



City of Keene, New Hampshire

## **Historic District Commission**

### **AGENDA**

Wednesday, May 18, 2018

4:30 PM

2<sup>nd</sup> floor Committee Room

### **Commission Members:**

Hanspeter Weber, Chair  
Andrew Weglinski, Vice Chair  
Thomas Powers, Councilor  
Nancy Proctor

Erin Benik  
Hans Porschitz  
Joslin Kimball Frank, Alternate

**SITE VISIT:** Commission members will conduct a site visit of 26 Washington Street at 4:10 p.m.

- 1. Call to Order and Roll Call**
- 2. Minutes of Previous Meeting – April 18, 2018**
- 3. Public Hearings**

**COA- 2018-01 – 26 Washington Street – Warren Block Masonry Repointing –**  
Applicant Bergeron Construction Co., Inc. on behalf of owner Maria T. Bradshaw proposes minor alterations to the south façade of the building exterior, including repairs to the masonry and trim. The property is ranked as a Primary resource and is located at 26 Washington Street (TMP# 003-01-011) in the Central Business zoning district.

- 4. Historic District Commission Regulations Discussion**
- 5. Staff Updates**
- 6. Next Meeting – June 20, 2018**
- 7. Adjourn**

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

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

**Wednesday, April 18, 2018**

**4:30 PM 2nd Floor Committee Room, City Hall**

**Members Present:**

Hanspeter Weber, Chair  
Andrew Weglinski, Vice Chair  
Nancy Proctor  
Erin Benik  
Hans Porschitz

**Staff Present:**

Tara Kessler, Planner  
Mari Brunner, Planning Technician

**Members Not Present:**

Peter Poanessa  
Joslin Kimball Frank, Alternate  
Thomas Powers, Councilor

Site Visit prior to meeting at 37 Mechanic Street

**1) Call to Order & Roll Call**

Chair Weber called the meeting to order at 4:29 PM and Ms. Brunner conducted roll call.

**2) Minutes of Previous Meeting- March 21, 2018**

Mr. Weglinski made a motion to approve the minutes of March 21, 2018 as presented. The motion was seconded by Ms. Proctor and carried unanimously.

**3) Public Hearings**

**COA- 2014-07 Modification 1 – 37 Mechanic Street – Community Kitchen Exterior Work –** Applicant Bob Furlone, on behalf of owner The Community Kitchen, Inc., proposes minor alterations to the building exterior including repairs to the masonry and trim. The property is ranked as a Primary resource and is located at 37 Mechanic Street (TMP# 003-05-007) in the Central Business zoning district.

Chair Weber asked for staff's recommendation on completeness of the application. Ms. Brunner reported staff recommends the application be accepted as complete.

Ms. Benik motioned for the HDC to accept application COA-2014-07 Modification 1 as complete. Ms. Proctor seconded the motion which carried unanimously.

Chair Weber read the notice and opened the public hearing at 4:32 PM.

Charles Michal and Phoebe Bray were present to represent the applicant. Mr. Michal referred to

the plan elevations noting the Commission's interest is in the maintenance work on the building exterior. Mr. Michal made reference to the site visit, prior to the meeting, and his attempt to distribute copies of the National Parks Service Historical Preservation brief entitled "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings." Mr. Michal continued, noting that very little of the historic fabric, other than the masonry remains. The cleaning process to be utilized consists of a low pressure wash; as there is no paint or graffiti on the walls no difficulty in cleaning is anticipated. Mr. Michal submits the products and methods to be used are in compliance with recommended practices.

Chair Weber opened the floor for Commission questions/comments.

Mr. Porschitz referred to the PVC like products and asked where they would be used. Mr. Michal replied the PVC products would be used for trim only for the first eight inches above grade. The PVC products would possibly be used for the opening near the roof which might also be counter flashed; in addition to any rotted areas in the eaves/soffits. Mr. Michal noted this would be dependent on inspection with the contractor.

Chair Weber asked if the infill panels would be cement based. Mr. Michal agreed it would be cement based similar to T 1-11 but the vertical lines might be different. The end result will be a white painted infill panel in the original window opening. Chair Weber asked about the infill panel on the west side second floor. After a discussion noting the cement board may not hold up to snow Mr. Michal suggested this might also be a place to use the PVC material which would also make it more uniform.

