

Community Revitalization Tax Relief Incentive (RSA 79-E)

KEENE
NEW HAMPSHIRE



APPLICATION FORM

Contact throughout the application process will be made with the Applicant listed below. The property owner or a designated agent may act as the Applicant.

Property Owner:

Print Name: 112 Washington LLC.
Address: 85 Park Avenue
City: Keene State: NH Zip: 03431
Phone: 209-1588 Email: gormanjosh@gmail.com

Applicant (if different from owner):

Print Name: Joshua Gorman
Address: 85 Park Avenue
City: Keene State: NH Zip: 03431
Phone: 209-1588 Email: gormanjosh@gmail.com

Building Information:

Building Name (If Any): _____
Building Address: 112 Washington Street
Tax Map Lot #: 554-085-00000000 Zoning District: Office
Cheshire County Registry of Deeds Book #: 3000 Page#: 0392
Gross Square Footage of Building: 3454/859 Year Built: CA 1880

Is the building eligible for listing or listed individually on the National or State Register of Historic Places or located within a locally designated, State or National Historic District? No: _____ Yes*: _____

**If yes, provide a copy of the approved designation by the National or State Register of the building or the district*

Does the property currently have any credit or exemption from real estate tax assessment? No: Yes*: _____ *If yes, please describe:

Continue →

Return this completed application to:
COMMUNITY DEVELOPMENT DEPARTMENT
3 Washington St, 4th Floor
Keene, NH 03431
Phone: (603) 352-5440

OFFICE USE ONLY

Date Submitted: _____
Received by: _____
Date Complete: _____

Project Information:

Describe Existing Uses (include detail on the current uses of the building/site, number of units by type and size, number of employees, etc.):

see attached pages

Describe Proposed Uses (include detail on proposed use of the building/site, number of units by type and size, number of employees, etc.):

see attached pages

Is a change of use associated with this project?

No: _____ Yes*:

*If yes, please describe:

see attached pages

Will greater than 50% of the gross floor area be occupied by residential uses?

No: Yes*: _____

*If yes, this project is not eligible for 79-E tax relief

Will any state or federal grants or funds be used to finance the rehabilitation or construction?

No: Yes*: _____

*If yes, what is the amount of the aid? _____

Note: Rehabilitation or construction subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50% of construction costs from state or federal programs are not eligible for 79-E tax relief.

Does the project involve the replacement of an existing structure? No: Yes*: _____

*If yes, following materials shall be submitted with this application:

A New Hampshire Division of Historical Resources individual resource inventory form, prepared by a qualified architectural historian.

A letter from the Keene Heritage Commission that identifies any and all historical, cultural and architectural value of the structure(s) that are proposed to be replaced and the property on which those structures are located.

Note: This application shall not be deemed complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4,II until the inventory form and letter from the Heritage Commission, as well as all other required information, have been submitted, if required.

Describe the work to be done and estimated cost (Attach additional sheets if necessary)

1. Attach a copy of a contract, contractor estimates, or itemized list of materials
2. Attach a project narrative, building plans or sketches, renderings or photographs to help explain the proposed rehabilitation or construction.

Structural: N/A	\$ ∅
Exterior Alterations (storefront, walls, windows, doors, etc.): see line items #11+12 attached	\$ 7,100.00
Interior Alterations (walls, ceilings, moldings, doors, etc.): see lines #3,6,7 and 8 attached	\$ 36,050.00
Electrical: see lines #4,5, and 9 attached	\$ 17,400.00
Plumbing/Heating: see line 15 attached	\$ 13,650
Mechanical: see line item #1 attached	\$ 7,300.00
Energy Efficiency: see lines #13,14,17,18 attached	\$ 30,200
Other: see line item #2+10 +16 attached	\$ 31,950.00
TOTAL ESTIMATED PROJECT COST: <i>Note: To be considered for this tax relief incentive, the project costs must be \$75,000 or greater.</i>	\$ 143,650.00

Expected Project Start Date:

12/15/17

Expected project completion date:

3/15/20

Public Benefit (Attach additional sheets if necessary)

In order to qualify for tax relief under this program, the proposed work must provide at least one of the public benefits listed below. Greater consideration will be given to projects that provide three or more public benefits. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same structure.

