



City of Keene, New Hampshire

Historic District Commission

AGENDA

Wednesday, February 20, 2019

4:30 PM

2nd floor Committee Room

Commission Members:

Hanspeter Weber, Chair
Andrew Weglinski, Vice Chair
Thomas Powers, Councilor
Nancy Proctor

Erin Benik
Hans Porschitz
Joslin Kimball Frank, Alternate

SITE VISITS: Commission members will conduct a site visit of the following properties in advance of the meeting: 42-46 Main Street, 17-19 Federal Street, 34 West Street, 19-25 West Street, and 34 Court Street. The site visits will begin at 3:30 p.m. at 42-46 Main Street.

1. Call to Order and Roll Call

2. Minutes of Previous Meeting – January 16, 2019

3. Continued Public Hearing

- a) **COA- 2018-03 – 34 West Street – Late Application for Window Replacement** – Applicant Greg Johnson, on behalf of owner West Street Keene LLC, requests retroactive approval for replacement of all exterior windows. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The property is ranked as a Primary Resource and is located at 34 West Street (TMP# 575-033-000-000) in the Central Business District.

4. Public Hearings

- a) **COA-2019-05 – 34 Court Street – Grace Methodist Church Renovations** – Applicant and owner Zach Luse proposes to replace 15 windows and install a 37.4 kW solar system on the roof of the building historically known as the Grace Methodist Church. This property is a Primary Resource and is located at 34 Court Street (TMP# 568-022-000-000-000) in the Central Business District.
- b) **COA-2019-02 – 42-46 Main Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Tridee Associates Inc., proposes to paint a mural not to exceed 270 sf in size on the north façade of the building historically known as the Woolworth Building. The property is ranked as a Contributing Resource and is located at 42-46 Main Street (TMP# 575-055-000-000-000) in the Central Business District.
- c) **COA-2019-03 – 17-19 Federal Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Parish of Saint James Church, proposes to paint a mural not to exceed 152 sf in size on the south façade of the building known as the Jonathan Daniels Building. The property is ranked as a Contributing Resource and is located at 17-19 Federal Street (TMP# 575-028-000-000-000) in the Central Business District.

- d) **COA-2019-04 – 19-25 West Street – Walldogs Mural** – Applicant Magical History Tour, on behalf of owner Whetstone Ltd., proposes to paint a mural not to exceed 330 sf in size on the west façade of the building known as the Howe Block. The property is ranked as a Contributing Resource and is located at 19-25 West Street (TMP# 575-050-000-000-000) in the Central Business District.

5. Advice and Comment

- a) **Walldogs Mural at 16 Church Street** – Peter Poanessa and Judy Rogers of Magical History Tour seek input from the HDC on proposed modifications to COA-2018-10 for the previously approved mural on the building historically known as the Cracker Factory.
- b) **Walldogs Mural at 3 Washington Street** - Peter Poanessa and Judy Rogers of Magical History Tour seek input from the HDC on proposed modifications to COA-2018-06 for the previously approved mural on City Hall.

6. Staff Updates

- a) Resource Ranking Update
- b) Grace Methodist Church 79-E Application – Letter from HDC
- c) 2018 List of Administrative Approvals

7. Next Meeting – March 20, 2019

8. Adjourn

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, January 16, 2019

4:30 PM

**2nd Floor Committee Room,
City Hall**

Members Present:

Hanspeter Weber, Chair
Andrew Weglinski, Vice Chair
Hans Porchitz
Nancy Proctor
Erin Benik (Left at 5:15 PM)

Staff Present:

Mari Brunner, Planning Technician

Members Not Present:

Councilor Thomas Powers
Joslin Kimball Frank, Alternate

Site Visit: At 4:00 PM before the meeting, Commission members conducted a site visit of 81 Court Street.

1) Call to Order & Roll Call

Chair Weber called the meeting to order at 4:30 PM and Ms. Brunner conducted roll call.

2) Election of Officers

Mr. Weglinski nominated Chair Weber to continue as HDC Chair in 2019, which Ms. Benik seconded. Chair Weber nominated Mr. Weglinski to continue as HDC Vice Chair in 2019, which Ms. Proctor seconded.

Ms. Proctor made the following motion, which Mr. Porchitz seconded. On a vote of 5-0, the Historic District Commission approved the nominations of Hanspeter Weber as Chair and Andrew Weglinski as Vice Chair of the HDC for the 2019 term.

3) Minutes of the Previous Meeting – December 19, 2018

Mr. Weglinski moved to approve the minutes of December 19, 2019, which Ms. Benik seconded. Commission members and Ms. Brunner noted corrections to the minutes:

- Any references to Chair Weber should be eliminated; he was not present at the meeting.

- Any references to Vice Chair Weglinski should be changed to Chair Weglinski, as he acted as chair of the meeting.
- Page 2, Paragraph 1: “He stated he believes the current windows were installed around 1917-1918,” should read, “He stated he believes the prior windows were installed around 1917-1918.” Ms. Brunner will confirm this correction with the meeting audio.
- Page 2, Paragraph 2: “...two-blade T-14000 system with dyed aluminum,” should read, “...Tubelite T-14000 system with anodized aluminum.”

The motion to approve the minutes of December 19, 2018 as amended carried unanimously.

4) Public Hearing:

- a. COA-2019-01 – 81 Court Street – Joslin-Prouty House Renovations – Applicant KCS Architects, on behalf of owner Nathan Alexander, proposes renovations to the building exterior including removal of the unoriginal front porch structure and vinyl siding, restoration of the original siding and trim, construction of a new stoop and accessible ramp to match the Greek Revival style of the building, and restriping of the driveway and parking lot. The property is ranked as a Contributing Resource and is located at 81 Court Street (TMP# 568-044-000-000) in the Office District.**

Per Ms. Brunner’s recommendation, Ms. Proctor moved to accept application COA-2019-01 as complete, which Mr. Weglinski seconded and the Historic District Commission carried unanimously.

Katie Sutherland of KCS Architects and Mr. Alexander explained the application. Ms. Sutherland showed before and after site plans to demonstrate the proposed design intent and demolition plan. The porch proposed for demolition obscures the original front of the building and is in poor condition structurally; it leans significantly more than the site plans depict. The applicant intends to uncover as much of the original building trim and clapboard as possible under the current vinyl siding and to restore or replicate (in the Greek Revival style) as necessary. The applicant proposes to remove the unoriginal porch and reconfigure the back of the building, where the parking lot is located.

There is no accessible access to the building, so part of the project goal is to create a handicap accessible entrance, in particular for the doctor’s offices on the first floor. The intent is to create a handicap parking spot near a walkway leading to a ramp and a new stoop at the front of the building, which will be designed with the original Greek Revival style; the ramp will be granite-faced to match the building foundation. Currently, there is a pressure treated, open frame stair at the back of the building, which they also plan to enclose to match the roofline better and create a safer entrance/exit. The back of the building was added in 1981, so there should be no historical features impacted. The applicant also proposes to replace the existing side porch with one smaller of similar character. There are two existing doors to the side of the building (doctor’s offices).

Mr. Weglinski asked if there was consideration to locate the ramp closer to the accessible parking space. Ms. Sutherland replied yes, but due to height and grade differentials, a ramp at the back of the building would be twice as long as one at the front, which is cost prohibitive. Additionally, the applicant does not want to increase the size of the current parking lot because there is a City easement at the back of the lot they do not want to interfere with.

Mr. Weglinski asked about landscaping at the front of the building after the porch removal. Mr. Alexander said he intends to add new vegetation, likely different than what is there now, to replace what is removed in construction and screen the new ramp.

Chair Weber asked about the materials of the current windows. Mr. Alexander replied the front windows and those on the north side of Court Street are vinyl replacement windows. He does not plan to change them as a part of this proposal. Ms. Sutherland added the intent is to uncover and retain the existing window trim and clapboard wherever possible; where there is significant rot, they will replace the materials in-kind. She does not anticipate problems with the newer windows fitting the original trim.

Ms. Benik asked about the structural integrity of the front porch. Mr. Alexander said the porch is leaning heavily and separating, which has resulted in many exposed nails. Ms. Sutherland added that the foundations have settled on one side of the porch and thus the whole porch is sinking and separating from the building. Because the porch is not original to the building and does not fulfill the owner's needs, it is more logical to demolish it and build something more useful and appropriate to the history of the building.

Chair Weber asked for additional details about the ramp materials. In addition to new shrubbery to screen it, Ms. Sutherland said it will have granite facing, with a simple painted metal pipe rail to match the building, and a concrete surface for durability. The new stoop and steps will also be granite.

Mr. Porchitz asked if the applicant will use wood or alternate materials to replicate wood siding in-kind. Ms. Sutherland said she has only considered wood at this point. In response to Ms. Proctor, she added that etched glass, trims, and doors will all be retained.

The drawings label areas for granite facing, but Mr. Weglinski asked who enforces that after this application is approved. Ms. Brunner replied that would be a Site Plan violation so staff would inspect the property and work with the owner to return to Site Plan compliance or request modification to the original application.

Ms. Brunner explained the background of this site. This building, historically known as the Joslin-Prouty House, was built circa 1854 by Roswell Weeks. In 1855, the house was sold to Luke and Lydia Joslin of Stoddard. The house remained in the Joslin-Prouty-Perreault family for over 120 years, passing through at least five generations of the family. The house was originally used as a single family residence, however sometime

around 1875 Dr. Ira F. Prouty established a physician's office at the residence, and following his death in 1882 his son Ira J. Prouty set up offices where he practiced as a physician and surgeon. Both Ira senior and Ira junior were active community members; Ira F. Prouty served on the Keene Board of Education from 1867 to 1875 and was elected to the state legislature for the 1872-1873 term, and Ira J. Prouty served on the executive committee of the Keene Natural History Society in 1871, as City Physician in 1887, and as one of three City Health Commissioners from 1886-1887. In 1908, Prouty served as the president of the Cheshire County Automobile Association and in 1920, he organized a clinic for the detection of tuberculosis. Following the death of Ira J. Prouty in 1932, the house was used solely as a residence until 1978, when it was purchased and converted for use as offices for an accounting firm. In 1981, the property was sold to the present owner and continues to be used for offices. The Joslin-Prouty House, which was built in the Greek Revival style, is typical of the houses built along Court Street in the mid-19th century. According to the property inventory form, the character-defining features include: 2 ½ story, broad gable front house with stepped-down rear two-story ell (i.e. a wing of a building that lies perpendicular to the length of the main portion); pedimented front gable; mid 19th-century porch (later extended to create angled corner) with pointed arch spandrels and lattice-work posts; tall brick chimney on lower slope near front of house; slate roof; size and spacing of window openings; 6/6 sash; and main entrance with etched glass sidelights, transom and historic door. Major alterations include changes to the southwest corner of the porch and south gabled projection circa 1900, and the addition of vinyl siding and subsequent loss of trim, probably done sometime around 1981 when an addition was added to the rear of the building.

The applicant proposes to remove the unoriginal front porch structure and vinyl siding, restore the original siding and trim, construct a new stoop to match the Greek Revival style of the building, install an accessible ramp to the main entrance, and restripe the driveway and parking lot. Per Section III.D.1 III.D.3 "Renovation, rehabilitation, or restoration of a building or structure" this work is classified as a "Major Project" for review by the HDC. Ms. Brunner continued explaining the HDC standards relevant for this application:

Section XV.B.1.a –Building Rehabilitation – General Standards

- “1) Each building or structure shall be recognized as a physical and cultural record of its time, place and use.*
- 2) The historic character of a building or structure shall be retained and preserved.*
- 3) The removal of historic materials or alteration of features that characterize a building or structure shall be avoided.*
- 4) Deteriorated historic features significant to the building or structure shall be repaired, rather than replaced. If replacement is necessary due to extreme deterioration, the new feature shall match the historic in size, design, texture, color and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.*
- 5) 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).

6) Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.”

- Ms. Brunner said the applicant proposes to remove the existing porch structure, which is not original to the house, and replace it with a stoop that matches the Greek Revival style of the house. The applicant has noted that they were unable to attain photographs that show what the house looked like when it was constructed prior to addition of the current porch structure, however the design of the proposed stoop is typical for houses of this style that were built during the time period that the house was constructed. In addition, the applicant proposes to remove the existing vinyl siding and restore the original wood siding if possible. If the original siding cannot be repaired due to deterioration, it would be replaced in-kind with wood siding and painted white. The original trim and architectural features would be replaced based on either any evidence that is uncovered when the vinyl is removed, or based on the appearance of similar houses that were built in the same style during the same time period as this house. The architectural elevations submitted by the applicant depict the proposed trim and architectural features to be replaced.

Section XV.B.3.b –Building Rehabilitation – Wood (siding and architectural trim)

“1) Character-defining architectural trim shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated that replacement is warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.

2) If replacing missing architectural trim, the appearance and material of the new trim shall be based on physical, documentary, or pictorial evidence.

