



**Historic District Commission Meeting**

Thursday, June 22, 2017 7:00 PM

City Hall, Council Chambers

**MINUTES**

**APPROVED 7/27/2017**

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

**I. Roll Call**

**Members Present:** David Messier, Kristin Kenniston, Richard Wahrlich

**Absent:** Scott Pope, Abigail Kier

**II. Review of Minutes from April 27, 2017**

**Corrections:** None

**Motion:** To accept the minutes of April 27, 2017

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

**Vote:** Unanimous in favor

**III. Old Business**

**IV. New Business**

- A. Certificate of Appropriateness application #HDC 2017-00002 from Patience Bearse, Weathersfield VT for a 12 SF suspended sign at 32 Pleasant Street. Tax map 120, Lot 79. Zone: MU.**

Mr. Messier read the public notice.

Ms. Bearse said she is opening a bakery at 32 Pleasant Street (formerly Simply Sweet Creations) and seeks approval for erection of a 3 ft x 4 ft suspended sign. The sign will be made of wood with the lettering either carved in or painted on. The sign will be suspended above the sidewalk by a black metal bracket. The colors are beige, black and red. Ms. Bearse provided an image of the sign to the Commission. The sign will be read from both sides. She may want to add lighting to it at some point in the future and will return to the Commission when the time comes. She said she wasn't putting any signs in the windows. She plans to paint the exterior iron work a different color.

The Commission had no further questions.

Mrs. Kenniston read the architectural inventory sheet. Mr. Messier gave additional details about how the roof of the building had been changed from its original Mansard style for some unknown reason.

This building has the highest rating of 3.

HDC Criteria	
<b>1. Does the building have historic, architectural or cultural value?</b>	There is a connection to Samuel Rand, who was an important person in Claremont. We know who built the building. There is history about it,

	<p>so there is some historic value. The next building up is the little Victorian building which had Rand's news depot for many years, whom Mr. Messier assumes was a descendent of the Rand family.</p> <p>Architectural value – the building has some interesting features that are still intact – the metal columns are a rare survival of that design; so, there is some architectural value to this.</p> <p>Cultural value – the building is associated with a group in society – the Odd Fellows hall – built for the Odd Fellows on the 3<sup>rd</sup> floor – so, the building has cultural value as well.</p> <p>The rating of 3 has been given no doubt because this building has value in all three areas, despite the alterations that have been done to it.</p> <p>Mrs. Kenniston added that, according to Waite's History, this block was the beginning of commercial development on Pleasant Street. This development helped shape Pleasant Street and its purpose. (Prior to this, Pleasant Street was a residential street with houses on it. Businesses were centered around Tremont Square.) This was the first block built on that street, starting that movement.</p> <p>The consensus of the Commission was to agree with the rating of 3.</p>
<p><b>2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses?</b></p>	<p>Everyone agreed that this criterion was not applicable to this application.</p>
<p><b>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)</b></p>	<p>Everyone agreed that this criterion was not applicable to this application.</p>
<p><b>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?</b></p>	<p>It is an attractive sign; it shows there is a business inside the building; business on Pleasant Street is always good. There was consensus that the sign will have no negative affect, it will have a positive effect on the district</p>

<p><b>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?</b></p>	<p>The sign will enhance the qualities of the district; the style of the sign is compatible with the area; it will add to the historical appearance of the street. There was consensus on this criterion.</p>
<p><b>6. Is the proposal in keeping with the Secretary of Interior's Guidelines for Rehabilitation?</b></p>	<p>Everyone agreed that this criterion was not applicable to this application.</p>

Having had positive effects on the pertinent parts of the application and the process, Mr. Messier called for a motion to approve this application.

**Motion:** To approve this application  
**Made by:** Mr. Kenniston      **Second:** Mr. Wahrlich  
**Vote:** Unanimous in favor

**V. Other**  
There was no other business to discuss.

**VI. Correspondence**  
There was no correspondence.

**VII. Adjournment**  
**Motion:** To adjourn the meeting  
**Made by:** Mrs. Kenniston      **Second:** Mr. Wahrlich  
**Vote:** Unanimous in favor

Meeting adjourned at 7:10 PM.

**Respectfully submitted by,**  
*deForest Bearse*