



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

**MINUTES**  
**Approved 8/23/2018**

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

**I. Roll Call**

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

**II. Review of Minutes from June 28, 2018**

**Corrections:**

**Motion:** To accept

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

**Vote:** Unanimous in favor

Mrs. Kenniston suggested hearing the application first as it would take less time than the discussions that were on the agenda. The Commissioners agreed.

- **(HDC 2018-00005) TLC Family Resource Center** – Application for a Certificate of Appropriateness for signage at **1 Pleasant Street**. Tax Map 120, Lot 53. Zoning District: MU.

The application was presented by Maggie Monroe-Cassel, Director at the Family Resource Center. Ms. Cassel said they have recently taken on the substance use disorder peer-recovery work for the greater Claremont area. They have opened the Center at 1 Pleasant Street, suites 103 and 104 (104 is the address). They would like to put a 6-ft. x 2.5 ft. vinyl decal sign in the window. Pictures of the sign and its placement in the window were provided with the application. This is the only sign for now.

The Commission had no further questions.

Mr. Wahrlich read the architectural inventory sheet. 1 Pleasant Street is described as a “Handsome Queen Anne commercial block in a critical location.” It was given a rating of 3, the highest rating possible.

The Commission then turned to addressing the criteria.

**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 1 Pleasant Street has important historical, architectural and cultural value and that its relationship and contribution to the setting are considered of high importance.

**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 the existing building or structures in the project's setting.

The Commission deemed this criterion not applicable.

**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 deemed this criterion not applicable.

**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 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. Pope      **Second:** Mr. Wahrlich

**Vote:** Unanimous

**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*.

The Commission deemed this criterion not applicable.

**FINAL MOTION**

**Motion:** Based on our preceding findings of fact, I move that the Historic District Commission approve the application for a Certificate of Appropriateness for signage at the property located at 1 Pleasant Street, Map 120, Lot 53.

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

**Vote:** Unanimous in favor

### III. Old Business

#### ➤ Santagate Bridge Signage

Keith Raymond and John Simonds, former City Councilors serving on the Council at the time the Council voted to name the pedestrian bridge after Guy Santagate, and both members of the Santagate Bridge Signage Committee, presented the Committee's proposal for signage at the bridge.

After much research, the Committee has decided on a 15" X 11" (or 12") bronze plaque to be mounted on a 3-ft. black steel post set in concrete in the ground. The steel of the post will match the steel of the bridge. There will be a mounted plaque on each side of the bridge.

Mr. Raymond provided the Commission with a picture of the proposed plaque.

The Commission was unanimous in its support of the proposal.

**Motion:** The Commission finds in favor of the proposed design as it fits the context and character of the bridge and the bridge's setting, and recommends that it be done as presented on both sides of the bridge.

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

**Vote:** Unanimous in favor

#### ➤ 39 Central Street

Mrs. Kenniston read a letter from May 20, 2012 from James Garvin regarding 39 Central Street that had been written following a site visit by Mr. Garvin in 2012:

*ARCHITECTURAL HISTORY    HISTORIC PRESERVATION  
JAMES L. GARVIN  
FARRINGTON HOUSE  
30 South Main Street · Building 1, Suite 201 · Concord, New Hampshire, 03301  
[james@jamesgarvin.net](mailto:james@jamesgarvin.net)      <http://www.james-garvin.com>*

*20 May 2012*

*Mr. David J. Messier, Chair  
Claremont Historic District Commission  
c/o Planning and Development  
14 North Street  
Claremont, New Hampshire, 03743*

*Re: Brickett-Volk House, 39 Central Street*

*Dear Mr. Messier:*

*I have had an opportunity to examine the exterior of the Brickett-Volk House at 39 Central Street in Claremont, now boarded and declared unsafe for occupancy. In light of the uncertain future of the house as a contributing structure in the Claremont Historic District, I am writing to the Claremont Historic District Commission to convey my opinion regarding the architectural significance of the dwelling.*

*Judging from stylistic and physical evidence, the Volk House was constructed about 1835. The house was substantially built of the best materials, with interior and exterior joinery (finish woodwork) that reflects a sophisticated understanding of the then current Greek Revival architectural style. The dwelling contributes a significant presence in the Central Street neighborhood. This neighborhood was home to Claremont's most prominent citizens and community leaders in the 1830s, and retains one of the most imposing and coherent expressions of the Greek Revival style to be found in New Hampshire.*

*Like the Dutton, Ide, and Russell Houses on the opposite side of Central Street, the Brickett-Volk House may have been built in 1835-6 by Aaron P. Howland (1801-1867) of Walpole, New Hampshire. Howland is known as one of New Hampshire's most skillful and prolific builder-architects.*

