



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, August 15, 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 Carl Stevens for change in appearance to the existing structure at 61 High Street. The proposed changes include replacement of windows on second floor tower 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. The subject property is located in the R-2, Single Family Residential zoning district. Tax Map Parcel #71-107. HDC Case #24-2.

OTHER BUSINESS

- Approval of Minutes: May 16, 2024

EXETER HISTORIC DISTRICT COMMISSION

Grayson Shephard, Chairman

Posted 08/05/24: Exeter Town Office and Town of Exeter website

Historic District Commission
May 16, 2024
Draft Minutes

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

Members Present: Pam Gjettum, Clerk, E.C. Heath, Julie Gilman, Select Board Rep., Kevin Kahn, Vice Chair, Grayson Shephard, Chair

New Business: Public Hearing: A request from Mario Ponte for an amendment to a previously approved application 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 to the commission. Mario showed the members the plans that were originally submitted. Mario said, as previously proposed, we were going to enlarge the dormers. However, it turns out that it would require a great amount of construction to the roof. The framing is still there from the previous dormers. It is just covered over. Mario said they have to go back to the smaller ones.

Mr. Shepherd then opened it up to the commission members for questions.

Mr. Kahn said, the last time you were here, we talked about the shape of the dormers, specifically the center one. What shape are we going to be seeing?

Mario said, the same as the original. Mario then showed a picture to the members.

Mrs. Gilman said, I don't have any questions if you are going back to the original dormers. I also don't have any problem if you are using the same framework that is there.

Mr. Shephard asked what material are you using? Mario said, the same material as previously submitted. We are not changing the material.

Mr. Shephard then said, so everything in the application is the same except for the frame and the shape of the dormers. Mario said, yes.

Mr. Khan then made a motion to accept the amended application as complete. E.C. seconded. All were in favor and the application accepted.

Mr. Shepherd then asked the commission if there was any further discussion and there was none. Mrs. Gilman made a motion to approve the amended application as it is returning it to its original proportions. Ms. Gjettum seconded. All were in favor and the application was approved.

Next on the agenda is the election of officers. Mr. Shepherd said, I have a list from the end of April which has myself as Chair, and Mr. Khan as Vice Chair. Is everyone comfortable with maintaining the current setup of officers? I am fine staying as Chair and Mr. Khan said he will remain the Vice Chair and Ms. Gjettum said she will remain the Clerk.

Mrs. Gilman said, I move to keep the officers as is. E.C. seconded. All were in favor and officers will remain as is.

The last item on the agenda is the approval of the April 18, 2024 minutes. After review and a few changes, Ms. Gjettum made a motion to approve the minutes as amended. Mrs. Gilman seconded. All were in favor and minutes were approved.

Other Business: Mrs. Gilman wanted to let the commission know that the Certified Local Government Grants are coming up and it will give us some first grabs at some grant funds. This is something that can be discussed at next month's meeting.

With no further business, Ms. Gjettum made a motion to adjourn. Mrs. Gilman seconded. All were in favor and the meeting was adjourned at 7:30pm.

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



<i>Official Use Only</i>			
Application No. <u>HDC # 24-2</u>	Fee Paid <u>N/A</u>	Date Paid <u>N/A</u>	(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 Town Staff	
		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: 61 High Street

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

Tax Map: 71 **Lot No.:** 107 **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: _____

I will be doing the work myself. _____

The described work is scheduled to begin on 9/1/24 and to be completed by 11/1/25
(mm/dd/yyyy) (mm/dd/yyyy)

Other comments: _____
This application describes three projects.



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 Carl Stevens	Property Owner (if different than applicant) Same
Applicant's Mailing Address 61 High Street	Property Owner's Mailing Address Same
City, State, Zip Exeter, NH, 03833	City, State, Zip Same
Applicant's Phone Number 603-548-2949	Property Owner's Phone Number Same
Applicant's Email carlrstevens@gmail.com	Property Owner's Email Same

Signature: _____ Date: _____
 (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: Carl Stevens Date: 7/26/24
 (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# 24-2

Date Application received by the Building Department Office 7/26/24 (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:

Proposed Renovations/Additions to 61 High Street – August 2024

1. Tower window replacement



This is how the 2nd floor tower porch of 61 High Street looked at some point in the past.



This is how the 2nd floor tower “porch” has looked for at least the past 25 years.

