



Heritage Commission

Wednesday, December 11, 2024, 4:30 PM

2nd Floor Conference Room, City Hall
3 Washington St, Keene, NH 03431

AGENDA

- I. Call to Order – Roll Call**
- II. Approval of Previous Meeting Minutes**
November 13, 2024 – Regular Meeting
- III. Downtown Infrastructure Project Aesthetic Features Discussion**
 - a. Members will review materials to provide recommendations on aesthetic elements
- IV. Staff Updates**
- V. New Business**
- VI. Next Meeting – January 8, 2025**
- VII. Adjourn**

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

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5 **HERITAGE COMMISSION**
6 **MEETING MINUTES**
7

Wednesday, November 13, 2024

4:30 PM

**2nd Floor Conference Room,
City Hall**

Members Present:

Cauley Powell, Chair
Molly Ellis, Vice Chair
Julie Emineth (left at 5:30 PM)
Louise Zerba
Marilyn Huston

Staff Present:

Evan Clements, Planner

Members Not Present:

Rose Carey

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10 **1) Call to Order – Roll Call**

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12 Chair Powell called the meeting to order at 4:32 PM. Roll call was conducted.
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14 **2) Approval of Previous Meeting Minutes – September 11, 2024**

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16 Ms. Zerba stated that she has a correction to line 335: “number of house” should be “number of
17 hours.” She continued that line 379 says, “reminding to the City Council” and the word “to”
18 should be deleted.
19

20 Ms. Huston proposed several edits, stating that they were suggestions from Microsoft Office.
21 The edits that the other Heritage Commission members agreed with are:
22

23 Line 68: the correct spelling is “plantain” (not “plaintain”).

24 Line 205: add the word “the,” so it reads, “about the recommendations she has.”

25 Line 232: change the word “has” to “had.” (“had any idea.”)

26 Line 308: remove the word “so.”

27 Lines 394-395: change the word “for” to “to.” (“pays so much money to consultants.”)

28 Line 408: add the word “had.” (“Someone who had just moved to Keene.”)

29 Line 421: add a comma after “there.”
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31 Ms. Zerba made a motion to approve the meeting minutes of September 11, 2024, as amended.

32 Ms. Emineth seconded the motion, which passed by unanimous vote.

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3) Downtown Infrastructure Project Aesthetic Features Presentation
A) Discussion with Public Works and Consultants on aesthetic features to represent the heritage of the community

Chair Powell welcomed Stantec consultants, here to give a presentation.

Ed Roberge, Civil Engineer, and Bob Corning, Landscape Architect and Chief of the design team, introduced themselves. Mr. Roberge stated that many public meetings led up to this design. He continued that the project area is from the north at Central Square down to Water St., short of the Marlboro St./Winchester St. roundabout. It extends within the public right-of-way along Main St., encompassing Railroad Square, portions of Railroad St., and areas along Gilbo Ave., approximately up to St. James Place.

Mr. Roberge and Mr. Corning gave a slide show presentation about the design features, including information about parking, trees, bike lanes, sidewalks, lighting, outdoor seating, plantings, and so on and so forth. They presented on the different sections of the project area, such as Main St., Central Square, Gilbo Ave., and Railroad Square.

Ms. Powell asked if these are proposals or part of the active plan. Mr. Roberge replied that the project is in final design. He continued that what they are seeing now went through the community process; the Technical Review Committee that met bi-weekly for a couple years; and multiple meetings with the Municipal Services, Facilities, and Infrastructure (MSFI) Committee; and was approved by the City Council. The concepts are all approved, and now the project is in final design, and he and Mr. Corning are going around to get input on some of the details.

Ms. Zerba asked what will happen to all the bricks in Railroad Square that were donated by people. Mr. Roberge spoke of how the specific materials are still under consideration by the design team, and how they work with the Technical Review Committee, comprised of various City staff members, and how they will get input from the MSFI Committee about the materials used. He spoke of the options, such as brick, concrete pavers, or poured concrete. He and Mr. Corning continued with the presentation.

Mr. Clements stated that he wants to clarify Ms. Zerba's question. He asked if there is history behind the literal bricks that are currently in Railroad Square. Ms. Zerba and other HC members replied yes, they are donor bricks. Mr. Clements stated that the issue, then, is more than determining what the preferred material is for hardscape, as it sounds like there is history with the existing bricks. Mr. Roberge replied that Railroad Square was refurbished in the mid- to late-1980s. He continued that they (Stantec/the design team) can take a look at that, because that (history of donor bricks) is important.

Mr. Roberge and Mr. Corning continued their presentation of the design elements of Central Square and spoke of the details still to be decided.

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Mr. Clements asked if the bollard lights at the head of the square will be compatible with the streetlights and signal lights. Mr. Roberge replied yes, and showed examples of designs. Ms. Zerba asked if the lights will be (dark sky compliant). Mr. Roberge replied yes.

Ms. Zerba complimented the design and asked about the construction schedule. Mr. Roberge replied that it will be underway by approximately May 2025, and it will be a two- or three-year project. He gave information about the different phases of the project.

Ms. Zerba asked about the outlets added throughout the downtown. She asked how Stantec will do those so they look nicer. Mr. Roberge spoke of how they will be designed to be as subtle as possible, and spoke about the solar panels that will power everything.

Chair Powell asked if the HC's opportunity to give feedback is right now only, or if they can give feedback later, and if so, until what date. Mr. Roberge replied that the goal is to deliver the final design to the MSFI Committee in late February. He continued that the HC can give Stantec feedback by December or January.

Mr. Clements asked if Mr. Roberge can get the HC some design cut sheets, as a rationale for the features such as the archway, lighting, benches, other fixtures, and whatever elements they want to have the heritage of the community represent and reflect. The HC would like to be able to weigh in on those choices. Chair Powell stated that she would add plantings to the list as well. Discussion continued. Mr. Roberge showed and spoke about the materials precedent in the presentation's appendix. He stated that the design team would also like the HC's feedback on how to do the archway at Railroad Square, such as whether they should use old iron and old rail ties.

The HC decided to meet in December, with the visuals, to discuss these topics. Mr. Clements stated that he will send the materials to the group ahead of time, and he will determine the appropriate method for the HC to convey their feedback, such as a letter to the MSFI Committee, a letter to the full City Council, or a letter to Stantec directly.

Brief discussion continued. HC members thanked Mr. Roberge and Mr. Corning and shared positive feedback about the project as a whole.

4) Adoption of the 2025 Schedule

Chair Powell stated that the proposed meeting schedule is in the agenda packet. She continued that she thinks the idea is to have a schedule to meet monthly but pick and choose when to sometimes meet every other month. Mr. Clements replied yes, they can adopt a monthly schedule and he will book the meeting room for every month, and then they can adjust as needed, based on the HC's volume of business.

119 Chair Powell made a motion to adopt the Heritage Commission’s 2025 meeting schedule as
120 presented. Ms. Zerba seconded the motion, which passed by unanimous vote.

121

122 **5) Staff Updates**

123 **A) Joint Heritage and Historic District Commission Meeting – January 2025**

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125 Mr. Clements stated that the joint meeting last year was very successful and greatly appreciated.
126 He continued that for the joint meeting in January 2025, they hope to have something to work
127 on. The Historic District Commission (HDC) applied for a CDG grant to do an inventory of
128 some unranked properties in the district, and they would like the HC’s assistance with it. When
129 that meeting takes place, the HC will get all of the needed information ahead of time. The date
130 has not been determined yet; it will be either the HC’s usual time slot or the HDC’s. Chair
131 Powell suggested she, the HDC chair, and Mr. Clements talk before the December meeting to get
132 that figured out. Mr. Clements agreed. Chair Powell spoke of how she and the HC are looking
133 forward to the collaboration.

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135 **6) New Business**

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137 Chair Powell asked if there was any new business. (No).

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139 **7) Next Meeting – January 8, 2025**

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141 Chair Powell stated that they will meet December 11.

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143 **8) Adjourn**

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145 There being no further business, Chair Powell adjourned the meeting at 5:48 PM.

