


CLAREMONT
Claremont Historic District Commission
Thursday, November 3, 2005
Council Chambers, City Hall, Claremont, 7:30 p.m.

MINUTES
Approved at 11/21/05 Meeting

Meeting called to order at 7:34 p.m. by Chair, David Messier

I. Roll Call: David Messier (Chair), Deborah Cutts, Jeffrey Barrette, Frederick Kuriger, Susan Doody, Tony Zullo, William “Winn” Alley, John Hall

Present: Frederick Kuriger, Susan Doody, Tony Zullo, David Messier, Deborah Cutts, Jeffrey Barrette, Winn Alley, John Hall,

➤ John M. Hall was appointed to Seat 6A at the 10/12/05 City Council Meeting

II. Report of Secretary:

➤ Minutes from August 25, 2005 meeting.

➤ Chair Messier pointed out that items 1-3 in the John DeTore case pertain to Mr. Hall’s case. Chair Messier requests corrections be made.

Motion: To accept the minutes of August 25, 2005 with amendments.

Made by: Mr. Kuriger

Second: Ms. Cutts

Vote: Unanimous

III. New Business:

Mill Redevelopment Project:

John Illick of Sugar River Mills Redevelopment presents on the Peterson and Wainshal Buildings. Mr. Illick introduces Rusty McLearn who is one of the partners that will be developing the Woven Label Mill. Mr. Illick states that all three mills and city infrastructure improvements (Water Street improvements, parking structure, pedestrian walkway, pedestrian bridge, etc.) are linked together – one cannot function without the other.

A. Sugar River Mills Redevelopment, Co, LLC, 29 Water Street, structure known as Peterson Mill, Claremont, NH 03743 – A Certificate of Appropriateness Application has been submitted to rehabilitate and convert the structure. The proposed use, construction and/or modifications resulting in 47 condominium units, 68,740 square feet of multi-family residential. Tax Map: 120, Lot: 3, Zone: MUM

➤ **Peterson Mill** – Currently an abandoned building that will be converted resulting in 47 condominium units, 68,740 square feet of multi-family residential.

i. Mr. Illick presents using south elevation drawing which illustrates 4 stories of the 5 story building.

1. 1 story is ½ below grade from this view

2. Road and parking are currently tight to building on east side of south face. Intent is to move parking and road back to allow for reinstating windows, build a retaining wall with landscaping, balance of south elevation will look similar to how it does now except new – new double hung divided windows.

3. Elevation facing Wainshal will have some bricked up windows because on the inside they occur in locations where they cannot be used according to adaptive plan. Chair Messier questions if indication will be left that a window was previously there. Mr. Illick confirmed. Peterson Mill is not eligible for new market tax credits or historic tax credits yet still intent is to maintain the integrity of the historic fabric. Will use same brick laying techniques, windows and treatments on both mills.

ii. North elevation illustration, which shows entire 5 stories in view, is presented by Mr. Illick

1. 1st floor condo units will have their own entrances, and floors 2 through 5 will enter through main floor. The ground level units will be garden units – walk out with own

- doors- 8 of the currently existing ground floor windows will become doors. Additional gardens around building are part of landscaping plan including regular urban plantings on street side.
2. Balconies may or may not exist – present in plan because Mr. Illick would like to contemplate as an optional buyer amenity. Material would be iron. Windows would not be replaced with doors. Chair Messier questioned material that would be used for windows. Mr. Illick responded – wood, divided, and double hung, quality materials. Mr. Barrette questions location of balconies. Mr. Illick responds that they are still in the process of consideration, if they occur it will be as seen on plan.
 - iii. Two things will occur on the roof – stair tower for service access – and a penthouse in the middle of roof which will contain mechanical equipment– will not be very visible from ground level- Mr. Kuriger questions if the buildings (Peterson and Wainshal) will have new roofs – Mr. Illick responds that:
 - a. Peterson - rigid insulation and rubber membrane will be applied
 - b. Wainshal - slate will be removed, rigid insulation will be applied, and then slate will be reapplied. Ms. Doody questioned materials currently on Peterson roof – Mr. Illick responded - asphalt and felt
 - iv. Ms. Cutts questions if fire escapes will exist on exterior of buildings and existence of sprinklers. Mr. Illick stated there will be no exterior fire escapes and a suitable sprinkler system will exist.
 - v. Chair Messier questions what type of fencing is proposed for around the building. Mr. Illick responded that the City is responsible for the Water Street side fencing. The SE corner to SW corner will be done by his group and will be a combination of iron and wood, 15 to 20 feet from building; landscaping element.
 - vi. Ms. Doody questions exterior lighting. Mr. Illick responded that on the south face where single entry exists there will be no lights except for around the front door. The north face with individual entrances (8 entrance doors plus mechanical) will have a nondescript light at each door. There will be no architectural lighting to show off the building. Mr. Barrette questions if fixtures have been selected. Mr. Illick responded that a historically correct style has been selected but not the manufacturer.

