



Historic District Commission Meeting
Thursday, February 3, 2011
Council Chambers, City Hall, Claremont at
7:00 p.m.

Minutes
Approved 2/24/11

I. Roll Call

Present: David Messier, Kristin Kenniston, Catherine MacKenzie, Deborah Cutts, Cynthia Densmore

Absent: Trinity Earle (alt)

City Staff: Kelly LeBlanc, Administrative Assistant

Chair Messier welcomed new HDC member Cynthia Densmore

II. Review of Minutes from November 29, 2011 and December 22, 2010

Motion to: Accept Meeting Minutes from November 29, 2010 as amended

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

Motion to: Accept Meeting Minutes from December 22, 2010

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

III. Old Business

- **(HDC 15-2010 amendment) Sugar River Mill Apartments – 7 Heritage Drive – October 2010**
HDC meeting approved M34 window replacement with a white product. Preservation of Affordable Housing has noticed that the surrounding mill buildings exhibit a darker window product. Approval is sought to allow a darker product with interior mullions to match the surrounding properties. **Property Location:** 7 Heritage Drive, Claremont, NH – Tax Map 107, Lot 23, Zone MUM.

Charlie Dirac – Preservation of Affordable Housing (POAH)
Julie Klump, POAH Developer of Historical Housing

Ms. Klump researched other mill buildings in the City and noted that many of these buildings exhibited darker colored windows. M34 had undergone a 1980s renovation and the original window color remained uncertain. It was reinforced that the proposed window replacements, regardless of color, would include mullions. The applicant stated that a darker window color (Forest Green was proposed) would improve the handsomeness of the building.

Chair Messier informed the applicant that the Red River Mill building and the Common Man Inn have off-white windows. All Mill restoration project windows will have exterior mullions. The state was adamant about a lighter color window and also granted tax credit for the restoration. The other two mill buildings in the complex were not asking for restoration credit. Wooden windows were originally white in these utilitarian style factory buildings. There is a consensus from the board that interior dark colored mullions would not be visible.

Ms. Klump informed the commission that POAH will use Paradigm Windows. The HDC and applicant agreed that one of the following three colors will be used for the replacements: (1) Cashmere, (2) Ivory or (3) Classic Cream. The final decision will be made by the applicant.

Ms. Klump reported that there was terracotta tiling covering the top of the parapet on all four sides of the building. Some of the tiling had fallen into disrepair. Roof replacement has been scheduled. POAH would like to raise the façade one or two bricks (as needed) to rectify current leaks and prevent future ones. The color of the brick will be matched to what is present and metal replacements would be used in place of the terracotta. POAH will maintain as much of the original terracotta as possible to preserve the integrity of the building.

No abutters present

Deliberation of the Commission

Motion To: to allow the following Paradigm color choices for the windows in Mill 34: Ivory, Cashmere or Classic Cream

Made By: Ms. Kenniston

Second: Ms. Cutts

Vote: Unanimous

IV. New 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.

Claremont Glass Works has been contracted for the replacement windows. Representatives from Claremont Glass Works were present at the meeting.

Crystal Windows were chosen for the restoration. Colonial panning will be used in the back of the building and Historical panning will be used for the front of the building. The windows would be a 4 over 2 grid configuration with exterior dividers/mullions. Energy efficiency requirements will be met.

The façade is a combination of brick and concrete design elements.
The proposed window colors for this project are Bronze or Ivory.

This application is for permission for replacement windows throughout the building.

No Abutters Present

Deliberation by commission

HDC Criteria	Rated 2
1	The building contributes to its surroundings by adding visual character to the West side of Pleasant Street
2	The Aluminum window replacements (previously wooden windows) are compatible with current uses in today’s environment; features of the wooden windows will be duplicated with the new material
3	N/A
4	N/A

5	The windows would enhance the building and add to the security
6	Yes

Motion To: accept the application as presented allowing one of the following color choices: Seawolf Beige or Bronze

Made By: Ms. Kenniston

Second: Ms. Densmore

Vote: Unanimous

Motion: to continue any further discussion on removal of metal to next meeting

Made By: Ms. Cutts

Second: Ms. Densmore

Vote: Unanimous

V. Other

Mayor Cutts informed the HDC that a Heritage Commission was proposed in the Historic Resources Chapter of the Master Plan. The Planning Board discussed the authority of the Heritage Committee and the Planning Board Chair would be in touch with Chair Messier with any questions.

Chair Messier stated the he understood the Heritage Commission to be a recommendation and it had the potential to be classified under the jurisdiction of the HDC. Mayor Cutts stated that this was unclear.

Budgeting for a Heritage Commission would be set under a separate RSA.

Chair Messier stated that a Heritage Commission would have the potential to be set it up to oversee the entire community (versus Historic District specific). The community would designate the responsibilities of the Heritage Commission.

Mayor Cutts inquired if the HDC would serve as the Heritage Commission. Chair Messier stated that some communities do appoint the HDC as the Heritage Commission but this is only one option.

Mayor Cutts would like a member of the Historic Resources team or Planning Department Representative to be present so that they can answer questions regarding Heritage Commissions.

Mayor Cutts informed the HDC that a significant celebratory event for all of the boards and commissions will occur in February. Beginning in March, formal recognition will be given every month to a specific board and/or board member.

Mayor Cutts inquired if the HDC recognition would be held at the HDC meetings or if a representative from the HDC would go to the council meeting for live recognition. At the February 24th HDC meeting the Commission will discuss and nominate candidates for recognition. Doolittle's Print Service has the template for the Certificate of Recognition.

VI. Correspondence – New Hampshire Division of historic Resources – Project Review: Short Report Submitted for proposed Demolition/construction of Riverside Marketplace, Route 12 and North Street, Claremont, NH

VII. Adjournment

Motion: to Adjourn

Made By: Ms. Kenniston

Second: Ms. Cutts

Vote: Unanimous

Meeting adjourned at 8:01 PM

Respectfully Submitted by,
Kelly LeBlanc
Administrative Assistant

