



City of Keene, New Hampshire

Historic District Commission

Wednesday, May 20, 2020

4:30 PM

- The public may access the meeting online by visiting www.zoom.us/join or by calling 877-853-5257 (toll-free), and entering the meeting ID: **846 0330 2862**.*
- The following telephone number may be used during the meeting to notify the public body of any problem with public access: (603) 757-0622.
- More information on public access to the meeting is available at the City's Historic District Commission webpage at ci.keene.nh.us/historic-district-commission.

AGENDA

1. Call to Order and Roll Call
2. Minutes of Previous Meetings
 - a) April 7, 2020
 - b) April 15, 2020
3. Public Hearings
 - a) **COA-2015-11, Modification #3 – 4-7 Central Square, Rooftop Screening** – Applicant, Diane Abate of Stevens & Associates, P.C., on behalf of owner, CST Housing Associates LP, requests to screen HVAC and mechanical equipment on the south side of the roof for the property located at 4-7 Central Sq. (TMP# 568-074-000). The building is ranked as a Primary Resource and is located in the Central Business District.
4. Staff Updates
5. New Business
6. Next Meeting – June 17, 2020
7. Adjourn

**In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Tuesday, April 7, 2020

4:30 PM

Online Meeting
Zoom Platform - [ww.zoom.com](http://www.zoom.com)

Members Present:

Andrew Weglinski, Chair
Councilor Catherine Workman
Sam Temple
Hans Porchitz
Hanspeter Weber, alternate
Tia Hockett, alternate

Staff Present:

Tara Kessler, Senior Planner
Mari Brunner, Planner
Megan Fortson, Planning Technician
Corinne Marcou,

Members Not Present:

Nancy Proctor
Erin Benik
Joslin Kimball Frank, Alternate
Peter Poanessa, Alternate
Dave Bergeron, Alternate

Authority to Hold Meeting Electronically

Chair Weber read the following statement:

“As Chair of the Historic District Commission, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor’s Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor’s Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means;

We are utilizing the Zoom platform for this electronic meeting. All members of the Committee have the ability to communicate contemporaneously during this meeting through the Zoom platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #: (877) 853-5257 and entering Meeting ID: 824-030-796, or by clicking on the following website address www.zoom.us/join and entering the meeting ID.

b) Providing public notice of the necessary information for accessing the meeting;

We previously gave notice to the public of how to access the meeting using Zoom, and instructions are provided on the City of Keene's website at: <https://ci.keene.nh.us/historic-district-commission>.

c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access;

If anybody has a problem with access, please call (603) 757-0622

d) Adjourning the meeting if the public is unable to access the meeting.

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.”

1) **Call to Order & Roll Call**

Chair Weber asked Ms. Brunner to conduct roll call. Ms. Brunner asked Commission members to state whether they have anyone else in the room with them when their name is called, which is required under the NH Right to Know Law.

- Andrew Weglinski: Present
- Samuel Temple: Present
- Hans Porschitz: Present; Mr. Jim Bannon is in the room with him, but cannot hear the meeting.
- Erin Benik: Not present
- Nancy Proctor: Not present
- Councilor Catherine Workman: Present
- Hanspeter Weber: Present
- Joslink Kimball-Frank: Not present
- Dave Bergeron: Not present
- Tia Hockett: Present
- Peter Poanessa: Not present

2) **Review and Discussion of Zoom Online Meeting Platform**

Chair Weglinski asked Ms. Brunner to review the online meeting format. Ms. Brunner thanked everyone for attending today to test out the Zoom platform in advance of the HDC meeting next week. She said that all votes of the Commission will need to be done by roll call vote. If Commission members have a question or would like to speak, they can use the “raise hand” button, which will automatically put them at the top of the participant list. All of the HDC members and the Applicant should have received an invitation to join the meeting as a panelist. This invitation is unique to each person. If members use the link to join the meeting as a panelist, when they enter the meeting they will be able to talk and mute/unmute themselves. If they join using the meeting information shared publicly, they will enter the meeting as an attendee and will not be able to speak. However, the meeting host (Ms. Brunner) can “promote” an attendee to become a panelist.

Sam Temple said that he could not find the “raise hand” button. He originally joined the meeting as an attendee and was promoted to be a panelist. When this happened, he lost the “raise hand” button. Councilor Workman and Hans Porschitz also joined the meeting as attendees and were promoted to be panelists. Both Councilor Workman and Hans Porschitz were able to find the “raise hand” button. Sam Temple was able to find the “raise hand” button at the bottom of the chat box.

Ms. Brunner said that, in general, she will let Commission members mute and un-mute themselves unless there is a lot of background noise making it difficult to hear. She asked that Commission members follow the general practice of waiting on the chair to call on them before speaking. This is where the “raise hand” function will become helpful. This function allows Chair Weglinski and staff to see who raises their hand and in what order. Chair Weglinski asked about the meeting attendees, which are in a separate list on the Zoom platform. He said that, right now, only Rhett Lamb is listed in the attendee list. During the HDC meeting next week, who will be able to see the attendee list? What happens if an attendee raises their hand? Ms. Brunner responded that she, as the meeting host, would be monitoring the attendee list. Senior Planner Tara Kessler is in the room with her and is a co-host of the meeting, and can help monitor the attendee list. During the public comment portion of the meeting, Ms. Brunner will ask attendees to raise their hand if they would like to speak and let Chair Weglinski know when there is a member of the public who would like to speak. The meeting host will be able to un-mute attendees and allow them to speak. Senior Planner Tara Kessler joined the attendee list and used the “raise hand” function to demonstrate what it would look like. Ms. Brunner noted that attendees will only be allowed to speak during the public comment portion of the meeting; at all other times they will not be able to speak. Chair Weglinski said it would be helpful to let attendees know at the start of the meeting that they will only be able to speak during the public comment portion of the meeting. Ms. Brunner said that she will add a slide at the beginning of the meeting presentation with information about how the public can participate in the meeting, including when they will be invited to speak.

Ms. Brunner asked if everyone could see the chat box. Chair Weglinski and Hans Porschitz said they could see it, and no one expressed any issues with finding the chat box. Ms. Brunner noted that the chat box will be available for panelists to use in case there are technical difficulties and they cannot speak; however, in general, she asked that Commission members not use the chat box because all discussion and commentary should be audible so that attendees can hear what is being said.

Councilor Workman said that she is not able to turn her video on, and asked whether this meeting would be televised. Ms. Brunner said that the Community Development Zoom account does not have video enabled. The video function allows those with web cameras to show a video of themselves during the meeting. The Community Development Department decided not to enable the video function, partly because it can slow down the Zoom platform, and partly because staff would like to avoid having a participant’s video overtake the meeting screen, since they will be relying on a slideshow to provide visuals throughout the meeting.

Ms. Brunner asked if there were any further questions about the Zoom platform. Hearing none, she said that there are a couple staff from the Community Development Department who are lined up to provide public comments during this meeting in order to test out how this process will work.

3) Public Comment

Chair Weglinski opened up the meeting to public comments. Ms. Brunner noted that the number to call to provide public comments is shown on the screen. Ms. Kessler said that there is one person on the line, Ms. Corinne Marcou. She asked Ms. Marcou to state her name and address, and provide her comment.

Ms. Marcou, 3 Washington Street, said that she wanted to thank the Board members for their patience, understanding, and good humor while staff work through the logistics of the online meeting format. Ms. Kessler thanked Ms. Marcou for her comments.

Ms. Brunner noted that Ms. Marcou called in using the phone number displayed on the screen. When a caller uses a separate phone line (not the Zoom call-in number), staff will be muted in order to avoid audio feedback issues (since the phone is in the same room as staff). Members of the public can also provide public comment if they are attending the meeting online using the Zoom platform. For example, right now Ms. Kessler is an attendee in the meeting and has used the “raise hand” function to indicate that she would like to speak. Chair Weglinski invited Ms. Kessler to speak.

Ms. Kessler said that she is using her personal phone to join the Zoom meeting as an attendee. She said she raised her hand to show how attendees using the Zoom platform could provide comments during the meeting. Chair Weglinski asked if he should introduce everyone who speaks. Ms. Brunner replied that he should ask each person to state their name and address, then provide their comment or ask their question. Chair Weglinski asked whether he would need to do this for all attendees, or just those who request to speak. Ms. Brunner said he only needs to ask attendees who wish to speak to provide their name and address.

Chair Weglinski thanked everyone for participating in the meeting and asked if there were any further questions. Hearing none, he closed the public comment portion of the meeting.

4) Next Meeting – April 15, 2020

Ms. Brunner said that a packet for the April 15 meeting would be sent out this week, and that there is one public hearing on the agenda. Chair Weglinski asked those present whether they would be able to attend the HDC meeting next week. Ms. Brunner said that she heard from Nancy Proctor, who was not able to make the meeting today, that she would be able to attend the April 15 HDC meeting. Tia Hockett, Hans Porschitz, and Sam Temple all said they could attend the meeting. Hanspeter Weber he could attend the meeting, if needed. Ms. Brunner said that Joslin Kimball-Frank, an alternate member, told her she could attend the HDC meeting if needed as well.

