



City of Keene, New Hampshire
Historic District Commission

AGENDA - REVISED

Wednesday, October 21, 2020

4:30 PM

Online Meeting (Zoom)*

Instructions to Join the Meeting:

To access the meeting, visit www.zoom.us/join or call (888) 475-4499 (toll-free) and enter the Meeting ID: **824 1448 9213**. If you encounter any issues accessing this meeting, please call (603) 209-4697 during the meeting. More info on how to access this meeting is available on the Historic District Commission webpage at www.ci.keene.nh.us/historic-district-commission.

SITE VISIT: Commission members will conduct a site visit of 166 West Street at 3:30 p.m. in advance of the meeting.

1. Call to Order and Roll Call
2. Minutes of September 16, 2020 Meeting
3. Public Hearings
 - a) **COA-2014-06, Modification #1 – 166 West St – Friendly’s Renovations & New Apartment Building**
– Applicant DB Architects LLC, on behalf of owner Flyboy Realty LLC, proposes to renovate the former Friendly’s Restaurant and construct a two-story, 12,300-sf mixed-use building on the parcel located at 166 West Street (TMP# 576-002-000). Waivers are requested from Sections XV.D.2.b.5, XV.A.4.b.6, XV.A.1.b.1, and XV.C.2.a.3 of the HDC Regulations regarding the use of vinyl siding, the location of parking, the removal of trees, and the use of sandblasting to clean masonry. This property is located in the Central Business Limited District.
4. Election of Vice Chair
5. Staff Updates
6. New Business
7. Next Meeting – November 18, 2020
8. 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.*

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

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

8 **Wednesday, September 16, 2020**

4:30 PM

Remote Meeting via Zoom

Members Present:

Andrew Weglinski, Chair
Councilor Catherine Workman
Hans Porschitz
Nancy Proctor
Hope Benik
Tia Hockett, Alternate (Voting)

Staff Present:

Mari Brunner, Planner
Megan Fortson, Planning Technician

Members Not Present:

Joslin Kimball Frank, Alternate
David Bergeron, Alternate
Hanspeter Weber, Alternate
Peter Poanessa, Alternate

9 **1) Call to Order and Roll Call**

10 Chair Weglinski read the executive order authorizing a remote meeting – Emergency Order #12,
11 issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04 –
12 and he then called the meeting to order at 4:32 PM. Pursuant to this order, Ms. Brunner called
13 roll and members present, all of whom called alone, stated their locations. The Chairman,
14 Councilor Workman, and Ms. Hockett called from their home addresses. Ms. Benik called from
15 34 Court Street, Ms. Proctor called from 69 Island Street, and Mr. Porschitz called from 6
16 Blackjack Crossing in Walpole, NH.

17
18 **2) Minutes of Previous Meetings**

19 **a. August 19, 2020 Historic District Commission Minutes**

20 **b. August 19, 2020 Joint Meeting of the Historic District Commission and**
21 **Heritage Commission**

22
23 Councilor Workman moved to adopt the minutes of the August 19, 2020 Historic District
24 Commission meeting and August 19, 2020 joint meeting of the Historic District Commission and
25 Heritage Commission, which Ms. Proctor seconded, and the motion passed by unanimous roll
26 call vote.

27
28 **3) Public Hearings:**

- 29 **a. COA-2013-05, Modification #1 – Bennett Block Renovations – 32-34**
30 **Washington St – Applicant Stevens & Associates, on behalf of owner**
31 **Monadnock Affordable Housing Corporation, proposes to renovate the**
32 **Bennet Block building, including restoration of the storefront and**
33 **replacement of all windows and doors. The property is ranked as a Primary**
34 **Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the**
35 **Central Business District.**
36

37 Ms. Brunner said that the Applicant requested an exemption from providing a site plan because
38 no modifications were proposed to the site. She said that Staff recommends granting that
39 exemption and accepting this application as complete. Mr. Porschitz recommended accepting
40 application COA-2013-05, Modification #1 as complete, which Ms. Benik seconded and the
41 motion passed by unanimous roll call vote.
42

43 Chair Weglinski welcomed Diane Abate (calling alone from her home address) of Stevens &
44 Associates, who represented the owner, Monadnock Affordable Housing Corporation. Ms. Abate
45 showed a series of photos included in the [meeting packet](#) to describe the proposed changes. She
46 said that this building, located at 32-34 Washington Street, was built in approximately 1926 with
47 a pared-down art deco style, including many geometric forms and pilasters on the storefront
48 façade. She referenced the storefront elevation stating that changes over time were apparent. Ms.
49 Abate continued using photos to describe changes proposed in the scope of work that are
50 relevant to the Historic District Commission (HDC):
51

- 52 1. Windows – Replace upper residential windows on the south, east, and north elevations
53 and the lower windows visible on the north elevation above electrical meters that would
54 be replaced outside this scope of work. The Applicant also sought to replace the windows
55 on the storefront elevation as well if the budget allows for uniformity. The proposal is to
56 remove and replace the deteriorated double-hung white vinyl windows (with exterior
57 storm windows) with Pell Impervia fiberglass windows, all within the existing brick
58 openings. She showed a cut sheet of the proposed windows from the manufacturer to
59 demonstrate the proposed dark bronze color that would be used on all windows replaced.
60
- 61 2. Doors – Replace all exterior doors to be both more uniform and energy efficient than the
62 existing. The existing storefront wood trim is mostly rotting and blistering with paint
63 peeling. There are two entry doors from Washington Street and two tenant doors on the
64 south façade. There is A.D.A. access for the first floor community multipurpose space
65 and the proposal is to replace that door and sidelight to also be more cohesive. Ms. Abate
66 showed photos of door options from the manufacturer to demonstrate the style and dark
67 bronze color that matches the proposed windows.
68
- 69 3. Elevator Penthouse – This structure is minimally visible from Washington Street. The
70 Applicant proposed replacing the deteriorated wood lap siding with HardiePlank lap

71 siding, which would match the profile and width of the existing wood slats. The
72 Applicant did not propose changes to the height or shape of the penthouse.

73

74 4. Storefront Façade – In the one historic photo available from 1938 that shows the façade
75 minimally, a transom line is visible that is aligned with the storefront and upper windows.
76 Ms. Abate said that although it is a black and white photo, the transom appeared to be a
77 lighter color, and the Applicant sought to repaint the transom in a cream color. To
78 improve the building's appearance and return to an art deco aesthetic within a reasonable
79 budget, the Applicant sought to further strengthen the building's lines by mimicking the
80 storefront transom over the doors as well, despite not proposing glass in those locations.
81 To enhance that aesthetic further, the Applicant sought to resurface the spandrel stucco in
82 the same cream color proposed for the transoms, pilasters, and storefront trim work. The
83 Applicant proposed removing the applied geometric panels on the storefront, for which
84 Ms. Abate could find no historic precedent. Finally, decorative grills on the lower
85 storefront façade were proposed for replacement with a style she depicted in a photo.

86

87 Mr. Porschitz stated that while he agreed with the proposal to remove the applied geometric
88 panels for the sake of aesthetic uniformity, he asked his peers what the HDC's purview was on
89 maintaining a feature if it cannot be proven whether it was in the original historic design. From
90 her perspective, Ms. Abate stated her confidence that the panels were not original but applied
91 much later and said the proposed elevation would reflect better its historic likelihood. She said
92 data was simply unavailable beyond the photo presented to say definitively what was on the
93 original building beyond the upper windows and transom. Chair Weglinski said the decorative
94 applications did not seem like a significant architectural feature, that the work occurred before
95 the HDC was established, and so it is difficult to say definitively without examining extensive
96 archives. The Chairman said it might be more significant if it were a question of removing the
97 well-known insignia closer to the roof but he was unsure that the smaller geometric applications
98 were important at present. Ms. Proctor agreed with the Chairman, and stated that the Applicant
99 did their best with the resources available, and thought the proposal looked good. The Chairman
100 and Mr. Porschitz agreed that there is subjectivity in interpreting historical architecture for which
101 data does not exist.

102

103 Chair Weglinski referenced page 26 in the meeting packet where the color "Black Bean" was
104 circled for the door color, which was different than the dark bronze Ms. Abate had described.
105 Ms. Abate confirmed that the color was circled by mistake and that all windows and doors would
106 be replaced to match in the same dark brown/bronze color.

107

108 The Chairman requested Staff comments and Ms. Brunner reported that this property was first
109 owned by Josiah Richardson, who sold the lot to Nathaniel Briggs in 1803, who owned the lot
110 until 1806 and constructed a house there during that time. That house was then sold to Whitcomb
111 French and used as a livery stable for some time. Eventually the building was moved to 77
112 Spring Street. The building located at 32-34 Washington Street today was constructed in 1926 by
113 Frank J. Bennett to serve as a mixed-use building with retail space on the first floor and

114 apartments on the upper floors. The current building owner, Monadnock Affordable Housing
115 Corporation, acquired the property in 2009.

116

117 Ms. Brunner said this building's design incorporates many significant architectural features,
118 including the three-story brick commercial block; a façade clad with buff brick, which wraps
119 around two bays on the side elevations; cast stone decorative details, including a diamond-
120 shaped tablet inscribed with a "B" above the 3rd story windows, as well as cast stone sills and
121 window corner blocks; a stepped roof parapet; size and spacing of window openings; and
122 storefront divisions of buff brick piers. Despite major alterations to the storefront over time,
123 including replacement of window frames and doors, Ms. Brunner said all of the architectural
124 features described above still result in this building's ranking as a Primary Resource.

125

126 Ms. Brunner continued explaining the Applicant's proposed changes. The Applicant proposed to
127 remove and relocate the existing electrical panels and meters from their current locations on the
128 rear of the building and on the adjacent building to be inside, which is outside HDC purview
129 because they will not be visible. Ms. Brunner explained that the Applicant proposes to replace
130 the existing wood trim and sheathing on the storefront and the wood siding on the elevator
131 penthouse, which is located on the south end of the roof and is partially visible from Washington
132 Street. The Applicant described rotting conditions of the existing wood siding and proposed
133 replacing it with HardiePlank Lap Siding in a khaki color that would match the lap width of
134 existing wood siding. Ms. Brunner said the Applicant had confirmed that the overall size and
135 shape of the elevator penthouse would remain the same.

136

137 Regarding windows, Ms. Brunner said the Applicant proposes to replace all 46 windows on the
138 second and third floors and three first-floor windows on the north façade. The Applicant also
139 proposed to replace the storefront windows on the north façade of the building. The existing
140 windows on the upper floors are single-pane white vinyl, with exterior bronze storm windows.
141 The Applicant proposes to replace all 49 windows with Pella Impervia Fiberglass Double Hung
142 windows in a dark brown/bronze finish in various sizes to match the current brick openings. The
143 Applicant confirmed that the new windows would match the size and configuration of the
144 existing windows and replaced in those same openings.

145

146 Regarding doors, Ms. Brunner said the Applicant proposed to replace six existing exterior doors,
147 including one on the south façade, two on the east façade, and three on the north façade. Doors
148 on the south and north façades of the building are unoriginal to the building. The tenant entrance
149 door on the south façade is proposed to be replaced with a three foot by seven foot fiberglass
150 door with a central glass panel and transom. Two of the three doors on the north façade are
151 proposed to be replaced with three foot by seven foot Polystyrene Foam Core doors and one door
152 is proposed to be replaced with a three foot by seven foot fiber glass door with a vision panel.

153

154 Regarding the storefront, Ms. Brunner said the Applicant proposes several modifications to
155 replace the existing storefront trim, baseboards, windows, and doors. The Applicant proposed to
156 replace the existing wood storefront trim with new Azek PVC trim in a "warm white/creme

157 tone.” The Applicant stated that the existing wood trim and sheathing is deteriorated and
158 cracking, which necessitates replacing with new material. The replacement trim and sheathing
159 would retain the same scale as the existing sheathing and pilaster covers. However, based on the
160 proposed elevations submitted by the Applicant and as the Commission discussed during this
161 hearing, Ms. Brunner noted that some of the detailing in the existing wood trim would be lost
162 with this replacement, including the raised panels on three vertical columns and in the
163 baseboards below the storefront windows. This same trim would also be used to create panels
164 that would be installed above the storefront entryways. In addition, the Applicant proposed to re-
165 surface the existing light brown lintel by applying a cream-colored stucco skim coat. Ms.
166 Brunner said the Applicant believed the new lintel color would emphasize its character-defining
167 role within the building façade and serve to visually separate the retail uses on the first floor
168 from the residential uses on the upper floors.

169
170 Ms. Brunner briefly reviewed the HDC regulations relevant to this application. She said the
171 Applicant proposes to replace the existing storefront windows with Pella Impervia Fixed Frame
172 Windows. In the project narrative, the Applicant stated that the new storefront windows would
173 “more closely resemble proportions of what might be expected for this building.” Section
174 XV.B.5.b.4 of the HDC Regulations specifies that “If the size or location of the original opening
175 has been altered, owners shall be encouraged to restore those openings if replacing windows.”
176 The Applicant did find one historic photo to support their proposal that showed windows
177 extending as high as the lintel. Ms. Brunner said the Applicant also proposed to enlarge the
178 storefront windows to their original size, using a portion of the storefront window that is visible
179 in the historic photo as a guide. She said the property inventory form noted that, “Should the
180 storefront be renovated in the future, strong consideration should be given to introducing full-
181 height glazing in the display windows and restoring the lintel, which was probably stucco or (and
182 more likely) cast stone,” and Ms. Brunner thought the applicant made an effort to do so. Below
183 the new windows, the Applicant also proposes to install decorative metal architectural grilles in a
184 bronze satin finish or medium bronze powder coat color, with the stated goal to give the
185 storefront a more cohesive appearance. Finally, Ms. Brunner said the Applicant proposes to
186 replace the two existing doors on the building's east façade, which are part of the storefront. The
187 door on the south end of the façade is proposed to be replaced with a three foot by seven foot
188 Fiber Glass Door with a side lite, and the door in the center of the storefront is proposed to be
189 replaced with a three foot by seven foot Fiber Glass Door with a center glass panel. The finish of
190 all new doors will match the dark brown/bronze finish of the new windows.

191
192 With no questions, the Chairman closed the public hearing. Commissioners also presented no
193 further questions or deliberation.

194
195 Ms. Proctor made the following motion, which Councilor Workman seconded, and a roll call
196 vote proceeded. With a vote of 6-0, the Historic District Commission approved COA-2013-05,
197 Modification #1 for renovations to the Bennett Block building located at 32- 34 Washington St
198 (TMP# 568-065-000) as presented in the elevations identified as “Proposed Façade/Existing

199 Façade” prepared by Stevens & Associates, P.C. at a scale of 3/16 inch = 1 foot and dated
200 February 20, 2018 with no conditions.

201

202 **4) Collaboration with Heritage Commission**

203 In August 2020, the HDC and Heritage Commission agreed to meet more often and Chair
204 Weglinski asked for any Staff updates. Ms. Brunner summarized the August discussion of the
205 Certified Local Government (CLG) grants offered annually, with applications due in November.
206 The program funds 100% of approved research projects and 60% of education projects, with an
207 in-kind match allowed. Keene has a CLG grant currently for a carriage barn inventory and
208 another application would be submitted this November to fund web developer support to create a
209 public database of historic properties. In August, the two Commissions discussed ideas for future
210 applications including: an Emerald Street resource inventory; aspects of the Stone Arch Bridge
211 project; education and outreach to Downtown Historic District property owners to deter
212 retroactive approvals; and HDC member training.

213

214 Given the time it takes to prepare these grant applications, Ms. Brunner suggested that the two
215 Commissions hold their annual joint meeting in July or August moving forward. The Chairman
216 supported the two Commissions collaborating and suggested that if more is needed throughout
217 the year, perhaps a joint subcommittee could form. Ms. Brunner would confirm what month the
218 Heritage Commission prefers. She recalled that City Code mandates an HDC member liaison to
219 the Heritage Commission and there is not one currently; contact Ms. Brunner if interested.

220

221 **5) Staff Updates**

222 **a. Committee Membership**

223 The final vacant membership has been filled by Mr. Russ Fleming, who will be confirmed at the
224 September 17, 2020 City Council meeting.

225

226 **6) New Business**

227 Per the Chairman's request, Ms. Brunner will agendize the nomination of a Vice Chair for the
228 October meeting. Members were asked to consider filling that role in the interim.

229

230 **7) Next Meeting – October 21, 2020**

231

232 **8) Adjourn**

233 There being no further business, Chair Weglinski adjourned the meeting at 5:26 PM.

234

235 Respectfully submitted by,
236 Katryna Kibler, Minute Taker
237 September 18, 2020

238

239 Reviewed and edited by Mari Brunner, Planner

STAFF REPORT

COA-2014-06, Modification #1 – 166 West St – Friendly’s Renovations & New Apartment Building

Request:

Applicant DB Architects LLC, on behalf of owner Flyboy Realty LLC, proposes to renovate the former Friendly’s Restaurant and construct a separate two-story, 12,300-sf mixed-use building on the parcel located at 166 West Street (TMP# 576-002-000). Waivers are requested from Sections XV.D.2.b.5, XV.A.4.b.6, XV.A.1.b.1, and XV.C.2.a.3 of the HDC Regulations regarding the use of vinyl siding, the location of parking, the removal of mature trees, and the use of sandblasting to clean masonry. This property is located in the Central Business Limited District.