Mr. Porschitz asked where the lighting was going. Mr. Michal replied in the places they are now. Ms. Brunner noted lighting is depicted on sheet A2-1. Mr. Porschitz asked if the lighting was under the canopy. Mr. Michal replied in the positive adding the replacement fixtures are half the size of the originals and are for safety purposes; they will come on when the fire alarm goes off. Chair Weber commented he likes the warm color, not cool color, lights. Mr. Michal provided a brief history of LED technology and explained the performance gap between the cool and the warm color lights.

Continuing, Mr. Porschitz referred to the downspout depicted on sheet A2-3 and asked if it would just get replaced. Mr. Michal explained the gutter ice-up situation and its affects; he noted this issue will be assessed with the contractor onsite to see what can be done to improve the situation. Mr. Porschitz noted his concern with the bottom where the mortar is all washed out; not with the gutter.

Referring to *Section XV.B.2.b 6*, on Page 8 of 23 of the staff report, Chair Weber asked for Mr. Michal's response. Mr. Michal commented they had no interest in paying a mason to remove sound joints; they will only repoint what needs repointing. He will be asking the masons to rake the joints to expose any unsound mortar. Chair Weber said his question goes more to the mortar type and color. Mr. Michal replied the mortar type submitted for the project is a mixture of lime and sand (Portland Cement), and is not colored. He continued, noting that they are not dealing with a chalky white mortar on the building so he anticipates no problem replicating the character of what is there.

Chair Weber asked for staff comments.

Ms. Brunner reviewed the staff report noting:

- Lighting cut sheets were included in the packet; the proposed lights are pretty small and dark sky compliant. No issues noted.
- Trim will be cleaned, scraped, and painted to match the existing color and replaced with PVC material to match the existing appearance where needed. This meets the standard.
- Sheet A2-3 north exterior elevation - flashing or downspout will have either a bronze or white finish. This meets the standard.
- Replace or repoint cracked or damaged masonry - in the past the HDC had required material mockups that can be reviewed by staff; this has been a past condition. Mr. Michal noted the manufacturer recommends doing a small test patch and this would present the opportunity for staff to conduct its review of the mortar and cleaning process.

There being no further questions from the Commission or public, Chair Weber closed the public hearing at 4:55 PM.

Ms. Proctor motioned for the HDC to approve COA-2014-07, Mod. 1 for exterior work at the Community Kitchen, 37 Mechanic Street, Keene, Cheshire County, NH, as presented in the application and on sheets A2.1 through A2.4 prepared by Weller and Michal Architects, Inc. on February 8, 2018 at a scale of ¼"=1' and submitted to the Planning Department on March 29, 2018 by Bob Furlone, on behalf of owner, The Community Kitchen Inc. with the following conditions:

1. Staff approval of a mockup of any new brick and of mortar color, thickness, and type prior to conducting masonry repair.
2. Staff approval of a cleaned test patch in an unobtrusive location prior to conducting cleaning of brick masonry.

Ms. Benik seconded the motion which carried on a vote of 4-0. Mr. Weglinski recused himself from the vote.

Ms. Proctor read the motion as ¼"=1 inch; the typed motion reads ¼"=1'. Commission members understood the typed motion is correct.

#### **4) Staff Updates**

Ms. Brunner reported Peter Poanessa has submitted his resignation creating a vacancy on the Commission.

#### **5) Next Meeting- May 16, 2018**

#### **6) Adjournment**

Hearing no further business, Chair Weber adjourned the meeting at 4:59 PM.

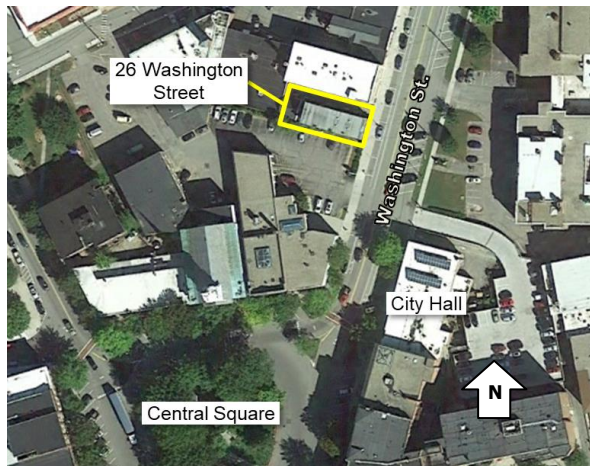
Respectfully submitted by,  
Mary Lou Sheats-Hall, Minute Taker  
April 18, 2018

