



# TOWN OF EXETER, NEW HAMPSHIRE

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## PUBLIC NOTICE EXETER HISTORIC DISTRICT COMMISSION AGENDA

The Exeter Historic District Commission will meet on Thursday, September 19, 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**

No public hearings are scheduled.

### **OTHER BUSINESS**

- Exonian Properties, LLC – HDC Case #21-13  
43 Front Street – TM Parcel #72-198  
Request for extension of Certificate of Appropriateness for Condominium project
- Approval of Minutes: August 30, 2024

### **EXETER HISTORIC DISTRICT COMMISSION**

*Grayson Shephard, Chairman*

*Posted 9/12/24: Exeter Town Office and Town of Exeter website*

Historic District Commission  
August 30, 2024  
Draft Minutes

Call Meeting to Order: Kevin Kahn, Vice Chair, called 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 sill 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



September 4th, 2025

Mr. Grayson Shephard, Chair  
Historic District Commission  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Exonian Properties, LLC, Request for Extension  
Former First Baptist Church, 43 Front Street, Map 72, Lot 198  
HDC Case # 21-13

Dear Chair Shephard and Commission Members:

Exonian Properties, LLC, (Applicant) hereby requests a retroactive two-year extension of the Certificate of Appropriateness granted on February 17, 2022, and previously extended to February 17, 2024. If approved this would be in effect through February 17, 2026.

The Applicant secured Town approvals from the Zoning Board of Adjustment and the Planning Board and there have been no intervening changes to the Town's Site Plan Review Regulations or Zoning Ordinance that effect the project as proposed.

As we hope you can appreciate, the renovations of this 150-year-old building have proven complex and time consuming. Along the way the Applicant has continued to challenge its team of architects and engineers to preserve as many key interior features as possible, such as the original wooden floors, posts and beams, along with the ornate cast iron columns. This goal has required starting over again with alternative approaches, and at certain points even changing out team members, which in turn has cost additional time and incurred lengthy delays.

The first full set of construction drawings necessary for preliminary budgeting were received late this Spring. The next set of drawings necessary for a decision on contractor selections are expected early this Fall. From issuance of a Building Permit, the Applicant's currently projected time frame to complete the planned renovations has been revised to 15 to 18 months.

We ask that you please place this matter on the Commission's upcoming agenda for Thursday, 09/19/2024.

Sincerely,



Florence Ruffner, Owner

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SEP 6 2024

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BRIANA L. MATUSZKO

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MICHAEL J. DONAHUE  
CHARLES F. TUCKER  
ROBERT D. CIANDELLA  
NICHOLAS R. AESCHLIMAN

March 8, 2023

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

Re: Request for Extension for Exonian Properties, LLC  
Map 72, Lot 198, 43 Front Street  
HDC Case #121-13

Dear Chair Shephard and Commission Members:

The Applicant hereby requests a one-year extension of the Certificate of Appropriateness granted on February 17, 2022. There have been no intervening changes to the Town's Site Plan Review Regulations or Zoning Ordinance that effect the project as proposed.

Since the HDC granted approval last year, the applicant has secured further town approvals from the Zoning Board of Adjustment and the Planning Board. Subsequently, the applicant and its team have been working diligently on the construction details to facilitate realization of the approved changes to the church. Somewhat understandably, the renovations to this majestic 148-year building are complex and have presented a series of challenges that have consumed more time than was originally anticipated. Permit ready construction drawings from the applicant's architect are currently on track for late Spring. The applicant's projected time frame to complete the planned renovations is 12 to 15 months from issuance of a building permit.

We respectfully request that this matter be placed on the Commission's agenda for March 16, 2023. Please contact me if you have any questions.

Very truly yours,  
DONAHUE, TUCKER & CIANDELLA, PLLC

Sharon Cuddy Somers  
SCS/sac  
cc: Exonian Properties, LLC

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DONAHUE, TUCKER & CIANDELLA, PLLC

16 Acadia Lane, P.O. Box 630, Exeter, NH 03833

111 Maplewood Avenue, Suite D, Portsmouth, NH 03801

Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253

83 Clinton Street, Concord, NH 03301

Historic District Commission  
Final Minutes  
March 16, 2023

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

Members Present: Grayson Shephard, Vice Chair, Pam Gjettum, Clerk, Gwen English, Planning Board Rep., Nico Papakonstantic, Select Board

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). Nico 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 an attorney for 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 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. Nico 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-I. 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 Isley from Terracon and she is with Marty 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