*As built, the Brickett-Volk House exemplified the highest standards of materials, design, and details. The property was later acquired by Dr. Carl A. Volk, a prominent Claremont physician, and was remodeled with a new portico, a two-story wooden bay on the west, and undoubtedly with a number of interior changes. The building appears to retain architectural integrity for the period of its construction, with added interest contributed by Dr. Volk's adaptations.*

*Because the house is now secured and inaccessible, I cannot offer an accurate statement of its interior evolution, its full architectural significance, or its internal integrity. Yet clearly a prudent plan for a community asset of this stature will require the fullest possible knowledge of the character and evolution of this property.*

*I understand that access to the house may not be possible without permission of its owner. But because the Brickett-Volk house clearly has architectural significance on a statewide level, I would like to offer an inspection and brief report on the house as a contribution to the City of Claremont if the Commission can secure permission for an interior study and assessment of the house. Such an assessment would be in keeping with Claremont's growing consciousness of the value of its past and of the significance of history to the community's current and future economic prosperity.*

*Please let me know at any future time if an inspection of the Brickett-Volk House should become possible.*

*Sincerely,  
James L. Garvin*

Mr. Garvin stressed the importance of the building to its neighborhood, the city and the state of New Hampshire. The building has a rating of three, the highest possible rating.

Mr. Pope said the Council was on a fact-finding mission regarding the house. He said he didn't know if the Council is looking for a recommendation, but, he said, if they are, he would recommend that Council give Mr. Garvin an opportunity to survey the interior of the house. However, he said the building is still in private ownership.

Mr. Pope said there are some EPA brownfield reports that he didn't think the Commission had seen yet.

Mr. Wahrlich said that from an historic perspective the commission would like to see the building preserved. Mrs. Kenniston agreed. Mrs. Kenniston said not only is it one of the finest such buildings in our City, it's one of the finest in the state. She said it's not just Claremont history, it's New Hampshire history.

Mr. Pope said this came about when the Council was doing its refusal of tax deeds. He said this property is still in limbo. He said it would be fine if the Commission voted on this at this meeting (he wasn't sure if he should vote on it or not), but said ultimately the final decision will be up to the Council.

Mrs. Kenniston said she wanted to get Mr. Garvin into the building if possible and preferred that the Commission wait until Mr. Messier could be part of the conversation. She said she would like to see everything possible done to save the building and would not want to see Council take it down.

Mr. Wahrlich suggested making a motion stating the Commission's recommendations. Mrs. Kenniston asked if the motion should be to do more fact-finding. Mr. Wahrlich said he wanted to recommend a motion to City Council that the Commission would like to preserve this building and to "get as much fact-finding as we can with the circumstances." He then said, "But even with that, I don't see it changing our opinion – that we'd like to preserve this."

Mrs. Kenniston said she thought the Commission needed as much information behind it that it could get.

Mr. Pope said he wanted to see the EPA report, because too many times in the past, the City has ended up owning property that has problems and expenses.

Mr. Wahrlich said, "But it makes no difference if we demo it or not – the problem still exists – you're still stuck with it." Mrs. Kenniston agreed.

**Motion:** To recommend to City Council that this property be preserved and that, while the Commission may seek additional information about the property, any such new information will not change the historical significance of this property or the Commission's wish that the building be preserved – the site contamination will still be there whether the building is standing or not.

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

**Vote:** Unanimous in favor

Again, the discussion returned to the EPA report. Mr. Wahrlich said the report had been done at the time the rear porch had been demolished. Mr. Pope said there had been a fuel oil leak in the basement that had gone through the cellar wall. This seems to be the biggest concern there. There remains the question of what happens to the back taxes if someone were to purchase the property.

Mrs. Kenniston asked if there were any grants available to assist with the clean-up regardless of ownership. She felt the building might be easier to market if prospective buyers knew assistance would be available. Mrs. Kenniston suggested that Mr. Pope mention this to the City Manager or bring it up during the discussion with the City Council.

#### **IV. New Business**

- **(HDC 2018-00005) TLC Family Resource Center** – Application for a Certificate of Appropriateness for signage at **1 Pleasant Street**. Tax Map 120, Lot 53. Zoning District: MU.

(See above)

#### **V. Other - None**

#### **VI. Correspondence**

- *Town and City* magazine

#### **VII. Adjournment**

**Motion:** To adjourn the meeting

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

**Vote:** Unanimous in favor

Meeting adjourned at 6:55 PM.

Respectfully submitted by,

*deForest Bearse*

Resource Coordinator