



Historic District Commission Agenda - AMENDED

Wednesday, May 19, 2021

4:30 PM

Online Meeting (Zoom)

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1. Call to Order and Roll Call
2. Minutes of April 21, 2021
3. Public Hearings:

COA-2021-02 – 17-23 Mechanic St – Lead Paint Abatement – Applicant and owner Greenwald 2 LLC proposes to install vinyl siding over the existing wood siding and trim on the buildings located at 17-23 Mechanic St (TMP# 554-082-000). A waiver is requested from Sec. XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding. The property is ranked as a Contributing Resource and is located in the Central Business District.

COA-2014-06, Modification #2 – 166 West St – Mixed-Use Building Design Changes - Applicant DB Architects LLC, on behalf of owner Flyboy Realty LLC, proposes to modify the design of the mixed-use building on the property located at 166 West Street (TMP# 576-002-000). A waiver is requested from Sec XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction. This property is not ranked and is located in the Central Business Limited District.

4. Staff Updates
5. New Business
6. Upcoming Dates of Interest
 - a) Next HDC Meeting: June 16, 2021
 - b) HDC Site Visit: June 16, 2021 (To be confirmed)
7. Adjourn

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

3
4
5 **HISTORIC DISTRICT COMMISSION**
6 **MEETING MINUTES**
7

8 **Wednesday, April 21, 2021**

4:30 PM

Remotely via Zoom

Members Present:

Hope Benik
Tia Hockett, Alternate
Russ Fleming, Vice Chair
Andrew Weglinski, Chair
Hans Porschitz
Sam Temple
Councilor Workman

Staff Present:

Mari Brunner, Planner
Tara Kessler, Senior Planner
Rhett Lamb, Community Development
Director

Members Not Present:

Peter Poanessa, Alternate
Dave Bergeron, Alternate

9 Chair Weglinski read a prepared statement explaining how the Emergency Order #12, pursuant
10 to Executive Order #2020-04 issued by the Governor of New Hampshire, waives certain
11 provisions of RSA 91-A (which regulates the operation of public body meetings) during the
12 declared COVID-19 State of Emergency. He called the meeting to order at 4:34 PM.
13

14 **1) Call to Order and Roll Call**

15
16 Roll call was conducted. Chair Weglinski stated that Tia Hockett is a voting member today.
17

18 **2) Minutes of March 17, 2021**

19
20 Councilor Workman arrived at 4:37 PM.
21

22 Mr. Fleming made a motion to approve the meeting minutes of March 17, 2021. Mr. Porschitz
23 seconded the motion, which passed by unanimous vote.
24

25 **3) Continued Public Hearing**

26 **Amendments to the Downtown Historic District Regulations** - The Historic District
27 Commission proposes to amend its regulations by incorporating them into Article 21 and
28 Section 25.15 of the proposed City of Keene Land Development Code (see Ordinance O-
29 2020-10A). Proposed amendments to these regulations include, but are not limited to,

30 exempting buildings that are less than 50 years old from the regulations, amending the
31 thresholds for major and minor project classification, and establishing standards related to
32 artwork/murals on buildings and structures.

33
34 Chair Weglinski asked if they have to make a motion on completeness, if it is a continued public
35 hearing. Mari Brunner, Planner replied no, he just needs to open the public hearing again and then
36 Ms. Kessler is present to present on the item.

37
38 Chair Weglinski opened the public hearing. He asked Ms. Kessler to present the amendments and
39 bring the group up to speed.

40
41 Tara Kessler, Senior Planner stated that this agenda item is related to amendments to the Historic
42 District's regulations as they discussed at the last meeting when the public hearing was first
43 opened on this item. She continued that as a brief reminder, the City of Keene is proposing to
44 establish a Land Development Code, which merges all of the City's land development
45 regulations, including the Planning Board regulations, the Historic District Commission
46 regulations, the Zoning regulations, and a few other chapters of City Code, into one document.
47 The HDC over the past couple years has been looking to find opportunities to make amendments
48 to the HDC regulations where they made sense based on the Board's experience with the
49 regulations and interest in improvements.

50
51 Ms. Kessler continued that at the March meeting she gave a more detailed overview of what the
52 Land Development Code would look like and a more detailed overview of the amendments that
53 were proposed in the Historic District regulations. Tonight she will draw their attention to some
54 of staff's responses through additional amendments to the regulations based on the feedback they
55 received from the last meeting and answer some questions that were raised. At that time there
56 were one or two members who were concerned about voting on the amendments and needed
57 some more time to digest what was being proposed. She believes those amendments were shared
58 soon after the March meeting for Commission members to have more time for reflection on the
59 proposed amendments. Staff met with some Commission members independently to answer
60 questions and a memo was shared in advance of this meeting with some additional edits and
61 those are what she will go through tonight.

62
63 Ms. Kessler continued that the City Council held a public hearing on the Land Development
64 Code last Thursday and tonight the Planning, Licenses, and Development (PLD) Committee of
65 the City Council will be reviewing the Ordinances that were submitted. The PLD Committee
66 members are aware and will be reminded that the HDC has not approved the proposed
67 amendments to its regulations yet. If the HDC were to vote tonight on these regulations, they
68 will be incorporated into the Ordinances that the City Council will be voting on related to the
69 Land Development Code.

70
71 Ms. Kessler showed a slide that gives an overview of the major changes that were proposed with
72 the Historic District. She continued that she has already noted that one of the big ones is moving

73 the regulations into the Land Development Code and she did review these at the last meeting, so
74 unless there are questions about the Land Development Code itself and how these regulations fit
75 into it, she will move forward. Seeing no hands raised, she continued.

76

77 One of the most significant changes proposed is the proposal to exempt buildings that are
78 younger than 50 years from the Historic District regulations. They spent a fair amount of time
79 discussing this at the last meeting and she will not go into too much of an overview of why this
80 was proposed, but she will note that there is a memo included in the meeting packet from City
81 staff that addresses some concerns that were raised about the legality of exempting buildings in a
82 Historic District from the purview of the Historic District regulations. Staff consulted with the
83 City Attorney on this matter and he believes that the Historic District does have the authority to
84 exempt activities, including the proposal to exempt buildings that are younger than 50 years from
85 its regulations and that this is consistent with State statute.

86

87 Ms. Kessler continued that staff has heard concern about the impact that this change might have
88 on the Historic District and a concern that there should be a HDC review or minimal
89 involvement with respect to new construction, to make sure that new development is consistent
90 and compatible with the surrounding Historic District and not incompatible with it or taking
91 away from the Primary and Contributing resources. Thus, staff are proposing that if the HDC is
92 willing and ready to vote on this change to exempt buildings that are less than 50 years old, a
93 solution to ensure that the HDC might still have some involvement would be to require that prior
94 to Planning Board action on applications for major site plans – new buildings or new additions
95 that require major site plan review –the HDC review those applications and provide a
96 recommendation to the Planning Board. She knows that at least one Commission member had
97 some pretty significant concerns about this. Are there any questions or feedback from the
98 Commission about this?

99

100 Chair Weglinski suggested she take questions after each item she presents. Ms. Kessler replied
101 that is fine. She continued that she wants to note that this amendment would need to be voted on
102 by the Planning Board at some point, since it would impact their regulations and not the HDC
103 regulations.

104

105 Mr. Fleming stated that he appreciates the work that staff has done. He continued that he was
106 concerned about the legality of this proposed amendment and the consequences to the Historic
107 District, despite the fact that he also appreciates the attempt to streamline the Land Development
108 regulations, and he thanks staff for obtaining the City Attorney’s opinion that indicates there is
109 no conflict with State law with regard to the responsibilities of the HDC. He is satisfied with this
110 change that is being proposed, whereby the HDC would have some review opportunity, despite
111 the fact that there would be no separate public hearing on the part of the HDC. He is willing to
112 support this new proposal. He hopes it would be no problem for the Planning Board. He would
113 like a little clarification. Would the City Council be approving it with the HDC’s amendment
114 and expecting the Planning Board at some time to get on board?

115

116 Ms. Kessler replied that for this new amendment to be brought into the new Land Development
117 Code there would not be time before the anticipated City Council action on the Land
118 Development Code. The City Council would be voting on the Land Development Code on May
119 20 at the earliest, and the Code would not take effect until September 1, so there is a period of a
120 few months where staff would go back to the Planning Board, who has authority over their own
121 regulations, to incorporate this amendment and then it would be voted on again ultimately by
122 City Council as an amendment to the Land Development Code before it takes effect.

123

124 Mr. Fleming replied that that sounds okay, as long as everything works. He trusts staff to carry
125 forward with the intent. Chair Weglinski thanked Mr. Fleming and Ms. Kessler and stated that
126 he agrees with everything being said.

127

128 Ms. Kessler stated that there was a comment made at the last meeting about the proposal to
129 prohibit chain-link fencing and chain-link fencing with slats as a new fence material. She
130 continued that this comment was related to propane tanks, she believes, or site features that
131 might necessitate see-through fencing due to safety or security concerns or Code regulations. To
132 address this concern and to ensure that they were not conflicting with necessary Fire, Life Safety,
133 or Building Codes, they have proposed that security fencing required for the Building, Fire, or
134 Life Safety Codes be added to the list of work that is exempt from the HDC Regulations.

135

136 She continued that the next proposed amendment is related to the HDC art standards, which they
137 spent a lot of time talking about at the last meeting. Currently the HDC has standards related to
138 murals that are proposed to be painted on unpainted brick or stone masonry surfaces, excluding
139 concrete surfaces, and these standards were adopted to allow for the Wall Dogs Murals to occur
140 two years ago. At the last meeting there was a specific question about 5C, which requires that
141 murals showcase images of local places, people, and/or products that have historic significance
142 to Keene and/or the surrounding region. Staff spent some time since the last meeting thinking
143 about those questions and comments on that item, and are proposing for the HDC's consideration
144 the removal of 5C, knowing that 5B, *"The mural will enhance or complement the historic
145 character or context of surrounding area"* might serve in the same way that she thinks 5C was
146 intended to. She noted that this proposed amendment is for the HDC's consideration, so if they
147 have concerns about this change, staff is happy to remove it or keep it as it is today.

148

149 Chair Weglinski asked if anyone had questions or comments about this modification. Hearing
150 none, he asked Ms. Kessler to continue.

151

152 Ms. Kessler stated that the other change they reviewed at the last meeting was regarding changes
153 to the window standards. This is the one change discussed at the last meeting which the HDC
154 was not able to review in advance. There were comments at the last meeting about the proposed
155 changes to the window standards that staff took away from the meeting and considered as they
156 tried to improve the edits they had presented on last time. She continued that essentially what
157 these amendments are trying to achieve is to distinguish the standard that they have today related
158 to replacement of windows, which requires that all replacement windows must convey the same

159 visual appearance of the original window or the window that it is replacing. The existing
160 language was not clear enough to distinguish that the standards are specific historic windows,
161 which she thinks they understood was the intent of that standard originally, but it has caused
162 some conflict since it says “*any windows which are approved for replacement shall.*” The edit
163 is to “*1. Be clear that any historic or architecturally significant window that is proposed for*
164 *replacement shall be replaced with a window that conveys the same visual appearance,*” and
165 then it goes on to explain what that means. There is also a question raised about what is an
166 historic window, so they tried to provide in this edit a clear definition. Thus, A., under 1., is an
167 attempt to define what historic or architecturally significant windows would be. A. notes that
168 they are either “*original to the building, reflect the original design and intent of the building,*
169 *reflect changes to the building resulting from major periods or events, or examples of*
170 *exceptional craftsmanship or design. The Commission shall evaluate the significant of windows*
171 *proposed for replacement on a case by case basis.*” She continued that typically, when
172 evaluating whether a window is historic or architecturally significant, they have the applicant
173 either demonstrate through pictorial evidence that it was not historic or historic to the building.
174 First, staff consults the Historic Resource Inventory forms that they have on file for each
175 property in the Historic District. On that form there is a section noting significant features,
176 including windows. That would be a starting place for the Commission as it has been in the past,
177 for trying to understand if a window is actually historic or significant to the architecture.

178
179 Ms. Kessler stated that regarding the other edits, which they did review last time, they broke
180 them out from standard one into separate/distinct standards, for clarity. She does not believe the
181 language has changed much or at all from when they presented this at the last meeting, but they
182 just tried to be clear that standards 2 and 3 are not specific to historic windows. Standard 2 is
183 trying to give more guidance to both the Commission and staff when it comes to proposals to
184 replace windows on buildings that have a variety of window types, ages, and styles or designs,
185 and what the guidance would be for the new windows. Similarly, 3 establishes a threshold for
186 which, if you had more than 50% of the existing windows in a primary elevation - a façade that
187 faces the street, or the front façade of the building - proposed for replacement, this would require
188 that any replacement windows be consistent with the historic windows, based on physical
189 documentary or pictorial evidence. If such evidence is not available, then the applicant may
190 propose a style and pattern of window that is appropriate to the architectural style of the
191 building.

