



## HISTORIC DISTRICT COMMISSION MEETING

Thursday, October 27, 2016 7:00 PM

City Hall, Council Chambers

### MINUTES

Approved 4/27/2017

Mr. Messier called the meeting to order at 7:00 PM.

#### I. Roll Call

**Members Present:** Scott Pope, David Messier, Richard Wahrlich, Abigail Carman

**Absent:** Kristin Kenniston

Mr. Messier welcomed Ms. Carman to the Commission.

#### II. Review of Minutes from October 6, 2016

**Corrections:** Mr. Messier asked that the review of Criterion #1 (page 2) contain the preface, "The portion of the building that is being renovated has no historical, architectural, or cultural value, but..."

**Motion:** To accept the minutes as amended.

**Made by:** Mr. Pope                      **Second:** Mr. Wahrlich

**Vote:** Ms. Carman abstained; all others voted in favor

#### III. Old Business

There was no old business to discuss.

#### IV. New Business

- A. **HDC 2016-00011 James Neilsen, Claremont** – for signage at **1 Pleasant Street**. Tax map 120, lot 53. Zone: MU.

Mr. Neilsen said he is planning to occupy Suite 102 of the Union Block at 1 Pleasant Street (formerly "Everything Bridal"). He is proposing to place a building-mounted sign in the black sign area above the store front windows. The sign will consist of white vinyl letters spelling the word "REMIX" and will be 9 ft. x 1.5 ft. (less than 16 SF). There will also be two circular logo signs (3 ft. x 3 ft.) affixed directly to the store front windows. They will look like the glass has been etched or frosted. The logo to the right of the door will be split up the middle to accommodate the vertical black window divider. He said he was not planning to put anything on the doors (e.g. hours) at this time, but may wish to do so in the near future. Mr. Messier suggested that the Commission continue the hearing to allow Mr. Neilsen time to decide what he wanted to put on the door. Mr. Neilsen agreed and suggested February as a good time.

There were no further questions from the Commission.

There was no one from the public in the audience to comment on the application.

Mr. Messier read the architectural survey for the building. The building dates to 1888-1889. The current building replaced an earlier wooden structure that was built for Oscar Brown. The wooden structure burned in 1887. The building is described as a "handsome Queen Anne commercial block in a critical location" and was given a rating of 3 (in 1977).

HDC Criteria	
1. Does the building have historic, architectural or cultural value?	The building has a rating of 3. It is associated with Oscar Brown, who was an important figure in Claremont. The architect was Hira Beckwith; thus, the building has historic as well as architectural value. Everyone agreed with the rating of 3.
2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses?	It was agreed that this criterion did not apply.
3. Are the scale and size of the proposed improvements compatible with the existing surroundings? (including height, width, street frontage, number of stories, roof type, façade openings such as windows, doors, etc., and architectural details)	It was agreed that this criterion did not apply.
4. How will the proposed improvements (signs, lights, yards, off-street parking, screening, fencing, entrance drive, sidewalks, and landscaping) affect the character of any building or structure within the district?	It was agreed that the signs would have a neutral effect on the neighborhood.
5. What impact will the proposal have on the setting? To what extent will the proposal help to preserve and enhance the historic, architectural, and cultural qualities of the district and the community?	It was agreed that the signs will have a positive effect on the downtown in general as it shows the building is occupied. The signs won't have any effect on the history or architecture of the building.
6. Is the proposal in keeping with the Secretary of Interior's Guidelines for Rehabilitation?	It was agreed that this criterion did not apply.

There were no negative effects foreseen resulting from the proposed signs.

**Motion:** To accept the signs as presented in the packet.

**Made by:** Mr. Pope    **Second:** Ms. Carman

**Vote:** Unanimous in favor

**Motion:** To continue this application to the meeting on February 23, 2017 in the event of additional signage on the building.

**Made by:** Mr. Pope    **Second:** Ms. Carman

**Vote:** Unanimous in favor

## V. Other

**A. Rating increase for Oscar Brown Block**

Mr. Messier met with Mrs. Bearse to update the rating of the Brown Block given that it has had extensive restoration work. An “Update” section was added to the architectural survey form. Mr. Messier read what was proposed:

***Updates***

*A complete exterior restoration was completed in 2008 bringing the building back to c. 1930 appearance based on photographic evidence. The decorative cornice was added, matching the original. Store fronts were restored, including the two later buildings on Pleasant Street. The second of these included restoration of Art Deco metal cladding. Interior renovations were also made, bringing the building up to code to allow for 6 rental apartments. Rating was upgraded from 2 to 3.*

Mr. Messier called for a motion to accept the updates to the survey sheet.

**Motion:** To accept the updates to the survey sheet.

**Made by:** Ms. Carman                      **Second:** Mr. Wahrlich

**Vote:** Unanimous in favor

**B. Conceptual Discussion of 169 Main Street**

David Barry, Superintendent of the Sullivan County Department of Corrections (DOC), distributed to the Commission copies of a packet of information regarding future plans for the building at 169 Main Street. Mr. Barry said that DOC is looking to renovate the second floor of the building to create “sober transitional housing that would serve offenders in work release or aftercare who are under the supervision of the DOC or NH Probation & Parole.” The renovations will be primarily interior, although a ramp on the rear of the building may be modified and a new entry constructed on the east side of the building. It is uncertain at this time what type of signage will be needed other than directional signage.

Mr. Messier said that repair of existing features does not require HDC approval. However, if features are changed in any way, then a Certificate of Appropriateness is necessary.

**VI. Correspondence**

**VII. Adjournment**

**Motion:** To adjourn the meeting

**Made by:** Mr. Pope                      **Second:** Mr. Wahrlich

**Vote:** Unanimous in favor

Meeting adjourned at 7:23 PM

Respectfully submitted by,

*de Forest Bearse*