



City of Keene, New Hampshire

Historic District Commission

AGENDA

Wednesday, September 18, 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
Sam Temple
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate

SITE VISIT: Commission members will conduct a site visit of 89 Main Street at 4:00 PM.

- 1. Call to Order and Roll Call**
- 2. Minutes of Previous Meeting** – August 21, 2019
- 3. Public Hearing**
 - a) **COA-2019-07 – 89 Main Street** – Applicant Weller & Michal Architects, on behalf of owner The Colonial Theatre Group, proposes to install a ~2,800 square foot rear addition and renovate the existing historic building. A waiver is requested from Section XV.D.1.4. of the HDC Regulations with respect to increasing the building's height above adjacent or nearby rooflines. The property is ranked as a Primary Resource and is located at 89 Main Street (TMP# 575-008-000) in the Central Business District.
- 4. Staff Updates**
- 5. Next Meeting** – October 16, 2019
- 6. Adjourn**

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City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, August 21, 2019

4:30 PM

2nd Floor Committee Room,
City Hall

Members Present:

Andrew Weglinski, Vice Chair
Councilor Thomas Powers
Erin Benik
Sam Temple
Hans Porchitz (Arrived at 5:03 PM)

Staff Present:

Mari Brunner, Planner

Members Not Present:

Hanspeter Weber, Chair
Nancy Proctor
Joslin Kimball Frank, Alternate
Dave Bergeron, Alternate

1) Call to Order & Roll Call

Vice Chair Weglinski called the meeting to order at 4:46 PM and Ms. Brunner conducted roll call.

2) Minutes of the Previous Meeting – July 17, 2019

Councilor Powers moved to adopt the minutes of July 17, 2019, which Ms. Benik seconded and the Historic District Commission carried unanimously.

3) Public Hearing:

- a. **COA-2016-06, Modification #4 – 31 Washington Street – Tony Marcotte, on behalf of owner Washington Park of Keene LLC, proposes exterior work to the former Middle School building, including penetrations for exterior ventilation, the replacement of an exterior stairway, and modifications to three entrances on the south side of the building. The property is located at 31 Washington Street (TMP# 569-056-00) in the Central Business District. The former Middle School building is ranked as a Primary Resource.**

Vice Chair Weglinski opened the public hearing and welcomed Tony Marcotte of MDP Development, who represented the property owner, Washington Park Keene, LLC. He said Washington Park of Keene has drilled seven 4" diameter holes that will be covered with 5" squared vented covers for bathroom and kitchen (no hoods) fans. The approved

mechanical plans showed four penetrations on the front of the building, and the owners eliminated three of the front penetrations. The owners asked the contractor not to penetrate the front of the building at all; however, one penetration was made for ventilation and another hole was drilled at a low spot on the front of the building (near the entrance with the ramp) for the sprinkler system drain. One additional hole will need to be drilled on the south side of the building for a connection so that the Fire Department may utilize or charge water into that sprinkler system, which is required by fire code.

Mr. Marcotte said the formerly white vinyl siding on a stairway entrance to the lower level on the south side was replaced and painted in a color similar to the brick because it had been covered in graffiti. A matching small structure was built over an existing opening for a weather tight access to the boiler room. A railing was also placed at an existing stair entrance on the south side of the building and steel plates were added where there is constant weathering of the brick. The existing stairway to the second floor on the south side of the building was deteriorated beyond repair and was replaced with metal stairs with diamond plate treads for traction. Mr. Marcotte shared pictures of areas he referenced during the site visit and described here, which were included in the meeting packet.

Mr. Marcotte concluded, saying the venting holes are only for bathrooms and kitchens, with one central dryer location in the building with an existing vent. He demonstrated two options to cap the metal pipes, which would be painted to match the brick of the building. One option is smaller and less expensive but meets the District's size requirement for vents. The second option is larger and more expensive but more consistent with the historic character of the building; it also covers any damage to the brick from drilling. If allowed to complete the work, Mr. Marcotte was prepared to implement either option the Commission chose. He stated that the owner's intent was not to avoid the Commission but the southern work was largely invisible from the street.

Ms. Benik asked Mr. Marcotte to confirm that there is only one penetration on the Washington Street façade. Mr. Marcotte replied in the affirmative and said he thinks one of the vent covers he demonstrated would be more appealing than trying to repair the one spot. He said there are two much larger vents near the main entrance installed years ago with 1' x 1' metal hoods. He thought the more expensive vent hood presented would blend more historically.

Vice Chair Weglinski asked if the aluminum flashing detail around the vents would be visible. Mr. Marcotte said no, only the caps would be visible and painted to match the brick; he demonstrated how the larger one would cover brick imperfections. The smaller vent does pose potential for the aluminum to be visible because it must tilt downward to release water. Because these are not venting dryers or kitchen hood grease, they will not stain the building. Vice Chair Weglinski asked if further additional exterior work is anticipated that Mr. Marcotte discuss with staff ahead of time. Mr. Marcotte said moving forward no vents will face the street; if necessary, they will use the roof.

On page 10 of the meeting packet, Ms. Benik referenced the photos and asked if the archway over the door was maintained or if any metal breaks were moved. Mr. Marcotte referred to the photo and said no brickwork was removed.

Ms. Brunner reported that the applicant was requesting approval for modifications to the exterior of the former Middle School building, including the following:

- Installation of seven, four-inch diameter penetrations with 25 square inch vent caps in brick walls for exterior ventilation on the west and south facades of the building;
- The replacement of an existing stairway to the second floor on the south side of the building;
- The installation of new siding on an attached structure on the south façade of the building;
- The installation of a new, 42.5 square foot attached structure over the entrance to the boiler room on the south side of the building; and
- The installation of metal flashing and railings at an existing entrance to the first floor on the south side of the building. All of the work proposed has already been completed / installed, with the exception of the vent caps for the seven penetrations to the exterior brick walls.

Ms. Brunner recommended accepting the application as complete. Councilor Powers moved to accept application COA-2016-6 Modification #4 as complete, which Ms. Brunner seconded and the Historic District Commission carried unanimously.

Ms. Brunner reviewed the first relevant HDC criteria: Section XV.A.5 – Utility, Service and Mechanical Equipment Sub-section b.5: *“Walls on front or street-facing facades shall not be penetrated for vent openings larger than seventy (70) square inches. Vent caps shall not be larger than two-hundred (200) square inches.”*

Ms. Brunner reported that the applicant proposed to install one, 4” diameter penetration with a 25 square inch vent cap on the primary, street-facing façade of the building, as well as six penetrations (identical in size and vent cap) along the south façade of the building. In addition, the applicant proposed a penetration near the main entrance on the primary façade of the building for a sprinkler system drain. The vent caps are proposed to be a dark brown color. The vent openings are each approximately 12.6 square inches, and the proposed vent caps are 25 square inches. This meets the size requirements for vent openings on a street-facing façade.

Ms. Brunner shared the second relevant HDC criteria: Section XV.B.1 – General Standards. a) Design 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 reported that the applicant proposes several modifications to the exterior of the south side of the building. She shared photos in the meeting packet that were submitted by the applicant to show the proposed changes, which have already been installed. She noted that the applicant proposes to replace an area of white vinyl with HardiePlank® cement board siding, painted to match the brick color. A new, 7' tall, 42.5 square foot structure is proposed to be installed at the entrance to the boiler room that would be clad in the same HardiePlank® material and have a rubber membrane roof. The applicant has noted that the purpose of this structure is to provide access to the boiler room that is protected from the weather. An existing, brick-and-concrete staircase is proposed to be replaced with a black painted steel staircase (visible in the right image below). The applicant noted in the narrative that the brick and concrete staircase was damaged beyond repair. The applicant also proposed to install two black railings and steel metal plates at an existing entrance on the south side of the building. Ms. Brunner referenced photos in the meeting to demonstrate building conditions in 2016 compared to the existing conditions described in this late application. The application states that the steel plates are needed to prevent weathering of the brick around the entry door.

Ms. Brunner said most of the proposed changes to the south façade of the building are only partially visible from Roxbury Street. These features are set back by about 250' - 300' from the road (depending on the viewing location on Roxbury Street) behind the MoCo Arts building. None of the features that are proposed to be replaced are known historic features. Staff was unable to locate historic photos of the south façade of the building, which was historically blocked from view by the Keene YMCA building. The proposed colors (brick red for siding; black for railings, staircase, and metal flashing) are consistent with other architectural features on the building.

Vice Chair Weglinski asked if that partial visibility from Roxbury Street is what prompted staff to bring this to the HDC. Ms. Brunner said yes, in this case any brick work that is not just repointing or repairing has to come before the HDC. Even if drilling holes into brick were allowed, it would still come to the HDC for review. In this case, the applicant did what is consistent with the standards but still needs Commission approval.

With no comments, Vice Chair Weglinski closed the public hearing. Ms. Benik and Councilor Powers expressed contentment with either vent cap option, though the larger

will be more practical and consistent with downtown buildings. Ms. Benik made the following motion, which Councilor Powers seconded and the Historic District Commission carried unanimously:

The Historic District Commission approved COA-2016-06 Modification #4 for exterior work to the former Middle School building located at 31 Washington Street (TMP# 569-056-000), as described in the application and supporting materials submitted to the Community Development Department by Tony Marcotte on behalf of owner Washington Park of Keene on August 1, 2019 with no conditions.

4) Staff Updates

a. Resource Ranking Effort

Ms. Brunner said this effort is underway.

5) Next Meeting – September 18, 2019

6) Adjournment

Hearing no further business, Vice Chair Weglinski adjourned the meeting at 5:11 PM.

Respectfully submitted by,
Katryna Kibler, Minute Taker
August 22, 2019

Reviewed and edited by Mari Brunner, Planner

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COA-2019-07 – 89 Main Street – Colonial Theatre Renovations and Addition

Request:

Applicant Weller & Michal Architects, on behalf of owner The Colonial Theatre Group, proposes to install a ~2,800 square foot rear addition and renovate the existing historic building. A waiver is requested from Section XV.D.1.4. of the HDC Regulations with respect to increasing the building's height above adjacent or nearby rooflines. The property is ranked as a Primary Resource and is located at 89 Main Street (TMP# 575-008-000) in the Central Business District.

Background:

This property was originally the site of Rev. Nathaniel Sprague's home and schoolroom. The house was sold to Samuel Dinsmoor, and later to Laton Martin, who operated the Colonial Inn on this site. In 1923, Charles Baldwin constructed the present structure as a vaudeville/movie house and the Colonial Theatre opened its doors on January 29, 1924. The next year, the building was purchased by the Latchis family. The building was designed by architects Harold Mason and Steven Haynes, and it was built by well-known local builder Glenroy Scott. Over the following years, the Colonial Theatre played an important role in Keene's cultural life with movie showings, live performances, and cultural activities.



Colonial Theatre, Keene NH in November 2011. Photo by John Phelan. <https://creativecommons.org/licenses/by/3.0/legalcode>

In April 1984, the building was purchased from the Latchis family by Steve Levin and Ira Gavin, who brought back live entertainment after a 35-year absence. The new owners extended the stage in front of the movie screen and removed seats from the orchestra, dropping capacity from 1,036 to 886. The theatre continued to operate for almost a decade after switching to new ownership, then closed in the early 1990s. The theatre was saved by a group of Keene citizens who formed a non-profit to take over management of the theatre. The Colonial Theatre Group LLC purchased the property in October 1993, and celebrated the theatre's 70th birthday with a silent film screening of "The Hunchback of Notre Dame," the event that opened the doors in 1924. Restoration efforts began on the theatre the following fall of 1995, and the Colonial Theatre has been in operation with live performances, film screenings, and community events up until the present day. The upper stories are used for offices and apartments.

According to the property inventory form prepared for this site in 2003, significant architectural features include the following:

- Finish brick of beige and brown and stone cornice on the Main Street façade,
- A recessed entry with a classic theatre marquee,
- Parapet with name and date tablets,
- Exposed basement storefronts,
- Storefronts with metal steps and bronze railings and multi-pane transom,
- Historic display windows,
- Size and spacing of window openings, and
- Arched openings and brick panels with corbelled heads on the north and south sides of the building.

This property has been listed on the New Hampshire Register of Historic Places since July 2004.

The applicant proposes to install an approximately 2,800 square foot rear addition and renovate the existing historic building. Proposed renovations include the relocation of the main entry doors to be closer to Main Street, the replacement of 56 single-lite, double-hung wood windows, brick masonry cleaning and repointing, and the repair or replacement of wood doors on the north and south façades of the existing building.

Per Sections III.D.1 (“Additions to a building or structure”), III.D.3 (“Renovation, rehabilitation, or restoration of a building or structure”) III.D.6 (“Replacement of more than two windows or doors”) and III.D.8 (“Alterations to storefronts”), this work is classified as a “Major Project” for review by the HDC.

Completeness:

Staff recommend accepting the application as complete.

Application Analysis:

Included below is an analysis of the relevant standards of the HDC Regulations.

