



City of Keene, New Hampshire

## **Historic District Commission**

### **AGENDA**

Wednesday, October 17, 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 VISITS:** Commission members will conduct site visits of the following properties in Keene in advance of the meeting: 101 Main Street, 35-43 Main Street, 12 Court Street, 7-11 Court Street, 23 Central Square, and 3 Washington Street. The site visits will start at 3:30 p.m. at 101 Main Street.

**1. Call to Order and Roll Call**

**2. Minutes of Previous Meeting – October 3, 2018**

**3. Continued Public Hearing & Request to Extend Decision Deadline**

- a) **COA-2018-03 Modification – 34 West Street – Retroactive Approval for Window Replacement** – Applicant Greg Johnson, on behalf of owner West Street Keene LLC, requests retroactive approval for replacement of all exterior windows. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The property is ranked as a Primary Resource and is located at 34 West Street (TMP# 575-033-000) in the Central Business Zoning District. The applicant has requested the Historic District Commission consider a possible extension of the 45-day time period for the Board to act, and continue the public hearing for COA-2018-03 to November 21, 2018.

**4. Public Hearings**

- a) **COA-2014-09 Modification #2 – 23 Central Square – Eversource Transformer** – Applicant Mark Fraser of Eversource, on behalf of owner United Church of Christ, requests the installation of a 750 kVa pad mounted transformer at 23 Central Square (TMP# 568-062-000-000-000). The property is ranked as a Primary Resource and is located in the Central Business Zoning District.
- b) **COA-2018-04 – 7-11 Court Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Ashuelot Land and Water Co., proposes to paint a mural not to exceed 240 sf in size on the north façade of the building historically known as the Museum Block. The property is ranked as a Primary Resource and is located at 7-11 Court Street (TMP# 568-060-000) in the Central Business zoning district.

- c) **COA-2018-05 – 12 Court Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner County of Cheshire, proposes to paint a mural not to exceed 200 sf in size on the north façade of the newest addition to the Old Cheshire County Courthouse. The property is ranked as a Primary Resource and is located at 12 Court Street (TMP# 568-020-000) in the Central Business zoning district.
- d) **COA-2018-06 – 3 Washington Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner City of Keene, proposes to paint a mural not to exceed 180 sf in size on the north façade of the building known as City Hall. The property is ranked as a Primary Resource and is located at 3 Washington Street (TMP# 568-073-000-001-001) in the Central Business zoning district.
- e) **COA-2018-07 – 35-43 Main Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Greenwald Realty, proposes to paint a mural not to exceed 216 sf in size on the north façade of the building historically known as the Latchis Block. The property is ranked as a Primary Resource and is located at 35-43 Main Street (TMP# 575-026-000) in the Central Business zoning district.
- f) **COA-2018-08 – 101 Main Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Wichland Brothers Realty, proposes to paint two murals, one on the north façade of the 1907 building (~196 sf) and one on the south façade of the 1980 building (~140 sf) on the site. The property is ranked as a Primary Resource and is located at 101 Main Street (TMP# 575-007-000) in the Central Business zoning district.

5. **Next Meeting** – November 21, 2018

6. **Adjourn**

City of Keene  
New Hampshire

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

**Wednesday, October 3, 2018**

**4:30 PM**

**2nd Floor Committee Room,  
City Hall**

**Members Present:**

Hanspeter Weber, Chair  
Andrew Weglinski, Vice Chair  
Councilor Thomas Powers  
Nancy Proctor  
Erin Benik  
Hans Porchitz

**Staff Present:**

Mari Brunner, Planning Technician  
Rhett Lamb, Community Development  
Director/Assistant City Manager  
Tara Kessler, Senior Planner

**Members Not Present:**

Joslin Kimball Frank, Alternate

**Site Visit: At 4:15 PM before the meeting, HDC members conducted a site visit of 34 West Street.**

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

Chair Weber called the meeting to order at 4:33 PM and Ms. Brunner conducted roll call.

**2) Minutes of the Previous Meeting – August 15, 2018**

Councilor Powers moved to accept the minutes of August 15, 2018, which Ms. Benik seconded and the Historic District Commission carried unanimously.

**3) Public Hearings**

- a. **COA-2018-03 – 34 West Street – Retroactive Approval for Window Replacement – applicant Greg Johnson, on behalf of owner West Street Keene LLC, requests retroactive approval for replacement of all exterior windows. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The property is ranked as a Primary Resource and is located at 34 West Street (TMP# 575-033-000-000-000) in the Central Business Zoning District.**

Ms. Brunner recommended accepting this application as complete. Councilor Powers moved to accept application COA-2018-03 as complete, which Ms. Proctor seconded and the Historic District Commission carried unanimously.

Chair Weber opened the public hearing and welcomed Mr. Johnson (34 West Street), who said this building was built in the 1800s, was formerly a post office, and was sold to the Keene School District in the 1970s. When the school district bought the building, they added a second floor, which was placed at the break in windows and caused the upper half of the windows to look blocked off from the outside. When the building was sold to the current owners, Riley Enterprises, several updates were made to the building, including installing a new boiler and repairing the roof. The last piece of the renovation was the windows. Mr. Johnson noted that it was challenging to match the exact specifications of the previous wooden windows, so the owner worked with an architect and decided on the current installation—a metal fabricated window. Now, the windows look like a whole window from the outside despite the second floor slab division. It was cost prohibitive to replace the windows with wood and the new windows are more energy efficient.

Mr. Porchitz said the single-panes are not separated on the outside of the new windows (i.e. they are not “true divided lights”), which is a significant difference from the windows that existed before. He understands the implications for energy efficiency, but the old windows clearly delineated the different panes; the new windows give that impression from the inside but not the outside. He said it is possible to have high performance windows with exterior grids or muntins. Mr. Johnson said the owners did their best to replicate the originals; he was brought into the project after the windows were replaced. Mr. Porchitz replied that the architect should have known better.

Councilor Powers asked when the windows were replaced. Mr. Johnson replied approximately one year ago. Ms. Brunner added that staff contacted the owner in December 2017 initially, at which time some windows were already replaced.

Chair Weber agreed with Mr. Porchitz that it looks different without the pane dividers; but said he feels like it is too late, which is why the Commission likes to see these things in advance. The pane dividers are more visible on traditional windows and he knows modern windows can be made to resemble single-pane wooden windows with true divisions. He understands Mr. Johnson is not responsible for this being too late. He said the choice of upper and lower sash sizes seems logical to break at the existing second floor level; Mr. Porchitz agreed. Mr. Johnson added that the windows replaced were not original to the building. Mr. Porchitz said that is true but the windows replaced clearly delineated each pane, which was lost with choice of replacement.

Ms. Brunner noted before and after photos on page 14 of the meeting packet. The applicant requests retroactive approval for the replacement of all exterior windows. All windows were replaced with windows of the same overall size; no new window openings were introduced and the existing openings were not enlarged or reduced to fit the stock windows. Prior to replacement, the windows were double hung with a nine over nine grid

arrangement, true divided lights, and wooden sash. The replacement windows are also double-hung windows with a nine over nine grid arrangement, however the height of the upper sash was reduced and the height of the lower sash was increased. In addition, the window material was changed from wood to aluminum with a dark bronze finish and lights are no longer true divided. The applicant requests waivers from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The HDC criteria for granting a waiver request are listed in the meeting packet.

Ms. Proctor asked what happened to the decorative stonework shown in the photos. Ms. Brunner replied those are different window locations.

