


CITY OF CLAREMONT
Historic District Commission Meeting
Thursday, August 24, 2017 7:00 PM
City Hall, Council Chambers

MINUTES
Approved 9/28/2017

Chairman Messier called the meeting to order at 700PM.

I. Roll Call

Members Present: David Messier, Kristin Kenniston, Scott Pope, Abigail Kier

Absent: Richard Wahrlich

II. Review of Minutes from July 27, 2017

Corrections: None

Motion: To approve the minutes of July 27th

Made by: Mrs. Kenniston **Second:** Mrs. Kier

Vote: Mr. Pope abstained; all others in favor – motion carries

III. Old Business

There was no old business to discuss.

IV. New Business

A. HDC 2017-00004 Craig Huppe, Woodstock VT – for doors and windows repair and/or replacement at 174 Main Street. Tax map 107, Lot 49. Zone: MU.

Mr. Messier read the public notice and invited the applicant to present his application.

Mr. Huppe said the house has been vacant for a while and needs complete renovation inside and out. He hopes to move forward with making it weather-tight for the winter. He said all of the windows need repair; probably half of them will need to be replaced. He said he could not predict how many windows will need to be replaced until he takes them out of the casings for closer examination.

Mr. Messier said that the front part of the house is the oldest, dating to 1830-1835, and the most important historically. Everything else was added on over time. The front doorway is very significant, although the door itself may not be original. Mr. Huppe said the current door is at least 100 years and he plans to repair it regardless of the cost.

Mr. Messier said the six over six windows in that part of the house are likely original and most critical to save or replicate.

Mr. Huppe agreed, but said those are also the windows that are in the worst shape. He said he wants to save that same look. Mr. Huppe said any replacement windows would be made of wood, not vinyl, so he can paint them any color.

Mr. Messier asked if the replacement windows would have true divided lights, where the muntins would be on the exterior. Mr. Huppe said the ones he had specked out, the dividers were between the panes and he would rather not use those for that part of the house. Since he wasn't sure what

exactly would be needed with those windows, he would be happy to come back to the HDC once he knows more details.

Mr. Messier said, as to the windows in the rest of the house, that it wouldn't necessarily be appropriate to put in the same divided light windows because the rest of the house may never have had them.

Mr. Huppe said the windows on the back part of the front house are original as well, but they are “badly destroyed” by vandalism. All that's left is the frame.

Mr. Messier said the Commission is mostly concerned with what can be seen from the street. The Commission would be open to allowing something different on the back as it is less likely to be seen.

The bay window on the side of the house probably contains original windows as well. Mr. Huppe said he is doing as much as he can to preserve the bay. The entire wall is heavily rotted so he will have to do extensive rebuilding, but he will preserve the look of it. Mr. Messier said those windows most likely were not the six over six divided windows because it was built in a different time period. It is important that the windows reflect the time in which they were put in and not all match one another.

Mr. Messier explained the history of the neighborhood in which the house is located. Everything from Opera House Square down Main Street and most of the lower village was developed mainly between 1830 and 1870. In 1830, a group of investors bought a lot of acreage there that had rights to the water. They laid out Main Street and Central Street and parts of Pearl Street. That whole area “boomed” in about an 8-year period. This house was part of that.

The doorway on this house is part of the Greek Revival period that started in 1830. A builder from Massachusetts (Asher Benjamin) moved to Windsor, VT in about 1797-1798, right after he published a book called *The Country Builder's Assistant*. He helped to establish the early period of Federal houses in early New England, especially the Connecticut River valley. While he was only there for a couple of years, a lot of houses bear his influence. He published another book in 1830 that was about Greek Revival architecture. The doorway on this house comes right out of this book. There are several others in Claremont that show the local influence of Benjamin's work. Hence the reason that this doorway is a key factor in this project.

Mr. Messier said he was open to replacement doors in the other parts of the house that may be less historic.

Mr. Messier asked if Mr. Huppe needed direction or approval at this point. He asked Mr. Huppe for his time-frame and how he was aiming to go about the project. Mr. Huppe said he is hoping to get the place weatherized before winter and then work on the windows over the winter. He asked for direction getting started on the doors and the worst of the windows in the back of the house.

