



Historic District Commission

AGENDA

Wednesday, October 16, 2024

4:30 PM City Hall, 2nd Floor Council Chambers

1. Call to Order and Roll Call

2. Minutes of August 21, 2024

3. Public Hearing

- a) **COA-2024-04 – New Entry Addition, 33 Center St** - Applicant Dan Bartlett, on behalf of owner William Brown, proposes to construct an ~60-sf addition to the existing ~1,156-sf building located at 33 Center St (TMP #568-015-000). The parcel is 0.10-ac in size and is ranked as a Contributing Resource in the Downtown Transition District.

4. Staff Updates

- a) **2025 Meeting Schedule**
b) **COA Minor Project Application Update**

5. New Business

6. Upcoming Dates of Interest:

- a) Next HDC Meeting: November 20, 2024 – 4:30 pm, TBD
b) HDC Site Visit: November 20, 2024 – 3:30 pm (To be confirmed)

7. Adjourn

STAFF REPORT

COA-2024-04 – 33 Center Street – New Entry Addition

Request:

Applicant Dan Bartlett, on behalf of owner William Brown, proposes to construct an ~60-sf addition to the existing ~1,156-sf building located at 33 Center St (TMP #568-015-000). The parcel is 0.10-ac in size and is ranked as a Contributing Resource in the Downtown Transition District.

Background:

The residence at 33 Center Street was constructed around 1840 on land that covered an area west of Central Square, south of West Street to Court Street, and north of the Square to Vernon and Mechanic Streets. An eight-acre parcel was subdivided and purchased by Abijah Wilder who sold lots to Charles Kingsbury and Timothy Colony. The property appears on the map of Keene in 1853 under the ownership of "A. Wilder" with the brick home constructed.

The Leahy family owned the house from 1886 to 1954. The Murphy family then purchased the home and continued to own the property until it was sold in 1989. The property was then used as a rental for Keene State College students.

This application proposes to create a single at grade entrance that has internal access to both the lower and upper levels of the building. The existing entrance will be removed and replaced by new windows. The proposed 60 SF addition is located on the non-contributing addition of the building that was installed prior to the Historic District being established.



Fig 1: Historic Photo of 33 Center Street

Per Section 22-3 of the Land Development Code, this work is classified as a "Major Project" for review by the HDC.

Completeness:

The applicant has requested an exemption from supplying mortar, brick, or other material samples. After reviewing the exemption request, staff has made the determination that the requested exemption would have no bearing on the merits of the application and recommend that the application be accepted as complete.

Application Analysis:

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

22.8 Construction of New Additions - 22.8.2 Non-Contributing and Incompatible Resources:

STAFF REPORT

- A. *Additions shall reflect the context of surrounding historic buildings or structures and not detract from the overall character of the Historic District.*

The applicant states in their narrative that the proposed addition abuts the non-contributing resource and is seen from the south and east corner of the building and preserves the historic façade which is made of brick and is best viewed from the west and north sides.

The form and massing of the proposed addition “echoes” the two-story bay window and porch structures that can be found throughout the neighborhood. The new addition matches the existing height and shape of the existing building while being delineated by a change in materials. The Board will need to determine if this standard has been met.

- B. *Materials used for siding on additions shall be compatible with existing materials on the building and shall be those that are common in the Historic District. Acceptable materials include brick, stone, terra cotta, wood, metal and cement clapboard.*

The applicant is proposing to use a weathering steel siding to provide contrast between the brick façade of the historic resource and the vinyl siding of the non-contributing addition. Metal is an approved material in the Historic District. It appears that this standard has been met.

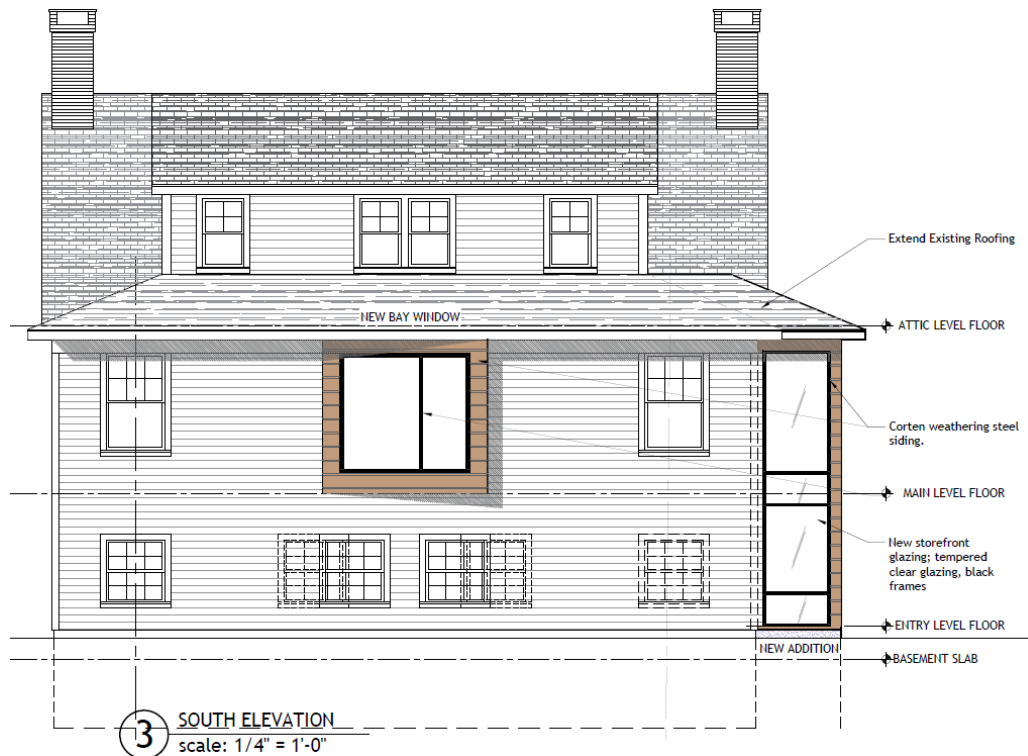


Fig 2: Proposed South Facade

STAFF REPORT

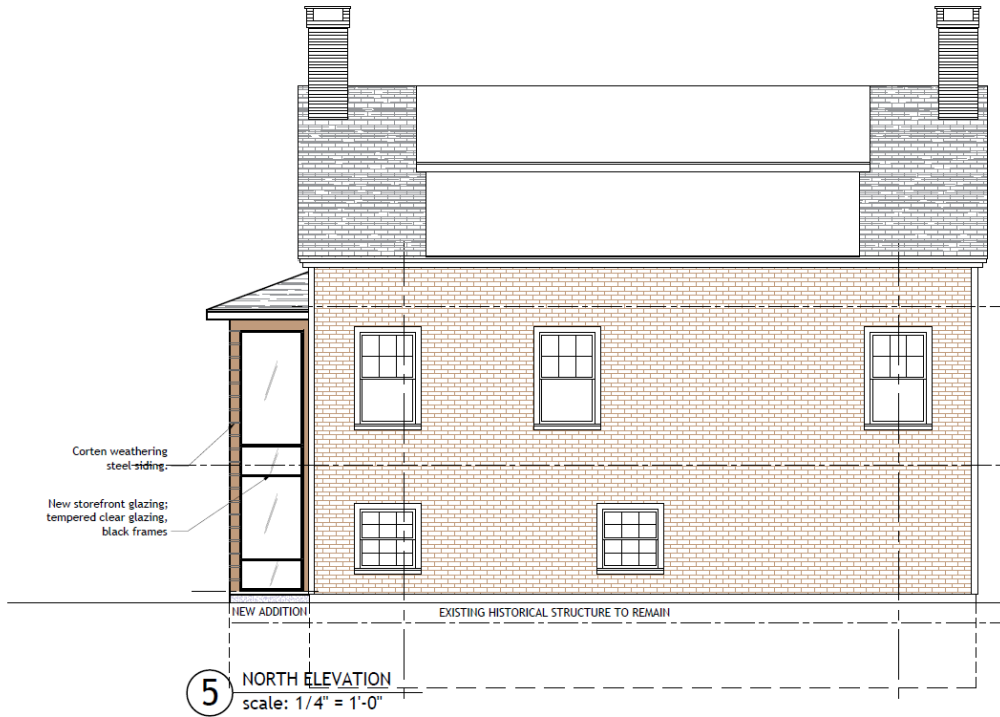


Fig 3: Proposed North Facade

Recommendation:

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

“Approve COA-2024-04 to allow for the construction of a ~60 sf addition on the property located at 33 Center St., as presented in the plan set titled “2nd Floor Addition Bill Brown 33 Center Street” prepared by DB Architects LLC, received 9/13/2024, at a scale of 1/4” = 1’ and in the application and supporting materials dated 9/13/2024 and 9/26/2024 with no conditions.”



City of Keene, NH

Historic District Commission (HDC) Major Project Application

If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keeneh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME:
New Entry Addition

PROJECT ADDRESS(ES):
33 Center Street

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER

NAME/COMPANY:
William L. Brown

MAILING ADDRESS:
33 Center Street

PHONE:
(240) 910-0389

EMAIL:
wmlbrown@earthlink.net

SIGNATURE: 

PRINTED NAME: William L. Brown

APPLICANT

NAME/COMPANY:
Dan Bartlett

MAILING ADDRESS:
185 Winchester Street

PHONE:
603 762 1956

EMAIL: dan@bartlett.net

SIGNATURE: Dan Bartlett Digitally signed by Dan Bartlett
Date: 2024.09.10 12:02:54
-04'00'

PRINTED NAME:

AUTHORIZED AGENT

(if different than Owner/Applicant)

NAME/COMPANY:

MAILING ADDRESS:

PHONE:

EMAIL:

SIGNATURE:

PRINTED NAME:

FOR OFFICE USE ONLY:

TAX MAP PARCEL #(s):
568-015-000-000-000

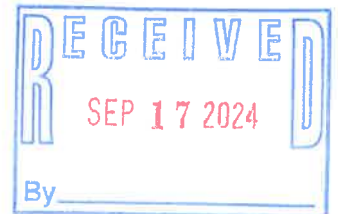
PARCEL SIZE: 0.10 ac

ZONING DISTRICT:
DT-T

RESOURCE RANKING:
Contributing

PROJECT #:
CA-2024-04

DATE STAMP:



SECTION 3: APPLICATION SUBMISSION REQUIREMENTS

A COMPLETE APPLICATION MUST INCLUDE THE FOLLOWING ITEMS AND MUST BE SUBMITTED BY ONE OF THE OPTIONS BELOW:

- **Email:** communitydevelopment@keeneh.gov, with "Historic District Commission" in the subject line
- **Mail / Hand Deliver:** Community Development (4th Floor), Keene City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for Historic District Commission applications are outlined further in **Article 22** and **Article 26.15** of the [Land Development Code \(LDC\)](#). You may request an exemption from providing any of the items below, except the application fee and narrative. The Community Development Director may grant an exemption, if it is determined that the scope of the project does not warrant the submittal.