Enhances the economic vitality of downtown areas. No: <input type="checkbox"/> Yes*: <input checked="" type="checkbox"/> *If yes, please describe: see attached pages
Enhances & improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located. No: <input type="checkbox"/> Yes*: <input checked="" type="checkbox"/> *If yes, please describe: see attached pages
Promotes the preservation and reuse of existing building stock by the rehabilitation of historic structures, in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation. No: <input type="checkbox"/> Yes*: <input checked="" type="checkbox"/> *If yes, please describe: see attached pages
Promotes efficient design, safety, and a greater sense of community in a manner consistent with the Keene Comprehensive Master Plan. No: <input type="checkbox"/> Yes*: <input checked="" type="checkbox"/> *If yes, please describe: see attached pages
Will add to the City's employment base by creating at least one new, full-time job in Keene's downtown area. No: <input type="checkbox"/> Yes*: <input type="checkbox"/> *If yes, please describe: not applicable, but probable
Directly supports the integration of public art in the downtown. No: <input type="checkbox"/> Yes*: <input type="checkbox"/> *If yes, please describe: not applicable
Promotes development of a sustainable building stock in the downtown that achieves a nationally or internationally recognized green building standard (e.g. LEED, Green Globes, National Green Building Standard, and International Green Construction Code). No: <input type="checkbox"/> Yes*: <input type="checkbox"/> *If yes, please describe: not applicable
Maintains owner occupancy of a residential building or it returns a residential building to owner occupancy. No: <input type="checkbox"/> Yes*: <input type="checkbox"/> *If yes, please describe: not applicable, but probable
Results in an increase in energy sustainability in conformance with the City adopted greenhouse gas initiatives as determined by a home energy score of at least six (6), and demonstrated carbon emission reduction of at least 10%. No: <input type="checkbox"/> Yes*: <input checked="" type="checkbox"/> *If yes, please describe: see attached pages

Affidavit

I (we) hereby submit this application under the Community Revitalization Tax Relief Incentive Statue (NH RSA 79-E) and attest that to the best of my (our) knowledge all of the information herein and in the accompanying materials is true and accurate.

I (we) have reviewed the statute and Resolution R-2017-41 (see attached) and understand that:

- a) This application will be reviewed for completeness;
- b) There will be a public hearing to evaluate the merits of this application;
- c) If this application is approved by City Council, I (we) will need to enter into a covenant with the City; and
- d) I (we) may be required to pay reasonable expenses associated with the creation of the covenant.


I (we) understand this application will not be determined as complete and recommended to the City Council until all of the necessary information is provided.

IMPORTANT:

Per RSA 79-E:13, the base or "original" assessed value for any tax relief period is set only after the following two conditions are met:

- 1. Approval by City Council; and
- 2. The Applicant has entered into a covenant with the City of Keene to protect the public benefit.

Tax relief granted will pertain only to assessment increases attributable to the substantial rehabilitation or replacement performed under the conditions approved by the City Council and not to those increases attributable to other factors including but not limited to market forces.

 Josh Gorman, Manager 112 Washington LLC 7/3/19
 APPLICANT (signed) (name printed) (date)

 Dittke Gorman, Member 112 Washington LLC 7/3/19
 OWNER (signed) (name printed) (date)

NOTE: Owner must sign this Affidavit, if Owner is not the Applicant

112 Washington background and introduction:

The property at 112 Washington Street was purchased by 112 Washington LLC. as a vacant building in September of 2017. At the time of purchase the building had been vacant for over a year. Prior to its vacancy it had a single tenant office use, which despite having no mortgage, struggled to earn the utilities and taxes.

Shortly after acquiring the property and exploring its potential uses, the new owner became excited about the proposition of converting the property into a bed and breakfast as a permitted use within the zone. Upon investigation of all of the logistics involved in doing so, the new owner concluded that the project was lofty. However, the new use offered opportunity for the building to shine again, while providing benefit both the community and owner.

As the decision became final, the new owner realized the financial drain as well as the risk involved with the project. Regardless, they chose to move forward. This was perhaps due to a case of irrational exuberance towards this amazing property as well as a love for historic architecture. At that time, knowing the risks were real, the owner inquired with the Keene Community Development Dept. about the State of NH 79-e tax relief program. Unfortunately, even though the project fit the criteria of this program, the owner was made aware that such incentive was only available in the Marlboro St. district at that time.

