



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, April 18, 2024 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 Brayden Tuscher for an amendment to a previously approved application for revisions to the proposed new construction of a two-car garage with living space above on the property at 87 Front Street. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel # 73-302. HDC Case #23-4.

A request from Hajjar Management for a conceptual review of a proposal for new construction of a mixed-use development at 11 Front Street. The subject property is in the C-1, Central Area Commercial zoning district. Tax Map Parcel #72-224-2.

OTHER BUSINESS

- Approval of Minutes: September 21, 2023

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 04/08/24: Exeter Town Office and Town of Exeter website

Historic District Commission

September 21, 2023

Draft Minutes

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

Members Present: Grayson Shephard, Chairman, Julie Gilman, Select Board Rep., Pam Gjettum, Clerk, Gwen English, Planning Board Rep., Kevin Kahn, Vice Chair

New Business: Public Hearing: The continued public hearing on the application of Mario Ponte for changes to the existing structure located at 85 Water Street. The applicant proposes to restore the structure to original appearance. Case #23-7.

Mario Ponte spoke and said he is from across the street, Exeter Jewelers. He had lived here for fifty years and acquired this building thirty years ago. It is in desperate need of renovations. Mario said what he wants to do with his Architect Thomas House and John Defarno the builder, is to bring it back to the way it was originally.

Mario said there were dormers there originally but had been covered over. The windows on the second floor, the openings are still there with a granite top, but a third of them have been covered over. The four arches are still there but they were covered over with a shingled canopy. Mario said they want to uncover all of that and restore it to its original spender and put an addition on the back so it makes room for the fire escape, elevator and things to that nature.

John Defarno spoke and said they put together from the last meeting some information for the commission. Each member had a packet to look at and there were also slides presented. John said that Tom would be explaining the changes to the drawings from the last meeting.

Tom spoke and said he would be going through the changes. He showed the front elevation first. The semi-circle windows are still there but are underneath the existing shingled roof canopy which we want to take down. On the second floor, the windows are shorter right now and it is kind of like a cedar shingle fill in

above the windows with a granite header. We will be taking out the shingles and making new larger windows.

Tom said, on the roof, there are no dormers out there now as Mr. Ponte had mentioned earlier, we want to bring back the original dormers from before.

On the side elevation, there is really nothing that changes except client materials. The rear elevation, Tom said they decided to get rid of the two small dormers on top.

Grayson asked about the garage. Tom said there is no garage. The area is used as an apartment instead of a garage.

Tom then showed the access way between the buildings and said it is actually a pedestrian access. Cars are not supposed to be going down or up it. Mario said it is a right of way for pedestrians. Cars are not supposed to drive on it.

Tom said the windows will be Pella windows aluminum clad and are proposing for them to be black.

Grayson then asked the members if they had any questions based on the information given. Grayson then said that the commission has no jurisdiction over colors. We can only suggest colors.

Julie said that her preference is white because that is what you see downtown. She thinks the black will make it much more of a solid base and it would just be brick and black and glass and it would all just blend together. You would miss the rhythm of the three floors.

Mario said he has an arch glazing in the attic and feels it is too big for the smaller arches and thinks it must have been the center one because it is bigger. Mario said he is not sure what condition it is in, but they would put that back in instead of a semi-circle.

Grayson asked the commission if they had any questions about the materials or can he get a motion to accept the application as complete. Julie made a motion to accept the application as complete. Kevin seconded.

Julie made a motion to approve the application as appropriate with the condition that original arched glazing that has been retained elsewhere in the building to be

remounted in place above the entry doors. Pam seconded. All were in favor and application approved.

Next on the agenda is the application of Emily and Sean Southworth for replacement of windows in the existing residence at 111 High Street. Case #23-8.

Kevin stated that he was recusing himself because these are his neighbors.

Emily spoke and said that she and Sean just moved into 111 High Street at the beginning of the year and they are looking to replace a few of the single pane windows. They had slides to show the commission members. They will be using Anderson aluminum white windows.

Grayson asked how many windows in total and Emily stated she thinks the total is six. She said they will chip away at them slowly over time. One image was a door currently upstairs out to a rubber roof. Emily said they want to take this door out because the outside is rotted and replace it with a window.