Background:

This property, which is the site of the former Friendly’s Restaurant, is bordered by West Street to the north, commercial properties to the east and west, and Gilbo Avenue to the south. It is located in the Central Business Limited District as well as the Downtown Historic Overlay District and the Gilbo Avenue Design Overlay District. There are existing curb cuts on both West Street and Gilbo Avenue, and the West Street sidewalk provides pedestrian access to the site. There are no sidewalks on this section of Gilbo Avenue. The former Friendly’s building that sits on the site today was approved by the Planning Board in October of 1975 and was subsequently constructed in 1976. Due to its age, which is less than 50 years old and outside the Period of Significance, this building will be evaluated as a Non-Contributing Resource.

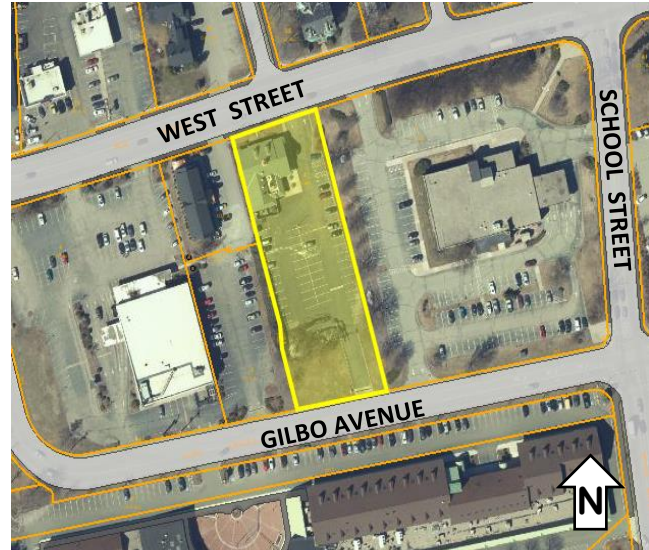


Figure 1. Aerial view of the property located at 166 West Street, outlined in yellow.

The Applicant proposes to renovate the former Friendly’s building, including the removal of the existing cupola, blind dormers, window awnings, and entry pediment, as well as installing new siding on the main gables and removing the paint from the existing brick. A waiver is requested from Section XV.C.2.a.3 of the HDC Regulations to permit sandblasting to remove the paint from the brick masonry. The Applicant also proposes to relocate the existing building entrance from its current location on the northern portion of the eastern façade 30 feet to the south along the same façade. On the southern portion of the site, the Applicant proposes to construct a separate, 12,300-sf mixed-use building with offices on the first floor and apartments on the second floor. A waiver is requested from Section XV.D.2.b.5 of the HDC Regulations to install vinyl siding on the upper story of this building. In addition, in order to construct this building, the Applicant proposes to remove two mature trees and has requested a waiver from Section XV.A.1.b.1 of the HDC Regulations to permit this tree removal. Other proposed site changes include the installation of parking along the east side of the proposed new building. A waiver is requested from Section XV.A.4.b.6 of the HDC Regulations to allow for new parking to be installed on the side of the building.

Per Section XV.D.2 (“Construction of a new building or structure”), Section XV.D.3 (“Renovation, rehabilitation, or restoration of a building or structure”), Section XV.D.7 (“Changes to exterior materials other than those classified as minor projects”), Section XV.D.14 (“Chemical or physical treatment to the exterior of a building or structure”), and Section XV.D.16 (“Removal of trees in excess of 15 inches in diameter at a trunk height of four (4) feet above grade”), this work is classified as a “Major Project” for review by the HDC.

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Completeness:

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

Application Analysis:

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

Modifications to the Former Friendly's Building:

“Sec. XV.C.1 – General Standards

b) Design Standards

- 1) Restoration or rehabilitation of, or alterations to, a Non-contributing resource shall be based on physical, pictorial or documentary evidence and any surviving character-defining features shall be preserved.***
- 3) Materials used for siding shall be those that are common in the district. Acceptable materials include brick, stone, terra cotta, wood, metal and cement clapboard.”***

The Applicant proposes to renovate the exterior of the former Friendly's restaurant. Proposed changes include:

- Relocating the main entrance further to south along the eastern building façade to create a new entry portico supported by brick columns,
- Removal of the existing cupola, blind dormers, window awnings, and entry pediment,
- Removal of the white and gray paint from the brick masonry (discussed under Masonry, below),
- Replacement of the vinyl siding on the main gables with CorTen vertical steel siding,
- Installation of a dark gray standing seam metal roof on the northern portion of the roof,
- Replacement of the existing shingle roof with new architectural shingles in a dark gray color,
- Replacement of the existing windows with aluminum windows with a black finish and changing the number and configuration of windows, and
- Replacement of the existing egress doors, which will match the proposed aluminum window units.



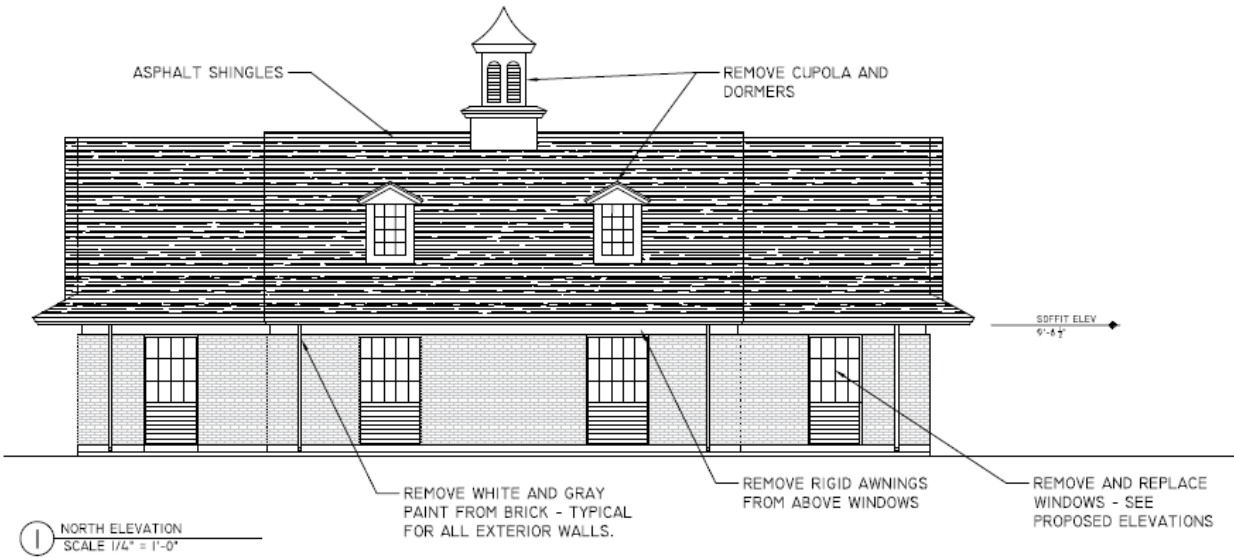
Figure 2. A Google Street View image of the former Friendly's building located at 166 West Street, captured in November of 2019.



Figure 3. A photograph showing the proposed windows for the former Friendly's restaurant.

These proposed changes are not based on physical, pictorial or documentary evidence as this building is not historic. Many of these changes are proposed in order to change the appearance of the building from Friendly's commercial aesthetic to that of an office building. All of the proposed materials are in keeping with materials that are common in the district, and are considered acceptable materials. See Figures 4-7 for a comparison of the existing and proposed elevations of the Friendly's building. This standard appears to be met.

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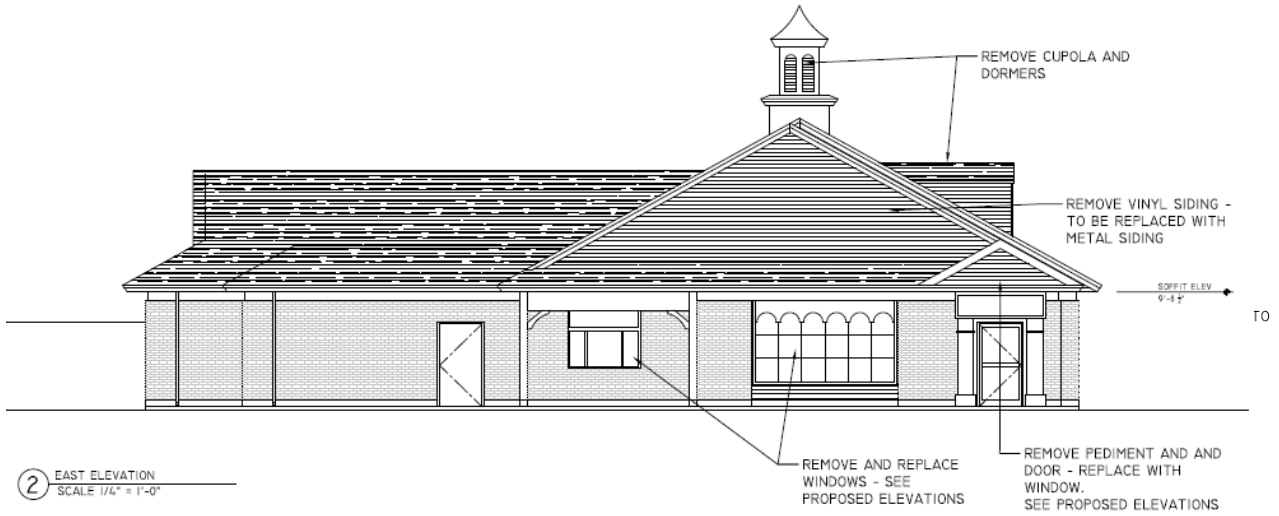
Existing North Elevation



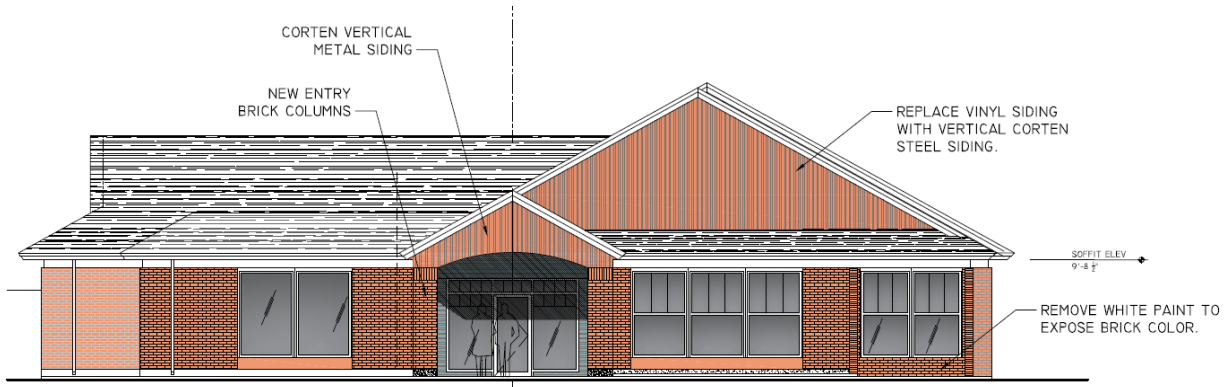
Proposed North Elevation

Figure 4. The existing and proposed north elevations for the former Friendly's restaurant located at 166 West Street.

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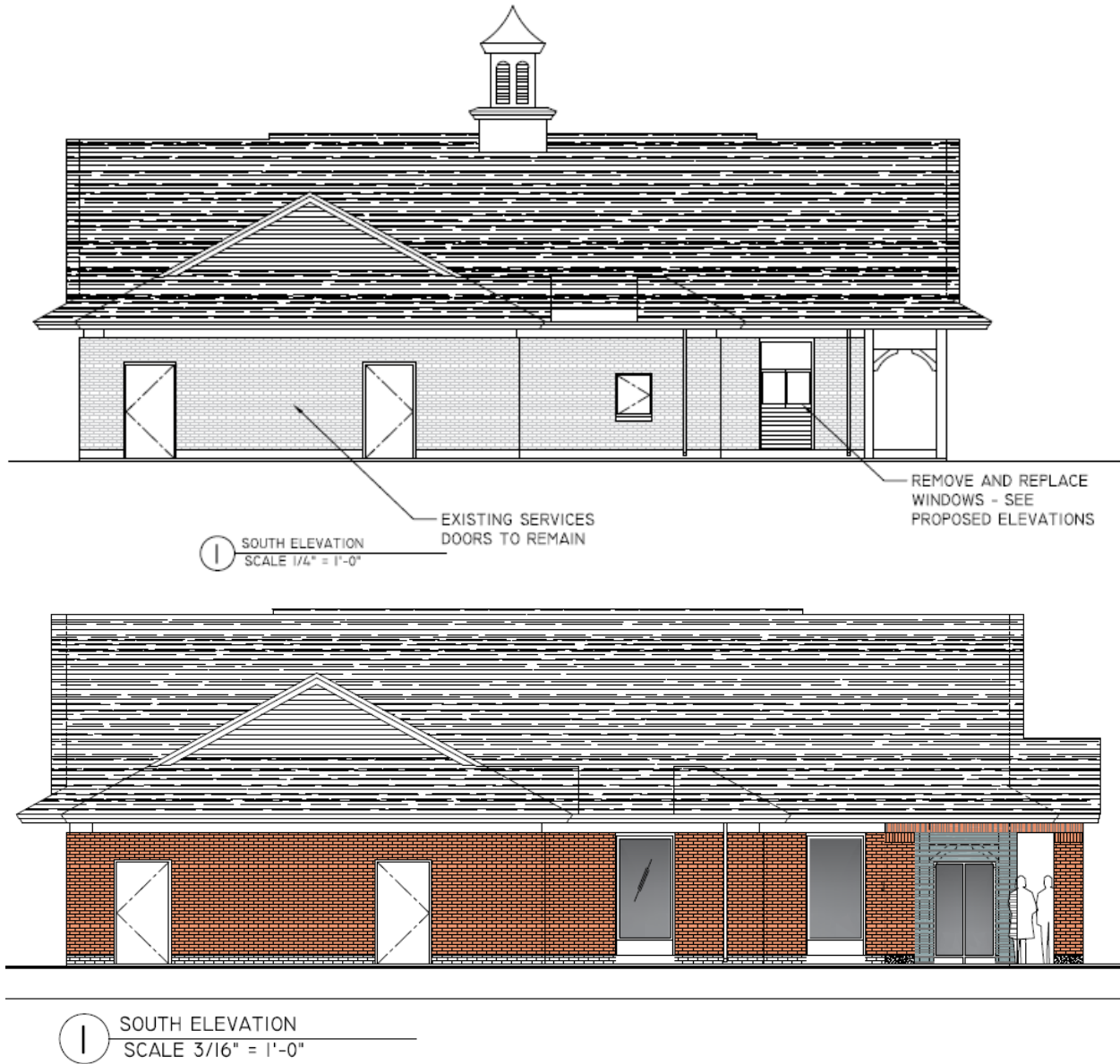
Existing East Elevation



Proposed East Elevation

Figure 5. The existing and proposed east elevations for the former Friendly's restaurant located at 166 West Street.

