Historic District Commission

AGENDA

Wednesday, June 17, 2026 4:30 PM City Hall, 2nd Floor Council Chambers

1. **Call to Order and Roll Call**
2. **Minutes:**
   a) May 20, 2026 Regular Meeting
   b) May 13, 2026 Joint HC/HDC Meeting
3. **Public Hearing**
   a) **HDC-26-02 – Major Project Application:** Applicant: Keith Marks; Owner: Colonial Theatre Group Inc; Proposed installation of a large-scale mural on west facade at 95 Main St (TMP #575-008-000). Waiver from sec. 22.6.1.B for mural size is requested. Property is ranked as a Primary Resource in the DT-C District.
4. **Staff Updates**
   a) Downtown Project Update
5. **New Business**
6. **Upcoming Dates of Interest:**
   a) Next HDC Meeting: July 15, 2026 – 4:30 pm
   b) HDC Site Visit: July 15, 2026 – 3:30 pm (To be confirmed)
7. **Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION MEETING MINUTES

Wednesday, May 20, 2026 **4:30 PM** **2nd Floor Conference Room, City Hall**

Members Present:
Sofia Cunha-Vasconcelos, Chair
Hope Benik, Vice Chair
Louise Zerba
Councilor Edward Haas
Russell Fleming, Alternate

Staff Present:
Evan Clements, Planner / Zoning Administrator

Members Not Present:
Anthony Ferrantello
David Bergeron, Alternate
Peter Poanessa, Alternate

1. Call to Order and Roll Call

Chair Cunha-Vasconcelos called the meeting to order at 4:30 PM. Roll call was conducted. Chair Cunha-Vasconcelos asked Mr. Fleming to be a voting member in Mr. Ferrantello's absence.

2. Minutes: April 15, 2026 Regular Meeting

Ms. Zerba made a motion to approve the April 15, 2026 meeting minutes. Councilor Haas seconded the motion, which passed by a vote of 4 to 0. Mr. Fleming abstained due to not being present.

3. Public Hearing

A) HDC-26-01 – Major Project Application: Applicant: St. James Episcopal Church; Owner: Bishop of the Protestant Episcopal Church of NH; Proposed installation of a 54-panel rooftop solar energy system at 44 West St. (TMP #575-034-000). Waivers from sec. 22.6.3.C.2 for slate roof replacement with metal and sec. 22.6.3.C.4 for chimney removal are requested. Property is ranked as a Primary Resource in the DT-C District.

Chair Cunha-Vasconcelos introduced the application and asked for advice from staff on the completeness of the application.

Mr. Clements stated that no exemptions from the submittal requirements were requested. He continued that however, before this meeting, staff felt that they were lacking some information that is required from the regulations pertaining to quotes and documentation showing economic hardship related to the removal of the slate roof as well as the requirement to include alternative materials that the regulations request, versus the proposed materials of the roof. Since the writing of the staff report, the applicant has presented the HDC with additional information, including some information that the regulations did require.

Mr. Clements continued that it is the HDC's decision as to whether they feel the application is complete. One option would be to accept the application as complete, let the applicant state their case, and hear from staff, and then if they still feel like they need more time to review the materials, they could continue the application until next month. If they feel satisfied with the content of the application, they can render a decision tonight. That is the HDC's prerogative. Another option is for the HDC to not accept the application as complete and the hearing would stop here, and the applicant would need to re-notice for next month and that would give the HDC more time to look at the additional information that was presented at the beginning of the meeting. Staff's recommendation on completeness is more about whether the HDC feels that they have time to evaluate the new material that has been presented to them. He quickly looked through what the applicant submitted, and there appeared to be some quotes and information that the initial submittal lacked.

Chair Cunha-Vasconcelos asked if that refers to the addendum regarding the economic hardship issue that was provided to all the HDC members just a moment ago. Mr. Clements replied yes.

Chair Cunha-Vasconcelos asked if it is correct that staff's recommendation on completeness is that it depends on whether the HDC feels they have had time to review the information provided. Mr. Clements replied that he is inclined to recommend accepting the application as complete, and then if they need more time to process the additional information, at least the application has been accepted as complete, and if the HDC feels like they need to continue the application, the applicant will not need to re-notice. It would also give the applicant an opportunity to speak today.

Ms. Zerba made a motion to accept the application as complete. Councilor Haas seconded the motion.

Councilor Haas stated that even though the HDC members have not had the opportunity to examine the new information in detail, they had it qualitatively at prior meetings and from understandings from the applicant. He continued that if staff advises that the detail supports what they have had qualitatively before, he is happy to second the motion.

Chair Cunha-Vasconcelos asked by "prior meetings," Councilor Haas means the site visit they just had. Councilor Haas replied yes, and what was in the agenda packet. Ms. Zerba stated that during the site visit, all questions were answered very well. She continued that she felt that the concerns she had were answered to her satisfaction. Mr. Fleming stated that this is not the first time this matter has come before the HDC.

The motion passed by unanimous vote.

Chair Cunha-Vasconcelos asked to hear from the applicant.

Peter Hansel of 61 Bradford Rd. stated that he has been selected as the spokesperson and has been a member of the St. James Church since the 1970s. He continued that he has some background in historic preservation. He was on the board of the Foundation for Preservation of Historic Keene for many years. His company, Filtrine Manufacturing, moved into the Cheshire Mills in Harrisville in the 1970s, and he became very used to working in an old building and the charm and challenges that that presents. Some of that applies to the site they are talking about today. He has been involved with a 200-year-old farm on Hurricane Rd., owned by Filtrine Manufacturing, which also has some challenges with an old barn. His own house was built in the 1860s. Thus, he has a lot of experience with old buildings.

Mr. Hansel thanked the HDC for the work they do to protect the historic nature of the community. He continued that they are blessed to have a historic Main St. and many historic buildings around town. Too many cities around the country have not taken the steps that Keene has taken to try and protect those. Thus, he congratulates the HDC members for volunteering to do this.

Mr. Hansel continued that he has been involved with resource conservation, both in terms of land and energy, and has served on the Energy and Climate Committee for years. That has also influenced his ability to work with the property committee at St. James Church to try and get a solar array installed and approved by the HDC. This project for solar on St. James started about 12 years ago when they first looked at it. They contacted several solar array companies. The first thing they said was, *"Very nice site, but we will not install solar on that slate."* A lot has happened in those 12 years, but they are still fighting that issue, and the question of whether they can install solar on the slate.

Mr. Hansel continued that he praises the City of Keene for its position on energy use and the renewable energy goals the City Council set to try and move the community away from fossil fuels toward 100% renewable energy by 2030 for electricity and by 2050 for transportation and heating. That is a tall order. And they are not talking about just City buildings; they are talking about the whole community trying to rally around that goal. That is one of the things that inspires him about the St. James project. If they can do this on a church in the middle of Keene, he hopes others see it and follow suit. Keene has become designated as a Solar Smart City, which means they have taken steps to encourage solar in the community, making the pathways to that more easily achievable by residents, businesses, and organizations like St. James. He applauds the City. The City's website says the City wants Keene to be in the solar business, and they are making it solar-ready.

Mr. Hansel continued that regarding why St. James Church thinks the HDC should approve its application, the packet they originally provided covered most of what they wanted to state in terms of meeting the criteria for the requested waivers, but through consultation with Mr. Clements, they realized they needed to get into more detail on the economic hardship issue.

Thus, the packet he provided today delves into that in more detail. St. James is, as is true of most churches these days, in economic trouble. They have declining numbers of people coming into church, which reduces the finances for maintaining the buildings. St. James is looking for all ways to cut costs and improve their sustainability. For example, they removed some of the fossil fuel heating and changed that to heat pumps, about a year ago, in accordance with St. James's desires to maintain a sustainable future. One of the problems with that is it uses more electricity. They want to try and reduce that need by installing solar panels to take up that increase.

Mr. Hansel continued that the addendum they gave to the HDC covers some of the costs they have incurred in trying to maintain the slate roof over the years. The fourth page is a letter from Jancewicz and Son, the company that has been maintaining the slate roof for many years. They looked at St. James's needs and evaluated what they felt was the best solution, which is to remove the slate and install solar on top of a raised seam metal roof. St. James also contacted several solar installers to see if they could work with St. James on this project. They had three bids and others did not bid because they would not consider a solar installation on a slate roof. St. James chose ReVision Energy, which has a good reputation in Keene and has done a lot of work with the City as well as other residential and commercial installations around the city. He has personal experience with ReVision Energy through his business. Filtrine Manufacturing has a large solar array on its roof, installed by that company. St. James got a good analysis from them as to whether they could provide solar for the roof with the arrangement they have. They got advice from both Jancewicz and Son and ReVision Energy about the problem with the chimney, which led them to believe they should remove the chimney so the roof is wide open for a solar array. If they did not do that, the solar array would be an odd shape to go around the chimney, and that conflicts with some of the City's standards for solar arrays.

Mr. Hansel continued that over the years, St. James has spent thousands, possibly hundreds of thousands of dollars maintaining the roof. In 2014, they had to replace all the slate on part of the sanctuary, for $160,000. That had to do a capital campaign for that. Every year, they run into expenses when the slate falls off. As they were walking back from today's site visit, they found a piece of slate on the ground that fell today. That is not an unusual occurrence. This one fell on the grass and was not a danger, but they have recently put in a garden there, so if someone had been gardening when it fell, it could have been a problem. The slate on the south side of the building that they are proposing for solar is on a public way, with a sidewalk where people walk and park their cars. Slate falling on that is an accident waiting to happen. The church has been trying to eliminate that liability, and this provides a perfect opportunity to do that. He does not know if the HDC calls that an economic hardship, but he would hate to be on the receiving end of a lawsuit if someone got hurt by that falling slate.

Mr. Hansel continued that every time slate needs to be replaced, they have to have someone like Jancewicz and Son come in with a crane to get up on the roof to do the replacement. The roof is 125 years old. The fasteners that attach the slates are copper, which degrades with time. As more years go by, the incidents of slate falling off will only get worse. That is a liability that the Diocese is not pleased about. The agenda packet includes a letter from the Diocese, Benge Ambrogi, Manager of Special Projects, stating "their" (the Episcopal Diocese of New Hampshire's?) perspective on this project and the need to go forward with it. They are the building's owner. St. James Church is the tenant. He mentioned the economic hardship from that

perspective, but he cannot overemphasize the economic hardship of a potential claim if someone got hurt by a falling slate.

Mr. Hansel continued that St. James Church has looked at many types of materials for the roof. Standing seam metal is the best from the point of view of installing solar panels. Stepping back and looking at the broader picture of what they are trying to accomplish, humans are changing the climate in ways that threaten the future of not only humans in Keene, but all creatures around the world. Future generations should be able to look back at Keene and be proud of what they have preserved, and proud of the actions people took to make sure the environment is worth living in. He would be glad to address any additional concerns the HDC has about the economic hardship. He thinks St. James Church has given the HDC a lot to digest, but they have talked about it in person, and representatives from the two contractors St. James Church is working with are here to answer questions.

Reverand Elsa Worth, Rector of St. James Church, stated that she thinks they are coming to the HDC with something that is good for St. James Church, good for the City, and good for the earth. She continued that no one loves the historic building of St. James more than the people of St. James. It was built in 1896, and their faith community has prayed in it, cared for it, and stewarded it for almost 164 years. Their ministry in and around Keene was established in 1858, and their community, therefore, is almost 170 years old, making their faith community even more historic than the building. They are talking today about the historic preservation of their congregation, not just about the preservation of the building. St. James Church, as is true of most churches, receives no financial help from outside of itself for its yearly budget. People tend to assume churches are supported by some outside body, like a diocese or some sort of larger church body or denomination, but St. James Church is completely funded by its members and always has been. In 2026, St. James Church has 80 pledging members, which means 80 individuals or couples, who completely pay for every bit of the ministry, the staff and benefits, and the big, old building. If the HDC is worried about economic hardship, they can see it right there. The congregation is engaged with some significant sacrifice-giving to give the church what it needs and keep it vibrant and sound. Churches these days are experiencing decreasing membership, especially in the northeast, which is the least religious section of the country. Congregations of all denominations are generally older than they have previously been. Some congregations are on the edge of being able to keep going as an organization at all. If a few larger pledgers die or move away, or there is a big maintenance problem, and suddenly you cannot afford staff anymore, or clergy, or the building, things can all too easily go the way of their Methodist neighbors.

Rev. Worth continued that St. James Church is here to be as proactive in being as sustainable as possible for as long as possible in their church. In the light of current realities of churches, St. James Church is not just continuing to do the same things they have always done in hopes that everything will work out. They can see that they need to be proactive in reducing their carbon footprint, for the earth and for their bottom line. They also need to make some big, proactive, not-always-easy changes. They sold the Jonathan Daniels Building, which was sad, but they could not sustain it. They also sold the rectory on Church St., which was old and needed maintenance they could not sustain, and they bought a smaller rectory about a mile out of town

that is easier to pay for and maintain. It would possibly keep the Church attractive to potential part-time priests if they have to reduce to part-time clergy in the future to have housing.

Rev. Worth stated that the solar array, as the application told the HDC, will not only result in significant savings during the projected life of the panels, but could generate income into the future. The solar array, along with the mini splits, is an integral part of St. James Church's financial sustainability plan. The HDC can see that the team has done a thorough, respectable job of due diligence, in time to meet the deadline of July 1st that allows them to apply for some federal rebates on this project. That is just a few weeks away, and they need to move forward with the HDC's waiver in order to meet that window.

Rev. Worth stated that the HDC has said St. James Church might not have enough evidence on economic hardship, but she can say, as the rector of the church, that even when a repair of a few slates costs thousands of dollars, it is an issue for their lean congregation. The potential cost of repairing the slate underneath solar panels, which has been not recommended by the professional, would require them to remove the slate, remove the solar panels and the supports, and find the leak. Putting solar on a 125-year-old roof would not be the most prudent choice. They have been told that the standing seam roof is the gold standard of solar installation. This piece of roof is about an eighth of St. James Church's roof, leaving 7/8ths of the beautiful slate on three other sides, completely intact. This tiny part of the roof would be mostly covered by solar, and they would not really see what was underneath it anyway. As the rector of St. James, she can tell them that they are already stretched financially, but nonetheless, they are proactively planning ahead, stewarding the church as they have done for almost 170 years, for the benefit of future congregants and the Keene community. After researching all the many solar options, they know they have presented to the HDC the most prudent and viable way to install solar on the roof so that it will remain safe and maintenance-free for 40 or more years. She urges the HDC to please look at the big picture that includes the health of the earth, Keene's community that benefits from St. James's ministry, Keene's stated energy goals, the facts presented about roofing and substrates and solar, and the faithful and vibrant ministry of St. James, one of the most historic, active, compassionate, and generous congregations in the city, whose work and mission in this community is something the city really needs, especially now. They need the HDC's approval to continue to steward both their ministry and their large historic building.

Mr. Hansel stated that standing seam metal roofs are not unusual in Keene. He continued that several historic buildings have it, such as the Colony Mill on West St., the Center of Keene on Emerald St., and Ted's Shoes on Main St. He would be happy to answer any of the HDC's questions or refer them to any of the experts who are here tonight.

Councilor Haas stated that they talked about colorations and the different options for the standing seam roof. He continued that the panels will be black, but that is related to the non-reflective nature of the solar panels. The underlying roof can be multiple colors. He asked if St. James Church had considered other colors.

