



Historic District Commission Meeting

Thursday, June 21, 2012
Claremont Visitor's Center at
7:00 p.m.

MINUTES

Approved August 23, 2012

I. Roll Call

Present: David Messier, Deborah Cutts, Cynthia Densmore, Richard Wahrlich

Absent: Kristin Kenniston

City Staff: Kelly LeBlanc, Administrative Assistant

II. Review of Minutes from May 24, 2012

Motion: approve the minutes from May 24, 2012 as amended

Made By: Ms. Densmore

Second: Ms. Cutts

Vote: Unanimous

III. New Business

- **HDC (2012-0005) Claremont Spice and Dry Goods, LLC, Claremont, N.H. –**
Applicant is requesting permission for the addition of a store sign. **Property Location:**
10 Tremont Street Tax Map: 120, Lot: 47, Zone B-1.

David Lucier, applicant, was present to discuss his application. Mr. Lucier stated he is using one of the existing cleats on the building to hang his sign. The vertical strut once secured a roof to the building. There is a second cleat above the doorway which will drop the height of the sign 3-4 inches. The proposed height will minimize any interference with the Jenkins Dance sign. Mr. Lucier presented the commission with a design for fastening the sign to the building. An existing horizontal bracket and flat iron clips would be used to hold the sign (the clips/bracket originally held a roof over Tremont).

Deliberation of Commission

Gold Vinyl letters are attached to the window. This form of signage will be included in tonight's application.

Mr. Barrette, Ink Factory, applied gold vinyl window signs without permission from the HDC. A certificate of appropriateness is needed

Perry's Block was a commercial building making up part of the Pleasant Street commercial 'wall.' In 1857, Josiah Deane commenced cigar manufacturing. Perry's Block, starting in 1884, housed the Masonic Hall on its second and third floors. The window openings on the upper floors have been bricked in. According to Waite's History of Claremont, this building had a bracketed projecting cornice.

HDC Criteria	
1 Values of the building and contribution to the surrounding area	Rating of 2. Architecturally, Perry Block was part of the ‘wall’ of Tremont St. Culturally, the Masonic Hall and cigar manufacturing added to the history of Claremont.
2 Compatibility with the existing bldg/structure to setting/surrounding uses	N/A
3 Scale and size compatibility with surroundings	N/A
4 Affect of the proposed improvement on other buildings/structures	The design/shape/lettering nicely supports the architecture of the building and the business in the building. The proposed sign would have a positive impact on the character of the street.
5 Proposed impact on setting & extent of proposal to preserve/enhance surrounding	The sign does not have a huge impact as it nicely enhances the district.
6 Are the Secretary of Interior’s Guidelines for Rehabilitation met?	Yes, the building is not being changed to attach the sign.

Motion: to approve the sign application as presented and to approve the existing gold vinyl lettering on the store front window.

Made By: Ms. Cutts **Second:** Ms. Densmore **Vote:** Unanimous

- **HDC (2012-0006) SLW Enterprises, LLC, Claremont, N.H.** – Applicant is requesting permission for the demolition of a 4 unit apartment building that is vacant and in disrepair. **Property Location:** 11 Factory Street Tax Map: 107, Lot: 42, Zone R-2.

No applicant or abutters were present at this meeting.

This building is a vacant 4 unit apartment building. The applicant provided the asbestos report.

Ms. Cutts stated she worried about the demolition of the historic building. Chair Messier stated 11 Factory Street carried a rating of 1, at best. The vacant lot would allow for reuse of the property.

Deliberation of Board

11 Factory Street was a late 19th century to early 20th century tenement building. Tenements were built somewhere around 1925. The building is architecturally utilitarian with no known historical significance.

HDC Criteria	
1 Values of the building and contribution to the surrounding area	Rating of 1. The cultural value is that it was a tenement building but not associated with any business or industry. Historically and architecturally equivalent to a 0 rating.
2 Compatibility with the existing bldg/structure to setting/surrounding uses	N/A
3 Scale and size compatibility with surroundings	N/A
4 Affect of the proposed improvement on other buildings/structures	N/A
5 Proposed impact on setting & extent of	Demolition would be an improvement to the area.

proposal to preserve/enhance surrounding	Knowing the lack of architectural value, historic value and limited cultural value, demolition would not take away from the surrounding structures. The tenement building is highly altered from its original design and is in long standing disrepair.
6 Are the Secretary of Interior's Guidelines for Rehabilitation met?	N/A

Motion: approve the demolition of 11 Factory Street knowing the lack of architectural value, historic value and limited cultural value. Demolition will not take away from the surrounding structures as the building was significantly altered from its original design and is in long standing disrepair. A condition for the demolition is that the lot area must be cleaned and graded.

Made By: Ms. Cutts **Second:** Ms. Densmore **Vote:** Unanimous

IV. Adjournment

Motion: to adjourn

Made By: Ms. Cutts **Second:** Ms. Densmore **Vote:** Unanimous

Meeting adjourned at 8:03PM
Respectfully Submitted by Kelly LeBlanc