5) Adjourn

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

Respectfully submitted by,
Mari Brunner, Planner

1 **City of Keene**
2 **New Hampshire**

3
4
5 **HISTORIC DISTRICT COMMISSION**
6 **MEETING MINUTES**
7

8 **Wednesday, April 15, 2020**

4:30 PM

Via Zoom

Members Present:

Andrew Weglinski, Chair
Councilor Catherine Workman
Nancy Proctor
Hans Porchitz
Tia Hockett, Alternate

Staff Present:

Mari Brunner, Planner
Tara Kessler, Senior Planner
Megan Fortson, Planning Technician

Members Not Present:

Erin Benik
Sam Temple
Hanspeter Weber, Alternate
Peter Poanessa, Alternate
Dave Bergeron, Alternate
Joslin Kimball Frank, Alternate

9
10
11 **1) Call to Order & Roll Call**
12

13 Chair Weglinski called the Zoom meeting to order at 4:32 PM and Ms. Brunner conducted roll
14 call. All members reported that they were calling alone and from their home addresses.
15

16 Chair Weglinski read the authority to hold a remote meeting:
17

18 *“In Emergency Order #12, issued by the Governor of the State of New Hampshire pursuant to*
19 *Executive Order #2020-04, certain provision of RSA 91-A regulating the operation of public*
20 *body meetings have been waived during the declared COVID-19 State of Emergency.*

21 *Specifically:*

- 22 • *The requirement that a quorum of a public body be physically present except in an*
23 *emergency requiring immediate action under RSA 91-A:2, III(b);*
- 24 • *The requirement that each part of a meeting of a public body be audible or otherwise*
25 *discernible to the public at the location specified in the meeting notice as the location of*
26 *the meeting under RSA 91-A:2, III(c).*
- 27 • *Provided, however that the public body must:*

- 28 ▪ *Provide access to the meeting by telephone, with additional access possibilities by*
- 29 *video or other electronic means;*
- 30 ▪ *Provide public notice of the necessary information for accessing the meeting;*
- 31 ▪ *Provide a mechanism for the public to alert the public body during the meeting if*
- 32 *there are problems with access; and*
- 33 ▪ *Adjourn the meeting if the public is unable to access the meeting.*
- 34 • *All votes are to be taken by roll call.*
- 35 • *All Commission participants shall identify the location from where they are participating*
- 36 *and who is present in the room with them.”*

37

38 The Chairman shared the rules of procedure for public participation in remote meetings.

39

40 **2) Minutes of Previous Meeting – January 15, 2020**

41

42 Ms. Proctor moved to approve the minutes of January 15, 2020, which Mr. Porschitz seconded.
43 Chair Weglinski called for a roll call vote, and members announced their unanimous passage of
44 this motion.

45

46 **3) Public Hearings**

- 47 **a. COA-2018-02, Modification #1 - 143 Main Street, Wright House Renovations**
- 48 **– Applicant Tim Sampson, on behalf of owner 143 Main LLC, proposes**
- 49 **modifications to the HDC approval that was granted for this property in**
- 50 **August 2018, including rehabilitation of the existing 676 sq. ft. barn,**
- 51 **renovations to the primary structure, and paving the existing gravel parking**
- 52 **lot. The property is ranked as a Primary Resource and is located at 143 Main**
- 53 **Street and 0 Davis Street (TMP#s 584-061-000 & 584-059- 000) in the Central**
- 54 **Business Limited District.**

55

56 Chair Weglinski introduced the application and Ms. Brunner recommended accepting the
57 application as complete. Ms. Proctor moved to accept application COA-2018-02, Modification
58 #1 as complete, which Councilor Workman seconded. Chair Weglinski called for a roll call vote
59 and members announced their unanimous passage of this motion.

60

61 Chair Weglinski welcomed the applicant, Tim Sampson, who was calling from 103 Roxbury
62 Street (suite 206), Keene. The property owner and developer, Michael Pappas, was also on the
63 call and present with Mr. Sampson at 103 Roxbury Street.

64

65 Mr. Sampson reported that this request is to modify application COA-2018-02, which was
66 approved previously by the HDC in 2018. He said that in lieu of demolishing the barn, the owner
67 wanted to rehabilitate it with the same footprint, for which the new foundation is halfway
68 complete with City approval (due to the necessity of the work to keep the barn from collapsing).
69 The applicant proposed no changes to mortar and repointing of the primary structure from what
70 was previously approved. The size and height of the rehabilitated barn would be the same as the

71 original. Mr. Sampson said that in 2018, an engineer recommended demolishing the barn
72 because of rotting and structural failure and thus as a part of rehabilitating the barn, the owners
73 must reframe the exterior first floor walls entirely. The applicant still intends to use slate shingles
74 from the rehabilitated barn to replace slate on the roof of the main residence. Mr. Sampson said
75 they were originally approved to roof the new addition with faux slate shingles, which is cost
76 prohibitive, and now they hope instead to use an architectural shingle to match the roofing on the
77 structure that connects the main building and barn. Mr. Sampson said that the owner was open to
78 various choices for barn siding based on this Commission's preference.

79
80 Mr. Porschitz was unsure whether the discussion in 2018 was of faux slate, but he said there are
81 asphalt shingles on the market that mimic slate at a lower cost than actual faux slate. In 2018,
82 Mr. Porschitz thought the Commission was amenable to a CertainTeed Manor style asphalt
83 shingle and less so to architectural style asphalt shingles. Mr. Sampson also preferred a shingle
84 that mimics the appearance of slate and recalled that regardless, a condition of the 2018 approval
85 was administrative authorization of the final roof material. Chair Weglinski agreed that this
86 warranted further discussion.

87
88 Chair Weglinski requested staff comments and Ms. Brunner used photos and site plans to
89 demonstrate that this property has two parcels technically, with the building structures at 143
90 Main Street and the associated parking at 0 Davis Street. Ms. Brunner recalled that this
91 application first came to the HDC in 2018, when the Commission approved COA-2018-02 for
92 the following work on this property:

- 93 ▪ Demolition of the existing barn.
- 94 ▪ Construction of a new addition attached to the rear of the primary structure.
- 95 ▪ Replacement of all existing windows with Andersen 400 Series Double-hung windows.
- 96 ▪ Repair and painting of existing wood trim.
- 97 ▪ Repointing and cleaning of brick masonry where necessary.
- 98 ▪ Installation of a new paved walkway to connect the parking area behind the building to
99 the existing porch entrance on the south façade of the building and the proposed
100 accessible entrance on the east façade of the building (facing Main Street).
- 101 ▪ Addition of concrete wheel stops in the gravel parking lot to delineate 10 parking spaces
102 and installation of a concrete slab to provide a suitable surface for a van-accessible
103 parking space.
- 104 ▪ Replacement of the existing door on the east façade of the porch on the south side of the
105 house.
- 106 ▪ Installation a dumpster in the northwest corner of the parking area with a fence for
107 screening.

108
109 This work was approved with the following conditions, none of which had been met at the date
110 of this meeting:

- 111 1. Staff approval of a mockup of mortar color, thickness, and type prior to conducting
112 masonry repair.
- 113 2. Staff approval of a shingle product to mimic slate shingles for the new addition.

114 3. Staff approval of a PVC roofing product to mimic the appearance of the current roofing
115 material on the roof above the porch area.

116

117 Ms. Brunner explained how the modified request is different. She shared the HDC standards
118 relevant to the proposed modifications and explained the changes after each.

119

120 Ms. Brunner read HDC standards §XV.A.4.b.3 & 4 – Walkways, Driveways, Alleys, & Parking
121 Areas – which state that, “3) Curb cuts for driveways on sites with residences or converted
122 residences shall be the width of a single travel lane. 4) New onsite parking, if required, shall be
123 unobtrusive, with appropriate screening and landscaping, and shall preserve any character-
124 defining features of the site. Grading shall not dramatically alter the topography of the site or
125 increase water runoff onto adjoining properties.”

126

127 Ms. Brunner stated that this project would subsequently require Planning Board Site Plan
128 Review, for which the applicant is aware that they must submit drainage calculations from an
129 engineer. Because the parking is on a separate lot from the residence in this instance, the
130 applicant proposed to narrow the curb cut width from the existing 40’ to about 25’. Instead of a
131 gravel parking area with curb stops, the applicant wanted to pave the whole parking area at 0
132 Davis Street and to paint 10 parking spaces.

133

134 Ms. Brunner read HDC standards §XV.B.1.a.3 & 4 – Building Rehabilitation: Primary and
135 Contributing Resources, General Standards – which state that, “3) The removal of historic
136 materials or alteration of features that characterize a building or structure shall be avoided. 4)
137 Deteriorated historic features significant to the building or structure shall be repaired, rather than
138 replaced. If replacement is necessary due to extreme deterioration, the new feature shall match
139 the historic in size, design, texture, color and, where possible, materials. The new feature shall
140 maintain the same visual appearance as the historic feature.”

141

142 Ms. Brunner stated that the applicant received approval from the HDC in August 2018 to
143 rehabilitate the primary brick structure on the property at 143 Main Street, including repair and
144 repainting of existing wood trim, replacement of all windows, repointing and cleaning of brick
145 masonry where necessary, and the replacement of the existing door on the east façade of the
146 porch on the south side of the house. Additionally, the applicant received approval to demolish
147 the existing barn, which was severely damaged at some point in its history by a fire. The current
148 proposal was to save the existing barn, which would require major structural repairs including
149 pouring a new foundation, installing steel framing to hold up the structure, and replacing existing
150 damaged vinyl siding with new clapboard siding. In addition, the applicant requested the
151 installation of an egress door in a pre-existing door opening on the south façade of the barn and a
152 garage door on the west façade of the barn. The applicant also proposed to replace the existing
153 slate roof with an asphalt roof, and use the slate from the barn to repair the slate on the roof of
154 the primary building. Ms. Brunner shared a photo of the existing barn before it was clad in vinyl
155 siding in 2018 and after the siding was added, which covers up several architectural features,
156 including round openings in gable peaks and several window and door openings. Additionally,

157 the applicant proposed to remove an un-original wall from the porch on the south side of the
158 building in order to expose the original porch railing and woodwork.

