



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

APPROVED MINUTES

I. Roll Call

Present: Kristin Kenniston, David Messier, Richard Wahrlich

Absent: Deborah Cutts, Cynthia Densmore

City Staff: Kelly LeBlanc, Administrative Assistant

Meeting called to order at 7:13PM

II. Review of Minutes from January 26, 2012 & March 22, 2012 & April 11, 2012

Review of minutes from January 26 & March 22 will be moved to the next meeting of the Historic District Commission.

Motion: approve the minutes from April 11, 2012

Made By: Ms. Kenniston

Second: Mr. Wahrlich

Vote: Unanimous

III. New Business

o **39 Central Street, Claremont, NH – Update**

Police Chief Alex Scott assisted in the legal department for the City. He is also an attorney. Chief Scott is acting on behalf of the Planning and Development department which deals with building codes and enforcement. The RSA 155-B process, relevant to this situation, deals with the removal of hazardous buildings.

39 Central Street is essentially an abandoned building on the corner of Central St and Pearl St. In and prior to 2011 there have been complaints about this property being problematic in that people were entering and exiting the building, vagrants were on the property and juveniles were getting into the building. Efforts made to contact the owner to have the building secured were ultimately unsuccessful. More formal action was taken at the end of 2011. The owner's brother lives in Cornish and gave permission for the City to go into the building for assessment and status. The Building Inspector's Office deemed the building to be unsafe and a hazard to the public. After this determination, Chief Scott started the formal process under RSA 155-B on November 9, 2011 at City Council where the Council ordered the owner to make repairs to the building. If they were unable to do that the solution would be to raze or remove the building. This is the first step in the process. The Highway Department secured the building with plywood and from this point the City started to incur costs. Because the owner's (Paul Ivanov) location is unknown, publication costs have

occurred. After the City Council made its order to proceed beyond that step, a 4 week (28 day) publication was issued (as required by statute). There was no response from the owner or any other interested party after publication. Correspondence has always been sent to the owner's brother (Anatoli Ivanov) and a local law firm that previously represented both Anatoli and Paul Ivanov relative to a real estate deal unrelated to 39 Central Street. The City to date has incurred an expense of \$4000.00. The notice time frame has lapsed as has the time frame for the owner to respond. The next step was to file a notice with the Claremont Circuit notifying them that in the near future we may be filing for enforcement of the City Council's original order. Notice was also filed at the Registry of Deeds so that if anyone were to research that property they would see that there is possible court action pending relative to this raze and removal process. The next step, based on the approval of the last Council Meeting, would be to file formally with the court which would start the process of the court ultimately ordering the owner to comply with the City Council's order giving them a certain time frame to do that. At the lapse of that time frame, the City Council could then vote to raze and remove the building, understanding that they would incur additional costs by doing that. Knowing that the building is in the Historic District, Chief Scott is here tonight to provide information and answer questions. It should be noted that both the owner's family and prior attorney contact cannot find Paul Ivanov. There is no mortgage lien on this property as it was purchased outright. The City is the only lienholder. Several years of back taxes are due. Chief Scott stated that from a recovery process this is an issue. If there was a sale, the order of recovery would be the back taxes first and then any remaining funds would be used to cover costs associated with razing and removing.

Ms. Kenniston asked about saving the building. Chief Scott stated that one of the best options for saving the building would be via a third party. It is a hope that through the public hearing and notification process a third party will come along. Chair Messier asked if the City takes ownership. Chair Scott stated no, the City does not take ownership; they simply take down the building. Chair Messier inquired about the role of the Commission in the court proceedings. Chief Scott stated while the HDC could not stop the razing they could supply statements to the court. Items from within the house and building can be auctioned off and therefore the historical pieces would not be lost but salvaged. This is a step in potential cost reductions.

If a new building is proposed at some juncture, plans will have to go through HDC and zoning.

Chief Scott stated that a rough time line would be several month to get through the court process and this is not the final determination regarding the fate of the property. The City Council must approve the final court order.

Chair Messier would like to hold on discussion from the commission until there are more members present. It is the belief of the commission that the building should be photographed and measured for historic documentation. Chief Scott's intention is to file with the district court within the next few weeks. Anatoli Ivanov, brother of owner Paul Ivanov, is willing to do what he can to assist in the best possible outcome for this building.

- **HDC (2012-0003) Patrick & Ellen Dansereau – Claremont, NH** – Applicant is requesting approval for a front sign consisting of letters affixed to the brick façade. The

letters are 18” high with a total length of 24’. **Property Location:** 50 Pleasant Street Tax Map: 120, Lot: 84, Zone: B-1.

Patrick Dansereau, owner of Daddy’s Pizza, was present to discuss the application. Chair Messier stated that the sign is already on the building. The white letters are attached to the brick.

Open Public Hearing

No abutters Present

Close Public Hearing

Deliberation of Board

The sign fits neatly into the space provided on the building. This building, surveyed in 1977, carried a rating of 0. This is a typical mid 20th century plate glass-front brick box store. The building maintains the street line but contributes little to the urban character of Pleasant Street. In 1977, buildings of the 40s were not given a significant historical rating. The board agrees that 0 or 1 would be an appropriate rating.

