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City of Rochester
HISTORIC DISTRICT COMMISSION Minutes
July 11, 2018 at 7 pm
Conference Room, City Hall Annex
33 Wakefield Street, Rochester, NH
(These minutes were approved August 8, 2018)

Members Present

Molly Meulenbroek, *Chair*
Sandra Keans
Marilyn Jones
Joyce Bruckner, (*Planning Board Rep*)
Peter Bruckner

Members Absent

Nancy Dibble
Matt Wyatt, *Alternate*
Martha Wingate, *V Chair*

- I. **Call to Order.** Ms. Meulenbroek called the meeting to order at 7:05 p.m.
- II. **Approval of minutes for May 9, 2018.**

The minutes from May 9, 2018 were approved by Ms. Jones and seconded by Ms. Keans.

III. BendonAdams Design Guidelines review

Ms. Mears gave an overview of the format and asked for suggestions, recommendations, positive, using Rochester examples for the design guidelines. The philosophy was there are two neighborhoods, view sheds the triangle downtown and church steeples that Sara Adams from BendonAdams identified. The HDC decided to remove the scoring system for new buildings because of the disadvantages – not everyone gets same “score”; perception of objectivity but still subjective, about the score and not the overall building style. Mr. Bruckner suggested that there should be a checklist for the applicants for HDC applications. The summary is the information behind the Design Guidelines. Section 3.6 needs to be changed to strongly discouraged. Ms. Jones recommended changing page 15 from HPC to HDC. There also needs to be a definition for hardship. The HDC will send the comments to staff before the next meeting to incorporate into the design guidelines. The goal is to have the Design Guidelines finished at the next meeting.

IV. BendonAdams Historic Overlay review

The changes in the HDC ordinance need to be boiled down in simple terms. Demolition by neglect was discussed again. Mr. Devine Code Enforcement attended the meeting and discussed the benefits of the language in being added to the ordinance. It would allow the HDC to submit to the BZLS department a compliant for properties in the downtown. The hardship would be appealed to the City Council which is not recommended instead it should be the Zoning Board of Adjustment. Ms. Muelenbroek gave an example of a financial hardship for restoring a building. The example is a building she owns in downtown that has lead paint it would cost her too much to reside the entire building where it wouldn't be feasible. Instead the option was to vinyl side the building. That is where the financial burden of proof is on the applicant.

V. Discuss 10-14 North Main

The HDC members reviewed the RFP for the Kelly's building and Scenic Theater the members will send comments to Michelle Mears.

VI. Certified Local Government

Staff and the chair will be attending the National Preservation Conference in Iowa July 18-22 which was funded by a certified local government travel grant.

VII. Other Business/Non-scheduled Items

None

VIII. Adjournment

A motion was made by Ms. Jones to adjourn the meeting at 8:30 pm and seconded by Ms. Keans. The motion carried unanimously.

Respectfully submitted,

Michelle Mears, *Senior Planner*