146

147 Respectfully submitted by,
148 Britta Reida, Minute Taker

149

150 Reviewed and edited by,
151 Evan J. Clements, AICP
152 Planner

KEENE INFRASTRUCTURE IMPROVEMENTS **FINAL DESIGN REVIEW**

HERITAGE COMMISSION MEETING

NOVEMBER 13, 2024

Seat Wall

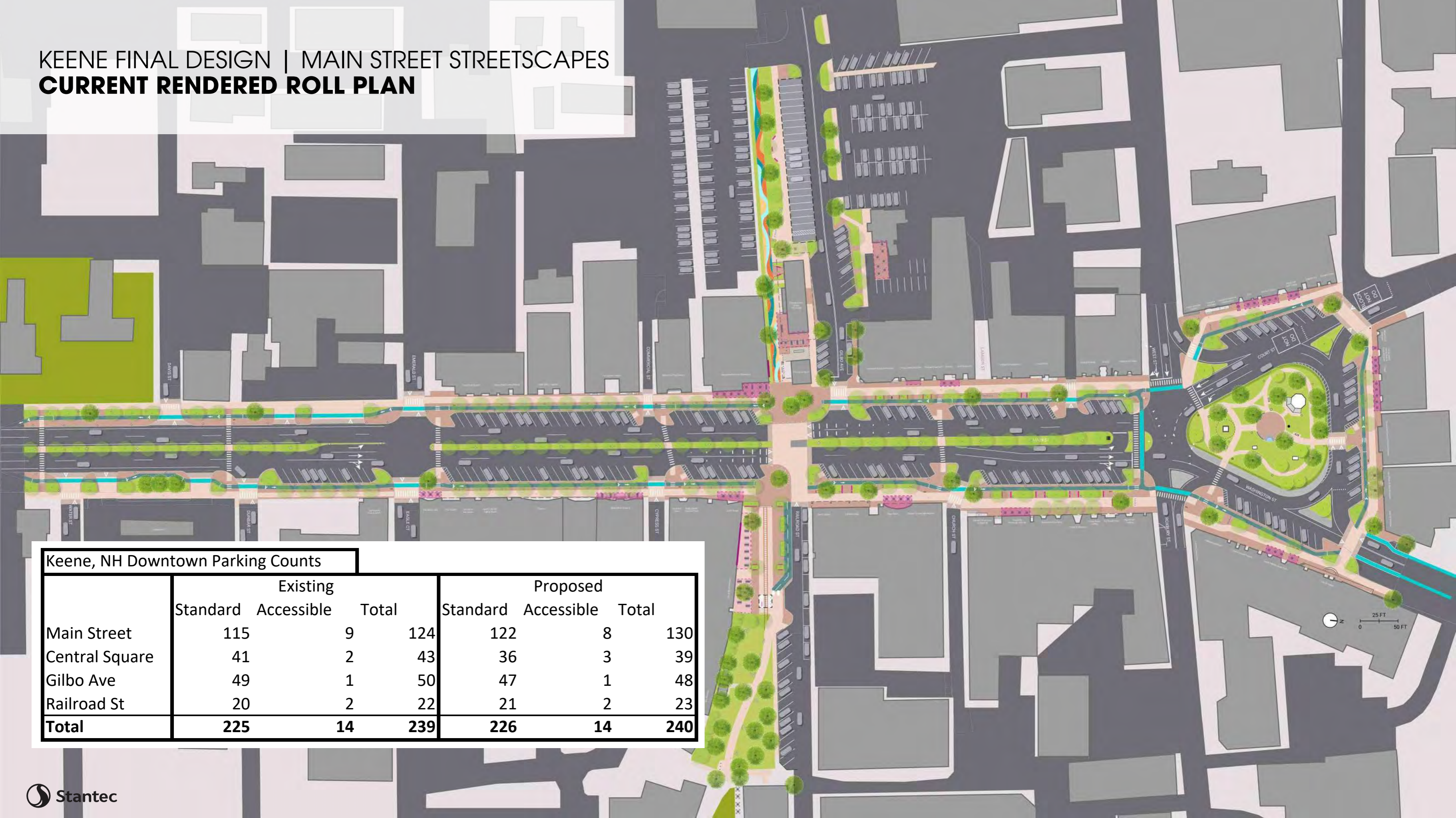
Bike Lane

Bike Rack

Public Art

Outdoor Café

KEENE FINAL DESIGN | MAIN STREET STREETSCAPES
CURRENT RENDERED ROLL PLAN



Keene, NH Downtown Parking Counts							
	Existing			Proposed			
	Standard	Accessible	Total	Standard	Accessible	Total	
Main Street	115	9	124	122	8	130	
Central Square	41	2	43	36	3	39	
Gilbo Ave	49	1	50	47	1	48	
Railroad St	20	2	22	21	2	23	
Total	225	14	239	226	14	240	

KEENE FINAL DESIGN | MAIN STREET STREETSCAPES

CURRENT RENDERED ROLL PLAN - TREE COUNT



Keene, NH Downtown Tree Inventory					
	Existing	Remaining	Removed	Transplanted	New
Main Street	80	20	45	15	110
Central Square	34	22	9	3	20
Gilbo Ave	18	16	2	-	8
Railroad St	25	18	7	-	7
Total	157	76	63	18	145

Total Trees at Completion **221**
**Remaining & New Trees*

MAIN STREET



KEENE FINAL DESIGN | MAIN STREET STREETSCAPES
FOCUS ON TREES



The **Silva Cell** Supports vehicle loading equal to 32,000 lbs, which allows use in areas that accommodate 3 - 4 axle vehicles such as those used for emergency, delivery, and maintenance. Meets AASH-TO HS-20 (USA) loading standards when used with standard paving profiles. Aug 7, 2017

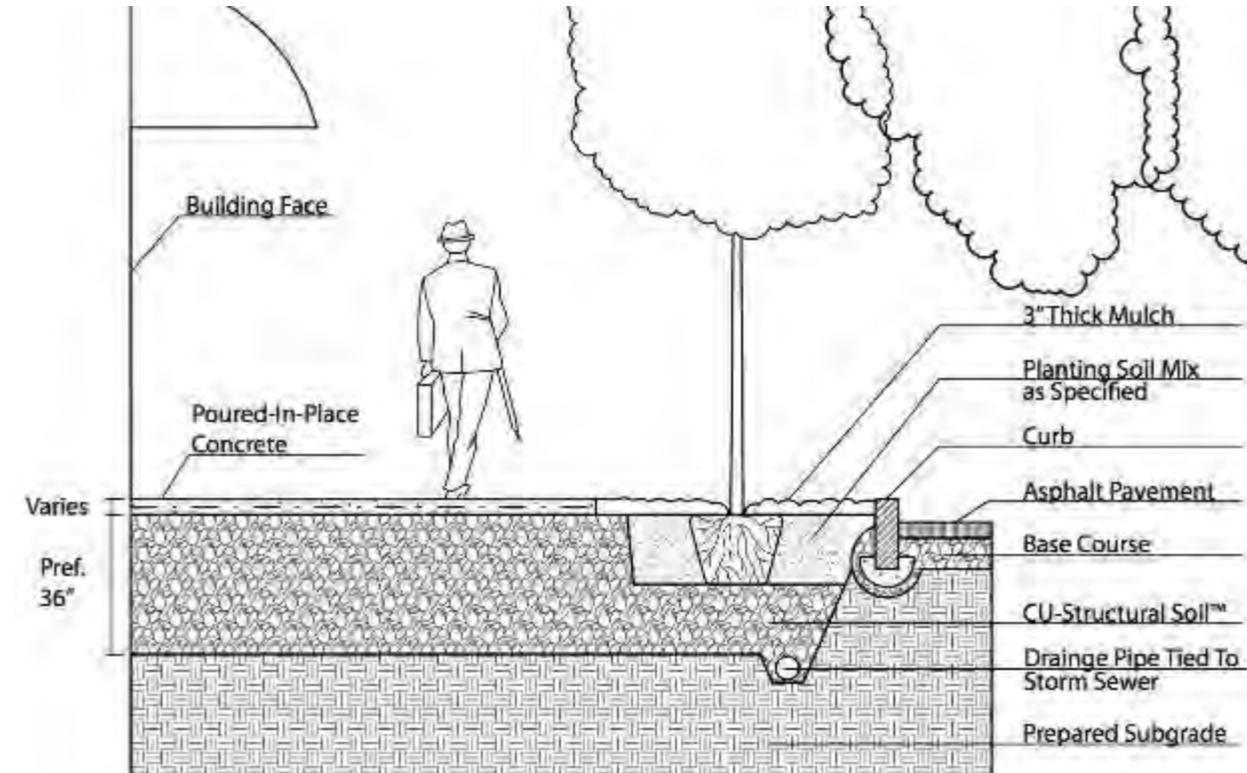
Traditional Planter

TYPICAL CAUSES OF FAILURES FOR URBAN STREET TREES

- COMPACTION
- HYDRATION (IRRIGATION)
- SOIL VOLUME

RECOMMENDATIONS

- SMALL TREE 300 CF
 - MEDIUM TREE 600 CF
 - LARGE TREE 1,000 CF
- (10 X 25 X 4' DEPTH)



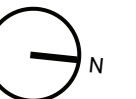
Structural Soil consists of crushed stone with organic materials that fill the void areas. From a bearing load perspective, it is no worse than a standard City sidewalk and in many cases it's better.

