



Historic District Commission Meeting

Thursday, June 22, 2006

Council Chambers, City Hall, Claremont at 7:00 p.m.

Minutes

Pedestrian Bridge presentation by City staff

Anthony Lyons, Director, Planning and Development presents Pedestrian Bridge plans and informs the board that he city will make a formal application for the next meeting he is present tonight looking for direction from the board on what information they will need for formal review. Mr. Lyons informs the board that 80 % of the bridge cost is paid by federal funding and gives overview of the city responsibilities along with 20% cost. Mr. Lyons refers to the plans and states the steel bridge will be made offsite and then delivered in pieces; steel picket fence will be along bridge and Visitors Center side. Decking is hard wood, form liners made to look like dry stack stone; originally to be brick but the State Conservation office suggested matching to mill foundation. Mr. Lyons gives overview of bridge location and research done to decide on bridge location. Location chosen was from u shape concrete pad on Visitors Center side and across the river to left of Woven Label building. Mr. Lyons gives overview of materials used and staircase to Visitors Center parking lot. Chair Messier verifies downstream from Woven Label. Mr. Lyons confirms and gives bridge span of 210 feet. Chair Messier questions if there is information on bridge entrance. Mr. Lyons responds open with steel beam, steel industrial structure similar to other existing bridges in area. Ms. Dix questions if steel will be black or painted. Mr. Lyons responds black. Mr. Lyons refers to page 5 of the plan landscaping, as an urban park that will be bid out as a secondary. Mr. Lyons refers to Mills across the street and need to have some design aspect continued. Mr. Lyons stresses attention made to public safety. Chair Messier questions if existing walls along bank will be maintained. Mr. Lyons responds that the majority will, fill and trees will dampen some of the harshness. Chair Messier clarifies that a portion of the wall does have some interesting details. Mr. Lyons explains how concept of plan was initiated. Mr. Lyons summarizes page 6 of plan presented and clarifies will not know specifics until pricing is received from bid out. Chair Messier questions bench style and lighting. Mr. Lyons presents page that refers to lighting and points out information to the board. Mr. Lyons goes over bench style. Mr. Barrette questions type of wood to be used on bridge. Mr. Lyons responds ironwood. Mr. Barrette questions if engineering drawings are available. Mr. Lyons points out information from complete plan group that is kept at the Planning and Development office. Mr. Barrette questions if project has been put out for bid. Mr. Lyons responds in the affirmative. Mr. Barrette questions if the bid is public knowledge. Mr. Lyons responds in the affirmative and presents Mr. Barrette with bid information. Mr. Barrette questions if there will be floodlights on the outside of the bridge. Mr. Lyons responds that there are no plans at this time. Mr. Barrette questions who the bridge will serve. Mr. Lyons responds that it would serve residents, tourists, visitors and all that choose to use. Parking options are discussed. Mr. Lyons questions if the board will need any more plans included in the application. Consensus of board members present is that they will not.

Meeting called to order by Chair Messier at 7:40 PM.

I. ROLL CALL

Present: David Messier, Jeffrey Barrette, John Hall, Trinity Dix, Deborah Cutts

Absent: Winn Alley, Lori Richardson

II. APPOINTMENTS

Ms. Dix appointed for Mr. Alley

III. REPORT OF SECRETARY:

Minutes from February 23, 2006 meeting.

Motion: To accept minutes as presented

Made By: Mr. Hall

Second: Ms. Cutts

Vote: Unanimous

IV. NEW BUSINESS:

Gary and Cindy Stearns, Stearns Archery and Taxidermy, 57 Broad Street, Claremont, NH 03743 - A Certificate of Appropriateness Application has been submitted to install a sign indicating **Stearns Archery and Taxidermy**, at 57 Broad Street. Map 120, Lot 14, Zone MUM. Property owners of record, Atlantic Holdings. Cindy Stearns presents board pictures of sign that is in place.

Abutters List:

Lot ID	Owner Name	Owner Address	Owner City
120-9, 12, 15	CITY OF CLAREMONT	CITY HALL	CLAREMONT NH 03743
120-13, 14, 45	ATLANTIC HOLDINGS LLC	50 PORTLAND PIER SUITE 400	PORTLAND ME 04101
120-187	STATE OF NH	STATE HOUSE	CONCORD NH 03301
120-17	SG PROPANE OF NH INC	PO BOX 7000	LEBANON MO 65536
108-64	RICHARD & PATRICIA GIRARD	12 DODGE PLACE	CLAREMONT NH 03743
120-184	DEMASSE GROUP LLC	55 MAPLE AVE	CLAREMONT NH 03743
120-18	CHASE TRUCKING INC	72 CENTRAL ST	CLAREMONT NH 03743
	STEARNS ARCHERY & TAXIDERMY	57 BROAD ST	CLAREMONT NH 03743

No abutters present

Motion: to accept the sign in its present location

Made By: Mr. Barrette

Second: Mr. Hall

Vote: Unanimous

Michaela Nelson, P.O. Box 1705, New Canaan, CT 06840 - A Certificate of Appropriateness Application has been submitted to demolish three chimneys and restore building façade, including store front and entry, at **42-44 Opera House Square, Claremont, NH 03743**. Map 120, Lot 45, Zone B1. Property owner of record, Atlantic Holdings.