3) Wood surfaces shall not be sandblasted or high-pressure washed.

4) Vinyl and aluminum siding are prohibited.”

- Ms. Brunner said the applicant proposes to replace the original wood trim features that were removed when vinyl siding was added to the building with new wood trim features that are painted white. Features to be replaced include the frieze, architrave, pilasters, and Doric capitals. The original wood siding will either be restored or replaced in-kind and painted white.

Section XV.B.6.b.1 –Building Rehabilitation – Entrances, doors and porches

“1) Historic doors, entrances, and porches, including their associated features, shall be retained or replaced in-kind. If repair is necessary, only the deteriorated element shall be repaired, through patching, splicing, consolidating or otherwise reinforcing the deteriorated section. If replacement

Ms. Brunner noted two letters from abutters and an email of support from Steven Bragdon and Cheryl Belair provided to members at the meeting; they were received after the meeting packet was posted.

Chair Weber opened the public hearing and welcomed JC Russel (83 Court Street), who expressed his support for this application as a neighbor. He thinks the proposal is thorough and will beautify the building.

Ms. Benik said she is concerned about removing a porch from the 1900s, even though it is unoriginal. To her, it still tells a story of the home and reflects community history. She understands the economic and structural necessity to remove it, but is disappointed to see the porch go.

Chair Weber closed the public hearing. Ms. Benik made the following motion, which Mr. Porchitz seconded:

On a vote of 5-0, the Historic District Commission approved COA-2019-01 for renovations to the building exterior and site improvements to the property located at 81 Court Street (TMP# 568-044-000-000-000) as presented in the plan set titled “Alexander Office Renovations, 81 Court Street, Keene, NH 03431” prepared by KCS Architects at varying scales and dated December 21, 2018 with no conditions.

5) Continued Public Hearing:

- a. **COA- 2018-03 – 34 West Street – Retroactive Approval for Window Replacement – Applicant Greg Johnson, on behalf of owner West Street Keene LLC, requests retroactive approval for replacement of all exterior windows. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The property is ranked as a Primary Resource and is located at 34 West Street (TMP# 575-033-000-000-000) in the Central Business District.**

Ms. Brunner noted the Commission already accepted this application as complete; this was a continuation of the public hearing. Chair Weber opened the public hearing and welcomed Mr. Johnson, who spoke about the quote for \$27,650 to furnish and install 45 external custom muntin grids. The quote was developed at the Commission’s request and created by Indian Falls Construction, LLC, who did all work on the building interior but did not install the windows. He recalled that Mr. Weglinski noticed a deviation between the numbers of windows in the quote and the number he counted on the building. The contractor provided a quote for 45 muntin grids, while Mr. Weglinski counted only 25 windows on the building. Mr. Johnson reached out to the company that provided the quote, and learned that the 45 refers to the number of window sashes that would require a muntin grid. Mr. Johnson said he provided the Commission with all the information he has and tried to bring the building owner to this meeting; he is in Florida but sent a letter to Ms. Brunner.

Ms. Brunner recalled that the Commission requested to continue the public hearing so the applicant could return with a quote for adding custom muntin grids to all of the building

windows. The applicant provided this quote to demonstrate economic hardship of adding custom muntin grids; the applicant requested a waiver to avoid installing the grids.

Mr. Porchitz asked the applicant's preferred muntin system. Mr. Johnson said he was unsure but his recommendation to the owner would be an anodized product with a dark bronze finish. He said anything they put on the windows will be difficult to maintain, so they avoided vinyl or wood. He said ultimately, labor will be the primary cost. He said you can see the between-glass muntins from the exterior at certain angles but they are not as visible from the outside as the Commission would prefer.

Mr. Johnson and Commission members discussed a photo comparison of the windows from 2012 and today, which were included in the meeting packet. Mr. Porchitz noted the complexity of determining how the photos actually compare because the exterior appearance is different from every angle. He added that he would prefer a more substantiated quote than the one provided. Still, because the windows are compliant with thermal requirements, he intended to grant the waiver.

Ms. Brunner recalled the background of this application. The HDC initially reviewed this request at the October 3, 2018 meeting. The public hearing was continued three times to the October 17, 2018 meeting, the November 20, 2018 meeting, and the December 19, 2018 meeting. At the December 19, 2018 meeting, the HDC voted to extend the decision deadline and continue the public hearing for COA-2018-03 to the January 16, 2019 meeting to give the applicant more time to comply with the Commission's request for written documentation that demonstrates how the waiver request from Section XV.B.5.b.2 of the HDC Regulations meets the HDC waiver criteria. The Commission noted that this information could include, but is not limited to, cost estimates from the window installer as to the cost of retrofitting the windows with permanently affixed exterior muntin grids, a cost estimate for the installation of the exterior muntin grids, and/or documentation that establishes the feasibility or infeasibility of installing permanently affixed exterior muntin grids on the windows. The Commission further stated that this information should be submitted to the Community Development Department in advance of the next HDC meeting to allow time for staff review and inclusion in the HDC agenda packet. The Commission stated that no further extensions for this application shall be approved.

The applicant submitted a quote from Indian Falls Construction, LLC, which estimates that the cost to furnish and install 45 external custom muntin grids, single sided, with a dark bronzed anodized finish would be \$27,650. This quote was submitted to the Community Development Department on January 8, 2019 and was included as an attachment to the meeting packet. The applicant requests retroactive approval for the replacement of all exterior windows and requests waivers from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. Per Section III.D.6 ("Replacement of more than two windows or doors") this work is classified as a "Major Project" for review by the HDC. The HDC criteria for granting a waiver request are:

- A. “Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and*
- B. An alternative design or materials meets the design objectives stated in these regulations and in the Historic District Ordinance equally well or better than would strict compliance with these regulations; and*
- C. The waiver may be granted without substantial detriment to the intent of these regulations and the Historic District Ordinance and the public good.”*

Chair Weber closed the public hearing. He said it is disappointing this project occurred without HDC input. He understands the need to replace old windows, but the HDC should have been involved because there is a significant aesthetic difference. Because the changes already occurred and the HDC process was disrespected, he was inclined to vote against the waiver.

Mr. Weglinski agreed with Mr. Porchitz about the impact of angle, the background reflection, and outside conditions on the window appearance, visibility of divided lights, and natural muntin shadows. He also shared Chair Weber’s disappointment but was inclined to grant the waiver because Mr. Johnson provided what the Commission asked for to demonstrate financial hardship. Ms. Proctor agreed and said replicating what was there before is more complicated than it is worth, unfortunately, so she was inclined to grant the waiver. Mr. Weglinski suggested a condition of any motion stating future building restoration must refer to the condition prior to this recent renovation; otherwise, this sets the precedent of being acceptable. The Commission agreed that would be too complicated for future Commission members and in ongoing debates about what is original and historical now. Ms. Proctor also noted the unpredictability of the necessary materials being available in the future.

Mr. Porchitz suggested a compromise to ask the owners to add muntin grids to only the prominent façade facing West Street, which has six windows equivalent to 12 muntin grids. Based on the quote provided, that addition would only cost approximately \$7,000. Because the building assessment is more than \$600,000, the Commission agreed \$7,000 is only a small percentage of the building’s assessed value. Mr. Johnson raised concern about a noticeable aesthetic difference from the corners of the building, where passersby can see both the side (without muntins) and front windows (with muntins).

Before the February 2019 HDC meeting, Mr. Johnson and the Commission agreed to the following:

- Continue the public hearing to allow Mr. Johnson to return with a window manufacturer to demonstrate what installing the muntin grid would look like for *one* window, so the Commission can make an informed decision about the appearance.
 - Although the Commission stipulated at the December 2018 meeting that no further extensions would be granted, the City Attorney clarified that is not binding and the public hearing can continue.

- Mr. Johnson will work with a window manufacturer to create a mock (stick-on) muntin grid to demonstrate the different angles and perspectives. They will place this mock muntin grid on window #6 in the set of photos provided at the meeting; the window is the furthest west on the West Street facade. This is a low cost exercise to mimic the permanent product.

Mr. Weglinski made the following motion, which Mr. Porchitz seconded:

On a vote of 4-0, the Historic District Commission extended the decision deadline and continued the public hearing for COA-2018-03 to the February 20, 2019 Historic District Commission meeting in order to review a mockup that shows what an exterior muntin grid would look like on the window located on the west corner of the primary façade of the building facing West Street.

6) Staff Updates

a. Resource Ranking Subcommittee

Ms. Brunner recalled there are still approximately 20 buildings in the Historic District that are not ranked as either Primary, Contributing, Non-Contributing, or Incompatible resources. She asked Commission members to consider their interest in serving on a resource ranking subcommittee, which she will also invite a Heritage Commission member to as well. Staff will be available to support the subcommittee. Ms. Brunner will email the list of buildings that are not yet ranked to the Commission before the February meeting.

b. Committee Membership

Ms. Brunner noted she contacted Sam Temple, owner of Fire Dog Breads, a new business in the Historic District. He seemed interested initially and Ms. Brunner will follow-up about this. She also spoke to Judy Rogers from Prime Roast, but Ms. Rogers has other commitments with the Walldogs festival. Chair Weber recalled all Commission members should be actively brainstorming and recruiting possible members and sharing those ideas with Ms. Brunner.

7) Adjournment –Next Meeting Date: February 20, 2019

Hearing no further business, Chair Weber adjourned the meeting at 5:54 PM.

Respectfully submitted by,
Katelyna Kibler, Minute Taker

Reviewed and edited by Mari Brunner, Acting Planner

STAFF REPORT

COA-2018-03 – 34 West Street – Late Application for Window Replacement

Request:

Applicant Greg Johnson, on behalf of owner West Street Keene LLC, requests approval for the replacement of all exterior windows. Waivers are requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The property is ranked as a Primary Resource and is located at 34 West Street (TMP# 575-033-000-000-000) in the Central Business District.

Background:

The Historic District Commission (HDC) initially reviewed this request at the October 3, 2018 meeting. The public hearing was continued four times to the October 17, 2018 meeting, the November 20, 2018 meeting, the December 19, 2018 meeting, and the January 16, 2019 meeting. At the January meeting, the HDC voted to extend the decision deadline and continue the public hearing for COA-2018-03 to the February 20, 2019 Historic District Commission meeting in order to in order to review a mockup that shows what an exterior muntin grid would look like on the window located on the west corner of the primary façade of the building facing West Street.

The applicant is requesting retroactive approval for the replacement of all exterior windows and requests waivers from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials.

Per Section III.D.6 (“Replacement of more than two windows or doors”) this work is classified as a “Major Project” for review by the HDC.

Application Analysis:

Included below are the relevant standards of the HDC Regulations in relation to the applicant’s request. This information is repeated from the staff report that was provided to the HDC at the October 3, 2018 meeting, the December 19, 2018 meeting, and the January 16, 2019 meeting.

Section XV.B.5.b.1-6 – Windows

“b) Design Standards

- 1) ***Removing character-defining historic window sash shall be discouraged, unless repair is not economically feasible.***
- 2) ***Any windows which are approved for replacement shall convey the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the historic windows. In addition, they shall have:***
 - ***clear-paned, 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.***
- 3) ***If the historic window to be replaced is wood, the replacement window shall also be wood, or wood clad with aluminum or a material of equal quality and approved by the Historic District Commission.***
- 4) ***If the size or location of the original window opening has been altered, owners shall be encouraged to restore those openings if replacing windows.***
- 5) ***Introducing new window openings into the primary elevations shall generally be prohibited.***

STAFF REPORT

- 6) *Enlarging or reducing the window rough opening to fit new stock windows shall generally be prohibited.”*

The applicant requests retroactive approval for the replacement of all exterior windows. All windows were replaced with windows of the same overall size; no new window openings were introduced and the existing openings were not enlarged or reduced to fit the stock windows. Prior to replacement, the windows were double hung with a nine over nine grid arrangement, true divided lights, and wooden sash as shown in Figure 1. The replacement windows are also double-hung windows with a nine over nine grid arrangement, however the height of the upper sash was reduced and the height of the lower sash was increased. In addition, the window material was changed from wood to aluminum with a dark bronze finish and lights are no longer true divided. An image of a replacement window is shown in Figure 2.

According to the applicant, the window sash dimensions were modified in order to accommodate changes that occurred when the building was renovated for the SAU 29 offices. At that time, a second story was added internally, and the top half of the windows were blocked off as a result (see Figure 1, below). When the windows were replaced, the height of the upper sash was reduced so that the meeting rail would align with the second story floor. The dimensions of the new windows are shown in Figure 3.



FIGURE 1: Photograph of exterior window as it appeared circa 2012.



FIGURE 2: Photograph of replacement window taken on 9/10/18.

