

FRANKLIN HERITAGE COMMISSION

Tuesday, August 22, 2017 at 6:00 p.m.

City Hall

Downstairs Meeting Room

Minutes

- ❑ **Salute to the Flag**
- ❑ **Call to Order**
- ❑ **Roll Call Present: Jeff Whitney, Glen Feener, Bob Lucas, Mike Mullavey (recused), Paul Trudel, and Planning Director Richard Lewis Absent: George Dzujna**
 - ❖ **Seat Alternates: Glen Feener will vote for George Dzujna**
- ❑ **Approval of Minutes of the July 11, 2017 Public Hearing Meeting of the Board. Trudel/Mullavey motioned/seconded. No corrections/omissions noted and minutes were approved by a vote of 5-0-0.**
- ❑ **New Business**

H 17-06: A sign application for Granite State Hedgehog at 406 Central Street.

This application was a late submission and the application, color copies of the sign, and the draft proposal were distributed by Director Lewis.

James Brennan, owner of Granite State Hedgehog told the commission that the sign border is red oak and will be left to weather naturally. The sign, designed by the owners, incorporates the site logo. The background color is a bright blue not unlike the blue in the Colby-Sawyer sign. Mr. Brennan added that Granite State Hedgehog website has over 18,000 followers so it made sense to use the established logo as the sign. The business is involved in supplying zoos and educational programs, but most sales are online. The store will offer a place for the public to come and learn about the species. Mr. Brennan sees unique, specialty stores as a boon to revitalization, bringing new customers to the area.

Member Whitney inquired if the commission had anything to do with font and Director Lewis said that the commission typically considers colors only. Mr. Workman added that he likes the look of the sign and that it is always nice to have a business identify a new niche which will bring a unique group of people into town. Ms. Andreozzi suggested that the draft approval be altered to read:

1-The design of the sign fits into the character of the downtown area, and 2-It reflects a display sign that is okay for the historic district.

Member Lucas made a motion to approve the sign, which was seconded by Member Whitney. By a vote of 5-0-0 the motion passed.

- **H17-03: A proposal by PermaCityLife for façade improvements at 337-339 Central Street with the work to involve replacement of existing windows, siding & trim; restoration of existing doors; construction of rooftop deck and pergola. (Mike Mullavey recused because he is on the Board of PermaCityLife).**

Todd Workman presented the application. Starting with 337 Central Street, there are to be replacement window with same mullion pattern as existing windows, however the windows will be downsized to allow for addition structural support to the building. The rubble stone foundation is in questionable condition. The knee wall is currently made of brick, but it is not in good shape. This will be removed and recessed paneling similar to paneling at Toad Hall will be installed. The first story will still be mostly glass with PVC trim. The alcove entrance with its paneling and two doors will be refurbished. The recessed lighting will be replaced in kind and a pendent light will be added over the door. The overhang that stretches the width of the building will be retained but the old wood shakes would be replaced with standing seam metal, or asphalt shingles. The concrete steps will be encapsulating with PVC risers. Color selections include Sayward Pine for the trim and Vermont Slate on upper level siding material. Above the upper windows is a recessed area that could be divided into three large panels with 5 light fixtures to illuminate a sign. These items would be put on a future application.

At 339 Central Street, the little front triangular details will be retained. The color chosen for the lower level is Bowen Blue. The windows would match the existing windows except that they will be a bit shorter. The five windows on the upper east side of 337 Central Street will be replaced and one window will be converted to an approved ADA 36" wide door. On the back, they would like to install a French door with a transom window and eventually clear the rear lot to form a courtyard. The rooftop design calls for a 16'x32' pergola attached to the building and made out of composite mahogany finished decking. The rest of the roof will be clad in rolled rubber roofing. Iron railings will enclose the area.

Member Lucas asked if a structural survey had been performed to assure that the roof could support all this. Mr. Workman answered that once the ceilings below were opened up, they will consider both the carpenter's and the code officer's recommendations. Answering other questions from the commission, Mr. Workman stated that the siding on the upper level facing the Regal would be either Aztec or Hardie Board that was painted Vinal Haven gray and trimmed with Sayward Pine. Lighting on the rooftop would be presented on a separate application at a later date.

