



**Historic District Commission Meeting**  
Thursday, September 23, 2010  
Council Chambers, City Hall, Claremont at  
7:00 p.m.

**Meeting Minutes**  
**Approved 10/28/2010**

**I. Roll Call**

**Present:** David Messier, Kristin Kenniston, Deborah Cutts

**Absent:** Catherine MacKenzie, Trinity Earle

**City Staff:** Kelly LeBlanc, Administrative Assistant

**II. Review of Minutes from July 22, 2010**

**Motion to:** Accept Meeting Minutes from July 22, 2010

**Made By:** Kristin Kenniston      **Second:** Deborah Cutts      **Vote:** Unanimous

**III. Old Business**

○ **APPLICATION CONTINUED TO THE OCTOBER MEETING**

**(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.

**IV. New Business**

- **(HDC 12-2010) 113 Main Street, Claremont, NH –** Applicant seeks permission for window replacement. Property is located at 113 Main Street, Claremont, NH – Tax Map 107, Lot 19, Zone MUM.

Owner/Applicant Julia Ayotte was present to address the board.

The applicant is looking to replace (8) wood windows with vinyl windows containing the same 2 over 2 grid. The current siding on the house at 113 Main Street is asbestos shingling.

Ms. Kenniston inquired about the size of the trim that will go over the window. Ms. Ayotte stated that the trim will not be too large and will be located where the storm windows are presently.

Chair Messier asked if the windows located in the front of the house will be the same as the side. Ms. Ayotte stated yes, the windows will be the same and the difference in the price quote is due to the exterior grids on the front windows.

The receipt estimated the (4) front windows with the '2 over 2 simulated divided vertical grid' at \$3012.00 and the side windows with the 2 over 2 vertical grids between the glass at \$1776.00.

## Close public Hearing

This house is of residential design dating from the late 19<sup>th</sup> Century and carries a rating of 1. Very little original detail remains and accounts for the lower rating.

The question the HDC is faced with is does a house of a lesser rating require the same guidelines as a house with a higher rating. There are five houses in a row on Main Street built in similar style. An evaluation of details and location in the Historic District must be weighed. For example, the house next door (111 Main Street) was asked to install windows with exterior mullions due to the existing detailing of the house and higher rating.

Mayor Cutts confirmed that the only differences between the windows referenced in the quotes are interior versus exterior grids.

\*The storm windows will be removed when windows are replaced\*

## Close Public Hearing Deliberation Review

The Commission has found justification for **not requiring** the exterior mullions due to the lower rating of this house. For example, 111 Main Street has a higher rating compared to 113 Main Street due to its retention of original characteristics and thus exterior mullions were required. 113 Main Street has changed over time so although the basic form of the house is the same much of the detail has been removed.

HDC Review Criteria	[113 Main Street- rating 1]
1	This house was built at the turn of the century for mill workers as part of workforce housing. This house has changed over time but is 1 of 5 originally identical buildings built in a row. Contributes in basic form but has lost most of its architectural qualities because of the loss of details.
2	Change from wood windows to vinyl replacements. Because of the lack of detail and low rating, the design of 2 over 2 replicates the existing original windows close enough to warrant a material change to vinyl and still maintain the basic form of the house.
3	N/A (No change to façade openings)
4	N/A
5	Has no adverse impact
6	Yes, the Secretary of the Interior's guidelines for Rehabilitation have been met.

**Motion:** to approve the applicants request for replacement vinyl windows [Note: interior or exterior grids would be acceptable]

**Made By:** Kristin Kenniston

**Second:** Deborah Cutts

**Vote:** Unanimous

## V. Other

Brief discussion was held about violations in the Historic District and if these violations could be tied in to building permits. The proposed idea is to not issue building permits if Historic District violations are present.

The time line for completion of work per can be found in Sec. 22-408 (6) according to the Claremont City Ordinance.

## **VI. Correspondence**

Sugar River Mill Apartments

When the property was developed it received federal funding and therefore the State must certify that there will be no adverse affects. The Sugar River Mill Apartments had to cover their grounds with the State and now can go forward to the City of Claremont. Permits have not come in to the office at this point.

The project was done with Vinyl windows in 1982; the State must have approved Vinyl. If the state has made a decision the HDC would have difficulty advocating for an alternate solution. There is a possibility that they were looking for Federal funding and not tax credit.

## **VII. Adjournment**

**Motion:** To adjourn

**Made By:** Deborah Cutts      **Second:** Kristin Kenniston      **Vote:** Unanimous

Meeting adjourned at 7:45PM  
Respectfully submitted by,  
Kelly LeBlanc