KEENE FINAL DESIGN | MAIN STREET STREETSCAPES

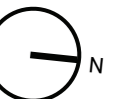
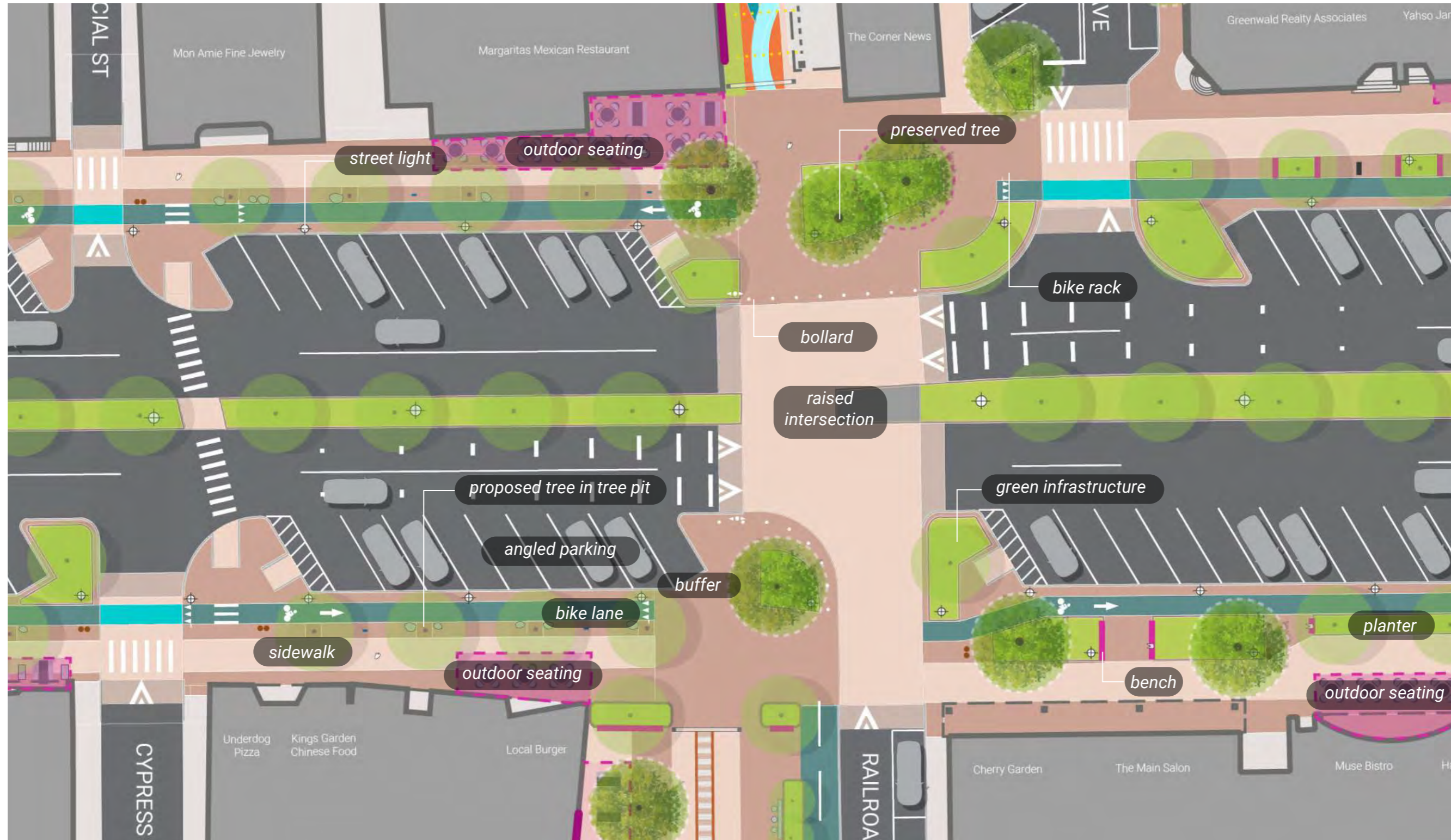


KEENE FINAL DESIGN | MAIN STREET STREETSCAPES

CURRENT PLAN - RAILROAD ST TO CHURCH ST



KEENE FINAL DESIGN | MAIN STREET STREETSCAPES CURRENT PLAN - CYPRESS ST TO RAILROAD ST



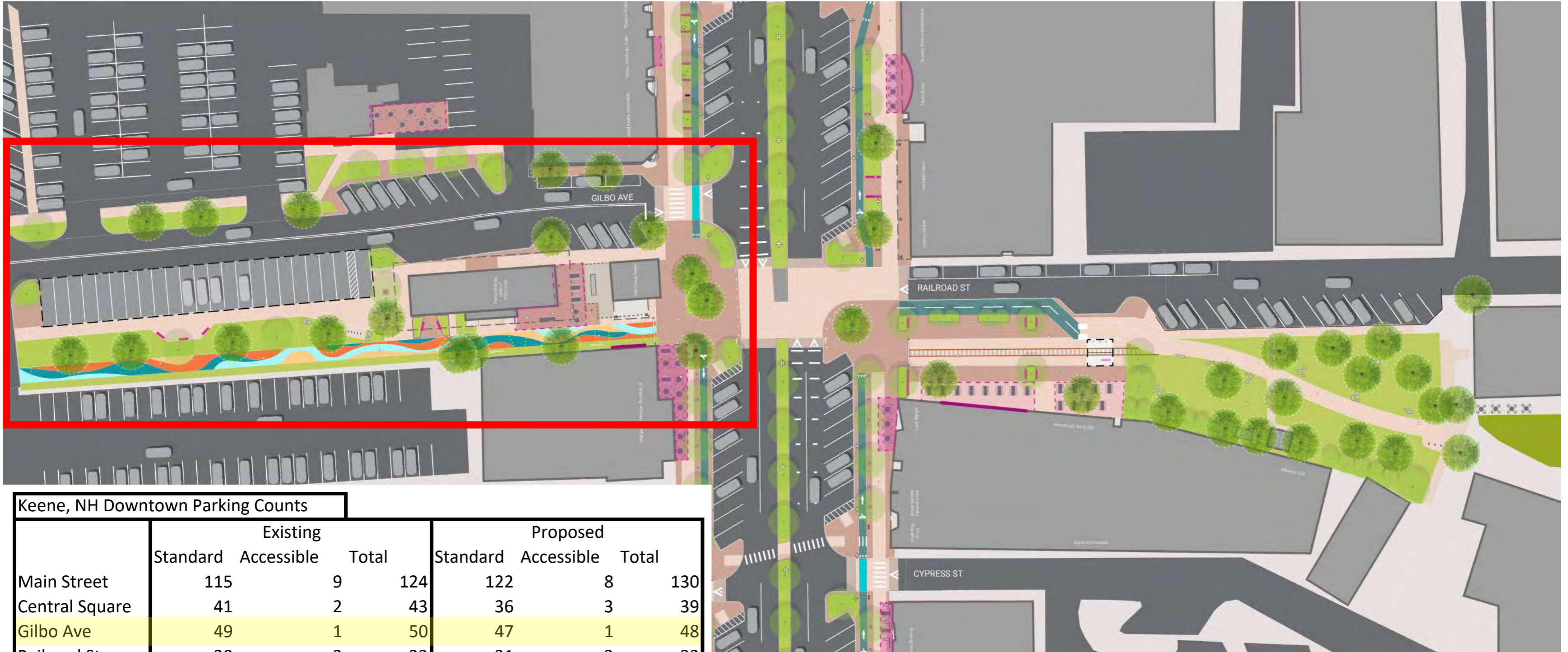
360 VISUALIZATION

MAIN STREET

GILBO AVE / RAILROAD ST

KEENE FINAL DESIGN | GILBO AVE/RAILROAD SQ

SITE PLAN - GILBO/RAILROAD



Keene, NH Downtown Parking Counts

	Existing			Proposed		
	Standard	Accessible	Total	Standard	Accessible	Total
Main Street	115	9	124	122	8	130
Central Square	41	2	43	36	3	39
Gilbo Ave	49	1	50	47	1	48
Railroad St	20	2	22	21	2	23
Total	225	14	239	226	14	240

KEENE FINAL DESIGN | GILBO AVE/RAILROAD SQ
ARTS ALIVE STUDY



KEENE FINAL DESIGN | GILBO AVE PROGRAMMING MATRIX

ART/FARMERS' MARKET: 30-35 VENDORS | 3-6 TENTS



FOOD EVENT: 8-11 FOOD TRUCKS



KEENE FINAL DESIGN | GILBO AVE

CURRENT PLAN

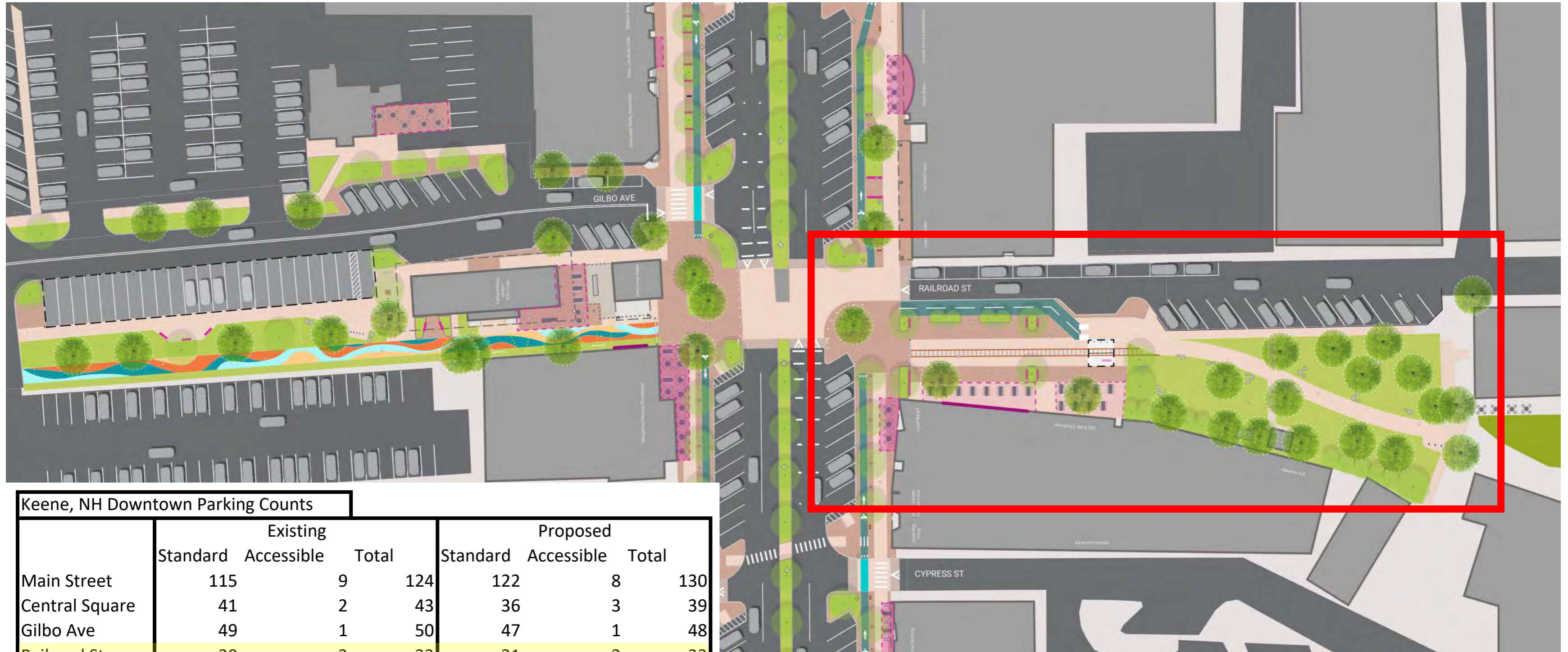


360 VISUALIZATION

GILBO AVENUE

KEENE FINAL DESIGN | GILBO AVE/RAILROAD SQ

SITE PLAN - GILBO/RAILROAD



Keene, NH Downtown Parking Counts

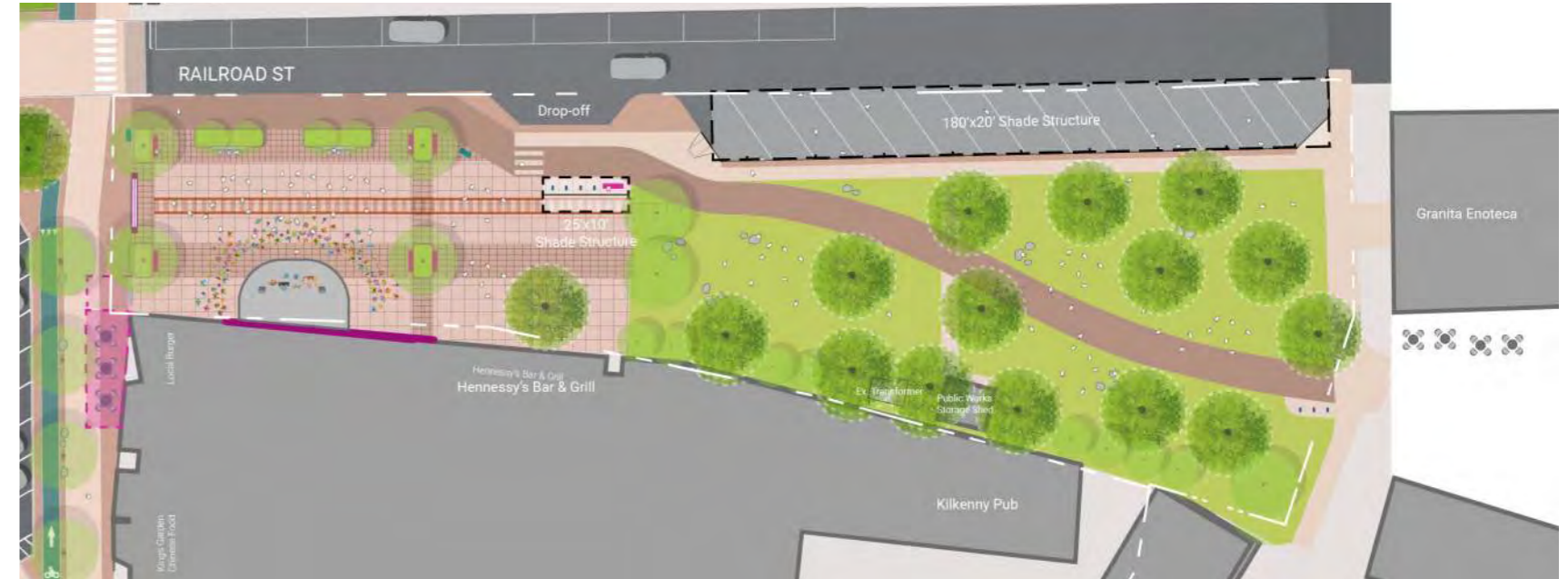
	Existing			Proposed		
	Standard	Accessible	Total	Standard	Accessible	Total
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Total	225	14	239	226	14	240

KEENE FINAL DESIGN | RAILROAD SQUARE PROGRAMMING MATRIX

ART/FARMERS' MARKET: 30-40 TENTS | 40-64 VENDORS | 400-600 PEOPLE



PERFORMANCE: 400-600 STANDING/SITTING PEOPLE

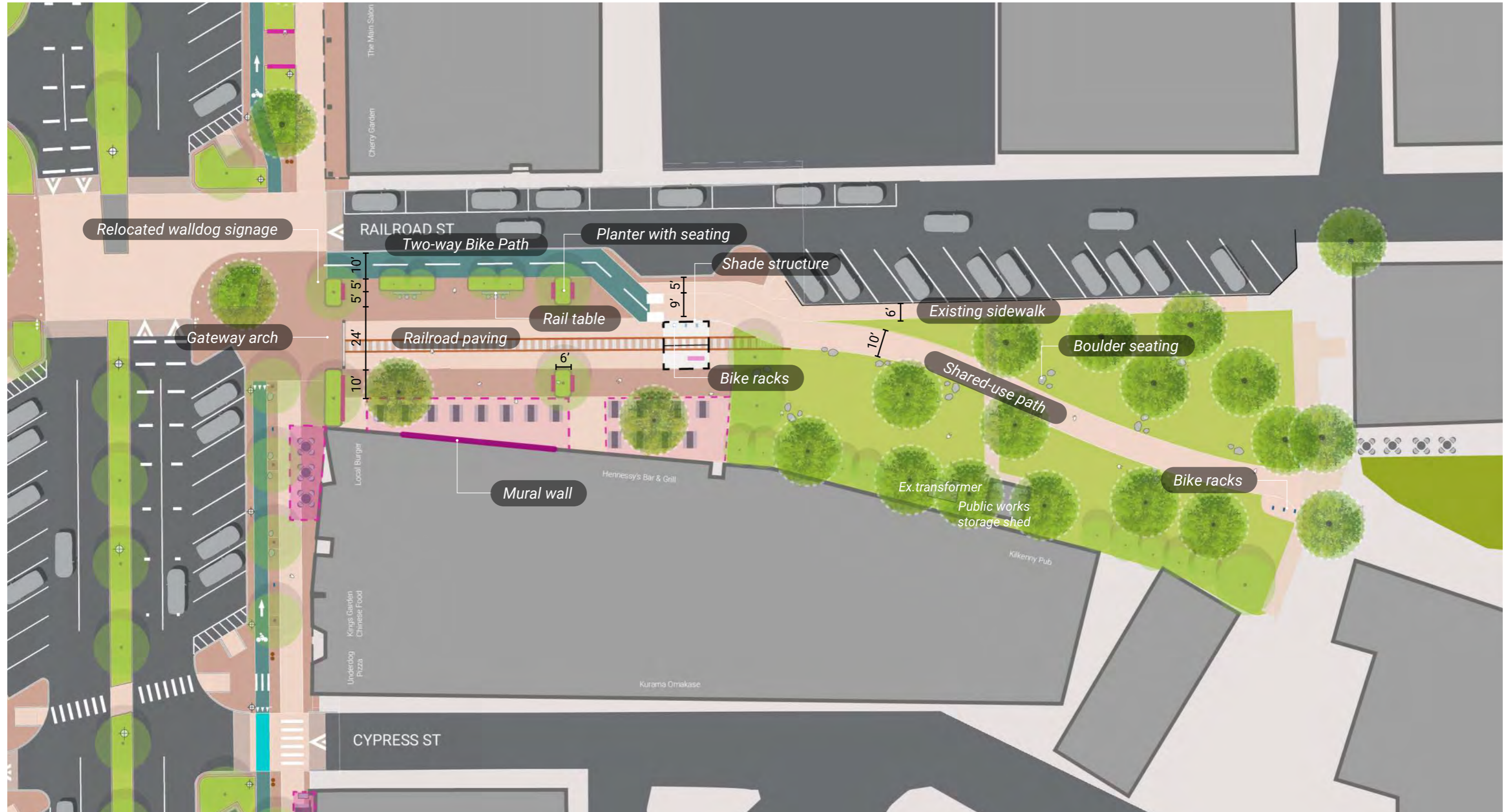


FOOD EVENT: 5-8 FOOD TRUCKS | 400-600 PEOPLE



KEENE FINAL DESIGN | RAILROAD SQUARE

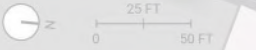
CURRENT PLAN



360 VISUALIZATION

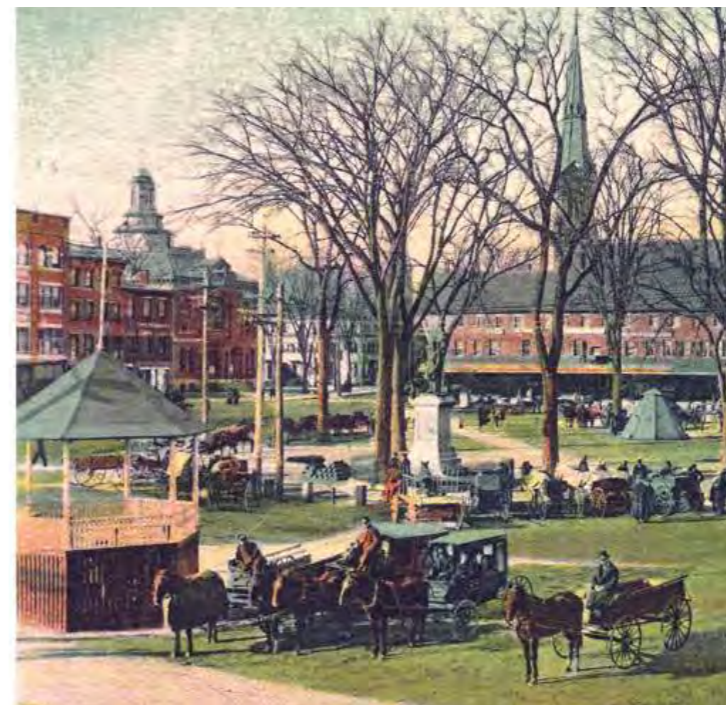
RAILROAD SQUARE

CENTRAL SQUARE



KEENE FINAL DESIGN | CENTRAL SQUARE COMMON

HISTORIC PHOTOS



KEENE FINAL DESIGN | CENTRAL SQUARE COMMON

EXISTING ELEMENTS



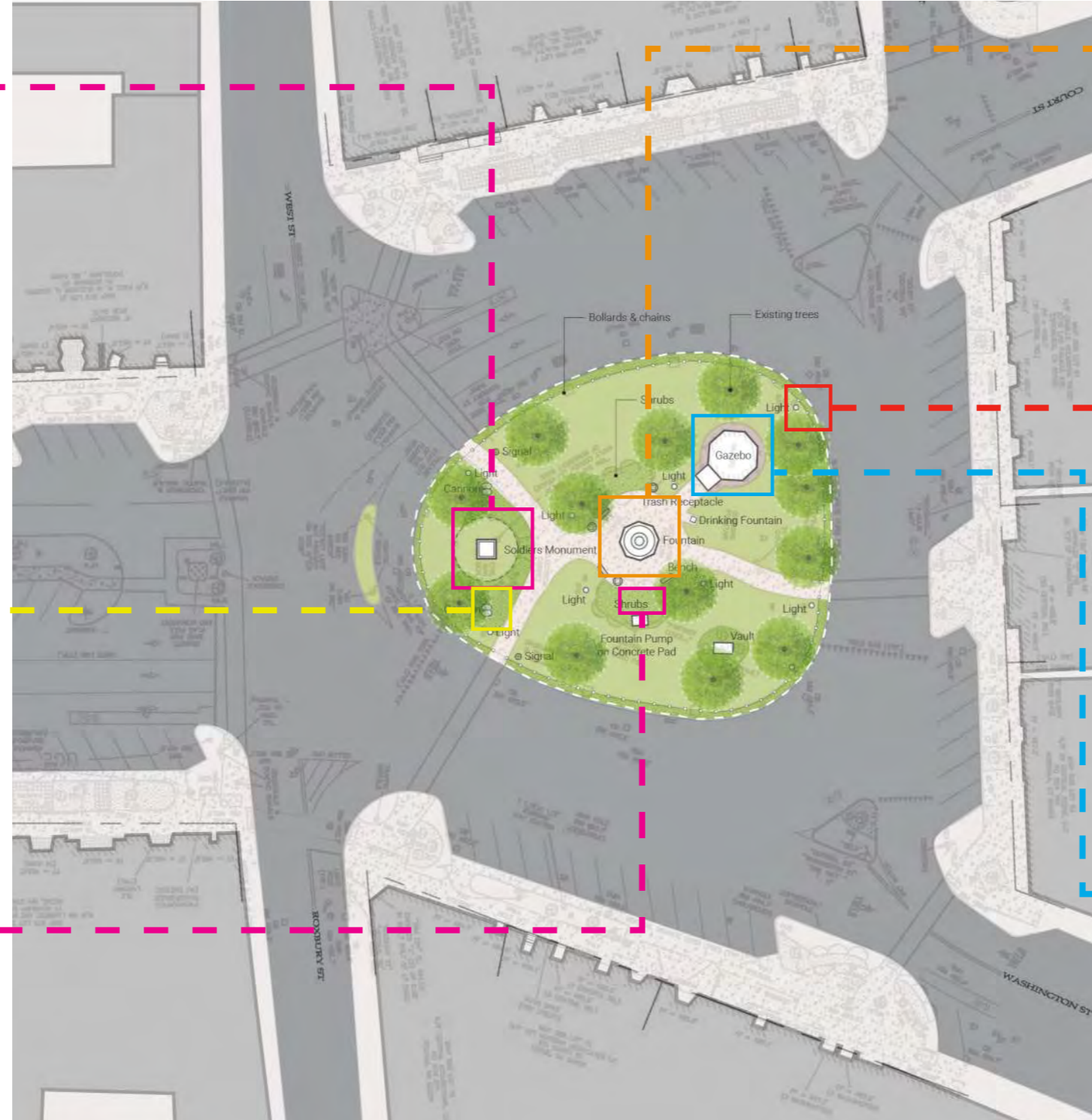
Soldiers' Monument - Should statue be moved out to the nose to be more prominent?



Cannon - Should cannon/cannonballs be moved out to the nose to be more prominent?



Bench - Should more bench seating be provided?



Water Feature



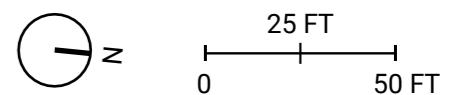
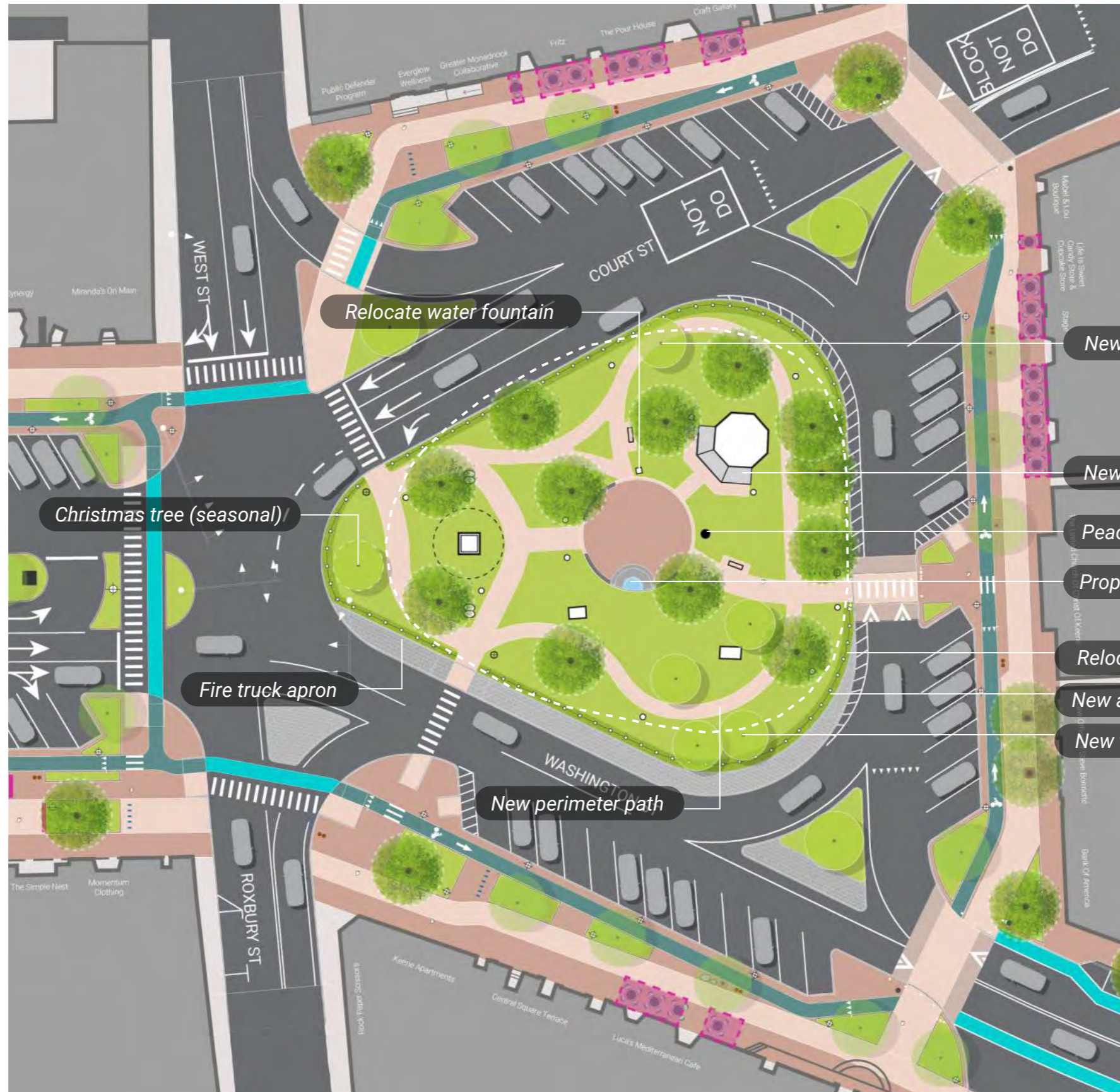
Bollard - Granite post and chain detail to be moved to perimeter?



Gazebo/Bandstand - Should Gazebo/bandstand be moved to provide more space around it? prominent?

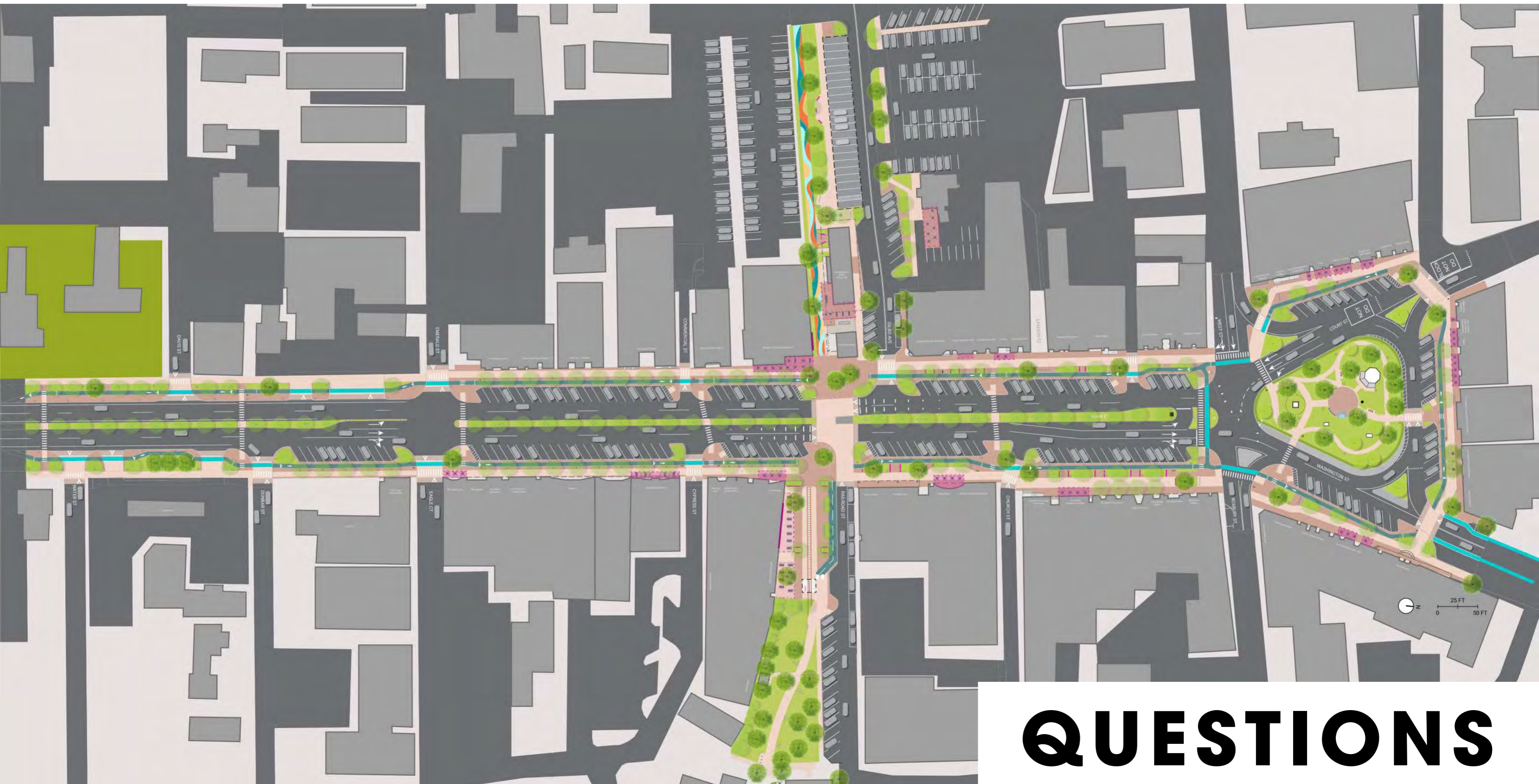
KEENE FINAL DESIGN | CENTRAL SQUARE COMMON

CURRENT PLAN



360 VISUALIZATION

CENTRAL SQUARE



QUESTIONS

KEENE PHASE 2 | GILBO AVE / RAILROAD SQUARE

RAILROAD SQUARE



WORKS WELL

- Only open space in the Downtown
- Planters provide good seating
- Trees provide good shade
- Good balance of community space for variety of users
- Access to electrical power
- Food truck location (recently revised)

DOESN'T WORK WELL

- Bike path runs through the open space
- Outdoor seating at Hennessy's on lawn, poor drainage
- Planter seating an attractive nuisance
- Pavers
- Trees restrict use

KEENE PHASE 2 | GILBO AVE / RAILROAD SQUARE

RAILROAD SQUARE



GOALS

- Equitable
- Balance of flexible open space with planting and furnishings
- Make green space more usable
- Expand hard space east
- More defined outdoor spaces for restaurants
- Bike Path to perimeter
- Electrical power - more discreet but accessible
- Opportunities for art, events, shows

