



Historic District Commission Meeting
Tuesday July 6, 2010
Council Chambers, City Hall, Claremont at
7:00 p.m.

Meeting Minutes
Approved July 22, 2010

I. Roll Call:

Present: David Messier, Deborah Cutts, Catherine MacKenzie, Kristin Kenniston, Trinity Earle

Absent:

City Staff: Katrina Spaulding, Business Development Specialist

II. Review of Minutes from May 27, 2010

Motion to: Accept Meeting Minutes from May 27, 2010

Made By: Deb Cutts **Second:** Kristin Kenniston **Vote:** Unanimous

Old Business

- **(HDC 10-2010) Bond Auto Parts – 11 Main Street, Claremont, NH** – Applicant is requesting approval to remove the existing wall signs from the North side of the building and the corner extending sign. After removal the applicant would like to replace these signs with wall signs on the North and West sides of the building. The property is located at **11 Main Street, Claremont, NH** – Tax Map 120, Lot 41, Zone B-1.

Applicant presented packets to the board members demonstrating the gooseneck lighting and specified how environmentally friendly the lighting was as it is very efficient and bulbs last a long time.

The awning will come out 22” beyond the door and will protect the patrons from the outside elements such as rain and snow.

The signs are slightly smaller than originally proposed and will not be internally illuminated. Each measures 36” x 86” and will be a total of 21.5 sq ft per sign.

Open to public hearing – no abutters present

HDC Review Criteria	[11 Main Street]
1	Building has a zero rating for architecture and historic value therefore no real contribution to the area
2	The proposed exterior design is an improvement over what is

	already there and will be compatible with the existing surroundings
3	N/A
4	The new lighting and awnings will add character and provide a tie with the other surrounding downtown buildings
5	Will be an improvement to the property and help enhance the district
6	N/A as the building is not a contributing building

Motion: To approve the awnings, gooseneck lighting, and (2) two signs as presented

Made By: Ms. Cutts

Second: Ms. Earle

Vote: Unanimous

- **(HDC 11-2010) First Baptist Church – 56 Main Street, Claremont, NH –**
Applicant seems to replace slate roof on the original building with an architectural shingle. Property is located at 56 Main Street, Claremont, NH – Tax Map 119, Lot 352, Zone R2.

Applicant not present and office and Planning and development will contact Pastor Crosby to see what the church would like to do with the application. Application is continued at this point to the next meeting.

III. New Business

(HDC 12-2010) Buzzell Estate/ Christina Jones - 111 Main Street, Claremont, NH –
Applicant seeks to replace windows and exterior doors. Applicant also seeks permission to remove a Weeping Willow tree on the property. Property is located at **111 Main Street,**

Ms. Jones is asking the board to give her permission to install the replacement windows she already purchased. She was unaware of the need to come before the HDC and stated she needed a more cost effective way to keep the house heated in the winter. Her heating was extremely costly last winter with inefficient loose fitting windows.

Ms. Jones is merely replacing the house windows and does not intend on replacing the porch windows. There are 13 windows total for replacement and they will be vinyl construction. Deb Cutts asked how long the applicant has resided there and she said just about 1 year.

Dave Messier said the old windows are 2 panes over 2 panes and the new windows will be one pane over one pane. This will be particularly obvious for the two windows in the front (crown) of the house.

Kristin Kenniston asked if the mullions could be changed or added to the pre-purchased windows creating the illusion of 2 panes over 2 panes.

No abutters present

Deb Cutts recommends the applicant purchase removable mullions or window dividers to the windows in the front of the house. This would allow for a more favorable look and help to keep the original look.

HDC Review Criteria	[111 Main Street]
1	Building has a #2 rating and is one of the most intact of this row of residences. This will not negatively impact the historic architectural or cultural value.
2	In a difficult location for a residential property to compare with setting and surrounding uses due to topography and small lot size.
3	Design Arrangement is varied and therefore hard to compare with surrounding structures.
4	Removal of willow tree (landscape feature) doesn't appear to have much impact.
5	Changing the windows show support of continued maintenance on the structure and therefore will help improve the outside appearance.
6	This proposal does keep within the guidelines of the Secretary of Interior's Guidelines for Rehabilitation

Motion: To Approve removal of the willow tree and (13) thirteen replacement windows with the condition the two front windows receive inserted mullions to reflect the 2 over 2 design consistent with the historical features.

Made By: Ms MacKenzie

Second: Ms. Kenniston

Vote: Unanimous

- **(HDC 13-2010) New Branch Properties, LLC – 39 Main Street, Claremont, NH –** Applicant seeks permission to remove two picture windows and replace them with double hung windows. Property is located at **39 Main Street, Claremont NH - Tax Map 120, Lot 1, Zone MUM.**

Applicant is replacing with wood double hung windows where the picture windows are located. This building was approved to be demolished by the HDC last year and since the building has a zero rating in historical value, there is very little to say about the property.

No abutters present

HDC Review Criteria	[39 Main Street]
1	Building has a zero rating and does not have historic, architectural, or cultural value. It is a consensus this property does not contribute to the Historic District
2	Materials are compatible
3	Façade opening is being downsized and blends with the scale and size of the surrounding buildings
4	N/A
5	Zero rating on the building and the impact on the Historic District would be neutral

6	N/A	
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Motion: Approve removal of two picture windows and replace with double hung windows
Made By: Ms. Kenniston **Second:** Ms. MacKenzie **Vote:** Unanimous

(HDC 14-2010) Pathways of the River Valley – 2-4 Tremont Street, Claremont, NH –
Applicant would like to hang a 33” x 64” sign inside the building in the window area. Property is located at **2-4 Tremont Street, Claremont NH** Tax Map 120, Lot 46, Zone B1.

No applicant was present and no abutters present.

The board wanted to allow a sign for Pathways to be able to advertise where their new location was. The plan wasn’t clear if this was a temporary window cling or if it was a temporary interior hanging sign. The HDC wanted the applicant to have something more consistent and compatible with the existing downtown buildings.

Katrina will get in touch with applicant for further clarification.

Motion: Approve a temporary sign for 1 year at which time the applicant will come before the HDC with a design for the exterior of the building in order to be more consistent and compatible with the existing surrounding buildings.

Made By: Ms. Cutts **Second:** Ms. Kenniston **Vote:** Unanimous

IV. Other

V. Correspondence

VI. Adjournment

Motion: to Adjourn.

Made By: Ms. Cutts **Second:** Ms. Kenniston **Vote:** Unanimous

Meeting adjourned at 8:30 PM
Respectfully Submitted by,
Katrina Spaulding