

HISTORIC DISTRICT COMMISSION MEETING

Monday, February 8, 2009

Visitor's Center, 14 North Street, Claremont at 7:00 PM

MEETING MINUTES

Approved 3.25.2010

Meeting called to order by Chair Messier at 7:00 PM

ROLL CALL:

Present: David Messier, Jason Farrell, Deborah Cutts, John Hall, Trinity Earle, Catherine MacKenzie

Absent:

City Staff: Kelly LeBlanc, Administrative Assistant

Motion to: Accept Meeting Minutes from December 21, 2009 without changes

Made By: Deborah Cutts **Second:** John Hall **Vote:** Unanimous

Organization 2010

- John Hall will not be reapplying for his seat on the HDC at the end of his term on March 31, 2010
- Catherine MacKenzie has joined the HDC as Planning Board Representative

Nomination of David Messier as Chair of the Historic District Commission

Made By: Jason Farrell **Second:** Deborah Cutts **Vote:** Unanimous

Nomination of Jason Farrell as Vice Chair of the Historic District Commission

Made By: Deborah Cutts **Second:** John Hall **Vote:** Unanimous

I. New Business

- **(1-2010) Gorman Holdings, Inc, Claremont, N.H.** – Applicant is requesting approval of one affixed sign. The total will be approximately 15 square feet, located at 131 Broad Street. Tax Map 120, Lot 88, Zone B-1.

Sign to be affixed on wall facing City Hall to aid in delineating owner of business. The new sign will be in the same style [existing logos, lettering style, etc.] as the existing signage.

There will be a 10" clearance on both sides of the sign

HDC Review Criteria Questions

Criteria	
1	The historic survey sheet rates the building as a level 2 building. There is no known historic person/ historic event associated with the

	building. The main contribution of the building to the historic district is architectural. It helps anchor the southeast corner of Broad Street Park along with the two older buildings next to it.
2	N/A
3	N/A
4	The affixed sign is a neutral improvement to the building
5	The sign will aid in highlighting the use of the building which in turn highlights the historic district as a whole entity
6	N/A

Motion: Based on the Review Criteria accept the application as proposed and complete.

Made By: John Hall **Second:** Deborah Cutts **Vote:** Unanimous

- **(3-2010) Wadleigh Building, 2-6 Tremont Street, Claremont N.H.** –Applicant is requesting approval for a proposed ramp and requests permission to replace boarded and/or broken windows on the back of the Wadleigh Building. The applicant proposes removal of the above ground propane tanks on the lot in Spring and replace them with underground tanks. The rear portion of the lot containing buried propane tanks would be paved. Tax Map 120, Lot 46, Zone B-1.
- **Wadleigh Building – level 3 rating**

Ramp

Matthew Nelson, applicant and owner of the Wadleigh Building, proposed a black iron spindle style ramp to match the Farwell building across the street. The ramp has been approved by City Council, as it will be built over part of the city side walk. The front door, yellow pine, will display black iron hinges to keep a uniform style. The proposed ramp will connect to the first entrance [double-door]. The second entrance is a single door. The granite steps will be left in place under the ramp.

Windows

Mr. Nelson has reported that on the back of the building there are two window openings that have been boarded up which are original to the structure. He would like to replace these with vinyl windows. At the same time he would like to replace other windows on the back side with the same vinyl windows. He requested permission for white windows in 6 over 6 configuration. vinyl windows.

Discussion: Mr. Nelson confirmed that other existing windows on the back have a 6 over 6 configuration. David Messier stated that this would be consistent with buildings of this period. The fact that the windows on the front of the building have a different configuration is likely due to them having been replaced at some point.

Deborah Cutts inquired if vinyl was the only option for these windows. With the building rating of level 3, the question is whether vinyl would be an appropriate material. After some discussion it was the consensus of the commission that vinyl would be allowed

because this is the back and less important façade of the building, and none of the windows were at street level. Mr. Nelson indicated his willingness to use more historically appropriate windows when he replaces those on the Tremont Street façade in the future.

David Messier expressed concern with the plan for white windows feeling that this period and building style would have had a deeper color. He felt that the white would be too stark and would stand out too much.

Matthew Nelson stated that he had used Bronze colored windows in the Dickenson Building and was unhappy with the appearance. He did agree however to choose something other than the white.

Propane Tanks

Matthew Nelson proposed to remove the above ground tanks behind the building and replace them with two tanks underground. The lot containing the buried tanks would then be paved.

Paving would approve the aesthetics of the lot and would allow for parking of approximately 4 cars. Small trees could be planted to cover electric boxes.

HDC Review Criteria:

1 The building is a level 3 mid 19th century Italianate style building. It is an important element in the streetscape leading into Opera House Square and it’s primary importance is architectural. It was also used as a butcher shop for over 100 years, so there is also cultural significance.

Criteria	Ramp	Windows	Propane Tanks/paving
1			
2	Design and materials are compatible with similar improvements in the Square, notably the fencing around the Farwell Block.	6 over 6 maintains the original window design. Vinyl is being allowed because it is on the back of bldg, not the primary façade	Tanks will not be visible and paving is an appropriate surface to create parking and is consistent with the area.
3	N/A	N/A	N/A
4	Impact will be neutral	N/A	Positive addition – adds parking / cleans up area
5	Visual impact will be	Positive impact as	Removing above

	minimal but will allow the building to meet ADA requirements necessary for public use	blocked windows will be returned to more original look thus enhancing the district	ground tanks will improve the district and parking provide increased unity.
6	Yes – Ramp is reversible	Vinyl material will provide a reasonably close appearance and is being allowed because it is on the back of the building	Yes

Motion: Based on the Review Criteria accept the application for addition of a ramp as proposed and complete.

