Historic District Commission
AGENDA

Wednesday, November 16, 2022 4:30 PM City Hall, 2nd Floor Council Chambers

1. **Call to Order and Roll Call**
2. **Minutes of October 19, 2022**
3. **Advice & Comment:**

   Renovations to Monadnock Peer Support Agency, 24 Vernon Street – Christine Allen, representing Monadnock Area Peer Support Agency, is seeking input from the HDC regarding proposed renovations to the MPS building located at 24 Vernon St (TMP #568-058-000), including the replacement of windows, creation of rooftop garden seating, and installation of a rooftop solar array, amongst other renovations. The property is ranked as a Primary Resource and is located in the Downtown Core District.

4. **Public Hearing:**

   COA-2015-07, Modification #4 – 161-185 Main St – St. Bernard's Rectory Renovations – Applicant Rick Cavallero, on behalf of owner the Roman Catholic Bishop of Manchester NH, proposes exterior renovations and the installation of condensers at the St. Bernard's Rectory at 161-185 Main St (TMP #584-006-000). Waivers are requested from Section 21.6.3.A.3 & Section 21.6.3.D.7 of the Land Development Code for the request to infill an existing window opening. The property is ranked as a Primary Resource and is located in the Downtown Growth District.

5. **Staff Updates**
   a) Outreach Efforts – Informational Brochure Mailer
6. **New Business**
7. **Upcoming Dates of Interest:**
   a) Next HDC Meeting: December 21, 2022 – 4:30 pm, City Hall 2nd Floor Council Chambers
   b) HDC Site Visit: December 21, 2022 – 3:30 pm (To be confirmed)
8. **Adjourn**

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION MEETING MINUTES

Wednesday, October 19, 2022 **4:30 PM** **Council Chambers, City Hall**

Members Present:
Andrew Weglinski, Chair
Russ Fleming, Vice Chair
Councilor Catherine Workman
Hans Porschitz
Hope Benik
Sophia Cunha-Vasconcelos (Arrived Late)
Gregg Kleiner, Alternate (Voting)

Staff Present:
Jesse Rounds, Community Development Director

Members Not Present:
Sam Temple
David Bergeron, Alternate
Peter Poanessa, Alternate

1) Call to Order and Roll Call

Chair Weglinski called the meeting to order at 4:31 PM.

2) Minutes of the April 20 and September 21, 2022

A motion by Vice Chair Fleming to approve the April 20, 2022 meeting minutes was duly seconded by Chair Weglinski and the motion carried unanimously.

A motion by Ms. Cunha-Vasconcelos to approve the September 21, 2022 meeting minutes was duly seconded by Ms. Benik and the motion carried unanimously.

3) Public Hearing:

A) COA-2016-06, Modification #7 – 31 Washington St – Washington Park Elevations - Applicant and owner Washington Park of Keene LLC, requests the removal of a condition of approval from COA-2016-06, Modification #6 related to the submittal of color architectural elevations stamped by an architect registered in the State of NH for the former Middle School building on the Washington Park property at 31 Washington St (TMP #569-056-000). The former Middle School building is ranked as a Primary Resource and the property is located in the Downtown Core District.

Chair Weglinski asked for a Staff recommendation on the application's completeness. Mr. Rounds said the applicant requested exemptions from submitting products, specification sheets, material samples, an existing condition plan, and a proposed condition plan. Staff determined that exempting the applicant from submitting this information would have no merits on the bearing of the application. Staff recommended that the commission grants the exemptions and accept the application as complete. A motion by Ms. Cunha-Vasconcelos to accept the application as complete was duly seconded by Chair Weglinski and the motion carried unanimously.

Chair Weglinski welcomed Tony Marcotte, the project manager, on behalf of the applicant, Washington Park Keene. Mr. Marcotte has been involved in the project since the beginning and had presented to this Commission multiple times before, specifically on renovations to windows and the exterior. The last meeting of this Commission that he attended was a Zoom meeting when they were renovating a rear portion of the building to create residential units. It was an interior renovation, but Eversource wanted to put meters on the outside of the building, which required this Commission's review. The Commission encouraged the meters on the interior and Eversource complied. The only exterior changes for the residential units were vents for dryers and bathroom fans. When hearing these changes, the Commission made accepting the application subject to submittal of architectural elevations of the entire school. Mr. Marcotte said the original building was built in 1912, was added onto in 1939, when they built what it now the auditorium, which would be occupied by again in the near future. There have been other additions to the building over time. The building this project came to the Commission for was built in the 1960s and in the 1980s, there were more additions to the building. He said that throughout the process, they provided architectural elevations to the new buildings, and they worked with the Commission on all the changes.

Mr. Marcotte continued explaining that his last appearance before this Commission was a Zoom meeting, and the microphones were cut off early, so no one could hear him asking to interject at the end of the hearing. He said he would have interjected that architectural renderings of the entire building would be a very significant cost for work essentially completed already and that work was 99% on the building interior. He said every side of the building has multiple different depths, heights, and additions, all of which he said are unrelated to the work done to convert the residential portion of the building. Thus, the owners feel that it is an undue burden that does not offer any additional information on the eight residential units.

Mr. Marcotte continued that he submitted pictures of the renovation from before and after the matched windows were added. He said they then added some hardy plank siding because the window openings were so large. There was a small sliding window and some gray material that was submitted in the package, which they felt was an improvement over the yellow hardy plank siding. He submitted a photo of the new building's exit, which was painted per this Commission's preferences. He said at this point, the Commission's condition is holding up the final certificate of occupancy on the building. Approximately 60% of the building is rented and 70% of the building is renovated. There is one large tenant who is slowly working on a cafeteria and the auditorium. He reiterated that this was all interior work. There are a few exterior changes that are minor enough to be approved by City Staff. He reiterated the high costs of getting an architect to create such color elevations is prohibitive and that Staff recommended approving

the application. He said they had worked with the Commission throughout the project. He also reiterated that at the last meeting, "I did not feel I could express that at the time, and we got busy, so we were waiting for meetings to come in person and be more relevant," which is why he said he was coming back after such a long time, after Covid restrictions ended.

Ms. Cunha-Vasconcelos asked for the ballpark cost. Mr. Marcotte said $40,000–$50,000 because the architect would have to take photos and draft it, which he said sounds high, but he said it was not a typical square building and every elevation and view requires drafting in exceptional detail. Mr. Marcotte said they would have to find an architect and he did not think the cost was over inflated; it would not just be a sketch. He said it was a lot of work for no benefit. He was unsure the Commission considered what this would entail at the time they imposed the condition because there were no existing architectural renderings of the building because there were no structural changes per the owner's commitment not to alter the building to that extent. Ms. Cunha-Vasconcelos asked whether the renderings exist in black and white. Mr. Marcotte said no, confirming that there are no architectural renderings in black and white or color.

Vice Chair Fleming noted that there were photos in the agenda packet showing new construction due to the apartments and two photos of before and after. Mr. Marcotte said he included the new photo to show why the yellow was used. Vice Chair Fleming asked about the flanking for the newer windows. Mr. Marcotte said it is hardy plank, which is essentially a concrete material that looks like either vinyl or cedar wood siding that is painted. Vice Chair Fleming referred to the photo packet and the last photo. Mr. Marcotte said they City asked them to remove academic trailers, so it looked uglier than the other pictures; he included it as an additional before perspective. He mostly shared before pictures because he did not have much need for overall after pictures. He was trying to portray in the photos that an elevation is not simple, with multiple different layers, and is costly.

Mr. Porschitz thought there was inconsistency in what was actually requested; it speaks of exterior renderings and elevations. He asked if there was a difference in cost. Mr. Marcotte said no, a rendering is what it is going to look like in color, but this is already there, so they cannot do a before architectural elevation. A rendering would be of what it looks like today.

Vice Chair Fleming knew one tenant was working on the cafeteria and auditorium area, and he asked about other intended uses. Mr. Marcotte said they came to the City five years ago and presented, with a public hearing, for a restaurant in the former cafeteria and performances in the former auditorium. Those areas had since been left unimproved, except for heating and sprinklers, until final plans arise. He said they hope to move more quickly, with performances by the first of the year. In the short-term, the cafeteria will serve snacks and drinks; due to supply chain issues, there will not be kitchen equipment until spring.

Mr. Porschitz thought the agenda packed reflected that the concerns for additional renderings were in part a response to inconsistencies with previous applications of a lot of retroactive approvals. He said the intent of the request was know what was going forward to be the end result. He was curious why the applicants waited until now to bring this forward again, "when the architect is actually retiring." Mr. Marcotte said it does not matter which architect they use. He said there was never an original rendering and any changes that occurred were through a small HVAC company, which came before the Commission for various

penetrations, but they went forward on more penetration without permission that they needed retroactively. Mr. Marcotte agreed that the original architect is retiring but said that he never did a rendering. He continued citing the other instances for which he came before the Commission requesting retroactive approval. He said they were not intentional, and he tried his best. Mr. Marcotte restated the changes to the building.

Ms. Cunha-Vasconcelos thought that at the root of the question is something that actually ties to Mr. Marcotte's clarification, which is that the renderings occur before everything is done and now everything is done. She asked, if there were supposed to be renderings, why they were only getting to this now that the work is done. Mr. Marcotte said because 99% of the work was done and the only renderings would have been of the penetrations for the vents, which was the only thing not on the plan. He reiterated the condition for approval and inability to get a Certificate of Occupancy.

Chair Weglinski said he came to the Commission after the first building was approved. Still, he stated that since then, Mr. Marcotte had been before the Commission for various things, like landscaping, a terrace, exterior penetrations, and window openings. The Chair said it was not like this was new, and this seemed to be more of a formality.

With no public comments, the Chair closed the public hearing for deliberations.

A motion by Vice Chair Fleming to approve the request for the removal of the condition for approval regarding architectural elevations was duly seconded by Councilor Workman. The motion carried on a vote of 6–1, with Mr. Porschitz voting in opposition.

4) Staff Updates

Mr. Rounds had no updates.

5) New Business

No new business ensued.

6) Upcoming Dates of Interest

A) Next HDC Meeting: November 16, 2022 – 4:30 PM, City Hall 2nd Floor Council Chambers

B) HDC Site Visit: November 16, 2022 – 3:30 pm (To be confirmed)

7) Adjournment

There being no further business, Chair Weglinski adjourned the meeting at 5:00 PM.

Respectfully submitted by,
Katryna Kibler, Minute Taker

Reviewed and edited by,
Jesse Rounds, Community Development Director

Community Development Block Grant
Housing and Public Facilities or Economic Development?
Proposed Project Description

Project name: Monadnock Peer Support Community Center

Contact: Lisa Steadman

Anticipated application date: 7/25/2022

Requested amount: $710,000

Estimated total project budget: $710,000

Source of match funds: n/a

Subrecipient: Monadnock Area Peer Support Agency

Pass-through entity: n/a

Writer: Southwestern Regional Planning Commission

Administrator: Southwestern Regional Planning Commission

Where will the project take place (address)? 32-34 Washington St #REAR Keene, NH 03431

What is scope of work?

- Window replacement throughout the facility (25k)
- New HVAC system (30k)
- Addressing additional findings of an energy audit to be completed by Margaret Dillon, Sustainable Energy Education & Demonstration Services (10k)
- LULA (Limited use, limited application elevator) on Vernon St. side of the building (211k)
- Two wheelchair ramps (12k)
- Five push-button mechanical handicapped accessible doors (15k)
- Enclosed stairway on Vernon St. side of the building (200k)
- Addressing additional findings of an accessibility audit completed by Juliana Good, Neighborhood Access 4/21/22 (5k)
- Replace roofing (64k)
- Rooftop access (150k)
- Rooftop garden and seating (15k)
- Rooftop solar (40k)
- Rooftop fence (5k)
- Lower-level commercial kitchen (50k)
- Lower-level shower (25k)

- Lower-level laundry (20k)
- Lower-level conference room (10k)
- Lower-level community/ rec room (10k)

Who will manage the work? Christine Allen, Executive Director

When will it occur (timeline)? January-June, 2023

Why is the project necessary?

