



Historic District Commission Meeting
Thursday, February 22, 2018 6:30 PM
City Hall, Council Chambers

MINUTES
Approved 4/26/2018

Mr. Messier asked Mrs. Kenniston to chair this meeting as he was recovering from the flu. Mrs. Kenniston called the meeting to order at 6:38 PM and asked for a roll call.

I. Roll Call

Members Present: David Messier, Kristin Kenniston, Richard Wahrlich

Absent:

II. Election of Officers – This item was tabled to the next meeting.

III. 2018 Meeting Schedule

Motion: To accept the 2018 meeting schedule as presented.

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

Vote: Unanimous in favor

IV. Review of Minutes from December 28, 2017

Motion: To accept the minutes of the December 28th meeting as written

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

Vote: Unanimous in favor

V. Old Business

There was no old business to discuss.

VI. New Business

- **HDC 2018-00001 The Barn Cafe, Ascutney VT – for replacement signage and other improvements at 37 Main Street. Tax map 120, Lot 29. Zone: MU.**

Mrs. Kenniston read the public notice.

Josh Savage presented the application. He stated that the address of the property is actually 39 Main Street. (NOTE: The City's assessing records show this property as 37 Main Street.) Mr. Savage asked the Commission to extend the signage portion of the application to the next meeting because he was changing sign companies and didn't have the final details yet. He said he wants to replace the existing sign in size and style, but it would be black with gold lettering.

Mr. Savage said the exterior of the building will be painted a brick red and the roof will be replaced with the same materials as on it now and in the same style. There is a light above the current sign, which Mr. Savage said he would like to change, but he wasn't set on what type of light fixture he wanted yet. He wants to

remove the lattice work from the outdoor seating area and add some decorative lighting. The door on the east side of the building will be replaced in kind.

Mr. Messier said it was okay to paint the building and remove the lattice work – it is considered repair work and not subject to review. He also said that the hearing could be continued to give Mr. Savage time to work out details of the lighting.

There were no more questions from the Commission.

Mr. Wahrlich read the inventory, which stated that at the time (1977), the building was an *undistinguished wooden gas station, now vacant, an intrusion*, and gave it a rating of zero.

Review Criteria (new process – same criteria)

1. Consider the level of historical, architectural, or cultural value of the building and whether it relates and contributes to the setting.
Motion: I move that the building located at 37 Main Street, Claremont has no historical, architectural and cultural value and that it does not relate or contribute to its setting.
Made by: Mr. Messier **Second:** Mr. Wahrlich
Discussion: Even in its original form, it did not contribute to the setting. It had/has no redeeming architectural style. For this reason, it should be given a rating of zero.
Vote: Unanimous in favor.
2. Consider how the proposed exterior design, arrangement, texture(s), and materials relate to existing building or structures in its setting, or if new construction, to the surrounding use.
Discussion: The Commission felt this criterion was not applicable to this project.
3. Consider the proposed scale and general size of buildings or structures and whether they relate to the existing surroundings. Consider such factors as the building's overall height, width, street frontage, number of stories, roof type, window/door openings, and architectural details.
Discussion: A door is being changed, but the opening itself will not change. This change will be treated as a repair because it's not historical anyway. Therefore, it does not need review.
4. Consider how any proposed yards, off street parking, screening, fencing, entrance drives, sidewalks, sign, lights, and/or landscaping and other similar factors might affect the character of any building or structure within the district.
Discussion: The proposed changes will enhance the building somewhat. The existing sign is in proportion to the building (although it may be oversized for what's allowed in the district under zoning; something that should be corrected). This sign is in keeping with the scale of the building and with other signs within the district
Motion: I move that the applicant's plans for the sign are in keeping with the character of the district and do not adversely affect the character of any other building or structure within the district.
Made by: Mr. Messier **Second:** Mr. Wahrlich
Vote: Unanimous in favor
5. Consider the impact that the applicant's proposal will have on the setting and the extent to which it will preserve and enhance the historic, architectural, and cultural qualities of the district and community.
Discussion: The sign isn't really going to change anything. The overall plan for the property will, however, have a positive impact on the area.

Motion: I move that the applicant's proposal will have a neutral to positive affect on the setting and will help to enhance the historic, architectural, and cultural qualities of the district and community, even though the building itself is not a contributing building.

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

Vote: Unanimous in favor

6. Consider how the proposal relates to the "Secretary of the Interior's Guidelines for Rehabilitation"

Discussion: The Commissioners agreed that this criterion was not applicable as the application is for a sign and because it is not an historic building.

FINAL MOTION

Motion to Approve or Deny an application for a Certificate of Occupancy

Motion: Based on our preceding findings of fact, I move that the Historic District Commission approve the application for a Certificate of Appropriateness for the proposed sign for the property located at *37 Pleasant Street, Map 120, Lot 29*. Lighting will be addressed at a later date.

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

Vote: Unanimous in favor

[**NOTE:** The motion was made for 37 Pleasant Street. The correct address is 37 Main Street. This will be corrected at the next meeting. The Certificate will not be issued until the motion is corrected. *dB.*]

Motion: To continue design of new lighting to the April 26th meeting of the Commission.

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

Vote: Unanimous in favor

VII. Other

The 2017 Master Plan has been completed and can be viewed on line at

<http://www.claremontnh.com/residents/departments/planning-and-development/Master-Plan-Update.aspx>.

VIII. Correspondence

The latest issue of *Town and City* magazine was received.

IX. Adjournment

Motion: To adjourn the meeting

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

Vote: Unanimous in favor

The meeting adjourned at 7:01 PM.

Respectfully submitted by,

deForest Bearse

Resource Coordinator