Note: Additional information may be requested by the respective decision-making authority during the review process.

GENERAL SUBMITTAL REQUIREMENTS

CERTIFIED NOTICE LIST (See **Attachment A** for more information.)

2 SETS OF MAILING LABELS (See **Attachment A** for more information.)

PROJECT NARRATIVE (See **Section 1 of Attachment B** for more information.)

FEES: Fill in the information below to calculate the total fee.

- \$50 base fee
 - \$62 legal ad fee
 - 5.54 current USPS certificate of mailing rate x 6 abutters
 - MAILING LABEL SHEETS
- = \$147.24 (TOTAL FEE)

NOTE: Please call the Community Development Department for the current certificate of mailing rate. Checks should be made payable to the *City of Keene*. Credit card payments are accepted in-person or by calling 603-352-5440.

WAIVERS (See **Section 2 of Attachment B** for additional information.)

- WAIVER(S) REQUESTED**
- NO WAIVER(S) REQUESTED**

ADDITIONAL SUBMITTAL REQUIREMENTS (See Attachment C for additional information.)

	SUBMITTED	EXEMPTION REQUESTED
PRODUCT SPECIFICATION SHEETS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SAMPLES OF MORTAR AND/OR BRICK	<input type="checkbox"/>	<input checked="" type="checkbox"/>
COLOR REPRESENTATIONS, SIMULATIONS, OR RENDERINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PHOTOGRAPHS, RENDERINGS, AND/OR LINE SKETCHES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXISTING CONDITIONS PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PROPOSED CONDITIONS PLAN:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELEVATIONS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TO: HDC - City of Keene NH
RE: 33 Center Street Application for COA
Date: September 10, 2024

Attachment B - Narrative

Existing and Proposed Uses:

This is a single-family residential building, comprised of an historical brick building with a contemporary street-facing addition. This addition does not fall within the period of significance but was built prior to current development standards.

The current entry to the building is via an exterior wood staircase on the face of the existing addition. There is a second, non-compliant basement entry door in the original, brick masonry building, which is not part of the project.

This building is unusual in that the main living floor is nearly a full story above grade, and the basement is less than two feet below grade. The existing entry stairs are a rather long 'run' and lead only to that main floor.

However, the kitchen is currently located in the 'basement' of the original building. It is accessed either from a non-compliant exterior door, or by going up a flight of exterior stairs, then descending another stairway on the interior to get to the kitchen/basement level.

The main purpose of this project is to create a single entrance, at grade, to access both the lower (basement) and upper (main) floors inside the building. The most workable and practical solution was to create a new entry structure to accommodate stairs down, and stairs up, in an efficient and attractive manner.

Secondarily, there will be some adjustment to the south, street-facing façade to account for the removal of the door – ie new windows and either patching/repair of existing siding, or possibly new siding.

Type, Scale and Scope of the Proposal

This proposal is to build a 60 square foot addition to the existing non-contributing portion of the building to provide more suitable entry, and to eliminate unsightly stairs located within the street-front setback. The project matches the size and scale of the existing addition.

Compliance with Applicable Standards

- The primary character defining features are best seen from the west and north sides of the building. The proposed addition abuts the non-contributing resource and is seen from the south and east corner of the building.
- The form and massing of the proposal echoes the two-story bay window and porch structures seen on that block, and proposes to use a material compatible with – but not imitative of – the house and neighborhood.
- The proposal matches the height and shape of the existing addition, but is differentiated by a distinct change of materials.
- The location of the addition is on the side, which is the only place where there is room to be most compliant with current setback requirements.
- The design intent is to provide an attractive architectural feature that solves and improves existing problems with a structure that reflects current or modernist sensibilities without false or misleading references.