Made By: Deborah Cutts **Second:** John Hall **Vote:** Unanimous

Motion: Based on the Review Criteria accept the application for rear windows as proposed and complete.

Made By: Jason Farrell **Second:** John Hall **Vote:** Unanimous

Motion: Based on the Review Criteria accept the application for propane tank removal and paving as proposed and complete.

Made By: John Hall **Second:** Deborah Cutts **Vote:** Unanimous

- **(4-2010) Castaneda Enterprises, LLC, 66 Pleasant Street, Claremont, N.H. –** Applicant requests three affixed signs [currently used at Esersky’s Hardware on Union Street] that will replace existing signage. Applicant would also like permission to paint the concrete bunker at the back of the building colonial red and paint over the red line around the front of the building. Tax Map 120, Lot 89, Zone B-1.
- **66 Pleasant Street – level 2 rating**

Lauren and Jose Castaneda, applicants, have requested permission to move the current Esersky’s Hardware signs from Union Street and affix them to their new location at 66 Pleasant Street.

The old Esersky’s signs had previous approval from the HDC to be affixed on the Union Street property

Jason Farrell inquired if there was staining behind the current signage on Pleasant Street. Jose Castaneda stated they would power wash if needed.

Trinity Earle inquired if the bracket holes from the current will be plugged. The applicant responded that any bracket holes will be filled.

The second part of the application was to gain approval to paint the concrete structure behind the building.

HDC Review Criteria Questions

Criteria	
1	The building was originally built for Montgomery Ward and has historical, cultural and architectural significance as part of the commercial streetscape of Pleasant Street. The front façade contains a marble relief sculpture of the Goddess of Commerce, which was the logo for Montgomery Ward, as well as decorative marble inserts. While there is limited historical information on the building, Montgomery Ward is significant as a cultural icon within the cities commercial district.
2	N/A
3	N/A
4	The affixed signs are above average quality when compared to the average sign quality in the Historic District and will enhance the building and streetscape.
5	The signs will have a positive impact on the façade and district as a whole.
6	The affixed signs are reversible and can be removed.

Motion: Based on the Review Criteria accept the application as proposed and complete.
Made By: John Hall **Second:** Deborah Cutts **Vote:** Unanimous

- **(2-2010) Claremont Goodfella’s Properties, LLC, Claremont, N.H. –**
 Applicant is requesting approval for a three (3) part application. (1) Two new signs located at 41 & 43 Pleasant Street, (2) Demolition of house at 45 Pleasant Street, (3) new Windows for the 2nd and 3rd floors at 31 Pleasant Street. Tax Map 120, Lot 73, Zone B-1.
- **31 Pleasant Street – level 2 rating**

Trinity Earle has been appointed to stand in for David Messier who has recused himself due to conflict of interest, as he is property manager for Goodfella’s.

John Hall has been appointed as chair.

David Messier stated that the stores associated with the sign applications did not submit sign information and therefore that portion of the application has been withdrawn. The application will be for demolition (45 Pleasant Street) and window replacement (2nd and 3rd Floor, 31 Pleasant Street) only.

A letter from the applicant stated that the building requested for demolition at 45 pleasant Street was not in the original proposed Downtown Historic District map. There are no

known records that this building was included in the Historic Resources Inventory. The final Historic District map included this building because the boundaries were drawn around the property line rather than cut through the middle of the property.

No historic record on house proposed for demolition. The map showing the proposed Downtown Historic District distinctly diverts around the building, thus eliminating it from the National Historic District. When the National District was incorporated into the Claremont Historic District, the line was drawn around the property line, and thus included the building in question.

John Hall agreed that the inclusion of this property in the Claremont Historic District might have more to do with property line and less with building structure.

Deborah Cutts felt that given the lack of survey information on the building, and that it was not included in the National District, the building has no known historic, cultural or architectural significance.

New windows to be added to the 2nd and 3rd floors of the Oddfellows Building will be aluminum with external mullions replicating the design of the originals. The colour chosen for the windows will be a black or bronze.

Criteria	Demolition – 45 Pleasant St	Windows – 31 Pleasant St
1	Not historically significant as the building was excluded from the National Register.	Oddfellow’s Building is both historic and cultural in its representation of a fraternal organization and as a downtown centerpiece
2	N/A	Yes, materials and design will conform to the original window style and support building rehabilitation. Appearance of the building will not change
3	N/A	No negative impact
4	N/A	N/A
5	Given criteria #1, the demolition will improve the historic district by providing parking with services to a level 2 rated building. The building in question is behind and out of sight from the level 2 building	Positive Improvement – supports the longevity of the building
6		Yes – replacement of windows to original style constructed out of aluminum

Motion: Based on the Review Criteria accept the window replacement portion of the application as proposed and complete.

Made By: Jason Farrell **Second:** Catherine MacKenzie **Vote:** Unanimous

Motion: Based on the Review Criteria accept the demolition at 45 Pleasant Street portion of the application as proposed and complete.

Made By: Jason Farrell **Second:** Deborah Cutts **Vote:** Unanimous

John Hall reappoints David Messier as chair.

Trinity Earle is appointed for Deborah Cutts as she stepped out.

Mr. Hall is thanked for his service on the historic District Commission.

Motion: to Adjourn.

Made By: Jason Farrell **Second:** John Hall **Vote:** Unanimous

Meeting adjourned at 8:45 PM

Respectfully Submitted by,

Kelly LeBlanc