



Historic District Commission Meeting
Thursday, May 27, 2010
Council Chambers, City Hall, Claremont at
7:00 p.m.

Minutes
APPROVED JULY, 6, 2010

I. Roll Call:

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

Absent:

City Staff: Kurt Beek, Project Manager; Kelly LeBlanc, Administrative Assistant

Motion to: Accept Meeting Minutes from April 22, 2010 with changes noted

Made By: Deborah Cutts

Second: Jason Farrell

Vote: Unanimous

II. Review of Minutes from April 22, 2010

III. Old Business

- **(HDC 6-2010) 16 Glidden Street, Claremont, N.H.** – Rehearing - Applicant is requesting permission to reverse the swing of the access door to apartments #3, #4 and #5 so that it swings outwards into the hallway meeting Code for adequate hallway clearance. The property location is at **16 Glidden Street**. Tax Map 120, Lot 92, Zone B-1.

Verne Brehio – Applicant/Owner

An extended platform will be added to the top step. This will satisfy the safety concerns/ Fire Code. The doorway will remain intact which was at the request of the HDC.

Mr. Brehio stated that the windows approved at the last meeting of the HDC did not meet Fire Code. The reason for this was that the bar between the windows did not allow enough square footage to qualify as a second means of egress. The newly proposed windows have exterior mullions as an option. They will be made to fit the current opening.

Existing windows are 6/6 and the new configuration will be 8/8.

The ground floors are 6/6. The 2nd level shows 8 on one side. The review criterion does not need to be reassessed.

Open Public Hearing

No Abutters Present

Close Public Hearing

Motion: Approve minor window change to 8/8

Made By: Deborah Cutts

Second: Kristin Kenniston

Vote: Unanimous

Motion: Approve a change of swing to the front door and the addition of a platform step added to the existing top platform.

HDC Review Criteria	
1	The front entry door holds significant historic value. Customary design of the 1830s
2	N/A
3	N/A
4	N/A
5	Structure will be preserved and platform will not interfere with any of the design characteristics. Impact on surrounding structures is minimal.
6	Yes, keeping the existing door and only changing the swing; no material change and architectural features will be preserved. The pressure treated platform could be removed in the future if so desired.

IV. New Business

(HDC 7-2010) 133 Broad Street, Connecticut River Bank, Claremont, NH – Applicant is requesting permission to replace windows with new energy efficient models. The property is located at **133 Broad Street**. Tax Map 120, Lot 93, Zone B-1.

Alison Raymond – Claremont Glassworks
 Representative from Connecticut River Bank
 Representative from Window Manufacturer – Tribute Windows

The cut and design of the Tribute Window is intended to look like a wood crafted window. The locks are hidden from the outside. Woodstock, VT is currently using this window in their historic district (a building from le late 1700s).

The windows have a high energy efficiency rating. The old windows were causing leaks and locking difficulties.

The current windows that were installed are GBG (grid between the glasses). Exterior grills can be mounted on the exterior. 6/6 can be added to the outside.

137 Broad Street originally had a 3rd story gambrel structure. It was later restored into the bank building and the roofline brought back to its original and gambrel removed. 1830s Greek Revival; Rated 3.

139 Broad Street – Federal/Greek Revival with Victorian window bay (added around 1870). Rated 3. Glidden Street side of windows do not line up as they might have originally.

137 & 139 Broad Street are possibly the oldest buildings standing in the downtown district. The original owner was George Farwell.

The windows that have been replaced were not the original windows although they conformed to the original design and material. Therefore, the HDC is not dealing with preserving original historic material.

Generally, vinyl is not approved in a Level 3 building as it removes the shadow line. However, the addition of exterior mullions will give the shadow line which will more closely resemble the traditional style of the wooden window.

Mayor Cutts would like to compliment the company for recognizing the value of a community's Historic District and creating a window that is comparable. This balance is needed to keep the integrity of the historic district in sync with business needs.

Overview of Cost Comparison Example:

The tribute Window - \$450 installed (government recognizes the Tribute Window as energy efficient)

The Ideal window – wooden/vinyl window

Green Mountain Windows -1400 each w/o installation (will custom make non standard sizes)

Pella – Will not accommodate custom size

Open Public Hearing
No Abutters Present
 Close Public Hearing

HDC Review Criteria	[137/139 Broad Street]
1	Yes, both buildings carry a rating of 3 for their architecture, historic value associated with early leaders of community and some manufacturing cultural significance
2	No design or arrangement change. The material will change from wood to vinyl. This maintains the building due to economics times and efficiency. It is compatible because of the technology and upgraded design of the Tribute Window. There is a distinct difference between the traditional vinyl window and the vinyl Tribute Window.
3	N/A
4	N/A
5	Yes, the windows maintain the building character with the 6/6 design and shadow lines of the traditional wood window. Architectural integrity is maintained.
6	Yes, windows being replaced are not historic to begin with so there is no change to anything that would be adverse.

Motion: Approve vinyl replacement windows (The Tribute Window) with exterior mullions for the window replacement project at 137 and 139 Broad Street.