SEC. XV.A. – STREETScape AND BUILDING SITE

3. Lighting

b) Design Standards

- 1) *Lighting fixtures and poles shall be compatible in scale, design and materials with both the individual and surrounding properties.*
- 2) *Only full cut-off fixtures shall be used.*
- 3) *The location, level and direction of lighting shall be appropriate for the character of the area in which it is situated.*

The applicant proposes to install two, wall-mounted LED lights that are “dark sky compliant” to provide security lighting at the two exit doors on the proposed addition. The applicant has submitted lighting cut sheets to show that the light fixtures will be full cut-off. The lighting will be directed down, and the light levels will drop to below 1 footcandle at 10 feet from the fixture. The fixtures would match the existing exit lights along the north and south facades of the building. A photo of an existing light submitted by the applicant and an image of the proposed light are included below. This standard appears to be met.



Above, left: Photo of an existing exit light on the Colonial Theatre building.

Above, right: Light fixture proposed for the two exit lights on the north and south sides of the proposed addition to the Colonial Theatre building.

5. Utility, Service and Mechanical Equipment

b) Design Standards

- 1) *On commercial and industrial buildings, mechanical equipment, such as compressor units, shall be set back on the roof of the building, so as to be minimally visible, or ground-mounted toward the rear of the building, with appropriate screening or landscaping to minimize visibility.*
- 2) *Every effort shall be made to position heating and air-conditioning equipment, fire alarm panels, telecommunications equipment, satellite dishes, and free-standing antennas and other equipment as low to the ground as possible, and where they are not readily visible from the public right-of-way.*
- 3) *New mechanical supply lines, pipes and ductwork shall be placed in inconspicuous locations and/or concealed with architectural elements, such as downspouts.*

The applicant proposes to enclose all mechanical equipment on the roof of the proposed new addition to screen all equipment completely from view. The applicant has noted that no mechanical supply lines, pipes and ductwork would be visible on the exterior of the building. This standard appears to be met.

- 4) *Bulk waste containers and waste storage containers shall be located – and appropriately screened—so as to be as inconspicuous as possible from the public right-of-way and adjacent buildings in residential use.*

The applicant proposes to utilize an off-site dumpster on adjacent City property for trash disposal after obtaining permission from City Council. This standard does not apply.

- 5) *Walls on front or street-facing facades shall not be penetrated for vent openings larger than seventy (70) square inches. Vent caps shall not be larger than two-hundred (200) square inches.*

The applicant states that no new vent openings or penetrations to the existing building are proposed. This standard does not apply.

- 6) *On commercial and industrial buildings, satellite dishes and antennas shall be located on the roof, as close to the center as possible, so as to be invisible from the street.*

No satellite dishes or antennas are proposed. This standard does not apply.

SEC. XV.B. – BUILDING REHABILITATION: PRIMARY & CONTRIBUTING RESOURCES

2. Masonry (walls and architectural trim)

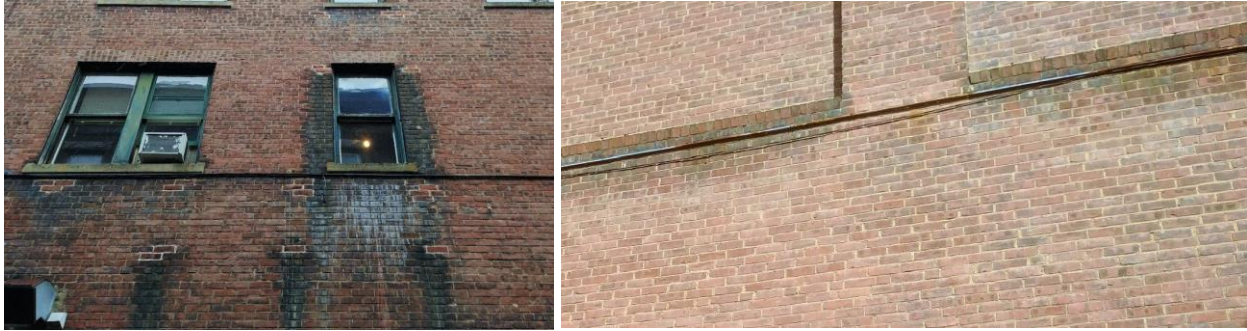
b) Design Standards

- 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.*

The applicant does not propose to replace any existing masonry architectural trim; this standard does not apply.

- 2) ***Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.***

The applicant proposes to clean existing brick masonry where water damage has occurred, primarily along the south façade of the building where an exterior fire escape was located (removed circa 1995) and along and below recessed brick panels. No masonry cleaning is proposed on the front, east façade of the building facing Main Street.



Above: Images of water damage on the south façade of the building, submitted by the applicant.

- 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 project narrative states that the masonry will be cleaned using “a low pressure spray, roller, or soft fiber brush.” The proposed cleaner is Diedrich 101 Masonry Restorer. The cut sheet for this product states that this cleaner uses a combination of acids (hydrofluoric acid and hydrochloric acid) and biodegradable detergent to clean masonry surfaces, and has a pH of 5.3 when diluted 1:10 with water. Staff recommend that a test patch be inspected prior to brick cleaning to ensure no adverse reactions to the proposed cleaner and cleaning method. In addition, the Board may wish to clarify with the applicant what is meant by “low pressure” in terms of PSI.

- 6) ***Repointing shall be undertaken only to address deteriorated masonry or in areas where moisture infiltration is a problem. The amount of wall area to be repointed shall be limited to the affected area. The new mortar joints shall match the original as closely as possible in terms of profile, width, and mortar composition. The new mortar shall match the color of the mortar used when the building was built; or it shall match aged or weathered mortar color, whichever is more appropriate. The color of all mortar shall come from the aggregate and not the binder. Upon completion of the repointing, all remaining mortar and residual film shall be cleaned from the façade of the building.***

The applicant proposes to repoint existing brick only if unsound mortar is encountered during the cleaning process. If repointing is needed, the new mortar specifications would be established after existing mortar samples are taken during the construction phase in order to match to new mortar to the existing. It is anticipated that the new mortar will be a Type N mortar. Staff recommend approval of the mortar type as well as approval of a test patch prior to brick repointing to ensure the new mortar matches the existing in terms of color and profile, width, and composition, if needed.

5. 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.*
- 6) *Enlarging or reducing the window rough opening to fit new stock windows shall generally be prohibited.*

The applicant proposes to replace 56, double-hung wood windows: 17 on the north façade facing Commercial Street, 24 on the east façade facing Main Street, and 15 on the south façade facing an ally. The storefront windows on the first floor of the building facing Main Street will not be replaced or altered. The request is to replace the existing, single-lite double hung wood windows with single-lite, Elevate Double Hung Insert windows from Marvin windows that are custom sized to fit the existing window openings. The cut sheet for the window product is attached to this staff report. The replacement windows would be an evergreen color, similar to the color of the existing windows, and the proposed material is Ultrex® (previously known as Integrity Wood-Ultrex®), a proprietary fiberglass material. The existing window sash would be replaced with new sash; however, the exterior trim details would be maintained.



Above: A photograph submitted by the applicant depicting windows proposed to be replaced on the south façade of the Colonial Theatre building.



Above: A photograph submitted by the applicant depicting windows proposed to be replaced on the east façade of the Colonial Theatre building (circled in yellow).

6. Entrances, doors and porches

b) Design Standards

- 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 is necessary, the new feature shall match the original in size, design, texture, color and where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.***

The applicant proposes to relocate the main entry doors to the Colonial Theatre to be closer to Main Street. Currently, the doors are set back about 17 feet from the front building line. After this shift, the entry doors would be set back by about 6 feet from the front building line. The size, dimensions, and features of the doors will not be altered as a result of this shift in location. In addition to relocating the main entry doors, the applicant proposes to repair or replace existing wood doors on the south and north facades of the building. If they cannot be repaired, the doors would be replaced in-kind with stile-and rail wood doors and painted to match the blue color of the insulated metal siding of the proposed addition.

7. Storefronts

b) Design Standards

- 1) ***Historic features of the storefront – such as iron or masonry columns or piers, window trim, glass, lintels and cornices, sills, steps, railings and doors – shall be retained and repaired when technically and economically feasible.***
- 2) ***If most of the historic storefront survives and the overall condition of its materials is good, any necessary replacement parts shall match the original or be of a material that conveys the same visual appearance as the historic parts.***
- 3) ***If most or all of the historic storefront does not survive, the storefront shall either be restored to an earlier historic appearance based on physical, documentary, or pictorial evidence; or be redesigned to conform to the size, scale, and proportions of a traditional storefront appropriate to the building.***

The applicant does not propose to change any features of the historic storefront for this building, other than the relocation of the main entry doors to be approximately 11 feet closer to Main Street. This standard does not apply.

SEC. XV.D. – NEW CONSTRUCTION

1. Additions

b) Design Standards -- Primary and Contributing resources

- 1) *Additions shall not radically change, obscure, damage or destroy character-defining features.*

The proposed addition is located to the rear of the existing building and does not appear to alter, obscure, damage, or destroy character-defining features of the historic structure. The only existing, visible portion of the building that will be covered up is the rear/west-facing façade which does not contain any architecturally significant features and is already partially obscured by a fenced-in equipment area and large metal ducts, as shown in the following image. This standard appears to be met.



Above, left: Photo of the existing rear, west-facing façade of the building, taken August 6, 2019.
Above, right: Rendering of the proposed rear, west-facing façade of the new addition, submitted by the applicant.

- 2) *Additions shall be designed to be compatible with, rather than imitative of the design of the historic building, so that they are clearly identified as new construction.*

The applicant notes that the architectural design of the proposed addition is intended to visually decrease the large scale and massing of the structure through articulation with horizontal and vertical lines, the use of different exterior materials with differing textures, and the use of a mixture of colors. The applicant notes in a memo to staff dated 9/5/19 that the varying colors of the insulated metal panel system are meant to evoke the polychromatic nature of the brick on the primary façade of the existing building. The lower, rear portion of the proposed addition would be clad in a brick veneer product and would include recessed brick panels to complement the brick detail on the north and south façades of the existing structure. This section of the addition would be separated from the historic, brick-clad portion of the building with a more modern, insulated metal panel system, as shown in the following architectural elevations for the north, south, and west facades of the proposed addition.



Above: Color elevations for the north (left image), west (middle image), and south (right image) facades of the proposed addition.

3) ***Additions shall be compatible in size and scale with the main building.***

The proposed addition would be about 15 feet taller than the existing stage house, or about 75 feet above grade. This is about 31 feet taller than the main body of the building. The applicant received a Special Exception from Section 102-791 (“Basic Zone Dimensional Requirements) of the Zoning Ordinance to increase the maximum building height from 55 feet to 75 feet. The applicant notes in the project narrative that this height is required in order to accommodate modern theatre productions.

4) ***Additions that alter the front of the building, or that substantially increase the building’s height above adjacent or nearby rooflines, shall not be allowed, unless it can be documented that the addition is historically appropriate for the building.***

The applicant has requested a waiver from this standard to permit an addition that would increase the building’s height above adjacent or nearby rooflines. The addition would not alter the front of the building. The waiver request is included as an attachment to this staff report. The proposed addition, while taller than the surrounding buildings, is within the allowable height in the district by Special Exception. The height increase is specific to the rear portion of the building, which is set back by about 150 feet from Main Street. The applicant provided line sketches to show the scale and massing of the proposed addition in relation to nearby buildings from different vantage points (see illustrations on following page).

The HDC waiver criteria are included below. In order to grant a waiver, the HDC should find that each of the three waiver criteria have been met.

“Sec. X Waivers

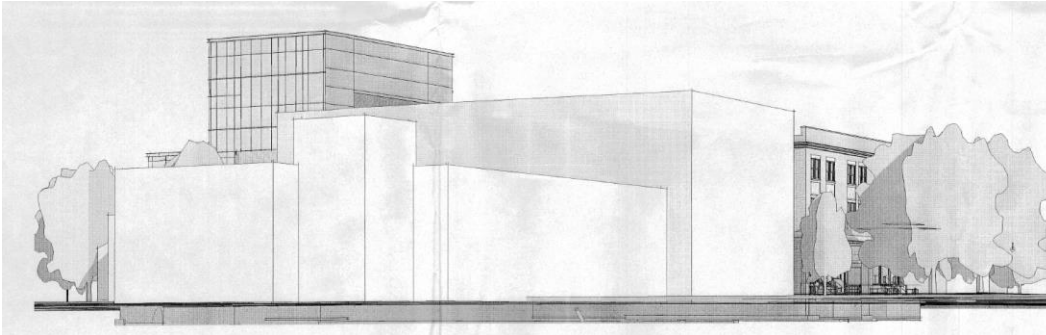
In a case where:

- 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.*

The HDC may waive strict compliance with these regulations where the HDC has determined that the above criteria have been met. To request a waiver an applicant must submit a request in writing and cite the specific regulation or standard and the reason(s) it can not be met.”



Above: line sketch depicting the scale and massing of the proposed addition, as viewed from Gilbo Avenue.



Above: line sketch depicting the scale and massing of the proposed addition, as viewed from lower Main Street.

- 5) ***Whenever possible, additions shall be located at the rear or on an inconspicuous side of the building.***

The proposed addition is located at the rear of the existing building. This standard appears to be met.

- 6) ***Additions shall take into account the historic relationships of existing buildings and site features on the site.***

The new stage house is proposed to be located in the same location as the old stage house, with an expanded footprint and increase in height to allow for a deeper and taller stage house that can accommodate modern theatre production equipment and better serve the needs of the theatre. The location of the addition on the site appears to be consistent with the historic location of the stage house and in keeping with the existing relationship of the theatre with other nearby, existing buildings.