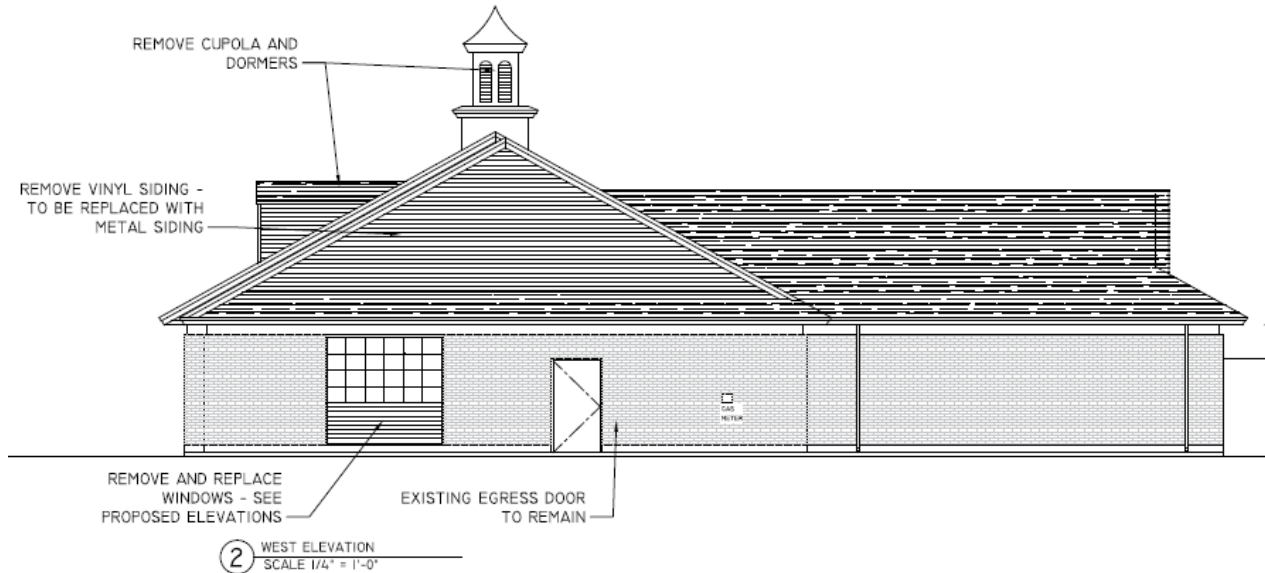
STAFF REPORT



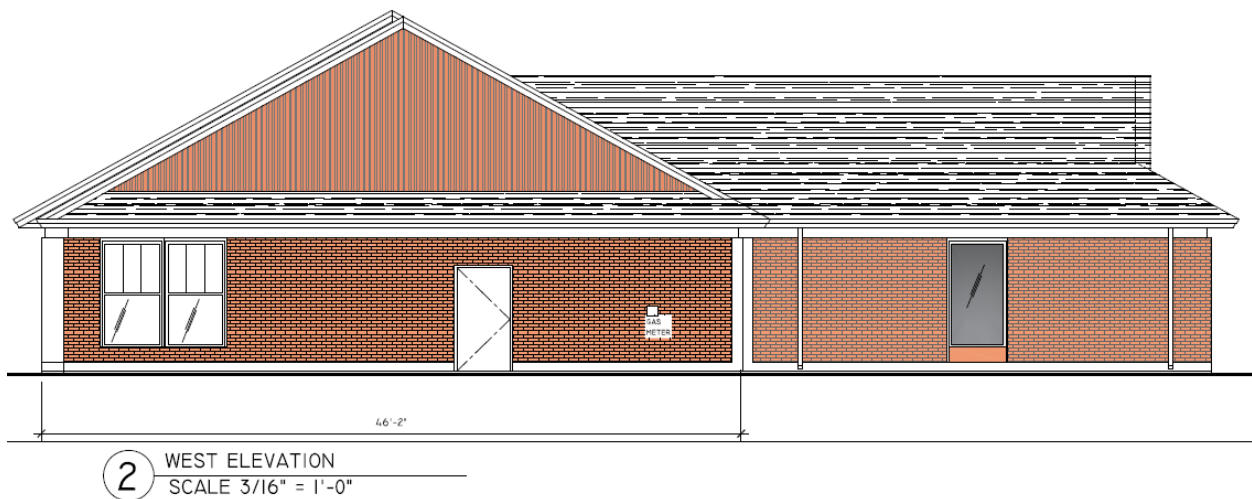
Proposed South Elevation

Figure 6. The existing and proposed south elevations for the former Friendly's restaurant located at 166 West Street.

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Existing West Elevation



Proposed West Elevation

Figure 7. The existing and proposed west elevations for the former Friendly's restaurant located at 166 West Street.

"Sec. XV.C.2 – Masonry

a) Design Standards

- 2) *Masonry shall be cleaned only when necessary to halt deterioration or remove heavy soiling.*
- 3) *Masonry shall not be sandblasted or abrasively cleaned, but cleaned with the gentlest method possible, such as low-pressure cleaning at garden hose pressure, using water or detergents."*

The Applicant proposes to remove the white and gray paint from the former Friendly's building by sandblasting the existing masonry. Section XV.C.2.a.3 of the HDC Regulations prohibits the cleaning of masonry with abrasive methods. The Applicant has submitted a waiver request to allow for sandblasting to be used, which is attached to this staff report. In the waiver request, the Applicant notes that he believes

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that this standard is intended to apply to older, historic brick, which would be more fragile than the brick that was used in the construction of this building. In a response to staff comments submitted by the Applicant on October 9th, the Applicant noted that the intent is “to sandblast test areas before proceeding with the entire removal process, both to ascertain the effectiveness...as well as the condition of the brick.” The Applicant also notes that a sealer would be applied to the exposed face of the brick to minimize water absorption into the masonry following sandblasting.

In making a determination on whether to grant a waiver request, the HDC should find that each the HDC waiver criteria have been met. These criteria are listed below.

“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 cannot be met.”

If the Board is inclined to grant this waiver request, staff recommend that staff approval of a test patch of sandblasted masonry prior to paint removal be included as a condition of approval.

Construction of New Mixed-Use Building:

“Sec. XV.D.2 – Construction of new buildings or structures

b) Design Standards

- 1) *New buildings or structures shall be sited so that the existing pattern of the historic streetscape – setbacks, spacing, lot coverage, scale, massing, height, orientation – in which they are located is not disrupted.”*

This site, in addition to being located in the Downtown Historic District, is located in the Gilbo Avenue Design Overlay District. The intent of this overlay district is “to foster and promote new construction that is in keeping with the City of Keene’s prevailing downtown architectural, cultural and design characteristics.” Many of the zoning requirements of this district are intended to ensure that new development prioritizes pedestrian safety and access above vehicular access, and provides a pleasing aesthetic (i.e. shade trees and landscaping along the right-of-way, screening of on-site parking, etc.). Although Gilbo Avenue was not historically part of Downtown Keene, and development along this corridor did not necessarily follow the existing pattern of the historic streetscape on Main Street, the intent of the Gilbo Avenue Design Overlay District is to ensure that future development along this corridor is in keeping with the historic development patterns and architecture that prevails elsewhere in the downtown. Historically, development within Downtown Keene was pedestrian-oriented with primary building facades oriented towards the street and buildings built up to the front property line.

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The Applicant proposes to construct a two-story mixed-use building with a gross footprint of 12,300 sf on the southwest portion of the site, adjacent to Gilbo Avenue. The first story of the building will include office space, while the second floor will contain eight one-bedroom apartments. The Applicant proposes to locate the principal entrance along the east façade facing the parking lot, with secondary entrances on the north and south facades, as shown in Figures 8 and 9. Section 102-1473.4 of the Zoning Ordinance states that new buildings constructed in the Gilbo Avenue Design Overlay District “shall orient new buildings such that principal facades are oriented toward Gilbo Avenue.” This property received a variance at the October 5, 2020 meeting of the Zoning Board of Adjustment to allow for two principal facades on the east and north sides of the building, where principal facades are required to be oriented toward Gilbo Avenue.

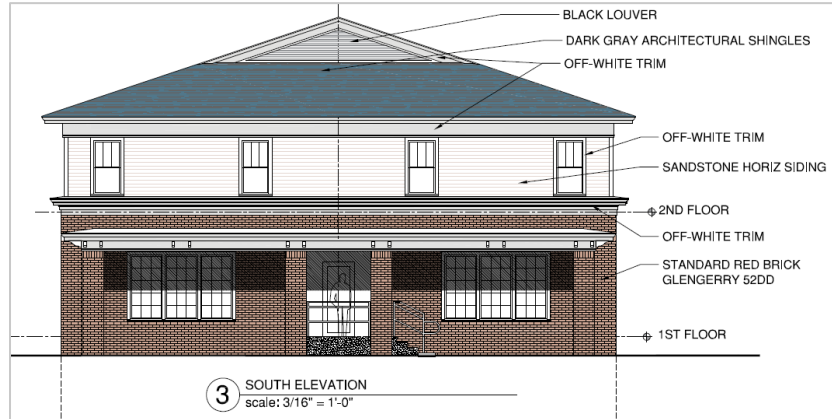


Figure 8. The proposed southern building façade for the new mixed-use building, which will be visible from Gilbo Avenue.



Figure 9. The proposed eastern façade of the new mixed-use building, which will serve as the principal entryway into the building.

The building is proposed to be two stories, which is the minimum height requirement for this overlay district. Although the primary entrance will face the parking area to the east, there will be a secondary entrance on southern building façade that is accessible from Gilbo Avenue.

“2) The shape, scale and fenestration of new buildings or structures shall respect the established historic architectural character of the surrounding area.”

The Applicant is proposing to construct a two-story mixed-use building, which aligns with the minimum number of stories that are required in this overlay district. In addition to this, Section 102-1474.12 of the Municipal Code specifies that “Principal and secondary facades that front on Gilbo Avenue...shall not be permitted to have facades greater than 40 feet in length that do not have articulation in the form of windows, doors, fully functioning pedestrian entrances, recesses, niches, ornamental projections and/or other articulations of the façade.”

The proposed building will have a southern façade measuring approximately 52 feet long with a pedestrian-scale entryway, which will be accessible from a walkway that the Applicant proposes to install along the south building façade. This façade will be articulated by a grouping of three windows on each side of the

STAFF REPORT

entryway on the first floor and four evenly spaced windows on the second floor. The Applicant proposes a cornice made of aluminum-wrapped wood in an off-white color to separate these two floors.

- “3) *New buildings or structures shall take into account the historic relationships of existing buildings and site features on the site.*”

There are no historic buildings or structures currently present on this site. Prior to its use as a Friendly’s Restaurant, this property was the site of a gas station on West Street. The Applicant proposes to locate the new building adjacent to Gilbo Avenue with parking behind and to the side of the building. The primary entrance will be oriented towards the parking lot to the side of the building; however, a secondary entrance is proposed to be oriented toward Gilbo Avenue to provide pedestrian access from the street.

- “4) *Exterior cladding shall be of materials that are common in the district. Acceptable materials include brick, stone, terra cotta, wood and metal. Wood shingles, wooden clapboards, concrete clapboards and brick are also acceptable types of siding.*
- 5) *Materials commonly referred to as “vinyl siding” are inappropriate contemporary materials and are therefore prohibited for use on new construction in the Historic District.*”

The Applicant proposes to use Glen-Gery brick veneer in a red color as the siding material on the first floor of the mixed-use building, and noted in the project narrative that the chosen brick is compatible with Keene’s historic brick and has been used on other projects in Keene. For the second floor of the new building, the applicant proposes a board-and-batten design that will be achieved through the use of vinyl siding installed in large sheets. The Applicant has submitted a waiver request for the use of vinyl as a siding material.

In the waiver request, the Applicant notes that the main reason that vinyl siding was chosen for the second story of the building was due to the fact that vinyl siding is less expensive than other alternatives, including cement board siding and primed cedar clapboards. The Applicant submitted a handwritten estimate from the General Contractor for this project, Richard Hastings, who estimated that the cost for vinyl siding for this project would total approximately \$26,174, whereas the estimates for cement board siding would be \$52,005 and primed cedar clapboard would be \$78,114. The Applicant did not submit estimates from a third-party company and noted that an alternative solution to the proposed vinyl siding may be possible, but said that they have not exhausted all options yet. The Commission may want to ask the Applicant for additional information about these estimates.

In making a determination as to whether to grant the waiver request, the HDC should find that each the HDC waiver criteria have been met. These criteria are listed above in the section on masonry.

In the project narrative, the Applicant notes that the board-and-batten detailing proposed for the second floor of the building will mimic the appearance of St.



Figure 10. A photo of St. George’s Hellenic Hall located at 80 West Street, taken on September 3, 2009.

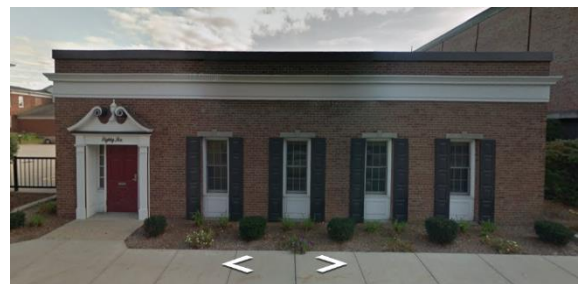


Figure 11. A Google Street View image of the office building located at 86 West Street, captured in September of 2018.

STAFF REPORT

George's Hellenic Hall on West Street, shown in Figure 10. The Applicant is proposing to separate the two floors with a cornice that will consist of aluminum-wrapped wood trim in an off-white color, which the Applicant notes will be similar to that of the office building located at 86 West Street, shown in Figure 11. The design of the building will include a deep roof overhang and soffit cornice, which the Applicant notes will mimic the appearance of St. George's Church, as well as many of the older homes on Court Street.

Modifications to the Site:

"Sec. XV.A.1 – Trees, Landscaping and Site Work

b) Design Standards

- 1) ***Trees that contribute to the character of the historic district and that exceed 15" in diameter at a height of 4' above grade shall be retained, unless removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional.***
- 2) ***Grading or changes to the site's existing topography shall not be allowed if existing mature trees might be negatively impacted by altered drainage and soil conditions.***
- 3) ***During construction, paving and any site work, existing mature trees must be protected."***

The Applicant proposes to remove two existing Maple Trees measuring approximately 15 inches in diameter on the southwestern portion of the site where the new mixed-use building will be constructed. As Section XV.A.1.b.1 of the HDC Regulations prohibits the removal of trees unless it is necessary for safety reasons, the Applicant has requested a waiver from this standard. In the waiver request, the Applicant notes these trees need to be removed in order for the new mixed-use building to be located on the site as required by the Gilbo Avenue Overlay District. In place of the two trees that will be removed, the Applicant proposes to install four 3-inch caliper Red Maple trees – one at each curb cut and one in each of two proposed landscaping islands in the middle of the parking lot. The Applicant notes that these trees will reach a height of 35 feet at full maturity.

In making a determination as to whether to grant a waiver request, the HDC should find that each the HDC waiver criteria have been met. These criteria are listed above in the section on masonry.

"Sec. XV.A.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 six Gleon Galleon LED pole lights on the site – three adjacent to the curb on the eastern portion of the site, two towards the middle of the site on the new landscaping islands, and one adjacent to the curb on the western portion of the site. These fixtures are full cutoff and will replace four existing pole lights on the site that are currently in similar locations. In addition, the Applicant proposes to install two wall-mounted Lumark Crosstour Maxx LED lights – one on each of the north and south facades to provide security lighting above the egress doors on new mixed-use building. The light fixture cut sheets for these lights are included as an attachment to this staff report. This standard appears to be met.

"Sec. XV.A.4 – Walkways, Driveways, Alleys, and Parking Areas

b) Design Standards

STAFF REPORT

- 1) *Every effort shall be made to retain the location and configuration of historic driveways, walkways and alleys, as well as their historic materials, if granite, marble or brick.*
- 2) *New driveways on sites with residences or converted residences shall lead directly to the parking area, and new walkways shall lead directly to the front steps of the house, unless it can be documented that a different pattern existed historically.*

This site currently has vehicular access from both West Street and Gilbo Avenue. The Applicant proposes to maintain both of these access points, and narrow them from 35 feet to 24 feet on West Street and from 25 feet to 22 feet on Gilbo Avenue. Both of these driveways lead directly to the parking area. In addition, the Applicant proposes to install a concrete walkway along the south end of the site to connect the parking area to the secondary entrance on Gilbo Avenue. This walkway will also include an extension to the Gilbo Avenue property line, which would allow the walkway to be connected to a sidewalk on Gilbo Avenue, should a sidewalk be constructed in the future. This walkway extension does not lead directly to the front steps of the building; however, it is located to direct pedestrian traffic to the primary building entrance on the east building façade.

- 4) *New onsite parking, if required, shall be unobtrusive, with appropriate screening and landscaping, and shall preserve any character-defining features of the site. Grading shall not dramatically alter the topography of the site or increase water runoff onto adjoining properties.*
- 6) *For new construction, and on sites with residences or converted residences, every effort shall be made to locate parking behind the building(s). Parking shall be located to the rear of the backline of the building or the backline of the main block of the building, as applicable.”*

The Applicant proposes several modifications to the existing parking area, including removing a section of the parking lot in the southwest corner of the site and adding additional parking in the southeast corner of the site. The Applicant proposes to screen the parking area from Gilbo Avenue by installing one red maple tree in the planting area on the east side of the curb cut. Similarly, a red maple tree is proposed in the planting area on the east side of the West Street curb cut. Currently, no additional plantings or screening are proposed to screen the parking area from the sidewalk and road. The Board may wish to ask the Applicant how visible the parking areas will be from Gilbo Avenue, where the parking is moving closer to the right of way.

Section XV.A.4.b.6 of the HDC Regulations states that for new construction, parking shall be located to the rear of the backline of the building or the backline of the main block of the building. The Applicant has requested a waiver from this standard in order to install new parking that would be located in front of the backline of the building on the east side of the site (to the side of the new building). In the waiver request, the Applicant notes that strict compliance with this standard would create unnecessary hardship due to the fact that it “*would not be practical with the way this property is proposed to be used... [and] would interrupt the established traffic patterns [on the site].*” The Applicant also notes that an alternative or more conforming solution is not feasible or consistent with the development goals of the Gilbo Avenue Design Overlay district.

In making a determination as to whether to grant a waiver request, the HDC should find that each the HDC waiver criteria have been met. These criteria are listed above in the section on masonry.