KEENE FINAL DESIGN MATERIAL PRECEDENTS

PAVING Concrete

- Standard
- Exposed Aggregate
- Integral Color
- Stamped Concrete
- Sandblasted
- Jointing



Standard broom finish,
scoring pattern



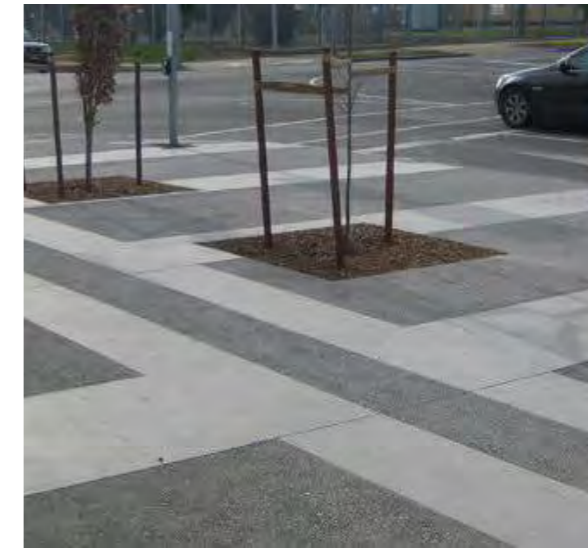
Exposed aggregate



Integral color with scoring pattern



Stamped concrete - colors and pattern can vary



Sandblasted for subtle texture and pattern change



KEENE FINAL DESIGN MATERIAL PRECEDENTS

Unit Pavers

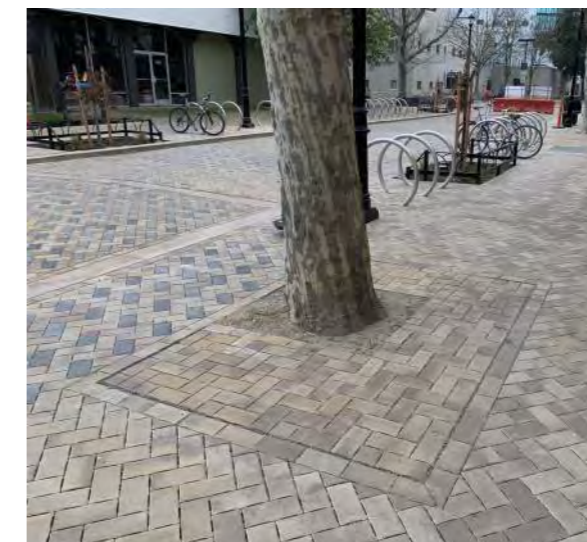
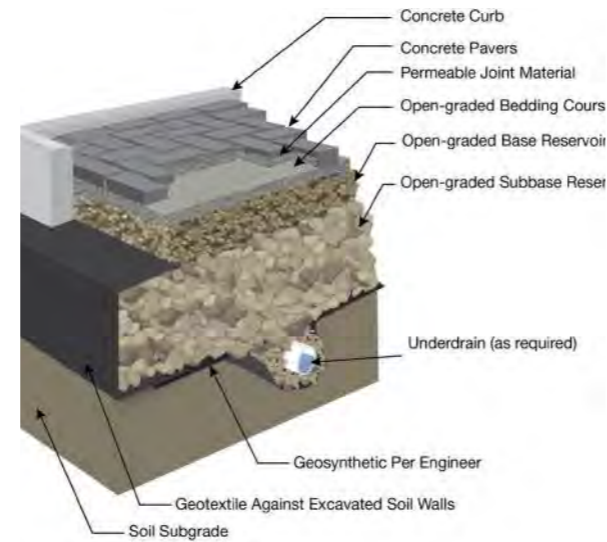
- Standard Concrete
- Permeable
- Brick