- 7) ***Materials used for siding on additions shall be compatible with existing materials on the building and shall be those that are common in the district. Acceptable materials include brick, stone, terra cotta, wood, metal and cement clapboard.***

The applicant proposes two different siding materials for the new addition. The main siding material would be an insulated metal wall panel system (prefinished steel and/or aluminum) painted in shades of blue and gray identified as “Dove Gray,” “Slate Blue,” and “Tahoe Blue.” For the lower, rear portion of the addition (facing west), the applicant proposes to install a brick veneer using a Belden Brick “Rosewood Blend” product. These materials are consistent with those that are common in the district. This standard appears to be met.

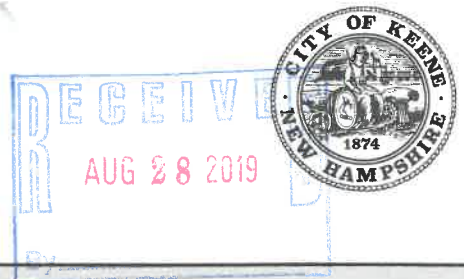
Recommendation:

Staff will provide a recommended motion at the meeting.

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HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: <i>The Colonial Theatre Renovation & Addition</i>		For Staff Use Only:					
	Tax Map Parcel number(s) <i>575-008-000-000-000</i> <i>575-008-000-001-001 -</i> <i>575-008-000-001-007</i>			Date Received: _____ Community Development Department File # _____ Reviewed by: _____				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center; vertical-align: middle;">Applicant</td> <td style="padding: 5px;">Name (please print): <i>Walter Michal / Charles Michal Architects, LLC</i></td> </tr> <tr> <td style="padding: 5px;">Address: <i>71 Main Sts Hornsville, NH</i></td> <td style="padding: 5px;">Telephone/Email: <i>michal@wapm.com</i> <i>603-827-3840</i></td> </tr> <tr> <td style="padding: 5px;">Signature: <i>[Signature]</i></td> <td style="padding: 5px;">Date: <i>8/28/2019</i></td> </tr> </table>			Applicant	Name (please print): <i>Walter Michal / Charles Michal Architects, LLC</i>	Address: <i>71 Main Sts Hornsville, NH</i>	Telephone/Email: <i>michal@wapm.com</i> <i>603-827-3840</i>	Signature: <i>[Signature]</i>
Applicant			Name (please print): <i>Walter Michal / Charles Michal Architects, LLC</i>					
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MEMO

WELLER & MICHAL ARCHITECTS Inc.

71 Main Street, Harrisville, NH 03450

TO: Hanspeter Weber, Chair
Keene Historic District Commission
c/o Keene Planning Department

FROM: Charles Michal
Weller & Michal Architects Inc.

PHONE: 603-827-3840
email: info@wapm.com

DATE: 8/28/2019

RE: Application for COA
Expansion of Colonial Theater

COPIES: file
Alec Doyle, Colonial Theater

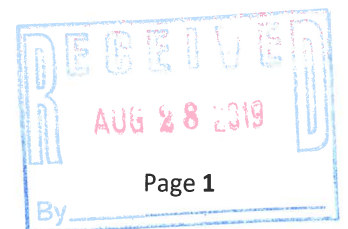
Please accept this application for a Certificate of Appropriateness for the planned expansion of the Colonial Theater, which is classified as a Major Project under Historic District Regulations.

Accompanying this memo are:

- 1) A completed application form (2 copies)
- 2) A notarized list of all abutters including name, address and tax map number signed by the applicant, along with 2 sets of mailing labels for all abutters.
- 3) A copy of the Zoning Board of Adjustment action dated August 5, 2019 granting a Special Exception for the building height shown.
- 4) 3 sets of site plans at a scale of 1" =20' depicting existing conditions and all proposed changes including adjacent landscaping and the footprints of buildings and site features on abutting properties directly adjacent to the site.
- 5) 3 sets of building elevations at a scale of 1/4" =1' of each building façade proposed for alteration showing all proposed changes to the exterior of the structure.
- 6) Cut sheets or specifications of building materials (e.g., siding, roofing trim)
- 7) Cut sheets and/or specifications for windows and doors.
- 8) Specifications for exterior lighting fixtures.
- 9) Cut sheets for cleaning products.
- 10) Line sketches of neighboring structures which show scale and massing

Narrative description of the activity requiring a COA

As stated in our earlier communications with the Board, there are no plans to increase audience capacity in the existing 888-seat theater and the historical nature of the main auditorium is not threatened by the project. Though there will be many changes to The Colonial's interior, the Main Street facade, with its iconic marquee, will remain intact.





September 5, 2019

Ms. Mari Brunner, Planner
City Hall
3 Washington Street
Keene, NH 03431

Re: HDC COA-2019-07

Dear Ms. Brunner:

With regard to the Colonial Theater's COA application noted above, please accept this request for waivers from the Historic District Commission Regulations, Section XV.D.1.4. stating that "Additions that substantially increase the building's height above adjacent or nearby rooflines, shall not be allowed, unless it can be documented that the addition is historically appropriate for the building."

We request the waiver and note the following:

1. The addition does not 'substantially' increase the building's height. The height increase is limited to 15 feet, which is only a 10% increase over existing building height. The increased height affects only 16% of the proposed total building footprint, and is constrained to the rear of the property, 150 feet away from Keene's Main Street.
2. Strict application of these regulations would result in a particular and exceptional difficulty or undue hardship upon the owner, as it would prevent the Colonial Theater from installing necessary modern theatrical rigging equipment to replace early 18th century operation modes using hemp rope and to carry the heavier and more complex lighting and scenery of current day productions. The Colonial's Executive Director Alec Doyle has described this project as "critical" and "overdue." "He has said "... it's just very important that we're here for the next generation because right now, we're bumping up into stuff more and more where we just can't do some things and remain relevant unless we get this work done. What is behind the curtain now is a lot of 19th-century technology, and it's reached the point where if we want to be relevant into the next generation, we've got to make this big change."
3. There is no alternative design that meets the Owner's requirements and meets the design objectives of the Historic District Ordinance equally well or better.
4. Granting the waiver causes no substantial detriment to the intent of these regulations and the Historic District Ordinance and does not negatively affect the public good. The increased building height has been approved by the Keene Zoning Board of Adjustment, who found that the tall stage house:
 - a. Is a use similar to one or more of the uses already authorized in the district.
 - b. Is in an appropriate location for such a use.
 - c. would not reduce the value of any property within the district, nor otherwise be injurious, obnoxious or offensive to the neighborhood
 - d. would cause no nuisance or serious hazard to vehicles or pedestrians.

Sincerely,

Charles J. Michal, Jr.

cc: Alec Doyle, Colonial Theater
file



Figure 1 – Colonial Theater Main Street façade today

The project will address several problem areas at the theater, beginning with the lobby. In its current configuration, the lobby fills up quickly during larger performances, and people have no place to sit while waiting for the show. The lobby fills again during intermission. The entry and the outer lobby of the theater is a sloped floor that exceeds the pitch allowed for proper ADA access. Many patrons at popular events must stand outside in winter weather when the inner ticket lobby gets overcrowded before shows.



Figure 2 –rendering of Proposed Main Street façade

On Main Street most of the planned architectural changes are interior alterations of the entire first-floor building area and remodeled second floor area for expanded ticket lobby, additional restrooms, a patron lounge and dedicated concessions areas. These interior changes will also include both a lift and an elevator for wheelchair accessibility.

A key element of the project involves relocating the main entrance doors closer to Main Street, freeing up valuable space inside the heated building for the accessible lobby areas.

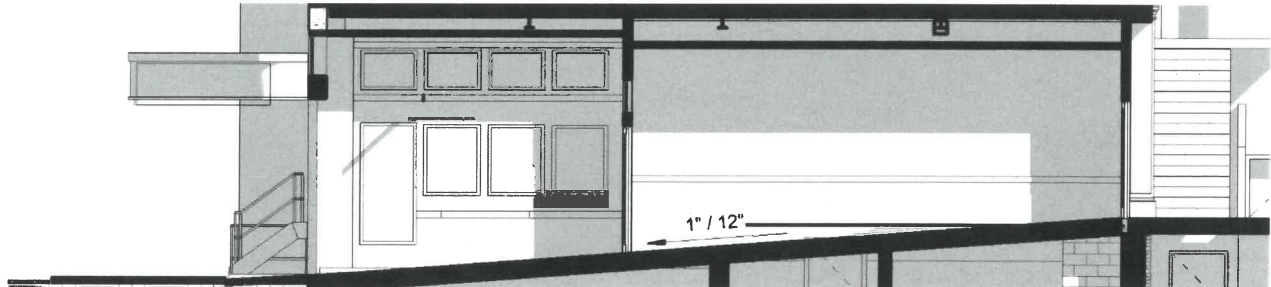


Figure 3 - Existing sloped floor exceeds accessibility codes

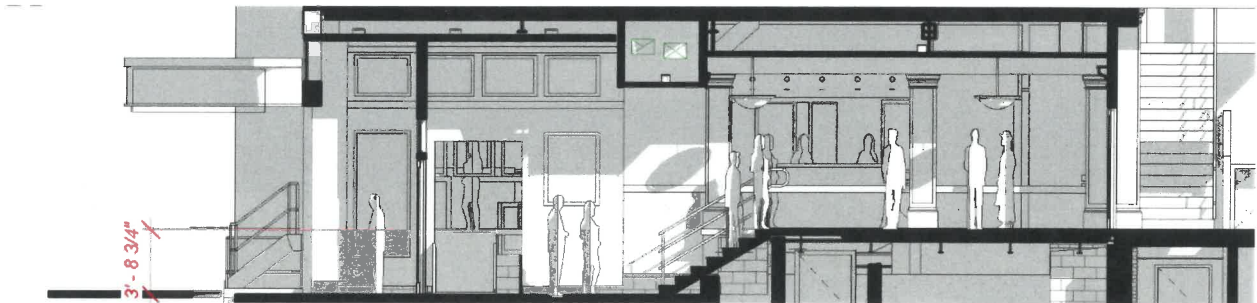


Figure 4 - Proposed Lobby provide level access to wheelchair lift and then to elevator

These doors will remain recessed from the primary façade and the edge of the city sidewalk, as shown below.



Figure 5 - Proposed Main Street façade compared with existing facade

As part of the project, there will be repairs and maintenance to the exterior fabric, including brick cleaning, repointing and window replacement. Existing wood doors along each side ally will be repaired or replaced, and will be painted. Existing single-lite double hung wood windows will be replaced with single-lite insulated glass wood inserts, custom sized to existing dimensions.



Figure 6 - example of brickwork requiring repointing



Figure 7 - example of brickwork to be cleaned

To the west, abutting city parking, it is necessary to build an addition to replace the fenced mechanical yard at the back of the current stage. This addition will eliminate many of the deficiencies and inadequacies of the current building. The current dressing rooms are beneath the stage floor, down a steep staircase and are too small for larger productions. The addition will permit the Colonial to build a deeper and higher stage house, suitable for modern productions, and to provide upper floor areas that are handicap accessible and served by an elevator for many necessary backstage functions.

This addition will both require and allow the mechanical equipment (which is at the end of its useful life) to be relocated to a mechanical penthouse on the roof of the new building, where it will be screened from view and protected from the weather.



Figure 8 – Existing Stage House view from public parking



Figure 9 – theater expansion at west viewed from public parking



Figure 10 – theater expansion at west viewed from public parking

Exterior materials at the new addition to the rear (west) of the stage are prefinished metal panels as part of a insulated metal panel system. The dimensions and layout of the panels are shown on the larger scale (1/4"=1 ft) drawings submitted as part of this application. The figures below illustrate the pattern effect of the mixed panel sizes and the use of accent colors as part of the design.



Figure 11 – South Elevation of Addition to Stagehouse

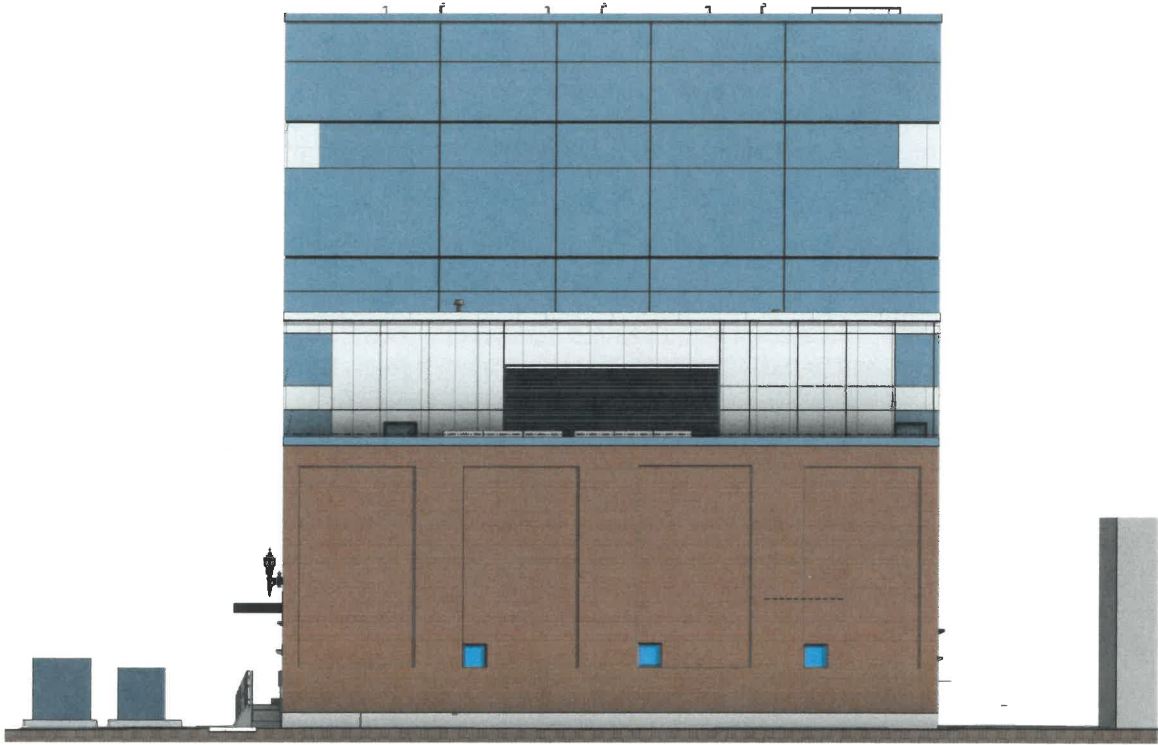


Figure 12 – West Elevation of Addition to Stagehouse



Figure 13 – North Elevation of Addition to Stagehouse

Specifications of primary building materials

No existing walls will receive any new finishes, only maintenance and repair of existing (primarily brick) finishes. The new roofing of the new addition will be single-ply membrane roofing and not visible to the general public.