Mr. Hansel replied that they considered a variety of colors. He continued that the Monadnock Conservancy building on Ashuelot St. has a burgundy-colored roof, which he thinks is beautiful, but that is not appropriate for St. James. They tried to come up with a color that would blend in

with the architecture of the building and with the existing standing seam roof on the back side of that part of the building. There are different patinas in some of the copper that is in the main part of the church, such as on the steeple, and it would be difficult to try and match all of those different ones. Thus, they debated whether they want metal to match the panels, or metal to complement the architecture. They decided, at this point, to try and complement the architecture. They have not committed to anything, however, so they are still open to input.

Ms. Zerba asked if they have any pictures of the differences between the two. Mr. Hansel replied yes, in the original packet. He referenced the color selection chart they have been looking at. He continued that they have been focusing on the dark bronze or medium bronze selections.

Chair Cunha-Vasconcelos stated that she sees in the supporting materials that it is not suggested to install an array on the existing slate roof. She asked if the condition of the roof is such that it needs to be demolished. Mr. Hansel replied no, it can last, but lasting and needing repairs is another question. He continued that as he said, slates fall off daily or almost daily. At least, regularly. He asked Hunter Grillone to speak.

Hunter Grillone of Jancewicz and Son stated that regarding the conversation he would be having with someone asking that question, it would be answered differently if they were not considering solar. He continued that Jancewicz and Son have been maintaining the roof at a proven high cost. It is expensive to have the proper lift to be safe and maintain this roof over the course of time. If they were not putting solar on, his concern would be the slate randomly falling. Regarding the slate that fell in the past 24 hours, there was no snow or ice dislodging it; it just randomly fell.

Chair Cunha-Vasconcelos asked if that is unusual for a slate roof of this age. Mr. Grillone replied that it is typical.

Chair Cunha-Vasconcelos asked if it is correct that the roof is 127 years old. Mr. Grillone replied about 125 years old. Chair Cunha-Vasconcelos stated that there is great concern that if the slates fall, there will be economic hardship, damage, and the potential for physical injury to someone. She asked if there has been any such economic damage, or physical damage to a person, in the past 125 years. Mr. Grillone replied that he cannot speak to personal injury or personal property damage. Mr. Hansel replied that he cannot speak to that, either. He continued that fortunately, St. James has not experienced it during his tenure there. Rev. Worth stated that as far as she knows, St. James has not experienced it in a way that they can document, but she can tell them that many times, there has been a slate in a place where a car or person could have been. It happens regularly.

Chair Cunha-Vasconcelos asked if the roof is in good condition, fundamentally. Rev. Worth replied yes, it is well maintained by the stewardship of St. James, but it is an old roof, and maybe too told to survive being flawless under the panels for the life of the panels.

Chair Cunha-Vasconcelos asked if the chimney is in such a state that it needs to be demolished. Mr. Grillone replied that as a building professional, he takes the thought process of demolition seriously. He continued that it does not matter whether it was built two years ago or 200 years ago. The sustainability does not happen when contractors want to come in because it is not quite

done the way they would do it or the way it is done today. He does not expect a chimney that is not original to that section of building, but certainly older than he is, to be built and constructed to today's standards. The perspective he is bound to is that of the National Roofing Contractors' Association (NRCA), which gives the proper details for flashing a roof around a masonry protrusion or any other protrusion. He would be responsible for the integrity of reflashing the chimney to the new roof. He must also prudently examine the chimney above the roofline. They do not want cracking or failing bricks or mortar above the flashing of the roof to come into the building and be perceived as a roof leak. A chimney evaluation followed. His document noted some brick deficiencies. Some of the bricks are failing and falling apart. The mortar is no longer sound. The chimney needs to be cleaned, resealed, and repointed. If it were to remain, his recommendation, based on his root cause analysis or needs-based site evaluation was that they were investigating to put solar on, and considering the chimney was not original to that section of the building and is need of significant repair without any real benefit to the church, as it is no longer in use, they recommend it being taken down while the roof is being done, not after, to allow for one less protrusion in the roof and to allow a greater size solar array to be placed on the structure.

Chair Cunha-Vasconcelos stated that she hears that it is not original to the building. She asked if he can say how old the chimney is. Mr. Grillone replied that he personally cannot. Mr. Hansel replied that they did some research and found that the chimney was built several years after the original building was built. Chair Cunha-Vasconcelos asked if "several years" means not decades. Mr. Hansel replied that he does not believe it was decades.

Chair Cunha-Vasconcelos stated that it says it is "not recommended," but her question is whether the vendor has the capability or has ever done a solar panel installation on a slate roof.

Dave Webb of Merrimack stated that he is a Keene State College (KSC) alumni and works for ReVision Energy. He continued that it is an employee-owned company and has been in business since 2003, operating in Maine, New Hampshire, and Massachusetts. ReVision Energy does not suggest installing on existing slate roofs, and they are not willing to do it, for a handful of reasons. It is a maintenance concern. They do not suggest installing solar on a roof with a life expectancy that does not align with the life expectancy of the solar.

Chair Cunha-Vasconcelos asked if ReVision Energy has ever installed a solar panel array on a slate roof. Mr. Webb replied that to his understanding, ReVision Energy has never installed solar on an existing slate roof, but on a newly-installed slate roof, yes.

Chair Cunha-Vasconcelos stated that regarding economic hardship, she feels like there is a lot of data missing. She continued that the HDC has regulations around when slate can be removed. As far as she knows, there is nothing that says a slate roof cannot be replaced with another slate roof, so she would have appreciated some data on what the cost would have been to replace the slate roof and install solar on that. To her, it would have been a valuable data point to describe the economic hardship. She is hearing a lot about the church's financial hardship, and she might have missed it, but she would have valued understanding what the church's budget is and how the costs impact their bottom line. She hears that churches are economically challenged, but she would have appreciated some actual budgetary numbers to understand what the impact of

maintaining the roof is to the church, and what the costs would mean for them against that budget.

Chair Cunha-Vasconcelos continued that she also does not see numbers on what the solar panels will save the church. She believes in green energy, loves the amount of solar that is going in, and is behind the City's mission, but she does not see any numbers regarding what cost the solar installation would save the church. She sees how many watts it will generate, but does not see what the church's consumption is. Maybe it was in the application and she missed it.

Mr. Webb stated that in the new packet of information the HDC received, the financial overview is the third to last page. He continued that a load summary is included. The current electric load within the facility versus what it will look like when they install solar is on the second to last page. It is a 54-panel system, and it is about 24 kw. That size array with that perfect exposure will produce a little over 31,000 kilowatt hours per year. All of the savings numbers are based off the 12-month utility rate averages. Installing solar will save the congregation about $4,500 annually, while also qualifying for $1,000 in renewable energy credits. Thus, it will save about $5,500 per year. The second to last page shows the current usage, looking back on the last 12 months. The facility uses around 25,500 kilowatt hours per year. The solar will produce a little over 31,000, so the current system is producing about 125% of what the facility uses. You do not only get charged for kilowatt hour consumption; that is just the volumetric charge of your electric bill, which is about 60% of what you pay monthly. That surplus will turn into an on-bill dollar credit. Thus, even though it will produce 125% of what the facility uses, it does not mean the church's bill will be zero, and it does not mean that solar will be a money-maker for them. They will still have a financial burden, and during the winter when the solar is not producing as much, they will still have a utility bill. They will rack up a credit during the warmer months when the solar is producing more than what the facility uses, but they will quickly use those credits during the cooler months.

Mr. Fleming stated that the City's rules say*, "Character-defining chimneys shall not be removed unless determined to be a safety hazard,"* but during the site visit, he saw that the church is primarily made of stone and the chimney is made of brick. He asked if there are other substantial parts of the church made of brick, such that it could be considered "character-defining." Mr. Hansel replied not that he is aware of. Chair Cunha-Vasconcelos asked if there is one more brick chimney on the building. Mr. Hansel replied that the chimney for the existing boiler, which serves the primary part of the church, does have a brick chimney.

Mike Metell of 19 Salisbury Rd. stated that there used to be two chimneys, and one was removed. He continued that there used to be one in the entryway in the front of the church. In old photographs, you can see it if you look carefully. The Keene Sentinel informed the Solar Project Team about a lot of things. The fireplace Rev. Worth talked about was a gift from a parishioner. They had the welcoming in November 1899, and there is doubt about whether it was installed. They installed a steam system to heat the whole new building and parts of the church. It is likely that the project manager of that time had to look at his punch list, and the article said that he was busy and concerned and had about 70 items he needed to complete before winter. Thus, he suspects that the fireplace that was gifted might have been installed after the fact. Mr. Webb was looking for ways to hide conduit. They looked at the support. It had a lot of brick, and a lot of

brick missing. His point is, yes, there was another chimney. It was taken down well before the HDC came into business.

Mr. Fleming stated that he has another question for the roofer. He continued that when he sees new slate roofs, they seem to be artificial slate. He asked if anyone puts in new slate roofs anymore with actual slate. Mr. Grillone replied that they do a handful a year, typically when at architect specification only. Mr. Fleming asked what types of buildings those are, when the architect says to only use slate. Mr. Grillone replied they are typically high-end, high net wealth, individual homes.

Mr. Hansel stated that the Monadnock Conservancy building he mentioned, on Ashuelot St., does not have a slate roof, but it has slate walls. Mr. Fleming asked if it is real slate. Mr. Hansel replied yes.

Councilor Haas stated that it seems like there could have been two projects here, a roof replacement project that might have stood on its own, at least meeting economic hardship matters, separate from the solar installation. He continued that they are talking a lot about the roof and maintaining the roof, but that might have justified itself on its own. Slate roofs are beautiful but difficult.

Mr. Clements stated that he will go through the staff seport and talk about the waiver criteria and information in the application. He continued that the project building, the St. James Episcopal Church, is located at 44 West St. on the corner of St. James St. and West St. The building is located about 350 feet from Central Square. The church was originally constructed around 1863 by Shepherd Woodcock and designed by architect Charles E. Parker. The first service was held in 1864. Prior to its construction, there was no permanent Episcopalian congregation in Keene, only occasional, visiting clergymen who provided services to residents. In 1899, the parish house was constructed on the south side of the church and designed to match the existing style of the original building. It was later converted into an office and reception area, which is his understanding of how it is currently being used. The building was designed in the gothic revival style with stone façade, pointed arch windows and doors, vaulted gable roof line with slate roof tiles, and a prominent bell tower. The granite façade is broken up with stained glass windows. In 2000, a significant investment was made in the church to upgrade it for ADA accessibility compliance. In 2001, a columbarium was added to the west side of the property to house the ashes of parishioners, and a garden with wrought iron fences was installed to enclose that area.

Mr. Clements continued that as the applicant stated, the purpose of this application is technically to install a rooftop solar energy system, consisting of 54 photovoltaic solar panels. All conduit is proposed to be routed internally, along with the inverter and a 100-amp disconnect. A second 100-amp disconnect is proposed along the western exterior of the building adjacent to an existing heat pump array with some expanded screening. Originally, this application was noticed very specifically with two waivers in mind. Technically, there are three waivers. Staff created a revised motion sheet that HDC members have been given, to refer to Section 22.6.3.C, which incorporates the removal of the slate roof; the use of a standing seam metal roof, as opposed to an alternative that is articulated in the regulation; and the removal of the chimney. Fundamentally, the request that was noticed to the public is accurate. It was just a matter of a

section notation. Per Table 22-3 in the Land Development Code (LDC), this work is classified as a Major Project, which is why they are all here today.

Mr. Clements continued that Section 22.5.5.A says, *"Renewable systems shall be installed in a location and manner on the building or lot that is the least visible and obtrusive, in such a way that causes the least impact to the historic integrity and character of the historic building, structure, site, or district, while maintaining efficient operation of the system."* As explained in the project narrative, and as looked at by staff, this is a very challenging standard for the applicant to meet. The regulations articulate six choices for where a rooftop system should be placed, going from most desirable to least desirable. The list is as follows:

"1. The rear or side of the property not facing a public right-of-way.
2. On an accessory building or structure such as a shed, garage, or barn in a location that is least visible from the public right-of-way.
3. On newer additions to the principal structure in a location that is least visible from the public right-of-way.
4. On the flat roof of the principal structure setback in the least visible location.
5. On a secondary façade or roof not facing the public right-of-way of the principal structure.
6. On facades or roofs facing the public right-of-way."

Mr. Clements stated that he suggests the HDC acknowledge the unique location and orientation of the property. The proposed southern façade, while highly visible from Gilbo Ave., is a secondary façade, compared to the primary façade of the church on West St. The proposed location of the array is not visible from West St. The applicant has gone to lengths to diminish the visual impact of the array, through their color choices with the proposed roof. Thus, staff believes the standard related to placement has been met, due to the lot's unique characteristics.

Mr. Clements continued that standard F of Section 22.5.5 says, *"A solar array grid should be regular in shape and joined, and multi-roof solutions should be avoided."* As the applicant explained, the proposal to eliminate the chimney would allow them to adhere to this regulation. It would get a nice, uniform panel orientation that would be conducive to power generation and reduce the visual impact. Staff believes this standard has been met. The proposed system is designed to be removed, in a way that is not damaging to the historic building. The use of the standing seam roof with a flush mount rail racking system and special S-5 clamps, for which specification sheets are in the agenda packet, are designed specifically for the metal roof system to reduce the amount of potential damage that removing the system would be for the roof. Staff believes that standard has been met, assuming the metal roof. Regarding color, the standard is, *"In order to minimize visual impacts, the color of equipment and assemblies associated with the system shall either be muted or match nearby materials and colors, and solar panels shall have an anti-reflective coating."* His understanding is that the FAA requires that solar panels not be reflective. The whole point of the panels is to absorb light, not reflect it, so it is standard practice in the industry for panels to not generate an amount of glare that would be described as a nuisance. Staff believes this standard has been met. The proposed system is flush mount with a little bit of gap to the roof, and is on the same plane of the roof, as required by the regulations, so that standard is met. Standard G is, *"All supplementary equipment and supply lines associated with the renewable energy system shall be placed in inconspicuous locations and/or concealed*

from view with architectural elements." The church and everyone here tonight have been great to work with, with the running supply lines for the mini splits that they installed about a year ago, by utilizing existing architectural features or venting existing penetrations so that new penetrations did not need to be created. The lines were masked where possible and screening was installed for the condensers. Staff believes that the care and practice to do so for any required exterior lines will continue to be followed. Thus, they believe that standard has been met.

Mr. Clements stated that lastly, he will say that as Councilor Haas said, this application kind of feels like two applications in one, because it is predicated on such a significant change to the historic resource. He continued that he would say that if the proposed roof surface was an existing standing seam or architectural asphalt shingles, this would be a very well put-together application that appears to meet the solar energy regulations of the HDC. Unfortunately, the request to remove the slate makes it far more complicated. The church came before the HDC in January 2024 for advice and comment on this idea. At the time, the church was saying it was impossible to install solar on slate. Some vendors in Europe have more practice installing on slate, but in the US, there were no vendors who did this in a way that would be viable or that they would want the work to be done. In the supplemental information provided today, the applicant notes that of the three vendors for the solar install, one did say they could install it on the slate roof, although they have never done it before.

Mr. Clements continued that the challenge this evening is that the regulations are very clear. He will give a hypothetical example. Say there is a single-family home in the Historic District with a slate roof that has deteriorated to the point where it needs to be fundamentally repaired or replaced. The owner is not economically equipped to replace that slate roof. The regulations talk about requiring a roofing contractor, highly experienced in slate work, to provide an analysis of the condition of the existing slate, the percentage of the slate that is beyond repair, amount of slate that is salvageable, the cost of using new slate where replacement is warranted, re-using existing slate, including relocation of non-visible portions of the roof to the visual portions of the roof that need replacement. It also requires other estimates for other roofing materials. The regulation then goes on to discuss the materials that should be used if they are talking about replacing a failed slate roof with other materials. It could be either replacement slate, slate that is salvaged, synthetic slate, or asphalt shingles that are similar in color and appearance to the original slate roof that is being replaced. Metal is not one of those materials. That is what necessitates St. James Church's waiver from the material choice. The question that they are seeking waivers from is both the removal of the character-defining roof and then also the replacement with the material that while best suited for the intent of this project, is not necessarily aligned with the strict interpretation of the regulation.

