



Historic District Commission Meeting
Thursday, December 27, 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, Trinity Dix, Brenda Taite

Absent: Lori Richardson

Chair Hall requested Vice Chair David Messier Chair the meeting due to his laryngitis.

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

Motion to: Minutes from October 25, 2007 meeting approved as amended

Made by: Ms. Cutts **Second:** Mr. Hall **Vote:** Unanimous

III. New Business

- **(12-2007) Vern & Janice Brehio, 244 South Pitkin Road, Lempster, NH** - A Certificate of Appropriateness Application has been submitted for an existing set of stairs off the rear of the house for a second means of egress from apartment 16-E at **16 Glidden Street**, Map 120, Lot 92, Zone B-1.

Open Public Hearing

First congregational Church is an abutter to this property.

The staircase will be on the back corner and there is another stairwell that is exactly the same on the other side. This will be the 2nd means of egress as required by the Fire Department. Mr. Messier said that this will be pressure treated wood for the stairs, it will be out back and you will not be able to see it from the road. Mr. Farrell asked if it will be painted. Mr. Brehio advised he was just going to treat it. Mr. Messier advised that this building has a 2 rating and is listed as a good Greek revival cottage from the 1840's. Mr. Brehio provided some additional photos of the property.

Closed public hearing

Mr. Messier stated that if it was on the front of the house they would be more concerned with the details of the staircase.

Criteria #1 – motion that the building located at Glidden Street will not impact the historical, architectural or cultural value of the building or its relationship or contribution to its setting

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

Criteria #3 – not applicable

Criteria #4 – not applicable

Criteria #5 – move that the applicant's proposal will not have a negative affect on the setting

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

Motion to: to approve the applications based on the findings of fact we accept the application as presented

Made by: Mr. Farrell **Second:** Mr. Hall **Vote:** Unanimous

- **(13-2007) Claremont Congregational Church, 72 Pleasant Street, Claremont NH** – A Certificate of Appropriateness Application has been submitted to remove and replace windows units at **72 Pleasant Street**, Map 120, Lot 90, Zone B-1.

Open Public hearing

Mr. Robert Porter and Mr. Bill Mattson are trustees for the church to present the application. Mr. Porter advised that ideally they would like to leave the windows alone; unfortunately the windows are starting to disintegrate. One in the office fell apart, they took the sash out and it is in poor condition. In approximately 1900 the back part of the church was added, upstairs is the Sunday school space and the pleasant pre-school. This area is the part that gets used the most and you get a minimum amount of ventilation. They are faced with the decision and must be pro-active or wait for them to disintegrate. The leading has oxidized and is not much good anymore. Back in 2004 they did some work to evaluate the stained glass in the church, there is some nice custom stained glass that was donated and that is in excellent shape. The church spent a lot of money at that time to. A letter was provided to the chair by a practitioner Gregory Gorman who owns a studio in Lyme NH and specializes in stained glass. On page three of the letter he references the windows in the back that they are proposing to remove and advised that they are in poor shape and are not of historical or significant value, essentially assembly line windows that are not much good anymore.

Mr. Porter advised that replacing the windows will provide more natural light, improve the ventilation and the thermal efficiency. If approved they would propose to get the work done in 2008. There would be two windows in each; there are 8 double sets which are the 16 windows. Ms. Cutts asked if there is an option of putting the replacement windows over the stained glass windows and leaving the glass intact. Mr. Porter advised that this would not help improve the ventilation in the building; they will be putting in frosted glass on the top sections with new Lexan on the outside. Ms. Cutts asked what the cost would be to replace the glass. Mr. Porter advised that the quote for repairs and replacing is approximately \$3022 each double set and then the triangular corner piece it would be \$645, and then Lexan over the outside for \$400 each.

Mr. Farrell asked what is being done with the stained glass. Mr. Porter advised that they will be put in the attic in the dry storage area so they will have a historical record. There will be very little change to the exterior; it will be mostly what people see from the inside. They can propose to archive them and put that information in the packing. The one that was removed in the preschool side they believe was archived upstairs.

Mr. Farrell asked if the work will be done by a stained glass professional. Mr. Porter advised that it will be done by Claremont Glass Works who are glass specialist, but not necessarily stained glass experts. Mr. Messier expressed concern with removing the stained glass and maybe Mr. Gorman could help assist in removing the glass to preserve the windows. Mr. Porter felt he would at the very least provide advice on how to remove them. Mr. Farrell asked if once the replacement window goes in the plexi glass will still be added. Mr. Porter advised that there will be new Lexan on the top section only for thermal efficiency.

The double hung windows are \$4864, it is \$3500 for the frosted glass and \$1880 for Lexan on the top, and these are the quotes from Claremont Glass Works. Mr. Mattson advised that the reason for the frosted glass on the top is because there are suspended ceilings, so they will go through it that is why it will be frosted glass. Mr. Farrell asked if you were putting a thermal glass in the bottom you should put a thermal glass for the top section. Mr. Porter advised that the thermal paned glass on the top would have to be custom made and if they want to use the original sash they would not be able to have the double pain frosted glass.

Closed public hearing

Mr. Messier advised they will go to through the criteria and the building is considered a level 3 building.

Criteria #1 - The applicant's agreement to tag and preserve the windows the proposal will have a minor negative impact on the historical, arch value and relationship contribution of the setting with possible future use of the windows

Criteria #2 - The use of vinyl will be no different than the same design in wood, design wouldn't change, texture, arrangement would not be significantly changed

Criteria #3 – not applicable

Criteria #4 – not applicable

Criteria #5 – move that the applicant's proposal does not adversely affect the setting and although there will be a slight change in the window sash the opening will be staying the same and will have an overall minor impact

Review of the secretary of interiors guidelines for rehabilitation

Criteria #6 – move that since the church will be preserving and storing the windows it is within the secretary of interiors guidelines.

Motion to: based on the proceeding findings of fact and the cost of replacing the stained glass windows and with the churches agreement to store the windows for possible future use I move that the HDC approve the application for the congregational church at 72 Pleasant Street as presented.

Made by: Mr. Messier **Second:** Ms. Cutts **Vote:** Unanimous

IV. Correspondence

- Certificate of Appropriateness issued to James Carignan
- Certificate of Appropriateness issued to Chase Trucking
- Letter to City Planner and Master Plan Advisory Committee
- Heritage & Historic District Commission Training
- New Hampshire Preservation Alliance News
- Downtown Graphics Network – Historic Downtown Banners

V. ADJOURNMENT

Motion to: To Adjourn

Made by: Mr. Hall **Second:** Mr. Farrell **Vote:** Unanimous

Meeting Adjourned at: 8:55 pm

Respectfully Submitted By,

Michelle Aiken

Boards and Commissions Coordinator