



## **Joint Historic District & Heritage Commission**

### **AGENDA**

Wednesday, March 19, 2025

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

**1. Call to Order and Roll Call**

**2. Local Ranking of Unranked Properties in the Downtown Historic District**

- a) The two commissions will assign local rankings for properties that have reached their period of significance but are currently unranked.

**3. Annual Report to City Council**

- a) A brief discussion on the City Council's request that Boards and Commissions provide annual reports of their activities.

**4. Staff Updates**

- a) Master Plan Update

**5. New Business**

**6. Adjourn**



**CITY OF KEENE**  
NEW HAMPSHIRE

**MEMORANDUM**

**TO:** Historic District & Heritage Commission Members

**FROM:** Evan J. Clements, AICP - Planner

**DATE:** January 10, 2025

**SUBJECT:** Assigning a Local Rank for Unranked Properties in the Downtown Historic District

Members of the Historic District and Heritage Commissions will be asked to review unranked properties located within the Downtown Historic District that have entered or are about to enter their Period of Significance and assign them a local ranking. The local ranking will determine the level of review and Historic District regulations that apply to the property. The following properties will be reviewed:

1. 122 West Street – People’s United Bank – Built 1978\*
2. 166 West Street – Friendly’s Building – Built 1976\*
3. 194 West Street – TD Bank – Built 1972
4. 149 Emerald Street – Cheshire Railroad Repair Shops – Built 1866
5. 104 Emerald Street – Dunn & Salisbury Lumber Building – Built Ca. 1900
6. 80-100 Emerald Street – Rawson Turning Factory – Built 1912
7. 43 Wilson Street – Gates House- Built 1890

Properties within the Historic District are ranked based on their contributing elements to the district as a whole. These elements include the property’s historical and architectural significance, architectural features, massing, scale, style/form, as well as it’s contribution to the streetscape. Each property will need to be evaluated using the information provided in the property inventory forms prepared by the Architectural Historian consultant. The four ranking categories are Primary Resource, Contributing Resource, Noncontributing Resource, and Incompatible Resource.

**Primary resource** shall mean any building, structure, or site which contributes to the overall historic and architectural significance of the historic district and was present during the period of historic significance and possesses historic and architectural integrity with little or no diminishment in value reflecting the character of that time or is capable of yielding important information about the historically significant period. Qualities of the building, structure, or site which contribute to the overall historic and architectural significance of the historic district include but are not limited to setback, massing, height, materials, architectural features and/or fenestration.

**Contributing resource** shall mean any building, structure, or site which contributes to the overall historic and architectural significance of the historic district and was present during the period of historic significance but which possesses some diminishment of significance due to alterations, disturbances, or other changes to the building, structure, or site. Said diminishment of significance to the district is not so substantial as to prevent the building, structure or site from possessing historic and architectural integrity reflecting the character of that time or being capable of yielding important information about the historically significant period. Qualities of the building, structure, or site which contribute to the overall historic and architectural significance of the historic district include but are not limited to setback, massing, height, materials, architectural features, and/or fenestration.

**Noncontributing resource** shall mean any building, structure, or site which does not contribute to the overall historic or architectural significance of the historic district due to alterations, disturbances, or other changes to said building, structure, or site, and therefore no longer possesses historic or architectural integrity, or was not present during the period of historic significance, or is incapable of yielding important information about that period. The building, structure, or site may have qualities which do not detract from the overall character of the historic district including but not limited to setback, massing, height, and materials.

**Incompatible resource** shall mean a building, structure or site with no historic or architectural integrity and with setback, massing, height, materials, and/or fenestration that detract from the character of the historic district.

**RESOURCE: 122 West Street**

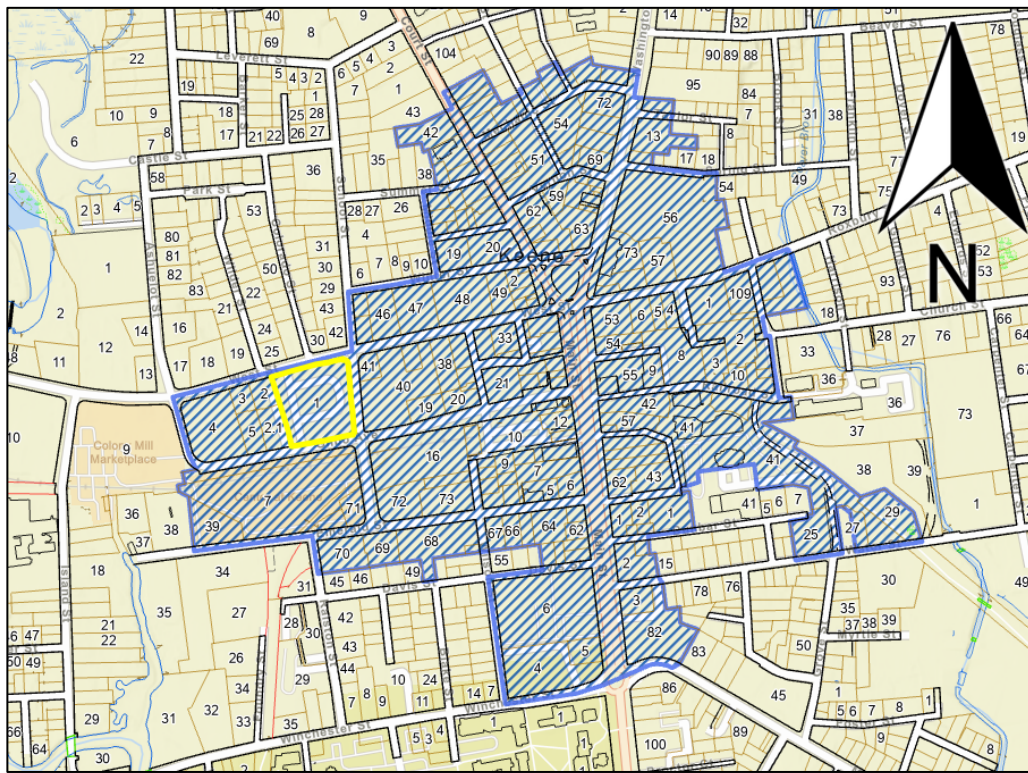
**TAX MAP/PARCEL: 576-001-000**

<b>Common name</b>	People's United Bank		<b>Source</b>	Original site plan	
<b>Address</b>	122 West Street		<b>Current owner</b>	People's United Bank N.A.	
<b>Current Use</b>	Commerce/Trade: Financial Institution		<b>Historic Use</b>	N/A	
<b>Date Built</b>	1978	<b>Source</b>	Site plan	<b>Style</b>	Commercial/International
<b>Architect</b>	Kenneth F. Parry & Associates, Inc.		<b>Builder</b>	Unknown	
<b>Alterations</b>	There are no known major alterations to the exterior of the People's United Bank other than the replacement of the original sign with the current M & T Bank sign.				

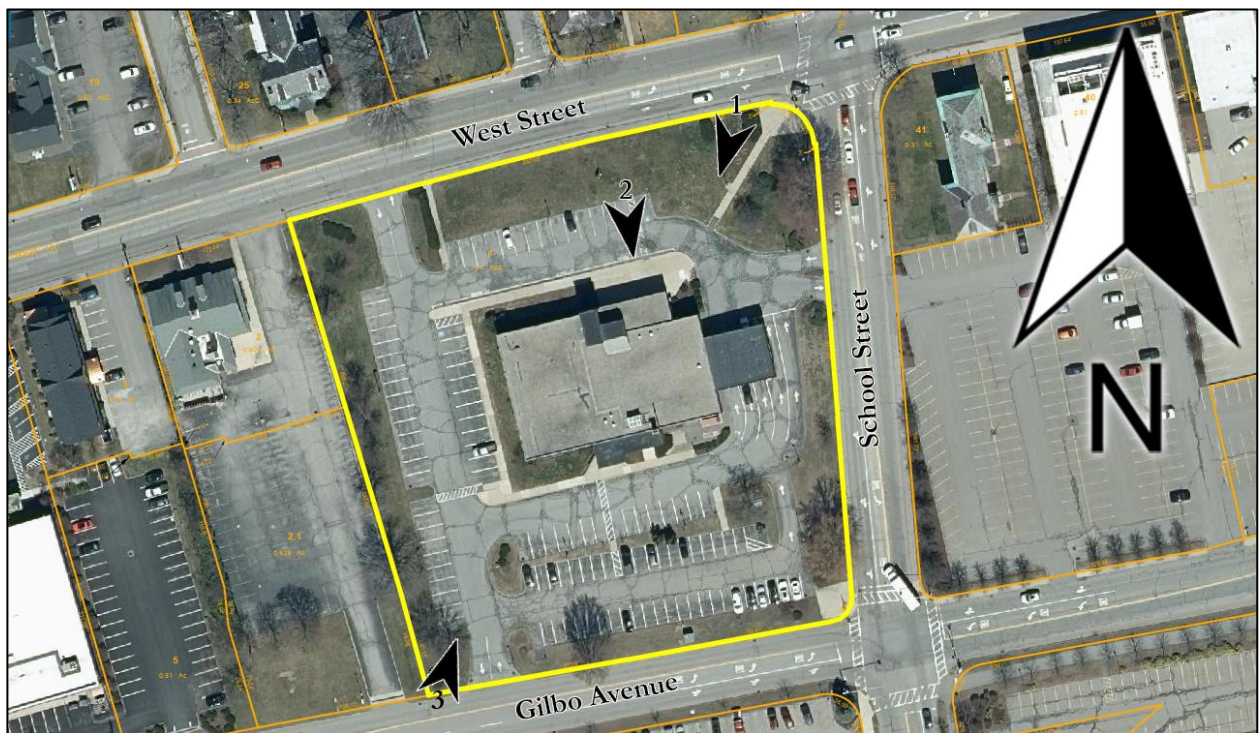


<b>Photo No. 1</b>	122 West St-2024-1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	The People's United Bank has changed very little since it was constructed in 1978 and retains character-defining features such as long, low building profile, angular exterior with projecting massings, flat brick walls, horizontal brick ornamentation, and slightly indented ribbons of large flat windows.				

**Location Map**



**Site Map (with photo key)**



**RESOURCE: 122 West Street**

**TAX MAP/PARCEL: 576-001-000**

ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
<b>Form/Style</b>	Commercial Financial Institution with strong horizontal lines and large open lobby	Y
<b>Structure</b>	Masonry	Y
<b>Foundation</b>	Poured concrete	Y
<b>Siding</b>	Brick	Y
<b>Roof</b>	Flat, gravel	Y
<b>Chimneys</b>	N/A	N/A
<b>Dormers</b>	N/A	N/A
<b>Trim</b>	Narrow flat metal bands.	Y
<b>Windows</b>	Large fixed windows set in “ribbons” of glass	Y
<b>Doors</b>	Glass and metal commercial	Y
<b>Porches</b>	N/A	N/A
<b>Additions</b>	N/A	N
<b>Other</b>	Drive-through (1978)	Y
<b>Outbuildings</b>	N/A	N/A
<b>Landscape</b>	Parking lot, Paths or walkways, Immature trees	N

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Commercial artery/strip
<b>Integrity</b>	Despite some loss of integrity of setting due to modern construction in the area immediately surrounding the building, the People’s National Bank retains integrity of location, design, materials, workmanship feeling and association for a commercial bank that was constructed in 1978.
<b>Significance</b>	The People’s National Bank does not qualify for the National Register of Historic Places as the resource is under 50 years old, however, it may be reconsidered for re-evaluation in 2028 under Criterion A for Commerce for its role in the financial history of the city and under C for Architecture as an example of an intact international style building that retains character-defining features such as general form and massing, plain flat exterior façade, and strong horizontal lines with banded windows.
<b>National Register District Ranking</b>	122 West Street is outside of the National Register Historic District
<b>Recommended Local Historic District Ranking</b>	Contributing Resource.