192
193 Ms. Kessler stated that finally, there are new edits that came out of conversation with Chair
194 Weglinski following the meeting. She continued that currently, in the regulations related to
195 building rehabilitation and new construction for Incompatible and Non-Contributing resources,
196 there is a standard that states that alterations or additions shall not disrupt or detract from the
197 historic character or architectural character of the surrounding area. That standard is missing
198 from the regulations related to building rehabilitation and new construction for Primary and
199 Contributing resources. This is something that has come up in the past as a conflict. They have
200 proposed for staff to add: “*4. Alterations shall not disrupt or detract from the established*
201 *historic architectural character of the surrounding area, nor to the relationship of any existing*

202 *historical resources, including site features, on the site,”* and also *“i. Additions shall reflect the*
203 *context of surrounding historic buildings or structures and not detract from the overall character*
204 *of the Historic District”* to the standards for building rehabilitation and new construction for
205 Primary and Contributing Resources.

206

207 Ms. Kessler stated that is all she has for edits. She asked if there are questions. Chair Weglinski
208 stated that it appears that all of the questions were addressed during the presentation. He thanked
209 Ms. Kessler. Ms. Kessler thanked everyone for their time and for their investment in examining
210 these proposed changes, and for their feedback at the last meeting. She continued that staff
211 really appreciates their role and involvement in this process. Chair Weglinski thanked Ms.
212 Kessler and Ms. Brunner for all the good work that has been done.

213

214 Chair Weglinski asked if members of the public had any questions or comments and explained
215 the procedures for participation. Ms. Brunner stated that she does not see anyone from the public
216 with their hand raised to speak. After waiting a few more moments, Chair Weglinski closed the
217 public hearing to begin board deliberations.

218

219 Chair Weglinski asked if there is any discussion from HDC members. Mr. Porschitz stated that
220 he understands the change they made to the murals, in terms of not controlling the content. He
221 asked if that is in order to provide artistic freedom to put whatever they want onto a wall. He
222 asked if this would open up the opportunity for murals that might not have anything to do with
223 people or places? He knows Mr. Temple had thoughts on this last time around. Can he re-state
224 his concerns with the wording as written?

225

226 Mr. Temple stated that he thinks that the wording was such that it seemed fairly restrictive in
227 terms of content. He forgets the exact wording, but it was something like ‘local events, figures,
228 and’ something else, and it seemed very content-restrictive. He continued that he does not know
229 what the mechanisms would be to review new artwork, but surely he does not want the walls of
230 Keene to be just frames for historical nostalgia. There is enough of that now. It would be nice to
231 leave what they have left for more adventuresome art. That was his take.

232

233 Mr. Porschitz stated that he agrees with that and wonders if someone could educate him about
234 whether this leaves it open for any content, or if there are other groups that would have input on
235 what the content may be.

236

237 Ms. Brunner replied that a mural proposed to be painted on an unpainted brick or stone masonry
238 surface in the Historic District would go to the HDC for review. Otherwise, she does not think
239 there would be any other group that would be reviewing anything. As Ms. Kessler pointed out,
240 there is still a standard that would remain, 5B, that says *“The mural will enhance or complement*
241 *the historic character or context of the surrounding area.”* The board could rely on that
242 standard, but it is less content-specific than 5C as Mr. Temple was noting. 5C states *“The mural*
243 *will showcase images of local places, people, and/or products that have historic significance to*
244 *Keene and/or the surrounding region,”* so, removing 5C takes away that level of specificity.

245 They still would have a standard to fall back on in terms of making sure that it is complementing
246 the historic character or context of the surrounding area. Mr. Porschitz thanked Ms. Brunner and
247 replied that that makes sense.

248

249 Mr. Temple asked if anyone from Friends of Public Art is here, and if they want to give input on
250 this topic. Ms. Brunner replied that Rosemarie Bernardi is here, and if the public comment
251 period is opened again she could speak. Chair Weglinski re-opened the public comment period
252 and asked to hear from Ms. Bernardi.

253

254 Rosemarie Bernardi of 51 Cottage St. stated that regarding the new restrictions/new proposals,
255 she has two concerns: one, she is an artist, and therefore open to just about anything, including
256 things that would probably be too offensive to many other people, and two, she thinks that Keene
257 is a large enough city that the Historic District is not that large. She does the temporary paste
258 paper murals and she thinks they can be anywhere, including the Historic District, but they do
259 not last forever and she thinks they can be very contemporary. That is how she would like to see
260 them, though she does not know that they have been so far. She personally likes the idea of what
261 the Walldogs project did, and that if people are coming to walk around the Historic District, there
262 is still room for more sentimental pieces, or however you want to phrase it. There were many
263 more subjects that they did not get to. Molly Fletcher is an artist that presents historical
264 information in a humorous way. The historic facts do not necessarily have to be done in a
265 conservative way. As a resident, she likes the idea that someone can learn about the history of
266 Keene by walking around downtown. That said, as much as she loves the Walldogs murals, her
267 favorite mural downtown is the one on the side of Lindy's Diner. Close to the Historic District,
268 there are walls that maybe you could get an exemption for, where the owner could decide. She
269 thinks there are still places for artist freedom to be contemporary, but she, again, as a resident of
270 Keene, really loves what Walldogs does to the historic buildings downtown. She wants to see
271 things that are very contemporary, and temporary, and also more permanent, and within the
272 confines of three blocks, the Historic District is not very big. There are plenty of overpasses and
273 sides of other buildings. And there are always exemptions. She likes 5C. She thinks it
274 encourages more of that kind of mural. And she would imagine there could always be
275 exceptions to that, where someone comes in to the Historic District, like maybe the Colonial
276 Theatre says, on the back of the theater, they want to have this contemporary collage of
277 performance artists, and none of them are historical but they would relate to the historical
278 significance of the Colonial Theatre. She can see where exceptions could happen.

279

280 Chair Weglinski asked if there were any additional comments from the public. Hearing none, he
281 closed the public hearing again. He asked if the HDC had any further discussion. Hearing none,
282 he asked for a motion to approve the amendments. Ms. Brunner asked: to clarify, is he asking
283 for a motion to adopt the amendments including the strikeout of the mural standard 5C? Chair
284 Weglinski replied yes, he would keep that strikethrough incorporated into the amendment.

285

286 Councilor Workman made a motion for the Historic District Commission to amend the Historic
287 District Regulations and Development Standards and to consolidate these regulations into Article

288 21 and Sections 25.15 of the City of Keene Land Development Code, all as proposed in
289 Ordinance 2020-10-A, including the proposed amendments contained in the memorandum dated
290 April 14, 2021 from Tara Kessler to the Commission. Such amendments and consolidation will
291 not become effective until the City of Keene Land Development takes effect. Ms. Benik
292 seconded the motion, which passed with a unanimous, roll call vote.

293

294 Ms. Kessler stated that at some point, Ms. Brunner will be reaching out to get a signature on a
295 certificate of adoption for those amendments and regulation changes. There will be an email
296 about that final step soon. Chair Weglinski asked if digital signature is allowed. Ms. Kessler
297 replied no, it needs to be in person at the City Clerk's Office.

298

299 4) **Public Hearing - COA-2013-05, Modification #2 – 32-34 Washington St. – Bennett**
300 **Block Masonry Cleaning & Repointing** – Applicant Stevens & Associates, on behalf of
301 owner Monadnock Affordable Housing Corporation, proposes to clean and repair masonry
302 on the primary façade of the Bennett Block building. The property is ranked as a Primary
303 Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the Central
304 Business District. A waiver is requested from Section XV.B.2.b.6 of the HDC Regulations
305 regarding mortar color.

306

307 Chair Weglinski asked if there is a staff recommendation on the completeness of the application.
308 Ms. Brunner replied that the applicant has requested an exemption from providing a site plan, as
309 no changes to the site are proposed. She continued that staff recommends that the Commission
310 grant the requested exemption and find this application to be complete.

311

312 Mr. Porschitz made a motion to accept the application as complete. Mr. Fleming seconded the
313 motion, which passed with a unanimous, roll call vote.

314

315 Chair Weglinski asked the applicant to address their request.

316

317 Diane Abate of Stevens and Associates, from her home in Wilmington, VT, stated that she is
318 presenting on behalf of the owner, Monadnock Affordable Housing Corporation (MAHC). She
319 continued that MAHC is asking for a modification to the building at 32-34 Washington St. This
320 is the three-story building built around 1929. They had a prior application submitted to the HDC
321 for approval for changes to the façade, in August, and they did get approval for changing
322 windows, the storefront, and making some changes to the trim to get it a little more historic,
323 bringing it further in line with what it might have looked like in the 1920s. One thing they did
324 not present at that time was cleaning of the masonry or doing any repointing at the time. They
325 did not think they had the budget for it. She showed drawings from the building permit. She
326 stated that they asked, as an alternate to the contractor, to give them a price for doing some
327 cleaning and repointing. The cost did come back favorable, so they are back before the HDC to
328 get that permission and to make sure that the MAHC is in conformance with the historic review.

329 Ms. Abate showed a slide of a close-up of the work and stated that it is what they presented in
330 August, with the exception of the masonry cleaning on the façade. The areas that will require

331 repointing are the areas under the windowsills where there has been some water damage over the
332 years and some cracks along the top. You can see from the picture of the façade that the brick is
333 in need of cleaning. There is a lot of staining and it would be a good thing to clean the masonry
334 and do some repointing.

335 Ms. Abate continued that the product they are proposing is a Light Duty Restoration Cleaner that
336 is designed for historic buildings, so it is a very gentle, low-acid product that is brushed or rolled
337 on and gently sponged and rinsed with clean water. There is a capture plan for that wastewater
338 that rolls down the façade. There will be a vacuum boom on the sidewalk that will suck up any
339 of that water into a truck with a tank and then it will be driven off-site and properly disposed of.
340 This is a product that they used on Central Square Terrace across the street with good success.

341 She showed a close-up of the existing mortar, stating that it is a Portland cement, which is typical
342 for the 1920s, as opposed to the limestone cement that they used prior to that. She continued that
343 it is a rather color-less mortar and MAHC is proposing to use a Tuck Pointing Mortar, Type O.
344 They are asking for a waiver for allowing the use of a colorant, but it is sort of in her back
345 pocket. They feel that they can and will get a very close match without any additive. It is almost
346 like the waiver will not be necessary, in her opinion.

347 Ms. Abate referenced the waiver request. She continued that the mortar color will come from the
348 aggregate. They have a top-notch masonry restoration contractor who has assured them they will
349 be doing at least three or four samples of mortar to get a very close match before using it, and
350 based on the coloration that is there, there really is not any color in the mortar. There is not
351 really a need to add any colorant. They will get that Portland cement color using a little trial and
352 error, but they will not do it on the building. It will be done on the side and they will get a close
353 match and once approved for that color they will use that mortar for the repointing.

354 Chair Weglinski asked if there were any questions from the HDC. Hearing none, he asked if
355 there were any comments from staff.

356 Ms. Brunner stated that this property did recently receive approval from the HDC. She
357 continued that that was COA-2013-05, Modification #1. At that time the applicant received
358 approval for renovations to the building, including the restoration of storefront and replacement
359 of all windows and doors. The current request is to clean, repair, and repoint masonry on the
360 primary façade of the building facing Washington St. The HDC standards that are applicable are
361 all under Section XV.B.2, which is all in regards to masonry. There are a couple standards that
362 relate to cleaning, which state that *“Masonry shall be cleaned only when necessary to halt*
363 *deterioration or remove heavy soiling”* and *“Masonry shall not be sandblasted or abrasively*
364 *cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden*
365 *hose pressure, using water or detergents.”* The proposed cleaning method, by the applicant, is
366 to use the SureKlean Light Duty Restoration Cleaner by Prosoco, which the construction
367 documents specify is a *“Gelled blend of cleaning agents, detergents, and inhibitors,”* meant to
368 be used on historic masonry and this would be applied using a roller or brush and then washed
369 using very low-pressure water. That does appear to meet the HDC standards for the cleaning of
370 masonry. In addition, if necessary, areas will be repointed, and the standard that deals with

371 repointing masonry has a statement that says the color of all mortar shall come from the
372 aggregate and not the binder. The applicant is proposing to repoint targeted areas of masonry on
373 the primary façade and in the project narrative the applicant specified that the existing mortar on
374 the building is a Portland cement mixture. She believes between 1871 and 1931 is when
375 Portland cement started to be brought into the mix, so the fact that this building was built in 1929
376 follows that timeline.

377 Ms. Brunner continued that the applicant is proposing to use a Type O Amerimix Tuck Pointing
378 Mortar. The specification sheet is in the agenda packet. The applicant did note that in order to
379 match the color of the existing mortar pigments may be used and mixed in, which again, going
380 back to that statement in the standard that says "*the color shall come from the aggregate and not*
381 *the binder,*" just to be safe, staff thought it would be important to ask for a waiver from that
382 standard in case it is necessary to mix in pigments, because the intent of that standard, which was
383 based on the Secretary of the Interior's guidance, was for the color of the new mortar to come
384 from whatever the aggregate is, whatever sand is mixed in, and not from something like a
385 pigment. The applicant did submit a waiver request, which is included in the project narrative.

386 Ms. Brunner continued that lastly, staff are recommending that a test patch be done for both the
387 cleaning and the masonry repointing and that staff are given an opportunity to look at that test
388 patch before they continue with doing the rest of the façade, as a condition of approval.