Chair Weber recognized Mike Mattel, Junior Warden at St. James Church (44 West Street). While he understands the importance of preserving the history, this work made the building more aesthetically pleasing to neighbors; the school district left it in poor shape. He appreciates the work.

Chair Weber recognized Councilor Bart Sapeta, who said he is disturbed by this situation. This situation could have been prevented a long time ago, when the applicant should have sought advice and comment from the Commission. This is a significant historical resource like few others in the country. He said it is troubling that there was an opportunity to make sure the appropriate process was followed and now this sets a precedent that anyone can make changes and ask for a retroactive waiver. He understands the style had to change to accommodate the second floor, but he thinks that could have been resolved easily with the help of the HDC. He understands things change over time but that is why there is an HDC to ensure appropriate changes are enforced. He recommends the HDC explore something to rectify this situation because he is disturbed the owners did not follow the appropriate process. Chair Weber agreed no one is entirely happy with the changes but there is no good solution.

Chair Weber recognized Peter Poanessa (36 Dickinson Road), who asked if it possible to add divided grilles now to avoid buying new windows. Chair Weber said he knows dividers can be used on the inside but is unsure about the outside. Mr. Porchitz said he thinks anything is possible but he agrees with the frustrations expressed by the public. He has been on the Commission for one year and has already heard two or three requests for retroactive approvals. He agreed there are some positive impacts, such as the improvement in appearance for neighbors.

Mr. Weglinski asked if the windows are operational. Mr. Johnson replied no. Mr. Weglinski added there are peel-and-stick muntins, but he is unsure if they can withstand weather. Chair Weber asked if the applicant is willing to explore adding a visible divider to the outside of the windows. Mr. Johnson replied he is not in the position to answer that question. Mr. Weglinski said if they are operational, sashes can be changed without changing the frame; if they are not operational, the whole window would have to be replaced. Mr. Johnson said it is a challenge because sashes are different on the second floor because of the slab; the custom window was not easy to design. He was brought on

to the project after the windows were completed and he is just trying to do his job. The owner thought they were doing the right thing; they had several different window manufacturers work on this and the old windows were impossible to replicate because no two window openings in the building are the same size. Chair Weber said the Commission is concerned with the exterior appearance which was not maintained well with the new windows. He appreciates the need to upgrade windows for energy efficiency but he would like to explore a solution to make the appearance of the new windows more similar to those which existed previously.

Mr. Porchitz said there are grills that can be applied to the exterior glass panes to enhance the 3D appearance and essentially create new muntins. He thinks this is independent of the second floor slab; the exterior appearance has nothing to do with what is on the interior. Mr. Johnson said he would speak with the owner about the possibility of adding stick-on muntins to the window exteriors. Mr. Porchitz said he assumes that technology exists; he added he will not vote to make the owners replace the windows but he does want the exterior to better resemble what was there previously.

Chair Weber suggested continuing this public hearing until the applicant is ready to return with a proposed solution. The Community Development Director said this can extend to a future meeting if the applicant agrees; the next meeting is in two weeks. Mr. Johnson said he believes two weeks should be enough time to find a solution. Ms. Brunner will add it to the agenda for the October 17 meeting. Mr. Johnson will try to bring the window manufacturer with him, who will likely be more able to answer these questions. Ms. Proctor also suggested consulting with a contractor or craftsman, who might be able to construct something if the manufacturer cannot determine a solution. Mr. Porchitz said the manufacturer is the first point of contact.

Mr. Johnson noted there were no changes to the window patterns. Mr. Porchitz agreed but said he is concerned with the exterior appearance of the muntins.

Mr. Porchitz moved to continue the public hearing for COA-2018-03 until the October 17 HDC meeting, which Councilor Powers seconded and the Historic District Commission carried unanimously.

Ms. Benik said she is also concerned about retroactive waivers and asked if there is a better procedure for dealing with these applications. Ms. Brunner said, in this case, as soon as staff learned of this violation they contacted the owner, informed them they needed permissions, and asked them to come before the HDC. At that time, the owner declined to comply with the request and did so subsequently multiple times until staff worked with the Code Enforcement Officer to issue a violation letter; there is an enforcement mechanism that can impose fines if someone does not comply. In the letter, the owner was notified that the City would start issuing fines, which is when they began working with staff.

Ms. Benik asked how to prevent this in the future. Councilor Powers replied this is worth discussion but thinks this is a larger issue that will require increased staff action if people

think they can just ask for forgiveness after the fact. He added there are processes to take people to court to show that this is a serious matter. He suggested Chair Weber and the Community Development Director look at the problem holistically, not just this case. He said it is hard to keep abreast of changes happening in the Historic District, but the regulations need to be enforced. This case is interesting because the owners got a building permit for the rest of the work and thus were informed about HDC requirements. The owners say they did not know, but they were clearly informed by the City. Chair Weber agreed and added this is one of the finer historical resources in the City so it is unfortunate; Commission members need to be more vigilant at noticing when changes are occurring under the radar.

**b. Amendments to the Keene Historic District Commission Regulations – The Keene Historic District Commission proposes to amend their Regulations to update project classification and application procedures for minor and major projects, revise the design standards for renewable energy systems and masonry, and update the definitions section.**

Ms. Brunner said the HDC began reviewing their regulations a few years ago to identify how they could be streamlined to make the process more efficient for applicants. In April 2018, the current members of the Commission began reviewing each section of the regulations and identified areas to improve, clarify, or streamline. Ms. Brunner referenced the regulation changes beginning on page 23 of the meeting packet. She summarized the amendments to the following sections of the Keene Historic District Regulations, which were all revised through removal of language that has been stricken out and adding the language underlined in boldface:

- 1) Revising Section III.C “Minor Projects” (*Allows masonry repair or repointing that does not change material or appearance to be review administratively*)
- 2) Revising Section III.D “Major Projects” (*Adds clarifying language*)
- 3) Revising Section V.C “Information Required” (*Adds requirement to describe cleaning products and submit samples of replacement mortar when requesting a Certificate of Appropriateness*)
- 4) Revising Section VII.D “Information Required” (*Adds requirement to describe cleaning products and submit samples of replacement mortar when requesting a Certificate of Appropriateness*)
- 5) Revising Section XV.A.7 “Renewable Energy Systems” (*This section was rewritten entirely to be clearer and concise. Project design standards were also reorganized as well as minor changes to be clearer for applicants*)
- 6) Revising Section XV.B.2 “Masonry (walls and architectural trim)” (*Clarifies that unpainted concrete masonry can be painted under specific circumstances when a mural is proposed; unpainted brick or stone masonry can only be painted if the project meets the seven criteria added to the regulations; if the applicant cannot meet all seven criteria, they need a waiver*)
- 7) Revising Section XV.B.5 “Windows” (*Replaced the link for window replacement resources*)
- 8) Revising Section XV.C.2 “Masonry (walls and architectural trim)” (*Clarifies that unpainted concrete masonry can be painted on; unpainted brick or stone masonry*)

*can only be painted under specific circumstances when a mural is proposed which meets the seven criteria added to the regulations; if the applicant cannot meet all seven criteria, they need a waiver)*

- 9) Revising Section XVI “Definitions” (*Adds a definition of Mural as well as photos; adds details to the Repair definition; adds a different definition for Structure*)

Ms. Brunner noted written public comment in the meeting packet, as well as letters provided to the Commission at the meeting, which are available for review in the Community Development Department. These comments include a petition from residents supporting the project.