Since purchase, the new owner has poured over 3000 hrs., as well as over \$138,000.00 in construction materials, subcontract labor, and ownership expenses to date. As expenses mount and the project slowly nudges towards completion, the owner now seeks tax relief from remaining improvements, thereby retaining the current assessed value under the provisions of the 79-e program, which has since been expanded in the city to include this property. This will hopefully enable the successful completion, ensuing community benefits, and future viability of this project.

Remaining construction costs at 112 Washington Street relative to 79-E application

- 1.) Retrofit whole house 14-d sprinkler system, (partial of total) per Life Safety: \$7,300.00
- 2.) Site work and piping to bring larger water and sewer line across Washington street and into main house,
per Pappas Construction quote: \$12,950
- 3.) Remaining finish carpentry (partial of total) includes reuse of salvage baseboard, band molding, doors, jambs, crown molding and door casing- materials and labor :\$6,200
- 4.) Fire alarm system remaining work (partial of total) including horn strobes, alarms, pull stations, alarm panel and wireless firehouse communication equipment per JE&BC electric: \$8,700.00
- 5.) Various electrical work remaining (partial of total) including panel work, co detectors, telecomm control panel, light fixtures, emergency lighting, dressing out all roughed in electrical boxes per Newell and Sons electric: \$5,800.00
- 6.) Waterproof, tile, grout, and seal (partial of total) all (9) bathroom showers and floors labor and materials:\$11,750.00
- 7.) Remaining (partial of total) interior painting consisting of two coats on entire interior (10 rooms, 9 bathrooms, 1 kitchen, 2 foyers) paint and materials: \$11,500
- 8.) Remaining (partial of total) hardwood floor sanding screening, replacing, and refinishing labor and materials: \$6,600.00
- 9.) Exterior electrical including porch, sign and parking lighting and security per Newell and Sons: \$2,900
- 10.)Exterior paving repairs and replacement post sitework: \$5,000
- 11.) Remaining (partial of total) hardwood porch floor replacement and refinish: \$2,300
- 12.) Remaining (partial of total) exterior window, soffit, fascia, crown, shutter and corbel repair/replace, prep, and refinish labor and materials: \$4,800.00
- 13.) blow in attic cap insulation labor and materials: \$1,600.00
- 14.) Domestic hot water super store tanks installed : \$5300.00
- 15.) Remaining (partial of total) plumbing and bath fixtures installed: \$13,650.00
- 16.) Exterior fencing, walkways, ramp, shrubs and landscaping materials and labor: \$14,000.00
- 17.) Install smart thermostats for all heat zones:\$2,300.00
- 18.) Install mini-split cooling units for sleeping rooms: \$21,000.00

Grand total:\$143,650.00

The proposed tax relief meets the following multiple criteria, where one is required:

***Enhances Downtown economic vitality:**

The conversion of this property into a 9 suite inn (including operators quarters) will certainly add to the vitality of downtown. Prior to purchase in late 2017, and during subsequent ongoing renovation, this building has been vacant and had been deteriorating for a significant time period. The renovations to this building in one of the gateway sections of our center will bring a visual artistic improvement to our downtown. The new use will bring people from this and other communities to enjoy the many experiences that our beautiful downtown has to offer, thus adding to vitality of our main street.

***Improves a culturally or historically important structure:**

This property is one of significant grandeur from a period of our past. The Court Street and Washington Street corridors that lead to Central Square, whose historic significance are addressed in the comprehensive master plan, offer some of the most grand and historically accurate clusters of architecture in our region. The carriage house on this property, which was in disrepair upon purchase, is one of the most distinct and original carriage houses in the region that I am aware of. It is slated to be in the heritage commission carriage barn tour this August. The 3500+/- square foot main house is a stately Classic Revival, which will have all of its remaining original features renovated and retained. The improvements being made will modernize the property's infrastructure and catch up on years of deferred maintenance. At the same the process retains and restores as many of its historical aesthetic qualities as possible both inside and out, allowing it to be preserved and enjoyed for generations to come. A report detailing the property's historic significance is currently being prepared for this property by the Heritage Commission, and upon its completion, the property is being placed on the State Historic Register

