



City of Keene, New Hampshire

Historic District Commission

AMENDED AGENDA

Tuesday, November 20, 2018

4:30 PM

2nd 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: 16 Church Street, 20-22 West Street, and 26 Washington Street. The site visits will start at 3:45 p.m. at 16 Church Street.

1. Call to Order and Roll Call

2. Minutes of Previous Meeting – October 17, 2018

3. Continued Public Hearing

- 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) in the Central Business District. The applicant has requested the Historic District Commission consider a second extension of the time period for the Board to act, and continue the public hearing for COA-2018-03 to December 19, 2018.

4. Public Hearings

- a) **COA-2018-09– 26 Washington Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Maria Bradshaw, proposes to paint a mural not to exceed 336 sf in size on the south façade of the building historically known as the Warren Block. The property is ranked as a Primary Resource and is located at 26 Washington Street (TMP# 568-064-000-000) in the Central Business District.
- b) **COA-2018-10 – 16 Church Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Cracker Factory Condos, proposes to paint a mural not to exceed 416 sf in size on the east façade of the building known as the Gurnsey Block. The property is ranked as a Primary Resource and is located at 16 Church Street (TMP# 574-007-000-000) in the Central Business District.

- c) **COA-2018-11 – 20-22 West Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner David Sohn, proposes to paint a mural not to exceed 384 sf in size on the south façade of the building known as Chase’s Block. The property is ranked as a Primary Resource and is located at 20-22 West Street (TMP# 575-032-000-000-000) in the Central Business District.

- 5. **Discussion about Proposed Roxbury Street Bridge Replacement** – City Engineer Don Lussier will provide an update about the Roxbury Street Bridge, which is proposed for replacement in the summer of 2019.

- 6. **Keene Building Better Together Project** – Senior Planner Tara Kessler will provide an overview of the City’s efforts to update its zoning & permitting processes to create a simpler & more efficient experience for all. To learn more about the project, called “Building Better Together,” please visit www.keenebuildingbetter.com.

- 7. **Staff Updates**
 - a) Late Applications for a Certificate of Appropriateness
 - b) Committee Membership

- 8. **Next Meeting** – December 19, 2018

- 9. **Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, October 17, 2018

4:30 PM

Council Chambers

Members Present:

Hanspeter Weber, Chair
Andrew Weglinski, Vice Chair (Arrived Late)
Councilor Thomas Powers
Nancy Proctor
Hans Porchitz (Arrived Late)
Erin Benik (Arrived Late)
Joslin Kimball Frank, Alternate

Staff Present:

Rhett Lamb, Community Development Director/Assistant City Manager
Mari Brunner, Planning Technician

Members Not Present:

Site Visit: Before the meeting, Commission members conducted site visits to: 101 Main Street, 35-43 Main Street, 12 Court Street, 7-11 Court Street, 23 Central Square, and 3 Washington Street.

1) Call to Order & Roll Call

Chair Weber called the meeting to order at 4:30 PM and Ms. Brunner conducted roll call.

2) Minutes of Previous Meeting – October 3, 2018

Ms. Proctor moved to approve the minutes of October 3, 2018, which Councilor Powers seconded and the Historic District Commission carried unanimously.

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.

Ms. Brunner noted the applicant submitted a letter requesting to extend the 45 day decision deadline and public hearing by 10 days, until November 21. Mr. Weglinski moved to extend the 45 day decision deadline by 10 days and to continue the public hearing to the November 21, 2018 HDC meeting. Councilor Powers seconded the motion and the Historic District Commission carried it unanimously.

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.**

Per Ms. Brunner's recommendation, Councilor Powers moved to accept application COA-2014-09 Modification #2 as complete, which Ms. Proctor seconded and the Historic District Commission carried unanimously.

Chair Weber welcomed Mark Fraser and Laurel Boiven of Eversource. Mr. Fraser passed out a handout with details about the proposal for an above-ground transformer at the site. Ms. Boiven said this application is for installation of a 750 kVa pad-mounted transformer at 23 Central Square in the small park on the property of the United Church of Christ (UCC). This is the last phase of a three-year project to remove underground equipment and replace it aboveground. This investment will enhance electric distribution to the Central Business District. The proposed transformer before the board today will provide service to Tillies, Amadon Jewelers, The Stage, UCC, and the Chamber of Commerce, among others on that block. The proposed vegetative screening for the transformer will help maintain the unique character of Main Street, will use plantings that enhance the park, will improve the streetscape, and will minimize visual impacts. This proposal is similar to those the Commission has seen for other locations like Commercial Street.

Mr. Fraser added this location was chosen because it will best serve customers. The UCC was receptive to this and worked with Mr. Fraser to choose a location that was amenable to both parties for function, aesthetics, and maintenance. Ms. Boiven added that placing the transformer in the park adjacent to Court Street keeps the equipment off Main Street and eliminates outdated equipment; cables will still be stored underground safely, which could allow for a vehicle charging station on Central Square in the future. Mr. Fraser continued, saying they are working with the groundskeeper for the church to determine the most appropriate plantings for screening. They considered placing the transformer closer to Tillies, but the owners and UCC were concerned about loitering at that location in the past. Thus, placing the transformer further from the building on the property will

meet the needs of Eversource (for electric distribution and maintenance) as well as the surrounding property owners. Ms. Boiven noted the UCC park renovation plans in the handout, which show how this installation is compatible with the UCC's planned improvements.

Councilor Powers asked if the proposed location is in the City right of way or on UCC property. Mr. Fraser replied it is on UCC property; Eversource secured an easement from UCC in exchange for in-kind work and financial payments.

Chair Weber proposed an alternate location in the park because he is concerned with the proximity of the proposed location to the sidewalk on Court Street. Mr. Fraser said changing the location would require renegotiating with UCC and asking them to either relocate their fence line or eliminate a parking space; he is unsure whether UCC would be amenable to that. Ms. Boiven said she appreciates Chair Weber's concern; however re-starting negotiations at this stage might delay or hinder their project.

With no public comment, Chair Weber closed the public hearing. He said he would prefer an alternate location but understands it is difficult.

Councilor Powers made the following motion, which Ms. Kimball Frank seconded. On a vote of 6-1, the Historic District Commission approves 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. Chair Weber opposed.

- 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.**

Before presenting each mural application, Chair Weber asked the applicants to provide a project overview, after which the Commission would consider each mural individually and vote on each. Chair Weber welcomed Peter Poanessa and Judy Rogers, Walldogs Festival Organizers (Keene residents).

Mr. Poanessa stated that this festival is a walking tour of 15 historically themed murals in and around downtown Keene. Some murals will be painted on brick surfaces that were already painted, and thus do not need HDC approval; the organizers will come forward with any murals proposed for unpainted brick. They anticipate 200-250 international artists will come to paint in Keene under design leaders responsible for each mural. Once the wall and theme have been paired, organizers will share a packet of information with the artists so they can design an appropriate mural and plan well. Artists will submit their

designs for historic content and accuracy. Community members will provide staging, primed walls, food, and housing in addition to the donations funding this festival. The festival will occur over four days in June 2019.

More than 1,000 community members voted on mural themes, from which the 15 final themes were selected (most locations are still to be determined):

1. Keene State College (located on campus)
2. Railroad (the side of Margaritas)
3. Jonathan Daniels
4. Abenaki Native Americans
5. Jenny B. Powers (began Humane Society in the region)
6. Clarence DeMar
7. Land Conservation – will feature five prominent conservation stewards, who influenced Keene parklands and preserves
8. Ashuelot River
9. Trinity Bikes
10. Kingsbury Manufacturing
11. Keene Sentinel
12. Wyman Tavern
13. Baseball
14. Dr. Albert Johnson
15. Katherine Fiske

The organizers are still negotiating with business owners to sign applications for use of their buildings. Mr. Porchitz said it is a wonderful project and asked who owns the murals or is responsible for long-term maintenance. Ms. Rogers said the business owner contracts include language that stipulates the murals cannot be painted over for 25 years. There is also plan for a maintenance fund to ensure upkeep of the murals after the festival. It is unclear yet where the fund will be housed; the Public Works Department is one possibility. The Walldogs festival organizers will have further discussions about the sustainability, organization, and use of that fund in the future.

Mr. Weglinski asked when all mural locations will be finalized. Ms. Rogers replied that the answer is dependent partly on how this Commission votes. Some are already finalized because the business owner agreed. Information packets must be sent to designers by late December, which must include a description of the specific wall, footprint, and theme. Mr. Weglinski asked about the benefit of submitting these five applications initially as opposed to waiting until all locations are finalized. Mr. Poanessa replied they can only apply for the walls where the property owner has agreed to hosting an mural and have signed the HDC application form. So far there are only five finalized agreements for walls that would require HDC approval. The 101 Main Street location has two proposed sites: the Deep Roots building is the preferred location at that property. The water-damaged alley wall is the second choice because of the condition of the brick.

Mr. Poanessa noted that, if these are the only five murals that are proposed for unpainted brick, the organizers might not have to come back to the HDC, though they anticipate a

few more will need Commission approval. He recalled they are not considering sheet metal panels over the brick because of aesthetics and concerns about damaging masonry; whereas painting on the brick emphasizes and enhances the masonry as it ages. He has spoken with many preservationists and artists to ensure only appropriate materials will be used to avoid damaging the walls. Mr. Porchitz agreed that a mural directly on brick will age better.

Ms. Benik confirmed the contracts with business owners would stipulate no painting over the murals for 25 years. Mr. Poanessa said the murals will last much longer but 50 years is a lot to ask of business owners; these details will be negotiated with each owner individually and some could stipulate longer preservation of the murals. Ms. Benik expressed concern that once the murals are painted, owners have the right to paint over them.

Chair Weber opened the public hearing and recognized Julie White, UCC Administrator, who said she is delighted and the mural will enhance their planned property improvements and new playground.

Chair Weber recognized Rosemarie Bernardi, Keene Resident and Walldogs organizer. She said the primary focus has been to determine themes and now that those are finalized, the organizers will spend more time deciding which mural theme is best-suited for each wall. They are researching history and imagery to share with the mural designers. All of these next steps will ensure the best matches are made between the mural themes and the walls.

Chair Weber recognized Georgia Cassimatis (Gilsun), who questioned if a business owner could paint over a mural based on the HDC regulations that were recently adopted. Ms. Brunner recalled the regulations, which state that a project would not require a Certificate of Appropriateness when “Painting previously painted masonry surfaces, unless the paint job involves repainting or covering a painted advertisement, sign, or artwork.” As she interprets it, this means that painting over a painted sign or artwork, including a painted mural, would require approval from the HDC.

Chair Weber closed public comments for discussion of the overall Walldogs Festival. The Commission proceeded, hearing applications for each mural location. The following five applications all refer to the same relevant HDC regulations the applicant must meet for approval, as follows:

- *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 backgrounds, the brick surfaces of all proposed murals 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 applicants agree that all proposed murals 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.

Per Ms. Brunner’s recommendation, Councilor Powers moved to accept application COA-2018-04 as complete, which Ms. Proctor seconded and the Historic District Commission carried unanimously.

Mr. Poanessa reported this wall is on the north side of the Tillies building. It was chosen partially because it is north facing, which preserves paint longer due to minimal sun exposure, and the masonry is in good condition. There are still some water issues which need to be resolved. This location fits the organizers’ goals to have one mural visible from every major thoroughfare entering downtown. This particular business owner requested a mural on this wall to deter graffiti, which murals have been shown to do. This location is easy to stage and paint, and it is adjacent to the pocket park UCC is improving.

Ms. Benik asked if the general placement of the mural depicted in the meeting packet is somewhat accurate. Mr. Poanessa replied yes, depending on the subject matter chosen it might deviate slightly.

Mr. Weglinski said he thinks this is a great façade because he sees graffiti there a lot. He expressed concern about approving these murals wall-by-wall without seeing a density

map to ensure they will not be too clustered. Mr. Porchitz said that is a reasonable concern but he does not share it because, based on these five applications, it is clear they will not be clustered. Mr. Poanessa added the murals have been scattered purposefully to encourage people to explore new and diverse parts of downtown and so that no more than one mural is visible from any one location. The walking tour should take two or three hours to complete on foot.

Ms. Brunner reviewed the relevant HDC regulations (listed above) and demonstrated that the applicants meet all standards and criteria. She continued describing the location: 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.

Chair Weber closed public comments for COA-2018-04.

Ms. Proctor made the following motion, which Councilor Powers seconded. On a vote of 7-0, the Historic District Commission approves COA-2018-04 for installation of a painted mural on the north façade of the building located at 7-11 Court Street (TMP# 568-060-000-000-000) 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.

- 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.**

Per Ms. Brunner's recommendation, Ms. Kimball Frank moved to accept application COA-2018-05 as complete, which Councilor Powers seconded and the Historic District Commission carried unanimously.

Mr. Poanessa said this is another north facing wall. The County Commissioners requested a mural for this wall. The masonry is in good condition, there are no apparent water issues, and it is easy to access. However, the courthouse is on the National Register of Historic Places and the organizers are unsure if a mural will be approved on this resource. If it is not approved by the National Register, this option will be eliminated in favor of a preferred location around the corner (not on a courthouse wall), which has yet to be approved by the absentee building owner. Ms. Kimball Frank said the National Register is important and she does not think there should be a mural on the building, even if

approved. Mr. Poanessa added even though the proposed wall is on a building addition, it is all a part of the primary resource. If there is a problem moving forward, the applicants will withdraw the application for this mural location. Ms. Benik said if the National Register does approve it, it would be nice to include in their materials so visitors know of the unique attraction.

Chair Weber closed public comments for COA-2018-05.

Ms. Benik made the following motion, which Councilor Powers seconded. On a vote of 6-1, the Historic District Commission approves 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. Ms. Kimball Frank opposed.

- 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.**

Per Ms. Brunner's recommendation, Mr. Weglinski moved to accept COA-2018-06 as complete, which Councilor Powers seconded and the Historic District Commission carried unanimously.

Mr. Poanessa said this wall is also preferred because it is north facing and is visible driving into downtown on Washington Street. Even though the masonry is patched and has changed over time, this is a surface ideal for a mural. The Keene City Council voted to approve a mural on City Hall, subject to HDC approval. Ms. Rogers noted this is an odd wall but is ideal because it is visible entering downtown.

Mr. Weglinski questioned the proposed rectangular footprint depicted in the meeting packet. Mr. Poanessa said that orientation was chosen to avoid the utility equipment on the corner of the building, water stains on other portions of the wall, and a fire alarm box in the middle of the wall. He and Ms. Rogers agreed this was the easiest footprint to design and access. Mr. Weglinski said he does not see how the proposed shape and size relates to anything on the building; contrary to Mr. Poanessa's assertion, the footprint does not align neatly with any architectural features of the wall (i.e., windows). Mr. Poanessa said the proposed footprint is rectangular, but that does not mean the mural will fill that footprint or be the same shape as that footprint; those are just parameters to design within. Mr. Porchitz asked the possibility of incorporating the windows or other architectural features in the mural. Mr. Poanessa said they are avoiding primary

elevations because of HDC regulations and he was unsure if windows are included as an architectural feature that cannot be altered.

Chair Weber recognized Ms. Bernardi who said, as an artist, that designers will not be familiar enough with the building to incorporate windows or to design a corner mural. The horizontal footprint proposed at this location balances with the bottom windows, in her opinion.

Ms. Brunner recalled that the HDC regulations only state that murals must enhance or complement architectural features; they do not prohibit painting around a window but the Commission would have to vote agreeing the mural complements or enhances the building. Ms. Kimball Frank noted another Walldogs Festival in CT has rectangular and oval murals that were all beautiful; she thinks anything will improve this proposed wall. Mr. Weglinski said, to him, it does not line up with any windows on the building. Ms. Rogers said that footprint is merely an estimate to show the shape, general size, and approximate placement. Mr. Weglinski hopes the artists will try to align it well on the building.

Ms. Brunner reviewed the relevant HDC regulations (listed above), said this proposal meets those regulations and criteria, and she described the wall: 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.

Mr. Poanessa expressed his support for this mural as a citizen. Chair Weber closed public comments on application COA-2018-06.

Ms. Kimball Frank made the following motion, which Councilor Powers seconded. On a vote of 7-0, the Historic District Commission approves 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, City of Keene 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.

- 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.**

Per Ms. Brunner's recommendation, Councilor Powers moved to accept application COA-2018-07 as complete, which Ms. Kimball Frank seconded and the Historic District Commission carried unanimously.

Mr. Poanessa said this is another north facing wall; while it is not a primary elevation it is visible from Main Street. The masonry is in good condition and the footprint might be shifted from the exact location shown in the drawings to cover a masonry patch on the wall. This mural will be more challenging to stage because it is vertical. Still, there is no vehicle traffic there and it will be an excellent opportunity for the public to watch the painting process. Ms. Rogers recalled many of these walls are where people do not normally walk to encourage exploration of new parts of downtown where people do not congregate usually. This is one mural that will help draw visitors toward Main Street on the tour. Ms. Proctor suggested the vertical nature of this mural could be fitting for the baseball theme; Ms. Rogers agreed.

Ms. Benik noted the percentage of wall the murals will cover is smaller than she expected. The regulations say a mural cannot cover more than 40% of the façade, so could the applicant increase the size of the mural up to 40% without HDC approval? Ms. Brunner replied the application materials say the murals will not exceed a certain square footage; as long as it remains less than 40% of the façade, it should be easy to return to the HDC for approval. Mr. Poanessa said if that arises, they could return with a design to depict why increasing the size is appropriate. The footprints are accurate mostly but the actual mural shape might fall outside that footprint.

Ms. Brunner recalled the relevant regulations (listed above) and provided a project description showing that it meets all criteria: 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. This location is not on the primary elevation of the building. No waterproof coatings are proposed by the applicant.

Chair Weber closed public comments for COA-2018-07.

Mr. Weglinski made the following motion, which Councilor Powers seconded. On a vote of 7-0, the Historic District Commission approves 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.

- 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.**

Per Ms. Brunner's recommendation, Councilor Powers moved to accept application COA-2018-08 as complete, which Ms. Kimball Frank seconded and the Historic District Commission carried unanimously.

Mr. Poanessa noted this application is for two murals with different streetscapes on different sides of the same property. The first wall faces north, where there is a temporary mural currently. Because of water issues on this wall, this might not be a final choice; the first choice is the Deep Roots building. The second wall faces south on Emerald Street and helps extend the walking tour toward KSC. In addition to Bagel Works, this will be the most southern mural on the tour before KSC. Here, they would paint a utility box on the wall to look like brick and blend with the rest of the wall. Because this wall is south facing, it will use more sepia toned colors to withstand sun damage.

Mr. Weglinski asked if the north facing mural will cover the partition in the wall, which is a part of the historic character of the building. Mr. Poanessa believes they might paint on that but is unsure; Mr. Weglinski does not want to see that painted. Ms. Benik said she likes that alley and asked about the opposite building there. Mr. Poanessa replied that is the Colonial building, which is also on the National Register, and therefore he does not anticipate painting a mural on that building.

Ms. Brunner recalled the relevant regulations (listed above) and described how both walls meet the criteria. On the north façade: 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.

On the south façade: 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.

With no comments, Chair Weber closed the public hearing for COA-2018-04 – COA-2018-08.

Councilor Powers made the following motion, which Ms. Kimball Frank seconded. On a vote of 6-1, the Historic District Commission approves 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. Mr. Weglinski opposed.

5) Next Meeting – November 21, 2018

Chair Weber said that there are several items on the agenda for the November 21 meeting, but that is the night before a holiday. The Commission could meet on November 14, but there will not be a quorum. Extending until November 28 is past the deadline extension agreed upon for 34 West Street at this meeting. Councilor Powers does not want to keep staff at City Hall past 4:00 PM before a holiday. Many members agreed that the day before Thanksgiving is bad timing as well. Ms. Brunner will email the Commission with options to definitively schedule the next meeting with a quorum.

6) Adjourn

Hearing no further business, Chair Weber adjourned the meeting at 6:21 PM.

Respectfully submitted by,
Katrana Kibler, Minute Taker

Reviewed and edited by Mari Brunner, Planning Technician

From: [greg](#)
To: [Mari Brunner](#)
Subject: RE: November 20 HDC Meeting
Date: Thursday, November 15, 2018 9:30:44 AM

Dear Mari,

Please accept this email as a formal request to extend our matter regarding the window installation at 34 West St to the December 19th meeting. We have been working diligently trying to come up with a solution relating to the installation of muntins on the already installed windows with built in muntins between the glass panes. The manufacturer of the windows does not have an option for us so we have been investigating other outside sources. Also, I had planned on the window manufacturer joining me at the upcoming meeting but due to his travel plans around the holiday makes it impossible for his attendance.

Thank you for considering this request.

Greg

HG Johnson Real Estate
Agent for 34 West St. LLC

Sent from my Galaxy Tab A

----- Original message -----

From: Mari Brunner <mbrunner@ci.keene.nh.us>
Date: 11/15/18 9:06 AM (GMT-05:00)
To: Greg Johnson <greg@hgjohnson.com>
Subject: RE: November 20 HDC Meeting

Good morning Greg,

Yes, you can request another extension to the decision deadline as long as it is made in writing (similar to last time). Once I get the request in writing from you to extend the decision deadline and continue the public hearing to the December 19th HDC meeting, I can send out an amended agenda. Please, let me know if you have any questions.

Thank you,

Mari

Walldogs in Keene: Magical History Tour

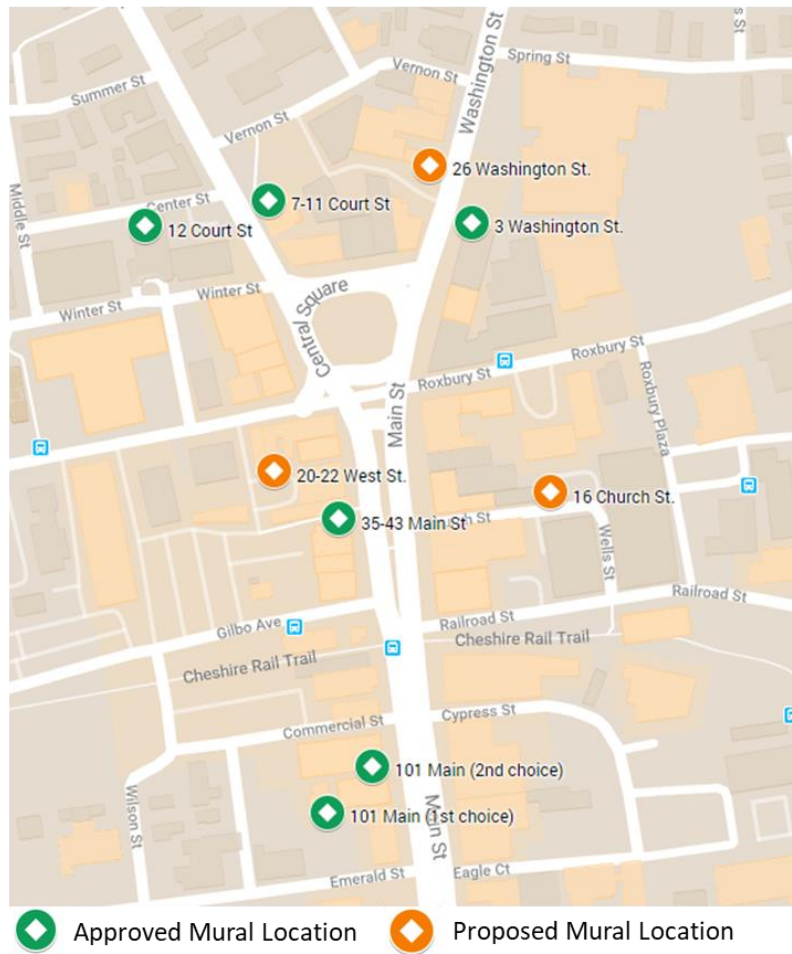
Project Background:

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 5-8 of which would be painted on unpainted brick surfaces in the downtown area. Each mural will have an historic theme and will 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 murals on three properties located in the Keene Historic District: 26 Washington Street (COA-2018-09), 16 Church Street (COA-2018-10), and 20-22 West Street (COA-2018-11). MHT has already received HDC approval to install murals at the following properties: 7-11 Court Street, 12 Court Street, 35-43 Main Street, 101 Main Street, and 3 Washington Street.

Walldogs Mural Locations with Unpainted Brick Surfaces



COA-2018-09 – 26 Washington Street

Request: Applicant Magical History Tour, on behalf of owner Maria Bradshaw, proposes to paint a mural not to exceed 336 sf in size on the south façade of the building historically known as the Warren Block. The property is ranked as a Primary Resource and is located at 26 Washington Street (TMP# 568-064-000-000-000) in the Central Business District.

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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 proposes to paint a mural that will be 336 square feet or less on the south façade of the building facing the parking lot of The Bank of America.

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."

The applicant has noted that 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 south side of the building. The proposed mural would be approximately 24 feet tall by 14 feet long (336 sf, or 10.5% of the surface area of the 3,200 sf façade). This location is visible from Central Square and Washington Street looking north, but is not on the primary elevation of the building. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

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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. The theme as well as the mural design have yet to be finalized. 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-2018-09 for installation of a painted mural on the south façade of the building located at 26 Washington Street (TMP# 568-064-000-000-000) as presented in the application submitted to the Community Development Department on October 30, 2018 by Magical History Tour on behalf of owner, Maria Bradshaw 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-2018-10 – 16 Church Street

Request: Applicant Magical History Tour, on behalf of owner Cracker Factory Condos, proposes to paint a mural not to exceed 416 sf in size on the east façade of the building known as the Gurnsey Block. The property is ranked as a Primary Resource and is located at 16 Church Street (TMP# 574-007-000-000-000) in the Central Business District.

Background:

This four story brick building, known as the Gurnsey Block, is ranked as a Primary Resource and was constructed in 1900. Gurnsey Brothers & Co. operated a bakery here for many years and was celebrated for their specialty, Keene Crackers. After the bakery was discontinued, the company specialized in the wholesale candy and tobacco business. In 1960, the building was purchased by Merrill J. and Beatrice A. LaPlante and was subsequently occupied by various storage companies, including LaPlante Moving and Storage (approx. 1960-1964), Bonded Storage Inc. (approx. 1964-1968), and White, H.L. Storage Inc. (approx. 1968-unknown date). In 1987, the property was purchased by the current owner, Cracker Factory Condos, and was converted for use as condominiums. The applicant proposes to paint a mural that will be 416 square feet or less on the east façade of the building, facing the Wells Street parking lot and the Wells Street garage.

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.”

The applicant has noted that the brick surface will be cleaned using a mild soap and scrub brush, and 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 east side, or rear, of the building. The proposed mural would be approximately 16 feet tall by 26 feet long (416 sf, or 20.6% of the surface area of the 2,016 sf façade). This location is visible from the Wells Street parking lot and Wells Street garage. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

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. The theme as well as the mural design have yet to be finalized. 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-2018-10 for installation of a painted mural on the east façade of the building located at 16 Church Street (TMP# 574-007-000-000-000) as presented in the application submitted to the Community Development Department on October 30, 2018 by Magical History Tour on behalf of owner, Cracker Factory Condos 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-2018-11 – 20-22 West Street

Request: Applicant Magical History Tour, on behalf of owner David Sohn, proposes to paint a mural not to exceed 384 sf in size on the south façade of the building known as Chase’s Block. The property is ranked as a Primary Resource and is located at 20-22 West Street (TMP# 575-032-000-000-000) in the Central Business District.

Background:

This property, known as Chase’s Block or the Nims Block, was purchased in 1910 by Fred C. and Louis A. Nims as an empty lot. The following year, the Nims brothers built the present four-story brick building and moved their grocery store and provisions business from the Elliot Block into the new

STAFF REPORT

building. The building was used as a grocery and provisions store until 1938, when Albert Chase of Chase's Bookstore moved into the block. Chase later purchased the building, changing the name of the business in 1946 to "Chase's" and again in 1951 to "Chase's Office Supplies." In recent years (approx. 1990-present), the first floor has been occupied by a variety of businesses including Newton Business Office Supplies, Sohn Tailors, and Comic Boom! comic bookstore, which is the present occupant. Over time, the upper stories have been used for office space, retail space (including a photography studio and beauty salon), and apartments. The applicant proposes to install a mural that will be 384 square feet or less on the south façade of the building facing the Gilbo Ave. parking lot.

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."

The applicant has noted that 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 south side, or rear, of the building. The proposed mural would be approximately 24 feet tall by 16 feet wide (384 sf, or 35% of the surface area of the 1,100 sf façade) and would be located on a blank, unadorned wall. This location is visible from the Gilbo Avenue parking lot, Gilbo Avenue, and Commercial Street, but is not on the primary elevation of the building. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

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. The theme as well as the mural design have yet to be finalized. 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-2018-11 for installation of a painted mural on the south façade of the building located at 20-22 West Street (TMP# 575-032-000-000-000) as presented in the application submitted to the Community Development Department on October 30, 2018 by Magical History Tour on behalf of owner, David Sohn 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.*

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>Magical History Tour</i>	For Staff Use Only: Date Received: _____ Planning Department File # _____
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Tax Map Parcel number(s) <i>568-064-000000000</i>	Project Address: <i>26 Washington St.</i>
----- -----	Square Footage of Parcel: <i>0.09 acres</i>
----- -----	Zoning District: <i>CB</i>

Applicant	Name: <i>Magical History Tour</i>	Owner	Name: <i>MARIA E.T. BRAASHAW</i>
	Address: <i>40 Arts Avenue 15 Saddle Ct. Keene</i>		Address: <i>Keene NH 45 GREENBRIAR RD</i>
	Telephone/Email: <i>info@signwork.com</i>		Telephone/Email: <i>603-357-2143 mrsnetbeg</i>
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
	Date: <i>10-30-2018</i>		Date: <i>Oct 26/2018</i>

B	Descriptive Narrative Including:	<input type="checkbox"/> Type of alteration	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
		<input type="checkbox"/> Reason for alteration	
		<input type="checkbox"/> Location of alteration	For Staff Use Only: Date of Pre-Application Meeting _____ Date Application is Complete _____
		<input type="checkbox"/> Material selection	
		<input type="checkbox"/> Site features	
		<input type="checkbox"/> Landscape features	

C	A complete application must include the following:	
	<ul style="list-style-type: none"> <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 	<ul style="list-style-type: none"> <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)

wall size approx. 3200 sq. ft.
mural size 308 sq. ft.



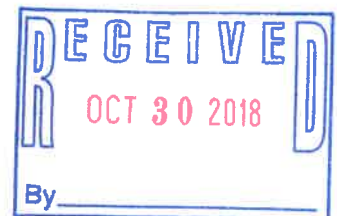
Historic Mural proposed for 16 Washington St.

A mural is proposed for the south facing wall of the building at 20-22 West St.

This building famously houses Keene's best example of a ghost sign (faded ad signage), there are three large-scale overlapping advertising signs painted on the north facing wall of this building the oldest dating back 100 years. As you can see in the photo above this building lends itself to the type of artwork proposed for the south wall.

There is mismatched brickwork on the south facing wall, a mural will mute the effect of years of repair work while enhancing the interesting architectural detail of the roofline. This mural would be quite small; 308 sq' mural on a 3200 sq' wall.

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade.



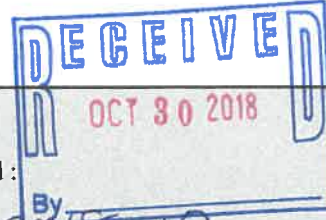
COA-2018-09

Cracker Factory



HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name:	For Staff Use Only:
		Date Received: _____ By: <u>COA-2018-10</u> Planning Department File # _____

Tax Map Parcel number(s) <u>574 - 007 - 000200000</u> ----- -----	Project Address: <u>16 Church St</u>
	Square Footage of Parcel: <u>0.09 acres</u>
	Zoning District: <u>CB</u>

Applicant	Name: <u>Magical History Tour</u>	Owner	Name: <u>Cracker Factory Condos</u>
	Address: <u>10 Arts Alie 15 Eagle Ct.</u>		Address: <u>16 Church St</u>
	Telephone/Email: <u>wfo@signwork.com</u> <u>603-358-1003</u>		Telephone/Email: _____
	Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>
	Date: <u>10.30.2018</u>		Date: <u>10/24/18</u>

B	Descriptive Narrative Including:	<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	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
			For Staff Use Only: Date of Pre-Application Meeting _____ Date Application is Complete _____

C	A complete application must include the following: <ul style="list-style-type: none"> <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)
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Historic mural proposed for 16 Church Street - The Cracker Factory

A mural is proposed for the east facing - rear wall of the Cracker Factory building at 16 Church St. This has been identified as a prime spot for a historic mural for several reasons; this area of downtown gets a fair amount of guest parking from the two nearby hotels, this wall of the building has no architectural detail beyond the brick surface, and it is highly visible yet located a distance from Main Street.

A very small mural is proposed, relative to the size of the overall wall; a 416 sq' mural on a 2016 sq' wall.

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade.

COA-2018-10



HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



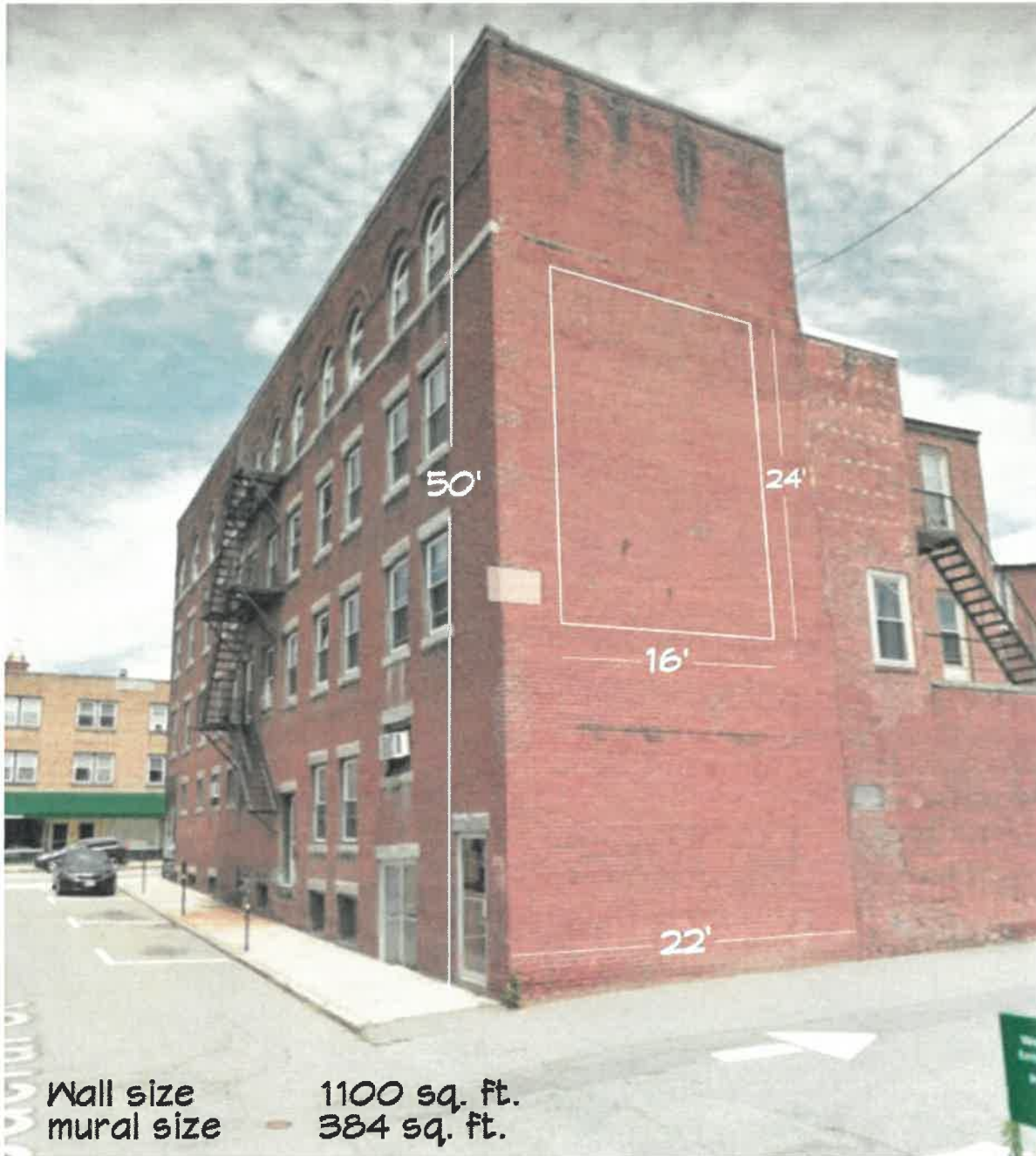
A	Project Name: <i>Magical History Tour</i>	For Staff Use Only: Date Received : By _____ Planning Department File # <i>COA 2018-11</i>
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Tax Map Parcel number(s) <i>575-032-000000000</i>	Project Address: <i>20-22 West St</i>
	Square Footage of Parcel: 0.05 <i>0.05</i>
	Zoning District: <i>CB</i>

Applicant	Name: <i>Magical History Tour</i>	Owner	Name: <i>Zack Cooper</i> <small>on behalf of David</small>
	Address: <i>10 Arts Avue 15896 Court Keene</i>		Address: <i>1666 Bell Blvd. Apt 738 Bayside NY 11360</i>
	Telephone/Email: <i>wife@signature.com 603-358-1003</i>		Telephone/Email: <i>LOOPERBLOCK@gmail.com</i>
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
	Date: <i>10/30/2018</i>		Date: <i>10/30/18</i>

B	Descriptive Narrative Including:	<input type="checkbox"/> Type of alteration	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
		<input type="checkbox"/> Reason for alteration	
		<input type="checkbox"/> Location of alteration	For Staff Use Only: Date of Pre-Application Meeting _____ Date Application is Complete _____
		<input type="checkbox"/> Material selection	
		<input type="checkbox"/> Site features	
		<input type="checkbox"/> Landscape features	

C	A complete application must include the following:	
	<ul style="list-style-type: none"> <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 	<ul style="list-style-type: none"> <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)



Historic mural proposed for 20-22 West St. (Comic Boom)

A mural is proposed for the south facing - rear wall of the building at 20-22 West St. This has been identified as a prime spot for a historic mural for several reasons; this area of downtown gets a fair amount of traffic due to the two parking lots off Gilbo Ave, this wall of the building has no architectural detail beyond the brick surface, and it is highly visible yet located a distance from Main Street.

The proposed 384 sq' mural would be situated to form a break in the brick field with the intent of enhancing the overall effect of the 1100 sq' architecturally featureless wall.

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade.

DIVISION 18. - HISTORIC DISTRICT COMMISSION

Sec. 2-1085. - Establishment of historic district commission.

There is herein established an historic district commission with the functions and duties as set forth in this article, RSA: 674:46a, and as may be needed to carry out the purposes of this article.

- (1) *Organization.* The historic district commission shall consist of seven regular members and up to five alternate members, all of whom must be residents of the city and, consistent with RSA 673:4, must show interest and ability to understand, appreciate and promote the purposes of the historic district commission.
- (2) *Membership.* One member of the historic district commission shall be a member of the city council and one member shall be a member of the heritage commission. The appointing authority should also consider the following types of individuals for membership on the commission (including alternate membership) to the extent practicable:
 - a. A member of the planning board;
 - b. A member of another land use board;
 - c. A member of the Historical Society of Cheshire County or the Foundation for the Preservation of Historic Keene;
 - d. A licensed real estate broker;
 - e. A registered architect, professional engineer, or builder;
 - f. An owner of property within the historic district; and,
 - g. An owner of a firm or business within the historic district.
- (3) *Term.* Members shall be appointed for three-year terms. However, the initial appointment shall be staggered so that three members shall be appointed for one year, two members for two years, and two members for three years. In the event of a vacancy, interim appointments may be made by the appointing authority to complete the unexpired term.
- (4) *Meetings.* The commission shall hold regular meetings at the call of the chairperson and at such other times as the commission may determine.

(Ord. No. O-2004-16, 9-16-2004; Ord. No. O-2013-10, 12-5-2013)