Meeting open to the Public:

Ms. Andreozzi informed the board that the two buildings use to be three story structures until a fire destroyed the upper stories, so that any siding or doors on the

building at this time are not original. Replicating what is there now is not the best way to proceed. She felt that the design doesn't reflect the historic district and suggested that the commission look at pictures of the original buildings prior to the fire for design inspiration. Mr. Workman responded by saying the wood façades are typical of other buildings in downtown. The little roof overhang that spans the front of both buildings offers shade and protection from snow/ice buildup

Mr. Webb asked about PermaCityLife's priorities and Mr. Workman said that the fronts of the building are the first priority, followed by the side facing the Regal and then the back with extra embellishments coming last. Although Mr. Webb appreciated the revitalization attempts, the rooftop and pergola are not historic. He emphasized that there is a difference between replace, repair and restoration. Mr. Workman stated that ideally there should be two stories but that isn't within the budget. A rooftop garden is a cost-effective solution that will hopefully draw a more youthful clientele into the downtown. Mr. Brennan said that although the proposed changes weren't necessarily historic in nature, the changes proposed would add good value to the buildings. Mr. Parichand added that there is a need to attract new entrepreneurs and encourage people to come to Franklin.

Ms. Andreozzi stated again that the design is an issue. Franklin is on the National Registry of Historic Districts and is the best example of what a mill town looked like. It is important to preserve that look.

A discussion followed regarding the materials and the style of the pergola and the railings. Chairman Feener closed the public portion of the hearing and itemized the list of the agreed changes to the plans: slate style roof, peaks to remain and the pergola & railings designed with straight lines. **Member Lucas motioned and Member Whitney seconded approval of the proposed improvements to 337-339 Central Street. Motion passed by a vote of 4-0-0.**

- ❑ **H17-04: A proposal by PermaCityLife for façade improvements at 366 Central Street [Buell Block], renovation of corner section and city council approved park side renovations to include new windows, siding, awnings, ADA access and walkways through the park.**

Mr. Workman spoke of the 'red corner' building and the potential to create a visual impact with the proposed changes. The design inspiration came from the trestle bridge and the new building will be mostly glass. Materials include Douglas fir posts and beam, factory glass, natural stone blocks, and a 36" overhang to keep sun out and keep sidewalks clear of snow. A new store front will be created on the park side of the building with a handicap accessible door. Vertical wood siding will replace the existing brick that surrounds the entry. Windows on the side will be replaced with windows matching those in the front. A new eatery is envisioned at the rear of the building with two garage windows to create an indoor-outdoor feel. A 22 ft. x 64 ft. private patio to be proposed on a future application will allow for outside dining. Paved walkways will be installed in the park. PermaCityLife will

Approved 2/27/2018

undertake the outside improvements, but the inside alterations will be up to the lease. They are looking into a leasing with purchase option.

Comments from the commission included discussion of materials, the surface of the walkways and the size of the garage doors.

Mr. Leigh Webb expressed reservations over the design. He felt it would be better to take inspiration from the Buell Block than the trestle bridge. Ms. Andreozzi mentioned again that this is in the historic district and that visible history needs to be retained. She didn't feel that the proposed changes were historically sensitive. She also requested that if the Commission approved the plans that a two year time limit be a condition and if the project isn't completed by that time, the applicant must come back to get a new approval.

Mr. Workman argued that a three year time limit would be more reasonable. He also maintained that the design is sensitive to the district, stating that the Marceau Park is a gateway to the mill district. The commission members were all fine with the plans as presented and **Members Lucas and Whitney motioned/seconded the approval of the plans. By a vote of 4-0-0 the motion passed.**

❑ **H17-05: A sign application for the bookstore at 325 Central Street.**

Mr. Workman stated that 325 Central Street was a popup store and the sign for the bookstore was only to be temporary, however the finished sign costing \$500 was the end result. Commission members agreed that the sign is appropriate for the downtown district and **by a vote of 5-0-0 approved the sign application.**

Old Business: None.

Other Business: None

Public Comment: None

Adjournment: A motion to adjourn was approved at 8:23 p.m.