Chair Weber asked Ms. Brunner to list the seven criteria proposed for painting a mural on an unpainted brick surface, which she read:

- 1) “The mural will enhance or complement the historic or architectural features of the structure or site, and
- 2) The mural will enhance or complement the historic character or context of the surrounding area, and
- 3) The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and
- 4) The mural will be designed by a professional mural artist or sign painter, and
- 5) The mural is not located on the primary elevation of a Primary or Contributing Resource, and
- 6) The mural will not cover more than 40% of the surface area of a building or structure façade, and
- 7) The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”

Chair Weber opened the public hearing and recognized Councilor George Hansel, who stated that he supports these thoughtful changes that speak to the intent of the regulations to preserve history. He noted that the community is facing an increasing loss of history and these changes are an opportunity to give the community something back it might have had in the past. He encouraged the Commission to adopt these changes.

Chair Weber recognized Mr. Poanessa, who is one of the organizers of the Walldogs mural project. Mr. Poanessa stated that he has given a lot of thought to this issue and has spoken with experts about preservationists’ concerns with damaging masonry by painting on brick. He learned waterproof products are not appropriate for use on these surfaces and can be quite damaging. He believes, with appropriate cleaning and products, the walls can be painted without damaging them. A historian he spoke with said the right kind of paint could protect the brick. An alternative to painting on the brick is to paint on sheet metal panels; however, in his opinion this option is less appealing because the metal panels will not hold up over time as well as the brick. In addition, they will not look as authentic and will be less aesthetically pleasing. The brick murals age gracefully whereas the metal will show wear within a few decades. He supports the protections the regulation



amendments would put in place because they protect history, while allowing for future murals that meet this limited size, scope, and professionalism. He hopes the Commission will adopt these changes.

Ms. Proctor asked if most Walldogs murals across the country are painted on brick. Mr. Poanessa said it depends on the City; he has seen some of each, but artists prefer to paint on brick because it includes the building architecture in the artwork instead of covering it.

Chair Weber recognized Councilor Sepata, who thinks these amendments are positive changes to create new history for Keene and enhance downtown. He does not like painting on brick, but thinks murals are a special situation. The seven new criteria will prevent abuse and foster proper use of paint on brick. He questioned if the regulations were written to prevent businesses from self-advertising on their buildings in the future. He thinks that situation should be clearly prohibited. He supports these changes in the context of the Walldogs particularly. Ms. Brunner noted applicants would need a Sign Permit from the Community Development Department to paint business signs on their buildings.

Chair Weber recognized Georgia Cassimatis (Gilsun), who has worked with the Walldogs and the Friends of Public Art. She noted she is committed to living in this community and changes like this in favor of the arts show what the community values to a generation looking for places with culture to live. Having murals will be something she cherishes and she thinks others will as well. She hopes to collaborate with the City moving forward to further Keene's commitment to the arts.

Chair Weber recognized Councilor Carl Jacobs, who said these changes allow us to celebrate the wonderful things that have happened in Keene's history. He is excited to work on this window into the past and learn more about the City history the murals will bring to life. He is glad primary resources can be protected while brightening them as beacons of knowledge and beauty. He hopes the Commission will adopt the amendments.

Chair Weber closed the public hearing. Mr. Weglinski said the Commission has worked on this for a long time and he thinks they are ready to vote; Councilor Powers agreed.

Ms. Proctor moved to adopt the proposed amendments to the Historic District Commission regulations as presented in the document, "Proposed Changes to HDC Regulations for Public Hearing on October 3, 2018," included in the Historic District Commission agenda packet posted on September 26, 2018. Councilor Powers seconded the motion, which the Historic District Commission carried unanimously.

#### **4) Advice & Comment**

- a. **Walldogs in Keene: Magical History Tour – Peter Poanessa and Judy Rogers will present on this multi-day event. Walldogs are a group of highly skilled sign painters and mural artists from across the globe. Once a year, a team of Walldogs gather in one community to paint**

**multiple murals and old-fashioned wall advertisements. Keene has been selected to host the 2019 Festival.**

Chair Weber welcomed the Walldogs organizers, Mr. Poanessa and Judy Rogers (50 Woodbury Street). Mr. Poanessa spoke about two public meetings where citizens were invited to vote on mural themes. The Walldogs organizing team worked with the Historical Society to reduce the theme choices to 26, and over 450 people came to the first meeting to vote on those themes; the second meeting will be held October 5. Black and white posters of the themes are presented with paragraphs about the historical topics. People engaged with the photos and descriptions and spent time reading. He met an 80 year-old resident who lived here his whole life but did not know some of the history included; this is an educational opportunity for the City.

The group has not started fundraising yet, but they have already reached 25% of the fundraising goal from donors who have offered. Keene State College is a major sponsor. Eleven of the 15 designers (including some really impressive ones) have agreed to participate; the artists are excited because the City has worked so hard on this and international visitors are planning to travel here for the unveiling. The themes will be finalized in the two weeks after this meeting. There will be more historical research on the themes which are chosen. Designers will be matched with a wall and provided with information about the theme to work from. As the artists submit their designs throughout the winter, there will be events to share them with the community. Ms. Rogers added that with respect to the mural locations, many building owners are in agreement and some are challenging to reach because they are not local. Final selections will be made based on the HDC regulation changes made at this meeting.

Councilor Powers asked if the applicants will need to apply for a waiver. Ms. Brunner replied they will not need a waiver if they meet the seven criteria related to painting on masonry which were just adopted. They have already submitted five mural applications for the October 17 meeting. Murals will need to be approved per location; if, for example, there are two murals at the same address, they can be approved in the same application.

Ms. Benik asked if there will be more than the 15 businesses that have already agreed. Mr. Poanessa replied there are more than 15 but the preferred buildings have been confirmed. Ms. Rogers added several of the proposed mural locations are on buildings that are already painted or on surfaces the HDC is not concerned with. They will only bring forward the murals proposed on unpainted brick surfaces that are in the Downtown Historic District.

Chair Weber asked for clarification on the time period the murals will represent. Mr. Poanessa said the Walldogs only paint the history of the City they are in but each town chooses specific themes. Keene chose to focus on historical themes that are more than 50 years old. Ms. Rogers added a potential theme is the Keene Sentinel, which is still in existence but has no competition and has been around since 1799. Mr. Poanessa said that the logic behind not choosing current business owners is to avoid giving a competitive

advantage to one business over another, however, in the case of the Keene Sentinel this is not an issue because they have no local competitors.

Chair Weber noted the Keene State College murals are still visible and aging in some locations and asked about the plan for them. He recognized Rosemarie Bernardi (51 Cottage Street), who agreed some of the paper paste murals are very faded and they will be working to take them down soon; all are meant to be temporary.

#### **5) Staff Updates**

Ms. Brunner suggested discussing Commission membership at a future meeting because only 6 out of 7 regular positions and 1 out of 4 alternate positions are currently filled. There are two other alternates in name only, who have asked to be called only in emergencies. Full Commission membership helps ensure quorum (four members). She asked the Commission to think of others in the community appropriate to invite to join.

Mr. Porchitz noted the artists will submit their designs by spring and asked if the Commission approves them now, or after the design is received. Ms. Brunner replied as long as the HDC knows it will be a historic mural the Commission can approve before the final design; the artists need details about the specific locations and space before designing. She suggested making it a condition of approval that staff review the final design to ensure it depicts local history.

The Commission discussed the issue of requests for retroactive approval for changes that were made without first consulting the HDC. Ms. Brunner will follow up on this issue with the Community Development Director. Ms. Proctor noted that the Commission has standards but there is no way to enforce them. Councilor Powers said there is a process, which is to take the property owners to court; he thinks these matters should be taken to court more often to show people it is important to follow the appropriate process. The Commission agreed to discuss this further at a future meeting.