<b>Photo No. 2</b>	122 West St-2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	South
<b>Notes</b>	<p>The cantilevered roof above the primary entrance to the bank provides a sheltered entrance at the prominent corner of the building that can be easily accessed either by pedestrian traffic from Keene’s downtown core or by cars parked in the expansive asphalt parking area. The wall of glass created by the ribbon windows and doors creates a “modern” open lobby, a key features of 1970s financial institutions and one of the character-defining features of the property.</p>				

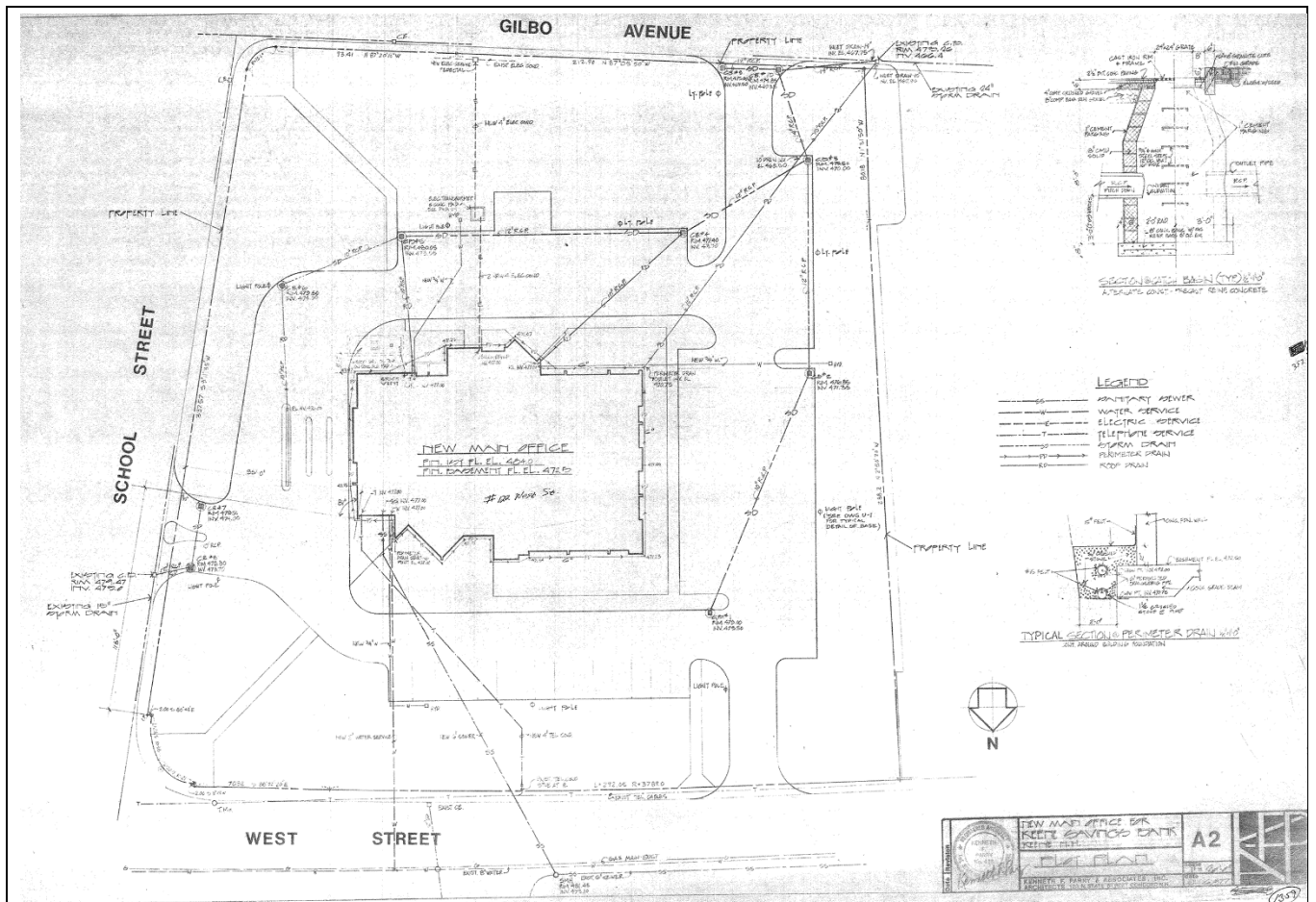
**RESOURCE: 122 West Street**

**TAX MAP/PARCEL: 576-001-000**



<b>Photo No. 3</b>	122 West St-2024-3.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Northeast
<b>Notes</b>	The rear (north) elevation of the building shares the low profile of the front but is simplified in design with the recessed entry of the primary façade mirrored here in the extremely tall glass windows at the rear entrance at the center of the building. The three-bay drive-through at the east (right) side of the building further emphasizes the strong horizontal lines of the design.				





<b>Historic Photo 1</b>	<b>1978 Plans</b>	<b>Direction</b>	<b>N/A</b>
<b>Notes</b>	1978 Plans for the “New Main Office for Keene Savings Bank” by Kenneth F. Parry & Associates, Inc. Architects of 123 N. State Street in Concord, NH. (Note: North is oriented down)		

**RESOURCE: 166 WEST STREET**

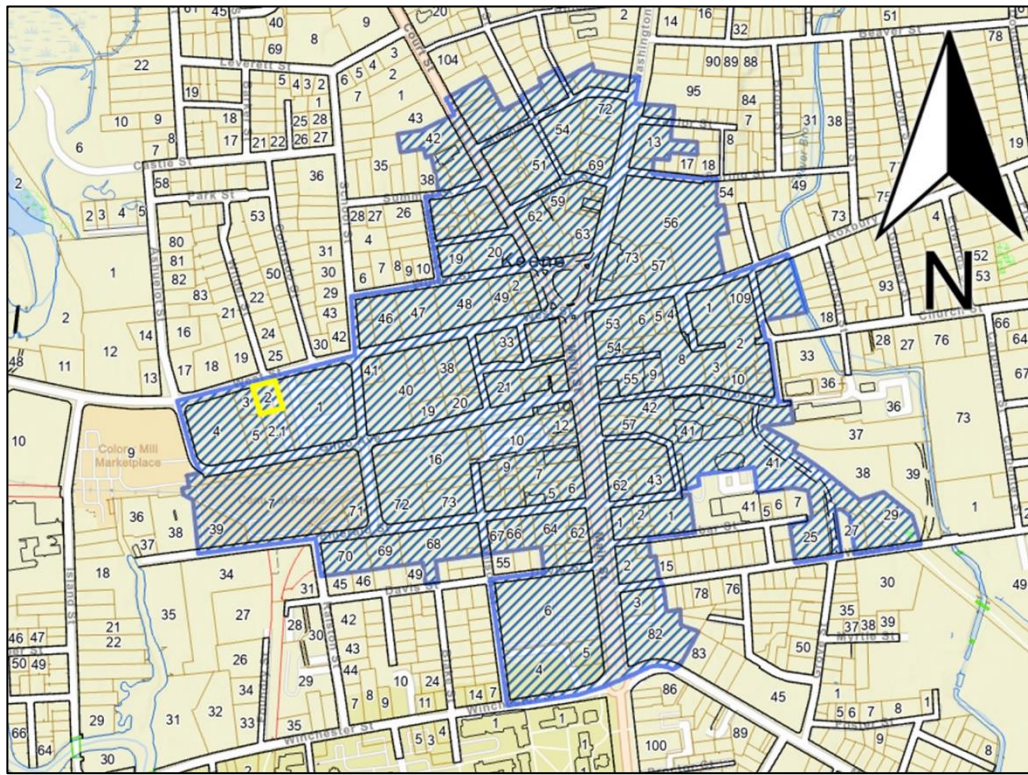
**TAX MAP/PARCEL: 576-002-000**

<b>Historic name</b>	Friendly's Building		<b>Source</b>	Historic Images	
<b>Address</b>	166 West Street		<b>Current owner</b>	Marigold Clair Properties, LLC	
<b>Current Use</b>	Healthcare: Doctor's Office		<b>Historic Use</b>	Commerce: Restaurant or tavern	
<b>Date Built</b>	1976	<b>Source</b>	Tax Card	<b>Style</b>	Early American/Georgian Revival
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	Heavily renovated ca. 2021 with roof, siding, and windows replaced and cupola removed.				



<b>Photo No. 1</b>	Friendlys-2024-1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	The former Friendly's Restaurant, now Eyeworks optometry office was heavily remodeled in 2021 with new windows, exterior doors, and board and batten panels. The general form and massing of the building, however, have remained largely intact and carry-over from the original use as a branded Friendly's Restaurant of the mid-1970s.				

**Location Map**



**Site Map (with photo key)**



ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
Form/Style	Centennial-era Colonial Revival-revival commercial building	Y
Structure	Brick veneer over wood-frame	Y
Foundation	Poured concrete	N
Siding	Brick veneer (1976) with board & batten (ca. 2021) panels	Y/N
Roof	Gable with low slope, covered in asphalt shingle	Y
Chimneys	N/A	N/A
Dormers	2 gable dormers at north (primary) elevation	Y
Trim	Flat vinyl (ca. 2021)	N
Windows	Applied grills at fixed windows (ca. 2021)	N
Doors	Glass commercial (ca. 2021)	N
Porches	N/A	N/A
Additions	N/A	N/A
Other	N/A (cupola removed, ca. 2021)	N
Outbuildings	N/A	N/A
Landscape	Paved parking area	N

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Commercial artery/strip
<b>Integrity</b>	Though the former Friendly's at 166 West Street retains integrity of location, recent changes to the neighborhood have led to some loss of integrity of setting. Recent renovations to the exterior of the building have replaced the majority of the character-defining features that show the original use as a Friendly's restaurant: the replacement of doors, windows, and siding, as well as changes to the dormers have led to a loss of integrity of design, materials, workmanship, feeling and association. Only the general footprint and massing remain to suggest the original use of the branded building.
<b>Significance</b>	The original design of the 1976 Friendly's Building reflected the revivalist movement of Early American/Georgian Revival commercial architecture that swept the nation in the years surrounding the American Bicentennial and was seen in many fast-food restaurant structures, with different chains having distinctive characteristic forms and exterior color schemes and details that made them stand out against other brands. Due to the overall loss of vintage detail (and therefore integrity), the former Friendly's building at 166 West Street no longer reflects this mid-1970s architectural movement nor its role in the evolution of the commercial district just outside of Keene's downtown core that developed after the loss of many of the surrounding industrial enterprises.

<b>National Register District Ranking</b>	Not applicable, outside of National Register district area
<b>Recommended Local Historic District Ranking</b>	Non-Contributing Resource (loss of integrity)



<b>Photo No. 2</b>	Friendlys2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	166 West Street from northwest, facing southeast, showing north and west elevations of former Friendly's Restaurant. Note the paired dormers on the north roof slope, which were a common feature of the Centennial-era corporate-designed fast-food restaurant, supposedly added to create a welcoming face from the roadside.				



<b>Historic Photo 1</b>	<b>Keene Friendly's Restaurant, ca. 2015</b>	<b>Direction</b>	Southeast
<b>Notes</b>	The Keene friendly's location shut down in April 2019 and was removed for use as the Eyeworks optometry office in 2021. Note the original red and white color scheme, dormer windows and louvered cupola.		

**RESOURCE: 166 WEST STREET**

**TAX MAP/PARCEL: 576-002-000**



<b>Historic Photo 2</b>	<b>Keene Friendly's Restaurant, 2021</b>	<b>Direction</b>	Southwest
<b>Notes</b>	2021 <i>Keene Sentinel Newspaper</i> photograph of the former Friendly's Restaurant awaiting redevelopment for use for use as the Eyeworks optometry office in 2021. Late 20 <sup>th</sup> century hedges in front of the building are removed in this image, however, the original faux-divided light "colonnaded" windows remain in place.		