STAFF REPORT

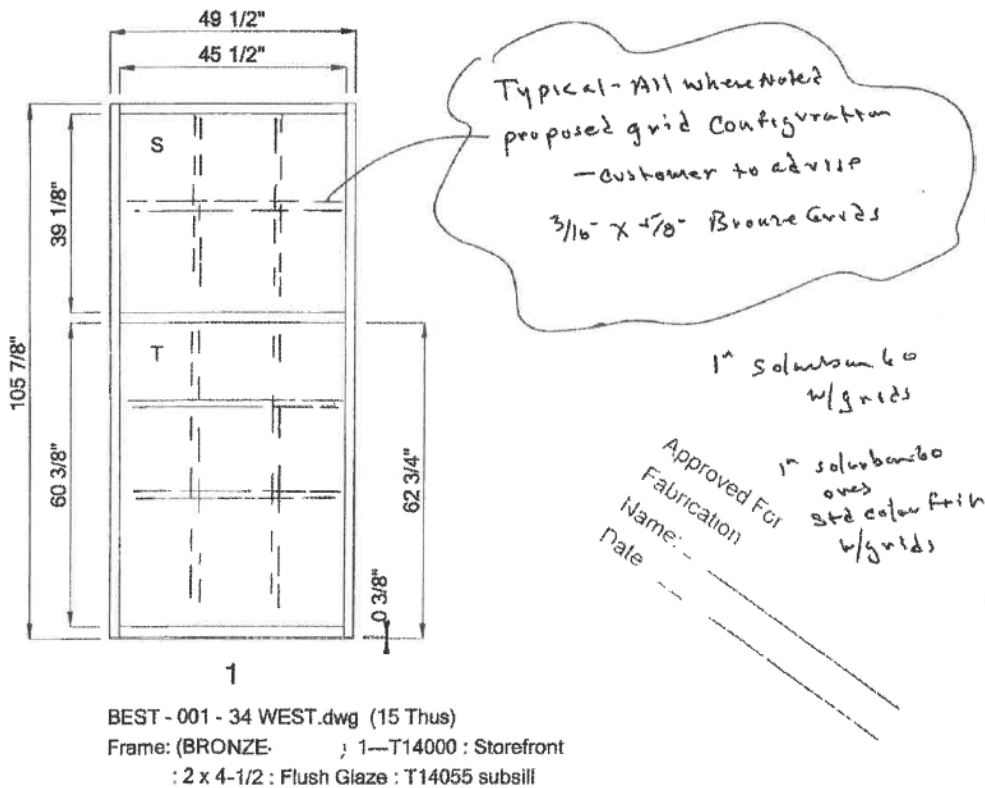


FIGURE 3. Replacement window dimensions provided by the applicant.

The applicant requests waivers from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance and Section XV.B.5.b.3. of the HDC Regulations regarding design materials. The HDC criteria for granting a waiver request are listed below.

- A. *“Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner of the affected property; and*
- B. *An alternative design or materials meets the design objectives stated in these regulations and in the Historic District Ordinance equally well or better than would strict compliance with these regulations; and*
- C. *The waiver may be granted without substantial detriment to the intent of these regulations and the Historic District Ordinance and the public good.”*

Recommendation:

Staff will provide a recommended motion at the meeting.

STAFF REPORT

COA-2019-05 – 34 Court Street – Grace Methodist Church Renovations

Request:

Applicant and owner Zach Luse proposes to replace 15 exterior windows and install a 37.4 kW solar PV system on the roof of the building historically known as the Grace Methodist Church. This property is a Primary Resource and is located at 34 Court Street (TMP# 568-022-000-000-000) in the Central Business District.

Background:

This property was originally the site of a wood-frame building which was used as a Methodist Church from 1852 (its construction date) to 1867 or 1868, when it was sold and moved. The brick structure that stands there today was built in its place in 1868 - 1869 and has remained relatively unaltered. The building was designed by Shepard S. Woodcock, a Boston-based architect known as one of New England's leading exponents of the High Victorian Gothic style, and is listed on the National Register of Historic Places.



The church is one of the few large Victorian Gothic churches in western New Hampshire. It was built on a foundation of locally quarried granite and its brick walls, laid in a running bond, are broken at frequent intervals by belt courses, buttresses, and brick hood moldings, and are further articulated by cut granite details. The primary façade faces east and features a broad gable end articulated with a number of openings, a turreted buttress, and a tower/spire on the northeast corner.

There have been several alterations to the building over time. In 1907, stained glass windows were added, and following the hurricane of 1938 the slate roof was replaced with an asphalt roof. In 1959, a small concrete block addition (15' x 17') was added to the northwest corner of the building to house an oil boiler.

The applicant acquired the property in September 2018 with plans to relocate the headquarters of Paragon Digital Marketing into the first floor of the building. However, due to high heating and cooling costs, renovations are required to increase the energy efficiency of the building and install a new heating and cooling system.

The applicant proposes to replace thirteen first floor windows on the sides and rear of the building and two second floor windows on the rear of the building, as well as install a 37.4 kW solar array in two sections on the south-facing roof. In addition, an air source heat pump system will be installed to heat and cool the space.

Per Section III.D.3 "Renovation, rehabilitation, or restoration of a building or structure," Section III.D.6 "Replacement of Windows," and Section III.D.19 "Installation of Renewable Energy Systems" this work is classified as a "Major Project" for review by the HDC.

Completeness:

The applicant has submitted a parcel boundary sketch, project narrative, floor plans, replacement window details, product cut sheets and a visibility study for the solar installation, and photos of existing windows. An exemption is requested from providing building elevations and a full site plan. Staff has determined that the requested exemptions would have no bearing on the merits of the application. Staff recommends granting the requested exemptions and accepting the application as "complete."

STAFF REPORT

Application Analysis:

The relevant standards of the HDC Regulations are:

Section XV.A.7.b. – Streetscape and Building Site – Renewable Energy Systems

- “1) The renewable energy system (hereafter “system”) shall be installed in a location and manner on the building or lot that is least visible and obtrusive and in such a way that causes the least impact to the historic integrity and character of the historic building, structure, site or district while maintaining efficient operation of the system. The order of preference for the system location is as follows:*
- A. The rear or side of the property not facing a public right-of-way;*
 - B. On accessory buildings or structures (such as sheds and garages) in a location that is least visible from the public right-of-way;*
 - C. On newer additions to the primary structure in a location that is least visible from the public right-of-way;*
 - D. On the flat roof of the primary structure, set back so as to be in the least visible location;*
 - E. On secondary façades or roofs (i.e. not facing the public way) of the primary structure; and*
 - F. On facades or roofs facing the public way. An applicant is required to prove the higher priority locations are not feasible in order for the HDC to approve system installations on more significant parts of the site.*
- 2) The system must be installed in such a manner that it can be removed and not damage the historic building, structure, or site it is associated with.*
- 3) In order to minimize visual impacts, colors of equipment and assemblies shall either be muted or shall match nearby materials and colors. The solar panels should be positioned to minimize glare onto neighboring properties.*
- 4) Roof mounted solar photovoltaic systems on pitched roofs shall be on the same plane as the roof and positioned so as to be in the least visible location.*
- 5) Solar array grids should be regular in shape and jointed. Multi-roof solutions should be avoided.*
- 6) All supplementary equipment and supply lines shall be placed in inconspicuous locations and/or concealed from view with architectural elements (e.g. downspouts) or other screening.”*

The applicant proposes a 37.4 kW solar photovoltaic system that would be installed in two rectangular sections on the south-facing pitched roof. Due to the site configuration, this is the only feasible location for a solar array on the site. From the street level directly in front of the building or to the north of the building, the array will not be visible. However, it will be visible to someone standing south of the building looking north. The applicant proposes to use muted colors that will match the surrounding materials as closely as possible. A new asphalt roof with dark gray shingles will be installed, replacing the existing asphalt roof that was installed in 1938 and which the applicant notes is in bad repair. The solar arrays will be a uniform shape and the contractor, ReVision Energy, has stated that they will not be a source of glare for neighboring properties. They are only expected to reflect 2% of the light that hits them due to the following:

- The solar panels are made of "high-transmission, low-iron" glass to absorb as much light as possible;
- The solar panel surface is dimpled to diffuse light, increase light absorption, and decrease light reflection; and
- The solar panels have an anti-reflective surface treatment to maximize absorption.

STAFF REPORT

In addition, the solar contractor has stated that any light reflected off the panel will bounce back at a higher angle than the surrounding buildings, and notes that the lowest portion of the lower roof of the church is still above any of the highest windows in the closest apartment building on the south side. Based on this information, there should be minimal or no impacts from glare on neighboring properties.

With regards to supplementary equipment and supply lines, the applicant has noted that the only visible piece of equipment will be an electrical disconnect box that will be placed next to the existing power meter box on the eastern side of the bell tower, approximately 3-4 feet above the ground. The applicant proposes to match the color and appearance of the new equipment to that of the existing in this area.

Section XV.B.5.b.1-4 – Building Rehabilitation – Windows

- “1) Removing character-defining historic window sash shall be discouraged, unless repair is not economically feasible.*
- 2) Any windows which are approved for replacement shall convey the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the historic windows. In addition, they shall have:*
 - clear-paned, 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.*
- 3) If the historic window to be replaced is wood, the replacement window shall also be wood, or wood clad with aluminum or a material of equal quality and approved by the Historic District Commission.*
- 4) If the size or location of the original window opening has been altered, owners shall be encouraged to restore those openings if replacing windows.”*

The applicant proposes to replace thirteen first floor windows on the sides and rear of the building and two second floor windows on the rear of the building. The existing wood windows are double hung with a six over six grid arrangement and true divided lights. The proposed replacement windows would be “Wood-Ultrex® Insert Double Hung” windows from Marvin Windows and Doors. They would be wood windows with a Fiberglass coating on the exterior and simulated divided lights with a spacer bar between the glass. The applicant has noted that the existing exterior wood trim would be stripped and repainted, but would otherwise remain intact. The existing wood window sill will be overlaid with a thin tapered piece of wood and painted to match the existing in order to provide better drainage and prevent water damage. The existing granite sills will not be altered or removed.

There is one window on the north side of the building towards the rear which was replaced with a smaller casement window; the applicant proposes to restore this window to its original size to match the other windows on the north façade of the building. In addition, there is one window on the south side of the building which is blocked from view by the building next door; the applicant proposes to infill this window. The applicant has provided floor plans for the building which show the locations of the windows proposed for replacement, along with the window to be restored to its original size and the window to be infilled. These floor plans are included as an attachment.

The applicant has noted that the proposed replacement windows would match the existing in terms of size, dimensions and grid arrangement as closely as possible. They would be painted a dark bronze color, which the applicant notes is closer to their original color based on historic photographs. The window details, provided by the applicant, are included as attachments along with photographs of the existing windows as they appear today.

STAFF REPORT

Recommendation:

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

Approve COA-2019-05 for replacement of 15 windows and installation of a 37.4 kW solar array on the property located at 34 Court Street (TMP# 568-022-000-000-000) as presented in the application and supporting materials submitted to the Community Development Department on January 30, 2019 with no conditions.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A Project Name: Paragon Digital

Tax Map Parcel number(s)
568-022-000-000-000

Applicant

Name (please print): Zach Luse

Address: 63 Emerald St #468
Keene NH 03431

Telephone/Email: 603 399 6401
Zach@Paragondigital.com

Signature: _____

Date: 29 January 2019

For Staff Use Only:

Date Received: _____

Community Development Department File #: COA-2019-05

Reviewed by: _____

Project Address: 34 Court St

Square Footage of Parcel: 7,400[±]

Zoning District: _____

Owner or duly authorized agent

Name (please print): 34 Court LLC

Address: 63 Emerald St #468
Keene NH 03431

Telephone/Email: 603 399 6401
Zach@Paragondigital.com

Signature: _____

Date: 29 January 2019

B

Descriptive Narrative Including:

- ✓ Type of alteration
- ✓ Reason for alteration
- ✓ Location of alteration
- ✓ Material selection
- ✓ Site features
- ✓ Landscape features

Exemptions Requested (for materials not submitted)

Circle one: YES NO

(If YES see section H)

For Staff Use Only:

Date of Pre-Application Meeting: _____

Date Application is Complete: _____

C A complete application must include the following: N/A Copies of any Zoning Board of Adjustment actions

- Two (2) copies of completed application forms
- Two (2) copies of Descriptive Narrative
- FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters
- Signed and Notarized Abutters List (direct Abutters only)
- Two (2) sets of Mailing Labels for abutters
- Three (3) copies of site plan (see Section D)
- Three (3) color copies of architectural elevations (see Section E)
- Scale and Massing Depictions (see Section F)
- Material Examples (see Section G)

Descriptive Narrative

Type of Alteration

This project proposes to replace all the first-floor windows on the sides and rear of the building along with two second floor double hung windows at the rear of the building. One first floor window on the south side of the building will be infilled. Stained-glass windows will not be altered. Solar panels are to be added to the south side of the existing roof structure. The existing asphalt roof on the south side will be replaced prior to installation of the solar panels. An emergency disconnect for the solar array will be located next to the existing electrical meter on the east side of the bell tower as is required for emergency responders.

