

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

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

**Wednesday, April 15, 2015**

**4:00 PM**

**Trustee's Room, Keene Library**

**Members Present:**

Hanspeter Weber, Chair  
Dan Bartlett, Vice-Chair (Late)  
Anita Carroll-Weldon  
Jan Brehm

**Staff Present:**

Karen Purinton, Planner

**Members Not Present:**

David Bergeron, Alternate  
James Duffy, Councilor  
Joslin Kimball Frank

**Others Present:**

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

Chair Weber called the meeting to order at 4:10 PM. Roll call was conducted. Chair Weber welcomed members of the Keene Public Library Annex Advisory Committee and the Heritage Commission.

**2) Minutes of Previous Meeting – February 25, 2015**

Mr. Bartlett made a motion to adopt the minutes of February 25, 2015 as submitted. Ms. Carroll-Weldon seconded the motion which carried unanimously.

**3) Advice and Comment-**

**1) Renovations to Library Annex - Architect Jeff Hoover from Tappé Associates, on behalf of Sally Miller, Chair of the Keene Public Library Annex Advisory Committee, requests advice and comment for a project related to renovations of the Library Annex at 60 -72 Winter Street.**

Mr. Hoover reviewed the plans for the annex renovations covered at previous meetings. New to his presentation is the work proposed for the link (connection between buildings). Mr. Hoover reiterated the Library will have two entrances (north and south). When the link is constructed spaces will be created on both sides; the gated courtyard space will be in the rear, and the front of the connector facing West Street will be rejuvenated (bringing back the front yard concept). Mr. Hoover reiterated the plans for the West Street side including the landscaping, grading, and bus stop. Mr. Hoover noted sustainable principals are considered throughout the entire project. He addressed the link (connector) roof noting it will be whitish in color, and have a high solar reflective index, with run-off being addressed with the rain gardens (West Street side). Mr. Hoover indicated the direct line walkway on West Street may be narrowed; rather than what has been shown in the plans. Mr. Hoover addressed the floor-plan for the link, noting the attributes they have intended for the area; making it a welcoming place to be. Mr. Hoover outlined some

of the proposed uses intended for the new space (link). He pointed out the link is a one-floor structure with a basement that connects which is important for storage. Noting the elements of the existing space into the Library Mr. Hoover addressed the arched ceilings and the intent to bring that element into the link. Noting the location of the link Mr. Hoover commented we are working to respect the historic buildings by making the new piece secondary in the composition. Mr. Hoover explained how the link would actually touch the historic buildings; noting the need to interface with the historic artifact with minimal damage. Mr. Hoover displayed the plan elevation to explain the architectural elements. The link concept is similar to a breezeway addition to the mansions. Mr. Hoover discussed the materials to be utilized in the project noting glass didn't quite feel rooted in the place, and the need to be able to discern the old from the new. He suggested granite for the solid parts, pulling masonry into the design. Mr. Hoover discussed the sense of transparency; being able to see in/and out. He noted the concept that this will be an active place; not a hall or passageway.

Discussion:

Ms. Brehm commented she was impressed with the respect to the historic elements throughout.

Mr. Bartlett commented although the regulations discourage glass, he is happy to see that it is proposed; comparing it to the 1990's addition he is glad to see this one is even more a distinction of its own time.

Rosie Carey shared her experiences at the Library as a young girl, remembering the window seats covered in velvet (emotional connection to the Library). Mr. Hoover indicated they could think about window seating in the link; noting a location on the floor plan.

Ms. Carroll-Weldon asked what the plans are for the original south facing entrances on the two mansions. Mr. Hoover indicated the doors will be locked (egresses only). We still have to work out how to encourage/discourage people to be on those porches (monitor behavior); they won't gain access from the inside. He suggested the door off the back of the link could open onto the gated courtyard (part of the secured environment).

Chair Weber noted he liked the orientation to the south. Mr. Hoover pointed out although there is vehicular traffic here; this is the pedestrian oriented side of the building. Chair Weber also suggested he would like to see a little less glass.

Mr. Bartlett asked about bike racks on the West Street side. Mr. Hoover indicated they would think about where they could incorporate bike racks. It was noted there is currently one bike rack on Winter Street.

Louise Zerba asked about work to the north entry. Mr. Hoover reported there is nothing fundamental to change; the plan is just about fixing it up and maintenance.

Mr. Bartlett asked about the special connection between the new addition and the current circulation desk. Mr. Hoover referred to the floor plan explaining where things will be located. He noted the wall of Ms. Vincent's current office will be where you walk into the link. There will be a wall opening of 10-feet with no doors. The floors will transition to accommodate the 10-inch floor height differences.

In response to Ms. Carroll-Weldon, Mr. Hoover noted the north façade is still under development; it is not quite ready yet.

Mr. Hoover also discussed the vision of what kind of turnover should be occurring in the link in response to a question raised by Chuck Redfern.

Ms. Purinton asked if seating is anticipated in the courtyard space. Mr. Hoover noted the plans for this space are still evolving; he also suggested the possibility of seating steps similar to an amphitheater.

**4) Staff Reports and/or Other Business-**

1. Ms. Purinton pointed out the upcoming Community Presentation on May 5, 2015 noted below.

**5) Next Meeting-** May 20, 2015

**6) Adjournment** – Chair Weber adjourned the meeting at 5: 18 PM.

Upcoming Dates of Interest:

May 5th - Community Presentation by Historic District Ordinance Drafting Subcommittee  
Keene Public Library Auditorium, 6:30PM

Respectfully submitted by,  
Mary Lou Sheats-Hall, Minute-taker  
April 16, 2015