MATERIAL DETAILS
- A4.0 STOREFRONT EXAMPLES

45 WATER

45 WATER STREET
EXETER, NH 03833

PROJECT:

KEY:

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTELY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:

45 WATER
45 WATER STREET
EXETER, NH 03833

PROJECT NO.:

20091

DRAWN BY:

RW

APPROVED BY:

BH

ISSUE DATE:

2023-03-31

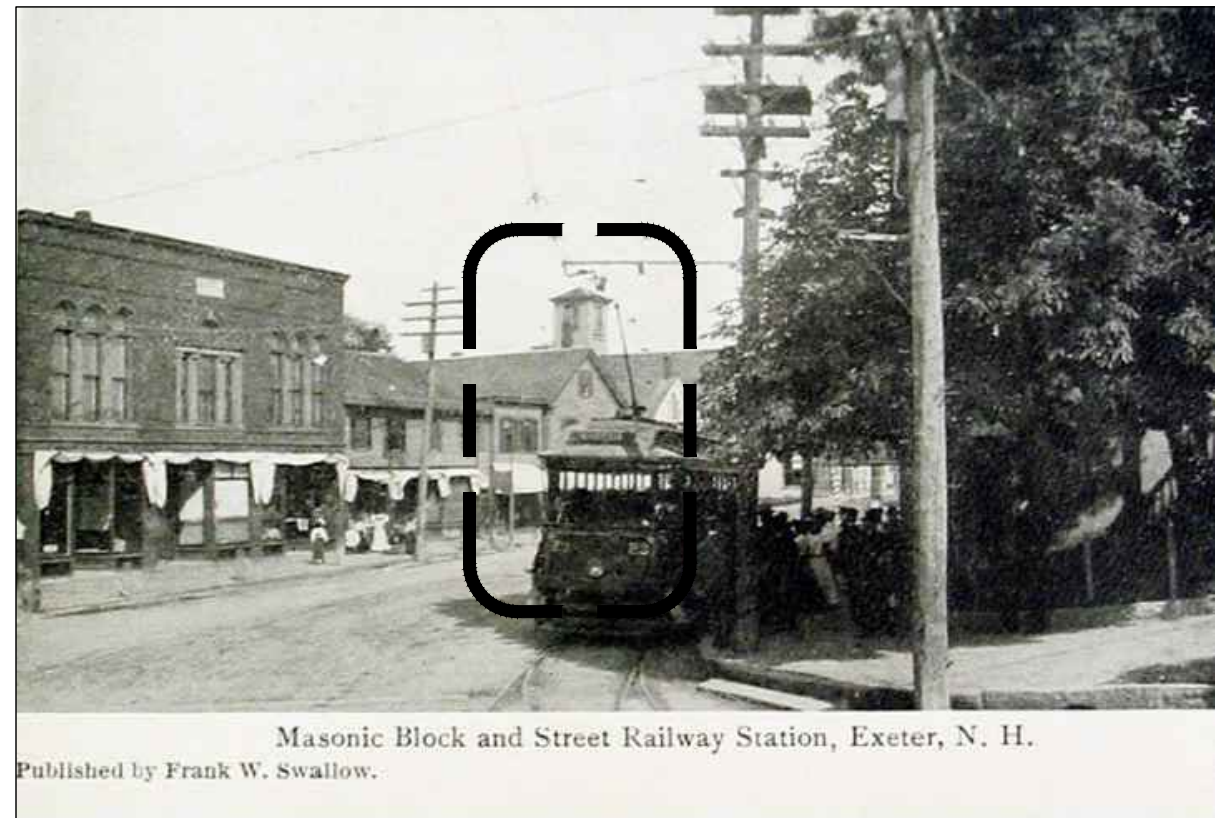
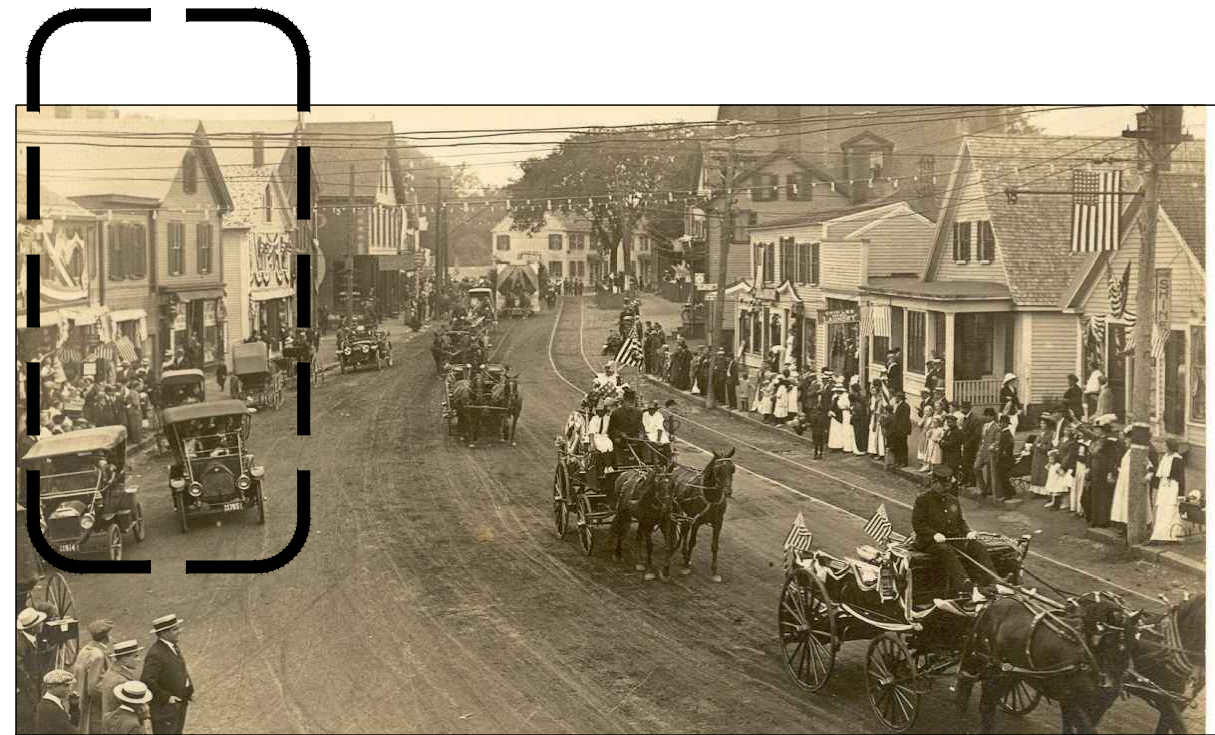
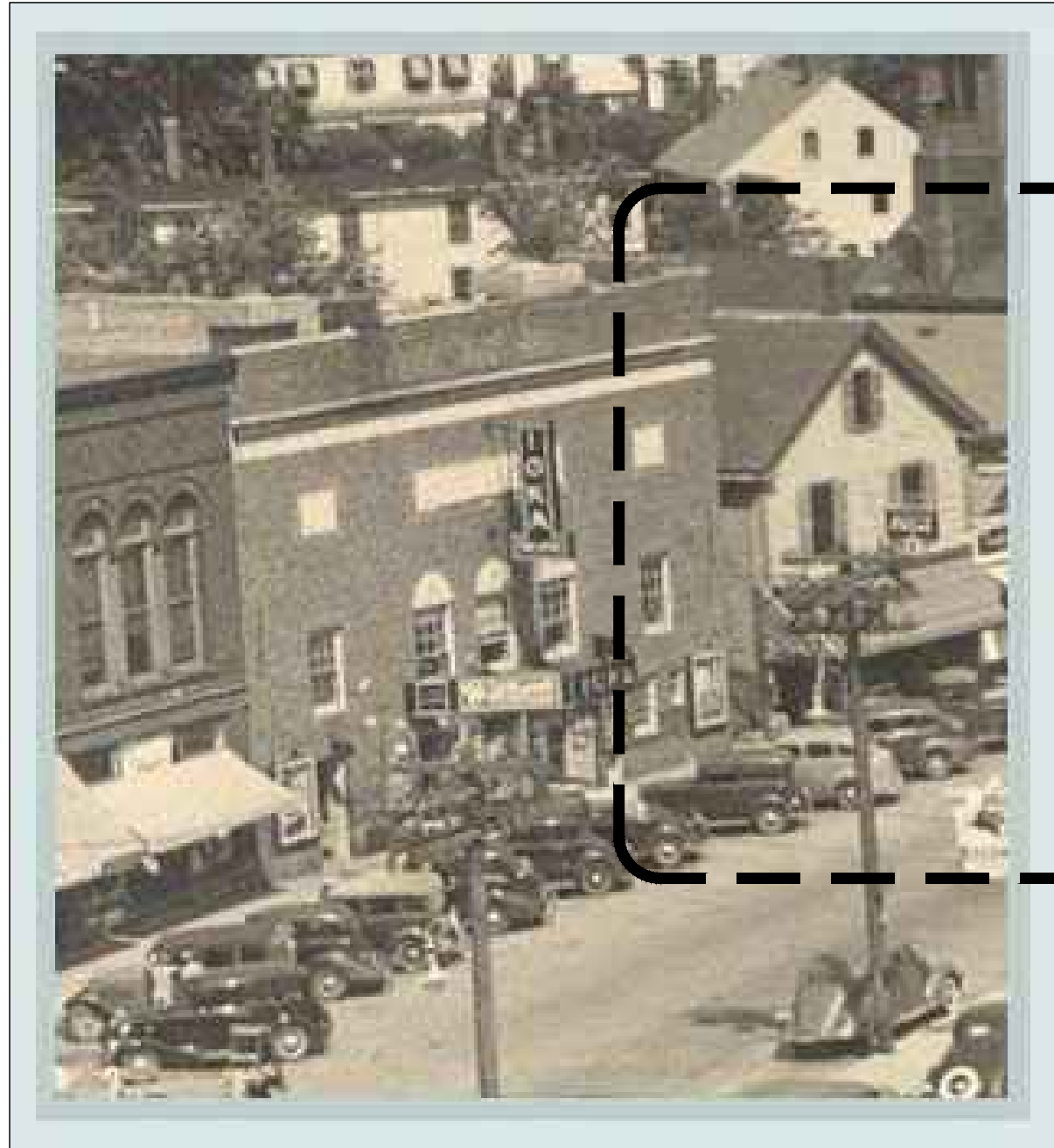
DRAWING NAME:

TITLE SHEET

SCALE:

DRAWING NO.:

T0.1



Masonic Block and Street Railway Station, Exeter, N. H.
 Published by Frank W. Swallow.

HISTORIC IMAGES OF 45 WATER STREET

SCALE: N.T.S.

A1.0

1

45 WATER

45 WATER STREET
 EXETER, NH 03833

PROJECT:

KEY:

**WINTER
 HOLBEN**

architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:

45 WATER
 45 WATER STREET
 EXETER, NH 03833

PROJECT NO.: 20091

DRAWN BY: RW

APPROVED BY: BH

ISSUE DATE: 2023-03-31

DRAWING NAME:

HISTORICAL IMAGES

SCALE:

DRAWING NO.:

A1.0

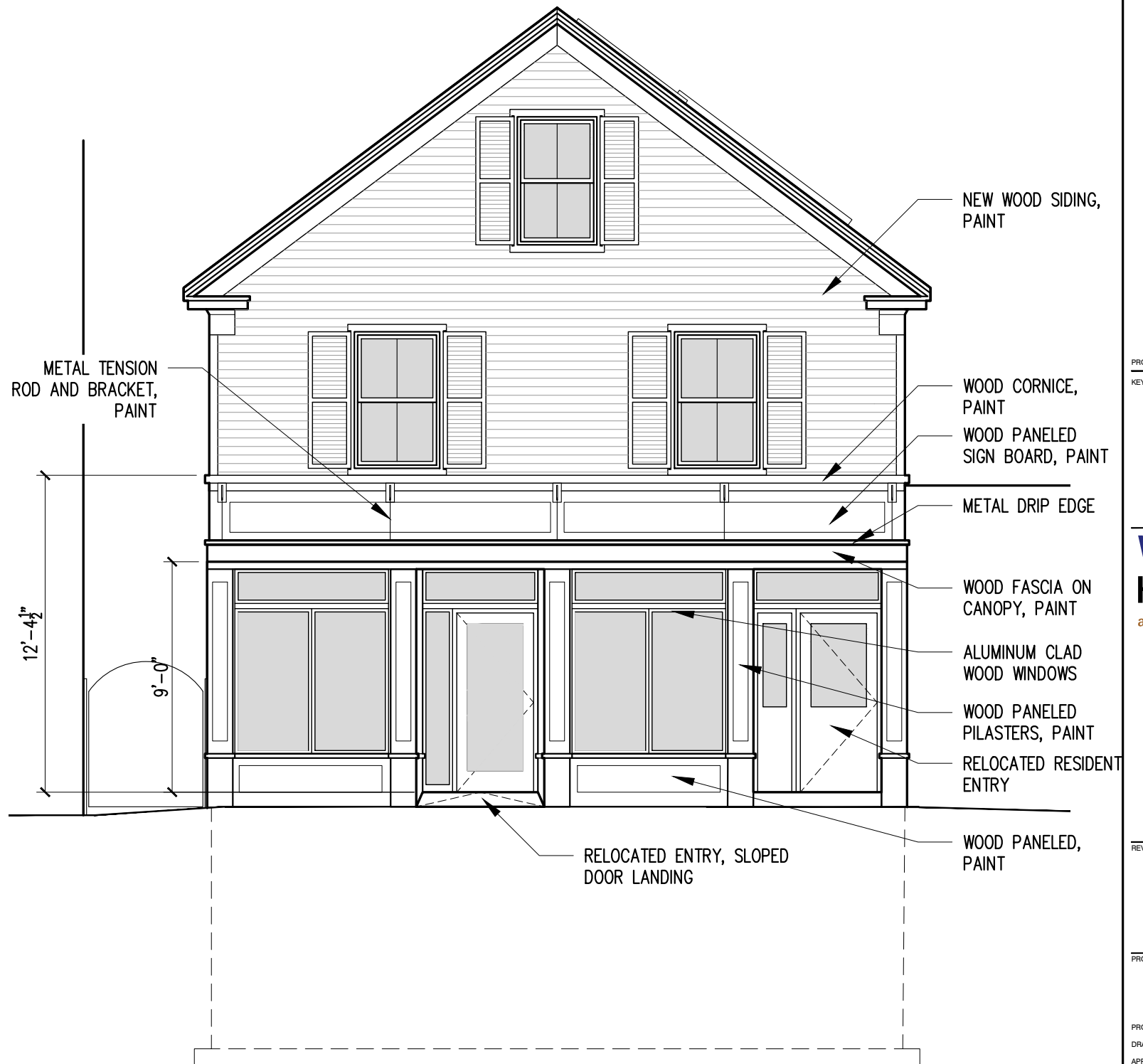


APPROVED FRONT ELEVATION

SCALE: N.T.S.

A2.0

1



REVISED FRONT ELEVATION

SCALE: 3/16"=1'-0"

A2.0

2

45 WATER
45 WATER STREET
EXETER, NH 03833

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REVISIONS:

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45 WATER
45 WATER STREET
EXETER, NH 03833

PROJECT NO.: 20091
DRAWN BY: RW
APPROVED BY: BH
ISSUE DATE: 2023-03-31

DRAWING NAME:
FRONT ELEVATION

SCALE:
DRAWING NO.:

