



## **Historic District Commission**

### **AGENDA**

Wednesday, June 19, 2024

4:30 PM City Hall, 2<sup>nd</sup> Floor Council Chambers

- 1. Call to Order and Roll Call**
- 2. Minutes of February 21, 2024**
- 3. Mayor Kahn** – Discussion on reducing required membership
- 4. CLG 2024 Project Kick-off** – Presentation by Mae Williams on the inventory of the Historic District Expansion and other unranked properties
- 5. 69 Washington Street, Keene UU Church** – Nomination to the National Register of Historic Places
- 6. Staff Updates**
  - a) **Master Plan Update**
- 7. New Business**
- 8. Upcoming Dates of Interest:**
  - a) Next HDC Meeting: July 17, 2024 – 4:30 pm, TBD
  - b) HDC Site Visit: July 17, 2024 – 3:30 pm (To be confirmed)
- 9. Adjourn**

1 City of Keene  
2 New Hampshire

3  
4  
5 HISTORIC DISTRICT COMMISSION  
6 MEETING MINUTES  
7

Wednesday, February 21, 2024

4:30 PM

Council Chambers,  
City Hall

Members Present:

Sophia Cunha-Vasconcelos, Chair  
Hope Benik, Vice Chair  
Councilor Catherine Workman  
Anthony Ferrantello  
Russ Fleming, Alternate

Staff Present:

Evan Clements, Planner

Members Not Present:

Peter Poanessa, Alternate  
David Bergeron, Alternate

8 **1) Call to Order and Roll Call**  
9

10 Chair Sophia Cunha-Vasconcelos called the meeting to order at 4:30 PM and roll call ensued.  
11

12 **2) Minutes of January 17, 2024**  
13

14 Anthony Ferrantello moved to approve the meeting minutes of January 17, 2024 which was duly  
15 seconded by Councilor Workman. Russ Fleming recognized a necessary change on line 106 as it  
16 should state “Councilor Workman” instead of “Chair Workman.” With the aforementioned  
17 changes, the motion passed unanimously.  
18

19 **3) Advice & Comment**  
20

21 **A) Demolition – 70 Court Street** – Representatives for the property owner, Keene  
22 Senior Center Inc. are seeking input from the HDC regarding the proposed demolition of  
23 the accessory building at 70 Court Street (TMP # 568-041-000- 001-000). The property is  
24 ranked as a Primary Resource and is located in the Downtown Transition District.  
25

26 The representatives for 70 Court Street were not present at the meeting.  
27 Mr. Fleming is on the Board for the senior center at 70 Court Street. He stated that the  
28 senior center had moved locations and rented out the front of the building on Marlboro  
29 Street. The realtor was coming to the Board to find out about the possibility of taking  
30 down the accessory building in the event a prospective buyer was interested in  
31 purchasing the property. Mr. Clements stated that the garage building in question was not

32 included on the inventory form which would make it easier to demolish, as it is not a  
33 contributing aspect of the property.

34

35 **B) Demolition – 104 Emerald Street** – Representatives for the property owner, RK  
36 Parisi Enterprises Inc. are seeking input from the HDC regarding the proposed demolition  
37 of the entire site to make way for new development at 104 Emerald Street (TMP # 564-  
38 069-000). The property is unranked and is located in the Downtown Growth District.

39

40 Robert Parisi was present to speak upon the demolition of 104 Emerald Street. He asked  
41 the Commission about the status of the architectural assessment of the property, as it is  
42 scheduled to be inventoried and ranked. The project was expected to begin in May of  
43 2024 to be completed by September of the same year. Mr. Parisi stated that he was still in  
44 the exploratory phase, as he was unsure if he would convert it to a residential building  
45 instead of keeping it as commercial property. He would consider demolition of the  
46 building if he decided upon converting it for residential use. As it currently stood, the  
47 first floor of the building was used for retail and the second and third floors were used for  
48 storage. Chair Cunha-Vasconcelos explained that the Commission’s purpose was to help  
49 maintain the historic integrity of the exterior of the building to which Mr. Parisi replied  
50 that he was striving to keep the slate roof and former skylights on the third floor of the  
51 building. Behind the vinyl siding is a timber frame.