Grayson then asked the commission members if they had any questions about the packet or materials.

Julie asked about the windows and wanted to know if they were simulated divided light or surface mounted on the outside between the glass. Sean said he thinks they are going to do in between the glass.

Pam made a motion to accept the application as presented. Gwen seconded. All were in favor and application was accepted.

Grayson then asked the commission members if there was any more discussion points and there were none.

Pam made a motion to approve. Julie seconded. All were in favor and application was approved.

The next agenda item is the application of Greg Dawson for changes to existing structures located at 100 High Street. The applicant is proposing to construct a new covered porch (Bldg. A) and rebuild the existing deck (Bldg. B). Case #23-9.

Julie said that she is an abutter to this building and both the representative and she feel comfortable that there is no conflict.

Greg Dawson spoke and said he was here for 100 High Street. He said there is an existing deck on the property that connects Building A and B. He is proposing to disconnect the two building. One is going to stay a covered porch with stairs to the front and back. The other one is being proposed to make that into a 6x10 covered porch.

Joe Welch spoke and said that he and his partner own Building B and he does not have photos of the building. He has photos of the deck which is in poor condition.

Grayson pulled up a photo online for the commission members to see.

Julie asked if the porch was getting bigger on either building. Greg stated they will not be getting bigger.

Kevin asked if these were two separate lots with the same mailing address with two owners. Joe said it is a condo association. Julie said it is an existing older Victorian structure and a new barn that replaced an old barn all on the same one piece of property. It was converted into condominiums.

Grayson said as far as the foot print goes, the only difference for Building A on the left, is getting rid of the connection. Building B, the awning being turned into a covered porch. Greg said it is not changing as far as the foot print. The foot print is going to be 6x12 so it is not expanding on the foot print.

Grayson then asked what the materials would be for Building A. Greg said the posts will be replaced with PT and wrapped in pine. The rails are going to be 2x4 pressure treated and turn balusters. Greg also said that this will be on both Building A and Building B.

Grayson then asked the members if there were any questions about A or B.

Grayson asked if the current steps were stone. Greg said the steps on Building A & B are both granite slabs. Those will stay existing but where the ramp is coming off, those will not be granite.

Kevin made a motion to accept the application as complete. Pam seconded. Julie wanted it noted that the materials were given verbally and are not in the written application.

Julie made a motion to approve the application as appropriate with the conditions that the replacement porch work as proposed with pressure treated wood

wrapped with pine, column posts and pressure treated rails and balusters. Pam seconded. All were in favor and application was approved.

The last agenda item is the approval of the August 17, 2023 minutes. After review and a few changes, Julie made a motion to approve as amended. Pam seconded. All were in favor and minutes were approved.

With no further business, Pam made a motion to adjourn. Meeting was adjourned at 8:30 pm.

Respectfully submitted,

Elizabeth Herrick

Recording Secretary

General Narrative for 87 Front Street

April 1, 2024

Dear Members of the Board,

To better address the homeowners desire to have expansive levels of glazing in the new construction portions of the project while still meeting their budgetary objective, it was determined that relocating many of the existing windows in the home to the new construction areas was the best course of action. Doing so will allow for the opportunity to clean-up and standardize many of the existing building elevations. For example, the East elevation of the existing house consisted of several different window types and sizes. By swapping out several of them for new windows units of the same size and style, that elevation achieves a more balanced and pleasing aesthetic.

In keeping with their budgetary objectives, it was also decided that reducing the square footage of the proposed exterior decks was a logical decision. In addition, small alterations were made to the proposed roof geometry to both simplify the build and maximize roof runoff control, therefore minimizing long-term maintenance issues.

We feel that these changes will only improve on the original approved design while offering the home owner a much better end product

Thank You

A handwritten signature in black ink, appearing to read 'BA' with a stylized flourish extending from the top right.