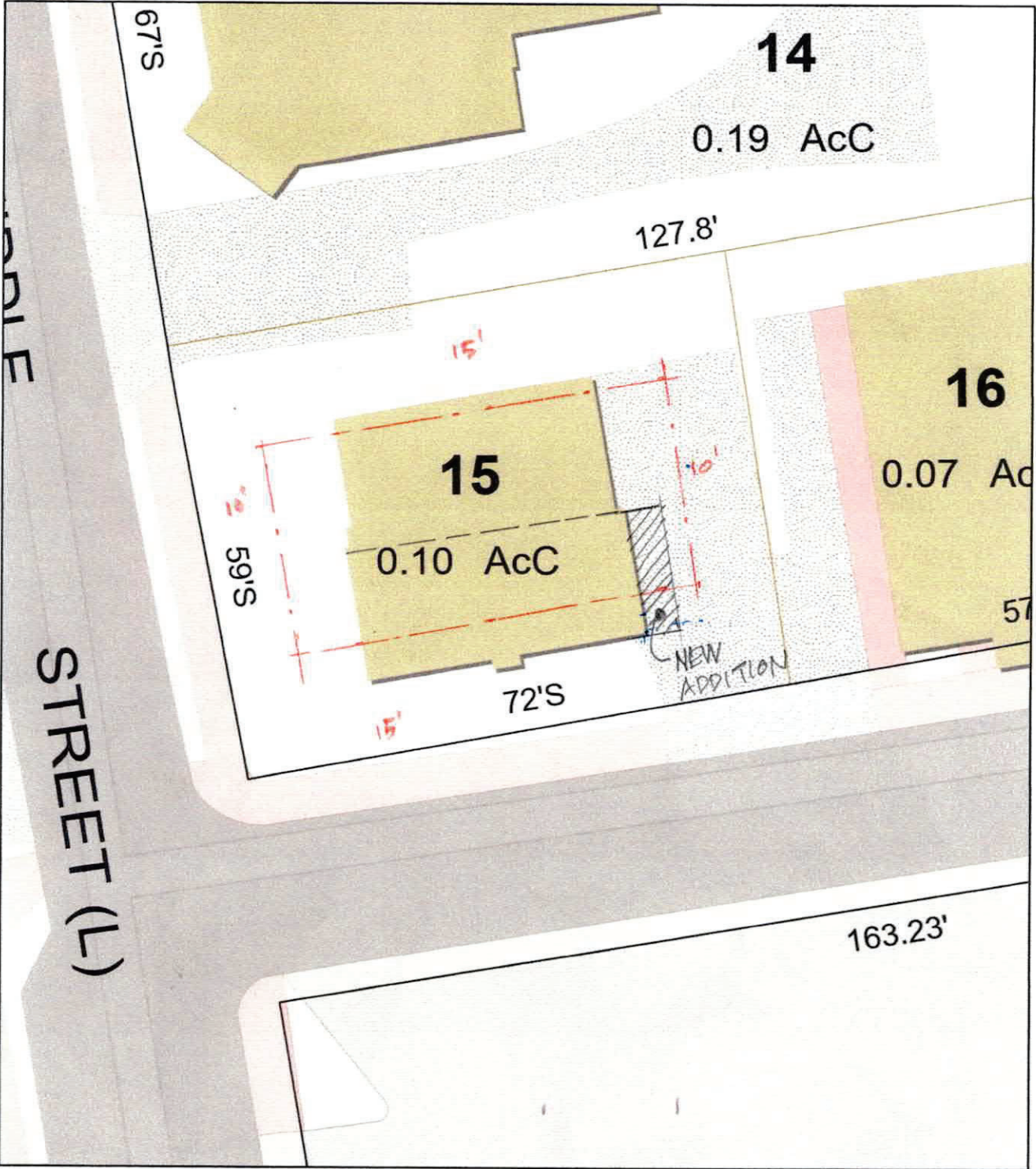
Respectfully submitted,



Dan Bartlett AIA

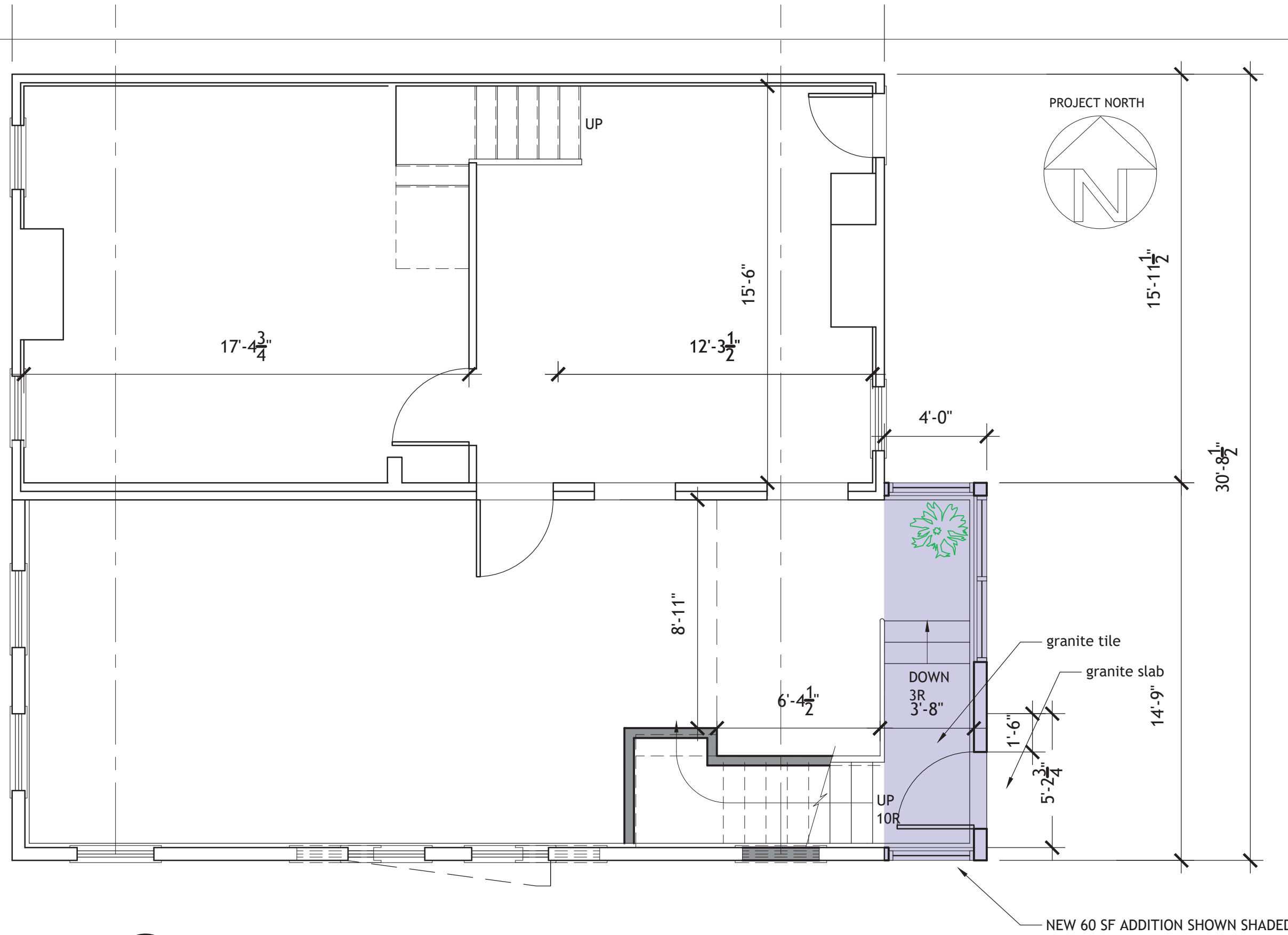


July 15, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

$59 \times 72 = 4248 \text{ SF} \times 0.5 = 2124 \text{ SF}$ ^{ALLOWABLE} MAX BLDG AREA
EXIST'G BLDG AREA = 1043 SF



1 LOWER FLOOR PLAN
 scale: 1/4" = 1'-0"

ISSUED FOR:
 Schematic Design Review

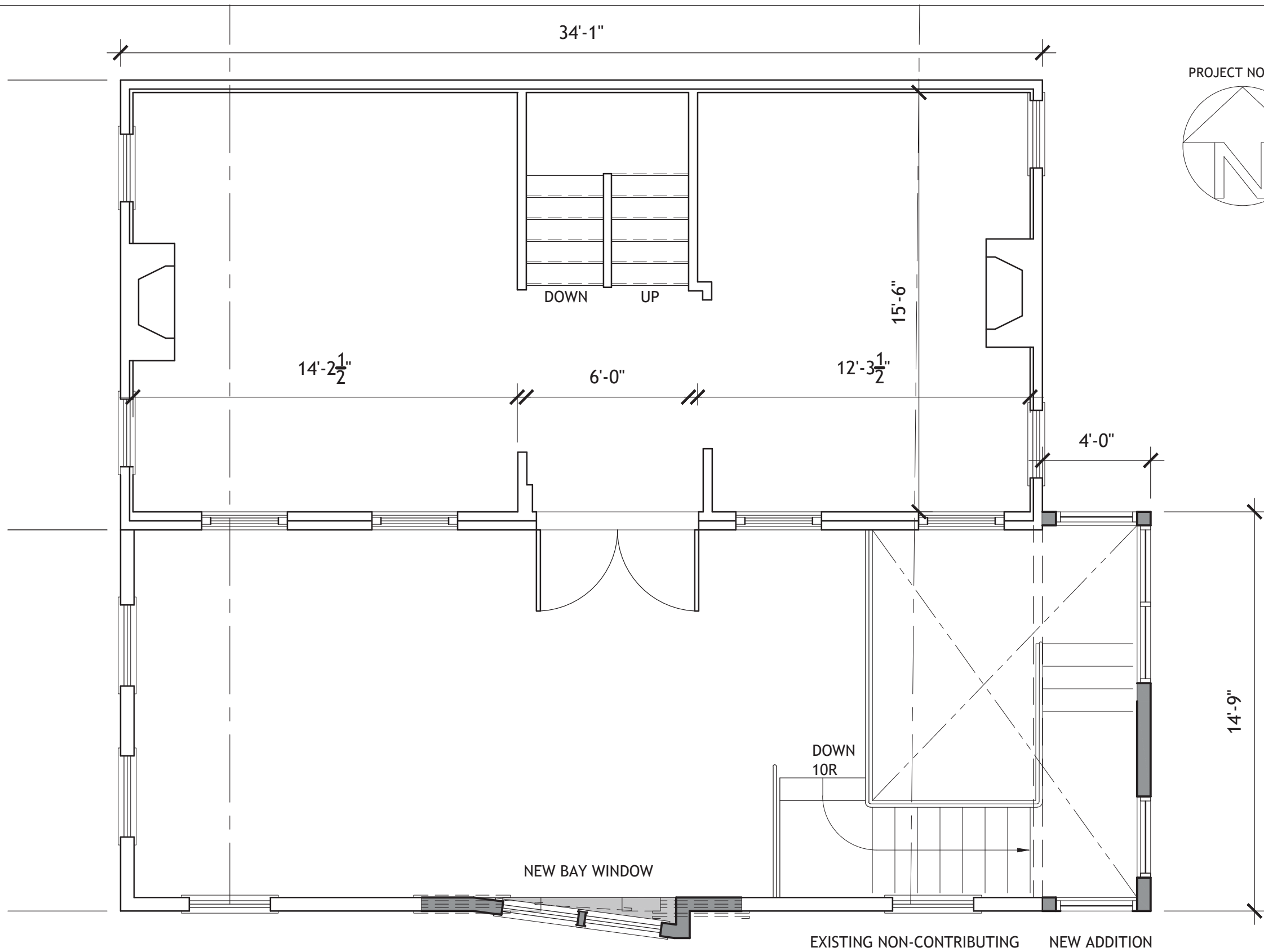
db architects LLC
 Dan Bartlett AIA
 185 Winchester St
 Keene, NH 03431
 603.352.0612
 dan@bartlett.net

project name 2nd FLOOR ALTERATIONS

BILL BROWN
 33 CENTER STREET KEENE NH

sheet number

SK.1
9-11-24



2 UPPER FLOOR PLAN
 scale: 1/4" = 1'-0"

ISSUED FOR:
 Schematic Design Review



db architects LLC
 Dan Bartlett AIA
 185 Winchester St
 Keene, NH 03431
 603.352.0612
 dan@bartlett.net

