



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, July 20, 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

The application of Geoffrey Pendexter for changes to the existing structure located at 107 Water Street. The proposed changes include the removal of existing garage doors at the rear of the building and replacement with windows and a door. The subject property is located in the WC-Waterfront Commercial zoning district. Tax Map Parcel #72-26. HDC Case #23-3.

The application of Brayden Tuscher for the proposed demolition of the existing barn, covered porch, entry and stairs on the property at 87 Front Street; and proposed new construction of a two-car garage with living space above. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel # 73-302. HDC Case #23-4.

OTHER BUSINESS

- Hampshire Development Corporation – 81 Front Street, Tax Map Parcel #72-195
Request for preliminary discussion of proposed redevelopment of property.
- Approval of Minutes: June 15, 2023

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

*Posted 07/07/23: Exeter Town Office and Town of Exeter website
Revised 07/12/23*

Historic District Commission
Draft Minutes
June 15, 2023

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

Members Present: Grayson Shephard, Acting Chair, Pam Gjettum, Clerk, Gwen English, Planning Board Rep., Julie Gilman, Select Board Rep., Kenneth Kahn, new member

New Business: A request by DAV IV, LLC for an amendment previously 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 facade. Case #21-6.

Robert Whitermyer from Winterhaven out of Kittery is the representative for this project. Robert stated that this application had gone through and been approved by this commission on May 21, 2021. Robert had slides to show the commission on what the changes would be. They want to show the differences of what was approved and what they would like to do. The commission members also had a packet of this project.

On the street level, they want to do a different canopy than the one that is there. In addition, the storefront windows and the entry doors into the space are looking to get reworked from what is currently there. Part of that front facade modification is the creation of a small side door over the proposed canopy.

On the rear elevation up at the very upper level, they are looking to add a Juliet balcony. This will help the living unit get some air up into that higher level and get a nice view of the river.

Robert then showed slides of the front facade. The left showed what was approved two years ago and on the right is what they are proposing to do. The upper two levels will basically be kept the same, double hung windows with shutters. From the sill level on the second floor down is a rework. For the storefront, try and give a thinner canopy that is a little bit more in tune with a storefront canopy,

Robert said the door to the upper units has been switched from the left hand side to the right hand side because it is more of a circulation item internally. The design intent and the look are not compromised whether the door is on the left or the right.

Grayson then asked if anyone had any questions so far with what has been provided for the front elevation changes.

Kenneth said he just had a question on the materials on the windows and the doors. It says aluminum clad. Where is the aluminum? Robert said the aluminum is on the exterior and it is for the durability portion of it. Kenneth then said, so the front of the door is aluminum and Robert said yes and the interior will be wood that can be stained.

Grayson asked if there were any questions or clarification on the storefront on Water Street or the rear of the building.

Gwen asked if there were any signs proposed for the building and if so, where would they go. Robert said it is a product of when the tenant gets in there. Above the canopy there are two sign boards and are there for signage.

Robert then moved to slides of the river. On the left side is what was approved and on the right is what is being proposed. Robert started from the top down. In lieu of the double hung that was proposed, a five foot french door is being proposed.

Grayson then asked if there were any further questions on this application. Julie said that she does not have any questions but said she appreciates the comparable storefront photos that were given to the commission.

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

Julie said the first time she looked at the rear elevation, she thought that's a lot of glass. That's a lot of holes in the building. Julie said she really does not have reservations about it. The back of the building is only seen from across the river and from inside the units.

Pam said she thinks it looks lovely.

Amanda Kelly from the public spoke. She lives on 24 Prospect Street. She thinks the project is beautiful and they are doing a great job. She said she came tonight to say thank you for including the sloped entry. It is really huge that you are changing that from a step up to a sloped entry. She also hopes more buildings continue to do that and she is glad there were no negative comments about it and is glad that everyone is on board with it.

After more conversation and questions, Julie made a motion to approve as presented. Pam seconded. All were in favor and the application was approved.

Other Business: Election of Officers. Julie made a motion to appoint Grayson Shephard as the Heritage Commission Chairman. Ken seconded. All were in favor. Next is the position of Vice Chair. Kenneth Kahn offered and Julie made a motion to nominate Kenneth as Vice Chair. Pam seconded. All were in favor. The nomination of Clerk will be tabled for now.

Next is the approval of the March 16, 2023 Minutes. Grayson stated that there were not enough members present who were at that meeting to approve them and it has been three months, so the minutes will be approved as is.

Julie wanted to talk about the Office of Planning and Development Spring series of workshops. Julie said she participated in one and it was the first time they had an Historic Preservation that she participated in. There were a lot of good suggestions. One of the things they recommended annually was to go over materials, guidelines, rules and procedures and also to set goals.

Julie said that one thing people were asking about was, do you have anything in the Zoning Ordinance or Guidelines about solar installations. Pam said, yes we do.

Grayson said he thinks it is something that is useful too. Julie said what was recommended first was to have a work session instead of having a meeting. It would be just tossing around ideas and then having a formal meeting when something is adopted.

Ken said that as a new homeowner in the Historic District, I have a recollection of a piece of paper at the closing that tells you the home is in the Historic District, but I am not sure that is the case. Is there a procedure?

Pam stated that it is supposed to go to all the realtors so that people know when they are buying it, that there are strings attached.

Ken said that he would just say, if the first time people are notified at the closing, we might want to do something to trigger it earlier. Usually on the realtor side, it will tell you if there is an HOA involved and if we can do something similar on the listing. That way the first time they see it, it is not at their closing. This would be beneficial for new buyers.

Julie said this is one of the things she would want to put on as a goal is a gathering of realtors. I would also like to do something with builders.

Grayson said at our next meeting, everyone can come up with ideas of how to approach realtors and builders and also talk about setting up a working session.

With no further business, Ken 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



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# 23-3 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 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Property Address: 107 Water Street Exeter NH 03833
The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: 72 Lot No.: 26 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

RECEIVED

JUN 29 2023

EXETER PLANNING OFFICE

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: Chinburg Properties

The described work is scheduled to begin on 9/1/23 and to be completed by 12/1/23
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: Rear of building facing the river - replace garage doors with 1 door and 4 windows.



Town of Exeter Historic District Commission

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See Exeter Zoning Ordinance Section 8.0

