



**Historic District Commission Meeting**  
Thursday, February 24, 2011  
Council Chambers, City Hall, Claremont at  
7:00 p.m.

**Minutes**  
Approved 3/24/11

**I. Roll Call**

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

Ms. Cutts arrived at 7:07PM

**II. Review of Minutes from February 3, 2011**

**Motion to:** Accept Meeting Minutes from February 3, 2011 as amended  
**Made By:** Ms. Kenniston    **Second:** Ms. Densmore    **Vote:** Unanimous

**III. Old Business**

- **(HDC 2011-0001) Claremont Goodfella’s Properties, LLC, Claremont, N.H.**  
– Applicant is requesting approval to replace wood windows with aluminum commercial grade replicating window configuration and remove aluminum covering from the brick entry. **Property Location:** 31 Pleasant Street. Tax Map 120, Lot 73, Zone B-1.

Chair Messier recused himself from hearing this application due to his role as building manager.

This property is located in the Goodfella’s complex. The applicant proposed the removal of the aluminum covering from the brick entryway.

**Open Public Hearing**

*No Abutters Present*

**Deliberation by commission**

<b>HDC Criteria</b>	<b>Rated 1</b>
<b>1 Values of the building and contribution to the surrounding area</b>	Rated 1, Maintains streetscape
<b>2 Compatibility with the existing</b>	Yes, metal removal will expose the original

<b>bldg/structure to setting/surrounding uses</b>	brick
<b>3 Scale and size compatibility with surroundings</b>	N/A
<b>4 Affect of the proposed improvement on other buildings/structures</b>	N/A
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	While a small area, the original brick will be exposed and brought back to its original condition
<b>6 Are the Secretary of Interior's Guidelines for Rehabilitation met?</b>	Yes, exposing the brick will return an original element to the building

**Motion To:** accept the application as presented

**Made By:** Ms. Densmore

**Second:** Ms. Cutts

**Vote:** Unanimous

#### IV. New Business

- **(HDC 2011-0002) Polish American Club, Claremont, N.H.** – Applicant is requesting approval to replace damaged and broken glass blocks. The glass blocks will be replaced with storefront framing and obscure insulated glass. **Property Location:** 142 Main Street. Tax Map 107, Lot 8, Zone MUM.

George Lapan – Trustee of the Polish American Citizen's Club

Barbara Rozwadowski – Recording Secretary of the Polish American Citizen's Club

The applicant is looking to replace the glass block windows with aluminum storefront framing and thermal insulated obscured glass windows. Obscured glass allows light to pass through but does not allow visibility into or out of the building.

The Polish American Citizen's Club would like to gradually work their way around the building with this style window. The project is cost prohibitive so they are starting with this one section. The building permit will last for one year once issued and can be extended as needed if filed before the expiration date.

*No Abutters Present*

#### Deliberation by commission

<b>HDC Criteria</b>	<b>No Survey Sheet</b>
<b>1 Values of the building and contribution to the surrounding area</b>	Proposed rating of 1, No architectural significance, remnants of a historic hotel building
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	Mixed use neighborhood, a store front use/façade would be an improvement
<b>3 Scale and size compatibility with surroundings</b>	N/A
<b>4 Affect of the proposed improvement on other buildings/structures</b>	N/A
<b>5 Proposed impact on setting &amp; extent of</b>	Neutral enhancement of historic character

<b>proposal to preserve/enhance surrounding</b>	when compared to the surroundings
<b>6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?</b>	N/A

**Motion** To: approve the application as presented

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

- **(HDC 2011-0003) Southwest Community Services Housing, Inc, Claremont, NH** – Applicant seeks approval to remove two existing exterior stairs: one non-usable, both non-compliant with fire regulations. Applicant also seeks permission to construct an enclosed, fire-rated stair serving two second floor apartments. **Property Location:** 45 Central Street Tax Map 119, Lot 356, Zoning District R-2.

Robert Haight, Architect for Southwest Community Services, attended the meeting as the applicant’s agent.