Reason for Alteration

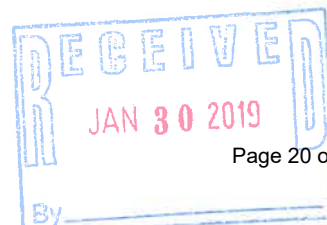
Paragon Digital Marketing would like to move the headquarters of our growing business into the structure and continue our growth in downtown Keene. This historic building has presented a unique opportunity to adaptively reuse the structure while maintaining its historic character. The building is on the National Register of Historic Places, is on NH Preservation Alliances Seven to Save list and is the last remaining church of the three majestic churches that once graced the end of Court St. The project will yield immediate benefits by reducing energy consumption and switching to renewable energy, in line with the City of Keene's recent resolution to switch to 100% renewable energy by 2030. In addition, the project will save a historic structure while helping ensure its a viable building for another 150 years while adding to the economic vitality of downtown Keene.

The structure is not currently a viable space for most uses due to excessive heating costs. The large oil boiler and extremely leaky building envelope make heating the space very inefficient and expensive. Rough estimates of the heating cost range from \$30,000-50,000/year in heating oil alone. The 37.4kW solar array is projected to produce more than enough energy to heat and cool Paragon's offices on the first floor and provide all the electricity currently needed to operate the business. To make this possible, the windows on the first floor will be replaced with energy efficient windows, the space will be air sealed, insulation will be added, and an energy efficient air source heat pump system will be installed to heat and cool the space.

The existing asphalt shingles on the south side of the roof are at end of their life with major curling and deterioration. The entire south facing roof will be replaced with new asphalt shingles prior to installation of the solar array.

Paragon currently has 13 full time employees with plans to grow to 50 employees over the next 5-10 years. This will have great economic benefits for downtown Keene and the region. We are a dedicated community partner that supports local businesses and nonprofits whenever we can. We look forward to continuing our growth in downtown Keene and saving an amazing structure that is a significant part of Keene's history.

COA-2019-05



Location of Alteration

15 Windows will be replaced on the sides and rear of the building. 13 on the first floor and 2 at the rear of the building on the second floor. Existing exterior wood trim will remain intact and will be stripped and painted. On the north side of the building 5 windows will be replaced, one original window has been removed and replaced with a smaller casement window. This window will be returned to its original size and character to match the other 4 windows on the north side of the building. At the rear of the building 6 windows will be replaced, 4 on the first floor and 2 on the second floor. On the south side of the building 4 windows will be replaced and the window in the small gap between the two buildings will be infilled.

The south facing roof consists of a lower and upper section. The lower section is not visible from the ground. Both sections will be stripped and covered with new asphalt shingles, then covered with rectangular solar arrays proportionate to the open roof spaces and mounted parallel to the roof planes. The copper sections of the roof will be retained and restored as needed.

An electrical disconnect will be installed next to the existing power meter box on the eastern side of the bell tower 3-4 feet from the ground. Every effort will be made to ensure the disconnect blends in with the existing equipment. This disconnect is required for emergency personnel to safely disconnect the solar arrays in the event of fire.

For more details on the location and size of the solar arrays please see the attached document.

Material Selection

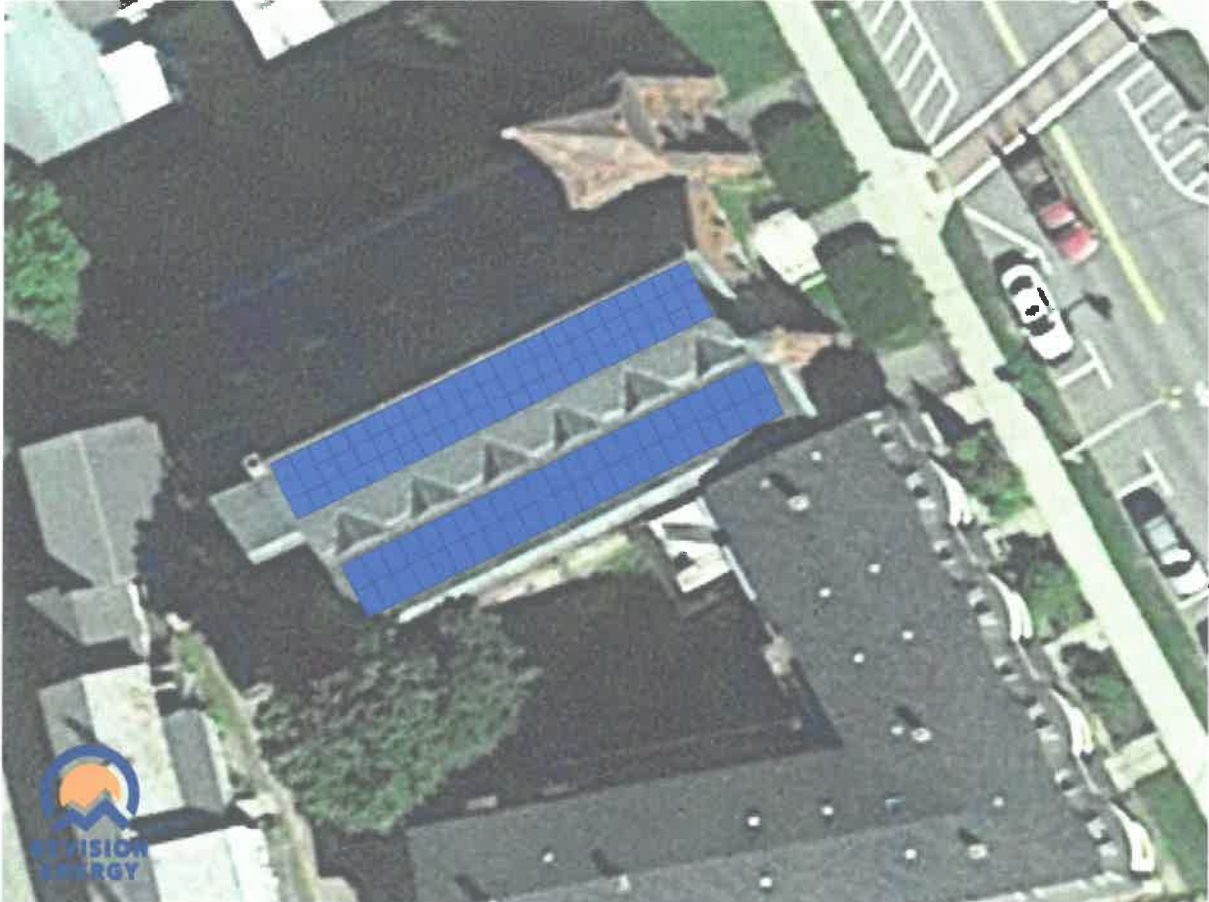
Materials being chosen are intended to blend with or enhance the historic character and details of the existing building to the greatest extent possible. According to historical records and old photographs, the windows and trim of the building were originally a dark color, replacement windows will have a dark bronze exterior which is more in line with the original conditions. Shingle color will be a dark gray so the exposed shingles around the edges of the solar arrays will blend as much as possible.

Site Features / Landscape Features

No significant site work or landscaping is intended as part of this proposal. Site work will be limited to cleaning up and maintaining the site.

Installation of 37.4 kW Solar Array

Two solar arrays are to be installed. One on the upper south facing roof and the other on the lower south facing roof. The portions of the building to be occupied will be converted from steam oil boiler heat to energy efficient heat pumps. It is anticipated that the energy produced by the solar arrays will generate enough power to heat and cool the occupied portions of the building and possibly get the building close to net zero energy consumption for its initial use.



RECEIVED
JAN 30 2019
By _____

Solar Array Visibility

The lower array is not visible from street level. The upper array is partially visible from Vernon St near the fire station as well as from Court St toward Central Square. The upper array is most visible from in front of the old courthouse when looking up over the apartments to the south of the property.



Photo Position 1 – Vernon St, North Side near Fire Station

Front edge of solar panels may be slightly visible due to the standoff from the roof.



Photo Position 2 – Vernon St, South Side near Fire Station

From this position the front of the array will be moderately visible between the peak of the roof and the spire to the left.



Photo 3 – Corner of Vernon St and Court St, North Side of Vernon St

Solar panels are not visible as you approach Court St from Vernon St.



Photo 4 – Corner of Vernon St and Court St, West Side

Corner of solar panels may be visible from the west side of Court St near Vernon St.

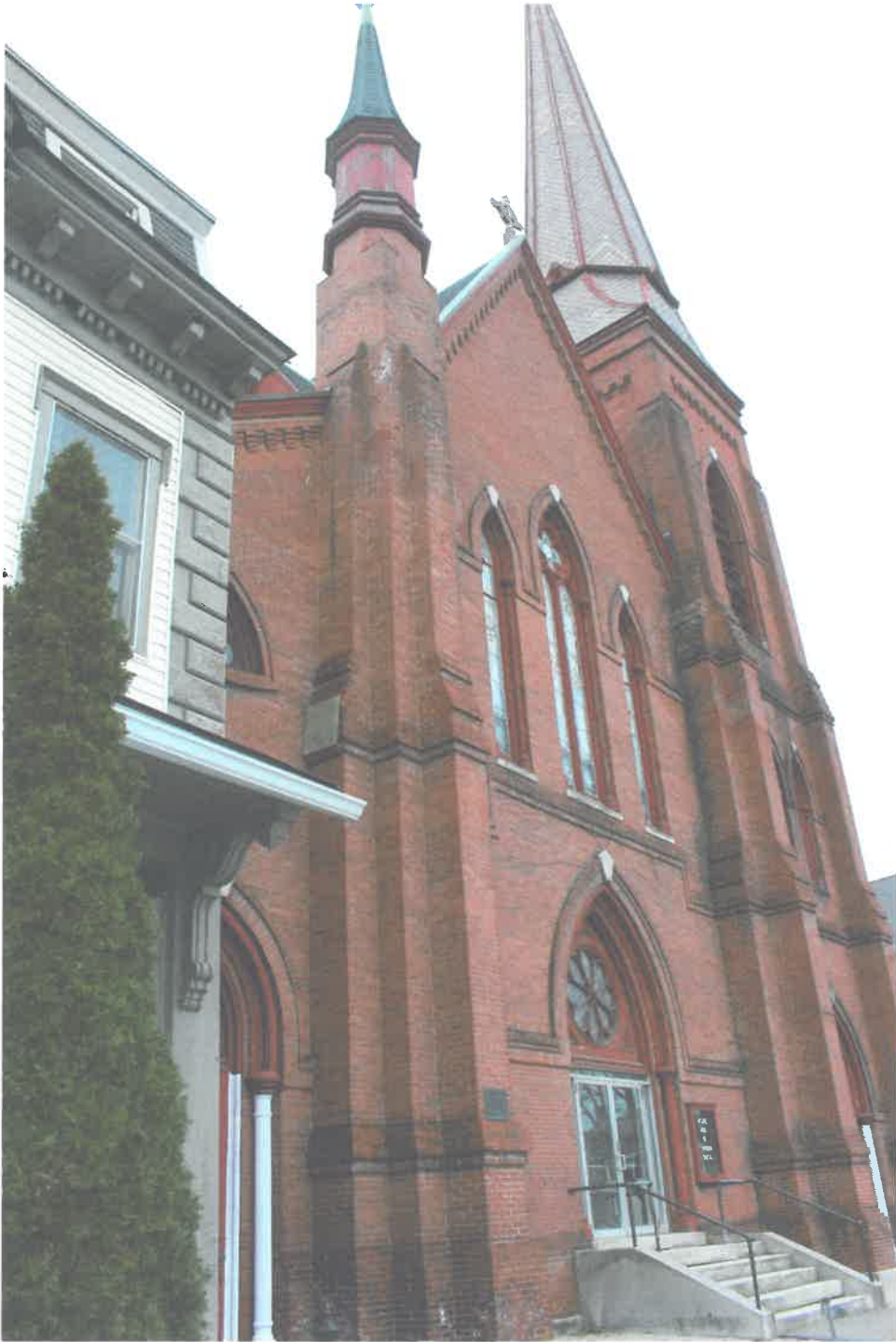


Photo 5 – Corner of Vernon St and Court St, North Side of Vernon St

Solar panels become more visible as you move South on Court St.



