

HISTORIC DISTRICT COMMISSION MEETING

Thursday, April 22, 2010

Council Chambers, City Hall, Claremont at 7:00 PM

MEETING MINUTES

Approved 5/27/2010

Meeting called to order by Chair Messier at 7:08 PM

ROLL CALL:

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

Absent: Trinity Earle

City Staff: Kelly LeBlanc, Administrative Assistant

Motion to: Accept Meeting Minutes from March 25, 2010 with changes

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

I. New Business

- **(HDC 6-2010) 16 Glidden Street, Claremont, N.H.** – (1) Applicant is requesting approval to replace two upstairs bedroom windows located on each side of the fireplace (2) Applicant is requesting approval to replace the stairway located at the rear of the building on the Broad Street Side. (3) 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.

The Property owner, Verne Brehio, was present for the meeting.

- (1) Mr. Brehio provided the Commission with illustrations from Home Depot of windows that swing outwards. Casement Windows are the proposed style. The window opening on the exterior of the house will remain the same size and no alterations will be made.

David Messier confirmed that this is a requirement for new windows due to fire safety issues. The request, therefore, is coming from Fire Safety and not the building department. There will be no change in size and the windows will look similar to what is present.

- (2) Stairway – The stairway on the right hand side of the building has been approved by the HDC. The current stairway on the left is deteriorating. Mr. Brehio stated the exterior staircase will be roughly three feet longer. However it will be the same material and design.

**If the same material and design are used, the application does not need to go before the HDC. Therefore section (2) of this application is Not Applicable and does not need to be discussed by the HDC

(3) The applicant would like to change the swing of the exterior door to bring it up to code. Mr. Brehio stated that after talking to an architect it may not be as straight forward as initially thought. The doorway and lights will need to be moved out 1.5ft, which will then move the step up 1.5ft according to the architect. Mr. Brehio stated that across the road is an insurance center with a similar stoop that has been enclosed by glass.

Proposal 1 - Mr. Brehio provided the board with drawings of the architects' recommendations to meet code. This proposal would include digging down in front of first concrete step approx 4 feet to accommodate the additional step. Concrete would be poured over the remaining steps to increase the surface area so that the additional step would double the width of the door on the landing; this would allow a person to swing the door open and step back. The driveway would loose area due to the additional step. Mr. Brehio does not believe the loss of driveway area would cause a residual problem.

Proposal 2 would be the glass enclosure (similar to the Insurance Company). This proposal has not been run by the inspectors or an architect. Building and Fire codes would need to be met.

**If all doors swung outwards they would still not meet current code due to insufficient clearance.

Mayor Cutts inquired about the material the glass would be encased in. Mr. Brehio would like to keep the pilasters but is not certain of the structure or material that would encase the glass. If this option was approved the porch and door would be weatherized.

Open Public Hearing
No Abutters Present
 Close Public Hearing

HDC Review Criteria	(1) Windows	(3) Door w/pediment
1	Proposed casement window works with the style building; mullions will be located on the outside of the window	TBC
2	Divided window design closely matches windows to the left. Conversion of material from wood to vinyl; this allowance has been	

	granted for properties of this rating in the past	
3	N/A	
4	N/A	
5	New windows will add to the building because they will match and both be styled closer to the time period and done correctly	
6	Yes	

16 Glidden Street is Rated 2 on the Historic Register.

This building is a fine example of the Greek Revival Style from the 1840s. This building still projects its original use. The chimney & dormers were a later addition.

In a building that has been subject to alterations, the Commission must determine the characteristics that make the building true to its historic classification. The entryway to this building is the standing historical marker.

Background History

1797 – Asher Benjamin – Handbook for Builders – Country builders handbook for architectural style; the Federal Style was popular at that time. This was the first pattern book for people to key in on the style of New England Architecture. Asher Benjamin moved to Windsor VT in 1797.

1805 – The American Builder’s Companion published– Stressed proportion, columns and mathematical precision

1830’s – Roman to Greek Revival Style gained popularity.

Chair Messier stated that eliminating the key design of the building would be problematic. Proposal 1 would allow all elements of the entryway to be moved including the pilasters. [Pilasters are decorative flat pillars-like columns placed against a building versus a column which is a three-dimensional round or square post]

The Commission would like clarification on the Code for existing Structures; this would possibly allow more variation in respect to building code aspects. If this is strictly fire safety it may be a different issue.

Mayor Cutts is less inclined to adopt the enclosed glass structure option (proposal 2). Proposal 1 is less invasive there is less alteration to the historic façade.

Chair Messier asked the applicant what was suggested in his process of looking for solutions. Mr. Brehio stated that the fire department suggested changing the door swing. At 12” - 16” beyond the face of the frame is needed to meet code.

Mr. Farrell inquired if 2 double doors could be used so that only the interior doors would have to be moved outwards. This would prevent the steps from having to be redone.

Chair Messier proposed the Commission ask for additional information from code enforcement to reassess and allow the door to swing out and possibly not disturb the entrance. Information on the new bldg code for existing properties will aid in determining that this would be an improvement to the existing structure.

Mr. Farrell suggested that the Commission have code enforcement and fire safety inspectors present at the next HDC meeting for clarification and educational purposes.

A Message will be sent to Building/Fire Code Inspectors stating that ‘the HDCs is fine with changing the swing of the door. They would like to know if that would create enough of an improvement to warrant not moving the door forward? The existing doorway details are the most intact historic feature on the building that identify the period of the building. Is there leeway in the code given it is an existing structure in the historic district?’

Application section (3) Doorway/Steps will be heard at the next meeting pending additional information from fire and building inspectors. The preference from the Commission would be to take pilasters off the building, build out the steps and exterior doorway as specified, and then put the doorway and pilasters back. Wood steps in place of concrete steps could be used at the discretion of the applicant.

Motion: Approve vinyl casement window replacement with the condition that the mullions be affixed to the exterior of the window.

Made By: Jason Farrell **Second:** Kristin Kenniston **Vote:** Unanimous

II. Other

III. Correspondence

IV. Adjournment

Motion: to Adjourn.

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

Meeting adjourned at PM
Respectfully Submitted by,
Kelly LeBlanc