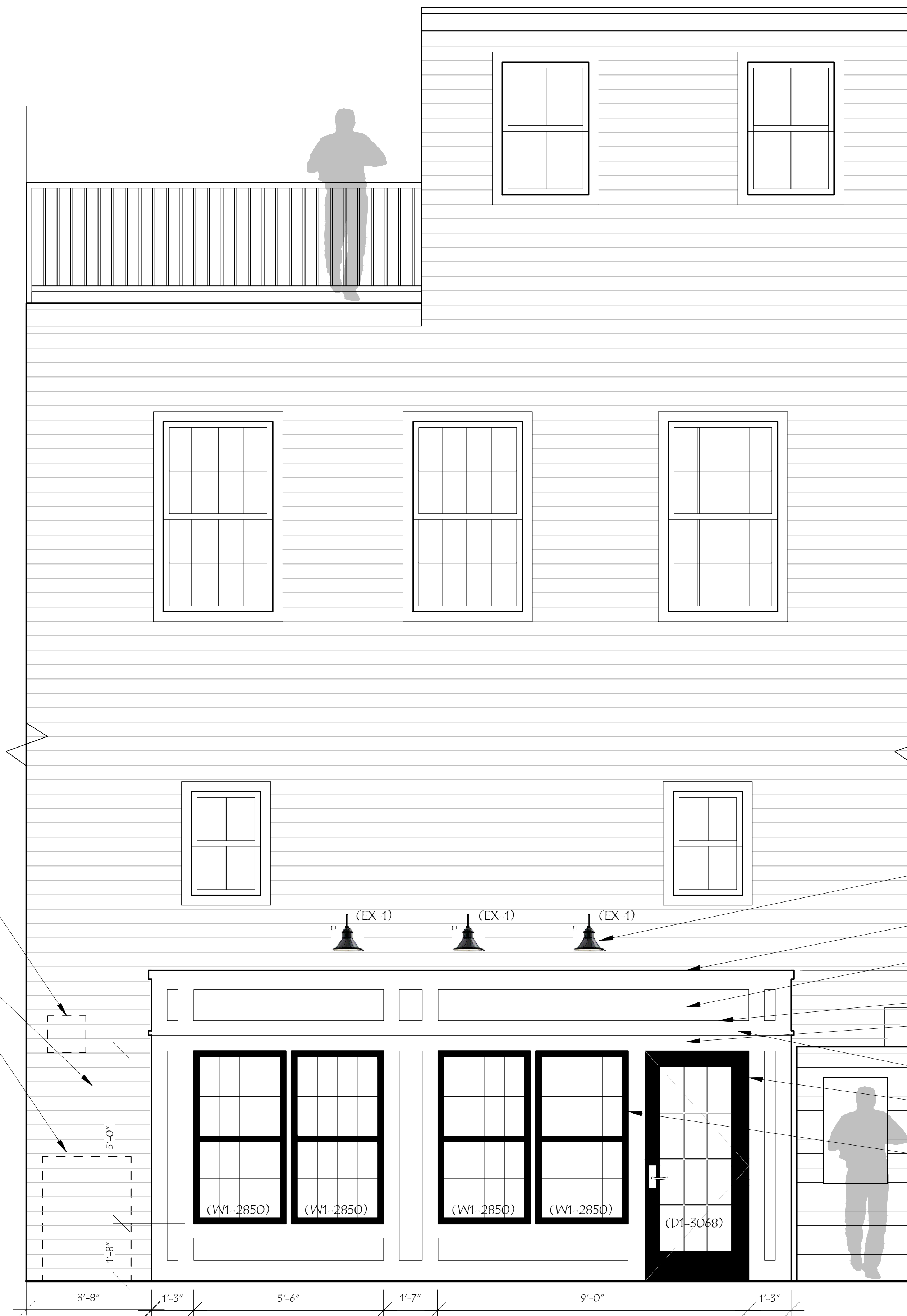
Each application for a certificate of appropriateness shall be submitted on forms provided by the Historic District Commission (HDC). The application shall be presented to the Building Department of the town of Exeter, who shall record the date and receipt of the complete application. The Building Department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

<p><i>Geoffrey Pendexter</i> Applicant Name</p> <p><i>18 Cherry Road</i> Applicant's Mailing Address</p> <p><i>North Hampton, NH 03862</i> City, State, Zip</p> <p><i>603-997-2077</i> Applicant's Phone Number</p> <p><i>pendexter5400@comcast.net</i> Applicant's Email</p>	<p><i>same</i> Property Owner (if different than applicant)</p> <p>Property Owner's Mailing Address</p> <p>City, State, Zip</p> <p>Property Owner's Phone Number</p> <p>Property Owner's Email</p>
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<p>Signature: _____ (Applicant, if different from Property Owner)</p>	<p>Date: _____ (mm/dd/yyyy)</p>
<p>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.</p>	
<p>Signature: <i>[Signature]</i> _____ (Property Owner)</p>	<p>Date: <i>7/1/23</i> (mm/dd/yyyy)</p>

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



1 EXTERIOR ELEVATION - OPTION 1
SCALE: 1/2" = 1'-0"

KITCHEN & BATHROOM VENT

FILL IN WALL & MATCH
HARDPLANK SIDING

CONDENSER UNIT



2 EXISTING CONDITIONS PHOTO
SCALE: NONE

- (3) KICHLER 10" NORTHLAND OUTDOOR WALL SCONCE BLACK FINISH KCH720109
- CROWN MOLDING TOP
- WHITE PVC PANELS
- 1X4 WHITE PVC TRIM
- 1X6 WHITE PVC TRIM
- 1X2 WHITE PVC TRIM
- PELLA ARCH. SERIES TRADITIONAL OUTSWING DOOR - BLACK ALUM. CLAD EXTERIOR W/ 12 SPL GRILLES & BRSHD NKL HDWR
- PELLA WOOD ALUMINUM CLAD DOUBLE HUNG WINDOWS 8/8 GRILLES W/ BRSHD NKL HDWR (BLACK EXTERIOR)

Northland™ 12" 1 Light Wall Light Black 4975BK

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CERTIFICATIONS/QUALIFICATIONS

Dark Sky Compliant: Yes
www.kichler.com/northland

Dimensions

Base Diameter: 6.00 DIA.
Extension: 17.00"
Weight: 2.20 LBS
Height from center of Wall opening (Spec Sheet): 3.00"
Height: 12.00"
Width: 10.00"

Light Source

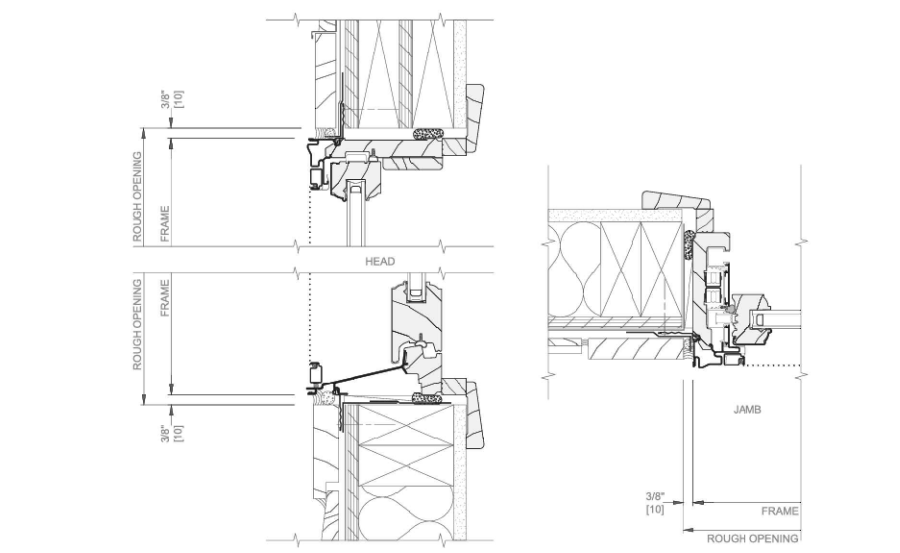
Lamps Included: N/A Included
Lamp Type: A19
Light Source: Incandescent
Max or Nominal Watt: 100W
of Bulb/LED Modules: 1
Socket Type: Medium
Socket Wire: 150"

Mounting/Installation

Interior/Exterior: Exterior
Wall Location Rating: Wall Mount
Mounting Style: Wall Mount
Mounting Weight: 2.20 LBS

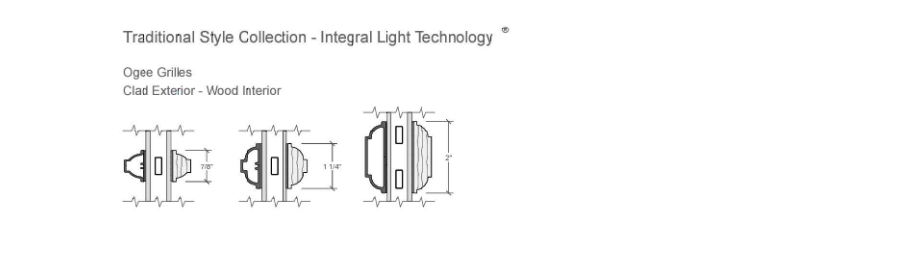
6 ENTRY DOOR SECTION
SCALE: NONE

Installation Details - Wood and Aluminum-Clad Wood Exterior
Fin Installation - Double Hung with Wood Trim / Siding



