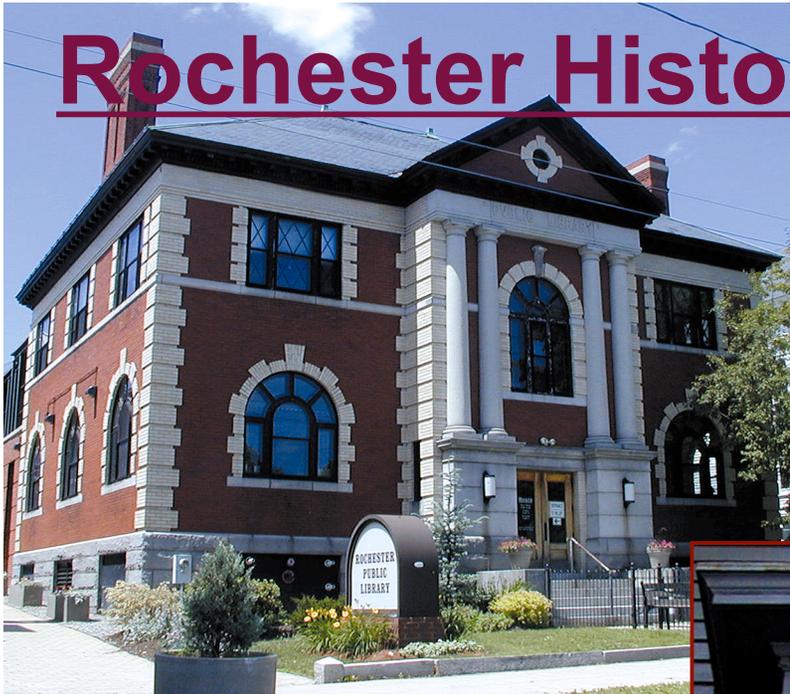


Rochester Historic District Commission



Purpose

The goals of the Rochester Historic District Ordinance are to:

- **Safeguard the cultural, social, political, and economic heritage of the City**
- **Foster the preservation and rehabilitation of structures and places of historic, architectural, and community value**
- **Foster civic pride in the beauty and noble accomplishments of the past**
- **Further the attractiveness of the city to home buyers, tourists, visitors, and shoppers**
- **Conserve and improve the value of property in the District**
- **Enhance opportunities for financial benefits for owners through grants, loans, tax credits, and other tax benefits.**

Background

- **National Register District (est. 1980's)**
- **Historic District Task force appointed by City Council**
- **Ordinance adopted December 2, 2003**
- **Established by the Rochester City Council pursuant to NH RSA's (673:4 and 674:44a through 674:50)**
- **First HDC meeting on April 29, 2004**

Elements Subject to Review

Activity affecting the exterior architectural appearance of a building that is visible from a public way including:

- **the construction of new buildings**
- **additions to existing buildings**
- **alterations to existing buildings**
- **demolition of existing buildings**
- **relocation of a building**
- **signage and fencing**

Activity Exempt from Review

- Structures which are not buildings
- The interior of buildings
- Land uses and site changes
- Appurtenant elements - antennas, satellite dishes, flagpoles, mailboxes, a/c units
- Minor maintenance and repair
- Landscaping
- Color on single and two family houses
- All existing conditions are grandfathered

Process

- **No fee for the application**
- **9 day deadline for submission of application**
- **HDC meets on the second Wednesday of each month at 7:00 p.m. in City Hall**
- **Additional meetings are scheduled as needed**
- **It is not required that you hire an architect, but is sometimes encouraged**
- **Appeals to the Zoning Board of Adjustment**

General Standards for Review

- **Minimize alteration of significant features**
- **Later changes to the building may be worthy of preservation**
- **Repair rather than replace deteriorated architectural features, where feasible**
- **Contemporary designs are encouraged when harmonious with building and surroundings**
- **Less strict review for non-contributing buildings**
- **Respect prevailing character of surroundings**

Approach of HDC

The Historic District Commission seeks to make the process as simple and pleasant as possible.