Mr. Clements continued that he belabors all of that because that is why waivers exist. The waiver criteria are as follows:

"1. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship under the owner of the affected property, and
2. An alternative design or materials meet the design objectives stated in the Historic District Regulations of this LDC equally well or better than would strict compliance with these regulations are, and

3. The waiver may be granted without substantial detriment to the intent of the historic regulations and the public good."

Mr. Clements continued that it is the HDC's responsibility to weigh the strict regulations and the intent and the proposal to determine whether the waivers are justified and meet the criteria. The purpose of the 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."*

Mr. Clements continued that lastly, regarding the motion, the HDC members should not use the motion language from the staff report, and should instead use the modified draft motion. It more properly articulates the waiver requests being sought. Staff is not recommending any conditions of approval. A building permit will be required for the roof work and the solar system installation.

Chair Cunha-Vasconcelos asked Mr. Clements to review what the criteria are for the demolition of a chimney. Mr. Clements replied that it says, *"A character-defining chimneys shall not be removed unless determined to be a safety hazard by the Building and Health Official or their designee and repair constitutes an economic hardship."*

Mr. Fleming stated that Mr. Clements described the building as gothic revival style. He asked if the chimney would also be described as such. Mr. Clements replied that he does not know. He continued that he characterizes the building as gothic revival because that is what the architectural inventory of this property described it as. Mr. Fleming stated that in his opinion, the chimney is not noticeable to the building's style. He continued that people more likely notice the bell tower and other aspects of the building. The chimney is not as noticeable as, say, the chimney on the Colony Mill building. Mr. Clements stated that he agrees. He continued that the regulation says that *"character-defining chimneys"* shall not be removed. If the HDC makes a determination that this chimney is not character-defining to the resource, then the standard does not necessarily apply. Staff will not make that call. Staff recommended that the applicant request that waiver, to let the HDC decide whether the chimney was character-defining, and if so, whether its removal meets the waiver criteria to be removed.

Chair Cunha-Vasconcelos asked for public comment, either for or against the application.

Mike Metell of 19 Salisbury Rd. stated that he has experience with property management and engineering. He continued that he used to work for Vermont Yankee, so he is very familiar with codes and standards. He reviewed the staff report, and looked at the LDC regulations. Regarding Section 22.6.3.C.2, he agrees with Mr. Clements about 95%. It is very strict and onerous and would push them to economic hardship. However, he wants to point to the first sentence: *"Slate shall be retained whenever economically feasible."* That is a different standard. The definition of *"economic hardship"* is in a different section of the Code, but *"economic feasibility"* is not. What you prove on *"economic feasibility"* is looking into the future and asking, is this going to give me a problem? Is this viable? Should I invest money in it? That is the standard. When you take that with the other 95%, it does not make sense in that standard, but he thinks it is very important, because when he drafted the first part of the application and then Edie collected all of

the supplemental information that staff had requested, that standard is all swapped around. It is not an *"economic hardship,"* it is an *"economic feasibility*." They must look into the future instead of the past. For example, say a tree falls on a slate roof of a house. The homeowner has to figure out what to do and how to pay a contractor to fix it. The contractor tells him an asphalt roof would be about $45,000, or a slate roof would be about $100,000. The homeowner cannot afford the slate, so he applies to the HDC for a waiver from this standard, because that is a true economic hardship. The HDC would have no problem with that. However, St. James Church is looking ahead. They do not want to get into trouble, or leave a situation for the patrons in the future to have to fix leaks or address slates falling on them. In today's packet of supplemental information, they have a summary of that. It is important, and he encourages the HDC to look at it. It is an economic feasibility argument because it is based totally on risk. From his reading of the Code, that is what they need to do.

Mr. Clements stated that to clarify for the HDC, this part of the meeting is for members of the public who are not directly associated with the application to give their thoughts.

Sean Burke of Walpole stated that he is the President of the Keene Sentinel at 60 West St. He continued that as a neighbor, he wants to wish the church the best of luck in this endeavor. He thinks it is good and worthwhile work. His question is about accessibility. The Keene Sentinel shares St. James St. with the church, and has an active loading dock. Customers, vendors, and employees use the street daily. He is concerned about any impediments to the Keene Sentinel's deliveries, which happen every day, or accessibility of their stakeholders.

Mr. Webb stated that from a solar perspective, this is a rather quick installation. He continued that the roof work will be done before ReVision Energy shows up, and for the solar installation they will able to stage most of their equipment on the solar side of the building. They can stay off of St. James St., except for the work of putting the exterior disconnect there, on the side where there is screening, where the air source heat pump is. There is ample space for ReVision Energy to do that work without impeding the roadway at all. Just below the roof surface, they will flag off the area so that pedestrians cannot walk below during the installation. The solar installation should take about a week.

Mr. Grillone stated that regarding the roof portion of the work, Jancewicz and Son would come in and set up OSHA-compliant scaffolding. He continued that they would have a lift there. They would occupy the sidewalk space immediately below the roof plane where they are requesting solar. He believes there are two City-designated parking spaces on the same side of the building. He anticipates that in addition to the building permit, Jancewicz and Son would request a permit to work within the right-of-way for what they would have to do there. He anticipates they would be on site and occupying the space for their scope of work for about one week.

Mr. Fleming asked if that means the roofing work will obstruct part of St. James St. for a week, or not at all. Mr. Grillone replied that they would not be obstructing St. James St. He continued that they would be accessing from Lamson St.

Chair Cunha-Vasconcelos asked if there was anything further from the public. Hearing none, she closed the public hearing and asked the HDC to discuss the application.

Ms. Zerba stated that she thinks the St. James presenters more than adequately gave the HDC reasons for economic hardship, and she thinks they validated those reasons very well. She continued that she agrees with staff comments about the standards being met. She knows the chimney is deemed to be removed because they are not using it and it is potentially in disrepair and bricks could fall periodically. Since it is on a secondary view and not the main façade of the church, she thinks its removal will make the solar installation better. It would be cleaner and have a better appearance. She supports the chimney removal, and she supports the solar panel installation on the standing seam metal roof, knowing they are non-reflective and will be as unobtrusive as possible so they will not draw the eye to that roof line.

Mr. Fleming stated that the staff report said that when these rules were developed, the HDC was thinking of a single-family home with a slate roof and a piece of property. He continued that the fact that this comes down to a sidewalk adds a dimension to it from a safety and liability standpoint that is an economic hardship in and of itself. If people from St. James came in today and said they had a lawsuit last year from someone seeking, say, $3 million from St. James and it could happen again, the HDC would acknowledge that it is an economic hardship to have 125-year-old fasteners holding up the slate tiles above the sidewalk. He does not think they need to wait for that to happen. He thinks everyone can envision something like that happening, and it would be horrible for the church. He does not think the chimney is character-defining, and he thinks there is a hardship issue. It is an exceptional difficulty the church is faced with. He would be in favor of the draft motions staff gave them.

Councilor Haas stated that he has four points. One, if the applicant was presenting the HDC with a request for solar on a new slate roof they were installing, from what he heard from the staff report, that would flow through easily, as it does not face the main way and meets all the other requirements in Section 22.5.5 for solar installation. He continued that that should stand on its own. The replacement of the roof is almost a subset of that. The roof will be covered by a solar installation that the HDC would approve anyway, thus, the roof is somewhat irrelevant here, other than to facilitate the solar installation. Two, the chimney is unused. An unused chimney will not be maintained and will further deteriorate, which presents a hazard to nearby vehicles and people passing by. Slate comes down in little pieces, but chimneys come down all at once. Three, in the supplemental information received today, he sees a payback period of about 11 years before the solar installation really starts contributing to the church, not only offsetting their costs immediately, but then in the future, helping the church maintain itself in the community. Four, as Mr. Fleming referenced how the LDC is currently worded, there might be some motivation here for some changes to the LDC to help better address situations like this. He will support the waiver.

Ms. Benik stated that she agrees with the other HDC members who have spoken. She continued that the chimney is not character-defining, nor a visually impactful part of the church, and she does not think removing it is an issue. The roof itself seems problematic, whether they continue to maintain the current slate roof, and it is not replaceable with new slate. That is not an option for the church, financially. The solar would pay off in the long term. She is also on board with accepting these motions.

Chair Cunha-Vasconcelos stated that she is trying to separate her disappointment with the work that was done in preparation for this application from the work that is actually being done and the value of that work. She continued that as an attorney, process is an important part of what she does, and it is an important part of what the HDC does. Everyone is supposed to go through the same process; that is why they have the rules. From her perspective, the economic hardship argument amounted to "just trust us." She did not see numbers that she would have wanted to see to convince her. It is not that she does not believe the economic hardship is there – the point is they need to provide the evidence.

Chair Cunha-Vasconcelos continued that if this had been done in pieces, things would be going very differently. She agrees that if the solar was going on a new roof, this would be approved without a doubt. However, she does not like that they are circumventing the process for making a determination on the roof. If this was just about the roof, the HDC would need to see a report about what was salvageable and what was not. There are steps that would need to be gone through. She does not see any of that in the application, and there is no conversation about material options. They are just skipping to the final step. She likes the chimney. She hears that other HDC members disagree that it is part of the original appearance and fitting, which is fine.

Chair Cunha-Vasconcelos continued that it feels like the HDC is making a lot of concessions, without having gone through the full process. She personally does not like that. As she said, everyone is supposed to go through the same process, and it feels like there are three different things going on and the process for all three things was not followed. She also hears mitigation offered by HDC members, which she does not know the HDC has necessarily offered to other applicants, which concerns her. She is trying to separate her concerns about process from the importance of the application's goals and what the waivers will achieve. She will thus allow further discussion and think some more.

Councilor Haas stated that he respects what Chair Cunha-Vasconcelos says. He continued that he tries to respect process, and he respects Chair Cunha-Vasconcelos's comments on the need to follow a process, as someone could come with a similar application next month and the HDC could reject it for not having sufficient hardship justification. He asked if the applicant is required to meet all five points in order to be granted a waiver, or if the HDC can waive any of the points that go into granting a waiver.

Chair Cunha-Vasconcelos asked Mr. Clements to advise on that. Mr. Clements stated that the HDC needs to find that all three waiver criteria have been met to grant a waiver.

Councilor Haas replied that the HDC needs to use its judgement in that. He continued that certainly, there could have been more substantiation of the finances, as the HDC might require of someone else, but they have to use their judgement as to how well a group might be able to provide that justification. This is a tough one, looking at whether a very strict process is applicable to every applicant that comes before the HDC.

Chair Cunha-Vasconcelos asked for further comment. Hearing none, she asked for a motion.

Ms. Zerba made a motion for the Historic District Commission to grant a waiver from Section 22.6.3.C of the Land Development Code to permit the removal of the chimney on the south roof and the removal of the slate roof on the parish house portion of the St. James Church, to be replaced with a standard seam metal roof, with the condition that the roof be non-reflective as discussed.

Chair Cunha-Vasconcelos asked if it is correct that Ms. Zerba's motion is the first paragraph of the draft motion with the condition that the roof be non-reflective. Ms. Zerba replied yes, a non-reflective material. Mr. Clements stated that she can add that as a condition for the motion to approve the application, but the waiver motion is self-contained. Ms. Zerba replied that she will withdraw the condition.

Councilor Haas seconded the motion.

Councilor Haas stated that he has a question about the second paragraph that is suggested. Chair Cunha-Vasconcelos replied that the second paragraph is a free-standing motion. She continued that there is an order of operations here. Mr. Clements replied yes, they need two votes – a vote on the waiver, and then a vote on the application.

Chair Cunha-Vasconcelos asked for discussion on the motion. Hearing none, she called for a vote. The motion passed on a vote of 5-0.

Mr. Fleming made a motion to approve HDC-26-1 to allow for the installation of a 54-panel rooftop solar energy system on the property located at 44 West Street as presented in the application and supporting materials received on April 13, 2026 and revised on May 7, 2026 with no conditions.

Chair Cunha-Vasconcelos asked for discussion. Mr. Clements asked if Ms. Zerba wanted to add the condition of the roof being non-reflective. Ms. Zerba replied yes.

Ms. Zerba made a motion to amend the motion, to add the condition of the roof being non-reflective. Mr. Fleming seconded the amendment.

Chair Cunha-Vasconcelos asked for discussion on the amendment.

Mr. Fleming stated that he wants to make sure it is correct. He continued that he knows the solar panels are non-reflective, but he is not sure if the metal roof is also proposed to be non-reflective.

Mr. Grillone replied yes, there are two options for coatings. He continued that one would be a high gloss, and with the color of the proposed palette, the other would be what the manufacturer says is a low gloss. For clarity, the finishes are solar reflective. He thinks what the HDC is looking for is the low gloss coating, with the least amount of sun reflective where you look at it and it is not a high gloss sheen. Ms. Zerba asked if "low gloss" would be better wording than "non-reflective." Mr. Grillone replied yes, that would be helpful.

Mr. Clements asked if Mr. Fleming would be amenable to amending his motion with that condition. Mr. Fleming replied with the low gloss condition, yes.

Mr. Fleming made a motion to approve HDC-26-01 to allow for the installation of a 54-panel rooftop solar energy system on the property located at 44 West Street, as presented in the application and supporting materials received on April 13, 2026 and revised on May 7, 2026, with the condition that the finish on the standing seam metal roof be low gloss. Ms. Benik seconded the motion.

With Chair Cunha-Vasconcelos's permission to address the HDC, Mr. Grillone asked if the HDC would like to specifically dictate the color, or if the two proposed colors acceptable so the church could make that determination. Mr. Fleming replied that he was going to raise that issue after the HDC voted on the motion. Mr. Clements stated that the application has the dark bronze as the proposed color for the roof. He asked if any HDC members are not comfortable with that.

Chair Cunha-Vasconcelos proposed they vote on the motion regarding the low gloss and the approval of the entire process, and then they will get to the paint color in a moment. She asked if that works. Mr. Clements replied that it would be hard to do that once they have already approved the application. He continued that the application proposes dark bronze. If the HDC is comfortable with that color, they can just vote on the motion as is. If they want to condition a different color, they will need to ask Mr. Fleming to amend his motion again.

Councilor Haas stated that the dark bronze is in the application, so that is what they would be voting on today. He continued that they would need to reject the application if they wish to change the color, or condition the motion upon making it a different color that the HDC would specify at this moment. He asked if they could amend the application on the fly to remove reference to any color.

Mr. Fleming stated that he could make an amendment to say "low gloss dark bronze" instead of just "low gloss." He asked if that would be acceptable.

Councilor Haas stated that the entire roof needs to be covered with solar panels, which are essentially black, so the only color that would be seen is in the three-foot edge of the roof. He continued that he wonders if that could match the wall and look better, because the rest of it will be irrelevant, since it will be all black from the solar panels. It would be more pleasing to the eye to have a gray come up to a black.

Mr. Webb stated that he has a quick correction – they will be three feet down from the ridge, and three feet in from both roof rakes, and then three feet from the drip edge. He continued that the dark bronze would be more like a "picture frame" versus just dark brown exposed at the bottom. Due to the roof's steep nature, you will be able to see the three-foot gap between the ridge and the start of the solar panels.