project name 2nd FLOOR ALTERATIONS

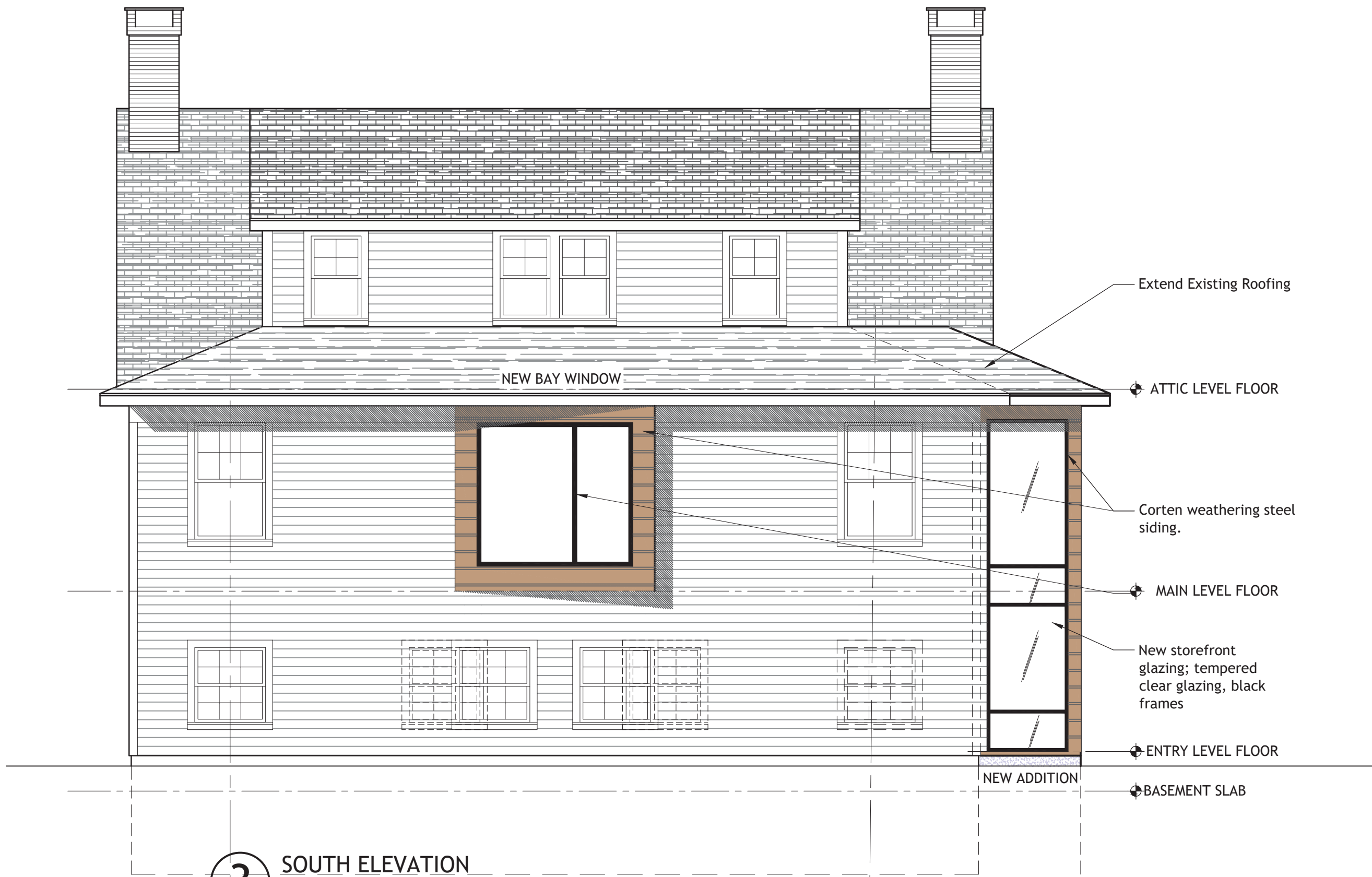
BILL BROWN
 33 CENTER STREET KEENE NH

sheet number
SK.2
9-11-24

C:\Users\Dan\OneDrive\Documents\PROJECTS 2021\BILL BROWN\BILL BROWN 2024.dwg, 9/11/2024 6:57:25 PM, DWG To PDF.pc3

ISSUED FOR:
Schematic Design Review

db a r c h i t e c t s L L C
 Dan Bartlett AIA
 185 Winchester St
 Keene, NH 03431
 603.352.0612
 dan@bartlett.net



3 SOUTH ELEVATION
 scale: 1/4" = 1'-0"

Extend Existing Roofing

ATTIC LEVEL FLOOR

Corten weathering steel siding.

