



## **Historic District Commission Meeting**

Thursday, December 19, 2013  
City Hall, Council Chambers at  
7:00 p.m.

### **Minutes**

**APPROVED 3/27/2014**

#### **I. Roll Call**

**Members Present:** David Messier, Kristin Kenniston and Richard Wahrlich  
**City Staff:** deForest Bearse, Minute Taker

#### **II. Review of Minutes from November 12, 2013**

**Motion:** to approve the minutes from November 12, 2013 as presented.

**Made By:** Mrs. Kenniston **Second:** Mr. Wahrlich

**Discussion:** Mr. Messier asked that the second full sentence at the top of page two be amended to read, "Based on observations and discussion, and despite the fact that a survey sheet wasn't provided, the board agreed on the rating of 3."

**Vote:** Unanimous to accept the minutes with the change described in the discussion.

#### **III. Old Business**

- **HDC (2013-0005) Kara Santti, Claremont, N.H.** –Applicant is requesting permission for 1 affixed sign and repainting the lower front of building. **Property Location:** 2-8 Sullivan Street  
Tax Map: 120, Lot: 54, Zone MU.

Applicant Kara Santti was in attendance and presented her request to erect one (1) affixed sign and to repaint the lower front portion of the building at 2-8 Sullivan Street. She is planning to open a candy store at this location. The proposed sign measures two (2) feet by eight (8) feet. It will fit within the signage area of the building and thus will not cover up any architectural details of the building. The proposed sign is smaller than the sign it will replace. The sign is aluminum face, trim and frame and will be sage green with pink and black lettering.

Mr. Messier explained that the applicant does not need approval from the Commission for re-painting a painted surface.

There was no public comment. Mr. Messier closed the hearing.

#### **Board Discussion**

The survey sheet for the subject property states that 2-8 Sullivan Street is named the "Maynard Block". Architecturally the building is a c. 1900's classical revival structure of brick with wooden trim built on an 1899 foundation. The three-sided window bays that are set into the masonry walls are typical of this period. The building extends the wall of Tremont Square down Sullivan Street. Retention of the original medallioned cornice is critical for the architectural quality of this building.

There was a dwelling on this site in 1884. By 1894 the site was vacant. The foundation for stores was constructed in 1899 and by 1904 the stores were occupied.

The building has a rating of 2.

Mr. Messier noted the metal or pressed tin cornice was “nice to see” and commented that the building appeared to be intact for the most part.

<b>HDC Criteria</b>	
<b>1 Values of the building and contribution to the surrounding area</b>	Architectural: Classical Revival brick building. Extends the wall of Tremont Square down Sullivan Street. Very nice metal cornice. Historic & Cultural value: none shown on survey sheet. The Commission agreed with the rating of 2 and saw no reason to reduce it.
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	N/A
<b>3 Scale and size compatibility with surroundings</b>	N/A
<b>4 Affect of the proposed improvement on other buildings/structures</b>	The sign will fit in nicely; its lettering is in keeping with other signs in the district; no negative impact on other structures
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	The sign is attractive; building occupancy has a positive impact on neighborhood businesses
<b>6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?</b>	Since the sign can be removed there will be no permanent changes to or impacts on the building; thus guidelines are met

**Motion:** To approve the application for one (1) affixed sign as presented.

**Made by:** Mrs. Kenniston      **Second:** Mr. Wahlrich

**Vote:** Unanimous

- **HDC (2013-0006) Patricia Chabot, Claremont, N.H.** –Applicant is requesting permission for window replacement. **Property Location:** 8 – 18 Tremont Street Tax Map: 120, Lot: 47, Zone MU.

Applicant Patricia Chabot was in attendance and presented her request to replace all of the upper story windows in the front and back of the building at 8-18 Tremont Street. The current windows are eight (8) over one (1) configuration and they are losing a lot of the building heat through them. Mrs. Chabot is proposing to replace these current windows with eight (8) over eight (8) vinyl, interior - mullioned windows based on observations of other eight (8) over eight (8) windows in adjacent buildings. The mullions would be green in color. Mrs. Chabot believes that the eight (8) over eight (8) configuration is closer to the original window configuration of the building than the eight (8) over one (1) windows that are currently there.

There were no comments from the public. Mr. Messier closed the public hearing.