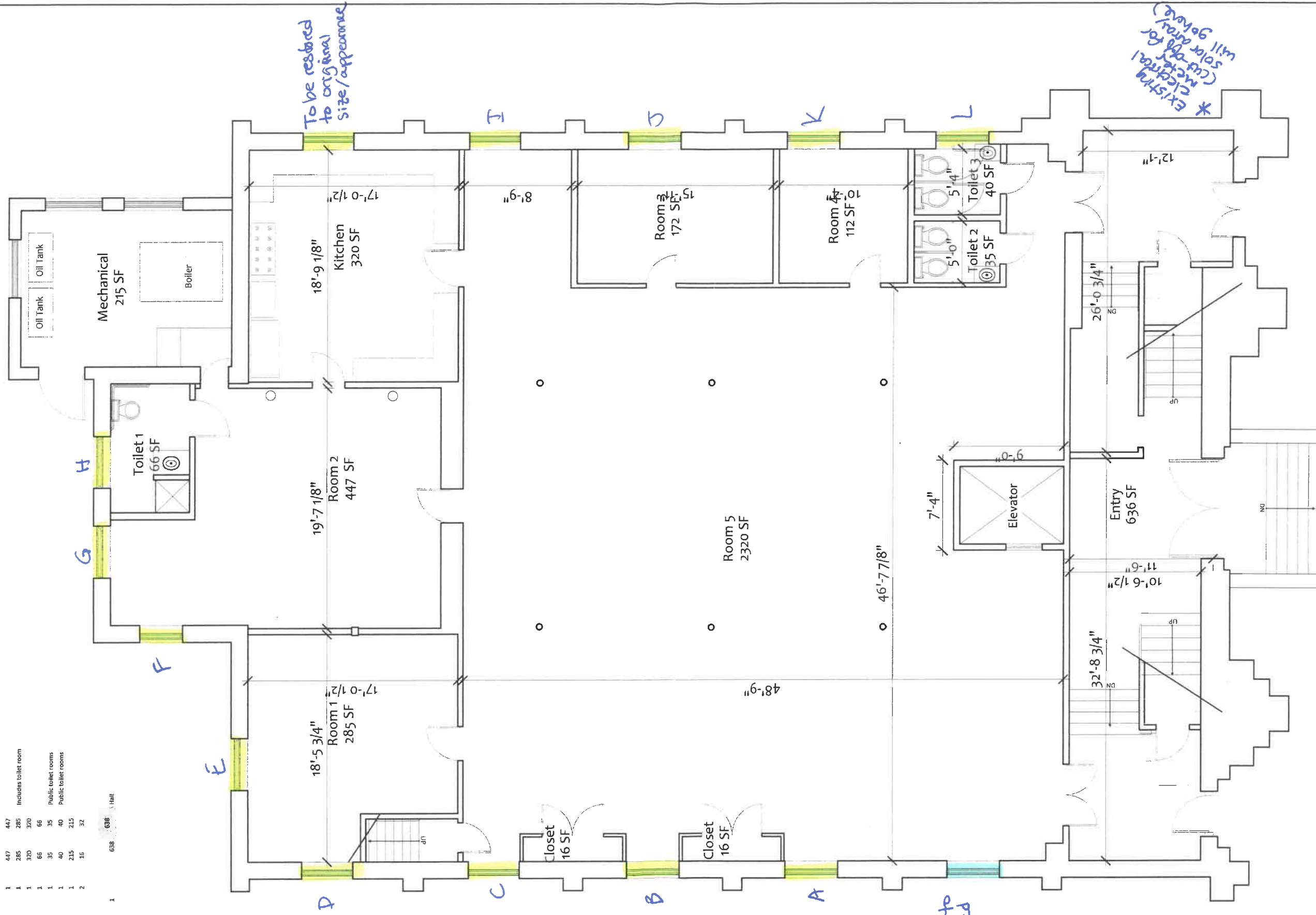
Photo 6 – Court St at Central Square

The upper array is most visible from this vantage point but provides a clean uniform look that is only noticeable if someone is looking up. View will be partially obscured with foliage in warmer months.



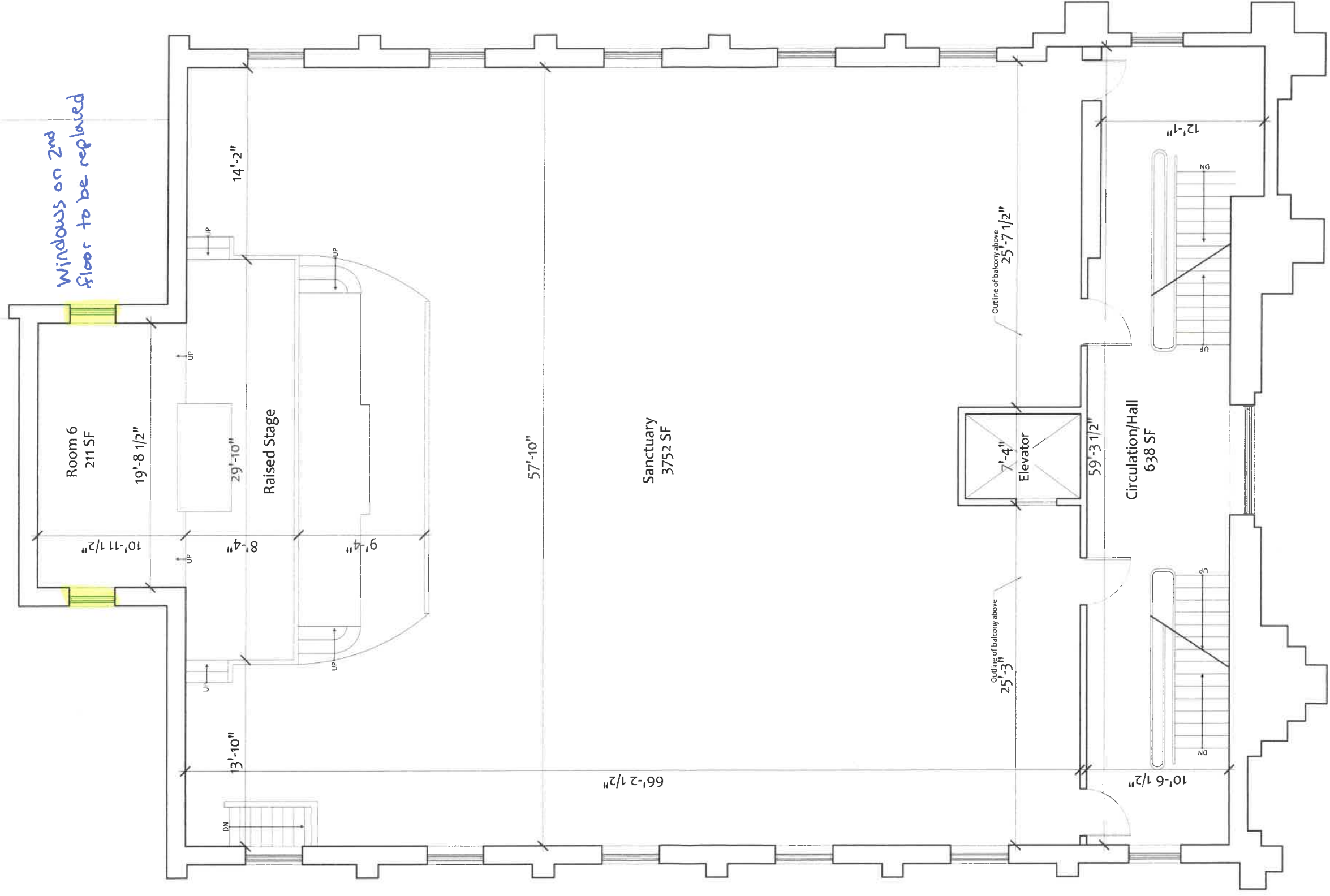
Space	Qty	Sq Ft	Tot. Sq. Ft.	Note
Entry	1	636	636	
Room 5	1	2350	2350	
Room 4	1	112	112	
Room 3	1	172	172	
Room 2	1	447	447	
Room 1	1	285	285	Includes toilet room
Kitchen	1	320	320	
Toilet 1	1	66	66	
Toilet 2	1	35	35	Public toilet rooms
Toilet 3	1	40	40	Public toilet rooms
Mechanical	1	215	215	
Closet	2	16	32	
Second Floor Plan				
Circulation	1	638	638	Hall

A-L: to be replaced



COA-2019-05

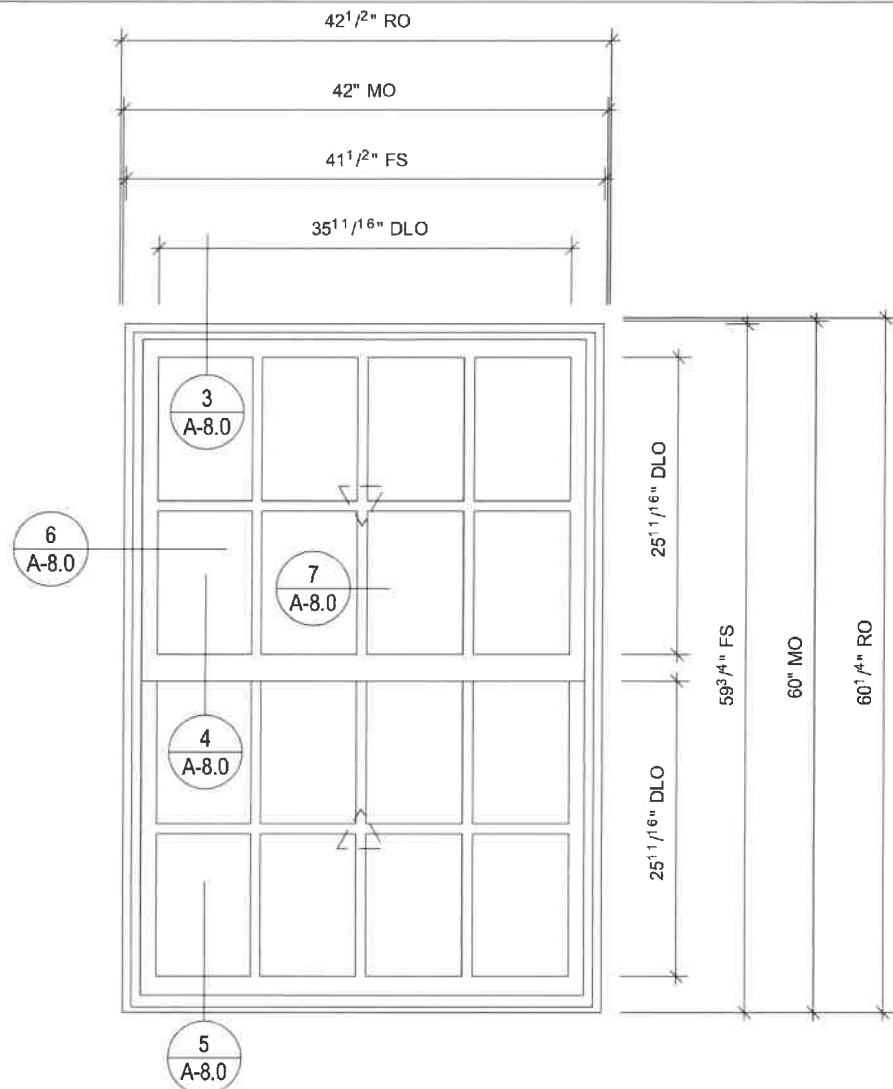
Circulation	1	638	638	Hall
Sanctuary	1	3752	3752	Includes Raised Stage
Room 6	1	211	211	
			4601	Total Guest Suite sq.ft.
				Per Floor



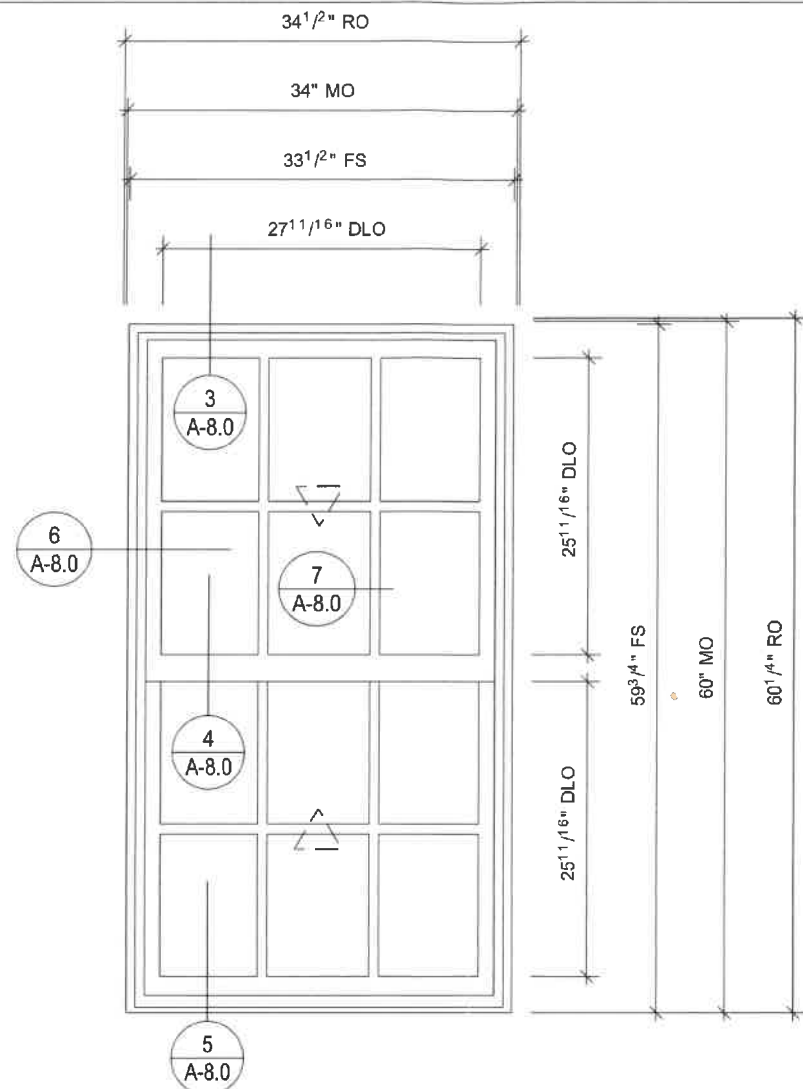
Timothy Sampson NCARB LEED AP
 103 Roxbury Street Suite 206
 Keene, NH 03431
 tsampson@ne.rr.com (603) 769 7736

