



**Historic District Commission Meeting**  
Thursday, October 28, 2010  
Council Chambers, City Hall, Claremont at  
7:00 p.m.

**Meeting Minutes**  
*Approved 11/29/2010*

**I. Roll Call**

**Present:** David Messier, Kristin Kenniston, Deborah Cutts, Catherine MacKenzie,  
**Absent:** Trinity Earle  
**City Staff:** Kelly LeBlanc, Administrative Assistant

**II. Review of Minutes from September 23, 2010**

**Motion to:** Accept Meeting Minutes from September 23, 2010  
**Made By:** Mayor Cutts      **Second:** Ms. Kenniston      **Vote:** Unanimous

**III. Old Business**

- **(HDC 11-2010) First Baptist Church – 56 Main Street, Claremont, NH –**  
Applicant seeks 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.

Richard Webb, building committee representative to the church, brought in samples by IKO 'Crowne Slate' of architectural shingles.

Chair Messier has called Pastor David Crosby and requested that he research companies/contractors who work in slate for a cost break down. The cost breakdown would determine if it would be cheaper to replace individual pieces of slate or to replace the entire roof.

Mr. Webb did not have any figures for repair versus replacement but agreed to come back with that information. He will inquire if the company/contractor would be willing to purchase the old slate to help off-set costs.

Chair Messier stated that the roof is an integral part of the building which is why Pastor Crosby was advised to get quotes in each direction.

Mr. Webb believes that it is the opinion of the congregation to repair the existing slate if possible. He will speak with a slate company to get estimates. Chair Messier stated that without this information it is difficult for the board to make a decision.

Mayor Cutts stated that the Kimball Union Academy in the Town of Meriden does constant repair work on slate and might be a resource.

**This application is pending further information and will be continued to the November 29, 2010 meeting.**

**IV. New Business**

- **(HDC 13-2010) 72 Pleasant Street, Claremont, NH** – Applicant seeks permission for window replacement. Property is located at 10 Glidden Street/72 Pleasant Street, Claremont, NH – Tax Map 120, Lot 90, Zone B-1.

Robert Porter, agent to the applicant, is seeking to replace the air conditioner with a window on the South West side of Elaini’s Greek Cuisine Restaurant. A proposed double hung window will be located in this space. Elaine Nester, restaurant owner, now has sit-down dining and an ADA complaint restroom was installed.

Mayor Cutts inquired about the style and size of the window. Mr. Porter stated it will be the same window style as those in the front of the building. The side window will be a single and not a double window.

It should be noted that this style window was previously approved for the building.

**Open Public Hearing**

*No Abutters present.*

**Close Public Hearing**

| <b>HDC Review Criteria</b> | <b>[This building is rated a 0]</b>   |
|----------------------------|---|
| <b>1</b>                   | No real contributing values to the historic district  |
| <b>2</b>                   | Compatible with the building as it exists. The church is putting in exterior mullions to match the existing windows   |
| <b>3</b>                   | The window will be the same size as what is existing on the building and in compliance                                |
| <b>4</b>                   | No negative impact to the district  |
| <b>5</b>                   | No negative impact to the district  |
| <b>6</b>                   | Since it is a non-contributing building it the Secretary of the Interior’s Guidelines for Rehabilitation do not apply |

**Motion:** accept proposal as presented

**Made By:** Mayor Cutts

**Second:** Ms. Kenniston

**Vote:** Unanimous

- **(HDC 14-2010) 44 Pleasant Street, Claremont, NH** – Applicant seeks permission for Hanging sign, window sign, lighting, paint and awning. Property is located at 44 Pleasant Street, Claremont, NH – Tax Map 120, Lot 83, Zone, B-1.

Leigh Ann and John Root, owners of the Yoga Studio, were present to discuss their application

Paint color is not under review from the HDC. Ms. Root stated that only what is painted already will be re-painted.

Sign

The interior vinyl appliqué will be green with white lettering; approx. 5’ x 5’;

The hanging sign would consist of the same design as the window logo and will be 36’ x 36’ (double sided).

