



Historic District Commission Meeting
Thursday, June 23, 2022 at 6:15 p.m.
City Hall, Council Chambers
Claremont NH

Agenda

- I. Roll Call**
- II. Review of Minutes from April 28, 2022**
- III. Old Business**
- IV. New Business**
 - A. (HDC 2022-00002) Denise Callum, Newport NH – Application for signage at 1 Pleasant Street. Tax Map 120, Lot 53. Zoning District: MU**
- V. Other**
- VI. Correspondence**
- VII. Adjournment**

HDC Meeting Thursday April 28, 2022

MINUTES

Meeting called to order at 7 PM

Roll Call: members present: David Messier, Erin Anglely-Cohen, Jonathan Nelson, James Contois

New Business: Andrew Grenier Presented plans to replace exiting wood windows with vinyl replacement windows. The windows have been ordered as he was unaware of the requirements of the Historic District. The windows ordered are in a 6 over 1 configuration and were special ordered to fill the exiting openings.

Commission review:

#1. The existing survey sheet indicates this building as a level 2 building described as a circa 1900's cottage that retains most of its modest detail. The commission noted that this is no longer the case as the building has been covered with vinyl siding hiding all pertinent details (likely without approval from the HDC). Given this the commission felt that the grading should be lowered to a 1, but noted it could be raised back to a 2 if restoration of siding and details could be achieved in the future.

Motion: I move that the house located at 27 Union Street has limited architectural value due to the existence of vinyl siding which covers the original details of the house.

Made by: David messier

Second: Erin Anglely-Cohen

Vote: unanimous

#2. Motion: I move that the proposed use of vinyl windows is consistent with other level 1 buildings in the district and is compatible with other buildings in the project setting.

Made by: David Messier

Second: Jonathan Nelson

Vote: Unanimous

#3. Commission agreed not applicable

#4 Commission agreed not applicable

#5: Motion: I move that the proposed project will have a marginally positive impact on the project setting.

Made by: David Messier

Second Jonathan Nelson

Vote: unanimous

Part B motion: I move that the proposed project will marginally help to preserve and enhance the architectural qualities of the district and community.

#6: Secretaries guidelines:

Motion: I move that the changes proposed are in keeping with other level 1 properties in the district.

Made by: David messier

Second: Erin Angley-Cohen

Vote: Unanimous

Final Motion: Based on our preceding findings of fact, I move that the Historic District Commission approve with application for the replacement of existing windows with vinyl replacements in a 6 over 1 configuration with the condition that the new windows fill the existing window openings.

Made by: David messier

Second: Erin Angley-Cohen

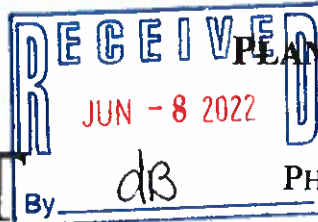
Vote: Unanimous

Motion: To adjourn

Made by: David Messier

Second: Jonathan Nelson

Vote Unanimous



PLANNING AND DEVELOPMENT
 14 NORTH STREET
 CLAREMONT, NH 03743
 PH: (603) 542-7008 FAX: (603) 542-7033
 EMAIL: dbearse@claremontnh.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

| | | |
|--------------------------------------|--|------------------------------------|
| Application Received By: | Scheduled Historic District Meeting Date: <u>6/23/2022</u> | Case #: <u>HDC 2022-00002</u> |
| Application Fee: <u>\$50</u> | Date Submitted: <u>6/8/2022</u> | Tax Map: <u>120</u> Lot: <u>53</u> |
| Legal Notice Fee: <u>\$50</u> | | Zone: <u>MU</u> |
| # of Abutters <u>7</u> @ \$4.20/each | <u>\$29.96</u> | |
| Total Due: <u>\$129.96</u> | Date Paid: <u>6/8/2022</u> | Ck# <u>3280</u> |

| | | | |
|-----------------------------|---|-----------------------|------------------------|
| Applicant Name: | Denise Callum | | |
| Applicant Address: | 1253 2nd NH Turnpike, Newport, NH 03773 | | |
| Applicant Telephone: | 603-863-8901 | Email Address: | denisecallum@yahoo.com |