Second Floor Plan
 Scale: 1/8" = 1'-0"

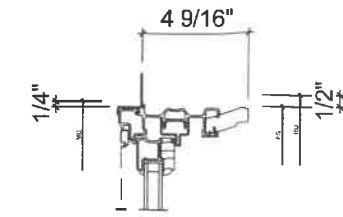
RECEIVED
 JAN 30 2019
 34 Court Street
 Existing Conditions
 5.25.16



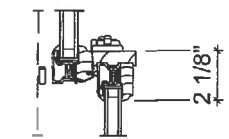
1 #1 - ITDH 4260
SCALE: 3/4"=1'-0"



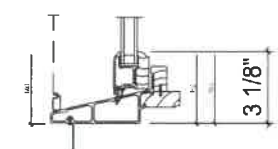
2 #4 - ITDH 3460
SCALE: 3/4"=1'-0"



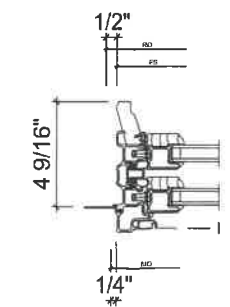
3 DOUBLE HUNG HEAD DETAIL
SCALE: 1-1/2"=1'-0"



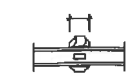
4 DOUBLE HUNG CHECK RAIL DETAIL
SCALE: 1-1/2"=1'-0"



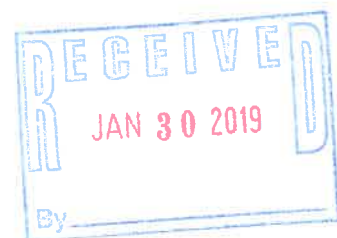
5 DOUBLE HUNG SILL DETAIL
SCALE: 1-1/2"=1'-0"



6 DOUBLE HUNG JAMB DETAIL
SCALE: 1-1/2"=1'-0"



7 DOUBLE HUNG DIVIDED LITE DETAIL
SCALE: 1-1/2"=1'-0"



COA-2019-05

BUILDER:
CIVIL ENGINEER:
H.V.A.C.:
ELECTRICAL:
OTHER:
ISSUE DESCRIPTION
DATE BY
CLIENT: ZACH LUSE
PROJECT TYPE: RESIDENCE
LOCATION: KEENE, NEW HAMPSHIRE
STAMP:
DATE: 2019.01.10 SCALE: AS NOTED
SHEET TITLE: WINDOW CUT SHEET
SHEET NUMBER: A-8.0 Page 32 of 55

North side



Casement
Window
on north
side.

Return to
original
size and
match other
12 windows.





Need
Smaller
double hung
windows to
be replaced.



Rear
Smaller
double hung
windows to
be replaced

Q.PEAK DUO-G5 315-330

Q.ANTUM SOLAR MODULE

The new Q.PEAK DUO-G5 solar module from Q CELLS impresses thanks to innovative Q.ANTUM DUO Technology, which enables particularly high performance on a small surface. Q.ANTUM's world-record-holding cell concept has now been combined with state-of-the-art circuitry half cells and a six-busbar design, thus achieving outstanding performance under real conditions - both with low-intensity solar radiation as well as on hot, clear summer days.



Q.ANTUM TECHNOLOGY: LOW LEVELIZED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 19.9%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID and Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400Pa) and wind loads (4000Pa) regarding IEC.



A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance guarantee².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.



THE IDEAL SOLUTION FOR:



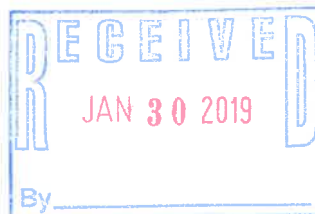
Rooftop arrays on residential buildings



Rooftop arrays on commercial/industrial buildings

Engineered in **Germany**

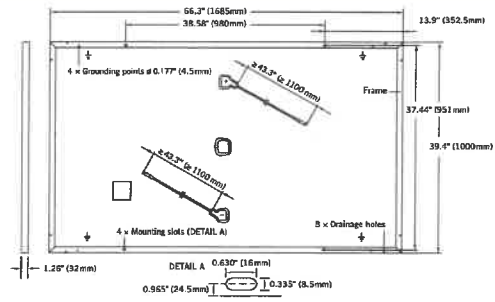
COA-2019-05



¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168h)
² See data sheet on rear for further information.

MECHANICAL SPECIFICATION

Format	66.3 in × 39.4 in × 1.26 in (including frame) (1685 mm × 1000 mm × 32 mm)
Weight	41.2 lbs (18.7 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 20 monocrystalline Q.ANTUM solar half-cells
Junction box	2.76-3.35 in × 1.97-2.76 in × 0.51-0.83 in (70-85 mm × 50-70 mm × 13-21 mm), decentralized, IP67
Cable	4 mm ² Solar cable; (+) ≥ 43.3 in (1100 mm), (–) ≥ 43.3 in (1100 mm)
Connector	Multi-Contact MC4, IP65 and IP68



ELECTRICAL CHARACTERISTICS

POWER CLASS		315	320	325	330	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC¹ (POWER TOLERANCE +5W / –0W)						
Minimum	Power at MPP ²	P_{MPP} [W]	315	320	325	330
	Short Circuit Current*	I_{SC} [A]	10.04	10.09	10.14	10.20
	Open Circuit Voltage*	V_{OC} [V]	39.87	40.13	40.40	40.66
	Current at MPP*	I_{MPP} [A]	9.55	9.60	9.66	9.71
	Voltage at MPP*	V_{MPP} [V]	32.98	33.32	33.65	33.98
	Efficiency ²	η [%]	≥ 18.7	≥ 19.0	≥ 19.3	≥ 19.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NOC³						
Minimum	Power at MPP ²	P_{MPP} [W]	233.4	237.2	240.9	244.6
	Short Circuit Current*	I_{SC} [A]	8.09	8.14	8.18	8.22
	Open Circuit Voltage*	V_{OC} [V]	37.30	37.54	37.79	38.04
	Current at MPP*	I_{MPP} [A]	7.51	7.56	7.60	7.64
	Voltage at MPP*	V_{MPP} [V]	31.07	31.39	31.70	32.01

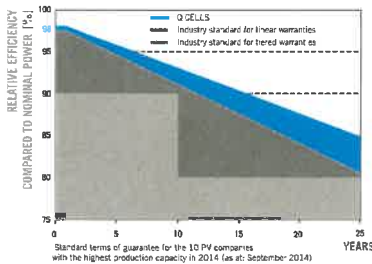
¹1000W/m², 25 °C, spectrum AM 1.5G

²Measurement tolerances STC ± 3%; NOC ± 5%

³800W/m², NOCT, spectrum AM 1.5G

* typical values, actual values may differ

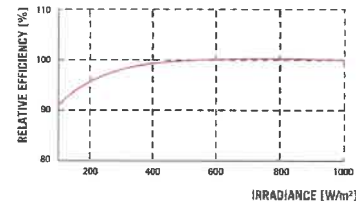
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	–0.28
Temperature Coefficient of P_{MPP}	γ	[%/K]	–0.37	Normal Operating Cell Temperature	NOCT	[°F]	113 ± 5.4 (45 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC) / 1000 (UL)	Safety Class	II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating	C (IEC) / TYPE 1 (UL)
Design load, push (UL) ²	[lbs/ft ²]	75 (3600 Pa)	Permitted module temperature on continuous duty	–40 °F up to +185 °F (–40 °C up to +85 °C)
Design load, pull (UL) ²	[lbs/ft ²]	55.6 (2666 Pa)	² see installation manual	

QUALIFICATIONS AND CERTIFICATES

UL 1703; VDE Quality Tested; CE-compliant; IEC 61215 (Ed.2); IEC 61730 (Ed.1) application class A



PACKAGING INFORMATION

Number of Modules per Pallet	32
Number of Pallets per 53' Trailer	30
Number of Pallets per 40' High Cube Container	26
Pallet Dimensions (L × W × H)	69.3 in × 45.3 in × 46.9 in (1760 mm × 1150 mm × 1190 mm)
Pallet Weight	1415 lbs (642 kg)

NOTE: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
300 Spectrum Center Drive, Suite 1250, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

Specifications subject to technical changes © Hanwha Q CELLS Q.PEAK DUO-G5_315-330_2017-12_Rev02_NA

February 7, 2019

We at Revision Energy have found there are some common misconceptions that solar arrays are a source of glare and reflection for surrounding buildings. This question has come up various time in our 15 year history and we haven't had a situation yet where glare has caused issues for neighboring homes or businesses.

We think it is important to understand the design and intent of solar panels to understand why glare isn't actually a significant problem. The concept of an efficient solar panel is to absorb as much light as possible while reflecting as little light as possible. This is because any reflected light is lost potential power in the form of electricity. Solar panels are constructed using industry specific "high-transmission, low-iron" glass, this make up of the glass reflects as little light as possible. The "high-transmission, low-iron" glass has a slightly dimpled surface, the dimples help to diffuse as much light as possible which increases light absorption and decreases lift reflection. Additionally solar panels have an anti reflective surface treatment which again maximizes light absorption and minimizes light reflection.

The result of these technologies mean that solar panels reflect about 2% of the light that hits the panel. In comparison to other materials solar panels reflect very little light. Bare soil and vegetation can reflect as much as much as 30-50% of light and bodies of water/fresh snow can reflect 70-95%. Standard window glass varies greatly but reflection percentages can be similar to water in the 70+% rate. Studies have shown that glare issues mostly occur from car windows, glass buildings, and bodies of water.

Most importantly any light that is reflected off the panel will bounce back at a higher angle than the surrounding buildings. This is why the glare conversation in the solar industry is generally focused towards a potential issue for pilots and airports. The church building happens to be taller than any of the surrounding buildings. There are no buildings in the area that have windows that look down upon the roof of the church. In fact the lowest portion of the lower roof of the church is still above any of the highest windows in the closest apartment building on the south side. Any light coming off the array will be reflected at a higher angle as we move further away from the church building.

We at Revision Energy feel we can be confident that there will be very low impacts of any reflected light to neighboring buildings.

If any members of the HDC would like to discuss this in greater detail I am happy to do so.

Bobby O'Brien
Project Manager at Revision Energy
robrien@revisionenergy.com
603-583-8927

STAFF REPORT

Walldogs in Keene: Magical History Tour

Project Background:

Magical History Tour (MHT) is a non-profit organization that was formed to bring a “Walldog festival” to the City of Keene. The Walldogs are a group of highly skilled sign painters and mural artists from around the globe dedicated to keeping the classic “brush to brick” style of sign artistry alive. Once a year, a team of Walldogs gather in one community to paint multiple murals and old-fashioned wall advertisements over a 4-day “meet,” or festival. Keene has been selected to host the 2019 festival. MHT is working to fund and maintain 12-15 originally designed outdoor murals. Each mural will have an historic theme and will showcase the culture and history of the region.

After the festival is over, MHT will become a self-guided tour through historic downtown Keene. The goal is to create a “distinctive outdoor experiential art museum that links public art with tourism and economic development, highlights cultural and artistic attractions, and creates an overarching identity for the region’s arts and culture that can be used to brand and market the area.”

MHT has already received HDC approval to install murals at the following properties: 7-11 Court Street, 12 Court Street, 35-43 Main Street, 101 Main Street, 3 Washington Street, 26 Washington Street, 20-22 West Street, and 16 Church Street. However, the applicant has stated that three murals which were previously approved by the HDC are no longer going to be used as mural locations. These include the murals that were approved for 20-22 West Street, 12 Court Street, and 101 Main Street (north façade facing the alley).