# STAFF REPORT

## COA-2018-01 - 26 Washington Street, Warren Block

### Request:

Applicant Bergeron Construction Co., Inc. on behalf of owner Maria T. Bradshaw proposes minor alterations to the south façade of the building exterior, including repairs to the masonry and trim. The property is ranked as a Primary resource and is located at 26 Washington Street (TMP# 003-01-011) in the Central Business zoning district.



### Background:

This property was purchased by Joseph G. Warren in 1865, who erected the present 4-story brick building in 1872-1873. Boston Grocer first occupied the ground floor, operating for over 46 years from this location. The Keene Public Library operated out of the upper floors of the Warren Block for a number of years, relocating to City Hall in 1881. In 1920, the building was purchased by Fred and George Libbares, who established a confectionary store and restaurant that ran for close to 40 years. The large “Coca-Cola” advertisement was painted on the north façade of the building sometime in the 1920’s and the paint job was re-done three or four times over the life of the business.

Cheshire Lunch replaced the Libbares restaurant, followed by the Holland House of Hobbies. Various businesses had short stints in the building, including First National Bank, a deli, Bread Tree bakery, and a hall for music recitals. The ground floor is currently the home of Kristin’s Bistro & Bakery. The building has a well preserved storefront with a rare granite structural system and an unusual façade mansard roof with decorative slates and dormer.

The applicant requests the following actions on the south façade of the building:

1. Cleaning and repointing of brick masonry.
2. Replacement of damaged/broken brick masonry.
3. Repair and painting of window trim to match existing red color.
4. Replacement and painting of damaged roof trim to match the existing trim in appearance.
5. Removal of small trees immediately adjacent to the building.

Per Section III.D.5 (“Repair, replacement, or repointing of exterior masonry walls”) this work is classified as a “Major Project” for review by the HDC.

# STAFF REPORT

## Completeness:

Staff recommends accepting as complete.

## Application Analysis:

The relevant standards of the HDC Regulations are:

### *Section XV.A.1.b. Trees, Landscaping and Site Work*

#### *“b) Design Standards*

- 1) *Trees that contribute to the character of the historic district and that exceed 15” in diameter at a height of 4’ above grade shall be retained, unless removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional.*
- 2) *Grading or changes to the site’s existing topography shall not be allowed if existing mature trees might be negatively impacted by altered drainage and soil conditions.*
- 3) *During construction, paving and any site work, existing mature trees must be protected.”*

The applicant proposes to remove small trees that have grown alongside the building to allow scaffolding to be erected. The applicant has noted that the tree removal will also halt damage to the building foundation. The trees are not mature and do not exceed 15” in diameter at a height of 4’ above grade. Photographs of the existing trees proposed to be removed are included below. This standard appears to be met.



Above: Photographs of the small trees growing alongside the south façade of the building that are proposed to be removed by the applicant.

### *Section XV.B.2.b 2, 3, 6, & 7, Masonry (walls and architectural trim)*

- “2) *Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.*
- 3) *Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents. Any products for cleaning or for paint or graffiti removal must be from the approved product list available from the Planning Department.*
- 6) *Repointing shall be undertaken only to address deteriorated masonry or in areas where moisture infiltration is a problem. The amount of wall area to be repointed shall be limited to the affected area. The new mortar joints shall match the original as closely as possible in terms*



## STAFF REPORT

*of profile, width, and mortar composition. The new mortar shall match the color of the mortar used when the building was built; or it shall match aged or weathered mortar color, whichever is more appropriate. The color of all mortar shall come from the aggregate and not the binder. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.*

- 7) *Brick walls that require repair with replacement brick shall be repaired with bricks that match the original as closely as possible in terms of size, color and texture.*

The applicant proposes to clean and repoint brick masonry on the south façade of the building in locations where mortar joints are deteriorated or cracked, as well as replace brick masonry near the top of the wall where the existing brick is broken or damaged. The applicant has noted that the amount of wall area to be repointed will be limited to the affected areas, which are mostly on the upper half of the building façade. According to the applicant, the brick masonry will be cleaned with water at a gentle pressure. No abrasive chemicals such as those containing acid will be used. The applicant has submitted a brick sample which matches the existing in terms of color, size, and texture. The applicant has also submitted a mortar sample which matches the existing in terms of color. This standard appears to be met.