Property Owner: DUB Holdings LLC, 497 Hooksett Rd #103, Manchester, NH 03104
Property Location: 1 Pleasant Street, Suite 105, Claremont, NH 03743

Current Use of Property: retail storefront

Proposed Action:

Sign Alterations/Repairs Addition
 Other XXX New Construction Demolition

Project Description:

Add vinyl signage to storefront windows, door, and transom. 2- 34"x41" white logos on street facing windows, 7"x20" white address on transom, 10" black band around bottom of all 4 windows totalling 261" in length

**ALL SUPPORTING MATERIALS MUST BE PROVIDED WITH THE APPLICATION.
 COLOR CHARTS AND SAMPLE MATERIALS MAY BE PRESENTED AT THE MEETING**

**Materials shall include photographs of existing conditions, scaled plans or descriptive drawings, and material and color samples that fully describe the proposed work.
 Sign proposals shall include sign dimensions, letter size and style.**

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING, ALL FEES MUST BE PAID, AND ALL SUPPORTING MATERIALS PROVIDED OR NO ACTION WILL BE TAKEN ON THE APPLICATION

Owner Agent Denise Callum
 Applicant Signature

Zoning Approval _____ Date _____
 City Planner

Building Approval _____ Date _____
 Chief Building Inspector



ABUTTERS LIST

The abutter list shall identify:

- All properties adjoining or directly across the street or water body from the property in question.
- Where the subject property is near a river or stream the applicant shall identify the nearest upstream dam, if any, and include the upstream dam owner and the NHDES Dam Bureau.
- For properties abutting a municipal boundary, the applicant shall list all abutting land owners in that neighboring municipality.
- The officers of a collective or association in the case of an abutting property being under a condominium or other collective form of ownership
- The manufactured housing park owner and tenants who own manufactured housing abutting the property in question.

For identifying abutting properties, refer to the City's GIS program at <http://www.claremontnh.com/economic-development-and-business/gis-mapping.aspx>

The City tax maps are the accepted authority for map and lot numbers, but they may not show the current record owner information. For accurate, current ownership and mailing address information, contact the Assessors' Office at 542-7004.

APPLICANT INFORMATION:

Printed Name: Denise Callum Contact Telephone: 603-863-8901
 Address: 1253 2nd NH Tpke, Newport, NH 03773

| Owner/Agent Information <i>(\$4 fee per abutter including owner and agent)</i> | | | |
|--|------------|---------------------------------|---|
| Map: 120 | Lot: 53 | Name: DUB Holdings LLC | Address: 497 Hooksett Rd, #103, Manchester NH 03104 |
| Abutter(s) Information | | | |
| Map: 120 | Lot: 74 | Name: Sports Fan - Attic LLC | Address: PO Box 1244, Claremont NH 03743 |
| Map: 120 | Lot: 54 | Name: Downtown Holdings LLC | Address: 10 Newfane Rd, Bedford NH 03110 |
| Map: 120 | Lot: 75 | Name: JBA Kandy LLC | Address: 114 James St, Charlestown NH 05603 |
| Map: 120 | Lot: 39 | Name: Quill Investments LLC | Address: 14 Laurel Terr, Unit 2, Somerville MA 02143 |
| Map: 120 | Lot: 43 | Name: Moody Building LLC | Address: 3 Penstock Way, Newmarket NH 03857 |
| Map: 120 | Lot: 76 | Name: Viking Capital LLC | Address: PO Box 1705, New Canaan CT 06840 |

ABUTTERS LIST, Cont.

| Owner/Agent Information | | | |
|-------------------------|------|------------------|---|
| Map: | Lot: | Name: | Address: |
| 120 | 53 | DVB Holdings LLC | 497 Hooksett Rd #103 Manchester NH 03104 |

| Easement Holders, Engineers, Architects, Surveyors, & Soil Scientists Information | |
|---|----------|
| Name: | Address: |
| Name: | Address: |
| Name: | Address: |
| Name: | Address: |
| Name: | Address: |
| Name: | Address: |
| Name: | Address: |

I, the undersigned Denise Callum, certify that to the best of my knowledge, the above is an accurate and complete abutters list.

Denise Callum
Applicant Signature

6/8/2022
Date



HI PAI

1 display
8112 inc

Paint & Design Co.