Chair Cunha-Vasconcelos asked if that changes anyone's opinion. She continued that the HDC has the opportunity to approve the project with a low gloss finish in the dark bronze, or redesign the motion in its entirety. She asked how important this is to the HDC members. Mr. Fleming

replied that part of the presentation was St. James's desire to match the overall coloration of the church as opposed to just the solar panels. He continued that he thinks a great deal of thought has already gone into this.

Chair Cunha-Vasconcelos asked if the HDC was ready to vote on the motion presented by Mr. Fleming and seconded by Ms. Benik.

The motion passed on a vote of 5-0.

4. Staff Updates – OpenGov

Mr. Clements stated that there is a new file designation. He continued that the applications used to be referred to as a COA, Certificate of Appropriateness, with a dash with the year and then a sequential number. He continued that the City has recently gone live with a new, comprehensive, online permitting system called OpenGov. It is for land use permits, building permits, fire permits, and operational permits. For example, one of the things the applicant talked about was the encumbrance on St. James St. The Public Works Department issues right-of-way encumbrance permits for something like use of a cherry picker in a parking space downtown to repair façade or put up scaffolding. That will all be done through an online portal now. The HDC will notice the file name change from COA to HDC. Administrative HDC applications will also be HDC, the year, then the sequential number. Thus, the HDC members might see gaps in that sequential number. They will have a new application next month, which came in as 26-2, but if they get some administrative approvals, the next one the HDC sees might be something like 26-6 or 26-7.

Mr. Clements continued that another thing to be aware of is that the output for what is submitted through that portal will look different in the agenda packet than what the HDC members are used to with that paper form. The information the City will be collecting is fundamentally the same; it will just look a little different. Thirdly, staff asks the HDC to please bear with them as they get used to this new system. There might be an evolution of what the HDC members see submitted to them in the agenda packet, because staff are still trying to come up with a way in OpenGov to extract the relevant information, in a way that is easy to consume visually. In the short term as they go through this transition, he encourages them to utilize the Staff Report, which is always a summary of what is going on.

Mr. Clements stated that the City received two bids for the Downtown Infrastructure Project. and was moving forward with one of the bids. He continued that a contract is being worked out. It came in about $2 million less than the previous round, from a vendor that the City has used in the past. It is still about $2 million more than what was budgeted. He has immense respect for the Public Works Director's work to bridge the funding gap. The decision is not final and it will be acted on at tomorrow's City Council meeting.

Ms. Zerba stated that the Heritage Commission is looking at some of the tweaks that might have been made to reduce that amount, and hoping that some of the historical features that were in before are not totally eliminated. Councilor Haas replied that he encourages anyone who was concerned about different pieces of it being taken out to review the line item list that has been

circulated. He continued that the Public Works Director put that together, with the costs included. He is not sure how to find it, however. Mr. Clements replied that he is not sure if it is on the City's website. Councilor Haas stated that it is in the agenda packet at least. He continued that he knows several of the items on this four-page list will come under discussion at the Council meeting tomorrow.

Chair Cunha-Vasconcelos asked if Mr. Clements can send the HDC members a link to the line item list that Councilor Haas referenced. Mr. Clements replied that the City website has tomorrow's Council agenda packet, which includes the Downtown Infrastructure Project Financing Plan Report, and more. He continued that he will go through it and find the list the HDC is looking for, and email them the link.

Mr. Clements stated that the Heritage Commission and the HDC had a joint meeting last week, and both bodies will need to approve the meeting minutes from that. He continued that those draft minutes are not ready yet, so the HDC can act on them in June.

5. New Business

Councilor Haas asked if there is any report from Mr. Ferrantello's meeting at KSC, or if anyone attended that. He continued that he lost track of that. Chair Cunha-Vasconcelos replied that she is not aware of that meeting having been held. Mr. Clements replied that he thinks they had a scheduling conflict and he is not sure if they pinned down a date.

Ms. Benik stated that she is not quite finished with her video task for the HDC, but she should be finished by the next time they meet. Mr. Clements asked if she wants that on the agenda for next month. Ms. Benik replied yes.

6. Upcoming Dates of Interest:

A) Next HDC Meeting: June 17, 2026 – 4:30 PM
B) HDC Site Visit: June 17, 2026 – 3:30 PM (to be confirmed)

Chair Cunha-Vasconcelos stated that the HDC meets again on June 17 at 4:30 PM. She continued that Mr. Clements will keep them posted about whether there will be a site visit. She asked if Mr. Clements can tell them anything about the application.

Mr. Clements replied yes, it has been submitted, so that is public record. He continued that the HDC cannot talk about it now, but it is an application for a mural on the Colonial Theater.

7. Adjournment

There being no further business, Chair Cunha-Vasconcelos adjourned the meeting at 6:25 PM.

Respectfully submitted by,
Britta Reida, Minute Taker

Reviewed and edited by,

902 Evan J. Clements, Planner / Zoning Administrator

City of Keene
New Hampshire

Joint Meeting of the HERITAGE COMMISSION and HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, May 13, 2026 **4:30 PM** **2nd Floor Conference Room, City Hall**

Heritage Commission Members Present:
Acacia Royce, Vice Chair
Rose Carey
Marilyn Huston
Councilor Molly Ellis
Louise Zerba
Cauley Powell, Chair
Connie Joyce, Alternate
Kathy Halverson, Alternate

Staff Present:
Megan Fortson, Planner, Heritage Commission Staff Liaison
Evan Clements, Planner & Zoning Administrator, Historic District Commission Staff Liaison

Historic District Commission Members Present:
Anthony Ferrantello
Louise Zerba
Sofia Cunha-Vasconcelos, Chair
Hope Benik, Vice Chair
Councilor Ed Haas

Heritage Commission Members Not Present:
Julie Emineth
Jill Bouchillon, Alternate

Historic District Commission Members Not Present:
Dave Bergeron, Alternate
Russ Fleming, Alternate
Peter Poanessa, Alternate

1. Call to Order and Roll Call

Heritage Commission Chair Powell called the meeting to order at 4:30 PM. Roll call was conducted. Chair Powell invited Ms. Joyce and Ms. Halverson to be voting members tonight.

2. Heritage Commission Updates

A) Downtown Video Project

Chair Powell asked Ms. Carey to give an overview of the downtown video project. Ms. Carey stated that the original vision was to document downtown as it is in 2026. She continued that the HC members have done a lot of research, collecting data on the history of buildings and writing short stories about the buildings, and adding in where we are right now in 2026. They have more work to do on that; they have mostly done the research and started the rewrites. They are doing Central Square all the way down to Railroad St. They have several ideas about how to use the information, such as QR codes on buildings.

Chair Powell stated that they had been thinking about all the changes that will be happening in the community with the Downtown Infrastructure Project, recognizing that a lot of what people look to as resources and materials that community members from a different time period captured to document the time as it was, 50, 100, 200 years ago, and wanting to make sure the HC is doing that work as well. They are taking it upon themselves to begin the process of thinking in that way. As Ms. Carey mentioned, they now have written and photographic materials, and they are considering video components as well.

Chair Powell continued that in a way, the HC's downtown video project also ties into the Monadnock 250 Event. They had been thinking about different things to do, and that kind of fell into their lap, thanks to Councilor Ellis, who is doing so much good work on Monadnock 250.

B) Monadnock 250 Celebration

Councilor Ellis stated that Mayor Kahn had originally asked the HC to think about Monadnock 250, and the HC decided not to take it on as a group. She continued that however; she was included in the group that formed. They are planning a parade at 11:00 AM on the 4th of July, followed by a sidewalk festival, mainly on Railroad Square and Gilbo Ave. There will be a free film at the Colonial Theater, an expanded Farmer's Market, programming from the Cheshire County Historical Society, and more. The SwampBats will have a spectacular fireworks display the night before, as a kickoff. The 4 on the 4th Road Race happens in the morning. The Monadnock 250 group is trying to not clash with anything that is already planned, and to instead work together and lift up everything that is going on that weekend. It is very exciting.

Chair Powell stated that in honor of the 250th, it is an opportunity for the HC to think about ways to recognize and consider Keene's heritage and what they can do to share the work the HC does with the larger Keene community. There is a lot to think about. For example, they have been thinking a lot about how to make use of the City's social media accounts and hashtags.

Chair Powell asked if anyone has questions about the HC's work.

Mr. Ferrantello stated that he has a question about maybe a connection between what Ms. Carey was talking about and Hope Benik's work with the HDC. He continued that Ms. Benik has several draft videos. Maybe they can work together on that. It leads to what the HDC is doing with Keene

State College (KSC), which they had a cursory discussion about before, regarding the need to have snippets of video representation of the historical homes that KSC students canvased. He thinks it would be good for them to work together, instead of everything being isolated.

Ms. Carey replied that the HC has worked on the downtown, but they do not have specific homes on lower Main St. documented, because they only went from Central Square down to the railroad tracks. Discussion ensued. Mr. Ferrantello stated that the HDC has three buildings canvassed on Court St., and they have identified the developer who has done some of these buildings as well. Maybe they could contact him, and see what other sources he might have, in terms of video documentation and that sort of thing.

Chair Powell replied that that would be an interesting way to collaborate, because the HC has been doing a number of video projects. She continued that she did not mention earlier that one of the projects they had in mind, which she and Ms. Carey have been working hard on, is with the church at the head of the square, including interviews and writings. That is in the works. There is plenty of room for expansion. Mr. Ferrantello replied yes, the KSC students are not finished. He continued that they did the first wave of building inventories. They will be going further. The church at the head of the square is a huge, wonderful representation of many different architectural styles. That would be a huge project for students to document. It could include the history of it, previous uses, and how it has transformed over the years. He thinks there is a possible connection there between the students' inventories of houses, and what the HC has done. Ms. Carey replied that she would be happy to meet and see what they can do.

3. <u>Historic District Commission Updates</u>
A) Outreach & Engagement Efforts

HDC Chair Cunha-Vasconcelos stated that people who want to make changes in the Historic District come to the HDC for permission to do projects, so the HDC's primary function is sort of as a judicial board. She continued that however, Mr. Ferrantello has shared with them some of the work the HDC is doing beyond that. The HDC does not get that many applications, so they were thinking about how else to serve the mission of the Historic District in the between periods. There is a perception that the Historic District is onerous to the people who are within its bounds, and there is not necessarily a broad understanding of the value of it. There was a public referendum on extending the district boundary down Main St. at one point, in the last five or six years. Mr. Clements replied that Rt. 12 was the proposed new southern boundary with a western boundary extension down Gilbo Ave. and Emerald St. Chair Cunha-Vasconcelos replied that she remembers that at some point, there was a question of continuing it down Main St., which was dismissed out of hand. The idea was very unpopular. The Historic District has a great deal of value, economic, cultural, all sorts. The HDC wants to help the public understand some of those and do some community outreach about how special it is that Keene has a Historic District and how valuable it is to the community.

Chair Cunha-Vasconcelos continued that Mr. Ferrantello's effort with the college was a part of the HDC's outreach efforts. Mr. Ferrantello has already spoken about it. Mr. Ferrantello stated that he had another conversation with the architecture professor, who will help the HDC access some illustrations that the students did. He continued that the HDC can give those to the Library to

display. That is the first leg of the work. The second is, as Chair Cunha-Vasconcelos said, to educate the greater community that Keene has historic fabric to look at and to be proud of, and to not be afraid of it or shy away from it. It is an educational process by which people can know that Keene has historic fabric here, in terms of architectural motifs. Ms. Benik will try and create short video clips about that to capture people's attention. As the students continue documenting, inventorying other buildings and giving reports, it is an ongoing education for the public.

Chair Cunha-Vasconcelos stated that Ms. Benik has taken the lead on some social media presence through the City's accounts, with short videos. Ms. Benik replied yes, the idea is to start very simple, with something like a 15-second video beginning with *"Did you know Keene has a Historic District?"* and explain what it is and why it exists. They need to start way at the beginning, because she believes most of Keene's residents do not even know it exists.

In response to the question, HDC members replied that they think the Historic District has about 60 properties. Ms. Benik stated that a couple of years ago, the HDC distributed a flyer to all Historic District residents to make sure they knew they lived in the Historic District. She will be putting together some video content and then giving it to the City to post on their social media channels.

Chair Powell asked if there have been any applications of note or anything happening with specific buildings in the past year that the HDC wants to share.

Mr. Clements stated that the St. James Church came to the HDC last year for advice and comment regarding installing rooftop solar on the southern exposure of the parish house. He continued that they have applied to do that. They are scheduled to have a public hearing next Wednesday. Staff is still working with St. James Church to get some more information, so they might end up requesting a continuance to June, but the notice to abutters has gone out and the agenda has been posted. They propose removing the existing slate roof and putting down a standing seam metal roof to then install the solar on top.

Chair Powell stated that Ms. Zerba generously serves on both the HDC and the HC. She continued that the HC helped to create the HDC. They are meant to always have someone serving in both capacities. If this is of interest to any of her fellow HC members, when Ms. Zerba's term is done, they could consider taking on that role. It is something to think about.

Councilor Haas stated that the HDC has a tentative site visit scheduled for next Wednesday. Mr. Clements replied yes, at 3:30 PM, open to the public. Brief discussion ensued. In response to the question of whether it is necessary to remove the slate to put in the solar panels, Mr. Clements replied that he does not want to editorialize before the HDC has had a chance to hear the application, but when St. James Church came for advice and comment last year, that was the big question. At this point, staff does not feel that St. James Church has provided enough information to allow the HDC to accurately evaluate that. He continued that the standards are very clear about when you can remove slate and the documentation that is required to prove hardship. Chair Cunha-Vasconcelos replied that she appreciates that the requirements are well laid out.

Chair Powell asked if anyone else had questions for the HDC about their work. Councilor Ellis asked what types of work the HDC must give permission for. She asked if it is correct that paint color is not something the HDC considers, but rather, it is more about construction. Chair Cunha-Vasconcelos replied that if someone is doing an addition to a home, there are criteria it must meet to be acceptable on a building in the Historic District of a certain classification. She continued that there are multiple classifications within the Historic District. Something like changing windows out would not necessarily come to the HDC unless it was a larger scale change. The HDC does not address the interior of a home, only the exterior. There are many regulations around keeping the exterior consistent to the period that they found it in, because sometimes before it became a historic building, it had already had some alterations over time. It is about stairs, siding, windows, grooves, and other elements that can be seen from the road. Ms. Benik added that another one is equipment put on the roof of a downtown building which is visible from the street.

Mr. Clements stated that there are different tiers of work. He continued that some are addressed administratively, and some are significant enough to go to the HDC for review and a public hearing. A project of note is the Timoleon's building on Main St., which recently had a lot of masonry tuck pointing repair work done. That was evaluated at staff level, and the review was to make sure that the mortar they used to repair the existing mortar in the brick was compatible with historic brick. Historic brick is softer and more porous, which is one of the reasons why the City restricts it being painted. For the tuck pointing repair, the mason brough a sample to a lab and used the lab results to create a custom mortar mix that chemically matched what was on the building. He gave more information about the mortar. Chair Powell stated that the work and the building look beautiful. Mr. Clements replied that there were some structural integrity concerns and the new owner was concerned about doing the work at first because of the reputation of historic districts. He continued that staff were able to talk him into doing the work, telling him the City would be accommodating and flexible. They were, for the most part, although one Councilor raised concerns because it was surprising. The process has changed from when they had to go through to do similar repair work, but the results show that the mason did a very good job.

4. <u>Staff Updates</u>

A) Downtown Infrastructure Project Updates

Chair Powell asked staff for an update on where the Downtown Infrastructure Project stands, specifically as it pertains to historic heritage. Mr. Clements replied that the City received two bids on the latest round of the project, which the Municipal Services, Facilities and Infrastructure Committee is evaluating. He continued that his understanding is that the low bid is about $2 million over what was budgeted. The first time it went out to bid, all the bids were over, so staff adjusted the project scope and timeline to align with what the bids were looking to do. There will probably need to be another alteration of scope related to the last round of bids. He knows people hoped to see details of how the work would complement the historic character of Central Square and the downtown. Some of that has been rolled back, such as the pedestrian scale lighting bollards. He does not know what happened with some of the details that were proposed for Railroad Square. They will have to see what final budget and scope look like. He asked Ms. Fortson about CLG grants.

B) Certified Local Government (CLG) Grant Opportunities

Ms. Fortson stated that she has not inspected every detail of the CLG grants, but yes, they could potentially look into that for aesthetic changes. She continued that she does not know if they could use CLG grant funds for municipal improvements. Someone had come to the HC about putting a historic plaque along the rail trail, and the Division of Historic Resources (DHR)'s response was that they could help fund the design of it, but not the installation. Thus, that might have to come out of the HC's budget if they wanted that. Regarding the downtown project, the hope and plan is for it to begin this summer, even if it is over budget.

Ms. Carey asked if there is a way the HC could help with CLG grants. Ms. Fortson replied that they can discuss it at the June HC meeting. She continued that her understanding is that the DHR expects the grant application process to start in September, because they just submitted their notice to the Federal government to get the funding.

Mr. Ferrantello asked if it is correct that the City could still negotiate with the lowest qualified bidder to do some deductive alternates to get the price lower. He continued that then perhaps if they take out a few things, they could put in historically based things they want. Mr. Clements replied that there probably will be some amount of negotiations, but unfortunately from this group's perspective, probably it will be the historical and aesthetic details that are removed to make up the more essential infrastructure improvements. He continued that at one point, the City received funds from the Northern Borders Commission's "Timber for Transit," for the solar covered parking structure behind the transportation center. He does not know if they still have that grant, or if the adjustment to the timeline affected that. Ms. Fortson replied that she does not know, either. She continued that for CLG grants, you have to have a project ready to go. Mr. Clements added that the CLG grant would help with design. For example, if they wanted to come up with an aesthetic design document for Central Square or to identify the details of where to add things, the grant money could be used for that, but not the physical purchase.

Chair Powell stated that one of the opportunities she imagined they would have by joining together in this meeting is to discuss CLG grants. She continued that she knows the HDC has successfully had their own administered, and it is one of the bread-and-butter things the HC has been doing for a while now. They do not have a current project slated. Maybe they could brainstorm about things of interest or things happening in the community that they might want to focus on. The infrastructure seems like a good opportunity to revisit downtown, if there are specific projects to consider. It kind of leans into the T-Mobile Hometown Grant program, which might yield additional funding if they choose to pursue it, for the physical elements that are being removed from the plan. She thinks they would meet many of the technical requirements for the T-Mobile grant, but it depends on the timeframe and when the project would break ground. It might not make sense to pursue it for a year or two, but they could prepare. She asked how the group feels about trying to save some of the features that have been cut, and whether they want to pursue this. If so, maybe they could form a subcommittee/working group to begin researching other grant opportunities as well.

Mr. Ferrantello stated that he likes that approach. He continued that rather than having historic things play second fiddle to the infrastructure, he thinks they should be a focal point. The historic fabric is important, and they should find the funds to do it.

Ms. Fortson stated that at the end of the day, it is an infrastructure project that needs to happen to replace necessary utilities underneath Main St. first and foremost. She continued that she has invited the City Engineer to the June HC meeting and maybe they could discuss these types of things, but they need to let the project get underway first and then see if they can then "put some decorations on the cake at the end."

Chair Cunha-Vasconcelos stated that having this conversation now, setting the intention to work together on this, is a good place to start. She continued that it sounds wonderful to her.

Councilor Haas stated that he does not think anything related to the Historic District or heritage was taken out of the project, so they should approach it with idea of putting things in. He continued that there are different kinds of lighting, some better than others, and he does not think the lighting that was taken out was necessarily historic lighting. The opportunity here is to add on. Discussion continued, and Chair Powell stated that right now, they cannot identify exactly what they want to be put in, because they do not even know what is currently going to be in, but it is about the principle of it all, and recognizing that maybe there is something to be said or done to commemorate this moment in the community's heritage, and to find a way to visually make a cohesive addition. She likes Councilor Haas's point about making additions.

Mr. Ferrantello stated that regarding Ms. Fortson's metaphor, this is not about "decorations on a cake." He continued that the cake is already baked. It is historic cake that they need to preserve, not add to as an afterthought. Discussion continued. Ms. Fortson stated that once the HC and HDC decide what it is they want to contribute or what changes they want, they can maybe use CLG funds as a starting point for designing something and maybe get a T-Mobile Hometown grant to implement it. Chair Powell replied that she loves that idea, and it is also an opportunity to consider community engagement. She continued that although they have not done it before, she thinks there is opportunity for tabling at community events, with representatives from the HC and the HDC, to connect with people and let them know what the groups are doing. If they are working toward something specific, such as getting benches for downtown, they could have ways for the community to get involved. Having a human connection with people creates that opportunity.

Mr. Clements agreed and suggested they could target a specific area, like Railroad Square, and come up with visions and goals. Ms. Fortson stated that the T-Mobile grants are flexible, because they are split into quarters and just keep rolling. She continued that they could apply at any point in the quarter and get notified within 60 days. Chair Powell stated that there are other grant opportunities to investigate if this is something they are interested in. Ms. Fortson replied that the County's grant manager is a great resource. Discussion continued.

Chair Powell stated that Brandee Loughlin, the CLG grant representative from the DHR, came and spoke to the HC last month, and gave a presentation. She continued that they could pass along those slides to the HDC so they can have the information, too. There are some funding concerns on the federal and state levels, so it would be great for people to express support for the CLG grant program, which has done a lot for Keene.

Chair Powell asked if anyone had a project idea today that they wanted to discuss. She continued that they do not need to discuss anything specific today. Councilor Haas stated that it is the end of the fiscal year, and reports to the City Council from all the City's boards and commissions come up annually. The reports are, in part, an accounting of what they have done over the past year and what their mission is, but also, it is a time for the boards and commissions to advertise/celebrate what they have done. It is another way of getting communications out. The report can be a simple, written document, or a verbal report presented to the Council in person. He recommends this be an agenda item for both the HC and the HDC in the next month or two. Discussion ensued.

Ms. Carey asked if the Downtown Infrastructure Project construction will interfere with the Monadnock 250 celebration on the 4th of July. Discussion ensued. Councilor Haas stated that his take, which he tells everyone, is that everything is in flex until ground is broken. Councilor Ellis stated that the planning group tried to base the parade route around what was anticipated six months ago to be the first phase of construction. She continued that much is unknown right now, but they are trying to work around the construction. Mr. Ferrantello stated that safety is the priority. Discussion continued about the parade route.

C) T-Mobile Hometown Grant Program

(Minute Taker's note: discussed in conjunction with the previous agenda item).

5. New Business

Councilor Haas gave information about an upcoming "Mayor's Bike Ride" at 11:00 AM on Saturday.

Ms. Fortson stated that she had a Teams meeting yesterday with Ms. Loughlin from the DHR, and both the DHR and NH Preservation Alliance are interested in hosting an "office hours" event in Keene in July, potentially July 10, about 10:00 AM to 12:00 PM. She continued that the intent is for them to do a 10- to 15-minute presentation on who they are and then answer people's questions. Rather than having to schedule presentations with individual groups, this is an opportunity for people to come and ask questions and do networking with other similar organizations. The DHR and NH Preservation Alliance are trying to do this on a zero-dollar budget. She told them she would bring it up to the HC. They are looking to use a City facility, such as the Library or Parks & Rec, and they hope that the HC's budget could cover the cost of such a room reservation, which would be about $100. She will get more information about it, as details are still being finalized. HC members can let her know if they are interested, and/or if they know of other groups that would be interested. They expect about 30 attendees.

Chair Powell stated that the HC would be glad to talk about supporting this. She continued that she loves the idea of connecting with other groups. Ms. Fortson replied that she is sending Ms. Loughlin the contact information for the Southwest Regional Planning Commission, to spread awareness of the opportunity to other towns. She continued that people can let her know if there are specific topics they want the DHR and the NH Preservation Alliance to talk about, and she will pass that along.

Chair Powell asked if there was any other new business, or anything anyone wanted to share.

Ms. Huston stated that she will be going to DC soon. She continued that she thinks they are about ready to close their grant period, and a new one will start. She will get all the paperwork. Chair Powell stated that for anyone who does not know, Ms. Huston is a leader in the Daughters of the American Revolution.

Ms. Fortson stated that the Bicycle Pedestrian Plan update is going on right now, with a live survey on the City's website. She encourages people to fill it out before the end of July.

Ms. Joyce encouraged people to visit the fabulous exhibit the Historical Society has right now.

Brief discussion ensued about the work that is happening with the Transportation Heritage Trail.

6. Adjournment

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

Respectfully submitted by,
Britta Reida, Minute Taker

Reviewed and edited by,
Megan A. Fortson, AICP - Planner

HDC-26-2 – 95 Main St.– Colonial Theatre Mural

Request:

Applicant: Keith Marks; Owner: Colonial Theatre Group Inc; Proposed installation of a large-scale mural on west facade at 95 Main St (TMP #575-008-000). Waiver from sec. 22.6.1.B for mural size is requested. Property is ranked as a Primary Resource in the DT-C District.

Background:

The subject property at 95 Main St. is located on the western side of Main St. across the street from Black Cloud brewing and contains the Colonial Theatre with a marquee sign located on the building façade above the main entrance to the theatre. In 2019 the Colonial Theatre received approval for a ~2,800 sq. ft. addition on the western portion of the building, opposite the Main St. façade. The addition utilized brick veneer as the façade material to complement the existing brick of the original structure.

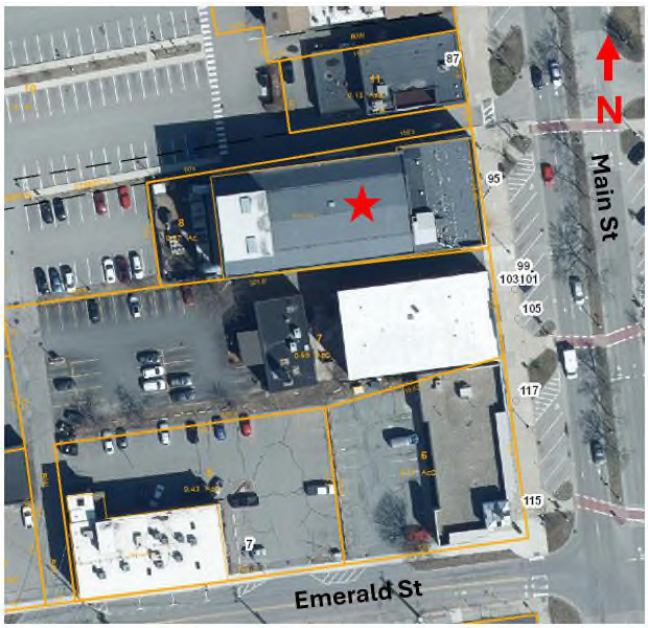

Fig 1: Aerial of 95 Main St located at the red star.

Originally the site of Rev. Nathaniel Sprague's home and schoolroom. The house was sold to Samuel Dinsmoor, and later to Laton Martin, who operated the Colonial Inn on this site. In 1923, Charles Baldwin constructed the present structure as a vaudeville/movie house and the Colonial Theatre opened its doors on January 29, 1924. Over the years, the Colonial Theatre continues to play an important role in Keene's cultural life with movie showings, live performances, and cultural activities.

The purpose of this application is to seek approval to install a painted mural on the western façade of the building, facing the rear parking area and Gilbo Ave. The mural will be painted on the brick veneer and take up approximately 60% of the façade. A wavier from section 22.6.1.B is requested to allow the mural to take up more than 40% of the wall area.

Fig 2: Front (primary) facade of 95 Main St with marquee

Completeness:
The applicant has requested exemptions from submitting both existing and proposed conditions plans. After reviewing the application, granting these exemptions would have no bearing on the merits of the application and staff recommend that the Commission accept the application as complete.

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

22.6.1.B Art

1. *Artwork shall not conceal or result in the removal of character-defining details or architectural features.*

The mural is proposed to be located on a recent addition (2019-2022) and not the historic façade of the original building. The mural installation will not result in the concealment or removal of character defining features. This standard has been met.

2. *Wall-mounted art, such as murals, mosaics or metal installations, shall be located to avoid areas that are important to the overall design or architectural rhythm of the building.*

The mural is located on the rear of the building on a new addition with simple brick veneer. The prominent architectural features of the building are located on the primary façade that faces Main St. The mural will not impede the architectural rhythm of the building. This standard has been met.

3. *The art installation shall be installed in such a manner that it can be removed and not damage the associated historic building, structure, or site.*

All products used on the mural will be water-based acrylic paint. The applicant states that the paint can be removed with a controlled cleaning and stripping process without damage to the underlying brick veneer. No mechanical attachments or penetrations are proposed with the mural installation. This standard has been met.

4. *Accessories to the artwork, such as mounting hardware or lighting, should be unobtrusive and screened from view as much as possible. If visible, colors of equipment and accessories shall either be muted or shall match nearby materials and colors.*

The applicant states that the mural will be positioned to avoid all function elements of the wall surface such as vents, conduit, and utility penetrations. Any hardware required for installation will be unobtrusive and finished to match wall surround. No lighting is proposed for the mural. This standard has been met.

5. *Murals proposed for unpainted brick or stone masonry surfaces on a building or structure shall meet all of the following criteria:*

    a. *The mural will enhance or complement the historic or architectural features of the structure or site.*

The applicant states that the proposed mural design is based on the Colonial Theatre's existing historic decorative design program. In the narrative, the applicant discusses complementing

existing interior art themes with the design of the proposed exterior mural. The Commission will need to determine if this standard has been met.

b. *The mural will enhance or complement the historic character or context of the surrounding area.*

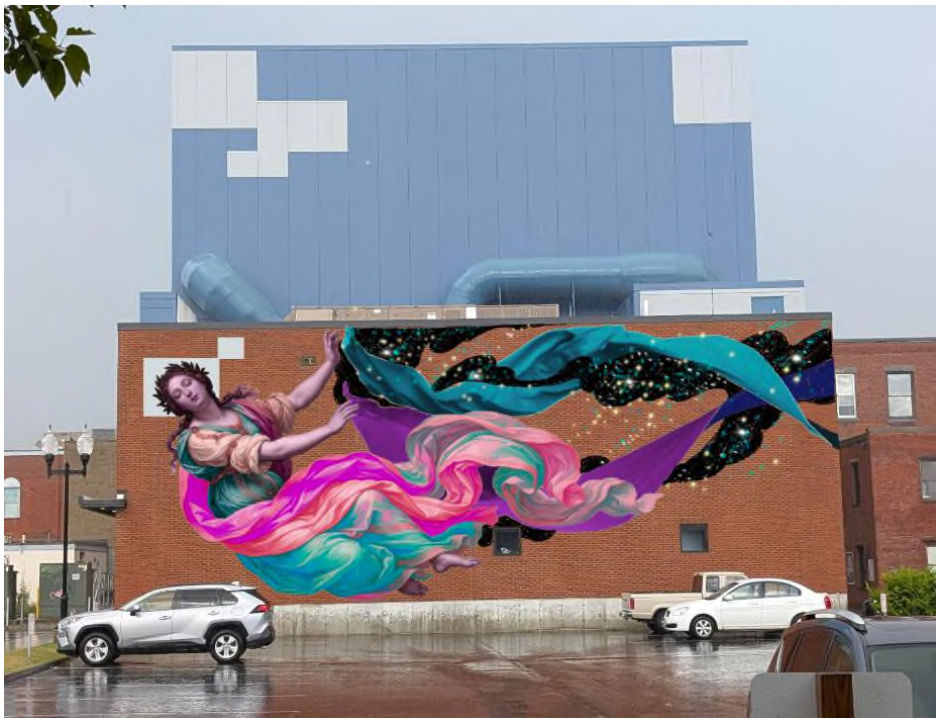

Fig 2: Rear facade of 95 Main St with proposed mural rendering.

The applicant states that the proposed location of the mural is a blank masonry surface that faces a public parking area and well used pedestrian corridor. The mural is intended to, "…transform a utilitarian façade into a meaningful public amenity. The imagery, a classical allegorical figure moving through a luminous field, contributes to the civic character of the surrounding historic district without competing with or overwhelming the architectural fabric of neighboring structures." The Commission will need to determine if this standard has been met.

c. *The mural will be designed by a professional mural artist or sign painter.*

The proposed artist is Shaun Thurston, a professional mural artist with an established portfolio of murals around the country. He has experience with both interior and exterior mural work. The applicant notes that the Colonial Theatre has used this artist in the past for interior work and that he has direct experience with the historic architectural setting of the Colonial Theatre. This standard has been met.

d. *The mural is not located on a primary elevation of a Primary or Contributing Resource.*

The proposed location is to the rear of the building along the western façade of the new addition portion of the building. The primary façade of the Colonial Theatre is the historic façade along Main St. This standard has been met.

e. The mural will not cover more than 40% of the surface area of a facade of a building or structure.

The mural is proposed to take up approximately 60% of the wall's surface area. The applicant has submitted a waiver request to exceed the 40% limit for wall coverage. The Commission will need to determine if the request meets the waiver criteria listed below.

f. Surface treatments that are appropriate for historic brick or stone masonry materials shall be used.

The mural will be painted with a base coat of Sherwin-Williams Loxon Concrete and Masonry Primer and Sherwin-Williams Duration Exterior Acrylic Flat with Montana Gold artist-grade aerosol paint. All products are water-based acrylic paint that is vapor-permeable to allow the brick to breath and does not trap moisture within the brick veneer. No sealants or waterproof coats are proposed. This standard has been met.

Waiver Criteria:

1. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and
2. An alternative design or materials meets the design objectives stated in the Historic District Regulations of this LDC equally well or better than would strict compliance with these regulations; and
3. The waiver may be granted without substantial detriment to the intent of the Historic District Regulations and the public good.

In addition, if the HDC does decide to grant either of the requested waivers, the Commission may require any mitigation that is reasonable and necessary to ensure that the spirit and intent of the standard being waived will be preserved.

Draft Motion Language:

If the Board is inclined to approve this request, the following language is suggested for the motion:

Waiver

"Grant a waiver from section 22.6.1.B of the Land Development Code to permit the mural to cover 60% of the surface area of the building façade."

Final Motion

"*Approve HDC-26-2 to allow for a large-scale mural installation for property located at 95 Main St., Tax Map # 575-008-000-000 as shown in the application and supporting materials, received on May 14, 2026* with no conditions."

100 feet Abutters List Report

Keene, NH
May 11, 2026

Subject Property:

Parcel Number:	575-008-000	Mailing Address:	COLONIAL THEATRE GROUP INC
CAMA Number:	575-008-000-000-000		PO BOX 77
Property Address:	95 MAIN ST.		KEENE, NH 03431

Abutters:

Parcel Number:	575-005-000	Mailing Address:	7 EMERALD STREET LLC
CAMA Number:	575-005-000-000-995		7 EMERALD ST
Property Address:	7 EMERALD ST.		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	LACOMBE SYLVIA C REV TRUST
CAMA Number:	575-005-000-001-101		SYLVIA C LACOMBE TTEE 7 EMERALD ST #101
Property Address:	7 EMERALD ST. #101		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	CORY, DEBORAH J.
CAMA Number:	575-005-000-001-102		PO BOX 372
Property Address:	7 EMERALD ST. #102		JACKSONVILLE, VT 05342
Parcel Number:	575-005-000	Mailing Address:	ALBERTINI JOANN S REV TRUST
CAMA Number:	575-005-000-001-103		JOANN S ALBERTINI TTEE 7 EMERALD ST #103
Property Address:	7 EMERALD ST. #103		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	7 EMERALD STREET LLC
CAMA Number:	575-005-000-001-104		7 EMERALD ST
Property Address:	7 EMERALD ST. #104		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	SCHUMANN REINHARD
CAMA Number:	575-005-000-001-201		7 EMERALD ST #201
Property Address:	7 EMERALD ST. #201		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	GILLESPIE, BEAU
CAMA Number:	575-005-000-001-202		122 BRICKYARD RD.
Property Address:	7 EMERALD ST. #202		NELSON, NH 03457
Parcel Number:	575-005-000	Mailing Address:	MALKIN JUSTIN
CAMA Number:	575-005-000-001-203		7 EMERALD ST #203
Property Address:	7 EMERALD ST. #203		KEENE, NH 03431
Parcel Number:	575-005-000	Mailing Address:	TORSELLI MARK
CAMA Number:	575-005-000-001-204		7 EMERALD ST. #204
Property Address:	7 EMERALD ST. #204		KEENE, NH 03431-3661
Parcel Number:	575-005-000	Mailing Address:	DUTEAU COURTNEY DUTEAU AUGUSTA
CAMA Number:	575-005-000-001-205		7 EMERALD ST. #205
Property Address:	7 EMERALD ST. #205		KEENE, NH 03431-3661

Parcel Number:	575-006-000	Mailing Address:	MCGREER HOLDINGS LLC
CAMA Number:	575-006-000-000-000		115 MAIN ST
Property Address:	115-117 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-007-000	Mailing Address:	KEEN ON KEENE LLC
CAMA Number:	575-007-000-000-000		268 CENTRE ST
Property Address:	101 MAIN ST.		NEWTON, MA 02458
Parcel Number:	575-008-000	Mailing Address:	COLONIAL THEATRE GROUP INC
CAMA Number:	575-008-000-000-000		PO BOX 77
Property Address:	95 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-008-000	Mailing Address:	COLONIAL THEATRE GROUP INC
CAMA Number:	575-008-000-001-002		PO BOX 77
Property Address:	89 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-008-000	Mailing Address:	COLONIAL THEATRE GROUP INC
CAMA Number:	575-008-000-001-003		PO BOX 77
Property Address:	95 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-008-000	Mailing Address:	COLONIAL THEATRE GROUP INC
CAMA Number:	575-008-000-001-005		PO BOX 77
Property Address:	95 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-010-000	Mailing Address:	CITY OF KEENE
CAMA Number:	575-010-000-000-000		C/O CITY MANAGER 3 WASHINGTON ST
Property Address:	0 COMMERCIAL ST.		KEENE, NH 03431
Parcel Number:	575-011-000	Mailing Address:	PCT REAL ESTATE LLC
CAMA Number:	575-011-000-000-000		87 MAIN ST.
Property Address:	87 MAIN ST.		KEENE, NH 03431
Parcel Number:	575-012-000	Mailing Address:	KEENE HOLDING CO LLC
CAMA Number:	575-012-000-000-000		273 LOCUST ST. UNIT 2A
Property Address:	81 MAIN ST.		DOVER, NH 03820-4570

City of Keene, NH

Community Development Department

OWNER / APPLICANT AFFIDAVIT

Supplement to Planning and HDC Applications

Instructions: This form should be completed if you are submitting a Planning or HDC Application on behalf of the property owner. You may have the property owner sign the application in lieu of submitting this form. If you are not the applicant, and the applicant is different than the owner, the applicant will need to sign the application form or this affidavit form. Please call the Community Development Department at 603-352-5440 with any questions.

Property Address: 95 Main St. Keene, NH 03431

Tax Map Parcel Number: 575-008-000-000-000

Project Name: Colonial Theatre Mural Project

Owner Signature

By signing below, you certify that you are the owner of the property listed above and that you approve the application for the above-referenced project.

Signature: _____ Date: 5/13/2026

Printed Name: Keith Marks Company: Colonial Theatre Group, Inc.

Applicant Signature (if different than owner)

By signing below, you certify that you are the Applicant for the project listed above.

Signature: _____ Date: 5/13/2023

Printed Name: [illegible] Company: Colonial Theatre Group, Inc.

Colonial Theatre Group, Inc.
95 Main Street · Keene, NH 03431
holly.sloane@thecolonial.org · (603) 352-6530

Mural Project Narrative

Proposed Wall Mural, Rear Elevation, 95 Main Street, Keene, NH
Submitted pursuant to Section 22.6.1.B of the Keene Land Development Code

1. Project Overview

Colonial Theatre Group, Inc. proposes the installation of a large-scale painted mural on the rear brick wall of The Colonial Theatre at 95 Main Street in Keene, New Hampshire. The Colonial Theatre has served as a cultural anchor of the Monadnock Region since its founding in 1924 and was added to the New Hampshire State Register of Historic Places in 2004.

The proposed mural will be executed on the rear elevation of the building, an unadorned masonry surface that faces the public parking area off Gilbo Avenue, and will not be visible from the Main Street primary facade. The work will be created by Shaun Thurston, a professional mural artist of established national reputation who previously completed an interior mural installation at the Colonial's adjacent venue, SHOWROOM.

The mural will contain no text, no logotypes, no commercial messaging, and no identifying information of any kind. It is conceived and will be presented exclusively as an independent work of public art.

2. The Artist

The mural will be created by Shaun Thurston, a professional mural artist with an established national practice in large-scale figurative and classical public art. Thurston's prior work includes monumental exterior murals as well as interior commissions for cultural and civic institutions. He has direct familiarity with the Colonial Theatre building, having previously completed an interior mural installation for the organization. His work in that context demonstrates both his technical mastery and his sensitivity to historic architectural settings.

Thurston's figurative style is rooted in the tradition of classical painting, with rich, luminous color and dynamic compositional movement. It is well suited to dialogue with the building's existing decorative vocabulary. The final design will be developed in close consultation with the applicant and submitted for review prior to installation.

3. Artistic Concept and Its Relationship to the Building's Historic Character

The proposed mural takes its visual and conceptual origin from a specific element of The Colonial Theatre's original 1923-1924 interior decorative program: a series of painted panels depicting classical muse figures in silhouette, executed in a restrained palette of gold, cream, and slate blue. These panels are integrated into the auditorium's architectural composition alongside ornamental stencilwork on the pilasters and moldings, and represent one of the building's most distinctive surviving character-defining interior features. They are original to the building as constructed and have been preserved through successive restoration campaigns.

The proposed exterior mural extends this established iconographic tradition outward. Where the interior panels render the muse figure in the flattened silhouette style typical of early-twentieth-century decorative arts, the proposed exterior work interprets the same classical subject through a fully realized painterly vocabulary: a reclining figure rendered with volumetric depth, flowing drapery, and an expansive sense of movement that trails into a luminous cosmic field across the wall plane. The result is a conversation between two artistic moments unified by a shared subject and a shared sensibility, the building's original interior program and a contemporary hand.

The mural functions as a direct complement to the historic and architectural character of the structure. It does not introduce a foreign iconography or impose an unrelated aesthetic. It draws from what is already there, from a decorative program that has defined the building's interior identity for more than a century, and brings that imagery into public view on a wall that currently offers nothing to the surrounding civic space.

4. Site, Placement, and Architectural Compatibility

The proposed mural location is the rear wall of the theatre building, a large, unadorned masonry surface with no windows, no significant architectural detailing, and no

character-defining features that could be concealed or compromised by the installation. The wall faces a public surface parking lot and is visible from Gilbo Avenue and Central Square to the east. It is not a primary elevation.

Importantly, this wall is not part of the original historic structure. It was constructed between 2019 and 2022 as part of a major capital renovation campaign and represents new construction appended to the historic building. The brick surface proposed for the mural therefore contains no original historic fabric. This distinction is material to the preservation analysis: the proposed installation poses no risk to original historic material and does not alter, conceal, or compromise any element of the building's historic character-defining features.

The mural will be positioned to avoid all functional elements of the wall surface, including vents, conduit, and utility penetrations, which will remain visible and accessible. Any hardware required for installation will be minimal, unobtrusive, and finished to match the surrounding masonry where visible. No lighting is proposed as part of this application.

5. Response to Section 22.6.1.B.5 Criteria for Murals on Unpainted Masonry

5.a — The mural will enhance or complement the historic or architectural features of the structure or site.
The mural's subject matter is drawn directly from the building's own historic decorative program. The classical muse figures depicted in the original 1924 interior panels are among the most architecturally distinctive features of the building's surviving artistic identity. By extending this iconographic tradition to the exterior, the mural reinforces rather than contradicts the building's historic character. The figurative style of the proposed work is classical in subject and painterly in execution, sympathetic to the Beaux-Arts and early-twentieth-century theatrical aesthetic of the structure.

5.b — The mural will enhance or complement the historic character or context of the surrounding area.
The Colonial Theatre is a primary civic landmark of downtown Keene, a building that has anchored the cultural and commercial life of the city since 1924. The rear elevation, as it currently exists, presents a blank and undifferentiated masonry surface to a well-used public parking area and pedestrian corridor. The addition of a significant figurative

work of art on this surface transforms a utilitarian facade into a meaningful public amenity. The imagery, a classical allegorical figure moving through a luminous field, contributes to the civic character of the surrounding historic district without competing with or overwhelming the architectural fabric of neighboring structures.

5.c — The mural will be designed by a professional mural artist or sign painter.

The mural will be designed and executed by Shaun Thurston, a professional mural artist with an established national practice and direct prior experience working with this organization. Documentation of professional credentials and representative portfolio work is available upon request.

5.d — The mural is not located on a primary elevation of a Primary or Contributing Resource.

The proposed mural is located on the rear elevation of the building, which faces a surface parking lot and is not visible from Main Street. It is not a primary elevation. As noted in Section 4, this wall was constructed between 2019 and 2022 and is not part of the original historic fabric of the structure.

5.e — The mural will not cover more than 40% of the surface area of a facade.

The applicant acknowledges that the proposed mural composition, as currently designed, would occupy approximately 60% of the total surface area of the rear facade, which exceeds the 40 percent threshold established by Section 22.6.1.B.5.e. The applicant respectfully requests that the Commission consider a variance from this specific standard for the following reasons.

First, and most significantly, the wall in question is not original historic fabric. It was constructed between 2019 and 2022 as new construction appended to the historic building and contains no original historic material. The 40 percent threshold is designed to protect the legibility and integrity of historic masonry surfaces; that concern does not apply with the same force to a wall built within the last five years.

Second, the mural composition is a single floating figure set against a field of open brick and a luminous cosmic background, designed to read as an independent work of art inhabiting the wall rather than as a treatment that obliterates or competes with the wall surface. The surrounding brick remains visible and legible as the ground of the

composition. The figure's scale and the expansiveness of the surrounding field are essential to the artistic integrity and public impact of the work; a reduction to conform to the 40 percent threshold would materially compromise the composition without a commensurate preservation benefit.

Third, the rear elevation is a non-primary facade with no significant architectural features. No character-defining elements of the historic structure would be affected by the proposed coverage.

The applicant believes that the spirit and intent of the 40 percent standard, the protection of historic masonry from treatments that compromise its integrity and legibility, is fully satisfied by this proposal, and that a variance is warranted given the non-historic nature of the surface and the artistic and civic merit of the work. We welcome further discussion with the Commission on this point and are prepared to present the final design in person.