Other proposed changes to the parking lot include the relocation of existing accessible parking spaces for the former Friendly’s building, the installation of new accessible spaces for the proposed mixed-use building, demarcating crosswalks to connect the accessible spaces to the building entrances, and the

STAFF REPORT

installation of two landscaping islands in the interior of the parking lot in order to comply with the parking lot landscaping requirements in zoning and the Planning Board Development Standards.

“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 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.”*

The Applicant proposes to install ten, 18-inch wide by 24-inch tall HVAC units on the west building façade of the new mixed-use building. In a response to staff comments, the Applicant noted that while some mechanical equipment would be located inside the building, these HVAC units need to be located on the exterior of the building and cannot be placed on the roof, which is pitched. The Applicant noted that this is the most inconspicuous area to install these units on the site and that they would be screened by a fence, but did not specify the type of fence that would be installed or provide any details about the materials, color, or appearance of the fence. The Commission should ask the Applicant for additional information about the proposed screening, which is also a requirement of the Gilbo Avenue Design Overlay District, which states that “Ground-level HVAC units are not permitted, unless completely screened from view.”

Recommendation:

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

Approve COA-2014-06, Modification #1 for renovations to the former Friendly’s building and the construction of a separate two-story, mixed-use building on the site located at 166 West St (TMP# 576-002-000) as presented in the architectural elevations identified as “166 West Street / Gilbo Ave Building Elevations” prepared by DB Architects at a scale of 3/16” = 1’-0” on September 18, 2020 and last revised October 16, 2020; the architectural elevations identified as “166 West Street, Keene, NH, Existing Conditions” prepared by DB Architects at a scale of 3/16” = 1’-0” on October 2, 2020; and in the landscaping plan identified as “Landscaping Plan, 166 West Street” prepared by SVE Associates at a scale of 1” = 20’-0” on August 21, 2020 and last revised October 16, 2020 with the following conditions:



- 1. Prior to the issuance of a building permit, staff approval of screening for HVAC units along the western façade of the new mixed-use building.**
- 2. Staff approval of a test patch in an unobtrusive location prior to sandblasting masonry.**

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name:	For Staff Use Only: Date Received :
	Tax Map Parcel number(s)	Community Development Department File # _____
	<u>476-002</u> - - - - -	Project Address: <u>166 WEST ST</u>
	- - - - -	Square Footage of Parcel: <u>43560 SF (1.0 AC)</u>
		Zoning District: <u>CBL</u>

Applicant	PRINTED Name/Co.: <u>DAN BARTLETT</u> <u>DB ARCHITECTS LLC</u>	Owner	PRINTED Name/Co.: <u>FLYBOY REALTY, LLC</u> <u>P.O. BOX 1060</u>
	Address: <u>185 WINCHESTER ST KEENE</u>		Address: <u>KEENE NH 03431</u>
	Telephone: <u>252 0612</u>		Telephone: <u>RANGER C. RANGER CURRAN, CORP</u>
	E-mail: <u>dan@bartlett.net</u>		E-mail: <u>941 350 7311</u>
	Signature: 		Signature: 
	Printed Name: <u>DAN BARTLETT</u>		Printed Name: <u>A. RANGER CURRAN</u>

B	Descriptive Narrative Including:	<input checked="" type="checkbox"/> Type of alteration <input checked="" type="checkbox"/> Reason for alteration <input checked="" type="checkbox"/> Location of alteration <input checked="" type="checkbox"/> Material selection <input checked="" type="checkbox"/> Site features <input checked="" type="checkbox"/> Landscape features	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)

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

To: City of Keene - HDC

Date: 9-22-20

RE: 166 West Street Part B - Application Narrative

This application is for two separate building on the same lot, both located at 166 Main Street.

The first is a new building to be constructed on a parcel which is a parking lot used by the former Friendly's Restaurant. This project is also located with the Gilbo Avenue Overlay District and is thus subject to those requirements as well as HDC Regulations. The proposed design has been developed to meet the design intent of all pertinent regulatory imperatives.

It is a mixed-use building, with leasable office space on the first floor, and residential apartments on the second floor. The primary entrance to the office space is on the east elevation of the building, facing the parking lot. The residential entry will be on the building's north elevation, and there will be secondary egress on the south side, on to Gilbo Avenue. Variances are being sought from the ZBA to permit these entry locations. The entry locations we propose are against GOD's will. (Gilbo Overlay District.)

The design and materials/ finish details draw upon some local historical precedents, both residential and commercial. We propose a brick lower story, and a board-and-batten look for the upper residential second story. The material are separated by a classical cornice detail, similar to office buildings at 86 West Street and 45 Roxbury Street. The Board-and-batten echoes the siding of St George's Hellenic Hall. Our roof overhang and soffit cornice also echoes St George's Church, and reflects a detail found on many of the grand houses of Court Street, with its deep overhang. The soffits at each entry carry this detail as well, but at the pedestrian scale we've added soffit corbels for accent.

The brick will be one that we have used on other projects in Keene, one that is very compatible with Keene's historic brick. For the board and batten we are recommending a vinyl product for its price, durability and low maintenance. With this application we are requesting a waiver from Section D New Construction Part 2b #5, which prohibits vinyl siding.

However, this board and batten profile appears to be just that: boards and battens, and thus appears to be more historic. It will be installed in sheets large enough to avoid having unnatural seams (which is often a giveaway in horizontal vinyl siding.) [I have a request in for larger samples – hopefully I'll have something useful to drop off before the meeting.]

The design is understated yet stately, fitting in well with the conservative and traditional architectural character of the historical neighborhood.

The second project is a rehabilitation or remodel of the former Friendly's Restaurant on West Street. The existing building is a single-story structure with gable and hipped gable roofs with asphalt shingles. The exterior walls are brick, painted white.

The change of use will be from a restaurant to a business office occupancy. The exterior modifications to this non-contributory building will be to remove the cupola, blind dormers, window awnings and entry pediment, and to remove the white paint from this less-than-50-year-old building, restoring the brick to its natural orangish hue.

We are relocating the entry from the northerly corner of the east elevation, to a point 30 feet or so to the south, also along the east elevation.

In addition to the re-surfaced brick veneer, we will be replacing the horizontal siding on the main gables with CorTen ribbed metal siding. This is a material that weathers to pleasing rust tones, nicely blending with the brick.

Thank you

A handwritten signature in blue ink, appearing to read 'Dan Bartlett', with a long horizontal line extending to the right.

Dan Bartlett AIA

Waiver Requests - Vinyl Siding & Parking

d b a r c h i t e c t s L L C

D a n S. B a r t l e t t A I A

ATTN: Megan Fortson
Planning Department
City of Keene
3 Washington Street
Keene NH 03431

October 7, 2020

RE: 166 West Street - Section X - Waiver Requests

Dear Ms. Fortson,

We are submitting a waiver request to address parking and to substitute vinyl clapboard siding, which is prohibited in the Historic District.

Siding:

The primary reason for this selection is cost. I have attached estimates (prepared by the General Contractor for this project, Richard Hastings Builder) for the installed costs of vinyl, as compared to cement board or primed cedar clapboards.

In addition to cost, there is the issue of maintenance. As evidenced by many of the older properties in the District that have used wood siding, maintenance can be a problem, so the life cycle costs to maintain wood are high. Often this work becomes 'deferred maintenance' and as the material degrades, or the paint fails, the appearance can be unsightly after some years. Less so with vinyl; and if it becomes unsightly it can be replaced at a relatively reasonable cost. Note that there is precedence for the HDC to recognize this reality. It should also be noted that the Applicant is using real brick on the lower level of three facades of this building, which, at the pedestrian scale, is what the public will see up close. The vinyl is only a 7'-0" high band at the second floor.

- A. Strict application of this requirement would result in an increase in costs. (See attachment).
- B. An alternative solution may be possible, but we have not exhausted the options yet. The Architect is willing to keep looking at it but the Applicant has not yet approved anything except vinyl siding.
- C. This waiver would not be detrimental to the spirit of the intent of the regulations referred to, nor to the public good. The public has long recognized and accepted vinyl, even in historical applications.

Parking:

While there is a new building proposed for the site, the parking area is pre-existing. While portions of the parking have been modified slightly, this project meets the Zoning requirements for number of spaces only in the configuration proposed. The unique configuration of this parking lot is that the through-driveway serves as almost a 'street' or lane between West Street and Gilbo Avenue, but without the traffic and higher speeds of those roads. Thus it serves as a much more pedestrian-friendly 'way' for public access to these two buildings.

- A. The difficulty and hardship with strict compliance of the regulations is that doing so would not be practical with the way this property is proposed to be used. It would likely interrupt the established traffic patterns exiting and leaving the site.
- B. We have determined that an alternative more conforming solution is neither feasible, nor consistent with the development goals of the District. In other words, there is no 'rear' or 'backline' available on this site except on the westerly side, which is not big enough for any parking at all.
- C. This waiver would allow that 'mid-block lane' which would be an asset to the District, providing safe pedestrian and vehicular circulation. This would not be a detriment to the intent of the HDC and Gilbo Avenue Overlay District regulations, nor to the public good.

Thank you,



Dan Bartlett AIA

PREPARED BY THE GENERAL CONTRACTOR FOR THE
 166 WEST STREET REDEVELOPMENT PROJECT
 RICHARD HASTINGS BUILDER -

10.7.2020

GILBO AVE Siding Feet

2 Sides, Rear 1/2 Front, 5,340^{sq}

VINYL 4" F&P

5,340^{sq} x 59% waste 5,600^{sq} OR 56 SQ x \$185 = 10,360

3 CHANL FUSH TRIP ECT Nails Est. 1,200

INSTALL LABOR 56 SQ @ 200 11,200

TOTAL COST 22,760

RMID 1570

26,174

PREPARED CEMENT BOARD 1/2x6 4" F&P

5600^{sq} x 3 = 16,800 LFT x 1.05 wait 17,640 x 1.05 = 18,522

FLASH, 3 CHANL, CALK, 6 FECT Est. 1,500

LABOR 56 SQ @ 450 25,200

TOTAL COST 45,222

x 1.15 \$52,005

1/2x6 P.P CEDAR CLAP BOARD) Painter

5600^{sq} x 3 = 16,800 LFT x 1.05 = 17,640 x 2.15^{PLFT} = 37,926

SS nail > CALK ect Est 1,500

Install LABOR 56 SQ @ 400 22,400

PAINT & LABOR (2 cuts) 5,600^{sq} x 1.10 6,160

TOTAL COST 67,926

\$ 78,114.00

Siding Estimates: Vinyl vs. Cement Board & Cedar Clapboards

Waiver Requests - Tree Removal & Sandblasting

Megan Fortson

From: Dan Bartlett <dan@bartlett.net>
Sent: Friday, October 9, 2020 3:15 PM
To: Megan Fortson
Cc: Mari Brunner; Tara Kessler; jhippard@ne.rr.com
Subject: RE: COA-2014-06, Mod. 1: 166 West Street Waiver Requests

Hi Megan,

We hereby request a waiver from Section XV.A.1.b.1 for the removal of two trees. One measures just over 15" in diameter; the other just under 15". In any case, both trees need to be removed in order to locate the building as required by the Gilbo Avenue Overlay District.

We also request a waiver from Section XV.C.2.a.3 regarding sandblasting the Friendly's building. The intent of the ordinance is to help preserve and prevent damage to much older, historical brick, which is more fragile than the brick that would have been used on this non-contributing building. We intend to proceed with caution in any case, to make sure that the sandblasting does not cause any damage. The new face of the brick would be treated with a sealer to minimize water absorption into the brick (which is what the paint had been doing.).

Regarding the square footages, I used the measuring method as defined by the International Building Code, which is to the inside of exterior walls. Jim uses the definition according to City Ordinances and site-related calculations, which includes the thickness of the exterior walls (gross building footprint). I suggest that for planning and zoning purposes that Jim's number should be used. (When we submit for a building permit, my gross floor areas will be indicated.)

Please let me know if any additional information is required.

Thank you.

Dan Bartlett AIA
185 Winchester Street
Keene NH 03431

603 352-0612
603 762-1956

www.danbartlettarchitect.com

From: Megan Fortson <mfortson@ci.keene.nh.us>
Sent: Friday, October 9, 2020 2:16 PM
To: Dan Bartlett <dan@bartlett.net>
Cc: Mari Brunner <mbrunner@ci.keene.nh.us>; Tara Kessler <tkessler@ci.keene.nh.us>; jhippard@ne.rr.com
Subject: COA-2014-06, Mod. 1: 166 West Street Waiver Requests

Hi Dan,

Thank you for speaking to me this afternoon regarding the revised materials that you submitted for the Major HDC Application, COA-2014-06, Modification #1 for changes to the existing Friendly's building and site and the construction

of a new mixed-used building on the property located at 166 West Street. As we discussed, you will need to request two additional waivers from the HDC Regulations for the removal of trees and the proposal to sandblast the existing masonry.

I have included the standards that you will need waivers from down below. Please submit these waiver requests **by the end of the day today**. We will need to send this application to the Keene Sentinel on Tuesday and will need to include this information in the legal language. **You can submit these waiver requests via email**. Please make sure that Mari Brunner (mbrunner@ci.keene.nh.us) and I are both copied on the email.

Waivers will need to be requested from the following HDC Regulations:

1. Trees: A waiver will need to be requested from **Section XV.A.1.b.1** of the [HDC Regulations](#) for the removal of two trees on the southern portion of the site. This regulation states that, *"Trees that contribute to the character of the historic district and that exceed 15" in diameter at a height of 4' above grade shall be retained, unless removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional."*
2. Masonry: A waiver will need to be requested from **Section XV.C.2.a.3** of the HDC Regulations for the proposal to sandblast the existing masonry on the former Friendly's building to remove paint. This regulation states that, *"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."*

In addition to this, can you confirm the gross floor area of this building. In your response to staff comments, you specified that the gross floor area of each floor of the proposed mixed-use building is 5,800 sf; however, Jim Phippard has specified that the square footage of each floor is 6,136 sf. Which number should we be using in the legal ad for this application?

Please feel free to let us know if you have any questions. I will be out of the office for the rest of the day, but Mari will be here. She can be reached via email or by calling 352-5440.

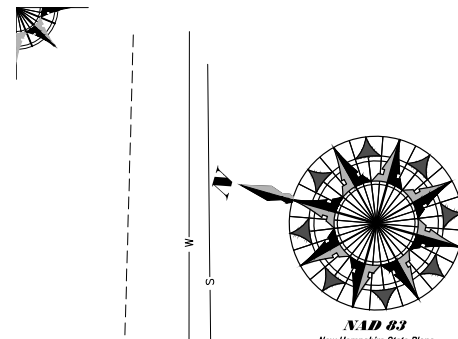
Thank you,

Megan Fortson
Planning Technician

City of Keene, Community Development Department
3 Washington St.
Keene, NH 03431
603.352.5440
603.283.5654 (fax)
www.ci.keene.nh.us