389 Chair Weglinski asked if the HDC members had any questions for staff. Hearing none, he asked
390 if there was anyone from the public who wished to speak. Hearing none, he gave it another
391 moment and then closed the public comment portion. He stated that the board will deliberate.

392 Chair Weglinski asked if there were any further questions or comments. Hearing none, he asked
393 staff for a recommended motion. Ms. Brunner stated that this recommended motion is slightly
394 different than the one in the agenda packet, to include the language around granting a waiver.
395 This combines the approval of the waiver and the approval of the project into one motion.

396 Ms. Benik made a motion to grant a waiver from XV.B.2.b.6 of the HDC Regulations to allow
397 the color of the mortar to come from the binder and approve COA-2013-05, Modification #2 for
398 masonry cleaning and repairs on the primary façade of the Bennett Block building, located at 32-
399 34 Washington St. (TMP #568-065-000), as presented in the architectural elevations identified as
400 "Building Elevations" prepared by Stevens and Associates, PC at a scale of 1/8 of an inch = 1
401 foot on November 6, 2020 with the following conditions:

- 402 1. Staff approval of a test patch in an unobtrusive location prior to masonry cleaning.
- 403 2. Staff approval of a test patch in an unobtrusive location prior to masonry repointing.

404 Councilor Workman seconded the motion, which passed by a unanimous, roll call vote.

405

406 5) **Advice and Comment**

407 May is Mural Month – Rosemarie Bernardi, on behalf of Friends of Public Art, will
408 present on the annual paste paper mural project.

409

410 Chair Weglinski asked Ms. Bernardi to speak.

411

412 Rosemarie Bernardi stated that she is speaking on behalf of Friends of Public Art (FPA),
413 specifically Georgia Cassimatis, on what will be the fifth year of their annual Paste Paper Mural
414 Project, a temporary mural project. She continued that four years ago, then-Mayor Kendall Lane
415 and the City Council declared May as “Mural Month” in Keene to endorse this project. COVID-
416 19 wrecked their big plans for last summer and has kind of put a halt on what their plans are for
417 this summer, and they are looking forward to 2022 to do something more major.

418

419 Ms. Bernardi continued that the idea came about because as an artist and a Keene resident, she
420 could not imagine retiring in a city that did not have visual artwork on the walls. She taught
421 print-making and knew a lot of the street artists that she admired came out of print-making and
422 they were doing temporary paste paper murals. Thus, she decided that before she retired, she
423 would have her students do that project. Her students would do very large original prints and
424 they would tile them like wallpaper on walls. Originally she was choosing places that were
425 farther away from Main St. and she ran into Paul Cooper, who owns the building that MODA is
426 in and Urban Exchange, and he was eager to have something on his wall, which is opposite
427 Citizens Bank, because he had a lot of graffiti. He offered that wall to her and her students to do
428 their project on. Then she met Georgia Cassimatis and FPA, and she was also looking to support
429 public artwork. The two of them worked together on this, and her students participated for the
430 first three years. Then when she retired, she moved away from working with students
431 specifically at Keene, although there are other students involved, and other artists. Their goal
432 was to invigorate the alleyways and side streets of Keene, to make them interesting places for
433 artwork and for people passing through. They also thought of them as a way to highlight the
434 architectural details.

435

436 Ms. Bernardi showed a series of photographs depicting temporary paste paper murals that were
437 installed in the past in Keene. She showed an image and explained that the two alcoves that are
438 cut punched into the wall on the side of Miller Brothers is a great framing device for the
439 temporary murals and provides a place for them to live, and also accentuates where they are.
440 Now they have the permanent murals, but at that time there were no Wall Dog murals and they
441 thought of how people would come downtown not just to have dinner, but to then walk around,
442 or families would bike through downtown and stop and talk to people putting up or taking down
443 murals and talk to their kids about what they are looking at on the wall, so the paper paste murals
444 would be a way the public could learn more about contemporary art without having to go to a
445 museum, and hopefully participate in it.

446

447 She continued that she and FPA were adamant that the murals would be temporary, and unlike
448 graffiti and temporary paste paper murals in other cities, they would take them down (most street
449 artists put them up and walk away and never take them down), and that they would have the
450 approval of the building owners. They have a contract. They go to the building owners and give
451 an idea of what the artwork is going to be, but the building owners do not specify what they
452 want. They do take some of the building owners’ tastes into consideration. For instance, she

453 referred to an image a mural that shows hands by Philadelphia street artist Joe Boruchow, and
454 the owners of Miller Brothers were concerned with whether the image “meant” something that
455 they did not know about, and was the artist signaling something. She and Ms. Cassimatis
456 assured them it just meant somebody was a “square,” but nothing pejorative, so they were okay
457 with it. The building owners really appreciated the pieces, and when she and FPA go to take
458 them down, the building owners ask for more to be put up.

459
460 Ms. Bernardi continued that this weekend she took down her students’ mural that was near
461 Citizens Bank, and told Roberta at the news stand that they were going to take down the one that
462 was there, and that she will work with her to get another one up, and Roberta said “Absolutely
463 not, I love Joe Boruchow’s work; I know it’s looking tattered, but please leave it up until you are
464 willing to replace it,” which they want to do this summer. Thus, this paste paper mural project
465 has been very successful.

466
467 Ms. Bernardi continued that the technique is a 150-year-old technique that was used for
468 advertising in the early 20th century and it is simply wheat paste and water that is brushed on the
469 wall; it does nothing to the brick, and then it is washed off the wall at the end of the year. This
470 one that they took down was supposed to be up for two years and ended up staying up another
471 year because of COVID-19. Probably about 10% of it was defective. The rest of it looked as
472 good as it did when they pasted it up three years ago. There is a lot of graffiti and tagging
473 underneath the mural and you can see some of the tagging that remained that the mural did not
474 cover. When she worked with her students, she wanted them to think about the history of Keene,
475 and she wanted their murals to be specific to Keene, since the students were not from Keene.
476 She thought this might be good if they wanted to do public art, so they went to the Historical
477 Society and heard lectures about different characters and situations in Keene. Her students did
478 one on heroes of Keene, and one on artists of Keene.

479
480 Ms. Bernardi showed a slide of her students removing an old mural and putting a new one up.
481 She continued that it was wonderful to get them to work on something for a whole semester.
482 They could spend a lot of time in class working on these, and then the pasting it up took only an
483 hour and a half. People come by, talking to the students the whole time, thanking them for doing
484 it, so they are getting this wonderful thrill of having their work appreciated as they are doing it
485 on site.

486
487 Ms. Bernardi stated that as she mentioned, the subject matter has been open. The first thing they
488 were doing was wood cut linocuts and she invited international artists, one from Sweden and one
489 from Canada, and she is in connection with a wood cut artist from CA right now, so it was
490 original artwork pasted on the walls. The nice thing is that printmakers make multiples, maybe
491 up to 20. Thus, they know they are not getting that wood cut back; it is being destroyed at the
492 end of the year. The other thing they are doing is taking smaller images that are digital, and
493 blowing them up and having them digitally printed by a really good laser printer in Philadelphia
494 that Mr. Boruchow told her about. Or, what they are doing now is having actual paintings on
495 paper applied to the wall. She showed an image of Molly Fletcher pasting up one of her pieces.

496 With Ms. Fletcher, they started experimenting with putting it up in black and white. She showed
497 another piece of Ms. Fletcher's, by the Keene Public Library, which she did as a project with
498 Arts Alive. It is a 12-foot piece and she had people in the community help her paint it. They
499 want to raise money to do something similar to this and have it be a permanent painted mural.
500 This has been up two years and still looks as good as the day they pasted it up.

501
502 Ms. Bernardi continued that they started doing a little bit of painting on the pieces after they have
503 been put up. They had two octogenarian artists. Bob Seaman is 85 and has been doing a
504 drawing every day, through COVID-19, and they are humorous and whimsical. She showed one
505 of his drawings on the screen. She suggested he become a street artist at the age of 85. They
506 took one of his pieces and worked on it in Photoshop and had it printed in Philadelphia, and she
507 and Ms. Fletcher pasted it up. Then they came back with paint, and Mr. Seaman was on the
508 ladder painting a little bit, and also directing Ms. Fletcher with his detailed watercolor effects
509 onto his piece. She showed a slide of Craig Stockwell's work, and stated that he is a regionally
510 well-known painter who lives in Keene. This was an original acrylic on paper and he understood
511 that once it is taken down after a year (or two) it is destroyed.

512
513 Ms. Bernardi continued that Jess Bushey is a young artist who has been helping her. The piece
514 Ms. Bushey is pointing to in the photo is a wood cut by Swedish print-maker John Rasmus. He
515 was willing to fold up this print and send it to her, knowing that he was getting an exhibit in
516 Keene for a year.

517
518 She continued that she thinks paper paste murals can highlight architectural elements. She
519 showed one on the wall of a building Mitch Greenwald owns, stating that he has really endorsed
520 them putting pieces on his buildings. Mr. Boruchow had a number of arch pieces. He does not
521 get permission to do these in Philadelphia; he just goes and puts them places. In Philadelphia, he
522 had them smaller on mailboxes, and they were the same arch, so she asked him for some for
523 Keene. They put up two or three of his. She spoke more about this location on Councilor
524 Greenwald's building.

525
526 Ms. Bernardi showed an image of a piece she stated was on West St. for three years and taken
527 down earlier this spring, done by Caldecott-winner Beth Krommes, from Peterborough. It was a
528 tiny wood engraving that they had blown up. She would love to see it put back up as a painting –
529 it is whimsical and suits the area and the building owner really appreciated it. She showed an
530 image of a Joe Boruchow piece that Nancy MacLane loved. She continued that now that space
531 has been tagged, and she would like to put another mural up in that space.

532
533 She continued that going forward, this year FPA are going to put up a few pieces. The Colonial
534 Theater is doing a lot of work and it is unclear if FPA can get in there and remove the murals that
535 are there, which they need scaffolding for. They will put up something possibly on Councilor
536 Greenwald's space next to the Dr. Johnson mural and definitely on Paul Cooper's space, and she
537 would like to put something where the one in this image was, for a year. She has heard that the
538 owner wants a painted mural. They can give her something for a year.

539

540 Ms. Bernardi stated that what FPA wanted to do last year, and now it is still on hold until 2022,
541 was to have a theme. The theme was going to be animals. They talked to the Humane Society
542 about maybe co-sponsoring it with FPA, and they thought they could get more artists involved in
543 the community, and tossed around ideas. She would like to see poetry also printed and put up,
544 maybe poetry about animals, images of animals of different sizes, and so on and so forth. Maybe
545 there could be 20 cats, so children could come with their parents and look for all 20, or the 10
546 dogs. They talked about the idea of having a wall dedicated to pets, an honorary wall where
547 maybe people would send in images and text and FPA would Photoshop the photographs to turn
548 them into line drawings, or make them look good and then have a couple of comments about the
549 pet, so that people could come and find something about their pet. There would be images of
550 different kinds of animals. One artist wanted to do something about musicians and thought about
551 the dogs playing poker having jazz musicians. She contacted a couple artists last summer and
552 had given out a lot of paper to people to work on for the animals theme, and then everything
553 went on hold because of COVID-19.

554

555 Ms. Bernardi stated that one final thing: when she and Ms. Cassimatis cooked up this idea they
556 worked with Ms. Kessler and Ms. Brunner and came to the HDC and talked to everyone about
557 how her students' piece could go on the wall, and talked about whether it should be screwed on
558 the wall or pasted on the wall. The people were very supportive. Some of them, like some of the
559 building owners, were a little leery at first. But they encouraged FPA to use the wheat paste,
560 which does not harm the brick and is removable and allows it to all be temporary. Every
561 response she has gotten has been great. A graphic artist who moved to Keene from LA came up
562 to her one day when she was pasting with some artists, and said the reason he had moved to
563 Keene was he loves street art and saw original prints on the walls of Keene and he thought, any
564 city that would have original prints on the walls was a city that he could live in, so he bought a
565 house in Keene and works long distance with his company in LA. He was working on a piece
566 for last year's project, which will be next year's project.

567

568 Ms. Bernardi stated that she forgot to add: she is the one who is passionate about the paste paper
569 murals and the more gritty street art, but FPA has also sponsored painted murals. They
570 sponsored the one on the underpass and the one on the side of Lindy's. They have wanted to put
571 one on the side of Nancy MacLane's building and now she hears the new owner wants one, but
572 they were in negotiations with artists about that. Their intention originally was to do one
573 permanent one and then these temporary ones every year. That permanent idea is just not here
574 right now. It is possible maybe if they get permission from Ms. Fletcher to do one for the jazz
575 musician, Scott Mullett; maybe that will be their next one.

576

577 Mr. Temple thanked Ms. Bernardi for her interesting presentation. He continued that he
578 appreciates the work that FPA has done. He asked if they have ever assisted with putting
579 together a juried panel.

580

581 Ms. Bernardi replied that that was exactly one of her ideas. She continued that she and Ms.
582 Cassimatis talked about it, and it is a little difficult. She kept thinking there was going to be a
583 whole group of people who were wild about getting on ladders and pasting, and that has not
584 proven to be the case. She is not sure why that is. But yes, she had originally proposed that they
585 put out a call. Maybe they will do that with the animal one, if they are starting early enough. A
586 regional call. Also, she thought about putting out a juried print-making call for print-makers
587 across the country, students and faculty. The paper is really important with this. She and Ms.
588 Cassimatis found out a lot in doing this, how to do it and make it easier to take them down. Mr.
589 Temple could be one of the jurors.