B. Sugar River Mills Redevelopment, Co, LLC, 21 Water Street, structure known as Wainshal Mill, Claremont, NH 03743 – A Certificate of Appropriateness application has been submitted to rehabilitate and convert the structure. The proposed use, construction and/or modifications resulting in 40,000 square feet of office space, and a 20,000 square foot hotel. Tax Map: 120, Lot: 6, Zone: MUM

- **Wainshal Mill** – Mr. Illick presents that this building is eligible for historic/tax credits, thus renovations are driven by the Department of Interior standards.
 - i. Less developed in terms of windows – same divided light, double hung yet smaller by a fair bit from the Peterson – different architecturally. Approximately same height as the Peterson yet has six floors. Wainshal has gabled roof and north tower that was added years after. The tower is constructed of a different brick.
 - ii. Flat roof slopes slightly north, wings up, gabled with dormer to allow light to 6th floor. There will be a few pieces of roof top equipment. The Department of Interior requires these to be low profile and back 90 feet from front face. Will be located on extension – north side of gabled portion of roof.
 - iii. Current drawing does not have shipping and receiving door because it may no longer be necessary. Front door will have hood.
 - iv. The lower level will have Inn rooms. The design will be similar to the Peterson with garden patio area. Ms. Cutts questions how many units will be in Wainshal. Mr. Illick responds that it will not be divided as the Peterson. The lower 2 floors will be Inn space, upper 3 floors office, 3rd floor is currently undefined. There could be 1 to 3 tenants in this space. Mr. McLear answers 24 Inn rooms.

- v. Mr. Illick points out design of transportation transition from upper street to lower level – door out west face of building integrated with walkway. Ms. Cutts questions walkway design. Mr. Illick explains that it will be partially enclosed and that Mr. McLear will give more information on design during his presentation.
- vi. Chair Messier questions fuel tank location(s). Mr. Illick responds that existing tanks on the neighboring property will be used and there will be no tanks on site, pipes will be underground. Chair Messier questions location(s) of dumpsters. Mr. Illick states they still need to completely work out. Mr. Illick points out utility space – trash chutes will be in Peterson to trash room and then pick up at dumpsters. Ms. Cutts requests more description regarding the trash chutes. Mr. Illick explains that there will be an interior trash rooms on each floor with vertical transportation chutes that will go down to an enclosed trash container on the main floor where the trash will be collected. Unsure of collection plan at this point. Chair Messier has concerns with having information on dumpster utilization, enclosure, and location and explains to Mr. Illick the Commission will likely continue portion regarding the need for more information regarding dumpsters.
- vii. Mr. Zullo questions parking plan. Mr. Illick explains that the city proposed garage will be used along with street parking, and a curb plan for 15 minute parking to drop off
- viii. Mr. Kuriger questions use of area between the Wainshal and state building and if there will be mechanical equipment located behind the retaining wall. Ms. Cutts questions noise level. Mr. Illick responds that air conditioning units will be located in that space and the noise will not be aggressive. Chair Messier questions if there are plans for the arch bridge. Mr. Illick explains that he has had several discussions with the city regarding the bridge and is sensitive to its historical value since the design is considered bow string it is a very important piece of architecture. There are only 2 left. The bridge originally carried people and equipment and the city has committed to leaving it and putting forward their best effort to maintain it.