52

53 Mr. Ferrantello stated that while the property was not in the primary Historic District, it is  
54 in the 2011 Historic District expansion. Mr. Parisi stated that he would wait to make any  
55 further decisions until the assessment of the property for ranking is completed.

56

57 **4) Staff Updates**

58

59 **A) CLG Grant for Property Inventory – Update**

60

61 Mr. Clements stated that he sent a revised scope of work to the consultant as some of  
62 the properties were just parking lots and, therefore, they did not need to be ranked. The  
63 Railroad Street condominium project, the Monadnock Food Co-Op (34 Cypress Street)  
64 and the Courtyard by Marriot (75 Railroad Street) are all in the Historic District but  
65 have not met their period of significance (50 years old) yet. The properties would still  
66 be included in the property inventory for when that time comes. The consultant would  
67 give suggested rankings for all of the properties based off of her research and the  
68 Commission members would meet with her when ready.

69

70 **B) Joint Historic District and Heritage Commission Meeting – March 13, 2024**

71

72 The joint HDC and HC meeting will be held on March 13, 2024 at 4:30 PM in the second  
73 floor conference room. It was planned to be a meet and greet where the Chairs of both

74 boards would give brief presentations on what their respective commissions have been  
75 doing as well as a discussion of both of the Commissions' missions and goals.

76

77 **5) New Business**

78

79 None presented.

80

81 **6) Upcoming Dates of Interest**

82

83 **A) Next HDC Meeting: March 20, 2024 – 4:30 PM, TBD**

84

85 The next HDC meeting, scheduled for March 20, 2024, will be cancelled as Chair Cunha-  
86 Vasconcelos will be out of the country at that time.

87

88 Mr. Clements stated that he would speak upon the fee schedule change at this time. Abutters  
89 notices must be delivered by Verified Mail so the City of Keene uses Certified Mail which  
90 continues to go up in price. The US Postal Service also offers another product called a Certificate  
91 of Mailing and the City Attorney believes it meets the statutory requirement of verified mail and  
92 it is significantly less expensive. As it is considered a rules of procedure change, Mr. Clements  
93 will post notice of the meeting 10 days in advance in the newspaper for the next meeting,  
94 potentially in April.

95

96 **7) Adjournment**

97

98 There being no further business, Chair Cunha- Vasconcelos adjourned the meeting at 5:02 PM.

99

100 Respectfully submitted by,  
101 Melissa Danneker, Minute Taker

102

103 Reviewed and edited by,  
104 Evan J. Clements, AICP - Planner



State of New Hampshire  
DEPARTMENT OF NATURAL & CULTURAL RESOURCES  
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301  
Phone: 603-271-3483 Fax: 603-271-3433  
TDD Access: Relay NH 1-800-735-2964  
nhdhr.dncr.nh.gov



May 21, 2024

CHAIR, BOARD OF TRUSTEES  
KEENE UNITARIAN UNIVERSALIST CHURCH  
69 WASHINGTON ST  
KEENE NH 03431

Dear Chairperson:

We are pleased to inform you that the Keene Unitarian Universalist Church located at 69 Washington Street in Keene, New Hampshire will soon be considered by the New Hampshire State Historical Resources Council (Council) for nomination to the National Register of Historic Places. The Council will meet next on July 29, 2024 at 11 AM. You are being notified because you are listed as the owner of record.

The National Register is the official federal listing of significant heritage resources (buildings, structures, sites, districts, and objects) worthy of preservation, but it does not impose any restriction or limitation on the use of private or non-federal property unless federal funds or programs are involved. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Although there are no known coal resources in New Hampshire, we are required by federal regulations to notify you that if the property contains coal resources and is listed on the National Register, certain provisions of the Surface Mining and Control Act of 1977 make it less likely that surface mining of the coal will be permitted by the state or federal government.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accord with the National Historic Preservation Act Amendments of 1980 and federal regulation 36 CFR Part 60. (These provisions apply to fee simple ownership only.)

Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of a single property, the property will not be listed if a majority of the owners object. In the case of a district nomination, the district will not be listed if a majority of the owners objects to listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns.