MAIN LEVEL FLOOR

New storefront glazing; tempered clear glazing, black frames

ENTRY LEVEL FLOOR

BASEMENT SLAB

NEW ADDITION

NEW BAY WINDOW

project name 2nd FLOOR ALTERATIONS

BILL BROWN
33 CENTER STREET KEENE NH

sheet number
SK.3
9-11-24



4 EAST ELEVATION
scale: 1/4" = 1'-0"

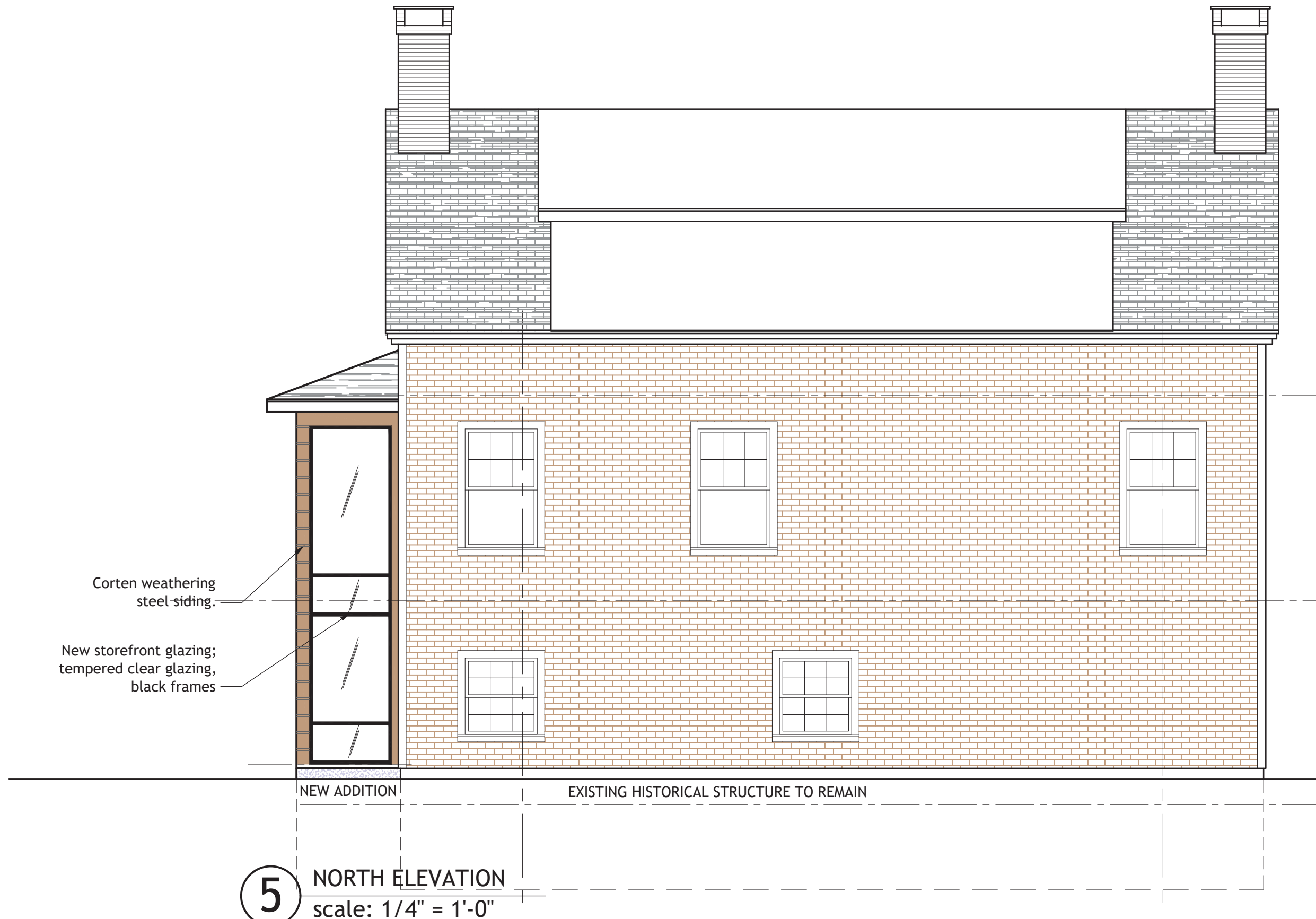
ISSUED FOR:
Schematic Design Review

db architects LLC
Dan Bartlett AIA
185 Winchester St
Keene, NH 03431
603.352.0612
dan@bartlett.net

project name 2nd FLOOR ALTERATIONS

BILL BROWN
33 CENTER STREET KEENE NH

sheet number
SK.4
9-11-24



Corten weathering
steel siding.

New storefront glazing;
tempered clear glazing,
black frames

5 NORTH ELEVATION
scale: 1/4" = 1'-0"

NEW ADDITION

EXISTING HISTORICAL STRUCTURE TO REMAIN

ISSUED FOR:
Schematic Design Review

db a r c h i t e c t s L L C
Dan Bartlett AIA
185 Winchester St
Keene, NH 03431
603.352.0612
dan@bartlett.net

project name 2nd FLOOR ALTERATIONS

BILL BROWN
33 CENTER STREET KEENE NH

sheet number
SK.5
9-11-24



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AVAILABLE METAL ROOFING PANELS



Shown in Streaked Copper®

7/8" Corrugated

- Available Gauges: 20, 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Matte Dark Bronze

PBR Panel/R Panel - 1.25" Deep

- Available Gauges: 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Reclaimed Metal Rust®

Western Rib® (7.2 Panel) - 1.5" Deep

- Available Gauges: 20, 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Black Zinc Matte

Western Lock® – 1.75" Snap Lock Clip System

- Available Seam Heights: 1.75" (Standard) or 1.5" Seam Height
- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Matte Musket Gray

MS2® – 2" Mechanically Seamed

- Locking Methods: Double Lock or Single Lock
- Available Seam Heights: 2" (Standard)
- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, Copper and Aluminum



Shown in Light Stone

Western Seam® – 1" or 1.5" Nail Strip Flanged System

- Available Seam Heights: 1" (Standard) or 1.5" Seam Height
- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, Copper and Aluminum

