

  
**CITY OF CLAREMONT**  
**Historic District Commission**  
Thursday, November 21, 2005  
Council Chambers, City Hall, Claremont, 7:30 p.m.

**MINUTES**  
*Approved at 12/29/05 Meeting*

Meeting called to order at 7:34 pm by Chair Messier

**I. Roll Call:**

**Present:** David Messier, Frederick Kuriger, Susan Doody, John Hall, Trinity Dix, Jeffrey Barrette, Winn Alley, Deborah Cutts

**Absent:** Tony Zullo

**II. Appointments:**

- Mr. Hall appointed for Mr. Zullo
- Trinity Dix was appointed to Seat 8A at the 11/9/05 City Council Meeting

**III. Report of Secretary:**

- Minutes from November 3, 2005 meeting.

**Motion:** To accept the minutes of November 3, 2005

**Made by:** Mr. Kuriger

**Second:** Mr. Alley

**Vote:** Unanimous

**IV. New Business:**

- **Reid Hannula, Sophie & Zeke's Restaurant (currently Café Cubana), Claremont, NH 03743- A** Certificate of Appropriateness Application has been submitted to install new signage, and to add mechanical equipment to the roof of 50 Pleasant Street. Tax Map: 120, Lot: 84
  - Reid Hannula presents for Sophie and Zeke's, use will be a full service restaurant.
  - Submitted sign is consistent with many signs on Pleasant Street
    1. perpendicular to building
    2. hanging
    3. warm colors that matched interior
    4. idea is to make it blend and mix with what currently exists
  - Mr. Hannula states that he also intends to take down the awning and replace with a new one. He passes out fabric samples and informs the board that he researched colors that currently exist on Pleasant Street and that his selection compliments the other awnings on the street.
  - Mr. Hannula presents metal that will be used to hang sign. Ms. Doody questions what material the sign will be made of. Mr. Hannula responds wood; either carved or painted depending on cost.
  - Mr. Kuriger questions what date the restaurant will be opening. Mr. Hannula responds hopefully mid-December and that they are currently in the permitting process.
  - Ms. Doody questions if the sign for the rear of the building will be designed in the same manner. Mr. Hannula responds that it is not currently designed but the intent is that in the future it will be visible for those coming out of the Opera House. Chair Messier responds that the applicant can continue this portion to a meeting of his choice within 6 months in order to avoid re-continuing the process.
  - Mr. Hannula explains that a full service restaurant must have full fire suppression system and air ventilation hood system. There will be equipment on the roof towards the back. The rear sign could provide a shield so that the equipment will not be seen. Mr. Hannula presents plans for roof equipment.
  - Ms. Doody questions sign dimensions, letter size and style. Mr. Hannula responds that he did not want to get too far along with out guidance. Mr. Hannula questions if sign size is presented as 4x3 is it an issue if it was 4 ½ x 3 ½? Chair Messier responds that regulations have a size limit and as long

as the size is reasonably close to the one that has been presented and within regulations then it should not be an issue. Ms. Doody points out bracket will allow for more room. Chair Messier questions the information provided on design and verifies that hanging brackets are wrought iron. Chair Messier questions what the previous business used to mount current sign. Mr. Hannula responds that he is unsure of what is under the current sign and explains that he would be using low lighting.

- Ms. Cutts questions how tall the mechanical equipment would sit atop the building. Discussion - conclusion is approximately 6 feet. Mr. Barrette refers to the plan and finds 4'5" height.
- Chair Messier questions applicants preference for continuation on rear signage. Mr. Hannula responds February, 2006. Rear signage to be continued to February 2006 hearing.
- Dumpster screening questioned by Chair Messier. Mr. Hannula responds that the intention is to use current dumpster and 2<sup>nd</sup> cardboard dumpster. Chair Messier explains that there are plans for a walkway in the alley adjacent to the building and at that point it would need screening. Chair requests to add screening for dumpster onto continuance – continuance for rear signage and dumpster enclosure. Chair Messier adds that regulations do not require screening. Mr. Hannula responds that his intent is for marketing directly to the municipal lot so dumpster location and screening is important for him also.
- Ms. Cutts questions if the windows are to be left as is. Mr. Hannula confirms.
- Mr. Kuriger questions the condition of the sidewalk. Mr. Hannula responds that the plan is to do a small skim coat over top and repairing temporarily.

**Motion:** to approve the sign for the front of building as presented, awning with colors and textures as presented, exhaust and mechanical equipment as presented

**Made By:** Ms. Cutts

**Second:** Mr. Alley

**Vote:** Unanimous

***Continuance to February 23, 2006 meeting for rear sign and enclosure for dumpster.***

#### V. Old Business:

- **Woven Label, LLC, Mill Road, structure known as Woven Label Mill, Claremont, NH 03743 – *Continued from 11/3/05 Meeting*** - A Certificate of Appropriateness Application has been submitted to rehabilitate and convert the structure. The proposed use, construction and/or modifications resulting in a 6,965 square foot, 200-seat restaurant, and 7,965 square feet in hotel meeting rooms.

Tax Map: 120, Lot: 2

- Rusty McLearn presents for Woven Label, LLC and outlines the items that are to be revisited for approval:
  1. roof shingle and color.
  2. window design and color.
  3. deck railings.
- Mr. McLearn presents window design and railing plans to the board which shows exterior and interior material that will exist. Mr. Kuriger questions brands. Mr. McLearn responds that Marvin, Pella and a 3<sup>rd</sup> designer of the same quality are those that are being considered.
- Mr. McLearn has not yet seen actual slate that will be put on wainshal and is unsure of exact color so Mr. McLearn presents options. Simple 3 tab asphalt shingle – 4 pitch roof. Mr. McLearn states that the intention is for it to be as unobtrusive as possible.
- Mr. McLearn presents board sample for tower with Essex green which is a historical color – Benjamin Moore is the actual paint.
- The structure is brick possibly with green windows and green trim. The NH state building has white trim so there is discussion on doing building in white trim. Mr. Hall presents that as a home owner on Main Street the green maintains a cleaner appearance longer than white.
- The tower drawing is presented. Chair Messier clarifies that the slate is to be returned on the Wainshal. Mr. McLearn presents that the tower material for scallops. Mr. McLearn responds it will be a decorative piece with some type of metal, dark color asphalt roof material, aluminum windows, tower – painted clapboard. Ms. Cutts questions if they have anything to propose for lighting at this time. Mr. McLearn responds that not currently.

**Motion:** To approve dark roofing material as presented, trim to be green or white, approve aluminum clad applied simulated divided light windows, addition of tower with painted wood clapboard and louvers, wood deck and railing design as presented.

**Made by:** Mr. Barrette

**Second:** Ms. Doody

**Vote:** Unanimous

**VI. Other:**

- Ms. Cutts questions status of Connecticut River bank continuation. Chair Messier requests that a continuance is requested in writing to a specific date by the next meeting or the case will be dropped.
- Chair Messier passes out calendar. Discussion on changing December meeting to 12/19 will be 12/29 if issue. Consensus is to cancel December meeting if there are no applicants.

**VII. Adjournment:**

**Motion:** To adjourn

**Made By:** Mr. Kuriger

**Second:** Ms. Doody

**Vote:** Unanimous

Adjourn 8:30 pm.

Respectfully Submitted,

Suzanne Ripka  
Boards and Commissions Coordinator