5.f — Surface treatments appropriate for historic brick or stone masonry shall be used. Waterproof coatings are prohibited.

The mural will be executed over a base coat of Sherwin-Williams Loxon Concrete and Masonry Primer, followed by Sherwin-Williams Duration Exterior Acrylic Flat as the primary paint medium, supplemented by Montana Gold artist-grade aerosol paint for detail and finish work. All products are water-based acrylics. They are vapor-permeable, allow the masonry to breathe, and do not trap moisture within the brick assembly. No waterproof coatings, penetrating sealers, or film-forming surface treatments will be applied to the masonry at any stage of the project. Product data sheets for all materials are included as attachments to this application.

6. Reversibility and Long-Term Stewardship

Water-based acrylic paints applied to masonry surfaces can be removed through controlled cleaning and stripping processes without damage to the underlying brick, particularly when no surface sealers have been applied. The mural does not require any mechanical attachment to or penetration of the masonry, and no surface preparation that would alter the brick substrate is planned. As noted throughout this application, the

proposed surface is new construction and not original historic fabric, which further reduces any preservation concern associated with reversibility.

Colonial Theatre Group, Inc. is committed to the ongoing stewardship of this work as a permanent public asset. The organization owns the building and has a demonstrated long-term commitment to its preservation and maintenance, as evidenced by its listing on the New Hampshire State Register of Historic Places and its sustained investment in the building's upkeep.

7. Summary

The proposed mural is a work of independent public art rooted in the building's own century-old decorative history. It contains no commercial messaging of any kind. It is sited on a non-primary elevation constructed in 2019-2022 that contains no original historic fabric and presents no significant architectural features to be protected. It will be executed in water-based acrylic materials appropriate for exterior masonry. It will be created by a credentialed professional artist with demonstrated experience working with this organization and in large-scale exterior contexts.

Where the proposed coverage exceeds the 40 percent threshold of Section 22.6.1.B.5.e, the applicant has requested a variance on grounds that the standard's preservation purpose is not implicated by this installation, and that the artistic and civic value of the work at its intended scale justifies the Commission's favorable consideration.

The applicant respectfully requests approval to proceed and welcomes the opportunity to present the final design to the reviewing authority prior to installation.

Submitted by:

Holly Sloane
Institutional Projects & Engagement Manager
Colonial Theatre Group, Inc.
95 Main Street, Keene, NH 03431
holly.sloane@thecolonial.org · (603) 352-6530

From: Holly Sloane [redacted]
Sent: Friday, May 29, 2026 2:45 PM
To: Evan Clements
Subject: Re: Mural Application - Colonial Theatre

Hi Evan

Just spoke with Shaun and he said his website is the best place to see his portfolio/artist information. I'm not sure how to go about uploading something like that.

https://www.shaunthurston.com/

Holly Sloane
Institutional Projects & Engagement Manager

[redacted]
95 Main St. Keene, NH 03431

thecolonial.org
showroomkeene.org

The Colonial Performing Arts Center is a 501(c)3 nonprofit organization.

On Fri, May 29, 2026 at 2:35 PM Holly Sloane <holly.sloane@thecolonial.org> wrote:

> Hi Evan
>
> So excited to see that our application went through the first round with conditional approval. I see the request for further artist qualifications. I'm assuming you're looking for a portfolio but I'm not sure the best way to share the artists website. Can you advise?
>
> https://www.shaunthurston.com/
>
> **Holly Sloane**
> Institutional Projects & Engagement Manager
>
> [redacted]

Loxon®

Concrete and Masonry Primer-Sealer

US LX02W0050, Canada LX02WQ050 White

CHARACTERISTICS

Loxon Concrete & Masonry Primer-Sealer is an acrylic coating specifically engineered for interior and exterior, above grade, masonry surfaces requiring a high-performance primer. It is highly alkali and efflorescence resistant and can be applied to a surface with a pH of 6 to 13.

Loxon Concrete and Masonry Primer-Sealer:
Seals and adheres to concrete, brick, stucco and plaster.
Conditions porous masonry surfaces.
Use on above grade masonry surfaces for a long-lasting finish.
Apply to masonry and concrete surfaces that are at least 7 days old.
Prevents harm to subsequent coatings by alkalies in the substrate.

For use on these surfaces:

Concrete, Concrete Block, Brick, Stucco, EIFS Fiber Cement Siding, Plaster, Mortar, Exterior Wall Cladding, Tilt-Up/Pre-Cast Concrete

Finish:	0-10 units @ 85°
Color:	White

Coverage:

Wet mils:	5.3-8.0
Dry mils:	2.1-3.2
Coverage:	200-320 sq. ft. per gallon

Coverage on porous & rough stucco 80 square feet per gallon.

Coverage (thin-mil primer application to new construction tilt-up/precast concrete):

Wet mils:	2.7-4.0
Dry mils:	1.1-1.6
Coverage:	400-600 sq. ft. per gallon

Drying Schedule 77°F @ 50% RH:

To touch	4 hours
To recoat	24 hours

Air and surface temperatures must not drop below 40°F for 48 hours after application.

Drying and recoat times are temperature, humidity, and film thickness dependent.

Tinting with CCE only:
For best topcoat color development, use the recommended "P"-shade primer. If desired, up to 4 oz. per gallon of ColorCast Ecotoners can be used to approximate the topcoat color. Check color before use.

Extra White LX02W0050

V.O.C. (less exempt solvents):
less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids:	40 ±2%
Weight Solids:	55 ±2%
Weight per Gallon:	10.92 lbs
Flash Point:	N.A.
Vehicle Type:	Acrylic
Shelf Life:	36 months, unopened

COMPLIANCE

As of 07/19/2023, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Product Lens Certified	Yes
MPI®	Yes

APPLICATION

Temperature:
minimum 40°F
The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

Reducer:	No reduction necessary
Airless Spray:	
Pressure	2000-2700 p.s.i.
Tip	.19 inch
Brush:	nylon-polyester
Roller Cover:	½ to $1^{1/2}$ inch nap synthetic cover

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfacer is required to achieve a pinhole free surface.

Apply at temperatures above 40°F. When the air temperature is at 40°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 40°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 4-6 hours.

Do not apply at air or surface temperatures below 40°F or when air or surface temperatures may drop below 40°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Do not reduce.

May be applied to damp but not to wet surfaces.

APPLICATION TIPS

Apply paint at the recommended film thickness and spreading rate as indicated on the page. Application of coating below minimum recommended spreading rate may adversely affect the coating systems performance.

When spot priming on some surfaces, a non-uniform appearance of the final coat may result, due to differences in holdout between primed and unprimed areas. To avoid this, prime the entire surface rather than spot priming.

For optimal performance, this primer-sealer must be topcoated with a latex, alkyd-oil, water-based epoxy, or solvent based epoxy coating on architectural applications.

For exterior use, this primer-sealer must be topcoated within 14 days to prevent degradation due to weathering.

RECOMMENDED SYSTEMS

Concrete, Masonry, Cement:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Stucco, Fiber Cement Siding, EIFS:

1 coat Loxon Concrete & Masonry Primer
2 coats Appropriate Topcoat

Recommended Architectural Topcoats:

A-100 Exterior Latex
Duration Exterior & Duration Home Interior
Emerald Exterior & Interior
Loxon Masonry Coatings
SuperPaint Exterior & Interior
ProClassic Interior
ProMar Interior

Recommended Industrial Topcoats:

Industrial Enamels
Pro Industrial Series
Water Based Catalyzed Epoxy

Industrial finishes have been tested for architectural applications only. Loxon Concrete and Masonry Primer has not been tested in environments subject to chemical attack. Any recommendations for use in such areas must follow a thorough evaluation of the effects of the environment on the Loxon Concrete and Masonry Primer and topcoat system.

continued on back

Loxon®
Concrete and Masonry Primer-Sealer

SURFACE PREPARATION

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: US - National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead; Canada - your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Masonry, Concrete, Stucco:
All new surfaces must cure for at least 7 days. Remove all form release and curing agents. Pressure clean to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, peeling and defective coatings, chalks, etc. Allow the surface to dry before proceeding. Repair cracks, voids, and other holes with an appropriate patching compound or sealant.

Concrete and mortar must be cured at least 7 days at 75°F. Moisture content must be 15% or lower. On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Fill bugholes, air pockets and other voids with an acrylic elastomeric patch or sealant.

Caulking:
Fill gaps between walls, ceilings, crown moldings, and other trim with the appropriate caulk after priming the surface

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

PHYSICAL PROPERTIES

Do not paint on wet surfaces.

LX02W0050

Water Vapor Permeance (US):
Method: ASTM D1653 (grains/(hr ft2 in Hg)
Result: 25.79 perms

Flexibility:
Method: ASTM D522 method B, 180° bend, 1/8 inch mandrel
Result: Pass

Alkali Resistance:
Method: ASTM D1308
Result: Pass

Mildew Resistance:
Method: ASTM D3273/D3274
Result: Pass

Efflorescence:
Method: ASTM D7072-04
Result: Pass (None)

Wind-Driven Rain Test:
Method: ASTM D6904-03
Result: Pass

SAFETY PRECAUTIONS

For interior or exterior use.

Protect from freezing.

Do not apply at temperatures below 40°F. Air and surface temperatures must not drop below 40°F for 48 hours after application.

Before using, carefully read **CAUTIONS** on label.

ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**
HOTW 07/19/2023 LX02W0050 50 46 FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS

Safety data sheet
according to 1907/2006/EC, Article 31

Printing date 24.03.2015 *Version number 4* *Revision: 24.03.2015*

*
SECTION 1: Identification of the substance/mixture and of the company/undertaking

· **1.1 Product identifier**

· **Trade name: MONTANA GOLD Spray Paint all colors, fluo and shock**

· **Article number:**
283604 - 285844, 285899, 285905, 285929, 364945, 419331, 419348, 419355, 419362, 419379, 419386, 419393, 419409, 419416, 419423, 419430, 419447, 419454, 419461, 419478

· **1.2 Relevant identified uses of the substance or mixture and uses advised against** --

· **Application of the substance / the mixture** Lacquer

· **1.3 Details of the supplier of the safety data sheet**

· **Manufacturer/Supplier:**
MONTANA CANS
Häusserstr. 36
D-69115 Heidelberg
Tel. +49-6221-36333-30
Fax +49-6221-36333-33
info@montana-cans.de
www.montana-cans.com

· **Further information obtainable from:** Department Product Safety

· **1.4 Emergency telephone number:**
Tel.:+49 6266-75-310
Fax +49 6266-75-362
(Mo - Th 08:00 am - 04:00 pm, Fr 08:00 am - 00:30 pm)

*
SECTION 2: Hazards identification

· **2.1 Classification of the substance or mixture**

· **Classification according to Regulation (EC) No 1272/2008**

GHS02 flame

Flam. Aerosol 1 H222-H229 Extremely flammable aerosol. Pressurised container: May burst if heated.

GHS07

Eye Irrit. 2	H319	Causes serious eye irritation.
STOT SE 3	H336	May cause drowsiness or dizziness.

· **Classification according to Directive 67/548/EEC or Directive 1999/45/EC**

Xi; Irritant

R36: Irritating to eyes.

F+; Extremely flammable

R12: Extremely flammable.

R66-67: Repeated exposure may cause skin dryness or cracking. Vapours may cause drowsiness and dizziness.

· **Information concerning particular hazards for human and environment:**
The product has to be labelled due to the calculation procedure of the "General Classification guideline for preparations of the EU" in the latest valid version.
At long or repeated contact with skin it may cause dermatitis due to the degreasing effect of the solvent.
Warning! Pressurised container.
Has a narcotising effect.

· **Classification system:**
The classification is according to the latest editions of the EU-lists, and extended by company and literature data.

(Contd. on page 2)

Safety data sheet
according to 1907/2006/EC, Article 31

Printing date 24.03.2015 *Version number 4* *Revision: 24.03.2015*

Trade name: MONTANA GOLD Spray Paint all colors, fluo and shock

(Contd. of page 1)

· ***2.2 Label elements***
· ***Labelling according to Regulation (EC) No 1272/2008***
The product is classified and labelled according to the CLP regulation.
· ***Hazard pictograms***

GHS02 GHS07

· ***Signal word*** *Danger*

· ***Hazard-determining components of labelling:***
ethyl acetate
acetone
· ***Hazard statements***
H222-H229 Extremely flammable aerosol. Pressurised container: May burst if heated.
H319 Causes serious eye irritation.
H336 May cause drowsiness or dizziness.
· ***Precautionary statements***
P101 If medical advice is needed, have product container or label at hand.
P102 Keep out of reach of children.
P210 Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.
P211 Do not spray on an open flame or other ignition source.
P251 Do not pierce or burn, even after use.
P260 Do not breathe spray.
P403+P233 Store in a well-ventilated place. Keep container tightly closed.
P405 Store locked up.
P410+P412 Protect from sunlight. Do not expose to temperatures exceeding 50 °C/122 °F.
P501 Dispose of contents / container in accordance with regional regulations.
· ***Additional information:***
EUH066 Repeated exposure may cause skin dryness or cracking.
Buildup of explosive mixtures possible without sufficient ventilation.
· ***2.3 Other hazards***
· ***Results of PBT and vPvB assessment***
· ***PBT:*** *Not applicable.*
· ***vPvB:*** *Not applicable.*

*
SECTION 3: Composition/information on ingredients

· ***3.2 Chemical characterisation: Mixtures***
· ***Description:*** *Mixture of substances listed below with nonhazardous additions.*

· ***Dangerous components:***

CAS: 115-10-6 *EINECS: 204-065-8* *Index number: 603-019-00-8* *Reg.nr.: 01-2119472128-37*	*dimethyl ether* *F+ R12* *Flam. Gas 1, H220; Press. Gas C, H280*	*12.5-<20%*
CAS: 141-78-6 *EINECS: 205-500-4* *Index number: 607-022-00-5* *Reg.nr.: 01-2119475103-46*	*ethyl acetate* *Xi R36; F R11* *R66-67* *Flam. Liq. 2, H225; Eye Irrit. 2, H319; STOT SE 3, H336*	*12.5-<20%*

(Contd. on page 3)

Safety data sheet
according to 1907/2006/EC, Article 31

Printing date 24.03.2015 *Version number 4* *Revision: 24.03.2015*

Trade name: MONTANA GOLD Spray Paint all colors, fluo and shock

(Contd. of page 2)

CAS: 67-64-1 EINECS: 200-662-2 Index number: 606-001-00-8 Reg.nr.: 01-2119471330-49	acetone Xi R36; F R11 R66-67 Flam. Liq. 2, H225; Eye Irrit. 2, H319; STOT SE 3, H336	5-<10%
CAS: 74-98-6 EINECS: 200-827-9 Index number: 601-003-00-5 Reg.nr.: 01-2119486944-21	propane F+ R12 Flam. Gas 1, H220; Press. Gas C, H280	5-<10%
CAS: 106-97-8 EINECS: 203-448-7 Index number: 601-004-00-0 Reg.nr.: 01-2119474691-32	butane F+ R12 Flam. Gas 1, H220; Press. Gas C, H280	5-<10%
CAS: 64742-94-5 EINECS: 265-198-5 Index number: 649-424-00-3 Reg.nr.: 01-2119510128-50	Solvent naphtha (petroleum), heavy arom. Xn R65 Asp. Tox. 1, H304	2.5-<5.0%
CAS: 108-65-6 EINECS: 203-603-9 Index number: 607-195-00-7 Reg.nr.: 01-2119475791-29	2-methoxy-1-methylethyl acetate R10 Flam. Liq. 3, H226	2.5-<5.0%
CAS: 9004-70-0 Index number: 603-037-00-6	cellulose nitrate E R3 Expl. 1.1, H201	2.5-<5.0%
CAS: 1330-20-7 EINECS: 215-535-7 Index number: 601-022-00-9 Reg.nr.: 01-2119488216-32	xylene, mixture of isomers Xn R20/21; Xi R38 R10 Flam. Liq. 3, H226; Acute Tox. 4, H312; Acute Tox. 4, H332; Skin Irrit. 2, H315	2.5-<5.0%
CAS: 75-28-5 EINECS: 200-857-2 Index number: 601-004-00-0 Reg.nr.: 01-2119485395-27	isobutane F+ R12 Flam. Gas 1, H220; Press. Gas C, H280	<2.5%
CAS: 67-63-0 EINECS: 200-661-7 Index number: 603-117-00-0 Reg.nr.: 01-2119457558-25	propan-2-ol Xi R36; F R11 R67 Flam. Liq. 2, H225; Eye Irrit. 2, H319; STOT SE 3, H336	<2.5%
EC number: 918-668-5 Reg.nr.: 01-2119455851-35	Hydrocarbons Xn R65; Xi R37; N R51/53 R10-66-67 Flam. Liq. 3, H226; Asp. Tox. 1, H304; Aquatic Chronic 2, H411; STOT SE 3, H335-H336	<1.0%

· ***Additional information:***
The content of Benzene (EINECS-Nr. 200-753-7) in the ingredients is less than 0,1% (Note P Annex 1 67/548 EU), so the classification as carcinogen need not to apply.
For the wording of the listed risk phrases refer to section 16.