CONFIDENTIALITY NOTICE

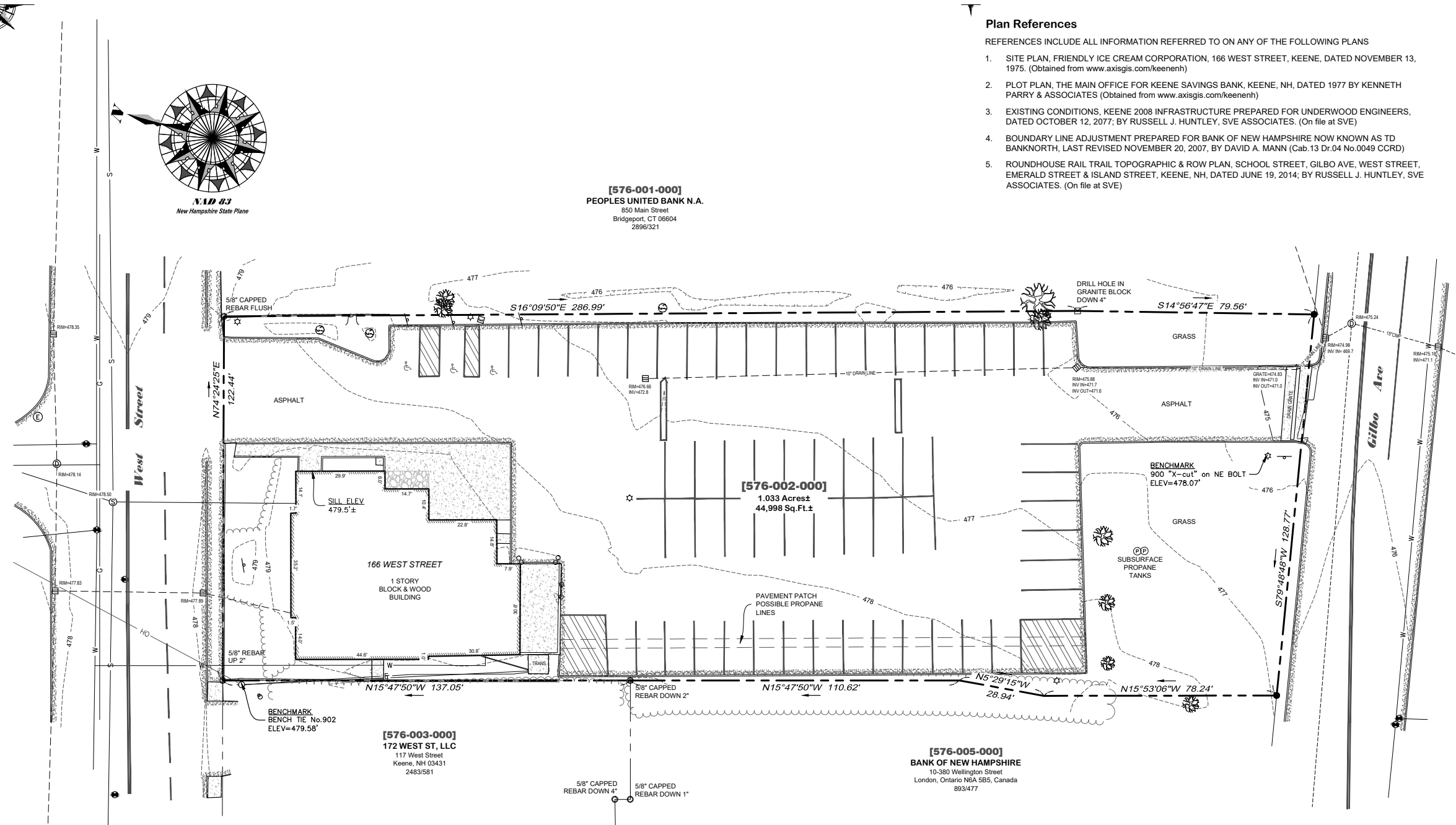
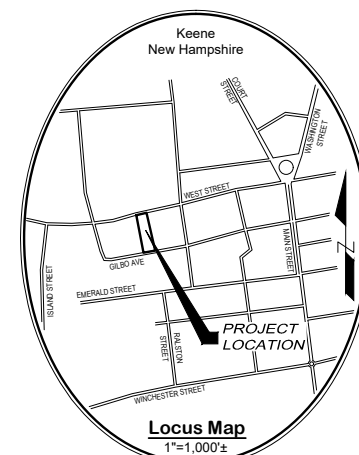
The information contained in this electronic message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential, privileged or exempt information in accordance with NH RSA 91-A and other applicable laws or regulations. If you are not the intended recipient, please reply to the City of Keene sender or notify the City of Keene immediately at (603) 357-9802 and delete or destroy all copies of this message and any attachments. Any unauthorized use, disclosure, or distribution of this message and any attachments is strictly prohibited. Thank you for your assistance.



[576-001-000]
PEOPLES UNITED BANK N.A.
 850 Main Street
 Bridgeport, CT 06604
 2896/321

Plan References

- REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS
- SITE PLAN, FRIENDLY ICE CREAM CORPORATION, 166 WEST STREET, KEENE, DATED NOVEMBER 13, 1975. (Obtained from www.axisgis.com/keeneh)
 - PLOT PLAN, THE MAIN OFFICE FOR KEENE SAVINGS BANK, KEENE, NH, DATED 1977 BY KENNETH PARRY & ASSOCIATES (Obtained from www.axisgis.com/keeneh)
 - EXISTING CONDITIONS, KEENE 2008 INFRASTRUCTURE PREPARED FOR UNDERWOOD ENGINEERS, DATED OCTOBER 12, 2077; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)
 - BOUNDARY LINE ADJUSTMENT PREPARED FOR BANK OF NEW HAMPSHIRE NOW KNOWN AS TD BANKNORTH, LAST REVISED NOVEMBER 20, 2007, BY DAVID A. MANN (Cab.13 Dr.04 No.0049 CCRD)
 - ROUNDHOUSE RAIL TRAIL TOPOGRAPHIC & ROW PLAN, SCHOOL STREET, GILBO AVE, WEST STREET, EMERALD STREET & ISLAND STREET, KEENE, NH, DATED JUNE 19, 2014; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES. (On file at SVE)



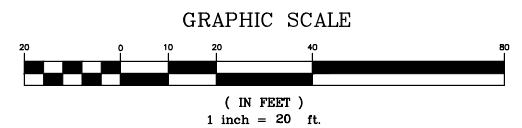
Notes

- THE BEARINGS SHOWN ON THIS PLAN /ARE REFERENCED TO NAD83 NH STATE PLANE GRID, BASED ON A STATIC GPS SURVEY PERFORMED IN CONJUNCTION WITH PREVIOUS INFRASTRUCTURE SURVEYS FOR THE CITY OF KEENE ON WEST STREET, GILBO AVE, EMERALD STREET, COURT STREET & MAIN STREET AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM DEEDS, RECORD PLANS AND PHYSICAL EVIDENCE FOUND.
- TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF JULY IN 2020. THE VERTICAL DATUM IS NGVD 1929 BASED ON USGS DISK "C 25 1932" LOCATED ON THE FRONT STEPS OF 34 WEST STREET, KEENE, NH. WHICH WAS UTILIZED FOR THE PREVIOUS SURVEYS LISTED IN NOTE No.1. CONTOUR INTERVAL IS ONE (1) FOOT.
- UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED FROM FIELD SURVEY OF SURFACE LOCATIONS, PREVIOUS MAPS AND RECORDS OBTAINED FROM THE CITY OF KEENE. THEIR EXISTENCE MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN. THE SIZE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED PRIOR TO ANY AND ALL CONSTRUCTION. CALL DIG-SAFE PRIOR TO ANY CONSTRUCTION.
- THE PARCEL SHOWN IS NOT IN A 100 YEAR FLOOD AREA PER FEMA PANEL 33005C0266E EFFECTIVELY DATED MAY 23, 2006

Owner of Record
[576-002-000]
BROTHERHOOD LIMITED PARTNERSHIP
 200 BOSTON POST ROAD,
 SUITE 13
 ORANGE, CT 06477
 2848/676

Symbol Legend

	MONITORING WELL		STONE WALL
	CATCH BASIN		CHAIN LINK FENCE
	DRAIN MANHOLE		WOOD RAIL/STOCKADE FENCE
	STORM SEWER LINE		BARBED WIRE FENCE
	HYDRANT		GUARDRAIL
	WATER VALVE		EDGE OF WATER
	CURB STOP		TREE LINE
	WATER LINE		EDGE OF PAVEMENT
	CAST IRON		EDGE OF GRAVEL
	DUCTILE IRON		IRON PIN/PIPE
	SEWER MANHOLE		NAIL
	SEWER CLEANOUT		STONE/CONCRETE BOUND
	SANITARY SEWER LINE		RAILROAD SPIKE
	ASBESTOS CONCRETE MANHOLE		SURVEY STATION
	UTILITY POLE W/GUY WIRES, OVERHEAD LINES AND NUMBERS		DRILL HOLE
	ELECTRIC MANHOLE		ANGLE IRON
	ELECTRICAL BOX/PEDESTAL		DISK
	UNDERGROUND ELECTRIC LINE		5/8" REBAR WITH CAP (SET)
	UNDERGROUND TELECOM LINES		4" X 4" GRANITE MONUMENT
	EMERGENCY PHONE/LIGHT		RAILROAD SPIKE SET
	LIGHT POLE		CONIFEROUS TREE
	TELECOM MANHOLE		DECIDUOUS TREE
	TELEPHONE BOX/PEDESTAL		DECIDUOUS SHRUB
	GAS VALVE		SOILS TYPE KEY LETTER
	GAS SHUT OFF VALVE LID		WETLAND FLAG & NUMBER
	GAS LINE		TEST PIT
	SIGN		KEENE ENGINEERING DEPARTMENT
	POST/BOLLARD		CHESHIRE COUNTY REGISTRY OF DEEDS
	WELL		TAX MAP PARCEL NUMBER
			DEED VOLUME & PAGE
			FINISH FLOOR



Zoning Districts
 ZONE:CBL (Central Business Limited)
 GILBO AVE OVERLAY DISTRICT
 DOWNTOWN HISTORIC OVERLAY DISTRICT

REQUIREMENTS

MAX HEIGHT	4 STORIES/55'
LOT SIZE	10,000 sf
FRONTAGE	80'
BUILDING SETBACKS	
WEST STREET	10'
GILBO AVE	5'
SIDE & REAR	00'
MAX BUILDING COVERAGE	60%
MAX IMPERMEABLE COVERAGE	80%

SEE CITY OF KEENE CODE OF ORDINANCES CONCERNING ADDITIONAL REQUIREMENTS PERTAINING TO PARCEL

Lot Statistics

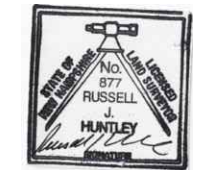
FRONTAGE	122.44 FEET ON WEST STREET 128.77 FEET ON GILBO AVE
LOT SIZE	1.033 ACRES 44,998 SF
EXISTING COVERAGE	9.1 % BUILDING - 4086 SF 74.0 % IMPERMEABLE - 33,286 SF

Surveyor's Certification

THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR URBAN AREAS AS REQUIRED BY THE STATE OF NEW HAMPSHIRE IN TABLE 500.1, "ACCURACY MEASUREMENTS, LOCAL ACCURACY OF CONTROL SUPPORTING THE SURVEY," AND IS BASED ON INFORMATION RECORDED AT THE CHESHIRE COUNTY REGISTRY OF DEEDS AS REFERENCED HEREON. INFORMATION PROVIDED BY THE CLIENT AND PHYSICAL EVIDENCE FOUND.

THIS IS AN EXISTING CONDITIONS SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

PURSUANT TO RSA 676:18, III AND RSA 672:14 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.



Existing Conditions Plan
 LAND OF
Brotherhood Limited Partnership
 located at
 Tax Map Parcel No. 576-002-00
 166 West Street, Keene, Cheshire County, New Hampshire
 Book 2848, Page 676

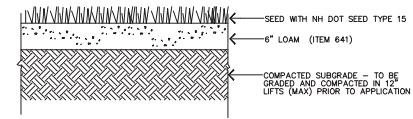
Scale 1"= 20'
 Surveyed 07/2020
 Project No. H20-033

Huntley Survey & Design, PLLC
 NH & VT Land Surveying, Wetlands & NH Septic System Design
 659 West Road, Temple, NH 03084 (603) 924-1669 www.huntleysurvey.com

NO.	DATE	REVISION	BY

NH DOT SEED TYPE 15

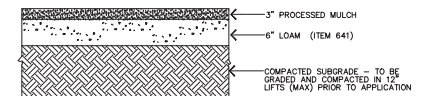
KIND OF SEED	MINIMUM PURITY %	GERMINATION %	LBS/ACRE
CREeping RED FESCUE	96	85	40
PERENNIAL RYEGRASS	98	90	50
KENTUCKY BLUEGRASS	97	85	25
REDTOP	95	90	5
			TOTAL 120



1. SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
2. SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA
3. FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF
4. SEED AT 2.75 LBS/1000 SF

LOAM AND SEED DETAIL

NOT TO SCALE



1. SPREAD LOAM TO SPECIFIED DEPTH AND RAKE TO REMOVE ALL UNSUITABLE MATERIALS. ROLL LOAM TO COMPACT.
2. SPREAD LIMESTONE AT A RATE OF 80 LBS/1000 SF OF SURFACE AREA
3. FERTILIZE WITH 10-10-10 FERTILIZER AT A RATE OF 20 LBS/1000 SF
4. SPREAD MULCH IN AREAS SHOWN ON PLAN.

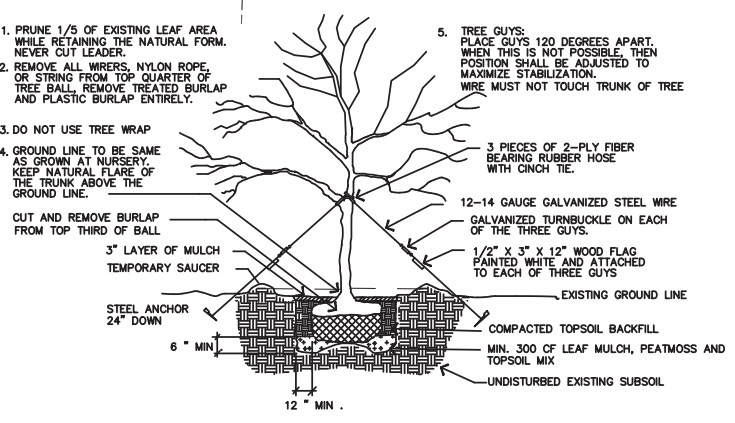
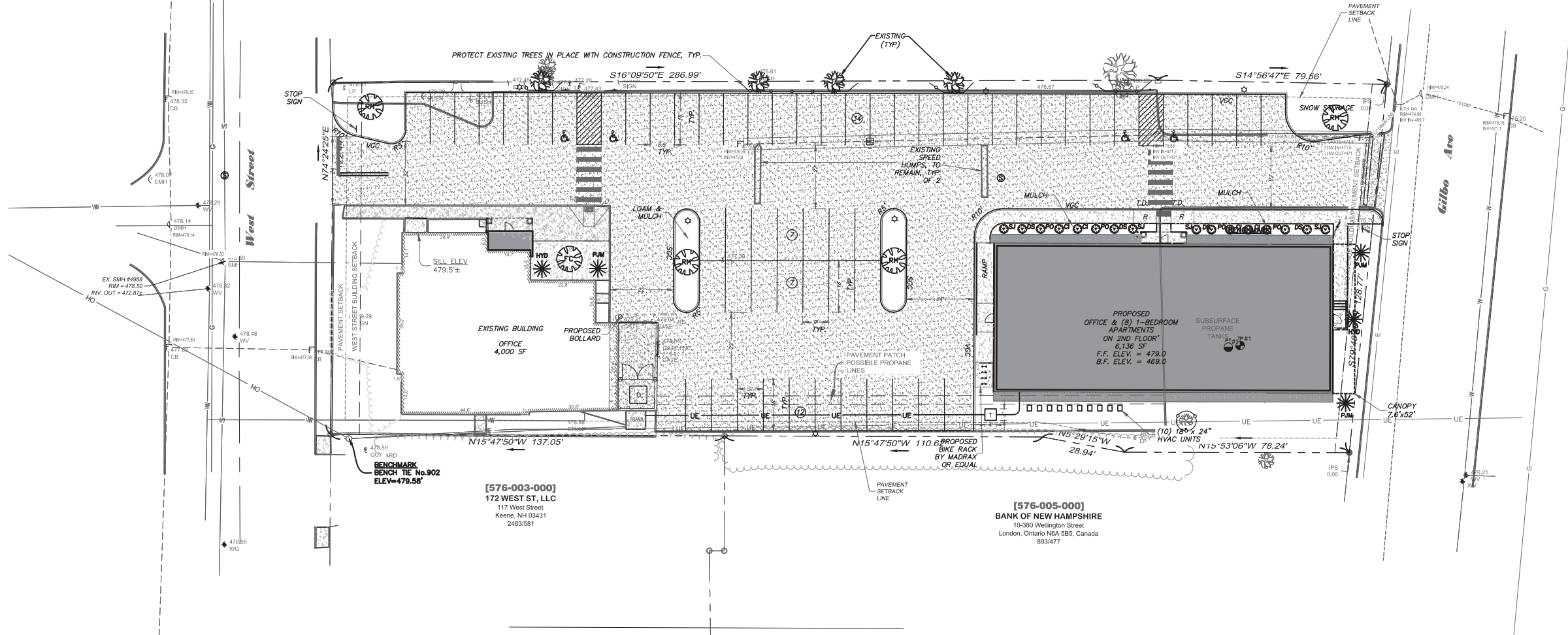
LOAM AND MULCH DETAIL

NOT TO SCALE

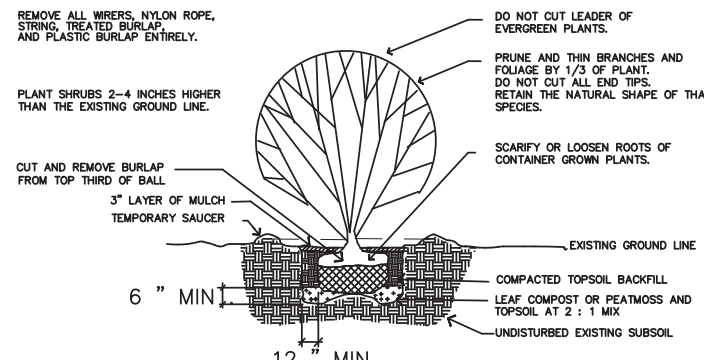
[576-001-000]
PEOPLES UNITED BANK N.A.
650 Main Street
Bridgeport, CT 06604
2896321

[576-003-000]
172 WEST ST, LLC
117 West Street
Keene, NH 03431
2483581

[576-005-000]
BANK OF NEW HAMPSHIRE
10-380 Wellington Street
London, Ontario N6A 5B5, Canada
893477