Above: Photograph of the south façade of the building provided by applicant (left) and a picture of the brick and mortar samples submitted by the applicant (right).

### ***Section XV.B.3.b 1-4 Wood (siding and architectural trim)***

- 1) *Character-defining architectural trim shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated that replacement is warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.*
- 2) *If replacing missing architectural trim, the appearance and material of the new trim shall be based on physical, documentary, or pictorial evidence.*
- 3) *Wood surfaces shall not be sandblasted or high-pressure washed.*
- 4) *Vinyl and aluminum siding are prohibited.”*

The applicant proposes to paint window trim to match the red color that exists on some of the windows. In addition, the applicant proposes to replace roof trim where it is deteriorated to match the existing trim in appearance. The applicant has noted that Lifespan or Azek will be used to replace the roof trim. The applicant does not propose to sandblast or powerwash any exterior surfaces, and no vinyl or aluminum siding are proposed. This standard appears to be met.

## STAFF REPORT

### **Recommendation:**

*If the Board is inclined to approve this application, the following motion is recommended:*

*Approve COA-2018-01 for masonry repointing on the south façade of the Warren Block, 26 Washington Street, Keene, Cheshire County, NH, as presented in the application submitted to the Planning Department on April 25, 2018 by Bergeron Construction Co., Inc., on behalf of owner, Maria T. Bradshaw with the following conditions:*

- 1. Staff approval of a cleaned test patch in an unobtrusive location prior to conducting cleaning of brick masonry.*



# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



A	<b>Project Name:</b> 26 Washington Street	<b>For Staff Use Only:</b> Date Received _____ Planning Department File # _____
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Tax Map Parcel number(s) <u>003 - 01 - 011 0000</u> _____ _____	<b>Project Address:</b> 26 Washington Street
	<b>Square Footage of Parcel:</b> _____
	<b>Zoning District:</b> (CB) Central Business

Applicant	Name: Bergeron Construction Co., Inc.	Owner	Name: Maria T. Bradshaw
	Address: 27 Matthews Road Keene, NH		Address: 45 Greenbriar Road
	Telephone/Email: 352-4447 ejb@bergeronconstruction.com		Telephone/Email: 603-357-2143
	Signature:		Signature:
	Date: 4/24/18		Date: 4/24/18

B	<b>Descriptive Narrative Including:</b>	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	<b>Exemptions Requested (for materials not submitted)</b> Circle one: <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">YES</span> NO (If YES see section H)
			<b>For Staff Use Only:</b> Date of Pre-Application Meeting _____ Date Application is Complete _____

C	<b>A complete application must include the following:</b>	
	<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input checked="" type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input checked="" type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)

# **BERGERON**

Construction Company, Inc.

27 Matthews Road PO Box 287 Keene, NH 03431  
603.352.4447 Fax 603.357.2672

## Descriptive Narrative 26 Washington Street

This project is primarily a masonry re-pointing exercise with some roof trim replacement and window trim repairs and painting. This will only affect the southern elevation.

There are numerous zones on this elevation that are compromised and need repointing. Those that do not, mainly the lower half, will be left undisturbed. Some brick at the top will need to be replaced or re-set.

Small trees that have grown on the building line will be removed to stop damage to foundation and allow scaffolding to be erected.

Mortar and brick will be matched, as closely as possible, to the original materials. We will not address prior repairs and re-pointing as these do not have any resemblance to the original work.

Wash down to be acid free and minimized to the extent possible.

Roof trims to be replaced where necessary and painted. Lifespan or Azek to be used when possible.

Window trims to be painted to match the existing "red" color that exists on some of the windows.



# LEHIGH WHITE CEMENT

## Mill Test Certificate Report - White Cement

**Type: N Masonry per ASTM C91**

**Test Period: March-18**

### Certification

We certify the cement described here, at the time of shipment, meets chemical and physical requirements of the current ASTM C-91 specifications for Type N Masonry Cement. We are not responsible for improper use or workmanship.

