



Historic District Commission Meeting

Thursday, October 25, 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: Jason Farrell, Deborah Cutts, David Messier, John Hall, David Roark

Absent: Lori Richardson, Brenda Taite, Trinity Dix

II. REPORT OF THE SECRETARY - Minutes from August 23, 2007 meeting

Motion to: Minutes from August 23, 2007 meeting approved

Made by: Mr. Messier

Second: Mr. Farrell **Vote:** Unanimous

III. Continuation

- **(07-2007) Paul Ivanov, 716 Center Road, Cornish NH 03745** - A Certificate of Appropriateness Application has been submitted to demolish a shed and a porch attached to the side of the house at **39 Central Street**, Map 119, Lot 354, Zone R-2.

Applicant not present at the start of the meeting, moved to the end of the meeting. Mr. Ivanov did not show up and consensus from the board that since he has not picked up the certified letter we can give him another month and if by the next meeting he does not reply we can dismiss the rest of the application. Mr. Messier advised that Mr. Ivanov has still not even torn the shed down, so he may not be ready to return.

Motion to: continue the application to the next meeting

Made by: Mr. Messier

Second: Mr. Roark **Vote:** Unanimous

IV. New Business:

- **(10-2007) James Carignan, 329 Sullivan Street, Claremont, NH** - A Certificate of Appropriateness Application has been submitted to add a second egress out of the rear of the building for the second floor apartment as required by the Claremont Fire Department at **190 Main Street**, Map 107, Lot 52, Zone R-2.

Chair Hall stepped down as he is an abutter of the applicant and handed the gavel to Vice Chair Messier.

Mr. Carignan provided photos of the property to show the egress on the rear of the building. It will be a straight stair way with pressure treated wood and showed the board where the stairs would be placed. Ms. Cutts asked if he has explored other options. The room is not a bedroom but it could be used as a bedroom. Mr. Messier asked if the downstairs unit was the primary entrance. Mr. Carignan advised that some of the units will use it as primary and the others may use it as secondary as there is an interior hallway where the stair case is. Mr. Roark asked if it was for all three apartments. Mr. Carignan advised that it is for 2 of the apartments the other apartment is separate. Discussion among the board and Mr. Carignan on the options for the locations of the fire escape which would make it a less visual interruption and to retain some character for the building. Mr.

Messier suggested keeping the two decorative windows and you would only have to alter the two windows behind the porch. Altering those windows would not change what you see from the street.

Open Public hearing

Closed public hearing

Mr. Carignan has agreed to put the stairway on the back side of the porch so that it is less visible from the street and there is less interruption to the historic windows

Criteria 1 - The applicant's proposal will not adversely impact the historical, architectural or cultural value of the building or its relationship or contribution to the setting

Unanimous

Criteria 2 - The exterior design proposed, the texture and materials proposed are compatible with the existing building, surrounding buildings and users

Unanimous

Criteria 3 – not applicable

Criteria 4 – not applicable

Criteria 5 – I move that the applicant's proposal does not adversely affect the setting

Unanimous

Criteria 6 – move that the applicant's proposal is in keeping with the guidelines set out in the secretaries of interiors standards for rehabilitation which does allow for things to be added to a building to be used for life safety code

Motion to: approve the application of James Carignan for the property at 190 Main Street and the exterior staircase will be placed off the back side of the existing porch and that the windows that need to be replaced will be replaced with the same size

Made by: Mr. Messier

Second: Mr. Farrell **Vote:** Unanimous

- **(11-2007) Chase Trucking Inc, 72 Central Street, Claremont NH** – A Certificate of Appropriateness Application has been submitted to complete emergency exterior work on the retaining wall at **11 Water Street**, Map 120, Lot 18, Zone MUM.

John Caramore advised that he works for Blanc & Bailey Construction and he would be the contractor for the project. It is not a question of whether or not this building needs to be repaired, it is in rough shape. Mr. Caramore provided pictures of the building and the cracks in the wall. Warren Stevens is the engineer for the project and he has prepared the plan. What they would like to do is continue the shape and appearance of the existing 62ft concrete foundation on the rest of the building. There is 38ft where the rubble stone has been undermined. The slab has dropped 5" and we know there is damage underneath it; there is separation of the common walls. The building next door used to touch Mr. Chases building, they tried to use some steel strapping to hold the corner back and that strapping was removed and now the building is still slipping and the water is undermining it and the rocks are becoming saturated that they are crushing the rocks. Mr. Caramore advised they are proposing to drill down into the bedrock and put a footing in and then have the same contour extended down to the abutting property the Willeys. Mr. Caramore advised that the Willey's wall is the same thickness all the way up, we are going to taper it because the other portion that is already done is tapered so they are going to follow that.