DETAIL OF TREE PLANTING AND GUYING
NOT TO SCALE



DETAIL OF SHRUB PLANTING
NOT TO SCALE

LANDSCAPE LEGEND

TYPICAL BED PLANTINGS TO INCLUDE:

TYPE	QUANTITY	PLANTING SIZE	MATURE HEIGHT
DS DAPHNE SPIREA	4 EA	12"	2 FEET
PG GOLDFINGER POTENTILLA	4 EA	12"	4 FEET
SJ SEA GREEN JUNIPER	4 EA	12"	2 FEET
CI COMPACT INKBERRY	4 EA	12"	4 FEET
RHODODENDRON	3 EA	2'-3'	6 FEET
ANNABELLE HYDRANGEA	2 EA	2'-3'	6 FEET
RED MAPLE	4 EA	3 1/2" CAL(6' HEIGHT 6' WIDTH)	35 FEET
SNOW DRIFT FLOWERING CRAB	1 EA	1 - 1 1/2" CAL(6' HEIGHT 4' WIDTH)	15 FEET

LIZA P. SARGENT
R.C.E. NUMBER: 13365
DATE

FOR PERMITTING

NO.	REVISION	DATE	DWN	CHK
1	ADDED CANOPY	16-OCT-20	LPS	LPS

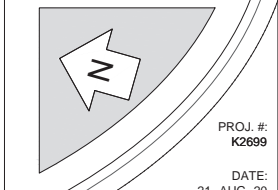
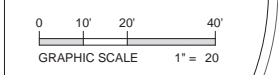
SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302
T 802.257.0561
F 802.257.0721
www.sveassoc.com

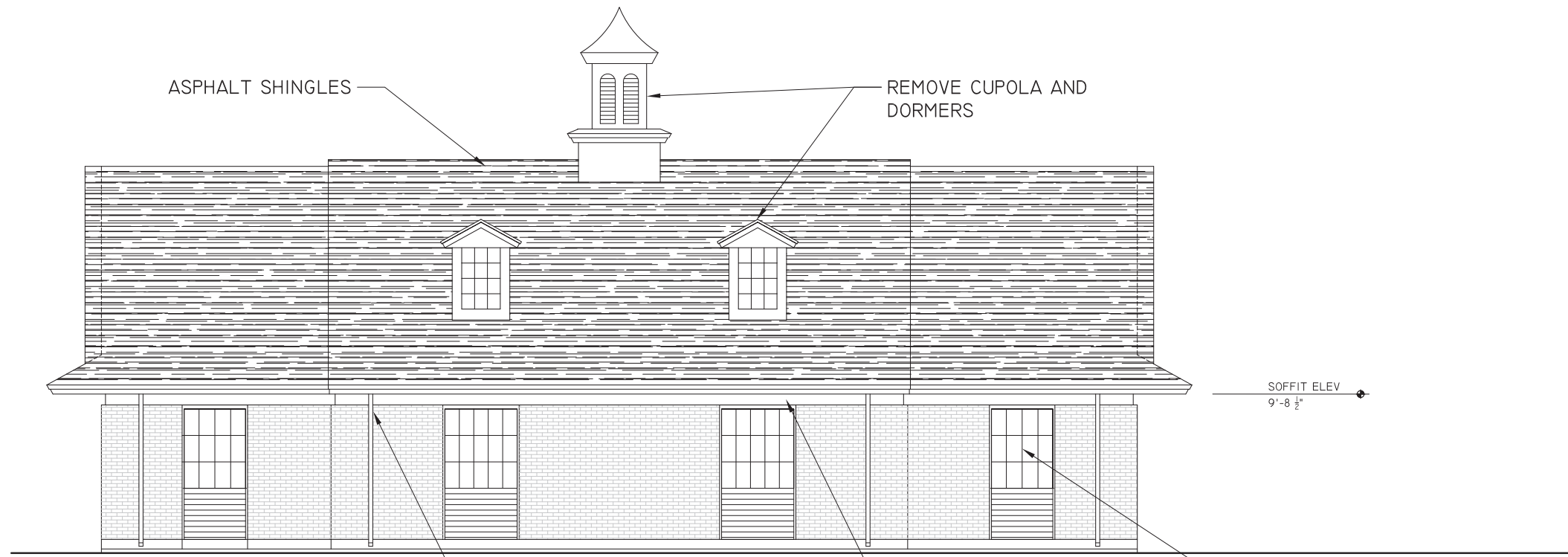
LANDSCAPING PLAN

166 WEST STREET
FLYBOY REALTY LLC
P.O. BOX 1060
KEENE, NEW HAMPSHIRE



DESIGN: LPS
DRAWN: LPS
CHECKED: RLH

PROJ. #: K2699
DATE: 21-AUG-20
SHEET



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

- REMOVE WHITE AND GRAY PAINT FROM BRICK - TYPICAL FOR ALL EXTERIOR WALLS.
- REMOVE RIGID AWNINGS FROM ABOVE WINDOWS
- REMOVE AND REPLACE WINDOWS - SEE PROPOSED ELEVATIONS



2 EAST ELEVATION
SCALE 1/4" = 1'-0"

- REMOVE CUPOLA AND DORMERS
- REMOVE AND REPLACE WINDOWS - SEE PROPOSED ELEVATIONS
- REMOVE PEDIMENT AND AND DOOR - REPLACE WITH WINDOW. SEE PROPOSED ELEVATIONS

Friendly's Existing Elevations

ISSUE LOG

DATE:	FOR:

THESE DRAWINGS ARE LIMITED SCOPE, AND ARE FOR GENERAL REFERENCE ONLY. THE ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS IN THE INFORMATION PROVIDED, AND NOT FOR OMISSIONS.

db architects llc
dan bartlett/aia

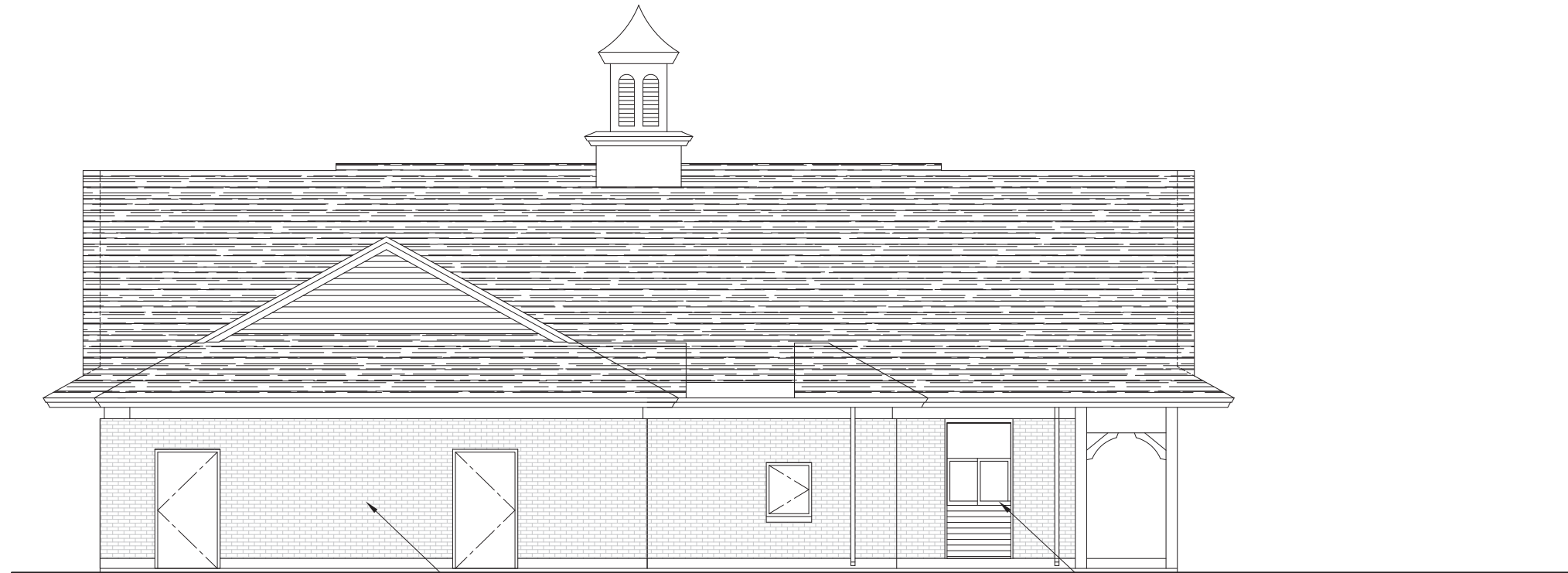
185 Winchester Street
Keene, NH 03431
1 603 352-0612
mobile 603 742-1956
dan@bartlett.net

PROJECT NAME:
166 WEST STREET
KEENE NH

DRAWING NAME:
EXISTING CONDITIONS

JULY 16 2020

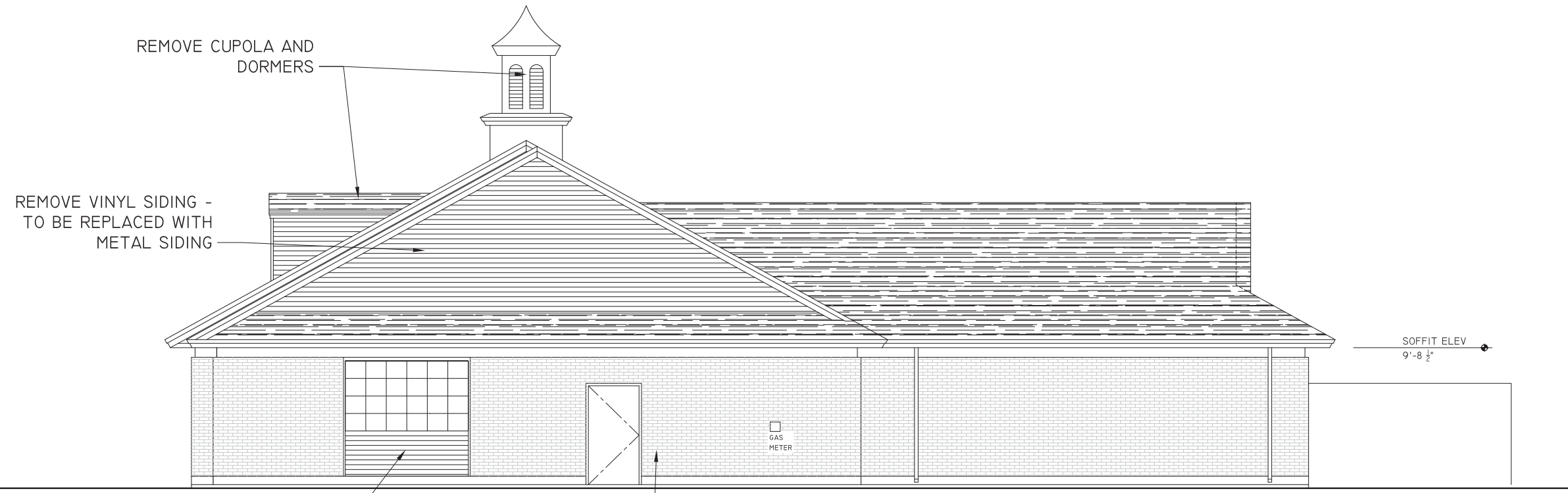
SHEET NUMBER
EC2
30 of 46



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"

EXISTING SERVICES
DOORS TO REMAIN

REMOVE AND REPLACE
WINDOWS - SEE
PROPOSED ELEVATIONS



2 WEST ELEVATION
SCALE 1/4" = 1'-0"

REMOVE AND REPLACE
WINDOWS - SEE
PROPOSED ELEVATIONS

EXISTING EGRESS DOOR
TO REMAIN

SOFFIT ELEV
9'-8 1/2"

Friendly's Existing Elevations

ISSUE LOG	
DATE:	FOR:

THESE DRAWINGS ARE LIMITED SCOPE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS IN THE INFORMATION PROVIDED, AND NOT FOR OMISSIONS.

THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND NOT TO BE USED FOR ANY OTHER PURPOSES OR BUDGET PRICING ONLY, UNLESS EXPRESSLY RELEASED FOR OTHER PURPOSES AS INDICATED IN THE ISSUE LOG.

