

Historic District Commission

Molly Meulenbroek, *Chair*
Martha Wingate, *V. Chair*
Mayor, Caroline McCarley
Peter Bruckner
Nancy Dibble
Marilyn Jones
Matt Winders



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Minutes

City of Rochester

HISTORIC DISTRICT COMMISSION
Wednesday June 16, 2021 at 7:00 pm
Virtual Meeting
(these minutes were approved on July 21, 2021)

Members Present

Molly Meulenbroek, *Chair*
Peter Bruckner
Matt Winders, *Alternate*
Marilyn Jones

Members Absent

Nancy Dibble
Martha Wingate, *Vice Chair*
Mayor, Caroline McCarley

Present

Shanna B. Saunders, Director of Planning and Development

I. Call to Order

The meeting was called to Order at 7:00 PM

II. Approval June 16, 2021 Meeting Minutes

Peter made a motion to approve. Matt seconded. Motion passed unanimously.

III. Administrative Approvals

S. Saunders explained 16 No. Main received Admin approval for a sign. The Committee asked to see copies of the application and approval letter next time.

IV. Historic QR code Project – Matt Winders

M. Winders presented his project which included outreach of Historic District, marketing of Historic Walk, historic placards along the Walk, and signage in the district- street signs, historic markers, etc.

M. Meulenbroek mentioned that the Historical Society has an older walking tour that perhaps M. Winders could use as a resource.

S. Saunders explained that this should be a Committee project and the HDC needs to ok the

*“Working with our community partners to preserve and enhance
the historic architecture and cultural heritage of the city of Rochester”*

scope of work in each phase as well as the timeframe for rollout. M. Meulenbroek asked M. Winders if he could draft up the poster he spoke about in the outreach phase and bring them back to the HDC for approval. We would need drafts by the 30th submitted to planning for review and inclusion in the July packet.

P. Bruckner moves to approve that scope and timeline for the outreach phase of the project, Molly seconds. Approved unanimously.

V. Zoning – Building Height in the Downtown

S. Saunders explained that at a recent Planning Board Meeting the PB has asked folks to look at the 5 story limit on building height in the Downtown and contemplate allowing for taller buildings.

P. Bruckner brought up that the Chinburg is 4 stories, the Salinger Building is 55ft and wondered what are height regs in Dover and Portsmouth? Cambridge, MA where he has served on Land Use Baords prior had a height limit of 60ft.

There was discussion about windows on a 6 story building...what happens to abutters. Are they allowed to block windows?

P. Bruckner sowed some visuals via Microsoft Point Cloud. He showed renderings of buildings at different proposed heights. The Commission agreed 55ft worked, 55 ft w/floor setback (10ft) then the rear of the building at 75ft also worked. P. Bruckner showed examples of Cambridge/Mass Ave/ Magazine St.

M. Winders made the motion to make this recommendation to Plannign Baord. P. Bruckner Seconded. The motion passed unanimously.

VI. Other Business

- a) A Commission member brought up the rumor of a potential sale of the Hoffman building. The architecture of this building's Façade is Art Deco. There was discussion about the demo and rebuild o this building and several points were raised including
 - If rebuild please use masonry – can be something other than brick
 - honor unique building materials and
 - demand a higher quality structure since you are replacing a higher quality structure.
 - Flat roof
- b) The Hartigan Block was discussed. That permit might be close to expiring. Please Call Justin Re: Hartigan Block – Bennett Building – 77/13 N. Main to ask for an update.

VII. Adjournment

Respectfully submitted,

Shanna B. Saunders
Planning Director