A composite wall panel dry joint, pressure-equalized rainscreen system and a preformed insulated metal wall panel system will be used to enclose the new Stagehouse addition.

Exterior finish on new walls will be prefinished painted steel and/or aluminum (ACM) panels over a steel frame and veneer brick applied to backing structures over a steel frame. Brick will be selected to match this sample:

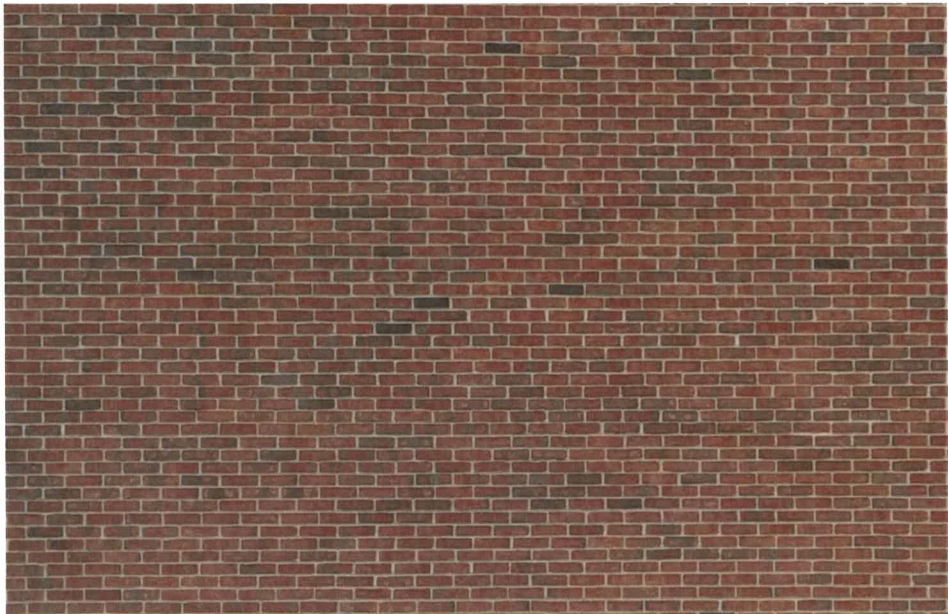


Figure 14 - Veneer Brick for West Wall

Prefinished metal panels will be chosen from factory available colors. Currently we are working with “Dove Gray”, “Slate Blue” and “Tahoe Blue” as shown in the color chart below.



Figure 15 - Factory Finishes

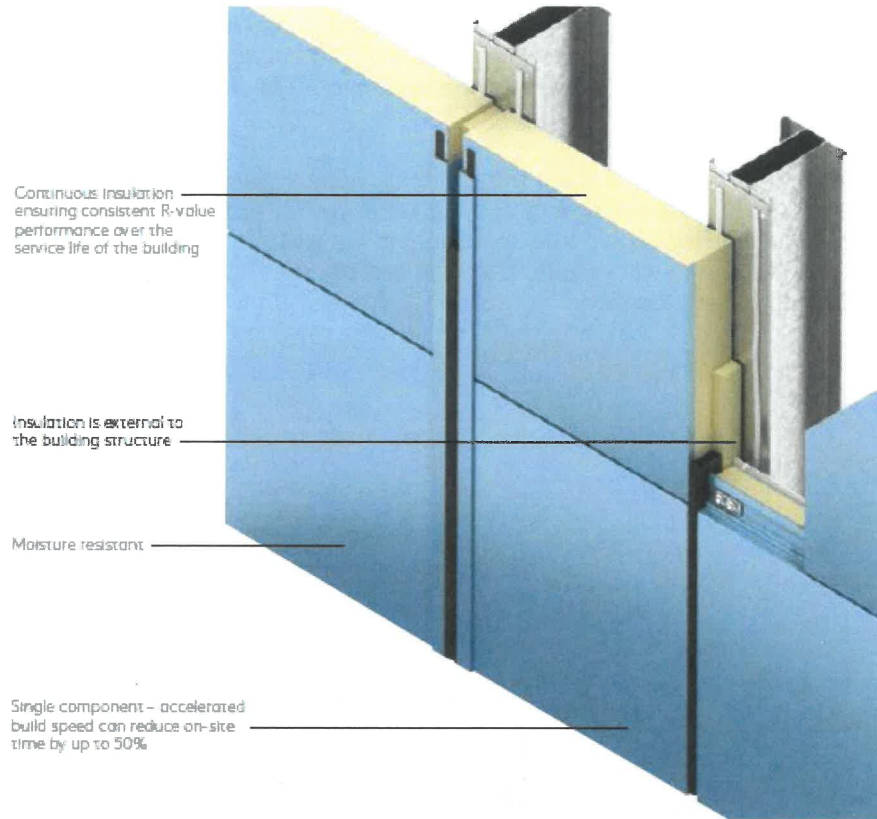


Figure 16 – Insulated Metal Wall Panel System

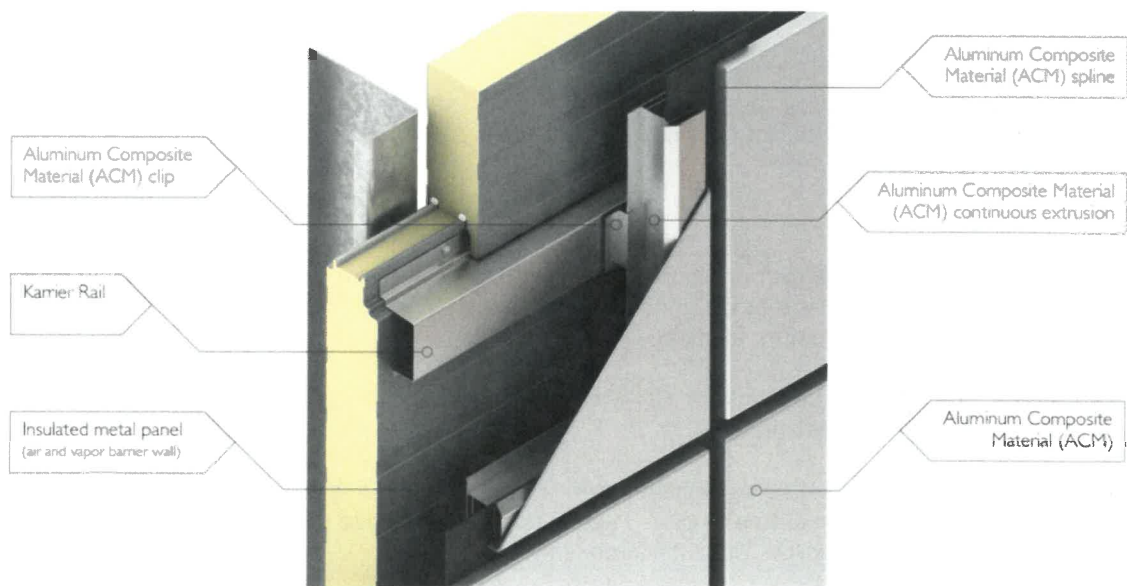


Figure 17 – ACM Rainscreen on Insulated Wall Panels

Cut sheets and/or specifications for exterior lighting fixtures.

Little change in exterior lighting is anticipated, although the expanded lobby will be visible and illuminated in the evenings through the existing storefront windows both left and right of the main entrance. On Main Street the illuminated Marquee typically operates from noon to 9 PM. For live shows the Marquee remains lit after 10PM occasionally.

All existing and new exterior doorways along the south alleyway and north Commercial street are equipped with very small LED exit/emergency lighting controlled by photocells. The same size/style fixture (shown below) will be used at two new exit doors in the western BOH (“back of house”) addition. City street and parking lot lighting will remain, although one city pole light will need to be relocated about 24 feet further west of its current location.



Figure 18 – Exterior lighting at exit doors

Window and Door frames in the rear addition will be anodized aluminum extrusions finished in factory applied baked enamel, dark bronze or black in color. New exit doors in the rear addition will be painted flush steel doors in steel or aluminum frames.

Masonry cleaning products will be Diedrich 101 Masonry Restorer or equal, applied by low pressure spray, roller, or soft fiber brush.

Pointing mortar specifications will be established after existing mortar samples are taken during the construction phase, but are anticipated to be a Type N (low compressive strength). portland cement, hydrated lime and dried sand mortar for restoration work.

MEMO

WELLER & MICHAL ARCHITECTS Inc.

71 Main Street, Harrisville, NH 03450

TO: Mari Brunner, Planner
Keene Planning Department
Keene NH 03431

FROM: Charles Michal
Weller & Michal Architects Inc.

PHONE: 603-827-3840
email: info@wapm.com

DATE: 9/5/2019

RE: Comments on COA-2019-07 for 89 Main
Street, Expansion of Colonial Theater

COPIES: file
Alec Doyle, Colonial Theater

Please accept the following additional information in response to staff comments received from your office. Responses are numbered to coincide with those numbered comments/questions we received.

Streetscape and Building Site

1. Fire exits from the new additions, one on the north wall and one on the south wall, are required to have emergency exit lighting for the immediate exterior. These wall-mounted lights will be full cutoff fixtures that will double as local area lighting when these doors are used as artist and staff entrances during theater operations. These fixtures are identical to those already in place at existing auditorium exits along the south ally and along Commercial Street. Horizontal footcandle light levels drop below 1 fC about 10 feet from the fixture. A cut sheet and light level plot is provided as an attachment.
2. One wall mounted fixture is proposed at each of 2 exit doors in the proposed addition.
3. No existing wall-mounted lights be replaced, and no new lights will be added to the existing building.
4. No mechanical supply lines, pipes and ductwork be visible on the exterior of the building.
5. Trash will be disposed of in a newly located dumpster located on adjacent City Property. The existing dumpster enclosure located behind 87 Main Street is the preferred location and permission to use this will be sought from City Council. At this time this arrangement has not been confirmed.
6. No new building penetrations / vent openings are proposed on the existing building.
7. A solar PV array was contemplated for the roof of the existing building. Based on the information currently available, roof panels for this system could be seen from the private parking lot of abutters to the south west, as well as from Emerald Street. Additional investigation and research is needed before the system design can be finalized, and specific questions answered. The applicant is withdrawing this aspect of the project from the current COA request. If the PV system is pursued further, the applicant will prepare a new and separate COA application at that time.

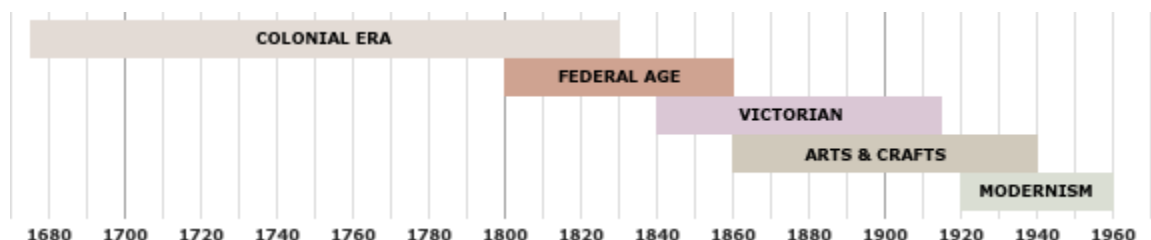
Building Rehabilitation

8. Repairs and maintenance to the existing building exterior include brick cleaning and may include repointing if unsound mortar is encountered during the cleaning process. Attached are photos showing typical areas on the existing building where brick cleaning is proposed. None of the polychromatic brick on the primary / east façade needs to be cleaned or repointed.