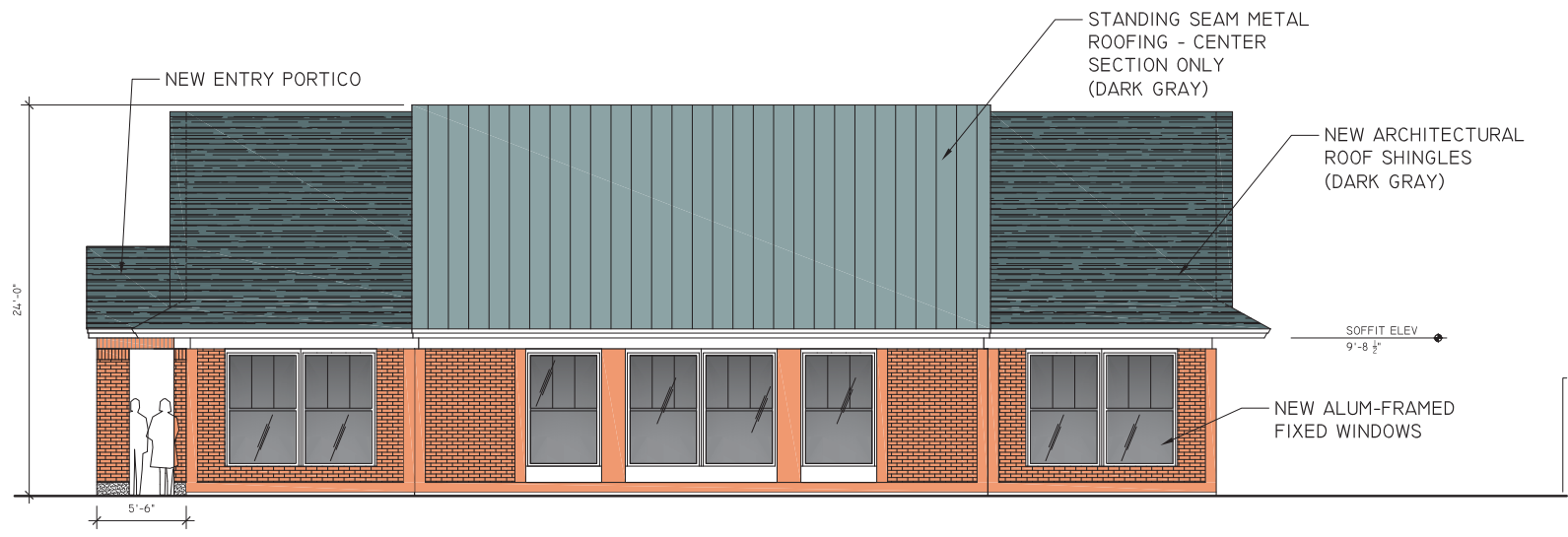
db architects llc
dan barlett@aia

185 Winchester Street
Keene, NH 03431
1 603 352-0612
mobile 603 762-1956
dan@dbarchitect.net

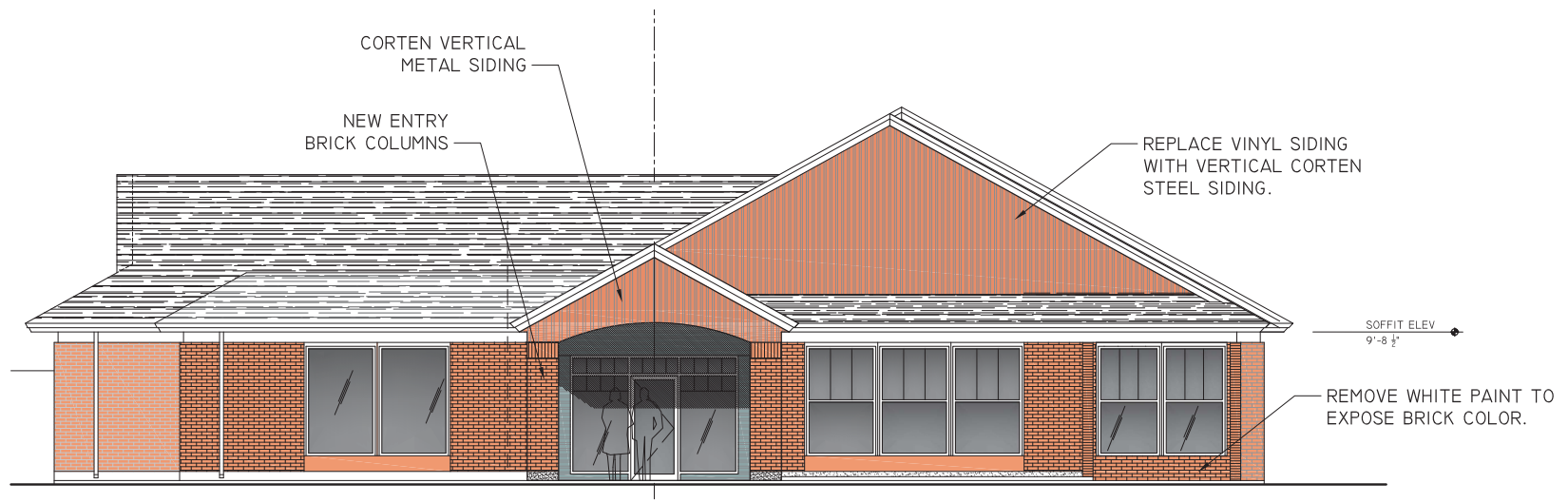
PROJECT NAME:
166 WEST STREET
KEENE NH
DRAWING NAME:
EXISTING CONDITIONS

JULY 16 2020

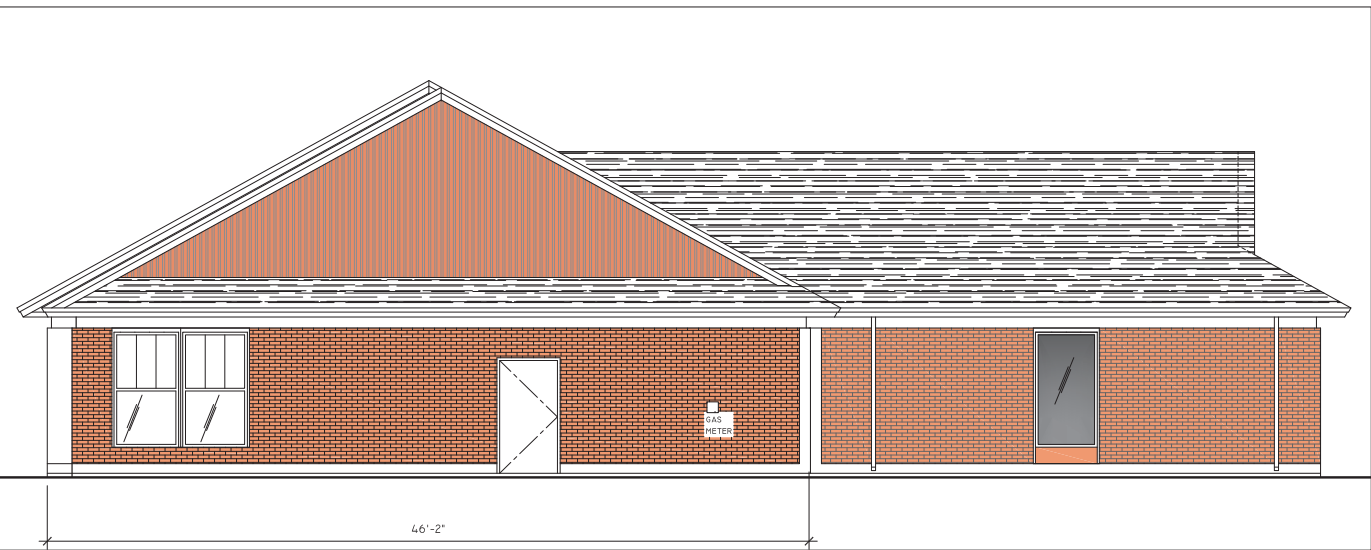
SHEET NUMBER
EC3
31 of 46



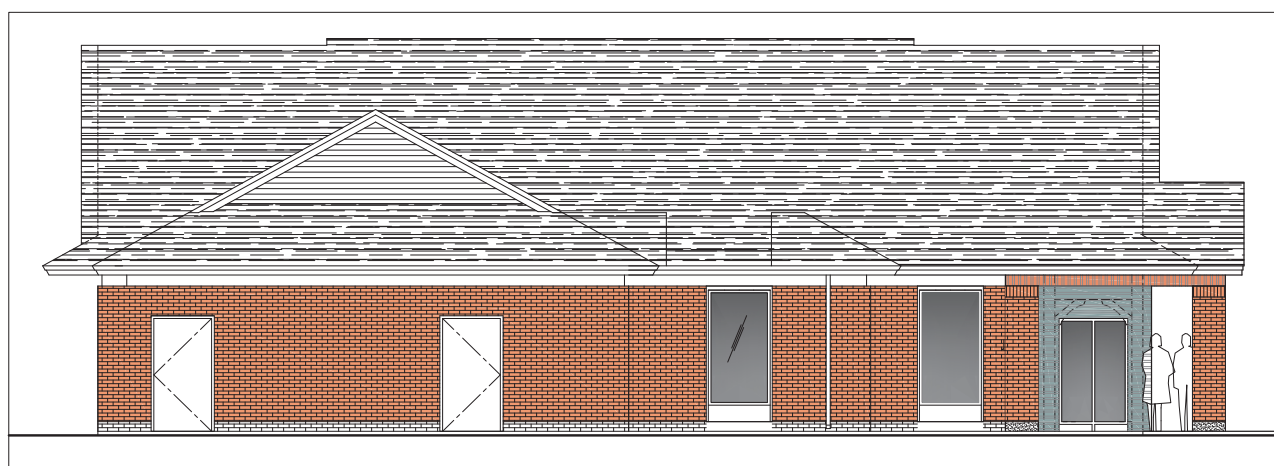
1 NORTH ELEVATION
SCALE 3/16" = 1'-0"



2 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 WEST ELEVATION
SCALE 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE 3/16" = 1'-0"

Friendly's Proposed Elevations

ISSUE LOG	
DATE:	FOR:
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THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY BUDGET PRICING ONLY, UNLESS EXPRESSLY RELEASED FOR OTHER PURPOSES AS INDICATED IN THE ISSUE LOG.	
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PROJECT NAME: 166 WEST STREET KEENE NH	EXISTING CONDITIONS
SHEET NUMBER <h1 style="margin: 0;">A2.2</h1>	
32 of 46	

C:\USERS\OWNER\Dropbox\DBARCH\PROJECTS\166 WEST STREET\166 WEST SD_2020.dwg, 10/22/2020 12:12:29 PM, Adobe PDF

ISSUE LOG	
DATE:	FOR:
10-16-20	REV - SPR

These drawings are LIMITED SCOPE and shall not be used for any other purpose without the express written consent of the architect. These drawings shall be considered preliminary and are not to be used for construction or budget pricing only, unless expressly released for other purposes as indicated in the Issue Log. The architect assumes responsibility for errors in the information provided, and for omissions.

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 Don Barlett AIA
 185 Winchester Street
 Keene, NH 03431
 T 603 352-0612
 don@barlett.net

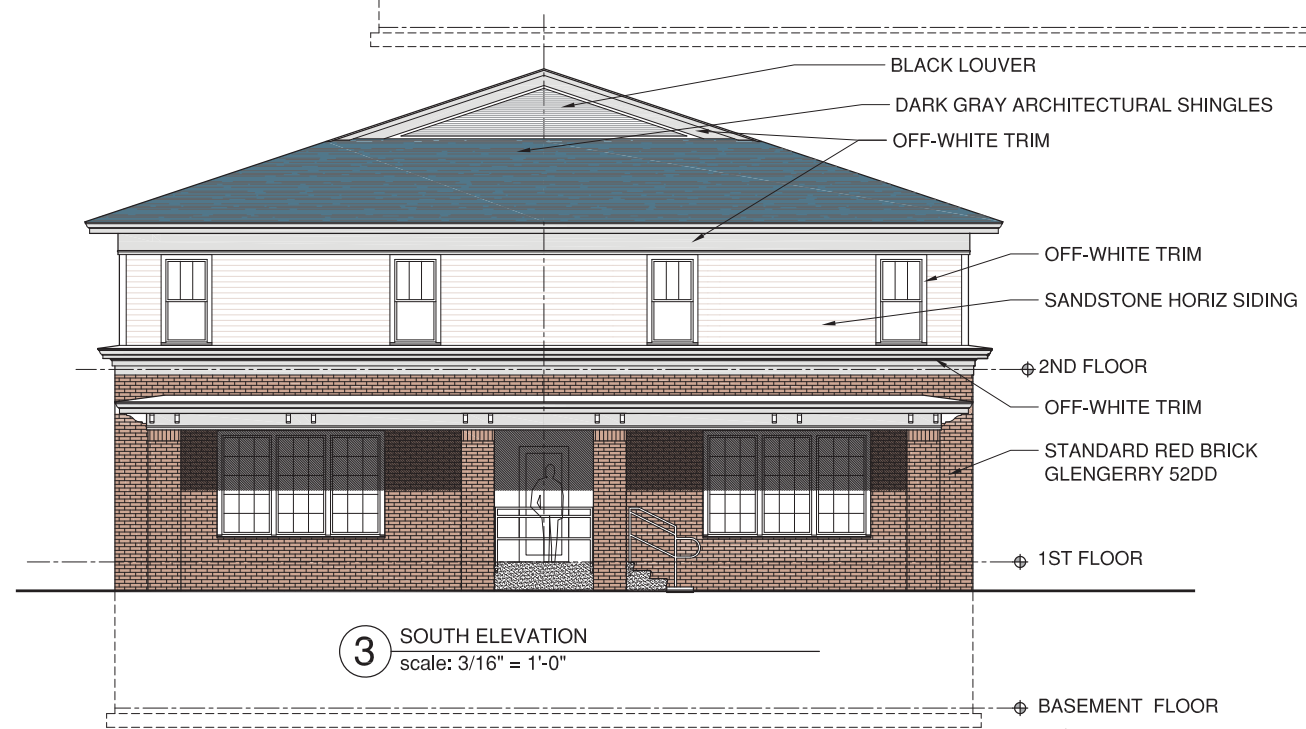


project name: CHANGE OF USE CODE COMPLIANCE DRAWING
166 WEST STREET / GILBO AVE BUILDING
 drawing name:
ELEVATIONS

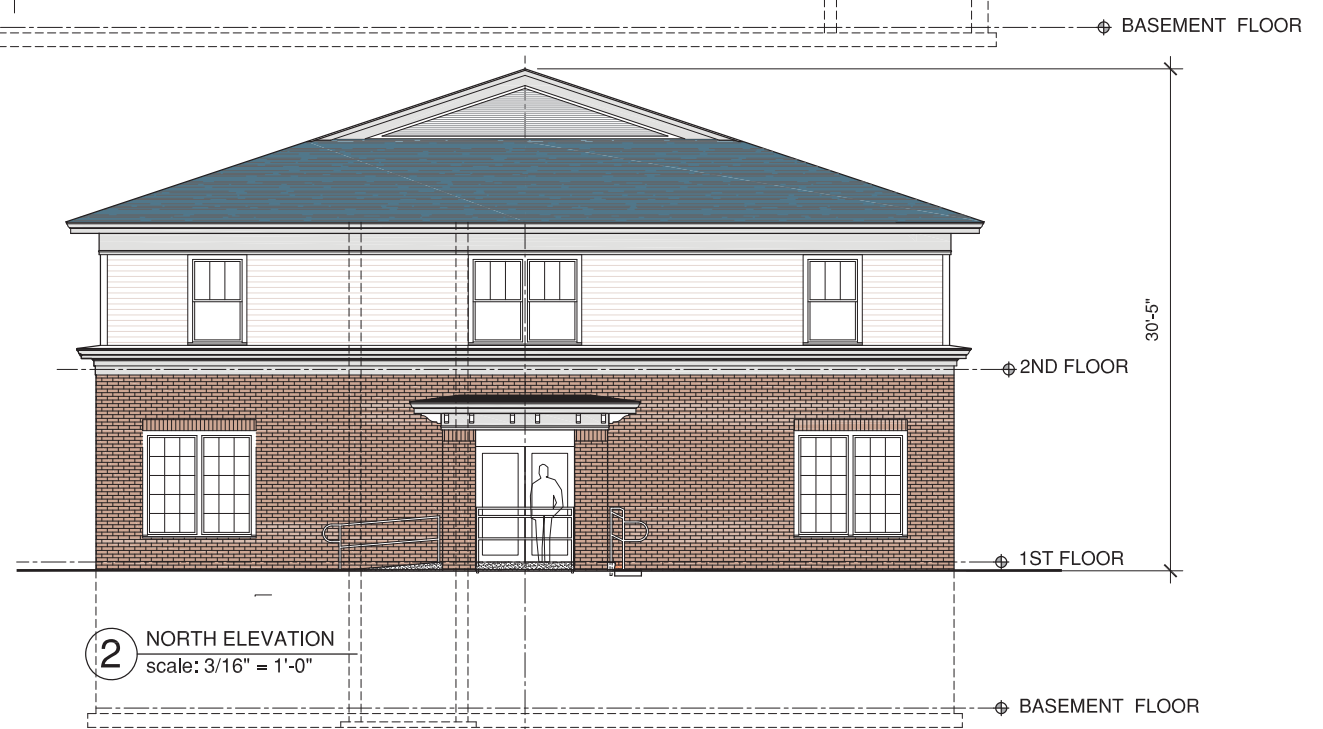
sheet number
A2.1
 33 of 46



1 EAST ELEVATION
 scale: 3/16" = 1'-0"



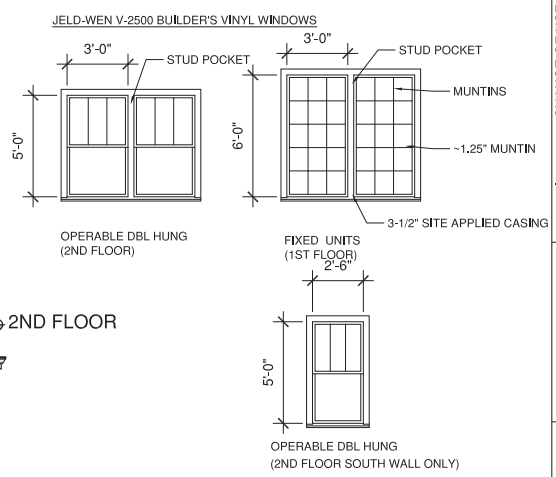
3 SOUTH ELEVATION
 scale: 3/16" = 1'-0"



2 NORTH ELEVATION
 scale: 3/16" = 1'-0"



4 WEST ELEVATION
 scale: 3/16" = 1'-0"

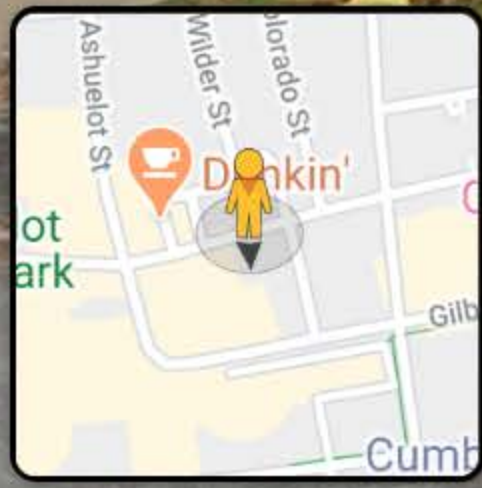
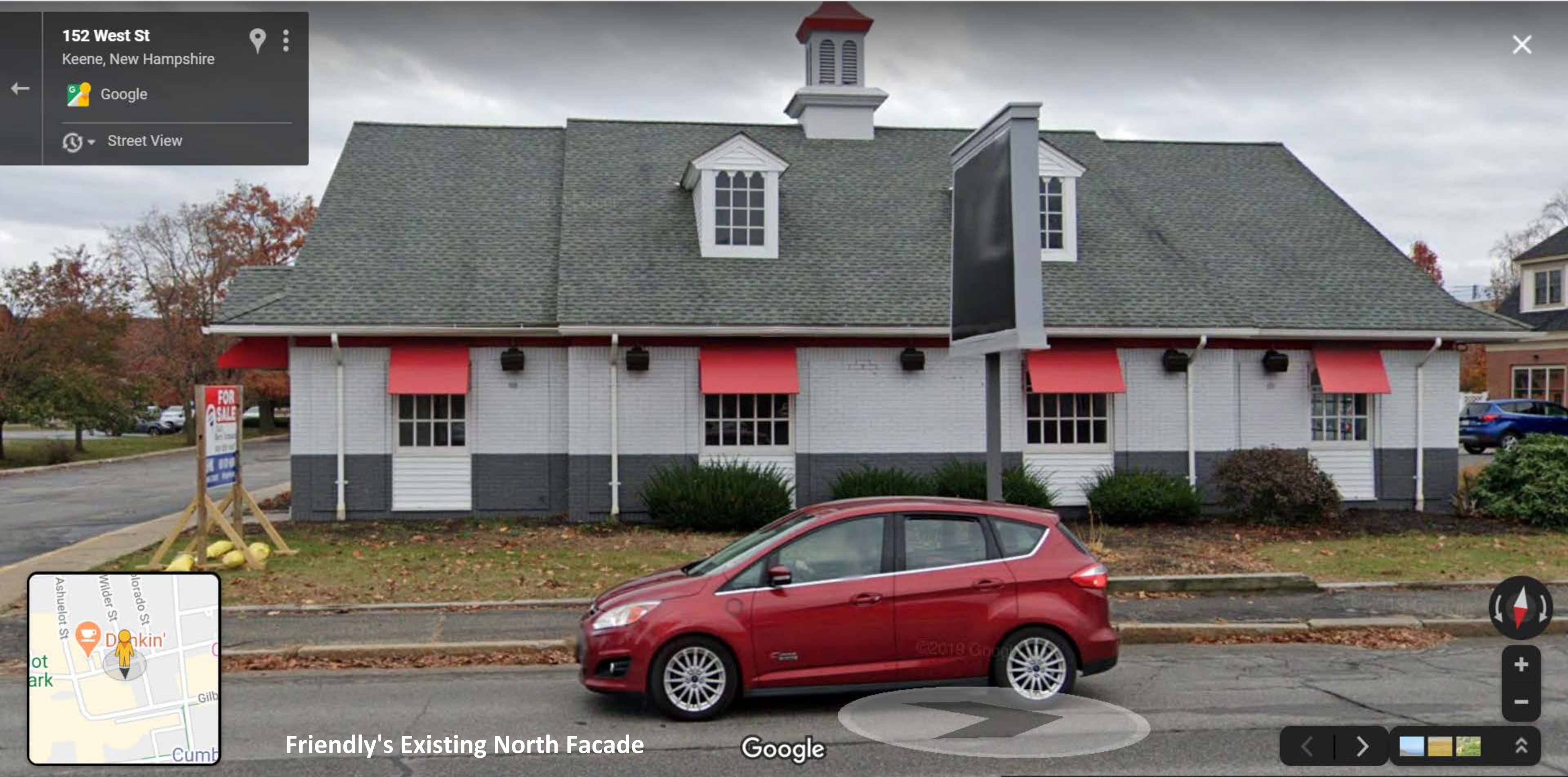