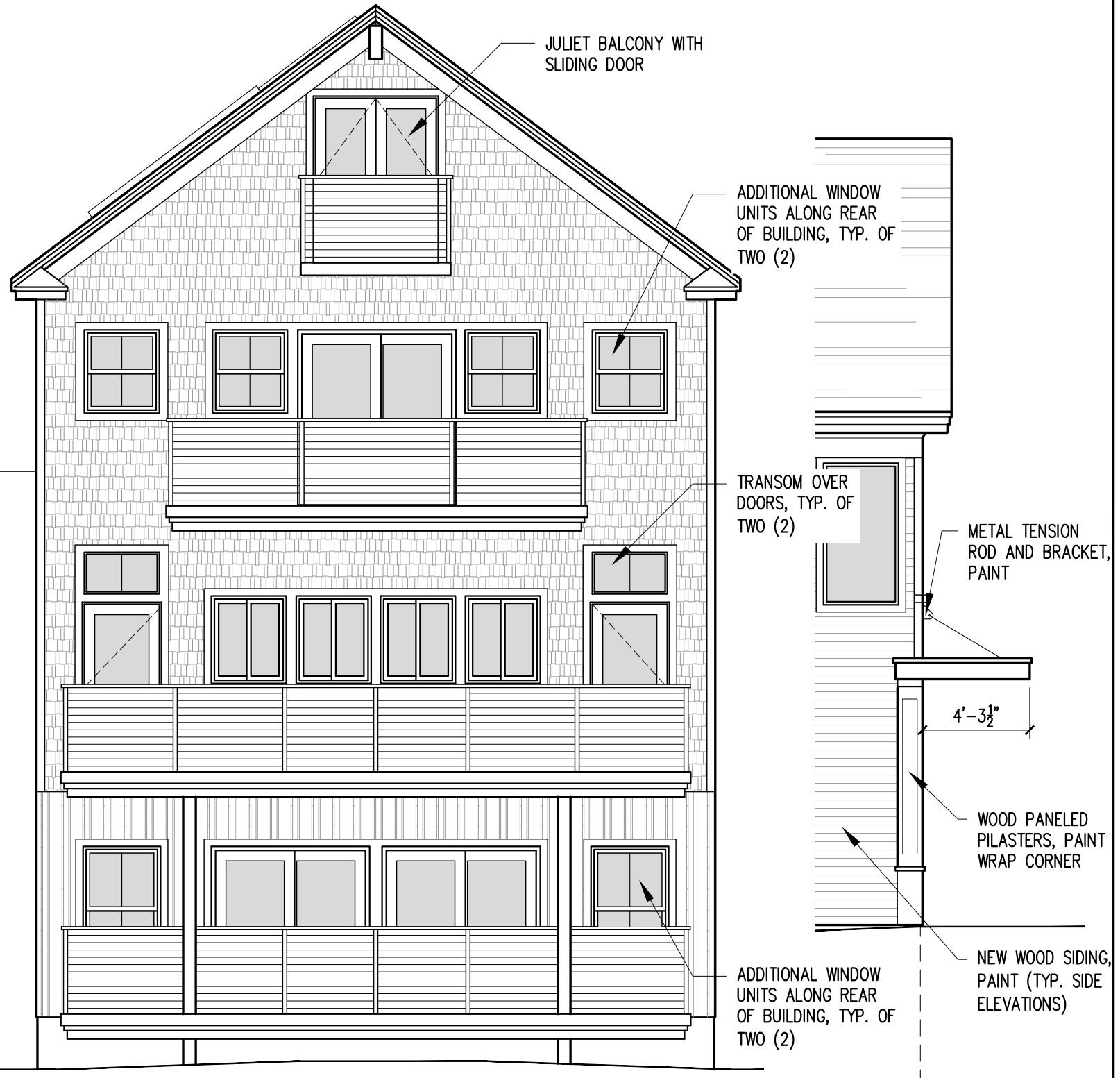
A2.0



APPROVED REAR ELEVATION

SCALE: N.T.S.

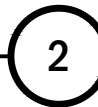
A2.1



REVISED REAR ELEVATION

SCALE: 3/16"=1'-0"

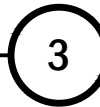
A2.1



PARTIAL SIDE ELEVATION

SCALE: 3/16"=1'-0"

A2.1



45 WATER

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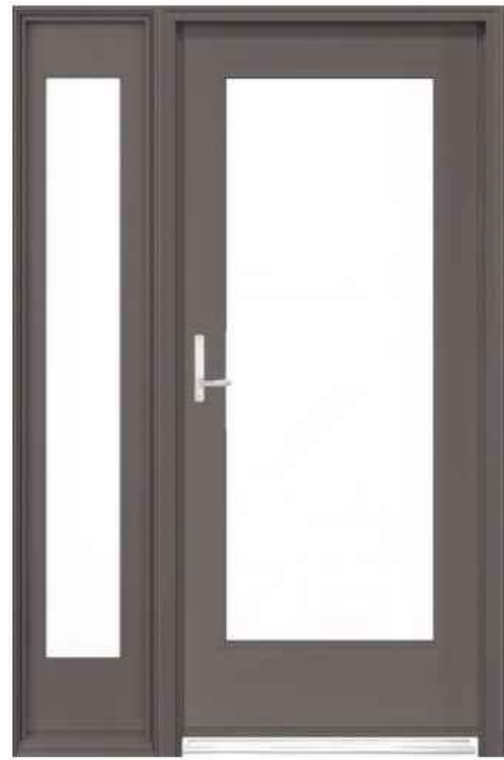
PROJECT NAME:
45 WATER
45 WATER STREET
EXETER, NH 03833

PROJECT NO.: 20091
DRAWN BY: RW
APPROVED BY: BH
ISSUE DATE: 2023-03-31
DRAWING NAME:

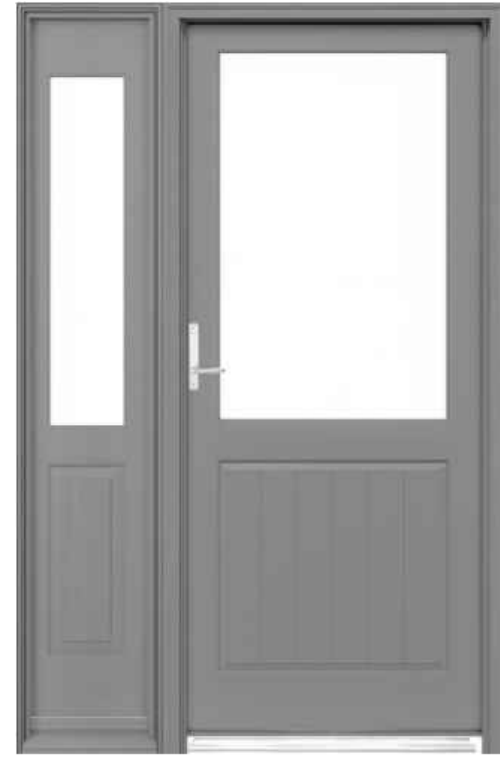
REAR ELEVATION

SCALE:
DRAWING NO.:

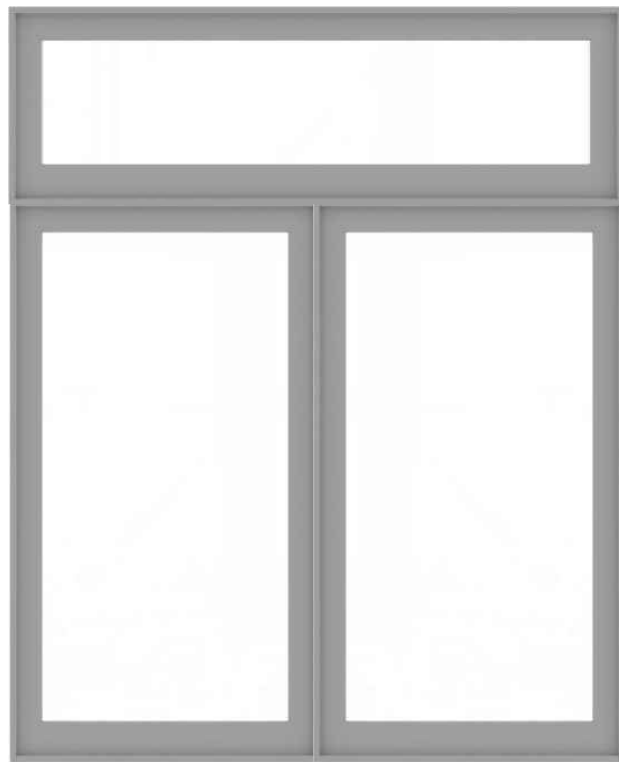
A2.1



TENANT ENTRY
(COLOR TBD)



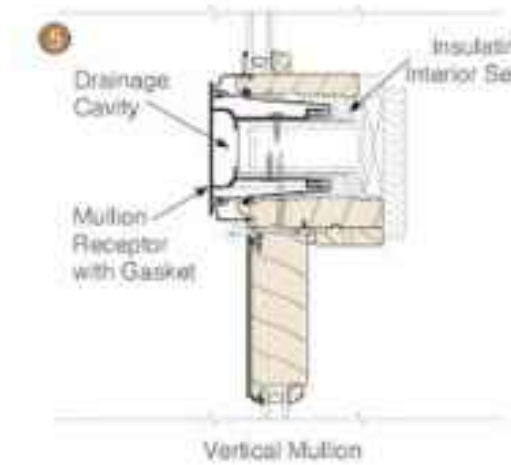