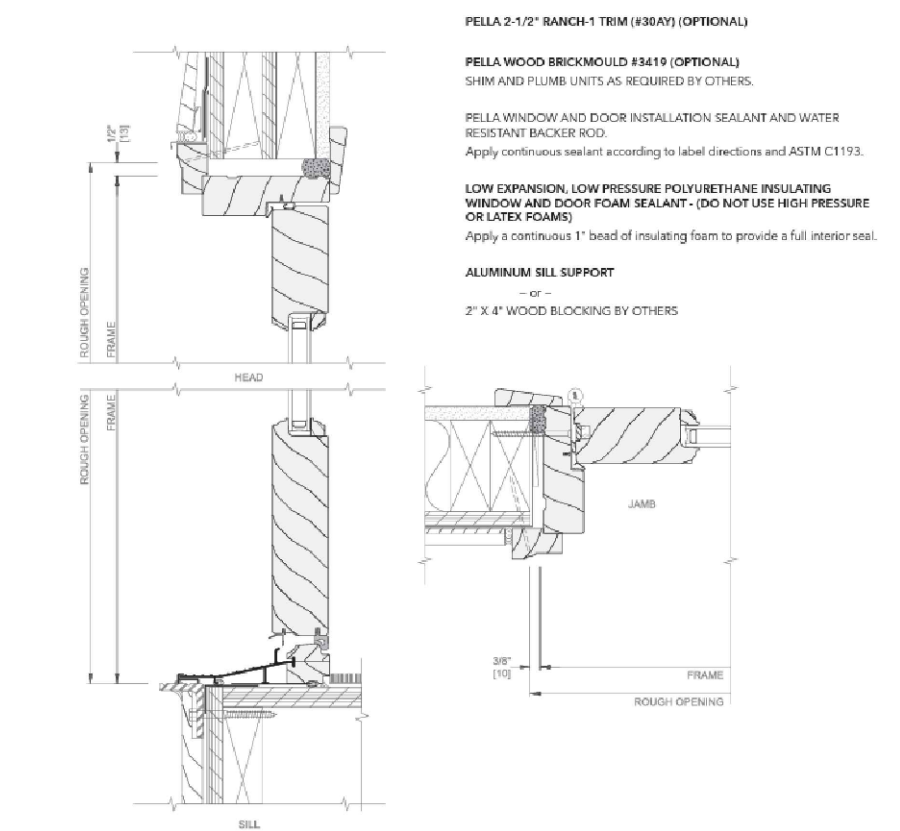
4 WINDOW DETAIL
SCALE: NONE

Installation Details - Wood and Aluminum-Clad Wood Exterior
Grille Profiles



5 WINDOW GRILLE DETAIL
SCALE: NONE

Installation Details - Wood and Aluminum-Clad Wood Exterior
Brickmould Installation Details - Wood Exterior Hinged Door with Wood Siding



6 ENTRY DOOR SECTION
SCALE: NONE



PROJECT ADDRESS: **THE RIVER CLUB**
107 WATER ST. EXETER, NH

PROPOSED EXTERIOR ELEVATION
PERMIT SET - NOT FOR CONSTRUCTION

DATE: 06/27/23
DRAWN: KL
sheet no.
A 1.0



Town of Exeter Historic District Commission

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CERTIFICATE OF APPROPRIATENESS

For erection and display of

NEW CONSTRUCTION



Official Use Only

Application No. HDC # 23-4 Fee Paid N/A 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 New Construction Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan: to scale, locate footprint of proposed building, include key dimensions and materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Floor Plans: to scale, indicate windows, doors, general interior wall layout, floor elevation changes	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Details: including but not limited to widow/door/cornerboard trim, eave, railings, cupolas, brackets, shutters	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure to be modified if applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application Fee <u>N/A - no abutter fees</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Property Address: 87 Front Street

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

Tax Map: 73 Lot No.: 302 Unit: 87

RECEIVED

Please check the category which is appropriate to this application

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

JUL - 3 2023

EXETER PLANNING OFFICE

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: Brayden Tuscher, Vakota Architecture pllc



Town of Exeter Historic District Commission

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The described work is scheduled to begin on September 1, 2023 and to be completed by September 1, 2024
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: _____

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 Brayden Tuscher	Property Owner (if different than applicant) Dina Chen & Rajesh Vaid
Applicant's Mailing Address PO Box #74	Property Owner's Mailing Address 87 Front Street
City, State, Zip York Beach Maine 03910	City, State, Zip Exeter, NH 03833
Applicant's Phone Number 603-583-6469	Property Owner's Phone Number 415-627-8090
Applicant's Email tdgdesign@hotmail.com	Property Owner's Email dchen1658@yahoo.com

Signature: Date: 06/30/2023
(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: R. Roy Vaid Date: 06/30/2023
(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. HDC #23-4

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:

CONCEPT PLANS FOR THE VAID RESIDENCE

CODE SUMMARY

Building Code:

State of New Hampshire Building Code Per HB1681, based on the following:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Energy Conservation Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2020 National Electrical Code

Construction Type = Type VB, Unsprinklered

Occupancy Group = R-3

DESIGN CRITERIA

Live Loads

Roof = 15 psf
Attics w/ storage = 20 psf
First floor = 40 psf
Stairs = 40 psf

Dead Loads

Floor = 15 psf
Roof = 15 psf

Roof Snow Loads

Design roof snow load = 50 psf
Snow exposure factor $ce = 1.00$
Importance factor $i = 1.00$
Thermal factor $ct = 1.00$
Ground snow load $pg = 30$ psf
Sloped roof factor $cs = 1.00$