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152 West St
Keene, New Hampshire

Google

Street View

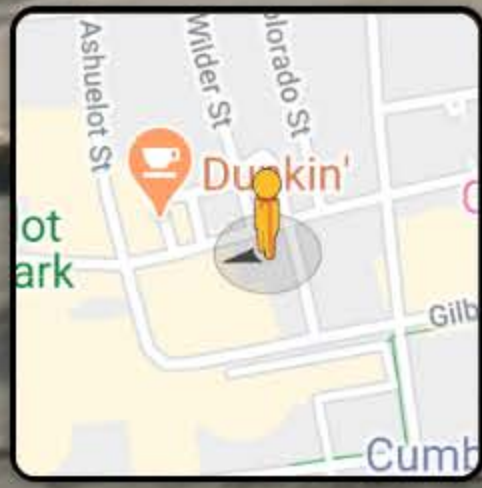


Friendly's Existing North Facade

Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a Street View Pegman icon.

Keene, New Hampshire
Google
Street View



Friendly's Existing East Facade

Google



PROPOSED ALUMINUM WINDOW UNITS – DOOR/STOREFRONT TO MATCH

Furnished by Cheshire Glass



PROPOSED ALUMINUM WINDOW UNITS – DOOR/STOREFRONT TO MATCH

Furnished by Cheshire Glass

LANDMARK® PREMIUM [BEST]

Granule
Detail

LANDMARK PREMIUM | BEST

Granule
Detail

LANDMARK PREMIUM | BEST



Max Def Georgetown Gray



Max Def Moire Black



Max Def Pewterwood



Max Def Weathered Wood





52-DD

General Availability	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in.
Brand: Glen-Gery Type: Facebrick Color: Red Style: Molded Plant: Mid-Atlantic Series/Collection: Molded Series Texture/Finish: Sand				

Board and Batten

Vinyl Siding

General Description: CertainTeed Board and Batten Siding provides the rustic look of alternating wide and narrow cedar board vertical siding, but does not require the upkeep common to wood. Board and Batten siding is appropriate for use in new construction for single family homes, multi-housing projects and light commercial developments. Board and Batten is also an ideal product for remodeling.

Styles:

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket	Length
Single 8" Vertical	Rough Cedar	½"	.048"	DuraLock™ post-formed positive lock	10	½"	10' and 12'6"
Single 7" Vertical	Rough Cedar	½"	.052"	DuraLock™ post-formed positive lock	22	½"	10'

Colors: Board and Batten siding profiles are available in a wide selection of colors. All colors are Spectrophotometer controlled and utilize exclusive PermaColor™ color science.

Colonial White (01)	Savannah Wicker (59)	Natural Clay (60)	Flagstone (97)*	Mountain Cedar (17)*
Desert Tan (07)^	Sterling Gray (33)	Autumn Red (23)*	Forest (47)*	Pacific Blue (27)*
Herringbone (04)	Castle Stone (37)*	Brownstone (40)*	Hearthstone (19)*	Sable Brown (29)*
Light Maple (55)^	Cypress (42)	Charcoal Gray (46)*	Melrose (39)*	Slate (44)*
Sandstone Beige (15)^	Granite Gray (34)*	Espresso (43)*	Midnight Blue (45)*	Spruce (16)*

*Only Available in the S7 Profile

^Only available in the S8 Profile

Accessories: CertainTeed manufactures a wide range of siding accessories that are compatible with Board and Batten siding styles and colors. Accessory products include installation components, soffit, window and door trim, corner lineals, corner systems and decorative moldings.

Composition: Board and Batten siding is produced using PVC resin.

Technical Data: Board and Batten siding is in compliance with ASTM specification for Rigid Polyvinyl Chloride (PVC) Siding D3679, and the requirements of section R703.11 of the International Residential Code, and section 1404.14 of the International Building Code. Board and Batten siding meets or exceeds the properties noted in Table 1.

Table 1

ASTM E 84	Meets Class A flame spread requirements as tested according to ASTM E84.
ASTM D 635	Material is self-extinguishing with no measurable extent of burn when tested in accordance with this specification.
NFPA 268	Radiant Heat Test - Ignition Resistance of Exterior Walls - Conclusion that CertainTeed met the conditions for allowable use as specified in section 1406 of the International Building Code.

Important Fire Safety Information: When rigid vinyl siding is exposed to significant heat or flame, the vinyl will soften, sag, melt or burn, and may thereby expose material underneath. Care must be exercised when selecting

CertainTeed LLC
20 Moores Road
Malvern, PA 19355
certainteed.com

© 01/20

underlayment materials because many underlayment materials are made from organic materials that are combustible. You should ascertain the fire properties of underlayment materials prior to installation. All materials should be installed in accordance with local, state and federal Building Code and fire regulations.

Wind Load Testing: CertainTeed Board and Batten Vertical siding has been tested per ASTM D 5206 standard test method for wind load resistance to withstand negative wind load pressures and their mph equivalents as shown in the chart below. All products exceed industry standards for wind load performance. Check with your local building inspector for wind load requirements in your area for the type of structure you are building.

Table 2

Product	Fastener Spacing		2015/2018 IBC/IRC			2021 IBC/IRC		
			Standard Design Pressure Rating	Maximum Windspeed (mph)		Standard Design Pressure Rating	Maximum Windspeed (mph)	
				ASD	ULT		ASD	ULT
Single 8" Vertical	Nails	16" o.c.	98.7	203	261	64.4	164	211
Single 7" Vertical	Nails	16" o.c.	111.1	215	277	73.3	175	225

* Windload calculations based on ASTM D7793, ASCE 7-10, 30ft High, Exposure B

Documents: CertainTeed Vinyl Siding meets the requirements of one or more of the following specifications. Texas Department of Insurance Product Evaluation EC-11
 Conforms to ASTM Specification D3679
 ICC-ES Evaluation Report ESR-1066
 Florida BCIS Approval FL1573
 For specific product evaluation/approval information, call 800-233-8990.

Installation: Prior to commencing work, verify governing dimensions of building, examine, clean and repair, if necessary, any adjoining work on which the siding is in any way dependent for its proper installation. Sheathing materials must have an acceptable working surface. Siding, soffit and accessories shall be installed in accordance with the latest editions of CertainTeed installation manuals on siding and soffit. Installation manuals are available from CertainTeed and its distributors.

Warranty: CertainTeed supports Board and Batten siding products with a Lifetime Limited Warranty including PermaColor Lifetime Fade Protection to the original homeowner. The warranty is transferable if the home is sold.

Technical Services: CertainTeed maintains an Architectural Services staff to assist building professionals with questions regarding CertainTeed siding products. Call 800-233-8990 for samples and answers to technical or installation questions.

Sample Short Form Specification: Siding as shown on drawings or specified herein shall be Board and Batten Vinyl Siding as manufactured by CertainTeed LLC, Malvern, PA. The siding shall have a .052" nominal thickness for Single 7" profile and .048" for Single 8" profiles. Installation shall be in accordance with manufacturer's instructions.

Three-part Format Specifications: Long form specifications in three-part format are available from CertainTeed by calling our Architectural Services Staff at 800-233-8990. These specifications are also available on our website at www.certainteed.com.

CertainTeed LLC
 20 Moores Road
 Malvern, PA 19355
 certainteed.com
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Waterford™

A FAIRWAY product

QUALITY VINYL SIDING



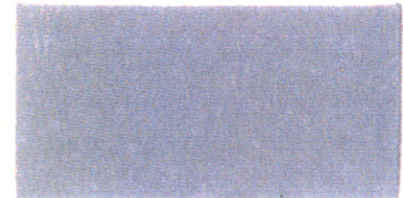
- Waterford siding offers outstanding impact resiliency and wind resistance
- Realistic texture and soft satin finish provide the look of freshly painted wood
- The unique Linelock panel locking system means quick and easy installation
- High grade vinyl compounds and UV inhibitors mean outstanding resistance to the elements
- Waterford's 1/2" panel silhouette offers significant rigidity and soothing shadow lines
- The VaporVent weep hole system helps channel condensed water vapor away from the siding
- Waterford siding meets or exceeds all North American building codes and specifications
- Available accessories help you finish the job right
- Limited lifetime warranty - non-prorated and transferrable



Tan



Prairie Wheat

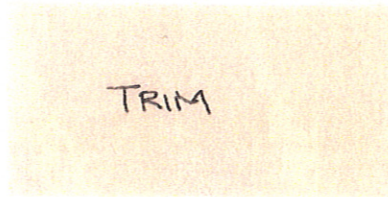


Slate Blue

White



Slate Gray



Sandstone

SIDING *

Classic Linen



Clay

Gray



Khaki



Distributed by
FAIRWAY WHOLESALE CORPORATION



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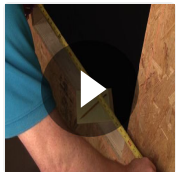
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Home / Doors & Windows / Windows / Picture Windows



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35.5 in. x 47.5 in. V-2500 Series Desert Sand Vinyl Picture Window w/ Low-E 366 Glass

by **JELD-WEN** >

★★★★★ (12) [Write a Review](#) [Questions & Answers \(2\)](#)



SIMILAR ITEMS



\$230.19

No Reviews

JELD-WEN V2500 Vinyl
Double Pane Double
Strength Single Hung



\$194.19

No Reviews

JELD-WEN V2500 Vinyl
Double Pane Double
Strength Single Hung



\$202.31

No Reviews

JELD-WEN V2500 Vinyl
Double Pane Double
Strength Single Hung



\$248.57

No Reviews

JELD-WEN V2500 Vinyl
Double Pane Double
Strength Single Hung



\$173.24

No Reviews

JELD-WEN V2500 Vinyl
Double Pane Double
Strength Single Hung



\$174.18

★☆☆☆☆ 2

JELD-WEN
x 35.5-in Vin
Construction



\$213.45

☆☆☆☆☆ 0

[View Q&A](#)

JELD-WEN V2500 Vinyl Double Pane Double Strength Single Hung Window (Rough Opening: 36-in x 36-in; Actual: 35.5-in x 35.5-in)
Item #358305 Model #LQWOLJV234700249

Affordable, durable vinyl window with an operational bottom sash
Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
Top sash is stationary; bottom sash slides open vertically

1 +
Qty

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Delivery
Ready for Delivery: Estimated on Nov 3; Schedule delivery date in checkout



OVERVIEW

DESCRIPTION

The patent pending Lumark Crosstour™ MAXX LED Wall Pack Series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools, and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 50W and 85W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four (4) 1/2" NPT threaded conduit entry points. The back box is secured by four (4) lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour luminaires are thermally optimized with two (2) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 50W and 85W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available. Crosstour MAXX luminaires maintain greater than 85% of initial light output after 60,000 hours of operation. Four (4) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

Emergency Egress

Optional integral cold weather

battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting

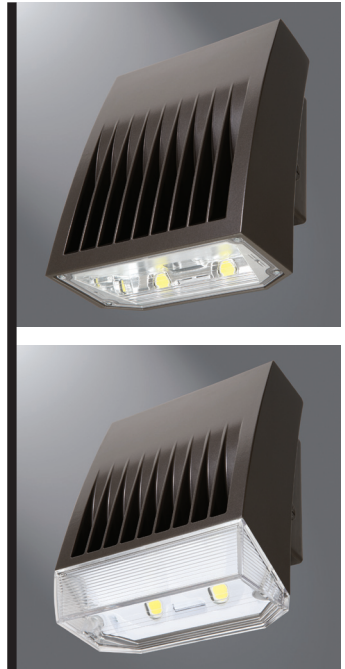
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish

Crosstour MAXX is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year limited warranty.



**XTOR
CROSSTOUR
MAXX LED**

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
Lighting Facts® Registered
DesignLights™ Consortium Qualified*

TECHNICAL DATA

40°C Ambient Temperature
External Supply Wiring 90°C Minimum

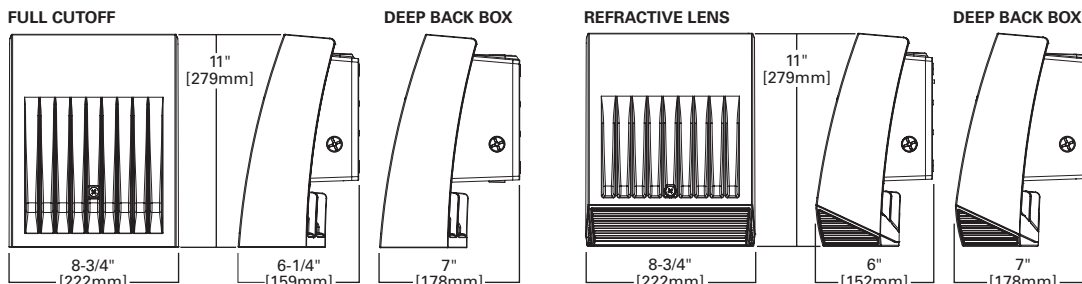
EPA

Effective Projected Area (Sq. Ft.):
XTOR5A/XTOR9A = 0.54
With Pole Mount Arm = 0.98

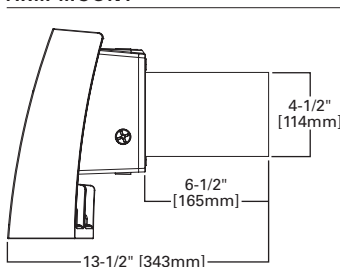
SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]
45 of 46

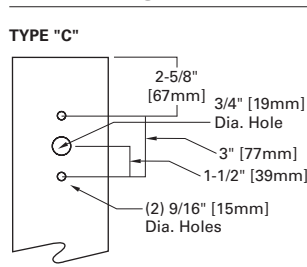
DIMENSIONS



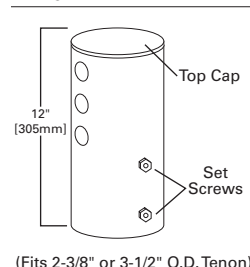
ARM MOUNT



ARM DRILLING



TENON ADAPTER



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



GLEON GALLEON LED

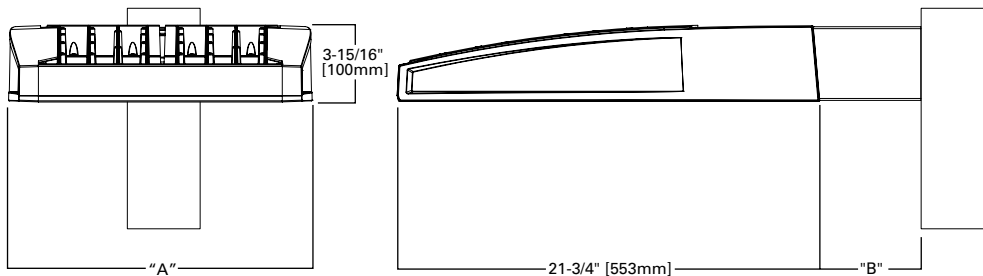
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



LumenSafe Technology
[CLICK HERE](#)

DIMENSIONS

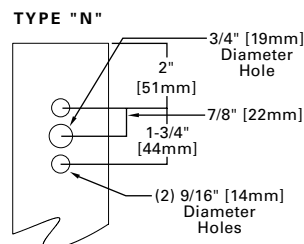


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)