



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday August 16, 2023

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on February 21, 2024)

Members Present

Molly Meulenbroek, *Chair*

Peter Bruckner, *Vice Chair*

James Connor

Laura Hainey

Members Absent

Matthew Winders, absent

Alternate Members

Staff: Crystal Galloway, *Planner I*

I. Call to Order

Chair Molly Meulenbroek called the meeting to order at 7:00 p.m.

II. Seating of Alternates

No alternates were needed.

Ms. Meulenbroek held a moment of silence for Commission Member Jeremiah Minihan who suddenly passed away in July.

III. Public Input

There was no one from the public present to speak.

IV. Approval of July 19, 2023 Meeting Minutes

A motion was made by Mr. Bruckner and seconded by Mr. Connor to approve the July 19, 2023 meeting minutes. The motion carried unanimously.

V. Continued Applications:

A. Jayne Densmore, 50 South Main Street Certificate of Approval for a new window decal sign and exterior awning. Case # 120 – 366 – DC – 23

The applicant was not present for the meeting. The commission members reviewed the proposed sign and awning. Mr. Bruckner suggested approving the application because it meets all the criteria. Ms. Meulenbroek agreed.

A motion was made by Mr. Bruckner to approve the application as submitted with the suggestion to increase the valance of the awning to include the business name. Ms. Hainey seconded. The motion carried unanimously.

New Applications:

A. Lisa Kesler, 16 North Main Street Certificate of Approval for new signage. Case# 121 – 11 – DC – 23

Applicant Lisa Kesler presented the application for new signage for her new insurance company business which moved into the former Sprinkles and Smiles location. She explained they are proposing to enhance the visual appeal and brand presence of the company to include a sign decal on the glass door, decals on each of the main windows to maximize visibility, a letter style, non-lit sign across the top of the office façade, and a hanging sign. Ms. Kesler explained they will use synthetic materials that will last longer than wood but will appear to look like wood.

A motion was made by Mr. Bruckner to approve the application for new signage as presented. Ms. Hainey seconded. The motion carried unanimously.

B. Kendall Spewock, 1 Wakefield Street Certificate of Approval for façade improvements and new lighting. Case# 121 – 377 – DC – 23

Architect Mark Gianniny of McHenry Architecture explained the scope of work they are proposing. He explained they intend to reconstruct the facades of the barbershop and salon located on Wakefield Street, and the vacant end unit along Hanson Street. Mr. Gianniny said the existing storefronts will be replaced with new aluminum storefronts the existing aluminum with insulated glazing, in classic bronze, matching the adjacent storefront in material and finish. He explained the green granite will be

removed and wood paneling will take its place. The internally lit signs will be removed, revealing the historical glass block and sign block that had been covered up. The cornice will be preserved and incorporated into the design. The entry ways to the units will be brought our closer to the sidewalk, which will provide more usable square footage within the units. The doors into each unit will be a custom wood door with a full lite and transom window above.

Mr. Bruckner asked what type of material will be used for the kickplate. Mr. Gianniny said they will be using a composite material that will be able to stand up to the weather. He went on to say they want the color to compliment the existing brick.

Ms. Hainey asked if updating the storefronts will help attract new businesses. Applicant Kendall Spewock said she believes so, further explaining the unit along Hanson Street will be renovated from one large unit into two smaller units.

A motion was made by Mr. Bruckner to approve the application as submitted with the condition the applicant submits the finalized materials and colors to be used for approval. Ms. Hainey seconded. The motion carried unanimously.

VI. Other Business/Non-Scheduled Items:

The Commission discussed the Nancy Loud School. Ms. Galloway let the members know she and the Planning Director, Shanna Saunders went to the Historical Society to start researching the school

The Commission agreed, they support saving the building. Ms. Meulenbroek suggested submitting a letter to the City Council.

VII. Adjournment

Mr. Bruckner motioned to adjourn the meeting at 7:30pm. All were in favor.

Respectfully submitted,
Crystal Galloway, *Planner I*