

**City of Keene**  
**New Hampshire**

**HERITAGE COMMISSION MEETING MINUTES**

**Wednesday, April 11, 2018**

**4:00 PM 2<sup>nd</sup> Floor Committee Room**

**Members Present:**

Rose Carey, Chair  
Susan D'Egidio, Vice-Chair  
Louise Zerba  
Charlotte Shuerman  
Katherine Snow

**Staff Present:**

Tara Kessler, Planner

**Members Not Present:**

**1) Call to Order/Roll Call -**

Chair Carey called the meeting to order at 4:00 PM with the roll call. Ms. Kessler introduced Erin Benik, from the HDC, who is also interested in serving on the Heritage Commission.

**2) Approval of Minutes – March 14, 2018**

Ms. Zerba made a motion to adopt the minutes of March 14, 2018 as presented. Ms. Snow seconded the motion which carried unanimously.

**3) Section 106 Review: Relocation of NBT Bank to Colony Mill – *Presentation by NBT Bank***

Ms. Kessler explained the Section 106 review process for the newer members of the Commission. She clarified the Section 106 review process provides an opportunity for comments and potential mitigation; it is not to stop a project from happening. Ms. Kessler also noted this building is outside of the Keene Historic District, right on the edge, which is why it is coming before this Commission. The Commission would then decide if there are any comments/concerns to pass on to NHDHR.

Brad Hall, Facilities Manager for NBT Bank introduced Rob Pearson, of Brady Sullivan (owner of the Colony Mill). Mr. Hall began his presentation by explaining NBT Bank is looking to occupy the former Candy Shop building, known as 210 West Street with the goal of operating a bank branch office. Mr. Hall continued they would be doing some renovations to the inside and outside of the building that include repairs to the existing masonry, replacing exterior windows, and installation of a remote ATM kiosk outside.

Chair Carey asked where the kiosk would be located. Mr. Hall said it would be between the parking lot and the back of the building. Mr. Pearson referred to the site plan explaining the existing trees and shrubbery would be removed and replaced with newer/nicer plants. Mr. Pearson also noted a Landscaping Plan would be presented to the Planning Board. Chair Carey then asked about additional lighting. Mr. Pearson replied there would be additional lighting;

three gooseneck lamps underneath the existing awning as the awning is being replaced. The existing lamps in the parking lot will remain and be upgraded.

Ms. Snow asked how far from the building the kiosk would be located. Mr. Pearson said it would be four to five feet from the building.

Ms. Zerba asked if any thought had been given to the kiosk having the same appearance as the Colony Mill. Mr. Hall replied in the affirmative noting the intent to use an exterior brick veneer, remove the red band on the top and install a pitched roof with a standing seam metal roof (copper colored).

Regarding the signage Ms. Zerba commented the red is very bright. Mr. Hall explained that is their brand color. Ms. Snow asked if the signage was removable should the bank move out. Mr. Hall replied in the affirmative adding there would be no damage to the building. Ms. Zerba then asked if it was necessary to put all those signs on the building instead of using freestanding signs at ground level. Mr. Hall said they could certainly entertain those options.

Ms. Snow asked if the kiosk would cover the 1810 date on the building. Mr. Pearson replied in the negative noting it is not that tall. Ms. D'Egidio clarified this is the Gilbo Avenue side to which Mr. Pearson replied in the affirmative.

Ms. Zerba asked if there were any plans to change the entry. Mr. Pearson replied in the affirmative noting the replacement of the door with a more historical type. He also distributed a copy of the type of windows they are thinking of using (6 over 6). The new windows would be wood on the inside and metal clad on the outside (bronze colored). Mr. Pearson also noted the awning color will match throughout the site. In response to Ms. Zerba, Mr. Pearson noted Gilbo Avenue side would be used as an emergency exit.

Ms. Kessler summarized the comments and concerns of the Commission to be passed onto NHDHR.

- Signage at a lower elevation rather than on the building.
- Kiosk materials consistent with what is on the other buildings.
- Mute the red color if possible.
- Kiosk height does not cover the 1810 sign plate on the building.
- Windows remain six over six.
- Maintain historically significant appearance.

Ms. Zerba moved that the Heritage Commission support the application as presented with the comments as noted. Ms. Snow seconded the motion which carried unanimously.

Ms. Kessler will forward the comments onto NHDHR tomorrow.

**4) Presentation on Walldogs: A Magical History Tour** – *Presentation by Peter Poanessa*  
Mr. Poanessa reported a group of people have gotten together to build on the idea of having a mural festival in Keene. It is being called the “A Magical History Tour” because these festivals are all about the local history. The subject matter is something the community will provide the artists. Mr. Poanessa gave an overview noting this is a four day festival with a couple of hundred artists from all over the world come and paint these murals in Keene. A piece of the

community's involvement is to house and feed the artists while here. Mr. Poanessa outlined the other activities noting the painting takes place in the alleyways and backs of buildings. Judy Rogers noted there would be approximately 12-15 murals being painted. Mr. Poanessa added after the festival is over the town is left with this art gallery that is a very effective economic driver for tourism. Ms. Rogers added that when the festival is over we will be making it into a walking tour with a brochure and maybe a phone application, and integrating some of the existing murals into that tour. Each mural will have a bronze plaque containing information.

