

## Historic District Commission

August 30, 2024

### Final Minutes

Call Meeting to Order: Kevin Kahn, Vice Chair, called the meeting to order at 8:30 am in the Nowak Room of the Exeter Town Office Building.

Members Present: Pam Gjettum, Clerk, Julie Gilman, Select Board Rep., Kevin Kahn, Vice Chair, Gwen English, Planning Board Rep., Dave Sharples, Town Planner

New Business: Public Hearing: The application of Carl Stevens for change in appearance to the existing structure at 61 High Street. The proposed changes include replacement of windows in the second floor lower porch, replacement of cedar shakes on the original portion of the house, and the addition of a screened in porch to the rear of the residence. Case #24-2.

Each board member had a packet of the proposed changes to the structure.

Carl Stevens spoke and said there are three projects and I thought I would start with #3 because #3 and #2 are pretty much forward. Number 3 is the screened-in porch that we would like to add, basically enlarging the existing landing that starts the back staircase. This staircase will be in the back of the house completely invisible from the street and it is being put on the addition to the original house. The addition was built in 2010. It would be very similar to the picture that I provided. We are emulating a porch that we saw and it just has a cross member there and no balusters underneath. It just has a plexi-glass panel and the upper one is removable so we thought we

would do the same thing.

Julie asked if the stairs would be remaining. Carl said yes, everything is staying the same. The upper landing is eleven feet long and five feet deep. It would be L shaped so we would add an additional ten feet on the backside of the staircase, so the screened in porch would be L shaped. We would put a doorway into the porch right at the top of the steps.

Gwen asked, when you put the roof in, how do you propose to do that with an existing piece that goes over the two windows and the door. Is that where your roof line will start?

Carl said, yes, I was planning to come in just underneath that and land it on that trimboard under the soffit.

Julie asked, are you putting a door at the bottom of the stairs?

Carl said no. You climb the step and right at the top of the steps would be the screen door into the porch.

Julie said, it is simple and it goes with what you have and as you said, it is not seen from the street.

Carl said #2, the cedar shakes on the original part of the house are in tough shape on the east and west side. The side facing the street was hail damaged back in 2006 so those are newer. The ones on the back of the house may have been redone or at least touched up when we put the addition on in 2010. The east and west side of the house are paper thin and are in really poor shape. So we thought we would take the opportunity while replacing the shakes to add something that will add some color and also to add a shake that fades. It doesn't fade

in different colors depending on how the water splashes off lower roofs and hits the untreated cedar shingle. We have a gray band here and it's tan there so I thought having a treated shingle would look a lot nicer. We have changed colors several times.

Julie asked, will they have a shape to them other than the rectangle? I know there is another house on the street that has a scalloped shaped shingle.

Carl said, I mean they exist. Our current ones are all just rectangular ones and I think they are red cedar. It seems like a fairly uncontroversial change.

Julie said, the shingles or shakes are pre-treated with some kind of oil. Carl said, yes and those are exact samples from the company. When my wife started looking for what colors to use, it became the question of what colors are actually available. What you could find on line and then to try and translate that into what you could actually purchase.

Julie asked, is the exposure of the shakes going to be the same as the original.

Carl said, I actually do not know what our current reveal is. I think it is something in the 5 to 7 range. Julie said, the sample says it looks like it is 3.

Carl said, I think it would be around 5. Those pictures are in different parts of the house. I would tear the 2010 shingles off the newer part of the house. I would do the old part of the house the two sides and then the front. I don't think I need to do the back of the house. The ones that need it most desperately are the east, west and front sides

of the original part of the house.

Kevin said, there is nothing else so now let's move on to the windows.

Carl said, #1 the windows. I don't have a lot of great ideas, but I know it needs to change from what it is. I assume that the people we bought the house from 25 years ago put these windows on in an effort to keep the elements out. I think I wrote in the text that the original porch had floor drains and I think I wrote that the drains emptied out on the roof and I realize that is a mistake. The floors are actually two feet lower than the roof line. Over time those had failed more than once because we had to put a new ceiling in. That is why they had added those windows. I have never liked the way those are kind of slapped on the outside.

I don't know if the best approach is to do something like those pictures where we put in 3 or 4 windows and run the shakes in strips between them. The idea that had been recommended to me by a window shop was to take the columns out, cut them in half, put half a column on a small segment of a wall that fits in the same place. Then you can put windows in the gaps between your redesigned columns. I tried to show that in my little computer sketch.

Julie said, cutting the columns in half is questionable because of the load that it is carrying.

Carl said, I think the new section of the wall, the columns would not be carrying the load.

If you look at the photo, you can see you have quite a wide sil to work with. You would have a wall with a half column attached to the front of it. You would still have the appearance of the columns, but the columns would not be doing the work any longer. I do not know exactly how that is going to look. I think it will look ok. I assume you

will visually be able to see the half columns and it will be worth the effort.

Kevin said, behind the half column would be the wall that you could see.

Carl said, yes. There will be maybe two feet of wall and two columns fastened to the front of it so from a distance you will see the profile of the columns.

Julie said, in doing this, you will actually have some if I understand it from the sketch, some wall on either side of the set of columns between that and the new windows.

Carl said, see how the sill kind of curves up and makes a little landing so the wall that I am proposing to build would run to the bottom of that curved section of the sill and the windows would go in the flat part.

Julie said, I definitely like the placement of the windows set back so there is more of a sill on the outside than what is there now. Carl said, yes because what we have now is just slapped on.

Julie said, I am still very concerned about the columns. Kevin said, should we have an architect do some calculations? Carl said, I am a Structural Engineer but I don't know if I am capable of making those calls.

Carl said, the first step I would do is a B board interior paneling there, you can't quite make it out below the sill. I would start by taking that off. That would allow me to look in and see how it was put together.

Julie said, you want to do something that is reversible when you have a house like this so cutting the columns in half is reversible in that you

have to put in new columns, but for the integrity of the building doing something like that where the wall leaves the full column is a better treatment.

Carl said, I think I would have to cut the profile off that inner trim in order to box in the columns. I kind of like that idea.

Julie said, so what you are proposing is to start at the interior of the house and have a wall where the column is and have two windows.

Carl said, if we did what I was talking about, it would be a plain white wall with a half column fastened to it. If we do what you are talking about, we would leave the whole column and build sort of an L shaped box and the whole column remain intact and I could still do the two windows, but I would not put shakes on the inside of the wall.

Julie said, my recommendation is to leave the columns round and box them in just because the house is pretty intact and reversible.

Carl said, it certainly makes it easier.

Kevin then asked if there was any further discussion on #1.

Julie said, I have no further discussion. I appreciate that Mr. Stevens is agreeable to changes. I think the appearance on the outside would be more consistent with what the original has. It is certainly much better than what was stuck on there.

Kevin then said, let's take a motion that the application is complete as submitted. Pam made a motion to accept the application as complete. Julie seconded. All were in favor and the application accepted as complete.

Julie made a motion to approve the application with the following conditions. Vertical alcoves are provided behind the existing columns. The existing columns remain. Window placement is more appropriate and the interior sill does not need the curve and the trim to remain. Julie then amended her motion to remove permanent windows. Pam seconded. All were in favor.

Gwen then made a motion stating, with respect to the windows, we would request that the windows that are used for this project are casement windows with no dividers and be wood framed. Julie seconded. All were in favor and the application was approved.

With no further business, Kevin closed the meeting at 9:12 am.

Respectfully submitted,

Elizabeth Herrick  
Recording Secretary