



Historic District Commission

AGENDA

Wednesday, November 20, 2024

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

1. Call to Order and Roll Call

2. Minutes of August 21, 2024 & October 16, 2024

3. Continued 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) Joint Heritage & Historic District Commission Meeting – January 2025

5. New Business

6. Upcoming Dates of Interest:

- a) Next HDC Meeting: December 18, 2024 – 4:30 pm, TBD
b) HDC Site Visit: December 18, 2024 – 3:30 pm (To be confirmed)

7. Adjourn

1 City of Keene
2 New Hampshire

3
4
5 HISTORIC DISTRICT COMMISSION
6 MEETING MINUTES
7

Wednesday, August 21, 2024

4:30 PM

Council Chamber,
City Hall

Members Present:

Sophia Cunha-Vasconcelos, Chair
Anthony Ferrantello
Louise Zerba
Russ Fleming, Alternate (voting)

Staff Present:

Evan Clements, Planner

Members Not Present:

Hope Benik, Vice Chair
Councilor Catherine Workman
Peter Poanessa, Alternate
David Bergeron, Alternate

8
9 1) Call to Order and Roll Call

10
11 Chair Cunha-Vasconcelos called the meeting to order at approximately 4:30 PM and asked Mr.
12 Fleming to serve as a voting member in Councilor Workman's place. Therefore, Chair Cunha-
13 Vasconcelos declared a quorum present.

14
15 2) CLG 2024 Project Presentation – Presentation by Mae Williams on the draft
16 inventory forms for the inventory of Historic District Expansion and other
17 unranked properties [The Commission heard this agenda item 4th]
18

19 Chair Cunha-Vasconcelos welcomed Mae Williams, **Unlocking History**, to discuss the draft
20 inventory forms for the Historic District Expansion, specifically determining the baseline
21 documentation of the current properties in 2024, considering whether they would be eligible for
22 the national Register of Historic Places, and making recommendations for a local Historic
23 District ranking system (i.e., Primary, Contributing, Non-contributing, or Incompatible). Results
24 in Ms. Williams' opinion: Most are Non-contributing due to age, 5 Contributing, 0 Primary, and
25 0 Incompatible. Ms. Williams discussed the challenges of differentiating between these resources
26 and different brackets of age classes she is used to considering from the National Park Service,
27 for example.

28
29 Mr. Fleming was glad Ms. Williams recognized the value of the TD Bank building that is past 50
30 years old (1972), but he was concerned because the M&T Bank is shy of 50 years. Before long,

31 they would be classic bank buildings, and unfortunately, he knew M&T was considering selling
32 their building. Ms. Williams agreed that they are iconic 1970s banking structures and she was
33 unsure what was possible in Keene’s regulations other than enhancing the survey documentation
34 from an educational perspective before that 50-year maturity. Mr. Ferrantello wondered about a
35 category for American banking style that aligns with the 50-year demarcation, similar to other
36 categories that were included like the industrial/railroad building types. In terms of vocabulary,
37 he questioned the differences between “character defining architectural features” and “character
38 defining features and significance,” for example. Discussion ensued about the detailed
39 vocabulary choices. Ms. Williams agreed that a challenge for architectural historians is grappling
40 with vocabulary to use for 1980s–2000s architecture because they are too new.

41
42 Ms. Zerba asked about the 5 Contributing buildings. Ms. Williams listed: TD Bank, the mall, the
43 high school, 104 Emerald Street, 80 Emerald Street, and 43 Wilson Street. Most of the others she
44 considered Non-contributing due to age other than Friendlies from a National Register standpoint
45 and based on Keene’s HDC guidelines.

46
47 Evan Clements, Planner, said that when he envisioned the recommended local Historic District
48 ranking field for this, he did not realize that—from the National Registry guidelines—the time a
49 building sits before it enters that period of significance is more impactful than just the building’s
50 form. He had not considered that buildings constructed 35–40 years ago had not existed within
51 the culture of the community long enough to actually contribute to the historic culture of the
52 community. So, initially, he was going to ask Ms. Williams to reevaluate everything she listed as
53 Non-contributing because the buildings were not old enough yet. Instead, he wondered about
54 leaving those categories blank and keeping the rest of the information on character defining
55 features and form. This would allow the City to properly evaluate them when they enter their
56 period of significance. Chair Cunha-Vasconcelos was not sure it mattered either way. Ms. Zerba
57 supported including the statements for the reader 10 years from now to know why the property
58 was designated as Non-contributing. Mr. Ferrantello said the more information the better instead
59 of leaving it blank. Chair Cunha-Vasconcelos said that in the next 50 years these buildings could
60 lose their character—anything could happen to them if the HDC does not influence that. Mr.
61 Fleming suggested listing, “Not ranked due to insufficient age.” Mr. Clements said he considered
62 the worst-case scenario of a building entering its period of significance and the property owner
63 not supporting it being in the Historic District; so, he does not want a simple listing as Non-
64 contributing to be used against the Commission in the future. He recommended making it very
65 clear that that recommended ranking is purely due to the fact that it is not yet in its period of
66 significance, or maybe some other terminology to articulate that. Ms. Williams said that she
67 liked, “Not ranked due to insufficient age,” for the local Historic District. The Commissioners
68 present agreed.

69
70 The Commission discussed other aspects of the inventory. In particular, there were discrepancies
71 in addresses to resolve. Additionally, Ms. Williams said she was willing to share the photos as
72 standalone photos when the inventory is complete. It was clarified that the focus is on
73 modification of the building form and there is less focus on building history, like famous people

74 who visited. Mr. Ferrantello recommended emphasis on the unique art deco building type of the
75 old Keene high school; Mr. Fleming clarified that the high school is already protected, and Mr.
76 Clements agreed, noting that the apartment building behind it is much newer, with 40–50 years
77 until its period of significance.

78
79 Mr. Clements commended Ms. Williams on the excellent resource forms, including the great
80 photos. He said they would make the HDC’s job evaluating applications for the properties much
81 easier. He thanked her for her attention to detail. The Commission agreed.

82
83 The Commission asked about ranking the 5 Contributing resources. Mr. Clements said the
84 unranked properties were subject to the most protection and strictest regulations, and he did not
85 foresee any of them being ranked as Incompatible or Non-contributing. It would most likely be a
86 decision between Contributing and Primary, so it would not change from the property owners’
87 perspectives. He suggested another joint meeting with the Heritage Commission to consider
88 those. Chair Cunha-Vasconcelos said they should have a joint meeting annually, so if the report
89 would be complete by the end of the year, she suggested a joint meeting in January 2025 to rank
90 the properties. Mr. Clements agreed, stating that he did not think it would be unjust to the
91 property owners to wait until then because the regulations would not change for them.

92
93 Mr. Fleming said that he was concerned about 104 Emerald Street being designated as
94 Contributing and thought it should be Primary. Chair Cunha-Vasconcelos said there was still an
95 opportunity for the Commission to change that. Mr. Clements agreed, explaining that Ms.
96 Williams’ task for the Historic Trust was to determine whether the properties were historic
97 resources, and he briefly explained the four categories to her. Ms. Zerba asked if Mr. Clements
98 could prepare the list of categories. Mr. Clements stated that he was willing to create a primer on
99 the differences and the threshold between each for the joint meeting.

100
101 Further discussion ensued briefly on the differences between the categories. It was clarified that
102 the M&T Bank is under 50 years old so it is not subject to HDC regulations, though the public
103 could speak before the Planning Board if it was there. The TD Bank is over 50 years old so it
104 would have to appear before the HDC for its parking lot.

105
106 **3) Public Hearing – Proposed amendment to the HDC regulations to change the mailed**
107 **abutter notice from certified mail to certificate of mailing** [The Commission heard
108 this agenda item 3rd]

109
110 Mr. Clements explained a proposed amendment to the HDC regulations to change the mailed
111 abutter notice for public hearings from Certified Mail to Certificate of Mailing. This is a different
112 product the Post Office offers that would meet the definition of “verified mail,” would be
113 cheaper for applicants, and no signature would be required on delivery. This would align with
114 all the other land use boards.

115
116 No members of the public were present to comment.

117
118 Ms. Zerba asked if there were any downsides. Mr. Clements said the change had not been
119 implemented yet. He explained that the primary difference for abutters would be not having to
120 sign for the mailings, so they would not have to be home to receive them, and the Post Office
121 would still verify that they are sent. So, Mr. Clements said there would be no downside.

122
123 Mr. Ferrantello said it made perfect sense to do this: less costly, less burdensome, less
124 bureaucratic, and more of the same accountability.

125
126 A motion by Mr. Ferrantello to accept the change was duly seconded by Mr. Fleming. The
127 motion carried unanimously.

128

129 **4) Staff Updates**

130 **A) Master Plan Update**

131

132 Mr. Clements announced the Master Plan Future Summit on Saturday, October 5 in Heberton
133 Hall at the Keene Public Library from 9:00 AM–12:00 PM. All were welcome. Also, the Mayor
134 and City Council chose not to change the membership levels for the HDC, so it would remain a
135 7-member Board with a City Councilor representative on paper. The Mayor was having
136 difficulty finding a Councilor to meet this time slot.

137

138 **5) New Business**

139

140 None presented.

141

142 **6) Upcoming Dates of Interest:**

143 **A) Next HDC Meeting: September 18, 2024 – 4:30 PM, TBD**

144

145 There were no applications at this time.

146

147 **B) HDC Site Visit: September 18, 2024 – 3:30 PM (To be confirmed)**

148 **7) Adjournment**

149

150 There being no further business, Chair Cunha-Vasconcelos adjourned the meeting at
151 approximately 5:30 PM.

152

153 Respectfully submitted by,
154 Katryna Kibler, Minute Taker
155 October 11, 2024

156

157 Reviewed and edited by,
158 Evan J. Clements, AICP
159 Planner

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2 New Hampshire

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5 HISTORIC DISTRICT COMMISSION
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Wednesday, October 16, 2024

4:30 PM

Council Chambers,
City Hall

Members Present:

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

Staff Present:

Evan Clements, Planner

Members Not Present:

Louise Zerba
Councilor Catherine Workman
David Bergeron, Alternate
Peter Poanessa, Alternate

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

11
12 Chair Cunha-Vasconcelos called the meeting to order at 4:35 PM. Roll call was conducted.
13 Chair Cunha-Vasconcelos asked Mr. Fleming to be a voting member. Mr. Fleming agreed.

14
15 **2) Minutes of August 21, 2024**

16
17 Chair Cunha-Vasconcelos stated that the August 21 minutes are not ready for voting, but the
18 HDC needs to re-do the vote on the June 19 minutes. She continued that when the HDC voted
19 on the June 19 minutes, only three members voted; the fourth abstained because she was not
20 present at the June 19 meeting.

21
22 Mr. Fleming made a motion to approve the meeting minutes of June 19, 2024. Mr. Ferrantello
23 seconded the motion, which passed by unanimous vote.

24
25 **3) Public Hearing**

26 **A) COA-2024-04 – New Entry Addition, 33 Center St. – Applicant Dan Bartlett,**
27 **on behalf of owner William Brown, proposes to construct an ~60-sf addition to the**
28 **existing ~1,156-sf building located at 33 Center St. (TMP #568-015-000). The parcel**

29 **is 0.10-ac in size and is ranked as a Contributing Resource in the Downtown**
30 **Transition District.**

31
32 Chair Cunha-Vasconcelos introduced COA-2024-04 and asked to hear from staff regarding the
33 completeness of the application.

34
35 Evan Clements, Planner, stated that the applicant requested an exemption from supplying mortar,
36 brick, or other material samples. He continued that after reviewing this exemption request, staff
37 made the determination that the requested exemptions would have no bearing on the merits of
38 the application. Staff’s formal recommendation is to accept the application as complete.

39
40 Mr. Fleming made a motion to accept the application as complete. Mr. Ferrantello seconded the
41 motion, which passed by unanimous vote.

42
43 Chair Cunha-Vasconcelos asked the applicant to speak.

44
45 Dan Bartlett stated that he is the applicant and the project’s architect and he is here with William
46 Brown, the owner.

47
48 Mr. Brown stated that he has a letter to give to the HDC, with photos that he thinks will help. He
49 continued that the old part of this house at 33 Center St., the brick part, was built in 1820. It has
50 a symmetrical floor plan typical of federal-style neoclassical architecture. The addition in front
51 of it is what you see from Center St. About 15 years ago, it was added but not finished. The top
52 photo shows the area of discussion. The east side of the addition, which includes the brick, is
53 what they want to turn into the main entrance, with a modern, metal and glass extension.

54
55 He continued that the photos below, taken in prior decades and kindly provided by the Historical
56 Society of Cheshire County, show the old porch that filled roughly the same footprint as the
57 current addition. The porch allowed a view from the street of the exterior wall and historic main
58 doorway. Walking by, you could see the brick. The exterior stairs and porch entrance were
59 aligned with the historic main doorway, symmetrical like the rest of the house design. It is a
60 straight shot out the front to the street. Looking at the photo of the current addition, you see that
61 the front exterior stairway is not unsymmetrical; it is high up, at the first floor level, but then the
62 stairs turn into a 90-degree angle and go out. It looks like a back door. It is the front of the
63 house. It is ugly and unwelcoming. The photo below, of the house during the demolition of the
64 porch, reveals a lot about the house’s structure. Note how high up the front door is. The
65 basement is barely a basement. On the east side, the basement floor is only 1.5 feet below
66 ground level. The first floor and the main doorway, with what was probably a semi-circle fan
67 decoration above it, looms almost a full story high above the ground. It is an odd setup. He has
68 not seen any local houses of the same era with a similar (setup).

69
70 Mr. Brown continued that (the questions are) how to give this house a better main entrance and
71 make the historic door and wall more visible to the street, and how to include stairs down to the

72 basement level where the kitchen is, which will be living area. Plan A was to rebuild the
73 addition entrance like the 1960s porch entrance. He envisioned a half flight of exterior steps
74 extending straight out toward the sidewalk, with a landing with a glass door and maybe side
75 lights, through which to view the historic door and side. Unfortunately, the setback boundary
76 allows no room for such a staircase extending toward the street, so that plan is impossible. The
77 main addition entrance has to be relocated. Therefore, they cannot make it match the house's
78 symmetrical design. Setback boundaries only allow additional room at the eastern driveway or
79 western ends of the structure. The driveway side seems the more logical site.

80
81 Mr. Brown continued that Plan B is to put the main entrance on the east side, replacing the
82 addition's current front door with a big central window so the historic front door can be seen
83 from the street. Adding a new front door cannot be done by simply installing a glass doorframe
84 at ground level. You would bump your head; it is right at the first floor level. That would put
85 the front door at head level. Excavating down to basement floor level for a main entrance is not
86 appealing. The other options are to remove a section of the first floor at the doorway to create
87 enough space for an entry and steps up and down, or to build an extension with entranceway at
88 ground level, plus steps up and down. The design Mr. Bartlett came up with has a little of both
89 options. It also creates an atrium and a sun parlor. The large areas of glass allow glimpses of the
90 old part of the house from the sides. Essentially, it is a three-sided glass case.

91
92 Mr. Brown continued that putting the main entrance on the side is completely at odds with the
93 house's federalist neoclassical symmetry. Since they have no choice, and since the addition is
94 non-historical and nondescript, he thought they should embrace being at odds, making the
95 entrance extension contrastingly modern, but in a way that showcases the old part of the house.
96 What came to his mind was the New Hampshire School campus his grandfather worked at in the
97 1960s. The 19th century brick buildings were integrated with modern ones. They used a lot of
98 glass. Even if you were inside a modern building, you were in sight of venerable brickwork. He
99 wanted it to look innovative, intentional, and respectful to the old architecture but not "faux
100 historical."

101
102 Mr. Bartlett stated that that was the historical background and the decision-making process that
103 led them to where they are. He continued that he came in to make this work in architectural
104 terms and in ways that they can actually build. He will talk a little about the architecture. Mr.
105 Brown comprehensively covered the main gist, which is that they are trying to intentionally
106 contrast with both the existing historical and the existing non-historical, by creating something
107 that is decidedly of its own era yet compatible with brick. The glass is very important for being
108 able to catch a glimpse of the corner of the historical building and then possibly through the front
109 glazing.

110
111 Mr. Bartlett continued that trying to expose the original brick as much as possible is an important
112 part of the project. In addition to the glass, they also have to use some material for structural and
113 aesthetic reasons. He proposes using Corten steel siding, also known as weathering steel,
114 because it is meant to go from a copper color to a verdigris green. Corten is meant to go from a

115 metal-looking color to a rust, and to rust not catastrophically, but to form a patina that becomes
116 protection. It gives a natural character that he thinks is very compatible with brick in color and
117 in variation. He thinks it is a wonderful material in a historic district. They are using a lot of
118 glass, which he will put in black frames so it clearly has a sophisticated, modern look, but he
119 thinks the Corten is very respectful of the brick in the neighborhood. That was the main
120 architectural decision he thinks needs to be presented to the HDC.

121
122 Mr. Bartlett continued that they are doing that as described on the east side, a fairly large
123 addition, and then will repeat that motif in a smaller version on the front of the house, to sort of
124 tie and embrace the existing new addition with something that is consistent. In the packet, he
125 provided examples of the Corten steel. They will probably go with a “western reveal,” which is
126 what he was thinking of. He has tried to use this material (in the area) in the past, and for
127 various reasons, it has not worked out. His concern is availability and cost, and whether there is
128 someone who can install it. It is just metal, like any other metal siding, but he is nervous about it
129 being something they can readily do for this particular project in this area. He wants the HDC to
130 know they have a backup plan if necessary. Rather than come back before the HDC, he wanted
131 to present that material (now) so they could do it administratively later on if they find out the
132 Corten will not work out. He knows it is rather unusual. He asked if that is something he can
133 do, or if the HDC wants to rule on the Corten and they can change it later if necessary.

134
135 Mr. Clements replied that the core of the application is for the addition itself. He continued that
136 as long as the proposed material is listed or there are examples of it within the district that meet
137 the historic intent, he thinks that at least from a strict regulations perspective that documenting
138 that material change as an administrative application would be okay, if the HDC is comfortable
139 with that. Mr. Ferrantello replied that it would be approved on a condition of (using) terra cotta,
140 metal, or the acceptable wood, metal, or cement clapboard.

141
142 Mr. Clements replied that that is what staff would be looking at, so his recommendation would
143 be to make a decision on the application as proposed with the weathering steel. He continued
144 that then, if the applicant needs to change that material without changing the addition, the
145 material change could be handled administratively.

146
147 Mr. Fleming asked what the proposed backup material is. Mr. Bartlett replied that he has a
148 Corten sample to show the HDC, but it is straight from the mill and thus not weathered yet, so it
149 just looks like metal. He has photos of the material in use on a house.

150
151 Chair Cunha-Vasconcelos stated that he included some images of what the Corten would look
152 like a little patinated, but Mr. Fleming’s question was what the alternative material would be.
153 Mr. Bartlett replied that the alternative is “this” (item he was holding). He continued that he
154 misspoke earlier. In the packet, on the last page of the manufacturer’s information, he
155 highlighted the Western Wave 7/8” Deep Wave Panel, A606-4 (aka Corten). That has a profile
156 quite similar to “this” (metal panel he is holding). He continued that this (material he is holding)
157 is a more standard metal panel that he used on Perry Family Dental, which is not in the Historic

158 District, but you can see it on West St. This corrugated metal siding would be the backup. It is
159 not Corten, but the profile he proposes in the Corten is very similar to this profile, this shade. It
160 would look like this, but more rusty as opposed to red.

161
162 Mr. Fleming stated that he is from Pittsburgh and remembers when the US Steel Building was
163 built out of Corten steel in 1971. He continued that Corten dropped a lot of oxidation around the
164 area. He asked if it is correct that there is lawn all the way around the (subject) building, which
165 would absorb that. Mr. Brown replied that there is sort of a lawn, but more of a driveway,
166 unpaved. Mr. Fleming replied that he just wanted to make sure Mr. Brown was prepared for that
167 rust dust. Mr. Bartlett stated that it might drip a little in the rain as well. He continued that it
168 might stain the gravel underneath it. Mr. Ferrantello replied that it takes a while for it to get its
169 permanent patina. He asked if the striations will be vertical or horizontal in the second option.
170 Mr. Bartlett replied horizontal, to kind of reference the look of clapboards. He continued that he
171 thinks the renderings depict the horizontal pattern. Mr. Fleming asked if it would be that way
172 regardless of whether it was Corten. Mr. Bartlett replied yes. He continued that the difference
173 between the two is that the (alternate material) has color painted on, while the Corten is a natural
174 rusty color. He wanted to go with what went best with brick, but he thinks this alternate material
175 goes well with brick as well.

176
177 Chair Cunha-Vasconcelos stated that she wanted to go over the standard that the HDC is looking
178 to meet, before they get too far into the discussion. She continued that the first standard is,
179 *“Additions shall reflect the context of surrounding historic buildings or structures and not*
180 *detract from the overall character of the Historic District.”* The staff report states, *“The form*
181 *and massing of the proposed addition ‘echoes’ the two-story bay window and porch structures*
182 *that can be found throughout the neighborhood. The new addition matches the height and shape*
183 *of the existing building while being delineated by a change in materials. The Board will need to*
184 *determine if this standard has been met.”*

185
186 She continued that the other standard is, *“Materials used for siding on additions shall be*
187 *compatible with existing materials on the building and shall be those that are common in the*
188 *Historic District. Acceptable materials include brick, stone, terra cotta, wood, metal, and*
189 *cement clapboard.”* (The staff report states), *“The applicant is proposing to use a weathering*
190 *steel siding to provide contrast between the brick façade of the historic resource and the vinyl*
191 *siding of the non-contributing addition. Metal is an approved material in the Historic District.*
192 *It appears that this standard has been met.”*

193
194 Chair Cunha-Vasconcelos stated that it sounds like the real question before the Board is whether
195 they feel the first standard has been met. Staff’s advice is that the other standard has been met.
196 She asked if that is correct. Mr. Clements replied yes, metal is an accepted material in the
197 Historic District. He continued that changing from the weathering steel to the other corrugated
198 product (would be fine, as) both materials are allowed. The applicant proposed the weathering
199 steel in the application. As he said earlier, making a decision on that product would be germane.

200 Then if they want to use the other product, for whatever reason, that can easily be captured in an
201 administrative application.

202

203 Mr. Clements continued that he will add that the property itself is ranked as Contributing.
204 However, the addition with the vinyl siding is a non-contributing resource. Section 22-3 of the
205 Land Development Code (LDC) classifies this work as a “Major Project,” which is why the
206 applicant is before the HDC tonight.

207

208 Mr. Brown stated that before Mr. Bartlett continues the presentation, he needs to correct the
209 record. He continued that it is not vinyl siding; it is wood clapboards. Chair Cunha-Vasconcelos
210 asked if that changes staff’s position at all. Mr. Clements replied not really. Mr. Brown replied
211 that it is not historical wood.

212

213 Mr. Bartlett stated that he would like to direct the Board’s attention to the packet that shows a
214 picture of 13 Center St. just up the block, which shows the bay windows. He continued that
215 those two-story glass structures are a very common architectural feature. They (he and Mr.
216 Brown) are echoing that in size and scale. They are reinterpreting it in a more contemporary
217 context, but there is precedent in the neighborhood for this kind of two-story, glass (oriel
218 window). He also shows a picture of the subject property as viewed from the Planned
219 Parenthood, seeing that same kind of two-story addition. He was standing at 14 Middle St. The
220 brick building with the balconies is on Center St. That is another context reference. The final
221 context reference is the former Senior Center, which shows a use of glass in a solarium-type
222 structure directly abutting a historic structure. The final picture shows the fire station. Again,
223 they used a storefront material in a building that certainly conforms to the standards of Keene.
224 Thus, there is neighborhood precedent and neighborhood context for this notion of storefront
225 glazing units being used. He thinks they match in scale and functionality.

226

227 Chair Cunha-Vasconcelos asked if the Board had questions for the applicant.

228

229 Mr. Fleming stated that the he has a question about the existing siding. He continued that
230 whether it is Corten or the alternative material, his question is whether there is a plan to paint it
231 in a similar fashion, or what color scheme is proposed for the existing wood siding. Mr. Brown
232 replied that they had not gotten that far. He continued that it would probably be something light-
233 colored. The old photos show white or cream color.

234

235 Mr. Fleming stated that putting this new material around the bay window would highlight that on
236 the front of the building. He continued that the bay windows he is used to are symmetrical,
237 whereas this seems to be non-symmetrical. He asked if that is correct. Mr. Bartlett replied yes,
238 and it is also pulled in a direction of a contemporary or modern flavor, to work with the
239 contemporary or modern flavor of the addition. It actually protrudes at a slight angle.

240

241 Mr. Fleming asked how far out it projects. Mr. Bartlett replied that it does not extend beyond the
242 dripline of the roof above, which is fairly deep, about 18 inches. He continued that the proposed

243 bay window pops out maybe 16 inches at the deepest, and angles back to meet the face of the
244 existing building. That is the plan now.

245
246 Mr. Fleming stated that his other question was, with regard to the Corten or the backup, if
247 availability is what will make that decision, or if he has concerns about the Corten. Mr. Bartlett
248 replied that it is only about cost, availability, and ease of installation. He continued that this is a
249 fairly small quantity of material, and if they have to pay a premium to ship it from far away, the
250 shipping might (be too much). He just does not know all the logistics of using this material. He
251 believes it is available locally but he has never really procured it. He wants to make sure Mr.
252 Brown is comfortable with the budget. He did not want to get locked in to this material, and if
253 they find they cannot use Corten, they would then defer to a secondary material. It is strictly
254 about cost, availability, and the contractor's ability to pull it off.

255
256 Mr. Ferrantello stated that as he looks to the east elevation, the southeast corner, right now
257 without the addition, he sees the full 1840 brick. He continued that if they then put a four-foot
258 abutment that is 12'x15', 60 square feet, a pedestrian cannot see the fenestration and the original
259 brick. It blocks the pedestrian's view. He asked if they have considered taking that four-foot
260 protrusion and bringing it in so they have a clear line between the brick and the vinyl [sic], so
261 that if you are standing on top of the second floor, it is not open to below. And the stairs would
262 go north as well as parallel with the ones going downstairs. There is kind of a six-foot landing.
263 That would decrease the open area and compact both stairs together, one going down and one
264 going up, without the open area, and that could afford that going inside so there is no distraction
265 taking away from the view from Center St.

266
267 Mr. Bartlett replied that part of the design intent was to create a glass corner on the northern part
268 of the addition. Not only will you be able to see the existing south wall of the brick, but also,
269 you should be able to look through both layers of glass and see the existing corner. He continued
270 that it depends on where you stand. If you walk back a few feet, he would argue that you would
271 see most of the east side of the building. Again, the salient point is that they would show the
272 corner of the existing brickwork through this glass structure, even if it is four feet out.

273
274 Mr. Ferrantello replied that even if it were inside, they could still have that fenestration. Mr.
275 Bartlett replied yes. Mr. Ferrantello replied that they are sensitive to detracting from the original
276 fabric. He continued that he noticed that in terms of contextualization, Mr. Bartlett looked at the
277 fire station and the senior center, but the ancillary building there is fine white collonades
278 peppered with wooden glazing, and what they have here (in the proposal) is very modernistic
279 expression. He wonders if that is appropriate, and if they are making the non-contributing more
280 non-contributing as a "free for all" for anything. He knows Mr. Bartlett is using commercial
281 contextualization, but on Middle St. you will find nice, vertical fenestrations with columns. That
282 is part of the neighborhood, across from the west side of the building. That is a residential to
283 residential comparison, not commercial to residential. His question is whether Mr. Bartlett has
284 considered more of that kind of residential to residential contextualization.

285

286 Mr. Bartlett replied yes, they considered many things. Mr. Ferrantello replied that the reason he
287 asks is that he thinks it detracts from the original brick. He continued that looking at the east
288 elevation again, he sees a hard transition between the brick and the metal. Sometimes with
289 historic preservation or renovation, there is a buffer between the two elements with a recessed
290 glass portion or maybe a metal portion, so you clearly know which is the original and which is
291 not. To him, this is like a commercial application in a residential place. He thinks it distracts
292 from and disrupts the historic fabric.

293
294 Chair Cunha-Vasconcelos asked if the Board had any questions for staff at this time. Hearing
295 none, she asked for public comment.

296
297 Paula Sousa of 22 Middle St. stated that she lives directly across the street. She continued that
298 she and others in the neighborhood are thrilled that someone is actually paying attention to this
299 house and has a sense of its historic value. It would be interesting to see these contrasting
300 architectural styles. The details are to be left to the owner, the HDC, and Mr. Bartlett, of course,
301 but she applauds the intent behind it. She is glad they are giving attention to this neglected house
302 that deserves more.

303
304 Peter Espiefs stated that he lives next door at 29 Middle St. He continued that he has no
305 objections to any improvements as long as they meet the requirements of the Historic District.
306 Section 20.14 specifies that the architectural and visual appearances should jibe. There should
307 not be any great transitional differences. They discourage the use of glossy finishes and
308 reflective surfaces. As long as there is a civilized (addition) that fits in with the present structure
309 and it does not get too glitzy, it is okay.

310
311 Chair Cunha-Vasconcelos asked if there was any more public comment. Hearing none, she
312 closed the public hearing and asked the Board to deliberate.

313
314 Chair Cunha-Vasconcelos read the first standard: *“Additions shall reflect the context of*
315 *surrounding historic buildings or structures and not detract from the overall character of the*
316 *Historic District.”*

317
318 Chair Cunha-Vasconcelos stated that staff has given the Board some context from the
319 application: *“...the proposed addition abuts the non-contributing resource and is seen from the*
320 *south and east corner of the building and preserves the historic façade which is made of brick*
321 *and is best viewed from the west and north side.”* She continued that staff also note, *“The form*
322 *and massing of the proposed addition ‘echoes’ the two-story bay window and porch structures*
323 *that can be found throughout the neighborhood. The new addition matches the height and shape*
324 *of the existing building while being delineated by a change in materials. The Board will need to*
325 *determine if this standard has been met.”*

326
327 Mr. Ferrantello stated that he does not hear that “echo,” because it is either post-modernistic or
328 by definition has no reference to the past. He continued that it is a juxtaposition of very modern

329 stuff to some simple brick and wood framing. He wonders if there is another way of doing it.
330 He thinks it is too much of a contrast.

331
332 Mr. Fleming stated that he has less of a problem with the east façade than he does with the south
333 façade. He continued that that bay window really throws him. He wonders if there is an
334 alternative to that aspect of it, to try to fit in better with the neighborhood. He is completely
335 sympathetic with the functional need for this new entryway, and he agrees that the glass
336 sometimes can be worked in. He knows what they are trying to do, not just have it on that east
337 side but also throw a little thing in the middle of the south façade, but it just seems too disruptive
338 to the neighborhood.

339
340 Ms. Benik stated that she agrees with Mr. Fleming regarding the bay window, the lack of
341 symmetry, and how the angle at which it comes out does not agree with the existing façade. She
342 continued that she thinks it does throw off any historical reference.

343
344 Chair Cunha-Vasconcelos stated that she echoes those thoughts. She continued that she is not a
345 fan of that bay window and she does not see how it is consistent with the rest of the architecture
346 in the district. The Board was provided with (photos of) 13 Center St., showing a couple of bay
347 windows that are comparable in size, but the character of those windows is completely different.
348 She has trouble seeing how those are echoed by the modern glass structure being proposed.

349
350 Mr. Fleming stated that the plan says “two-story bay window.” He asked why it is considered
351 such. He continued that to him, a two-story bay window would be a window that encompasses
352 two stories of the building. Chair Cunha-Vasconcelos replied that maybe they meant “second
353 story bay window.” Mr. Ferrantello asked if that is a reference to the east elevation or to the bay
354 window. He continued that if it is the east elevation, that is two stories. Mr. Fleming replied that
355 is not a bay window. Mr. Ferrantello agreed.

356
357 Mr. Ferrantello stated that he knows a lot of effort has been made not to mimic or copy, but it
358 seems like in trying not to do that, they went to the other end of the spectrum. He continued that
359 he wonders if there is a sweet spot in between, something more in keeping with the residential
360 neighborhood.

361
362 Mr. Fleming stated that the question to the applicant and architect is whether they considered
363 alternatives to that particular bay window. He asked if he is allowed to ask them to respond.

364
365 Mr. Clements replied that he suggests the Board finish their deliberations and then Chair Cunha-
366 Vasconcelos could reopen the public hearing so Mr. Bartlett or Mr. Brown could have the
367 opportunity to address the Board’s concerns. He continued that he has a question to consider. If
368 it is just the bay window that is the biggest detractor, versus the addition, and if the Board is
369 more comfortable with the addition, maybe there is a way to work on changing that bay window.

370

371 Mr. Ferrantello replied that he has an issue with the east elevation jutting out four feet, and with
372 seeing a commercial application juxtaposed on the 1840 brick. He continued that he would like
373 a reconsideration, perhaps, on pushing that in and making it flush with the existing brick, as an
374 option.

375

376 Chair Cunha-Vasconcelos stated that she thinks the space in the floorplan is necessary to make
377 the inside work; she thinks that is what was communicated. She continued that they can ask for
378 that clarification when they reopen the public hearing. Mr. Fleming replied that it is a fairly
379 small house as it is. Others agreed.

380

381 Chair Cunha-Vasconcelos stated that she is personally not too worried about the protrusion, but
382 she is concerned that it is extremely modern as compared to everything else. Mr. Fleming
383 agreed, and continued that the other thing about that bay window is that the applicant stated that
384 you can see the old entryway through it, but he does not think anyone will really see that. He
385 continued that to him, the downside outweighs the upside of that bay window.

386

387 Ms. Benik stated that when she first started paging through the application, without having read
388 anything and just looking at the renderings, she thought it was going to be a commercial space
389 now. She continued that her first inclination was that it looked like a commercial entrance.
390 Then she read that it was going to maintain residential.

391

392 Chair Cunha-Vasconcelos stated that she is hearing that the Board is not in favor of approving
393 this application at this point. She continued that she is not asking for a vote right now. She
394 asked what questions the Board has for the applicant before they reopen the public hearing.

395

396 Mr. Fleming stated that he was asking the applicant about considering alternatives to the bay
397 window because the HDC cannot approve the new entryway leaving the front of the building the
398 way it is right now, with the door coming out and the awkward staircase. He continued that that
399 is why there would have to be some other proposal for the south elevation.

400

401 Chair Cunha-Vasconcelos replied that her understanding is that if there were another proposal
402 they would have to go through the application process again or submit those to the HDC again, at
403 least, in continuation. Mr. Clements replied that there are a couple of options, such as a
404 conditional approval with a change in style of that bay window, if that is really the sticking point
405 the Board is struggling with. He continued that procedurally, he does not think that is something
406 staff could approve, so the applicant would need to come back (to the HDC) to get final approval
407 with the new design. A continuance to the next meeting to design would probably be better than
408 conditional approval in that case.

409

410 Mr. Fleming stated that the photo handed out tonight shows the south side with a door between
411 two windows, which match the other existing windows. He continued that theoretically, they
412 could say to just slide that door over. Chair Cunha-Vasconcelos asked if he means, 'slide over
413 the door entirely; do not create a bay window.' Mr. Fleming replied that it would keep the two

414 existing small windows, while sliding the doorway over. He continued that it might not be as
415 attractive a space from the inside of the building, but he thinks it would not be an awkward look
416 from the outside.

417
418 Mr. Clements stated that they could do a conditional approval with a very specific design type,
419 such as ‘a bay window that has the same grid muntin as the other windows on that façade.’ He
420 continued that if they give a specific design type that the applicant is comfortable with, the Board
421 could approve this with that condition. That is something staff could check off the checklist.
422 However, if the condition is subjective, it is the Board’s responsibility to either approve the
423 change or not.

424
425 Mr. Fleming replied that maybe the Board does not want the bay window, or would prefer the
426 applicant to come back if they have a bay window proposal at all. Chair Cunha-Vasconcelos
427 replied that that is why they would do a continuance. Mr. Fleming replied that he is saying they
428 could do a conditional approval of the entryway side, which he personally has no problem with,
429 with the stipulation that until/if the applicant returns with an alternative to the bay window, they
430 just close off that doorway.

431
432 Mr. Ferrantello stated that the east elevation somehow can read off the residential scale of the
433 existing windows rather than all that glass, so that there is a connection or common denominator
434 somehow. He continued that the interpretation can be a bit more soft. That is rather poetic, but
435 to Mr. Clements’s point, it would be coming up with an option with more scaled fenestration that
436 mimics the neighborhood on the east elevation. If they want to throw Corten in there because it
437 is an approved metal, they can also accommodate that. However, it seems to him like a
438 storefront, commercial thing. The stark contrast is too abrupt in his mind.

439
440 Mr. Clements stated that once they get into comparing the existing neighborhood and scale and
441 design, staff cannot do that. He continued that the Board could, for example, say that instead of
442 it being a two-story, all-glass window, it should have a metal divider between the window on the
443 second floor and the window on the first floor.

444
445 Mr. Ferrantello replied that that is an interesting idea, having metal in between. He continued
446 that that would reduce the size of the glazing. Chair Cunha-Vasconcelos replied that she does
447 not think it would make it look any less commercial. Mr. Ferrantello replied that it definitely
448 would. He continued that another interpretation where the Corten steel can actually hide some of
449 that expansive glass at the bottom rectangles, and that might make it read better.

450
451 Mr. Clements replied that the Board would have to give very specific design instructions. Mr.
452 Ferrantello further explained what he was thinking of. Chair Cunha-Vasconcelos replied that
453 Mr. Clements is saying that if the Board wanted to give such instructions, the Board would need
454 to vote on it, not give it ad hoc. Mr. Clements replied yes, it would be a conditional approval
455 with that design change, and they would want to make sure the applicant was comfortable with it
456 before the Board voted.

457
458 Chair Cunha-Vasconcelos stated that it sounds like the Board takes issue with the bay window.
459 She continued that it sounds like Mr. Ferrantello is not comfortable with the east elevation, for a
460 few reasons. It sounds like Mr. Fleming does not have any concerns with the addition on the east
461 side.

462
463 Mr. Fleming replied that he thinks allowing that would be a big improvement for the
464 neighborhood over the way the building looks like now. He continued that he wants to hear what
465 Mr. Ferrantello has in mind for the spandrels. He continued that in looking at the east elevation,
466 he is a little confused by the gray material there. Mr. Ferrantello replied that is a canopy over the
467 entrance. He continued that what he was suggesting was making the spandrels at the openings
468 Corten, which would break up the monotony of the full glass from top to bottom.

469
470 Chair Cunha-Vasconcelos stated that it would give the front of the building a 1970s feel. She
471 continued that it would still look very commercial, in her mind. Mr. Ferrantello stated that he is
472 taking cues from across the street in the west elevation on Middle St. and fine colonnades with
473 glass. That is what the residential contextualization tells him, and he does not find that in the
474 east elevation. Mr. Fleming replied that across the street on Middle St., that is the other side of
475 the building. He asked if it is correct that this side of the building is facing the courthouse.
476 Chair Cunha-Vasconcelos replied yes.

477
478 Mr. Ferrantello stated that 29 Center St. on the east side is brick and has windows that are an
479 aluminum surface and colored patina green. Chair Cunha-Vasconcelos stated that in the picture
480 of 13 Center St., you can see 29 Center St., the brick building in the distance. She asked if that is
481 what Mr. Ferrantello is talking about. Mr. Ferrantello replied that 29 Center St. would be on the
482 east side of the building. He continued yes, there is that brick building before you see 29 Center
483 St. On the side, it is full of old brick and the windows are very residential.

484
485 Mr. Fleming stated that he thinks one of their obligations is not to do anything that would allow
486 neighbors to say, "Look, you let them do this, so I can do whatever I (want)." He continued that
487 to include the senior center in this packet is a little far-fetched, because he does not think the
488 senior center, in this day and age, would ever have received permission to put that addition up.

489
490 Mr. Ferrantello replied that was his initial assessment - if you have a non-contributing, non-
491 conforming portion of a building, how much more non-conforming can you make it? There is
492 obviously not a standard allowing the HDC to control that. Chair Cunha-Vasconcelos replied
493 that the standard is clear: "*Additions shall reflect the context of surrounding historic buildings or*
494 *structures and not detract from the overall character of the Historic District.*" Mr. Ferrantello
495 replied yes, that does give guidelines. Chair Cunha-Vasconcelos replied that the question is
496 whether this addition detracts from the overall character of the Historic District. Mr. Ferrantello
497 replied that his assessment is yes.

498

499 Mr. Fleming stated that he found a better picture in the packet, of the building Mr. Ferrantello
500 was trying to find, on the third page from the back. Chair Cunha-Vasconcelos replied yes,
501 opposite the picture of the senior center. Mr. Ferrantello agreed. He continued that it is
502 wonderful historic brick and the fenestration is very residential, in keeping with the
503 neighborhood. It reflects everything to scale. He does not see a justifiable interpretation to make
504 a storefront top to bottom as shown in the east elevation (of the proposal). This (other building)
505 is right next to it. He would think they would take cues from that one.

506
507 Chair Cunha-Vasconcelos stated that she hears that Mr. Fleming does not have a problem with
508 the east elevation addition, but Mr. Ferrantello and Ms. Benik do. She continued that she herself
509 is not in love with it. If the vote were held right now, it would fail. Perhaps they should discuss
510 what they would like to see instead.

511
512 Mr. Fleming replied that he thinks he can summarize it by saying they would like an addition for
513 a new entrance that fits in better with the neighborhood. Chair Cunha-Vasconcelos replied that
514 effectively what the Board is asking the applicant to do is go back to the drawing board. Given
515 that, there were questions for the applicant, which she is not sure are relevant after the
516 discussion. She asked if the Board wants to hear what the alternatives are, or if they want to vote
517 to reject the proposal and send the applicant back to the drawing board, or do something else.
518 Mr. Fleming replied that he wanted to hear the alternatives on the bay window, because he was
519 willing to go along with the east side, but the other Board members are not, so he supposes that
520 is a wasted effort.

521
522 Mr. Clements stated that at this point he would recommend giving the applicant some clear
523 advice on what the Board is looking for, and then either continue the application to the
524 November meeting to give the applicant time to make those adjustments, or vote now to approve
525 or deny. He continued that he does not think a conditional approval is appropriate, based on the
526 Board's deliberations.

527
528 Chair Cunha-Vasconcelos stated that the question is whether the Board is prepared to give some
529 guidance for a continuation until the next meeting, or if they want to reject it and tell the
530 applicant to go back to the drawing board. Mr. Fleming replied that he would think there is
531 incentive for the owner to get this moving, so he would rather continue this to the next meeting.
532 Mr. Ferrantello replied that he does not want to reject it, either. He continued that he wants to
533 see options with a more residential flavor.

