

  
**CITY OF CLAREMONT**  
**Historic District Commission Meeting**  
Thursday, July 23, 2015 7:00 PM  
City Hall, Council Chambers

**MINUTES**  
**Approved 8/27/2015**

**I. Roll Call**

**Members Present:** Kristin Kenniston, David Messier, James Reed

**Absent:** Richard Wahrlich

**II. Review of Minutes from June 25, 2015**

**Corrections:** None

**Motion:** To approve the minutes as presented.

**Made by:** Mr. Reed

**Second:** Mrs. Kenniston

**Vote:** Unanimous in favor

**III. Old Business**

**IV. New Business**

➤ **Conceptual discussion regarding change of roofing on structure at 37 Main Street – New Branch Properties**

Eugene Lattuga, partner in New Branch Properties, presented the proposal to the Commission. Mr. Lattuga explained that the beams supporting the current roof have sagged enough to cause ponding, which leads to freezing and thawing and subsequent leaking. He also said that the current roof has no overhang and thus any water running off the roof runs down the exterior walls of the building, causing damage to the brick mortar. He is concerned about the long-term stability of the building and wants to take steps to protect it for future use. He is proposing to construct an asphalt shingled hip roof (like the one on the Common Man Restaurant) over the existing roof with an 18” overhang to solve the problems. He provided renderings of the building showing it with the new roof.

Mr. Messier asked if the existing roof could be repaired rather than replaced. Mr. Lattuga said it would be difficult. Mrs. Kenniston asked if the roof could be pitched low enough to be hidden behind the parapet. Mr. Lattuga said the existing pitch is already just below the parapet (1 ft. every 25 ft.).

Mr. Lattuga said the hip roof would be constructed by placing trusses on the exterior walls all the way around.

Mr. Messier said that the Commission had approved the roof change on the Common Man Restaurant (against the wishes of the State) in order to hide the roof-top infrastructure that the restaurant required. The building sits down low and the roof-top is very visible from surrounding properties.

Mr. Messier said that the proposed roof change will change the perception of the building, which is a key principle. Ideally, the Commission would like to keep the building in its original context as a warehouse in a neighborhood of other flat-roofed buildings. He acknowledged that buildings do evolve over time and mentioned the Peterson building as an example, although the details have to be considered carefully. In this case, the details along the side of the building, the parapet in the front

that has some corbel detailing that steps out are of particular concern in this case. Mr. Lattuga said they were thinking of mimicking those details with some molding. Mr. Messier said he would like to see how that would be done with a more detailed plan.

Mr. Lattuga said they are exploring making the repairs from the inside in addition to this proposal. He said they would like to get the repairs made before winter. They are seeking feedback from the Commission tonight.

The Commission discussed the proposal among themselves. They acknowledged that the building is rated at a level 2 (which allows for a bit of flexibility), and they have allowed similar type changes in another building (which also had a rating of 2). They looked over their review criteria to add guidance to the discussion.

The (former) office building next to this one has a hip roof which was originally designed to separate the building from the other mill buildings, most of which have flat roofs. There is a variety of roof types in the area. The proposal is a change, but it is not out of keeping with the area. The extent of the impact on the setting is governed by the perception of the building – is the extent to the point of being detrimental? The change is not minimal; the character of the building is being altered, making the building appear more significant.

The consensus of the Commission was that they wanted more details, a scaled drawing, and a chance to walk the site to see how the building relates to its surroundings. They also asked to see examples of the type of shingles and molding that might be used. Mr. Lattuga said they will continue to work on it.

#### V. Other

Mr. Reed asked if the Commission wanted to consider pursuing grant funds for pre-disaster planning to protect the city's historic resources. It was agreed to look into it.

#### VI. Correspondence

#### VII. Adjournment

**Motion:** To adjourn the meeting

**Made by:** Mrs. Kenniston

**Second:** Mr. Reed

**Vote:** Unanimous in favor

The meeting adjourned at 7:33 PM.

Respectfully submitted by,  
*deForest Bearse*  
Resource Coordinator