


CITY OF CLAREMONT
Historic District Commission Meeting
Wednesday, December 23, 2015 7:00 PM
City Hall, Council Chambers

MINUTES
Approved 2/25/2016

I. Roll Call

Members Present: Kristin Kenniston, David Messier, Richard Wahrlich, James Reed
Absent:

II. Review of Minutes from August 27, 2015

Corrections: None.

Motion: To accept the minutes of the August 27th meeting as written.

Made by: Mrs. Kenniston

Second: Mr. Wahrlich

Vote: Unanimous in favor

III. Old Business

There was no old business to discuss.

IV. New Business

1. Certificate of Appropriateness application for:

- i. HDC 2015-00014 Victor & Dawna Jangel, 7 Marcotte Avenue –** for demolition of the building at 139 Main Street. Tax Map 107, Lot 15. Zone MU.

Attorney Jennifer Shea represented the applicants and presented the application to the Commission. She handed to the Commission several photographs of the subject property. Ms. Shea said that the building is in total disrepair – the roof framing has been compromised, the brick must be repointed and there are building code violations for which the owners have been cited by the Building Inspector. She claimed that the cost of repairs would be prohibitive with no hope of recovering it. She said the commercial use of the building is compromised due to a lack of parking – there are three spaces behind the building the owners believe are theirs, but they have not used them and they do not appear to be available now. The building next door (131 Main Street) is for sale and has received an offer that is contingent upon removal of the subject building. Ms. Shea said removal of this building would have a positive effect on the neighborhood by removing an unsightly building that will not be repaired and by providing additional parking.

Ms. Shea then answered questions from the Commission. She said a structural analysis had not been done.

Mr. Messier stated that the building at 139 Main Street is part of the building at 147 Main Street and that removing 139 Main would expose a wall at 147 Main that was never intended to be an exterior wall.

Ms. Shea said the cost of the demolition was unknown at this time.

She said the parking allowance is anecdotal. She does not know if it is needed.

She said the owners do not have the means to repair the building. Mr. Messier suggested that the cost of demolition would be better spent stabilizing the building and mothballing it until a new use for it can be found or new owners who might be willing to repurpose it. Ms. Shea repeated that the cost would not be recovered due to the lack of parking.

Mr. Wahrlich said that removing 139 Main might help the two neighboring buildings by providing more parking. He said he didn't see how the building could be brought up to code and that any new use for it would require a variance for the lack of parking.

Mr. Messier warned that that becomes a slippery slope (destroying a building in hopes something else might happen) and would set a precedent. He noted that this building has a rating of 3, the highest rating given to structures in the Historic District, and is an important building in the lower village.

Mr. Reed mentioned that City has just adopted Resolution 2016-11: "Community Revitalization Tax Relief Incentive" – a program that provides tax incentives for rehabilitation of historic structures.

The Commission asked Ms. Shea to provide the following information for the Commission:

1. What is the proposal for the neighboring business?
2. How many parking spaces would be created?
3. How would the parking area be accessed?
4. Is the road behind the building a public road?
5. How will the Planning & Development Department feel about parking next to the sidewalk?
6. Who would be responsible for fixing the exterior wall (of 147 Main) after the demolition?
7. Provide some analysis of the repairs or the demolition – if not structural then a contractor's estimate.

Motion: To continue review of this application to the February 25, 2016 meeting.

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

Vote: Unanimous in favor.

Mr. Messier stated for the record that the abutters roll was not called as the Commission had not reached that point in this review process.

V. Other

Mr. Wahrlich announced that work on updating the Master Plan has begun and public forums will be held soon.

VI. Correspondence

VII. Adjournment

Motion: To adjourn the meeting.

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

Vote: Unanimous in favor.

The meeting adjourned at 7:35 PM

Respectfully submitted by,
deForest Bearse
Resource Coordinator