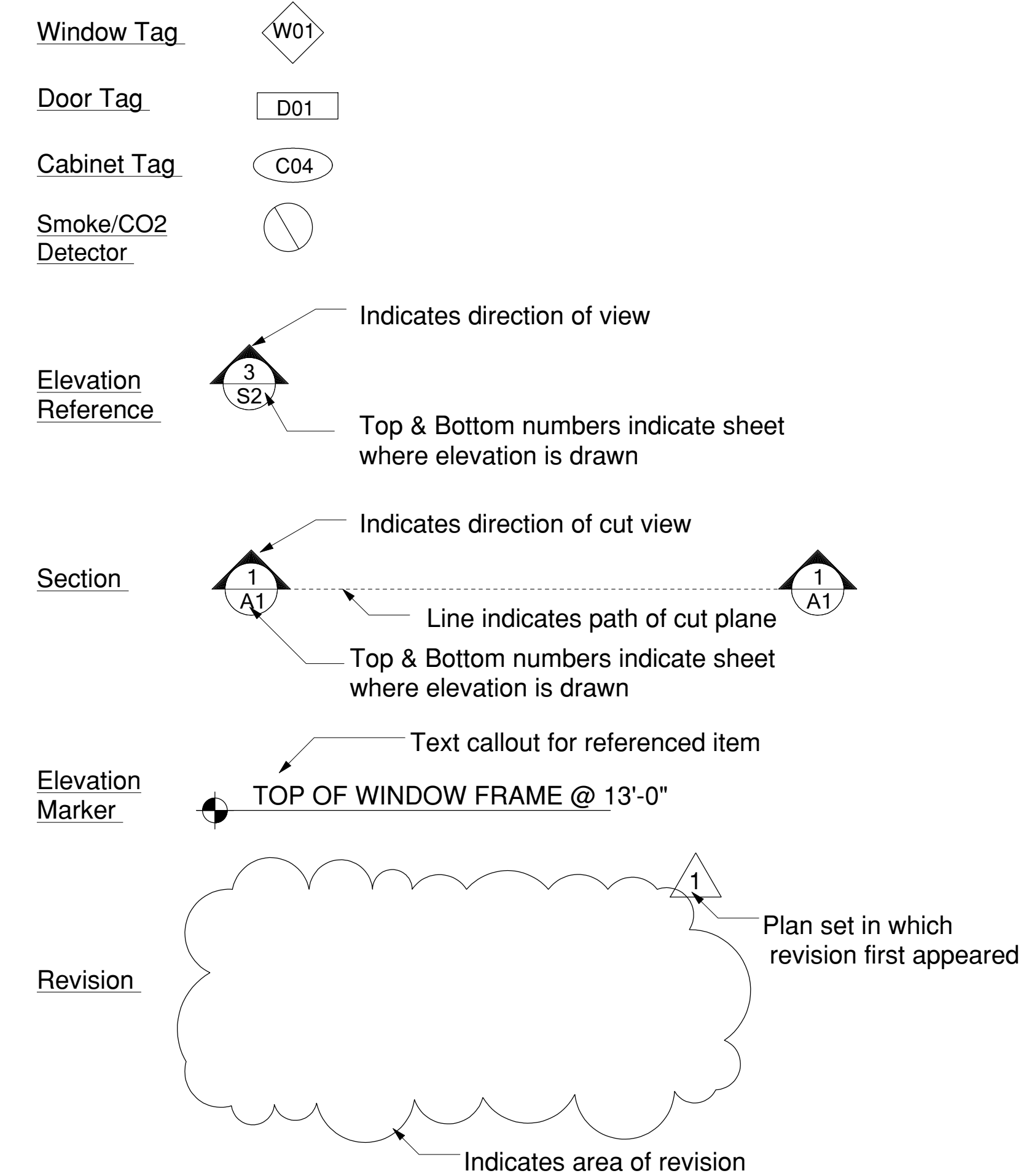
Wind Design Data

Basic wind speed = 100 mph
Mean roof height = 32 ft
Building category = ii
Importance factor = 1.00
Exposure category = b
Enclosure classification = Enclosed building
Internal pressure coef. = -0.18
Directionality (kd) = 0.85

GENERAL NOTES

- Plans for review by the Town of Exeter Historical Commission
Not for Construction
- Existing Construction Notes:
 - Existing Historical single family residence constructed in 1850
 - Transitional concealed timber framed structure over granite & masonry foundation.
- Proposed Construction Notes:
 - New two-car garage w/ living space above.
 - Standard stick framed construction methods
 - All windows & exterior finishes to match existing historical features as illustrated on the plans
- Dimensions:
 - All exterior dimensions pulled from exterior face of foundation wall to centerline of doors & windows, U.N.O.
 - All interior dimensions pulled from interior face of wall framing material.
 - All structural dimensions pulled from exterior face of foundation/exterior wall to centerline of referenced structural member, U.N.O.
- All new interior walls are to be 2x4 studs @ 16" o.c. with 1/2" GWB finish, U.N.O.
- All new exterior walls to be per plan and details
- All egress windows shall have a minimum net clear opening of 5.7 square feet w/ the clear opening height a min of 24" & clear opening width a min of 20". All egress window sills shall be set no more than 44" A.F.F.
- Stair & Railing requirements
 - All risers to be closed with a max height of 7-3/4"
 - All treads to be a min width of 10"
 - Top of railing @ 34" A.F.F. & to be a min of 1-1/2" in diameter & set 1-1/2" from wall
 - All balusters to be spaced so as to not allow the passage of a 4" sphere
- Energy Performance:
 - All windows to have a max U-value of 0.27
 - All exterior doors to have a max U-value of 0.27
 - All new exterior walls to be R-28 or better
 - All flat ceilings to be a min of R-60
 - Roof insulation to extend over top plates
 - Slab R-value to be R-15

SYMBOL LEGEND



TEAM MEMBERS

PROJECT OWNERS

RAJESH VAID & YANRU CHEN

25 Greybirch Circle
Belmont, MA 02478
(415) 627-8090
dchen1658@yahoo.com

STRUCTURAL

SRG ENGINEERING, INC

P.O. Box 925
Gray, Maine 04039
(207) 657-7323
srg@srgeng.com

ARCHITECTURAL

VAKOTA ARCHITECTURE, PLLC

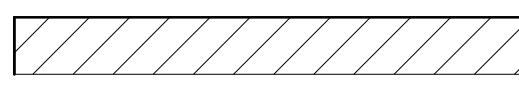
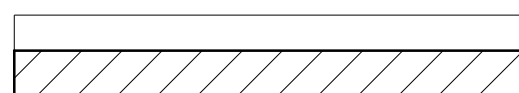


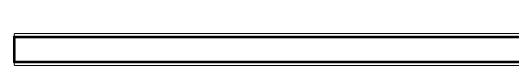


41 East 11th St. 11th Floor
New York, New York 11225
(212) 655-9875 (main office)
(603) 583-6469 (project contact)
tdgdesign@hotmail.com

SITE/CIVIL

SANFORD ENGINEERING

597 New Boston Road
Bedford, NH 03110
(603) 472-2265
paul@sandfordsurvey.com

WALL TYPE SCHEDULE

	8" Existing Brick Foundation Wall
	8" Existing Brick Foundation Wall w/ 4" Exterior Granite Facade
	Existing 2X4 Rough Sawn Framed Exterior wall
	Existing 2X6 Framed Interior wall
	Existing 2X4 Rough Sawn Framed Interior Wall
	New 2X6 Framed Exterior Wall
	New 2X4 Framed Interior Wall

DRAWING INDEX

ARCHITECTURAL

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- AB1 EXISTING SITE CONDITIONS PLAN
- AB2 AS-BUILT FOUNDATION PLAN
- AB3 AS-BUILT FIRST FLOOR PLAN
- AB4 AS-BUILT SECOND & THIRD FLOOR PLANS
- AB5 AS-BUILT SOUTH & EAST BUILDING ELEVATIONS
- AB6 AS-BUILT NORTH & WEST BUILDING ELEVATIONS
- A1 PROPOSED FOUNDATION LEVEL PLAN
- A2 PROPOSED FIRST & SECOND FLOOR PLANS
- A3 PROPOSED SOUTH & EAST ELEVATIONS
- A4 PROPOSED NORTH & WEST ELEVATIONS
- A5 SUPPLEMENTAL PHOTOGRAPHS

VAKOTA
architecture, pllc
41 East 11th St., 11th Floor
New York, New York 11225
212.655.9875

PROJECT INFO:
THE VAID
RESIDENCE
87 FRONT STREET
EXETER, NH

SHEET TITLE:
COVER SHEET

NO.	REVISION DESCRIPTION	DATE	PROJECT STATUS: HDC REVIEW	
			REVISION SCHEDULE	DATE

DATE: 06/30/2023
SCALE: N/A
SHEET NUMBER:

C1

PLAN REFERENCE:

1. LOT LINE ADJUSTMENT FOR PHILLIPS EXETER ACADEMY AND THE EXETER SCHOOL DISTRICT IN EXETER, NH; SCALE: 1" = 50'; JUNE 1992; BY PARKER SURVEY ASSOC., INC. EXETER & SEABROOK, NH.; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN# C-21783.