590
591 Chair Weglinski asked if there were any more questions. Hearing none, he asked if there was
592 anyone from the public who wished to speak. Hearing none, he thanked Ms. Bernardi and stated
593 that it is always great seeing these works of art on these buildings.

594

595 **6) Staff Updates**

596 **- List of 2021 Administrative Approvals as of March 31, 2021**

597
598 Ms. Brunner stated that she has one update for today, which was included in the agenda packet.
599 She continued that in talking with the Chair, they thought it might be good to keep the full HDC
600 a little bit more in the loop with the administrative approvals that are being approved by staff.
601 Rather than doing one large list at the end of the year, she will try and give a few more updates
602 throughout the year. She included a list of approvals; she thinks there have only been three so
603 far this year that were issued between January 1 and March 31. Staff is providing this list to the
604 HDC because the HDC has delegated some of its authority to staff, and staff tries to stay within
605 that authority they have been given. Within the HDC's regulations they have thresholds that say
606 whether or not a project is minor or major. If it is minor, it can be approved by staff, and if it is
607 major, it goes to the HDC. There are definitely some proposals that are kind of on the line, and
608 usually in that instance staff will consult with the HDC Chair. In addition, the HDC's
609 regulations provide a little bit more flexibility for Non-Contributing and Incompatible resources.
610 Regarding any project that is proposed for an Incompatible or Non-Contributing resource, if the
611 Community Development Director feels that it is a minor project and is not going to have a large
612 impact on the Historic District and will not detract from the surrounding character, they can
613 make the call to approve that administratively and they always, in that instance, will consult with
614 the Chair.

615
616 Ms. Brunner continued that she included the information on the projects that were approved.
617 She thinks there were a couple of projects that did meet the threshold for a major project but they
618 were proposed on either a Non-Contributing or an Incompatible resource, and so, staff did
619 approve those requests administratively in those instances. She would be happy to answer
620 questions, and if anyone ever wants to see the full project folder they have those available on the
621 4th floor of City Hall. Staff can also send HDC members information via email, if preferred.

622

623 Chair Weglinski thanked Ms. Brunner and stated that it is the last page of the agenda packet, and
624 he encourages everyone to keep a pulse on that. He continued that if anyone sees something that
625 they thought maybe should have come to the HDC, they can let him know. The HDC standards
626 are fairly clear, but as Ms. Brunner said, there are some projects that come close to that line.
627 That is when he encourages the HDC's input on what has been administratively approved.

628

629 **7) New Business**

630

631 Chair Weglinski asked if there is any new business, from staff or HDC members. Hearing none,
632 he moved to the next agenda item.

633

634 **8) Upcoming Dates of Interest**

635 - **Next HDC Meeting: May 19, 2021 at 4:30 PM**

636 - **HDC Site Visit: May 19, 2021 at 4:00 PM (To Be Confirmed)**

637

638 Chair Weglinski asked if there is anything scheduled at the moment. Ms. Brunner replied that
639 she believes they are going to have 76 Railroad St. and maybe 7-11 Court St. on the agenda. It
640 may be worthwhile to do a site visit for that, but it needs to be confirmed still.

641

642 There being no further business, Chair Weglinski adjourned the meeting at 6:02 PM.

643

644 Respectfully submitted by,

645 Britta Reida, Minute Taker

646

647 Reviewed and edited by Mari Brunner, Planner

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COA-2021-02 – 17-23 Mechanic St. – Lead Abatement Project

Request:

Applicant and owner Greenwald 2 LLC proposes to install vinyl siding over the existing wood siding and trim on the buildings located at 17-23 Mechanic St (TMP# 554-082-000). A waiver is requested from Sec. XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding. The property is ranked as a Contributing Resource and is located in the Central Business District.

Background:

The first structure built on this property appears to have been an outbuilding of the adjacent 100 Washington Street structure, which was the residence of H.P. Mushmore, an independent builder. Sometime after 1892, perhaps following a large 1893 fire that affected several properties in this area, the present structure located at 23 Mechanic Street was constructed as a single-family residence for J.A. Draper, a mechanic employed at J. Humphrey & Co. The house consisted of the main structure and two attached ells, one that was used as a shed and one that was a barn. By the early 20th century, this building was reconfigured for use as a multi-family residence. Exterior features include a gable roof with the short end facing Mechanic Street, a slate and asphalt roof, two brick chimneys on the front section at the front and back on either side of the central ridge, a brick chimney on the rear ell at the ridge line, and wood clapboard siding.

The second structure on this site, which has an address of 17-19 Mechanic Street, was originally located elsewhere in Keene and was moved to its present location sometime around 1900. This building, together with the structure at 23 Mechanic Street, most likely provided

housing for the families of factory workers in Keene. The building consists of a short section with the gable end facing Mechanic Street and three attached ells, each with a pitched roof. The front section and first ell have brick chimneys located just off the central ridge. Exterior features include a stone and concrete foundation, wood clapboard siding, asphalt shingles, and a gable roof with brick chimneys located off-center of the ridge.



Figure 1. Image of the south and east sides of the building located at 23 Mechanic Street. Photo taken May 6, 2021.



Figure 2. Image of the south and east facades of the building located at 17-19 Mechanic Street. Photo taken May 6, 2021.

The current request is to comply with a state-mandated lead paint abatement process, which found that there is lead paint on the exterior of both structures, using the following methods:

- Cover all exposed wood clapboard siding with sheet metal and Double 4 vinyl siding
- Cover window sill, casing and trim with white aluminum coil stock
- Cover all exterior trim with either vinyl trim, white aluminum coil stock, or encapsulating paint
- Cover eaves with white vinyl (soffit) and aluminum coil stock (fascia).

A waiver is requested from Section XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding. Per Section III.D.7 (“*Changes to exterior materials other than those classified as minor projects*”) of the HDC Regulations, this work is classified as a “Major Project” for review by the HDC.

Completeness:

The Applicant has requested exemptions from providing a site plan and building elevations, as no changes are proposed to the site and the only changes to the building include a change in the exterior materials. In place of elevations, the applicant has submitted photographs of the building facades to show existing conditions. Staff recommend that the Commission grant the requested exemptions and accept the application as “complete.”

Application Analysis:

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

Section XV.B.1 – Building Rehabilitation: Primary and Contributing Resources – General Standards, sub-section a:

- “3) The removal of historic materials or alteration of features that characterize a building or structure shall be avoided.***
- 4) Deteriorated historic features significant to the building or structure shall be repaired, rather than replaced. If replacement is necessary due to extreme deterioration, the new feature shall match the historic in size, design, texture, color and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.”***

The Applicant proposes to cover all exterior materials and features of the building, including exposed clapboard siding, window sills, casing, and trim, and all other exterior trim with either vinyl siding, vinyl trim, white aluminum coil stock, or encapsulating paint in order to comply with a state-mandated lead abatement process. No other modifications to the building or site are proposed at this time. In the project narrative, the Applicant states that repairing the existing wood siding is not feasible as it is “beyond restoration” due to decay, and that replacing with new wood siding would be cost-prohibitive. A waiver is requested to permit the use of vinyl siding, which is discussed in more detail later in this staff report. The proposed vinyl siding has been identified as “Fairway, Slate Blue, Double 4 vinyl siding” with a “weathered wood grain appearance” in order to more closely match the appearance of wood. This siding would have the same exposure/reveal as the existing wood siding, and would be a similar color as the existing paint on the buildings, which is a light gray-blue color.

Section XV.B.3 – Building Rehabilitation: Primary and Contributing Resources - Wood (siding and architectural trim), sub-section b) #1 and #4:

- “1) Character-defining architectural trim shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated***

that replacement is warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.”

The Applicant proposes to cover exterior features of the building including all exterior wood trim with either vinyl trim, white aluminum coil stock, or encapsulating paint in order to comply with a state-mandated lead abatement process. The project narrative states that encapsulating paint will be used to “preserve interesting trim features wherever practical.” The Applicant submitted photos of the trim features that will be preserved, which are shown in Figure 3. The Applicant notes that preserving all of the existing wood trim is not feasible due to the increase in cost associated with repairing, scraping, and encapsulating the trim in comparison with covering with vinyl. More information about the difference in cost is discussed below under #4.



Figure 3. Photos submitted by the Applicant that show the wood trim features that will be preserved with encapsulating paint. These trim features are present on the porches on the east side of the 23 Mechanic Street building (left image) and the 17-19 Mechanic Street building (right image).

“4) Vinyl and aluminum siding are prohibited.”

The Applicant proposes to cover the existing wood clapboard siding with vinyl siding that has the same exposure/reveal as the existing wood siding. A waiver is requested from Section XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding. In the project narrative, the Applicant notes that covering the existing siding with vinyl is the most cost-effective option for complying with the state-mandated lead abatement process. Other potential options include repairing and encapsulating the existing siding and trim or removing all existing wood siding and trim and residing with new wood clapboards and trim. According to a quote and rough estimates provided by Connecticut River Valley Abatement and Contracting, the cost to cover the existing siding and trim with vinyl would be \$93,786, whereas the cost of repairing and encapsulating would be between \$200,000-\$250,000 and the cost of replacing with new wood siding and trim would be between \$375,000-\$400,000. The quote and rough estimates from Connecticut River Valley Abatement are included as attachments to this staff report.

In making a determination as to whether to grant this waiver request, the HDC should find that each of the HDC waiver criteria have been met. These criteria are listed below.

“Sec. X Waivers

In a case where:

- A. *Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and*
- B. *An alternative design or materials meets the design objectives stated in these regulations and in the Historic District Ordinance equally well or better than would strict compliance with these regulations; and*
- C. *The waiver may be granted without substantial detriment to the intent of these regulations and the Historic District Ordinance, and the public good.*

The HDC may waive strict compliance with these regulations where the HDC has determined that the above criteria have been met. To request a waiver an applicant must submit a request in writing and cite the specific regulation or standard and the reason(s) it cannot be met.”

Recommendation:

If the Board is inclined to approve this request, the following motion is recommended:

Grant a waiver from Section XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding and approve COA-2021-02 for the installation of vinyl siding over the existing wood siding and trim on the two buildings located at 17-23 Mechanic Street (TMP# 554-082-000), all as presented in the application and supporting materials submitted to the Community Development Department on April 28, 2021 with no conditions.

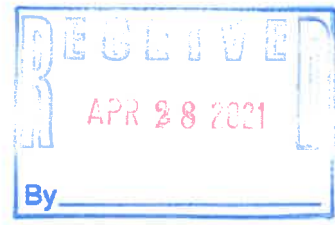
HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



COA-2021-02

A	Project Name:	For Staff Use Only: Date Received: _____ Community Development Department File # _____ <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> RECEIVED APR 28 2021 </div>									
	Tax Map Parcel number(s) <u>554-082-000-000-000</u>	Project Address: <u>17/19/23 Mechanic St</u> Square Footage of Parcel: <u>.31 acre</u> Zoning District: <u>CB</u>									
Applicant	PRINTED Name/Co.: <u>Greenwald 2 LLC Mitchell Greenwald</u>	Owner	PRINTED Name/Co.: <u>Greenwald 2 LLC Mitchell Greenwald</u>								
	Address: <u>55 Main St Keene</u>		Address: <u>55 Main St Keene</u>								
	Telephone: <u>603.357.3035</u>		Telephone: <u>603.357.3035</u>								
	E-mail: <u>mj@greenwaldrealty.com</u>		E-mail: <u>603.357.3035</u>								
	Signature:		Signature:								
Printed Name: <u>Mitchell Greenwald</u>	Printed Name: <u>Mitchell + Joshua Greenwald</u>										
B	Descriptive Narrative Including: <ul style="list-style-type: none"> ✓ Type of alteration ✓ Reason for alteration ✓ Location of alteration ✓ Material selection ✓ Site features ✓ Landscape features 	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)									
		C A complete application must include the following: <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Two (2) copies of completed application forms</td> <td style="width:50%; border: none;"><input type="checkbox"/> Copies of any Zoning Board of Adjustment actions</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) copies of Descriptive Narrative</td> <td style="border: none;"><input type="checkbox"/> Three (3) copies of site plan (see Section D)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters</td> <td style="border: none;"><input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)</td> <td style="border: none;"><input type="checkbox"/> Scale and Massing Depictions (see Section F)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) sets of Mailing Labels for abutters</td> <td style="border: none;"><input type="checkbox"/> Material Examples (see Section G)</td> </tr> </table>		<input type="checkbox"/> Two (2) copies of completed application forms	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions	<input type="checkbox"/> Two (2) copies of Descriptive Narrative	<input type="checkbox"/> Three (3) copies of site plan (see Section D)	<input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters	<input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)	<input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)	<input type="checkbox"/> Scale and Massing Depictions (see Section F)
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<input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Material Examples (see Section G)										



COA-2021-02

April 28, 2021

To: Historic District Commission

Re: 17/19, 23 Mechanic Street

The property consists of 2 wood frame buildings that house studio, 1 bedroom and 2 bedroom apartments. All are rented to individuals and families, at moderate, affordable rents. Several tenants are assisted by Section 8 subsidies.

The buildings have no historical significance that we are aware of.

We were informed by the State of NH that one of the apartments had a child that tested positive for lead paint consumption. This triggered a process that sent a State inspector to the apartment. He confirmed the presence of lead paint in the apartment, and also on the exterior walls.

A risk assessor was hired to further confirm the extent of the lead, and what MUST be done to remediate the situation. The remediation involves both buildings.

The potential methods to correct the situation (and estimated costs) are:

- Repair, scrape, paint and encapsulate all surfaces (\$200,000)
 - The process creates dangerous dust.
 - It will leave the surface with a textured finish that still needs to be repainted.
 - The buildings will need to be re-inspected every 2 years.
 - Will take longer to complete and will inconvenience residents.
 - More expensive than vinyl, and will leave an inferior result.
 - We were unable to obtain a lead-certified contractor available this year.
- Remove all exterior surfaces, re-side with wood and repaint. (\$400,000)
 - This is a significantly more extensive, expensive project.
 - Removed materials must be disposed of in very expensive manner.
- Cover all surfaces with vinyl siding and sheet metal. (\$100,000)
 - It is a permanent solution.
 - Attractive, consistent finish
 - It is less intrusive to residents during construction.
 - It will result in better building than possible with other options.

I need to stress that we are receiving no state or federal money to assist with the costs of this project. I understand why the project is necessary. The hazard of lead paint to the public needs to be eliminated. It is our belief that this will be accomplished, and the property will be more presentable when completed.

There is a significant time pressure (90 days) on us to complete the project. The unavailability of materials and labor makes it all the more difficult. We have been able to locate the materials, and have a crew ready to start work, upon approval by this committee.

- We are requesting an exemption from providing a site plan and elevations.

The buildings involved were constructed in 1900. There are no blue prints, or design elevations available. The time to complete and the unavailability of professionals makes providing them impossible. In their place, we are submitting numerous photos of the buildings and lot. We are not modifying the structure of the building or the site.

- We are requesting a waiver from Sec. XV.B.3.b.4 of the HDC regulations to allow for the covering of the wood siding with vinyl siding.

In the narrative, we have indicated why covering the building with vinyl and sheet metal is the only practical way of achieving the goal of making the building safe while maintaining the original character. The other methods are cost prohibitive, and will not produce a better result. Strict application of the HDC regulations would result in exceptional difficulty and undue hardship. The project would be impossible.

The alternate materials will meet the intent of the regulations better than attempting to restore the wood. The existing wood is simply beyond restoration. We intend to use the encapsulating paint to preserve interesting trim features wherever practical. The color selection is very similar to color presently on the buildings. The windows are currently white vinyl and will remain. The texture of the siding simulates wood. The siding is the same exposure as existing wood. The existing wood siding is very decayed by weather and unattractive. Painting would not help.

There are currently many buildings on Mechanic Street, Washington Street and Court Street with vinyl siding. Our request to improve 17- 23 Mechanic Street with vinyl siding will not make our buildings unique. The waiver, when granted will not be detrimental to the intent of the HDC regulations, or the public good. The buildings will be substantially more attractive and the exterior will be LEAD-SAFE.

Thank you for your consideration.



Mitchell Greenwald

4/26/2021

Todd Russel
Connecticut River Valley
Abatement and Contracting
PO Box 26
Claremont, NH 03743

Mitch,

I have sent the Materials Information Sheets that were requested. I also read over the outline that you are sending into the Historic Board. I agree 100% with all the things stated in that letter.

Repairing existing siding and trying to encapsulate these 2 buildings can be done, but would pose several issues including, disposal of waste, potential hazards of lead dust due to the stripping of the loose paint and size and location of the buildings. It will take much longer and cause issues with parking and tenants being able to get in and out of their apartments. These buildings have numerous places where the siding needs to be removed because of rot and would not be able to be encapsulated and painted. The potential cost per building would be as much as siding both buildings in D4 vinyl siding. Encapsulation is a temporary solution that would need to be inspected ever 2 years and repaired accordingly.

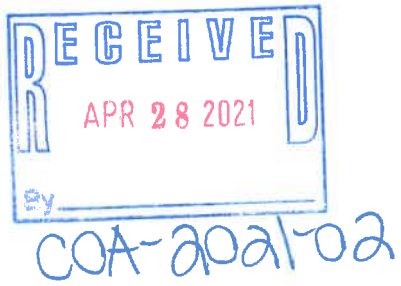
The second option and the only other option, in my opinion is to remove all the exterior wood siding and trim due to the amount of failing paint and substructure, then residing both of buildings in clapboards and trimming in pine trim. The amount of debris that this would create would have to be sent to a facility for special handling. The cost of residing the exterior of both buildings and then adding a minimum of 2 coats of primer and paint would be 4 times as much as just enclosing all the exterior of the building with vinyl siding and wrapping all corners in either vinyl composite trim or wrapping with white aluminum coil stock.

I did not quote either of those methods because the plan of action that was given by the inspectors was to enclose. My rough estimate to repair existing siding and encapsulating the 2 coats of finish paint would be between \$200 and \$250 thousand for both buildings.

The cost of stripping both buildings and installing new wood clapboard siding and then painting would be between \$375 and \$450 thousand. That is assuming all the materials to do the project are available.

In my opinion and also the opinion of the inspector that wrote the action plan is that considering time and cost, the best option for dealing with the lead issues on the exterior of these two buildings, is to enclose it with vinyl and aluminum coil stock as several of the other buildings in this area have done.

Todd Russel
Owner, Connecticut River Valley Abatement and Contracting, LLC



QUOTE

Date: 4/22/2021

Connecticut River Valley Abatement
and General Contracting, LLC
Po Box 226
Claremont, NH 03743
603-558-1818
ToddspropmaInt@yahoo.com

To Josh Greenwald
Greenwald 2, LLC
55 Main Street
Keene, NH 03431
603-721-9266

Writer	Job	Payment Terms	Due Date
Todd	19-23 Mechanic st. Lead Abatement	Due on receipt	

Qty		Materials	Line Total
	Exterior of 19 and 23 Mechanic Street		
	Cover window sill, casing and trim cover with White Aluminum coil stock and seal with caulking. 19 Mechanic had a Total of 50 windows and 9 door casings. 23 Mechanic had a Total of 38 windos and 5 casings.	23 Mechanic st. Siding Windows Doors Soffits+Eves	\$20,720.00 \$5,700.00 \$1,000.00 \$7,200.00
	Cover all exposed siding with Fairway, Slate Blue, Double 4 vinyl siding with Tyvek vapor barrier under. Approximately 88sq of siding.		\$34,620.00
	Remove and cover all exterior trim and cover with either siding, Vinyl Trim or White Aluminum coil stock.	19 Mechanic st. Siding Windows Doors Soffits+Eves	\$29,120.00 \$7,500.00 \$1,800.00 \$8,640.00
	All Eves covered with White Soffit vinyl and facia with Coil Stock.		\$47,060.00
		Total Exterior	\$81,680.00
	Apt #3 of 17-19 Mechanic Street		
	All lead abatement to be completed per Lead Risk assessment done by Micky Laskey of AETS.		
		Total Interior	\$7,640.00
		5% Lead Job Fee	\$4,466.00
		Total Job	\$93,786.00
		Total	\$93,786.00
		Deposit	\$31,262.00
		Balance	\$62,524.00

Make Checks Payable to: **Connecticut River Valley Abatement, LLC**





17 & 19 Mechanic St



17 Mechanic St



17 Mechanic St



17 Mechanic St



19 Mechanic St



17, 19, & 23 Mechanic St



23 Mechanic St



23 Mechanic St



23 Mechanic St



23 Mechanic St



109 Washington St



100 Washington St



82 Washington St



82 Washington St



50 Washington St



67 & 59 Mechanic St



Court St

COA-2021-02

.040"

FAIRWAY D4"

Stock D4" Colors

- Almond
- Classic Linen
- Clay
- Gray
- Khaki
- Prairie Wheat
- Sage
- Sand
- Sandstone
- Slate
- Slate Blue
- Tan
- White



DOUBLE 4

WOODGRAIN

Matching Shake Colors: Pg 36
 Matching Soffit Colors: Pg 30
 Matching Block Colors: Pg 42

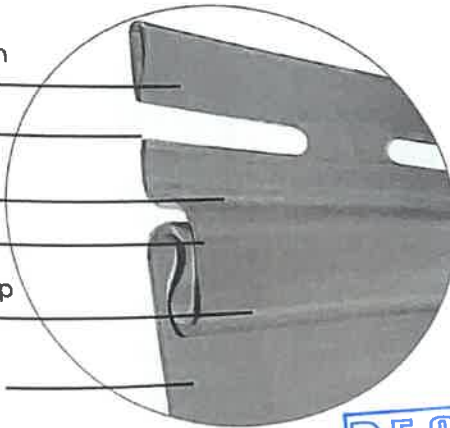
Item	Size	Pcs/Ctn
Fairway D4" Siding	12' 6"	24 - 2 sq
5/8" J Channel	12' 6"	40
3" Outside Corner	10'	10
Undersill Trim	10'	50
Inside Corner	10'	10
Aluminum Starter	10'	50

SIDING - TRADITIONAL COLORS

Rollover Nail Hem



- Weathered woodgrain appearance
- .040" thickness
- LineLock™ panel locking system
- 1/2" lap profile
- Vapor Vent™ weep hole system
- High-grade vinyl compounds and UV inhibitors



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By

COA-2021-02

.085"

FAIRHAVEN SOUND



Stock 7" Colors

- Canyon Clay
- Dover Gray
- Linen
- Maize
- Monterey Sand
- Pearl
- Pebble
- Sage
- Snow White
- Wicker

Special Order 7" Colors

- Almond
- Juniper Grove
- Sandstone



SINGLE COURSE TRADITIONAL SHAKE

Matching Siding Colors:
Pages 4, 6

Item	Size	Pcs/Ctn
7" Single Shake	6'9"	13 - 1/2 sq
Traditional Shake Corner	15.86"	10
10' Vinyl Corner	3.5" x 10'	10
3/4" J Channel	3/4" x 12'	40
Starter Strip	10'	25
AccuClip		25

SHAKE - TRADITIONAL COLORS

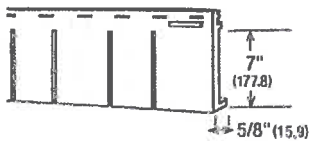
AccuClip

Stainless steel install clip
secures top course of
shake.



Traditional Shake Corner

15.86"
Natural Cedar Texture

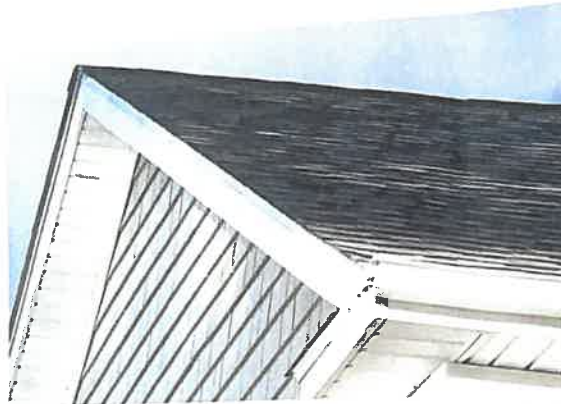


SOFFIT - MITTEN

Stock Solid & Full Vent T4" Colors

- Black
- Bone
- Brownstone
- Fogstone
- Ivory
- Stratus
- Sandalwood
- Frost/White
- Musket Brown - Full Vent Only (Drilled)

SOFFIT



Solid & Full Vent Soffit

Matching Siding Colors:
Pages 18, 19, 20, 22

Soffit not available in Premium Colors.

Item	Size	Pcs/Ctn
T 4" Solid	12" x 12'	16 - 2 sq
T 4" Full Vent - Drilled	12" x 12'	16 - 2 sq
T 4" Full Vent - Lanced (white only)	12" x 12'	16 - 2 sq

Center Vent Soffit - White Only

Item	Size	Pcs/Ctn
T 4" Center Vent - Drilled & Lanced	12" x 12'	16 - 2 sq

Equinox Soffit - White Only

Item	Size	Pcs/Ctn
* Equinox Solid Vent	10" x 12'	20- 2 sq
Equinox Hidden Vent	10" x 12'	20- 2 sq

- Triple 3-1/3 profile (10" wide)
- Premium .045" thickness for extra rigidity
- Deep 1/2" panel projection for sharp definition
- Net free air intake per foot: Vented 8.4 sq. in.

Page 28



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APR 28 2008

COA-2021-02



Marro Home Center 8700
141 Charlestown Rd, Claremont 037433023
Tel: 603-543-0772
Email Address: marrohomecenter@yahoo.com

5994652

HOUSEWRAP 3'W X 100'L

Tyvek 3 ft. W x 100 ft. L House Wrap

Product Details

- Brand Name: Tyvek
- Width: 3 ft.
- Length: 100 ft.
- Product Type: House Wrap
- Color: White

Comments



Disclaimer
Item price may vary.