Referring to the murals Ms. Zerba asked if there was a Board that reviews the designs. Mr. Poanessa replied yes and no. Ms. Rogers explained ideas are taken from the public; we have a research team that provides a short list of themes to the designers. The Walldogs maintain control of the design. The research committee here consists of Alan Rumrill, Carl Jacobs, and Anita Carroll-Weldon. Once the list of themes is decided on the committee will put together packets of information that will go to the lead designer of each mural. The designers will come up with the design based on the wall they are assigned to. Mr. Poanessa explained the Walldogs organization to the Commission. He explained their requirements and distributed a copy of a catalog of their work for the Commission to review.

In response to Ms. D'Egidio, Mr. Poanessa clarified the artists are from around the world. The festival has been held in the United States for the past 25 years (approximately 750 murals).

Ms. Rogers explained the first walls they will focus on are any of the walls as you enter the downtown area. The discussion continued with Mr. Poanessa noting they have trademarked the "A Magical History Tour" as each festival has its own name. Their storefront will be open soon and they do have a website and Facebook page. The event is planned for June 19-23, 2019. Theme suggestions can be sent to Mr. Poanessa. Ms. Rogers noted they have not yet approached the building owners. She also reported coming in under Arts Alive as a 501-c non-profit. Ms. Kessler reported Mr. Poanessa presented this idea to the HDC at their last meeting.

Ms. Zerba motioned for the Heritage Commission to highly support the Walldogs "A Magical History Tour" to take place in June 2019. Ms. Snow seconded the motion which carried unanimously.

Chair Carey invited Mr. Poanessa to stay in touch with the Commission. A brief discussion of potential buildings ensued. Ms. Kessler will send out the link to the Walldogs. Ms. Shuerman asked how the Commission could build on what the Walldogs are doing in the future. Mr. Poanessa reported photos being sent in after he was on the Dan Mitchell show; he suggested potentially being able to incorporate old business logos into the designs.

Ms. Zerba left the meeting at 4:47 PM; a quorum was still present.

**5) Architectural Roadshow:** Planning for the June 2nd Workshop on Keene's Architectural History

Ms. Kessler provided an update on what she has done.

1. Letter going out tomorrow to property owners (School and Court Streets) letting them know about the walking tour and inviting them to share their stories/information.

2. Updated the mapping- shows the pattern of development. Consolidated residential/commercial and will forward to Chair Carey. This will be used to create the walking tour.

Ms. Kessler noted updating the story map is still on the to-do list. Chair Carey shared an example of a story map for the members to review. Chair Carey noted 17 are already done but a lot of the School Street area still needs to be done.

Chair Carey gave a synopsis of the walking tour explaining it would leave the Library, go down Winter Street (tour 75 Winter Street), over to 24 School Street (gather on the lawn), go down School Street to #67, and possibly 103 School Street which is empty, possibly tour the Putnam residence at 150 School Street, then tour 91 and 92 Court Street. Chair Carey verified some are inside and some are outside. The tour will take approximately two hours and is 9/10ths of a mile long.

Chair Carey suggested talking about which houses to research and why. She noted another 20-30 houses that have pictures taken but the histories are needed. She reported meeting with Jim Rousmaniere who is more interested in working on the social, economic development of Vernon Street/Mechanic Street/Elm Street area. Chair Carey continued our job will be to research the history of these homes. Ms. Snow commented she is hearing three different projects- the tour, the story maps, and research other homes. Chair Carey clarified the houses she's talking about are all on the tour. She is asking if the Commission wants to do the older houses in the School Street area or have a different focus. Her thought is to do the older houses; some of the houses on the tour are already done. Ms. Kessler provided her thoughts at Chair Carey's request. She clarified for Ms. D'Egidio that Mr. Rousmaniere's presentation will encompass more than what is on the walking tour. Chair Carey clarified the story maps are a separate project she and Ms. Kessler have been working on. Ms. Kessler explained this is the information that accompanies the online walking tour that started after the first workshop; it is a do it yourself tour.

Ms. Kessler suggested the Commission focus on the walking tour and Mr. Rousmaniere's presentation. Ms. Benik recommended including architecturally significant homes along the route. Chair Carey agreed with this recommendation. Ms. Benik suggested 60 School Street, another next to 103 School Street, and 99 School Street.

Chair Carey asked how the work could be divided up. The work would entail creating a story from the Excel spread sheet data. Ms. Snow reported she was unavailable for this project. Ms. Benik offered to assist the Commission. Chair Carey noted the photographs are already done; just the stories are needed (School Street and the corner of Summer Street). She said she would identify those houses where no research has been done that are going to be on the tour.

- 24, 72, and 103 School Street – research completed.
- There is some history on the Putnam's and Jeananne Farrar's.
- Chair Carey has 92 and 137 Court Street.

Ms. Snow reported she had to leave; the time was 5:08 PM. At this point there was no longer a quorum.

## **6) Subcommittee Reports –**

- a. Demolition Review Committee –
- b. Community Outreach Committee – Discussed under agenda item #3.
- c. Research Committee – Discussed under agenda item #3.

7) **Staff Updates** –

8) **New or Other Business** –

9) **Next Meeting**- May 9, 2018

10) **Adjourn** –Chair Carey adjourned the meeting at 5:08 PM with the departure of Ms. Snow as a quorum was no longer present.

Respectfully submitted by,  
Mary Lou Sheats-Hall, Minute-taker  
April 12, 2018

Reviewed and edited by,  
Tara Kessler, Planner