



**Historic District Commission *Special Meeting***  
Thursday, April 5, 2007  
Council Chambers, City Hall, Claremont at 7:00 p.m.

**Meeting Minutes**

Meeting called to order by Chair Hall at 7:15 PM

**I. ROLL CALL**

**Present:** Deborah Cutts, John Hall, David Messier, Lori Richardson, Brenda Taite

**Absent:** Trinity Dix

**II. Continuation:**

- **Claremont Development Authority, Joseph Gorman Jr., 14 North Street, Claremont, NH 03743 - A** Certificate of Appropriateness Application has been submitted to install new signs as needed at 46-54 Opera House Square. Map 120, Lot 52, Zone B1.

Mr. Gorman advised that the building know as Farwell block may have new tenants from time to time and they are in front of the board to get a blanket sign approval for the building. All the signs will be the same size, colors, and design.

**Motion to:** Motion to approve the use of all of the existing signs for future signs given that the size and letter style stays the same as what exists now, the gold on black.

**Made by:** Mr. Messier

**Second:** Ms. Cutts

**Vote:** Unanimous

- **Tony Zullo, 24 Opera House Square, Claremont, NH 03743 - A** Certificate of Appropriateness Application has been submitted to install new signs as needed at 16-34 Opera House Square. Map 120, Lot 43, Zone B1.

Mr. Zullo advised that he would also like a blanket approval for his building the Moody Building. The signs would also be the same styles, size and color design with the gold and black.

**Motion to:** permit signage on the Moody Building block and all existing signage be available for reuse with same size, colors and lettering.

**Made by:** Mr. Messier

**Second:** Ms. Cutts

**Vote:** Unanimous

- **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

Mr. Chris Foster from UK Architects, Hanover NH, passed out a packet of information for the board.

They have provided plans showing their intentions for exterior modifications, private court yards, windows, signage and lighting and the trash enclosure. There has not been a final decision made on lighting, although they have a choice of 3 styles with a black finish and they are waiting for final approval from the owners and the board on what looks the best. The plan provided shows the locations of the lighting. The signage has not completely been chosen although there is proposed signage, but the general character of the sign is shown on the plan. They have chosen 3 manufacturers for the windows and now they are putting in windows to help visually match the existing. Whichever window is chosen will be approved by the state because of the tax credits. The color is going to be a light tan which is a more historical color and that will be in both the Wainshal and the Peterson buildings. The windows that are chosen will be historically accurate. There will be court yard fencing on mill street and the river, they are looking at 5X5 steel painted black fence and the

same will be used at Wainshal and reviewed by the State. The dumpster enclosure location is west of the woven label building and is being shared by all three buildings. Lighting is all industrial painted black and it is the most advantageous. All the fencing is industrial while trying to keep it residential.

**Motion to:** approve the final details of the Peterson building, approve the window construction details and the three options proposed, signage to be continued to the May meeting, any light fixtures as presented would be appropriate, dumpster enclosure and fencing approved as presented

**Made by:** Mr. Messier

**Second:** Ms. Cutts

**Vote:** Unanimous

- **Sugar River Mills Redevelopment, Co, LLC, 21 Water Street, structure known as Wainshal building, 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

Mr. Foster advised that a lot of the mechanical equipment will be tucked back and out of site. The Wainshal building has 6 floors. The first two floors will be tenants and then from the 3<sup>rd</sup> floor up will be office spaces. They are proposing a new steel canopy over the front entry that will be galvanized steel colored black with the signage. The state is proposing that it be called Monadnock Mills No.2 & No.6, not Wainshal to keep it historically accurate. The canopy projects 6ft from the face of the building, it will be for guests who come to the inn, unloading and so that people will be covered by the weather once they step outside the door. The proposal is as industrial and simple as can be, not elaborate, it is a solid cable. They have proposed the back light so that you can read the signage and there will be white frosted glass lettering. There will also be four down lights to give it a more residential feeling and not to light the face of the building. There is an existing door shown on the plan that will be turned into a panel with historic photos of the mills. There will also be egress doors and a lobby door that leads out towards woven label and the canopy covers both areas. They are still proposing a covered walkway although they are having difficulty with the state preservation office getting it approved, but they are working on it. The last issue is the signage for the building which shows goose neck lights on each side. There is signage above the canopy and there is room for 3 signs. The common man café sign is the same sign they use on all their buildings and Red River is shown although they may be changing their design. They are showing 4 on the building showing on the signage, goal is to illuminate only the signs and not down the street. The windows, lighting, fencing, etc will be the same between the two buildings. The difference between this and the last proposal is the canopies and the signage.

**Motion to:** accept the plans as presented for the Wainshal and they refer to the state and federal agencies for the window details, approve the signage design as presented with the ability to change lettering as presented as long as the design stays the same, the lighting detail design, the fencing be approved for all three buildings, the canopies over the front and rear with signage as presented.

**Made by:** Mr. Messier

**Second:** Ms. Richardson

**Vote:** Unanimous

- **Memo from Nancy Merrill** – Connecticut River Byways signs

### III. ADJOURNMENT

**Motion to:** To Adjourn

**Made by:** Ms. Cutts

**Second:** Ms. Richardson

**Vote:** Unanimous

**Meeting Adjourned at: 8:01 pm**

**Respectfully Submitted By,**

**Michelle Aiken**

**Boards and Commissions Coordinator**