MFG Number:	TY3100
UPC:	083014102465
Store Retail:	\$59.99

Print



Marro Home Center 8700
141 Charlestown Rd. Claremont 037433023
Tel: 603-543-0772
Email Address: marrohomecenter@yahoo.com

Log

5994660

HOUSEWRAP 9'W X 100'L

Tyvek 9 ft. W x 100 ft.-L House Wrap

Product Details

- Brand Name: Tyvek
- Width: 9 ft.
- Length: 100 ft.
- Product Type: House Wrap
- Color: White

Comments



Disclaimer
Item price may vary.

MFG Number:	TY9100USA
UPC:	063014102311
Store Retail:	\$159.99

Print



CA-2021-02

ALUMINUM COIL

ALL COLORS ARE BEST MATCH

ACCESSORIES

Milten Stock Traditional

#539 / Bone
#637 / Brownstone
#FY / Clay
#222 / Cypress
#640 / Flagstone
#068 / Frost
#266 / Ivory
#250 / Sandcastle
#557 / Sandalwood (98H)
#618 / Satin Gray
#583 / Stratus

ABTCO Stock Traditional

#175 / Almond
#831 / Classic Linen
#FY / Clay
#637 / Khaki
#787 / Prairie Wheat
#222 / Sage
#389 / Sand
#211 / Sandstone
#840 / Slate
#389 / Tan
#068 / White

Genlek Stock Traditional

#FY / Canyon Clay
#151 / Dover Gray
#539 / Linen
#787 / Maize
#211 / Monterey Sand
#618 / Pearl
#637 / Pebble/Hickory
#224 / Sage
#068 / Snow
#840 / Wicker

Milten Stock Premium

#205 / Annapolis Blue
#391 / Gunmetal Gray
#575 / Muskoka Green
#157 / Richmond Red
#555 / Rockaway Grey

ABTCO Stock Premium

#425 / Cabot Blue
#333 / Cabot Brown
#311 / Cabot Red
#655 / Castlemore
#391 / Manor

Genlek Stock Premium

#872 / Chesapeake Gray
#625 / Coastal Blue
#665 / Dark Delft
#638 / Espresso
#637 / Harbor Bay
#873 / Hudson Slate
#391 / Iron Ore
#157 / Majestic Brick
#877 / Marine Biscuit
#874 / Meadow Farm
#652 / Midway Surf
#575 / Medalist Moss
#583 / Storm
#555 / Windwept Smoke

PVC Coil Color

White



Specialty Colors

#048 / Black
#333 / Muskat Brown
#064 / Bronze
#258 / Grecian Green

Style	Size	Ga.	Colors
Smooth	24" x 50'	0.019	Yes
PVC	24" x 50'	0.019	White Only

COA-2014-06, Modification #2 – 166 West St. – Mixed-Use Building Design Changes

Request:

Applicant DB Architects LLC, on behalf of owner Flyboy Realty LLC, proposes to modify the design of the mixed-use building on the property located at 166 West St (TMP# 576-002-000). A waiver is requested from Sec XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction. This property is not ranked and is located in the Central Business Limited District.

Background:

In October 2020, the HDC approved a request to renovate the former Friendly's Building located at 166 West Street and construct a two story, 12,300-sf mixed-use building on the south end of the site facing Gilbo Avenue (COA-2014-06, Modification #1).

Following the HDC's review of this request, the Planning Board approved a site plan application for this same project on October 26, 2020 (SPR-18-14, Modification #1). In addition, the Planning Board approved a subdivision in March 2021 which separated this parcel into two lots (S-01-21). The southern portion of the site where the new mixed-use building will be built is now located on a separate lot from the former Friendly's building. An excerpt from the approved subdivision plan is shown in Figure 1, with the new property line outlined in red.

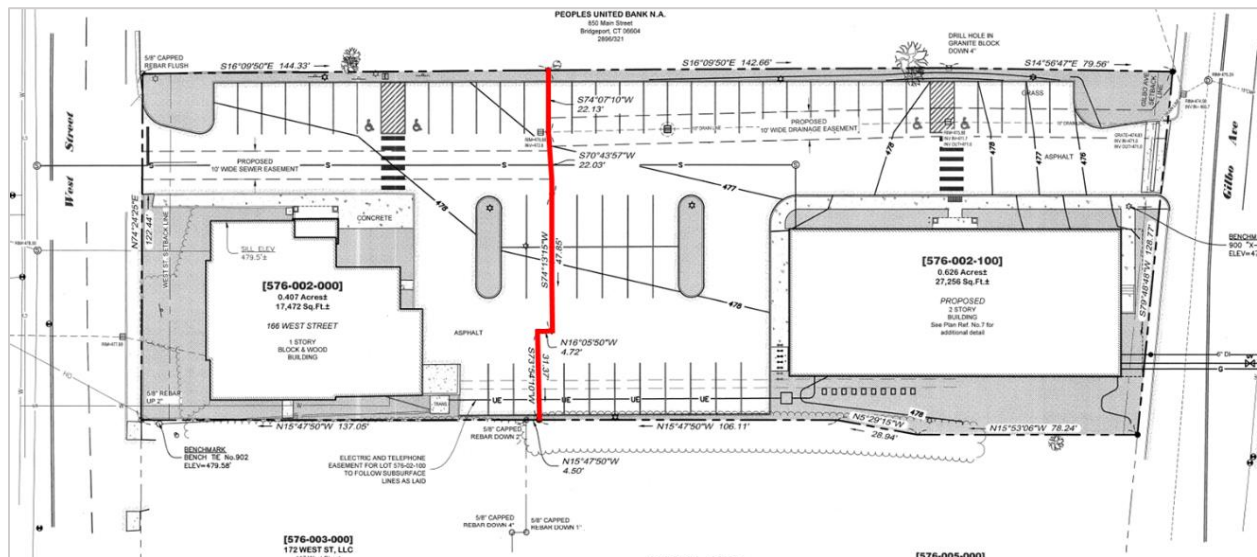


Figure 1. An excerpt from the 2-lot subdivision plan that was approved by the Planning Board for 166 West Street in March 2021 (S-01-21), with the proposed new property line shown in red.

The current request is to modify the design of the roof from a 'hipped gable' to a full gable to allow for the installation of an elevator shaft at the north end of the building, move the main entrance on the east façade of the building further to the south, move the entrance and one upper story window on the north façade of the building further to the east, and enlarge the entry canopy on the north building facade. In addition, the applicant proposes to install vinyl siding in a "vertical board-and-batten" pattern on the gabled walls of the roof. A waiver is requested from Section XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction.

Per Section III.D.7 (*"Changes to exterior materials other than those classified as minor projects"*) of the HDC Regulations, this work is classified as a "Major Project" for review by the HDC.

Completeness:

The Applicant has submitted a site plan, existing and proposed elevations, and a cut sheet for the proposed vinyl siding. No exemptions are requested. 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.

Sec. XV.D.2 – Construction of new buildings or structures, sub-section b-2:

“2) The shape, scale and fenestration of new buildings or structures shall respect the established historic architectural character of the surrounding area.”

The Applicant proposes a minor change in the location of the main entrance on the east façade of the building, which would result in the entrance being slightly off-center with respect to the windows on the first and second stories of the building. Figure 2 shows the approved east elevation on the top with the proposed elevation below. In addition, the Applicant proposes to shift the entrance on the north façade of the building further to the east, shift the location of one of the center windows on the second floor further to the east, and enlarge the entrance canopy in order to keep the canopy centered with respect to the roof gable. Figure 3 shows the approved north building elevation (top) in comparison to the proposed north building elevation (bottom). During a meeting with staff, the Applicant noted that these changes to the fenestration on the east and north building facades was necessary in order to comply with building code requirements and other design constraints.



Figure 2. Image that shows the approved east elevation (top) and proposed east elevation (bottom) for the new mixed-use building.



Figure 3. Image that shows the approved north elevation (top) and proposed north elevation (bottom) for the new mixed-use building.

Sec. XV.D.2 – Construction of new buildings or structures, sub-sections b-4 & b-5:

- “4) ***Exterior cladding shall be of materials that are common in the district. Acceptable materials include brick, stone, terra cotta, wood and metal. Wood shingles, wooden clapboards, concrete clapboards and brick are also acceptable types of siding.***
- 5) ***Materials commonly referred to as “vinyl siding” are inappropriate contemporary materials and are therefore prohibited for use on new construction in the Historic District.”***

As part of COA-2014-06, Modification #1, the HDC approved the use of red GlenGery brick for the siding material on the first floor of the mixed-use building, a 7-foot tall band of horizontal vinyl siding for the second story in a “sandstone” color, and dark gray architectural shingles for the hipped gable roof. In order to permit the use of vinyl siding in new construction, the HDC granted a waiver from standard #5 above.

The current request is to change the overall design of the roof from a hipped gable to a full gable in order to accommodate an elevator shaft at the north end of the building. Vertical “board-and-batten” vinyl siding is proposed for the exterior cladding of the gable walls in a matching sandstone color. At its peak, the gable wall would be about 34 feet tall on the south elevation and 33 feet tall on the north elevation. Figure 4 shows the approved south elevation (top) in comparison with the proposed south elevation (bottom), which is the primary elevation facing Gilbo Avenue.

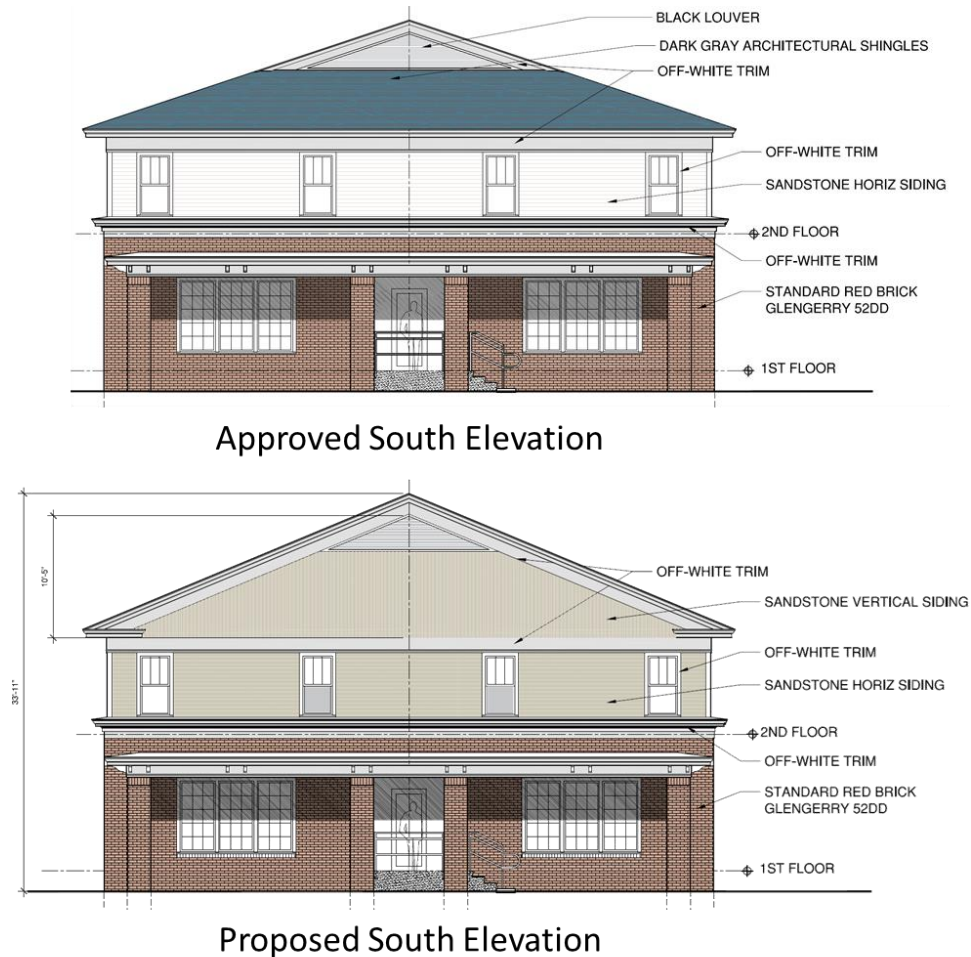


Figure 4. Image that shows the approved south elevation (top) and the proposed south elevation (bottom) for the new mixed-use building.

A waiver is requested from Section XV.D.2.b.5 of the HDC Regulations to allow the use of additional vinyl siding on the gable walls of the mixed-use building. The Applicant submitted a waiver request, which is included as an attachment to this staff report. In the waiver request, the Applicant cites cost-savings and reduced maintenance costs as the reason for choosing a vinyl siding material. A cost comparison that was prepared in October 2020 by the contractor was submitted to show the difference in cost between vinyl siding (\$26,174), pre-finished cement board (\$52,000), and cedar clapboards (\$78,114). The waiver narrative also notes that “An alternative solution may be possible, but we have not exhausted the options yet.”

The Board may wish to consider asking the Applicant about other possible treatments, such as using alternative siding materials and/or adding fenestration or ornamentation to the gable wall to add more visual interest and break up the massing of the facade.

In making a determination as to whether to grant this waiver request, the HDC should find that each of the HDC waiver criteria listed below have been met.