159
160 Ms. Brunner read HDC standards § XV.B.3.b.1-4 – Wood (siding and architectural trim) – which
161 state that, “1) Character-defining architectural trim shall be retained and repaired when
162 technically and economically feasible. If the trim is sufficiently deteriorated that replacement is
163 warranted, the new trim shall match the original in size, scale, placement, detailing, and ideally
164 material. If substitute material is used, it shall convey the same visual appearance as the historic
165 trim. 2) If replacing missing architectural trim, the appearance and material of the new trim shall
166 be based on physical, documentary, or pictorial evidence. 3) Wood surfaces shall not be
167 sanded or high-pressure washed. 4) Vinyl and aluminum siding are prohibited.”

168
169 Ms. Brunner said that in 2018, the applicant received approval from the HDC to repair existing
170 wood trim where possible and repaint all woodwork a dark green color to match the existing
171 trim. In areas where the wood trim or siding is deteriorated beyond repair, it would be rebuilt to
172 match the existing trim or siding. The applicant also received approval to replace the wood fascia
173 on the east elevation of the building (facing Main Street) with a metal material and paint it green
174 to match the trim, and to repair the porch area on the south side of the building. In addition to the
175 work that was previously approved, the applicant now proposes to replace the existing vinyl
176 siding on the barn with clapboard siding that would be painted white. Historically, the barn was
177 clad in wood clapboard siding. Staff believed that this request appeared to meet the HDC
178 standards for wood siding.

179
180 Ms. Brunner read HDC standards § XV.B.4.b.1, 2, & 5 – Roofs and roof structures – which state
181 that, “1) The original or historic roofline shall not be altered. Raising or lowering the existing
182 roofline shall only be allowed for the purpose of restoring the roof to its original profile. 2) Slate
183 shall be retained, whenever economically feasible. 5) Historic dormers and cupolas on roofs shall
184 be retained.”

185
186 Ms. Brunner said that the applicant received approval from the HDC in 2018 to demolish the
187 existing barn, construct a new addition with an asphalt shingle roof, and salvage the slate from
188 the existing barn to use for repairs to the roof of the primary brick building. In addition, the
189 applicant received approval to replace the historic cupola on the barn with a new cupola. During
190 the public hearing for this application (COA-2018-02), the Commission requested that the roof
191 on the new addition mimic the appearance of slate, to which the applicant agreed. A condition of
192 approval was added stating, “Staff approval of a shingle product to mimic slate shingles for the
193 new addition.” Ms. Brunner said the current request was to save the existing barn and cupola and
194 replace the slate roof with an asphalt shingle roof. The slate from the barn would be salvaged and
195 used to repair the roof on the primary structure. No changes to the historic roofline were
196 proposed. Staff said that the Commission might wish to ask the applicant to demonstrate whether
197 retaining slate on the existing barn is economically feasible. If the Commission determined that it
198 is not economically feasible to retain slate on the existing barn, staff recommended that a

199 condition of approval be added stating, “Staff approval of a shingle product to mimic slate
200 shingles for the existing barn.”

201
202 Ms. Brunner read HDC standards § XV.B.5.b.4-6 – Windows – which state that, “4) If the size or
203 location of the original window opening has been altered, owners shall be encouraged to restore
204 those openings if replacing windows. 5) Introducing new window openings into the primary
205 elevations shall generally be prohibited. 6) Enlarging or reducing the window rough opening to
206 fit new stock windows shall generally be prohibited.”

207
208 Ms. Brunner stated that the applicant previously received approval from the HDC to replace all
209 existing windows on the primary structure with Andersen 400 Series Woodwright® Double-
210 hung windows with a 2/2 grid arrangement. These windows would be wood clad with PVC and
211 would match the existing windows in terms of size, placement, and general appearance. During
212 construction, it was discovered that seven window openings had been filled at some point in the
213 past, including four windows on the south side of the house and three windows on the north side
214 of the house. The applicant now proposes to open up the three window openings on the north
215 side of the house and install the approved Andersen 400 Series Woodwright® Double-hung
216 windows in the existing window openings. The applicant noted that the four window openings
217 on the south side of the house could not be reopened due to the location of interior features that
218 conflict with the window locations, including a stairway and a bathroom wall. From the outside,
219 these window openings appear to be shuttered. No new window openings were proposed, and the
220 original window openings would not be enlarged or reduced in size. Staff believed that this
221 standard appeared to be met.

222
223 Ms. Brunner read HDC standard § XV B.6.b.2 – Entrances, Doors, & Porches – which states
224 that, “2) Introducing new door openings onto the primary elevations, or enlarging or reducing
225 door openings to fit new stock doors, is generally prohibited.”

226
227 Ms. Brunner stated that the applicant received approval from the HDC in 2018 to replace the
228 existing door on the east façade of the porch on the south side of the building to provide an
229 accessible entrance to the proposed office space. The applicant now additionally proposed to
230 install two doors on the existing barn: one door would be installed in an existing door opening on
231 the south façade that was covered 10-12 years ago when the vinyl siding was added; and the
232 other would be a garage door installed in a new opening on the west façade. The applicant noted
233 that a garage door in this location is required to provide access to the barn from the parking lot
234 area. The proposed garage door, while not historic to the barn, is not on a primary elevation.
235 Staff believed that this standard appeared to be met.

236
237 Ms. Proctor asked whether the windows that are boarded currently and not to be opened would
238 be covered with shutters or another material. Ms. Brunner said those windows are covered with
239 green shutters currently and her understanding was that those would remain in place.

240

241 Chair Weglinski referred to the south elevation of the barn, where the wall is recessed and is less
242 blank/flush than appears in the application, and he asked if there is an opportunity to mimic what
243 was once there. Mr. Sampson agreed that there is a 3-4” recess on part of that wall, where there
244 was likely a door at one point, and which he thinks can be mimicked with 2” by 4” wood boards.
245 He added that there is also a usable door currently planned elsewhere that the applicant would be
246 likely willing to move back to that original location. Chair Weglinski asked whether slate
247 shingles from the barn roof would still be used to replace those missing on the main building.
248 Mr. Sampson said yes.

249

250 Regarding roofing, Mr. Porschitz and others recalled possible misinterpretation in the adopted
251 meeting minutes for COA-2018-02, in which the Commission seemed to request actual faux slate
252 shingles that are expensive compared to asphalt shingles that mimic slate visually. He thought
253 the Commission was amenable to the asphalt shingles in 2018 and he asked if the applicant was
254 also amenable to the option. Mr. Sampson said the only issue then would be adding a third
255 roofing material on the property (residence, connector porch, and barn), which was not ideal. Mr.
256 Porschitz asked if the existing roof on the connector porch is near the age of replacement. Mr.
257 Pappas said the connector roof still has 10 years of usable life.

258

259 With no public comments, Chair Weglinski closed the public hearing for Commission
260 deliberation. Regarding a window product, Mr. Porschitz thought that the Commission approved
261 a window product at the 2018 meeting that would match closely what is there now and he
262 imagined that new windows would be installed in a similar manner. Commissioners agreed there
263 were no concerns with the windows.

264

265 Commissioners discussed roof materials. Mr. Porschitz said that if the connector roof were older,
266 he would suggest replacing it with asphalt shingles as well to continue the slate appearance. If
267 rehabilitating the barn, Chair Weglinski questioned the desire to remove the slate instead of
268 continuing to patch it. Ms. Proctor asked what exactly is on the connector roof. Ms. Brunner
269 believed it was a rolled asphalt material but she could not confirm.

270

271 Due to questions remaining for the applicant, Chair Weglinski re-opened the public hearing.

272

273 Mr. Sampson said that the connector roof is currently a light grey asphalt architectural shingle
274 and the rolled roofing product is on the lower slope roof over the porch. Many slates on the main
275 building roof need replacing. Mr. Sampson said that the barn is losing 15-20 slates each winter,
276 which is excessive, and the barn roof needs re-sheathing. Thus, many conditions prompted
277 deciding to reroof the barn.

278

279 Chair Weglinski said he was hearing that the barn roof would be replaced regardless because
280 there is rot and damage. Chair Weglinski recalled that a structural engineer previously
281 recommended demolishing the barn from a safety and cost perspective, which was part of the
282 impetus of COA-2018-02. While not necessarily the HDC’s purview, he wanted to ensure the
283 barn would remain a safe environment. Mr. Sampson noted that HDC approval comes after

284 Zoning Board approval and before Planning Board oversight. The Zoning Board approved the
285 non-conforming use of the site; the Planning Board would ensure that all safety considerations
286 are in place. Structural concerns would be addressed with a building permit. Chair Weglinski
287 stated appreciation for the applicant trying to salvage the barn rather than demolishing it.
288

289 Ms. Proctor asked if the new barn roof would be the same color as the connector roof. Mr.
290 Sampson said that was open for discussion with the Commission but stated that he did not like
291 the current connector roof color and would prefer darker shingles. He wanted the main house to
292 remain as pristine as possible with slates and said the only way to do so is removing them from
293 the barn. Mr. Sampson said that when he re-sheaths the barn he wants to do the connector as well
294 so that there are only two roofing materials overall instead of three. Ms. Proctor thinks a darker
295 roof material is fine.
296

297 Mr. Porschitz said he now heard a contradiction with the earlier discussion of 10 years usable life
298 left on the connector roof. He now heard that the applicant was open to replacing the connector
299 roof as a part of the overall project, in which case Mr. Porschitz said he preferred an overall
300 replacement of the barn and connector roofs to mimic a slate aesthetic. Chair Weglinski asked
301 the material of preference and Mr. Porschitz said it did not need to be as expensive as faux slate
302 when asphalt products that mimic slate appearance would be suitable.
303