#### **6) Next Meeting – October 17, 2018**

Ms. Brunner anticipates quorum but will send a follow-up email. There are several items on the agenda.

#### **7) Adjournment**

Hearing no further business, Chair Weber adjourned the meeting at 5:54 PM.

Respectfully submitted by,  
Katryna Kibler, Minute Taker

Reviewed and edited by Mari Brunner, Planning Technician

**From:** [Greg Johnson](#)  
**To:** [Mari Brunner](#)  
**Cc:** "[Greg Johnson](#)"  
**Subject:** Re: COA-2018-03  
**Date:** Wednesday, October 10, 2018 12:28:35 PM  
**Importance:** High

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Re: COA-2018-03 34 West St / Window Replacement

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Dear Mari,

Please accept this email as a request for a 10 day extension to continue the public hearing for COA-2018-03 to November 21, 2018. I apologize but I have a conflict with the previously scheduled date. Thank you for your cooperation.

Greg

HG Johnson Real Estate

Agent for: 34 West St

[greg@hgjohnson.com](mailto:greg@hgjohnson.com)

603-352-5533 ext 11

## STAFF REPORT

### COA-2014-09 MODIFICATION #2 – 23 CENTRAL SQ – UNITED CHURCH OF CHRIST - EVERSOURCE TRANSFORMER

#### **Request:**

Applicant Mark Fraser of Eversource, on behalf of owner, United Church of Christ, requests the installation of a 750 kVa pad mounted transformer at 23 Central Square (TMP# 568-062-000-000-000). The property is ranked as a Primary Resource and is located in the Central Business District.

#### **Background:**

As part of its improvements to the electric distribution system in the Central Business District, Eversource is proposing to install a pad-mounted transformer in the park known as “Elsie Priest Park,” which is on the rear portion of the property owned by the United Church of Christ adjacent to the “Museum Block” building that currently houses Tillies Restaurant. The proposed transformer will be visible from Court Street.

The Applicant notes that this transformer would be used to improve electric service to businesses located on Main Street including The Stage Restaurant, the United Church of Christ, the Chamber of Commerce, Tillie’s Restaurant, and Amidon Jewelers.



According to Section III.D.2 (“Construction of a new building or structure”) of the HDC Regulations, this work is classified as a “Major Project” for review by the HDC.

#### **Completeness:**

Staff recommends accepting the application as complete.

#### **Application Analysis:**

The relevant standards of the HDC Regulations for this proposed project are included below.

##### *Section XV.A.5.b.2. - Utility, Service and Mechanical Equipment*

- “2) Every effort shall be made to position heating and air-conditioning equipment, fire alarm panels, telecommunications equipment, satellite dishes, and free-standing antennas and other equipment as low to the ground as possible, and where they are not readily visible from the public right-of-way.”

The applicant has noted that the transformer will be placed on a concrete pad as low to the ground as possible. The equipment will be 84” high (7 feet) and will be placed in a location visible from the public right-of-way, including Court Street and Vernon Street. The Applicant proposes to screen the transformer with landscaping consistent with existing plantings at Elsie Priest Park, including holly, which will be repurposed from the existing plantings on the site and/or installed by the applicant.

##### *Section XV.D.2.b.1, 3, & 4 – Construction of new buildings or structures*

- “1) New buildings or structures shall be sited so that the existing pattern of the historic streetscape —setbacks, spacing, lot coverage, scale, massing, height, orientation—in which they are located is not disrupted.

## STAFF REPORT

- 3) *New buildings or structures shall take into account the historic relationships of existing buildings and site features on the site.”*

The proposed transformer would be located in a park adjacent to the sidewalk on Court Street, approximately 215 feet from Central Square. Several images of the proposed location and surrounding area are included below. This area of Court Street transitions from the downtown where buildings are located immediately adjacent to the public right-of-way to a high density residential area, where buildings and houses are set back with small yards and/or parking areas in front. The proposed transformer would be stored in a dark green metal enclosure with cabinet-style doors on one side. There are no windows and no exterior lighting. The proposed transformer will be of a similar color, material and design as many of the existing pad-mounted transformers in the downtown area.



1. View looking north towards the site from Court Street. 2. View of the transformer location (approx. where the bench is located). 3. View looking south towards the site from the corner of Court St. and Vernon St. 4. View of buildings across the street from the site, looking northwest. 5. View of parking lot directly across the street from the site, looking west. 6. View looking east towards the site from Court Street.

### **Recommendation:**

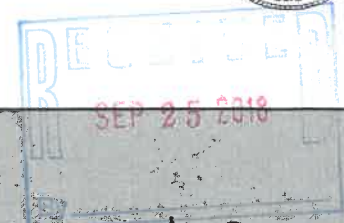
If the Board is inclined to approve this application, the following motion is recommended:

*Approve COA-2014-09 Modification #2 for the installation of a pad-mounted transformer and concrete pad at 23 Central Square (TMP #568-062-000-000-000) as described in the project narrative and as shown on the site plan, “Proposed Electrical Easement from United Church of Christ to Eversource Energy Tax Map 568, Lot 62 40 Vernon Street Keene, New Hampshire” dated August 23, 2018 and prepared by Mark Fraser.*



# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b> <i>EVERSOURCE TRANSFORMER</i>	<b>For Staff Use Only:</b> Date Received: <i>COA-2014-09, Mod. 2</i> Planning Department File #
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Tax Map Parcel number(s) <i>003-01-007000</i>	Project Address: <i>23 Central Square</i> <i>Keene NH 03431</i>
----- -----	Square Footage of Parcel:
	Zoning District: <i>HDC/CB</i>

<b>Applicant</b>	Name: <i>EVERSOURCE</i> <i>MARK FRASER</i>	<b>Owner</b>	Name: <i>United Church of Christ</i>
	Address: <i>19 PRODUCTION AVE</i> <i>KEENE, NH 03431</i>		Address: <i>23 Central Square</i> <i>Keene NH 03431</i>
	Telephone/Email: <i>603-357-7309</i> <i>x 553-5750</i>		Telephone/Email: <i>mblair1@nc.rr.com</i>
	Signature: <i>Mark Fraser</i>		Signature: <i>Kathryn Blair</i>
	Date: <i>9/24/18</i>		Date: <i>9/25/18</i>

<b>B</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: <b>YES</b> <b>NO</b> (If YES see section H)
			<b>For Staff Use Only:</b> Date of Pre-Application Meeting _____ Date Application is Complete _____

<b>C</b>	<b>A complete application must include the following:</b> <input checked="" type="checkbox"/> Two (2) copies of completed application forms <input checked="" 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 checked="" type="checkbox"/> Signed and Notarized Abutters List <input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input checked="" type="checkbox"/> Three (3) copies of site plan (see Section D) <input checked="" type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input checked="" type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)
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**Section B**  
**Descriptive Narrative**  
Elsie Priest Park Transformer  
United Church of Christ

As part of the improvements to its electric distribution system in the Central Business District, Eversource is proposing to install a 750 kVa pad mounted transformer on property owned by the United Church of Christ located at 23 Central Square (TMP 003-01-007000).

The project consists of the following:

- Installation of concrete pad;
- Installation of transformer: approximately 84" h x 78" w x 73" l;
- Screening: vegetative screening such as holly shrubs and greenery consistent with existing plantings at Elsie Priest Park

Complimentary shrubs and greenery will be repurposed/purchased and planted to enhance the current landscaping and provide vegetative screening around the pad mounted transformer.