According to Johns Hopkins Medicine, an estimated 26% of Americans ages 18 and older -- about 1 in 4 adults -- suffers from a diagnosable mental disorder.
In the Monadnock Region, there are over a dozen outlets for clinical therapy and they all have a wait list. People in our region need help with their mental health matters, and they can find that help at MPS. We are never full. We never have a wait list. We are free.

Improving overall mental wellness in the Monadnock region will improve our entire community. A 2016 paper published by the Health Department of Tacoma, Washington outlined how unaddressed mental health problems can have a negative influence on homelessness, poverty, employment, safety, and the local economy. They may impact the productivity of local businesses and health care costs, impede the ability of children and youth to succeed in school, and lead to family and community disruption. You can find that paper here:
https://www.tpchd.org/home/showpublisheddocument/664/636427057087700000

The bottom line is poor mental health is expensive to communities. The Monadnock Region does not have enough mental healthcare providers. MPS helps fill the gap, but only if our facility can accommodate them.

This project is necessary because MPS must improve air quality, accessibility, and offerings in order to accommodate the large number of guests who need help recovering from the mental health matters that Covid-19 has brought on or exacerbated.

Who are the beneficiaries?

MPS serves people over the age of 18 with mental health challenges. This population is most often disabled and low income. It often has visitors who are homeless. Many members are from the L.G.B.T.Q.I.A.+ community.

All community members are welcome at the facility. The primary recipients of services are people with a mental health diagnosis, over 90% of whom are low income. Roughly 50% of participants are homeless or are facing housing instability.

We measure our impact and attendance on Monthly Stats reports submitted to the Bureau of Behavioral Health. Presently, the reports reflect a daily attendance of about 25 participants. Removing duplication, we serve about 150 unique individuals regularly.

Our goal is to increase this number to over 50 per day. We can only do this by improving our infrastructure. We MUST be welcoming to all people who need our services. Once we have our building in order, these monthly Stats reports will reflect a steady increase in 'onsite utilization'

What is the approximate number of beneficiaries? 412 per year

Level of environmental review needed: n/a

Any environmental issues known or anticipated: none

Foreseeable obstacles to plan: none

Level II Energy Audit

With funding support from

The New Hampshire
Community Development Finance Authority

Monadnock Peer Support Agency

Parking off Vernon Street, Keene

May 18, 2022

BUILDING STRATEGIES FOR AN AFFORDABLE FUTURE
S.E.E.D.S.
SUSTAINABLE ENERGY EDUCATION DEMONSTRATION SERVICES
Margaret Dillon—603-532-8979—MDILLON@myfairpoint.net

Introduction

This Energy Audit has been partially paid for by the NH Community Development Finance Authority's Clean Energy Funds, which is itself funded by a grant from the USDA.

The purpose of an energy audit is typically to identify energy saving measures (ESM) in a building. Computer simulated energy models are developed to estimate energy consumption based on the local climate conditions, physical dimensions and characteristics of a building, mechanical systems, presumed lighting, equipment, and occupancy patterns, in addition to a number of other variables.

With the building modeled in existing conditions, energy savings can be estimated for improvements to the thermal envelope and/or more efficient mechanical systems. The cost of those measures can then be analyzed in terms of predicted energy saved and savings potential from converting to different sources of energy. The primary objective is to evaluate the level of investment warranted by energy and dollars saved from those specific measures.

This audit has been prepared with the best of intentions to assist the Board of MPSA make informed decisions regarding energy saving improvements in keeping with long term goals for the property. We do not make any warranty, expressed or implied, or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, apparatus, product or process disclosed.

Executive Summary

This study is somewhat unique in that the building was undergoing renovations during the site visit which has involved reconfiguring the space of the main (first) floor level as well as representing changes in occupancy patterns. The graphic on page 15 shows the new layout of rooms, for which ventilation and space conditioning will be required. The focus of this study has been to assess the existing thermal envelope to explore potential upgrades and consider more efficient mechanical systems to lower operational costs for heating, ventilation, and air conditioned (HVAC) the spaces with expanded services. The recommended ESM include converting to LED lighting, envelope improvements, improved controls and more efficient HVAC equipment. In addition, the Director expressed interest in learning about the impact of installing a rooftop mounted solar array would have on the high cost of electricity for the building.

The primary findings of the assessment identified several overlapping areas of vulnerability to long term operating costs:

⇒ The roof membrane has been patched and repaired but is in need of replacement in the short term.

⇒ Two of the eight electric meters serving the facility are three phase and are charged for peak KW demand each month. The Director expressed particular concern over the cost of electric.

⇒ The RTU units have also been repaired but are inefficient and nearing the end of their service life within the next three to five years.

⇒ The spaces are unevenly heated and window drafts in particular are noticeable.

⇒ The oil consumed for space heating and domestic hot water is very high.

⇒ The cost of fossil fuels will likely remain very volatile for the foreseeable future. Considering Keene's commitment to pursuing clean energy, transitioning from fossil fuels provides greater financial security.

The chart below summarizes estimated changes to annual energy costs, based on the total energy costs from May 2021 through April 2022 (oil, gas, and electric) and five scenarios modeled. Note that construction has likely contributed to current energy costs, but expanded services and refrigeration will likely increase after construction. All five scenarios include converting all ceiling fluorescent light fixtures or lamps to LED.

The five scenarios are:

1. Adding ventilation—with necessary duct work—to the existing mechanical systems and thermal envelope.
2. Converting entirely to air source heat pumps (ASHP) for space conditioning with ventilation—and installing a roof top solar array to offset the increase in electric consumption—but with the existing envelope.

Note: Scenarios' #1 and #2 were explored for lower upfront costs, but neither are recommended because of the increase in energy costs for #1 and the solar array can be expected to last 25-30 years but the existing roof membrane is nearing the end of its service life.

3. Converting entirely to air source heat pumps (ASHP) for water heating, space conditioning with ventilation, and installing a roof top solar array to offset the increase in electric consumption; but after removing all existing RTUs, and replacing the existing roof membrane over installation of a minimum of six to nine inches tapered rigid foam board for an a minimum effective R30 roof assembly.
4. In addition to everything listed in Scenario #3, remove the vinyl siding on the north and south walls and install a minimum R10 Roxul Comfortboard (fire resistant mineral wool) to the exterior over the concrete block, strap with furring strips and re-side.
5. In addition to everything listed in #3 and #4, replace all first floor windows and north facing basement windows with new R4 windows.

Notes: Though adding cost, upgrading windows at the same time adding exterior insulation not only makes practical sense, but results in more significant savings for both heating and cooling.

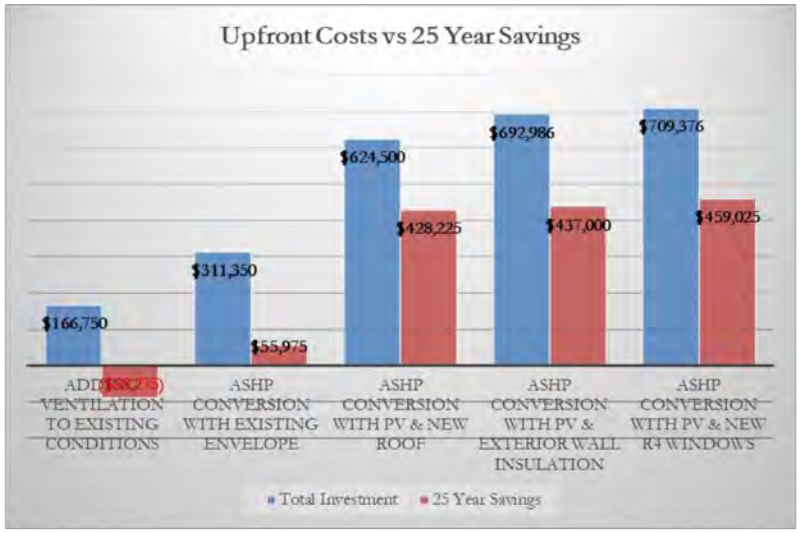
Each subsequent envelope improvement reduces heating and cooling costs, but almost more importantly, by conserving heating energy, it increases the ability to 'coast' through cold temperature swings without indoor air temperature dropping—particularly at night, when we can expect the coldest temperatures. This 'coasting' along with demand control software integrated with the new HVAC system, will reduce the peak demands for power and therefore reduce the cost of KW demand on each month's electric bill.

The historic energy analysis on pages 8-10 further describes the difference between the charges for electric consumption (kWh) and the demand for power (KW).

Scenarios #1 to #5	Annual Energy Costs	Annual Savings	25 Year Savings
Energy Costs for 2021	$22,328		
Adding Ventilation to Existing Conditions	$25,787	-$3,549	-$88,275
ASHP Conversion with Existing Envelope	$23,548	$2,239	$55,975
ASHP Conversion with PV & New Roof	$8,658	$17,129	$428,225
ASHP Conversion with PV & Exterior Wall Insulation	$8,307	$17,480	$437,000
ASHP Conversion with PV & New R4 Windows	$7,426	$18,361	$459,025

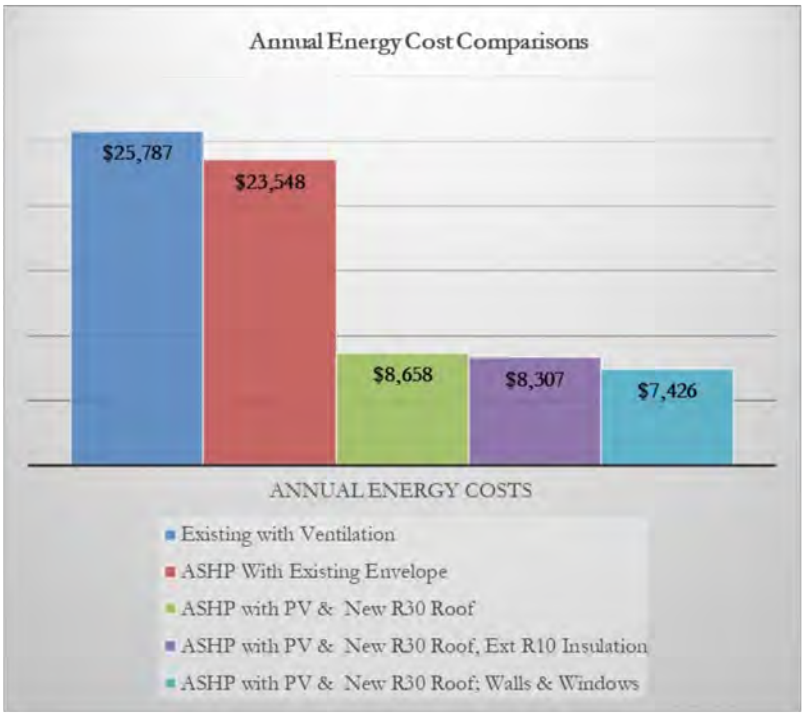
Investment Cost vs $ Savings

The general take away from these charts is that the more invested up front, the more saved over time. Note **savings are based on current energy prices,** without factoring expected but unknowable increases.



Importantly, converting to electric ASHP is the only option which allows for on site energy generation and therefore the greatest reduction of operational costs. And the more invested in the envelope, the smaller the PV array needs to be to cover estimated electric consumption.

Solar PV can also help reduce peak demand usage since electricity consumed when the sun is shining comes directly from the roof top array and not the grid which measures KW demand for power. generated on site is used. But demand controls will be an important part of the HVAC design and installation to limit expensive peak demand charges.



This study is also unique because it involves investment in capital improvements in terms of long term energy savings as opposed to shorter term, cost effective energy saving measures.

This is in large part due to the fact that the agency was in transition during the site visit and timing of the audit, making conventional cost/ savings analysis for energy saving measures very difficult. For example, converting to LED lighting will undoubtedly be a cost effective measure, and is strongly recommended, even if waiting till 2023 when Eversource lighting incentives are funded again. But estimating energy savings from lights requires a reasonable estimate of how many hours each light circuit will be turned on during a month or year, and that information is not available at this time.

