

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
Nancy Proctor
Erin Benik
Andrew Weglinski
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