



City of Keene

New Hampshire

January 17, 2023

Keating Inc.
c/o: Ms. Mary Ellen Swett
PO Box 426
Marlborough, NH 03455
meswett@keatingph.com

Re: COA-2008-03, Modification #2 – Condenser Installation – 85 Washington Street

Dear Ms. Swett,

We are in receipt of your request for Minor Historic District Commission review of the property located at 85 Washington St (TMP #569-001-000), owned by John Poisson. The request is to install two ground-mounted condensers measuring 35" tall by 27" wide by 28" deep along the north façade of the building. These units will be screened from view of Washington St to the west using a decorative iron gate measuring 36" wide by 48" tall that will be attached to a 4" by 4" cedar post on each side. The units will also be screened by the existing cemetery stone wall to the north and the house itself to the east and south.

All as presented in the and in the application and supporting materials submitted to the Community Development Department on December 6, 2022.

Your request for a Certificate of Appropriateness (COA) is hereby administratively approved under Section 21.4.1, *Minor Projects* of the HDC Regulations. This approval is limited to the request as described above, and does not authorize the applicant to make alterations that are not hereby granted. Please be aware that you may still need to apply for and receive any applicable building permits, if necessary.

In accordance with the Land Development Code (Section 25.15.11), the COA is valid either:

- A. For one year from the date of approval if no building permit is required; or
- B. For the duration of an active building permit issued for construction associated with the COA.

Thank you for doing your part to promote and protect the history and heritage of Downtown Keene. If you have any questions and/or concerns regarding this action by the Historic District Commission, please contact me or Jesse Rounds, the Community Development Director, at (603) 352-5440.

Sincerely,

Evan J. Clements, AICP
Planner

cc: John Poisson, Property Owner
Jesse Rounds, Community Development Director
Robert Burns, Permit Technician
Don Lussier, City Engineer
Arelis Quinones, Assessing Dept.
Project File