Summary of Estimated Energy Costs

	HVAC & Hot Water	Other Electric	Total Costs	PV Generation Offset	Annual Energy Costs
Existing with Ventilation	$11,747	$14,040	$25,787		$25,787
ASHP With Existing Envelope	$11,068	$12,480	$23,548		$23,548
ASHP with PV & New R30 Roof	$8,430	$11,700	$20,130	$11,472	$8,658
ASHP with PV & New R30 Roof, Exterior R10 Insulation	$7,550	$11,700	$19,250	$10,943	$8,307
ASHP with PV & New R30 Roof; Wall Insulation & New R4 Windows	$7,179	$10,660	$17,839	$10,413	$7,426

Broken down into HVAC & domestic hot water, "other" electric costs, and the estimated credits from on site generation, resulting in the estimated total annual energy costs.

Notes:

1. This analysis does not include gas used for future cooking. While it cannot be known at this time, it is assumed that it will be a minimal expense.

2. As mentioned before, controlling power demand over space conditioning and hot water heating (via a hot water heat pump) will be an important part of limiting peak demand charges. The controls recommended by Design Day Mechanicals can have set limits based on time and distribution of heating and cooling. By making the significant improvements to the thermal envelope, the heating and cooling loads of the rooms on the two exterior walls will be so small that very little energy will be required to maintain comfort. The interior walls even less so—and will be 'cooling load dominant' - meaning they will require more energy to reject heat in summer (when the PV output is greatest) than import heat in the winter.

3. "Other" electric costs include lighting, office equipment, refrigeration, coffee makers (available throughout the day), bathroom exhaust fans, televisions, and other electronic equipment. The suggestion to reduce some of these loads is to assign responsibility to turn off lights, unplug unused equipment, and general mindfulness to not waste energy as part of the residential and other services program.

4. Cost estimates for upgrades are described on the next page. It is worth noting that contractors in all relevant trades are extremely busy this year. Staffing shortages are only out paced by supply chain shortages, further increasing costs. Staffing shortages also make getting completed cost estimates challenging, exponentially so when grant funds require that no bidding contractor should have advance knowledge of a particular project details. All that to say, every effort has been made to make reasonable, but conservative cost estimates for all measures and installation.

5. Converting fluorescent tubes—which is currently a mix of T8 and T12's— to LED can be done by individual tube or by fixture, which allows for better efficiency. An allowance has been included in costs to replace the most frequently fixtures in the offices, living room, and activity room. Alternately, the funds can wait until 2023 for an Eversource funded full lighting retrofit.

First Cost Investments

Scenario	Engineering	LED Conversion	HVAC	Envelope Improve-ments	Rooftop PV Array	Contin-gency	Total Investment
Existing With Ventilation	$3,500	$25,000	$125,000			$13,250	$166,750
ASHP w/ PV Existing Envelope	$7,500	$25,000	$250,000			$28,850	$311,350
ASHP w/ PV New Roof	$13,500	$25,000	$250,000	$80,000	$201,500	$54,500	$624,500
ASHP w/ PV Wall Insulation	$13,500	$25,000	$250,000	$157,760	$186,000	$60,726	$692,986
ASHP w/ PV New Windows	$13,500	$25,000	$250,000	$175,760	$182,900	$62,216	$709,376

The first scenario relies on existing gas fired RTU and oil fired boiler, but adds ventilation and duct work as needed to serve new spaces on the first floor and the basement. This is the lowest first cost investment in order to provide ventilation, but does not yield energy savings.

Converting to ASHP, as recommended by Design Day Mechanicals on the next page, only makes any financial sense if also installing solar PV to offset the additional electric consumption. This measure includes engineering fees for HVAC design and bidding documents ($7,500) and a structural analysis of the roof deck ($6,000). But installing a 25-30 year PV array on an older roof membrane is not advised.

Therefore the third scenario includes converting to ASHP, after replacing the roof membrane and installing a minimum of six inches tapered rigid foam board on the roof deck. Design Day Mechanicals used the resulting heating and cooling load calculations for this scenario.

The last two scenarios provide for more comprehensive envelope improvements, but adding R10 continuous insulation on the exterior of the block walls and replacing at least 10 windows on the north and south walls. Cost estimates are based on $27 per square foot for removing the vinyl siding, installing a weather barrier on the block, Roxul Comfortboard, and new siding. An $1800 per window allowance for a minimum of 10 new and good quality, Marvin or better, tight sealing, R4 windows.

	Existing With Ventilation	ASHP with Existing Envelope	ASHP w/ PV New Roof Insulation & Membrane	ASHP w/ PV Exterior Wall Insulation	ASHP w/ PV New R4 Windows
Roof Structural Analysis			$6,000	$6,000	$6,000
HVAC Bidding Documents	$3,500	$7,500	$7,500	$7,500	$7,500
Complete LED Conversion (allowance)	$25,000	$25,000	$25,000	$25,000	$25,000
New Roof Membrane with R30 Insulation			$80,000	$80,000	$80,000
Exterior R10 Wall Insulation				$77,760	$77,760
(10) New R 4 Windows					$18,000
ASHP HVAC	$125,000	$250,000	$250,000	$250,000	$250,000
60KW to 70KW PV Array			$201,500	$186,000	$182,900
Contingency	$13,250	$28,250	$54,500	$60,726	$62,216
	$166,750	$311,350	$624,500	$692,986	$709,376

There are several options for mounting solar panels on a roof. One of the more cost effective options is a ballasted system which does not involve penetrating the roof membrane. DDM proposes all new RTU be mounted along the north side of the roof so as not to interfere with optimal placement of the solar panels.

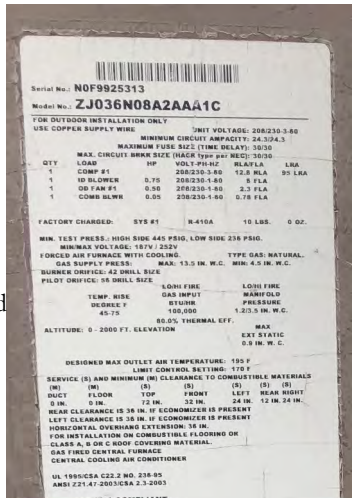
After New R30 Roof with White Membrane Heating / Cooling Btu/Hr Design Loads Including Estimated Ventilation

Washington Street

Off Vernon Street

Unitary R410
#ZJ036N08A2AAA1C

Serial (Year 2009)
N0F9925313
100,000 BTU/HR Input



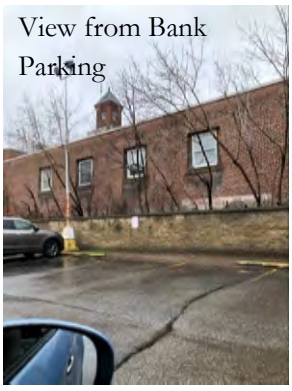
Trane—American Standard

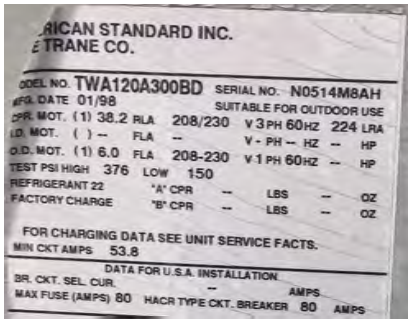
Model# TWA120A300BD
Serial # N0514M8AH

Manufactured: 1998

York: Manufactured: 2000

5 ton unit (?)





STAFF REPORT

COA-2015-07, Mod. #4 – 161-185 Main Street – St. Bernard's Rectory Renovations

Request:
Applicant Rick Cavallero, on behalf of owner the Roman Catholic Bishop of Manchester NH, proposes exterior renovations and the installation of condensers at the St. Bernard's Rectory at 161-185 Main St (TMP #584-006-000). Waivers are requested from Section 21.6.3.A.3 & Section 21.6.3.D.7 of the Land Development Code for the request to infill an existing window opening. The property is ranked as a Primary Resource and is located in the Downtown Growth District.

Background:

The St. Bernard Rectory building was constructed in 1885 as the Appleton House and later referred to as the Deland Homestead. As a pre-civil war homestead, the doric columned structure was said to have been one of the best built homes in New England. Architectural features of the building include roman arched double doors, six-over-six double sash, granite sills, ornate window hoods, a pillared portico, and mansard roof crowned with decorative cast-iron cresting. The building is considered an exemplification of the Victorian Eclectic style and stands as a tangible link to the mid-19th century.

The current request is to renovate the exterior of the Rectory building and install ground-mounted HVAC equipment. The applicant came before the Historic District Commission on April 20, 2022 for Advice & Comment to discuss the proposed renovations to the Rectory building. During the discussion, the applicant informed the HDC that they intended to change the exterior paint color of the building and that the brick was already painted. The Commission was generally supportive of the color changes, repair work, and renovations to be done to the building.

Figure 1. Front façade of Rectory

Per Section 21.4.2 – Table 21-3 "Major Project Threshold Criteria" of the Land Development Code, this work is classified as a "Major Project" for review by the HDC.

STAFF REPORT

Overview of the Request:

The applicant proposes to renovate the existing exterior of the rectory building by repairing the brick façade with selective tuckpointing followed by prepping and repainting. The brick is currently painted and the prep work will consist of scraping and removing lose paint. No cleaning solutions are proposed to be used.

In conjunction with an interior renovation, an existing window is proposed to be removed and filled in with brick to facilitate the remodel of the kitchen area. The brick used to fill in the window will be pointed and painted to match the façade of the building. A second window in the kitchen area is proposed to be replaced with a new window of equal size. The new window will be a vinyl clad wooden window with simulated divided aluminum lites and permanently attached muntin grids. There are four windows located on the garage that are proposed to be replaced with fiberglass clad wooden windows with 7/8" simulated divided lite with spacer bar. The door to the garage is also proposed to be replaced with an insulated fiberglass clad wooden door with grills between the glass.

A new chimney is proposed to be installed on the southeast corner of the flat roof portion of the building. The applicant has included a historical photo (included in the packet) of the building that shows a chimney used to exist in the proposed location. The chimney will be 3 ft. in height and 16 in. x 16 in. area. It will be constructed with red/brown "St. Louis Used" style brick and gray mortar.

The applicant proposes to install three HVAC condensers installed along the northern portion of the building. The applicant states in their narrative that this location is best suited to minimize the amount of tubing and wiring required. The HVAC system is proposed to be screened with four Canadian Hemlock evergreen shrubs at 7 ft. at mature height.

Wall pack lighting fixtures are proposed to replace the existing wall packs on the building. The proposed fixtures are bronze in color with a compact, low profile design, and will be installed as a downlight. The color temperature for the proposed wall packs is 3000k with a color rendering index of 72.

General repair and maintenance work is also proposed as part of this application. This work includes the restoration and repainting of window trim, repair to soffit woodwork, and removal and replacement of a wooden panel. The panel will be replaced with a masonry sill, wood framing, and PVC beadboard. Molded window surrounds will be cleaned, restored, and repainted as needed.

Completeness:

The applicant requests exemptions from submitting material samples, color renderings, and elevations. After reviewing each request, staff has determined that exempting the applicant from submitting this information would have no bearing on the merits of the application and recommends that the Historic District Commission grant these exemptions and accept the application as "complete."

Application Analysis:

21.6.2 Specific Standards for Primary and Contributing Resources – The applicant has requested a waiver from subsection A.3, which states, *All architectural changes shall be appropriate either to the original style or appearance of the building or structure (if it has not been significantly altered) or to its altered style or appearance (if it has been altered within the Period of Significance and those alterations have attained significance)* and D.7, which states, *Enlarging or reducing the window rough opening to fit new stock windows shall be prohibited.* These waivers are required to infill the existing window in the kitchen to accommodate the remodel.