Eversource has recently secured an easement for siting a transformer and associated conduit and equipment on their property. Our construction will coincide with the renovation plans for the park.

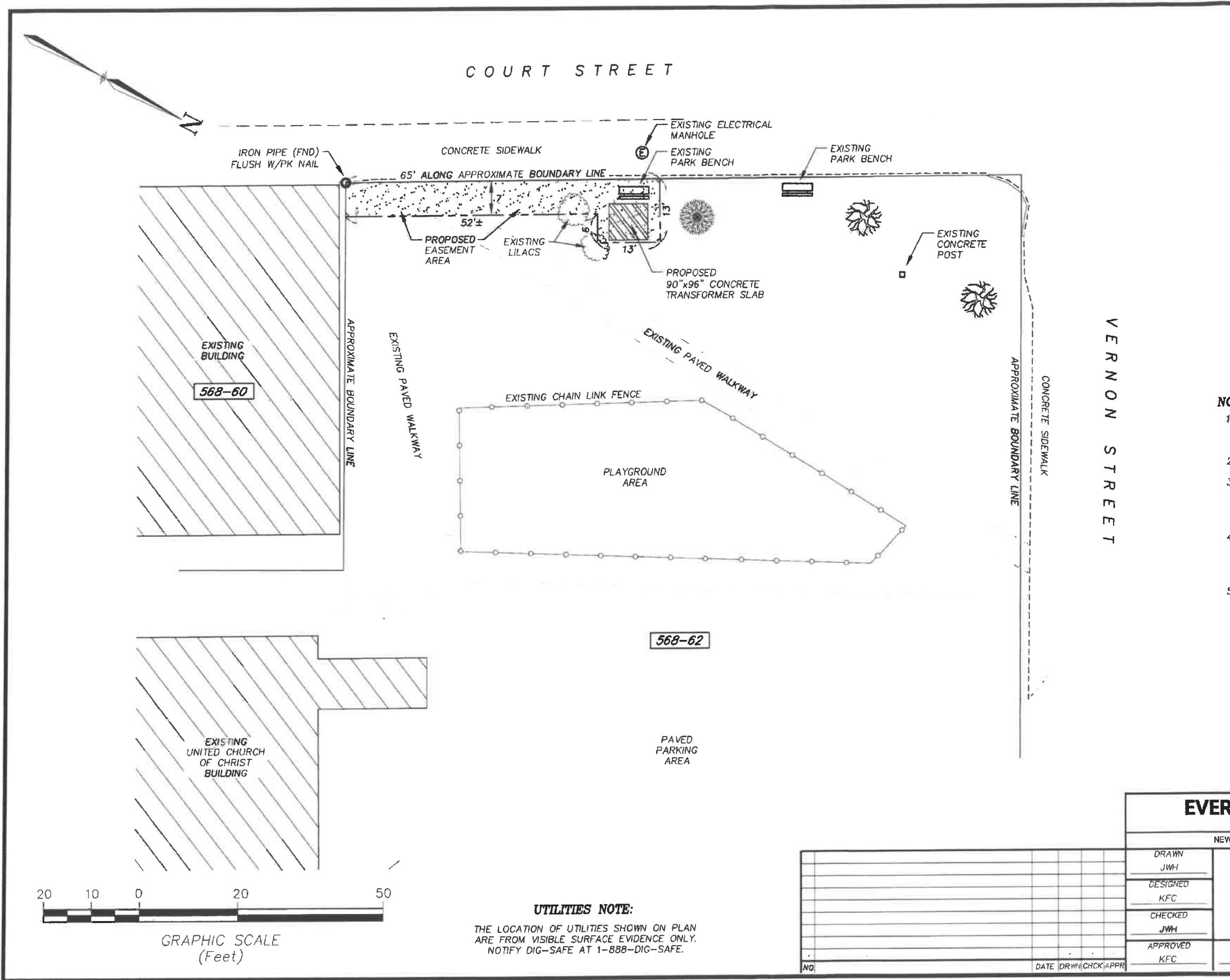
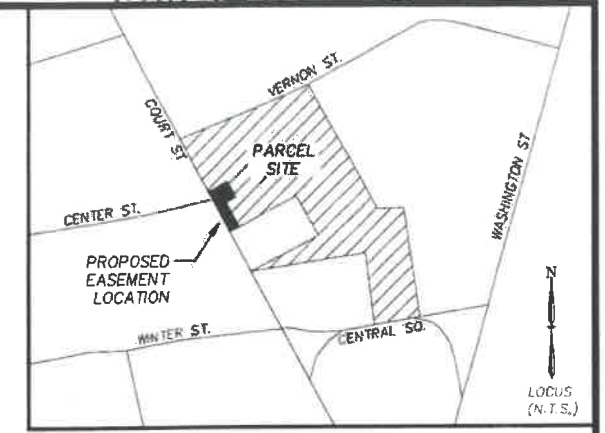
The proposed pad mounted transformer will improve electric service to several existing commercial businesses on around Central Square including The Stage Restaurant, the United Church of Christ, the Chamber of Commerce, Tillie's Restaurant, and Amadon Jewelers.

The installation of the proposed pad mounted transformer at this location is an important phase in a comprehensive plan to improve the safety and reliability of the electric infrastructure in the Central Business District by replacing obsolete underground equipment. Additionally, the replacement of underground equipment will eliminate the environmental and safety risks associated with the operation of oil-filled equipment in highly corrosive and often submerged conditions.

COA-2014-09 Mod. 2

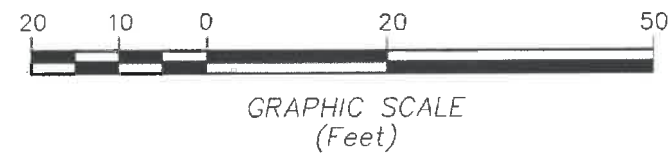


SECTION D  
 SITE PLAN - TRANSFORMER  
 LOCATION - 9-24-18  
 MARK FRASER - EVERSOURCE



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 7' WIDE ELECTRICAL EASEMENT AND A CONCRETE TRANSFORMER SLAB ON TAX MAP 568, LOT 62.
  2. PROPOSED EASEMENT AREA: 533 SQ FT±
  3. CURRENT OWNER: UNITED CHURCH OF CHRIST  
 23 CENTRAL SQUARE  
 KEENE, NH 03431  
 VOL. 728 P. 327 02/01/1979
  4. BOUNDARY INFORMATION TAKEN FROM "IMPROVEMENTS PLAN OF LAND INDIAN HEAD NATIONAL BANK OF KEENE, KEENE, NEW HAMPSHIRE" DATED: MARCH 27, 1985 BY TF MORAN
  5. **568-62** CURRENT TAX MAP PAGE AND PARCEL NUMBER.

RECEIVED  
 SEP 25 2018  
 By \_\_\_\_\_



**UTILITIES NOTE:**  
 THE LOCATION OF UTILITIES SHOWN ON PLAN ARE FROM VISIBLE SURFACE EVIDENCE ONLY. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE.