Exposed Fastener Panels

Concealed Fastener Panels – Standing Seam

AVAILABLE METAL WALL PANELS



Shown in Speckled Blue Copper®

T-Groove® - 1" Deep Flush Wall Panel

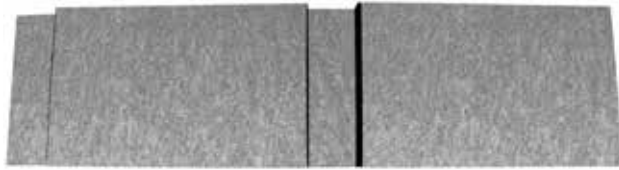
- Available Reveals: 1", 2", 3", No Reveal
- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Aged Copper®

Western Reveal® - 1.5" Deep Flush Reveal Panel

- Available Reveals: 1", 2", 3", No Reveal
- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Speckled Blackened Rust®

T-Reveal® - 1.5" Deep Flush Reveal Panel

- Available Reveals: 1", 2", 3", 4", 5", 6", No Reveal
- Available Gauges: 16, 18, 20, 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Weathered Rustic®

Western Wave® - 7/8" Deep Wave Panel

- Available Gauges: 22, 24
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Streaked Copper®

7/8" Corrugated

- Available Gauges: 20, 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Matte Dark Bronze

PBR Panel/R Panel - 1.25" Deep

- Available Gauges: 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum



Shown in Reclaimed Metal Rust®

Western Rib® (7.2 Panel) - 1.5" Deep

- Available Gauges: 20, 22, 24, 26
- Available in Painted (PVDF or SMP) Galvalume, Galvanized, A606-4 (aka Corten®), Bare Steel, Copper and Aluminum

*** Please check with an WSMR sales associate for gauge and finish availability ***

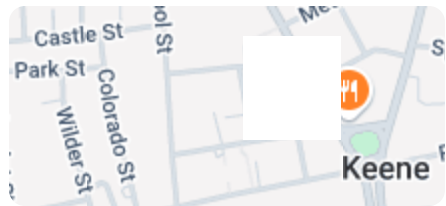
www.westernstatesmetalroofing.com

Google Maps 13 Center St



Keene, New Hampshire
 Google Street View
 Jul 2023 [See more dates](#)

Image capture: Jul 2023 © 2024 Google



Context View at east end of Center Street. Note 2-story porch/balconies

Google Maps 27 Center St

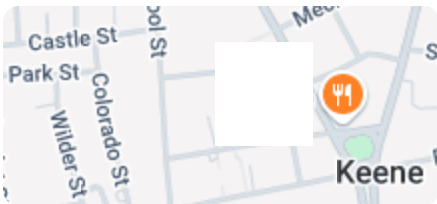
Keene, New Hampshire

Google Street View

Jul 2023 [See more dates](#)



Image capture: Jul 2023 © 2024 Google



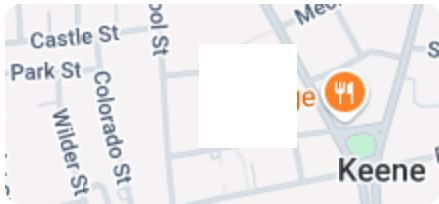
View of subject property (right) and Courthouse directly across the street. Stairs to be removed; new addition on this side of 'non-contributing' portion of existing house.

Google Maps 37 Center St



Keene, New Hampshire
 Google Street View
 Jul 2023 [See more dates](#)

Image capture: Jul 2023 © 2024 Google



View from subject property facing south, showing neighborhood context.

Google Maps 14 Middle St

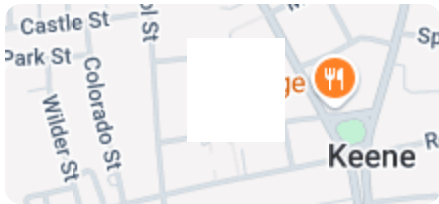
Keene, New Hampshire

Google Street View

Jul 2023 See more dates



Image capture: Jul 2023 © 2024 Google



View of subject property facing north, northeast.

Note 2-story structure on face of abutting building

Google Maps 56 Court St

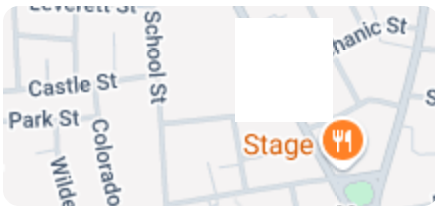
Keene, New Hampshire

Google Street View

Sep 2023 [See more dates](#)



Image capture: Sep 2023 © 2024 Google



Neighborhood context photo showing large expanse of (contemporary) glass adjoining a traditional brick residential-type building.

Google Maps 55 Vernon St

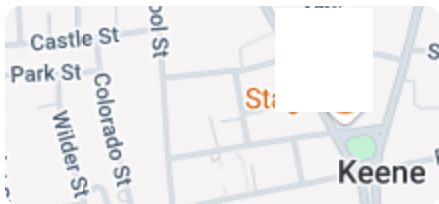
Keene, New Hampshire

Google Street View

Jul 2023 [See more dates](#)



Image capture: Jul 2023 © 2024 Google



Neighborhood context showing contemporary use of Storefront glazing



Historic District Commission

2025 Meeting Schedule

All meetings are generally held on the 3rd Wednesday of each month at 4:30 PM in the 2nd Floor Council Chambers of City Hall, unless otherwise noted with an *

January 15, 2025

February 19, 2025

March 19, 2025

April 16, 2025

May 21, 2025

June 18, 2025

July 16, 2025

August 20, 2025

September 17, 2025

October 15, 2025

November 19, 2025

December 17, 2025

January 21, 2026