9. The water damage/staining of existing brick occurred in specific areas on the building, primarily along the south façade where an old exterior steel fire escape was removed circa 1995, and along and below horizontal surfaces created by recessed brick panel details. See attached photos.
10. The active ingredients of Diedrich 101 Masonry Restorer are listed in the attached Material Safety Data Sheet. The dilution level we intend to use can only be determined by a test patch prior to full scale cleaning operations. The test patch is necessary to determine compatibility, dilution rates, and required end results.
11. It is understood that staff inspection of a cleaned test patch will be required prior to cleaning brickwork to ensure the brick will not be damaged by the proposed cleaner and cleaning method.
12. It is understood that staff approval of the new mortar specifications as well as staff approval of a test patch may be required prior to repointing to ensure the new mortar matches the existing in terms of profile, width, composition, and color.
13. No existing brick needs to be replaced.
14. Existing wood doors along the north and south facades will be either repaired or replaced in-kind (i.e. wood stile and rail doors) and painted to match the color of the metal insulated siding.
15. Proposed replacement windows are full-frame insert style Integrity Wood Ultrex by Marvin. These replacements will be prefinished at the factory in “Evergreen” a dark green similar to existing window colors. A cut sheet is attached.
16. Photographs attached show the location of all windows proposed to be replaced. Fifteen double hung windows on the south (ally) are shown in an attached pictures. Seventeen double hung windows on the north (Commercial Street) are shown in an attached pictures. Twenty-four double hung windows on the Main Street primary façade are shown in an attached picture.
17. Existing window sash will be replaced with new sash, exterior trim details will be maintained.
18. The main entrance doors will be relocated intact closer to Main Street. Door dimensions or features will not be altered as a result of this shift in location.
19. Features of the existing storefronts on Main Street will be altered only in that the removal of signage (Brewbakers) will reveal original toplight sash symmetrically across the ground level façade.

New Construction

20. The Colonial Theater is fundamentally an Arts institution, and in delivering performance Art it can and should rely on the power of the visual Arts – including Architecture – to enhance the collective experience and cement the significance of both the entity and it’s physical home to the larger community. The building’s construction came at the end of an era of Victorian and Neo-classical Federal style preferences in public architecture.



By the time the Colonial was built in 1923, public architecture had seen a lot of changes. The Modern movement in the visual arts had just begun, and the Arts & Crafts era had been in full swing. Inside the Colonial, the stencil motifs used on the sidewalls in the main auditorium are of the **Art Nouveau** style – whose heyday was 1890 to 1910. The Art Nouveau style in turn

informed the following **Art Deco** style, which incorporates far more geometrically oriented design elements. Art Deco is firmly within the many styles that constitute **Modernism** – strongly influential from the 1920's on well into the 1960'.

The architectural style of the proposed addition is a continuation of that tradition. It is logical to attempt to reflect those visual arts and aesthetics that grew out of the Art Deco era in completing the building. The exterior of the new addition is necessarily a large, relatively undifferentiated massing. The lack of conventional proportions with few windows/doors is a consequence of its industrial and purpose-driven form. The use of colored metal panels for the primary massing of the new stagehouse and backstage areas, flanked by existing and new brick exterior walls raises the building beyond simply utilitarian industrial architecture by introducing both form and detail. As proposed, the metal panel system is sized and arranged to evoke the linear art of Piet Mondrian.

The design is compatible with the existing structure because the Colonial uses a mixture of textures and colors to articulate and give scale to the larger building. The east façade and most of the building that is not part of the public auditorium and stage is clad in a light tan polychromatic brick that includes decorative panels of geometrically arranged cut brick and horizontal lines expressed in the form on cast concrete primary lintels and beams. The bulk of the existing building massing is a monochromatic dull red brick. In a similar way, the proposed design both horizontal and vertical joint lines to break down the scale and articulate the large mass of the new stagehouse and back of house addition, and to mimic the the polychrome aspect of the Main Street façade with both dark and lighter metal cladding panels.

21. The proposed addition reflects the historic relationship of existing surrounding buildings as a sequence of forms, varying typically in height and rarely confined to one simple footprint, but with ell, wings and height variations that break down overall building massing.
22. The proposed brick veneer product is Belden Brick "Rosewood Blend", show in the attached image along with a photograph of existing brick on the adjacent 20 Commercial Street property also being developed by the applicant.

Also, we are requesting a waiver to increase the building height.

Attachments:

1. Exterior Wall Mounted Lighting Fixture Cut and Photometric Plot
2. Photo montage of key brick areas to be cleaned.
3. Diedrich 101 Masonry Restorer Safety Data Sheet
4. Marvin Integrity Ultrex Replacement Insert Cut Sheet
5. Photo montage of south side windows to be replaced.
6. Photo montage of north side windows to be replaced.
7. Photo montage of east side windows to be replaced.
8. Proposed veneer brick photograph.
9. Letter requesting waiver from Section XV.D.1.4.



City of Keene

New Hampshire

NOTICE OF DECISION

ZONING BOARD OF ADJUSTMENT

CASE NUMBER: ZBA 19-11
Property Address: 89 Main St.
Zone: Central Business District
Owner: The Colonial Theater Group, Corp.
Petitioner: Charles Michal, AIA
Date of Decision: August 5, 2019

Notification of Decision:

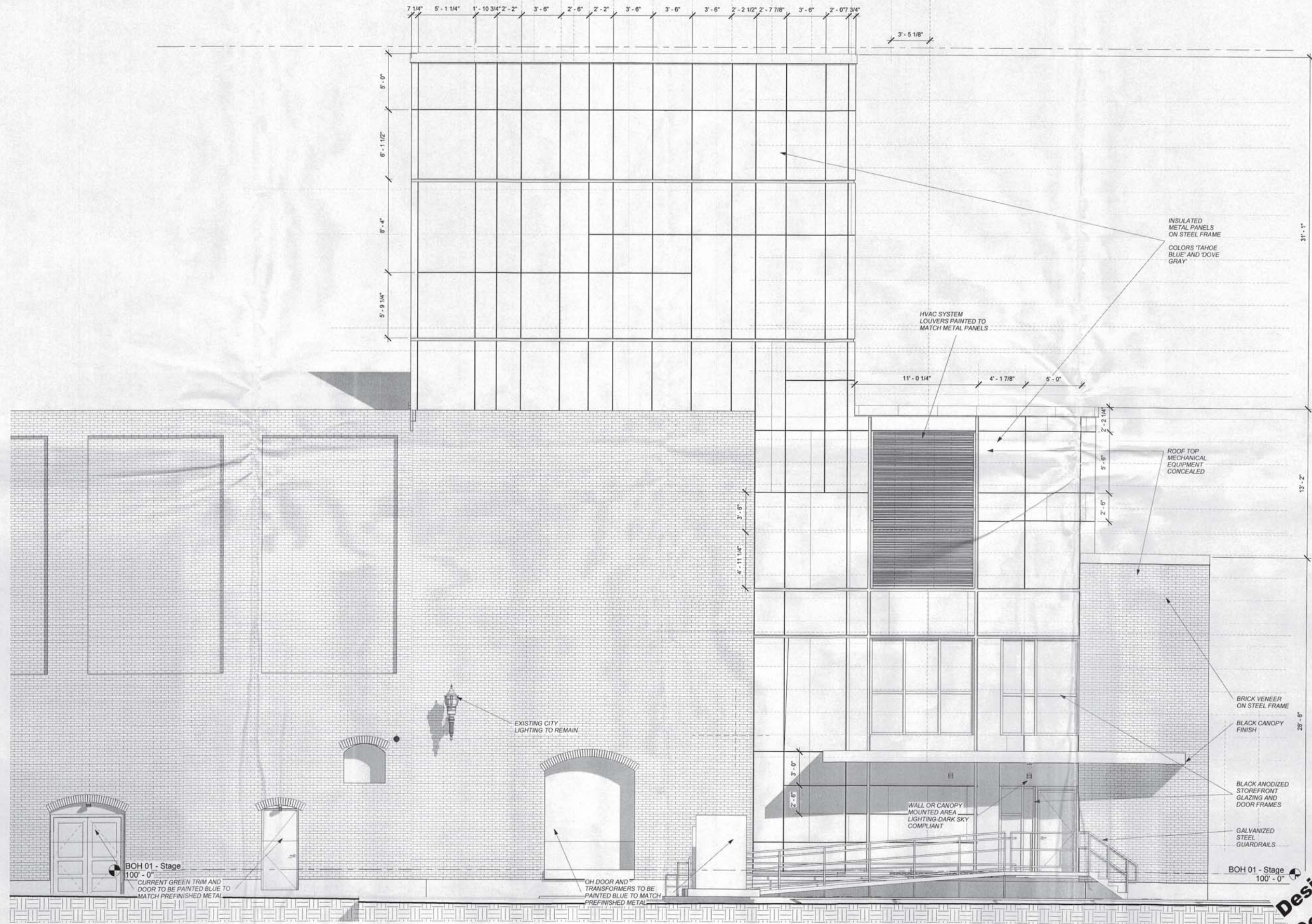
Petitioners, The Colonial Theater Group, Corp., represented by Charles Michal of Weller & Michal Architects, Inc., 71 Main St., Harrisville, NH, requested a Special Exception for property located at 89 Main St., which is in the Central Business District. This request of a Special Exception from Zoning Ordinance Section 102-791, the Basic Zone Dimensional Requirements; Central Business District maximum building height of 55 feet to 75 feet; was approved 5-0.

Conditions: None


Corinne Marcou, Clerk

Any person directly affected has a right to appeal this Decision. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The Motion for Rehearing must be filed not later than 30 days after the first date following the referenced Date of Decision. The Motion must fully set forth every ground upon which it is claimed that the decision is unlawful or unreasonable. See New Hampshire RSA Chapter 677, et seq.

cc: Planning Dept.
Assessing Dept.
City Attorney
File Copy



1 North Elevation HDC
1/4" = 1'-0"



71 Main Street
POB 360
Harrisville, NH 03450
Phone (603) 827-3840
www.wamp.com

**WELLER
&
MICHAL
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Highland Park NJ
732 333 8003

Building Elevations COA Application
Design Development
Colonial Theater Group, Inc.

2020 Addition and Renovation
95 Main Street Keene, NH

Distribution

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1	HDC COA	8/27/19

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**Design
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HDC1

PROJECT ARCHITECT
Charles J Michal AIA
PROJECT NO. J1447

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www.wmagn.com

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2020 Addition and Renovation
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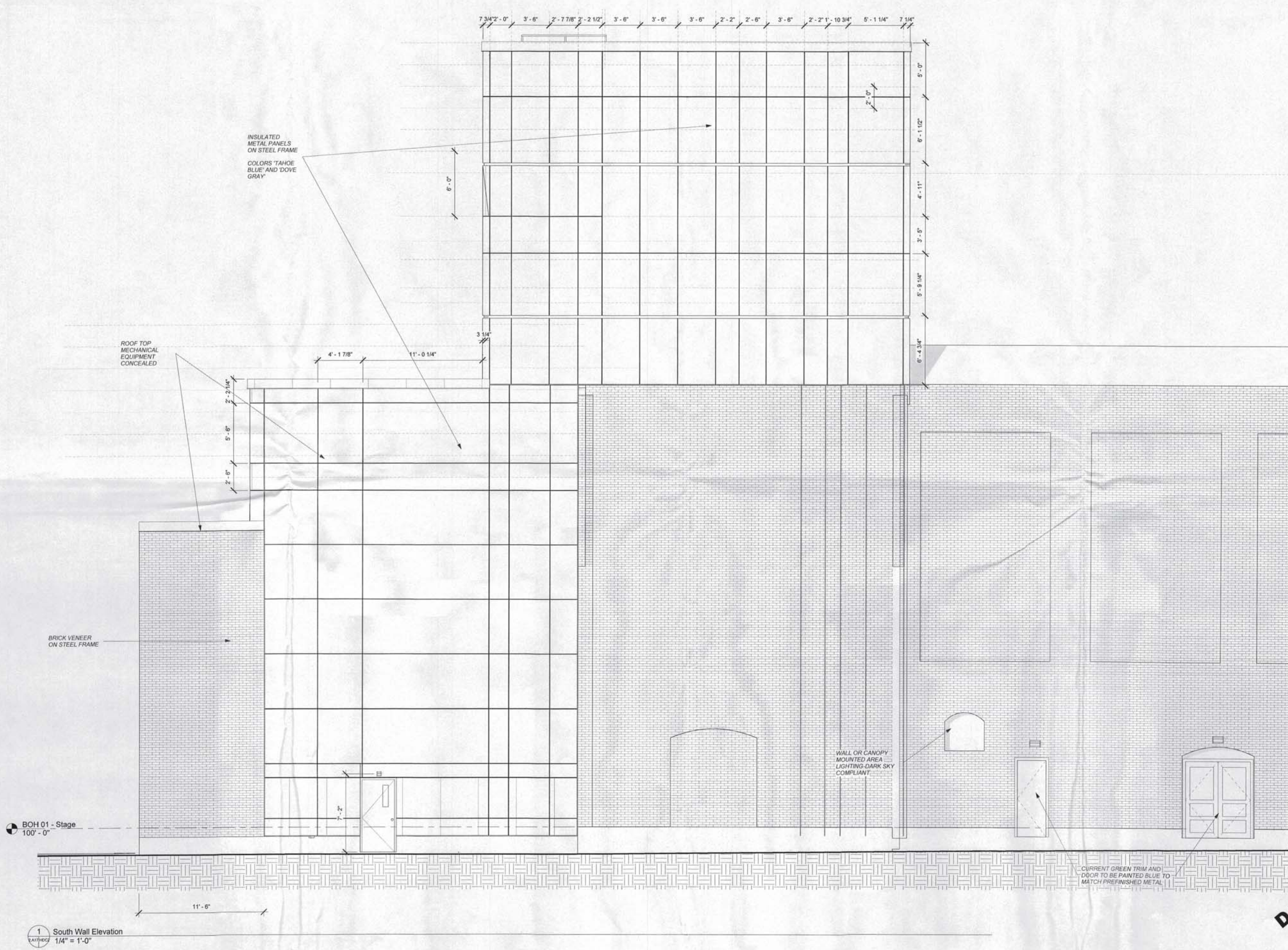
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**Design
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HDC2