***Promotes the preservation and reuse of the existing building stock:**

As far as renovations to the main house, strenuous efforts have been and are being made to insure the character and preservation of the home both inside and out. Things such as, but not limited to: the repair and restoration of exterior shutters, corbels, soffit and fascia, the repair of stained glass on double entry doors, the repair and restoration of original exterior doors, the removal of a front porch enclosure to restore the original open porch including the reinstallation of an original arched window which had been removed, the preservation of original gas lighting fixtures which have been converted to electricity; the reuse of original baseboards, band molding, crown molding; the reuse of original doors and casing for the installation of the bathrooms; the repurposing of flooring from the bathroom footprints to repair other existing floors, and the repair of marble fireplaces.

***Promotes efficient design, safety, and greater sense of community consistent with the comprehensive master plan:**

Pages 52- 55 of the comprehensive master plan specifically address the various elements, challenges, and imperative importance of maintaining our city's history through the preservation, reuse, renovation, and energy upgrades of our many historic architectural gems. The master plan sites a need for programs which will stimulate such activity. The 79-e is a prime example of such a program and this project captivates all of the purposes, challenges, and benefits relative to reuse, preservation and efficiency. Pages 56-58 address the need and benefit of a walkable community. The location and use of this building surely promotes downtown walkability for all of it's guests as well as it's operator and owner, thus benefitting the many downtown merchants.

***Increases energy sustainability through reduced emissions**

Through conversion of heating system from highly inefficient gravity system to a ten zone forced hot water system with smart thermostats, as well as blowing in an r-30 attic cap and installing energy star windows, annual heating oil consumption will be reduced by at least 40% (forty percent has already been realized prior to attic cap)



NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Natural and Cultural Resources 603-271-3483
19 Pillsbury Street, Concord, NH 03301-3570 603-271-3558
TDD Access Relay NH 1-800-735-2964 FAX 603-271-3433
www.nh.gov/nhdhr preservation@dncr.nh.gov

July 30, 2019

Joshua Gorman
112 Washington LLC
85 Park Avenue
Keene, NH 03431

Dear Mr. Gorman,

The Division of Historical Resources (DHR) has reviewed the inventory form prepared for the Washington House (Burrell Residence) at 112 Washington Street in Keene and has determined that it is eligible for listing to the New Hampshire State Register of Historic Places.

To officially list the property on the New Hampshire State Register, please have a legally-appointed representative of the property check and sign this letter below and return it to our office at the address noted above. With a returned signed letter, we will place it on the agenda for final approval by the State Historical Resources Council at its quarterly meeting on October 28, 2019. More information on the State Register and its benefits is enclosed.

A copy of the Determination of Eligibility evaluation form for your files is also attached. This evaluation and the inventory data will be added to DHR's database for historic properties in New Hampshire. Thank you for your stewardship of this important piece of New Hampshire history and please feel free to call with questions.

Sincerely,


Megan R. Rupnik
State Survey Coordinator

Encl.

I certify that I am the legal property owner or legally-appointed representative of the above property.

Please list my property on the New Hampshire State Register, pending approval by the State Historical Resources Council

Please do NOT list my property on the New Hampshire State Register at this time:

Signature

Name (please print)

Date



New Hampshire Division of Historical Resources
Determination of Eligibility (DOE)

Inventory #: KEE0244

DOE Review Date: 7/24/2019

Date Received: 7/18/2019

Final DOE Approved: Yes

Property Name: George Burrell Residence

Area:

Address: 112 Washington Street

Town: Keene

County: Cheshire

Reviewed For: SR

**DOE Program(s):
State Register**

Determination of Eligibility:

State Register eligible, individually		Integrity: Yes		Level: Local	
Criteria:	A: No	B: No	C: Yes	D: No	E: No

Areas of Significance(s):
Architecture

Period of Significance:

ca 1853

Boundary:
Tax parcel 554-085-000

Statement of Significance:

The property at 112 Washington street is a very well preserved example of the Italianate style of architecture. The carriage house, executed in the Stick style, also possesses a high degree of integrity. Together the house and carriage house are eligible for listing in the State Register for their architectural significance and the period of significance of the property reflects this.

Comments:

Follow Up:
Notify appropriate parties