Brayden Tuscher



Town of Exeter Historic District Commission

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www.exeternh.gov

CERTIFICATE OF APPROPRIATENESS

For erection and display of

NEW CONSTRUCTION



<i>Official Use Only</i>			
Application No. <u>HDC # 23-4</u> <u>(Amendment)</u>	Fee Paid <u>N/A</u>	Date Paid <u>N/A</u> <small>(mm/dd/yyyy)</small>	

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

To be completed by Applicant	To be completed by Town Staff		
	Yes	Yes	No
Completed New Construction Application	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>N/A</i>

Project Property Address: 87 FRONT ST

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

Tax Map: 73

Lot No.: 302

Unit: 87

RECEIVED

APR 1 2024

EXETER PLANNING OFFICE

Please check the category which is appropriate to this application

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

If known, list the architect, designer and/or contractor who are or will be involved with the design and execution of the work proposed in the application: Brayden Tuscher, Tuscher Design Group



Town of Exeter Historic District Commission

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The described work is scheduled to begin on Underway and to be completed by November 2024
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: This is an application to review an existing approved case for this property.

Existing app # HDC # 23-4

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>Brayden Tuscher</u>	Property Owner (if different than applicant) <u>Dina Chen & Rajesh Vaid</u>
Applicant's Mailing Address <u>PO BOX 74</u>	Property Owner's Mailing Address <u>87 Front Street</u>
City, State, Zip <u>YORK BEACH MAINE 03910</u>	City, State, Zip <u>Exeter NH 03833</u>
Applicant's Phone Number <u>603-583-6469</u>	Property Owner's Phone Number <u>415-627-8090</u>
Applicant's Email <u>tdgdesign@hotmail.com</u>	Property Owner's Email <u>dchen1658@yahoo.com</u>

Signature: [Signature] Date: 04/01/2024
(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: [Signature] [Signature] Date: 04/01/2024
(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

General Plan Notes:

- 1) All foundation walls to new interior insulated 2x6 wall, provide a MIN of 1" airspace between new framing & existing masonry foundation walls.
- 2) All first floor joists to receive R30 batt insulation
- 3) Existing concrete in unfinished area to receive (2) coats of Ghostshield Lithi-Tek 9500 Ultra Concentrate 1 Gallon Penetrating Concrete Sealant
- 4) Concrete floor in finished area to be removed & replaced w/ 4" slab over 3" rigid insulation & 6 MIL vapor barrier.
- 5) Contractor to engage services of a radon contractor to determine the best strategy for the installation of a radon mitigation system
- 6) HVAC ducts can be run as needed in the unfinished Basement area
- 7) To avoid HVAC soffits in the finished Workout area, a vertical chase will be let-in to the existing floor system to provide duct run access to Kitchen area and Roys office

Footing Schedule:

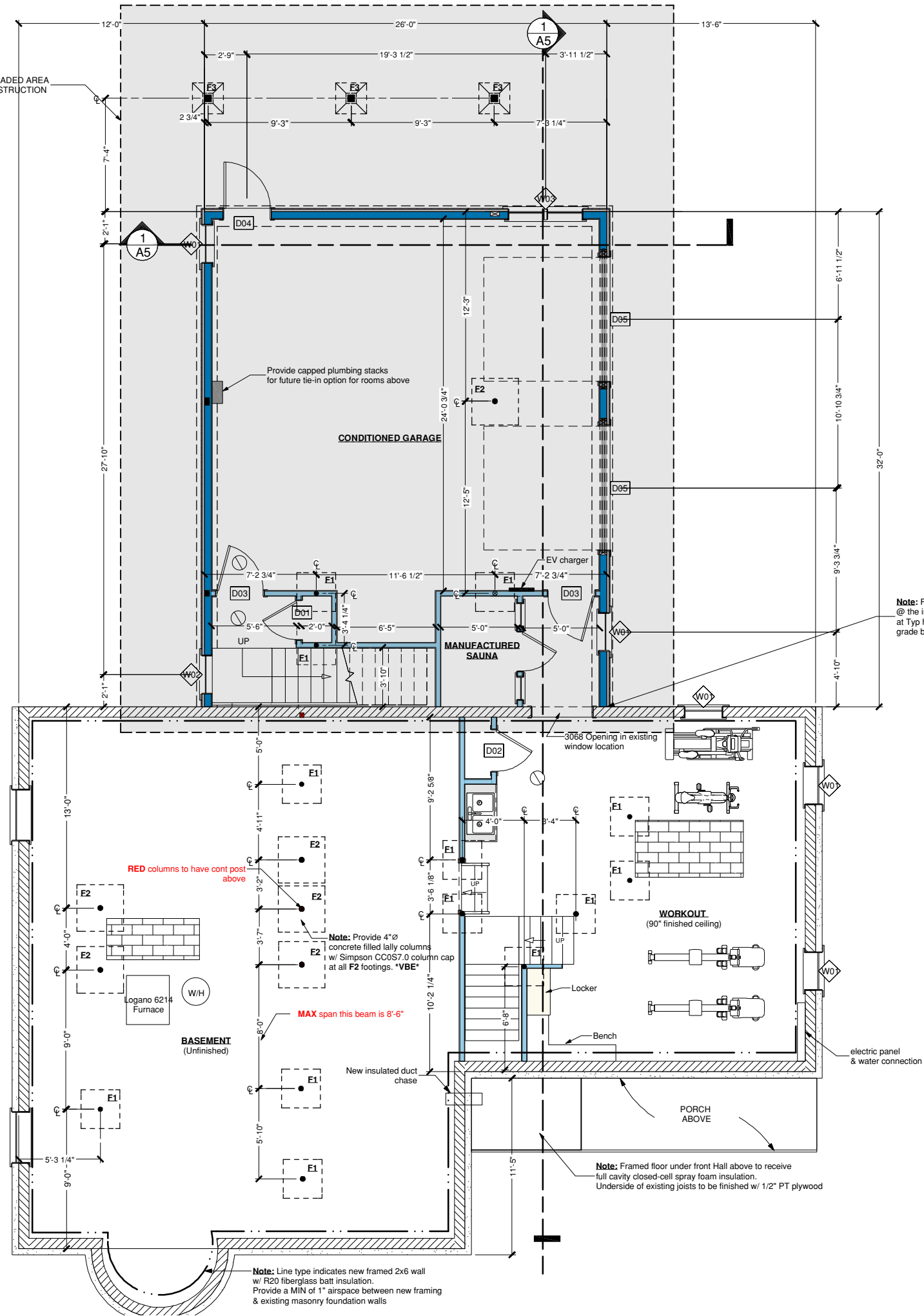
F1 = 2'-6"x2'-6"x12"dp w/ #4 each way, supporting 3-1/2"Ø concrete filled lally column

F2 = 3'-0"x3'-0"x12"dp w/ (3) #4 each way, supporting 4"Ø concrete filled lally column *VBE*

F3 = 8" square top, 60" tall pre-cast concrete Frost Post

Note: Contractor to verify all locations with existing conditions prior to pouring footings

NOTE: SHADED AREA REPRESENTS NEW CONSTRUCTION



Note: Footing for new foundation @ the intersection of existing wall to be poured at Typ height & to underpin existing wall grade beam as required

Note: Line type indicates new framed 2x6 wall w/ R20 fiberglass batt insulation. Provide a MIN of 1" airspace between new framing & existing masonry foundation walls

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THE VAID RESIDENCE

87 FRONT STREET
EXETER, NH

FOUNDATION LEVEL PLAN

PROJECT LINE:

SHEET TITLE:

PROJECT STATUS: SCHEMATIC
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

DATE: 04/01/2024
SCALE: 1/8"=1'-0"
SHEET NUMBER:



APPROVED SOUTH (FRONT) ELEVATION



PROPOSED SOUTH (FRONT) ELEVATION

Newburyport Blue
HC-155

Note: All existing siding to be repainted, color to match existing

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THE VAID
RESIDENCE
87 FRONT STREET
EXETER, NH

PROJECT LINE:

SOUTH
ELEVATIONS

SHEET TITLE:

PROJECT STATUS: SCHEMATIC

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

DATE: 04/01/2024
SCALE: NTS
SHEET NUMBER:

A4



APPROVED EAST (RIGHT) ELEVATION



PROPOSED EAST (RIGHT) ELEVATION

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**THE VAID
RESIDENCE**

87 FRONT STREET
EXETER, NH

PROJECT LINE:

**EAST
ELEVATIONS**

SHEET TITLE:

PROJECT STATUS: SCHEMATIC

NO.	REVISION SCHEDULE	DESCRIPTION	DATE

DATE: 04/01/2024
SCALE: NTS
SHEET NUMBER:

A5



APPROVED NORTH (REAR) ELEVATION



PROPOSED NORTH (REAR) ELEVATION

tuscher
design
group
603.583.6469
tdgdesign@hotmail.com

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**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

PROJECT LINE:

**NORTH
ELEVATIONS**

SHEET TITLE:

PROJECT STATUS: SCHEMATIC.

NO.	REVISION SCHEDULE	DESCRIPTION	DATE

DATE: 04/01/2024
SCALE: NTS
SHEET NUMBER:

A6



APPROVED WEST (LEFT) ELEVATION



PROPOSED WEST (LEFT) ELEVATION

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**THE VAID
RESIDENCE**
87 FRONT STREET
EXETER, NH

PROJECT LINE:

**WEST
ELEVATIONS**

SHEET TITLE:

PROJECT STATUS:		SCHEMATIC:	
REVISION SCHEDULE		DATE	
NO.	DESCRIPTION	NO.	DATE

DATE: 04/01/2024
SCALE: NTS
SHEET NUMBER:

A7



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

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

SHEET TITLE:
**SUPPLEMENTAL
PHOTOGRAPHS**

PROJECT STATUS: SCHEMATIC.
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

DATE: 04/01/2024
SCALE: NTS
SHEET NUMBER:

A8

Dear Barbara,

We would like to build a 5 story (56 foot) building that consists of 44 apartments and ground floor retail located at 11 Front Street in Exeter. The top four floors will each consist of 11 apartments. The breakdown per floor will be 1-studio, 6-1 bedrooms, 3-2 bedrooms, and 1-3 bedroom. The first floor will also consist of parking for the tenants.

All the apartments will be of generous sizes, and all the 1-bedrooms will have a den where the tenant can work from or use as extra storage.

The ceiling height will be 12' for the first floor, and 10'8" for the top 4 floors. A little extra space will also be needed for the roof structure, insulation, etc.

The proposed building is only 6 feet taller than the MUND allows, and this extra 6 feet will provide 11 more apartments to the Town that are much needed. These apartments are also in a great location downtown, so the tenants can walk right to Water St. without needing to drive. This piece of land is located right next to the Town Hall, which is well over 50 feet tall.

We would very much appreciate the Historic District Commission's support in this development that will be great for the Town of Exeter.