PROJECT ARCHITECT
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2020 Addition and Renovation
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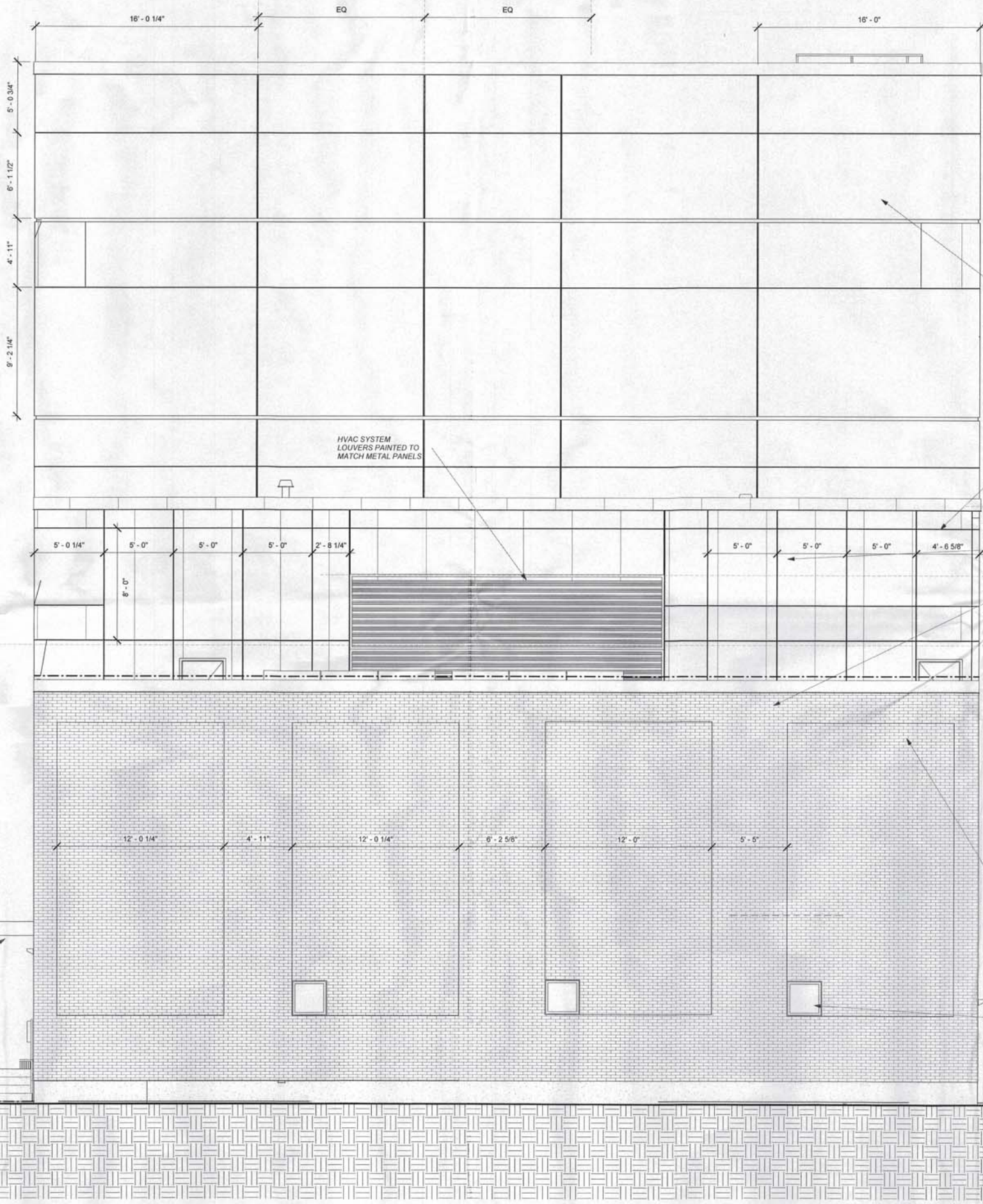
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**Design
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HDC3

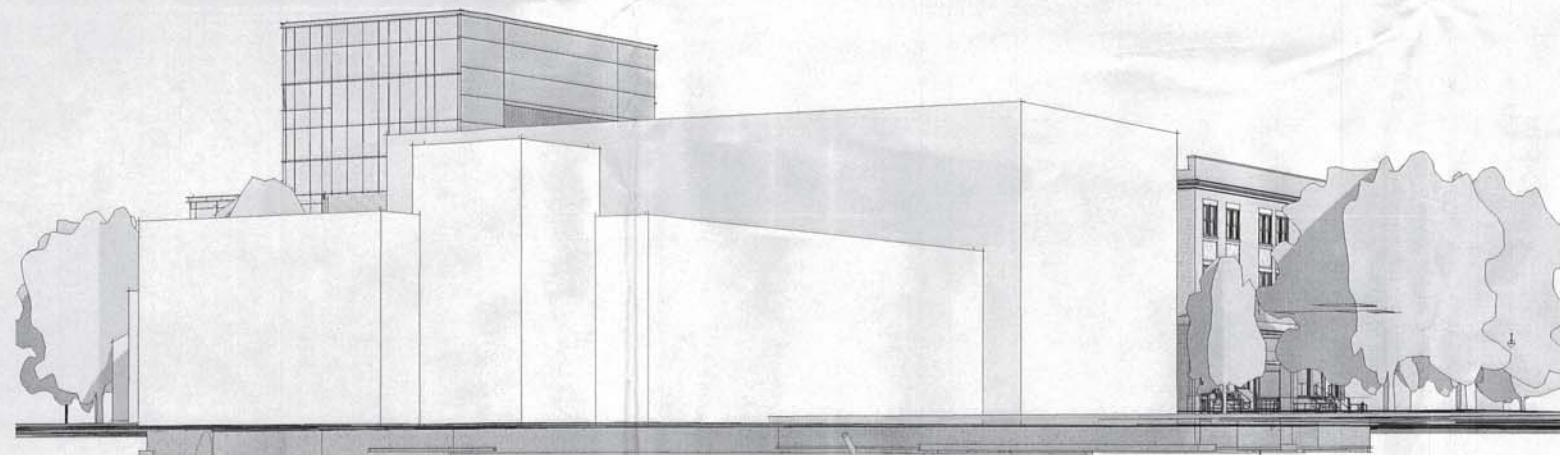
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1 West Elevation
1/4" = 1'-0"



① View from Gilbo Ave



② View from Lower Main Street



③ View from Proposed Second Venue



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Scale and Massing Sketches - COA
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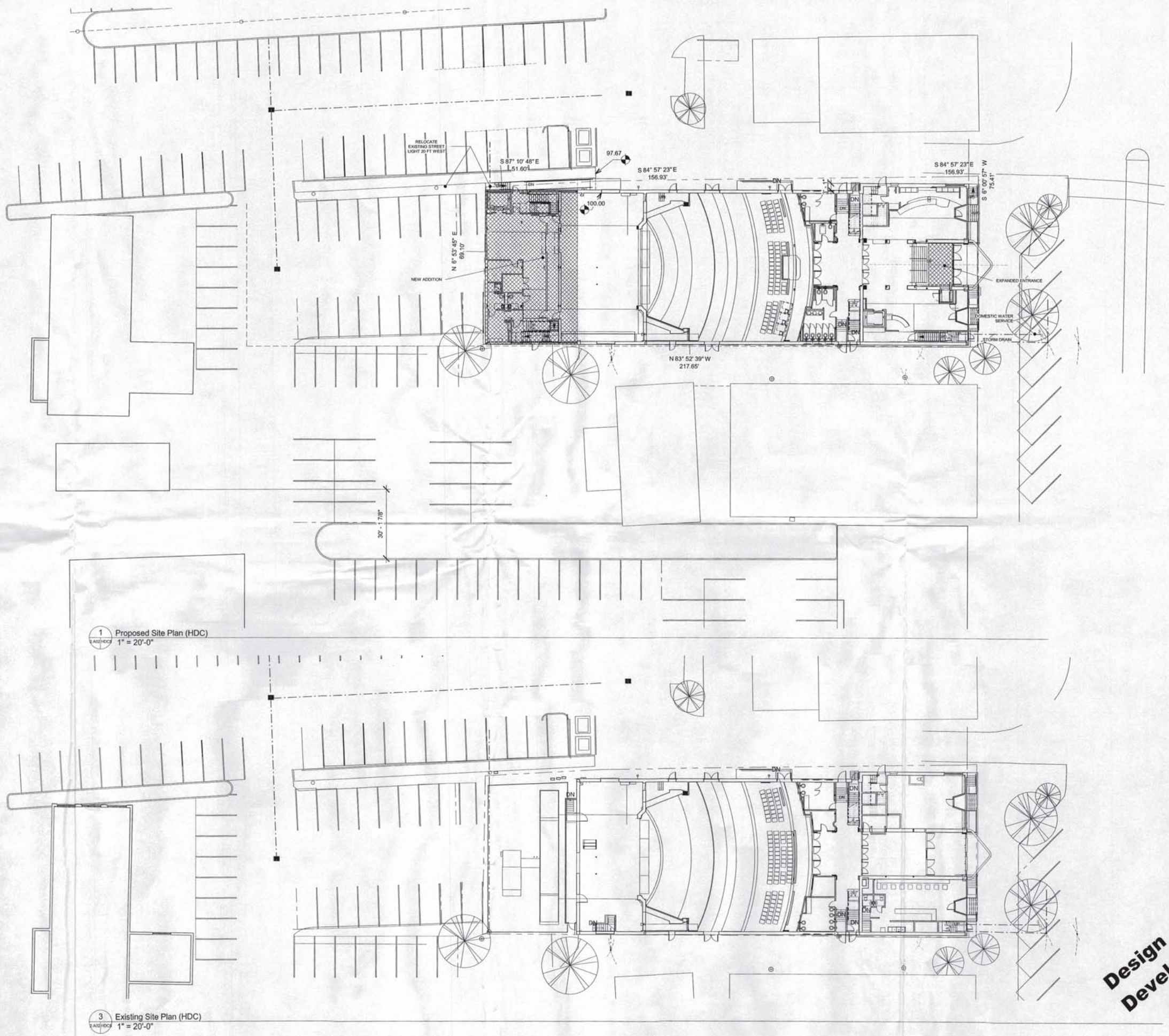
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HDC4

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1 Proposed Site Plan (HDC)
 SCALE: 1" = 20'-0"

3 Existing Site Plan (HDC)
 SCALE: 1" = 20'-0"



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Site Plan COA Application

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HDC5

PROJECT ARCHITECT
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 PROJECT NO. J1447

**Design
 Development**

DIEDRICH 101 MASONRY RESTORER

1. PRODUCT NAME:

DIEDRICH 101 MASONRY RESTORER
Heavy Duty/Super Concentrate
FOR CONTRACTOR USE ONLY

MANUFACTURER:

Diedrich Technologies Inc.
A Hohmann & Barnard Company
310 Wayto Road, Schenectady, NY 12303
Toll Free: 800-283-3888
Internet: www.diedrichtechnologies.com

3. PRODUCT DESCRIPTION:

DIEDRICH 101 MASONRY RESTORER combines acids and a biodegradable detergent into a powerful concentrated cleaner for masonry surfaces. This formula penetrates, dissolves, and suspends grime for easy removal by flushing the treated areas with a pressure washer. Removes most airborne dirt, atmospheric carbon, rust, mildew, algae, fungus, exhaust residue, industrial pollutants, weathering discoloration, fire and smoke damage, and most other stains from rough and smooth surfaces of brick, sandstone, field stone, stucco, swimming pools, clay tiles, some limestones (do not use on Indiana Limestone - will cause oxidation rust burns; use 707X or 808X LIMESTONE CLEANERS), asbestos and slate shingles, metal and wood. The 101 MASONRY RESTORER is applied by low pressure spray, roller, or soft fiber brush. Diedrich 101 MASONRY RESTORER offers a sensible alternative to damaging sandblasting with these advantages:

- A. RETAINS the original outer masonry "skin" for natural color and appearance.
- B. KEEPS mortar joints intact and structurally sound, thus avoiding costly and unnecessary tuckpointing.
- C. PRESERVES delicate architectural carvings and delicate moldings.
- D. WATERSOLUBLE AND BIODEGRADABLE formula and creates no ecological problems of sand nuisance and dust pollution.

Limitations:

Products ability to clean is limited where walls, in a bad state of repair, are deeply stained by water penetration through parapets, copings, cornices, belt courses, sills and missing joints. On granite, terracotta, glazed tile and face brick, use DIEDRICH 101G. Do not use DIEDRICH 101 on marble surfaces, use 910 or 910 PM. 101 is not recommended for cleaning concrete surfaces, use 900X, 960 or 101G.

