



Historic District Commission Meeting

Thursday, March 28, 2013
City Hall, Council Chambers at
7:00 p.m.

MINUTES Approved 7.25.13

Members present: David Messier, Deb Cutts, Richard Wahrlich

Review of Minutes:

Minutes from February 2013 were reviewed.

Motion: to accept as presented

Made by: Mrs. Cutts **Second:** Mr. Wahrlich **Vote:** unanimous

Old Business:

- **HDC (2013-0001) Randall & Mona DiStefano, Claremont, N.H.** – Applicant is requesting permission for the addition of (1) door and (1) window to match existing door and window. **Property Location:** 40 Union Street Tax Map: 107, Lot: 13, Zone MUM.

Continuation of February meeting: applicants DiStefano returned with sign designs and request for additions/changes to the previous application. They would like to add three signs to the Union Street façade with black background and molding trim and gold letters. Signs will read “Hops & Wine as the primary wording with “Beer, Wine, and Specialty Food” as secondary wording. The second sign would read “Chic Boutique”. These two signs would be approximately 16’ 6” long and height will be determined based on proportionality and allowable overall size. The third sign would be shorter and would be placed over the third door. No signs on the Main Street side are being proposed at this time. The applicant explained that in order to utilize the second floor, he had to rebuild the existing interior staircase to meet code. Adding the third door would allow a separate entrance to the second floor.

Requested changes include adding a third door in a location where one previously existed. Additionally the applicant would like to change all the doors from aluminum to wood doors with two vertical lights in the upper portion and wood panels in the lower portion.

Discussion:

The commission discussed the fact that the proposed third door location was part of an earlier configuration as seen in the survey photos from 1977. Opening up this door would bring the building back to a more original look. Changing the doors from aluminum to wood would also bring the building back to a more original look.

There were no members of the public present to comment on the application.

Review of criteria:

#1. Since the rating of the building was established in the prior meeting, the commission accepted that the building should be rated as three out of three, being the highest rating for a building in the Historic District.

#2. Consensus that the proposed design, arrangement, and materials are appropriate for the existing building.

#3. Consensus that the scale and size of the window and door openings are compatible with the existing surroundings.

#4. Consensus that the proposed signs are in keeping with the style of the building and with surrounding uses in the Historic District.

#5. Consensus that the proposal will have a positive impact on the historic and architectural qualities of the historic district and the community as a whole. Returning the façade to an earlier more original appearance will have a positive impact on the building, the district as a whole, and the entire community.

#6 consensus that the proposal is in keeping with the Secretary of Interior's Guidelines for Rehabilitation.

Motion: to approve the application as presented with the condition that no architectural details will be obscured by the signs.

Made by: Mrs. Cutts

Second by: Mr. Warlich **Vote:** Unanimous

Motion: to adjourn

Made By: Mrs. Cutts

Second: Mr. Wahrlich **Vote:** Unanimous.