HDC Criteria	
1 Values of the building and contribution to the surrounding area	Rating of 0 or 1. Some minor historical and cultural value when Marson’s Army & Navy Department store was present.
2 Compatibility with the existing bldg/structure to setting/surrounding uses	The sign design and material is compatible with the building.
3 Scale and size compatibility with surroundings	N/A
4 Affect of the proposed improvement on other buildings/structures	Yes, the new sign gives purpose to the building and fits the character of the district.
5 Proposed impact on setting & extent of proposal to preserve/enhance surrounding	The sign makes the space a more finished product and thus enhances the district.
6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?	Yes, the sign could be removed in the future.

Motion: approve the application as presented.

Made By: Ms. Kenniston **Second:** Mr. Wahrlich **Vote:** Unanimous

- **HDC (2012-0004) New Branch Properties, LLC, Claremont, N.H.** – Applicant is requesting permission for the demolition of a barn and garage on site. The applicant also requests permission for renovations and additions to the existing building. **Property Location:** 40 Main Street Tax Map: 120, Lot: 31, Zone B-1.

Gene Lattuga, owner and managing partner of New Branch Properties, stated their intent is to renovate and restore the property to move Stone Arch Bakery with a restaurant into that space.

The commission discussed the site plan presented. There would be a 10’ x 12’ rear addition (cooler storage) and painted wrap around porch. The addition for the walk-in cooler remains good configuration. The proposed new parking would open up the lot. Window configurations and doorframes will be maintained (windows replacements would be energy efficient with

exterior 6:6 mullions). Wooden clapboard will be utilized on the exterior of the building. The asphalt shingled roof will remain untouched.

The garage and barn on site in addition to one chimney will be demolished and removed. No existing architectural features will be removed.

The second floor of the building will be storage, function rooms, and an office. The third floor will be closed off. The existing front door will be kept with the building.

The architectural design of the building is Greek Revival. The design of the proposed porch is currently more of a Victorian style but matches the existing porch. Discussion of a Greek Revival porch occurred amongst the commission. A decision was made that the pilasters of the existing building should match the proposed porch design.

Open Public Hearing

Pastor Patricia Wells, from the United Methodist Church on Sullivan Street, spoke in support of the project.

Close Public Hearing

Deliberation of Board

The proposed landscaping would include trees around the parking lot area and landscaping around the building. Softening of the parking area will be included.

Todd Bersaglieri, Owner of Stone Arch Bakery, stated that a free standing sign will be proposed at a later date for placement in front of the trees in the parking area. On the site plan there is an indication of where the proposed sign would be located. The sign would be contained in a planter and illuminated from below. The applicant understands they will come back to the board with lighting, landscaping and sign design.

The initial plan would utilize lantern light along the walk (cost prohibitive) and down lighting in the parking lot. Current landscape plans and ideas are deemed appropriate for the setting.

HDC Criteria	
1 Values of the building and contribution to the surrounding area	Building is rated a 2. It is a good Greek Revival house with details including pilasters, cornices and doorway. The porch is a late Victorian addition. One of the few residential structures still in the area.
2 Compatibility with the existing bldg/structure to setting/surrounding uses	The 10 x 12 addition is being scaled down in an appropriate step down manner. The new design of the porch will be consistent with the building and materials are compatible with the building and other uses in the area.
3 Scale and size compatibility with surroundings	New additions are minimal. The 10' x 12' addition fits in a natural step down process and the revival of a covered window will restore historical

	accuracy.
4 Affect of the proposed improvement on other buildings/structures	Current landscape plans and ideas are appropriate to the setting and act as an improvement.
5 Proposed impact on setting & extent of proposal to preserve/enhance surrounding	Positive impact to the community. This is a connection point to the renovation of the downtown.
6 Are the Secretary of Interior's Guidelines for Rehabilitation met?	<ol style="list-style-type: none"> 1. New use will be an enhancement to the property. 2. Original quality and character will be restored to clapboard, replace the missing window, and constructing a more character appropriate porch. 3. Yes 4. Victorian porch is not the notable feature of the building so it could be replaced. 5. The third floor window, if in good condition, will remain. 6. If items were unique, saving or replacing would be ideal. It is presumed the clapboard will be replaced with the same reveal. 7. N/A 8. N/A 9. The cooler addition is appropriately stepped down, the porch is being added. Both will enhance the property and not destroy architectural material. 10. New additions could be removed at a later time if desired in the future.

Motion: to approve removal of the two buildings on the property with no architectural value (garage and barn), the chimney in the L of the original building, and removal of the asphalt shingle siding to expose the original clapboard. Approval is granted for the replacement of the existing windows with new windows of the same 6:6 configuration with the condition that the mullions will be applied to the exterior of the windows. Window material can be vinyl or aluminum clad or wood. Approval is granted for the addition of a wrap around porch noted in the plans with the condition that the design of the posts would mimic the Greek Revival design of the pilasters on the building. The applicant will come back to the HDC for the approval of lighting design, signage and final landscaping.

Made By: Mr. Wahrlich

Second: Ms. Kenniston

Vote: Unanimous

IV. Adjournment

Motion: to adjourn

Made By: Ms. Kenniston

Second: Mr. Wahrlich

Vote: Unanimous

Meeting adjourned at 8:35 PM
Respectfully Submitted by, Kelly LeBlanc