David Clough, Contractor, representing Matthew Nelson presents that the intent is to take off three chimneys from the building. During discussion with abutters this evening he found out that two of the three that were intended to be demolished are in use and shared. Mr. Clough presents repairing the two in use and demolishing the third larger chimney because the Engineer and Building Inspector both recommended taking down the chimney. Chair Messier questions which chimneys are in use. Mr. Zullo responds that the chimney next to the Cocoa Cola sign abutting his building is being used. Mr. Zullo explains shared chimney. Board members go outside to view chimneys in question. Chair Messier informs Mr. Clough that the board will need drawings to show how store front will appear prior to being able to grant approval. Chimneys can be repaired but not demolished because of shared use. Upon return Chair Messier reads letter from structural engineer. Mr. Barrette manages property of Wadley Building so he recuses himself. Chair Messier clarifies that the board does not have the authority to give permission to remove chimneys that are shared but can allow for repairs to be done. Chair Messier questions Ms. Ripka regarding conversation she had with Mr. Nelson. Ms. Ripka informed the board that it was her recollection that Mr. Nelson would do what the board decided on and the demolition of the chimneys on the application was the result of the structural engineers recommendation.

Abutters List:

120-44	ZULLO-DAUPHIN – <i>Tony Zullo present</i>	24 OPERA HOUSE SQ	CLAREMONT NH 03743
120-24	RELIABLE PAPER AND SUPPLY	PO BOX 666	CLAREMONT NH 03743
120-46	LOANKOZ LLC, C/O ROZ CAPLAN - <i>present</i>	130 PLEASANT ST	CLAREMONT NH 03743
120-52	CLAREMONT DEVEL AUTH	14 NORTH ST	CLAREMONT NH 03743
120-75	OSCAR J. BROWN BLOCK	PO BOX 51	CLAREMONT NH 03743
	MICHAELA NELSON	PO BOX 1705	NEW CANAAN CT 06840

Peg Chabot present.

Motion:

1. to approve the plan to reglaze the windows, repoint entire building providing the mortar, both in color and materials, is historically correct.
2. to allow for repair to entry floor and poured concrete slab to be used.
3. to approve repointing and rebuilding of all three chimneys to original height keeping in mind to carry to regular historical height unless need to carry higher for regulation reasons.
4. To repair the cracked wall on the east side of the building using a steel plate, approximately 24” x 3/8” installed on the inside and outside of the building to cover the crack. The plate can be attached with 1/2” diameter bolts at about 24” on center at the center of the joint. The sides of the plate can be sealed with an elastomeric sealant such as Sikaflex 1A.

Made By: Mr. Hall

Second: Ms. Cutts

Vote: Unanimous

Discussion regarding rebuilding chimneys to original height. Mr. Clough questions if damage is further down will the entire chimney need to be taken down to that point. Discussion regarding what current regulations are and how draft will

come into play. Discussion regarding if chimney was taken down to regulation and capped will the board be in agreement. Mr. Clough requests to take some of the chimney down because it is dangerous and would prefer to take chimney down 2 feet and cap it. Mr. Hall states that his preference is to bring the chimney back to its original height and address the safety issues. Chair Messier states that the tallest chimney in the back corner still retains the cap.

Chair Messier states that the mural removal will not be addressed until store front information received and informs Mr. Clough that board will allow not allow vinyl. Storefront portion of application is continued to July 27, 2006 meeting.

Discuss possibility of adopting criteria to be followed regarding rooftop guardrails that would not require a Certificate of Appropriateness (Refer to Reid Hannula application in 2/23/06 draft minutes). Mr. Barrette states that the process should be streamlined and that 90% of the buildings will have black rooftops would suggest that they be black. Mr. Hall questions if steel should be included. Chair Messier brings up for discussion that Sophie and Zekes had brought up option of wood being painted. Board discussion regarding options. Mr. Hall states that all buildings have own character. Chair Messier suggests that any approval be done for rear of building and not street façade because less intrusive.

Motion: that rooftop guardrails for mechanical equipment do not need Historic District Commission approval if the following criteria is followed:

- metal pole system, painted black
- rear façade only
- any street façade guardrails would need Historic District Commission approval using the Certificate of Appropriateness application process

Made By: Ms. Cutts

Second: Mr. Hall

Vote: Unanimous

V. ADJOURNMENT

Motion: To adjourn

Made By: Mr. Hall

Second: Ms. Dix

Vote: Unanimous

Meeting Adjourned at 8:45 PM.

Respectfully Submitted By,

Suzanne Ripka