The applicant states in their narrative that, "This part of the building was an addition and not part of the original build. And while the window in question can be viewed from the street it adds nothing to the historic integrity of the property." The Commission will need to determine if the proposed removal of the kitchen window would have significant negative impact to the contributing nature of the building to the District and whether it would be in keeping with the Commission's standards. When deliberating the waiver request the Commission should consider the following waiver criteria:

1. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and
2. An alternative design or materials meets the design objectives stated in the Historic District Regulations of this LDC equally well or better than would strict compliance with these regulations; and
3. The waiver may be granted without substantial detriment to the intent of the Historic District Regulations and the public good.

Figure 2. Kitchen window proposed to be removed

21.6.2.A.3 Specific Standards for Primary and Contributing Resources (Light Fixtures) – The Commission does not have specific standards when it comes to lighting fixtures, however, as architectural features, the proposed wall packs will need to be appropriate for the architectural style of the building. Subsection A.3 states, *"All architectural changes shall be appropriate either to the original style or appearance of the building or structure…"* The Commission will need to determine if the proposed wall packs meet this standard.

Figure 3. Proposed wall pack light fixture

21.6.2.C.1 Roofs and Roof Structures (chimneys) – *The original or historic roofline shall not be altered.* The applicant is proposing to install a chimney in a location where there was historically a chimney. The Commission will need to determine if the proposed materials and location of the chimney meets the Commission's standard, especially subsection A.3 which states, *"All architectural changes shall be appropriate either to the original style or appearance of the building or structure."*

21.6.2.D.2 Windows – *Any historic or architecturally significant window that is proposed for replacement shall be replaced with a window that conveys the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the windows to be replaced. In addition, it shall have: clearpaned, non-tinted glass (except to replace historic stained or other types of translucent or opaque glass); and true divided lights or a permanently affixed muntin grid on the exterior of the window. In either instance, the muntin shall have a raised trapezoidal profile. Snap-in or between-glass muntin grids are not allowed.*

The applicant is proposing to replace existing wooden windows on the building with fiberglass clad wooden frame windows with simulated divided lites and permanently attached muntin grids. The grid pattern for

the replacement windows will match the grid patterns of the existing windows to be replaced. It appears that this standard has been met.

21.6.2.E.1 Doors – *If replacement is necessary, the new feature shall match the original in size, design, texture, color, and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.*

The applicant is proposing to replace an existing door that provides access to the garage. The door to be replaced is not an original historic door but is of a design and character that matches the existing windows on the garage that are proposed to be replaced as part of this application. The proposed replacement door is of the same color and grid layout as the existing door. The Commission will need to decide of this standard has been met.

Figure 4. Proposed garage door and windows to be replaced

21.5.4.A & B Utility, Service, and Mechanical Equipment – The standard for new mechanical units and supply line states, *"Mechanical equipment (e.g. HVAC units) shall be ground-mounted toward the rear of the building set as low to the ground as possible and with appropriate screening or landscaping to minimize visibility,"* and *"New mechanical supply lines, pipes, and ductwork shall be placed in inconspicuous locations and/or concealed with architectural elements, such as downspouts."*

The applicant proposes to provide screening for the proposed HVAC mechanicals with evergreen shrubs. The applicant states in their narrative that the proposed location for the units will minimize the amount of wiring and tubing that will be required. The Commission will need to determine if this standard has been met.

Recommendation:

If the Board is inclined to approve this request, the following motion is recommended:

Approve COA-2015-07, Mod. 4 and the waivers from Section 21.6.3.A.3 & Section 21.6.3.D.7 of the Land Development Code for the request to infill an existing window opening, window, door, and light fixture replacement, and associated restoration and site work at 161-185 Main Street (TMP #584-006-000) as described in the plan set identified as "Parish of the Holy Spirit St. Bernard Church 173 Main Street Keene NH Repairs and Interior Design/Remodel," prepared by DB Architects, dated June 23, 2022, and other application materials with no conditions.

City of Keene, NH

Historic District Commission (HDC) Major Project Application

If you have questions about how to complete this form, please call: (603) 352-5440 or email: communitydevelopment@keenenh.gov

SECTION 1: PROJECT INFORMATION

PROJECT NAME: RECTORY @ ST. BERNARD'S CHURCH - EXTERIOR WORK

PROJECT ADDRESS(ES): 173 MAIN ST. KEENE, NH 03431

SECTION 2: CONTACT INFORMATION

PROPERTY OWNER	APPLICANT
NAME/COMPANY: THE ROMAN CATHOLIC BISHOP OF MANCHESTER	**NAME/COMPANY:** RICK GUALLERO
MAILING ADDRESS: 153 ASH ST MANCHESTER, NH 03104	**MAILING ADDRESS:** PO BOX 367 STODDARD, NH 03464
PHONE:	**PHONE:** 516-455-3036
EMAIL:	**EMAIL:** RICKY1NH@GMAIL.COM
SIGNATURE: Rev Alan Tremblay	**SIGNATURE:**
PRINTED NAME: Alan Tremblay	**PRINTED NAME:** RICK GUALLERO

AUTHORIZED AGENT (if different than Owner/Applicant)	FOR OFFICE USE ONLY:
NAME/COMPANY: FATHER ALAN TREMBLAY	**TAX MAP PARCEL #(s):** 584-006-000-000-000
MAILING ADDRESS: 173 MAIN ST. KEENE, NH 03431	---- - ---- - ---- - ---- - ----
PHONE: 603-352-3525	**PARCEL SIZE:** 4 acres
EMAIL: FR.TREMBLAY603@GMAIL.COM	**ZONING DISTRICT:** Downtown Growth
SIGNATURE: Rev Alan Tremblay	**RESOURCE RANKING:** Primary
PRINTED NAME: ALAN TREMBLAY	**PROJECT #:** COA-2015-07, Mod. 4

DATE STAMP: RECEIVED OCT 26 2022 By

SECTION 3: APPLICATION SUBMISSION REQUIREMENTS

A COMPLETE APPLICATION MUST INCLUDE THE FOLLOWING ITEMS AND MUST BE SUBMITTED BY ONE OF THE OPTIONS BELOW:

- **Email:** communitydevelopment@keenenh.gov, with "Historic District Commission" in the subject line
- **Mail / Hand Deliver:** Community Development (4th Floor), Keene City Hall, 3 Washington St, Keene, NH 03431

The submittal requirements for Historic District Commission applications are outlined further in **Article 21** and **Article 25.15** of the Land Development Code (LDC). You may request an exemption from providing any of the items below, except the application fee and narrative. The Community Development Director may grant an exemption, if it is determined that the scope of the project does not warrant the submittal.

Note: Additional information may be requested by the respective decision-making authority during the review process.

GENERAL SUBMITTAL REQUIREMENTS

CERTIFIED NOTICE LIST (See **Attachment A** for more information.)

2 SETS OF MAILING LABELS (See **Attachment A** for more information.)

PROJECT NARRATIVE (See **Section 1 of Attachment B** for more information.)

FEES: Fill in the information below to calculate the total fee.

■ $50 base fee
□ $62 legal ad fee
□ $4.57 current USPS certified mailing rate x 47 abutters

$ = 326.79 **(TOTAL FEE)**

NOTE: Please call the Community Development Department for the current certified mailing rate. Checks should be made payable to the *City of Keene.* Credit card payments are accepted in-person or by calling 603-352-5440.

WAIVERS (See **Section 2 of Attachment B** for additional information.)

☒ **WAIVER(S) REQUESTED**
□ **NO WAIVER(S) REQUESTED**

ADDITIONAL SUBMITTAL REQUIREMENTS (See Attachment C for additional information.)	SUBMITTED	EXEMPTION REQUESTED
PRODUCT SPECIFICATION SHEETS	✓ IN PACKET	
SAMPLES OF MORTAR AND/OR BRICK		✓
COLOR REPRESENTATIONS, SIMULATIONS, OR RENDERINGS		✓
PHOTOGRAPHS, RENDERINGS, AND/OR LINE SKETCHES		✓
EXISTING CONDITIONS PLAN ARCHITECTURAL PLANS SUBMITTED	✓	
PROPOSED CONDITIONS PLAN: CONDENSERS + LANDSCAPE SCREENING	✓ IN PACKET	
ELEVATIONS:		✓

Parish of the Holy Spirit

Rectory

173 Main Street

Keene, NH 03431

Project Scope for Rectory Renovations

The Parish of the Holy Spirit Rectory located at 173 Main Street in Keene was built in 1855 and as is the case with many older properties unless there is regular maintenance both inside and out they begin to show their age. Our rectory is no exception. After careful planning with our architect, engineer, designer and members of our finance council we are excited to be at this stage on the cusp of renovating this historic residence.

Scope of work:

There are no new structures being added to this property. All work is limited to the interior and exterior of the current building. This is a renovation project.

Many parts of the building both inside and out are in need of repair and or upgrading.

These include:

Interior - Painting, floor refinishing, new kitchen and baths. Installation of an HVAC system as well as fireplace inserts.

Exterior - Brick to be spot pointed. Building to be prepped and repainted. Prepping will be limited to scraping loose paint. No cleaning solutions are scheduled to be used. New wall pack lighting to replace current packs. One kitchen window to be removed and replaced with brick (seeking waiver). Replacing another kitchen window with new one of equal size. There are 4 metal framed garage windows which will be replaced with Marvin E-series windows (spec sheet in packet). There will be three HVAC compressors located on the north side of the building. (installed size, location and landscape screening in packet). Installation of a chimney located on the southeast corner of the flat roof.

COA-2015-07 Mod. 4

Exemptions:

Samples of Mortar and Brick

All repointing and brick replacement will meet the building rehab standards. We believe that the color of the brick and mortar is not applicable in this case since the building is being repainted. Once we have contracted with a GC we will ensure the mason uses City of Keene approved materials.

Color Representations, Simulations or Renderings

There are no proposed developments in this category. While we are painting the entire building, we presented that color scheme to the HDC on April 20, 2022.

Photographs, Renderings, and/or Line sketches

Since the building is retaining its original footprint there is no impact on neighboring structures.

Elevations

There are no new structures or demolition in this project as detailed in the architectural drawings which have been submitted.

Clarifications:

1. **Chimney -** one of the fireplace inserts will require new venting which will be visible from Main Street. As evidenced by the photograph included in the packet there once was a chimney in that location. At some point the chimney was removed. Our plan is to vent the fireplace insert (6" stainless steel vent) in basically the same location as it was and face it with brick. The new chimney will extend 3' above the parapet (photo of parapet included in packet) and will be 16" square. The brick is from a company called Brick It. The company takes brick from old demolished buildings, cuts them into a veneer which achieves an authentic aged look. (details of size, materials and location are in the packet).

2. **Condensers** -Three HVAC condensers will be located on the north side of the building and visible from Main Street. Our engineer located them there as it offers the easiest and most direct run for piping and wiring. We are proposing to screen them from the street with landscaping (location and type of shrubbery is included in the packet).

3. **Garage Windows** - We are replacing 4 metal framed garage windows that are in disrepair with 4 Marvin E-Series windows. There is no change in the size of the opening. A photo of the current window and a spec sheet of the proposed windows are included in the packet.

Waiver Request

LDC 21.6.3.A.3 and 21.6.3.D.7 - Removing Window and Enclose with Brick

The architect and kitchen designer sought to maximize both form and function in the space. The design was a challenge given the narrowness of the space as well as having two large windows and three entrances into the kitchen. After numerous design changes the proposed plan was clearly the best option. It allows the range to be on an exterior wall while the sink and dishwasher can remain in its current location thus helping to keep some plumbing costs down.

This part of the building was an addition and not part of the original build. And while the window in question can be viewed from the street (photos included in the packet) it adds nothing to the historic integrity of the property.

The brick that will replace the window will be pointed and painted along with the entire building. In addition, as part of the project we are adding shrubbery to screen three HVAC condensers which will also act to screen the newly bricked area from street view.

On behalf of the Parish of the Holy Spirit we want to thank you for the opportunity to present this exciting renovation.