**RESOURCE: 194 WEST STREET**

**TAX MAP/PARCEL: 676-004-000**

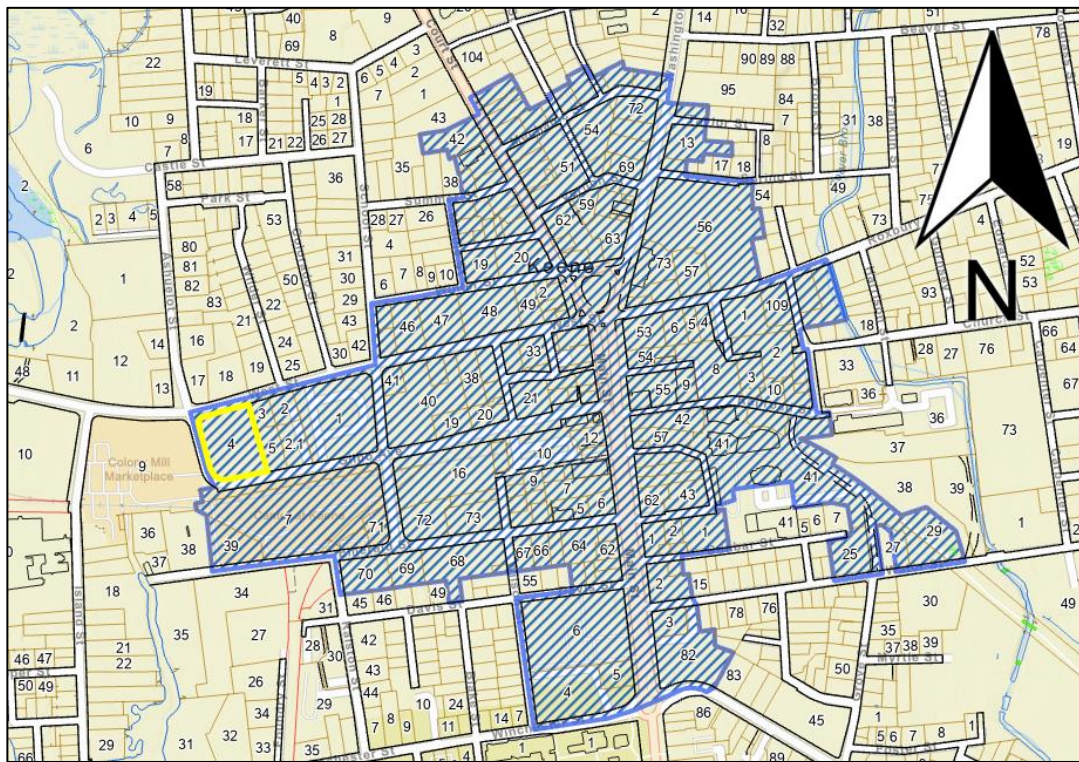
<b>Historic name</b>	TD Bank		<b>Source</b>	Sign	
<b>Address</b>	194 West Street		<b>Current owner</b>	Bank of New Hampshire	
<b>Current Use</b>	Commerce: Bank		<b>Historic Use</b>	Commerce: Bank	
<b>Date Built</b>	1972	<b>Source</b>	Tax Card	<b>Style</b>	Commercial: International
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	Green trim at roof of entry area added in 2020s				



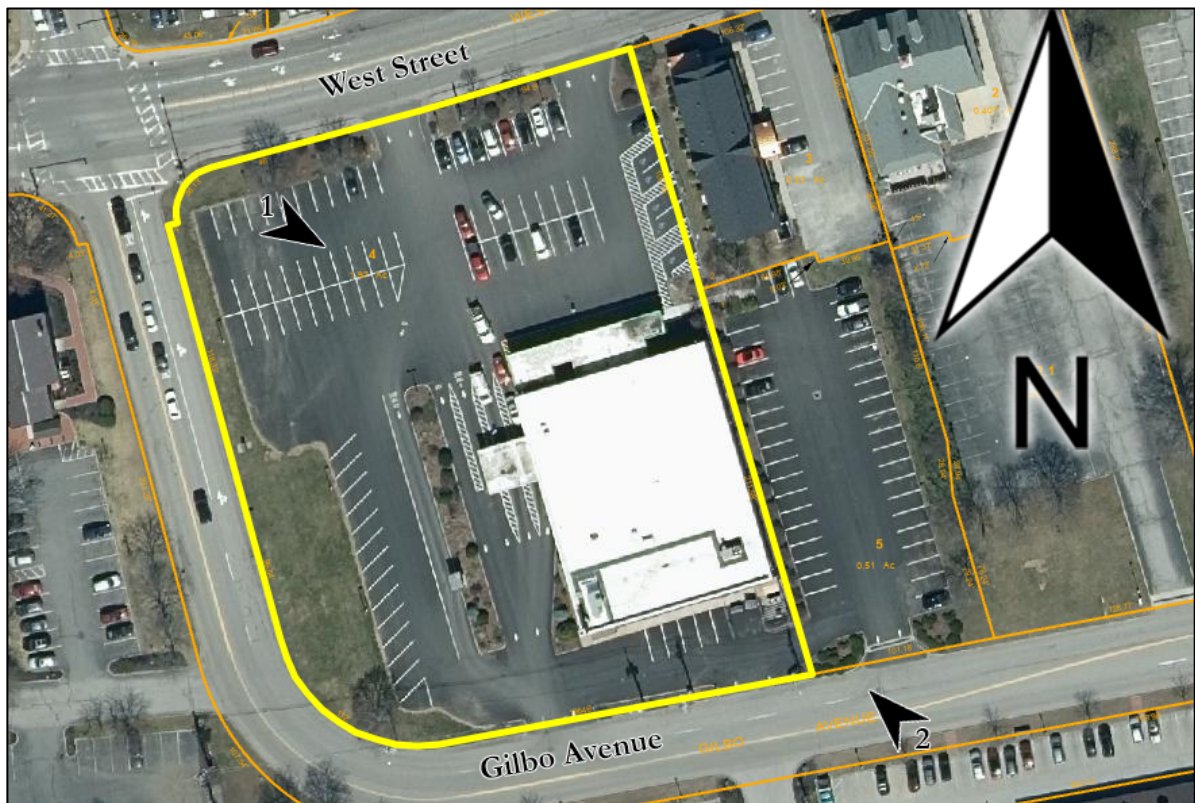
<b>Photo No. 1</b>	194 West St-2024-1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	North and east elevations of the 1972 TD Bank building showing primary bank entrance at left and drive-through at right. Like the nearby People’s United Bank, the building has a long low form with exterior detail emphasizing horizontal lines. The centralized entrance is accessed through a recessed entry porch, with large plate-glass windows creating a light and open atrium at the building interior.				



**Location Map**



**Site Map (with photo key)**



**RESOURCE: 194 WEST STREET**

**TAX MAP/PARCEL: 676-004-000**

ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
<b>Form/Style</b>	Single-story International style financial institution with low building profile, emphasizing horizontal lines and large atrium at building entrance	Y
<b>Structure</b>	Masonry: Concrete block with brick veneer	Y
<b>Foundation</b>	Poured concrete	N
<b>Siding</b>	Brick veneer	Y
<b>Roof</b>	Flat membrane	Y
<b>Chimneys</b>	Single exterior brick chimney located at southwest corner of building	Y
<b>Dormers</b>	N/A	N/A
<b>Trim</b>	Narrow flat metal trim	Y
<b>Windows</b>	Fixed plate-glass set in ribbons	Y
<b>Doors</b>	Glass and metal commercial doors	Y
<b>Porches</b>	N/A	N/A
<b>Additions</b>	N/A	N/A
<b>Other</b>	Two-lane drive-thru with flat awning roof	Y
<b>Outbuildings</b>	N/A	N/A
<b>Landscape</b>	Large open parking lot	N

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Commercial artery/strip
<b>Integrity</b>	Although the immediate area surrounding 194 West Street has continued to commercialize since the construction of the bank in the early 1970s and has, as a result, lost some integrity of setting, the bank building retains strong integrity of location, design, materials, workmanship, feeling, and association as an early 1970s international style commercial financial institution.
<b>Significance</b>	The TD Bank building retains strong integrity as an early 1970s international style financial institution and as such is likely significant under A for Commerce for its role in the financial history of the city and under C for Architecture as an example of an intact international style commercial building that retains character-defining features such as general form and massing, plain flat exterior façade and strong horizontal lines with banded fixed glass windows.
<b>National Register District Ranking</b>	194 West Street is outside of the National Register District
<b>Recommended Local Historic District Ranking</b>	Contributing Resource

**RESOURCE: 194 WEST STREET**

**TAX MAP/PARCEL: 676-004-000**



<b>Photo No. 2</b>	194 West St-2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Northwest
<b>Notes</b>	Rear elevations of bank (south and west) photographed from across Gilbo Avenue.				

**RESOURCE: 149 EMERALD STREET**

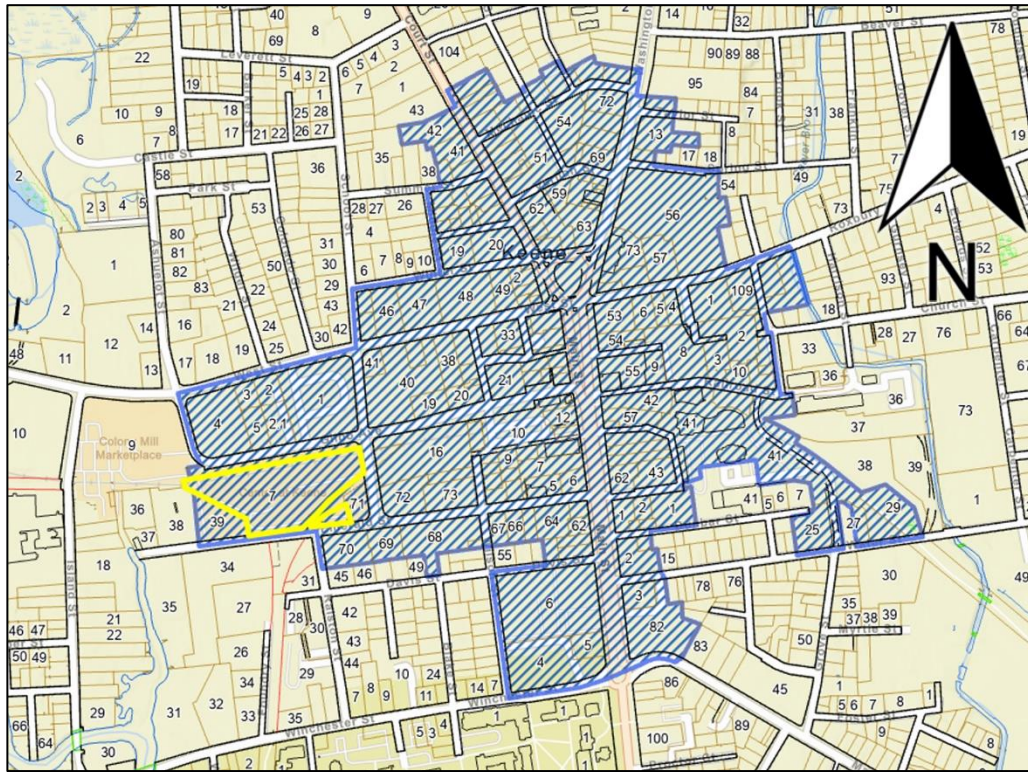
**TAX MAP/PARCEL: 576-00-000**

<b>Historic name</b>	Cheshire Railroad Repair Shops		<b>Source</b>	Research	
<b>Address</b>	149 Emerald Street		<b>Current owner</b>	149 Emerald Street Owner, LLC	
<b>Current Use</b>	Commercial: Retail Stores		<b>Historic Use</b>	Transportation: Rail Related	
<b>Date Built</b>	1866 (1984)	<b>Source</b>	Research	<b>Style</b>	Mid-19 <sup>th</sup> C. Commercial
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	In 1984, the modern shopping mall was built to encompass several surviving 1866 Cheshire Railroad Shop buildings. The original doors and windows were removed from the historic structures, and their eaves were extended to create protected walkways along the north side of the building. A large addition was constructed, adding a single-story addition to the south side of the structure, and extending it to the west.				

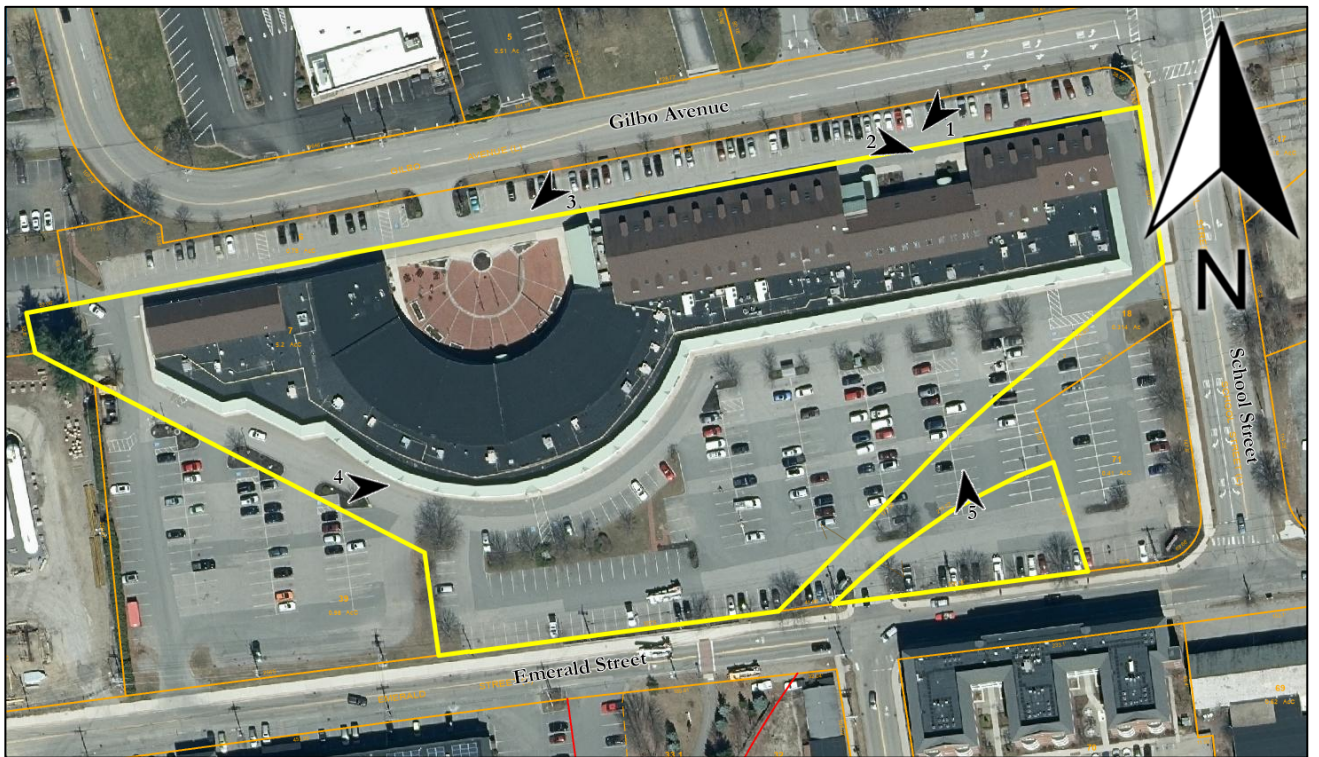


<b>Photo No. 1</b>	149 Emerald-2024-1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	In 1984, the surviving Cheshire Railroad Locomotive Repair Shop, Black Smith & Mechanical Shop, Wood Work, and Car Repair Shops were incorporated into the east end of a large connected mini-mall. This image shows a modern entrance at the intersection of the Blacksmith and Locomotive repair shops.				