**Board Discussion**

The building at 8-18 Tremont Street is known as “Perry’s Block” according to the survey sheet. It is a commercial building. Architecturally, the building apparently once had a bracketed projecting cornice, small windows with arched, hood moldings in the first two bays; then two story window with similar enframement next east (?). The survey states that the building is now in an “oddly remodeled state”, but must have been “quite a building in its day.” Historically, Perry’s Block was the site of Josiah Deane’s cigar manufacturing business. By 1889, there was a Masonic Hall in the two stories above ground-level stores. This arrangement continued to 1963. The building is an early and still impressive commercial block that forms a large part of the Tremont Street commercial “wall”.

The building has a rating of 2.

<b>HDC Criteria</b>	
<b>1 Values of the building and contribution to the surrounding area</b>	The building has definite architectural, historical and cultural value. The Commission concurs with the rating of 2. The Commission favors the return to a more original window configuration and the proposed green color, but is less in favor of the interior mullions. However the Commission agrees to accept the proposal on the grounds that the windows will be less visible at ground level because of their upper-story location.
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	The Commission would prefer exterior-mullioned wooden-framed windows, but accepts the proposal on the grounds that such windows may be cost-prohibitive and because they have allowed similar windows in other 2-rated buildings.
<b>3 Scale and size compatibility with surroundings</b>	The replacement windows will completely fill the original window openings – no modifications (e.g. increasing or decreasing opening size) are proposed.
<b>4 Affect of the proposed improvement on other buildings/structures</b>	N/A
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	The project will have a positive effect because the replacement windows will more closely resemble the original ones. The applicant was asked to safely store one of the original 8 over 8 windows somewhere in the building for future reference.
<b>6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?</b>	The guidelines will be met on the grounds that the replacement windows will more closely resemble the original windows.

**Motion:** To approve the request to replace all of the upper-story windows at 8-18 Tremont Street as presented, with the condition that the replacement windows completely fill the original openings.

**Made by:** Mr. Wahlrich                      **Second:** Mrs. Kenniston

**Vote:** Unanimous.

- **HDC (2013-0007) Gregory Slossar, Claremont, N.H.** –Applicant is requesting permission to install 1 affixed sign. **Property Location:** 51-59 Pleasant Street Tax Map: 120, Lot: 72, Zone MU.

Applicant Gregory Slossar was in attendance and presented his request to erect a new sign at 51-59 Pleasant Street. The proposed sign measures 30 in. by 144 in. The lettering is digitally printed on the aluminum sign. The sign is mounted to an aluminum frame and is edged with black aluminum molding. Mr. Slossar does not know how his proposed sign relates to the previous sign as the previous sign had already been removed from the property when Mr. Slossar first viewed the site. It appears that the proposed sign will fit within the designated signage area and thus will not obscure any of the building’s architectural features.

There were no public comments. Mr. Messier closed the public hearing.

**Board Discussion**

The building at 51-59 Pleasant Street is known as the Latchis Theatre. It is a c. 1930-1940 cast concrete structure with an intact theatre marquis. It is a massive building with classical ornamentation that is flattened against the wall plane, a typical 30’s-40’ feature.

The building has a rating of 2.

<b>HDC Criteria</b>	
<b>1 Values of the building and contribution to the surrounding area</b>	The intact classical façade of this building is of architectural significance. The building has cultural significance as a place of public entertainment for many years. The Commission agrees with the rating of 2.
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	N/A
<b>3 Scale and size compatibility with surroundings</b>	N/A
<b>4 Affect of the proposed improvement on other buildings/structures</b>	The proposal will have a positive impact on the neighborhood
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	The continued use of the building is obviously preferable to an empty store front on the main street; the business enhances the downtown; the sign is in keeping with the district
<b>6 Are the Secretary of Interior's Guidelines for Rehabilitation met?</b>	The guidelines are met because the sign is in keeping with other signs in the district and because an operating business has a positive effect on the downtown

**Motion:** To approve the project as presented.

**Made by:** Mrs. Kenniston      **Second:** Mr. Wahrlich

**Vote:** Unanimous

#### **IV. Adjournment**

**Motion:** to adjourn

**Made by:** Mr. Wahrlich

**Second:** Mrs. Kenniston

**Vote:** Unanimous

Meeting adjourned at 7:39 PM

Respectfully submitted by,  
deForest Bearse