



**Historic District Commission Meeting**  
Thursday, August 23, 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, Lori Richardson, Trinity Dix, John Hall, David Messier

**Absent:** Deborah Cutts, Brenda Taite

**II. Appointments**

- Appoint Trinity Dix as a regular member

**III. REPORT OF THE SECRETARY - Minutes of July 26, 2007 Meeting**

**Motion to:** Minutes of July 26, 2007 Meeting approved

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

**IV. Other**

- **Mr. Bruce Temple, Director of Public Works & Planning and Development** – Discussion on Street sign HD Designation

Mr. Temple advised he was aware that the commission was interested in doing something to make it more noticeable when you are in the Historic District. As they do improvements around the community, do paving, etc as they do work in each areas of the community he is trying to upgrade the street signs. Last summer they started installing the new signs and he has had a lot of positive feedback. There is a possibility of having a different color sign in the Historic district, or maybe a small medallion that says HD or something. Mr. Temple advised that they could do red, white & black or green with a HD. He thinks that the sign company could be creative. The sign runs about \$175 each, the truck, equipment and staff of two and if they are in a side walk, it makes it more complicated and it would be a couple more hundred dollars to install the signs. If you have a real long name they will add another \$25 or \$30. How it is funded would be a City council issue because the Historic District does not have a budget. If they have a new stop sign or something and someone vandalizes it they have to buy a new one because they cannot be cleaned. As they do paving or street work they install the new signs. There are a few old signs around that were black and white, there is some down behind brooks hardware. There is the option to make a recommendation formally to the City Council and if he got a thumbs up he would be glad to do it. The new design sign is a pre determined sign with logo. Mr. Temple saw in a neighboring community, Bradford, a similar concept and he found out what they cost, which turned out to be about 10-\$15 more. He passed around a sample and people seemed to like the shape. Mr. Temple had toyed with every ward having a different color, but that would have made things more complicated, but the historic district would be a nice gesture. Mr. Messier advised that something that would come up is that half of Broad Street is in the Historic District and the other half is not. Mr. Messier asked Mr. Temple if he has a break down of what the sign itself costs, without the post, etc. Mr. Temple advised that the post itself is \$50-60 and there are nuts and bolts and there is a pretty secure bracket, so it would be less that amount.

Chair Hall advised that they would move onto the applications and discussion on the street signs can be continued at the end of the meeting.

**V. Continuation**

- **(07-2007) Paul Ivanov, 716 Center Road, Cornish NH 03745** - A Certificate of Appropriateness Application has been submitted to demolish a shed and a porch attached to the side of the house at **39 Central Street**, Map 119, Lot 354, Zone R-2.

Mr. Tony Ivanov is representing his brother and advised that the shed is a big eyesore, has no historical value to the building, it is in bad shape and he has fallen through the second floor of the porch. He is just taking the parts out that has the asphalt shingles and try to save the side porch but it is rotten and is going to have to be replaced. It has deteriorated so badly that you fall through and he is going to have to remove it. He also wants to replace the windows because most are broken or rotted with double glazed windows. He is going to replace them with 6 over 6 windows and he was told that you cannot replace those windows because of the historic value. Chair Hall advised him that replacing the windows was not in the application and he would need to provide the new information at another meeting and the application can be continued. Mr. Ivanov advised that he was told he could not replace the windows because of the Historic nature of the building.

Mr. Messier asked if he has a plan to replace the porch. Mr. Ivanov advised that he will not know until he tears down the shed and he can see how rotted the wood is. The board can discuss the shed and then continue the porch until after he removes the shed so that he can assess the condition of the porch.

Move forward on the application to remove the shed.

Review of Criteria #1-6 with a unanimous affirmation

**Motion to:** approve the demolition of the shed attached to the side of the house at 39 Central Street and with the condition that the application for the demolition or rebuilding of the porch and replacing windows be continued to the October 25<sup>th</sup> meeting.

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

Mr. Messier asked if the roof is in need of replacement. Mr. Ivanov advised that it probably is, it is an asphalt roof. Mr. Messier advised that he wouldn't need to come in front of the board replace it with the same asphalt shingles that are there. Mr. Ivanov was advised that he or his brother would need to see Ms. Aiken a month before the meeting on October 25<sup>th</sup> with his plans for the porch and windows and anything else he plans to do to the exterior of the building.

## **VI. New Business:**

- **(09-2007) James Carignan, 329 Sullivan Street, Claremont, NH** - A Certificate of Appropriateness Application has been submitted to replace windows for egress purposes to meet current housing code at **103 Main Street**, Map 107, Lot 22, Zone MUM.

Mr. Carignan advised that they would like to replace the windows that are there now and they would have to make it wider to follow the building code. The bedroom windows would have to be made bigger. Mr. Hall asked if it was only on the front of the house. Mr. Carignan advised it is one in the front and two in the back of the house. They were only required to make the windows wider, they met the height requirement. It is a single family building and he thinks that is why they are only requiring it in the bedrooms. He is going to be replacing the front bedroom window and the back 2 windows which are also bedrooms.

Mr. Hall advised that he has walked by this house and with the rehab that has been done on the building, is a great improvement. It seems that 2 inches added to the window will not do a terrible disservice to the building and because it's a level 1 and a code issue. Mr. Messier advised that it throws off the balance of the windows; he would rather see two windows of the size. Mr. Carignan stated that one of the reasons why they are doing only window is because the beams are very wide and he would have to widen it about 5". If you do both windows there will be a lot of destruction to the front of the building. Ms. Richardson advised that to her she would not notice a 2" difference. One of the windows is already bigger than the other. Mr. Carignan advised that the glass itself will be bigger.

Board members went through Criteria #1-6 all with an affirmative motion

**Motion to:** approve the application for the property at 103 main as proposed by the applicant to replace 1 window in the front and 2 rear windows and enlarging as required by building code for egress purposes

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

Discussion among board members regarding the proposed new Historic District sign. The question would be how many signs are in the Historic District. You would need to look on the city GIS. Mr. Farrell asked if a bracketed tag sign that states Historic District under the sign be acceptable to everyone. This would be a budget item, maybe we could ask Mr. Temple what he thinks of having Historic District instead of the City logo or a small attached bracket sign. If it's a public works project it would still need council appropriations. It appears that attaching signs would be significantly cheaper than doing it piece meal if you can do it all at once and you can get the funding. Ms. Richardson advised that Lebanon has one that is attached to a light pole that is hardly noticeable. Mr. Farrell advised that he would rather not change some of the signs and not the others because it defeats the purpose and people will want to know why the signs are different. If the sign has not been changed you may not know you are in the Historic District. We will need to figure out how many signs and then explore the cost of the attached signs, brackets, labor, etc. Consensus from the board to get a cost for an attached sign with black and white lettering advising you are in the Historic District.

**VII. Correspondence**

- o Letter from Mr. Richard Uchida – St. Mary's Parish

Ms. Aiken advised that she would let the board know when any new information becomes available. Mr. Messier asked if they would be required to file a new application. Ms. Aiken advised that she spoke with Jane Taylor and that was what she was told that it would start the process all over and St. Mary's would be providing a new application with new information.

- o Certificate of Appropriateness issued to Desmond & Kelly Willey

**VIII. Reports of Boards and Commissions**

**IX. ADJOURNMENT**

**Motion to:** To Adjourn

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

**Meeting Adjourned at: 8:09 pm**

**Respectfully Submitted By,**

**Michelle Aiken**  
**Boards and Commissions Coordinator**