### General Information

**Supplier:** Lehigh White Cement Company

**Source Location:** York Plant

**Address:** 200 Hokes Mill Road  
York, PA 17404

**Consignee:**  
**Address:**

### Test Data on ASTM "Standard" Requirements and Results

#### Physical Requirements and Results of Tests

Item	Unit	Limit	Results	
Fineness, passing a 45- $\mu$ m (No. 325) sieve	%	Minimum 76%	95.5	
Autoclave Expansion	%	Maximum 1.0%	0.01	
Time of Setting, Gilmore needle:				
Initial time of setting, not less than	minutes	Minimum 120	180	
Initial time of setting, not more than	minutes	Maximum 1,000		
Final time of setting	minutes	Not Applicable	320	
Compressive strength:				
			psi	MPa
7-Days, (psi) MPa		Minimum (500 psi) 3.4 MPa	1,624	11.2
28-Day, (psi) MPa ( <i>from previous month</i> )		Minimum (900 psi) 6.2 MPa	2,320	16
Air Content:				
Minimum, Volume	%	8%	14.7	
Maximum, Volume	%	21%		
Water Retention Value, of Original Flow	%	Minimum 70%	88.6	

April 9, 2018

Date

Ben Miller

Quality Control Manager





Bank of America



ONE WAY

Bank Entrance  
Drive-up Teller  
Bank Customer  
Parking









## Planning Department

### MEMORANDUM

**To:** Historic District Commission  
**From:** Mari Brunner, Planning Technician  
**Date:** May 16, 2018  
**Subject:** Discussion & Review of Historic District Commission Regulations

#### Background

In 2004, Keene City Council established the Downtown Historic Overlay District (Chapter 102, Article X) to “recognize, preserve, enhance and perpetuate buildings, structures, and sites within the City having historic, architectural, cultural or design significance.” On November 1, 2008 the Downtown Historic District Commission (HDC) Regulations took effect with the goal of preserving and promoting heritage of the District and of the heart of Keene. Since that time, the HDC Regulations have been amended twice: once in 2011 when the Downtown Historic Overlay District was expanded, and once in 2014 to include standards relating to renewable energy systems.

After discussion with the HDC Chair, staff has identified sections of the HDC Regulations that could be updated to improve clarity and/or streamline the application review process. In preparation for the May 16, 2018 HDC meeting, please review the sections of the HDC Regulations listed below. These sections of the Regulations will be used as a starting place for review and discussion. For your convenience, the HDC regulations are attached to this memo.

- Section III.C. Minor Project & III.D. Major Projects – These sections outline which activities require review by the HDC (Major Projects) and which activities could be reviewed administratively by the Planning Department (Minor Projects).
- Section XV.B.2. Masonry and Section XV.C.2. Masonry – These sections address masonry and architectural trim for primary and contributing resources (Section XV.B.2) and non-contributing and incompatible resources (Section XV.C.2).
- Section XV.A.7. Renewable Energy Systems – This section addresses renewable energy systems such as solar photovoltaics.

Please note that, if the board is inclined to amend the HDC Regulations, the board would need to hold a public hearing prior to amendment. The board may amend the HDC Regulations upon completion of the public hearing by an affirmative vote of a majority of its members.

**Attachments:** Historic District Commission Regulations

**Copy:** Rhett Lamb, Planning Director & Assistant City Manager



## **HISTORIC DISTRICT COMMISSION REGULATIONS – SELECTED SECTIONS FOR DISCUSSION**

### **Section III.C. - Minor Projects.**

Minor Projects shall require a Certificate of Appropriateness issued by the Planning Director or his/her designee according to these regulations. A Minor project is defined as any work including alteration or modification to one or more of the following items:

- 1) Installation of or changes to light fixtures that do not alter character defining features
- 2) Replacement of less than 25% of existing exterior siding and/or trim when there is no change in design materials or general appearance
- 3) Replacement of existing windows and doors or the installation of two or less windows or doors (during the course of one calendar year beginning with the date approval) in former or existing openings on buildings structures, or sites designated as Non-Contributing or Incompatible Resources.
- 4) Installation of prefabricated accessory buildings or structures on or at buildings structures, or sites designated as Non-Contributing or Incompatible Resources.
- 5) Installation of dumpster, dumpster enclosure or dumpster pad on or at buildings structures, or sites designated as Non-Contributing or Incompatible Resources.
- 6) Installation of satellite dishes or telecommunications facilities on or at buildings structures, or sites designated as Non-Contributing or Incompatible Resources.
- 7) Installation of fences
- 8) Installation of HVAC and other mechanical equipment
- 9) Extensions to the expiration date of Certificates of Appropriateness where there is no change in project scope or specifications.
- 10) Replacement of two or less windows or doors during the course of one calendar year (beginning with the date of approval) on buildings, structures or sites designated as Primary or Contributing Resources.
- 11) Removal of non-historic elements that are determined to conceal character-defining features.

### **Section III.D. - Major Project.**

Major Projects shall require a Certificate of Appropriateness issued by the Historic District Commission according to these regulations. A Major project is defined as any work including alteration or modification to one or more of the following items:

- 1) Additions to a building or structure
- 2) Construction of a new building or structure
- 3) Renovation, rehabilitation or restoration of a building or structure
- 4) Removal, relocation or demolition of an existing building or structure
- 5) Repair, replacement, or repointing of exterior masonry walls
- 6) Replacement of more than two windows or doors during the course of one calendar year on buildings, structures, and sites designated as Primary or Contributing Resources or the installation of more than two windows or doors in former or existing openings on buildings, structures or sites designated as Non-Contributing or Incompatible Resources.
- 7) Changes to exterior materials other than those classified as minor projects
- 8) Alterations to storefronts
- 9) Installation of prefabricated accessory buildings or structures on or at buildings, structures, and sites designated as Primary or Contributing Resources.
- 10) Installation of dumpster, dumpster enclosure or dumpster pad
- 11) Installation of satellite dishes or telecommunications facilities on or at buildings structures, or sites designated as Primary or Contributing Resources.
- 12) Painting of a previously unpainted brick, stone masonry or concrete building or structure

- 13) Installation of new paving
- 14) Chemical or physical treatment to the exterior of a building or structure
- 15) Changes to grading
- 16) Removal of trees in excess of 15 inches in diameter at a trunk height of four (4) feet above grade
- 17) Installation of decks, patios or pools
- 18) Creation of new openings for windows or doors.
- 19) Installation of renewable energy systems.

## **Section XV.B.2 & Section XV.C.2 - Masonry (walls and architectural trim)**

### **b) Design Standards**

- 1) Character-defining architectural trim shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated that replacement is warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.
- 2) Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.
- 3) Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents. Any products for cleaning or for paint or graffiti removal must be from the approved product list available from the Planning Department.
- 4) Limestone and marble shall not be cleaned with an acidic cleaner, as it may dissolve the surface.
- 5) If currently unpainted, masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted.
- 6) Repointing shall be undertaken only to address deteriorated masonry or in areas where moisture infiltration is a problem. The amount of wall area to be repointed shall be limited to the affected area. The new mortar joints shall match the original as closely as possible in terms of profile, width, and mortar composition. The new mortar shall match the color of the mortar used when the building was built; or it shall match aged or weathered mortar color, whichever is more appropriate. The color of all mortar shall come from the aggregate and not the binder. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.
- 7) Brick walls that require repair with replacement brick shall be repaired with bricks that match the original as closely as possible in terms of size, color and texture.

### **c) Design Guidelines**

- 1) The most effective way to keep water out of a masonry building is to ensure that rainwater runoff from the roof is adequately directed away from the walls and base of the building and that the mortar joints are sound. Waterproof and water-repellent coatings are unnecessary when the real causes of water penetration have been addressed; in fact, coatings can create problems of their own. They weather differentially, depending on wind and light conditions, to create a mottled appearance that is aesthetically displeasing, but, more importantly, affects how the water travels down—and gets into—the wall. Furthermore, these coatings break down after 6-10 years and necessitate another coat; proper reapplication requires prior cleaning of the masonry, which can cause yet further damage.

### **d) Projects that do not require COA**

- 1) Painting previously painted masonry surfaces, unless the paint job involves repainting or covering a painted advertisement, sign or artwork.