ABBREVIATION TABLE

- LSA - LANDSCAPED AREA
- VGC - VERTICAL GRANITE CURB
- OHU - OVERHEAD UTILITIES
- WSF - WOOD STOCKADE FENCE
- COV.ENT. - COVERED ENTRANCE
- WF-A1 - WETLAND FLAG NUMBER
- FF - FINISH FLOOR ELEVATION

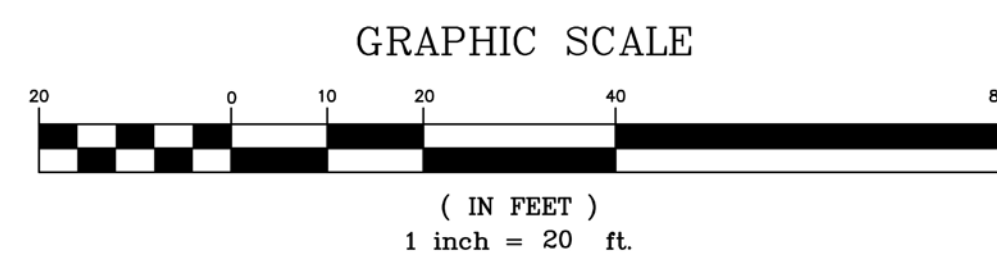
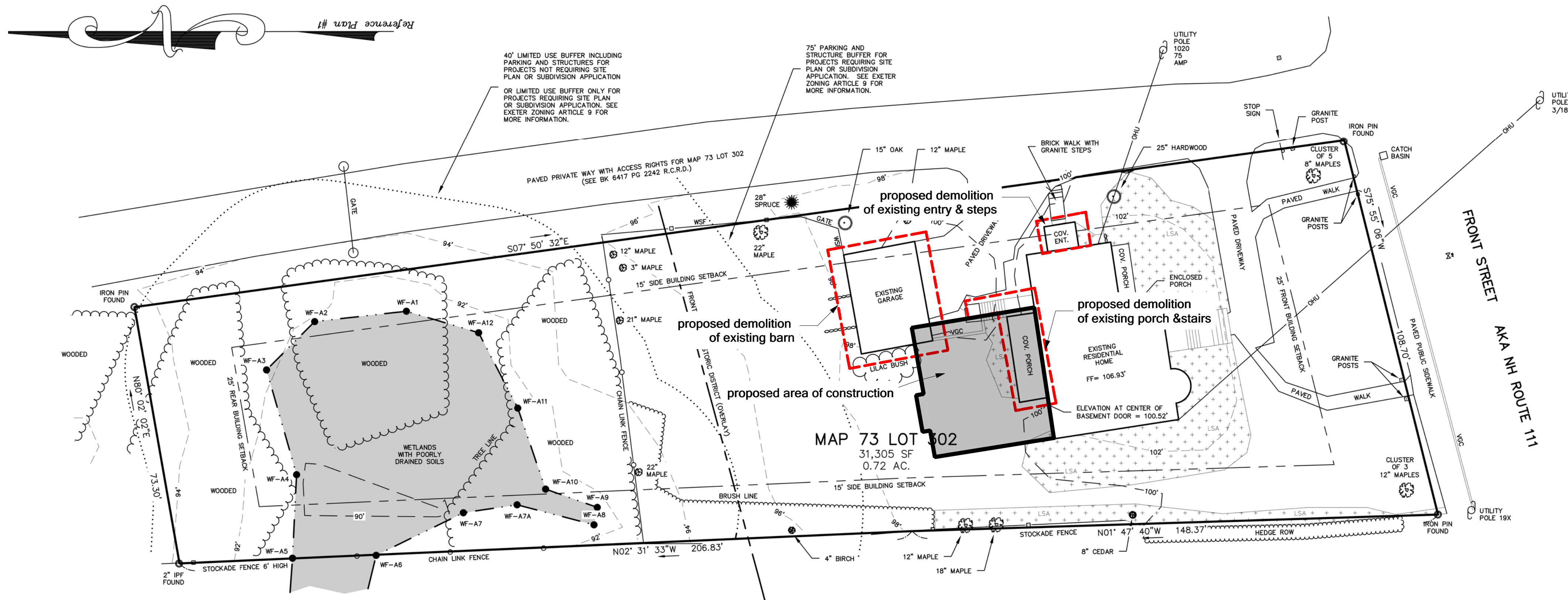
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR TAX MAP 73 LOT 302 IN EXETER, NH.
2. OWNER OF RECORD: YANRU CHEN & RAJESH VAID
25 GREYBIRCH CIRCLE
BELMONT, MA. 02478
3. TOPOGRAPHIC DATUM IS ASSUMED.
4. THE SUBJECT PROPERTY IS ZONED: (R2) RESIDENTIAL
MIN. AREA: 15,000 SF. WITH WATER AND SEWER
MIN. FRONTAGE: 100'
MIN. WIDTH: 100'
MIN. DEPTH: 100'
FRONT SETBACK: 25'
SIDE SETBACK: 15' ONE / 30' BOTH
REAR SETBACK: 25'
5. BOUNDARY INFORMATION SHOWN IS FROM A REFERENCE PLAN #1.

VAKOTA
architecture, pllc
41 East 11th St, 11th Floor
New York, New York 11225
212.655.9875

THE VAID
RESIDENCE
87 FRONT STREET
EXETER, NH

EXISTING SITE
CONDITIONS



REVISIONS

NO.	DATE	DESCRIPTION	BY

EXISTING CONDITIONS PLAN
MAP 73 LOT 302
LAND OF
YANRU CHEN & RAJESH VAID
87 FRONT STREET
EXETER, NH

SANDFORD
SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604
597 NEW BOSTON ROAD, BEDFORD, NH 03110
BOUNDARY SURVEYS ~ SUBDIVISIONS ~ SITE PLANS ~ STRUCTURAL ~ SEPTIC DESIGNS

PROJ. MAN.: PMS	CADD: PMS	PROJ: CHE04B22079
CONTACT: B.TUSHER	CHK BY: PMS	DWG#: CHE04B22079
SCALE: 1" = 20'	DATE: 8/26/22	SHEET 1 OF 1

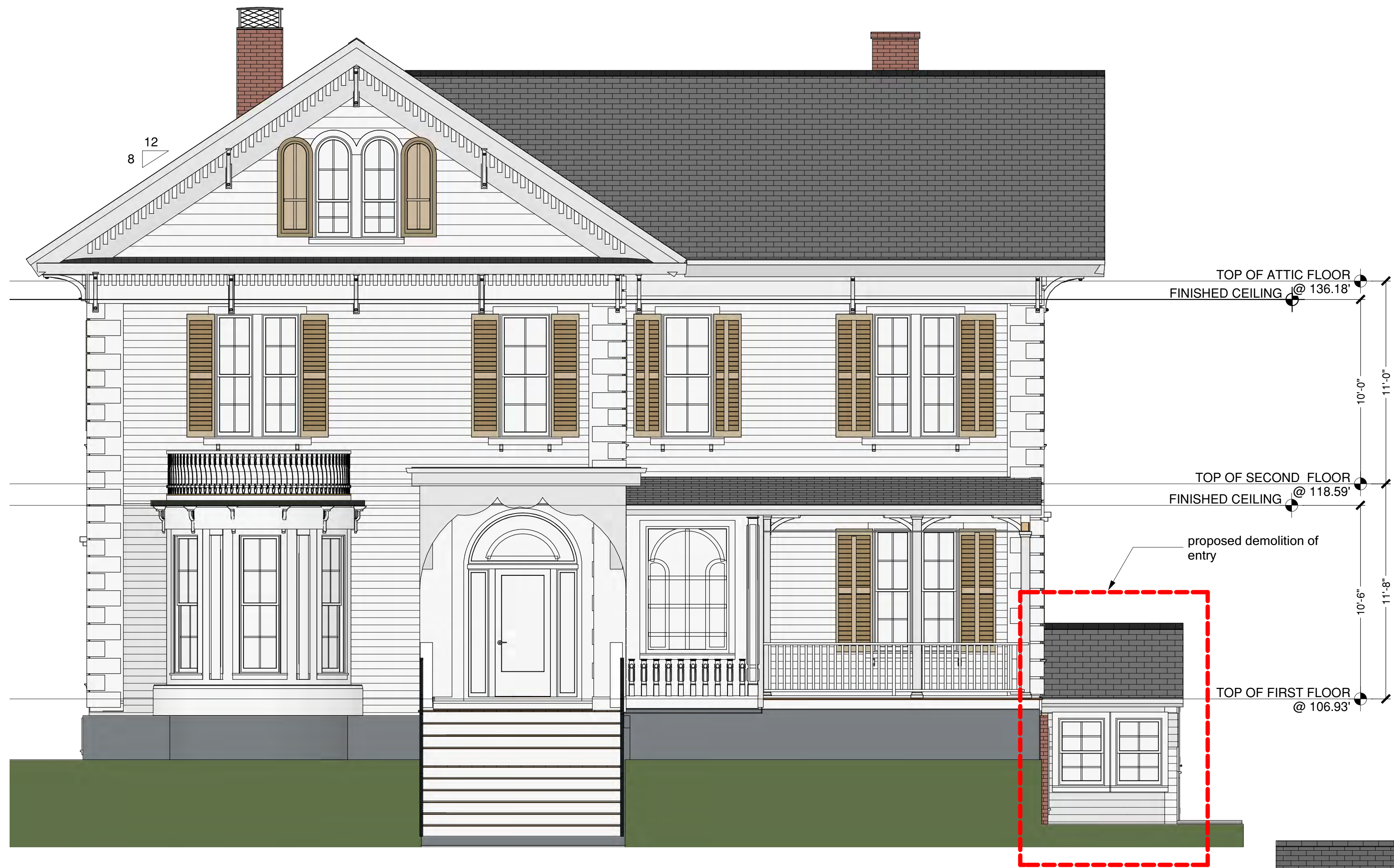
SHEET TITLE:

PROJECT STATUS: HDC REVIEW

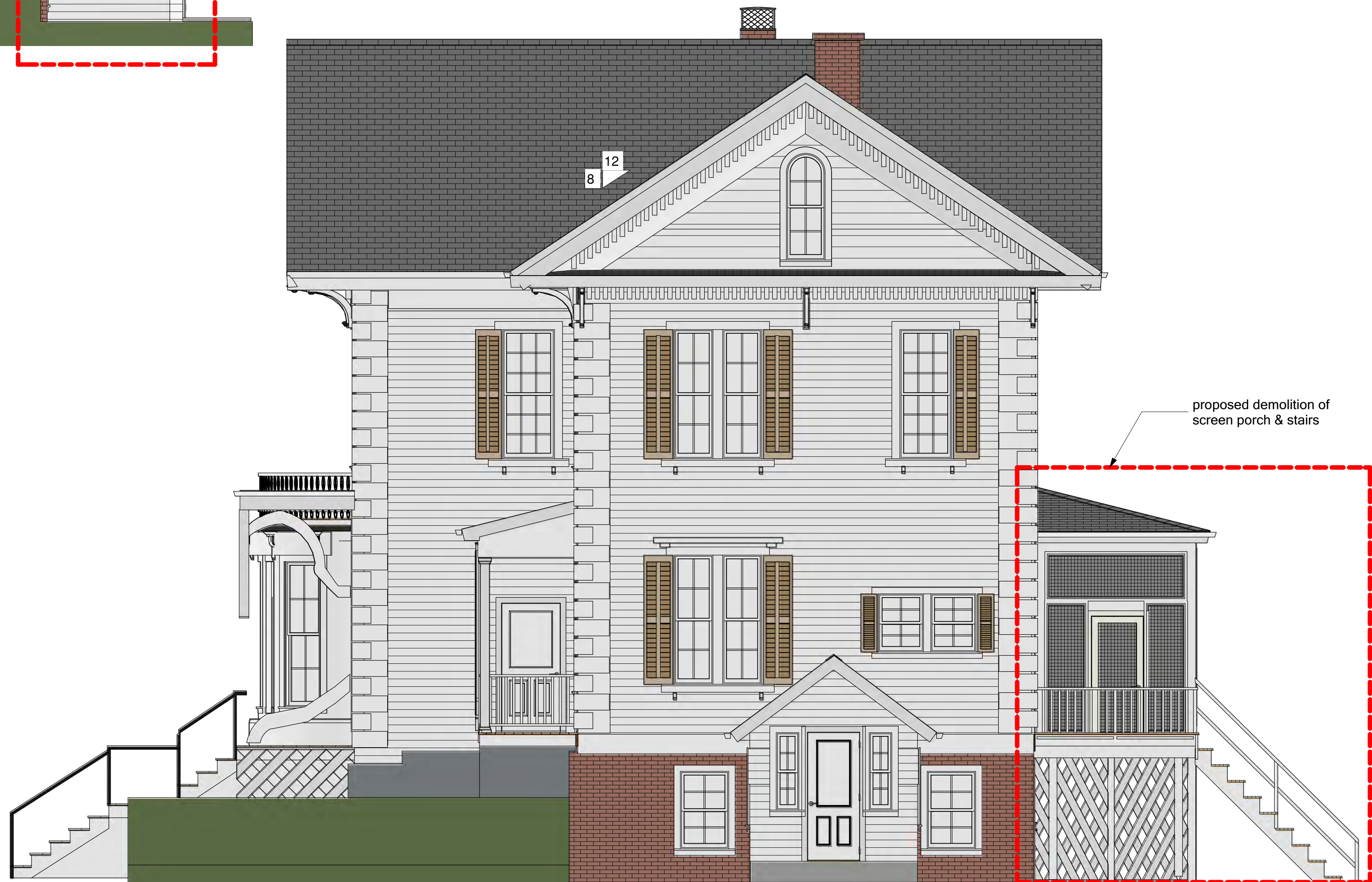
NO.	REVISION SCHEDULE	DESCRIPTION	DATE

DATE: 06/30/2023
SCALE: AS NOTED
SHEET NUMBER:

AB1



1) AS-BUILT SOUTH ELEVATION
1/4" = 1'-0"



2) AS-BUILT EAST ELEVATION
1/4" = 1'-0"

VAKOTA
architecture, pllc
41 East 11th St, 11th Floor
New York, New York 11225
212.655.9875

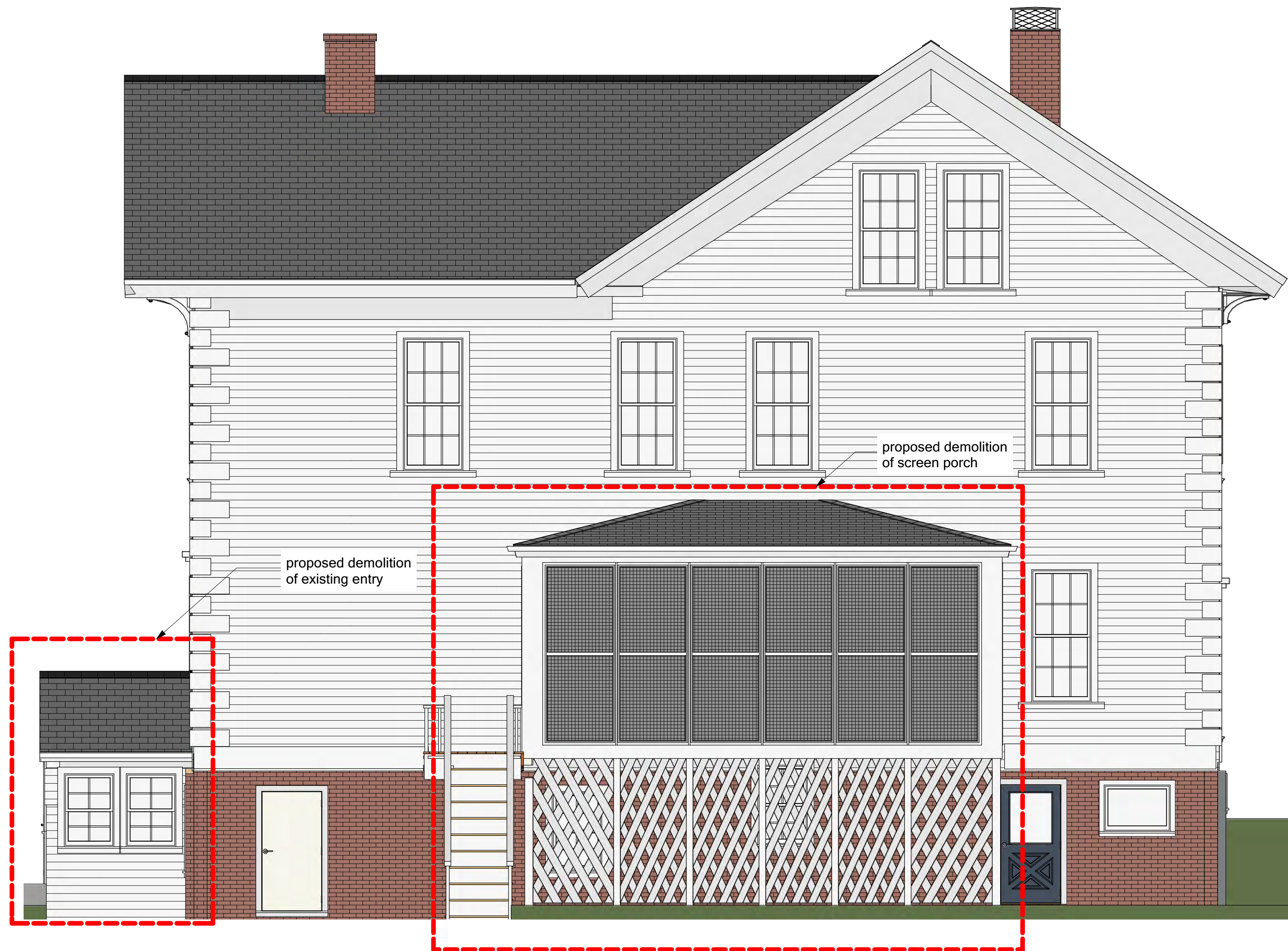
PROJECT INFO:
**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