The consensus of the Commission was to allow vinyl replacement windows in the back – one over one or, if he wanted to do a divider, he could do two over two. Mr. Huppe said they are currently six over six on the back of the front house; they are single over single on the back of the ell part of the house. Mr. Messier said the windows in the ell can be replaced with vinyl one over ones.

Mr. Huppe would like to explore the windows in the main part of the house to see what will be needed. He said if he finds some that cannot be saved, he would be happy to come back and talk about it with the Commission. Mr. Messier asked that Mr. Huppe explore what might be a close replacement for those windows that cannot be repaired. Mr. Messier said they may have to explore

moving replacements around with those that can be repaired to retain the proper appearance as replacement windows will be different in width than the original windows. Mr. Huppe said he would also look around to find salvaged replacements that might work as well.

Mr. Messier referred Mr. Huppe to the preservation briefs published by the Historic Trust for guidance in old window repair. He also referred him to Jeff Barrette who is currently renovating 13 Water Street in the mill district.

Mr. Huppe said he thinks he can save most of the doors. One door on the back of the main house has two small broken panes that may need to be replaced. It is not original to the house.

Motion: To approve replacement of any of the windows in the addition to the main house with vinyl single pane over single pane and replacement of the rear door on the main house with a door of the applicant's choice and to continue the application to the October 26th HDC meeting.

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

Vote: unanimous in favor

There was no architectural survey for this building, so Mr. Messier turned to the map of the lower village used in the application to the National Register for the district. Each building is labeled with a symbol indicating its level of significance. According to this map, this building is rated as having moderate significance, no doubt because of the alterations made to it, but there are enough elements there to still make it significant.

HDC Criteria	
<p>1. Does the building or other structures on the lot have historic value, architectural value or cultural value?</p> <p>What is its relationship and contribution to the setting?</p>	<p><u>Historic Value</u> (<i>is it related to any historic event, person or place itself?</i>): yes – this building was part of the first phase of development in the lower village, which was itself key to the early mill development</p> <p><u>Architectural Value:</u> yes – it is a nice Greek Revival and shows the influence of Asher Benjamin</p> <p><u>Cultural Value</u> (<i>associated with any group of people that used or were associated with the building</i>): None known</p> <p><u>Relationship and contribution to the setting:</u> It is in an area of other beautiful older homes and revitalizing it is definitely a positive; the front part is one of the most intact structures in the area. While the front part of the building rates a 3, the rating has to apply to the whole structure. The commission agreed with a rating of 2.</p>
<p>2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses? (Typically, about new structures or additions)</p>	<p>This criterion is mostly not applicable – the commission is allowing vinyl windows to be put in in the back section, but the back section doesn't really contribute to the historic architecture part of the building; the commission appreciates the proposed repairs over replacement; where replacement will be needed,</p>

	it will have to be with something appropriate; the materials that the commission has approved thus far have been compatible
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) (This is about changing a building or building a new building)	It was agreed that this criterion was not applicable to this project.
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?	It was agreed that this criterion was not applicable to this project.
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?	Preservation of a significant building will have a positive impact on the setting.
6. Is the proposal in keeping with the Secretary of Interior's Guidelines for Rehabilitation?	Mr. Messier reviewed each of these criteria individually. The consensus was that this project is in keeping with the guidelines.

The Commission voted once again on the same motion following completion of the review criteria. They were unanimously in favor of the motion.

B. HDC 2017-00005 23 Pleasant LLC, 31 Lewis Place – for replacement of a fiberboard façade and erection of a 24 SF sign at 19 Pleasant Street. Tax Map 120, Lot 74. Zone: MU

Mr. Messier read the public notice and invited Mr. Sprague to present his application.

Mr. Sprague said he is stabilizing and renovating the Hunton block. He wants to mount a 2 ft x 12 ft sign over the right-most door (at #23 Pleasant). He said there were three pieces of plywood applied to the building that were peeling off and pulling out nails and getting ready to fall on the sidewalk. These have been removed. Beneath them was press-board which was rotting. There is a recess behind the press-board, probably from when Newberrys was there – perhaps a lighted sign that sat into the recess. At some point that was removed, metal put over the recess, then that was removed and press board put over that. Mr. Sprague wants to put up weather resistant cement board, 32 inches by 80 feet. The sign is burgundy over cream. It matches a lot of other signs on the street. The bright green paint has been covered over with gray. The cement board is also gray and will blend with the gray stone on the facade of the building.