This egress project was proposed after the Claremont Fire Department entered the building and noted code violations. The staircase to the right, in the photo, was rebuilt a year and a half ago with the attempt to make the egress more code compliant. The two staircases in the photo are the only exits from the second floor apartments. On either side of the enclosed porch are the living rooms of each apartment. The ‘storm window’ section of the enclosed porch acts as a sun porch for both apartments. The staircases go through the sun porch area.

To meet building codes, turning the staircases outward was proposed. Unfortunately, this solution would cause the loss of the living room for each apartment. To meet code requirements, one staircase can be used if it is an enclosed fire rated staircase that leads directly to the outside. Nothing else can structurally enter into the staircase. This is why the current staircase proposal is before the Commission.

The proposed enclosed exterior staircase dimensions are the minimum for Fire Code requirements. These dimensions meet code without impacting the parking lot or eliminating the sun porch/living room.

The sun porch currently has large holes cut in it where the two staircases come down. After the renovation, the sun porch would become usable.

The Fire Department requires egress windows for the first floor apartments. These apartments currently have one exit; the proposed window replacements meet the second means of egress requirements. The window on the far left and far right in the rear of the building will be replaced. A wood casement window was proposed for the project. It resembles the double hung window and meets code.

*No Abutters Present*

### Deliberation by commission

This building is a residential double house from the mid 19<sup>th</sup> Century. This house was built for a Methodist Minister and is an integral element in the streetscape.

Analysis of the back side of the house confirmed that it used to be one story. The pilaster height is a testament to the original one story configuration of the building.

It should be noted that the back of the building is not original to the house or visible from the street.

Mr. Haight reported that the owner proposed Texture-111 painted siding with corner boards to match. Eventually the building will be repainted to match the adjacent building. The T-111 was chosen due to the economical cost versus the more expensive clapboard option.

HDC Criteria	Rated 3
<b>1 Values of the building and contribution to the surrounding area</b>	.Rating of 3, the streetscape would retain features of the original Italianate building
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	The arrangement, textures and materials are not compatible with the original structure. The location of this addition is on the back of the building and not visible to the public. The proposal is acceptable under the circumstances
<b>3 Scale and size compatibility with surroundings</b>	The proposed work is compatible with the building as is, but not the original structure.
<b>4 Affect of the proposed improvement on other buildings/structures</b>	N/A
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	No impact as the renovation is not visible from the street and will help maintain the use of the building as residential while meeting codes
<b>6 Are the Secretary of Interior's Guidelines for Rehabilitation met?</b>	Yes, the application meets the guidelines and the original structure will not be disturbed.

**Motion To:** accept the application as presented since the proposal is on the back of the building and is not visible from any public right-of-way. Although the application is not in compliance with all of the review criteria, it is in compliance with life safety codes.

**Made By:** Mr. Messier

**Second:** Ms. Cutts

**Vote:** Unanimous

### V. Other

Chair Messier attended the American Institute of Architects meeting on Wednesday, February 23, 2011 featuring an agenda titled Demolition Review and Heritage Commissions. The talk focused more around the demolition process versus Heritage Commissions.

The HDC can deny the approval for the demolition of a building if the building can be proved historic. If a building is outside of the Historic District there is no formalized process at this time to save the building.

The Heritage Commission would be town-wide and can help to protect buildings outside of the designated Historic District. The Heritage Commission plays an advisory roll but gives more tools to the City. Therefore, if Claremont would adopt a Heritage Commission the Commission could advise on demolition proposals that come before the Planning Board. The Heritage Commission could explain why a building is significant and the Planning Board could then use that information in the deliberation. Without a Heritage Commission, the Planning Board does not have this authority.

Mayor Cutts would like to have the representative that presented at the AIA meeting come to Claremont and explain the Heritage Commission details.

NH Division of Historical Resources has all of the records that were done in each NH Town/City.

Some towns have issued Historic Covenants and/or created a Neighborhood Heritage District. The Neighborhood Historic District designates that only major structural changes have to go before the board.

#### **VI. Correspondence**

#### **VII. Adjournment**

**Motion:** to Adjourn

**Made By:** Ms. Kenniston

**Second:** Ms. Cutts

**Vote:** Unanimous

**Meeting adjourned at 8:15PM**

Respectfully Submitted by,  
Kelly LeBlanc  
Administrative Assistant