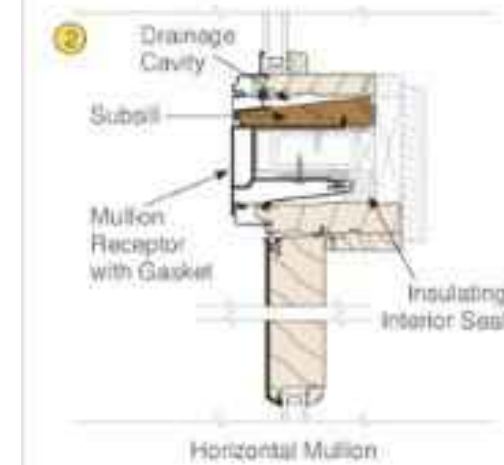
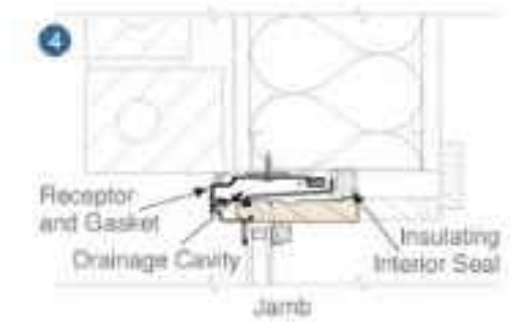
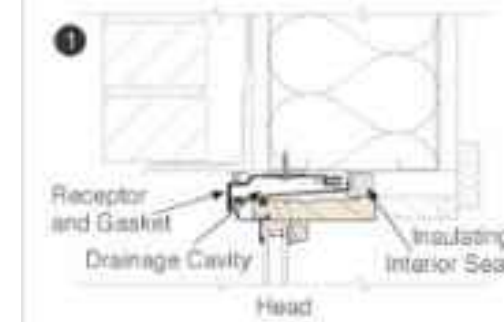
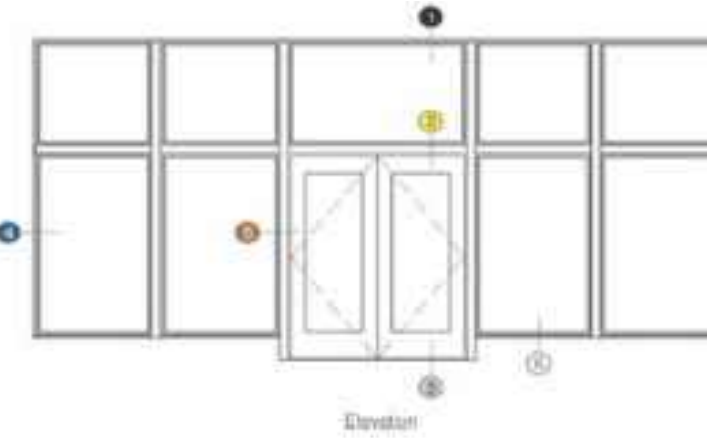
RESIDENT ENTRY
(COLOR TBD)