Permeable Resin Bound Paving



Concrete unit pavers - variety of colors, sizes, textures

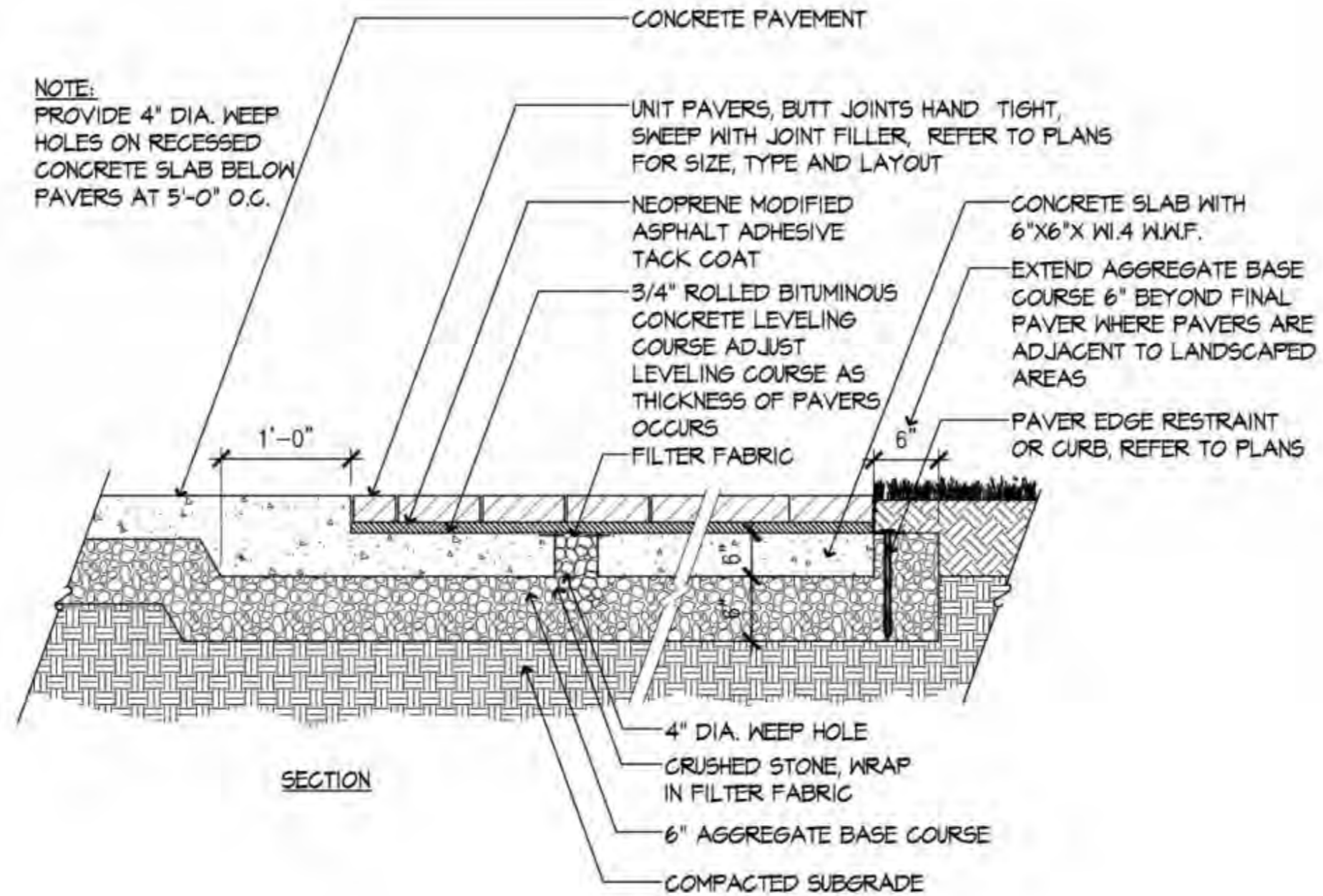
Traditional brick



Interlocking units with permeable aggregate joints

Permeable Resin Bound Paving

KEENE FINAL DESIGN
MATERIAL PRECEDENTS



7 UNIT PAVERS ON CONCRETE BASE
 SCALE: NTS

KEENE FINAL DESIGN MATERIAL PRECEDENTS

Walls/Planters

- Granite
- Precast Concrete
- Cast-in-place Concrete



Tapered granite curb



Vertical granite curb



Precast concrete curb



Cast-in-place concrete curb



Natural stone blocks



Monolithic granite block



Precast concrete seatwall



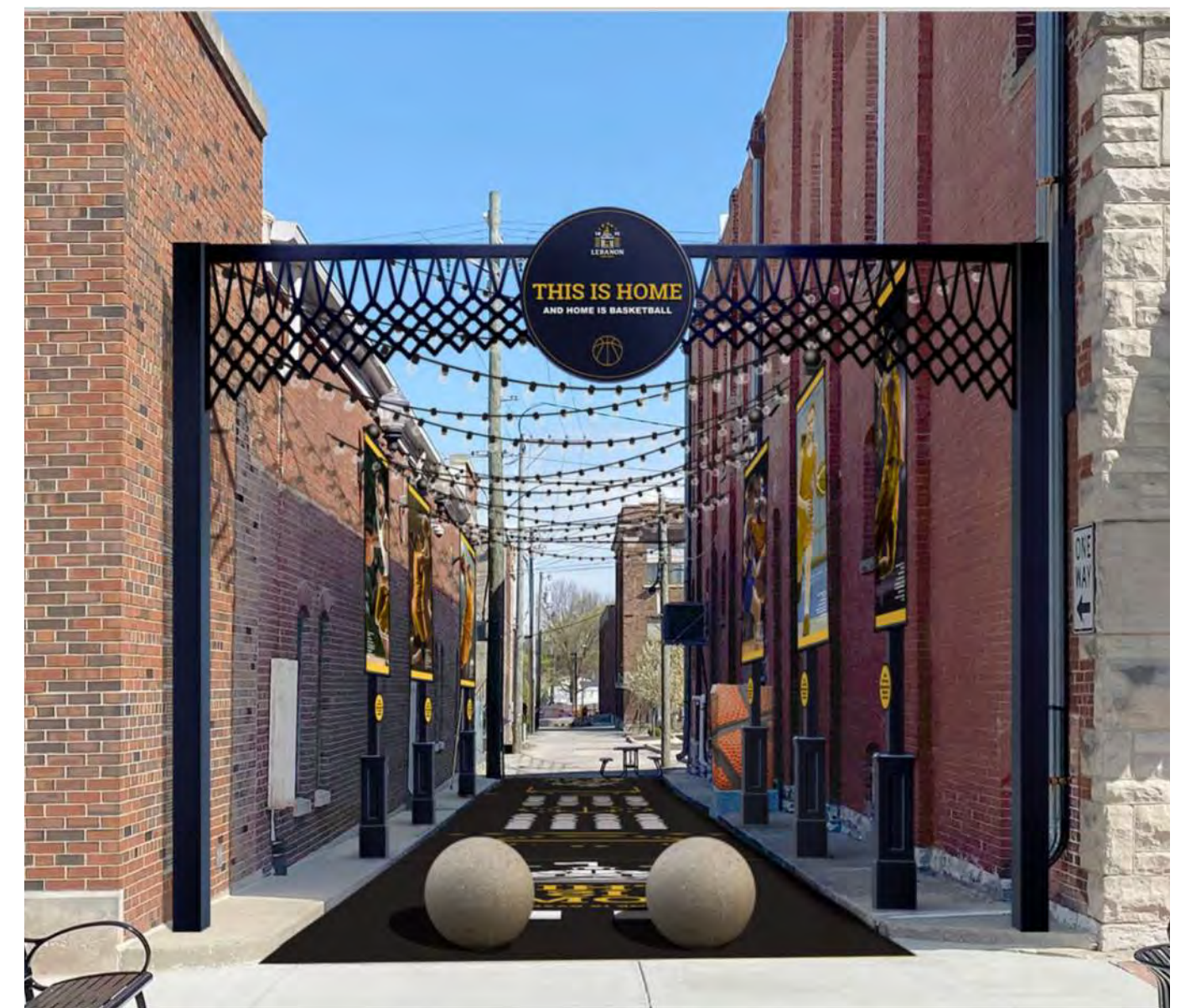
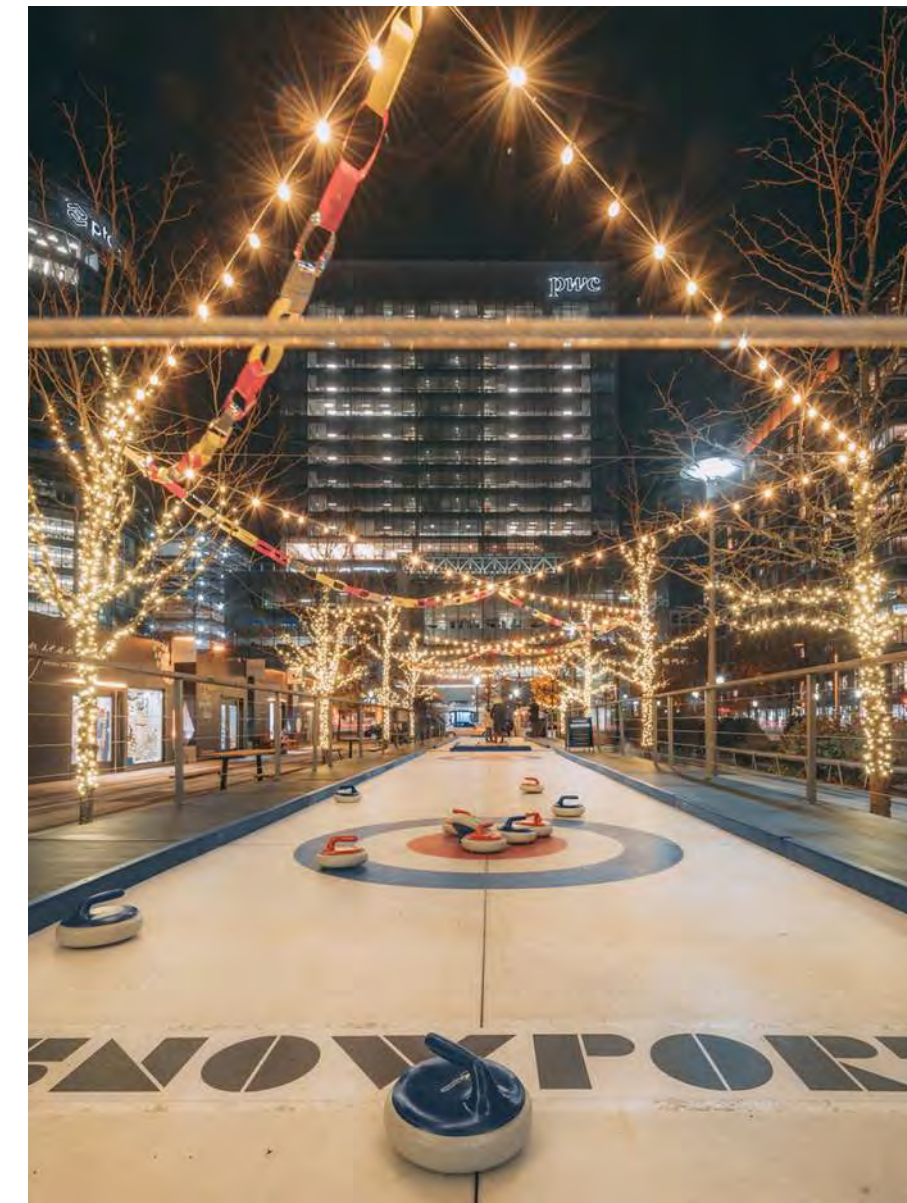
Precast concrete - flush curb to seat wall transition

KEENE FINAL DESIGN RAILROAD SQUARE - GATEWAY ARCH



KEENE FINAL DESIGN
RAILROAD SQUARE - GATEWAY ARCH





Downtown Keene Solar Pavilion

PRECEDENTS





Downtown Keene Solar Pavilion

PERSPECTIVE





Concept Option #1 - Cantilevered Structure with Top Cable Rail



Concept Option #2 - Cantilevered Structure with Side Cable Rail



Downtown Keene Solar Pavilion

CONCEPTUAL STUDIES





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

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



November 1, 2024

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

Dear Chairperson:

I am pleased to inform you that the Keene Unitarian Universalist Church was entered in the National Register of Historic Places on September 27, 2024, by the National Park Service, United States Department of the Interior. A copy of National Register nomination is on file at the Division of Historical Resources, 172 Pembroke Road, Concord, New Hampshire.

The National Register is the official federal listing of significant heritage resources (buildings, structures, sites, districts and objects) worthy of preservation, but does not impose any restriction or limitation on the use of private or non-federal property unless federal funds or programs are directly involved. National Register designation also provides for review by the Advisory Council on Historic Preservation (a federal agency) of potential effects that any federally funded, assisted or licensed project might have on registered properties.

If a property is listed in the National Register, certain rehabilitation work may qualify for federal income tax credits under the Federal Historic Preservation Tax Incentives Program. This program provides for a 20% investment tax credit for rehabilitating historic buildings and placing them in service as commercial, industrial, and/or rental residential buildings. The work must meet a certain financial threshold and must meet the Secretary of the Interior's Standards for Rehabilitation. More information can be found on the National Park Service website: <https://www.nps.gov/tps/tax-incentives.htm>.

Thank you for your interest in historic preservation and the National Register of Historic Places. If you have any questions, please email me at megan.r.rupnik@dncr.nh.gov.

Sincerely,

Megan R. Rupnik
National Register & State Survey Coordinator

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