**Location Map**



**Site Map (with photo key)**



**RESOURCE: 149 EMERALD STREET**

**TAX MAP/PARCEL: 576-00-000**

ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
<b>Form/Style</b>	The 1984 commercial shopping mall encapsulates and connects several of the surviving late 19 <sup>th</sup> century railroad buildings to create a single connected structure that occupies the same approximate footprint of the historic railyard buildings.	Y
<b>Structure</b>	Masonry	Y
<b>Foundation</b>	Granite (historic sections), poured concrete (modern)	Y
<b>Siding</b>	Brick	Y
<b>Roof</b>	Asphalt shingle (historic), membrane and standing seam (modern)	N
<b>Chimneys</b>	N/A	N/A
<b>Dormers</b>	Gable dormers with clapboard siding on historic section of east end of building	Y
<b>Trim</b>	Granite lintels (historic)	Y
<b>Windows</b>	Variant throughout: fixed sash & double-hung (historic); plate glass (modern)	N
<b>Doors</b>	Modern glass and metal	N
<b>Porches</b>	Modern entrance porticos with curved metal roofs at historic section; covered pedestrian walkways along south façade.	N
<b>Additions</b>	Large 1984 single-story addition along south side of historic buildings to create large connected shopping mall	TBD
<b>Other</b>	N/A	N/A
<b>Outbuildings</b>	N/A	N/A
<b>Landscape</b>	Large paved parking area dotted with trees and lamp posts; pocket perennial and shrub gardens planted against building	TBD

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Commercial artery/strip
<b>Integrity</b>	The historic (1866) railroad buildings that are incorporated into the mall at 149 Emerald Street have lost integrity as late 19 <sup>th</sup> century buildings with the modern (1984) renovation significantly altering the integrity of location, design, materials, workmanship, feeling and association with vast changes to the overall form of the structure, changes to doors and windows.
<b>Significance</b>	Though the surviving 1866 Cheshire Railroad shops may be considered to contribute to a local historic district, the extent of the 1984 rehabilitation of the site have led to a loss of sufficient integrity to contribute to a potential National Register Historic District. The 1984 changes, however, may be re-evaluated in the future (ca. 2034), as the Mill rehabilitation project may have significance in its own right as an example of 1980s adaptive reuse and for the potential character-defining features for a mall of this period (IE the covered walkways, large shop windows, surviving mansard roof, and materials used).
<b>National Register District Ranking</b>	149 Emerald St is outside of the National Register District
<b>Recommended Local Historic District Ranking</b>	Contributing Resource



<b>Photo No. 2</b>	149 Emerald-2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	<p>The historic connected wood working and car repair/erector’s shops at the eastern terminus of the mall retain several character-defining features from the historic period including overall form and massing, corbelled brick at the gable end, wood-clapboarded dormer windows along the north roof slope, and semi-circular arched fenestration (door and window) openings. The doors and windows along with the semi-circular awning over the entrance at the right side of the image (which leads into the historic Black Smith and Machine Shop) were added in 1984 when the original doors and windows were removed and the eaves were extended to shelter the new sidewalk. The the loss of original windows and doors represents some loss of integrity of design, materials, and workmanship to the Railroad era, however, the way in which the historic buildings were reused as part of the 1984 mini-mall and the features from that era may retain integrity to that era, as a late example of the “Mansard style” which was popular in commercial architecture from about 1960 through the late 1970s and as an example of mini-mall architecture.</p>				



<b>Photo No. 3</b>	149 Emerald-2024-3.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	<p>The historic Cheshire Railroad roundhouse is incorporated into this section of the mall, which was a very important feature of the railyard. This section of the building incorporates large semi-circular plate-glass windows into the historically open bays. A sheltered courtyard in the middle of the semi-circle was once occupied by the historic turntable.</p>				



**RESOURCE: 149 EMERALD STREET**

**TAX MAP/PARCEL: 576-00-000**



<b>Photo No. 4</b>	149 Emerald-2024-4.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	East
<b>Notes</b>	<p>The south side of the shopping mall is purely modern construction, having been added onto the historic portion of the structure in 1984. The modern mini-mall is typically early to mid-1980s in style with a covered exterior pedestrian walkway and banded glass and metal shop windows at each storefront. The flat upper roof and standing-seam “mansard” along with semi-circular arched openings are also common features of commercial (mall) architecture form this period. Although too recent to be evaluated for National Register eligibility, these 1980s features may be evaluated in the future as representative of early- to mid-1980s design.</p>				

**RESOURCE: 149 EMERALD STREET**

**TAX MAP/PARCEL: 576-00-000**



<b>Photo No. 5</b>	149 Emerald-2024-5.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Northeast
<b>Notes</b>	The Center at Colony Mill mall as viewed from across the parking area off of Emerald Street to the south. The single-story structure in the foreground is the 1984 mini-mall addition, and the gable-roof visible beyond it is the south roof slope of the connected mid-19 <sup>th</sup> century Cheshire Railroad shops. Viewed from the south, the Mall is purely 1980s in design, whereas, from the north elevation one still read some of the important 19 <sup>th</sup> century history of the site in the existing, though heavily renovated, building.				

**RESOURCE: 149 EMERALD STREET**

**TAX MAP/PARCEL: 576-00-000**



JAFrench, Photographer, Keene, NH

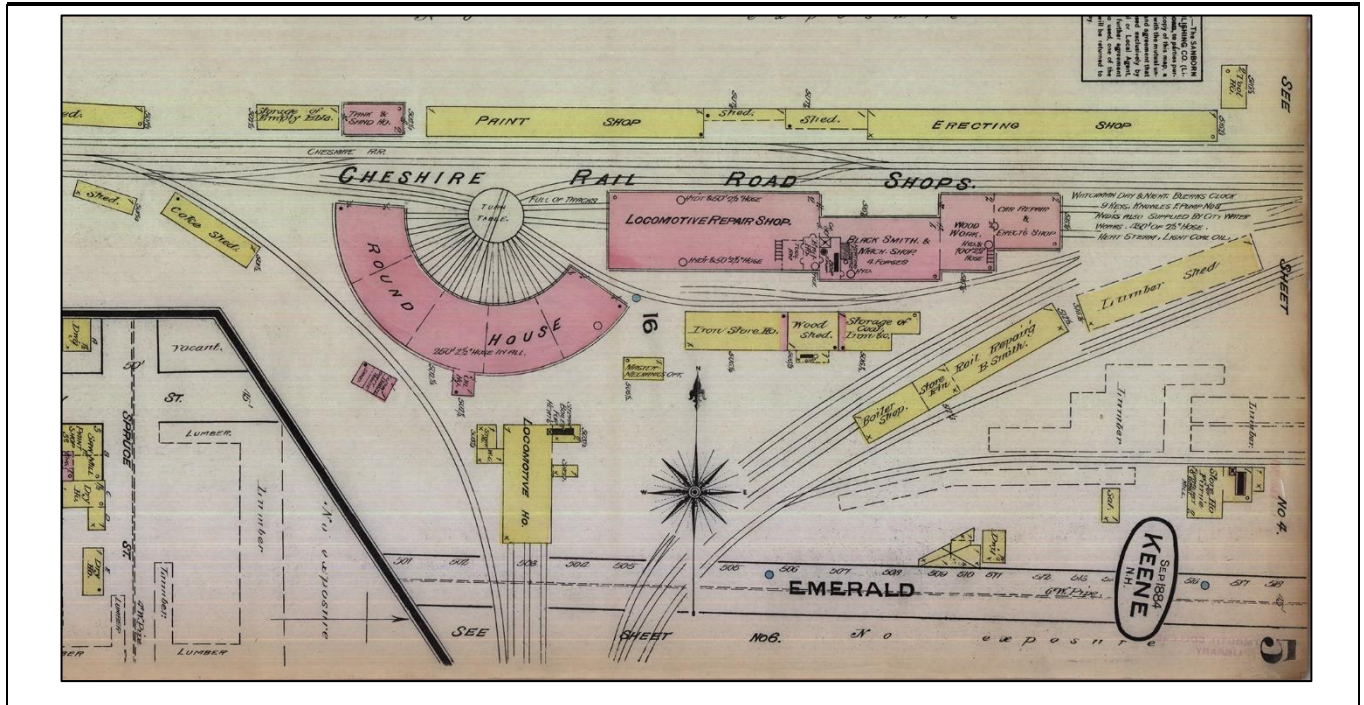
**LOCOMOTIVE, "PETERBORO." AT KEENE ROUNDHOUSE**

**CRR, KEENE, NEW HAMPSHIRE, c. 1872.**

<b>Historic Photo 1</b>	<b>Cheshire Railroad Locomotive "Peterboro" at Keene Roundhouse, ca. 1870</b>	<b>Direction</b>	Southeast
<b>Notes</b>	Stereographic view of a railroad locomotive in front of the Keene roundhouse taken by J. A. French in about 1870. At left is the west elevation of the Locomotive Repair Shop, and the Round House occupies the right background. The end of the Repair shop is currently hidden behind an early 1980s addition (Courtesy Keene Public Library/Historical Society of Cheshire County).		

RESOURCE: 149 EMERALD STREET

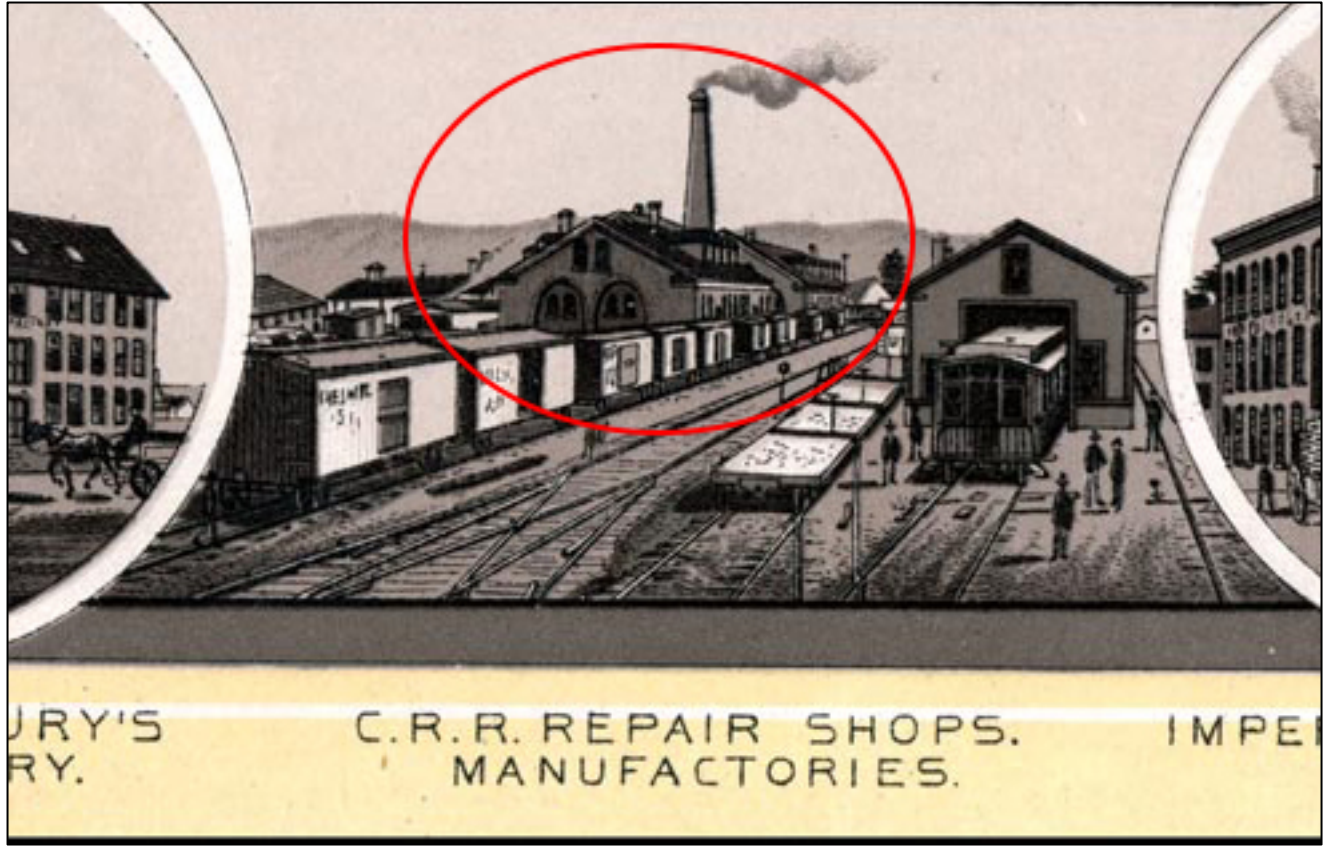
TAX MAP/PARCEL: 576-00-000



<b>Historic Photo 2</b>	<b>1884 Sanborn Fire Insurance Map, Sheet 5</b>	<b>Direction</b>	N/A
<b>Notes</b>	1884 Sanborn Fire Insurance Map of Keene, showing the Cheshire County Railroad shops, including the Round House and the connected buildings that now make up the east end of the Center at Colony Mill Shopping Center (IE: Locomotive Repair Shop, Blacksmith & Machine Shop; Wood Working Shop, and Car Repair/Erector's Shop). The insurance map also shows additional historic (although non-extant wood-frame buildings). (Dartmouth College, Digital Collections)		

**RESOURCE: 149 EMERALD STREET**

**TAX MAP/PARCEL: 576-00-000**

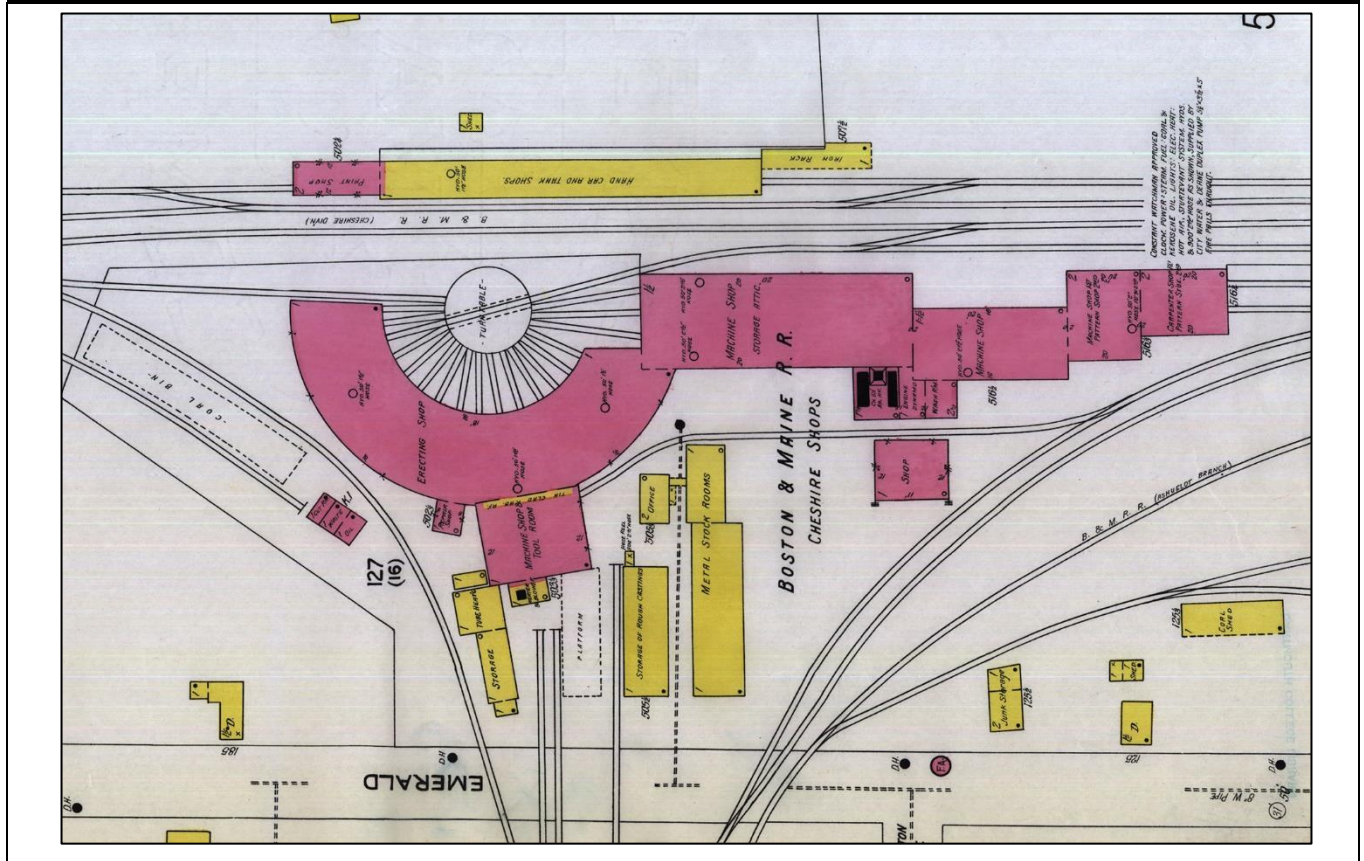


JURY'S RY. C.R.R. REPAIR SHOPS. MANUFACTORIES. IMPEI

<b>Historic Photo 3</b>	<b>Cheshire RR Repair Shops.</b>	<b>Direction</b>	West
<b>Notes</b>	Excerpt from the “Industries of Keene” showing the Cheshire Railroad repair shops that are incorporated into the east end of the Center at Colony Mill mall. Note that there was once a large chimney stack between the buildings that is no longer extant and that the eaves of the former Car Repair Shop were heavily extended in 1984 when the property was reimagined as a mini-mall (Keene Public Library)		



<b>Historic Photo 4</b>	<b>Cheshire Railroad Repair Shops</b>	<b>Direction</b>	West
<b>Notes</b>	Autoglyph print of the Cheshire Railroad repair shops, taken before 1886 by W. P. Allen of Gardner, Massachusetts. The brick buildings were built in 1866 and designed by master mechanic, Francis A. Perry. The shops started building locomotive sin 1868 (Keene Public Library).		



Historic Photo 5	1924 Sanborn Fire Insurance Map, Sheet 7	Direction	N/A
Notes	By 1924, the Boston & Maine Railroad were operating the shops, using the 1866 buildings as an Erecting Shop, Machine Shop, Machine Shop, Machine/Pattern Shop, and Carpenter's Shop. Note that there was a small brick structure at the south side that incorporated a large chimney stack that is no longer present.		

**RESOURCE: 104 EMERALD STREET**

**TAX MAP/PARCEL: 584-069-000**

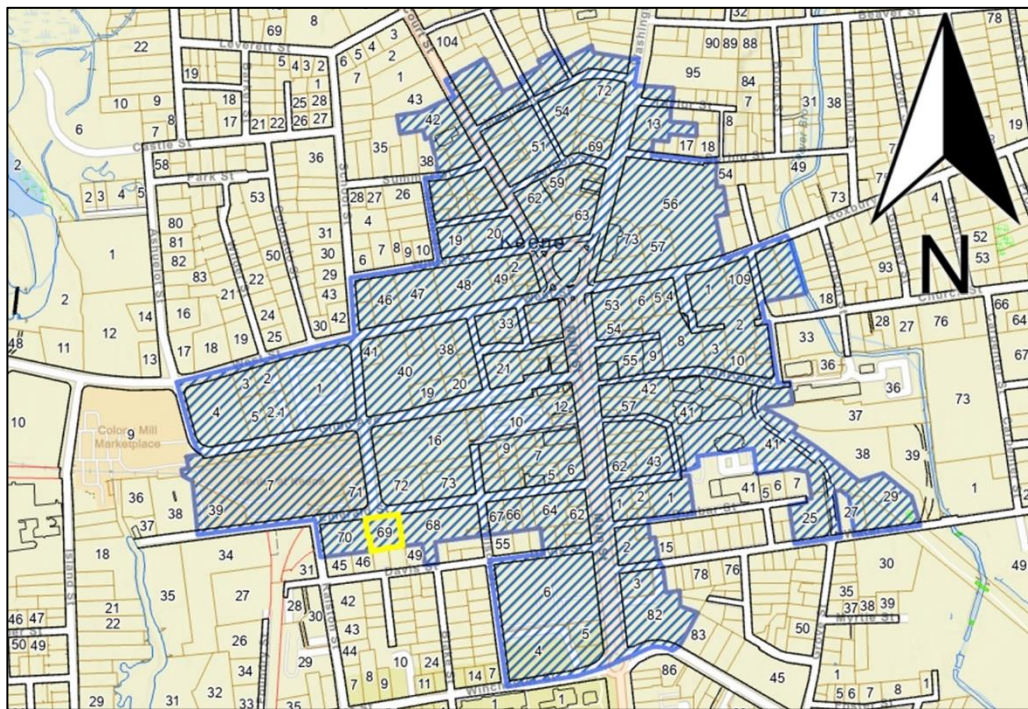
<b>Historic name</b>	Dunn & Salisbury Lumber Building		<b>Source</b>	Research	
<b>Address</b>	104 Emerald Street		<b>Current owner</b>	RK Parisi Enterprises, Inc.	
<b>Current Use</b>	Commercial: Retail Store		<b>Historic Use</b>	Commercial: Warehouse/Storage	
<b>Date Built</b>	Ca. 1900	<b>Source</b>	Research	<b>Style</b>	Vernacular
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	The fenestration of the former lumber storage building at 104 Emerald Street has been heavily altered with all second-floor windows removed, primary entrance moved, and additional first-floor window openings added. A ramped entrance porch was added in the 20 <sup>th</sup> century to the new entry door. All windows have been replaced, and the original wooden clapboard siding covered with vinyl.				



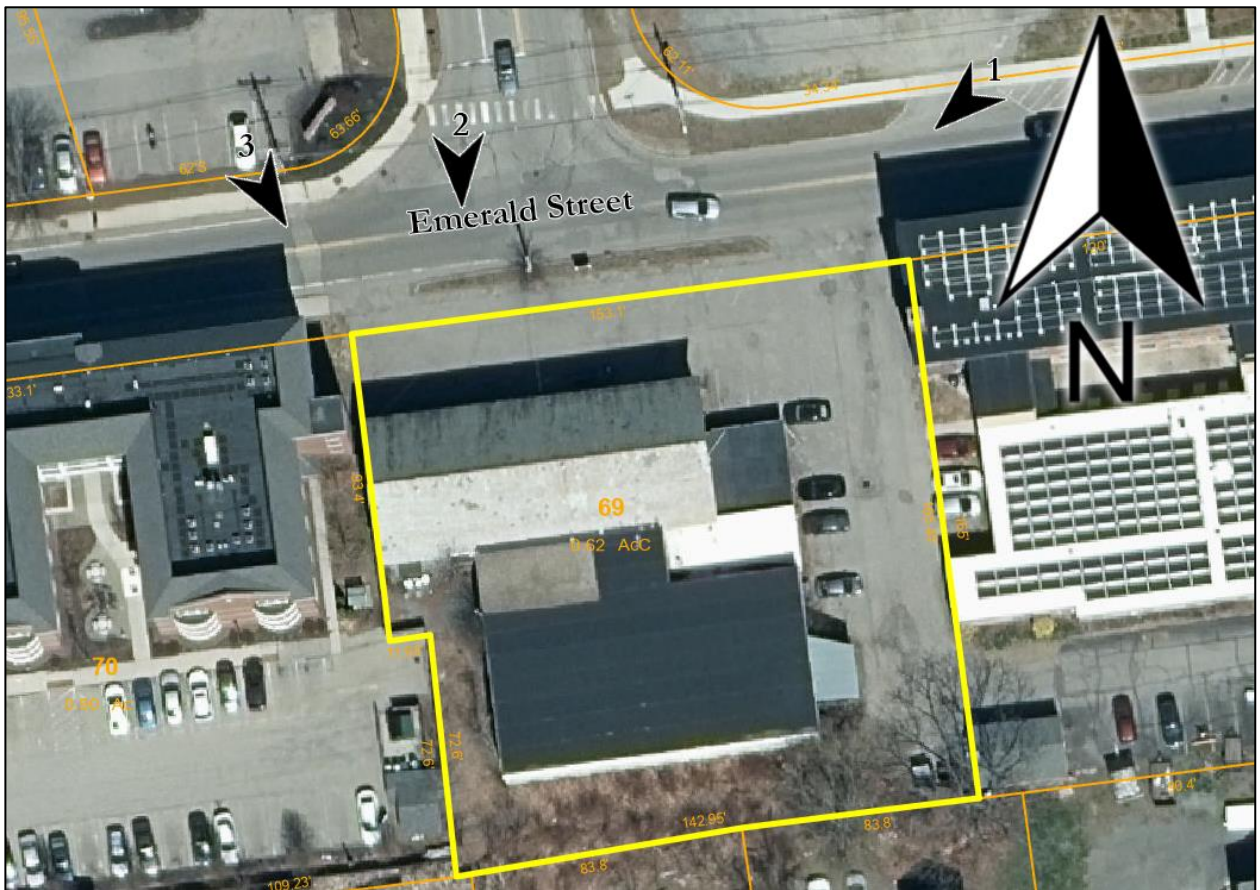
<b>Photo No. 1</b>	104 Emerald-2024.1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	The historic Dunn & Salisbury lumber storage and office building was constructed around the turn of the 20 <sup>th</sup> century and was home to Keene Industrial Paper Company in the early 21 <sup>st</sup> century.				