Rick Cavallero

c. 516-455-3036

ricky1nh@gmail.com

PARISH OF THE HOLY SPIRIT

ST. BERNARD CHURCH

173 MAIN STREET KEENE NH

REPAIRS AND INTERIOR DESIGN/REMODEL

GENERAL NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE

ALL MATERIALS AND PRODUCTS AS HEREIN DRAWN AND SPECIFIED SHALL BE TRANSPORTED, STORED, INSTALLED, FINISHED AND MAINTAINED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

DRAWINGS ARE NOT TO BE SCALED. USE ONLY WRITTEN DIMENSIONS.

ALL WRITTEN DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED.

UNLESS OTHERWISE INDICATED, ALL WALL-MOUNTED DEVICES SUCH AS SWITCHES, OUTLETS, RECEPTACLES, AND FIREHORNS TO BE MOUNTED IN THE SAME AREA SHALL BE ALIGNED VERTICALLY.

NO ATTEMPT HAS BEEN MADE ON THESE DRAWINGS TO SHOW ALL LOCATIONS WHERE BLOCKING IS REQUIRED. BLOCKING SHALL BE PROVIDED AT ALL LOCATIONS AS REQUIRED TO COMPLETE THE WORK.

WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS OF VARIOUS TRADES, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

ANY DISCREPANCIES DISCOVERED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

ANY CHANGES TO THESE DOCUMENTS SHALL BE BY WRITTEN CHANGE ORDER ONLY, AS PREPARED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT AND OWNER.

GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ASPECTS OF THE WORK, AS REQUIRED AND AS CALLED FOR ON THE DRAWINGS.

PROJECT DESCRIPTION:

THIS BUILDING IS AN EXISTING RESIDENTIAL USE. IT HAS BEEN, AND WILL CONTINUE TO BE THE RESIDENCE OF THE CLERGY EMPLOYED BY THE PARISH. TYPICALLY THERE ARE TWO PERSONS IN RESIDENCE, WITH AN OCCASIONAL GUEST VISITOR. THERE WILL BE THREE BEDROOMS. IN ADDITION TO TYPICAL RESIDENTIAL FACILITIES - KITCHEN, LIVING ROOM, DEN, STUDY - THERE IS A PRIVATE CHAPEL AND PRIVATE OFFICES. SEVERAL OUTSIDE STAFF ALSO WORK IN THESE OFFICES, AS HAS BEEN THE CASE AT THIS BUILDING FOR OVER A CENTURY.

BECAUSE THERE ARE ONLY THREE BEDROOMS, THE BUILDING CLASSIFICATION CAN ONLY BE SINGLE-FAMILY RESIDENTIAL, GOVERNED BY THE 2015 INTERNATIONAL RESIDENTIAL CODE. THIS IS A 3-STORY BUILDING OF TYPE V CONSTRUCTION.

THIS PROJECT IS AN INTERIOR DESIGN FIT-UP, WITH RELOCATED AND UPGRADED BATHROOMS AND LAUNDRY; REPLACEMENT KITCHEN; PAINTING AND REPAIR OF FINISHES. THERE WILL BE EXTENSIVE UPGRADE OF THE ELECTRICAL SYSTEMS TO BRING THE BUILDING INTO COMPLIANCE, AND IMPROVE LIGHTING. NEW HVAC SYSTEM FOR COOLING IS BEING CONSIDERED; EXISTING HOT-WATER RADIATOR SYSTEM TO REMAIN (WITH MODIFICATIONS). THE EXTERIOR WILL BE PAINTED, BRICKWORK REPAIRED AS NEEDED, AND NEW EXTERIOR (COMPLIANT) WALL-PACK LIGHT FIXTURES.

DRAWING INDEX

ISSUE LOG

DATE:	FOR:
6-23-22	BID SET

db ARCHITECTS LLC
DAN BARTLETT AIA
18E WINCHESTER STREET
KEENE NH
603 352-0612
603 762-1956
dan@dartlett.net

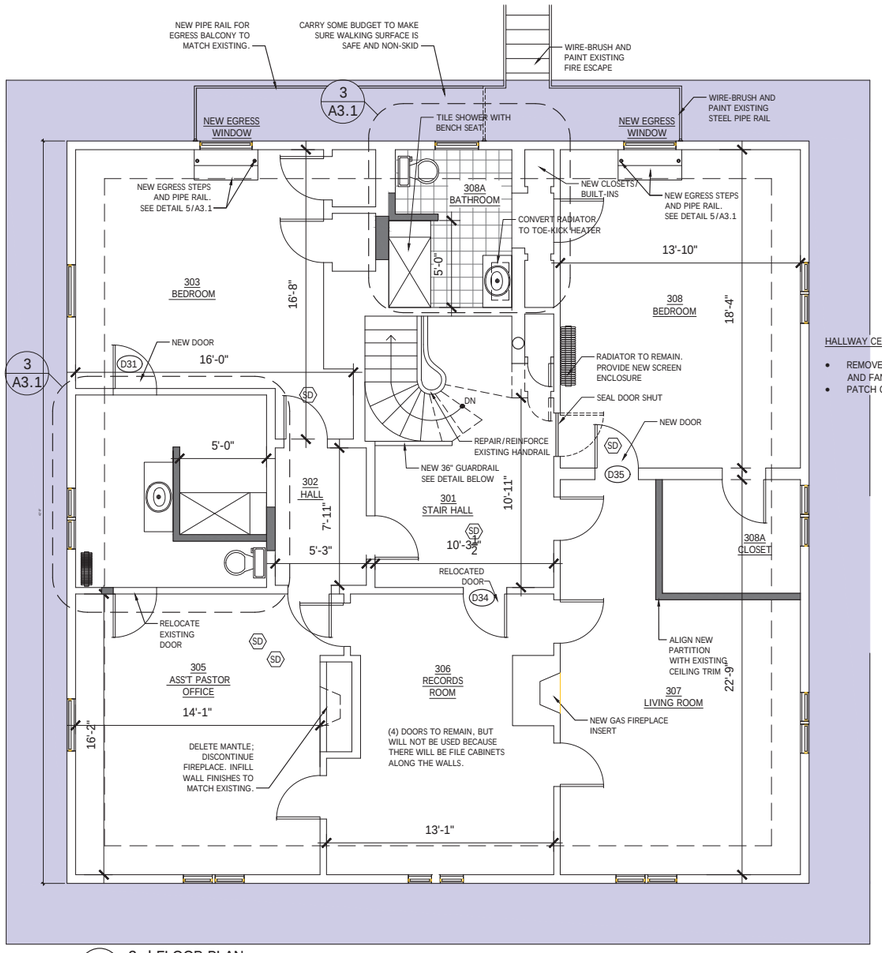
LICENSED ARCHITECT
DAN BARTLETT
NO. 2919
STATE OF NEW HAMPSHIRE
6.23.22

BID SET - JUNE 23 2022

project name: RECTORY INTERIOR RENOVATIONS
ST BERNARD CHURCH
173 MAIN STREET KEENE NH

drawing name:
1st FLOOR DEMO PLAN

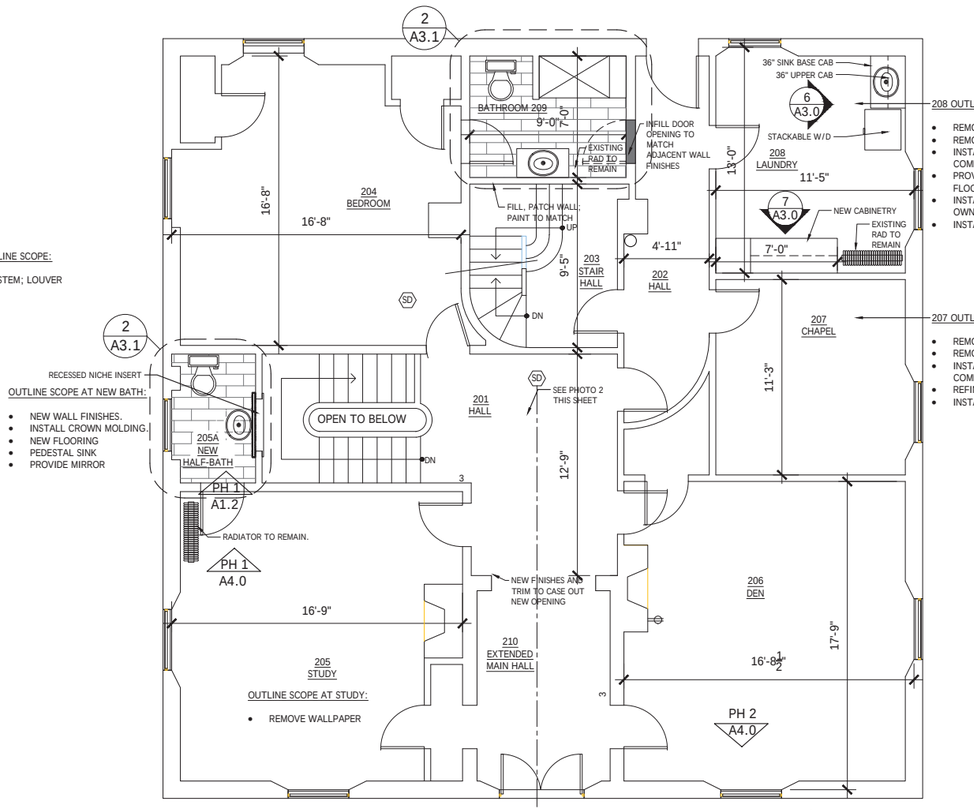
sheet number
A0.0
27 of 53



3 3rd FLOOR PLAN
scale: 1/4" = 1'-0"

HALLWAY CEILING MECHANICAL OUTLINE SCOPE:

- REMOVE ATTIC VENTILATION SYSTEM; LOUVER AND FANS
- PATCH CEILING



208 OUTLINE SCOPE:

- REMOVE WALLPAPER
- REMOVE ACT
- INSTALL NEW GWB CEILING; TAPE/JOINT COMPOUND; PRIME AND PAINT.
- PROVIDE AND INSTALL NEW WOOD FLOORING.
- INSTALL CABINETRY (TO BE PROVIDED BY OWNER).
- INSTALL CROWN MOLDING.

207 OUTLINE SCOPE:

- REMOVE WALLPAPER
- REMOVE ACT
- INSTALL NEW GWB CEILING; TAPE/JOINT COMPOUND; PRIME AND PAINT.
- REFINISH WOOD FLOORING.
- INSTALL CROWN MOLDING.

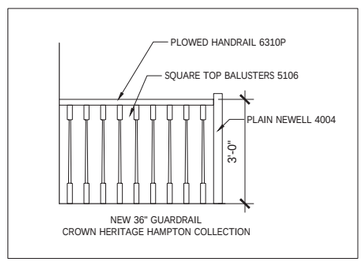
OUTLINE SCOPE AT EXTENDED HALL:

- NEW WALL FINISHES.
- INSTALL CROWN MOLDING.
- NEW FLOORING
- RESTORE DOORS
- MATCH EXISTING COFFERED CEILING

WALL LEGEND

- EXISTING PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW GWB PARTITION

2 2nd FLOOR PLAN
scale: 1/4" = 1'-0"



1 RAILING DETAILS
scale: 1/2" = 1'-0"

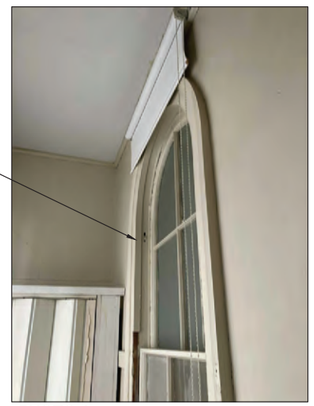


PHOTO 1

PHOTO 2

project north

ISSUE LOG

DATE:	FOR:
6-23-22	BID SET

These drawings are LIMITED SCOPE and are intended only to show design intent, scale, overall spatial relationships and materials where indicated.

These drawings shall be considered preliminary for purposes of design review, comments or budget pricing only, unless expressly released for other purposes as indicated in the Issue Log.