304 Chair Weglinski closed the public hearing.
305

306 Commissioners agreed that two roofing materials overall were preferable to three and they were
307 pleased that the applicant was willing to replace the connector at the same time. Commissioners
308 discussed whether cost would be an issue in requesting that the applicant use a specific roof
309 material. Mr. Porschitz thought the cost was more significant when discussing faux slate and he
310 imagined an asphalt alternative would be less expensive. Commissioners agreed that they were
311 comfortable with administrative approval of the final roofing material because staff knows that
312 the Commission seeks a multifaceted asphalt alternative that mimics slate as best as possible
313 versus a standard architectural shingle. The Commissioners were also comfortable with staff
314 approving final plans/materials for the south barn elevation. Mr. Porschitz did quick research that
315 showed rough cost differentials of the roofing materials in question and found that asphalt with a
316 slate style aesthetic is almost two times the cost of a low/mid cost architectural shingle. While
317 the asphalt material may be higher cost, he imagined the installation would be the same.
318 Commissioners agreed with a recommended motion indicating preference that the connector roof
319 should be matched with the new barn roof.
320

321 Ms. Proctor made the following motion, which Mr. Porschitz seconded. Chair Weglinski called
322 for a roll call vote and members announced their unanimous passage of this motion.
323

324 With a vote of 5-0, the Historic District Commission approved COA-2018-02 Modification #1
325 for rehabilitation of the existing barn and modifications to the primary building and site, as
326 presented in the plan set identified as “Renovations to 143 Main Street Keene, NH 03431,”

327 prepared by Sampson Architects at varying scales on July 25, 2018 and last revised on March 18,
328 2020, with the following conditions:

- 329 1. Staff approval of a mockup of mortar color, thickness, and type prior to conducting
330 masonry repair.
- 331 2. Staff approval of a shingle product to mimic slate shingles for the existing barn and the
332 connector roof.
- 333 3. If replacement of the porch roof is required, staff approval of the roofing product.
334

335 **4) Staff Updates**

336 **a. Committee Membership**

337
338 Ms. Brunner shared an updated Commission roster, which listed term expiration dates. She also
339 reported that Erin Benik tendered her resignation, which City Council would accept officially on
340 April 16. If Commissioners have ideas for new members, they should share those with Chair
341 Weglinski and Ms. Brunner.
342

343 **5) New Business**

344 **6) Next Meeting Date – May 20, 2020**

345 **7) Adjourn**

346
347 There being no further business, Chair Weglinski adjourned the meeting at 5:43 PM.
348

349 Respectfully submitted by,
350 Katryna Kibler, Minute Taker
351 April 22, 2020
352

353 Reviewed and edited by Mari Brunner, Planner

STAFF REPORT

COA-2015-11 MODIFICATION #3 – 4-7 CENTRAL SQUARE (CENTRAL SQUARE TERRACE) ROOFTOP SCREENING

Request: Applicant, Diane Abate of Stevens & Associates, P.C., on behalf of owner, CST Housing Associates LP, requests to screen HVAC and mechanical equipment on the south side of the roof for the property located at 4-7 Central Sq. (TMP# 568-074-000). The building is ranked as a Primary Resource and is located in the Central Business District.

Background:

The building at 4-7 Central Square was originally built in 1865 by Timothy Colony and served as a location for clothing stores, drugstores, small retail, and, in the late 1800s, the Keene Public Library. In 1983, a seven-story addition (approximately 63,000 sf) was added to the rear of the structure, establishing a façade along Roxbury Street. Today, the building is owned by CST Housing Associates LP and managed by Keene Housing. The upper stories of the building are apartments for persons with disabilities and/or seniors, and the ground floor is primarily retail space.

This property has received several HDC approvals in recent years, including approval from the HDC to conduct a façade restoration project in January 2016 (COA-2015-11), approval from the HDC to replace natural slate siding with composite/simulated slate on the 7th floor of the Roxbury Street façade in June 2017 (COA-2015-11, Modification #1), and administrative approval to install two permanent planters with bench seats at the Roxbury Street entrance in December 2018 (COA-2015-11, Modification #2). The current request is to install screening on the roof of the Roxbury façade of the building, facing south, in order to screen HVAC and mechanical equipment that was recently installed.

Due to the high visibility and prominence of the building, its high resource ranking, and the potential for visual impact to the Downtown Keene Historic District, the Community Development Director has referred this request to the HDC for review as a “Major Project.”

Completeness:

Staff recommends that the Commission find this application to be complete.

Application Analysis:

The following is a review of the HDC Regulations that are relevant to the proposed application:

“Sec. XV. A. 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*



Figure 1. Image of the Central Square facade of the building at 4-7 Central Square, which is located in the middle of the block as indicated by the arrow. Photo taken May 7, 2020.

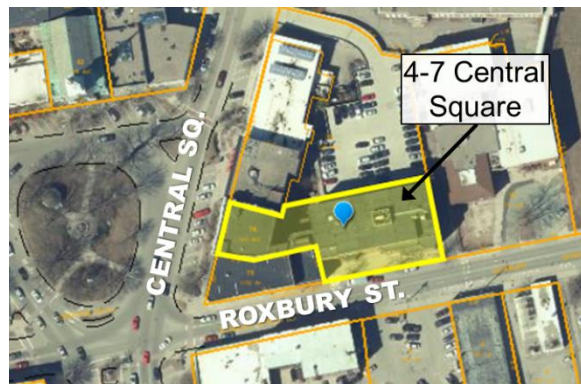


Figure 2. Aerial image of the property located at 4-7 Central Square, highlighted in yellow.

STAFF REPORT

- 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 installed approximately 70 mini split units and other mechanical equipment on the roof of the 7-story portion of the building as part of a larger interior renovation project in 2019. As originally proposed, the rooftop equipment would not have been visible from a public right-of-way. However, in order to meet building code requirements, the mini split units were installed on steel dunnage, which both raised the height of the units and shifted their location. As a result, the mini split units are visible from Church Street and a limited number of locations on Main Street, as shown in Figures 3 and 4. In addition, the units are partially visible from Washington Street, as shown in Figures 5 and 6.



Figure 3. View of the Roxbury Street facade of the Central Square Terrace building from Church Street. Mini split units are visible above and to the right of the mansard roof.



Figure 4. View of the Roxbury Street facade of the Central Square Terrace building from Main Street. Mini splits and blue enclosure for mechanical equipment are visible above the mansard roof.



Figure 5. Image showing a view of the Central Square Terrace building from Washington Street.



Figure 6. Image showing a second view of the Central Square Terrace building from Washington Street.

In order to screen this equipment, the Applicant proposes to install ModWerk “Linea Screens,” a metal panel screening product, in a “light gray” color. The Applicant submitted a document entitled “Solid Metal

STAFF REPORT

Corrugated Panels” to show what this product looks like, a photo to show the proposed screen locations on the roof of the Roxbury Street façade, and a rendering to show what the screening would look like when viewed from Church Street. These documents, along with the application and other supporting materials, are attached to this staff report.

In the project narrative, the Applicant notes that the selected screening project and screening locations were chosen in part based on budget limitations, and further notes that the screening of rooftop equipment was an unanticipated expense because the original configuration would not have been visible from the street. For that reason, the Applicant requests to screen the equipment along Roxbury Street only, and not to screen the units on the north side of the roof, which are visible from Washington Street. The Applicant submitted a quote for the screening product to demonstrate that the cost of screening rooftop equipment on both the north and south sides of the roof would not fit within the owner’s budget.

Recommendation:



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

Approve COA-2015-11 Modification #3 for the installation of screening for rooftop HVAC and mechanical equipment on the Roxbury Street façade of the Central Square Terrace building located at 4-7 Central Square (TMP# 568-074-000), as described in the application and supporting materials submitted to the Community Development Department on May 7, 2020.

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: CENTRAL SQUARE TERRACE RENOVATION	For Staff Use Only: Date Received : _____ Community Development Department File # _____										
	Tax Map Parcel number(s) 017-070-110000 - - - - - - - - - -	Project Address: 5 CENTRAL SQUARE, KEENE, NH 03421										
		Square Footage of Parcel: 409 ACRES										
		Zoning District: C-COMMERCIAL										
Applicant	PRINTED Name/Co.: STEVENS & ASSOCIATES	Owner	PRINTED Name/Co.: CENTRAL SQUARE HOUSING ASSOC KEENE HOUSING AUTHORITY									
	Address: 95 MAIN STREET, BRATTLBORO, VT 05302		Address: 831 COURT STREET KEENE, NH 03431									
	Telephone: 802 277-9329 E-mail: DABATE@STEVENS-ASSOC.COM		Telephone: 603 352-6161 E-mail: JMEEHAN@KEENEHOUSING.ORG									
	Signature: 		Signature: 									
	Printed Name: DIANE ABATE		Printed Name: JOSH MEEHAN									
B	Descriptive Narrative Including:	Exemptions Requested (for materials not submitted)										
		<ul style="list-style-type: none"> ✓ Type of alteration ✓ Reason for alteration ✓ Location of alteration ✓ Material selection ✓ Site features ✓ Landscape features <p>Circle one: YES NO</p> <p>(If YES see section H)</p>										
C	A complete application must include the following:											
	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Two (2) copies of completed application forms</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Copies of any Zoning Board of Adjustment actions</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) copies of Descriptive Narrative</td> <td style="border: none;"><input type="checkbox"/> Three (3) copies of site plan (see Section D)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters</td> <td style="border: none;"><input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)</td> <td style="border: none;"><input type="checkbox"/> Scale and Massing Depictions (see Section F)</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Two (2) sets of Mailing Labels for abutters</td> <td style="border: none;"><input type="checkbox"/> Material Examples (see Section G)</td> </tr> </table>			<input type="checkbox"/> Two (2) copies of completed application forms	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions	<input type="checkbox"/> Two (2) copies of Descriptive Narrative	<input type="checkbox"/> Three (3) copies of site plan (see Section D)	<input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters	<input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)	<input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)	<input type="checkbox"/> Scale and Massing Depictions (see Section F)	<input type="checkbox"/> Two (2) sets of Mailing Labels for abutters
<input type="checkbox"/> Two (2) copies of completed application forms	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions											
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<input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Material Examples (see Section G)											

Hello Mari,

Here is a summary of what we are proposing in order to address the equipment screening visible atop the Roxbury building from the public right-of-way from Church Street.

