



HISTORIC DISTRICT COMMISSION

Minutes

City of Rochester

Wednesday May 18, 2022

City Hall Annex (second floor conference room)

33 Wakefield Street, Rochester, NH

(These minutes were approved on August 17, 2022)

Members Present

Peter Bruckner, *Vice Chair*

Laura Hainey, *Council Rep.*

Jeremiah Minihan

Matthew Winders

Members Absent

Molly Meulenbroek, excused

Marilyn Jones, absent

Alternate Members

James Connor

Staff: Crystal Galloway, *Planner I*

I. Call to Order

Vice Chair Peter Bruckner called the meeting to order at 7:00 p.m.

II. Seating of Alternates

Mr. Bruckner asked Mr. Connor to vote for Ms. Meulenbroek.

III. Public Input

There was no one from the public present to speak.

IV. Approval of April 20, 2022 Meeting Minutes

A motion was made by Mr. Winders and seconded by Ms. Hainey to approve the April 20, 2022 minutes. The motion carried unanimously.

V. New Applications:

A. Clear Choice MD Urgent Care, 77 South Main Street Certificate of Approval for site renovations to include removal of front dormers and cupola, roof shingles, paint and awning color, light fixtures, new windows and doors, and new gutter downspout.
Case# 125 – 204 – DTC – 22

Representative for Clear Choice MD Adam Mason presented the plans for a remodel of the former Friendly's building. Mr. Mason explained they are proposing to remove the faux dormers and cupola because the wood is starting to rot, and water is getting in. He said they will be removing the restaurant exhaust vents from the roof and plan to strip the three layers of shingles fix the plywood and re-shingle with CertainTeed Landmark black shingles. Mr. Mason told the Commission all the windows and doors will be replaced because they have all been smashed. He said the windows are all currently wood trim and will be replaced with aluminum with bronze trim. Mr. Mason said currently there is a wood deco cover over the downspout for the gutter system which are rotted, they would like to replace them with standard ones. He said they are proposing to change the existing red trim and awning color to their standard blue in SW 6524 Commodore.

Mr. Minihan said the dormers and cupola are charming features of the building, however if the wood is rotting and causing water damage then a change should be made.

Ms. Hainey asked if they had considered keeping the dormers. Mr. Mason said they did not.

There was a brief discussion regarding the windows and façade of the building. Mr. Mason said the brick and window trim will be the same as what is currently there.

Mr. Bruckner asked what they are proposing for signage. Mr. Mason explained they provided the Commission with three sign options; however, their first choice is option A of the sign packet. Mr. Mason explained they are proposing a wall sign above the main entrance which will be a custom letter set made of aluminum, ACM, acrylic, vinyl, and internal led illuminated with white, blue, and orange colors. He said the pole sign will replace the existing sign, the colors will change to white, blue, orange, and black. The material will be aluminum, ACM, acrylic, vinyl, steel, and will be internal led illumination.

A motion was made by Mr. Winders and seconded by Ms. Hainey to approve project as presented with option A for the sign package. The motion carried unanimously.

VI. Discussion regarding Public Input

The Commission discussed whether or not adding public input to the agenda would need to be added to the by-laws at its last meeting in April. Ms. Galloway discussed where it could be added and said she would have a draft for the Commission to review at the next meeting in June.

VII. Other Business/Non-Scheduled Items

There was no other business to discuss.

VII. Adjournment

A motion was made by Mr. Winders and seconded by Mr. Minihan to adjourn the meeting at 7:32pm. The motion carried unanimously.

Respectfully submitted,

Crystal Galloway,
Planner I