Mr. Messier advised that it looks like the stone changes from rubble to a cut stone. They will break it off and drill a footing for a wall and Mr. Willey had the same problem. Mr. Messier advised that it appears that there are two parts to the building and building closer to Willey's was probably built at a later date. The board would rather see the stone continued to keep that integrity, but would not want to compromise the safety of the building. Mr. Caramore advised that it is a structural question that he cannot answer. Mr. Hall advised that the goal of this board is to keep as much of the historical integrity as possible. We will be protecting it from the water and aesthetically it will play better with the rest of the building and in theory it is still. And the eventualities of having to continue this down the road.

Mr. Farrell asked how close this will be to the Ramuntos building. Mr. Caramore advised that their wall will be slightly smaller, but it will follow the shape of the building. It will have a little bit of an angle, but a newer version of the old wall. Mr. Messier asked what the possibility of coloring the concrete is, or subduing the newness of the concrete, it will be years before this wall blends in. Mr. Farrell advised that the newness of concrete sometimes jumps out at you. Mr. Caramore advised that he is not sure of the cost, but he will look into it and see if it is possible. Mr. Messier advised that downtown they did some colored concrete and it was added right into the mix.

Criteria 1 - I move that the application for the building located at 11 Water St would have a minor impact on the historical value

Unanimous

Criteria 2 – I move that the compatibility of the exterior design, arrangement, texture and materials proposed to be used are acceptable with the existing buildings or structures and its setting and surrounding use.

Unanimous

Criteria 3 – not applicable

Unanimous

Criteria 4 – I move that the impact that the applicant's plans for the retaining wall will help to preserve and enhance the historic, architectural and cultural qualities of the district and the community.

Unanimous

Criteria 5 – I move that the applicant's proposal will not have a negative affect on the setting and will help to preserve the building and the district as a whole

Unanimous

Criteria 6 – move that the applicant's proposal is in keeping with the guidelines set out in the Secretary of Interior's Guidelines for Rehabilitation to save the structural integrity of the building and the board is satisfied with the fact that they are just covering up and not removing part of the building to save the structure from falling in the river.

Unanimous

Motion to: approve the application for a certificate of appropriateness at 11 Water St and approve the new concrete covering of the foundation with the condition that the concrete be colored or tinted to a color that will closing match the existing concrete

Made by: Mr. Messier

Second: Ms. Cutts

Vote: Unanimous

Questions from the board looking at the pictures provided by Mr. Chase the Willey's retaining wall is not what the board remembers approving. Ms. Aiken will review the application and the minutes and the board can

review. Also they have removed the fence and replaced it with a wooden fence. Mr. Messier advised that they will review the past meeting materials and a letter of non-compliance will have to be sent to the Willey's.

Discussion among board members as to how we can tell people they are in the Historic District when they buy a home. Maybe a Welcome to Claremont package can be sent to people who purchase property in the historic district. Ms. Aiken relayed to the board that the Master Plan Land Use Chapter is in draft form and the Planning Office is looking for suggestions, Zoning for the Historic District may be something the board should mention to Jerry Coogan, the City Planner. Board discussion of having the zone have an H after it so then homeowners, potential buyers and realtors would also know that they are in the Historic District. Board felt it would be good for the HDC to write a letter to Mr. Coogan recommending an H or something for people in the Historic District. If someone buys a property with the H attached to the zoning they would know there are certain things you can't do.

V. Correspondence

- Certificate of Appropriateness issued to Paul Ivanov
- Certificate of Appropriateness issued to James Carignan
- Letter from Mr. Richard Uchida – St. Mary's Parish
- New Hampshire Preservation Alliance News
- 2008 Meeting Dates

VI. Reports of Boards and Commissions

VII. ADJOURNMENT

Motion to: To Adjourn

Made by: Ms. Cutts

Second: Mr. Farrell

Vote: Unanimous

Meeting Adjourned at: 8:55 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator