



Historic District Commission Meeting
Monday July 22, 2010
Council Chambers, City Hall, Claremont at
7:00 p.m.

Meeting Minutes
Approved 9/23/2010

I. Roll Call:

Present: David Messier, Catherine MacKenzie, Kristin Kenniston, Trinity Earle

Absent: Deborah Cutts

City Staff: Kelly LeBlanc, Administrative Assistant

II. Review of Minutes from July 6, 2010

Motion to: Accept Meeting Minutes from July 6, 2010

Made By: Kristin Kenniston

Second: Trinity Earle

Vote: Unanimous

The City of Claremont, City Council, approved Ordinance #515 “Historic District Commission”

Trinity Earle has been appointed as alternate for this meeting of the HDC

Old Business

- **(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.

Kim Raney, First Baptist Church parishioner and member of the building committee, is here to advocate for a new asphalt shingled roof on behalf of the First Baptist Church. Ms. Raney has stated that the church has had workers come in on several occasions to replace damaged slate. The main leaks on the roof are over the sanctuary and this is creating constant concern.

The applicant clarified that only the main roof (sanctuary area) is to be re-shingled and not the steeple. The shingles the applicant is proposing has a 30 year rating.

Chair Messier inquired if the congregation is still planning to relocate in the future. Ms. Raney stated yes, but the building needs to be taken care of immediately.

Generally repairing the existing material (slate) is ideal. After a considerable amount of time has lapsed it is inevitable that replacement of the original material will be necessary. In the case of the Mill buildings, slate was replaced with slate. Composite materials that look like slate would be desired.

The shingles that the Baptist Church is proposing look similar to the shingles on the church additions. The HDC generally likes to go back to the original versus matching additions.

Ms. Kenniston inquired if the church looked into replacing the roof with shingles that look similar to slate. Ms. Raney stated that Pastor Crosby might have more insight on this matter.

No contractor has been hired to date.

Michelle Walker, parishioner and building committee member, stated that Pastor Crosby viewed the proposed shingle as matching other historical buildings in view from the church. In regards to replacing the slate, pieces of existing slate have rubbed against each other broken away. Financially the church is not in a position to replace all of the slate when looking at moving into another building.

A slate roof will last for approx. 100 years.

Chair Messier acknowledges that this product is intended to give the texture and color to slightly resemble slate but does not do a great job. IKO also makes an asphalt shingle that resembled slate more closely. Each piece is larger than an average shingle and has a shadow line. This product is carried by local companies. This is just a suggestion to look into.

Close Public Hearing

Greek Revival church with good Romanesque Revival remodeling and undistinguished additions. Construction of the First Baptist Church occurred circa 1833-4. The church now has a pair of wings on each side of the church added after 1963.

HDC Review Criteria	[56 Main Street]
1	Building has a rating of three (3). Historic prominence in this area of town for when it was developed architecturally; culturally this building acts as a gathering point.
2	The proposed shingles would be a change of materials and textures. Surrounding buildings (i.e. St. Mary’s church, Mill Buildings) exhibit slate roofing. The proposed materials not compatible with the existing building.
3	N/A
4	N/A
5	The architectural shingles as presented would have a negative effect on the building and district as a whole
6	The proposal does not keep with the Secretary of Interior’s Guidelines for Rehabilitation on points 2, 5 and 6.

Motion: to not approve the proposal as presented but encourage the applicant to come back with something that would meet the criteria more specifically

Made By: Trinity Earle **Second:** Kristin Kenniston **Vote:** Unanimous

The applicant will continue their proposal at the August 26th meeting of the Historic District Commission.

III. Other

IV. Correspondence

V. Adjournment

Motion: to Adjourn.

Made By: Trinity Earle

Second: Kristin Kenniston

Vote: Unanimous

Meeting adjourned at 7:36 PM

Respectfully Submitted by,

Kelly LeBlanc

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