“Sec. X Waivers

In a case where:

- A. *Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and*
- B. *An alternative design or materials meets the design objectives stated in these regulations and in the Historic District Ordinance equally well or better than would strict compliance with these regulations; and*
- C. *The waiver may be granted without substantial detriment to the intent of these regulations and the Historic District Ordinance, and the public good.*

The HDC may waive strict compliance with these regulations where the HDC has determined that the above criteria have been met. To request a waiver an applicant must submit a request in writing and cite the specific regulation or standard and the reason(s) it cannot be met.”

Recommendation:

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


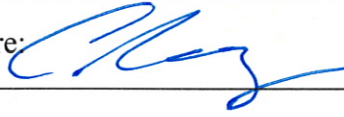
Grant a waiver from Section XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction and approve COA-2014-06 Modification #2 for alterations to the design of the mixed-use building, all as presented in the building elevations identified as “166 West Street / Gilbo Ave Building Elevations” prepared by DB Architects at a scale of 3/16 inch = 1 foot, dated October 16, 2020 and last revised on April 8, 2021, with no conditions.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name:	For Staff Use Only: Date Received :
	Tax Map Parcel number(s)	Community Development Department File # _____
	<u>476-002</u> - - - - -	Project Address: <u>166 WEST ST</u>
	- - - - -	Square Footage of Parcel: <u>43560 SF (1.0 AC)</u>
		Zoning District: <u>CBL</u>

Applicant	PRINTED Name/Co.: <u>DAN BARTLETT DB ARCHITECTS LLC</u>	Owner	PRINTED Name/Co.: <u>FLYBOY REALTY, LLC P.O. BOX 1060</u>
	Address: <u>185 WINCHESTER ST KEENE</u>		Address: <u>KEENE NH 03431</u>
	Telephone: <u>252 0612</u>		Telephone: <u>RANGER C. RANGER CURRAN, CORP</u>
	E-mail: <u>dan@bartlett.net</u>		E-mail: <u>941 350 7311</u>
	Signature: 		Signature: 
	Printed Name: <u>DAN BARTLETT</u>		Printed Name: <u>A. RANGER CURRAN</u>

B	Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)

C	A complete application must include the following:	
	<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)

To: City of Keene - HDC

Date: 4-30-2021

RE: 166 West Street Part B - Application Narrative

This application is for a modification to a previously conditionally approved application.

The changes include the following:

Roof configuration: A 'hipped gable' had been proposed for the north and south ends of the building, with black louvers in the gable portion. Due to a necessary relocation of the elevator, the hipped roof no longer provides the necessary headroom on the north elevation. The solution is to revise the roof to be a full gable. For a balanced symmetry, the Owner requested that the south gable be treated the same way.

Materials: Since there would now be gabled walls instead of the hipped roof, we selected a vertical board-and-batten in vinyl material to be applied. The louvers were deleted, but a smaller louver could be added at each gable.

Thank you



Dan Bartlett AIA

ATTN: Megan Fortson
Planning Department
City of Keene
3 Washington Street
Keene NH 03431

May 3, 2021

RE: 166 West Street - Section X - Waiver Requests

Dear Ms. Fortson,

We are submitting a waiver request to substitute vinyl siding, which is prohibited in the Historic District.

Siding:

Vertical siding is being proposed due a change in the configuration of the roof (which resulted from a change in the location of the elevator. On the previously approved application, there were no gables. Due to the elevator headroom issue, we had to add a gable to the north end of the building. Thus the need for siding where there had only been roofing. Since vinyl is being used elsewhere (with HDC approval) we are proposing vinyl again, but in a vertical application.

In addition to cost savings, there is the issue of maintenance. As evidenced by many of the older properties in the District that have used wood siding, maintenance can be a problem, so the life cycle costs to maintain wood are high. Often this work becomes 'deferred maintenance' and as the material degrades, or the paint fails, the appearance can be unsightly after some years. Less so with vinyl; and if it becomes unsightly it can be replaced at a relatively reasonable cost. Note that there is precedence for the HDC to recognize this reality. It should also be noted that the Applicant is using real brick on the lower level of three facades of this building, which, at the pedestrian scale, is what the public will see up close. The vinyl is only a 7'-0" high band at the second floor.

- A. Strict application of this requirement would result in an increase in costs. (See attachment).
- B. An alternative solution may be possible, but we have not exhausted the options yet. The Architect is willing to keep looking at it but the Applicant has not yet approved anything except vinyl siding.

C. This waiver would not be detrimental to the spirit of the intent of the regulations referred to, nor to the public good. The public has long recognized and accepted vinyl, even in historical applications.

Thank you,

A handwritten signature in blue ink, appearing to be 'D. Bartlett', with a long horizontal line extending to the right.

Dan Bartlett AIA

PREPARED BY THE GENERAL CONTRACTOR FOR THE
 166 WEST STREET REDEVELOPMENT PROJECT
 RICHARD HASTINGS BUILDER -

10.7.2020

GILBO AVE SINGLE FEET

2 Sides, Rear, 1/2 Front, 5,340^{sq}

VINYL 4" EXP

5,340^{sq} x 590 waste 5600^{sq} OR 56 SQ x \$185 = 10,360

3 CHANL FURSH TRAFECT NALS EST. 1,200

INSTALL LABOR 56 SQ @ 200 11,200

TOTAL COST 22,760

RMID 1570

26,174

PRE-FINISH CEMENT BOARD 1/2x6 4" EXP

5600^{sq} x 3 = 16,800 LFT x 1.05 wait 17,640 x 1.05 = 18,522

FLASH, 3 CHANL, CALK, 6 FEET EST. 1,500

LABOR 56 SQ @ 450 25,200

TOTAL COST 45,222

1/2x6 P.P CEDAR CLAP GUARD) Painter

5600^{sq} x 3 = 16,800 LFT x 1.05 = 17,640 x 2.15^{PLFT} = 37,926

SS NALS COLLECT EST 1,500

Instal LABOR 56 SQ @ 400 22,400

PRINTE LABOR (2 coats) 5,600^{sq} x 1.10 6,160

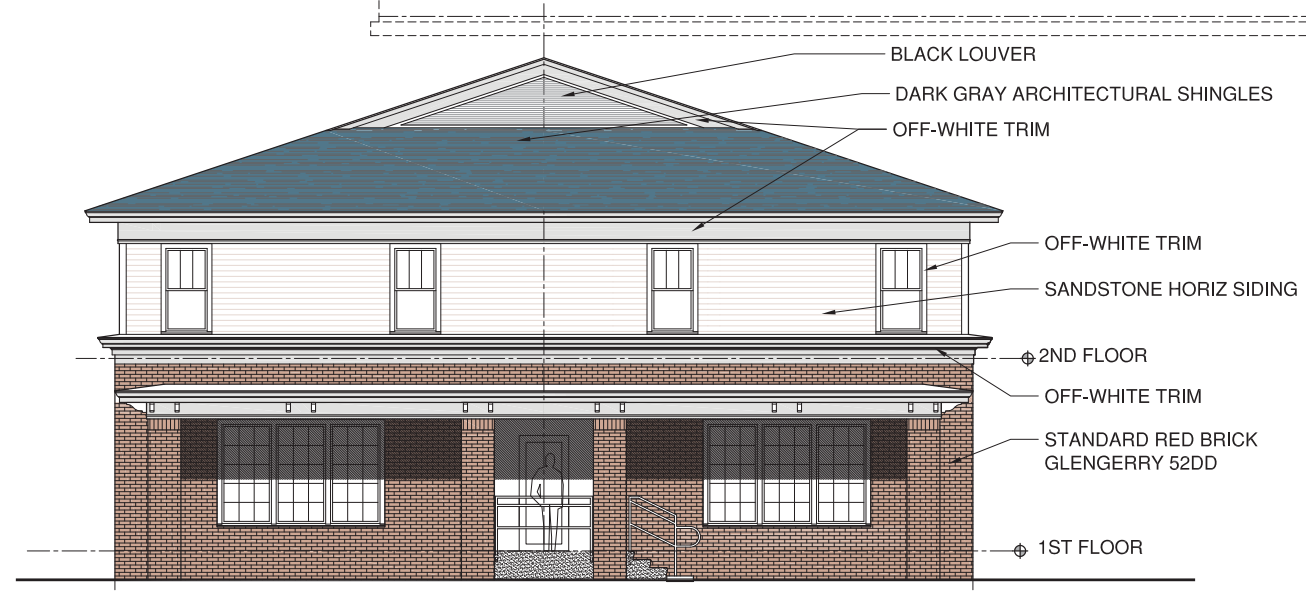
TOTAL COST 67,926

\$ 78,114.00

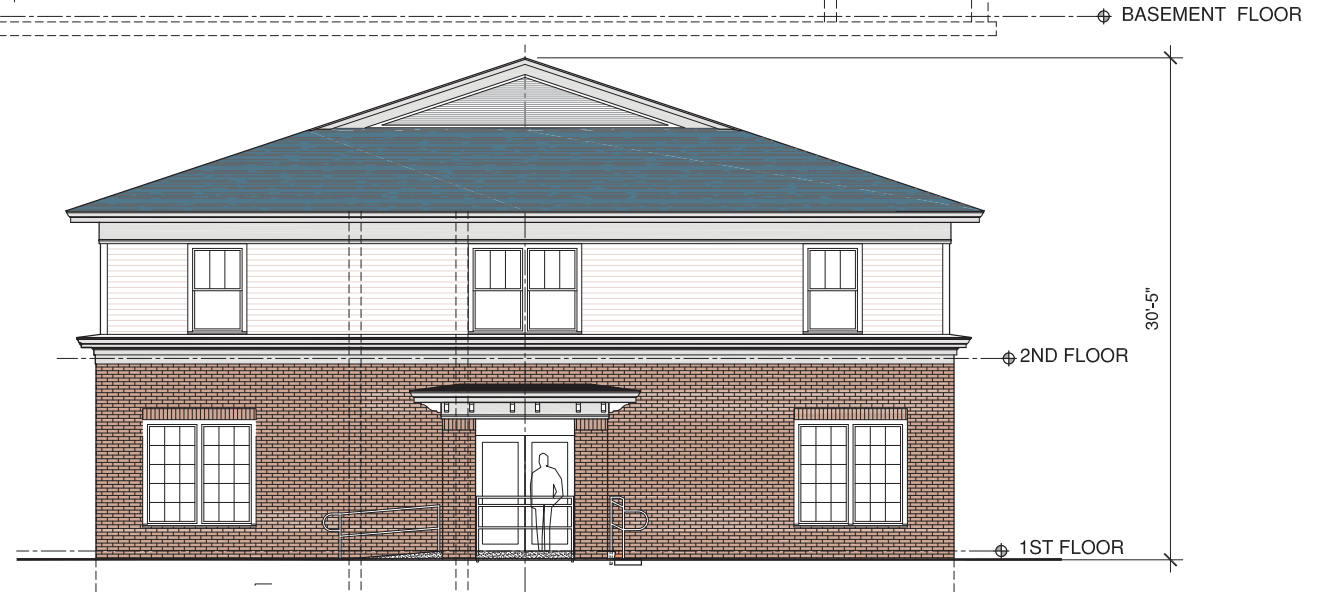
EXISTING / APPROVED ELEVATIONS



1 EAST ELEVATION
scale: 3/16" = 1'-0"



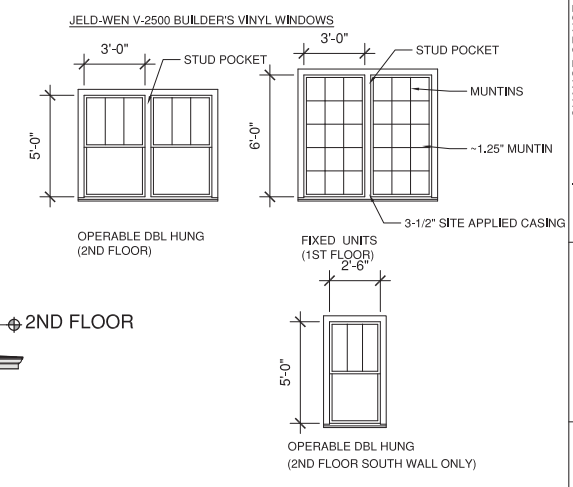
3 SOUTH ELEVATION
scale: 3/16" = 1'-0"



2 NORTH ELEVATION
scale: 3/16" = 1'-0"



4 WEST ELEVATION
scale: 3/16" = 1'-0"



ISSUE LOG	
DATE:	FOR:
10-16-20	REV - SPR

These drawings are LIMITED SCOPE and shall not be used for any other purpose without the express written consent of the architect. These drawings shall be considered preliminary and are not to be used for construction or budget pricing only, unless expressly released for other purposes as indicated in the Issue Log. The architect assumes no responsibility for errors in the information provided, or for omissions.