Thanks,
Hajjar Management

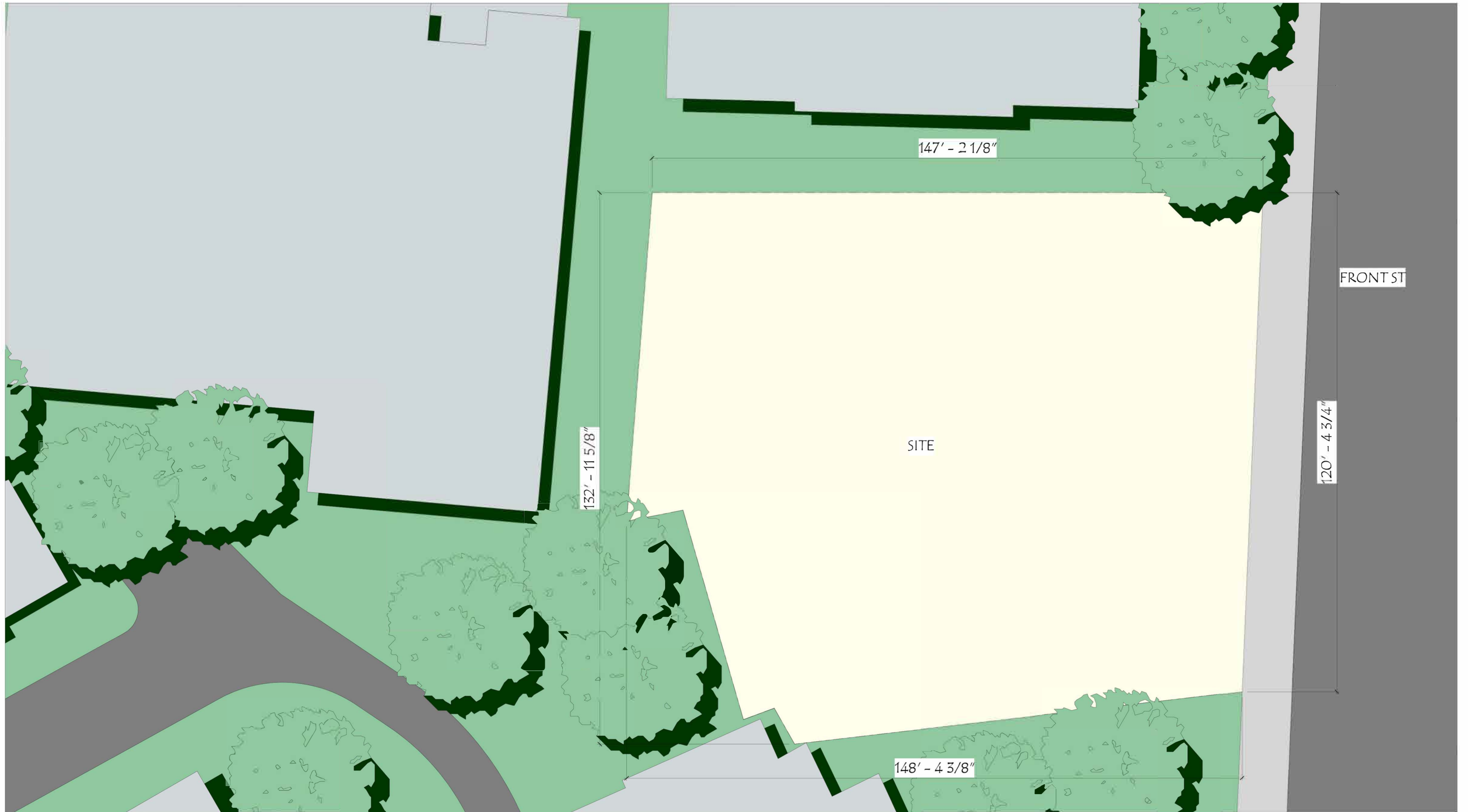
Hajjar Management

11 Front Street, Exeter, NH 03833



PRELIMINARY SITE CONCEPT DESIGN

07/20/2023

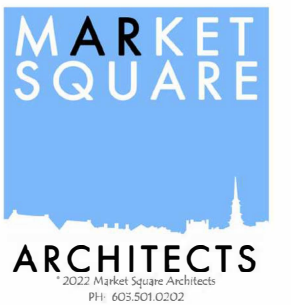


PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023





PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

GROUND LEVEL- PARKING PLAN

07/20/2023

MARKET SQUARE

ARCHITECTS

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PH: 603.501.0202

UNIT MATRIX

OPTION 1
 GROUND LEVEL
 RETAIL
 1,926 SF
 1,926 RENTABLE SPACE

LEVELS 2-5
 STUDIO - 4 UNITS
 1BR - 24 UNITS
 2BR - 12 UNITS
 3 BR - 4 UNITS
 TOTAL UNITS - 44

TOTAL ON SITE PARKING SPACES = 31



PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

LEVELS 2-5

07/20/2023



① UNIT PLAN - STUDIO
 1/4" = 1'-0"

PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



① UNIT PLAN - 1BR1
3/16" = 1'-0"

PROJECT 2023xxx
NO.

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



① UNIT PLAN - 1BR2
 3/16" = 1'-0"

PROJECT 2023xxx
 NO.