The Architect assumes responsibility for errors in the information provided, and not for omissions.

db | ARCHITECTS LLC
DAN BARTLETT AIA
18b WINCHESTER STREET KEENE NH
603 352-0612
603 762-1056
dan@dbartlett.net

LICENSED ARCHITECT DAN BARTLETT STATE OF NEW HAMPSHIRE NO. 2919

6.23.22

BID SET - JUNE 23 2022

project name: RECTORY INTERIOR RENOVATIONS
ST BERNARD CHURCH
173 MAIN STREET KEENE NH

drawing name:
2nd, 3rd FLOOR PLAN

sheet number
A1.2
28 of 53

NOTE 1

NOTE 2

NOTE 3

NOTE 1

NOTE 2

CLEAN, RESTORE AND REPAINT MOLDED WINDOW SURROUNDS.

NOTE 2

NOTE 3

NOTE 1 (TYPICAL AT WINDOWS)

NOTE 2

NOTE 7

NOTE 2

REMOVE WINDOW. INFILL OPENING WITH NEW WALL CONSTRUCTION TO MATCH EXISTING.

NOTE 2

NOTE 6 (TYP)

NOTE 1 (TYPICAL)

NOTE 4

REMOVE PIPE AND PATCH WALL

NOTE 5

NOTE 2

NOTE 3

REPLACE MANSARDS

NOTE 4

NOTE 2

REPLACE STAIR HALL WINDOW WITH FIXED, FROSTED GLASS/ALUM FRAME (STOREFRONT) UNITS.

NOTE 6 (TYP)

NOTE 3

NOTE 1

DELETE

NOTE 2

REPLACE CELLAR WINDOW SASH AND FRAME. (TYPICAL)

NEW LIGHT FIXTURE

REMOVE METAL RAILINGS; REFINISH AND REPAINT (BLACK)

REMOVE SLATE STEPS; REPAIR CONCRETE SUBSTRATE AND REINSTALL SLATE STEPS.

BOTTOM LANDING NEEDS TO BE RAISED SO THE RISE MATCHES THE OTHER STEPS.

KEYNOTES:

1. RESTORE AND REPAINT WINDOW TRIM.
2. RE-POINT/REPAIR MASONRY
3. REPAIR SOFFIT WOODWORK AS NEEDED. SCRAPE, PREP AND PAINT EXISTING SOFFIT. PROVIDE NEW SOFFIT VENTS PAINTED TO MATCH TRIM COLOR.
4. REPLACE WALLPAKS WITH FULL CUT-OFF FIXTURE (TYP). SEE PROJECT MANUAL FOR SPECIFICATION.
5. REMOVE WOOD PANEL. INSTALL NEW WEATHERPROOF MASONRY SILL; WOOD FRAMING AND NEW PVC BEADBOARD.
6. PREP AND PAINT ROOFTOP WROUGHT IRON RAILING.
7. REPLACE CELLAR WINDOW SASH AND FRAME WITH NEW PVC UNITS AND INSULATED FIXED GLAZING.

SEE PROJECT MANUAL FOR ADDITIONAL PICTURES OF SPECIFIC AREAS OF CONCERN FOR BRICK RE-POINTING, REPLACEMENT OR REPAIR.

REMOVE OR REPAIR. CLEAN AND SEAL AS NEEDED. INSTALL NEW BIRD REPELLANT GUARDS.

CLEAN, RESTORE AND REPAINT MOLDED WINDOW SURROUNDS.

FROM THE DEPT OF INTERIOR BEST PRACTICES FOR BRICKWORK:

1. CLEAN MASONRY SURFACESWITH THE GENTLEST METHOD POSSIBLE, SUCH AS LOW-PRESSURE WASH AND DETERGENTS, USING NATURAL BRISTLE BRUSHES.
2. REMOVE DAMAGED OR DETERIORATED PAINT ONLY TO THE NEXT SOUND LAYER USING THE GENTLEST METHOD POSSIBLE (E.G. HANDSCRAPING) PRIOR TO REPAINTING.
3. THE OVERALL CONDITION OF THE MASONRY HAS BEEN REVIEWED AND APPEARS TO NEED REPAIRS AS NOTED ON SHEETS A2.0 AND A2.1.
4. REPAIR MASONRY WALLS AND FEATURES BY RE-POINTING THE MORTAR JOINTS WHERE THERE IS EVIDENCE OF DETERIORATION SUCH AS DISINTEGRATING MORTAR, CRACKS IN MORTAR JOINTS, LOOSE BRICKS, DAMP WALLS OR DAMAGED PLASTERWORK. SEE A2.0 AND 2.1 FOR LOCATIONS IDENTIFIED BY OWNER.
5. REMOVE DETERIORATED MORTAR BY CAREFULLY HAND-RAKING THE JOINTS TO AVOID DAMAGING THE MASONRY.
6. DUPLICATE OLD MORTAR IN STRENGTH, COMPOSITION, COLOR AND TEXTURE.
7. APPLY COMPATIBLE PAINT COATING SYSTEMS FOLLOWING PROPER SURFACE PREPARATION. SEE

ISSUE LOG

DATE:	FOR:
6-23-22	BID SET

db ARCHITECTS LLC
DAN BARTLETT AIA
18R WINCHESTER STREET
KEENE NH
603 352-0612
603 762-1956
dan@dartarch.net

LICENSED ARCHITECT DAN BARTLETT STATE OF NEW HAMPSHIRE NO. 2919

6.23.22

BID SET - JUNE 23 2022

project name: RECTORY INTERIOR RENOVATIONS

ST BERNARD CHURCH
173 MAIN STREET KEENE NH

drawing name:

ENLARGED BATHROOM PLANS

sheet number

A2.0

29 of 53

FINISH NOTES:

EXTERIOR BRICK PAINT: Benjamin Moore 'PARIS RAIN' - #1501. USE COATING SYSTEM SUITABLE FOR EXTERIOR BRICK MASONRY.

ALL TRIM, SOFFITS, SASHES AND 4 COLUMNS: Benjamin Moore 'LINEN WHITE' - #912

3rd FLOOR MANSARD ROOF: Benjamin Moore 'BLACK HORIZON' - #2132-30

ALL WROUGHT IRON: Black Enamel

KEYNOTES:

1. RESTORE AND REPAINT WINDOW TRIM.
2. RE-POINT/REPAIR MASONRY
3. REPAIR SOFFIT WOODWORK AS NEEDED. SCRAPE, PREP AND PAINT EXISTING SOFFIT. PROVIDE NEW SOFFIT VENTS PAINTED TO MATCH TRIM COLOR.
4. REPLACE WALLPAKS WITH FULL CUT-OFF FIXTURE (TYP)
5. REMOVE WOOD PANEL. INSTALL NEW WEATHERPROOF MASONRY SILL; WOOD FRAMING AND NEW PVC BEADBOARD.
6. PREP AND PAINT ROOFTOP WROUGHT IRON RAILING.
7. REPLACE CELLAR WINDOW SASH AND FRAME WITH NEW PVC UNITS AND INSULATED FIXED GLAZING.

SEE PROJECT MANUAL FOR ADDITIONAL PICTURES OF SPECIFIC AREAS OF CONCERN FOR BRICK RE-POINTING, REPLACEMENT OR REPAIR.

ISSUE LOG

DATE:	FOR:
6-23-22	BID SET

db ARCHITECTS LLC
DAN BARTLETT AIA
185 WINCHESTER STREET KEENE NH
603 352-0612
603 762-1956
dan@dartlett.net

LICENSED ARCHITECT
DAN BARTLETT
No. 2919
STATE OF NEW HAMPSHIRE
6.23.22

project name: RECTORY INTERIOR RENOVATIONS
ST BERNARD CHURCH
173 MAIN STREET KEENE NH

drawing name:
ENLARGED BATHROOM PLANS

BID SET - JUNE 23 2022

sheet number
A2.1
30 of 53

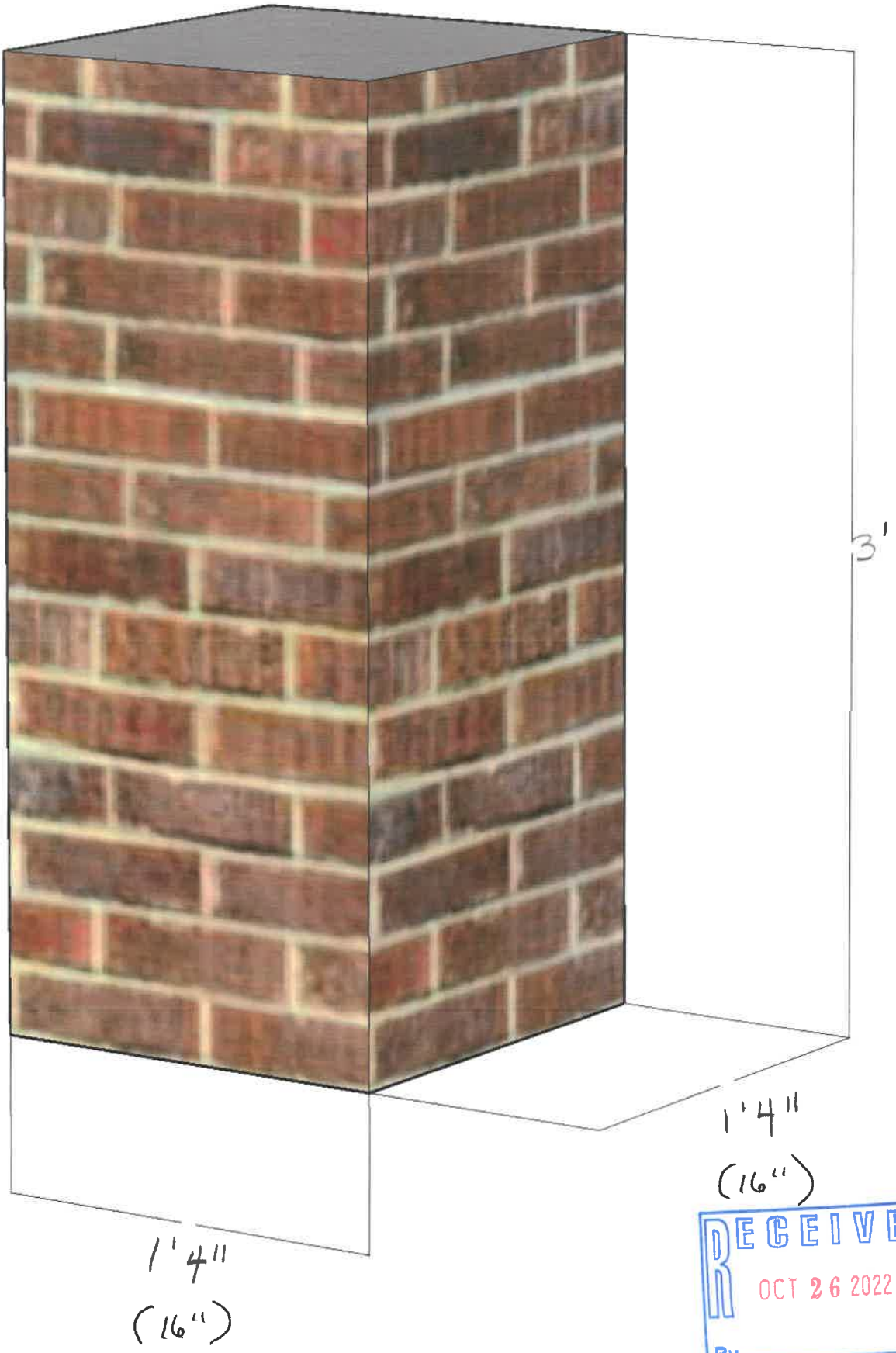
COA-2015-07, Mod.4

COA-2015-04, Mod.4

CAT-2015-07, Mod. 4

COA-2015-07, Mod.4

VISIBLE SURFACE OF PROPOSED CHIMNEY 3' HIGH 16" x 16" SQUARE



COA-2015-07, Mod. 4

Back to list

ADDITIONAL INFORMATION BE

ST. LOUIS USED

USE ORDER CONFIGURATOR

Calculate your project with many options in brick sizes, shapes (flats & corners), and installation systems. Create a bill of materials and estimate your proj

START YOUR ORDER

BUY BRICKS BY A BOX

Brick Size: Modular (MOD) [H **2 1/4"** x L **7 5/8"** x T **¾"**]

As low as $11.39 / sq ft / Units: 40 bricks / BOX (covers 5.83 sq ft).