534
535 Chair Cunha-Vasconcelos asked if the Board is looking for something more in keeping with the
536 rest of Center St. She asked, regarding the bay windows, if the Board is objecting to the
537 materials, or something else. She continued that Mr. Ferrantello objected to the glazing. Mr.
538 Ferrantello replied that is right, he objects to the extensive use of glazing that is more appropriate
539 for commercial application. That is mimicked by the fire station and other commercial buildings
540 in the area. He thinks the scale should be tailored down a bit to a more residential window with
541 some space vertically between the windows. That space can be Corten steel, brick, metal that

542 matches the canopy over the entrance; it is a free-for-all for being innovative with the
543 possibilities. He just does not have a good feeling about this being a good fit with the
544 commercial application of the east side as right next door 29 Center St. has this beautiful scale
545 and massing that is very appealing. With that kind of glazing, you can still see 29 Center St.
546 through the windows. Chair Cunha-Vasconcelos asked if it is correct that he is looking for
547 something more traditional. Mr. Ferrantello replied yes.

548
549 Ms. Benik stated that they could revisit it and bring in more influence from neighboring homes,
550 something that is more in keeping with the period of the house and the way the windows are
551 represented. She continued that she does not have a problem with the metal siding, but the
552 window styling and framing needs to take on more of a historical reference to make it blend
553 better with the neighborhood and the house itself. That would work better.

554
555 Chair Cunha-Vasconcelos stated that regarding the bay window, she thinks the sentiments are
556 echoed, with the added guidance of Mr. Fleming's suggestion that the door simply be sided over,
557 which she does not think anyone on the Board would object to. Mr. Fleming replied that there
558 are two windows there, and he is looking at the interior floor plan, and it does not seem to
559 interfere with either of those two windows.

560
561 Mr. Ferrantello asked if Mr. Fleming is looking for a traditional diagonal, like in the
562 neighborhood pictures where it is diagonal on two sides and straight in front. Mr. Fleming
563 replied if they want to use a bay window. He continued that he is not sure. The south elevation
564 does not bother him, if they had the existing two windows instead of that eccentric bay window.
565 Mr. Ferrantello replied that there are different flavors and sizes of bay windows, and some are
566 three-sided, and some people put posts underneath them to make it look like they are supported.

567
568 Chair Cunha-Vasconcelos re-opened the public hearing and asked if the applicant wanted to
569 respond to the Board's discussion.

570
571 Mr. Brown stated that regarding the bay windows, they have talked about various types and
572 various approaches. He continued that the first thing they did was more traditional, and it looked
573 "faux historical" like it was just tacked on. He wanted to do something a little more creative,
574 which is how they eventually ended up with the design that they did. Other options they
575 discussed were putting the window in the shape of the historical door, which might work, or
576 something that would open, which means that in the summer you could definitely see the inside
577 of the house. They talked about possibly indenting it, but that creates issues with rain coming in
578 and he did not want to get into that. He is certainly open to exploring other alternatives for that
579 bay window. He was the one who suggested taking some of that material and putting it on the
580 side of the house so they have a repeat of that color and texture somewhere else, but he is not
581 married to that.

582
583 Mr. Brown continued that he heard them describing alternatives, but he did not quite understand
584 from the comments what alternative place they have for putting a door. Mr. Ferrantello replied

585 that he was saying that if they take cues from the residential contextualization of the
586 neighborhood, if they were to make the bottom spandrel area either Corten steel or whatever
587 siding Mr. Brown decides, it would break up the industrial/commercial look of a full top to
588 bottom glass. He continued that specifically, he would like to break that up, but explore different
589 options than a metal frame for the windows, or mimic wood or fiber wood, or hearty plank, or
590 something that is not as cold. He is thinking of breaking up that storefront element into two
591 pieces.

592

593 Mr. Brown asked if he would leave the outline in the same place. Mr. Ferrantello replied that it
594 is Mr. Brown's creative, innovative way of doing it. He continued that metal is an approved
595 material. Just the positioning of the geometry reads commercial, so if he could separate the
596 vertical, expansive glass it might read better, and it might be more mimicking of [unfinished
597 sentence.] He understands that Mr. Brown does not like to mimic and wants to do something
598 different, but the neighborhood tells them to have something more traditional than commercial.
599 Mr. Brown replied that he knows what he means; it is nice to walk up the street and see the bay
600 windows and the porch area on the brick house next door. He continued that however, the
601 setbacks do not allow them to come out.

602

603 Mr. Ferrantello replied that keeping the four-foot bump-out is okay. He continued that he
604 understands they cannot do it on the inside. He is just saying they can rethink the treatment of
605 the surfaces and a smaller version of the glass opening that better mimics 29 Center St. and other
606 residential windows in the area. Some of them have the bottom sill and some have a top
607 element, but that can be wood, fiberglass, granite, or something else. (It is just about) breaking
608 up the expanse of the large glass area.

609

610 Mr. Fleming stated that the large glass is a little confusing. He continued that regarding the east
611 elevation, when you see the person on the lower level, that is because the floor is below grade,
612 but the person on the upper level is actually set back a ways, because that is a two-story atrium.
613 You get to see the brick of the front of the house through that glass. He thinks that is actually a
614 nice feature on that side, having a lot of glass to see the brick as you go toward Middle St.

615

616 Mr. Bartlett replied that they showed the picture of 29 Center St. to emphasize the porch in the
617 front, which is a two-story structure that includes an entry and large areas of what is now open
618 air. He continued that they have taken that form and just glassed it in. The example was meant
619 to emphasize the screened porch of the neighboring building, not the residential feel of the west
620 side of 29 Center St. Thus, he supposes it depends on which part of the historical building you
621 are looking at that you want to either ignore or copy. They chose to mimic the front entry.

622

623 Mr. Bartlett continued that they did try (other things). He has drawings that show traditional
624 scale windows on the first floor and second floor. It was a poor choice. It was like it was trying
625 to look like a historical building, but it did not. The casings matched, the molding could match;
626 that does not matter. The point is that these residential scale windows on the side of this
627 building, which is "a ludicrous addition to begin with," to repeat that did not do the job any

628 favors at all, so they rejected that. He would take a dim view of going back and dusting those
629 drawings off to produce this faux/mimicking the neighborhood (design).

630

631 Mr. Bartlett continued that he will point out that MoCo Arts is in the Historic District. It is
632 commercial, obviously, but it is clearly a contemporary building. That came before the HDC,
633 and the argument was that the windows line up with the windows on the adjacent buildings, and
634 the basic massing of the scale of the building matches. Thus, there is a way for contemporary
635 architecture to mimic or be compatible with the historical context that it is in, without resorting
636 to faux techniques that are not good architecture. The Secretary of the Interior's standards on
637 rehabilitation for historic structures go out of their way to discourage trying to create a false
638 sense of history. In other words, (not) trying to use things to lure people into thinking it has
639 always been there or something like that. They recommend making new work of its time, and
640 they say it is meant to contrast with the historic structures so that future historians can
641 differentiate and understand when each of the additions was built. He is reluctant to go back to
642 drawings that they have looked at/tried and that he feels are bad architecture. He would not want
643 to have his name associated with them. However, he is not the owner.

644

645 Chair Cunha-Vasconcelos replied that she does not think anyone is asking Mr. Bartlett to do that.
646 She continued that the Board is not asking them to go faux historical. She thinks that finding
647 something that is modern and harkens back a little bit more to the residential flavor of the
648 neighborhood is what they are asking for. Mr. Bartlett asked if that is what faux historical is.

649 Chair Cunha-Vasconcelos replied that she does not think so; she thinks there is a middle ground.

650

651 Mr. Bartlett stated that the building they are calling "residential" is not residential. Chair Cunha-
652 Vasconcelos asked if he means the brick building. Mr. Bartlett replied yes. Chair Cunha-
653 Vasconcelos replied that her understanding is that it started as a residential building and then
654 there was Planning permission requested to put three residential units in it. She is not sure where
655 that landed, but if it is not currently residential, the intent of it will be. Certainly, its appearance
656 is perfectly in keeping with the residential buildings. She is not sure there is much ground to be
657 made there.

658

659 Mr. Ferrantello stated that he wants to go on record saying that no one is forcing the applicant to
660 go "faux historic." He continued that the applicant has the capacity for innovation. The Board is
661 just saying to come up with some options that will allay the feeling of having a commercial
662 feeling right next to a residential area. The Board is not forcing it one way or the other. They
663 would like a different option that is a better fit for the neighborhood. He thinks that in not trying
664 to mimic or do faux architecture, the applicant swung to the other end of the pendulum by doing
665 ultra-modern. That is the issue.

666

667 Mr. Fleming stated that it is true, that is not a residential building next to it. The courthouse is
668 right there. He continued that it is almost the transition from the commercial to the residential
669 area. That is why the glass does not bother him. Looking at the glass on the east elevation, if
670 you have a two-story atrium, you are actually glimpsing into the historic character of the building

671 with the brickwork that is there. You are seeing that. That is why he would just board over the
672 old door. The proposal was to rework the windows on the lower floor level, too. Right now,
673 they line up with the windows on the second floor, along the south elevation. It is very bland,
674 but that is okay, because the focus of this, then, would be on that east side. That would be the
675 highlight. No one would even notice that south façade. It would just be a bland, residential area
676 that goes into the older residential area.

