

  
**CITY OF CLAREMONT**  
**Historic District Commission Meeting**  
Thursday, February 23, 2006  
Council Chambers, City Hall, 7:00 p.m.

**Minutes**  
*Approved June 22, 2006*

Meeting called to order by Chair Messier at 7:05 pm.

**I. ROLL CALL**

**Present:** David Messier (Chair), Deborah Cutts, Jeffrey Barrette, John Hall, Winn Alley, Lori Richardson,  
**Absent:** Tony Zullo, Susan Doody (excused), Trinity Dix

**II. APPOINTMENT OF ALTERNATES**

Mr. Hall is appointed for Mr. Zullo.  
Ms. Richardson is appointed for Ms. Doody.

**III. REPORT OF SECRETARY** - Review December 29, 2006 meeting minutes

**Motion:** To accept the minutes of December 29, 2006  
**Made by:** Mr. Hall           **Second:** Mr. Alley           **Vote:** Unanimous

**IV. OLD BUSINESS**

**Continuation - Reid Hannula, Sophie & Zeke's Restaurant, Claremont, NH 03743-** approval requested to install additional signage to the rear of the building, and to add protective rails (required by the building code) to the mechanical equipment on the roof of 50 Pleasant Street. Tax Map:120, Lot: 84, Zone: MUM. Continued from 11/21/05 meeting.

Applicant Mr. Hannula, presents that the dumpster will be on wheels, approximately 12 feet and appropriately out of sight. The front door may be replaced at some point but he does not currently have plans to do so. Mr. Hannula expresses concern that he may have to continue again for the rooftop mechanical guard railings. The railings must be 42 inches high, and a 21 inch sphere cannot pass through (Taken from Temporary Certificate of Occupancy: "*As per the 2000 Int. Mechanical Code Section 304.9 Guards, install approved guardrail systems on roof around rooftop mechanical equipment that require service and are within 10 feet of the roof edge. Guards must be a minimum of 42" high and constructed so as to prevent the passage of a 21" sphere and shall comply with the loading requirements of the 2000 Int. Building Code.*"). Mr. Hannula expressed his concerns regarding obtaining materials for railings due to amount needed and that size and amount of wrought iron being costly and not in stock. Applicant states that an alternative is pressure treated wood painted black and questions if samples would be needed for presentation to the board. He continues that the proposed 4' x 3' sign on the back roof of the building can be secured to the guardrail; Planning and Development has no issues with sign being affixed to baluster. Applicant summarizes that the Certificate of Occupancy is temporary until the guardrails are completed. Board discussion regarding material options that would be cost efficient and best suit the building.

**Motion:** To approve 4' x 3' sign as presented. Sign to be affixed to guardrail around rooftop mechanical equipment that require service and are within 10 feet of the roof edge. Guards must be a minimum of 42" high and constructed so as to prevent the passage of a 21" sphere and shall comply with the loading requirements of the 2000 Int. Building Code. Guardrail to be 12 feet long and/or length of building, constructed of appropriate metal fencing or pressure treated wood painted black with appropriate straight balusters.

**Made by:** Ms. Cutts           **Second:** Mr. Alley           **Vote:** Unanimous

Applicant states that if the 10 foot distance for rooftop mechanical equipment was addressed during the initial inspections then the cost factor would be much less. The equipment would have been located differently.

**V. NEW BUSINESS**

**Denise Marie Ensley, 89 Chestnut Street, Claremont, NH 03743** - A Certificate of Appropriateness Application has been submitted to install a sign for a new coffee shop, **The Java Cup, 37 Pleasant Street**. Property owners of record, Claremont Goodfellas, LLC. Map 120, Lot 73, Zone B1.

*Chair Messier recuses himself.*

Mr. Ensley presents and distributes design showing slight modification to sign, same sign and same dimensions, but the original sign shows steaming cups that stick up, appears different on opposite sides and does not appear consistent. New design is flat board with same design drawn on each side. There are guidelines for support to avoid wind damage. Supported by drilled holes through galvanized pipes and turnbuckles that go through sign, chain and then return.

**Motion:** To approve The Java Cup sign as presented.  
**Made by:** Mr. Alley      **Second:** Mr. Hall      **Vote:** Unanimous

*Chair Messier rejoins Board.*

**Mark and Amy Zinck-Farkas, 49 Church Street, North Walpole, NH 02609** - A Certificate of Appropriateness Application has been submitted to install 2 new signs for a new consignment boutique, **Après Vous, 106 Main Street, Claremont, NH 03743.** Map 107, Lot 3, Zone MUM.

Applicant Amy Zinck-Farkas presents that sign background will be ivory with burgundy lettering that is outlined with forest green and chocolate brown to draw attention. The material will be wood frame around a painted metal sign (painted metal for longevity). Ms. Richardson questions sign placement. Applicant responds that one will be located above the glassed in porch area where the old sign was and the other on the side where a previous sign was located. There will be no lighting on the signs but there is a light on the property that illuminates the entire grounds. Applicant anticipates opening in a couple of weeks.

**Motion:** To approve Après Vous sign as presented.  
**Made by:** Mr. Hall      **Second:** Ms. Richardson      **Vote:** Unanimous

## **VI. OTHER**

Chair Messier presents question that was raised concerning new Granite State College location on Pleasant Street. Chair Messier clarifies that the topic is being presented at this time for discussion only unless the board feels the need to get involved. When building renovations took place the HDC had pre-approved signs to be similar to Heidi's Bridal Boutique in size, lettering style and color, and within provided border. The quandary is that Granite State College has 2 sign areas with molded borders around each separating the space so that 3 words would have to be squeeze in one or 2 words in one side and one in the other. Either option would not be in balance. Granite State College is proposing to create one long sign by continuing the molding over both store fronts and otherwise being in compliance with guidelines previously set. The molding currently separating the two storefronts would be removed and straightened. Mr. Barrette states that it seems redundant to have Granite State College return. Mr. Hall states alteration is just adjusting molding to accommodate one business. Ms. Cutts questions the original request. Chair Messier states that when the approval was redone the signs were included in approval. Consensus on commission is that there is no need for Granite State College to go before the board due to the fact that they are simply utilizing the full space yet still following previously set guidelines.

## **VII. ADJOURNMENT**

**Motion:** To adjourn.  
**Made by:** Mr. Alley      **Second:** Mr. Hall      **Vote:** Unanimous

Meeting adjourned at 7:40 pm.

Respectfully Submitted By,

Suzanne J. Ripka  
Boards and Commissions Coordinator