

**City of Keene**  
**New Hampshire**

**HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**

**Wednesday, February 25, 2015      4:30 PM      Council Chambers 2<sup>nd</sup> Floor**

**Members Present:**

Hanspeter Weber, Chair  
Dan Bartlett, Vice-Chair  
James Duffy, Councilor  
Joslin Kimball Frank (Late)

**Staff Present:**

Karen Purinton, Planner

**Members Not Present:**

Anita Carroll-Weldon  
Jan Brehm  
David Bergeron, Alternate

**Others Present:**

**1) Call to Order and Roll Call-**

Chair Weber called the meeting to order at 4:35 PM. Roll call was conducted.

**2) Election of Chair/Vice-Chair –**

Ms. Kimball Frank motioned for Hanspeter Weber and Dan Bartlett to continue in their positions. Councilor Duffy seconded the motion which carried unanimously.

**3) Minutes of Previous Meeting - July 16, 2014 & September 17, 2014**

Councilor Duffy made a motion to adopt the minutes of July 16, 2014 and September 17, 2014 as submitted. Mr. Bartlett seconded the motion which carried unanimously.

**4) Public Hearings**

**1) COA-2015-01 – 30 Central Square, The Stage Restaurant** - Applicant George Benik, on behalf of owner Camille Helminski, proposes the renovation of a storefront at 30 Central Square, currently home to The Stage restaurant. Upgrades include the replacement of canopies and addition of lighting. The property is ranked as a Primary resource and is Tax Map Parcel # 003-01-006.

Chair Weber read the notice and asked for a staff recommendation on completeness. Ms. Purinton recommended the application be accepted as complete. Ms. Purinton distributed an updated elevation and material cut sheets, dated February 25, 2015.

Mr. Bartlett motioned to accept application COA-2015-01 as complete. Councilor Duffy seconded the motion which carried unanimously.

Chair Weber opened the public hearing at 4:39 PM.

The applicant, George Benik noted work done where the awnings were since his original proposal. Mr. Benik pointed out the sills were severely rotted and he was getting water inside the storefront fascia. Mr. Benik proposed creating a new soffit while undertaking the repairs. He referred to the distributed materials depicting the existing front view and the proposed front view. Mr. Benik noted this will allow for the proposed lighting to be wired from the inside with no visual electrical conduit on the exterior. The size of this area will increase to 38 inches rather than the existing 30 inches across the storefront. Mr. Benik suggested the addition of the eight inch crown will make the storefront more architecturally pleasing. In response to Mr. Bartlett, Mr. Benik clarified this will be flashed (currently there is no flashing).

Mr. Benik addressed the second part of the request, the awning. Mr. Benik referred to the distributed materials depicting the standing seam awning (metal), and cloth awnings (canvas or vinyl). Mr. Benik is proposing the installation of three standing seam awnings. He pointed out the metal awnings last longer than cloth awnings, and the metal awnings will coordinate with the metal lettering being used.

In response to Ms. Kimball Frank, Mr. Benik indicated the paint scheme has been in place for about a year. Mr. Benik suggested the differences were artistically interesting. Mr. Benik clarified for Mr. Bartlett the awnings would be black as depicted in the distributed materials. Ms. Kimball Frank noted the name change from “The Stage Restaurant Café” to “The Stage Restaurant Bar”. Mr. Benik referred to the distributed materials depicting the proposed exterior lighting; which is a basic adjustable gooseneck light (6).

There being no further questions from the Commission, Chair Weber asked for staff comments.

Ms. Purinton reported she spoke with the applicant about the sign permit; he is working with Code Enforcement on that. Ms. Purinton referred to the prepared motion noting there was a condition about the lighting; as Mr. Benik provided additional information today this condition can be eliminated.

In response to Ms. Kimball Frank, Mr. Benik clarified the blue tiles will remain on the storefront. Mr. Benik clarified for Councilor Duffy that the door in the new area will be used, and at this time he isn't proposing any changes there. Councilor Duffy commented he likes the way the lights are alternated, as depicted on the distributed elevation.

Chair Weber closed the public hearing at 5:01 PM. There were no public comments.

Commission members agreed they were in favor of this project as it is consistent with what this Commission wants to see.

Councilor Duffy motioned to approve application COA-2015-01. Ms. Kimball Frank seconded the motion which carried unanimously.

##### **5) Staff Reports and/or Other Business-**

Ms. Purinton reported on two items under Other Business.

1. Chair Weber will be giving a verbal report to the PLD Committee tonight, at 7 PM.
2. The architect for the Library renovation project will be making a presentation at the next Heritage Commission meeting, on March 11, 2015. As the architect is not available to make it up here two weeks in a row, he has invited this Commission to attend the March 11,

2015 Heritage Commission meeting. Ms. Purinton indicated the architect would come before this Commission in April.

Ms. Purinton noted the following items may be on the next agenda:

1. John Bolster at the Makerspace, on Eagle Court has asked to put in a mini golf course.
2. Mr. Tasoulas, on Center Street wants to put vinyl siding on one of his buildings (it currently has asphalt shingles).

**6) Next Meeting**- March 18, 2015

**7) Adjournment** – Chair Weber adjourned the meeting at 5: 10 PM.

Respectfully submitted by,  
Mary Lou Sheats-Hall, Minute-taker  
February 26, 2015