Lighting:

Gloss-black Goose neck lights would be the preferred lighting choice and identical to Ramuntos Pizzeria (also in the historic district).

Awning:

Chair Messier stated that there was historically an awning on the building. Mr. Root stated the awning would be a fern green but there is no date of completion for this project. Approval was sought for the future.

**Open Public Hearing**

*No Abutters Present*

**Close Public Hearing**

**Deliberation Review by Commission**

Historically this building was a news stand.

| <b>HDC Review Criteria</b> | <b>[Rated 2]</b>  |
|----------------------------|---|
| <b>1</b>                   | Queen Anne architectural style, Cultural significance as a news stand, the painted façade of the building makes it visually interesting |
| <b>2</b>                   | N/A   |
| <b>3</b>                   | N/A   |
| <b>4</b>                   | The proposal will enhance the surrounding area while remaining in character with the downtown district                                  |
| <b>5</b>                   | Positive impact on the district and the community as a whole  |
| <b>6</b>                   | N/A   |

**Motion:** accept the proposal as presented

**Made By:** Ms. Kenniston

**Second:** Ms. MacKenzie

**Vote:** Unanimous

- **(HDC 15-2010) Sugar River Mill Apartments – 7 Heritage Drive** – Preservation of Affordable Housing, Inc. is proposing to rehabilitate Sugar River Mill Apartment complex. The proposed scope of work includes building envelope upgrades, replacement of HVAC and domestic hot water systems, repair and replacement of the siding on townhome buildings, and electrical and plumbing upgrades. Property is located at 7 Heritage Drive, Claremont, NH – Tax Map 107, Lot 23, Zone MUM.

Charlie Dirac, Preservation of Affordable Housing, Boston, MA – Project Manager

Steven Burnell – Burnell & Johnson Architects

Mill 34 – (6-story brick building) – looks to replace windows and add a new roof. Paradigm vinyl windows will replace the aluminum windows and will be the same size, shape and color as currently present on the building.

Town Homes – Proposal to change 4 buildings with asphalt roofs to metal standing seam roofs.

Additionally it is proposed to remove and replace wood siding and use hardy plank clap-board siding. The wood is not weathering well and the trim is rotting. This renovation was completed in the 1980's and the quality was lacking at that time. There will be some replacement under the siding as some of the wood close to the ground has rotted. All windows will be replaced and windows in the sleeping rooms do not meet egress requirements so they will be replaced with a casement single sash windows.

The remaining 3 buildings that do not have siding replacement scheduled will have window replacements in the sleeping rooms to meet egress.

Mr. Burnell stated he does not know what the original window condition was.

**Open Public Hearing**

*No Abutters Present*

**Close Public Hearing**

**Deliberation Review by Commission**

Chair Messier stated that the building received federal money for tax credits in the initial renovations but did not put in windows that were appropriate for the building. In NH the State is very particular about maintaining historic character for buildings in the National Register. The City has a letter from the State stating they have no objections to the plans submitted with this application. Chair Messier called for clarification. The answer the State gave was that back in the late 70s/early 80s the review process was much more lax as the department was smaller and newer. If the building was going up for tax credits now, it would be much more strict.

Back when the properties were being surveyed, this building when compared to other buildings in the district is very plain and utilitarian. It is important to remember that in 1912 this is a 20<sup>th</sup> century versus 19<sup>th</sup> century. The detail in the 19<sup>th</sup> century was much greater. The large picture shows the mill building as a larger part of industrial development.

For the Grist Mill and Tontine House more strict historic windows/ features will be required due to a higher rating.

The Grist Mill and Tontine House will not be altered at this point.

| <b>HDC Review Criteria</b> | <b>[Rating 0] Town Homes – 1980s – not surveyed as part of the historic district</b> |
|----------------------------|--|
| <b>1</b>                   | The town homes contribute positively to the area in; no historic value               |
| <b>2</b>                   | No change aside from bedroom windows which will meet egress/ Life-Safety guidelines  |
| <b>3</b>                   | N/A  |
| <b>4</b>                   | N/A  |
| <b>5</b>                   | No Negative Impact   |
| <b>6</b>                   | N/A  |

**Motion:** to accept the proposal for renovations of the Town homes as approved with the condition that a single mullion will be added to the casement windows so they appear similar to the double hung windows.