Made By: Deborah Cutts

Second: Jason Farrell

Vote: Unanimous

- **(HDC 8-2010) 53 Central Street, Claremont Soup Kitchen, Claremont, NH** – Applicant is requesting permission to construct an ADA accessible ramp and build a roof over the existing deck. The property is located at **53 Central Street**. Tax Map 119, Lot 358, Zone R-2.

Tom Wilson – Agent for the Claremont Soup Kitchen

Mr. Wilson distributed an updated ramp plan to the HDC. The ramp will be located on the back of the building and constructed out of pressure-treated wood. The ramp will be ADA compliant and the handrails made out of piping.

The deck on side of building is post and beam style and already in existence.

Mayor Cutts inquired how far out the roof will extend from the building. Mr. Wilson stated the roof will extend 8 feet. [5 ½' over deck, 2' overhang]

Open Public Hearing
No Abutters Present
 Close Public Hearing

HDC Review Criteria	
1	Rated 0, 20 th century, residential neighborhood, no real architectural significance, initially the Knights of Columbus Hall, false front type of building. Ramp is a requirement for the building and the roof is to improve the use of the building
2	Yes, the materials are compatible
3	Yes
4	N/A
5	The proposal will not have a negative impact to the building; the improvements will maintain public usage of building.
6	Yes, the improvements can be reversed if needed or desired

Motion: Accept application as presented including the roof with complimentary color
Made By: Deborah Cutts **Second:** Kristin Kenniston **Vote:** Unanimous

- **(HDC 9-2010) Polish-American Club, 142 Main Street, Claremont, NH** – Applicant is requesting to build a larger landing over an existing step that will provide for two (2) handrails. The property is located at **142 Main Street, Claremont, NH** – Tax Map 107, Lot 8, Zone MUM.

David Leavitt – Polish American Club President

The Polish-American Club is located on the corner lot of Main Street and Union Street. The proposed landing will be located on the Union Street side and build off over the existing step/landing.

The modified landing has been approved by code enforcement and fire safety. The current step is 9 ½ inches; modifications will decrease the step height to approx. 7 inches and metal hand rails will be added to both sides (secured in concrete).

The new landing will be located 19 inches away from the sidewalk. The door swings out which is the reason for the platform increase. This assures a person could step back and open the door.

This site originally had a 2 story building that was a hotel (Approx 1870).
 Chair Messier Proposed that the building be considered a rating of 1.

Open Public Hearing
No Abutters Present
 Close Public Hearing

HDC Review	Union Street – Proposed Rating of 1
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Criteria	
1	Proposed rating of 1 as drastic renovations have caused a loss of the original historic value
2	Yes, ramps of a similar construction are located in the area
3	N/A
4	N/A
5	There will be no negative impact and the landing will improve what is currently existing
6	Yes, the landing can be removed if desired

Motion: Motion to approve the application as presented

Made By: Deborah Cutts

Second: Catherine MacKenzie **Vote:** Unanimous

- **(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.

Mario Fradette – Bond Auto Parts – Building Contractor

Bond Auto has a total of 39 Stores. They have a new sign image and are looking to revamp the Claremont store at 11 Main Street.

Bond would like to remove overhanging sign on the corner of the building.

Bond is willing to down-light the signage if the board wishes

The Lighting for the sign will be off the building. There are no interior lit signs in the Historic District.

The new signs are a stucco alternate consisting of gray and white squares

Sign Dimensions - Proposed 11'6" (L) x 7'6" (H) backboard (squares are 23"x 23")

The design and drawings given are to scale

The physical 'Bond' lettering on the sign will be smaller than the existing

The material for the 'Bond' sign will be the same as signs with interior lighting but will not contain the mechanics for interior lighting

West Side Sign– smaller – changing size of the backer versus letter size, placement to center b/n pillars
Hanging signs on the West and North Side at the same level; there is a brick façade under the siding.

****Continue application to next meeting for lighting design****

****Continue application to next meeting for redesign of sign****

****An awning proposal will be presented to the board at the next meeting****

Motion: Continue application with all improvements to the next meeting (June 24th) with additional

Made By: Deborah Cutts **Second:** Kristin Kenniston **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.

First Baptist Church - 2nd wave of downtown development – first church constructed on Main Street
Culturally an important area with an original Slate roof.

Application will be continued to the next regularly scheduled meeting. Applicant will be requested to bring a sample of roofing shingle/slate

Motion: Continue for the June 24th hearing

Made By: Deb Cutts

Second: Kristin Kenniston

Vote: Unanimous

V. Other

Working on a revision of the wording for the HDC Zoning Ordinance to be more compliant with the state statues. The state only requires a three member quorum.

Enforcement Language – City can add but not in the state language

VI. Correspondence

VII. Adjournment

Motion: to Adjourn.

Made By: Deborah Cutts

Second: Kristin Kenniston

Vote: Unanimous

Meeting adjourned at PM
Respectfully Submitted by,
Kelly LeBlanc