## **Section XV.A.7. – Renewable Energy Systems**

### **a) Background**

The Downtown Historic District was created in recognition of the fact that the historic character of our community is an important social and economic resource. The downtown attracts visitors and boosts our local economy. It is a common misconception that high energy bills are the “cost of doing business” for historic properties. Rather, preservation and energy efficiency are not contradictory and the HDC recognizes the importance and overlap of both priorities in our community. Many “green” principles actually involve a return to our historic approaches to site and building design. Modern technologies, in conjunction with traditional designs allow for significant improvements to buildings without compromising the historic value of the structure.

Older buildings have a reputation for being drafty and inefficient and, unfortunately in many cases this is true. It is also true, however that existing buildings contain a large amount of embodied energy (the energy used in the extraction and production of the materials and construction of a building). Recognizing a building’s existing material as valuable is the first and most significant step towards becoming energy efficient.

In order for a wind energy system to be fully effective, they are often required to be considerably taller than the surrounding landscape. The resulting height can cause a structure to be highly visible and therefore careful consideration must be given to the location of any wind energy system in order for it to fit appropriately in the district.

When considering the installation of a renewable energy system (hereafter referred to as “system”), property owners are encouraged to consult with the HDC early on in the process to identify opportunities and constraints for locating these systems on individual properties.

### **b) Design Standards**

- 1) The entire subject site for a proposed system should be examined to determine the most appropriate placement of the system. Typically, the priority for locating the systems would be as follows with the higher priority locations corresponding with the least impacts on historic resources. An applicant is required to prove the higher priority locations are not feasible in order for the HDC to approve system installations on more significant parts of the site:
  - A. At a location not visible from public location (and therefore does not require HDC review).
  - B. Installations should be ground-mounted to the rear of the building or on accessory structure behind the frontline of the primary structure. Care should be taken to respect the historic landscape, including both its natural topography and designed features.
  - C. At locations where newer additions are present, placement of systems is encouraged on the newer parts of the building.
  - D. Installations on flat roofs shall be set back on the roof of the building so as to be minimally-visible.
  - E. On secondary façades or roofs (i.e. not facing the public way) of primary structure.
  - F. Installations on pitched roofs shall be on the same plane and angle as the roof with the color of the panels in keeping with surrounding roofing materials. Solar panel arrays should have low profiles and be no higher than a few inches above the existing roof surface to minimize the gap between the array and roof. In addition, spacing of arrays shall respect the fenestration patterns of window and door opening on the façade located below the location of the installation.
- 2) The appropriateness of photovoltaic or solar thermal systems will be based on the historic character and architectural significance of the individual structure and its relation to its surroundings. Installations shall be on one plane as opposed to being scattered on several roofs in order to avoid disjointed, multi-roof solutions.
- 3) Size and location of structures shall be in scale with the other features of the building.
- 4) Character-defining features of a historic resource shall be retained and not obstructed from view by the installation of a renewable energy system.

- 5) Installation of systems should not require alterations to significant or character-defining features of a historic resource. Avoid solutions that require or result in the removal or permanent alteration of historic fabric. The use of solar roof tiles, laminates, glazing and other technologies that require the removal or alteration of intact historic materials shall be prohibited. Points of contact with historic materials should be minimized.
- 6) All supplementary equipment and supply lines shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening.
- 7) In order to minimize visual impacts, colors of equipment and assemblies should either be muted or should match nearby materials and colors.
- 8) Installations in front yards or in front of the front line of the main part of the building are prohibited.
- 9) There should be no visible graphics on any systems to advertise or otherwise.
- 10) Solar array grids shall be square or rectangular (i.e. have only four edges). “Stepped” panel arrangements are prohibited.

c) Design Guidelines

- 1) Minimal Intervention – Installation of systems should adhere to the principle of Minimal Intervention which states that the less change or alteration done to a historic resource, the greater the integrity that resource retains.
- 2) Reversibility – Installation of systems should be done using the principle of Reversibility which states that nothing should be done to the historic fabric of a structure that cannot be undone or reversed without permanent damage to that historic resource.
- 3) The least visible application of technologies and their supplementary equipment is recommended.

d) Projects that do not require COA

- 1) Installations in locations not visible from a public street or public place.