4. TECHNICAL DATA:

PHYSICAL FORM:

Clear aqueous light amber liquid.
Specific Gravity: 1.09
pH: <1.0 (1:10 dilution - 5.3)
Coverage: Coverage will vary according to the porosity of the masonry and the amount of accumulated dirt. As a rule of thumb, however, 1 gallon of diluted (1:1) 101 will clean up to 200 sq. ft. of surface. Increased coverage with dilution.

5. APPLICATION: Safety Precautions:

PERSONNEL: All workers must be protected by rubber or polyethylene complete body coverage suits, boots, gloves, face shield, splash goggles, and protective head gear. Avoid contact with eyes and skin.

ADJACENT AREAS: Protect all glass, vegetation, electrical, anodized aluminum, painted surfaces, asphalt roofing, cars and other adjacent items, buildings and occupants with proper precautions, plastic coverings, and by soaking with water. Avoid drift as it may injure passersby or damage vehicles. Divert traffic. **KEEP OUT OF REACH OF CHILDREN AND ANIMALS.** Safety lines and suspended scaffolding must be equipped with steel or synthetic fiber ropes. **THIS PRODUCT WILL ETCH GLASS AND ALUMINUM. PROTECTION WITH PLASTIC SHEETS IS IMPERATIVE.**

TEST PROCEDURES:

A test patch MUST be cleaned prior to full scale cleaning operations. The test patch is necessary to determine compatibility, dilution rates, and required end results. Individual surface types must be tested. Inspection of the test areas should occur after the surface has thoroughly dried. The test patch should be available for inspection and approval, then remain as the standard for the project.

METHODS/APPLICATION:

The 101 MASONRY RESTORER can be diluted one part cleaner to up to 10 parts water, depending upon the type of masonry, the degree of accumulated dirt and the method of application and rinse to be used. Best time to rise is within 2 to 5 minutes. In most cases, prewet wall to avoid streaking or bleaching of masonry surface. The most effective method of application is with an ACID-RESISTANT AIRLESS LOW-PRESSURE APPLICATOR PUMP - THE DIEDRICH ACID EXPRESS, or with a soft densely fibered synthetic acid brush, followed by a pressure washer equipped to produce 500 PSI. Wash until sudsing ceases. Working from top to bottom or bottom to top are all acceptable techniques. To avoid streaking on hard face brick keep lower areas wet and rinsed OR apply and wash from bottom working up and then a

final rinse coming down. When applying outside occupied building, all windows, air intakes and exterior air-conditioning vents should be covered or shut down during and for 30 minutes following application. Hot water will improve cleaning and also extends the season.

6. AVAILABILITY AND COST:

Available through a network of 1500 dealers and over 2000 contractors located throughout the United States, Canada, Mexico and Europe. Cost will fluctuate according to the type of masonry to be cleaned, freight and labor costs and other variables.

7. WARRANTY:

ALWAYS USE A TEST SAMPLE TO DETERMINE DESIRED RESULTS. PRODUCT FREEZES BELOW 32°F, AND MAY BE ADVERSELY AFFECTED BY COLD WEATHER. DIEDRICH TECHNOLOGIES, INC., warrants that the product will conform to the description and specifications set forth on the product label and will be free from defects in material and workmanship. The exclusive remedy of the Buyer in the event that the product does not so conform shall be the replacement of the product. This warranty is expressly made in lieu of any and all other warranties expressed or implied, including the warranties of merchantability and fitness, and Diedrich Technologies, Inc., shall not be liable for any loss or damage, directly or indirectly, arising from the use of such merchandise or for consequential or incidental damages.

While Diedrich Technologies Inc. believes that the data contained herein is accurate and the information is based on test and data believed to be reliable, it is the user's responsibility to determine the safety, toxicity and suitability for his own use of the product described herein. Manufacturer shall not be responsible for any contamination, or related testing or removal costs resulting from use of this lead-free product on any material containing lead or other toxic or environmentally hazardous substances. Since the actual use, by others, is beyond our control, no guarantee, expressed or implied is made by Diedrich Technologies Inc., as to the effects of such use, the results to be obtained, or the safety and toxicity of the product referred to herein. Nor is the information herein to be construed as absolutely complete since additional information may be necessary or desirable when particular conditions or circumstances exist or because of applicable laws or governmental regulations. All claims of any kind against manufacturer arising from or related to this product in any way shall be decided by binding arbitration in accordance with the Construction Industry Arbitration rules of the American Arbitration Association.

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101 MASONRY RESTORER

SECTION I - PRODUCT IDENTIFICATION

MANUFACTURER'S NAME: AND ADDRESS:	DIEDRICH TECHNOLOGIES INC. A Hohmann & Barnard Company 310 Wayto Road, Schenectady, NY 12303	EMERGENCY TELEPHONE NUMBER: 8:00 AM – 5:00 PM EST Monday – Friday: 800-283-3888 NON-BUSINESS HOURS (CHEMTREC): 800-424-9300
PRODUCT NAME:	101 MASONRY RESTORER	11/2011

SECTION II - HAZARDOUS INGREDIENTS

NOTE: Any Diedrich product=s hazardous acidic ingredients are in water diluted form not in pure concentrated acidic form. This product contains less than 20% Hydrofluoric Acid(HF) reduced of a 45% by more than 70% water and buffered by a surfactant wetting agent.

CHEMICAL NAME	CAS NO.	NFPA CODE	TLV	PEL
Hydrofluoric Acid	7664-39-3	3/0/0/-	3 ppm	STEL 6 ppm TWA 3 ppm
Hydrochloric Acid	7647-01-0	3/0/0/-	5 ppm	5 ppm

SPECIFIC CHEMICAL IDENTITY AND PERCENTAGE CONTENT OF INGREDIENTS WITHHELD AS TRADE SECRET PURSUANT TO MASSACHUSETTS REGULATIONS. REPORTING REQUIREMENTS OF SECTION 313 TITLE III OF THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986 AND 10 CFR PART 373 APPLY.

SECTION III - PHYSICAL DATA

BOILING POINT (BF):	est. 210BF	SPECIFIC GRAVITY (H₂O=1):	1.09
VAPOR PRESSURE (mmHg):	52 @ 0°C	% VOLATILE (by weight):	98.3%
VAPOR DENSITY (Air=1):	1.0 @ 105°F	EVAPORATION RATE (Ether=1):	1.02
SOLUBILITY IN WATER:	Complete	APPEARANCE AND ODOR:	Clear liquid with sharp acid smell
VOLATILE ORGANIC COMPONENTS:	N/A	pH:	< 1

SECTION IV - FIRE AND EXPLOSION HAZARD DATA

FLASH POINT: Non Flammable	FLAMMABLE LIMITS: LEL & UEL - N/A
EXTINGUISHING MEDIA: Dry chemical or carbon dioxide	
SPECIAL FIRE FIGHTING PROCEDURES: Hydrogen chloride gas may be released from vented or ruptured containers. Heat is generated when water is added with the possibility of spattering. Use water to keep containers exposed to fire cool until fire is extinguished. Water and foam may cause a violent reaction if sprayed on melting, burning containers, endangering fire fighters. Full protective equipment and SCBA is recommended	
UNUSUAL FIRE AND EXPLOSION HAZARDS: Possible formation of hydrogen gas caused by contact with metals which can when mixed with air be explosive.	

SECTION V - HEALTH HAZARD DATA

PRIMARY ROUTES OF EXPOSURE: Inhalation, skin, eyes, ingestion.
CARCINOGEN: No/None (OSHA, IARC, NTP)
MEDICAL CONDITIONS AGGRAVATED BY OVEREXPOSURE: No applicable information found.
EFFECTS OF OVEREXPOSURE: Liquid and vapor can cause severe burns to eyes, skin, respiratory and gastrointestinal tracks can cause pulmonary edema. Burns may not be painful or visible immediately and symptoms may last eight or more hours.



Attachment # 2 - Brick Staining South Walls



Portland Cement, Lime & Sand Mortar AMX 400 Type M, S, N

Product # AMX 400 M, S, N



3. Agitate material as necessary within its working time to maintain workability.
4. Do not add materials other than clean potable water.
5. Water with a high mineral salt content can cause efflorescence. Efflorescence occurs naturally and is beyond the control of Amerimix.
6. Do not overwater. Avoid adding excessive amounts of water that promote segregation or bleeding of the mortar, and loss of strength and durability.
7. Protect uncoated aluminum from direct contact with portland cement-based materials.
8. Shelf life not to exceed one year from date of manufacture.
9. Not to be used as grout for traffic bearing surfaces.
10. Type N to be used for above grade applications.

NOTE:

Amerimix AMX Portland Cement, Lime and Sand Mortar - AMX 400 should be installed in accordance with the provisions of applicable ASTM standards and the local building code. Always follow traditional industry best practices appropriate for the application and weather conditions. Good workmanship in conjunction with proper design and detailing assures durable, efficient, watertight construction.

Safety

READ THE SAFETY DATA SHEET (SDS) BEFORE USING THIS PRODUCT. MSDS Sheets are available on our website Amerimix.com or contact CHEMTREC (24 hours availability) 800-424-9300 for International inquiries +01-703-527-3887, or contact Amerimix Technical Services at 888-313-0755.

3. TECHNICAL DATA

Meets or exceeds the following:

ASTM C270 Property Specification Requirements

Mortar	Average Compressive Strength Minimum psi (MPa)	Water Retention Minimum %	Air Content Maximum %
Type M	28 Days 2500 (17.2)	75	12
Type S	28 Days 1800 (12.4)	75	12
Type N	28 Days 750 (5.2)	75	12

NOTES:

- Mortar is designed to meet the requirements of ASTM C270 Standard Specification for Mortar for Unit Masonry. This is a laboratory test procedure.
- Mortar should be tested in the field by ASTM C780 Standard Test Method for Preconstruction and Construction Evaluation of Mortar for Plain and Reinforced Unit Masonry.
- Due to the procedural differences between ASTM C270 and C780,

1. PRODUCT NAME

Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type M
Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type S
Amerimix Portland Cement, Lime & Sand Mortar - AMX 400 Type N

2. PRODUCT DESCRIPTION

Amerimix Portland Cement, Lime and Sand Mortar - AMX 400 is a factory blend of portland cement, hydrated lime and dried sand. It is specially formulated to provide high water retention, exceptional workability and superior bond strength.

Uses

- Interior or exterior applications
- Above or below grade (*Type N - Above grade only*)
- Laying or resetting brick, block and stone
- For load and non-load bearing construction

Packaging

Available in 80 lb (36.3 kg) bags and bulk bags.

Coverage

One 80 lb (36.3 kg) bag yields approximately .78 ft³ (0.02 m³) and will lay up to 12 concrete blocks or 40 - 50 standard bricks with 3/8" (9.5 mm) mortar joints, or 17 ft² (1.6 m²) of manufactured stone. One 3,000 lb (1,361 kg) bulk bag will lay up to 450 concrete blocks or 1350 standard bricks.

Limitations

1. The type of mortar selected should be coordinated with the type of application, type of masonry units and intended use. Mortars with lesser compressive strength should be used with softer masonry units or tuck pointing applications.
2. The optimal temperature range for mortar application is between 40°F and 90°F (4°C and 32°C). Application outside of this range is possible when appropriate precautions for cold or hot weather construction are implemented in compliance with ACI, PCA, ASTM, IMIAC, or Masonry Institute standards.

PROFESSIONAL GRADE RESTORATION CLEANER AND STAIN REMOVER

DESCRIPTION AND USE

- OneRestore® is for professional use only!
- OneRestore® is appropriate for multiple surface restoration
- Restores many types of exterior building cladding including limestone, terra cotta, concrete, EIFS, glass, anodized aluminum, uncoated stainless steel, brick, block, wood, cast stone, unpolished stone, exterior tile, aluminum, painted surfaces and vinyl.
- Removes color stain from most surfaces
- Removes, cleans and de-blushes many sealers

ADVANTAGES

- Excellent for removing virtually all stains including mineral and metal oxide stains.
- Reduces liability.
- Low odor means it can easily be used for interior cleaning
- Spray-on/spray-off application process improves productivity
- One product restoration simplifies the process and reduces protection requirements
- VOC compliant

LIMITATIONS

- Do not allow product to dry on the surface. Always rinse thoroughly.
- Do not use on polished stone and metallic oxide film used for tinting or self cleaning glass.
- Not suitable for certain low-fire tiles when using an extended dwell time (always pre-test small area first) * Do not allow product to dry on surface. Rinse thoroughly.
- Not recommended for restoration of antique glass, brass, copper or bronze.
- Not recommended for horizontal surfaces, with the exception of non-colored concrete.

TECHNICAL DATA

Appearance & Odor: Amber liquid, mild odor.

Physical State: Liquid

Vapor Pressure (mmHg): N/A

Vapor Density (air=1): N/A

Boiling Point: 212° F

Freezing/Melting Point: N/A

Specific Gravity (water =1): 1.17

Evaporation Rate: Slower than ether

Solubility in Water: Complete

PREPARATION

Protect adjacent and surrounding surfaces from exposure to the cleaning solution. Cover landscape with polyethylene or other proven protective material. Wetting down foliage with water before and after the cleaning process can be an option.