STOREFRONT WINDOW
(COLOR TBD)



ALUM. CLAD WOOD
DOOR SECTION



TYP. ALUM. CLAD WOOD
DOOR STOREFRONT DETAILS

PROJECT:
KEY:

REVISIONS:

PROJECT NAME:
45 WATER
45 WATER STREET
EXETER, NH 03833

PROJECT NO.: 20091
DRAWN BY: RW
APPROVED BY: BH
ISSUE DATE: 2023-03-31

DRAWING NAME:
MATERIAL DETAIL

SCALE:
DRAWING NO.:

ALUMINUM CLAD WOOD STOREFRONT DETAILS

SCALE: N/T/S/

A3.0

1

A3.0



**WOOD LAP SIDING - PAINT FINISH
(SPECIES TO MATCH EXISTING WOOD)**



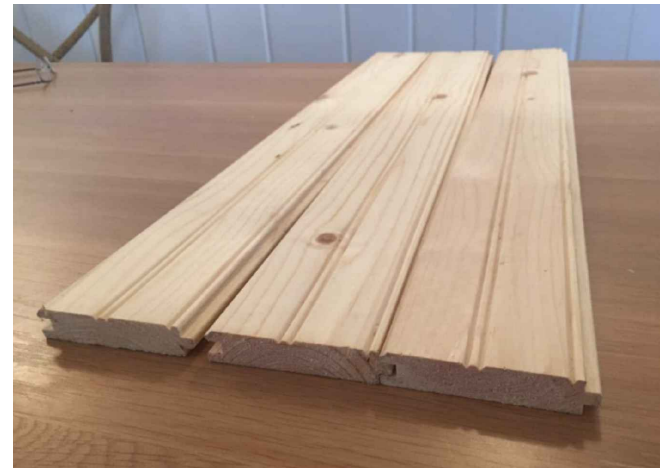
**WOOD TRIM - PAINT FINISH
(SPECIES TO MATCH EXISTING WOOD)**

WOOD SIDING/TRIM

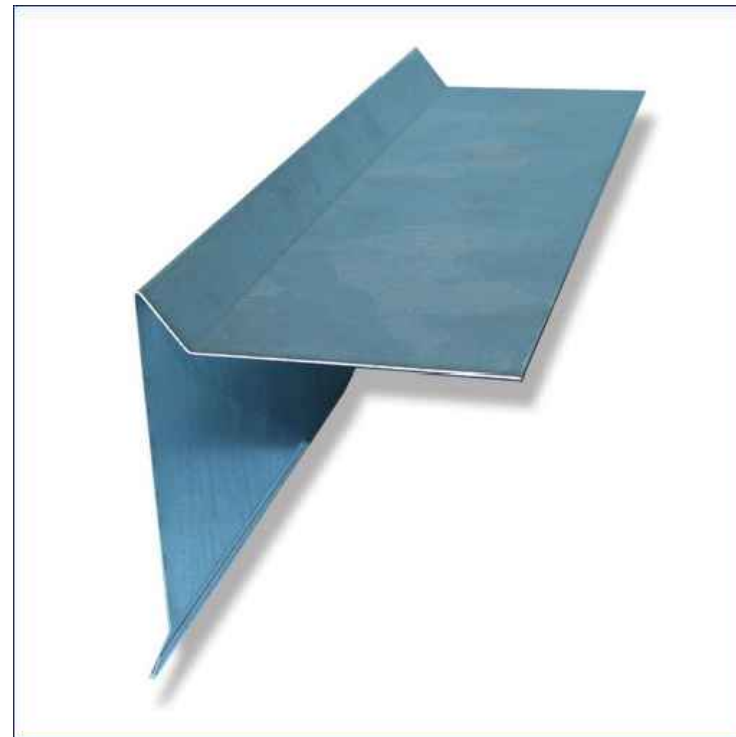
SCALE: N.T.S.

A3.1

1



**WOOD BEAD BOARD CEILING
(FINISH TBD)**



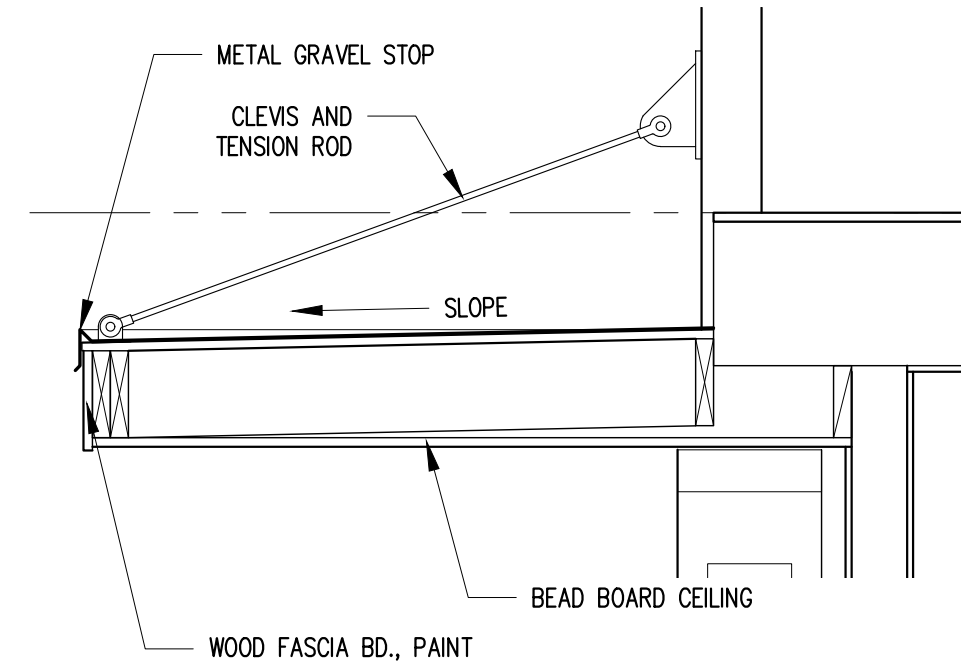
**METAL GRAVEL STOP/DRIP EDGE - 3"
EXPOSED FACE
(COLOR TBD)**

CANOPY MATERIAL / DETAIL

SCALE: 3/4"=1'-0"

A3.1

2



CLEVIS AND TENSION ROD

45 WATER
45 WATER STREET
EXETER, NH 03833

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
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207.994.3104

REVISIONS:

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45 WATER STREET
EXETER, NH 03833

PROJECT NO.: 20091
DRAWN BY: RW
APPROVED BY: BH
ISSUE DATE: 2023-03-31

DRAWING NAME:
MATERIAL DETAIL

SCALE:
DRAWING NO.:

A3.1



STOREFRONT / ASSEMBLY EXAMPLES

SCALE: N.T.S.

A4.0

1

45 WATER

45 WATER STREET
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APPROVED BY: BH

ISSUE DATE: 2023-03-31

DRAWING NAME:

STOREFRONT
EXAMPLES

SCALE:

DRAWING NO.:

A4.0