**Location Map**



**Site Map (with photo key)**



**RESOURCE: 104 EMERALD STREET**

**TAX MAP/PARCEL: 584-069-000**

ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
Form/Style	Side-gabled vernacular industrial storage building	Y
Structure	Wood-frame	Y
Foundation	Poured concrete	N
Siding	Vinyl (T-111 on east elevation)	N
Roof	Side-gable roof covered in slate roofing with open rake and exposed rafter-tails	Y
Chimneys	N/A	N/A
Dormers	N/A	N/A
Trim	Narrow, flat wood	Y
Windows	Modern replacement 1/1 double-hung sash	N
Doors	Glass metal commercial doors	N
Porches	Modern ramped entry porch, added 20 <sup>th</sup> century	N
Additions	Single-story early 20 <sup>th</sup> century wood-framed addition at southwest corner of main block with low-sloped gable roof (covered in asphalt shingles); late 20 <sup>th</sup> century concrete block addition with flat roof attached	N
Other	N/A	N/A
Outbuildings	N/A	N/A
Landscape	Asphalt parking area	N

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Developing mix-use road
<b>Integrity</b>	The former lumber storage building at 104 Emerald St retains integrity of location and some integrity of setting, despite the loss of associated industrial buildings. The building has some integrity of design, having maintained the historic general form and massing despite changes to the building fenestration (location of doors and windows). Though some integrity of materials has been lost with the replacement windows and siding, other character-defining features such as the slate roof have been retained, leading to some integrity of workmanship. Because of the location with other surviving industrial buildings and these key features, the building retains some integrity of feeling and association.
<b>Significance</b>	Although 104 Emerald Street does not retain significant integrity to individually qualify for either the State or National Registers, it may retain significant character-defining features to contribute to a district nomination for its role in the industrial history of Keene, especially as the only surviving element of the Dunn & Salisbury company.
<b>National Register District Ranking</b>	104 Emerald Street is outside of National Register District
<b>Recommended Local Historic District Ranking</b>	Contributing Resource

**RESOURCE: 104 EMERALD STREET**

**TAX MAP/PARCEL: 584-069-000**



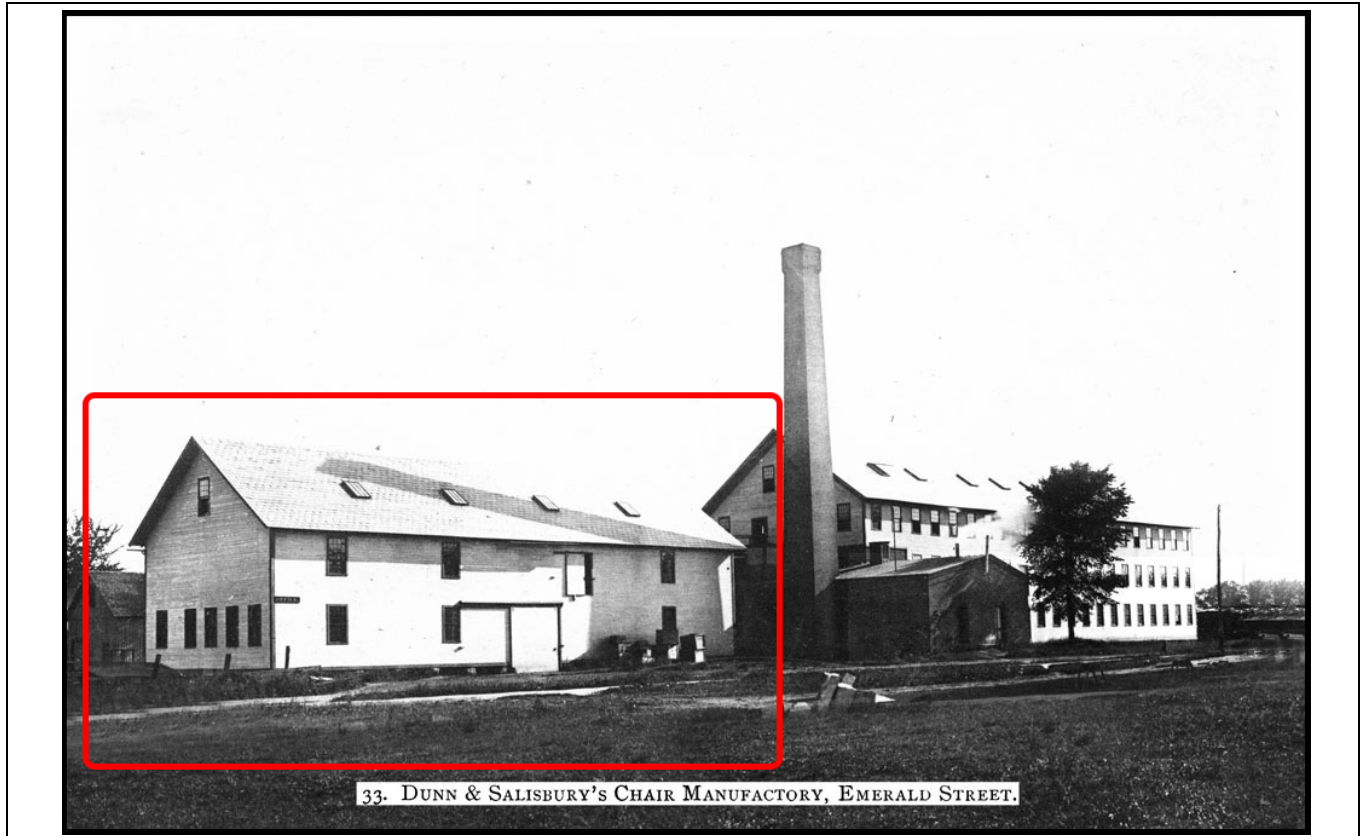
<b>Photo No. 2</b>	104 Emerald-2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	South
<b>Notes</b>	Though the wooden clapboard exterior was covered in vinyl siding, the original slate roof with exposed rafter-tails remains to show the previous use as simply constructed and fire-resistant industrial storage building.				

**RESOURCE: 104 EMERALD STREET**

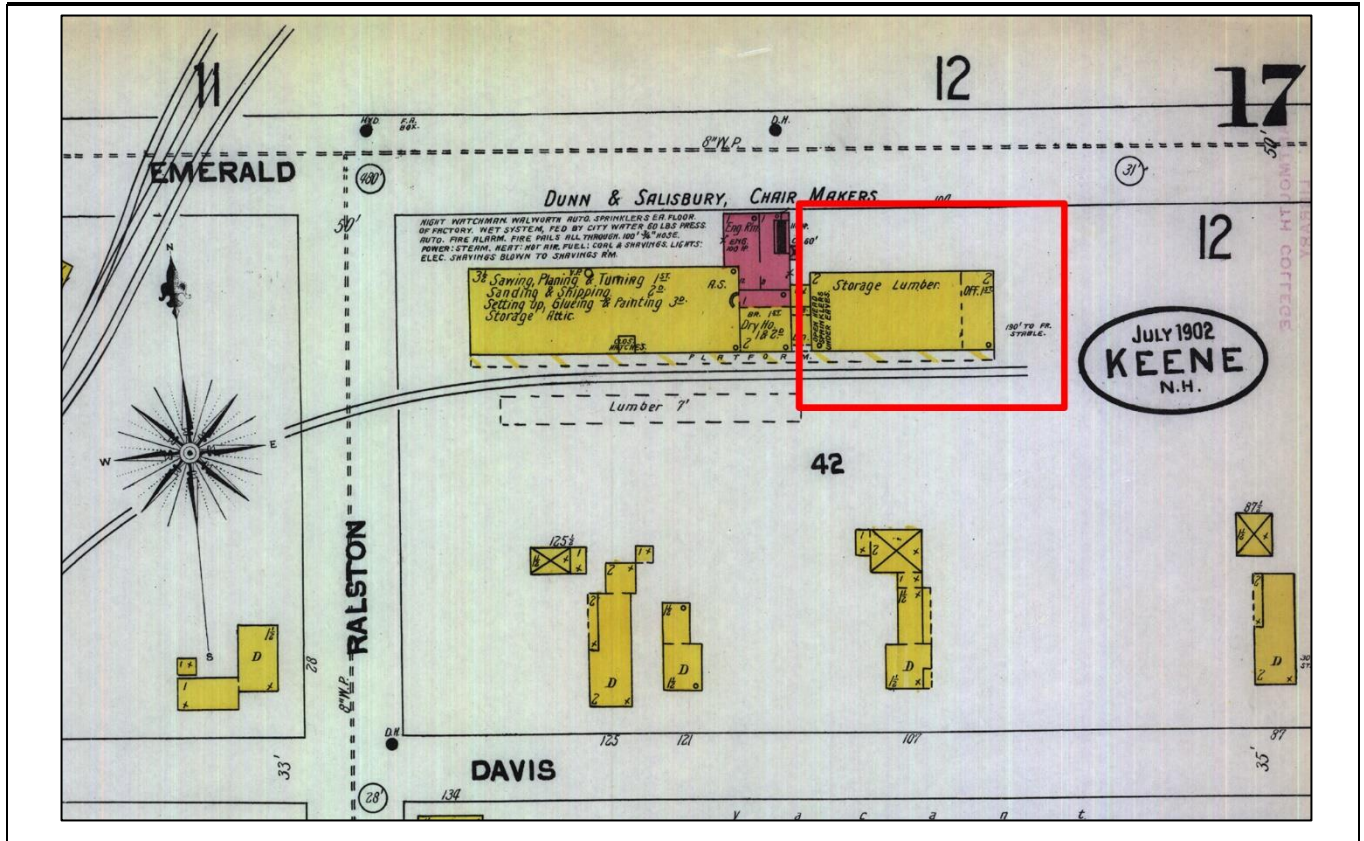
**TAX MAP/PARCEL: 584-069-000**



<b>Photo No. 3</b>	104 Emerald-2024-3.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	Another view of the north (primary) elevation of the former Dunn & Salisbury lumber storage building.				



<b>Historic Photo 1</b>	<b>Dunn &amp; Salisbury's Chair Manufactory</b>	<b>Direction</b>	Southwest
<b>Notes</b>	The Dunn & Salisbury Chair Factory was originally constructed in ca. 1887 as a large connected wood-framed building at the corner of Emerald and Ralston Streets with a high brick chimney and attached gable-front brick engine room. Sometime between the 1892 Hurd Map and the 1902 Sanborn Fire Insurance Map, the large wood-framed warehouse (now 104 Emerald Street) was constructed (Photo Courtesy Keene Public Library).		



<b>Historic Photo 1</b>	<b>1902 Sanborn Fire Insurance Map, Sheet 17</b>	<b>Direction</b>	N/A
<b>Notes</b>	The site now occupied by 104 Emerald Street housed the lumber storage and offices of the Dunn & Salisbury Chair factory in July 1902 (Dartmouth College Digital Collections). A modern storage building, by this time the two-story structure was fitted with sprinklers under the eaves.		