Quantity: (Minimum quantity: 5)

− 5 +

Calculate product sq ft coverage with corners »

Total: **$332.00**

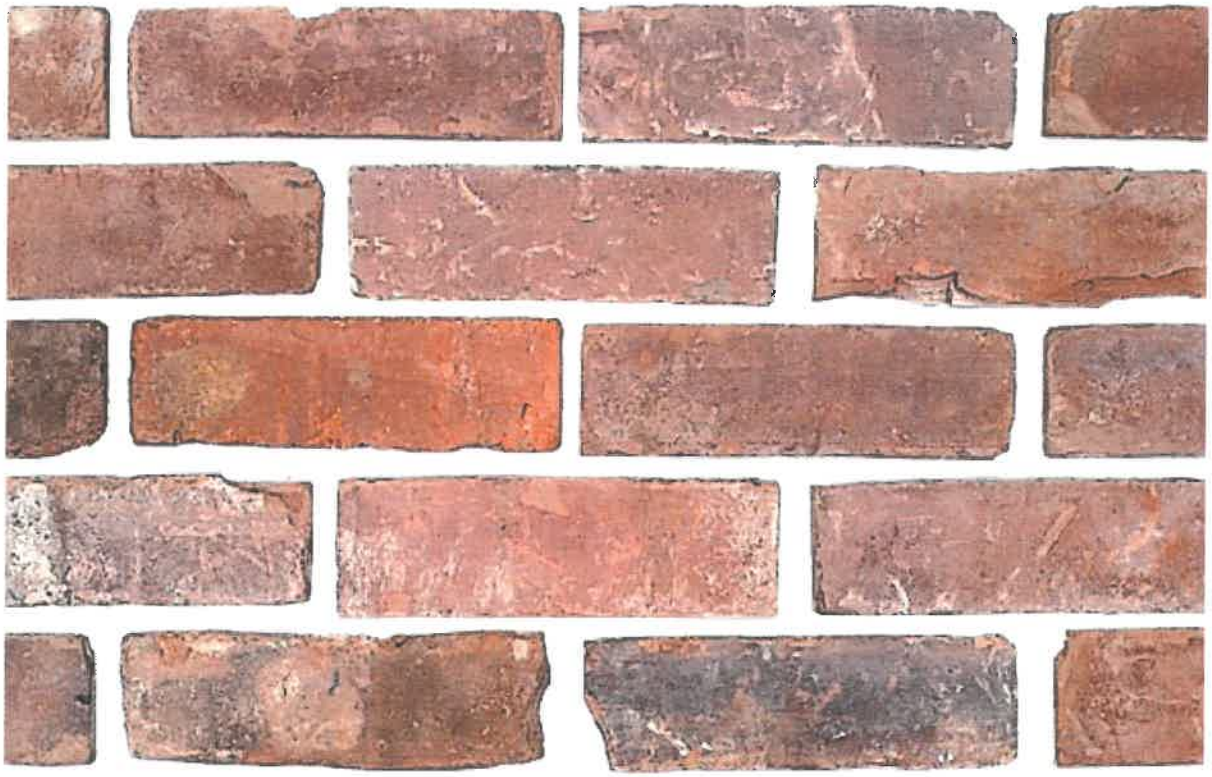
ADD TO CART

COA-2015-07, Mod. 4

BUY BRICK SAMPLE

Order our thin brick sample to experience the texture, color, and size. We highly recommend acquiring a sample board before purchasing this product.

ORDER SAMPLE : $16.99



COA-2015-07,
Mod. 4

Mortar– Natural Gray

SLIM26Y

CRI – 72
Color Temp – 3,000

RAB

Project: _____ Type: _____

Prepared By: _____ Date: _____

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.6 lbs

Driver Info

Type	Constant Current
120V	0.25A
208V	0.15A
240V	0.13A
277V	0.11A
Input Watts	29.2W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	3,762 lm
Efficacy	128.8

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P6GMC1KT

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.25A, 208V: 0.15A, 240V: 0.13A, 277V: 0.11A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

10.84% at 120V, 11.03% at 277V

Power Factor:

98.2% at 120V, 95.2% at 277V

LED Characteristics

LEDs:

Long-life, high-efficacy, surface-mount LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

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COA-2015-07, Mod.4

Technical Specifications (continued)

Performance

Wattage Equivalency:

Equivalent to 150W Metal Halide

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 22 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

HID Replacement Range:

Replaces 175W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

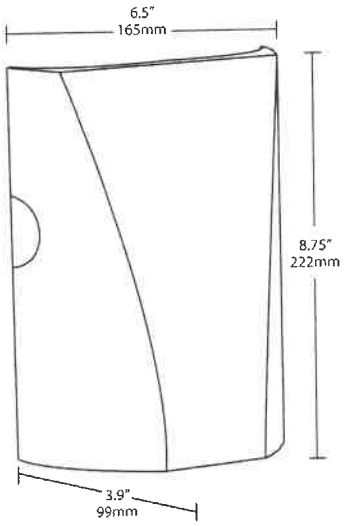
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

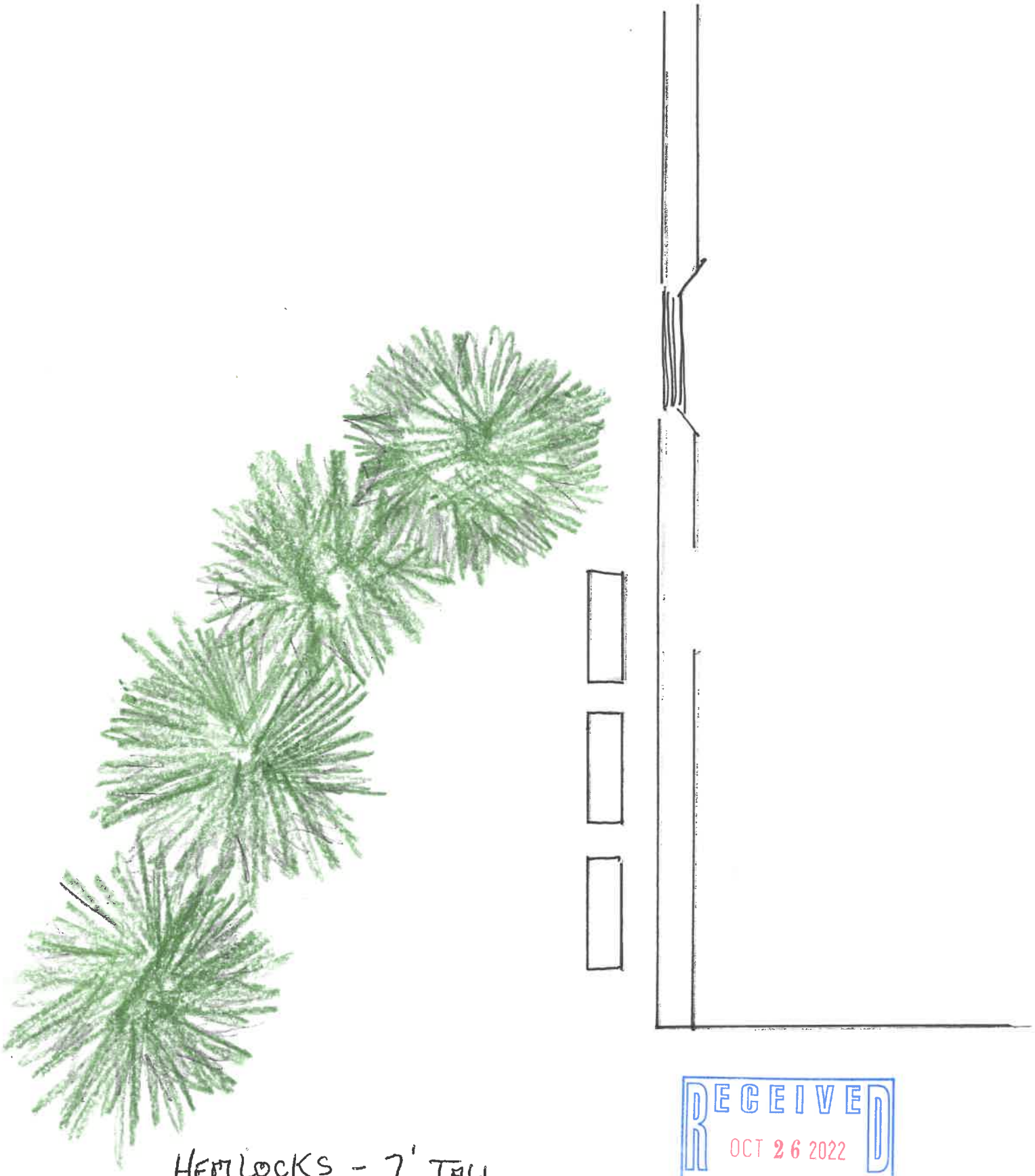
MXZ-SM48NAMHZ-U1
4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:

FEATURES

- Compatible with M- and P-Series and CITY MULTI indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.



COA-2015-07, Mod. 4

Canadian Hemlock

7' Tall

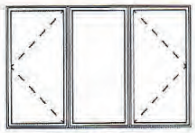
MARVIN ELEVATE
SIMULATED DIVIDED LIGHT
EXTERIOR STONE WHITE VINYL
INTERIOR WOOD

ELCA 2543

MARVIN ELEVATE SERIES

CASEMENT

3 Wide

MO (mm) RO (mm) FS (mm)	4-0 1/2 (1232) 4-1 (1245) 4-0 (1219)	5-0 1/2 (1537) 5-1 (1549) 5-0 (1524)	6-0 1/2 (1842) 6-1 (1854) 6-0 (1829)	7-0 1/2 (2146) 7-1 (2159) 7-0 (2134)	8-0 1/2 (2451) 8-1 (2464) 8-0 (2438)	9-0 1/2 (2756) 9-1 (2769) 9-0 (2743)
2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791)	 ELCA1731 3W	 ELCA2131 3W	 ELCA2531 3W	 ELCA2931 3W	 ELCA3331 3W	 ELCA3731 3W
2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892)	 ELCA1735 3W	 ELCA2135 3W	 ELCA2535 3W	 ELCA2935 3W	 ELCA3335 3W	 ELCA3735 3W E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994)	 ELCA1739 3W	 ELCA2139 3W	 ELCA2539 3W	 ELCA2939 3W	 ELCA3339 3W	 ELCA3739 3W E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099)	 ELCA1743 3W	 ELCA2143 3W	 ELCA2543 3W	 ELCA2943 3W E	 ELCA3343 3W E	 ELCA3743 3W E
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197)	 ELCA1747 3W	 ELCA2147 3W	 ELCA2547 3W	 ELCA2947 3W E	 ELCA3347 3W E	 ELCA3747 3W E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400)	 ELCA1755 3W	 ELCA2155 3W	 ELCA2555 3W	 ELCA2955 3W E	 ELCA3355 3W E	 ELCA3755 3W E
4-11 3/8 (1508) 4-11 5/8 (1514) 4-11 1/8 (1502)	 ELCA1759 3W	 ELCA2159 3W	 ELCA2559 3W	 ELCA2959 3W E	 ELCA3359 3W E	 ELCA3759 3W E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603)	 ELCA1763 3W	 ELCA2163 3W	 ELCA2563 3W	 ELCA2963 3W E	 ELCA3363 3W E	 ELCA3763 3W E
5-11 3/8 (1813) 5-11 5/8 (1819) 5-11 1/8 (1807)	 ELCA1771 3W T	 ELCA2171 3W T	 ELCA2571 3W T	 ELCA2971 3W ET	 ELCA3371 3W ET	 ELCA3771 3W ET

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mulled.