*
SECTION 4: First aid measures

· ***4.1 Description of first aid measures***
· ***After inhalation:*** *Supply fresh air; consult doctor in case of complaints.*
· ***After skin contact:*** *Generally the product does not irritate the skin.*
· ***After eye contact:***
Rinse opened eye for several minutes under running water. If symptoms persist, consult a doctor.

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· ***After swallowing:*** *Drink plenty of water and provide fresh air. Call for a doctor immediately.*
· ***4.2 Most important symptoms and effects, both acute and delayed*** *No further relevant information available.*
· ***4.3 Indication of any immediate medical attention and special treatment needed***
No further relevant information available.

*
SECTION 5: Firefighting measures

· ***5.1 Extinguishing media***
· ***Suitable extinguishing agents:***
CO2, bluspoeder of waterstraal. Grotere brand met waterstraal of met schuim.
Vaten met water afkoelen.
· ***For safety reasons unsuitable extinguishing agents:*** *Water with full jet*
· ***5.2 Special hazards arising from the substance or mixture*** *No further relevant information available.*
· ***5.3 Advice for firefighters*** -

*
SECTION 6: Accidental release measures

· ***6.1 Personal precautions, protective equipment and emergency procedures***
Wear protective equipment. Keep unprotected persons away.
· ***6.2 Environmental precautions:*** *Do not allow product to reach sewage system or any water course.*
· ***6.3 Methods and material for containment and cleaning up:*** *Ensure adequate ventilation.*
· ***6.4 Reference to other sections***
See Section 7 for information on safe handling.
See Section 8 for information on personal protection equipment.
See Section 13 for disposal information.

*
SECTION 7: Handling and storage

· ***7.1 Precautions for safe handling***
Ensure good ventilation/exhaustion at the workplace.
Open and handle receptacle with care.
· ***Information about fire - and explosion protection:***
Keep ignition sources away - Do not smoke.
Protect against electrostatic charges.

· ***7.2 Conditions for safe storage, including any incompatibilities***
· ***Storage:***
· ***Requirements to be met by storerooms and receptacles:***
Store in a cool location.
Observe official regulations on storing packagings with pressurised containers.
· ***Information about storage in one common storage facility:*** *Not required.*
· ***Further information about storage conditions:***
Store in cool, dry conditions in well sealed receptacles.
Protect from heat and direct sunlight.
· ***Storage class:*** *2B*
· ***7.3 Specific end use(s)*** *No further relevant information available.*

*
SECTION 8: Exposure controls/personal protection

· ***Additional information about design of technical facilities:*** *No further data; see item 7.*

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· ***8.1 Control parameters***

· ***Ingredients with limit values that require monitoring at the workplace:***	
115-10-6 dimethyl ether	
WEL	*Short-term value: 958 mg/m³, 500 ppm* *Long-term value: 766 mg/m³, 400 ppm*
141-78-6 ethyl acetate	
WEL	*Short-term value: 400 ppm* *Long-term value: 200 ppm*
67-64-1 acetone	
WEL	*Short-term value: 3620 mg/m³, 1500 ppm* *Long-term value: 1210 mg/m³, 500 ppm*
106-97-8 butane	
WEL	*Short-term value: 1810 mg/m³, 750 ppm* *Long-term value: 1450 mg/m³, 600 ppm* *Carc (if more than 0.1% of buta-1.3-diene)*
108-65-6 2-methoxy-1-methylethyl acetate	
WEL	*Short-term value: 548 mg/m³, 100 ppm* *Long-term value: 274 mg/m³, 50 ppm* *Sk*
1330-20-7 xylene, mixture of isomers	
WEL	*Short-term value: 441 mg/m³, 100 ppm* *Long-term value: 220 mg/m³, 50 ppm* *Sk; BMGV*
67-63-0 propan-2-ol	
WEL	*Short-term value: 1250 mg/m³, 500 ppm* *Long-term value: 999 mg/m³, 400 ppm*

· ***Ingredients with biological limit values:***	
1330-20-7 xylene, mixture of isomers	
BMGV	*650 mmol/mol creatinine* *Medium: urine* *Sampling time: post shift* *Parameter: methyl hippuric acid*

· ***Additional information:*** *The lists valid during the making were used as basis.*

· ***8.2 Exposure controls***
· ***Personal protective equipment:***
· ***General protective and hygienic measures:***
Keep away from foodstuffs, beverages and feed.
Immediately remove all soiled and contaminated clothing
Wash hands before breaks and at the end of work.
Do not inhale gases / fumes / aerosols.
Avoid contact with the eyes and skin.
· ***Respiratory protection:***
Not necessary if room is well-ventilated.
Otherwise, filter class A / P2 or self contained.
· ***Protection of hands:***

Protective gloves

Solvent resistant gloves
In case of contact with spray dust protective gloves made of butyl shoud be used (min. 0.4 mm thick), e.g. KCL Camatril, article no. 898 or similar products

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The glove material has to be impermeable and resistant to the product/ the substance/ the preparation.
Selection of the glove material on consideration of the penetration times, rates of diffusion and the degradation

· **Material of gloves** *Butyl rubber, BR*
· **Penetration time of glove material**
Butyl rubber gloves with a thickness of 0.4 mm are resistant to:
Acetone: 480 min
Butyl acetate: 60 min
Ethyl acetate: 170 min
Xylene: 42 min
· **Eye protection:** *Safety glasses*

*
SECTION 9: Physical and chemical properties

· **9.1 Information on basic physical and chemical properties**	
· **General Information**	
· **Appearance:**	
Form:	*Aerosol*
Colour:	*According to product specification*
· **Odour:**	*Characteristic*
· **Odour threshold:**	*Not determined.*
· **pH-value:**	*Not determined.*
· **Change in condition**	
Melting point/Melting range:	*Undetermined.*
Boiling point/Boiling range:	*Not applicable, as aerosol.*
· **Flash point:**	*Not applicable, as aerosol.*
· **Flammability (solid, gaseous):**	*Not applicable.*
· **Ignition temperature:**	*235 °C*
· **Decomposition temperature:**	*Not determined.*
· **Self-igniting:**	*Product is not selfigniting.*
· **Danger of explosion:**	*In use, may form flammable/explosive vapour-air mixture.*
· **Explosion limits:**	
Lower:	*2.1 Vol %*
Upper:	*18.6 Vol %*
· **Vapour pressure at 20 °C:**	*5200 hPa*
· **Density at 20 °C:**	*0.96 g/cm³*
· **Relative density**	*Not determined.*
· **Vapour density**	*Not determined.*
· **Evaporation rate**	*Not applicable.*
· **Solubility in / Miscibility with water:**	*Not miscible or difficult to mix.*
· **Partition coefficient (n-octanol/water):**	*Not determined.*
· **Viscosity:**	
Dynamic:	*Not determined.*
Kinematic:	*Not determined.*
· **Solvent content:**	
VOC-(EU)	---
	692.1 g/l
· **VOC-EU%**	*71.78 %*

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· **Solids content:**	36.2 %
· **9.2 Other information**	No further relevant information available.

*
SECTION 10: Stability and reactivity

· **10.1 Reactivity**
· **10.2 Chemical stability**
· **Thermal decomposition / conditions to be avoided:** No decomposition if used according to specifications.
· **10.3 Possibility of hazardous reactions** No dangerous reactions known.
· **10.4 Conditions to avoid** No further relevant information available.
· **10.5 Incompatible materials:** No further relevant information available.
· **10.6 Hazardous decomposition products:** No dangerous decomposition products known.

*
SECTION 11: Toxicological information

· **11.1 Information on toxicological effects**
· **Acute toxicity:**

· **LD/LC50 values relevant for classification:**		
141-78-6 ethyl acetate		
Oral	LD50	5620 mg/kg (rabbit)
Inhalative	LC50/4 h	1600 mg/l (rat)

· **Primary irritant effect:**
· **on the skin:** No irritant effect.
· **on the eye:** Irritating effect.
· **Sensitisation:** No sensitising effects known.
· **Additional toxicological information:**
The product shows the following dangers according to the calculation method of the General EU Classification Guidelines for Preparations as issued in the latest version:
Irritant
Vapours have narcotic effect.

*
SECTION 12: Ecological information

· **12.1 Toxicity**
· **Aquatic toxicity:** No further relevant information available.
· **12.2 Persistence and degradability** No further relevant information available.
· **12.3 Bioaccumulative potential** No further relevant information available.
· **12.4 Mobility in soil** No further relevant information available.
· **Additional ecological information:**
· **General notes:**
Water hazard class 1 (German Regulation) (Self-assessment): slightly hazardous for water
Do not allow undiluted product or large quantities of it to reach ground water, water course or sewage system.
· **12.5 Results of PBT and vPvB assessment**
· **PBT:** Not applicable.
· **vPvB:** Not applicable.
· **12.6 Other adverse effects** No further relevant information available.

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SECTION 13: Disposal considerations

· **13.1 Waste treatment methods**
· **Recommendation**
Must not be disposed together with household garbage. Do not allow product to reach sewage system.

· **European waste catalogue**	
08 01 11*	waste paint and varnish containing organic solvents or other dangerous substances
15 01 04	metallic packaging
15 01 11*	metallic packaging containing a dangerous solid porous matrix (for example asbestos), including empty pressure containers

· **Uncleaned packaging:**
· **Recommendation:** *Disposal must be made according to official regulations.*

*
SECTION 14: Transport information

· **14.1 UN-Number**
· **ADR, IMDG, IATA** *UN1950*

· **14.2 UN proper shipping name**
· **ADR** *UN1950 AEROSOLS*
· **IMDG** *AEROSOLS*
· **IATA** *AEROSOLS, flammable*

· **14.3 Transport hazard class(es)**

· **ADR**

· **Class** *2 5F Gases.*
· **Label** *2.1*

· **IMDG, IATA**

· **Class** *2.1*
· **Label** *2.1*

· **14.4 Packing group**
· **ADR, IMDG, IATA** *Void*

· **14.5 Environmental hazards:**
· **Marine pollutant:** *No*

· **14.6 Special precautions for user** *Warning: Gases.*
· **Danger code (Kemler):** -
· **EMS Number:** *F-D,S-U*

· **14.7 Transport in bulk according to Annex II of MARPOL73/78 and the IBC Code** *Not applicable.*

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· ***Transport/Additional information:***

· ***ADR***	
· ***Limited quantities (LQ)***	*1L*
· ***Excepted quantities (EQ)***	*Code: E0* *Not permitted as Excepted Quantity*
· ***Transport category***	*2*
· ***Tunnel restriction code***	*D*
· ***IMDG***	
· ***Limited quantities (LQ)***	*1L*
· ***Excepted quantities (EQ)***	*Code: E0* *Not permitted as Excepted Quantity*
· ***UN "Model Regulation":***	*UN1950, AEROSOLS, 2.1*

*
SECTION 15: Regulatory information

· ***15.1 Safety, health and environmental regulations/legislation specific for the substance or mixture*** .

· ***Waterhazard class:*** *Water hazard class 1 (Self-assessment): slightly hazardous for water.*
· ***15.2 Chemical safety assessment:*** *A Chemical Safety Assessment has not been carried out.*

*
SECTION 16: Other information

This information is based on our present knowledge. However, this shall not constitute a guarantee for any specific product features and shall not establish a legally valid contractual relationship.

· ***Relevant phrases***
H201 Explosive; mass explosion hazard.
H220 Extremely flammable gas.
H225 Highly flammable liquid and vapour.
H226 Flammable liquid and vapour.
H280 Contains gas under pressure; may explode if heated.
H304 May be fatal if swallowed and enters airways.
H312 Harmful in contact with skin.
H315 Causes skin irritation.
H319 Causes serious eye irritation.
H332 Harmful if inhaled.
H335 May cause respiratory irritation.
H336 May cause drowsiness or dizziness.
H411 Toxic to aquatic life with long lasting effects.

R10 Flammable.
R11 Highly flammable.
R12 Extremely flammable.
R20/21 Harmful by inhalation and in contact with skin.
R3 Extreme risk of explosion by shock, friction, fire or other sources of ignition.
R36 Irritating to eyes.
R37 Irritating to respiratory system.
R38 Irritating to skin.
R51/53 Toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment.
R65 Harmfull: may cause lung damage if swallowed
R66 Repeated exposure may cause skin dryness or cracking.
R67 Vapours may cause drowsiness and dizziness.
· ***Contact:*** *Anwendungstechnik*
· ***Abbreviations and acronyms:***
RID: Règlement international concernant le transport des marchandises dangereuses par chemin de fer (Regulations Concerning the International Transport of Dangerous Goods by Rail)

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ICAO: International Civil Aviation Organisation
ADR: Accord européen sur le transport des marchandises dangereuses par Route (European Agreement concerning the International Carriage of Dangerous Goods by Road)
IMDG: International Maritime Code for Dangerous Goods
IATA: International Air Transport Association
GHS: Globally Harmonised System of Classification and Labelling of Chemicals
EINECS: European Inventory of Existing Commercial Chemical Substances
ELINCS: European List of Notified Chemical Substances
CAS: Chemical Abstracts Service (division of the American Chemical Society)
VOC: Volatile Organic Compounds (USA, EU)
LC50: Lethal concentration, 50 percent
LD50: Lethal dose, 50 percent
Expl. 1.1: Explosives, Division 1.1
Flam. Gas 1: Flammable gases, Hazard Category 1
Flam. Aerosol 1: Flammable aerosols, Hazard Category 1
Press. Gas C: Gases under pressure: Compressed gas
Flam. Liq. 2: Flammable liquids, Hazard Category 2
Flam. Liq. 3: Flammable liquids, Hazard Category 3
Acute Tox. 4: Acute toxicity, Hazard Category 4
Skin Irrit. 2: Skin corrosion/irritation, Hazard Category 2
Eye Irrit. 2: Serious eye damage/eye irritation, Hazard Category 2
STOT SE 3: Specific target organ toxicity - Single exposure, Hazard Category 3
Asp. Tox. 1: Aspiration hazard, Hazard Category 1
Aquatic Chronic 2: Hazardous to the aquatic environment - Chronic Hazard, Category 2