C. Woven Label, LLC, Mill Road, structure known as Woven Label Mill, Claremont, NH 03743 – 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, Zone: MUM

- **Woven Label Mill** - Mr. McLear of Hampshire Hospitality Holdings based out of Meredith, NH presents for Woven Label, LLC representing himself and Alex Ray, of the Common Man Restaurant Group. Mr. McLear gives a brief synopsis on restoration work they have done.
 - i. Mr. McLear gives summary on Woven Mill structure and where the most work is needed. The Woven Label is different in the fact that it is very central in the other buildings will be looking down at it. The roof design needs to be changed because of mechanicals located on roof. Window openings will remain as are – will replace with very similar windows
 - ii. A front porch and entrance will be added. The porch is to create a walkway and visual to the road. Customers will be drawn to the entrance and the tower. The tower is a period copy from another tower of same period. Its intent is to visually pull together with other buildings.
 - iii. Uses will be - 1st level restaurant and 2nd level meeting space with 5 hotel rooms. The deck will be utilized as dining and emergency exit; it is also needed to hold scaffolding for repair and renovation work on that side of the building. Mr. Barrette questions materials that will be used on the tower. Mr. McLear responds that the tower will be clapboard and scallop shingle above brick. Ms. Doody states it appears different than on the plan and she would like to see more detail. Mr. McLear agrees to provide sample material and adds that the historic preservation group has encouraged his group not to use original material.
 - iv. Mr. Zullo questions the materials that will be used for construction of the tower and roof. Mr. McLear that roofing material will be similar to the Wainshall but will not be true slate.
 - v. Mr. McLear presents the preliminary plans and explains open concept for the covered walkway between the Woven Label and Wainshal
 - vi. Chair Messier questions what materials will be used on the deck. Mr. McLear responds pressure treated wood. Mr. Barrette questions materials that will be used on the front porch.

Mr. McLear responds heavy timber with a mill yard feel. Ms. Doody questions what type of lighting will be used. Mr. McLear responds that the building will have some architectural up lighting on 3 of the 4 sides and the tower will be lit. They have not picked exact fixtures. Chair Messier questions signage. Mr. McLear responds that they have not spent a lot of time on signage but it will be a Common Man Inn and Restaurant. It will be wooden, exterior illuminated, no moving or blinking lighting.

Motion: To accept the **Woven Label Building** application in concept with continuance to the November 21, 2005 meeting for review of details on materials for roof, tower, and windows. Items not covered would be back deck, front porch, signage and walkway. (*Tax Map: 120, Lot: 2, Zone: MUM*)

Made By: Mr. Barrette **Second:** Mr. Alley **Vote:** Unanimous

Motion: To approve overall proposal for the **Peterson Building** as described with continuation on window construction detail; signage; light detail; and information on dumpster utilization, enclosure, and location. (*Tax Map: 120, Lot: 3, Zone: MUM*)

Made By: Mr. Barrette **Second:** Mr. Kuriger **Vote:** Unanimous

Motion: To approve overall proposal for the **Wainshal Building** as described with continuation on window construction detail; signage; light detail; and information on dumpster utilization, enclosure, and location. (*Tax Map: 120, Lot: 6, Zone: MUM*)

Made By: Mr. Kuriger **Second:** Mr. Barrette **Vote:** Unanimous

IV. Old Business:

- Continue discussion regarding back entrance railing for Connecticut River Bank Property located at 137-139 Broad Street. Tax Map 120, Lot 93.
- Chair Messier requested that a notice be sent to the applicant indicating continuance to December meeting. If the applicant does not communicate their intent prior to or at the meeting then the application will be dropped.

V. Other:

- November Meeting Scheduled for 11/17/05 (11/24/05 - holiday) is a conflict due to Conservation Commission regularly scheduled meeting taking place in Council Chambers the same evening. Rescheduling or alternate meeting location are options.
 - There is 1 application that has been submitted for the November meeting (business hopes to open by end of November)

Motion: To have next Historic District Commission meeting on Monday, November 21, 2005 at 7:30 p.m. meeting

Made By: Mr. Barrette **Second:** Mr. Kuriger **Vote:** Unanimous

- Chair Messier informed Commission Members that the Farwell Block was nominated by the Preservation Society for an honorable mention. If anyone would like to go the ceremony will be Tuesday at the Capital Center of the Arts in Concord, 5:30 pm. Admission is \$25.00 per person.

VI. Adjournment:

Motion: To adjourn

Made by: Mr. Kuriger **Second:** Ms. Doody **Vote:** Unanimous

Respectfully Submitted,

Suzanne Ripka

Boards and Commissions Coordinator