In removing some of the green paint, an original JJ Newberry sign was discovered. It is a reverse glass sign with red paint and gold leaf lettering. It will remain untouched.

Mr. Sprague clarified that cement board is a type of sheetrock that one would use in places where it will get wet.

The second entrance (at #19) will be an entrance to a second business at some point with its own sign.

Mr. Messier invited the public comment. There was none, so he closed the public hearing.

Mrs. Kenniston read the architectural sheet for the building.

Mr. Messier noted that the windows in the upper stories of the building had been taken out before the historic district was established. Smaller windows were put in. Twisted Fitness replaced the windows with plywood.

HDC Criteria	
<p>1. Does the building have historic, architectural or cultural value?</p>	<p><u>Historic value</u>: Yes – it influenced the uniform width of Pleasant St; it was the first commercial block on Pleasant Street; the building was designed by Hira Beckwith who was the most prominent architect in Victorian era Claremont <u>Architectural value</u>: Yes – with its Beckwith connection; the building has “good bones”; with windows, it could easily be rated a 3; <u>Cultural value</u>: Limited value as we don’t know who used the hall</p>
<p>2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses?</p>	<p>The original signboard is gone; what's there now does nothing to enhance the building; the cement board will be an interesting addition that is compatible with the granite on the building</p>
<p>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)</p>	<p>It was agreed that this criterion was not applicable to this project.</p>
<p>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?</p>	<p>The proposed sign matches other signs on the street; it will enhance the downtown</p>
<p>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?</p>	<p>These renovations will have a positive impact on the setting</p>
<p>6. Is the proposal in keeping with the Secretary of Interior’s Guidelines for Rehabilitation?</p>	

Motion: To approve replacement of the sign board with cement board and the sign

Made by: Mrs. Kier **Second:** Mr. Pope

Vote: Unanimous in favor

C. HDC 2017-00006 Nawaz Azam, Franklin NH – for window replacement at 190 Main Street.
Tax Map 107, Lot 52. Zone: CR2

Mr. Messier read the public notice and invited the applicant to present the application.

Nawaz Azam said he needs to replace the windows in this building as most of them don't operate properly. There are building code and life safety code issues that have to be addressed. He wants to replace the windows with the same vinyl windows as those in neighboring buildings. The new windows will fit the existing openings.

Mr. Messier said this building is in the American Foursquare style. Windows in this period tended to be a “mashmash” of styles.

Again there was no architectural sheet for this building, but it does show on the lower village map. It is rated as of minor significance which gives more leeway to allow simpler choices.

HDC Criteria	
1. Does the building have historic, architectural or cultural value?	<u>Historic value:</u> the building is part of the lower village; it has a value of 1 so it has limited historic value; <u>Architectural value:</u> limited <u>Cultural value:</u> none known
2. Are the proposed exterior design, arrangement, textures, and materials compatible with the existing buildings or structures and to the setting and surrounding uses?	The vinyl windows may not be compatible but they are appropriate given the rating of the building.
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)	It was agreed that this criterion was not applicable.
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?	It was agreed that this criterion was not applicable,
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?	Positive in value; neutral on setting; not negative

6. Is the proposal in keeping with the Secretary of Interior's Guidelines for Rehabilitation?	The windows could be changed again to something different as there will be no change in the window openings.
--	--

Motion: To approve the replacement of the windows as presented.

Made by: Mr. Pope **Second:** Mrs. Kier

Vote: Unanimous in favor

V. Other

Mr. Pope said that City Council has recently created a policy on naming city-owned properties and streets. He said the policy requires consultation with the HDC if the property to be named is in the historic district. Mr. Messier appreciated the inclusion but cautioned that the HDC could only act in an advisory capacity as it has no authority in these matters under the zoning ordinance.

VI. Correspondence

None.

VII. Adjournment

Motion: To adjourn the meeting

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

Vote: Unanimous in favor

The meeting adjourned at 7:58PM

Respectfully submitted by,

deForest Bearse