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

Mill 34

Early 20<sup>th</sup> Century building, handsome design but is noted as doing damage to the neighborhood in which it is located due to its large size. The neighborhood was mostly tenements for this property. Sullivan Machinery was the builder for the property. The lot had previously been used for log storage.

Reference Letter from State: Division of Historical Resources ... ‘proposed modifications will not adversely affect the historic building therefore based on the information available it has been determined that the undertaking as proposed will be conducted in conformation with the Secretary of the interiors standards for treatment of historic properties and applicable Guidelines. The proposed work will have no adverse affect on the Sugar River Mill apartments in its setting nor will it have any adverse affect on the other properties in the district...’

| <b>HDC Review Criteria</b> | <b>[Rating 1] Mill 34 – Cleanly designed, warehouse, poor placement and detracts from residential on River Street</b>   |
|----------------------------|---|
| <b>1</b>                   | Historically part of Sullivan Machine CO., built in 1912 and used as a warehouse, building is listed in the national register of historic places, the historical value is as part of the industrial complex, some architectural significance as a brick building in a mixed use complex (MUM) |
| <b>2</b>                   | Aside from the windows (one non historic material to another), there is no adverse impact   |
| <b>3</b>                   | Façade does not change,   |
| <b>4</b>                   | N/A   |
| <b>5</b>                   | Neutral Impact to the building  |
| <b>6</b>                   | No deviation from the Sec of the Interior’s standards   |

Ms. Kenniston stated that she would like to see the building upgraded to a rating of 2 but will not fight for it if others do not support it. Mayor Cutts agrees that she would like to see the building designated as a 2 because it is individually listed in the National Register of Historic Buildings.

Chair Messier stated this rating upgrade would impact the whole process. The change of rating would impact the application in order to be consistent with other decisions made on #2 rated buildings.

The current windows are 1 over 1. Proposed replacement windows are also 1 over 1.

Legally and precedence wise, with the building given a rating of 1 and the support of the NH division of Historical Resources stating that there is no historical impact, the commission is on good legal ground to leave the rating at 1.

Mayor Cutts confirmed with the applicant that the windows have not been ordered.

Mayor Cutts would like to know what kind of impact would occur from moving the rating from a 1 to a 2 and she would like to see this consistent with the other mill buildings. Ms. Kenniston stated that this is a culturally important building and that is why she would like to increase the rating to a 2.

Mr. Burchell asked what would be required if the rating was to change. The Commission stated exterior mullions are traditional for level 2 buildings. On level 1 buildings, interior mullions are often allowed.

Mr. Burnell stated that budgets have already been established for this project. They are trying to get the highest standard of window on this budget but would also be willing to put mullions inbetween the glass if need be (6 over 6 style).

The Commission agreed to this compromise as it upgrades the design of the windows without the process of upgrading the building rating.

**Motion:** approve the proposal for Mill 34 with the condition that the windows have interior assimilated division with a 6 over 6 configuration

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

#### **V. Other**

Mayor Cutts stated that an additional date will be set up for tours of the Fiske House. She would like to recognize historic properties or properties in the district. A plaque or certificate would be a possibility as there is money to do this but the board would have to initiate this process.

Chair Messier stated that Doolittle's printing might still have the template for the Certificate of Appreciation for the restoration of a significant historic property.

Clear cut criteria will be needed for the award of the proposed certificate. Chair Messier stated it is important to recognize properties that are not in the district but have made a significant historic contribution.

Mayor Cutts will talk with Doree Russell who will communicate with the Planning Department.

Chair Messier suggested appointing a committee of Mayor Cutts and himself to proceed with giving a plaque to the Fiske House for their contribution. This will be the pilot.

Nomination sheet packets for each of the three historic districts in Claremont have been to the Commission.

#### **VI. Correspondence**

#### **VII. Adjournment**

**Motion:** To adjourn

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

Meeting adjourned at 8:41 PM

Respectfully submitted by,

Kelly LeBlanc