



Historic District Commission Meeting
Thursday, April 26, 2018 6:30 PM
City Hall, Council Chambers

MINUTES
Approved 5/24/2018

Ms. Kenniston called the meeting order at 6:30 PM and asked for a roll call.

I. Roll Call

Members Present: Kristin Kenniston, Richard Wahrlich, Scott Pope
Absent: David Messier

II. Review of Minutes from

A. February 13, 2018

Corrections: None

Motion: To approve

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

Vote: Unanimous in favor

B. February 22, 2018

Corrections: None

Motion: To approve

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

Vote: Unanimous in favor

III. Old Business

A. 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. (cont. from 2/22/2018)

Applicant Josh Savage, presented his information to the Commission. The final design for the sign will be 4 ft. x 4 ft. flush-mounted to the building in the same location as the previous sign. Additional details include:

- #1 Flat Digitally Printed Sign
- print black barn board look and text digitally overlaid
- Route shape of barn out of .5” MDO with Painted Edges
- Sized at roughly @ 4 ft x 4 ft Single Sided (16 sf)
- Typefaces used are Clarendon Bold and GreatVibes Script, done in white.
- the barnboard background is a grey/brown/black fade of colors.

Mr. Savage also submitted a photo of a gooseneck light fixture he would like to install on the front of the building over the sign. He said he would use an LED bulb, 100-200 watt maximum.

The Commission had no further questions.

Ms. Kenniston read the architectural survey for the property. All agreed with the zero rating.

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:

- has no historical, architectural or cultural value and
- that it does not relate or contribute to its setting.

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

Vote: Unanimous in favor

Criteria #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.

The Commission agreed that this criterion was not applicable to this project.

Criteria # 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.

The Commission agreed that this criterion was not applicable to this project.

Criteria # 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.

Motion: I move that the applicant's plans for a 16 SF affixed sign and gooseneck light fixture 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. Wahrlich **Second:** Mr. Pope

Vote: Unanimous in favor

Criteria # 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.

Motion: I move that the applicant's proposal will have a positive effect on the setting and will help to preserve and enhance the historic, architectural, and cultural qualities of the district and community.

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

Vote: Unanimous in favor

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

Motion: I move that the applicant's proposal is in keeping with the guidelines set out in *The Secretary of Interiors Guidelines for Rehabilitation*.

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

Vote: Unanimous in favor

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 property located at 37 Main Street, Map 120, Lot 29.

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

Vote: Unanimous in favor

IV. New Business

- A. **HDC 2018-00002 Angel Jarvis, Claremont NH** – for signage at **36 Opera House Square**. Tax Map 120, Lot 44. Zone: MU.

The applicant requested continuance of the hearing to the next meeting.

Motion: To continue the hearing for application #HDC 2018-00002 to May 22, 2018 at 6:30 PM at City Hall.

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

Vote: Unanimous in favor

- B. **HDC 2018-00003 Alex Ray, Ashland NH** – for changing a window to a door on the west side of the building at **16 Mill Road**. Tax Map 120, Lot 2. Zone: MU.

Mr. Ray said he is making some changes to the interior floor plan of the Woven Label building and would like to change a window to an exterior door on the downstream side of the building. The width of the opening will not change. It will be a 12-light door like the others in the building and will be forest green.

Mr. Pope read the HAER Inventory sheet for the building. The Commission assumed a rating of high importance.

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 16 Mill Road:

- has important historical, architectural and cultural value and
- it does relate and contribute to its setting.

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

Vote: Unanimous in favor

Criteria #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.

The Commission agreed that this criterion was not applicable to this project.

Criteria #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.

Motion: I move that the scale and general size of the proposed door is in keeping with the relationship of these factors in the existing surroundings.

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

Vote: Unanimous in favor

Criteria #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.

The Commission agreed that this criterion was not applicable to this project.

Criteria #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.

Motion: I move that the applicant's proposal will have a positive effect on the setting and will help to preserve and enhance the historic, architectural, and cultural qualities of the district and community.

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

Vote: Unanimous in favor

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

Motion: I move that the applicant's proposal is in keeping with the guidelines set out in *The Secretary of Interiors Guidelines for Rehabilitation*.

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

Vote: Unanimous in favor

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 property located at 16 Mill Road, Map 120, Lot 2.

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

Vote: Unanimous in favor

V. Other

VI. Correspondence

Mr. Pope said that the City Council wants updates from each of the City's committees and commissions to enhance communication. He said he will give reports of the Commission's activities to the Council and asked the Commissioners to let him know if there's anything they want Council to know.

VII. Adjournment

Motion: To adjourn the meeting

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

Vote: Unanimous in favor

Meeting adjourned at 6:58 PM.

Respectfully submitted by,
deForest Bearse
Resource Coordinator