<b>EVERSOURCE ENERGY</b>		Energy Delivery	
NEW HAMPSHIRE			
DRAWN JWH	<b>PROPOSED ELECTRICAL EASEMENT FROM UNITED CHURCH OF CHRIST TO EVERSOURCE ENERGY</b> <b>TAX MAP 568, LOT 62</b> <b>40 VERNON STREET</b> <b>KEENE, NEW HAMPSHIRE</b>		
DESIGNED KFC			
CHECKED JWH			
APPROVED KFC			
SCALE 1"=20'	DATE 08/23/2018	SHEET 1 1	DRAWING NO. SKETCH 1

Section D  
United Church of Christ – Adjacent to Court Street  
Existing Conditions, September 24, 2018  
Prepared by – Mark Fraser  
Eversource



COA. 2014-09  
Mod. 2

Section D  
United Church of Christ – Adjacent to Court Street  
Proposed Site Conditions, September 24, 2018  
Prepared by – Mark Fraser  
Eversource

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SEP 25 2018  
By \_\_\_\_\_



CoA-2014-09 mod. 2

## STAFF REPORT

### Walldogs in Keene: Magical History Tour

#### **Project Background:**

Magical History Tour (MHT) is a non-profit organization that was formed to bring a “Walldog festival” to the City of Keene. The Walldogs are a group of highly skilled sign painters and mural artists from around the globe dedicated to keeping the classic “brush to brick” style of sign artistry alive. Once a year, a team of Walldogs gather in one community to paint multiple murals and old-fashioned wall advertisements over a 4-day “meet,” or festival. Keene has been selected to host the 2019 festival. MHT is working to fund and maintain 12-15 originally designed outdoor murals, approximately 5-7 of which would be painted on unpainted brick surfaces in the downtown area. Each mural would have an historic theme and would showcase the culture and history of the region.

After the festival is over, MHT will become a self-guided tour through historic downtown Keene. The goal is to create a “distinctive outdoor experiential art museum that links public art with tourism and economic development, highlights cultural and artistic attractions, and creates an overarching identity for the region’s arts and culture that can be used to brand and market the area.”

At this time, the applicant is proposing to install 6 murals on five properties located in the Keene Historic District: 7-11 Court Street (COA-2018-04), 12 Court Street (COA-2018-05), 3 Washington Street (COA-2018-06), 35-43 Main Street (COA-2018-07), and 101 Main Street (COA-2018-08).

#### COA-2018-04 – 7-11 Court Street

**Request:** Applicant Magical History Tour, on behalf of owner Ashuelot Land and Water Co., proposes to paint a mural not to exceed 240 sf in size on the north façade of the building historically known as the Museum Block. The property is ranked as a Primary Resource and is located at 7-11 Court Street (TMP# 568-060-000-000) in the Central Business District.

#### **Background:**

The three-story building on this property, historically known as the “Museum Block,” was built in 1885 and is ranked as a Primary Resource. A. B. Skinner & Co.’s Museum, a dry goods store established in 1819, occupied the building from 1885 to 1908. The first floor of the building has housed various businesses since then, including furniture stores, a grocer, offices, and antique and second hand stores with the upper floors used as apartments. The 1<sup>st</sup> floor is currently occupied by Tilly’s Restaurant and China Wok. The building is bordered by a park to the north, the United Church of Christ building to the east, and a mixed use commercial building to the south. The applicant proposes to paint a mural that will be 240 square feet or less on the north façade of the building facing the park.



#### **Completeness:**

Staff recommends accepting the application as complete.

## STAFF REPORT

### **Application Analysis:**

#### *Section XV.B.2.b.3 – Masonry*

*“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.”*

As noted in the project background, the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

#### *Section XV.B.2.b.5 – Masonry*

*“5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:*

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*
- vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side of the building. The proposed mural would be approximately 10 feet tall by 24 feet long (240 sf, or 8.4% of the surface area of the 2,850 sf façade) and would be located on the bottom section of the wall. This location is visible from Court Street looking south towards Central Square, but is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

### **Recommendation:**

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

*Approve COA-2018-04 for installation of a painted mural on the north façade of the building located at 7-11 Court Street (TMP# 568-060-000-000) as presented in the application submitted to the Community Development Department on August 29, 2018 by Magical History Tour on behalf of owner, Ashuelot Land and Water Co. with the following conditions:*

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*

# STAFF REPORT

COA-2018-05 – 12 Court Street

**Request:** Applicant Magical History Tour, on behalf of owner County of Cheshire, proposes to paint a mural not to exceed 200 sf in size on the north façade of the newest addition to the Old Cheshire County Courthouse. The property is ranked as a Primary Resource and is located at 12 Court Street (TMP# 568-020-000-000-000) in the Central Business District.

**Background:**

This building, known as the Old Cheshire County Courthouse, is ranked as a Primary Resource and is listed on the National Register of Historic Places. The oldest section of the building was built in 1859, with additions added in 1911 and 1979. The building has been continuously used as a court house since it was built and may be the oldest regularly used court house in the State of New Hampshire. According to the Historical Society of Cheshire County inventory form prepared in 1987, distinctive architectural features include “granite belt course and base, arched bridge portico and windows, cornice with brackets, cupola, and four-sided slate roof.” The applicant proposes to paint a mural that will be 200 square feet or less on the north façade of the 1979 addition to the building facing Center Street.

12 Court Street North Wall on Center Street



**Completeness:**

Staff recommends accepting the application as complete.

**Application Analysis:**

*Section XV.B.2.b.3 – Masonry*

“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.*”

As noted in the project background, the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

*Section XV.B.2.b.5 – Masonry*

“5) *If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:*

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*

## STAFF REPORT

- vii. *The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side of the 1979 addition to the building facing Center Street. The proposed mural would be approximately 9 feet tall by 22 feet long (198 sf, or 9.2% of the surface area of the 2,160 sf façade) and would be located on a lower, unadorned portion of the wall as shown in the image provided by the applicant on the right. This location is visible from Center Street, but is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

### **Recommendation:**

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

*Approve COA-2018-05 for installation of a painted mural on the north façade of the building located at 12 Court Street (TMP# 568-020-000-000-000) as presented in the application submitted to the Community Development Department on August 29, 2018 by Magical History Tour on behalf of owner, County of Cheshire with the following conditions:*

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*

### COA-2018-06 – 3 Washington Street

**Request:** Applicant Magical History Tour, on behalf of owner City of Keene, proposes to paint a mural not to exceed 180 sf in size on the north façade of the building known as City Hall. The property is ranked as a Primary Resource and is located at 3 Washington Street (TMP# 568-073-000-001-001) in the Central Business District.

### **Background:**

This property was once the site of clay pits for brick making and the shop of a blacksmith and wheelwright. The city purchased the property and built the present structure in 1848 to serve as City Hall. Throughout its life, the structure has had a variety of uses, including a temporary school for high school students, a library and auditorium, community event space, retail space, and a pastry shop in addition to housing City offices and the Keene Police Station. Major renovations were made in 1962 and, in 1984, City Hall was expanded by combining the building with the Knowlton & Stone and Bridgeman Blocks. The applicant proposes to install a mural that will be 180 square feet or less on the north façade of the building facing the parking deck ramp.



## STAFF REPORT

### **Completeness:**

Staff recommends accepting the application as complete.

### **Application Analysis:**

#### *Section XV.B.2.b.3 – Masonry*

*“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.”*

As noted in the project background, the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

#### *Section XV.B.2.b.5 – Masonry*

*“5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:*

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*
- vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side of the building. The proposed mural would be approximately 6 feet tall by 30 feet long (180 sf, or 12% of the surface area of the 1,500 sf façade) and would be located on the portion of the wall between the first and second floors. This location is visible from Washington Street looking south towards Central Square, but is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.