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



① UNIT PLAN - 2BR1
3/16" = 1'-0"

PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



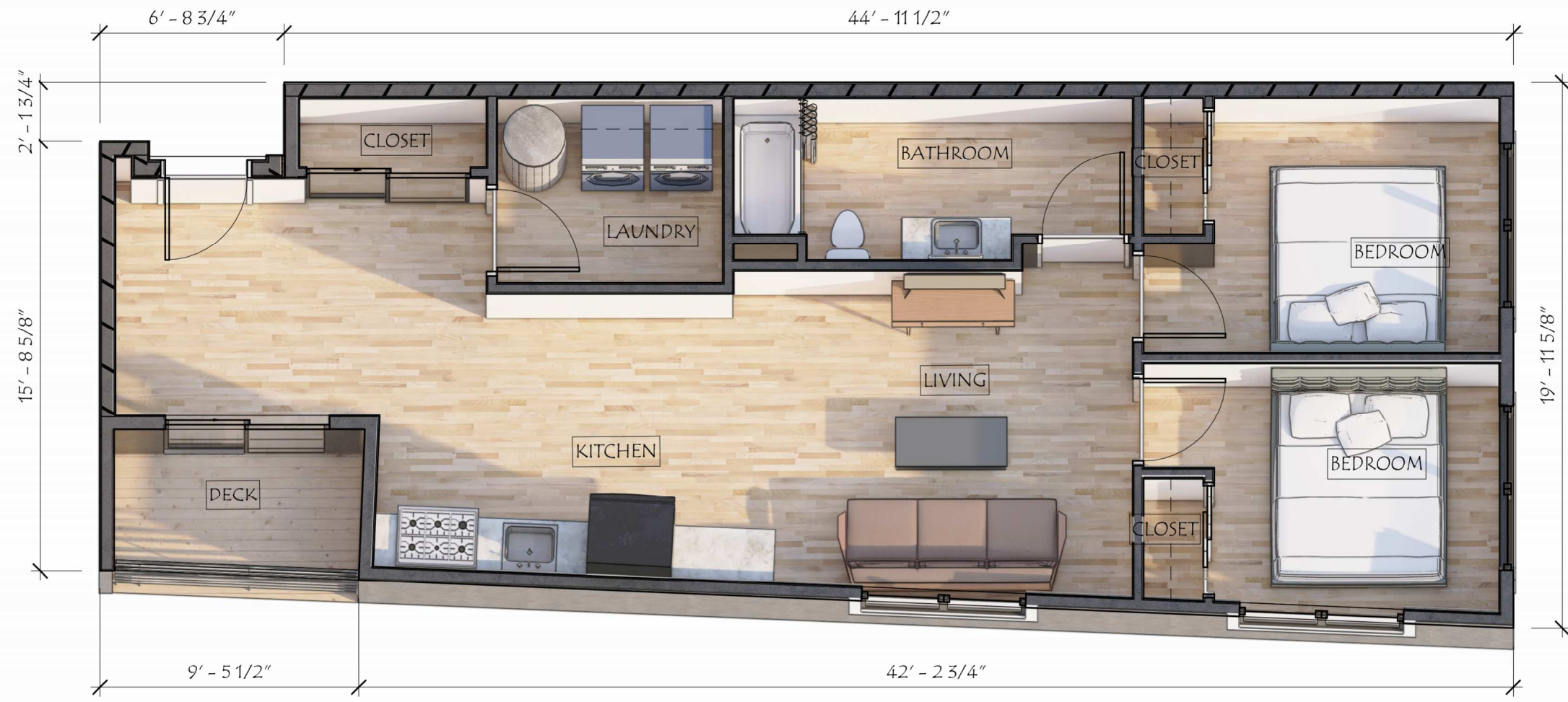
① UNIT PLAN - 2BR2
 3/16" = 1'-0"

PROJECT 2023xxx
 NO.

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



① UNIT PLAN - 2BR3
 3/16" = 1'-0"

PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023



① UNIT PLAN - 3BR
 3/16" = 1'-0"

PROJECT NO. 2023xxx

Hajjar Management, Front Street, Exeter, NH

SITE PLAN

07/20/2023





HAJJAR MANAGEMENT, FRONT STREET, EXETER, NH

EXTERIOR ELEVATIONS

04/04/2024



ARCHITECTS

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