



Historic District Commission Meeting
Thursday, January 26, 2012
City Hall, Council Chambers, Claremont at
7:00 p.m.

APPROVED MINUTES

I. Roll Call

Present: David Messier, Kristin Kenniston, Deborah Cutts

Absent: Cynthia Densmore

City Staff: Kelly LeBlanc, Administrative Assistant

This meeting was called to order at 7:40PM

II. Review of Minutes from December 1, 2011

Motion: to approve the minutes from December 1, 2011 as amended

Made By: Ms. Kenniston

Second: Ms. Cutts

Vote: Unanimous

III. New Business

- **HDC (2012-0001) Oakwood Park, Inc, Claremont, N.H.** – Applicant is requesting permission to go over the top of the existing stairs with pressure treated stair case entrance. Entrance will have a landing and be built to code by a professional contractor.
Property Location: 169 Main Street Tax Map: 107, Lot: 37, Zone MUM.

Howard Grace, agent from Claremont Savings Bank, was present to discuss the application. The current steps on the building are made from concrete, are at an angle, and short in depth. The current condition of the steps causes them to pool water and freeze in winter. The solution for this problem, per the applicant, is to build pressure-treated wooden steps and add a landing (no current landing exists). The current steps and entry door have not been used as a main entry point but due to a recent tenant change, this point of entry is desired.

The proposed wooden steps would be stained in the spring. The applicant is willing to enclose the stairs with backer-board for aesthetic reasons if the commission would prefer this option. The balusters would then overlap, similar to the stair portion, and continue to assure the concrete is covered.

Deliberation of Board

There was no survey sheet for this building. The HDC has chosen to rate this building as 3. Freeman & O'Neil constructed the building during a time when the area was undergoing rapid development. Chair Messier stated that this structure was created as an industrial building. For this reason, any staircase would have been simple and utilitarian.

Ms. Cutts asked if there was any consideration to build out the concrete steps which were there and leave them as concrete. Mr. Grace stated they needed to meet code and add railings/landing.

HDC Criteria	
1 Values of the building and contribution to the surrounding area	This building was part of the Freeman and O'Neil complex. Mid-Victorian with detail on the front cornice. The windows are industrial and not completely symmetrical. The Commission rated this building a 3 for its structure and significance to the district.
2 Compatibility with the existing bldg/structure to setting/surrounding uses	This building was part of lower village which contained commercial, industrial and residential type buildings. Significant historic district contribution is found in this area and with this building.
3 Scale and size compatibility with surroundings	Yes, a ramp was already constructed on the building and the stairs will be wooden to match the ramp. The stairs are not out of proportion and adhere to city code.
4 Affect of the proposed improvement on other buildings/structures	N/A
5 Proposed impact on setting & extent of proposal to preserve/enhance surrounding	The use of the building will be maintained and the aesthetics improved. New stairs will not detract from the building.
6 Are the Secretary of Interior's Guidelines for Rehabilitation met?	Yes, the stairs can be removed without affecting the structure.

Motion: approve the design as presented with conditions that the balusters are extended down to the end of the stairs and to the ground level.

Made By: Ms. Cutts

Second: Ms. Kenniston

Vote: Unanimous

IV. Adjournment

Motion: to adjourn

Made By: Ms. Kenniston

Second: Ms. Cutts

Vote: Unanimous

Meeting adjourned at 8:15 PM

Respectfully Submitted by Kelly LeBlanc, Administrative Assistant