



Historic District Commission

AGENDA

Wednesday, February 18, 2026 4:30 PM City Hall, 2nd Floor Council Chambers

- 1. Call to Order and Roll Call**
- 2. Election** – Chair/Vice-Chair
- 3. Minutes:**
 - a) November 19, 2025 Regular Meeting
- 4. Staff Updates** – New Historic District Rankings Map & Table
- 5. Joint HDC & Heritage Commission Meeting** – Wednesday, May 13th at 4:30 pm
- 6. New Business**
- 7. Upcoming Dates of Interest:**
 - a) Next HDC Meeting: March 18, 2026 – 4:30 pm
 - b) HDC Site Visit: March 18, 2026 – 3:30 pm (To be confirmed)
- 8. Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, November 19, 2025

4:30 PM

**Council Chambers,
City Hall**

Members Present:

Sofia Cunha-Vasconcelos, Chair
Hope Benik, Vice Chair
Anthony Ferrantello
Louise Zerba
Russell Fleming, Alternate

Staff Present:

Evan Clements, Planner

Members Not Present:

Councilor Catherine Workman
David Bergeron, Alternate
Peter Poanessa, Alternate

1) Call to Order and Roll Call

Chair Cunha-Vasconcelos called the meeting to order at 4:37 PM. Roll call was conducted.

2) Meeting Minutes: July 16, 2025

Ms. Zerba made a motion to approve the meeting minutes of July 16, 2025. Mr. Ferrantello seconded the motion, which passed by a vote of 4-0. Mr. Fleming abstained due to having been absent.

3) Discussion: Outreach & Student Engagement Project – Update

Mr. Ferrantello stated that there is a letter from Noah Eyes, with information about the Court St. properties that students visited and how the work is going. He continued that the students will finish the week of December 8, and they will let the HDC know the date of a get-together they are invited to. He would like to see how the students did the site visits and what technology they used to document the floor plans and sections. He is already impressed by their work. He called to ask if the students need more buildings, and he said no, they have enough.

Ms. Zerba asked how they chose the three buildings. Mr. Ferrantello replied that he went door to door on a Saturday to tell people about the project and ask if they would like their building

documented free of charge, including blueprints. He continued that he was amazed by the wonderful reception he received, and all the positive responses. People liked hearing about the Historic District Commission and that Keene State College students would be doing the work.

Ms. Zerba asked what the students were asked to do when they visited these homes. Mr. Ferrantello replied that they photo documented the interiors and exteriors, taking inventory of the as-is conditions, and then went back to their lab to put together the elevations and sections and details. He continued that the resulting blueprints will be given to the HDC and the building owners. He thinks this is a wonderful community contribution the students are doing, and they get course credit for it. He hopes some students get involved with historic preservation because of it.

Mr. Fleming asked if these are all students in the Architecture program. Mr. Ferrantello replied yes. He continued that Dr. Fernando Del Amo Gonzalo is the Chair, and Noah Ives is the instructor.

Ms. Zerba asked if they had the histories of the homes. Mr. Ferrantello replied that that is the second phase. He continued that first they document everything, interface with the Cheshire Historical Society, and conjure up whatever motifs they can identify in the building, who built it and when, and what kind of reference the features have to history, such as the cupolas, chimneys, and balconies.

Mr. Fleming asked if the students will go to the Historical Society to find out more about the buildings, because there is a lot of information there. Mr. Ferrantello replied yes, and he is interested to hear what they find.

Mr. Ferrantello stated that that perhaps the property owners would want to volunteer to have their properties become spot-zoned as part of the Historic District. Mr. Clements replied that in the Illinois community he worked in, along with the State and National registries of historic places, the villages could do what Mr. Ferrantello is describing – instead of having an established district, it was case by case. He continued that property owners could apply for and receive the local designation, which came with some protections for the property, and they had the opportunity to buy a plaque and participate in an annual competition for “best historic house.” He thinks they cannot do that in Keene, because establishing a historic district is allowed in State statute with some parameters. The City Council, by ordinance, creates a boundary for the Historic District.

Mr. Ferrantello stated that the HDC does not get enough applications. He continued that he wonders if another piece of this project would be to educate the citizens of Keene about the historic buildings, to advertise that Keene has historic fabric. Applicants are few and far between. These buildings might not be in the Historic District boundary, but they have historic architectural significance and are important. Mr. Fleming gave a suggestion for another building to consider, and discussion continued. Mr. Ferrantello stated that he wonders if it would be

possible for the property owners of these houses that are outside of the Historic District boundaries to ask for their houses to be considered as, say, buildings with architectural features that may be of interest. Maybe they could have an open house.

Mr. Clements replied that they could explore some kind of sponsorship thing, where if a property owner wants to try and get their property on the State or National registry, the HDC could be a resource to help support those efforts. He continued that the UU church on Washington St. just got put on the registry, and in their efforts with that, they sent letters to the HDC and the Heritage Commission (HC). Chair Cunha-Vasconcelos stated that the HDC always has the option of writing a letter of support.

Mr. Clements stated that on December 10th, KSC will have a project review event, as they always do at the end of their semester. He continued that the students display their projects and people are invited to come and ask questions. He will reach out to Dr. Del Ama Gonzalo and see if these architecture projects will be there and if the HDC is invited to attend. Mr. Ferrantello replied that it is a wonderful event. Discussion ensued.

Ms. Benik stated that this project was born out of the HDC's conversation about what they could do to get more exposure for the HDC, such as how to come up with content that could be shared on social media. She continued that this project is amazing. She wonders if there is an opportunity for an article in the Keene Sentinel about this collaboration. Mr. Ferrantello replied that he thinks that is a great idea. Discussion continued. Ms. Benik stated that she would be happy to reach out to the Sentinel, tell them about the HDC's collaboration with KSC, and see if the Sentinel can come to the December 10 event. Mr. Clements replied that that would be great. Mr. Ferrantello stated that they should check with Dr. Del Ama Gonzalo to see if the property owners are coming on December 8th or 10th. Mr. Clements replied that he will ask, if these architecture projects will be part of the event on December 10th, if they could invite the property owners.

Ms. Zerba stated that she thinks they should inform the HC about the students' work with these three properties. Mr. Ferrantello replied that he can do that. He continued that he thinks the HC is already aware, but he will check with Dr. Del Ama Gonzalo. Chair Cunha-Vasconcelos replied that she thinks that the HC is not aware, since Ms. Zerba is a member of both the HC and the HDC. Ms. Zerba agreed. Mr. Ferrantello replied that he will reach out. Mr. Clements asked Ms. Zerba what the best way to do that would be. He asked if someone from the HDC should come to a HC meeting. Ms. Zerba replied yes, that would be great. Discussion continued about the logistics. Mr. Clements stated that he will email the HC's chair, and CC: Mr. Ferrantello, so they can get that conversation started.

4) 2026 Meeting Schedule Adoption

Ms. Zerba made a motion to approve the 2026 meeting schedule. Mr. Ferrantello seconded the motion, which passed by unanimous vote.

117
118 **5) Staff Updates**
119

120 Mr. Clements stated that regarding what has been going on downtown, it has been fairly quiet.
121 He continued that they have had a couple of administrative HDC applications, related to issues
122 such as screening for heat pumps and tuck point masonry repair, but nothing really substantial,
123 project-wise. There has been new ownership of a couple of buildings in the district. He has
124 briefly talked with the new owners, and they are aware of the district and its rules. Staff has
125 been working with them to do what needs to be done. He shared an example, and continued that
126 that property owner might need to come to the HDC regarding window replacements, probably
127 some time next year. Chair Cunha-Vasconcelos asked questions about that building, which Mr.
128 Clements answered. Discussion continued.
129

130 Mr. Clements stated that it has been beneficial to the district. Many people are coming in from
131 other communities, and have had some frustrating experiences with historic commissions, and
132 have been pleasantly surprised with Keene's set of regulations and the flexibility Keene allows.
133 It is encouraging people to make investments into these resources, while still keeping the heart
134 and soul of these buildings alive.
135

136 Mr. Fleming asked if anything was needed with regard to the construction of the beer hall in the
137 old Methodist Church. Mr. Clements replied with information about the work the property
138 owner has been doing, which has not involved serious changes to the building that would require
139 review. Discussion continued. Mr. Clements gave information about what the new owner of the
140 old Timoleans building is doing. After more discussion, Mr. Clements summarized that stuff is
141 happening in the district, and it is mostly internal, and they are seeing a lot of turnarounds. He
142 continued that people are looking at a lot of the underutilized office spaces on main streets and
143 looking at turning them into apartments, which is exciting.
144

145 **6) New Business**
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147 Chair Cunha-Vasconcelos asked if there was any new business. (No).
148

149 **7) Upcoming Dates of Interest**

150 **A) Next HDC Meeting: December 17, 2025 - 4:30 PM**

151 **B) HDC Site Visit: December 17, 2025 - 3:30 PM (to be confirmed)**
152

153 Chair Cunha-Vasconcelos stated that the next meeting will be December 17, assuming they have
154 any applications. Mr. Clements replied that the goal for this meeting was to do the end of the
155 year wrap-up so that they would not need to have a meeting in December if there were no
156 applications. He continued that the building on Roxbury St. needing new windows was the
157 project he was anticipating, but that has been delayed a bit, probably to next year. That is all he
158 is aware of now, but something might come out of the woodwork.
159

Chair Cunha-Vasconcelos asked if the HDC needs to vote on officers. Mr. Clements replied that that will happen in January. He continued that they might want to start thinking about another joint meeting with the HC for the beginning of the year.

Ms. Benik asked if they should be putting out feelers for new members. Mr. Clements replied that it could not hurt. He continued that the Mayor is aware of the membership vacancies, but he has many different boards and commissions to fill with people. It can be challenging to find volunteers. If HDC members know anyone who might be interested in joining, they can let those people know they can email him or talk to the City Clerk's Office. Mr. Fleming replied that maybe one of the homeowners whom the students worked with would be interested in joining. Mr. Ferrantello replied that that is a great idea.

8) Adjournment

There being no further business, Chair Cunha-Vasconcelos adjourned the meeting at 5:10 PM.

Respectfully submitted by,
Britta Reida, Minute Taker

Reviewed and edited by,
Evan J. Clements, AICP
Planner / Zoning Administrator

City of Keene Downtown Historic District Resource Rankings

Joint Historic District Commission and Heritage
Commission, March 19, 2025

Statement of Purpose

The purpose of these Historic District Regulations is to recognize, preserve, enhance and perpetuate buildings, structures and sites within the City of Keene's Downtown Historic District having historic, architectural, cultural or design significance.

Period of Significance

These regulations shall apply to all buildings or structures located within the Downtown Historic District that were constructed during the "Period of Significance." The Period of Significance is the span of time during which the district attained its significance. This period starts in 1785, the year of the oldest extant building, and ends 50 years from present time.



RESOURCE RANKINGS

PRIMARY

CONTRIBUTING

INCOMPATIBLE

NON CONTRIBUTING

NON CONTRIBUTING*

Historic District Boundary

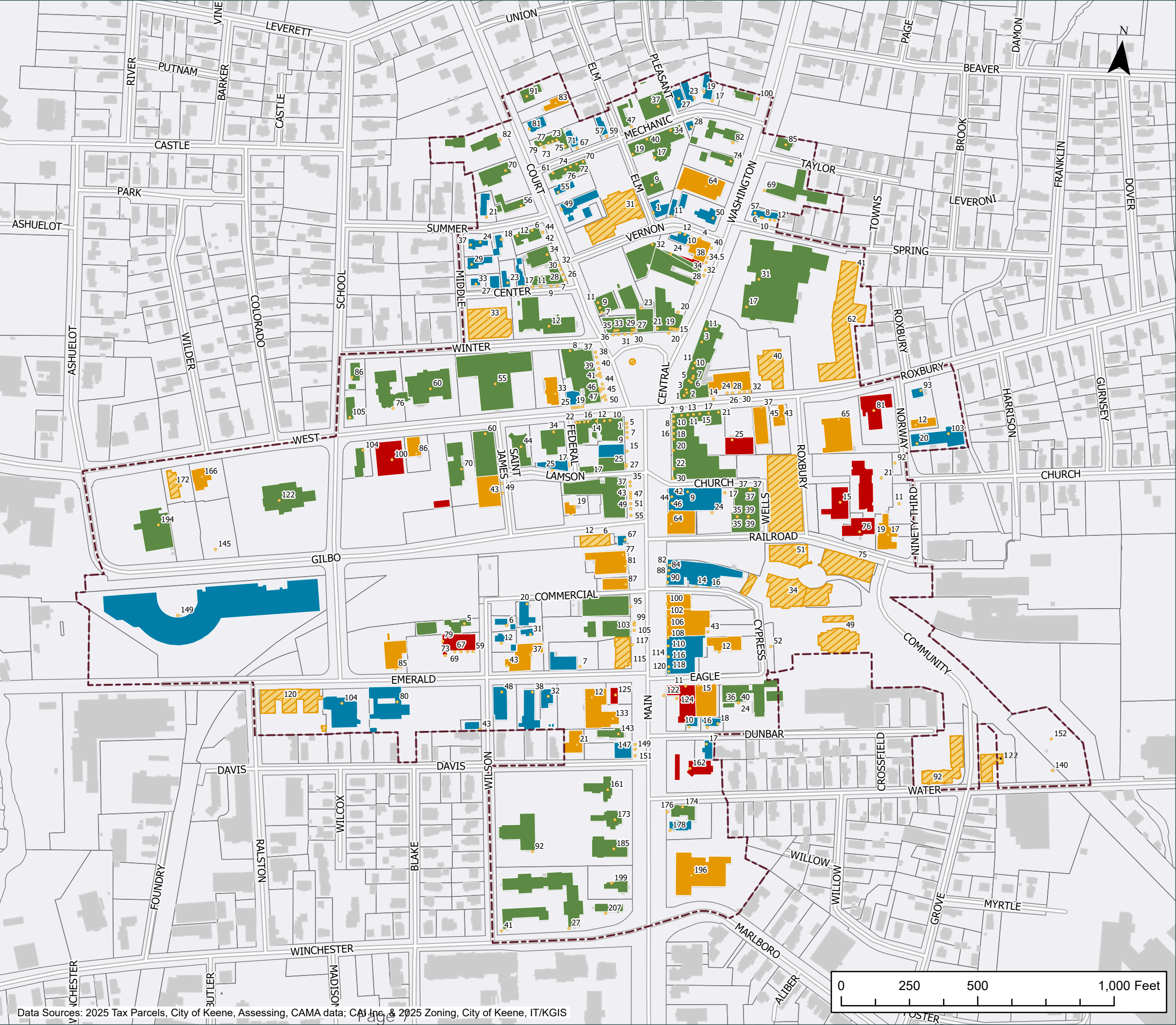
Parcels

Other Buildings

Roads

Addresses

*Building age falls outside of the Period of Significance and is **exempt** from HDC regulations. Contact HDC Staff Liaison to verify age of building and determine if HDC regulations apply.



Resource Ranking	Address	Year Built
PRIMARY	82 COURT ST.	1890
PRIMARY	82 COURT ST.	1890
CONTRIBUTING	7 EMERALD ST.	1880
PRIMARY	70 WEST ST.	1890
PRIMARY	76 WINTER ST.	1924
PRIMARY	26 COURT ST.	1870
PRIMARY	12 COURT ST.	1858
NON CONTRIBUTING	64 WASHINGTON ST.	1955
PRIMARY	7-11 COURT ST.	1900
PRIMARY	23 CENTRAL SQ.	1786
CONTRIBUTING	50 WASHINGTON ST.	1900
CONTRIBUTING	57 WASHINGTON ST.	1900
PRIMARY	74 WASHINGTON ST.	1830
PRIMARY	74 WASHINGTON ST.	1830
PRIMARY	82 WASHINGTON ST.	1900
PRIMARY	85 WASHINGTON ST.	1833
PRIMARY	44 WEST ST.	1899
PRIMARY	104 WEST ST.	1819
PRIMARY	32 CENTRAL SQ.	1900
PRIMARY	86 WINTER ST.	1910
PRIMARY	86 WINTER ST.	1910
PRIMARY	91 COURT ST.	1860
PRIMARY	56 COURT ST.	1880
PRIMARY	20 CENTRAL SQ.	1926
CONTRIBUTING	17 CENTER ST.	1860
CONTRIBUTING	23 CENTER ST.	1910
CONTRIBUTING	27-29 CENTER ST.	1920
PRIMARY	105 WEST ST.	1840
CONTRIBUTING	33 CENTER ST.	1820
PRIMARY	23 CENTRAL SQ.	1786
PRIMARY	34 COURT ST.	1869
CONTRIBUTING	49 COURT ST.	1842
CONTRIBUTING	49 COURT ST.	1842
CONTRIBUTING	55 COURT ST.	1900
PRIMARY	61 COURT ST.	1900
PRIMARY	70 COURT ST.	1900
CONTRIBUTING	81 COURT ST.	1900
NON CONTRIBUTING	83 COURT ST.	1920
PRIMARY	69 WASHINGTON ST.	1920
PRIMARY	60 WINTER ST.	1869
NON CONTRIBUTING	19 GILBO AVE.	1961
CONTRIBUTING	37 MIDDLE ST.	1900
PRIMARY	2-20 MAIN ST.	1935

CONTRIBUTING	103 ROXBURY ST.	1920
CONTRIBUTING	103 ROXBURY ST.	1920
NON CONTRIBUTING	93 ROXBURY ST.	1900
CONTRIBUTING	15-23 MECHANIC ST.	1900
CONTRIBUTING	15-23 MECHANIC ST.	1900
NON CONTRIBUTING	196 MAIN ST.	1971
PRIMARY	35-39 CHURCH ST. #1	1897
CONTRIBUTING	20 COMMERCIAL ST.	1900
NON CONTRIBUTING	21 DAVIS ST.	1960
CONTRIBUTING	16-18 DUNBAR ST.	1900
CONTRIBUTING	10-12 DUNBAR ST.	1945
CONTRIBUTING	17 DUNBAR ST.	1850
PRIMARY	24-36 DUNBAR ST.	1875
PRIMARY	24-36 DUNBAR ST.	1875
PRIMARY	24-36 DUNBAR ST.	1875
NON CONTRIBUTING	124 WATER ST.	1950
NON CONTRIBUTING	124 WATER ST.	1950
NON CONTRIBUTING	12 EAGLE CT.	1950
NON CONTRIBUTING	12 EMERALD ST.	1950
CONTRIBUTING	31 EMERALD ST.	1880
CONTRIBUTING	6 WILSON ST.	1850
CONTRIBUTING	32 EMERALD ST.	1910
NON CONTRIBUTING	37-39 EMERALD ST.	1920
CONTRIBUTING	32 EMERALD ST.	1910
CONTRIBUTING	12 WILSON ST.	1860
CONTRIBUTING	48 EMERALD ST.	1902
NON CONTRIBUTING	85 EMERALD ST.	1957
CONTRIBUTING	17-19 FEDERAL ST.	1900
PRIMARY	35-43 MAIN ST.	1900
PRIMARY	199 MAIN ST.	1900
PRIMARY	5 WILSON ST.	1900
CONTRIBUTING	6 WILSON ST.	1850
CONTRIBUTING	12 WILSON ST.	1860
NON CONTRIBUTING	81 MAIN ST.	1950
CONTRIBUTING	82 MAIN ST.	1950
NON CONTRIBUTING	87 MAIN ST.	1900
PRIMARY	89 MAIN ST.	1923
PRIMARY	101 MAIN ST.	1880
PRIMARY	143 MAIN ST.	1841
CONTRIBUTING	147 MAIN ST.	1910
CONTRIBUTING	27 MECHANIC ST.	1926
CONTRIBUTING	28 MECHANIC ST.	1900
PRIMARY	82 WASHINGTON ST.	1900
PRIMARY	32-48 MECHANIC ST.	1920

PRIMARY	37 MECHANIC ST.	1900
PRIMARY	47 MECHANIC ST.	1900
PRIMARY	47 MECHANIC ST.	1900
CONTRIBUTING	57-59 MECHANIC ST.	1890
CONTRIBUTING	29 MIDDLE ST.	1890
NON CONTRIBUTING	78 RAILROAD ST.	1920
INCOMPATIBLE	76 RAILROAD ST.	1955
INCOMPATIBLE	15 ROXBURY PLAZA	1955
INCOMPATIBLE	25 ROXBURY ST.	1910
NON CONTRIBUTING	37-39 ROXBURY ST.	1908
NON CONTRIBUTING	43-45 ROXBURY ST.	1957
NON CONTRIBUTING	65 ROXBURY ST.	1961
INCOMPATIBLE	81 ROXBURY ST.	1962
CONTRIBUTING	93 ROXBURY ST.	1900
INCOMPATIBLE	100 WEST ST.	1971
PRIMARY	40-44 COURT ST.	1900
CONTRIBUTING	18 SUMMER ST.	1873
PRIMARY	56 COURT ST.	1880
CONTRIBUTING	21 SUMMER ST.	1910
CONTRIBUTING	11 VERNON ST.	1855
CONTRIBUTING	50 WASHINGTON ST.	1900
CONTRIBUTING	1 ELM ST.	1900
PRIMARY	32-48 MECHANIC ST.	1920
PRIMARY	27 WINCHESTER ST.	1966
PRIMARY	27 WINCHESTER ST.	1966
PRIMARY	27 WINCHESTER ST.	1966
PRIMARY	31 WASHINGTON ST.	1920
PRIMARY	100 WASHINGTON ST.	1910
NON CONTRIBUTING	33 WEST ST.	1962
PRIMARY	34 WEST ST.	1910
PRIMARY	55 WEST ST.	1950
NON CONTRIBUTING	86 WEST ST.	1965
INCOMPATIBLE	100 WEST ST.	1971
PRIMARY	161-183 MAIN ST.	1930
PRIMARY	161-183 MAIN ST.	1930
PRIMARY	161-183 MAIN ST.	1930
PRIMARY	161-183 MAIN ST.	1930
PRIMARY	32 VERNON ST.	1880
CONTRIBUTING	10 VERNON ST.	1900
NON CONTRIBUTING	40 WASHINGTON ST.	1900
INCOMPATIBLE	32-34 WASHINGTON ST.	1910
PRIMARY	32-34 WASHINGTON ST. †	1920
PRIMARY	32-34 WASHINGTON ST.	1910
PRIMARY	39-42 CENTRAL SQ.	1904

CONTRIBUTING	19-25 WEST ST.	1900
CONTRIBUTING	15-23 MAIN ST.	1900
PRIMARY	25-27 MAIN ST.	1900
PRIMARY	1-9 MAIN ST.	1880
PRIMARY	1-9 MAIN ST.	1880
PRIMARY	60 WEST ST.	1930
NON CONTRIBUTING	43 SAINT JAMES ST.	1940
CONTRIBUTING	42-46 MAIN ST.	1920
NON CONTRIBUTING	64 MAIN ST.	1930
NON CONTRIBUTING	100 MAIN ST.	1930
NON CONTRIBUTING	11 EAGLE CT.	1930
INCOMPATIBLE	122-126 MAIN ST.	1960
CONTRIBUTING	172-178 MAIN ST.	1890
PRIMARY	172-178 MAIN ST.	1890
CONTRIBUTING	67 MECHANIC ST.	1869
PRIMARY	73 COURT ST.	1900
CONTRIBUTING	2 GILBO AVE.	1963
CONTRIBUTING	110-120 MAIN ST.	1940
NON CONTRIBUTING	102 MAIN ST.	1930
PRIMARY	101 MAIN ST.	1880
PRIMARY	3 WASHINGTON ST.	1900
NON CONTRIBUTING	4-7 CENTRAL SQ.	1870
CONTRIBUTING	38-42 EMERALD ST.	1900
CONTRIBUTING	149 EMERALD ST.	1984
PRIMARY	194 WEST ST.	1972
CONTRIBUTING	80-100 EMERALD ST.	1900
CONTRIBUTING	43 WILSON ST.	1890
CONTRIBUTING	104 EMERALD ST.	1910
CONTRIBUTING	80-100 EMERALD ST.	1900
INCOMPATIBLE	125 MAIN ST.	1950
NON CONTRIBUTING	85 EMERALD ST.	1957
PRIMARY	12 COURT ST.	1858
PRIMARY	37 MECHANIC ST.	1900
PRIMARY	122 WEST ST.	1978
NON CONTRIBUTING*	33 WINTER ST.	2013
NON CONTRIBUTING*	31 VERNON ST.	2012
NON CONTRIBUTING*	40 ROXBURY ST.	2018
NON CONTRIBUTING*	31 WASHINGTON ST.	2017
NON CONTRIBUTING*	0 CHURCH ST.	2000
INCOMPATIBLE	21 ROXBURY PLAZA	1977
NON CONTRIBUTING*	51 RAILROAD ST #110	2009
NON CONTRIBUTING*	75 RAILROAD ST	2009
NON CONTRIBUTING*	34 CYPRESS ST #G	
NON CONTRIBUTING*	34 CYPRESS ST #E	2012

NON CONTRIBUTING*	49 COMMUNITY WAY #B	2009
NON CONTRIBUTING*	0 CYPRESS	
NON CONTRIBUTING*	12 GILBO AVE	1976
NON CONTRIBUTING*	115-117 MAIN ST	1985
INCOMPATIBLE	59-79 EMERALD ST	1975
NON CONTRIBUTING	166 WEST ST	1976
NON CONTRIBUTING*	172 WEST ST	2010
NON CONTRIBUTING*	120 EMERALD ST	2012
NON CONTRIBUTING*	120 EMERALD ST	2012
NON CONTRIBUTING*	92 WATER ST	2011
INCOMPATIBLE	162 MAIN ST	1980
INCOMPATIBLE	162 MAIN ST	1980
PRIMARY	76 WINTER ST	1924
CONTRIBUTING	32 EMERALD ST	1910