677
678 Mr. Ferrantello replied that is the issue - that 4' by 15' abutment visually obstructs your view of
679 the historic brick. He asked if that is something the Board should consider. Mr. Fleming replied
680 that he thinks it actually opens up the view of the historic brick. Mr. Ferrantello replied on the
681 inside, but not the outside. Mr. Fleming replied that it is a transition, though. If it is glass, you
682 will see the inside and part of the outside. Mr. Ferrantello replied that he is saying to make the
683 glass more miniaturistic, to still be able to do what Mr. Fleming is saying, to see the inside brick.
684 It (the proposal) is too expansive and too commercial.

685
686 Chair Cunha-Vasconcelos stated that she is not super concerned about the amount of glass. She
687 continued that she is more concerned about the way it is presented and the structure around it. It
688 feels too modern. To her, it feels more modern than the courthouse. It would become the most
689 modern building in a four-block radius. Mr. Ferrantello replied that it tries to go to the other
690 (end of the) pendulum of not mimicking what is there, maybe too much so. Ms. Benik replied
691 that it is a harsh juxtaposition.

692
693 Chair Cunha-Vasconcelos stated that they have been discussing this for a long time and they do
694 not seem to be near a resolution. She closed the public hearing again, and asked the Board if
695 they want to continue this to the November meeting and give the applicant the opportunity to
696 come back. Mr. Ferrantello replied yes, he would prefer to do that than to reject the application.

697
698 Chair Cunha-Vasconcelos asked Mr. Clements if the Board has provided enough context to do
699 that, and if there is anything else the Board needs to add to their instructions. Mr. Clements
700 replied that to him, it sounds like the Board is not opposed to a more modern addition. He
701 continued that not trying to mimic an existing historical feature, as the applicant said regarding
702 the Secretary of the Interior's standards, is reflected in the HDC's own regulations (which say)
703 new additions should be contrasting but complementary to the Contributing Resource. It sounds
704 like the Board feels the proposal is too commercial and has perhaps gone too far in an attempt to
705 contrast, and asks if the applicant is willing to dial it back a notch or two, if possible. He thinks
706 the best course of action would be to continue to a date and time certain, which is the November
707 20 HDC meeting at 4:30 PM here in Council Chambers. That gives the applicant the opportunity
708 to either revise the design, choose not to revise the design and come back in for final
709 determination, or withdraw. It gives the applicant the flexibility to do what is in their best
710 interest.

711
712 Chair Cunha-Vasconcelos stated that she will not be at the November 20 meeting. She continued
713 that that is not a problem, as there is a vice chair, but there is the question of quorum. Mr.

714 Clements replied that Louise Zerba is also an HDC member, so they could still have a four-
715 person board. He continued that Councilor Workman is a member but her schedule conflicts
716 right now and she cannot meet at this time.

717

718 Mr. Ferrantello made a motion to continue this hearing to the November 20, 2024 meeting of the
719 Historic District Commission. Mr. Fleming seconded the motion, which passed by unanimous
720 vote.

721

722 **4) Staff Updates**

723 **A) 2025 Meeting Schedule**

724

725 Chair Cunha-Vasconcelos stated that the 2025 meeting schedule is on the last page of the agenda
726 packet. She asked if anyone had concerns about the dates presented. Hearing none, she asked
727 for a motion.

728

729 Mr. Ferrantello made a motion to accept the 2025 meeting schedule. Mr. Fleming seconded the
730 motion, which passed by unanimous vote.

731

732 **B) COA Minor Project Application Update**

733

734 Chair Cunha-Vasconcelos stated that Mr. Clements mentioned there are no Minor Project
735 applications to update the HDC on. Mr. Clements replied that is correct.

736

737 **5) New Business**

738

739 Chair Cunha-Vasconcelos asked if there was any new business. (No).

740

741 **6) Upcoming Dates of Interest**

742 **A) Next HDC Meeting: November 20, 2024 – 4:30 PM, TBD**

743 **B) HDC Site Visit: November 20, 2024 – 3:30 PM (to be confirmed)**

744

745 **7) Adjournment**

746

747 There being no further business, Chair Cunha-Vasconcelos adjourned the meeting at 6:00 PM.

748

749 Respectfully submitted by,
750 Britta Reida, Minute Taker

751

752 Reviewed and edited by,
753 Evan J. Clements, AICP
754 Planner

STAFF REPORT

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

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

The application was heard at the October 16, 2024 meeting. While the Board was generally supportive of the materials chosen by the applicant,

concern was raised related to the general form of the addition being too commercial in nature. The applicant responded with a change in design philosophy due to budget constraints. The addition has been removed and changes to the interior layout have been proposed to achieve the desired result.

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

STAFF REPORT

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:

- 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 revised proposal eliminates the four-foot addition and the use of metal as a cladding. The metal storefront glazing has also been changed to use window sizes and styles from the existing building. The proposal still includes the elimination of the exterior stairs on the south façade and replacement with a new window of matching style.

- 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 has revised the proposal to use clapboard siding to pair with the existing wood siding of the non-conforming portion of the structure. A change in color and window form is proposed to signify the change while still balancing with the existing form of the building.



Fig 2: Proposed South Facade

STAFF REPORT

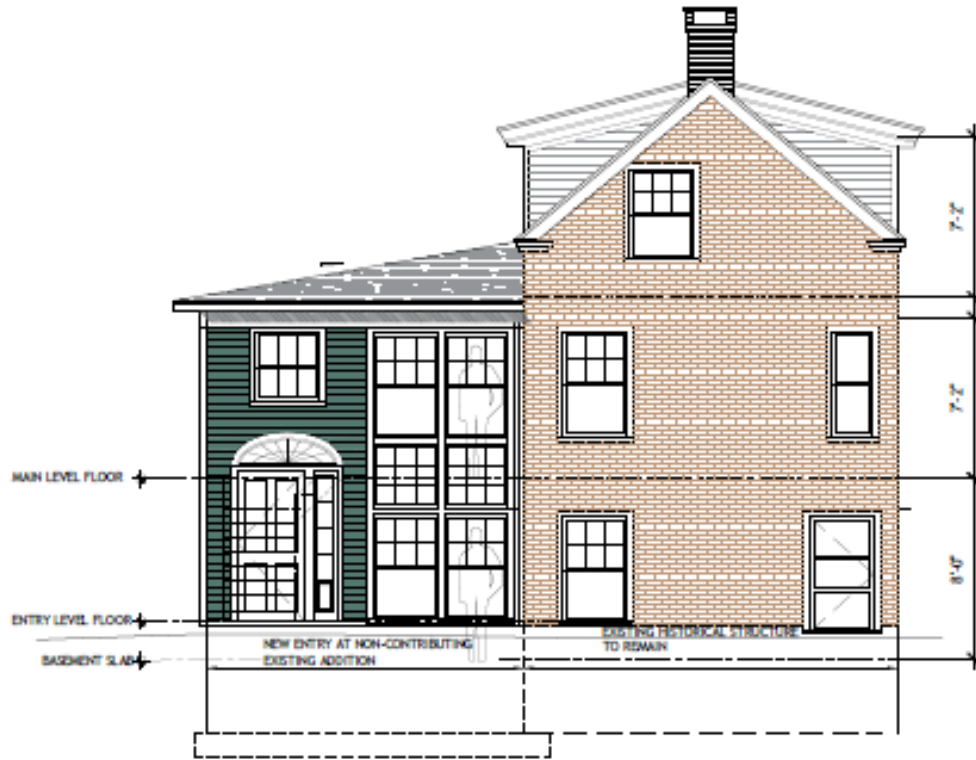


Fig 3: Proposed East Facade

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, revised 10/ 22/ 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.”

HDC
Community Development
City Hall
Keene NH

November 6, 2024

RE: 33 Center Street - Narrative accompanying the revised building elevations

We have made significant changes to the design in response to Board members' comments at our initial hearing on October 16. The most significant change, however, was made more in response to preliminary budget estimates.

In short, we have eliminated the four-foot addition altogether and have eliminated consideration of any metal as a cladding. We also eliminated metal storefront glazing in favor of using window sizes and styles from the existing building.

We have modified the floor plan to still allow the 1-1/2-story glass wall, which uses the same double-hung windows as the existing (non-conforming) structure of which it is a part.

The street-side windows on the easterly side needed to be adjusted because the stairs are in the way (as they are now, but the proposed revision solves that conflict).