MAXIMUM ROUGH OPENING not to exceed 113" x 71 5/8"
Maximum up to 7 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 85" x 94 3/4"
Maximum up to 4 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

ELCA 2543

MARVIN ELEVATE SERIES

MARVIN ELEVATE™ COLLECTION

CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)	3-0 1/2 (927)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)	2-9 (838)	3-1 (940)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)	2-8 (813)	3-0 (914)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)	2-6 25/32 (782)
2-7 3/8 (797) 2-7 5/8 (803) 2-7 1/8 (791) 2-1 29/32 (658)	ELCA1731	ELCA2131	ELCA2531	ELCA2931	ELCA3331	ELCA3731
2-11 3/8 (898) 2-11 5/8 (905) 2-11 1/8 (892) 2-5 29/32 (760)	ELCA1735	ELCA2135	ELCA2535	ELCA2935	ELCA3335	ELCA3735 E*
3-3 3/8 (1000) 3-3 5/8 (1006) 3-3 1/8 (994) 2-9 29/32 (861)	ELCA1739	ELCA2139	ELCA2539	ELCA2939	ELCA3339	ELCA3739 E*
3-7 1/2 (1105) 3-7 3/4 (1111) 3-7 1/4 (1099) 3-2 1/32 (966)	ELCA1743	ELCA2143	ELCA2543	ELCA2943 E	ELCA3343 E	ELCA3743 E
3-11 3/8 (1203) 3-11 5/8 (1210) 3-11 1/8 (1197) 3-5 29/32 (1065)	ELCA1747	ELCA2147	ELCA2547	ELCA2947 E	ELCA3347 E	ELCA3747 E
4-7 3/8 (1406) 4-7 5/8 (1413) 4-7 1/8 (1400) 4-1 29/32 (1268)	ELCA1755	ELCA2155	ELCA2555	ELCA2955 E	ELCA3355 E	ELCA3755 E
4-11 3/8 (1508) 4-11 5/8 (1514) 4-11 1/8 (1502) 4-5 29/32 (1369)	ELCA1759	ELCA2159	ELCA2559	ELCA2959 E	ELCA3359 E	ELCA3759 E
5-3 3/8 (1610) 5-3 5/8 (1616) 5-3 1/8 (1603) 4-9 29/32 (1471)	ELCA1763	ELCA2163	ELCA2563	ELCA2963 E	ELCA3363 E	ELCA3763 E
5-11 3/8 (1813) 5-11 5/8 (1819) 5-11 1/8 (1807) 5-5 29/32 (1674)	ELCA1771 T	ELCA2171 T	ELCA2571 T	ELCA2971 ET	ELCA3371 ET	ELCA3771 ET

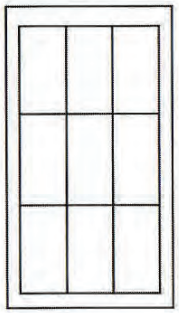
January 2020

Simulated Divided Lite with Spacer Bar (SDLS)

Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Patterns

Choose from simulated divided lites, grilles between the glass or removable grilles in a selection of pre-designed patterns for added character. These are examples of some of our most popular patterns.



Rectangular

Selected: Rectangular

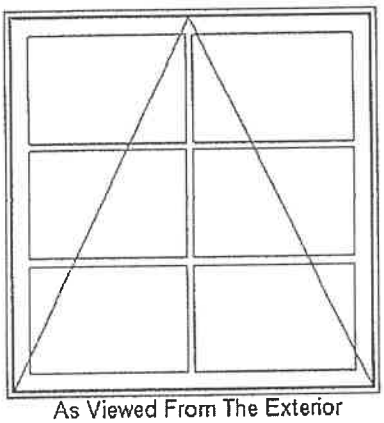
**These are some of our most frequently-requested divided-lite patterns.*

NEW
GARAGE WINDOW

Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price Is Subject to Change

Line #6 Qty: 4	Mark Unit:	Net Price: Ext. Net Price:	USD	1,039.50 4,158.00

MARVIN



As Viewed From The Exterior

FS 45 1/8" X 45 3/4"
IO 45 1/2" X 46"
Egress Information
No Egress Information available.

Stone White Clad Exterior
Primed Pine Interior 31.50
Ultimate Awning Narrow Frame - Roto Operating 819.00
Inside Opening 45 1/2" X 46"
0 Degree Frame Bevel
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black 189.00
Rectangular - Special Cut 2W3H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
Satin Taupe Surround
Charcoal Fiberglass Mesh
2 3/16" Jambs
No Installation Method
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Unit Availability and Price is Subject to Change

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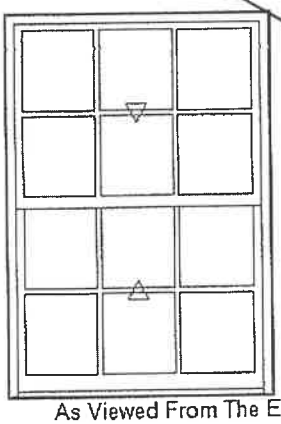
Line #7 Qty: 1	Mark Unit:	Net Price: Ext. Net Price:	USD	1,558.20 1,558.20

MARVIN



As Viewed From The Exterior

FS 49 1/8" X 69 49/64"
IO 49 1/2" X 69 1/2"
Egress Information
Width: 45 7/16" Height: 29 53/64"
Net Clear Opening: 9.41 SqFt

Stone White Clad Exterior
Primed Pine Interior 31.50
Ultimate Double Hung Insert G2 ..... 1,068.20
Inside Opening 49 1/2" X 69 1/2"
8° Degree Frame Bevel
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar 29.40
7/8" SDL - With Spacer Bar - Stainless 195.30
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar 29.40
7/8" SDL - With Spacer Bar - Stainless 195.30
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color

www.jeld-wen.com/en-us/products/exterior-doors/smooth-pro-fiberglass/half-view-9-light-1-panel

Gmail | Smooth-Pro™ Fiberglass Exterior Doors: 1/2 View 9-Light 1-Panel | Reliable and Energy E... | Calendar | City of Keene | Historic District Commission | City of Keene

Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 9-Light 1-Panel

Model Overview

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
1 Finish Option
34 Paint Options
11 Stain Options

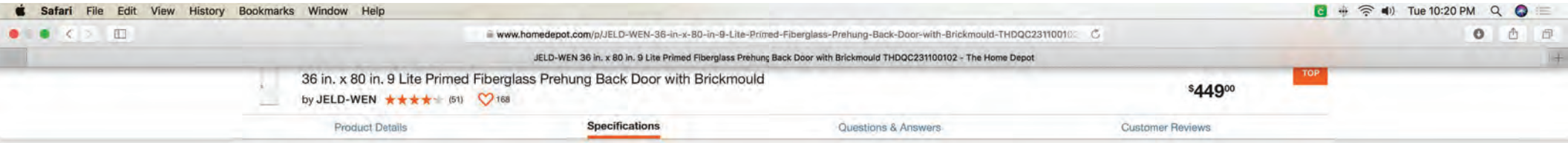
GLASS
Energy efficient, tinted and privacy.

DIVIDED LITES
Grilles between the glass.

CONSTRUCTION
ADA Requirements
Impact Resistant Doors
Smooth-Pro Construction

PANEL OPTIONS
Panel options

Give Feedback



Specifications

Dimensions

Door Height (in.)	81.75 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.438 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (In.)	82.5 in
Rough Opening Width (In.)	38.5 in		

Details

Bore Type	Double Bore	Color Family	White
Color/Finish	Primed White	Door Configuration	Single Door
Door Glass Insulation	Tempered	Door Handing	Right-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold,Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/2 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Nickel
Hinge Type	Standard	Included	No Additional Items Included
Material	Fiberglass	Number of Hinges	3
Number of Lites	9 Lite	Panel Type	2 Panel
Product Weight (lb.)	90 lb	Suggested Application	Back

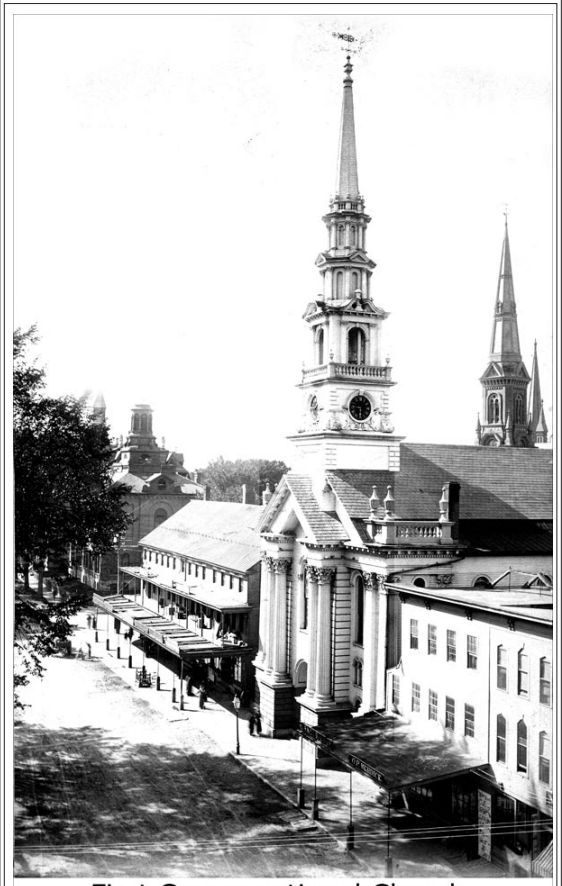
Warranty / Certifications

CERTIFICATE OF APPROPRIATENESS

Certain activities related to construction and maintenance of your property will need to be reviewed by the Historic District Commission, or its designee. A Certificate of Appropriateness will be issued when it is determined that your project meets the requirements of the district. In order to determine if your proposed project will require review, please contact the Community Development Department. Planning staff will be able to assist you in determining the level of review required, if any, for your project.

"There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody."

-Richard Moe, president of National Trust for Historic Preservation 1993-2009



First Congregational Church and Clarke's Block, c. 1870

CONTACT US

COMMUNITY DEVELOPMENT DEPARTMENT

3 WASHINGTON STREET
KEENE. NH

603.352.5440

communitydevelopment@keenenh.gov

HISTORIC DISTRICT COMMISSION

WELCOME TO THE HISTORIC DOWNTOWN OF KEENE, NH

Follow the QR Code to see a map of the Downtown Historic District

WELCOME TO THE DISTRICT

Welcome to the historic downtown center of the City of Keene. The City has recognized that the unique character and quality of life enjoyed by the residents of our historic community depend on the downtown's rich architectural heritage and the distinctive feeling of belonging that the district provides. This unique character is protected and enhanced by property owners, such as yourself, that acknowledge the benefits of restoring and maintaining the grandeur of these historic buildings.

Benefits to you as a property owner in the Historic District include:

• Protected Investment – The Historic District maintains an attractive and vibrant economic appeal and assures that investments into real estate within the district will be protected over time.

• Tourism – The aesthetically cohesive and well maintained district attracts tourist dollars and invigorates economic activity.

• Worker Recruitment – Companies prefer to locate in communities that provide employees with a higher quality of life. The City's stable historic district and preservation programs are a benefit to companies trying to attract and retain talent.

• Better Design – Comparative studies have shown that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within the district than in areas without a historic designation.

COMMUNITY CHARACTER & HERITAGE

The District was established through a multi-year public process and in accordance with RSA 674:45 for the "preservation of cultural resources and particularly of structures and places of historic and architectural and community value is hereby declared to be a public purpose." All buildings or structures located within the district that were constructed during the Period of Significance are subject to the regulations of the Historic District.

"At it's best, preservation engages the past in a conversation with the present over a mutual concern for the future."

-William Murtagh, first "Keeper of the Records" for the National Register of Historic Places

PERIOD OF SIGNIFICANCE

All buildings and/or structures built within the Period of Significance, from 1785 to 50 years before present time, are subject to section 21 of the City of Keene's Land Development Code - Historic District Regulations. The regulations require that certain actions be reviewed for compliance with the Historic District Commission, or its designee, and receive a Certificate of Appropriateness prior to work commencing.

The Commission's FAQ webpage can befound at: keenenh.gov/historic-district-commission/historic-district-commissions-faqs