SHEET TITLE:
**AS-BUILT
SOUTH & EAST
BUILDING ELEVATIONS**

NO.	REVISION STATUS: HDC REVIEW	DESCRIPTION	DATE

DATE: 06/30/2023
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

AB5



1) AS-BUILT NORTH ELEVATION
1/4" = 1'-0"



2) AS-BUILT WEST ELEVATION
1/4" = 1'-0"

VAKOTA
architecture, pllc
41 East 11th St, 11th Floor
New York, New York 11225
212.655.9875

PROJECT INFO:
**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

SHEET TITLE:
**AS-BUILT
NORTH & WEST
BUILDING ELEVATIONS**

PROJECT STATUS: HDC REVIEW		REVISION SCHEDULE	
NO.	DESCRIPTION	DATE	DATE

DATE: 06/30/2023
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

AB6



1) PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2) PROPOSED EAST ELEVATION
1/4" = 1'-0"

VAKOTA
architecture, pllc
41 East 11th St, 11th Floor
New York, New York 11225
212.655.9875

PROJECT INFO:
**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

SHEET TITLE:
**PROPOSED
SOUTH & EAST
ELEVATIONS**

PROJECT STATUS: **HDC REVIEW**

NO.	REVISION SCHEDULE DESCRIPTION	DATE

DATE: 06/30/2023
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A3



1) PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2) PROPOSED WEST ELEVATION
1/4" = 1'-0"

VAKOTA
architecture, pllc
41 East 11th St, 11th Floor
New York, New York 11225
212.655.9875

PROJECT INFO:
**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

SHEET TITLE:
**PROPOSED
NORTH & WEST
ELEVATIONS**

PROJECT STATUS: HDC REVIEW

NO.	REVISION SCHEDULE DESCRIPTION	DATE

DATE: 06/30/2023
SCALE: 1/4" = 1'-0"
SHEET NUMBER:

A4



1) SOUTH



2) SOUTH WEST



3) NORTH WEST



4) NORTH EAST



5) OVERHEAD GARAGE DOOR (STORAGE DOOR TO MATCH)



6) GARAGE MAN DOOR



7) WINDOW DETAIL

VAKOTA
 architecture, pllc
 41 East 11th St, 11th Floor
 New York, New York 11225
 212.655.9875

PROJECT INFO:
**THE VAID
 RESIDENCE**
 87 FRONT STREET
 EXETER, NH

SHEET TITLE:
**SUPPLEMENTAL
 PHOTOGRAPHS**

PROJECT STATUS: HDC REVIEW		REVISION SCHEDULE	DATE
NO.	DESCRIPTION		

DATE: 06/30/2023
 SCALE: N/A
 SHEET NUMBER:

A5



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



Official Use Only

Application No. HDC#23-5 Fee Paid N/A Date Paid N/A
(PRELIMINARY CONSULTATION) (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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs: existing site, existing structure, proposed ideas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Property Address: 81 FRONT STREET
The following information can be obtained from the Assessor's Office or Planning Department

Tax Map: 72 Lot No.: 195 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: HAMPSHIRE DEVELOPMENT CORP.

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

Other comments: WORK WILL COMMENCE IN AUGUST/SEPTEMBER



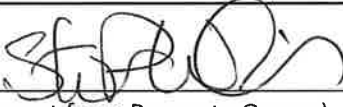
Town of Exeter Historic District Commission

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709
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 <u>Hampshire Dev. Corp</u> <u>Steven Wilson</u> Applicant's Mailing Address <u>41 INDUSTRIAL DR #20</u> City, State, Zip <u>Exeter NH 03833</u> Applicant's Phone Number <u>603-235-5475</u> Applicant's Email <u>spwilson56@hotmail.com</u>	Property Owner (if different than applicant) <u>Phillips Exeter Academy</u> Property Owner's Mailing Address <u>20 Main Street</u> City, State, Zip <u>Exeter NH 03833</u> Property Owner's Phone Number Property Owner's Email
--	--

Signature:  Date: 7/11/23
 (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

HAMPSHIRE DEVELOPMENT CORPORATION

General Contractor

July 7, 2023

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

RE: 81 Front Street Proposed Renovations

Dear Commissioners,

We have have entered an agreement to acquire the property located at 81 Front Street from its current owners, Phillips Exeter Academy. Our hope is to convert the almost 16,000 square feet of finished space into more manageable multi-family housing units while preserving its architectural and historic integrity.

The property is formally known as the Otis House with the original home and outbuildings largely intact and a brief history of the home pre 1980 is attached. Since 1987 it has undergone numerous significant renovations and multiple additions that have doubled its size and left it in good condition overall despite being unused for a number of years. We will be proposing to subdivide the 1.8A lot into 2 individual parcels as shown on the attached subdivision plan and then requesting a special exception to allow a multi unit conversion for 6-8 apartments. This subdivision would be accomplished by the elimination of a 5'x30' connector hall that was added in 1987 and would provide the required setbacks and is illustrated by the attached plans. New construction would be limited to the addition of 2 minor infill additions as further illustrated. The additions would be constructed in the same architecture, would be invisible from any off site perspective and do not affect any of the pre 1987 structures.

We hope that you will through our preliminary meeting provide your feedback and help us return this landmark property to an appropriate productive use. We look forward to further discussions.