**RESOURCE: 80-100 EMERALD STREET**

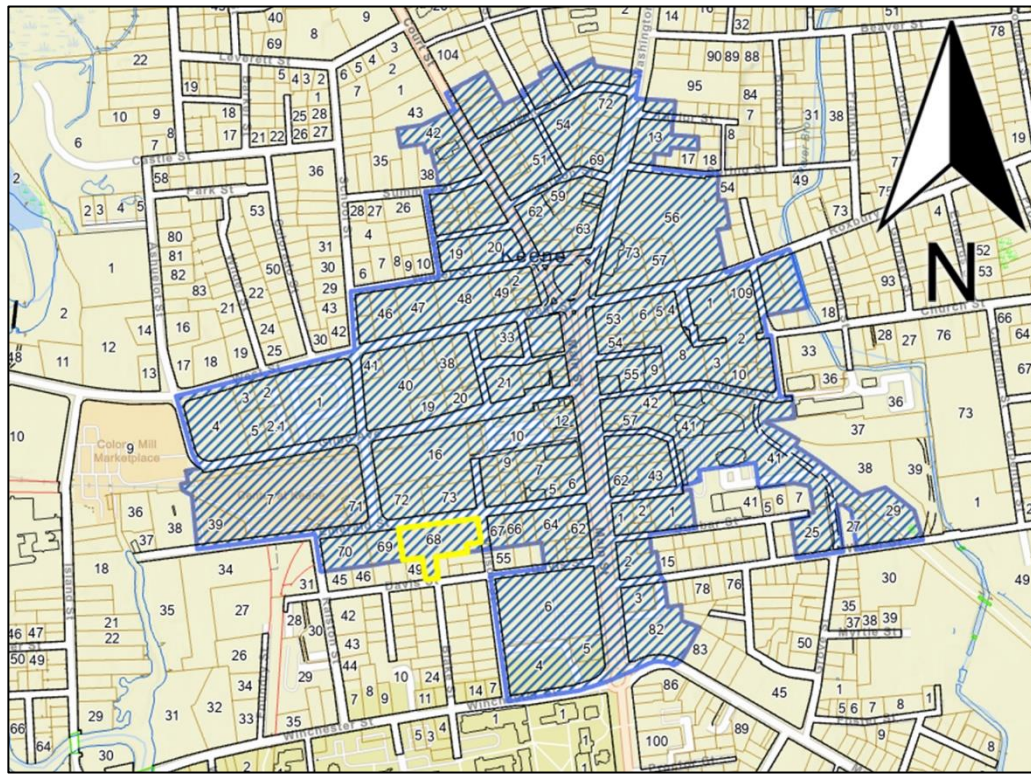
**TAX MAP/PARCEL: 584-068-000**

<b>Historic name</b>	Rawson Turning Factory		<b>Source</b>	1913 Sanborn Map	
<b>Address</b>	80-100 Emerald Street		<b>Current owner</b>	Mitchell H. Greenwald Revocable Trust	
<b>Current Use</b>	Mixed: Commercial/Multiple Dwelling		<b>Historic Use</b>	Industry: Manufacturing Facility	
<b>Date Built</b>	1912	<b>Source</b>	Plaque	<b>Style</b>	Commercial
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	<p>When it was constructed in 1912, the building at what is now 80-100 Emerald Street consisted just of the 15 by 4 bay brick main block. By 1924 a large single-story brick addition had been constructed off of the back of the building. As the use of the building changed, so did some of the exterior features: original windows and doors have been lost, and there have been changes to the rear addition, particularly at the site of the present laundromat. Solar panels have recently been added to the roof, but are not visible from the ground-level. Over time, sections of this early 20<sup>th</sup> century addition were removed, creating the building footprint that we see today.</p>				



<b>Photo No. 1</b>	80 Emerald St-2024.1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	<p>North and west elevations of former Rawson Turning Factory building. Note the evenly-spaced large windows to provide natural lighting to the interior of the factory building. The exterior architectural ornamentation is minimal (note eave ornamentation and rusticated granite window sills) as is typical of an industrial building of the early 20<sup>th</sup> century</p>				

**Location Map**



**Site Map (with photo key)**





ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
Form/Style	Early 20 <sup>th</sup> century industrial block with subservient additions	Y
Structure	Masonry with brick veneer	Y
Foundation	Unknown (below grade), likely poured concrete	N
Siding	Brick	Y
Roof	Flat, rolled composition	Y
Chimneys	N/A	N/A
Dormers	N/A	N/A
Trim	Rusticated granite sills, curved brick lintels	Y
Windows	1/1 modern replacement	N
Doors	Modern glass panel commercial doors	N
Porches	N/A	N/A
Additions	Single-story brick addition ca. 1920	Y
Other	N/A	N/A
Outbuildings	N/A	N/A
Landscape	Mature trees, large asphalt parking lot	N

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Developing mixed-use road	
<b>Integrity</b>	80 Emerald Street retains mixed overall integrity: It retains strong integrity of location, however recent development and loss of the accompanying industrial buildings has led to some loss of integrity of setting. The building retains overall integrity of design, retaining overall form and massing, exterior brick walls, and historic fenestration, but has lost some integrity of design, materials, and workmanship with the loss of original doors and windows and historic outbuildings. Overall the building retains some integrity of feeling and association, as the main block still reads as a factory building from the primary façade.	
<b>Significance</b>	Although the former Rawson Turning Factory does not retain sufficient integrity to be individually eligible for the National Register of historic places, it still retains sufficient integrity to contribute to an historic district under criterion A for its role in the industrial history of Keene.	
<b>National Register District Ranking</b>		80-100 Emerald Street is outside National Register District boundary
<b>Recommended Local Historic District Ranking</b>		Contributing resource



<b>Photo No. 2</b>	80 Emerald St-2024-2.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southeast
<b>Notes</b>	Note evenly-spaced large windows to allow natural light into interior of factory building combined with simple architectural details befitting a utilitarian early 20 <sup>th</sup> century structure .				



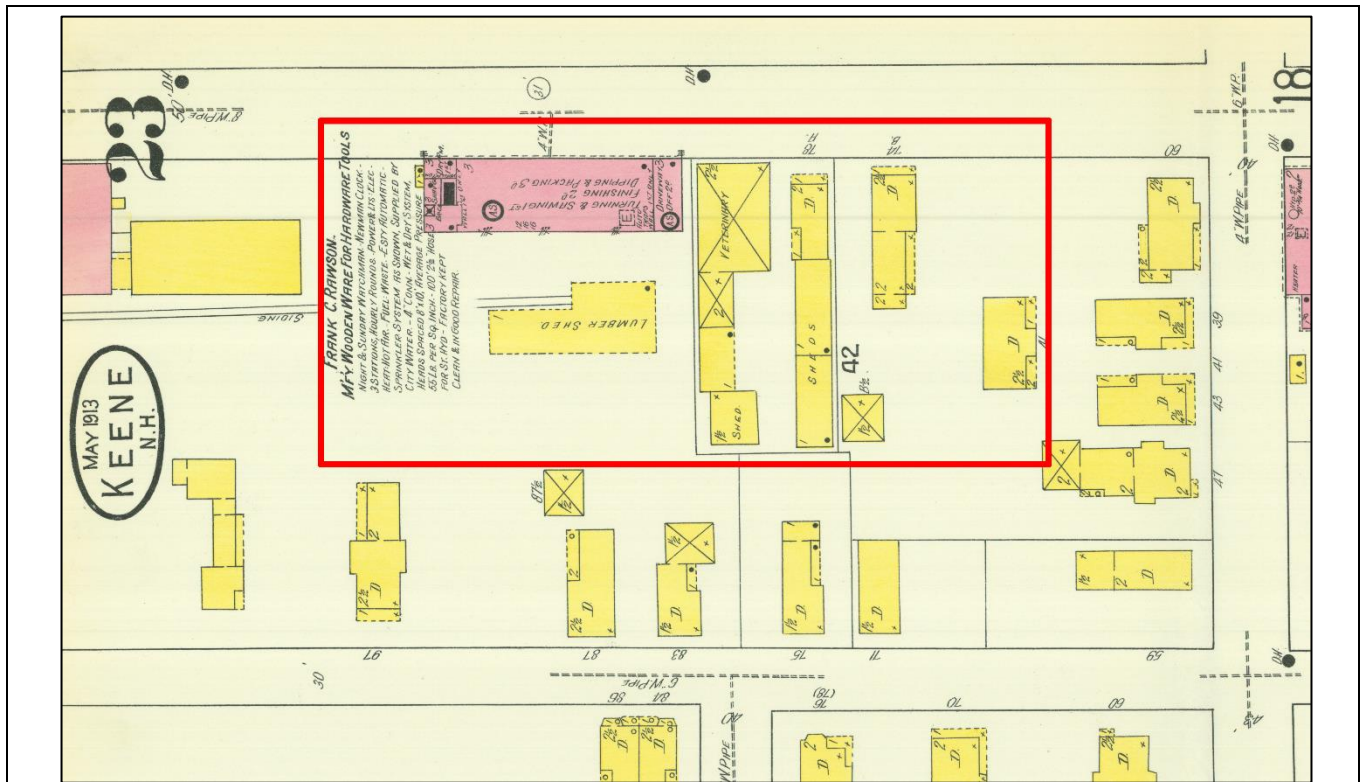
<b>Photo No. 3</b>	80 Emerald St-2024-3.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	South
<b>Notes</b>	Detailed photograph of the north elevation (primary façade) of the Rawson building showing the carved granite block with the date “1912” at the center of the façade. Note the rusticated stone window sills and exposed rafter-tails at the open eaves of the building as well as the historic cast-iron ventilation cover between the first-floor windows.				

**RESOURCE: 80-100 EMERALD STREET**

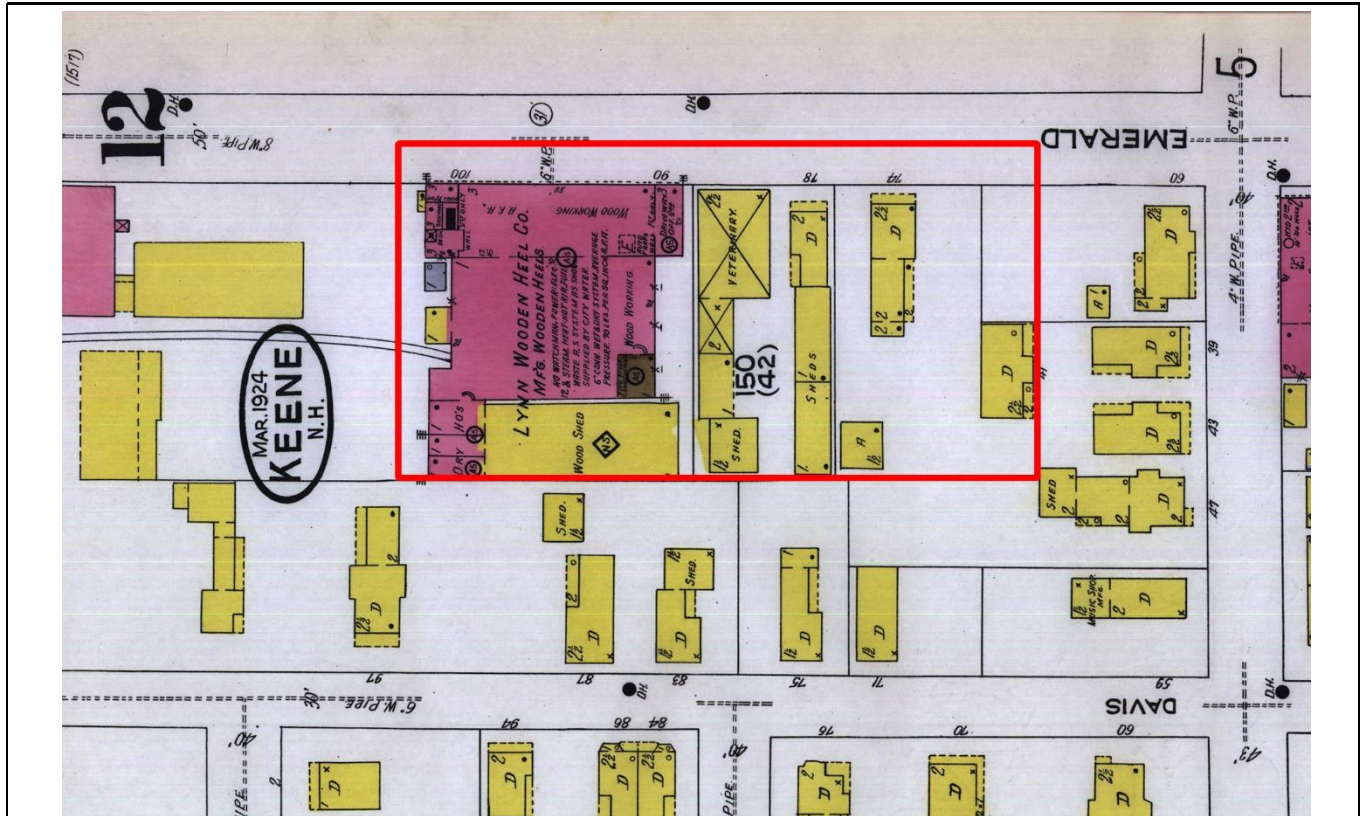
**TAX MAP/PARCEL: 584-068-000**



<b>Photo No. 4</b>	80 Emerald St-2024-4.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	East
<b>Notes</b>	View of ca. 1920 single-story brick addition behind modern laundromat addition from across parking area.				



