

  
**CITY OF CLAREMONT**  
**Historic District Commission Meeting**  
Thursday, June 26, 2014  
City Hall, City Manager's Office at  
7:00 p.m.

**MINUTES**  
**Approved 7/24/2014**

**I. Roll Call**

**Members Present:** David Messier, Brenda Hannah, and Richard Wahrlich

**Absent:** Kristin Kenniston, James Reed

**II. Review of Minutes from May 29, 2014**

Review of the minutes was tabled to the next meeting.

**III. Old Business**

- **Shane Bodkins, Revolution Cantina** – application for Certificate of Appropriateness for construction of 200 sq.ft. addition to existing deck at **36-38 Opera House Square**. Map 120, Lot 44. Property owners of record, Zullo-Dauphin Group (continued from May 29)

The applicant was not present.

**Motion:** To deny the application.

**Made by:** Mr. Wahrlich

**Second:** Ms. Hannah

**Vote:** Unanimous in favor

**IV. New Business**

- a. **Yvonne Shuey** – application for a Certificate of Appropriateness for a sign at **1 Pleasant Street, Suite 106**. Property owner of record, Gary Trottier. Tax Map 120, Lot 53.

Ms. Shuey said she would like to put up a two-sided sign, black background with white lettering, using the existing sign-hanging apparatus or brace projecting from the front of the building. She gave the Commissioners a picture/diagram of the proposed sign. She also asked to place a sign on the store front window using white vinyl letters that would adhere directly to the glass. Both signs would say “Ceramic Corner”. Dimensions of the hanging sign are 5’7” wide by 3’9 1/2” tall. The proposed sign would be made of wood and affixed to the existing bracket. The previous sign at this location was made of wood and was hand-painted. Chairman Messier stated that the existing sign and bracket pre-date the Historic District Commission and is essentially “grandfathered”.

There were no comments from the public. The public hearing was closed.

Chairman Messier read the Architectural Inventory sheet for 1 Pleasant Street, Union Block.

Architectural Information

Period/Style – 1880’s. Decorative brickwork with brownstone and terra cotta trim. Appears intact above store fronts. Good black glass and metal Art Deco storefront. Cast concrete bank front on Pleasant Street. Appears original cornice has been cut back to present flat coping. A critical corner location, turns commercial row from Pleasant Street into Tremont Square (now Opera House Square).

Historical Information

Date(s): 1888-1889. This block replaces earlier wooden block built for Oscar J. Brown in 1850; enlarged 1854; destroyed by fire March 26, 1887. Claremont Business Association noted to hire the suite of rooms in “Union Block” for coming year in May, 1888. Assume then that this brick block almost immediately replaced Brown’s old wooden block.

The building has a rating of 3 (highest rating possible); handsome Queen Anne commercial block in critical location.

HDC Criteria	
<b>1 Does the building have historic, architectural or cultural value?</b>	The building has a rating of 3; it has definite architectural value; historic value by its tie to the Claremont Business Association
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	The proposed wooden sign is compatible with other signs in the area; no opposition
<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 shows that there is an active business in the building – an improvement over an empty store front; positive impact
<b>5 Proposed impact on setting &amp; extent of proposal to preserve/enhance surrounding</b>	An occupied storefront is preferable to an empty one; positive impact
<b>6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?</b>	N/A

**Motion:** to approve the application as presented.

**Made by:** Ms. Hannah

**Second:** Mr. Wahrlich

**Vote:** Unanimous in favor

Ms. Shuey was informed that she would need to obtain a building permit before putting up the hanging sign.

- **American Legion Post #29** – application for a Certificate of Appropriateness for construction of a roof over an existing handicap access ramp at **119 Broad Street**. Property owner of record, American Legion Post #29. Tax Map 120, Lot 82.

Sam Zannini, Commander of the Post, presented the application. The project is to replace the existing handicapped access ramp on the rear of the building using new materials. The hand rail will be replaced with a white vinyl rail at the proper height with white vinyl balustrades. They are also proposing to put a roof over the ramp. The roof will extend only as far as the end of the building, even though the ramp continues on for another 18 feet. The roof would come off of the existing fascia board at the same angle as the existing roof. If this is unfeasible, they will build a shed roof instead. The roof will be supported by white vinyl posts. The roof is to keep the snow that slides off the roof of the building off from piling up on the ramp. They may have to add lighting over the ramp, under the roof. The floor of the ramp will be built of composite materials.

There were no other members of the public present.

Chairman Messier read the Architectural Inventory sheet.

Architectural Information

Period/style: Modern, c. 1950s. Check maps for rear portion – frame possibly Greek Revival – brick addition. An abstract “1950’s modern” design of very hard cubic volumes and lines that look like they were drawn with a knife. Sits in a blacktop wasteland.

Historical Information

Replaces a large mid 19<sup>th</sup> c wood-frame dwelling house, part of the ell of which may survive as the rear portion of the present building.

Rating 1; typical “1950s modern” hard edge design in a blacktopped setting; an appropriate use in this area, but visually unimpressive.

HDC Criteria	
<b>1 Does the building have historic, architectural or cultural value?</b>	<b>The building isn’t old enough to be connected with any historic events or people; it has limited architectural value, being typical 1950s; culturally the building houses a group of people who share a common interest</b>
<b>2 Compatibility with the existing bldg/structure to setting/surrounding uses</b>	<b>The building is surrounded by the backside of the Pleasant Street commercial buildings, (which is not as significant as the front side) and by paved parking lots; the proposed project is compatible with the existing building; it certainly will not be a detriment to anything surrounding it</b>
<b>3 Scale and size compatibility with surroundings</b>	<b>The height and width of the project will match the existing building; the roof type will match the existing shingles; nothing negative</b>
<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>	<b>The project will be a visual improvement over what’s there now; positive impact</b>
<b>6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?</b>	<b>N/A; the project could be removed in the future if necessary; nothing negative</b>

**Motion:** To accept the application

**Made by:** Ms. Hannah

**Second:** Mr. Wahrlich

**Vote:** Unanimous in favor

➤ **Conceptual discussions:**

**i. Exterior signage at City Hall**

The Planning & Development Department is asking for feedback from the Commission regarding new signage for City Hall.

The proposed sign would be the same height and width of the current sign, but in two sections. The frame would be black painted steel. The signs would be covered with Lexon glass. A printed banner with directional signs and the listing of departments allowing changes to be made without having to replace the sign. The Commission was not clear on what this meant. The assumption was that it would be similar to the Sugar River doctor’s

office sign that was previously approved by the Commission for Pleasant Street. It was unclear if any of the space on the sign would be reserved for the Opera House as it is now.

The Commission had no objections to the black steel frame. The Commission had no opinion on design elements for finishing the tops of the signposts or for color schemes for the interior of the signs. The Commission wanted to know if there were plans to light the sign (which they thought would be a good idea.)

**ii. Signage at Red River offices on Water Street**

This discussion was deleted at the request of the Red River representative.

**IV. Other**

There was no other business.

**V. Correspondence**

The Commission had no correspondence to discuss.

**VI. Adjournment**

**Motion:** to adjourn

**Made by:** Ms. Hannah

**Second:** Mr. Wahrlich

**Vote:** Unanimous

Meeting adjourned at 7:48 PM

Respectfully submitted by,

deForest Bearse

Resource Coordinator