

Historic District Commission
Thursday, March 23, 2005
Council Chambers, City Hall, 7:00 pm

Minutes

1. Roll Call:

Present: Jeffrey Barrette, Tony Zullo, David Messier, Frederick Kuriger, Susan Doody,
Deborah Cutts

2. Report of Secretary

Minutes of February 24, 2005 were reviewed.

Motion: To accept the minutes of February 24, 2005 as presented.

Made by: First: Mr. Barrette Second: Ms. Doody

Vote: Unanimous

3. **New Business**

- a. **New Branch Properties**—would like to demolish building at 39 Main Street, Claremont, NH in order to provide parking to support renovation and restoration of adjacent building at 37 Main Street. Map 120, Lot 29.

Plans for the building at 37 Main Street (12,000sf) were reviewed. Windows will be replaced with small pane, double hung, non-functional, wooden windows matching the size of the existing widows as close as possible. The entrance doors will be wooden with side lights. The applicant agreed to cover the concrete block-filled window openings on the elevator shaft with shutters rather than apply stucco over the concrete. There was a discussion regarding the propane tank and the possibility of putting it underground. It was suggested that some propane companies might do this free of charge. Rhymes Propane has offered this in the past. The location of the dumpster and tank were discussed but details would be presented at a future meeting. The applicant said he would like to clean the brick. He also suggested re-painting the Rogers Motor Company sign. Chairperson Messier was not in favor of this. He suggested that the State Preservation office be consulted as to the appropriate way to handle this. His concern was that once re-painted, it would just look like a newly painted sign, instead of the remnants of an older sign. As an example, he referred to Coca-Cola sign that was re-painted on Pleasant Street

Motion: To approve demolition the bakery building (39 Main Street), as it has a historic rating of zero, meaning it does not a contributing building to the Historic District in the architectural inventory in the City of Claremont.

Made by: First: Ms. Doody Second: _____

Vote: Unanimous

Motion: To approve the replacement of all windows/blocked in areas with wood windows matching the existing multi-pane windows, with the exception of the windows covering the elevator shaft which will be treated with exterior shutters. To approve the placement of Main Street entrance doors with wood-paneled doors that have glass side lights, adding lamp posts near the entrance, reconfiguring the concrete ramp and re-facing it with brick, and approving the landscaped and parking plan as

presented. To continue discussion on the treatment of the Rogers Motor Sign, rear entry design, placement of the dumpster and propane tanks, and the method of cleaning the brick.

Made by: First: Mr. Barrette Second: Ms. Doody
Vote: Unanimous

- b. **Karen Nugent**—would like to make alterations/repairs and new construction to property located at 183 Main Street, Claremont, NH. This will involve a patio/deck, outdoor lighting, fencing, shed, plant new tree, expand driveway, new front steps, planters, and repair of a retaining wall. Map 107, Lot 226

Ms. Nugent and the Board discussed her request. She advised that the DPW permit for the expansion of the driveway (33" by 20") is pending. The fence will be 16 feet.

Motion: To approve the restoration for the porch with wooden steps, replacement of storm doors from metal to wood, addition of a slate patio using slate pavers in the back, expansion of parking area using cobble stone, addition of granite posts with wood picket fence on the corner of Main and Spring Street, acceptance of the outdoor lighting, addition of shed painted to match the house, the new tree and hedges, the repair of the retaining walls.
Made by: First: Mr. Barrette Second: Ms. Doody
Vote: Unanimous

4. **Future Topics**

A process regarding dumpsters and propane tanks needs to be addressed.

5. **Chair Reports**

Chairperson Messier stated the HDC is in need of a workshop meeting. Members agreed to hold a workshop meeting one hour prior to the next regular meeting April 28.

6. **Adjournment**

Motion: To adjourn
Made by: First: Mr. Kuriger Second: Ms. Snelling
Vote: Unanimous

Respectfully Submitted,

Tracey Hagerman
Recording Secretary