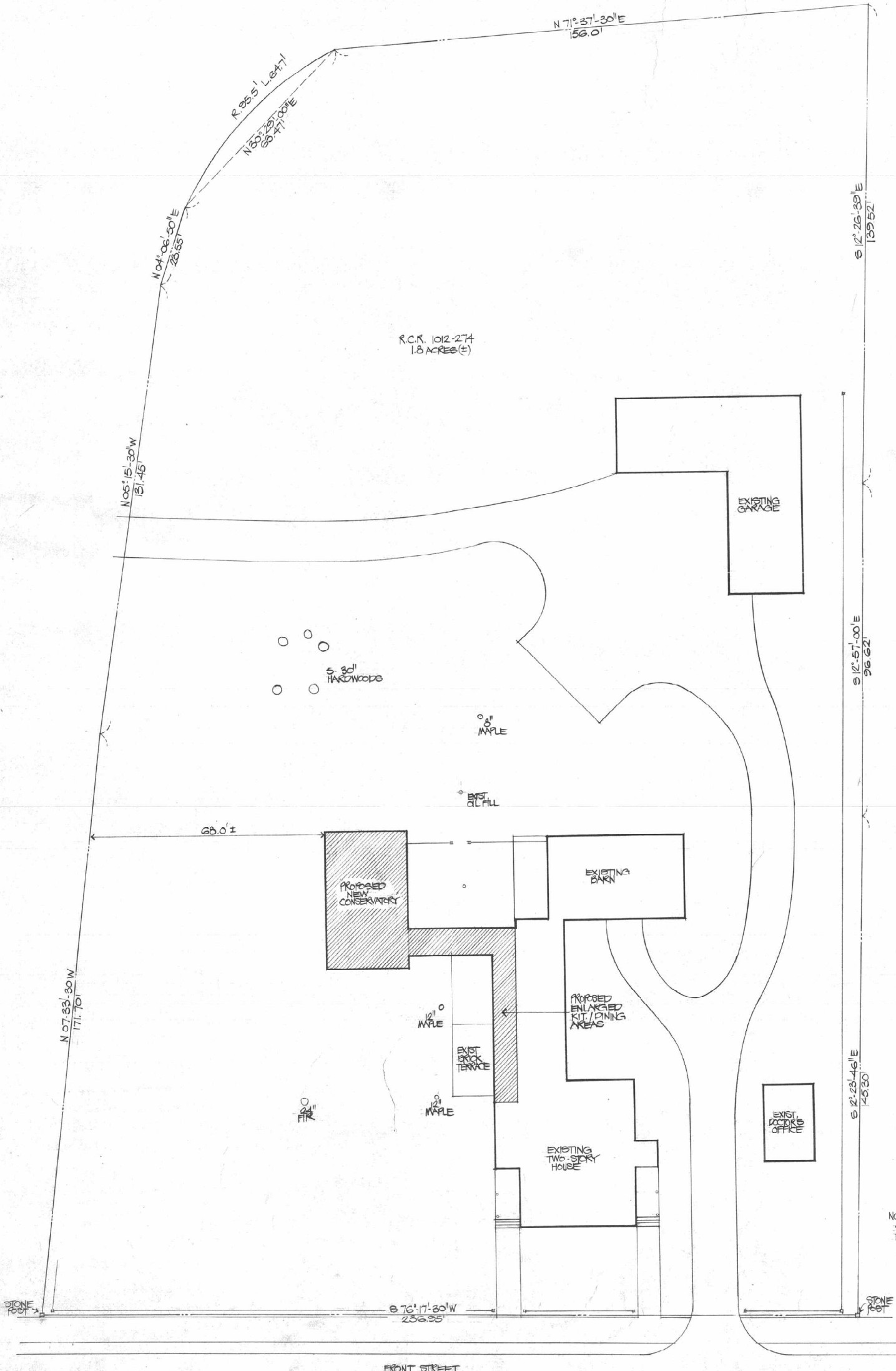
Attached to this letter are the following documents.

- 1987 Survey of the Property with proposed buildings from previous ownership
- Site Plan with existing structures overlaid.
- Proposed areas of demolition and additions
- Historical Property Summary

Warm Regards,

Steven Wilson

Original Property Survey 1987



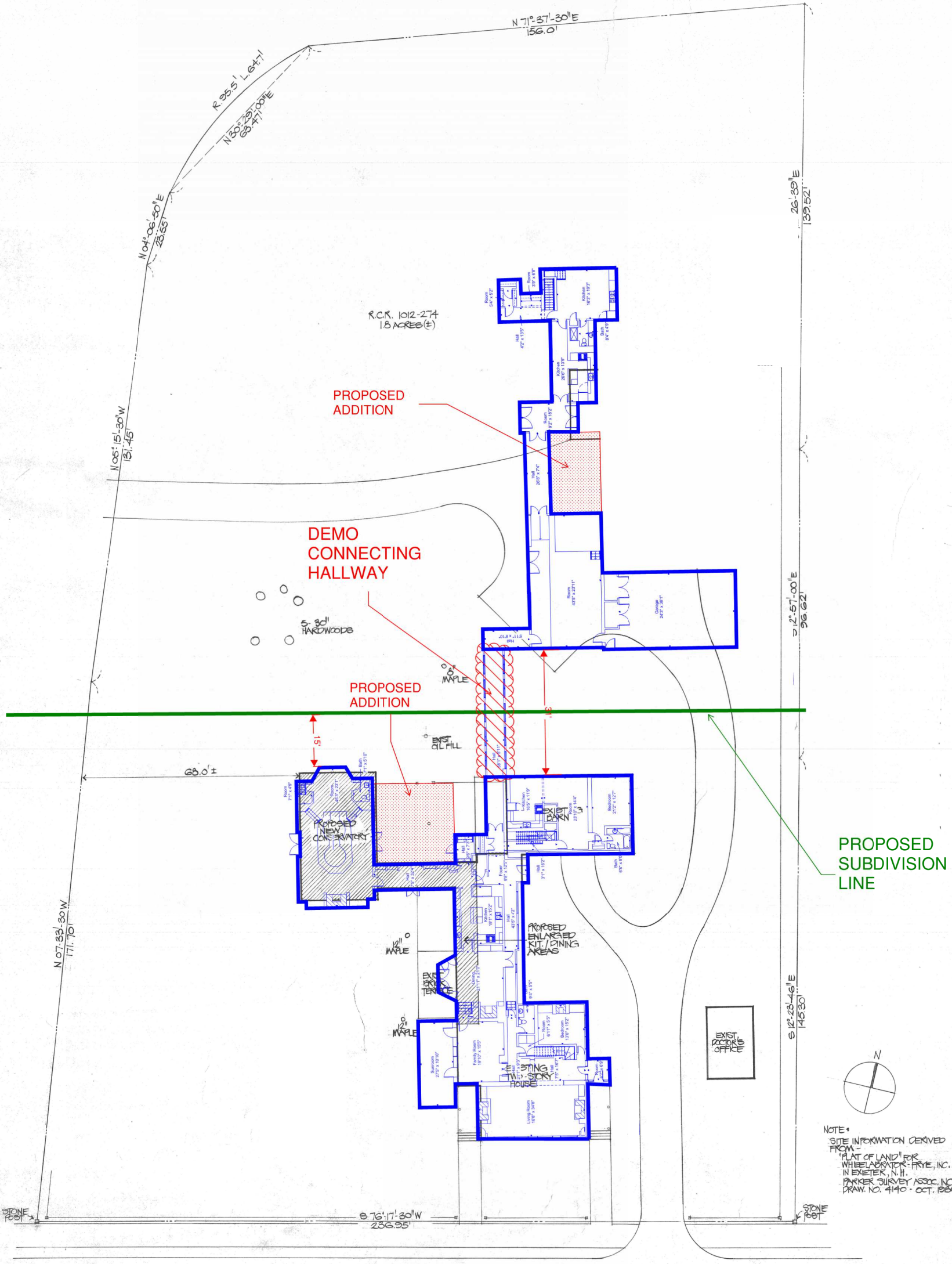
R.C.R. 1012-274
1.8 ACRES (±)

NOTE:
SITE INFORMATION DERIVED FROM:
"PLAT OF LAND" FOR
WHEELABRATOR-FRYE, INC.
IN EXETER, N.H.
PARKER SURVEY ASSOC. INC.
DRAW. NO. 4140 - OCT. 1980

SITE PLAN
1/6" = 1'-0"

ALTERATIONS & ADDITIONS TO THE
OTIS HOUSE
81 FRONT STREET
EXETER, NEW HAMPSHIRE
ROBERT FLEISCHAUER/ARCHITECT 11-10-87

Proposed Demo & Subdivision Plan



SITE PLAN
1/6" = 1'-0"

ALTERATIONS & ADDITIONS TO THE
OTIS HOUSE
81 FRONT STREET
EXETER, NEW HAMPSHIRE
ROBERT FLEISCHAUER/ARCHITECT 11-10-87