- **Virtually all applications have been approved or approved with conditions.**
- **No decisions have been appealed**
- **The HDC emphasizes flexibility**
- **Action is usually taken in one or two meetings**
- **The HDC tries to offer helpful advice**

Renovations



Federal Savings Bank – old facade





Former Off Price Outlet





Outstanding siding work

After



Before



Projects Reviewed 2004 - 2006

Lakeside Mobility and Scooter, 4 Union Street – Awning

Hervey's Garage, Union Street - Refacing of Garage

Edgerly Funeral Home, 86 South Main Street - New Front Building

Bangkok Thai Restaurant, 59 North Main Street – New Awning

Greg Smith, 16 Wakefield Street - Siding on rear and new windows

Former Miltner Shoe, 20 North Main Street - Redesign of Façade

Friendly's Restaurant, 77 South Main Street – Alterations of Exterior

Fat Tony's Restaurant, 61 North Main Street – New Awning

Hanlon and Zubkus, 27 North Main Street - New door

Chamber of Commerce, 18 South Main Street – New Windows

Fat Tony's Restaurant, 61 North Main Street – Five Exterior Lights

Projects Reviewed 2007 to 2008

5 Dreyer Way – Window Replacement

Profile Bank, 57 Wakefield Street - Entry Vestibule on Former Church

59-65 Hanson Street - Installation of Siding

New Ben Franklin Store, 0 Wakefield Street – Color Change

Michael Negm, 13-17 Hanson Street - New Building

Chicken's Roost Restaurant, 44 North Main Street – New Storefront

One Wakefield Street – Renovate Outbuilding for Office

Bank of America, 66 South Main Street - Replacement of White Brick

Scenic Theater, 12-14 North Main Street - Façade and Cornice

Jenny Wren Gallery, 107 North Main Street – Enlargement of Building

Mel Flanagan's Irish Pub and Café, 50 North Main Street – Awning

One Wakefield Street – Window Replacement

Robbins Auto Parts, 38 Hanson Street – Exterior Alterations

First Savings Bank, 17 Wakefield Street – Alterations

Projects Reviewed 2008 to 2009

Jones Wensley, 40 Wakefield Street – Window Replacement

Rochester Public Library, 65 South Main Street–Window Replacement

Governor’s Inn, 78 Wakefield Street – Addition

Wyandotte Falls, 6 Bridge Street – Window Replacement

Meulenbroek, 77 Wakefield Street – New Siding

Hervey, 26 Union Street – House Demolition

North Main Street Bridge – Design of Railing

Adams, 31 North Main Street – New Tiles on Façade

Governor’s Inn, 78 Wakefield Street – Pergola and Sign

Rochester Main Street – Factory Court

Carney Medical Supply, 32 North Main Street – Awning

Maxwell, 63 Hanson Street – Signage

Rochester Opera House, 31 Wakefield Street – Signage

Postal Center USA, 39 South Main Street – Signage

Projects Reviewed 2009 - 2010

Union Street Antiques, 19 Union Street – Signage

Gravel, 60 Hanson Street – New Siding

First Congregational Church, 63 South Main – Door and Windows

Jenny Wren Gallery, 107 North Main Street – Alterations

Key Source Realty, 50 North Main Street – Signage

Bella Fresca, 44 North Main Street – Signage

Conroy, 20 North Main Street – Signage

Portable Pantry, 12 Hanson Street – Signage

103 Restaurant, 103 North Main Street – Lights

NH Checker Taxicab, 68 South Main Street – Alterations

Project Pride, 33 Hanson Street – Window Boxes

Mel Flanagan's 50 North Main Street – Signage

Dos Amigos, 1 Wakefield Street – Signage

Smoke and Spirits Cigar Bar – Window, Signage, Railing

Mcguire, 68 South Main Street – New Building

Queen's Closet, 63 Hanson Street – Signage

Studley's Flower Gardens, 82 Wakefield Street - Signage

THANK YOU FOR YOUR SUPPORT!