WASH YOUR
HANDS
ONLY YOU

THE GREAT GIBBY
XMAS UPDATES

WASH YOUR
HANDS
ONLY YOU

40's workshops • date night • birthday parties • private events

diy painting workshops

PROPERTIES ABUTTING
1 Pleasant Street
120-53
6/8/2022

I hereby certify that a copy of the public notice for the HDC public hearing scheduled for 6/23/2022 was mailed by certified mail to each of these parties on June 13, 2022.

deForest Bearse
 deForest Bearse

120-53
 DUB Holdings LLC
 497 Hooksett Road #103
 Manchester NH 03104

120-74
 Sports Fan-Attic LLC
 PO Box 1244
 Claremont NH 03743

120-54
 Downtown Holdings LLC
 10 Newfane Road
 Bedford NH 03110

120-75
 JBA Kandy LLC
 114 James Street
 Charlestown NH 03603

120-39
 Quill Investments LLC
 14 Laurel Terrace Unit 2
 Somerville MA 02143

120-43
 Moody Building LLC
 3 Penstock Way
 Newmarket NH 03857

120-76
 Viking Capital LLC
 PO Box 1705
 New Canaan CT 06840

Denise Callum
 1253 2nd NH Turnpike
 Newport NH 03773

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 12.56

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$ 120-53

Sent to DUB Holdings LLC
 Street 497 Hooksett Road #103
 City, State, ZIP+4® Manchester NH 03104

PS Form 3800, April 2019 PSN 7530-02-000-907 See Reverse for Instructions

Sent to Sports Fan-Attic LLC
 Street PO Box 1244
 City, State, ZIP+4® Claremont NH 03743

Sent to Downtown Holdings LLC
 Street 10 Newfane Road
 City, State, ZIP+4® Bedford NH 03110

Sent to JBA Kandy LLC
 Street 114 James Street
 City, State, ZIP+4® Charlestown NH 03603

Sent to Quill Investments LLC
 Street 14 Laurel Terrace Unit 2
 City, State, ZIP+4® Somerville MA 02143


Sent to Moody Building LLC
 Street 3 Penstock Way
 City, State, ZIP+4® Newmarket NH 03857

Sent to Viking Capital LLC
 Street PO Box 1705
 City, State, ZIP+4® New Canaan CT 06840

Sent to Denise Callum
 Street 1253 2nd NH Turnpike
 City, State, ZIP+4® Newport NH 03773

CLAREMONT, NH JUN 20 2022

**CITY OF CLAREMONT, NH
ARCHITECTURAL INVENTORY**

| | |
|--|--|
| <p>Address: 1 Pleasant Street Name: Union Block Current Owner: Building Type: Commercial Current Use: Commercial</p> | <p>Map/Lot: 120/53 Rating: ③ 2 1 0 Handsome Queen Anne commercial block in critical location</p> |
| <p>Architectural Information</p> <p>Period/Style: 1880's</p> <ul style="list-style-type: none"> • Decorative brickwork with brownstone and terra cotta trim • Appears intact above storefronts • Good black glass & metal Art Deco storefronts • Cast concrete bank front on Pleasant Street • appears original cornice has been cut back to present flat coping • a critical corner location, turns commercial row from Pleasant Street in Tremont Square | <p>Historical Information</p> <p>Date(s): 1888-89 Original Owner: Architect/Builder: This block replaces earlier wooden block built for Oscar J. Brown in 1850, enlarged 1854, destroyed by fire March 26, 1887.</p> <p>Claremont Business Association noted to hire the suite of rooms in "Union Block" for coming year in May, 1888. Assume that this brick block almost immediately replaced Brown's old wooden block.</p> |
| <p>Sketch Map</p> | <p>Bibliography Waite, <u>History of Claremont</u>, p. 404, 338 NHHS Collect. Records of the Claremont Business Association, p.23</p> |
| <p>Map History</p> <p>1828 1833 1851 1860 1873 Brown's block w/PO diff bldg 1884 "Brown's Wooden Block" diff bldg 1889 Union Block 1892 1894 Union Block. Society Halls 3rd floor on Pleasant 1899 Union Block 1904 Union Block. People's Nat'l Bank Pleasant 1905 there 1913 there 1925/63 Union Block</p> |  |
| <p>Recorded by: NJS/SJR</p> | <p>Date: 13 Aug 1977</p> |