Historic Photo 1	May 1913 Sanborn Fire Insurance Map, Sheet 23	Direction	N/A
Notes	<p>In May 1913, the main block of what is now Emerald Court was identified as the <b>Frank C. Rawson</b> Manufacturer of Wooden Ware for Hardware, Tools. The brick building housed the turning and sawing on the first floor; finishing on the second; and dipping and packing on the third. It had electric power and lights, hot air heat, and an Esty Automatic Sprinkler System with wet and dry system heads spaced an average of 8-10' apart. Note a detached wood-framed lumber shed in the rear of the building (where the later addition sits) and several wood-framed residences (one of which is identified as a veterinary practice) in the area now occupied by the large asphalt parking lot.</p>		



Historic Photo 2	March 1924 Sanborn Fire Insurance Map, Sheet 12	Direction	N/A
Notes	<p>By 1924, a large single-story brick addition was constructed off of the rear elevation of the original Rawson building to connect to the formerly free-standing lumber storage building. By this time, the building housed the <b>Lynn Wooden Heel Co.</b>, a manufacturer of wooden shoe heels for ladies' shoes. In 1935, the building was purchased by Colley B. and Eli Court and run as the <b>Keene Wood Heel Co.</b> through the 1960s while Lynn Heel Co. relocated to Railroad Street.</p>		

**RESOURCE: 43 WILSON STREET**

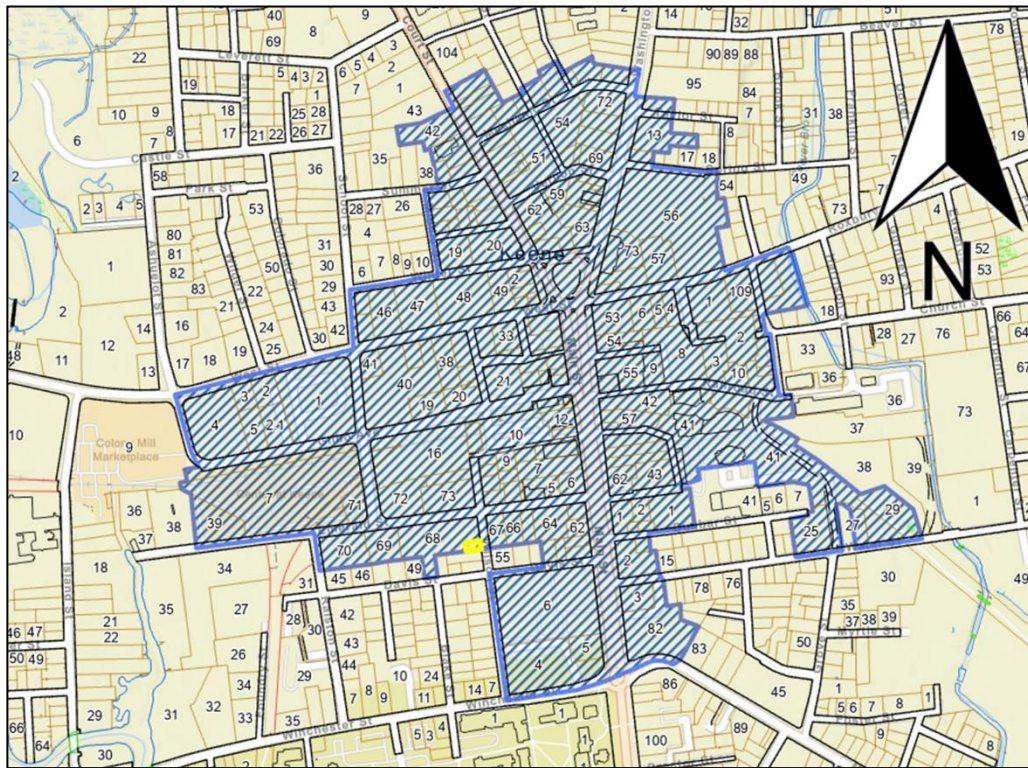
**TAX MAP/PARCEL: 584-054-000**

<b>Historic name</b>	Gates House		<b>Source</b>	1892 Hurd Map, Ward 5	
<b>Address</b>	43 Wilson Street		<b>Current owner</b>	Donna J. Forte	
<b>Current Use</b>	Dwelling: Multiple Dwelling		<b>Historic Use</b>	Domestic: Single Dwelling	
<b>Date Built</b>	1890	<b>Source</b>	Tax Card	<b>Style</b>	Late Victorian
<b>Architect</b>	Unknown		<b>Builder</b>	Unknown	
<b>Alterations</b>	Single-family dwelling sub-divided to create duplex, porch railing and windows replaced, late 20 <sup>th</sup> century.				



<b>Photo No. 1</b>	43 Wilson St-2024-1.jpg	<b>Date</b>	June 19, 2024	<b>Direction</b>	Southwest
<b>Notes</b>	The former Gates house retains character-defining historic features such as general form and massing, historic slate roof, historic wooden clapboard siding, fenestration (door and window) locations, historic brick chimney, turned porch columns and plug-split granite posts at the corners of the lot. All of these features are fairly typical for a middle-class suburban home of the late 19 <sup>th</sup> century.				

**Location Map**



**Site Map (with photo key)**





**RESOURCE: 43 WILSON STREET**

**TAX MAP/PARCEL: 584-054-000**

ARCHITECTURAL FEATURES TABLE		
FEATURE	DESCRIPTION	CDF*
Form/Style	Late Victorian side-hall	Y
Structure	Wood-frame	Y
Foundation	Brick	Y
Siding	Wooden clapboard	Y
Roof	Cross gable, covered slate shingles (asphalt for porches)	Y
Chimneys	Brick chimney at south roof slope	Y
Dormers	Cross gable two-story wall-dormer at south side	Y
Trim	Wide-flat trim which is infilled to allow for smaller window openings to accommodate modern replacement vinyl sash. Simple eave returns at gable ends and wide flat cornice appear to be historic features.	Y/N
Windows	Double-hung, 1/1 (vinyl) with a few historic double-hung 2/2 sash at second-floor	N
Doors	Modern simulated divided light glass and panel door	N
Porches	Two-sided open porch with historic turned wooden columns. Modern dimensional lumber porch railing added between historic columns and connected to replacement hand-rail at entrance steps.	Y/N
Additions	N/A	N/A
Other	N/A	N/A
Outbuildings	N/A	N/A
Landscape	Mature tree at corner of lot, granite post at front corners of lot	Y

\* Is this a Character Defining Feature for this resource? Yes or No

<b>Setting</b>	Developing mixed-use neighborhood	
<b>Integrity</b>	Situated just at the intersection of a domestic neighborhood and mixed-use developing area, the house at 42 Wilson St retains integrity of location and setting. The overall design of the house is quite typical of a late Victorian home, and the building retains strong integrity of design. Despite some loss of integrity of materials and workmanship due to replacement windows and recent alterations to the porch, the house retains strong integrity of feeling and association.	
<b>Significance</b>	Although 43 Wilson Street does not retain sufficient integrity to be individually listed to the National Register, it retains sufficient integrity to contribute to an historic district for its significance as an example of Queen Anne domestic architecture and for its role in community planning and development as part of a Keene domestic neighborhood.	
<b>National Register District Ranking</b>	43 Wilson Street is located outside of the National Register Historic District	
<b>Recommended Local Historic District Ranking</b>	Contributing resource	



# CITY OF KEENE NEW HAMPSHIRE

ITEM #D.6.

**Meeting Date:** January 16, 2025  
**To:** Mayor and Keene City Council  
**From:** Finance, Organization and Personnel Committee, Standing Committee  
**Through:**  
**Subject:** Annual Reports of Boards and Commissions

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**Council Action:**

**In City Council January 16, 2025.**

**Voted unanimously to carry out the intent of the report.**

**Recommendation:**

On a 5-0 roll call vote, the Finance, Organization and Personnel Committee recommends that the City Council request that City Boards and Commissions submit an annual report to the City Council on or about July 1st, 2025.

**Attachments:**

None

**Background:**

Councilor Haas stated he is before the committee on behalf of the volunteers who serve on of the various City Boards and Commissions. He felt these individuals don't get the recognition and appreciation they deserve. He stated he would like to call for an annual report from these various Bodies, giving them a chance to bring forward their challenges, their goals, and how they can do a better job in advising the city.

The Councilor also suggested deleting from the website those public bodies that don't meet anymore, such as the Agriculture Commission. He asked to resurrect the City College Commission. He felt the same extends to Standing Committees. He felt this could be a one-page description of what they did and what they want to do.

The Manager stated she likes the idea of requesting an annual report, but wasn't sure it can be required based on different statutes.

Councilor Lake felt it was a good idea to get periodic reports from the committees. He asked what the process for requesting these reports would look like. The City Manager suggested a motion be made that the Council requests annual reports from Boards and Commissions – staff can then pass that message along.

Councilor Jones began by thanking Councilor Haas for recognizing the City College Commission which the Councilor stated he had served on. He stated during the tenure of Mayor Lane there was a

process to obtain such reports from Board and Commissions. Further, it is a process that worked in the past and he felt it is something that could be accomplished by staff and the Mayor.

The Manager stated she did speak with the City Clerk about this and added it was a process to request all Bodies to come before Council and that is not what staff is proposing here. What staff is proposing now is an annual report and if there is a committee that Council would like to hear from, they could be requested to attend a Council meeting. In addition, there could be a topic the Council is deciding on and would like input from a specific Board or Commission, staff could also coordinate that.

Mayor Kahn addressed the committee and stated he wanted to assure the public that the City has on its website is information regarding all its Boards and Commissions. He indicated that recommendations that need to reach the Council are being conveyed to the Boards and Commissions. He felt that if staff could obtain this information in a less labor-intensive manner that would be prudent. He also suggested adding an expected date as well. With respect to the City College Commission, he noted there is a lot of dialogue that goes on between the City and the college. It is an important part of the City. He stated the City Manager and Mayor meet with college staff frequently and the college will be presenting their master plan to the Planning Board later this month. He stated there is continuing dialogue that happens with the college regarding housing, neighborhoods – there is Keene Police Officer working on neighborhood issues.

The Mayor indicated if there is purpose, it will be brought back to the City Council because that charge was written in 2008; it is a dated charge and needs to be refreshed if there is going to be an ongoing effort.

Councilor Chadbourne made the following motion, which was seconded by Councilor Lake.

On a 5-0 roll call vote, the Finance, Organization and Personnel Committee recommends that the City Council request that City Boards and Commissions submit an annual report to the City Council on or about July 1st, 2025.

114 Jordan Road  
Keene, NH 03431

December 17, 2024

Keene City Council  
City Clerk Office  
Keene, NH 03431

Council Agenda Item:  
Request for Annual Reports

Honorable Mayor and City Council:

A strength of our local government and community capabilities are the twenty-six Committees, Commissions, and Boards that make up the advisory service to the City staff and Council.

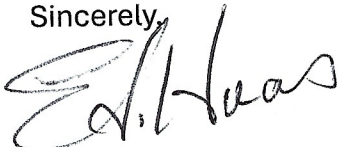
Unfortunately, many of these groups labor in quiet, without worthwhile public acknowledgement. Likewise, after a time some may have been concluded or no longer have relevance.

I ask the City Council to initiate a routine of each Commission, Board, or Committee presenting a brief annual report of their activities, accomplishments, challenges, and goals and ideas for the coming year. These reports could be as brief as desired by the submitters, and should be presented at a Council meeting, spaced out over the year for time efficiency.

The same annual reporting could at some time soon be extended to the Standing Committees as well as City departments.

I believe having this public forum will improve the visibility of the work done by these groups and will keep all Councilors aware of their accomplishments and goals.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Haas". The signature is written in a cursive, flowing style.

Ed Haas  
Councilor-at-Large  
603 633 8832