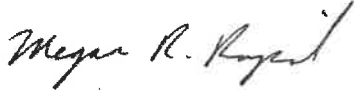
If the property cannot be listed because the owner or a majority of owners object prior to the submission of a nomination by the state, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

If you choose to object to the listing of your private property, the notarized objection must be submitted to the State Historic Preservation Officer, Department of Natural and Cultural Resources, Division of Historical Resources, 172 Pembroke Road, Concord, N.H. 03301 by 4pm on July 26, 2024.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the Division of Historical Resources, 172 Pembroke Road, Concord, N.H. 03301. Comments must be received by July 26, 2024.

If you have any questions or would like additional information, please feel free to contact me at 603-271-6435 or [megan.r.rupnik@dncr.nh.gov](mailto:megan.r.rupnik@dncr.nh.gov).

Sincerely,



Megan R. Rupnik  
National Register & State Survey Coordinator

Encl

cc: **Keene Historic District Commission**  
Keene Heritage Commission  
Keene City Council  
Cheshire County Administration  
E. Clark

## INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY #

## Name, Location, Ownership

1. Historic name Keene Unitarian Church
2. District or area \_\_\_\_\_
3. Street and number 69 Washington Street
4. City or town Keene
5. County Cheshire
6. Current owner Keene U U Church

## Function or Use

7. Current use(s) Church and Religious  
education
8. Historic use(s) Church and Religious  
education

## Architectural Information

9. Style Gothic Revival
10. Architect/builder Edward J. Lewis, Jr
11. Source "Keene UU Church", Smart, pg.157
12. Construction date 1894
13. Source "Keene UU Church", Smart, pg176
14. Alterations, with dates New Religious  
Education wing. 1959 <sup>\*60</sup> pg.173  
Modified 1980 pg.183
15. Moved? no  yes  date: \_\_\_\_\_

## Exterior Features

16. Foundation Granite
17. Cladding Granite, some st~~s~~soo and stick
18. Roof material Slate
19. Chimney material Granite
20. Type of roof Gable
21. Chimney location 2 Interior
22. Number of stories one
23. Entry location multiple
24. Windows stained and leaded

Replacement? no  yes  date: \_\_\_\_\_

## Site Features

25. Setting Mixed use area. Corner lot,  
Washington and Taylor Streets
26. Outbuildings none

35. Photo #1 \_\_\_\_\_
36. Date \_\_\_\_\_
37. Roll # \_\_\_\_\_ Frame # \_\_\_\_\_ Direction: \_\_\_\_\_
38. Negative stored at: \_\_\_\_\_

27. Landscape features Lawn, one or two mature  
trees
28. Acreage .91 acre
29. Tax map/parcel # \_\_\_\_\_
30. UTM reference \_\_\_\_\_
31. USGS quadrangle and scale \_\_\_\_\_

## Form prepared by

32. Name George Kingsbury
33. Organization Keene Heritage Commission
34. Date of survey April, 2003

**INDIVIDUAL INVENTORY FORM****NHDHR INVENTORY #**

41. Historical Background and Role in the Town or City's Development:
42. Applicable NHDHR Historic Contexts:
43. Architectural Description and Comparative Evaluation:
44. National or State Register Criteria Statement of Significance:
45. Period of Significance:
46. Statement of Integrity:
47. Boundary Discussion:
48. Bibliography and/or References:

The Church architect, Edwin L. Lewis, Jr , Boston, a well known church architect of over thirty Unitarian churches

The Church was built by The Roxbury Granite Co. of Keene with granite from their quarry in Roxbury. The contract was for \$19,487.00

The RELigious Education wing was built with a flat roof and Kaiwall walls, designed by Arthur Doyle, Keene architect. Due primarily to high cost of heating, the north wall was changed to wood siding and the flat roof was replaced by a gable roof. The new roof is 'off center' to accomodate thermal panels. These modifications were made in 1980.

The pg. references are from the book, "Keene U U Church " by James Smart, published by Phoenix Publishing, West Kennebunk, Maine in 1996. (Keene Unitarian Universalist Church, the Building and Its People)

**Surveyor's Evaluation:**

NR listed:	individual _____	NR eligible:	individual _____	NR Criteria:	A _____
	within district _____		within district _____		B _____
			not eligible _____		C _____
Integrity:	yes _____		more info needed _____		D _____
	no _____				E _____