



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday August 18, 2021

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on September 1, 2021)

Members Present

Molly Meulenbroek, *Chair*

Laura Hainey

Marilyn Jones

Peter Bruckner

Matthew Winders

Members Absent

Alec Taliaferro, excused

Staff: Shanna B. Saunders, *Director of Planning & Development*

Crystal Galloway, *Planning Administrative Assistant II/Interim Planner I*

I. Call to Order. Ms. Meulenbroek called the meeting to order at 7:00 p.m.

II. Approval of Minutes

The minutes from July 21, 2021 were reviewed.

A motion was made by Mr. Winders and seconded by Ms. Jones to approve the July 21, 2021 minutes. The motion carried unanimously.

III. G & P Boston Properties, LLC, 45 & 55 North Main Street (by Market Square Architects)

Christine Castaldo of Market Square Architects presented the proposed plans for demolition and redevelopment of 45 and 55 North Main Street. She explained they are trying to emulate the art deco style by matching the fluted columns. Ms. Castaldo explained the window style and the massing of the façade.

Ms. Meulenbroek expressed her disappointment, saying she feels more sensitivity needs to be taken due the prominent location of the building.

Mr. Bruckner said the proposed windows are not fitting with other existing windows downtown because they are a completely a different scale.

The Commission informed the applicant height requirements are still being worked out through the City Council.

The Commission discussed whether or not some of the existing features could be used and incorporated on the new building. Ms. Castaldo said she wasn't sure if the cornice on the Hoffman building would be able to span the width of the new building however, they could look at incorporating some of the cornice detail to the top of the building.

Ms. Saunders reminded the applicant the design guidelines speaks about breaking up large masses of buildings.

Ms. Hainey also reminded, the guidelines say some of the original building should be brought to the new building.

The Commission went on to discuss demolition. It was the consensus of the Commission not to vote on demolition until there is a better building plan in place.

The Commission discussed holding a special meeting so the applicant can move forward with the purchase and sales agreement on the two properties.

A motion was made by Mr. Winders and seconded by Mr. Bruckner to continue the applications to a special meeting on September 1, 2021 to allow the applicant to submit revised renderings showing all four elevations, samples of the materials that will be used, and examples of previous projects they have completed. The motion carried unanimously.

IV. Certified Local Government Grants – Historic Resources Survey update

Ms. Saunders informed the Commission the State has received funds for the grant. She said Rochester's is the largest that is being awarded but it has to go to the Governor and Council for approval. She said in the meantime, Staff is working on getting the paperwork ready to send to the City Council for approval.

V. Other Business

Mr. Winders to the other Commission members he has been working with Matt Wyatt on updating the Historic Map, and he has put the plaque project on hold until the survey is done.

VI. Adjournment

A motion was made by Mr. Winders and seconded by Ms. Jones to adjourn at 8:20pm. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planner I