# STAFF REPORT

## **Recommendation:**

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

*Approve COA-2018-06 for installation of a painted mural on the north façade of the building located at 3 Washington Street (TMP# 568-073-000-001-001) as presented in the application submitted to the Community Development Department on August 29, 2018 by Magical History Tour on behalf of owner, County of Cheshire with the following conditions:*

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*

## COA-2018-07 – 35-43 Main Street

**Request:** Applicant Magical History Tour, on behalf of owner Greenwald Realty, proposes to paint a mural not to exceed 216 sf in size on the north façade of the building historically known as the Latchis Block. The property is ranked as a Primary Resource and is located at 35-43 Main Street (TMP# 575-026-000-000-000) in the Central Business District.

## **Background:**

This building, historically known as the “Lamson Block” or “Latchis Block,” was built in 1877 and is ranked as a Primary Resource. It was originally erected and owned by William Lamson and operated as a tannery. The property was sold in 1922, and since then various businesses have occupied the building including the Miller Bros-Newton clothiers, the Latchis Spa, Farr’s Pharmacy, a series of grocery stores, retailers, the Apothecary pharmacy, offices, and apartments. In 1923 the Latchis Theatre was added as an addition. The theatre operated for over five decades, closing sometime in the 1980s. The building currently houses Subway restaurant, Brown Computer Solutions, and apartments/office space. The applicant proposes to paint a mural that will be 216 square feet or less on the north façade of the building facing Lamson Street.



## **Completeness:**

Staff recommends accepting the application as complete.

## **Application Analysis:**

*Section XV.B.2.b.3 – Masonry*

*“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.”*

As noted in the project background, the brick surface will be cleaned using a mild soap and scrub brush, then it will be rinsed with water at garden hose pressure.

## STAFF REPORT

### Section XV.B.2.b.5 – Masonry

- “5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:
- i. The mural will enhance or complement the historic or architectural features of the structure or site, and
  - ii. The mural will enhance or complement the historic character or context of the surrounding area, and
  - iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and
  - iv. The mural will be designed by a professional mural artist or sign painter, and
  - v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and
  - vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and
  - vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side of older section of the building (Lamson Block) facing Lamson Street. The proposed mural would be approximately 18 feet tall by 12 feet long (216 square feet, or 7.2% of the surface area of the 3,000 sf façade) and would be located approximately in the center of the wall. This location is partially visible from Main Street and fully visible from Lamson Street, which is a pedestrian way per Section 94-238 of city code. This location is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

### **Recommendation:**

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

*Approve COA-2018-07 for installation of a painted mural on the north façade of the building located at 35-43 Main Street (TMP# 575-026-000-000-000) as presented in the application submitted to the Community Development Department on August 29, 2018 by Magical History Tour on behalf of owner, Greenwald Realty with the following conditions:*

1. *Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*

COA-2018-08 – 101 Main Street

**Request:** Applicant Magical History Tour, on behalf of owner Wichland Brothers Realty, proposes to paint two murals, one on the north façade of the 1907 building (~196 sf) and one on the south façade of the 1980 building (~140 sf) on the site. The property is ranked as a Primary Resource and is located at 101 Main Street (TMP# 575-007-000-000-000) in the Central Business District.

## STAFF REPORT

### **Background:**

There are two buildings located on this property, which is ranked as a Primary Resource. The older of the two is the 3-story building historically known as the “Exchange Building,” built in 1907 on the eastern portion of the property with the main entrance on Main Street. The second is a 3-story brick building that was constructed in 1980 behind the Exchange Building with a west-facing entrance. From 1908-1958, the telephone exchange operated out of the top floor of the older building while the lower floors and basement served as apartments and retail space. The building was sold to the Wichland Brothers in 1982, and currently houses Miller Brothers-Newton clothing store. The 1980 building in the rear of the property currently houses “The Peak” radio station and Deep Roots Massage. The applicant proposes to paint two murals on this property. The first proposed mural would be 196 square feet or less on the north façade of the Exchange Building facing an alley, and the second would be 140 square feet or less on the south façade of the 1980 building facing an adjacent parking lot (visible from Emerald Street).

### **Completeness:**

Staff recommends accepting the application as complete.

### **Application Analysis:**

#### *Section XV.B.2.b.3 – Masonry*

*“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.”*

As noted in the project background, the brick surface will be cleaned using a mild soap and scrub brush, then it will be rinsed with water at garden hose pressure.

#### *Section XV.B.2.b.5 – Masonry*

*“5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:*

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*
- vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”*

### **Proposed Mural #1: North Façade Exchange Building**

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side the Exchange Building facing an ally, next to the Colonial Theatre building. The proposed mural would be approximately 14 feet tall by 14 feet long (196 sf) and would be placed on the lower portion of the wall in an area with few architectural details as shown in the image provided by the applicant on the right. This location is partially visible from Main Street, but is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

## STAFF REPORT

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers. Currently, there are temporary murals pasted to the brick in this alley. These murals will be removed later this year or in the early spring of 2019.

### Proposed Mural #2: South Façade 1980 Building

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the south side the 1980 building facing an adjacent parking lot. The proposed mural would be approximately 14 feet tall by 10 feet long (140 sf, or 19.3% of the surface area of the 726 sf façade) and would be placed in the upper middle portion of the wall as shown in the image provided by the applicant on the right. This location is visible from Emerald Street, but is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. These themes as well as the mural design have yet to be decided. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

### Recommendation:

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

*Approve COA-2018-08 for installation of two painted murals, one on the north façade of the Exchange Building and one on the south façade of the 1980 building located at 101 Main Street (TMP# 575-007-000-000-000), as presented in the application submitted to the Community Development Department on August 29, 2018 by Magical History Tour on behalf of owner, Wichland Brothers Realty with the following conditions:*

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*



101 Main Street south wall rear







Pic #1



Pic #2

### Historic mural proposed for 7-11 Court St

A mural is proposed for the north facing wall of the Tilley's building. This has been identified as a prime spot for a historic mural given it's visibility when entering downtown from the north from Court St and its location near a pocket park. The proposed site is a historic district primary resource. As you can see in pic #2 this wall is a target for tagging, Walldog murals are often located in previously identified graffiti locations because they have been a proven deterrent against ongoing defacement. A very small mural is proposed, relative to the size of the overall wall, and will not be visible from Main St.



# 7-11 Court Street



TYPE OF  
PROPERTY  
CLASSIFICATION  
PERMITTED  
SIGNAGE  
ALLOWED

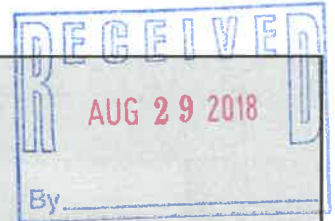
BOGS  
STORANTE

AVAILABLE  
Call or Text  
1-800-357-2121  
For Details  
800-357-2121

approx 10' X 24' as shown 240 sq. ft.

# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



A	<b>Project Name:</b> <i>Waco Dogs in Keene Magical History tour</i>	<b>For Staff Use Only:</b> Date Received : <i>COA-2018-05</i> Planning Department File # _____
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Tax Map Parcel number(s) <i>568-020-000-000-000</i>	Project Address: <i>12 Court St. Keene</i>
----- -----	Square Footage of Parcel:
----- -----	Zoning District:

<b>Applicant</b>	Name:	<b>Owner</b>	Name: <i>Chris Coates <sup>distrial</sup> <sup>country</sup></i>
	Address:		Address: <i>winter st. Keene</i>
	Telephone/Email:		Telephone/Email:
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Date: <i>8.29.2018</i>	Date: <i>8-27-18</i>	X X	Date: <i>8-27-18</i>

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="margin-left: 100px;">YES</span> <span style="margin-left: 100px;">NO</span> (If YES see section H)
			<b>For Staff Use Only:</b> Date of Pre-Application Meeting _____ Date Application is Complete _____

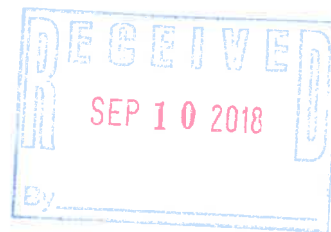
C	<b>A complete application must include the following:</b>	
	<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, 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 type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input 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)





Cheshire County Courthouse building  
12 Court St

A possible mural location is the north facing wall along Center St. Although the entire property is designated as a primary resource this portion of the property is of newer construction. Built in the 1970's this section of the property is quite contemporary in comparison to the origin courthouse structure. A mural in this location would add historic character to the site.