At this time, the applicant is proposing to install murals on three properties located in the Keene Historic District: 42-46 Main Street (COA-2019-02), 17-19 Federal Street (COA-2019-03), and 19-25 West Street (COA-2019-04).

COA-2019-02 – 42-46 Main Street

Request: Applicant Magical History Tour, on behalf of owner Tridee Associates Inc., proposes to paint a mural not to exceed 270 sf in size on the north façade of the building historically known as the Woolworth Building. The property is ranked as a Contributing Resource and is located at 42-46 Main Street (TMP# 575-055-000-000-000) in the Central Business District.

Background:

This property was the site of the first Unitarian Meeting House in Keene, the Keene Congregational Society (1829). The last service was held in January 1894, and that same year, the property was sold to Elisha F. Lane who demolished the church and erected a four story brick structure that stood for 70 years. The Woolworth Company purchased the property, and during their expansion in 1962 and 1963, they demolished the structure along with the neighboring Redfield Block. In March of 1964, the present two-story brick building was constructed. Currently, the building is owned by Tridee Associates, Inc. and houses a mix of office and retail uses, including the Hannah Grimes Marketplace. The applicant proposes to paint a mural that will be 270 square feet or less on the north façade of the building facing Church Street.



STAFF REPORT

Completeness:

Staff recommends accepting the application as complete.

Application Analysis:

Section XV.B.2.b.3 – Masonry

“3) Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents.”

The applicant has noted that the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

Section XV.B.2.b.5 – Masonry

“5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*
- vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the north side of the building. The proposed mural would be approximately 9 feet tall by 30 feet long (270 sf, or about 4% of the surface area of the 7,000 sf façade). This location is visible from Church Street and Main Street, but is not on the primary elevation of the building. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. The chosen theme for the mural is Barry Faulkner; however, the mural design has yet to be finalized. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

Recommendation:

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

Approve COA-2019-02 for installation of a painted mural on the north façade of the building located at 42-46 Main Street (TMP# 575-055-000-000-000) as presented in the application submitted to the Community Development Department on January 28, 2019 by Magical History Tour on behalf of owner, Tridee Associates Inc. with the following conditions:

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.***

STAFF REPORT

COA-2019-03 – 17-19 Federal Street

Request: Applicant Magical History Tour, on behalf of owner Parish of Saint James Church, proposes to paint a mural not to exceed 152 sf in size on the south façade of the building known as the Jonathan Daniels Building. The property is ranked as a Contributing Resource and is located at 17-19 Federal Street (TMP# 575-028-000-000) in the Central Business District.

Background:

The structure that currently stands on this site was built in 1922 by Arthur B. Nims to house Nims Plumbing, the first company in the area that sold and installed oil heaters for the home. The building was sold in 1930 to Insurance Building Inc. In 1953, it was purchased by Grange Mutual, and then the building was acquired by St. James Church around 1966. The church dedicated the building as “Jonathan Daniels Building” in 1966 to honor the memory of the civil rights activist of the same name from Keene who was killed doing civil rights work. The building currently houses a mix of office, apartments, and retail uses. The applicant proposes to paint a mural that will be 152 square feet or less on the south façade of the building, facing Lamson Street and the Gilbo Avenue parking lot.



Completeness:

Staff recommends accepting the application as complete.

Application Analysis:

Section XV.B.2.b.3 – Masonry

“3) *Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents.*”

The applicant has noted that the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

Section XV.B.2.b.5 – Masonry

“5) *If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:*

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*

STAFF REPORT

- vii. *The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the south side, or rear, of the building. The proposed mural would be in either a landscape or portrait orientation, depending on the preference of the mural designer, and would be no more than 152 sf, or about 4% of the surface area of the 3,600 sf façade. This location is visible from Federal Street and the Gilbo Avenue parking lot. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. The chosen theme for the mural is Jonathan Daniels; however the mural design has yet to be finalized. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

Recommendation:

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

Approve COA-2019-03 for installation of a painted mural on the south façade of the building located at 17-19 Federal Street (TMP# 575-028-000-000-000) as presented in the application submitted to the Community Development Department on January 28, 2019 by Magical History Tour on behalf of owner, Parish of Saint James Church with the following conditions:

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.*

COA-2019-04 – 19-25 West Street

Request: Applicant Magical History Tour, on behalf of owner Whetstone Ltd., proposes to paint a mural not to exceed 330 sf in size on the west façade of the building known as the Howe Block. The property is ranked as a Contributing Resource and is located at 19-25 West Street (TMP# 575-050-000-000-000) in the Central Business District.

Background:

This property was originally part of a parcel owned by Elbridge Keyes and Joshua D. Colony. In 1840, Charles Sturtevant bought the west part of their store lot and erected a wood frame building on the site, which stood until 1927. During its life, this building had many different owners and a variety of commercial uses, including a stove and tinware store and the Elm City Restaurant. In 1927, Reginald F. Howe bought the property, demolished the building, and built the present brick structure in response to the growing demand for commercial space beyond Central Square. Throughout the years, many different businesses have been located in the Howe Block, including Granite State Photographers and Ellis Bros. Florists. Currently, the building is owned by Whetstone Ltd. and houses a mix of apartment and retail uses, including a bookstore and a clothing consignment shop.



STAFF REPORT

Completeness:

Staff recommends accepting the application as complete.

Application Analysis:

Section XV.B.2.b.3 – Masonry

“3) Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents.”

The applicant has noted that the brick surface will be cleaned using a mild soap and scrub brush, and rinsed with water at garden hose pressure.

Section XV.B.2.b.5 – Masonry

“5) If currently unpainted, masonry other than concrete masonry shall not be painted, unless there is physical, pictorial or documentary evidence that the building was historically intended to be painted or unless a painted mural is proposed which meets all of the following conditions:

- i. The mural will enhance or complement the historic or architectural features of the structure or site, and*
- ii. The mural will enhance or complement the historic character or context of the surrounding area, and*
- iii. The mural will showcase images of local places, people, and/or products that have historic significance to Keene and/or the surrounding region, and*
- iv. The mural will be designed by a professional mural artist or sign painter, and*
- v. The mural is not located on the primary elevation of a Primary or Contributing Resource, and*
- vi. The mural will not cover more than 40% of the surface area of a building or structure façade, and*
- vii. The applicant has demonstrated that the proposed surface treatment is appropriate for historic brick or stone masonry materials. Waterproof coatings shall be prohibited.”*

The applicant proposes to paint a mural in the style of a classic painted building advertisement on the west side of the building. The proposed mural would be approximately 10 feet tall by 33 feet wide (330 sf, or about 19% of the surface area of the 1,750 sf façade). This location is visible from West Street looking east, but is not on the primary elevation of the building. The applicant proposes to use 100% acrylic paint; no waterproof coatings are proposed.

The Applicant notes that the proposed mural will incorporate images of local people, places, or products that have historic significance to Keene and/or the surrounding region. The chosen theme for the mural is Land Conservation; however, the mural design has yet to be finalized. The mural will be designed by a professional mural artist or sign painter, and will be painted with the help from volunteers.

Recommendation:

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

Approve COA-2019-04 for installation of a painted mural on the west façade of the building located at 19-25 West Street (TMP# 575-050-000-000) as presented in the application submitted to the Community Development Department on January 28, 2019 by Magical History Tour on behalf of owner, Whetstone Ltd. with the following conditions:

- 1. Staff review of mural design prior to painting to confirm conformance with Section XV.B.2.b.5 of the HDC Regulations.***

HISTORIC DISTRICT COMMISSION



MAJOR PROJECT APPLICATION

RECEIVED

JAN 28 2019

By _____

A Project Name:
Magical History Tour

For Staff Use Only:
Date Received:
Department File # *20A-2019-02*

Tax Map Parcel number(s) Book Page
3013 046

Project Address: *42-46 Main Street wall located on Church Street.*

Square Footage of Parcel: *36,000*

Zoning District:

Applicant

Name:
Address:
Telephone/Email:
Signature: *[Signature]*
Date: *1/19/19*

Owner

Name: *Tricle Associate*
Address: *PO Box 485 Askead NH*
Telephone/Email:
603 770-0744
Signature: *[Signature]*
Date: *1/19/19*

B Descriptive Narrative Including:

- Type of alteration
- Reason for alteration
- Location of alteration
- Material selection
- Site features
- Landscape features

Exemptions Requested (for materials not submitted)
Circle one: YES NO
(If YES see section H)

For Staff Use Only:
Date of Pre-Application Meeting _____
Date Application is Complete _____

C A complete application must include the following:

- Two (2) copies of completed application forms
- Two (2) copies of Descriptive Narrative
- FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters
- Signed and Notarized Abutters List
- Two (2) sets of Mailing Labels for abutters
- Copies of any Zoning Board of Adjustment actions
- Three (3) copies of site plan (see Section D)
- Three (3) color copies of architectural elevations (see Section E)
- Scale and Massing Depictions (see Section F)
- Material Examples (see Section G)

West St



Historic mural proposed for 42-46 Main St

The north facing wall of 42-46 Main St has been identified as a prime location for a historic mural. Since 1812 this building lot has been reimagined at least six times, most recently in the 1990's when Skully Architects put a modern spin on the quintessential brick building of downtown Keene. A public art mural in the Church St alley of this block would be the cherry on top of this prime example of adaptive reuse.

The wall in question is sheltered by a four story hotel making the alley a dark and dull section of downtown Keene but that also makes it an ideal spot for a colorful piece of art. A mural on the east side of Main St will balance the mural walking tour nicely.

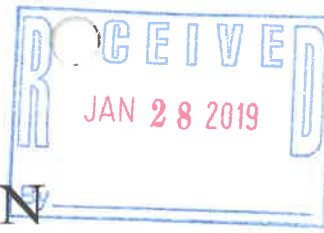
A very small mural is proposed, relative to the size of the overall wall; 270 sq' mural on a 7000 sq' wall (4% wall coverage).

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade. No waterproof coatings will be used.



HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>Magical History Tour</i>	For Staff Use Only: Date Received: _____
	Tax Map Parcel number(s) <i>575-028-000-000-000</i>	Community Development Department File # _____
	Reviewed by: _____	Project Address: <i>17-19 Federal Street</i>
	Square Footage of Parcel: <i>.08 acres</i>	Zoning District: <i>CB</i>

Applicant	Name (please print): <i>Magical History Tour</i>
	Address: <i>15 Eagle Ct</i>
	Telephone/Email: <i>358-1003 info@signatory.com</i>
	Signature: <i>[Signature]</i>
	Date: <i>1/28/19</i>

Owner or duly authorized agent	Name (please print): <i>Parish of St James Church</i>
	Address: <i>c/o Tom Morton 44 West St Keene, NH 03431</i>
	Telephone/Email:
	Signature: <i>[Signature]</i>
	Date: <i>1/16/2019</i>

B Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration
	<input checked="" type="checkbox"/> Reason for alteration
	<input checked="" type="checkbox"/> Location of alteration
	<input checked="" type="checkbox"/> Material selection
	<input checked="" type="checkbox"/> Site features
	<input checked="" type="checkbox"/> Landscape features

Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
For Staff Use Only: Date of Pre-Application Meeting _____ Date Application is Complete _____

C	A complete application must include the following:	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions
	<input type="checkbox"/> Two (2) copies of completed application forms	<input type="checkbox"/> Three (3) copies of site plan (see Section D)
	<input type="checkbox"/> Two (2) copies of Descriptive Narrative	<input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)
	<input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters	<input type="checkbox"/> Scale and Massing Depictions (see Section F)
	<input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)	<input type="checkbox"/> Material Examples (see Section G)
	<input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	

Jonathan Daniels Building mock up

max mural size 152 sq ft
wall size 3600 sq ft



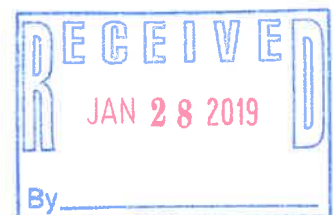
Historic mural proposed for 17-19 Federal St (aka Jonathan Daniels Building)

A mural is proposed for the south facing wall of the Jonathan Daniels building. This has been identified as a prime spot for the Jonathan Daniels mural. We are proposing it as an alternate location for the JD mural at the behest of the St. James congregation.

The mural will be visible when entering downtown from Gilbo Ave. and its location facing the public parking area is a prime spot to welcome tourist to our historic downtown. As you can see in picture this wall is a target for tagging, Walldog murals are often located in previously identified graffiti locations because they have been a proven deterrent against ongoing defacement.

