



Historic District Commission Meeting
Thursday, March 22, 2007
Council Chambers, City Hall, Claremont at 7:00 p.m.

Meeting Minutes

Meeting called to order by Chair Hall at 7:00 PM

I. ROLL CALL

Present: Trinity Dix, Jeffrey Barrett, John Hall, David Messier, Brenda Taite

Absent: Lori Richardson, Deborah Cutts

II. APPOINTMENTS

- Appoint Trinity Dix as a regular member

III. REPORT OF THE SECRETARY - Minutes of February 22, 2007 Meeting

Motion to: Minutes of February 22, 2007 Meeting approved

Made by: Mr. Barrett **Second:** Mr. Messier **Vote:** Unanimous

IV. Old Business:

- Email from Eugene Lattuga requesting a continuation until the April 26, 2007 meeting
Consensus from the board to continue application until the April 26, 2007 meeting

V. New Business:

- **(03-2007) Kevin Lacasse, PO Box 534, Ashland, NH 03217** - A Certificate of Appropriateness
Application has been submitted to install new windows and doors at 143-147 Main Street. Map 107, Lot 14, Zone MUM.

No Abutters present

Mr. Lacasse presented photos of the building. It looks like the yellow and the red buildings are attached. He does not own the red building, only the yellow building. The windows that are there are single pane windows and he wants to replace the windows with Harvey vinyl double pane windows.

Mr. Hall advised that some of the original windows have the two over two and asked if that is what Mr. Lacasse plans to do. Mr. Lacasse advised that his intention is to just do the plane glass windows with no panes. Mr. Hall confirmed that the applicant would like to repair the doors. Mr. Lacasse advised that he will try to maintain/repair the doors that he can. The center door appears to be the only door that may be original and he will do his best to repair them all.

Mr. Messier advised that this building is a #3 rating and it is an extremely significant building in the Historic District. This 1830's the Claremont Manufacturing Company bought all the land from Tremont Square down to here. This building was their main store front for their business and they were trying to establish the lower

village as the business district. The Commission feels that they need to be careful when they approve something to this building as it will probably be there for the next 30 years.

Mr. Barrette stated that Harvey window makes aluminum clad windows that has a wood interior, clad exterior window that has applied mullions on the inside and out, it is a true simulated divided light. They are approved for historic restoration. The windows he was planning on purchasing are \$115 and the cost for historic windows is about \$260-\$300 per window.

Mr. Messier advised that he would be inclined to be more lenient for the rear of the building, but for the front of the building it would be important to retain the historic integrity. Mr. Lacasse stated that the use of the building is residential. There are 7 units and they are all full. There are 2 tenants who are subsidized although the building is not subsidized.

Mr. Hall advised that one of the problems is that the elements of the Historic District do not have to do with improvements Mr. Barrette stated he would like to approve vinyl on the back of the building. He believes there are some applied vinyl windows available that would be more affordable. Mr. Lacasse asked if he could do the grill between the glass on the front and the side and the no panes on the back, this will be able to fit into his budget and the State will be happy because they will be energy efficient.

Ms. Dix advised that when you purchase property in the Historic District you should know that there may be an extra cost.

Ms. Messier asked Mr. Lacasse if he was aware of the eligibility for tax credits for investment properties. When your building is eligible for credits, you can get a 20% tax break. Mr. Lacasse advised he cannot wait that long, he is concerned with the residents in the building and the single pane windows that are there now. Mr. Messier advised that he can call the NH Division of Historical Resources; Linda Wilson could direct him to the right person at 271-3483.

The Commission feels that if they are making an exception it will have to be a clear reason. Mr. Barrette believes that you can get the windows with the panes on the exterior and it will be about \$20 per pane. Mr. Hall advised that it is tough for him since he also lives in the Historic District and came across the same problems. The problem with making an exception in this case is that this is one of the highest rated buildings and there are only 12 original buildings like this left. It is important to keep the Historic integrity which would be with the grill work outside of the glass. A better looking window will add value to the building also. It is the affect on the entire area that they are concerned with.

Board discusses criteria

Criteria #1

Mr. Messier Move that the building located at 143-147 Main Street has the highest historical rating in the district being one of the few individually named buildings with a rating of 3 and was built by the developers in the industrialization of the lower village

Consensus from the board

Criteria #2

Mr. Barrette moved that although they are making an exception for materials they will be moving the building much closer to its origin and design, although not in terms of materials.

Consensus from the board

Criteria #3

Does not apply

Criteria #4

Does not apply

Criteria #5

I move that the applicant’s proposal will have a positive affect on the setting and will help to preserve and enhance the historic, architectural, and cultural qualities of the district and community as this will be an improvement to the building and the area.

Consensus

Criteria #6

I move that the applicant’s proposal is in keeping with the guidelines set out in the Secretary of the Interior’s Guidelines for Rehabilitation although they are making an exception and the applicant has shown a wiliness to meet some of their standards and in keeping with the guidelines and overall in concept the building is keeping with the guidelines.

Motion to: Motion HDC approve the application for the property at 143 for a Certificate of Appropriateness with the condition that the front and side windows have exterior attached divided mullions in a 6 over 6 or 8 over 8 configuration and that the rear of the building may have a 1 over 1 since it is not visible from the public street. The bottom front windows can be 2 over 2 or greater. The exterior doors be repaired and or replaced with a wood panel or colonial style door and the center doors should remain in the same configuration even if they need to be replaced.

Made by: Mr. Messier

Second: Mr. Barrette

Vote: Unanimous

Mr. Lacasse stated the center door will remain and be repaired. There are two panels there and he is not sure if they are both operational. The exteriors on the sides are not very old. The doors on the sides access the residential units. They each have their own entrance; there will be no fire code since they are only exterior doors.

- **Discussion on sign blanket approval for new signs that reflect the same size and color scheme as previous sign on building**

Mr. Messier advised that he spoke with the City Solicitor who advised that if they wish to issue a blanket approval for signs in the historic district it will have to become part of the ordinance and the board will have to request approval from the City Council. If the owner of the building wants to come in and get approval for a specific building if he wants his building to all look the same.

VI. Correspondence

- **OEP** Conference sign up
- **National Alliance of Preservation Commissions** – The Alliance Review Issue
- **New Hampshire Preservation Alliance News**

VII. ADJOURNMENT

Motion to: To Adjourn

Made by: Mr. Messier

Second: Ms. Dix

Vote: Unanimous

Meeting Adjourned at: 8:45 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator