



Historic District Commission

AGENDA

Wednesday, April 21, 2021

4:30 PM

Online Meeting (Zoom)

To access the meeting, visit www.zoom.us/join or call (888) 475-4499 (toll-free) and enter the Meeting ID: **824 1448 9213**. If you encounter any issues accessing this meeting, please call (603) 209-4697 during the meeting. More info on how to access this meeting is available on the Historic District Commission webpage at www.ci.keene.nh.us/historic-district-commission.

- 1. Call to Order and Roll Call**
- 2. Minutes of March 17, 2021**
- 3. Continued Public Hearing:**

Amendments to the Downtown Historic District Regulations – The Historic District Commission proposes to amend its regulations by incorporating them into Article 21 and Section 25.15 of the proposed City of Keene Land Development Code (see Ordinance O-2020-10A). Proposed amendments to these regulations include, but are not limited to, exempting buildings that are less than 50 years old from the regulations, amending the thresholds for major and minor project classification, and establishing standards related to artwork/murals on buildings and structures.

- 4. Public Hearing:**

COA-2013-05, Modification #2 – 32-34 Washington St. – Bennett Block Masonry Cleaning & Repointing – Applicant Stevens & Associates, on behalf of owner Monadnock Affordable Housing Corporation, proposes to clean and repair masonry on the primary façade of the Bennett Block building. The property is ranked as a Primary Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the Central Business District. A waiver is requested from Section XV.B.2.b.6 of the HDC Regulations regarding mortar color.

- 5. Advice and Comment:**

May is Mural Month – Rosemarie Bernardi, on behalf of Friends of Public Art, will present on the annual paste paper mural project.

- 6. Staff Updates:**

a) List of 2021 Administrative Approvals as of March 31, 2021

- 7. New Business**

- 8. Upcoming Dates of Interest**

a) Next HDC Meeting: May 19, 2021
b) HDC Site Visit: May 19, 2021 (To be confirmed)

- 9. Adjourn**

1 **City of Keene**
2 **New Hampshire**

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5 **HISTORIC DISTRICT COMMISSION**
6 **MEETING MINUTES**
7

8 **Wednesday, March 17, 2021**

4:30 PM

Remote Meeting via Zoom

Members Present:

Andrew Weglinski, Chair
Russ Fleming, Vice Chair
Sam Temple (Left Early)
Councilor Catherine Workman
Hans Porschitz
Tia Hockett, Alternate

Staff Present:

Mari Brunner, Planner
Tara Kessler, Senior Planner

Members Not Present:

Hope Benik
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate
Peter Poanessa, Alternate

9 **1) Call to Order and Roll Call**
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11 Chair Weglinski read the executive order authorizing a remote meeting: Emergency Order #12,
12 issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04.
13 Pursuant to this order, Chair Weglinski called the meeting to order at 4:33 PM, Ms. Brunner
14 called roll, and members present stated their locations and whether calling alone.
15

16 **2) Minutes of December 16, 2020**
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18 Vice Chair Fleming moved to approve the minutes of December 16, 2020, which Mr. Porschitz
19 seconded, and the motion passed with a unanimous roll call vote in favor.
20

21 **3) Public Hearings:**

- 22 **a. Amendments to the Downtown Historic District Regulations – The Historic**
23 **District Commission proposes to amend its regulations by incorporating**
24 **them into Article 21 and Section 25.15 of the proposed City of Keene Land**
25 **Development Code (see Ordinance O-2020-10A). Proposed amendments to**
26 **these regulations include, but are not limited to, exempting buildings that are**
27 **less than 50 years old from the regulations, amending the thresholds for**

28 **major and minor project classification, and establishing standards related to**
29 **artwork/murals on buildings and structures.**
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31 Chair Weglinski welcomed City of Keene Senior Planner, Tara Kessler, who began by providing
32 some background for newer members on the Commission who were not privy to previous Staff
33 presentations and discussions with the Historic District Commission (HDC) during the two and
34 one half years of this Land Development Code project. The proposed new Land Development
35 Code would be sent to City Council for public hearing during the next few months.
36

37 Ms. Kessler began by reviewing this multi-year process to consolidate all community
38 development and land use regulations into one greater body of regulations called the Land
39 Development Code. On October 15, 2020, the Land Use Ordinance application was submitted to
40 City Council, which referred the Ordinance to the Joint Planning Board – Planning, Licenses &
41 Development (PB-PLD) Committee. The PB-PLD public workshop phase began in November
42 2020 and concluded on February 8, 2021; workshops included proposal review, collection of
43 public input, and the opportunity to propose changes. At the time of this meeting, the Planning
44 Board (PB) and HDC were in the process of holding public hearings to review and vote on
45 proposed changes to their specific regulations. Then, final changes would be incorporated based
46 on their feedback to be presented for a City Council public hearing on the Ordinance. The City
47 Council would vote on the proposed Ordinance after a second reading and recommendation from
48 the Planning, Licenses & Development (PLD) Committee, which is anticipated this
49 spring/summer. Ms. Kessler said that this was a unique process because traditionally, the HDC
50 controls its regulations and has the authority to amend; the same was true for the PB and its
51 respective site plan and development standards. By merging the HDC regulations into this Land
52 Development Code, the City Council would become the new authority to amend the Historic
53 District Regulations, after a vote by the HDC and the Planning, Licenses, and Development
54 Committee.
55

56 Ms. Kessler said that Keene's land use regulations helped the City grow to what it is today and
57 the high-level context for creating the unified Land Development Code was to update those
58 regulations and enhance economic opportunities, while maintaining the City's unique character.
59 These land use regulations determine what uses can occur in the City, where and how buildings
60 can be placed on lots, and what activities can occur along the right-of-way (ROW), all of which
61 shape how the City looks and feels as it varies from downtown, to residential, to rural districts.
62

63 It has been over 50 years since the City's current land use regulations were updated
64 comprehensively. Piecemeal amendments have been made over time to address specific needs
65 without a larger process to see how those amendments impacted all the others. The Land
66 Development Code process was to ensure land use regulations – including the Historic District
67 Regulations – were not only up-to-date, but also aligned with the Keene Comprehensive Master
68 Plan and reviewed comprehensively for inconsistencies and barriers to navigation. Both Staff
69 and developers were challenged navigating regulations housed in so many different codes and
70 locations – Zoning Ordinance, PB Site Plan and Subdivision Regulations, Development

71 Standards, Building Regulations, Public Improvement Standards, Natural Resource Regulations,
72 and HDC Regulations. All of the aforementioned standards and regulations relate to
73 (re)development and use of land. Individuals making changes to their properties must navigate
74 between many or all of these scattered rules to do so.

75

76 Ms. Kessler said that the guiding principles of the Land Development Code were simplicity (i.e.,
77 easy for most to read and navigate), efficiency (i.e., streamlined with the City's goals in mind),
78 and thoughtful (i.e., reviewed and audited for compatibility, consistency, support of the
79 Comprehensive Master Plan, and to promote quality future development).

80

81 After a long time of Staff trying to determine how to achieve these goals in the context of 50
82 years having passed since the last update, the City Council guided Staff to develop a unified
83 development code, known as the Land Development Code, which combined all aforementioned
84 regulations that address land use and development into one code/document. This effort also
85 included reorganizing regulations and major updates in some areas, such as downtown zoning.
86 The proposed Land Development Code was introduced to Council in fall 2020 and would
87 include the HD regulations if the HDC were in favor of the proposed amendments and moving
88 them to the Land Development Code, and should Council eventually vote in favor of the
89 Ordinance.

90

91 Next, Ms. Kessler described proposed changes to downtown zoning, which had been reviewed in
92 detail by the PB-PLD Committee. The purpose of updating downtown zoning was to encourage
93 mixed-uses and modern uses, accommodate density and height (where appropriate), address
94 infill development, establish transition/buffer zones, focus on form and not architecture, and to
95 be complementary and not monotonous. Today, many zoning districts layover what many
96 consider to be the downtown. An Ad Hoc Steering Committee worked with consultants on an
97 exercise to map the downtown area that would be impacted by the zoning update to ensure that
98 downtown zoning regulations support development patterns to preserve certain aspects – like the
99 Historic District and Main Street – or encourage new patterns of development based on public
100 visioning and design efforts like those for Gilbo Avenue over the past decade. The Land
101 Development Code proposes six downtown zones to replace the Central Business District and
102 Central Business Limited District, along with portions of the Office, High Density, and
103 Commerce Districts which are located in the downtown area. For example, today there is no
104 maximum setback in the Central Business District and therefore, if a historic building were
105 demolished with HDC approval, then a new one-story building could be erected set back far
106 from the sidewalk and adjacent buildings, which would look out of place but be allowed by
107 current zoning standards. Now, downtown zoning would support the pattern of development that
108 the HDC worked so hard to preserve and maintain in downtown Keene.

109

110 Ms. Kessler explained community outreach to date seeking public input on the Land
111 Development Code, which has included presentations to community groups and organizations,
112 meetings with individuals and small groups, community forums, development community
113 roundtables, neighborhood meetings, downtown storefronts/open house, local media (radio, TV,

114 newspaper, social media), project website, City Council presentations, PB-PLD Committee
115 presentations, Ad Hoc Steering Committee presentations, direct mailers (more than 5,000 in
116 2019, and to all 6,096 property owners in October 2020), PB-PLD Committee public workshops
117 (November 2020—February 2021), and a PB public hearing in February 2021.

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119 Ms. Kessler displayed a map to demonstrate the current Historic District boundaries. There was
120 no proposal to change those boundaries in the Land Development Code effort.

121

122 Next, Ms. Kessler began explaining the proposed changes to the Historic District Regulations.
123 Currently, the Historic District Regulations are located in three places: Chapter 18 of the City
124 Code – Building Regulations, Chapter 102 (Zoning Ordinance), and the Downtown Historic
125 District Regulations. In the proposed Land Development Code, all of the regulations related to
126 the Historic District would be consolidated into one chapter. This way, someone navigating the
127 regulatory network downtown could find what they need in one document and not across six
128 different regulatory documents on different access platforms. Additionally, Historic District
129 Regulations were streamlined and reorganized in the proposed Land Development Code. For
130 example, all of the information on exempt activities were consolidated into one section versus
131 having individual exemption sections for each standard. Ms. Kessler said that this streamlining
132 also included removing guidelines and narrative/descriptive introductions from the regulations
133 because they were merely suggestions to property owners and unenforceable by Staff and the
134 HDC. Streamlining and reorganizing also resulted in separate application submission, review,
135 and decision processes which are proposed to be in Section 25.15 along with all application
136 procedures and board processes for any land use permit.

137

138 Next, Ms. Kessler described amendments to the Historic District Regulations proposed through
139 the Land Development Code process:

140 1. One of the most significant proposed changes was to exempt buildings younger than 50
141 years from the Historic District Regulations.

142 a. Ms. Kessler believed that Staff consulted the HDC a few times on this proposal
143 over the past 2 and a half years and there was support for this change, but she
144 recognized that there were new HDC members since the last presentation on the
145 matter. She said that today in the Downtown Historic District, there are four
146 categories of resource ranking – Primary, Contributing, Non-Contributing, and
147 Incompatible – and any buildings younger than 50 years old are either considered
148 to be Non-Contributing, Incompatible, or have not been ranked yet. There are
149 standards in the Historic District Regulations for new development and
150 construction that are very specific to historic structure conformance, which were
151 specific to either the surrounding area or too open-ended for the Commission to
152 determine how a new development conformed to the surrounding area. Today, for
153 a new building in the downtown Historic District, the HDC must review the
154 application before it is reviewed by the PB for other site development standards,
155 and the PB does not have a role of applying their architectural standards to new
156 buildings in the Downtown Historic District in order to avoid conflict between the

157 HDC and PB. She said that in previous iterations, the Commission had struggled
158 to apply their standards to new buildings, like Washington Park, MoCo Arts, and
159 the Monadnock Food Co-Op, which are new and could be difficult to apply
160 Historic District Regulations once developed. Through the Land Development
161 Code, Staff proposed to amend that code so that new buildings younger than 50
162 years old would appear only before the PB instead of requiring new developments
163 to appear before both the HDC and PB for review. As such, through the Land
164 Development Code, there were proposed amendments to the PB architectural and
165 visual standards, drawing from current Historic District Regulations related to
166 form and placement of buildings as well as compatibility with the surrounding
167 area. Downtown zoning changes were also proposed regarding size and massing
168 to be more compatible with what was on the ground today. Ms. Kessler continued
169 explaining that to create a more efficient review process, Staff supported this
170 change because it maintained PB review of new developments downtown and
171 honored current Historic District Regulations.
172

173 Vice Chair Fleming asked how broad this change would be; would any modification to buildings
174 younger than 50 years old now not come before the HDC? Ms. Kessler said that was correct.
175 Vice Chair Fleming cited a recent project the HDC reviewed for the former Friendly's property,
176 which was within the Historic District and younger than 50 years old. Through that application,
177 the HDC reviewed two things: construction of a new building on the property and modifications
178 to the existing building. Therefore, with the proposed changes through the Land Development
179 Code, Vice Chair Fleming asked whether the Commission would not have been able to consider
180 whether that building would have been changed to a drastically different color. Ms. Kessler said
181 that technically the Commission could not do that today because the HDC does not regulate paint
182 color in the Historic District. More broadly, Ms. Kessler thought the point could be that it was
183 important for the HDC to consider other architectural elements or building modifications that
184 might not fall under PB purview. Vice Chair Fleming said he saw an opportunity to ruin the
185 Historic District character through this change.
186

187 Ms. Kessler thought that perhaps there was an important distinction between the technical
188 expertise of the HDC and PB. Ms. Kessler continued that one reason for this proposal was
189 because the PB administers more robust or detailed standards and this proposal would merge
190 Historic District standards into that PB review because today, the HDC was not offered enough
191 space to evaluate everything they might want to. She saw two paths: 1) amend the Historic
192 District Regulations so that visual and architectural standards for new construction provide better
193 guidance to the Commission, or 2) place review of new buildings into the PB's purview, knowing
194 they would have standards drawn from the Historic District Regulations and that proposed
195 changes to zoning regulations would also control for density and massing concerns to some
196 degree. The latter path would eliminate dual processes for new development applications. Ms.
197 Kessler said that when these ideas were presented previously to Commissioners more than one
198 year ago, some of those members expressed frustration when trying to review applications for
199 new construction downtown, which contributed to this proposed amendment to remove these

200 Historic District Regulations for new buildings to the purviews of zoning and planning versus
201 creating more clear and objective Historic District Regulations. Ms. Kessler added that once a
202 building was 51 years old, it would be subject to Historic District Regulations; new constructions
203 would not be exempt from HDC review forever. Today, the City followed the Secretary of
204 Interior's standards for periods of significance, which are buildings over 50 years old. This is also
205 why there were two levels of scrutiny. Non-Contributing and Incompatible resources include all
206 buildings younger than 50 years as well as buildings that may be older but do not contribute to
207 the historic character of the district, and there are less strict standards applied to those resources
208 based on the current regulation format.

209
210 Mr. Porschitz said that overall, he agreed, noting that he had been a Commissioner throughout
211 this Land Development Code process and presentations to the HDC. He shared the sentiment of
212 frustration over the nuances in the Historic District Regulations. Technically, he said that at year
213 51, Primary and Contributing resources would be subject to HDC review; he asked if that was
214 the time when resource ranking would occur. Ms. Kessler replied in the affirmative, stating that
215 the HDC was obligated to rank all resources at age 51 and to revisit that scoring process over
216 time. Mr. Porschitz said that over time, as materials and building styles change, the HDC would
217 also update its regulations and adapt to history so that regulations do not require everything to
218 look older than 150 years. Ms. Kessler thought that was a great observation of the shift so that
219 Historic District Regulations would apply no matter what; even if all buildings in the downtown
220 Historic District remained, the HDC would be obligated over time to revisit what historic
221 materials are. Today, she said the Historic District Regulations provide enough flexibility in
222 some areas, like trying to promote replacing materials in-kind with either the same material or a
223 different material that offers the same appearance. As younger buildings are incorporated into the
224 Historic District, Ms. Kessler saw an opportunity through the resources ranking process to
225 review whether the Historic District Regulations continue supporting the different designs,
226 materials, and architecture over the past half century.

227
228 Chair Weglinski asked whether new buildings would not be ranked as Contributing until 50
229 years old. Ms. Brunner replied in the affirmative, stating that today if a building in the Historic
230 District was younger than 50 years old, it was automatically ranked as Non-Contributing or
231 Incompatible based on the definitions of those terms. The Chairman posited what if theoretically
232 a celebrity architect built an awarded masterpiece that contributed obviously to the Historic
233 District and fabric of the community; he asked what a Contributing Resource means other than
234 age. Ms. Brunner said she does not know the origin of the definitions for Primary and
235 Contributing resources, but said that both were restricted to the building having been there
236 during a the Period of Significance, which means they must be older than 50 years. Ms. Kessler
237 said the Secretary of Interior standards distinguish Contributing and Non-Contributing, whereas
238 Keene established the four aforementioned ranks by drawing on practices of other communities.
239 Ms. Kessler thought the Chairman made a good point and she cited struggles at times for the
240 Resource Ranking Subcommittee due to the double edge of recognizing new structures or cases
241 where an Incompatible resource is restored to something that would be Contributing. She thought
242 this discussion could warrant further research to see how other communities navigate this

243 challenge. She added that a goal was to encourage property owners to make these improvements
244 to their structures but said that not all owners were excited about adhering to Historic District
245 Regulations and so Staff was trying to incentivize and prevent deterioration to those Primary or
246 Contributing resources based on history. Chair Weglinski agreed with Ms. Kessler on getting
247 clarification. He added that the Historic District was not huge but was dense due to Keene's size.
248

249 The Chairman said that if a building would not be ranked as Contributing until its 51st year, then
250 what happens during a building's 48th or 49th years. Ms. Kessler said it would not be subject to
251 HDC review until 51 years old. The Chairman asked what would happen then if the owner
252 proposed to alter the building during those few years preceding 50, or someone trying to get
253 something in before it turns 50. Ms. Kessler said there could be more clarity, stating it was not
254 something that Staff had thought of so explicitly. She said that it would be known when a
255 building was constructed and therefore when it would turn 50 approximately. She was unsure
256 Staff had a proposal for whether there should be a time period before a building turns 50 during
257 which changes should be prohibited. In the current Land Development Code proposal, the
258 recommendation was that buildings would be subject to Historic District Regulations when a
259 building is 51 years old, but the changes were entirely within the HDC's purview and the purpose
260 of this hearing was to propose changes to the Staff recommendations. Chair Weglinski cited
261 2020 with the pandemic and the HDC did not meet for six months; he wondered what would
262 happen for someone in that instance who planned to apply for changes but six months go by. Ms.
263 Brunner said that the Resource Ranking Subcommittee was on hold at present because of Covid-
264 19, but a topic they had discussed was whether a task of the Commission should be to contact
265 property owners one or two years before that 50 year threshold to make owners aware that they
266 would soon be subject to the Historic District Regulations. Chair Weglinski thought that could be
267 a possible solution to this issue, stating that there would always be someone challenging
268 situations at times.
269

270 The Chairman continued stating that he was also a member of the PB, which at times was
271 challenged also because the Board might not like how something looks in the Downtown
272 Historic District but it had no control because it was not the Board's purview. He said the new
273 form-based zoning included sizes, setbacks, volume, zoning, density, and more. Still, he said that
274 if a building simply meets a bunch of requirements it might not be aesthetically pleasing to all.
275 He said that if the HDC loses the little control it has over appearances then he would be
276 concerned, but he also did not want to impede progress.
277

278 Vice Chair Fleming agreed with the Chairman's point and he thought that this change, in part,
279 needed some rethinking. Vice Chair Fleming continued that this should not be taken as an easy
280 way out versus more objective requirements. He heard Staff about what would be the new
281 massing oversight of the PB but said that was a different situation than architectural appearance.
282 He said that there was a period of significance – the 19th century essentially – in Keene that
283 should be maintained and capitalized upon for tourism and more. He cited the capital of Brazil,
284 where the Historic District still appears as the 1960s, which was its Period of Significance. Vice
285 Chair Fleming said that this was not the historic building commission, it is the Historic *District*

286 Commission, representing and maintaining a district of buildings from approximately the same
287 period. He thought this was important and that the HDC needed to focus on what Keene was all
288 about.

289
290 Mr. Porschitz said he understood Vice Chair Fleming's points but said that with housing stock
291 today and density of the past 50 years, he thought there was a solid foundation. Having grown-up
292 in Germany where there was a lot of historical significance, Mr. Porschitz continued that he had
293 seen cities do well to maintain that character but to also go with the times and mesh that history
294 with newer areas of significance and architecture that would be significant in the future. Mr.
295 Porschitz said he could not envision a new construction so drastic that it would overcome what
296 had already been established in the Historic District, which was why he was less concerned with
297 this amendment.

298
299 Mr. Temple echoed Mr. Porschitz, stating that tourism was an underlying factor and that tourists
300 do not want museums but rather they seek vitality and energy, which was why he thought it was
301 important to keep a spirit of openness. Chair Weglinski agreed, stating that he thought everyone
302 might be saying similar things – not in opposition of new buildings and energy but needing an
303 entity (to perhaps not mimic the HDC) to assess how new or more modern buildings fit into the
304 fabric of the Historic District.

305
306 If this were the case, Vice Chair Fleming wondered why the HDC cared what happened to the
307 existing Friendly's windows and roof. Ms. Kessler said that there would still be architectural
308 standards for new developments but that review would be the PB's purview and not the HDC.
309 She said that if the HDC still felt that their experience in interpreting the standards and applying
310 them to new developments added something more than the PB composition had to offer for the
311 Historic District, then that was within the HDC's purview to reject this amendment. She did not
312 disagree on the importance of ensuring new development in the Historic District was not only
313 compatible, but also of a quality that preserved the district as a whole.

314
315 Ms. Kessler showed the four HDC standards for Building Rehabilitation today for Non-
316 conforming and Incompatible resources, which she said were lacking and might not support the
317 desire being expressed:

- 318 1. Restoration or rehabilitation of, or alterations to, a Non-Contributing resource shall be
319 based on physical, pictorial or documentary evidence and any surviving character-
320 defining features shall be preserved.
- 321 2. Alterations to an Incompatible resource shall not further disrupt or detract from the
322 established historic architectural character of the surrounding area, nor to the relationship
323 of any existing historical resources, including site features, on the site.
- 324 3. Materials used for siding shall be those that are common in the district. Acceptable
325 materials include brick, stone, terra cotta, wood, metal and cement clapboard.
- 326 4. Materials commonly referred to as "vinyl siding" are inappropriate contemporary
327 materials and are therefore prohibited for use in the Historic District except when
328 repairing existing vinyl siding.

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Next, Ms. Kessler shared some of the proposed HDC design standards for construction of new additions on Non-Contributing and Incompatible resources:

1. Additions shall reflect the context of surrounding historic buildings or structures and not detract from the overall character of the historic district.
2. Materials used for siding on additions shall be compatible with existing materials on the building and shall be those that are common in the district. Acceptable materials include brick, stone, terra cotta, wood, metal and cement clapboard.
3. Materials commonly referred to as “vinyl siding” are inappropriate contemporary materials and are therefore prohibited for use on additions except when the addition is to a building where the predominant existing siding type is vinyl.

Ms. Kessler thought it would be helpful to share the PB architectural and visual appearance standards and amendments proposed in the Land Development Code, which incorporate current Historic District standards:

20.14 ARCHITECTURAL AND VISUAL APPEARANCE

- The following standards shall govern the visual and architectural character of development in the City to ensure that new and redeveloped buildings and structures blend aesthetically with the City’s historic character, are consistent with the prevailing scale, orientation, and design of the City, and do not detract from viewsheds and view corridors.
 - **20.14.1 Massing/Scale**
 - A. The height or placement of any proposed new structure, modifications to an existing structure, or site improvement shall not overwhelm the prevailing architectural scale of the City, detract from valued architectural resources, or impede upon any view corridor or viewshed identified in the Viewshed Overlay District set forth in the Telecommunications Overlay District (**Article 13**).
 - B. For buildings of 150-ft in length of more, facades shall be divided into multiple “modules,” expressed through significant architectural changes such as a change in materials, a change in pattern elements (e.g. fenestration, columns, pilasters, etc.), or a change in building setback through recesses or projections. Such modules shall be no wider than 50-ft.
 - C. Commercial storefronts shall include traditional pedestrian-oriented elements (e.g. display windows, bulkheads, transoms, pilasters, cornices, etc.).
 - D. Additions to existing structures shall be compatible in size and scale with the principal building.
 - **20.14.2 Visual Interest**
 - A. Front facades and exterior walls shall be articulated to express an architectural identity to avoid a uniform appearance, and architectural details shall give the impression of being integral to and compatible with the overall design.
 - B. Structures shall have architectural features (e.g. dominant gable ends, cornices, granite sills, arched openings, large windows framed with architecturally consistent trim, etc.) and patterns that provide visual interest at the pedestrian scale, reduce massive aesthetic

- 372 effects, and harmonize with the City’s distinctive architectural identity, unique character,
373 and prevailing scale.
- 374 **C.** Architectural features shall not serve primarily as an advertisement, commercial
375 display, or identifying characteristics corresponding to corporate identity.
- 376 **D.** Architectural features shall conform to accepted architectural principles of design and
377 construction.
- 378 **E.** Facades shall express a traditional visual distinction between the ground floor and
379 upper stories through architectural features or detailing, change in materials, or a change
380 in pattern elements such as fenestration.
- 381 **F.** Buildings shall be designed with consistent building materials and treatments that
382 wrap around all facades visible from a public right-of-way. Where material or color
383 treatments change, there shall be a significant change in surface plane of a minimum of 6-
384 in in difference. Differing materials are encouraged to terminate at inside corners.
- 385 **G.** Exterior materials, textures, and colors shall minimize visual aggressiveness and shall
386 harmonize with the City’s distinctive architectural identity and unique character. Surfaces
387 with glossy finishes, reflective glass or dark tinted exteriors, or untreated aluminum,
388 stainless steel, or metal exterior finishes shall be discouraged.
- 389 **H.** Modifications and additions to existing structures shall be harmonious with the
390 character of the existing structure.
- 391 **I.** Where parapet walls are used, they shall feature three-dimensional cornice treatments
392 or other shadow creating details along their tops.
- 393 **▪ 20.14.3 Site Design and Relationship to Surrounding Community**
- 394 **A.** All principal buildings located on lot shall be oriented toward a public right-of-way.
395 If, due to site constraints, it is determined that the primary facade of new buildings cannot
396 face the street, then the secondary elevation facing the street shall be designed with form,
397 composition, and details consistent with and appropriate to the primary facade.
- 398 **B.** Orientation of structures on a site shall conform to a parallel or orthogonal pattern in
399 relation to the City street pattern.
- 400 **C.** Off-street parking and traffic flow shall not interfere with the flow of pedestrian travel
401 or otherwise detract from the aesthetic character of a development or redevelopment.
- 402 **D.** All required off-street parking shall be to the side or rear of buildings on the proposed
403 site, and such parking shall be screened or aligned in accordance with **Section 9.4.**
- 404 **E.** A cohesive visual character shall be maintained within a development through the use
405 of coordinated hardscape (e.g. paving materials, lighting, outdoor furniture, etc.) and
406 landscape treatments.
- 407 **F.** The presence of any existing development in the surrounding area that does not
408 conform to these standards for aesthetic character shall not exempt the applicant from
409 complying with this Standard.

411 Ms. Kessler concluded presenting this proposed Land Development Code section. She said
412 another option would be that Staff and/or the Commission work to improve the HDC regulations
413 for review of new construction or modifications to Non-contributing and Incompatible buildings.
414

415 Chair Weglinski wondered if it would be almost too late by the time of PB review of applications
416 given that architects and/or designers would already have typically completed their designs and
417 would not want to change them unless it were an absolute must. He wondered if a happy medium
418 was possible for the HDC to give early input to designers or developers before a matter arrives to
419 the PB, possibly with an Ad Hoc Committee, but he acknowledged that could be messy. Ms.
420 Kessler thought it was an option within the context of the regulations. She thought that if the
421 HDC were inclined to move forward with the Land Development Code proposal and this
422 amendment, it could be possible for the HDC to maintain some review and input, such as
423 through an advice and comment process with a recommendation to the PB required. This would
424 still require an applicant to appear before two public bodies and would not streamline that step,
425 but would provide the HDC an opportunity for input before the PB makes final decisions; there
426 is a similar situation for the Conservation Commission to comment on certain environmental
427 permit applications before the PB review, and the PB takes that input seriously. Chair Weglinski
428 thought this sounded like a reasonable option. Ms. Kessler would investigate and determine
429 through which Board's regulations such a change would occur at this point in the process.
430

431 Mr. Porschitz said he understood the desire for safeguards but referred to what Ms. Kessler read
432 three times, which he cited as indicating that design choices need to harmonize with the
433 distinctive architectural appearance of the City. He thought the language in the proposed
434 amendment would not allow just anything to occur that would not harmonize as such. He thought
435 it might be sufficient enough to not warrant an additional step and red tape if it was clear that the
436 PB would focus on all of these significant harmony issues. Mr. Porschitz thought that the
437 concerns were addressed in the proposed Land Development Code as written.
438

439 In response to Vice Chair Fleming, Ms. Kessler confirmed that there was no separate
440 architectural review board but that through this proposed Land Development Code, the PB would
441 be the architectural review authority. Ms. Kessler continued that through the Land Development
442 Code update, Staff tried to improve the PB standards for architecture and visual appearance
443 because the Board sought more clarity in the standards. Today, she said that the PB had
444 regulations for architecture and visual appearance against which to evaluate applications. She
445 said that this category of review could not be a checklist approach and so some space was left for
446 the PB to make judgements on whether proposals meet their standards; the PB had a fair amount
447 of discretion on architecture and visual appearance. Still, this was ultimately the Commission's
448 decision whether to adopt this amendment. Ms. Kessler thought that Staff could support boards
449 more perhaps with enhanced training and encouragement to exercise standards without impeding
450 development. Vice Chair Fleming thought that the Chairman's suggestion was a good one. Vice
451 Chair Fleming continued that he was not happy also because this was late in the process to be
452 making the first presentation to the HDC; there had been no update since his term began and if it
453 had been discussed perhaps a month ago, there would be less pressure and worry to iron it out at
454 this meeting. He thought there were bonuses to the HDC advising the PB on these concerns. Ms.
455 Kessler said that the Commission was consulted earlier in the process, but that this was late in
456 that Staff had to develop the draft Land Development Code in order present these thoughts to the
457 Commission. She said that the draft had been proceeding through the regulatory process since

458 October 2020 with public comment through the PB-PLD Committee. She recognized that
459 membership had changed since then and that there was a difference in opinion.

460
461 Chair Weglinski said that Staff was doing well to establish standards to streamline the process in
462 a professional, reasonable, and functional way, while trying to ensure quality control over
463 development in Keene. He appreciated their challenges and knew some of this concern was due
464 to the HDC and PB regulations having grey areas at present, which the Land Development Code
465 was trying to resolve for clarity. He understood that the HDC had done things a certain way for a
466 long time but said the standards were being reworked always in an effort to make them better. He
467 said that many on the Commission were very familiar with the process over the last few years
468 but that now was the time to adopt these in a form the whole HDC deemed acceptable, which he
469 said could be a slower process for the HDC. He thought that Staff did a great job with this
470 presentation on options that could be different and great for the future but thought that some old
471 school mentality might have been trying to hold-on due to things having been done that way for
472 so long. The Chairman was comfortable moving forward differently than today, but there had to
473 be HDC consensus first. Ms. Kessler said this was a public hearing, which could be continued if
474 the Commission wanted more time to work on edits; Staff could prepare revisions in advance of
475 the April meeting. Ms. Kessler said there was a link to the full proposed Land Development
476 Code in the meeting packet and she would send a copy of Chapter 21 as proposed.

477
478 The Chairman asked, if these amendments were adopted at this meeting, when the changes
479 would take effect. Ms. Brunner shared her understanding that if the HDC adopted amendments at
480 this meeting, they would not go into effect until the full Land Development Code was adopted by
481 City Council, which would be in July if the review process continued as scheduled. The Land
482 Development Code would not move forward to City Council review until the HDC approved
483 amendments and concluded its public hearing. The schedule would be pushed out if the HDC
484 continued this public hearing to April but Ms. Kessler did not want to rush changes that the HDC
485 was uncomfortable with. The Chairman thought this effort had been occurring for a long time,
486 that the amendment addressed work the HDC had done already, and he was assured that both
487 Staff and the PB-PLD Committee had thoroughly evaluated this draft for a long time with good
488 work and effort. He felt ok moving forward personally given the amount of work that had gone
489 into this. He realized it could be culture shock for some but thought it was a good proposition
490 and that amendments would be positive in helping Keene move forward while maintaining the
491 fabric of what exists today.

492
493 Ms. Kessler presented the remaining amendments. Next she described activities that were
494 currently Major Projects – require full Commission review – that were proposed to become
495 Minor Projects – could be reviewed by Staff under the authority of the Community Development
496 Director; the Chairman was always consulted with concerns for the decision to bring it to the
497 Commission. All activities that she would list were only in reference to Non-Contributing and
498 Incompatible resources:

499 1. Installation of renewable energy systems on Non-Contributing or Incompatible structures.

- 500 a. These must still meet Historic District Regulations for renewable energy. This
501 developed from the many requests for roof-mounted systems.
- 502 2. Removal, relocation, or demolition of an existing building or structure ranked as Non-
503 Contributing or Incompatible structures.
- 504 a. The HDC had discussed this change in the past. Changes to properties for new
505 buildings would be now covered in zoning and PB regulations and so Staff
506 thought there was nothing for HDC review. The Commission could revisit this if
507 needed.
- 508 3. Replacement of exterior masonry walls on Non-Contributing or Incompatible structures.
- 509 4. Chemical or physical treatment to the exterior of a Non-Contributing or Incompatible
510 structure.
- 511 a. Today, both require major project review because the regulations do not
512 differentiate between different resource rankings. Standards for both of these
513 treatments on masonry were similar and Staff felt it could review the application
514 and details, bringing any concerns to the Chairman.
- 515 5. Changes to grading or the installation of new paving to the site of a Non-Contributing or
516 Incompatible structure.
- 517 a. Standards were in place that Staff could review and administer. Traditionally
518 these activities would require both HDC and PB review.
- 519 6. Replacement and installation of new windows or doors in former or existing openings of
520 a Non-Contributing or Incompatible structure.
- 521 a. Currently, applications for more than two windows or doors proposed in the same
522 calendar year would warrant Major Project review.

523

524 Next, Ms. Kessler shared the one Minor Project that was proposed to become a Major Project in
525 the Land Development Code: Installation of prefabricated accessory buildings or structures with
526 a gross floor area **that exceeds 125 sf** for Non-contributing or Incompatible structures. Today,
527 there is no size threshold. Staff took the figure from the Zoning Code for exempt structures that
528 do not have to comply with certain requirements if under that size. Therefore, it was thought to
529 be a good standard for this amendment as well. Those applications for structures less than 125 sf
530 would still be reviewed administratively as Minor Projects. The Chairman wondered whether
531 this had any relation to foundations (cinderblocks, in-ground, full concrete). Ms. Kessler said
532 that anything permanently affixed in the ground was considered a structure, even a concrete
533 patio. Prefabricated accessory buildings would include structures like sheds that could be
534 purchased from Home Depot, for example. An example of a standalone prefabricated accessory
535 structure less than 125 sf included the ATM building near the NBT Bank at Colony Mill, which
536 was outside the Historic District but constructed to match the existing historical structure to
537 qualify for historic tax credits. The Chairman did not think these structures needed to be major
538 projects but he understood the requirement for some size threshold.

539

540 Next, Ms. Kessler explained new standards proposed that do not exist in the Historic District
541 Regulations today:

- 542 1. "If a mature tree is damaged during construction, or removed without approval, it shall be
543 replaced with a new tree of the same or similar species that is at least 3-in in diameter, as
544 measured 24-in from the ground after planting."
545 a. There is a Historic District regulation today prohibiting removal of trees 15-in in
546 diameter at four feet above ground. Any proposal to remove a mature tree would
547 require approval unless the owner could demonstrate through an arborist that that
548 the tree is dead or a hazard. Staff felt this was important to include due to recent
549 history of trees being cut in the Historic District without a regulation to require
550 replanting. The Chairman thought it might be important to specify whether the
551 replacement has to be at the same location, anywhere on the same site, or
552 anywhere in town. Ms. Kessler agreed, stating her understanding is that it would
553 be the same site but not necessarily the same location and she was unsure about
554 replacement elsewhere in town.
555 2. "Chain link fencing and chain link fencing with slats shall be prohibited." (as new fence
556 material)
557 a. Existing chain link fences could remain. These materials were prohibited
558 currently in the Historic District for dumpster enclosure screens in both the HDC
559 and PB regulations. The Chairman thought he had seen them approved case-by-
560 case for dumpsters or propane tanks. Ms. Kessler said that propane is a challenge
561 and that the proposed standard could be perhaps clearer, given that in some
562 instances chain link was required for screening certain equipment for safety and
563 she thought a qualifying statement acknowledging that was needed.
564

565 Ms. Kessler explained that longer-serving members would remember updating the Historic
566 District Regulations in 2018 to accommodate murals painted on unpainted stone or brick
567 masonry surfaces. It was done at the time to accommodate the Walldogs Festival and a new
568 section on art was proposed under standards for building rehabilitation (number five already
569 existed today):

570 **21.6.1.B. Art**

- 571 1. Artwork shall not conceal or result in the removal of character-defining details or
572 architectural features.
573 2. Wall-mounted art, such as murals, mosaics or metal installations, shall be located to
574 avoid areas that are important to the overall design or architectural rhythm of the
575 building.
576 3. The art installation shall be installed in such a manner that it can be removed and not
577 damage the associated historic building, structure, or site.
578 4. Accessories to the artwork, such as mounting hardware or lighting, should be unobtrusive
579 and screened from view as much as possible. If visible, colors of equipment and
580 accessories shall either be muted or shall match nearby materials and colors.
581 5. Murals proposed for unpainted brick or stone masonry surfaces on a building or structure
582 shall meet all of the following criteria:
583 a. The mural will enhance or complement the historic or architectural features of the
584 structure or site.

- 585 b. The mural will enhance or complement the historic character or context of the
586 surrounding area.
- 587 c. The mural will showcase images of local places, people, and/or products that have
588 historic significance to Keene and/or the surrounding region.
- 589 d. The mural will be designed by a professional mural artist or sign painter.
- 590 e. The mural is not located on the primary elevation of a Primary or Contributing
591 Resource.
- 592 f. The mural will not cover more than 40% of the surface area of a building or
593 structure façade.
- 594 g. The applicant has demonstrated that the proposed surface treatment is appropriate
595 for historic brick or stone masonry materials.
- 596 i. Waterproof coatings shall be prohibited.
- 597

598 Next, Ms. Kessler described standards that are proposed for removal from the HDC Regulations:

- 599 ▪ Removed Lighting Standards (Section XV.A.3.b):
- 600 1. Lighting fixtures and poles shall be compatible in scale, design and materials
601 with both the individual and surrounding properties.
- 602 2. Only full cut-off fixtures shall be used.
- 603 3. The location, level and direction of lighting shall be appropriate for the
604 character of the area in which it is situated.
- 605 ▪ Removed the following standard from Section XV.A.4.b related to Walkways,
606 Driveways, Alleys, and Parking Areas:
- 607 1. "For new construction, and on sites with residences or converted residences,
608 every effort shall be made to locate parking behind the building(s). Parking
609 shall be located to the rear of the backline of the building or the backline of
610 the main block of the building, as applicable."
- 611

612 Staff proposed to remove the aforementioned standards because for lighting it was redundant
613 with standards located elsewhere in the proposed code and because for walkways, the zoning
614 standards were more stringent and would be applied instead.

615

616 Regarding art, Mr. Temple said he found number 5.c. to be problematic. He understood needing
617 to streamline for historic preservation but said the Commission should be careful in this
618 streamlining to not strangle potential venues from artistic creativity in Keene. Chair Weglinski
619 said he understood Mr. Temple's point and added an additional concern for 5.d. and what it
620 means to be a professional artist. The Chairman thought good work was accomplished with the
621 Walldogs Festival and he agreed with Mr. Temple and wanting to promote energy and good
622 work on murals, not just those of historical significance. He added that the painter should be
623 vetted well. Ms. Brunner noted that as written today, standards for murals only apply to
624 unpainted brick or stone masonry and someone could do anything on a concrete masonry wall or
625 wood sided wall in the Historic District. The professional statement she thought was for concern
626 regarding murals painted by non-professionals who may not have the appropriate knowledge or
627 equipment for painting on historic masonry surfaces. She said that when these standards were

628 adopted in 2018, the HDC expressed concerns about having a mural painted by elementary
629 school children, for example. The Chairman recalled that the HDC was rushed to meet deadlines
630 regarding the Walldogs Festival and said that perhaps some of this was catered more to that
631 specific situation and might therefore require revisiting. He was willing to move forward with a
632 caveat to look at it closer in the future.

633

634 Mr. Porschitz affirmed Ms. Brunner's recollection of the changes. He thought the Commission
635 tried to toe the line between being progressive and keeping safeguards, and at the time the
636 Commission did well to find a balance without being too restrictive of artistic expression. Ms.
637 Kessler said she was open to amendments to the proposed art section. These regulations in
638 number five were in response to the Walldogs Festival and the HDC could choose to continue
639 the standard that brick could be painted now that Walldogs was complete. If murals were
640 proposed in the Historic District in the future, then perhaps 5.b. was comprehensive enough with
641 respect to the content that they did not need such specificity on what content of murals was
642 allowed. The Chairman felt confident that 5.c. was created in response to the Walldogs and Ms.
643 Brunner agreed that at the time the HDC was very wary of any painting on historic brick because
644 it was not considered a best practice for historic masonry. The Chairman heard 5.c. as the
645 primary issue and suggested eliminating it.

646

647 Next, Ms. Kessler described proposed amendments to the HDC window standards. In the
648 following text, strikethroughs represent elimination and **bold/underline** represent proposed
649 additions:

- 650 2. Any ~~windows which are approved for replacement shall~~ **historic window that is**
651 **proposed for replacement shall be replaced with a window that** conveys the same
652 visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin
653 arrangement, and other design details as the historic windows. In addition, ~~they~~ **it** shall
654 have clear-paned, non-tinted glass (except to replace historic stained or other types of
655 translucent or opaque glass); true divided lights or a permanently affixed muntin grid on
656 the exterior of the window. In either instance, the muntin shall have a raised trapezoidal
657 profile. Snap-in or between-glass muntin grids are ~~not allowed~~ **prohibited**.
- 658 a. If the historic window to be replaced is wood, the replacement window shall also
659 be wood, or wood clad with aluminum or a material of equal quality and approved
660 by the Historic District Commission.
- 661 b. **Where the building has been altered to have several types of windows of**
662 **differing age and character, proposed changes should be consistent with**
663 **either the predominant window pattern of the building or the original**
664 **historic pattern. If more than 50% of the existing windows are proposed for**
665 **replacement, the replacement windows shall be consistent with the historic**
666 **windows based on physical, documentary, or pictorial evidence. If such**
667 **evidence of the historic windows is not available, the applicant may propose a**
668 **style and pattern of window that is appropriate to the architectural styles**
669 **and period of the building.**

670 c. **For windows added as part of an addition to the existing structure, the above**
671 **regulations are recommended practices.**

672
673 Staff realized that improvement and clarification was needed for the current window standards
674 and what they apply to. Previously, all window replacement on Primary and Contributing
675 Resources in the District was held to the same standards of a historic window replacement,
676 which had been controversial. The intent of this amendment was to clarify that this was meant
677 only for replacement of historic windows. Additionally, Staff had to clarify a threshold for when
678 replacements over time have led to windows from many periods on the same building, so that
679 new windows are kept with the true historic nature of the building or to a style and pattern
680 appropriate for the building period. The Chairman thought that 2.b. was a lot to digest. Vice
681 Chair Fleming thought that one of the reasons for these changes had to do with vinyl-clad
682 windows but he heard Ms. Kessler say aluminum or equal equality, which to him was unclear
683 whether it included vinyl. He said that 2.b was only for when the building has several types of
684 windows, which he understood that if the building had one weird window, then it as okay to
685 change the windows in any way. Finally, Mr. Fleming did not understand why 2.c. would just be
686 a recommended practice because it is easier to choose windows for an addition than existing
687 structure. Ms. Kessler replied that vinyl would not be considered equal to aluminum, that Staff
688 was referring to several types of windows of different character and it becomes difficult trying to
689 choose a number and what percentage to hold owners to but she added it was the Commission's
690 discretion, and for 2.c. she thought it followed the Secretary of Interior standards, which are to
691 not mimic what was there for a period but to complement and perhaps they should be held to the
692 standards for historic windows on an addition.

693
694 The Chairman thought that amendment 2.b to the window standards was challenging because an
695 owner could apply to replace two windows at a time as Minor Project review continuously until
696 that building exceeds 50%. If the predominant window pattern were wrong and installed pre- or
697 during the HDC and not addressed, the Chairman asked how to deal with that moving forward
698 and reiterated that 2.b. needed reworking. Ms. Brunner cited a recent example of a Primary
699 resource that had replaced all the historic windows with one over one windows and the owner
700 proposed to replace one window on a façade with 15 windows and staff thought it made more
701 sense to have them replace that window to match the others on the façade versus reinstalling one
702 historic window, which would look out of place. She continued that when a building has multiple
703 ages and eras of windows this was believed to provide guidance to the applicant as to what
704 should match. She said Staff could rework this language. The Chairman suggested proceeding
705 with a vote at this meeting to see where everyone stood and then to modify a few of these small
706 details moving forward through amendments.

707
708 Mr. Porschitz agreed with the Chair in the spirit of moving things along with the understanding
709 that certain areas could be addressed with amendments. He continued asking whether there was a
710 true definition of "historic windows." Ms. Kessler said it would be specific to the building, but it
711 was undefined in the existing regulations and so it had been interpreted through practice to mean
712 what is on the historic resource inventory form for each building, which were created by a

713 historic resource consultant in 2001-2002, when the Historic District was created to identify
714 character defining or significant windows. She said that Mr. Porschitz's question was a
715 challenging one that Staff debated a lot when trying to clarify this section given the recent
716 sections cited by Ms. Brunner. The Chairman said he understood the challenge and he thought in
717 some ways there were two different sections of 2.b. with one being the patch job trying to mimic
718 what was there originally and the other being total rehabilitation and reusing a building to be
719 more suitable to future function and use in a positive way versus it being demolished. He thought
720 this was something to clarify further moving forward. He thought Staff did a fairly good job
721 trying to field all these different scenarios.

722

723 Ms. Kessler said that there seemed to be still a number of questions and not a clear consensus on
724 all of the amendments proposed. The Chairman said two things stood out to him: 2.b. under
725 proposed amendments to window standards and the 12.6.1.B. art standards. He thought those
726 could both be refined moving forward. Mr. Porschitz agreed that overall the process had been
727 comprehensive and that the changes seemed in-line with what he had in mind for historic
728 preservation of the City combined with modern times and development opportunities moving
729 forward. He thought there were some details to refine still perhaps but overall he said it seemed a
730 good balance was struck and he was happy to hear how it was put together after being present for
731 updates and input throughout the whole process. He appreciated this work, calling it in-line with
732 his motivation for joining the HDC.

733

734 Chair Weglinski opened the hearing to public comment.

735

736 Peter Espiefs of 29 Middle Street said he recognized the hard work put into this by the
737 Community Development Department, which he knew was competent. Still, Mr. Espiefs said
738 everyone must remember that families live in the Historic District who might not be there for the
739 next 10-50 years. He said some families want to move from the Historic District and want there
740 to be a market for their properties. If properties were so encumbered with such detailed
741 prohibitions, Mr. Espiefs stated that families would not be able to sell as easily and that the City
742 would then have, in effect, taken their properties. He asked the Commission to consider his
743 points and to not overregulate everything in an effort toward preservation. Mr. Espiefs concluded
744 that if that City wanted those buildings to remain exactly as they were, that the City should buy
745 the properties themselves. The Chairman said the goal was to streamline, which he thought
746 would help alleviate current restrictions. Chair Weglinski asked Mr. Espiefs what in the
747 proposed regulations was impeding his ability to sell. Mr. Espiefs said he could not answer
748 specifically because his home was not yet on the market, but he would be considering doing so
749 sometime soon. He said he was 89 years old and had lived in Keene since 1963. Mr. Espiefs said
750 it seemed unfavorable to sell his property with the regulations for the Historic District. He
751 understands the goals of preservation and boosting the downtown, but said that the City must be
752 somewhat merciful in considering standards to impose on property owners.

753

754 Hearing nothing further, Chair Weglinski closed the public comment portion of the meeting.

755

756 Vice Chair Fleming said he was a newer Commissioner and did not want to obstruct the past
757 more than two years of work. Still, it would violate his personal principles to rush and approve
758 these amendments at this meeting. It was a lot of information packed into just one meeting and
759 while there were many good changes he was not ready to vote to approve.

760

761 Knowing that the Commission still had concerns, Ms. Kessler said that Staff wanted the HDC to
762 understand what they are voting on and to be comfortable doing so. She did not want to delay the
763 process but said it would be helpful to hear all Commissioner's positions on voting at this
764 meeting or continuing to April. She urged consideration of Vice Chair Fleming's comments.

765

766 Mr. Temple thanked Ms. Kessler for a crisp presentation. Mr. Temple said he heard Vice Chair
767 Fleming's points but felt that after more than two hours of discussion on these amendments he
768 felt sufficient attention and explanations were given to warrant a vote at this meeting. [Mr.
769 Temple departed the meeting.]

770

771 Mr. Porschitz said a benefit of being a Commissioner throughout this Land Development Code
772 update was that he heard the previous several presentations from Staff. At this point, Mr.
773 Porschitz was comfortable voting at this meeting because he was comfortable with the nice
774 balance struck in the amendments, but he understood this could be moving too quickly for newer
775 members and so he was open to continuing this public hearing to April.

776

777 Councilor Workman expressed thanks for everyone's input and suggestions, as well as Staff for
778 their hard work. The Councilor said she had the pleasure of getting very familiar with the Land
779 Development Code through serving on several boards. Councilor Workman asked what the
780 overall project timeline would be if this public hearing were continued to April. Ms. Kessler said
781 that if this public hearing were continued to April 21, then she believes that the planned City
782 Council public hearing would have to be pushed from April 15 to May 20, then to the PLD
783 Committee on May 26, and finally back to Council for a vote to adopt on June 3. She continued
784 that Staff could choose to extend the take effect date later than July 1, which was planned to
785 align nicely with the start of the fiscal year; the intention is to provide the community two
786 months to review the document before it takes effect. With the timeline Ms. Kessler described,
787 Councilor Workman said she supported continuing this public hearing to April to allow everyone
788 to process the proposed amendments presented at this meeting.

789

790 Ms. Hockett said that she was also a newer member, learning as she goes. She said Ms. Kessler
791 did a great job presenting a lot of information and she also thanked her fellow Commissioners for
792 their input. She was comfortable with either option for how to proceed at this meeting.

793

794 The Chairman agreed with Ms. Hockett. If revisiting this next month, he asked all Councilors to
795 bring items of concern to Staff's attention within the next two weeks so they have sufficient time
796 to edit before the next meeting, when this matter needs to conclude.

797

798 Vice Chair Fleming made the following motion, which Councilor Workman seconded. On a roll
799 call vote of 5-0, the Historic District Commission continued the hearing on amendments to the
800 downtown Historic District Regulations to the April 21, 2021 meeting.

801

802 Staff agreed to provide the Commission with the PowerPoint presentation from this meeting, the
803 PB Chapter 21 development standards, and a summary of the amendments presented at this
804 meeting. Commissioners agreed to send comments and recommendations to Staff within two
805 weeks after this meeting to expedite this discussion in April.

806

807 **b. Historic District Commission Fee Schedule – The City of Keene Community**
808 **Development Department proposes to amend the Historic District**
809 **Commission Legal Notice Fee, which was last revised in June of 2017, from**
810 **\$25 to \$62 to account for 1) additional costs related to noticing of remote**
811 **meetings due to the COVID-2019 state of Emergency and 2) to reflect**
812 **increases in the per-line cost of legal advertisements.**

813

814 Ms. Brunner said that the Community Development Department was recently preparing their
815 budget for fiscal year 2021 and found that the budget for legal ads for the current fiscal year was
816 almost exhausted and would run out before the end of the fiscal year. She said the primary reason
817 for this was Covid-19 and she shared figures to demonstrate the proposal to increase applications
818 fees from the current \$25 to \$62:

- 819 ■ Before Covid-19 –
 - 820 ○ Average length of a legal notice: 56 lines
 - 821 ○ The Sentinel increases periodically the cost per line.
 - 822 ■ Current cost was \$1.50 per line, which would increase to \$1.60 per line on
823 April 1
 - 824 ○ Average number of HDC applications per legal notice: 2
 - 825 ○ Average cost of one legal notice: \$84, or \$42 per application
- 826 ■ During Covid-19:
 - 827 ○ Legal notices were much longer to accommodate the required information about
828 remote Zoom meetings.
 - 829 ■ Average length of a legal notice: 77 lines
 - 830 ○ April 1 increase in cost per line to \$1.60
 - 831 ○ Average number of HDC applications per legal notice: 2
 - 832 ○ Average cost of one legal notice: \$115.50, or \$62 per application (increased \$4
833 with new cost per line)

834

835 Application fees were intended to cover the cost of legal notices and she said that clearly those
836 \$25 fees were no longer meeting the cost of these notices even before the context of Covid-19.
837 The purpose of increasing the application fee was to also ensure that these legal costs were not
838 charged to non-applicant taxpayers. She recognized this was a significant \$37 increase in
839 application fees but this would also be consistent with increases for other Community
840 Development Department boards including the PB and Zoning Board of Adjustment to keep fees

841 consistent. The Chairman asked where these notifications must be posted, and whether there was
842 any control over how paper notices are presented to avoid surcharges. Ms. Brunner said that
843 legal notice is required by State statute and one must be posted in a local or regional newspaper
844 for every public hearing, and the City chose the Sentinel believing that more Keene residents
845 read it than the NH Union Leader. Additionally, those notices must be posted in two other
846 locations, which are paper copies posted at different locations in City Hall and a digital copy on
847 the Commission's webpage. Ms. Brunner thought that print was required so that those who
848 choose to buy a paper or have them delivered have access. She was unsure whether the Sentinel
849 distinguished between print and online legal notices. She would return with those answers.

850

851 The HDC adopts its own fees. Ms. Brunner said this was a public hearing through which Staff
852 was asking the Commission to adopt this fee increase.

853

854 The Chairman opened public comment and, hearing none, closed the hearing.

855

856 Councilor Workman made the following motion, which Vice Chair Fleming seconded. On a roll
857 call vote of 5-0, the Historic District Commission amended the HDC legal notice fee from \$25 to
858 \$62.

859

860 4) **New Business**

861 5) **Next Meeting – April 21, 2021**

862 6) **Adjourn**

863

864 There being no further business, Chair Weglinski adjourned the meeting at 6:20 PM.

865

866 Respectfully submitted by,
867 Katie Kibler, Minute Taker
868 March 23, 2021

869

870 Reviewed and edited by Mari Brunner, Planner

CITY OF KEENE
NEW HAMPSHIRE

MEMORANDUM

Date: April 14, 2021

To: Historic District Commission

From: Tara Kessler, Senior Planner

Re: Proposed changes to the Historic District Regulations

At the Historic District Commission public hearing on March 17 City staff gave an overview of amendments proposed to the Historic District Regulations, which are part of a larger, multi-year effort to establish a Land Development Code for the City of Keene (see Ordinances O-2020-10A and O-2020-11A). The majority of these amendments are changes that had previously been reviewed and discussed with the Commission prior to incorporation into a draft of the City's proposed Land Development Code. Based on the feedback and comments received at the meeting, City staff have made further amendments to the changes that were reviewed at the March meeting, and have included these changes below for your review and consideration in advance of the April 21, 2021 meeting.

Staff will facilitate a discussion on the amendments included in this memorandum at the meeting; however, if any Commission member has questions or feedback that they would prefer to share in advance of the meeting, they may do so by reaching out to City staff directly. Staff will share any comments received with the full Commission on April 21.

- **Review of New Building Construction:** At the March meeting, there was concern expressed for the proposal to exempt buildings younger than 50 years from the Historic District Regulations. While staff have addressed questions related to this proposal in a separate memorandum included in this agenda packet, we are proposing the following amendment as a potential option to ensure that the Historic District Commission still has a degree of input on proposals for new construction within the District boundaries.
 - The construction of new buildings or additions to buildings younger than 50 years old in the Historic District that require Major Site Plan Review by the Planning Board would require a recommendation from the Historic District Commission prior to Planning Board decision on the application. Such recommendation would be advisory, and would not require a Historic District Commission public hearing.

Please note, the changes proposed above would need to be incorporated into the Planning Board's regulations. As the Planning Board recently amended these regulations in February and voted to incorporate them into the proposed Land Development Code (O-2020-10A and O-2020-11A), which has been submitted to City Council for a public hearing on April 15, 2021, it will not be possible for this amendment to be reviewed and acted on by the Planning Board prior to the City Council vote on the proposed Land Development Code. These proposed changes may be considered and potentially incorporated by the Planning Board post adoption of the Land Development Code (if it is adopted by the City Council).

- **Fence Standards:** A question was raised at the March meeting about the applicability of the proposed amendment to prohibit new fences that are made of chain link fencing or chain link fencing with slats. It was noted that some site features may require chain link fencing for security purposes such as propane tanks. In response to this comment, staff are proposing to add the following to the list of exemptions in Section 21.3 of the proposed Historic District Commission Regulations: “**Security fencing required per the building, fire or life safety codes.**”
- **Mural Standards:** Some members of the Commission questioned whether Section 21.6.1.B.5.c of the proposed Art standards in the proposed Land Development Code should be removed. This section states that murals in the Historic District shall “showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region.” Staff are proposing the following amendments to Section 21.6.1.B for the Commission to consider.

“21.6.1.B. Art

1. Artwork shall not conceal or result in the removal of character-defining details or architectural features.
 2. Wall-mounted art, such as murals, mosaics or metal installations, shall be located to avoid areas that are important to the overall design or architectural rhythm of the building.
 3. The art installation shall be installed in such a manner that it can be removed and not damage the associated historic building, structure, or site.
 4. Accessories to the artwork, such as mounting hardware or lighting, should be unobtrusive and screened from view as much as possible. If visible, colors of equipment and accessories shall either be muted or shall match nearby materials and colors.
 5. Murals proposed for unpainted brick or stone masonry surfaces on a building or structure shall meet all of the following criteria.
 - a) The mural will enhance or complement the historic or architectural features of the structure or site.
 - b) The mural will enhance or complement the historic character or context of the surrounding area.
 - ~~e) The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region.~~
 - d) The mural will be designed by a professional mural artist or sign painter.
 - e) The mural is not located on a ~~the~~ primary elevation of a Primary or Contributing Resource.
 - f) The mural will not cover more than 40% of the surface area of a ~~building or structure facade facade of a building or structure.~~
 - g) Surface treatments that are appropriate for historic brick or stone masonry materials shall be used.
 - i. Waterproof coatings are prohibited.”
- **Window Standards:** Staff introduced amendments proposed to the window standards (Section XV.B.5 of the Historic District Regulations) for consideration by the Commission at the meeting. Based on the feedback received at the March meeting, staff are proposing the following amendments to the existing Window Standard. Text that is bolded and underlined is proposed new language, and text that is stricken through is proposed to be removed.

“2. Any ~~windows which are approved for replacement shall~~ **historic or architecturally significant window that is proposed for replacement shall be replaced with a window**

that conveys the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the windows to be replaced. In addition, **they it** shall have clear-paned, non-tinted glass (except to replace historic stained or other types of translucent or opaque glass); true divided lights or a permanently affixed muntin grid on the exterior of the window. In either instance, the muntin shall have a raised trapezoidal profile. Snap-in or between-glass muntin grids are **not allowed prohibited**.

- a. **Windows shall be considered historic or architecturally significant if they are either original to the building; reflect the original design intent of the building; reflect changes to the building resulting from major periods or events; or are examples of exceptional craftsmanship or design. The Commission shall evaluate the significance of windows proposed for replacement on a case-by-case basis.**
 - b. If the historic **or architecturally significant** window to be replaced is wood, the replacement window shall also be wood, or wood clad with aluminum or a material of equal quality and approved by the Historic District Commission.
3. **Where the building has been altered to have several types of windows of differing age and character, any window that is proposed for replacement should be consistent with either the predominant window design** (e.g. overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details) **of the building or the original historic windows.**
 4. **If more than 50% of the existing windows on a primary elevation are proposed for replacement, the replacement windows shall be consistent with the historic windows based on physical, documentary, or pictorial evidence.**
 - a) **If such evidence of the historic windows is not available, the applicant may propose a style and pattern of window that is appropriate to the architectural style and period of the building.**
- **Other Edits:** In addition to the proposed amendments described above, staff are proposing the following edits to standards related to building rehabilitation and construction of new additions. The section references provided below refer to the numbering of the Historic District Regulations within the proposed Land Development Code.
 - Add the following language to Section 21.6.3.A which is related to specific standards for building rehabilitation of Primary and Contributing Resources:
“4. Alterations shall not disrupt or detract from the established historic architectural character of the surrounding area, nor to the relationship of any existing historical resources, including site features, on the site.”
 - Add the following language to Section 21.8.1 which is related to standards for construction of new additions to Primary and Contributing Resources:
“i. Additions shall reflect the context of surrounding historic buildings or structures and not detract from the overall character of the Historic District.”

TY OF KEENE
NEW HAMPSHIRE

MEMORANDUM

Date: April 14, 2021

To: Historic District Commission

From: Tara Kessler, Senior Planner

Copy: Thomas Mullins, City Attorney; Rhett Lamb, ACM/Community Development Director

Re: Proposal to Exempt Buildings/Structures Younger than 50 years from the Historic District Commission Regulations

Background

At the Historic District Commission meeting on March 17, 2021, questions were raised about the authority of the Historic District Commission (HDC) to exempt buildings and structures that are less than 50 years from the HDC Regulations. After consulting with the City Attorney, staff understands the following:

- Per NH RSA 674:46-a (“Powers and Duties of the Historic District Commission”), the HDC has the authority to adopt and amend its own regulations, and is responsible for administering the ordinance and regulations within the historic district in accordance with the provisions of RSA 676:8-10.
- NH RSAs 676:8-10 require that the Historic District Commission review applications for building permits within the historic district for their impact on the historic district and its objectives, and file a certificate of approval or a notice of disapproval within 45 days after the filing of the application for the certificate. RSA 676:9 explicitly states that “No building permit shall be issued until a certificate of approval has been filed with the building inspector.” A question was raised as to whether it is possible to exempt certain buildings within the district from these statutory requirements.
- Staff consulted Peter J. Loughlin’s treatise on *Land Use Planning and Zoning*, 4th edition (Volume 15 of the New Hampshire Practice Series), which is often cited by the Superior Court and used to interpret New Hampshire RSAs related to land use planning. According to Loughlin, “All applications for building permits within the historic district must be referred to the commission unless it is clear on their face that the commission has specifically exempted the proposed activity.”
 - The proposed amendments explicitly exempt the construction of new buildings from the Historic District Regulations. In the current Historic District Regulations a number of activities are exempted from its regulations (e.g. work not visible from

the public right-of-way, ordinary maintenance and repair). The HDC has the authority, through the adoption of its regulations in a public process, to determine the requirements for the application of the statutory requirements in the Historic District.

Currently, the HDC's five standards for new construction (Sec. XV.D.2) are general in nature and are meant to encourage new development that fits within the existing pattern of the historic streetscape in terms of scale/massing, placement, and building materials. However, the HDC has noted in the past that these standards are difficult to apply to applications for new construction.

If the proposed amendments to the HDC Regulations are adopted, the construction of a new building within the Downtown Historic District would continue to require the issuance of a building permit and would require review under the Planning Board's regulations. The Planning Board has more extensive standards for architecture and visual appearance to apply to new construction. In addition, Ordinances O-2020-10A and O-2020-11A propose new form-based zoning districts in the downtown with dimensional requirements that better address the massing, form and placement of buildings on lots than the current downtown zoning. These new dimensional requirements would ensure that the pattern of development and massing of new buildings in the Historic District would be compatible with the historic pattern of development and the built environment.

It is the opinion of the City Attorney that the HDC has the authority to amend its regulations in the manner proposed.

STAFF REPORT

COA-2013-05, Modification #2 – 32-34 Washington St. – Bennett Block Masonry Cleaning & Repointing

Request:

Applicant Stevens & Associates, on behalf of owner Monadnock Affordable Housing Corporation, proposes to clean and repoint masonry on the primary façade of the Bennett Block building. The property is ranked as a Primary Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the Central Business District. A waiver is requested from Section XV.B.2.b.6 of the HDC Regulations regarding mortar color.

Background:

The Bennett Block building located at 32-34 Washington Street was constructed in 1926 by Frank J. Bennet to serve as a mixed-use building with retail space on the first floor and apartments on the upper floors. Following its construction, the first and second floors of the building were occupied by a business called Russell & Foster for a number of years, which was an automobile repair shop.

The property changed ownership many times in the following years and was used for a variety of uses, including an auto repair garage, apartments on the upper floors, and office space. The current building owner, the Monadnock Affordable Housing Corporation, acquired the property in 2009. The current use includes apartments on the second and third floors, with a commercial use and a community space on the first floor.



Figure 1. Photo submitted by the Applicant of the historic Bennet Block building located at 32-34 Washington Street.

The design of this building incorporates many significant architectural features, including the three-story brick commercial block; a façade clad with buff brick that wraps around two bays on the side elevations; cast stone decorative details, including a diamond-shaped tablet inscribed with a “B” above the 3rd story windows, as well as cast stone sills and window corner blocks; a stepped roof parapet; size and spacing of window openings; and storefront divisions of buff brick piers. Although major alterations have been made to the storefront, including the replacement of window frames and doors, all of the architectural features described above contribute to this building’s ranking as a Primary Resource.

The property recently received approval from the HDC in September 2020 for renovations to the building, including the restoration of the storefront and the replacement of all windows and doors (COA-2013-05, Modification #1).

The current request is to clean, repair, and repoint masonry on the primary façade of the building facing Washington Street. A waiver is requested from Section XV.B.2.b.6 of the HDC Regulations to permit the color of the mortar to come from the binder and not the aggregate.

Per Section III.D.14 (“*Chemical or physical treatment to the exterior of a building or structure*”) of the HDC Regulations, this work is classified as a “Major Project” for review by the HDC.

STAFF REPORT

Completeness:

The Applicant has requested an exemption from providing a Site Plan, as no changes are proposed to the site. Staff recommend that the Commission grant the requested exemption the application as “complete.”

Application Analysis:

Included below is an analysis of the relevant standards of the HDC Regulations.

“Sec. XV.B.2 – Masonry (walls and architectural trim)

b) Design Standards

- 2) Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.***
- 3) Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents.”***

The Applicant proposes to clean the masonry along the primary (eastern) façade of the Bennett Block building facing Washington Street using “SureKlean® Light Duty Restoration Cleaner” by ProsoCo, which the construction documents specify is a “Gelled blend of cleaning agents, detergents, and inhibitors to remove light to moderate atmospheric and oxidation staining from dense masonry surfaces.” The product cut sheet for the proposed masonry cleaner specifies that the pH for this product is between 1.5 and 2. In the project narrative, the Applicant specifies that the cleaner will be applied at a very low pressure, which will be under 100 psi. The product cut sheet and construction specification documents are attached to this staff report. The proposed cleaning method appears to meet the HDC’s standards for masonry cleaning, and is aligned with the U.S. Department of the Interior’s recommendations for masonry cleaning, as outlined in [Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#).

Staff recommend that the Commission include “staff approval of a small test patch in an unobtrusive location prior to masonry cleaning” as a condition of approval.

- “6) Repointing shall be undertaken only to address deteriorated masonry or in areas where moisture infiltration is a problem. The amount of wall area to be repointed shall be limited to the affected area. The new mortar joints shall match the original as closely as possible in terms of profile, width, and mortar composition. The new mortar shall match the color of the mortar used when the building was built; or it shall match aged or weathered mortar color, whichever is more appropriate. The color of all mortar shall come from the aggregate and not the binder. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.”***

The Applicant is proposing to repoint targeted areas of masonry on the primary façade of the Bennett Block building, including under the windows and along the parapet wall, as shown in Figure 2. In the project narrative, the Applicant specifies that the existing mortar is a Portland Cement mixture, which the Applicant notes was typical for buildings constructed during the 1920s (see Figure 3). The Applicant is proposing to use Type O “Amerimix™ Tuck Pointing Mortar (AMX 20)” to repair and repoint the masonry, which the product cut sheet specifies is “ideal for use in historical restoration projects” and can be “custom pigmented to meet project requirements.” The product specification sheet is attached to this staff report.

STAFF REPORT



Figure 2. (Left) Photo submitted by the Applicant showing the proposed areas of masonry repair on the primary façade of the building.

Figure 3. (Right) Photo submitted by the Applicant showing the color of the existing mortar.

Section XV.B.2.b.6 of the HDC Regulations specifies that the color of the mortar shall come from the aggregate and not the binder. This requirement is consistent with the U.S Department of the Interior’s recommendations for masonry repointing, as outlined in [Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings](#). The Applicant has requested a waiver from this standard to allow the color for the proposed mortar product to come from pigments that are added to the binder rather than from the aggregate itself. The waiver request is included in the project narrative, which is attached to this staff report.

In making a determination as to whether to grant this waiver request, the HDC should find that each of the HDC waiver criteria have been met. These criteria are listed below.

“Sec. X Waivers

In a case where:

- A. *Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and*
- B. *An alternative design or materials meets the design objectives stated in these regulations and in the Historic District Ordinance equally well or better than would strict compliance with these regulations; and*
- C. *The waiver may be granted without substantial detriment to the intent of these regulations and the Historic District Ordinance, and the public good.*

The HDC may waive strict compliance with these regulations where the HDC has determined that the above criteria have been met. To request a waiver an applicant must submit a request in writing and cite the specific regulation or standard and the reason(s) it cannot be met.”

If the Board is inclined to grant this waiver request, staff recommend that “staff approval of a test patch in an unobtrusive location prior to masonry repointing” be included as a condition of approval.

STAFF REPORT

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

The Applicant is not proposing to repair or replace any existing brick as part of this project. This standard does not apply.

Recommendation:

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

Approve COA-2013-05, Modification #2 for masonry cleaning and repairs on the primary façade of the Bennett Block building located at 32-34 Washington St (TMP# 568-065-000), as presented in the architectural elevations identified as “Building Elevations” prepared by Stevens & Associates, PC at a scale of 1/8 inch = 1 foot on November 6, 2020 with the following conditions:

- 1. Staff approval of a test patch in an unobtrusive location prior to masonry cleaning.**
- 2. Staff approval of a test patch in an unobtrusive location prior to masonry repointing.**



April 12, 2021

BENNETT BLOCK RENOVATION

Revised Narrative of Proposed Work

PROJECT DESCRIPTION:

DESCRIPTION OF THE BUILDING:

Bennett Block, located at 32 Washington Street, Keene, NH, is a three-story brick masonry building built in 1926. It currently houses apartments on the upper two floors, and street front retail and community/multipurpose space on the first floor. The basement is unused.

The building gross area footprint is 5,300 SF and measures approximately 102' x 50'. The net area, excluding exterior wall thickness is 4,500 SF. The building is approximately 36' in height, from grade.

There are currently 14 residential units in the building. All 14 units shall receive new LVT flooring throughout, LED light fixtures and appliances.

There are no changes to the site or to the first-floor plan with the exception of a new electrical room to accommodate upgrades to service and relocation of exterior electrical panels and meters.

The project includes new fiberglass windows, new exterior doors, new historically sympathetic storefront, previously reviewed and approved by HDC as well as electrical, fire-protection and structural upgrades.

DESCRIPTION OF THE PROJECT:

Proposed modifications relevant to the Downtown Historic District include the following:

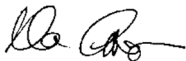
1. **Masonry Improvements:** The brick façade is proposed to be cleaned using a Sure Klean Light Duty Restoration Cleaner by Prosoco. Refer to specifications and attached data sheets for technical details.
2. The cleaner will be applied at a very low pressure, under 100psi.
3. **Existing Mortar:** The existing mortar is a Portland Cement mixture which is typical for buildings built during the 1920's. Some repointing and mortar repair will likely be necessary under the windows and along the parapet wall. Refer to exterior elevation for areas.

4. Repointing: We would like to request a waiver from Section XV.B.2.b.6 of the HDC Regulations for the rehabilitation of Primary and Contributing Resources regarding mortar color. We believe this puts a burden and undue hardship on the owner when we believe that we can meet the Historic District Ordinance design objectives equally well using the proposed mortar product which is specifically designed to meet Historic applications. The product will be carefully color matched and applied by ***Pro-Point Restoration***, a professional company with an impressive portfolio and thirty years of experience working around the country on historic restoration projects. They will also be performing the brick cleaning.
5. The proposed mortar will be a Type O Portland Cement Mortar with the color to match the existing color. See attached specification for Amerimix AMX– 420 and related product literature.
6. See attached photo of existing mortar.
7. See attached exhibit of and for areas of probable repair.

Exhibits:

- A. Application
- B. Abutters Map
- C. Notarized Abutters List
- D. Mailing Labels
- E. Historic Masonry Cleaning Specification
- F. Mortar Specification – Amerimix AMX – 420 Type O
- G. Cleaner Product Data Sheet
- H. Cleaner Safety Data Sheet
- I. Areas of work callout
- J. Photo of Existing Mortar

Respectfully submitted,



Diane Abate



HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION

| | | | | | | | | | | | | | | |
|---|---|--|--|---|--|--|---|--|--|---|---|--|---|--|
| A | Project Name: Bennett Block Renovation & Window Replacement | | For Staff Use Only: Date Received : | | | | | | | | | | | |
| | Tax Map Parcel number(s) 003 - 01 - 012 - 0000 - ----- ----- | | Community Development Department File # _____ | | | | | | | | | | | |
| | | Project Address: 32 Washington Street | | | | | | | | | | | | |
| | | Square Footage of Parcel: 0.23 Acreage | | | | | | | | | | | | |
| | | Zoning District: Downtown Historic District | | | | | | | | | | | | |
| Applicant | PRINTED Name/Co.: Stevens & Associates | | Owner | PRINTED Name/Co.: Monadhock Affordable Housing Corporation | | | | | | | | | | |
| | Address: 95 Main Street Brattleboro, VT 05302 | | | Address: 831 Court Street Keene, NH 03431 | | | | | | | | | | |
| | Telephone: (802)-257-9329 | | | Telephone: (603)-352-6161 | | | | | | | | | | |
| | E-mail: dabate@stevens-assoc.com | | | E-mail: jmeehan@keenehousing.org | | | | | | | | | | |
| | Signature: | | | Signature: | | | | | | | | | | |
| Printed Name: Diane Abate | | Printed Name: Joshua Meehan | | | | | | | | | | | | |
| 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) | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| C | A complete application must include the following: | | | | | | | | | | | | | |
| | <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Two (2) copies of completed application forms</td> <td style="width:50%; border: none;"><input type="checkbox"/> Copies of any Zoning Board of Adjustment actions</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) copies of Descriptive Narrative</td> <td style="border: none;"><input type="checkbox"/> Three (3) copies of site plan (see Section D)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters</td> <td style="border: none;"><input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)</td> <td style="border: none;"><input type="checkbox"/> Scale and Massing Depictions (see Section F)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) sets of Mailing Labels for abutters</td> <td style="border: none;"><input type="checkbox"/> Material Examples (see Section G)</td> </tr> </table> | | | | | <input type="checkbox"/> Two (2) copies of completed application forms | <input type="checkbox"/> Copies of any Zoning Board of Adjustment actions | <input type="checkbox"/> Two (2) copies of Descriptive Narrative | <input type="checkbox"/> Three (3) copies of site plan (see Section D) | <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters | <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) | <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) | <input type="checkbox"/> Scale and Massing Depictions (see Section F) | <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters |
| <input type="checkbox"/> Two (2) copies of completed application forms | <input type="checkbox"/> Copies of any Zoning Board of Adjustment actions | | | | | | | | | | | | | |
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| <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters | <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) | | | | | | | | | | | | | |
| <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) | <input type="checkbox"/> Scale and Massing Depictions (see Section F) | | | | | | | | | | | | | |
| <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters | <input type="checkbox"/> Material Examples (see Section G) | | | | | | | | | | | | | |

PURPOSE OF DRAWING:
 Construction Documents
 ISSUED FOR BID
 JANUARY 19, 2021

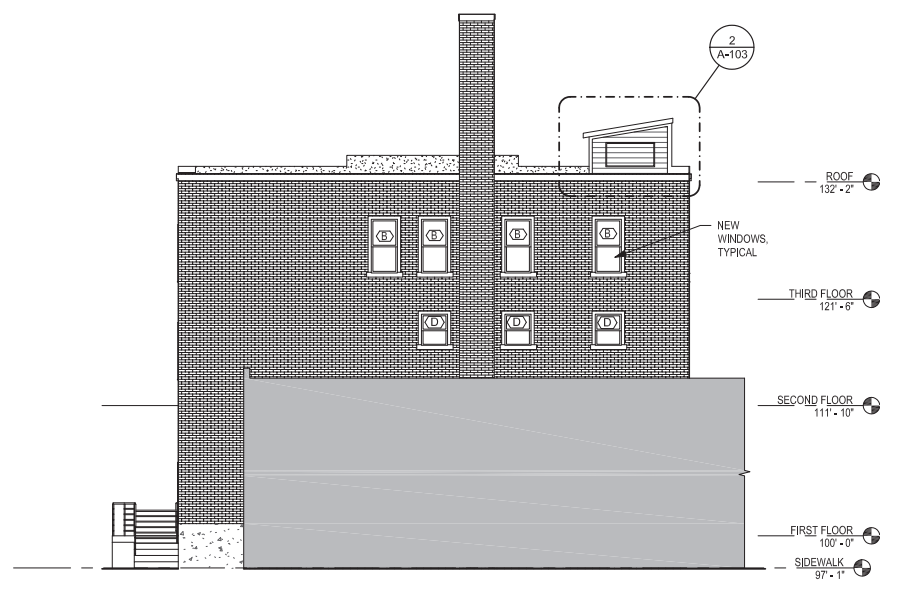
**BENNETT BLOCK
 Renovation**
 32 & 34 WASHINGTON ST.
 KEENE, NH
 PREPARED FOR:
 KEENE HOUSING
 831 COURT ST.
 KEENE, NH

REVISION:

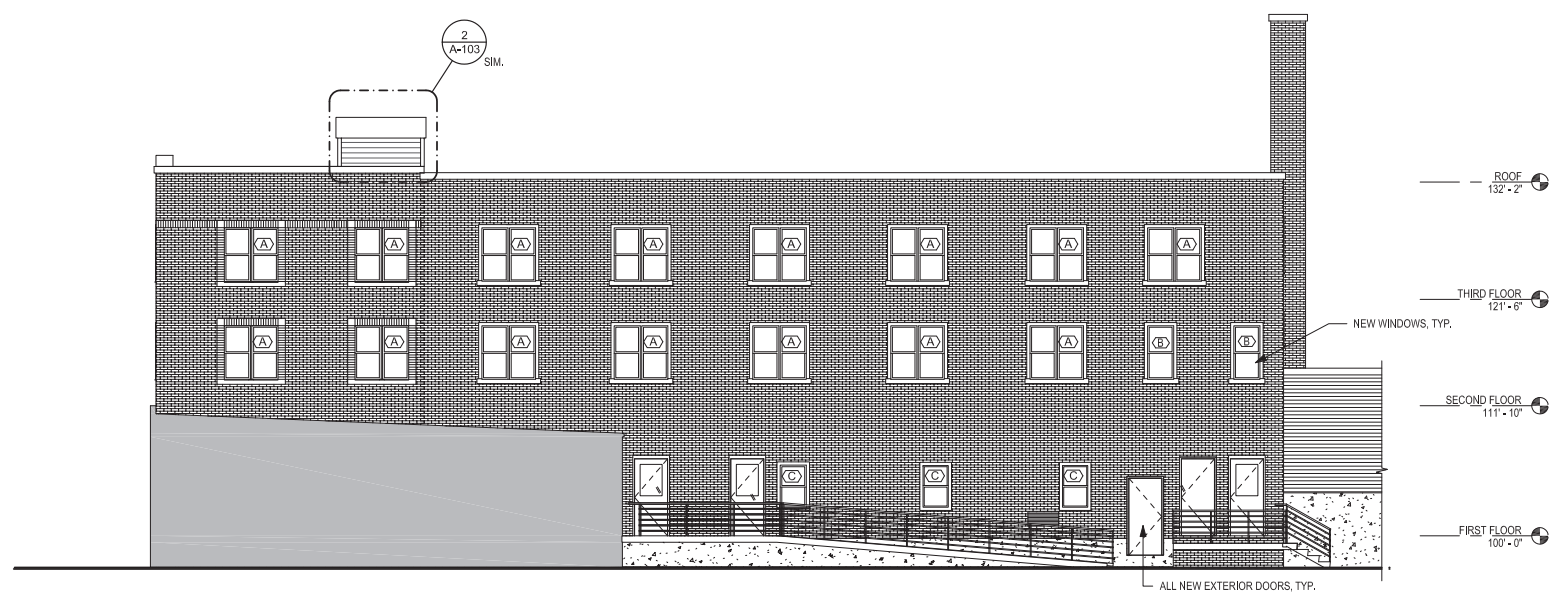
BUILDING ELEVATIONS

DO NOT SCALE DRAWINGS

| | |
|----------------|------------|
| DES. BY | DA |
| DRAWN BY | AB |
| CHKD. BY | DA |
| SCALE | AS SHOWN |
| DATE | 11/08/2020 |
| PROJECT NUM: | 16-081 |
| DWG. NO. | |
| A-200 | |
| SHEET 14 OF 23 | |



3 WEST ELEVATION
 Scale: 1/8" = 1'-0"



1 4-NORTH ELEVATION
 Scale: 1/8" = 1'-0"



4 2-EAST ELEVATION
 Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"







PROSOCO®

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

Light Duty Restoration Cleaner

Sure Klean® Light Duty Restoration Cleaner removes tough atmospheric soiling and subsurface staining, while minimizing potential for damage to delicate masonry and adjacent substrates. Removes difficult calcium (concrete) stains, white scum and other staining from most window glass.

Sure Klean® Light Duty Restoration Cleaner combines exceptionally low acid concentrations with a revolutionary blend of non acidic cleaners, surface wetting agents and inhibitors. This produces a highly efficient, gelled cleaner which is easily controlled and much safer for the building, the applicator and the environment.

ADVANTAGES

- Highly efficient restoration cleaner for most dense masonry surfaces.
- Reduced potential for damage to adjacent or surrounding surfaces.
- Safer and less corrosive than conventional restoration cleaners based on hydrofluoric acid or ammonium bi-fluoride.
- Removes rust stains and red clay stains from brick.
- Very low odor.
- Restores clarity of most common flush window glass streaked and damaged by pollution and water rundown from adjacent building materials. Always test to ensure desired results.

Limitations

- Mildly acidic. Not for polished marble or polished travertine.
- May damage some non masonry surfaces.
- May have limited effect on highly porous surfaces. Contact PROSOCO Customer Care for product recommendation.
- Not intended for regular maintenance cleaning of glass.
- Not for use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings and films.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Light Duty Restoration Cleaner is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

| | |
|--|--|
| FORM | Clear, colorless paste/gel liquid |
| SPECIFIC GRAVITY | 1.12 |
| pH* | 1.5–2.0 |
| WT/GAL | 9.34 lbs |
| ACTIVE CONTENT | not applicable |
| TOTAL SOLIDS | not applicable |
| VOC CONTENT | not applicable |
| FLASH POINT | not applicable |
| FREEZE POINT | 5° F (–15° C) |
| SHELF LIFE | 1 year in tightly sealed, unopened container |
| *The concentrated product's pH of 1.5–2.0 is comparable to that of common citrus fruits such as lemons and limes. The fluoride content is below that found in many prescription toothpastes. | |

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

Product Data Sheet

Sure Klean® Light Duty Restoration Cleaner

PREPARATION

Protect people, vehicles, property, plants, metal, all non masonry and acid-sensitive surfaces from contact with product, rinse residue, fumes and wind drift. Protect/divert auto and foot traffic. Clean when traffic is at a minimum.

Application to surfaces exposed to direct sunlight or high winds may cause rapid drying. When possible, clean when surfaces are shaded from direct sunlight. Wet hot surfaces with fresh water immediately before applying cleaner to remove loose soiling and reduce surface temperature. Do not let cleaner dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.

Specifier Note: pH of Cleaning Effluent: When applied to building surfaces, a reaction between Sure Klean® Light Duty Restoration Cleaner, surface soiling and rinse waters generally raises the pH of cleaning effluent to a near neutral state.

| Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate. | | | |
|---|----------------|------|-------------------------------|
| Substrate | Type | Use? | Coverage |
| Architectural Concrete Block | Burnished | yes | 75–100 sq.ft. 7–9 sq.m. |
| | Smooth | yes | |
| | Split-faced | yes | |
| | Ribbed | yes | |
| Concrete | Brick | yes | 50–125 sq.ft. 5–12 sq.m. |
| | Tile | yes | |
| | Precast Panels | yes | |
| | Pavers | yes | |
| | Cast-in-place | yes | |
| Fired Clay | Brick | yes | 75–150 sq.ft. 7–14 sq.m. |
| | Tile | yes | |
| | Terra Cotta | yes | |
| | Pavers | yes | |
| Marble, Travertine, Limestone | Polished | no | N/A |
| | Unpolished | yes | 75–150 sq.ft. 7–14 sq.m. |
| Granite | Polished♦ | yes | 150–175 sq.ft. 14–16 sq.m. |
| | Unpolished | yes | 100–150 sq.ft. 9–14 sq.m. |
| Sandstone | Unpolished | yes | 75–125 sq.ft. 7–12 sq.m. |
| Slate | Unpolished | yes | 100–175 sq.ft. 9–16 sq.m. |
| ♦May damage some glass, metal and polished masonry. See Limitations, page 1. Always test to ensure desired results. Coverage estimates depend on surface texture and porosity. | | | |

Effluent generated on job sites employing Light Duty Restoration Cleaner typically measures within the range of pH 5–10. This falls within the acceptable range for discharge to most waste water treatment facilities. Always test to ensure effluent meets local standards for discharge.

Surface and Air Temperatures

Best air and surface temperatures for cleaning: 40° F (4° C) or above. Cleaning when temperatures are below freezing or will be overnight may harm masonry. If freezing conditions have existed, let the masonry thaw before cleaning.

Equipment

Apply with an acid-resistant brush or heavy nap roller. Do not atomize. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Use only well-maintained staging and scaffolding that is equipped with steel cable. Use polypropylene ropes and safety lines. Use acid-resistant application equipment.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning efficiency. Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces.

Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

Product Data Sheet

Sure Klean® Light Duty Restoration Cleaner

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Apply as packaged. Do not dilute or alter or use for purposes other than specified.

Stir or mix well before use.

Application Instructions

Masonry

1. Working from bottom to top, prewet the surface with clean water.
2. Apply cleaner using a brush or roller. Gently scrub to improve results.
3. Let dwell for 5 to 15 minutes. Gently scrub heavily soiled areas. Do not let product dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water. Reapply the cleaner in a gentle scrubbing manner.
4. Working from bottom to the top, rinse thoroughly with clean water.
5. Repeat steps 1 through 4 above if necessary.

Glass

1. Working from bottom to top, prewet the surface with clean water.
2. Apply cleaner in a gentle, circular scrubbing manner.
3. Let the cleaner dwell for 5 to 15 minutes. Gently scrub heavily soiled areas.
4. Working from bottom to top, rinse thoroughly with clean water.
5. To minimize water spotting, clean window glass using standard window cleaning products. If glass streaking is caused by leaching of salts from concrete, mortar, etc. help prevent further streaking by applying the appropriate Sure Klean® Weather Seal product to the masonry.

Cleanup

Clean brushes and rollers using warm, soapy water.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

BEST PRACTICES

Regarding pH of Cleaning Effluent: When applied to building surfaces, a reaction between Sure Klean® Light Duty Restoration Cleaner, surface soiling and rinse waters generally raises the pH of cleaning effluent to a near neutral state. Effluent generated on job sites employing Light Duty Restoration Cleaner typically measures within the range of pH 5–10. This falls within the acceptable range for discharge to most waste water treatment facilities. Always test to ensure effluent meets local standards for discharge.

Apply with an acid-resistant brush or heavy nap roller. Do not atomize. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Application to surfaces exposed to direct sunlight or high winds may cause rapid drying. When possible, clean when surfaces are shaded from direct sunlight. Wet hot surfaces with fresh water immediately before applying cleaner to remove loose soiling and reduce surface temperature.

Do not let cleaner dry on the surface. If drying occurs, lightly wet treated surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

SECTION 040110 – HISTORIC MASONRY CLEANING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes cleaning the following:

- 1. Brick masonry surfaces.
- 2. Stone surfaces.

1.3 DEFINITIONS

- A. Very Low-Pressure Spray: Under 100 psi (690 kPa).
- B. Low-Pressure Spray: 100 to 400 psi (690 to 2750 kPa); 4 to 6 gpm (0.25 to 0.4 L/s).

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Bennett Block 32-34 Washington Street, Keene, NH.
 - 1. Review methods and procedures related to cleaning masonry including, but not limited to, the following:
 - a. Verify masonry-cleaning equipment and facilities needed to make progress and avoid delays.
 - b. Materials, material application, and sequencing.
 - c. Cleaning program.
 - d. Coordination with building occupants.

1.5 SEQUENCING AND SCHEDULING

- A. Work Sequence: Perform masonry-cleaning work in the following sequence:
 - 1. Remove plant growth.
 - 2. Inspect for open mortar joints. Where repairs are required, delay further cleaning work until after repairs are completed, cured, and dried to prevent the intrusion of water into the wall.
 - 3. Remove paint.
 - 4. Clean masonry surfaces.

1.6 ACTION SUBMITTALS

- A. Product Data: For each type of product.
 - 1. Include material descriptions and application instructions.
 - 2. Include test data substantiating that products comply with requirements.

1.7 QUALITY ASSURANCE

- A. Mockups: Prepare mockups of cleaning on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
 - 1. Cleaning: Clean an area 8 square feet for each type of masonry and surface condition.
 - a. Test cleaners and methods on samples of adjacent materials for possible adverse reactions. Do not test cleaners and methods known to have deleterious effect.
 - b. Allow a waiting period of not less than seven days after completion of sample cleaning to permit a study of sample panels for negative reactions.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

1.8 DELIVERY, STORAGE, & HANDLING

- A. Deliver products in time to avoid construction delays.
- B. Deliver and store products in manufacturer's original packaging with identification labels intact.
- C. Store products away from weather and at the temperature and humidity conditions recommended by the manufacturer.
- D. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry-cleaning work to be performed according to product manufacturers' written instructions and specified requirements.
- E. Clean masonry surfaces only when air temperature is 40 deg F (4 deg C) and above and is predicted to remain so for at least seven days after completion of cleaning.

PART 2 - PRODUCTS

2.1 CLEANING PRODUCTS

- A. Acceptable Manufacturer: ProSoCo, Inc. 3741 Greenway Circle, Lawrence, KS 66046; (800) 255-4255; www.prosoco.com.
- B. Restoration Cleaner: ProSoCo
 - 1. SureKlean Light Duty Restoration Cleaner:
 - a. Gelled blend of cleaning agents, detergents, and inhibitors to remove light to moderate atmospheric and oxidation staining from dense masonry surfaces.

2. Other products recommended by manufacturer for specific applications, subject to Architect's approval and mock-up testing.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that substances are acceptable for cleaning.
- B. Do not proceed until test panels have been approved by Architect.

3.2 PROTECTION & CLEANING

- A. Comply with each manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent chemical cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
 1. Cover adjacent surfaces with materials that are proven to resist chemical cleaners used unless products being used will not damage adjacent surfaces. Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. When no longer needed, promptly remove masking to prevent adhesive staining.
 2. Do not apply chemical solutions during winds of enough force to spread them to unprotected surfaces.
 3. Neutralize alkaline and acid wastes before disposal.
 4. Dispose of runoff from operations by legal means and in a manner that prevents soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

3.3 CLEANING MASONRY, GENERAL

- A. Cleaning Appearance Standard: Cleaned surfaces are to have a uniform appearance as viewed from 20 feet away by Architect.
- B. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water do not wash over dry, cleaned surfaces.
- C. Use only those cleaning methods indicated for each masonry material and location.
 1. Brushes: Do not use wire brushes or brushes that are not resistant to chemical cleaner being used.
 2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.
 - a. Equip units with pressure gages.
 - b. For chemical-cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with nozzle having a cone-shaped spray.

- c. For water-spray application, use fan-shaped spray that disperses water at an angle of 25 to 50 degrees.
 - d. For high-pressure water-spray application, use fan-shaped spray that disperses water at an angle of at least 40 degrees.
 - e. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F (60 and 71 deg C) at flow rates indicated.
 - f. For steam application, use steam generator capable of delivering live steam at nozzle.
- D. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.

END OF SECTION 040110



Tuck Pointing Mortar AMX 420

Product # AMX 420



1. PRODUCT NAME

Amerimix Tuck Pointing Mortar - AMX 420

2. PRODUCT DESCRIPTION

Amerimix AMX 420 Tuck Pointing Mortar is a factory blend of graded sands, hydrated lime, and portland cement with a formulation engineered to repair and restore masonry structures where a low strength mortar is required.

Features & Benefits

- Factory blended under controlled conditions for mix consistency
- Superior adhesion
- May be pigmented

Uses

- Pointing mortar joints
- Restoration masonry construction
- Lay block or brick
- Interior or exterior applications
- Above grade applications

Packaging

Available in 80 lb (36.3 kg) bags and bulk bags.

Coverage

One 80 lb (36.3 kg) bag yields approximately .78 ft³ (0.02 m³).

Limitations

1. The type of mortar selected should be coordinated with the type of application, type of masonry units and intended use. Mortars with lesser compressive strength should be used with softer masonry units or tuck pointing applications.
2. The optimal temperature range for mortar application is between 40°F and 90°F (4°C and 32°C). Application outside of this range is possible when appropriate precautions for cold or hot weather

- construction are implemented in compliance with ACI, PCA, ASTM, IMIAC, or Masonry Institute standards.
3. Agitate material as necessary within its working time to maintain workability.
 4. Do not add materials other than clean potable water.
 5. Water with a high mineral salt content can cause efflorescence. Efflorescence occurs naturally and is beyond the control of Amerimix.
 6. Do not overwater. Avoid adding excessive amounts of water that promote segregation or bleeding of the mortar, and loss of strength and durability.
 7. Protect uncoated aluminum from direct contact with portland cement-based materials.
 8. Shelf life not to exceed one year from date of manufacture.
 9. Not to be used as grout for traffic bearing surfaces.

NOTE:

Amerimix Tuck Pointing Mortar - AMX 420 should be installed in accordance with the provisions of applicable ASTM standards and the local building code. Always follow traditional industry best practices appropriate for the application and weather conditions. Good workmanship in conjunction with proper design and detailing assures durable, efficient, watertight construction.

Safety

READ THE SAFETY DATA SHEET (SDS) BEFORE USING THIS PRODUCT. MSDS Sheets are available on our website Amerimix.com or contact CHEMTREC (24 hours availability) 800-424-9300 for International inquiries +01-703-527-3887, or contact Amerimix Technical Services at 888-313-0755.

3. TECHNICAL DATA

Meets or exceeds the following:

ASTM C270 Property Specification Requirements

| Mortar | Average Compressive Strength Minimum psi (MPa) | Water Retention Minimum% | Air Content Maximum% |
|--------|---|--------------------------|----------------------|
| Type 0 | 28 Days 350 (2.4) | 75 | 14 |

NOTES:

- Mortar is designed to meet the requirements of ASTM C270 Standard Specification for Mortar for Unit Masonry. This is a laboratory test procedure.
- Mortar should be tested in the field by ASTM C780 Standard Test Method for Preconstruction and Construction Evaluation of Mortar for Plain and Reinforced Unit Masonry.

[CONTACT US](#)

Products » Pre-Blended Mortar » Tuck Pointing Mortar



Available in Type 0

REQUEST A DEMO

TUCK POINTING MORTAR

AMX 420

Amerimix AMX 420 Tuck Pointing Mortar is a factory blended formulation engineered to repair, restore, and repoint masonry structures where a low strength, **Type 0, repointing mortar is required such as in historical renovations.** Use Amerimix AMX 420 Tuck Pointing Mortar to help repair mortar joints for your next project!

- Tuck Pointing Mortar Specifications & Resources

FEATURES

- **Ideal for use in historical restoration projects.**
- Engineered for superior adhesion and lasting finish.
- Can be custom pigmented to meet project requirements.

USES

- Pointing mortar joints.
- **Restoring masonry construction, including historical renovations.**
- Interior or exterior applications.
- Above-grade applications.

SPECS

- **ASTM C150** Standard Specification for Portland Cement
- **ASTM C207** Standard Specification for Hydrated Lime for Masonry Purposes
- **ASTM C1714** Standard Specification for Preblended Dry Mortar Mix for Unit Masonry
- **ACI 530.1** Specification for Masonry Structures

TECHNICAL DOCUMENTS

- [Tuck Pointing Mortar – AMX 420 Datasheet](#)
- [Tuck Pointing Mortar – AMX 420 SDS](#)

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PRODUCTS

[Pre-Blended Mortar](#)

[Pre-Blended Grout](#)

[Pre-Blended Stucco](#)

[Stone Veneer Mortar](#)



TUCK POINTING MORTAR
AMX 420

REQUEST A DEMO
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CITY OF KEENE
NEW HAMPSHIRE

MEMORANDUM

Date: April 14, 2021
To: Historic District Commission
From: Mari Brunner, Planner
Re: Agenda Item 5 - May is Mural Month

Background

Included below is background information submitted by Rosi Bernardi, Professor Emeritus, KSC Art Department and member of Friends of Public Art. Rosi has helped organize May is Mural Month over the past four years, and will present on this item at the April 21, 2021 HDC meeting.

May is Mural Month Narrative:

“Friends of Public Art- a small group of individuals who support public art in Keene established May is Mural Month 4 years ago. May is Mural Month pastes up temporary paper murals on buildings in downtown Keene. The murals are steamed off the walls in 1-3 years depending on their condition and the desires of building owners and artists. No harm is done to the buildings. The City of Keene's Mayor declared “May is Mural Month” four years ago and each year the HDC is informed of the plans for that year. Building owners approve of each site and while given some insight as to the artist's works to be displayed - it is Friends of Public Art who invite, choose, paste up, and remove the works. Some permanent murals have also been painted on walls as part of May is Mural month as well.”

2021 Minor HDC Projects: January-March

The list below includes requests that were approved administratively by staff on behalf of the HDC from January 1, 2021 to March 31, 2021. The requests either met the threshold for a minor project as outlined in Section III.C of the HDC Regulations, or they were proposed for a Non-contributing or Incompatible resource and it was determined that they did not warrant review and approval by the Historic District Commission (per Section III.D of the HDC Regulations). More information about each project is available on the 4th floor of City Hall.

1. **COA-2021-01 – 73 Court Street – Window Replacement:** Replace an existing vinyl window along the south façade of the building with a new double-hung vinyl window within the existing opening. The new window will match the existing windows in terms of color, material, size, muntin type, and grid pattern.
2. **COA-2013-06, Modification #2 – 59-79 Emerald Street – Window Replacements:** Replace four metal windows with white vinyl windows within the existing window openings in the former Uptown Salon tenant space. The new windows will match the existing windows located at the front of the tenant space in terms of color and material.
3. **COA-2011-13, Modification #8 – 34 Cypress Street – Monadnock Food Co-op Modifications:** The Applicant proposes minor modifications to the Monadnock Food Co-op building and site, including the submittal of revised elevations to show the second entrance along the south façade (located to the east of the existing main entrance), installation of a new Mitsubishi rooftop unit on the northwest corner of the roof, increase the size of dumpster enclosure on the western portion of the site by 230 sf, and construction of an open steel frame canopy structure with a metal roof over the loading dock.