When the project was initially brought to the City for an informal review back in February 2018, equipment locations were more inboard and lower in height. Later project developments created significant changes. In order to support equipment loads on the roof, steel dunnage needed to be added and the Verizon Cell tower created further restrictions on usable roof areas. Despite our best efforts mechanical equipment needed to shift and as a result is visible from certain locations along the historic public-way. We support the City's historic preservation goals and want to do the best we can to preserve this asset within the owner's financial means.

I was able to do a good amount of research and looked at a number of companies that provide screening. Given this, the most affordable solid screen runs approximately \$250 to \$280 a linear foot (see attached quote). The owner has invested significant capital into the renovation of CST and has very limited capital at this time and is willing to budget a maximum of \$26,500 for equipment screening.

Of the three views we walked back in February; Washington Street, Roxbury and the (Church Street) Parking Lot. The view from Church Street I understand is the one that is the most objectionable due to it's visibility along the public right-of-way within the Historic District.

We are proposing a 4' solid paneled screen that would be set 16" above the roof for a total height of 5'-4" that would run in three sections along the Roxbury Street elevation for a total length of approximately 110 feet of screening.

Please see attached image to show what it would look like if we added screens to shield the Roxbury Street view visible from Church Street parking. I've also attached a color chart. We are recommending a light gray color to blend with the sky.

Please let me know what else would be helpful to further complete the application and prepare for the hearing. I will arrange a credit card payment over the phone for all application fee's.

Respectfully submitted,

Diane Abate

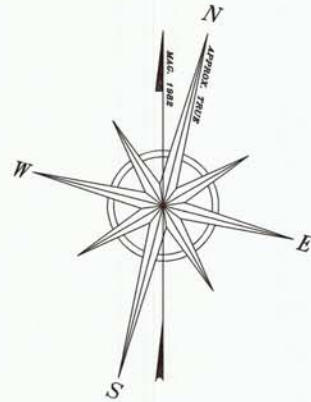
Diane Abate, RA

Project Architect

Stevens & Associates, PC

PO Box 1586, Brattleboro, VT 05302 | p 802.257.9329 x 125 | dabate@stevens-assoc.com

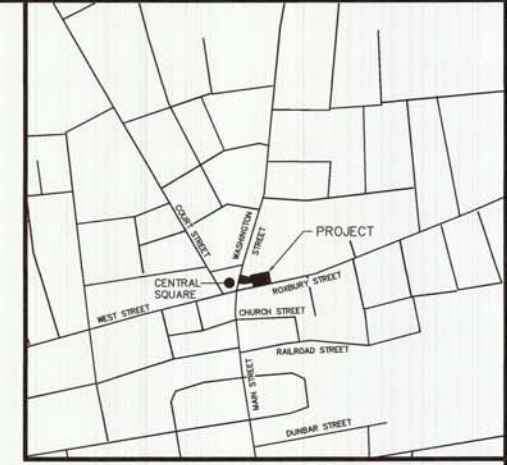
Architecture | Engineering | Landscape Architecture | Planning



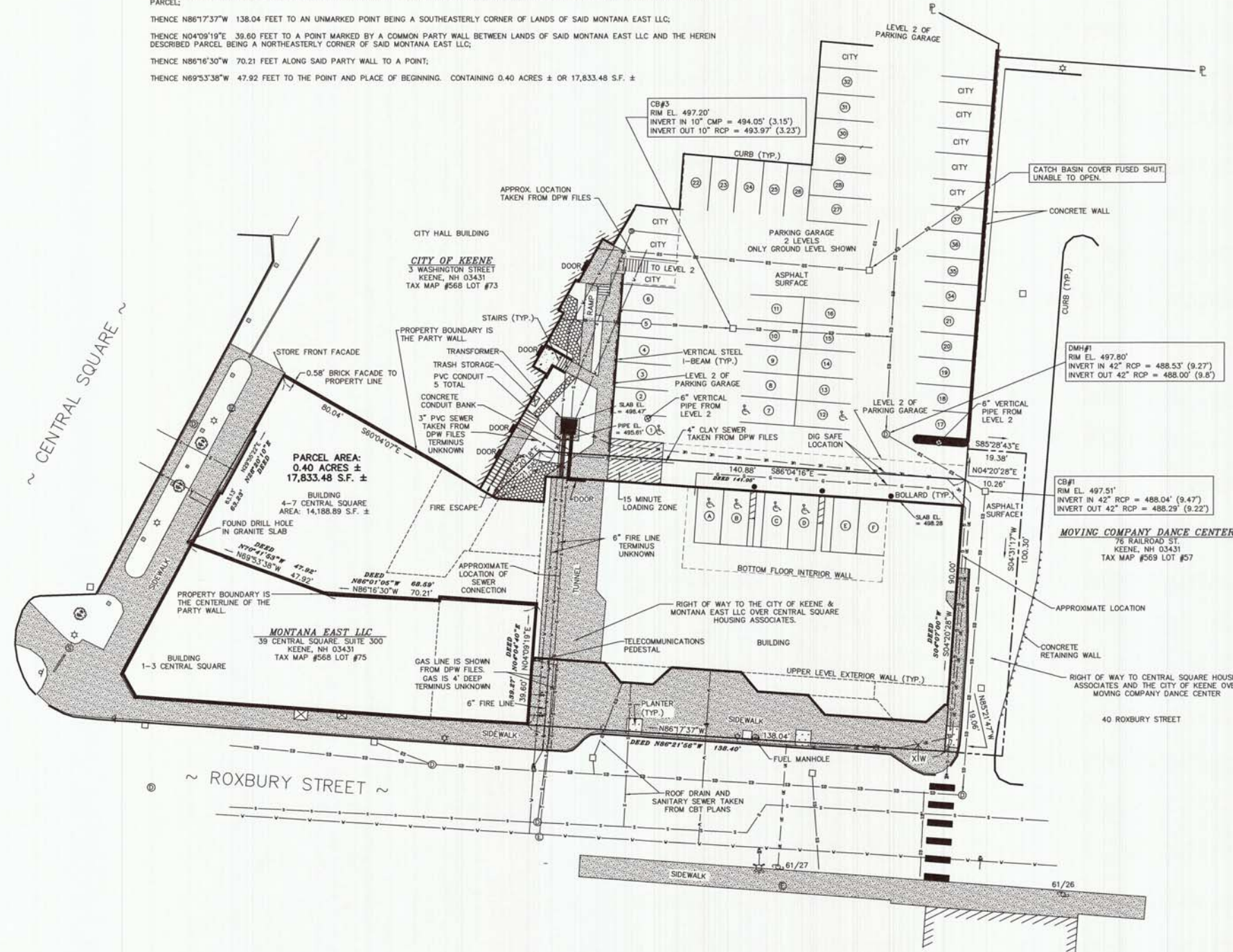
SURVEY DESCRIPTION

BEGINNING AT A DRILL HOLE IN A GRANITE SLAB IN THE EASTERLY LIMITS OF CENTRAL SQUARE, SO-CALLED, BEING A NORTHWESTERLY CORNER OF LANDS OF MONTANA EAST, LLC AND BEING A SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
 THENCE N29°55'22"E 63.13 FEET ALONG EASTERLY LIMITS OF SAID CENTRAL SQUARE TO AN UNMARKED POINT BEING A SOUTHWESTERLY CORNER OF LANDS OF CITY OF KEENE AND BEING A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
 THENCE S60°04'07"E 80.04 FEET ALONG A PARTY WALL IN COMMON WITH CITY OF KEENE TO AN UNMARKED POINT;
 THENCE N45°20'18"E 21.58 FEET TO AN UNMARKED POINT;
 THENCE S86°04'16"E 140.88 FEET TO AN UNMARKED POINT IN A WESTERLY LINE OF LANDS OF MOVING COMPANY DANCE CENTER AND BEING A SOUTHEASTERLY CORNER OF LANDS OF SAID CITY AND BEING A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
 THENCE S04°20'28"W 90.00 FEET TO AN UNMARKED POINT IN THE NORTHERLY LIMITS OF ROXBURY STREET, SO-CALLED, AND BEING A SOUTHWESTERLY CORNER OF LANDS OF SAID MOVING COMPANY DANCE CENTER AND BEING A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;
 THENCE N86°17'37"W 138.04 FEET TO AN UNMARKED POINT BEING A SOUTHEASTERLY CORNER OF LANDS OF SAID MONTANA EAST LLC;
 THENCE N04°09'19"E 39.60 FEET TO A POINT MARKED BY A COMMON PARTY WALL BETWEEN LANDS OF SAID MONTANA EAST LLC AND THE HEREIN DESCRIBED PARCEL BEING A NORTHEASTERLY CORNER OF SAID MONTANA EAST LLC;
 THENCE N86°16'30"W 70.21 FEET ALONG SAID PARTY WALL TO A POINT;
 THENCE N69°53'38"W 47.92 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 0.40 ACRES ± OR 17,833.48 S.F. ±

WASHINGTON PARK OF KEENE LLC
 9 OLD DERRY RD.
 HUDSON, NH 03051
 TAX MAP #569 LOT #56



~ LOCATION MAP ~



~ LEGEND ~

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- IRON PIN FOUND
- ⊙ TREE
- ⊕ STOOK FENCE
- UTILITY POLE
- UNDERGROUND ELECTRIC
- STORM SEWER LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- ⊕ FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ STORM SEWER MANHOLE
- ⊕ GATE VALVE
- ⊕ CURB STOP
- ⊕ CATCH BASIN
- ⊕ LIGHT POLE
- ⊕ PARKING METER
- ⊕ ELECTRIC/TELCOM MANHOLE
- ⊕ SIGN
- ⊕ CROSS WALK SIGNAL
- ▨ PATIO PAVER SURFACE
- ▨ CONCRETE SURFACE

© COPYRIGHT 2019 DIBERNARDO ASSOCIATES, LLC.