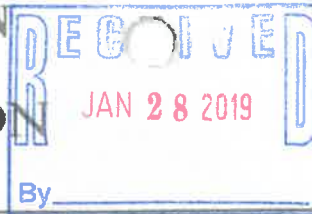
The mural will be located on a wall that has previously been tagged with graffiti; Walldog murals have been a deterrent to vandalism in other communities. A very small mural is proposed relative to the size of the overall wall, the 152 sq' mural (less than 5% wall coverage) will be placed with the intent of enhancing the overall effect of the 3600 sq' wall. The mural designer will choose either landscape (A) or a portrait (B) orientation as shown.

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade. No waterproof coatings will be used.



HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>Magical History Tour</i>	For Staff Use Only: Date Received : _____ Department File # _____
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Tax Map Parcel number(s)	<i>575 050 000. 000.000</i>	Project Address: <i>19-25 West St</i>
	_____	Square Footage of Parcel: <i>0.08 acres</i>
	_____	Zoning District: <i>CB</i>

Applicant	Name: <i>Magical History Tour</i> <small>(Jim Godfrey)</small>	Owner	Name: <i>Whetstone Ltd</i> <small>(Jim Godfrey)</small>
	Address: <i>15 Eagle Ct</i> <i>PO Box 85 Granville, MA 01034</i>		Address: <i>PO Box 85 Granville, MA 01034</i>
	Telephone/Email: <i>802-258-1372</i> <i>info@magicalhistorytour.com</i>		Telephone/Email: <i>802-258-1372</i> <i>jkgodfre@sover.net</i>
	Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
	Date: <i>1/28/19</i>		Date: <i>1/10/18</i>

B	Descriptive Narrative Including:	<input type="checkbox"/> Type of alteration	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
		<input type="checkbox"/> Reason for alteration	
		<input type="checkbox"/> Location of alteration	For Staff Use Only: Date of Pre-Application Meeting _____ Date Application is Complete _____
		<input type="checkbox"/> Material selection	
		<input type="checkbox"/> Site features	
		<input type="checkbox"/> Landscape features	

C	A complete application must include the following:	
	<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)

West St

approximate mural size and location

wall is 50' X 35' = 1750 sq ft
mural is 10' X 33' = 330 sq ft

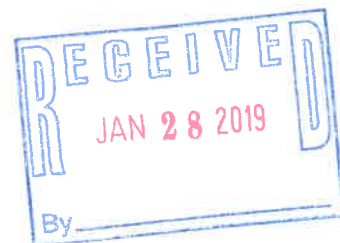


Historic mural proposed for 19-25 West St.

A mural is proposed for the west facing wall of the building at 19-25 West St. The wall has some mismatched brickwork, a mural will unify and enhance the look of this section of the building. The registry building directly west of the proposed mural location offers protection from the elements making this an ideal location for a mural featuring a brighter color palette. A mural in this spot would be glimpsed when entering downtown from the west.

A very small mural is proposed, relative to the size of the overall wall, the proposed 330 sq' (19% wall coverage) mural would be situated to cover the patch with the intent of enhancing the overall effect of the 1750 sq' wall.

The mural will be done in 100% acrylic mural paint, great care will be taken to clean and prepare the wall for painting so that no harm will come to the brick facade. No waterproof coatings will be used.



RESOURCE RANKING LIST

HISTORIC DISTRICT COMMISSION RESOURCE RANKING (As of 10/11/2016)				
ADDRESS	RANKING		ADDRESS	RANKING
7 Center St	Primary		11 Eagle Ct	Non-Contributing
17 Center St	Contributing		12 Eagle Ct	Non-Contributing
23 Center St	Contributing		7 Emerald St	Contributing
27 Center St	Contributing		12 Emerald St	Non-Contributing
33 Center St	Contributing		31 Emerald St	Contributing
9 Center St	Primary		32 Emerald St	Contributing
11 Center St	Primary		37 Emerald St	Non-Contributing
11 Central Sq	Primary		38 Emerald St	Contributing
32 Central Sq	Primary		43 Emerald St	Non-Contributing
14 Central Sq	Primary		48 Emerald St	Contributing
20 Central Sq	Primary		59 Emerald St	Incompatible
39-42 Central Sq	Primary		85 Emerald St	Non-Contributing
1 Central Sq	Primary		17 Federal St	Contributing
4 Central Sq	Primary		19 Gilbo Ave	Non-Contributing
10 Central Sq	Primary		109 Main St	Non-Contributing
23 Central Sq	Primary		176 Main St	Primary
37 Central Sq	Primary		178 Main St	Contributing
39 Central Sq	Primary		1 Main St	Primary
43 Central Sq	Primary		2-18 Main St	Primary
48 Central Sq	Primary		15 Main St	Contributing
50 Central Sq	Primary		20 Main St	Primary
16 Church St	Primary		22 Main St	Primary
37 Church St	Primary		25 Main St	Primary
0 Commercial St	Not Ranked		35 Main St	Primary
20 Commercial St	Contributing		45 Main St	Primary
Common - NW quad	Not Ranked		46 Main St	Contributing
82 Court St	Primary		49 Main St	Primary
12 Court St	Primary		64 Main St	Non-Contributing
7 Court St	Primary		199 Main St	Primary
26 Court St	Primary		81 Main St	Non-Contributing
91 Court St	Primary		82 Main St	Contributing
56 Court St	Primary		87 Main St	Non-Contributing
28 Court St	Primary		88 Main St	Contributing
30 Court St	Primary		89 Main St	Primary
32 Court St	Primary		100 Main St	Non-Contributing
34 Court St	Primary		101 Main St	Primary
40-44 Court St	Primary		102 Main St	Non-Contributing
49 Court St	Contributing		106 Main St	Non-Contributing
55 Court St	Contributing		110 Main St	Contributing
61 Court St	Primary		122 Main St	Incompatible
70 Court St	Primary		125 Main St	Incompatible
73 Court St	Primary		133 Main St	Non-Contributing
81 Court St	Contributing		143 Main St	Primary
83 Court St	Non-Contributing		147 Main St	Contributing
21 Davis St	Non-Contributing		148 Main St	Non-Contributing
16 Dunbar St	Contributing		162 Main St	Incompatible
8 Dunbar St	Contributing		173 Main St	Primary
17 Dunbar St	Contributing		23 Mechanic St	Contributing
24 Dunbar St	Primary		17-19 Mechanic St	Contributing
40 Dunbar St	Primary		27 Mechanic St	Contributing

RESOURCE RANKING LIST

ADDRESS	RANKING	ADDRESS	RANKING
28 Mechanic St	Contributing	70 West St	Primary
32 Mechanic St	Primary	91 West St	Primary
35 Mechanic St	Primary	44 West St	Primary
47 Mechanic St	Primary	104 West St	Primary
57 Mechanic St	Contributing	105 West St	Primary
67 Mechanic St	Contributing	19-25 West St	Contributing
37 Middle St	Contributing	16-18 West St	Primary
29 Middle St	Contributing	20 West St	Primary
12 Norway Ave	Non-Contributing	33 West St	Non-Contributing
17 Ninety-Third St	Non-Contributing	34 West St	Primary
76 Railroad St	Incompatible	55 West St	Primary
15 Roxbury Plaza	Incompatible	86 West St	Non-Contributing
21 Roxbury Plaza	Incompatible	100 West St	Incompatible
9-23 Roxbury St	Primary	5 Wilson St	Primary
103 Roxbury St	Contributing	6 Wilson St	Contributing
25 Roxbury St	Incompatible	12 Wilson St	Contributing
37 Roxbury St	Non-Contributing	207 Winchester St	Primary
38 Roxbury St	Primary	86 Winter St	Primary
43 Roxbury St	Non-Contributing	60 Winter St	Primary
65 Roxbury St	Non-Contributing		
81 Roxbury St	Incompatible	NOT YET RANKED	
93 Roxbury St	Contributing	0 Gilbo Ave	Bank of NH
43 St. James St	Non-Contributing	166 West St	Friendly's
49 St. James St	Non-Contributing	122 West St	People's United Bank
18 Summer St	Contributing	172 West St	US Army Recruiting Office
21 Summer St	Contributing	0 Emerald St	Brady Sullivan
10 Vernon St	Contributing	120 Emerald St	Arcadia Hall
11 Vernon St	Contributing	194 West St	TD Bank
19 Vernon St	Contributing	43 Wilson St	Keene Student Rental
32 Vernon St	Primary	104 Emerald St	Keene Industrial Paper Co.
39 Vernon St	Primary	80-100 Emerald St	Emerald Ct (apts and offices)
124 Water St	Non-Contributing	0 Emerald St	Brady Sullivan
3 Washington St	Primary	149 Emerald St	Brady Sullivan
64 Washington St	Non-Contributing	149 Emerald St	Brady Sullivan
38 Washington St	Non-Contributing	63 Community Way	City Side
40 Washington St	Non-Contributing	39 Vernon St	Keene Fire Station
52 Washington St	Contributing	34 Cypress St	Monadnock Food Coop
57 Washington St	Contributing	75 Railroad St	Courtyard Marriot
74 Washington St	Primary	49 Community Way	Railroad Sq Senior Housing
82 Washington St	Primary	51 Railroad St	CMC / Nicolas / MEDC
85 Washington St	Primary		
3 Washington St	Primary		
69 Washington St	Primary		
17 Washington St	Primary		
26 Washington St	Primary		
34 Washington St	Contributing		
32 Washington St	Primary		
34 1/2 Washington St	Incompatible		
100 Washington St	Primary		
60 West St	Primary		

RESOURCE RANKING LIST

<p>Primary Resource - a building, structure or site within the Downtown Keene Historic District that was present during the Period of Significance and that contributes to the district’s sense of time and place and historical development in a particularly distinctive manner</p>				
<p>Contributing resource – a building, structure or site within the Downtown Keene Historic District that was present during the Period of Significance and that contributes to the district’s sense of time and place and historical development</p>				
<p>Non-Contributing Resource - a building, structure or site within the Downtown Keene Historic District that is either less than fifty (50) years old and thus was not constructed within the Period of Significance;</p>				
<p>Incompatible resource – a building, structure or site within the Downtown Keene Historic District that has no historic or architectural integrity and whose setback, massing, scale, height, materials and/or fenestration detract from the character of the district.</p>				



City of Keene

New Hampshire

February 1, 2019

Zach Luse
Paragon Digital Marketing
25 Roxbury Street
Keene, NH 03431

Dear Mr. Luse,

The property located at 34 Court Street in Keene, New Hampshire, historically known as the Grace Methodist Church, is located within the Downtown Keene Historic District and is ranked as a Primary Resource.

Constructed in 1869, the church is one of three surviving church structures located in close proximity to Central Square, the heart of Keene's downtown. It is also the only surviving structure in Keene that was designed by Boston architect Shephard S. Woodcock, one of New England's leading exponents of the High Victorian Gothic Style. The prominent location of the building and its relatively unaltered condition make the church an important representative of its era and a focal point of Keene's locally designated historic district.

Sincerely,

Hanspeter Weber,
Chair, Keene Historic District Commission

2018 Minor HDC Projects

The list below includes requests that were approved administratively by staff on behalf of the HDC during 2018. The requests either met the threshold for a minor project as outlined in Section III.C of the HDC Regulations, or they were proposed for a Non-contributing or Incompatible resource and it was determined that they did not warrant review and approval by the Historic District Commission (per Section III.D of the HDC Regulations). More information about each project is available on the 4th floor of City Hall.

1. **COA-2013-06, Modification #1 – 59 Emerald Street – Fire Dog Breads Exterior Work:** Replace door and window on west-facing façade, install a 2-yard dumpster with screening, and repave asphalt ramp to entrance.
2. **COA-2017-06 Modification #2 – 37-39 Roxbury Street – Green Energy Options:** Install one 6-inch stainless steel chimney on the east side of the building, widen the door opening on the rear/south side of the building and install a new door, replace existing wall pack lights with LED wall pack lights on the sides of the building and with dome shade gooseneck luminaire fixtures on the front/north side of the building, and install a 20 kW solar array on the rear half of the building roof.
3. **COA-2009-02, Modification #1 – 109-121 Main Street – Exterior Lighting:** Install two wall pack lights (fully shielded/full cut-off) on the southeast corner of the building.
4. **COA-2014-09, Modification #1 – 23 Central Square – United Church of Christ – Park Modifications:** Remove the chain link fence and diagonal asphalt walkway, install a new four foot black steel fence around the perimeter of the park, install two, 10-foot pole-mounted lights at the north and south ends of the park, and remove overgrown shrubs.
5. **COA-2014-08, Modification #1 – 74 Washington Street – Christian Science Society:** Repave the concrete walkway on the south side of the building with grey tumbled pavers, place the concrete steps with granite steps, and replace the existing white pipe railing with “Azek Impression Rail” in black aluminum with square balusters.
6. **COA-2015-11, Modification #2 – 5 Central Square –Central Square Terrace:** Install two permanent planters with bench seats at the Roxbury Street entrance to the building.