SURFACE & AIR TEMPERATURES

Excessively high or low temperatures will produce poor results and possible harm. Best cleaning results are obtained when air and surface temperatures are 40° Fahrenheit or above. Do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist, allow adequate time for surface to thaw. If air temperatures exceed 90° Fahrenheit, flash cool the surface with water before applying product. Do not allow products to dry on the surface. Always rinse thoroughly while still wet.

PRE-CLEANING TEST PANEL

Always test prior to beginning full-scale cleaning operations. Testing should confirm cleaning effectiveness on each type of surface and stain designated to be cleaned. Testing also determines the desired dwell time and any potential or adverse reactions with adjacent materials. Allow test panels to dry thoroughly before evaluating final appearance and results.

PRE-CLEANING -

(WINDOWS, WINDOW FRAMES, DOOR FRAMES)

Best way to test windows, window frames and door frames are to apply the suggested product to the eraser end of a pencil and put one dot on each of the surfaces in question. Let product dry on the surface. Then rinse completely and check results. You should see no effect on the surface. If this test produces any type of discoloration, do not allow the product to come in contact with these surfaces. They must be covered prior to cleaning.

DILUTION

Use undiluted (straight).

PROTECTION

Building surfaces such as glass, anodized aluminum, brick, block, and even limestone are usually not affected by OneRestore. Follow best job site practices and safety precautions. Chances of causing harm when using accepted standard practices is minimal. Elevator doors, coated stainless steel hard-ware and brass coated parts should be covered.

APPLICATION INSTRUCTIONS

Before applying, read "Preparation" section and "Precautionary Measures" under Safety Information. Recommended application is by low-pressure sprayer; brushing is not necessary. One single undiluted application will remove many stains. For deep stain removal from porous surfaces, pre-wet (do not soak) the surface with water. Use a double undiluted application, spaced three to five minutes apart without rinsing in between the applications. Craftsmanship determines the appropriate pressures for rinsing. A thorough rinse job is always recommended, however, our chemistry never requires flooding a wall. Pressures that mark or damage



RESTORATION CLEANER AND STAIN REMOVER

the surface should be avoided. When in doubt, follow the manufacturers recommended P.S.I. for the substrate on which you are working. Use lower rinse pressures when cleaning sensitive substrates. Extended dwell time is very important when using this product. Do not allow product to dry on the surface. Always rinse thoroughly.

COVERAGE RATES

Coverage rates vary from 75 – 250 sq. ft. per gallon depending on the surface porosity, texture, and severity of staining.

SUITABLE SUBSTRATES

Brick, limestone, concrete, precast, exposed aggregate, granite, unpolished marble, synthetic stone, terrazzo, anodized aluminum, EIFS, uncoated stainless steel, stucco, roofs, glass and virtually any type of construction material. Always test product in a small area before beginning project.

STAIN REMOVAL

Vanadium, manganese, metal or mineral oxide stains, pollution stains, concrete leaching, caulk bleed, water hardness stains and sealer overspray from glass, and sealants.

SAFETY INFORMATION

Precautionary Measures: Always wear goggles and rubber gloves when handling this product. Do not get in eyes, on skin, or clothing. If material comes in contact with clothing, wash before reuse. The product contains Hydrochloric Acid. Avoid breathing fumes. Use adequate ventilation. Though the potential for fuming is minimal, take precautions to avoid exposing building occupants to fumes above PEL (permissible exposure limits) for product. Keep container closed after handling. Avoid drifting of material and rinse water onto autos and pedestrians by protecting or diverting such traffic. Do not dilute OneRestore® with any product except water. Do not use for any other applications other than specified. Dispose of any empty containers according to federal, state, and local requirements. Do not remove label. Read Material Safety Data Sheet for additional safety and health hazard information prior to use.

SPILL OR LEAK PROCEDURES

Check with the state, local, or federal regulations for waste disposal methods in the area. Wear proper protective equipment while doing cleanup. For large spills, dike and contain for intended use. For residual, use a chemical absorbent. For small spills, use a chemical absorbent product and place in approved container for disposal.

CONTAINER HANDLING/STORAGE

Store the product in a cool dry place away from alkali / base. Do not allow this product to freeze. Vent bung cap

before opening. Keep container tightly closed when not in use. Wash thoroughly after handling. Empty containers retain residue and vapors and must be handled as if full. Completely rinse drum prior to disposal.

INSTRUCTIONS IN CASE OF CONTACT OR EXPOSURE

Eyes: Flood with water for fifteen minutes and seek medical attention. Remove contact lenses immediately.

Skin: Wash off with soap and water. Use good skin emollient. If irritation develops, seek medical attention.

Ingestion: Drink lots of water to dilute. Seek immediate medical attention. Do not induce vomiting.

Inhalation: Remove to fresh air. Call physician and seek medical attention if irritation develops.

NOTICE

This product has been classified in accordance with the hazard criteria of the CFR.

DISCLAIMER

The information herein is given in good faith, but no warranty, either expressed or implied, is made. Final determination of the suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee these are the only hazards that exist.

CUSTOMER SERVICE

Factory personnel are available for assistance at 800-313-8505. They are available Monday through Friday, 8am to 5pm EST. Questions may also be sent via e-mail to info@eacochem.com. A reply can be expected the following business day.





LED 10W & 13 Wall packs. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.1A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	12.40W
Efficiency	81%

LED Info

Watts	10.00W
Color Temp	5000K (Cool)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	1,208
Efficacy	97.4 LPW

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

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

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PXP2JZLL

LED Characteristics

Lifespan:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

Mercury and UV free. RoHS-compliant components.

Gaskets:

High-temperature Silicone

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA

THD:

10.8% at 120V, 13.8% at 277V

Power Factor:

98.5% at 120V, 92.1% at 277V

Other

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Date : 5 Sep 2019

Title : Exit Door Lighting

Desc : Enter the description here...

For : Colonial Theater

By : Weller & Michal Architects

Luminaire

IES Filename : rab02318mod50.ies

Description : WPLED10 (WALLPACK) - ALED10 (AREA LIGHTER) - BLED10 (Bollard)
CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC

Light Loss Factor : 1.00

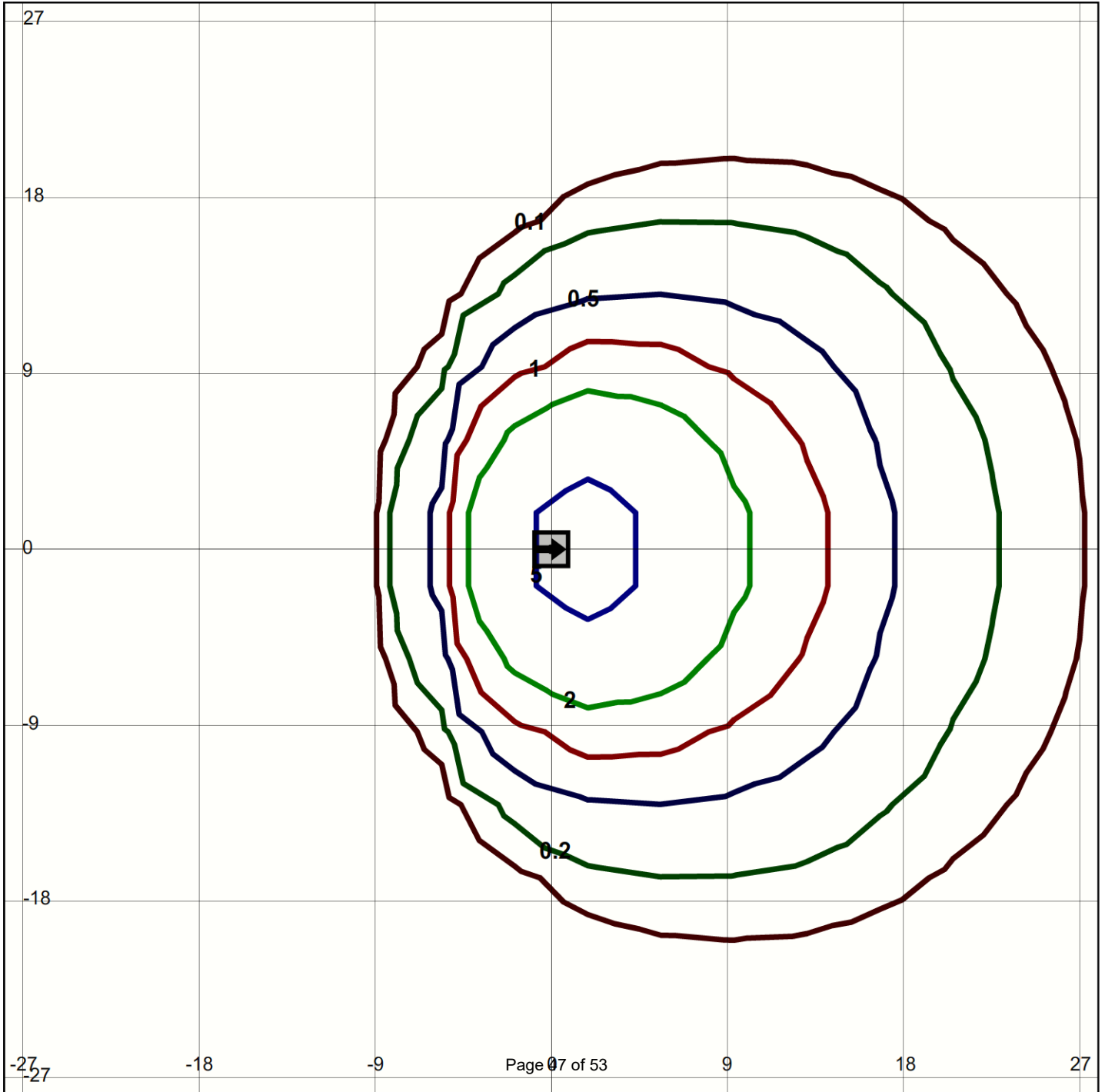
Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Watts : 10 W



Arrangement Magnification: 100 %



Unit Features

Elevate Double Hung Insert: ELDHIN

Elevate Double Hung Insert Picture: ELDHINP

Elevate Double Hung Insert Transom: ELDHINT

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or, factory-applied white, clear, or designer black finishes. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 13/16", (46). Frame width is 3 1/4", (83). Sloped sill with 8 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick. Sloped sill with 8 degree bevel.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick. Sash can be replaced but cannot be re-glazed.

Hardware:

- The balance system is a coil spring block and tackle system, with nylon shoe and zinc locking clutch.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
 - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On units 42 3/32" (1069) and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-17 standard specification for window fall prevention devices with emergency escape.
 - Color: White, Beige, or Black.
- Optional field-applied flush-mounted, die-cast sash lift.
 - Available Colors: Almond Frost, White, Bright Brass, Satin Nickel, Oil Rubbed Bronze, and Matte Black finishes.

Installation:

- Operator
 - Secure the jambs with minimum of two #8 x 3" pan head screws.
 - Maximum spacing of jambs not to exceed 3/16".
 - Secure the head jamb with either zero or two #8 x 3" pan head screws.
- Picture:
 - Secure the jambs with minimum of two #8 x 3" pan head screws.
 - Maximum spacing of jambs not to exceed 3/16".
 - Secure the head jamb with two #8 x 3" pan head screws.

Glazing:

- All units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
 - Tripane not available.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for 3.1 mm glass thickness.
 - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/ERS, or STC/OITC Upgrade options.

Unit Features Continued**Weather Strip:**

- All units are dual weather stripped.
- All weather strip is beige, black, or white in color.
- Jamb weather strip is a robust fabric covered foam weather strip that is inserted into a rigid vinyl jamb carrier and used to seal sash to jambs. An additional jamb weather strip is inserted into Ultrex/wood and seals bottom sash to jamb.
- Parting stop is vinyl with a flexible leaf seal to seal between the header and the upper sash.
- Check rail weather strip is a hollow bulb.
- Bottom rail extension has a hollow bulb weather strip that interfaces against the Ultrex sill and jamb weather strip.
- Picture and transom units is a hollow bulb weather strip that is inserted into rigid vinyl jamb carrier and head jamb carrier to seal sash.

Screen:

- Full screen is standard. Half-screen option is available.
- Roll formed aluminum frame with corner key construction
 - Color to match exterior frame color
- Charcoal color fiberglass (non-corrosive) screen cloth.
- Spring loaded pins for installation.

Removable Interior Grilles:

- Bar: Pine wood, 3/4" (19)
- Available in Pine non finger-jointed bare wood, factory-applied white, clear, and designer black finishes.
- Pattern: Standard rectangular pattern

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
 - Pine non finger-jointed wood, factory-applied white, clear, and designer black finishes
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
 - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie for top sash, bottom sash, or both.
- Available with or without aluminum interior spacer bar in airspace.
- ITDHP Only: Simulated check rail option: 2 11/32" (60).
 - Patterns available: simulated rail in standard center or customer specified location with 7/8" (22) patterns above, below or both in patterns of rectangular equal lite or prairie lite cut.
- SDL spacer bars are available.
- Not available with rain, reed and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Tinted glass available without spacer bar only.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
 - Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
 - Interior Colors: White, Bronze, or Black.
- Not available with tinted glass.

NOTE: NFRC values are now located on www.marvin.com.



Attachment # 5 - Southside Windows to be Replaced



Attachment # 6 - Northside Windows to be Replaced



Attachment # 7 – Main Street Windows to be Replaced



Belden Brick "Rosewood Blend" above and Adjacent Second Venue existing brick below



Attachment # 8 – Proposed Brick Veneer