GRAPHIC SCALE



PLAN SHOWING LAND TITLE SURVEY
 EXISTING CONDITIONS PLAN
CENTRAL SQUARE HOUSING ASSOCIATES
 831 COURT STREET
 KEENE, NH 03431
 TAX PARCEL ID #568074000
 PREPARED FOR
CST HOUSING ASSOCIATES LIMITED PARTNERSHIP
 831 COURT STREET
 KEENE, NH 03431
 CENTRAL SQUARE & ROXBURY STREET ~ CHESHIRE COUNTY ~ KEENE, NH

DIBERNARDO ASSOCIATES, LLC
 VT NH
 LICENSED LAND SURVEYORS
 P.O. BOX 52
 BIRLOTTA FALLS, VT 05101
 802-463-3031 ~ 803-358-5009

FIELDWORK: NOV 1, 2018 SCALE: 1" = 20'
 DRAWN BY: JAD CK'D BY: AD
 SURVEYED BY: JAD;BG
 DWG. NO.: 1109-3

~ REVISIONS ~

NO.	DATE	DESCRIPTION	BY
1.	2-21-19	REVISED DATE, CHANGED HEADING IN CERTIFICATION TO "TYPED IN", AND REMOVED HC SPACES 5 & 6 AS PER CLIENT.	JAD

- ~ NOTES ~**
- METHOD OF SURVEY: GEOMAX ZOOM 80 ROBOTICS TOTAL STATION.
 - BEARINGS ARE REFERENCED TO REFERENCE PLAN A. 1982 MAGNETIC OBSERVATION.
 - DIBERNARDO ASSOCIATES IS NOT RESPONSIBLE FOR PROPERTY DESCRIPTIONS PREPARED BY OTHER PERSONS FOR CONVEYANCE OF THE PROPERTY SHOWN HEREON.
 - THIS PLAN WAS PREPARED FOR THE SOLE USE OF CENTRAL SQUARE HOUSING ASSOCIATES AND THEIR SUCCESSORS AND ASSIGNS AND IS NOT INTENDED TO BE USED BY ANY OTHER INDIVIDUAL OR BUSINESS WITHOUT THE CONSENT OF SAID PARTIES AND DIBERNARDO ASSOCIATES, LLC.
 - THE PARCEL IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP #3300500267E.
 - ALL UTILITIES SHOWN WERE TAKEN FROM EXISTING FILES RECORDED IN THE KEENE DEPARTMENT OF PUBLIC WORKS AND PHYSICAL EVIDENCE OF SURFACE STRUCTURES FOUND IN THE FIELD. UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE. NO UNDERGROUND EXPLORATION WAS CONDUCTED AS PART OF THIS SURVEY.
 - SEE SHEET 2 FOR DEED REFERENCES AND BOUNDARY INFORMATION.

- ~ REFERENCE PLANS ~**
- PLAN ENTITLED "SUBDIVISION PLAN CENTRAL SQUARE HOUSING ASSOCIATES HOUSING PROJECT", DATED NOVEMBER 5, 1982, LAST REVISED APRIL 18, 1983, RECORDED IN CAB #4 DR. 0 #144, PREPARED BY CHILDS BERTMAN TSECKARES & CASEDINO INC.
 - PLAN ENTITLED "AS BUILT SURVEY PLAN PREPARED FOR CENTRAL SQUARE HOUSING ASSOCIATES KEENE N.H.", DATED MARCH 13, 1984, LAST REVISED APRIL 17, 1984, DRAWING NO. 82-1109-2, PREPARED BY DIBERNARDO ASSOCIATES.
 - PLAN ENTITLED "UNION SCHOOL DISTRICT KEENE, NEW HAMPSHIRE PROPOSED SUBDIVISION OF FORMER DICKINSON LAND", DATED OCTOBER 1974, REVISED JUNE 1977, PREPARED BY ROY K. PIPER.
 - PLAN ENTITLED "BOUNDARY SURVEY PLAT PREPARED FOR CHESHIRE COUNTY SAVINGS BANK 1-3 CENTRAL SQUARE KEENE, N.H.", DATED OCTOBER 12, 1992, RECORDED IN CAB. 11 DR. 08 #934, PREPARED BY CONNECTICUT VALLEY LAND SURVEYING, INC.
 - PLAN ENTITLED "PLAN OF LAND OF THE CHESHIRE PROVIDENT INSTITUTION KEENE" DATED 1895, PREPARED BY SAM WADSWORTH.

TO CST HOUSING ASSOCIATES LIMITED PARTNERSHIP AND 481 MAINE AND NEW HAMPSHIRE HOUSING FUND IV LIMITED PARTNERSHIP AND THEIR SUCCESSORS AND ASSIGNS AS OF EACH:

THIS IS TO CERTIFY THAT:

- ALL UTILITIES SERVING THE SUBJECT PROPERTY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS AS SHOWN ON THE SURVEY (AS DEFINED BELOW), EXCEPT AS FOLLOWS: THE UNDERGROUND POWER AND GAS CROSSES PROPERTY OF MOVING COMPANY DANCE CENTER INSIDE THE EASEMENT RESERVED TO THE SUBJECT PARCEL AND THE UNDERGROUND POWER CROSSES PROPERTY OF CITY OF KEENE INSIDE A RESERVED EASEMENT TO THE SUBJECT PARCEL AS STATED IN BOOK 1027 PAGE 744.
- EXCEPT AS SET FORTH BELOW, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (ii) ENCROACHMENTS ON EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (iii) PARTY WALLS, (iv) CONFLICTS OR PROTRUSIONS, (v) ENCROACHMENTS ONTO SETBACK OR BUILDING RESTRICTION LINES. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS: A STOCKADE FENCE AND PATIO EXTENDS OVER THE PROPERTY LINE ON THE NORTH SIDE OF THE BUILDING FORMERLY REFERRED TO AS THE COLONY BLOCK CONVEYED IN BOOK 1027 PAGE 582 TO CSMA. IT APPEARS THE FENCE AND PATIO BELONG TO CSMA.

DATE: FEBRUARY 21, 2019

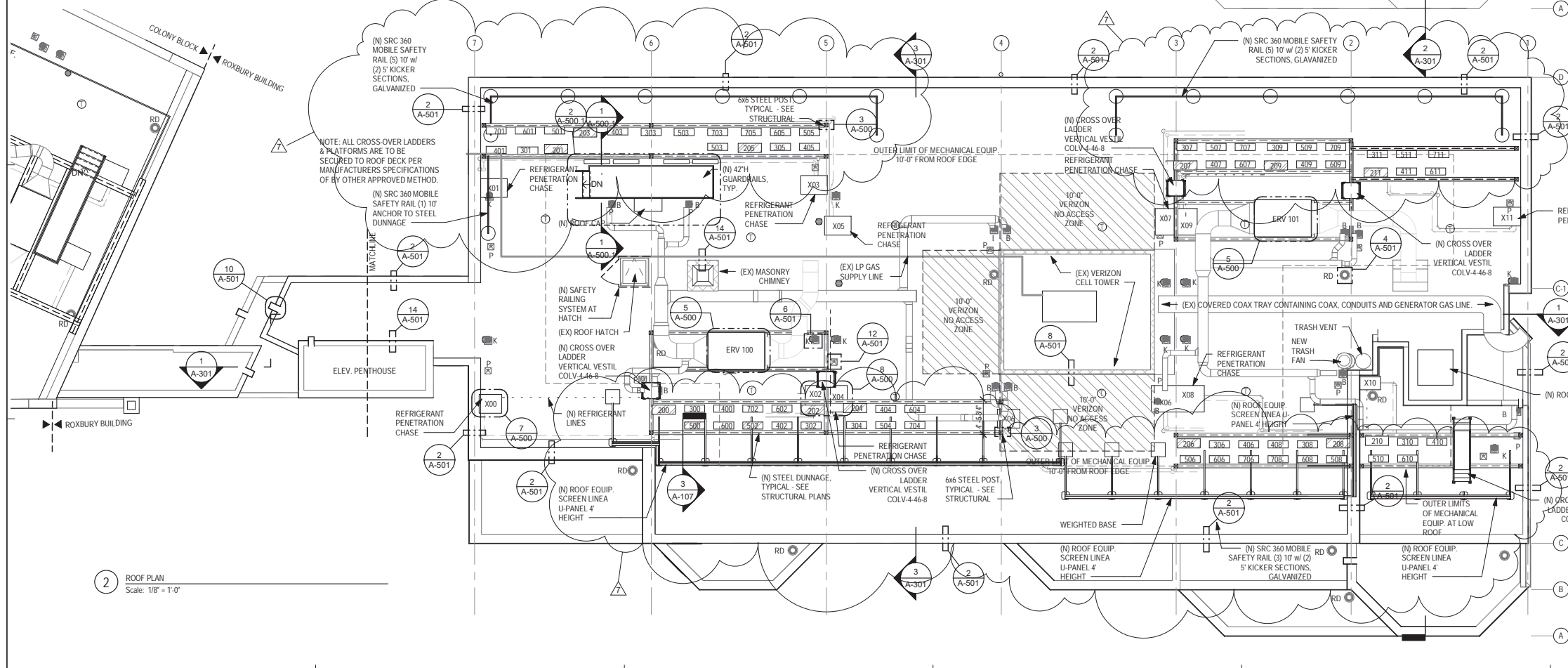
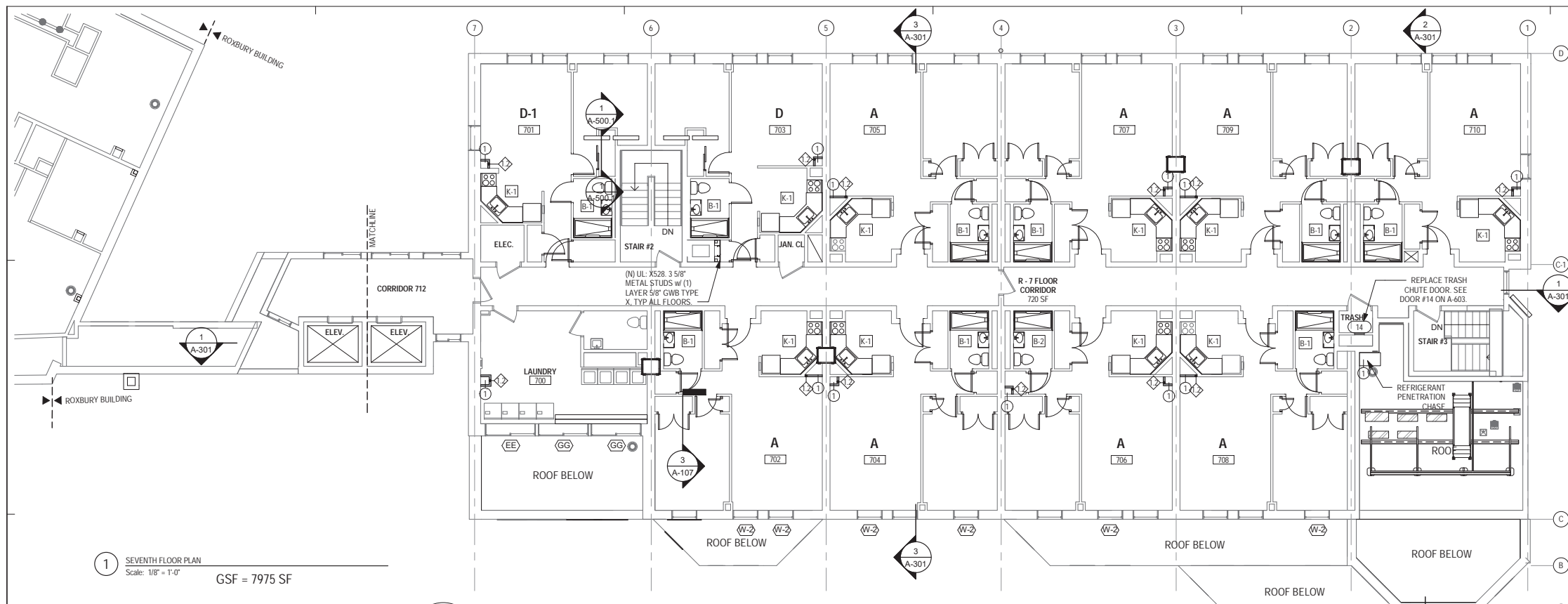
JOSEPH A. DIBERNARDO NH LLS #963

SUBJECT PROPERTY: CENTRAL SQUARE TERRACES - CENTRAL SQUARE & ROXBURY STREET - KEENE, NH

~ CHAPTER 676:18 SECTION III CERTIFICATION ~

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

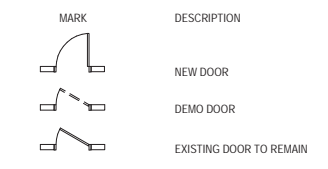
JOSEPH A. DIBERNARDO, N.H. L.L.S. #963
 DATE: 2/21/19



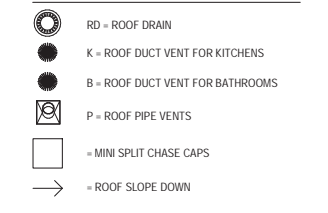
GENERAL NOTES

- (W-1) REPAIR WINDOW SEAL: SEE A-602
- 1. PAINT WALLS & CEILINGS, DOORS & TRIM @ ALL APARTMENT UNITS, TYPICAL.
- 2. SEE A-400 - A-402 FOR TYPICAL KITCHENS & BATHROOMS
- (W-2) ACCESSIBLE UNIT
- (1) REFER TO MECHANICAL FIRESTOPPING DETAILS, TYP. SEE MECH 1 / M-500 FOR COLONY BLOCK SEE MECH 10 / M-501 FOR ROXBURY
- (2) (N) STEEL POST: PATCH WALL & MATCH EXISTING FINISHES - SEE STRUCTURAL FOR DETAILS.
- (3) PROVIDE (N) STEEL POST - SEE STRUCTURAL FOR DETAILS.
- (4) REPAIR WINDOW OPERATION TO MEET ADA LIFT REQUIREMENTS.

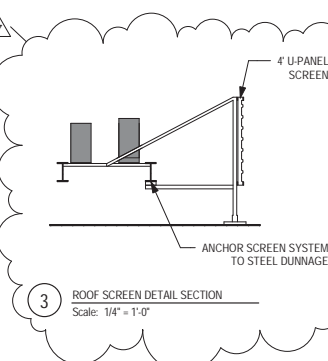
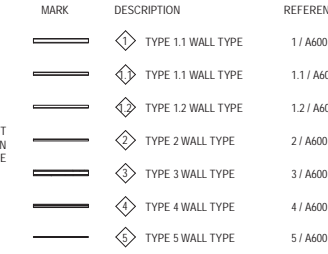
DOOR TYPE LEGEND



ROOF LEGEND



WALL TYPE LEGEND



PURPOSE OF DRAWING:
ISSUED FOR CONSTRUCTION
JANUARY 30, 2019



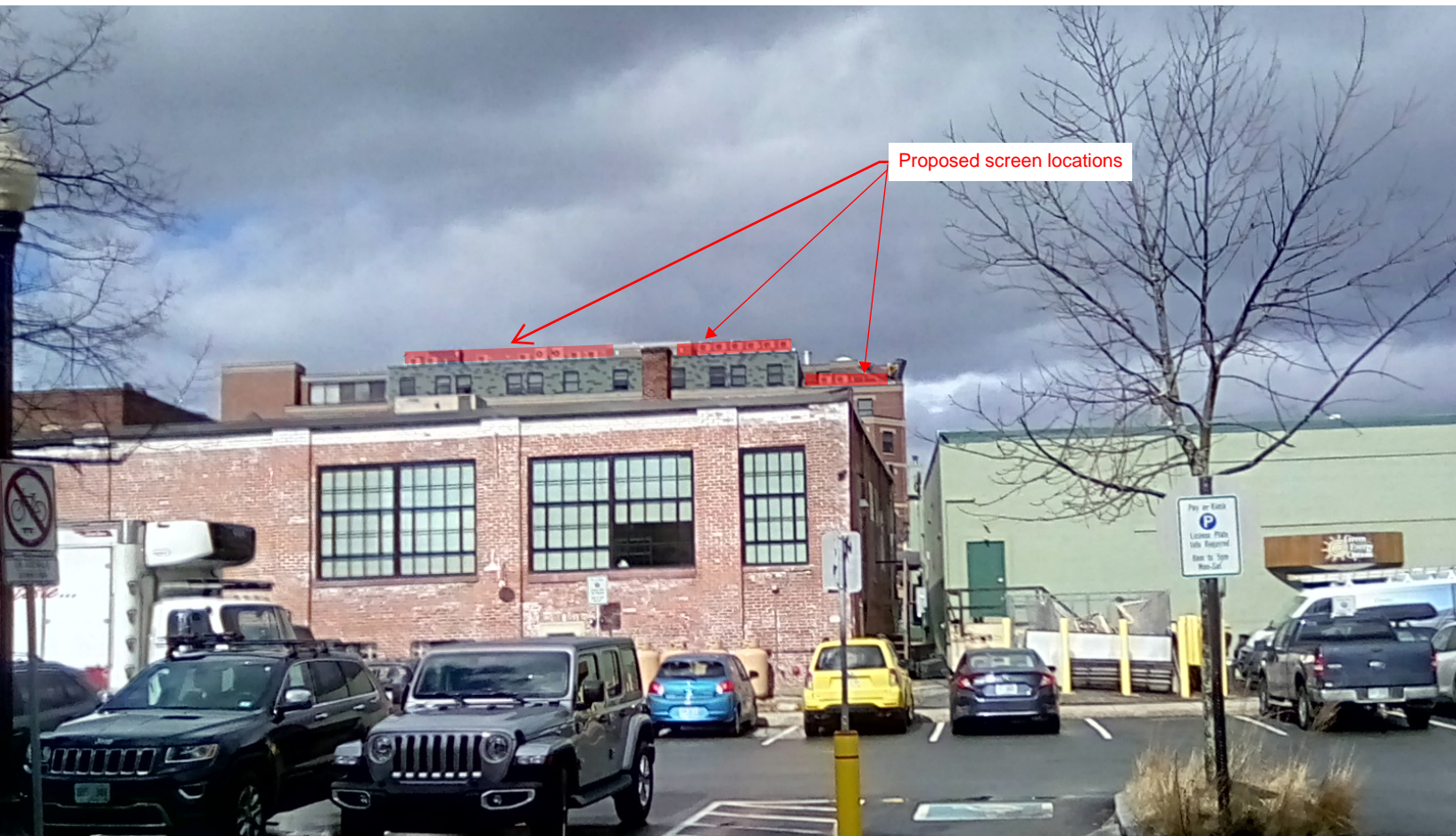
CENTRAL SQUARE TERRACE RENOVATION
5 CENTRAL SQUARE,
KEENE, NH
PREPARED FOR:
KEENE HOUSING
831 COURT ST.
KEENE, NH

REVISION:

REV.	DATE	DESCRIPTION
1	04/04/2019	Revision 2
2	04/18/2019	Revision 3
3	05/29/2019	Revision 5
4	02/07/2020	Revision 12
5	02/19/2020	Revision 13
6	04/16/2020	Revision 17
7	05/01/2020	Revision 18

ROXBURY SEVENTH FLOOR & ROOF PLANS
DO NOT SCALE DRAWINGS

DES. BY: DA
OWN. BY: RHP
CHKD. BY: DA
SCALE: AS SHOWN
DATE: 04/16/2020
PROJECT NUM: 17-107
DWG. NO. **A-107**
SHEET 31 OF 100



Proposed screen locations

VIEW FROM CHURCH
STREET PARKING LOT

CENTRAL SQUARE TERRACE
5/1/20

Solid Metal Corrugated Panels



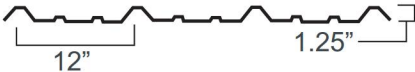
Vertical Pattern



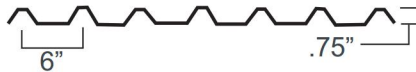
Horizontal Pattern

Our solid metal panels are made in a wide range of colors. Align them horizontally or vertically to match the visual lines of your building. With open-air louvers, mechanical equipment can operate properly while being protected from damage and vandalism.

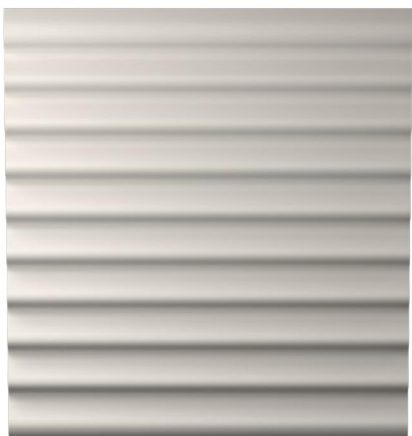
Panel Types



R-Panel



U-Panel



Corrugated Panel



1

VIEW FROM CHURCH STREET

Scale:



1

VIEW FROM HANNAH GRIMES PARKING LOT

Scale:



3/18/2020
 Stevens and Assoc
 Dan Scott



HTS Texas
 6101 W Courtyard Drive, Bldg #4
 Austin, TX 78730
ModWerks@hts.com
 502-939-4110
www.LineaScreen.com

Central Square Terrace

Proposal 1 :: (2) multi-sided screens :: roughly 106 lf

Your cost is \$ 30,554.00, delivered and installed.

Add Alternate 2 :: (3) multi-sided screens :: roughly 36 lf

Your cost is \$ 15,552.00, delivered and installed.

Add Alternate 3 :: (1) single-sided screen :: roughly 77 lf

Your cost is \$ 21,805.00, delivered and installed.

- :: Heights to match the equipment height, elevated to match roof curb height.
- :: 2" tube framing, 14 ga., powder coated steel.
- :: Galvanized steel mounting hardware.
- :: Horizontal or vertical ribbed R-Panel, U-Panel, or Corrugated Panel.
- :: 16 standard painted colors - to be selected by architect.
- :: Custom colors and panel materials are available for additional charge.

All screens require attachment to existing steel dunnage.

Freight is included to NH ship point.

Turnkey solution includes freight, installation, crane, and coordination meeting.

Tax is not included.

Installation rates use our standard labor rates. Prevailing wages or union labor are not included.

Standard lead time is 5-6 weeks for fabrication plus 2 weeks for install.

Standard screen design is suitable for use on Category C buildings, up to 200 ft. tall, and 130 MPH wind loads.

Contact your sales rep for design requirements outside of this scope.

ModWerks screens are built to ASCE 7-10 standards and are compliant with IBC 2012.

Respectfully submitted by:
 ModWerks

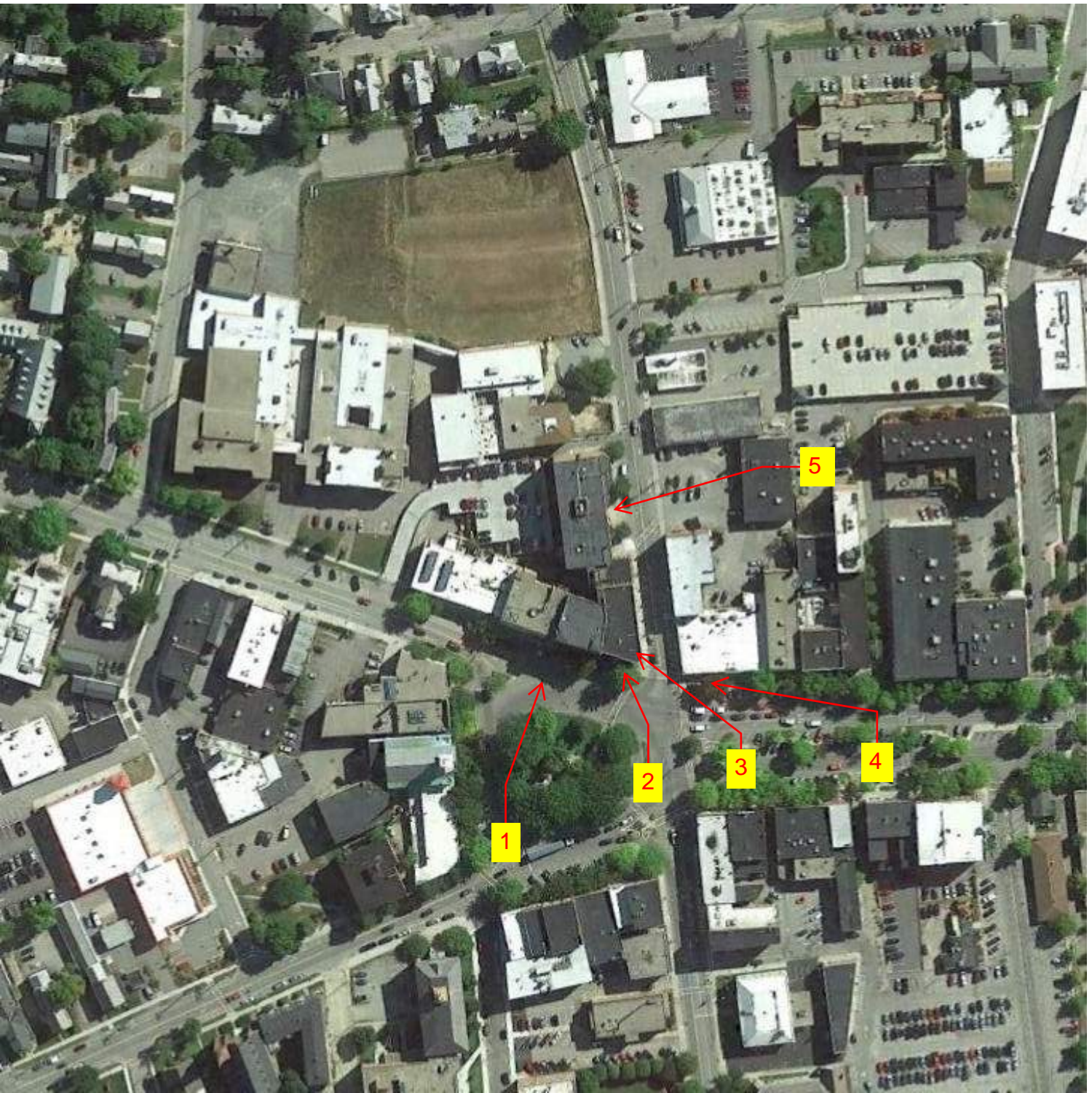
Tax is not included. Check, test, and start-up are not included. Controls are not included unless noted above. Labor warranty is not included. Parts only warranty on HTS supplied components applies for 12 months from date of shipment and may be the original manufacturer's warranty. Work performed by HTS carries no warranties, expressed or implied, including fitness for a particular purpose. HTS reserves the right to perform field repairs to damaged or defective equipment prior to accepting charges for on-site repairs.

Unless otherwise noted, prices include procurement of components using standard build and ship schedules. Rush charges will be added to expedite components to meet your equipment ship schedule unless previously coordinated with ModWerks.

This work is not yet an ETL listed modification. Contact your ModWerks representative for additional quotes for ETL inspections and certifications.

Shipping: Freight estimates include standard shipping schedules, unless otherwise noted. Shipping over weekends causes further charges. Pick-ups and deliveries outside of a 8:00 - 4:00 work day causes further charges. Freight to international destinations only includes freight to nearest US border, unless noted otherwise.

Terms & Conditions: Prices are in US dollars. Terms for this proposal are NET 30 DAYS. Delivery terms are FOB factory. Acceptance of this proposal also indicates an acceptance of these terms and conditions. Terms and conditions on documentation other than this proposal (including, but not limited to purchase orders, acknowledgments, emails, and written or verbal communication) constitute a new proposal and must be expressly agreed upon and signed by corporate officers of both parties. Proposals are valid for 60 days.





















Colors may vary by monitor settings. Please contact us to get the most accurate color representation. We will be glad to provide you with color samples. Galvalume has a protective top coat which may possibly change the color of the panels over a period of time, giving a slight brownish tint to the panels. Mueller, Inc. reserves the right to add or discontinue colors without notice.

Before and After



La Frontera business complex Austin, TX



CCC Dallas, TX



24 Hour ER Dripping Springs, TX