This south elevation of the new design maintains one area of symmetry by using three pairs of the existing windows for about 75% of the wall area. For the other smaller area of wall on the south side (~25%) we created another symmetry, which ties into the new east-facing wall that has the new code-compliant entry and an expanse of glass that allows a glimpse of the original brick wall.

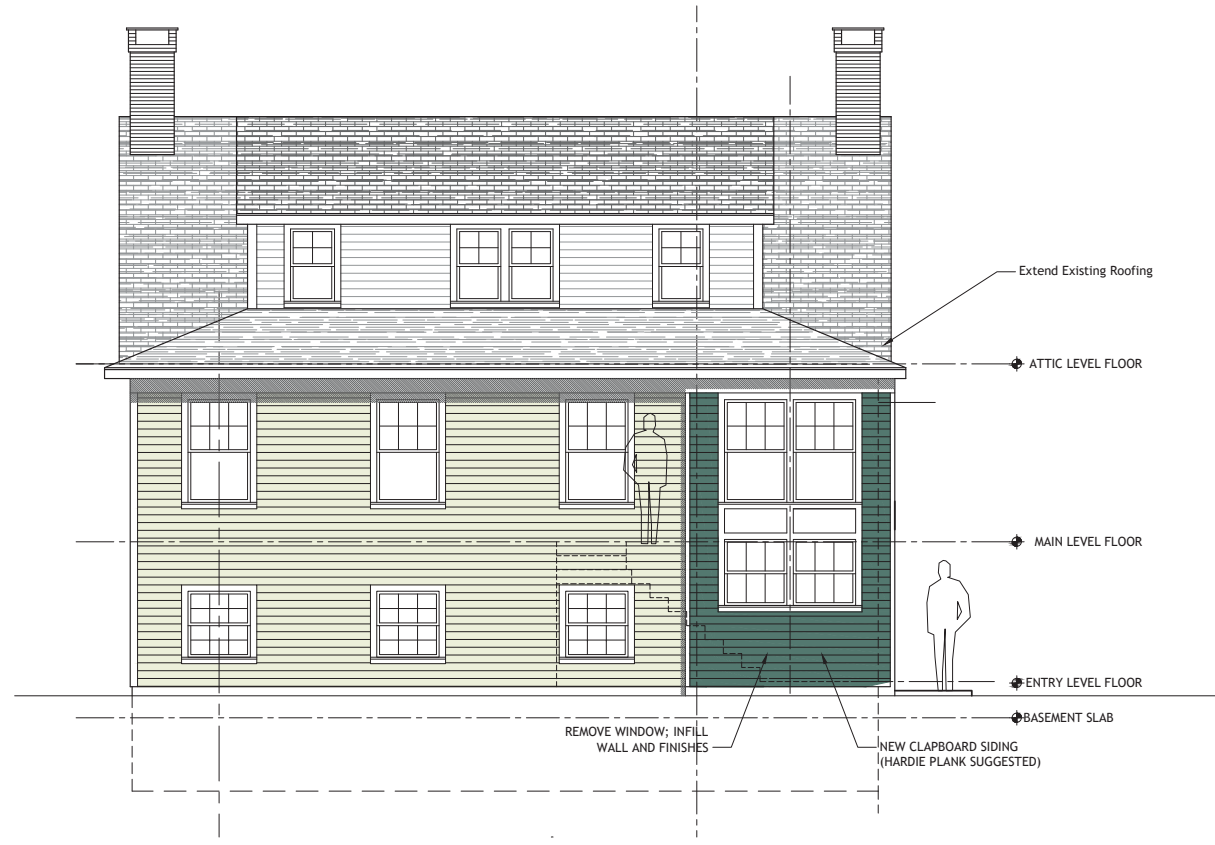
We are using a fanlight above the new door/sidelight to recall the original front door of the brick building. There should be slightly grander composition on that wall to help offset the fact that the main entry must now be on a side wall, and not on the street-facing wall.

For the portion of the wood structure to remain, we're keeping the color palette close to the existing – that is, the pale yellow. The drawings indicate a change of color, at portions of the south and east facades. We have selected a muted dark green that picks up on some of the colors in the immediate neighborhood, in both hue and value.

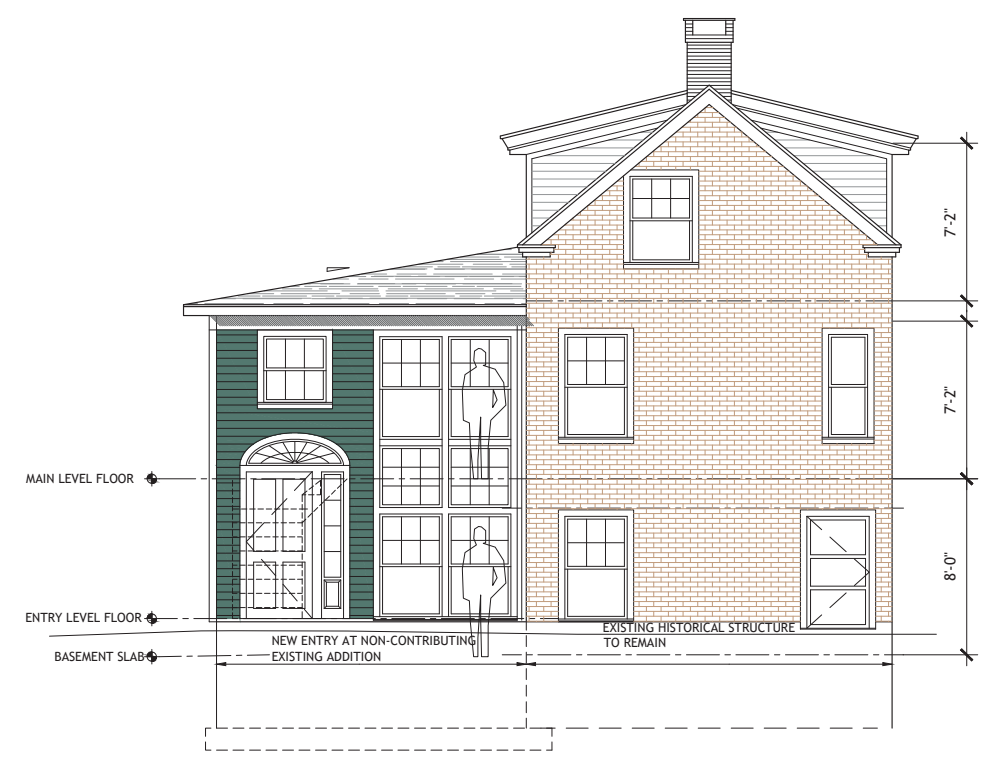
Thank you



Dan Bartlett AIA



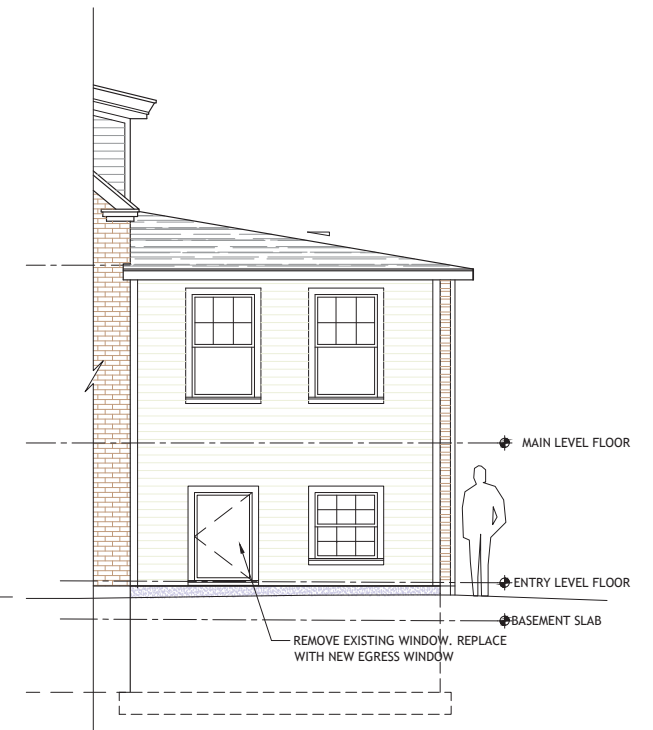
1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



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



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



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

ISSUE LOG	
DATE:	FOR:
10-22-24	HDC SUBMITTAL

These drawings are LIMITED SCOPE and do not constitute a contract. The architect assumes responsibility for errors in the information provided, absent for omissions.

These drawings shall be considered preliminary and not for construction. They are to be used for budgeting and/or other purposes as indicated in the Issue Log, unless expressly stated otherwise.

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PROJECT name: GARAGE ADDITION
BROWN RESIDENCE
33 CENTER STREET KEENE NH
drawing name:
ELEVATIONS

DRAFT
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OCT 22, 2024
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