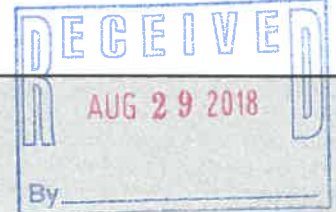
# 12 Court Street North wall on Center Street

approx 9' X 22' as shown 198 sq. ft.



# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b> <i>Wall Dogs of Keene: Magical History Tour</i>	<b>For Staff Use Only:</b> Date Received : <i>COA-2018-06</i> Planning Department File # _____
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Tax Map Parcel number(s) <i>568-073-000-001-002</i> <i>568-073-000-000-000</i> <i>568-073-000-001-001</i>	Project Address: <i>3 Washington street</i>
	Square Footage of Parcel:
	Zoning District:

<b>Applicant</b>	Name:	<b>Owner</b>	Name: <i>City of Keene</i>
	Address:		Address:
	Telephone/Email:		Telephone/Email:
	Signature: <i>[Signature]</i>		Signature:
	Date: <i>8-29-2018</i>		Date:

<b>B</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: <b>YES</b> <b>NO</b> (If YES see section H)
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City Hall  
3 Washington St

A possible mural site is the north facing wall of City Hall. This has been identified as a prime spot for a historic mural given it's visibility when entering downtown from the north on Washington St. The proposed site is a historic district primary resource, much of the historic architectural detail was removed from this portion of the building when it was renovated to house the police department. A long narrow mural between the 1st and 2nd stories would not detract from any architectural details.



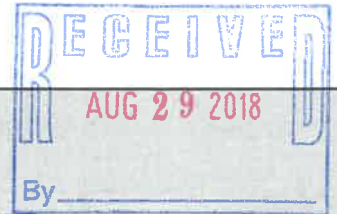
# 3 Washington Street



approx 6' X 30' 180 sq. ft.

# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b> <i>Wall Dog of Keene: Maguel History tours</i>	<b>For Staff Use Only:</b> Date Received : <i>COA-2018-07</i> Planning Department File # _____
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Tax Map Parcel number(s) <i>575-026-000-000-000</i> _____ _____	Project Address: <i>35-43 main st.</i>  Square Footage of Parcel:  Zoning District:
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<b>Applicant</b>	Name:	<b>Owner</b>	Name: <i>Greenwald Realty</i>
	Address:		Address: <i>55 main st. Keene</i>
	Telephone/Email:		Telephone/Email:
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
	Date: <i>8.29.2018</i>		Date: <i>August 22, 2018</i>

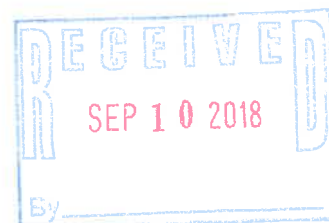
<b>B</b>	<b>Descriptive Narrative Including:</b> <ul style="list-style-type: none"> <li>✓ Type of alteration</li> <li>✓ Reason for alteration</li> <li>✓ Location of alteration</li> <li>✓ Material selection</li> <li>✓ Site features</li> <li>✓ Landscape features</li> </ul>	<b>Exemptions Requested (for materials not submitted)</b> Circle one: <span style="margin-left: 100px;">YES</span> <span style="margin-left: 100px;">NO</span> (If YES see section H)
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Historic mural proposed for 35-47 Main Street

A mural is proposed for the alley between the former Apothecary and Timoleans. This has been identified as a prime spot for a historic mural given that it is on a centrally-located pedestrian pathway. The proposed site is a historic district primary resource, as you can see in the photo there is a brick repair that disrupts the brick field. A very small mural is proposed, relative to the size of the overall wall, the proposed 220 sq' mural would be situated to cover the patch with the intent of enhancing the overall effect of the 3000 sq' wall.



35-47 Main Street



approx. size as shown  
12' X 18 216 sq. ft.

**DRUGS**

LADIES NIGHT'S SHELTER

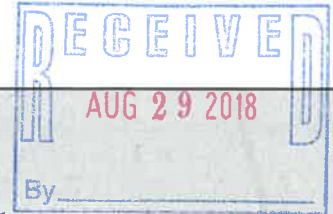
Saint James Thrift Shop  
ONE BLOCK





# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b> <i>Wall Dogs in Keene: Magical History Tour</i>	<b>For Staff Use Only:</b> Date Received : <i>COA-2018-08</i> Planning Department File # _____
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Tax Map Parcel number(s) <i>575-007-000-000-000</i> ----- -----	Project Address: <i>101 Main St</i>
	Square Footage of Parcel: <i>273,000</i>
	Zoning District: <i>CB/HDC</i>

<b>Applicant</b>	Name:	<b>Owner</b>	Name: <i>Wichland Bros Realty</i>
	Address:		Address: <i>101 Main St.</i>
	Telephone/Email:		Telephone/Email:
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
Date: <i>8.29.2018</i>	Date: <i>8/28/18</i>		

<b>B</b>	<b>Descriptive Narrative Including:</b> <ul style="list-style-type: none"> <li>✓ Type of alteration</li> <li>✓ Reason for alteration</li> <li>✓ Location of alteration</li> <li>✓ Material selection</li> <li>✓ Site features</li> <li>✓ Landscape features</li> </ul>	<b>Exemptions Requested (for materials not submitted)</b> Circle one: <span style="margin-left: 100px;">YES</span> <span style="margin-left: 100px;">NO</span> (If YES see section H)
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101 Main Street



Pic #1



Pic #2

101 Main Street south wall rear

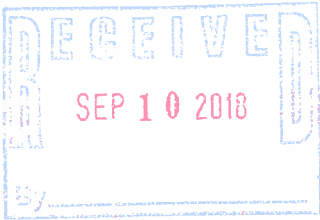


Pic #3

Historic murals proposed for 101 Main Street buildings

#1 A possible mural location is in the alley between Miller Bros and the Colonial Theatre. This has been identified as a prime spot for a historic mural given that it is a pedestrian pathway next to a cultural gathering spot. The proposed site is a historic district primary resource, as you can see in the photo #1 contemporary utility services interrupt the aesthetics of this portion of the building. A very small mural is proposed, relative to the size of the overall wall, this will lead a visitors eyes away from the surrounding pipes/utilities and enhance the historic value of the structure.

#2 A mural is proposed for bldg 2 at 101 Main St. this building houses Deep Roots Inc. Although the entire property is designated as a primary resource this portion of the property is of newer construction. This building is of brick construction but devoid of any fine brick architectural features. The picture #2 shows the modern satellite and utility box as the most prominent features from this angle of the building. A small mural would add historic character and provide a pleasing focale point. The proposed mural would cover approx. 20% of the wall (pic #3), face south and be visible from Emerald St not Main St.



approx 14' X 14' as shown  
196 sq. ft.





approx 10' x 14' 140 sq. ft.