A previous owner installed the windows to create a 3-season porch or to prevent water/snow from accumulating on the floor or, more likely, both. They had replaced the ceiling of the downstairs room at least once and we had to do it again after we purchased the home in 2001. I discovered that the original lead drains – which were supposed to drain the porch onto the roof below – had failed. My wife and I sealed the porch floor as well as we could, installed removeable plexiglass panels in the two screen windows, and haven’t had a problem with leaks.

Those 25+ year old windows are now failing and I would like to take the opportunity to rework the appearance as I replace them.

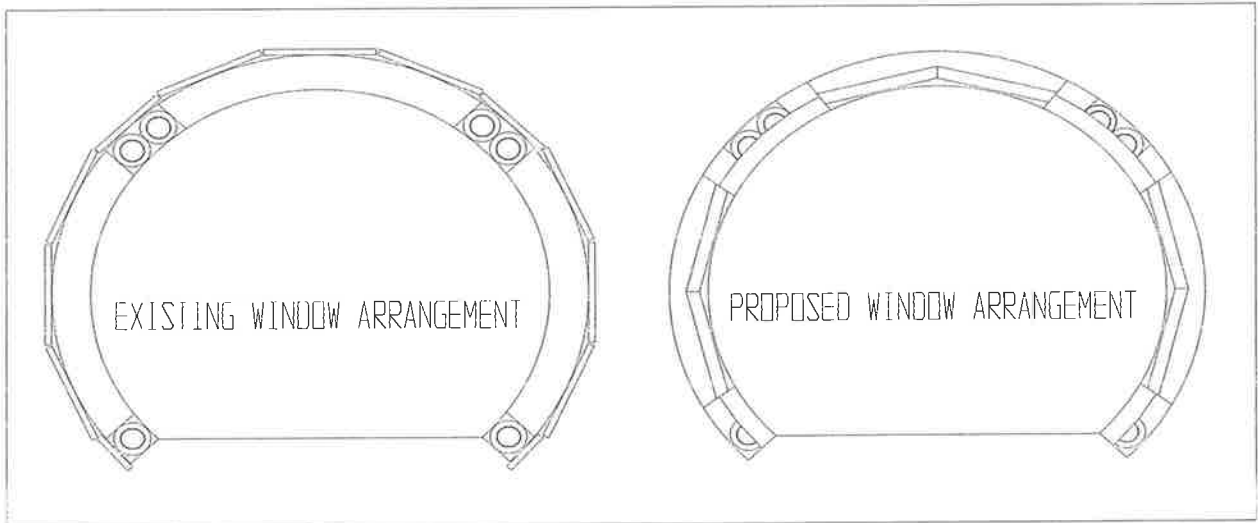
I propose building small sections of vertical wall at each of the four column locations. The existing columns would be split in two and half-sections, one or two as appropriate, would be secured to the wall segments. The spans between the column walls would be filled with two or three Marvin casement windows (number & size to be determined by what best fits the circular segment). I’d like to use windows with no dividers in order to best simulate the openness of the original porch. This approach was recommended to me by a local window/glass shop when I suggested enclosing the entire porch in tempered glass, similar to a walk-in shower. I was told that idea wouldn’t work. I like this design because it reveals the trim and posts hidden by the old windows, cleans up the clumsy work, and maintains a relatively weather-tight space.



Interior view of round porch



Detail at base of porch column



2. Cedar shake siding replacement

The cedar shakes on the original portion of the house need to be replaced. The east and west walls and the dormers are the worst while the north (replaced after the 2006 hail storm) and south (replaced during the construction of our addition in 2010) are still in relatively good shape. I would begin work on the east and west sides, move to the front in order to keep the original part of the house looking consistent, and then decide whether to wait a few more years before tackling the south wall and the addition.

The existing shingles appear to have been natural, red cedar although they may have been coated at some point because the shakes in protected areas are nearly black. We're proposing to replace them with a Maibec, white cedar, coated shingle in a stock color called "Harvest Green."



Maibec "harvest green" with original shakes



Maibec "harvest green" with "new" shakes

3. Backyard screened-in porch

Our 2010 addition included a set of rear stairs that begin with an 11' by 5' landing that we would like to expand into a roughly 14' by 14' screened in porch. The porch would be invisible to anyone looking from the street and is tacked onto new construction, so we'd like to think it is a relatively non-controversial request.



Existing back steps and landing.



Example of porch idea in mind

The porch would sit on pressure treated posts, have a minimal, clear-pine structure, and a lean-to roof that would tie back into the house just below the decorative soffit. Large screen panels would swap out with plexiglass panels in the fall or in advance of especially poor weather.