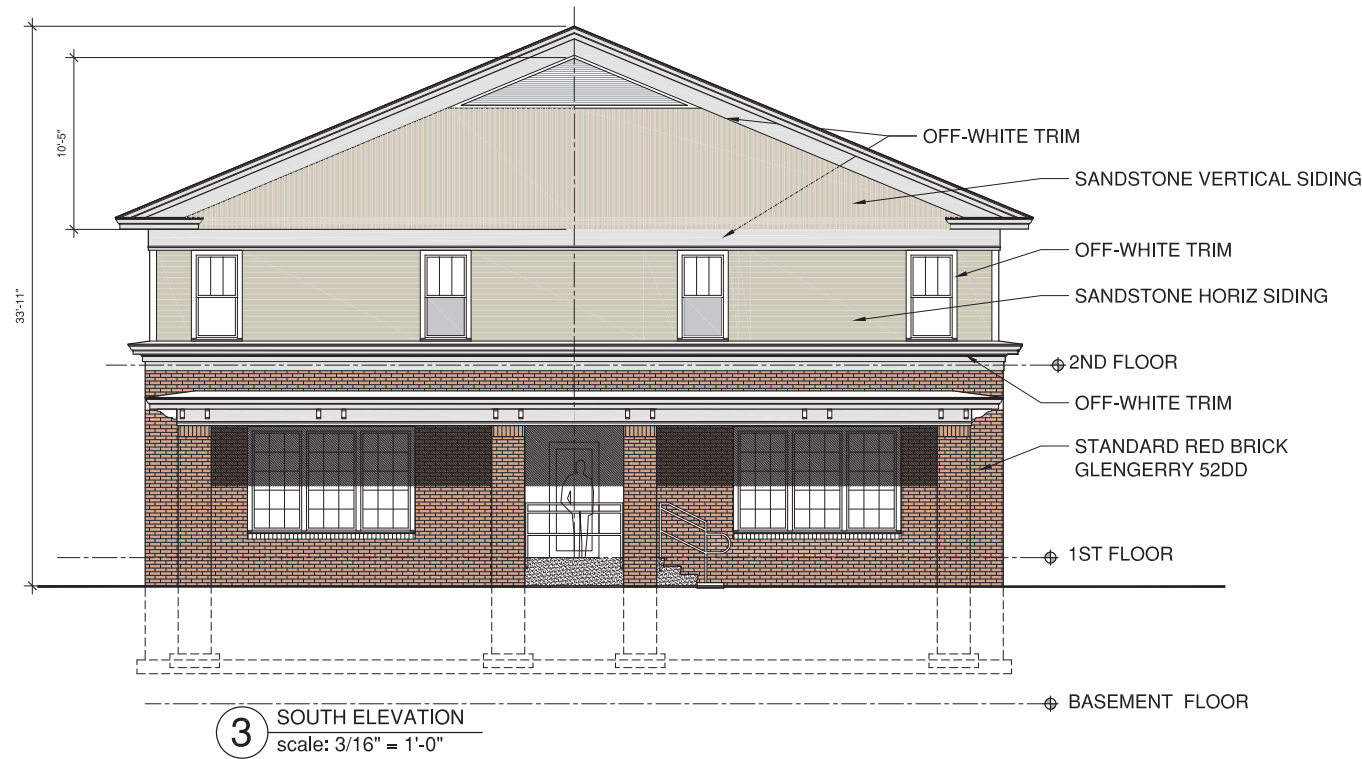
db architects llc
Don Barlett AIA
185 Winchester Street
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1 603 352-0612
don@barlett.net



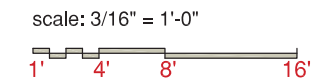
project name: CHANGE OF USE CODE COMPLIANCE DRAWING
166 WEST STREET / GILBO AVE BUILDING
drawing name: ELEVATIONS

sheet number
A2.1
55 of 59

C:\Users\Dan\OneDrive\Documents\PROJECTS\2021\CHESCO GILBO AVE\CAD DRAWINGS\166 WEST ST - CHESCO COLOR ELEV REV 4-30-21.dwg, 5/10/2021 11:19:20 AM, ARCH D



PROPOSED ELEVATIONS



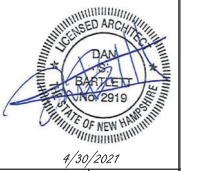
ISSUE LOG	
DATE:	FOR:
10-16-20	REV - SPR
4-08-21	FOUNDAT'N ONLY

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Don Berrett AIA

185 Winchester Street
Keene, NH 03431
T 603-352-0612
don@berrett.net



project name: NEW MIXED USE BUILDING
166 WEST STREET / GILBO AVE BUILDING
drawing name: **ELEVATIONS**

ISSUED FOR FOUNDATION ONLY PERMIT 4-08-21

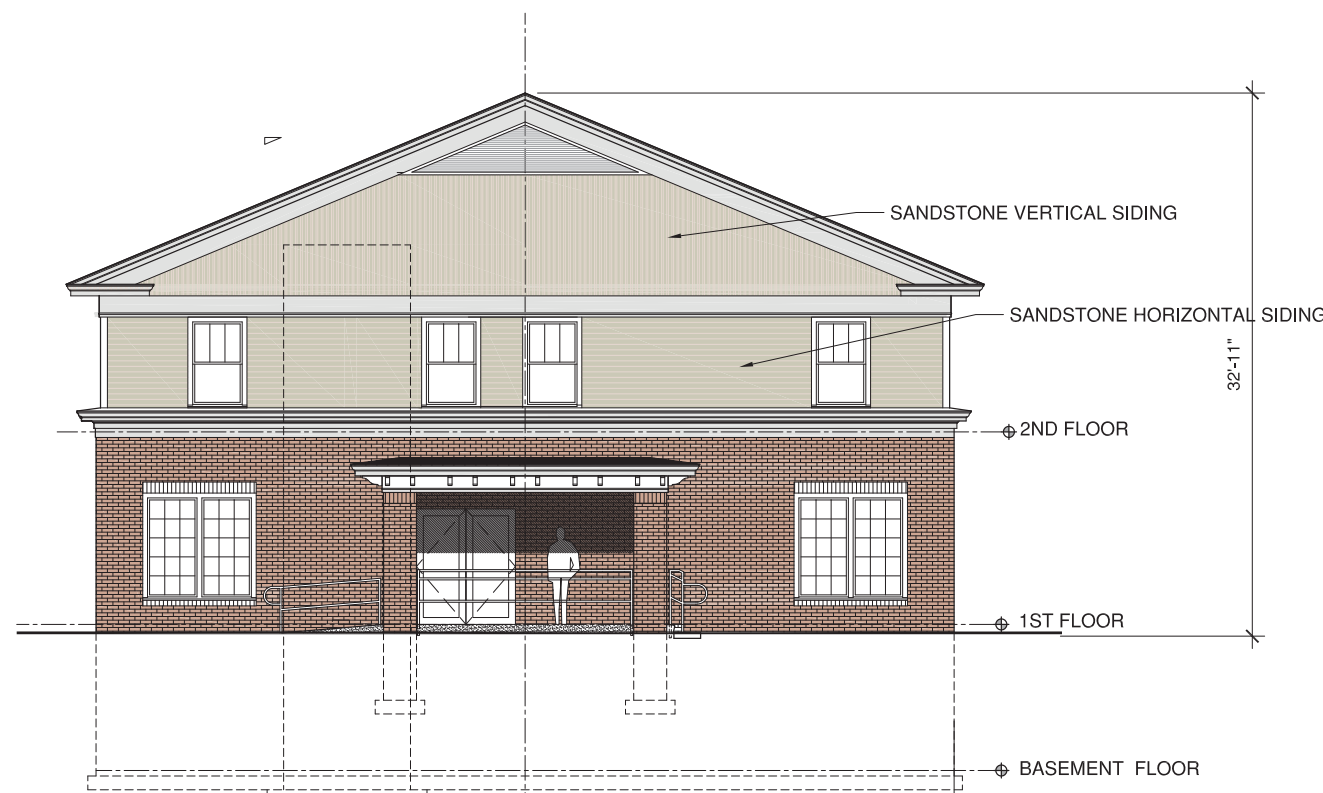
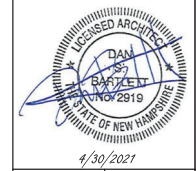
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56 of 59

ISSUE LOG

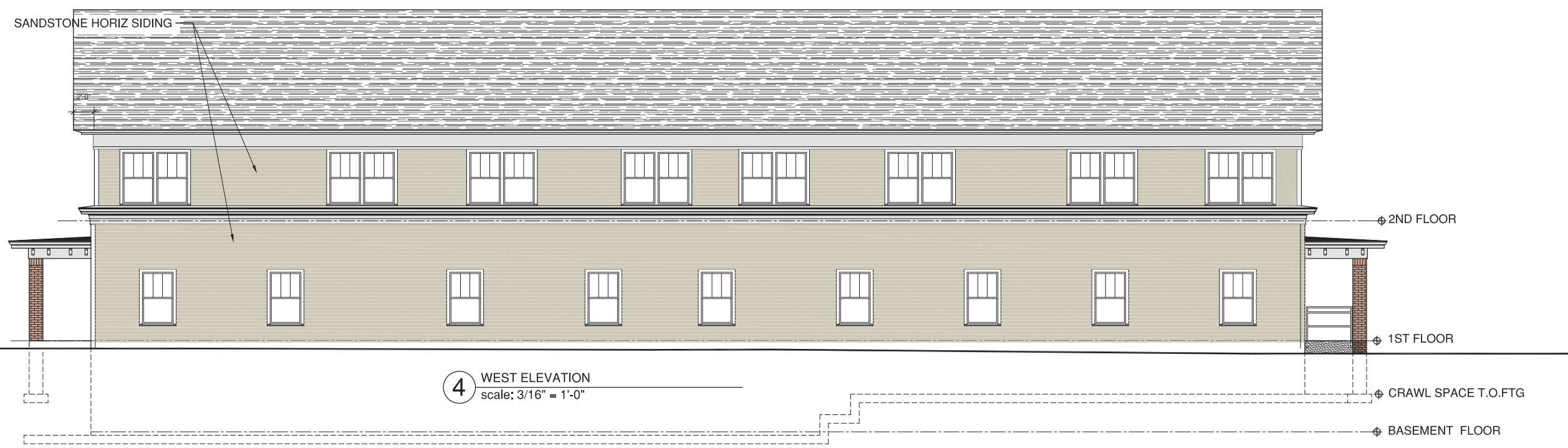
DATE:	FOR:
10-16-20	REV - SPR
4-08-21	FOUNDAT'N ONLY

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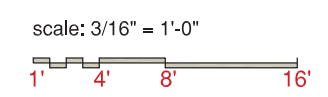


2 NORTH ELEVATION
 scale: 3/16" = 1'-0"



4 WEST ELEVATION
 scale: 3/16" = 1'-0"

PROPOSED ELEVATIONS



project name: NEW MIXED USE BUILDING
166 WEST STREET / GILBO AVE BUILDING
 drawing name:
ELEVATIONS

ISSUED FOR FOUNDATION ONLY PERMIT 4-08-21

sheet number
A2.2
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Board and Batten

Vinyl Siding

General Description: CertainTeed Board and Batten Siding provides the rustic look of alternating wide and narrow cedar board vertical siding, but does not require the upkeep common to wood. Board and Batten siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Board and Batten is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket	Length
Single 8" Vertical	Rough Cedar	½"	.048"	DuraLock™ post-formed positive lock	10	½"	10' and 12'6"
Single 7" Vertical	Rough Cedar	½"	.052"	DuraLock™ post-formed positive lock	22	½"	10'

Colors: Board and Batten siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Colonial White (01)	Savannah Wicker (59)	Natural Clay (60)	Flagstone (97)*	Mountain Cedar (17)*
Desert Tan (07)^	Sterling Gray (33)	Autumn Red (23)*	Forest (47)*	Pacific Blue (27)*
Herringbone (04)	Castle Stone (37)*	Brownstone (40)*	Hearthstone (19)*	Sable Brown (29)*
Light Maple (55)^	Cypress (42)	Charcoal Gray (46)*	Melrose (39)*	Slate (44)*
Sandstone Beige (15)^	Granite Gray (34)*	Espresso (43)*	Midnight Blue (45)*	Spruce (16)*

*Only Available in the S7 Profile

^Only available in the S8 Profile

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Board and Batten siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Board and Batten siding is produced using PVC resin.

Technical Data: Board and Batten siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of section R703.11 of the International Residential Code, and section 1404.14 of the International Building Code. Board and Batten siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting

CertainTeed LLC
 20 Moores Road
 Malvern, PA 19355
 certainteed.com

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underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Board and Batten Vertical siding has been tested per ASTM D 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2

Product	Fastener Spacing		2015/2018 IBC/IRC			2021 IBC/IRC		
			Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
				ASD	ULT		ASD	ULT
Single 8" Vertical	Nails	16" o.c.	98.7	203	261	64.4	164	211
Single 7" Vertical	Nails	16" o.c.	111.1	215	277	73.3	175	225

* Windload calculations based on ASTM D7793, ASCE 7-10, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications. Texas Department of Insurance Product Evaluation EC-11
 Conforms to ASTM Specification D3679
 ICC-ES Evaluation Report ESR-1066
 Florida BCIS Approval FL1573
 For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Board and Batten siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Board and Batten Vinyl Siding as manufactured by CertainTeed LLC, Malvern, PA. The siding shall have a .052" nominal thickness for Single 7" profile and .048" for Single 8" profiles. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at www.certainteed.com.

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 Malvern, PA 19355
 certainteed.com
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