

**CITY OF KEENE RSA 79-E COMMITTEE REPORT**

**Property Owner:** 112 Washington LLC

**Property Location:** 112 Washington St, Keene, NH 03431

**Applicant:** Joshua Gorman

**Date application submitted:** July 30, 2019 (revisions submitted August 23, 2019)

**Date of Committee Review:** August 15, 2019, & August 28, 2019

- **Is property located within the 79-E district?** YES NO See Note Below  
The property is determined by the NH Division of Historical Resources to be eligible for the State and National Register of Historic Places. Although the property is located outside of the City of Keene’s defined 79-E district boundary, it is considered eligible for this program per the definitions of Historic Structure and Qualifying Structure in NH RSA 79-E:2.
- **Is property located within a TIF District?** YES NO
- **Does the project require additional infrastructure by the City?** YES NO
- **Is the property listed or eligible to be listed on the national or state register of historic places and a copy of historic designation submitted?** YES NO
- **If yes, does the project devote at least \$5,000 to energy efficiency?** YES NO N/A
- **Does project replace or redevelop an existing structure?** REPLACE REDEVELOP
- **If a replacement, has HDC approval been obtained?** YES NO N/A
- **Are project cost estimates provided?** YES NO
- **Does the estimated project cost exceed the 75,000 minimum?** YES NO  
*Summary of work:*  
*Applicant proposes a series of exterior and interior renovations to an historic building.*
- **What is the proposed use of the building?** Bed and Breakfast/Inn
- **Does the project include one or more required public benefit(s)?** YES NO
- **Does the project comply with the Master Plan?** YES NO
- **Does the proposed use meet current zoning regulations?** YES NO  
*Notes:*
- **Is the application complete with necessary documentation?** YES NO
- **Has the owner agreed to the execution and recording of a covenant?** YES NO

**SUMMARY OF PUBLIC BENEFITS (as proposed by the applicant):**

*See application for full details*

The Applicant notes that the proposed project meets the following public benefits:

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- ***Enhances Downtown economic vitality*** by renovating a building along a gateway corridor into the Downtown into a use (Bed and Breakfast/Inn) that will attract visitors to Keene.
- ***Improves a culturally or historically important structure*** as the building is eligible for listing on the State/National Register of Historic Places and the work proposed is intended to preserve the building's unique "historical aesthetic qualities."
- ***Promotes the preservation and reuse of the existing building stock*** as the proposed work is intended to retain the existing structures and architectural features on the site/buildings and make improvements to modernize the property's infrastructure
- ***Promotes efficient design, safety, and greater sense of community consistent with the Comprehensive Master Plan*** by maintaining the City's history through the preservation, reuse, renovation and energy upgrades to a historic architectural building, and promoting downtown walkability for guests and employees of the proposed bed and breakfast/inn.
- ***Increases energy sustainability through reduced emissions*** by converting the existing heating system to a ten zone forced hot water system with smart thermostats as well as installing R-30 attic cap, and energy star windows.