



Historic District Commission

AGENDA

Tuesday, July 20, 2021

4:30 PM

City Hall, 2nd Floor Council Chambers

The public may join the meeting online or at City Hall in the 2nd Floor Council Chambers. To access the meeting online, 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.

1. Call to Order and Roll Call
2. Minutes of May 19, 2021
3. Public Hearing:

COA-2021-05 – 122 & 124 Water St – Demolition and Construction of Homeless Shelter – Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to demolish two structures on the property located at 124 Water St (TMP# 585-028-000) and construct a 3 story, 15,000 sf homeless shelter that will be partially located within the Downtown Historic District at 122 & 124 Water St. Waivers are requested from Sec. XV.A.2.b.2 and XV.D.2.b.5 of the HDC Regulations regarding fence height and use of vinyl siding. The 124 Water St property is ranked as a Non-Contributing Resource and is located in the Business Growth and Reuse district.

4. Staff Updates
 - a) List of 2021 Administrative Approvals as of June 30, 2021
5. New Business
6. Upcoming Dates of Interest
 - a) Next HDC Meeting: August 18, 2021
 - b) HDC Site Visit: August 18, 2021 (To be confirmed)
7. Adjourn

City of Keene
New Hampshire

HISTORIC DISTRICT COMMISSION
MEETING MINUTES

Wednesday, May 19, 2021

4:30 PM

Remote Meeting via Zoom

Members Present:

Andrew Weglinski, Chair
Russ Fleming, Vice Chair
Hope Benik
Hans Porschitz
Councilor Workman
Tia Hockett, Alternate

Staff Present:

Mari Brunner, Planner

Members Not Present:

Sam Temple
Peter Poanessa, Alternate
Dave Bergeron, Alternate

Chair Weglinski read a prepared statement explaining how the Emergency Order #12, pursuant to Executive Order #2020-04 issued by the Governor of New Hampshire, waives certain provisions of RSA 91-A (which regulates the operation of public body meetings) during the declared COVID-19 State of Emergency.

1) Call to Order and Roll Call

Chair Weglinski called the meeting to order at 4:31 PM. Roll Call was taken.

Chair Weglinski invited Tia Hockett to act as a voting member for the meeting. Ms. Hockett accepted.

2) Minutes of April 21, 2021

Russ Fleming made a motion to accept the minutes of April 21, 2021 as presented. Hope Benik seconded the motion, which passed unanimously.

3) Public Hearings:

COA-2021-02 - 17-23 Mechanic St – Lead Paint Abatement - Applicant and owner Greenwald 2 LLC proposes to install vinyl siding over the existing wood siding and trim on the buildings located at 17-23 Mechanic St (TMP# 554-082-000). A waiver is requested from Sec. XV.B.3.b.4 of the HDC Regulations to allow

the use of vinyl siding. The property is ranked as a Contributing Resource and is located in the Central Business District.

Chair Weglinski read the applicant's request and asked for staff recommendation on completeness of the application.

Mari Brunner reported that the Applicant had requested exemptions from providing a site plan and building elevations, as no changes are proposed to the site and the only changes to the building include a change in the exterior materials. She went on to state that in place of elevations, the applicant had submitted photographs of the building facades to show existing conditions. Staff recommended that the Commission grant the requested exemptions and accept the application as "complete."

Hans Porschitz made a motion to accept the application as complete. Mr. Fleming seconded the motion, which passed unanimously.

Chair Weglinski opened the public hearing and invited the applicant and owner Mitch Greenwald of Greenwald 2 LLC to present on his application.

Mr. Greenwald stated that he and his son purchased the aforementioned buildings in 2010, noting that they were in very poor condition on both the interior and exterior, and had experienced a lot of damage. He and his son managed to turn the buildings around by renovating almost all apartments and doing significant re-painting. He went on to state that when they originally purchased the buildings they were flaking red paint, which may have been a missed indication that there was an issue.

Mr. Greenwald reported that in early April they were informed that a small child who lives in one of the apartments had tested positive for lead, which triggered a process that brought in a state investigator and a risk assessor. He went on to state that they relocated the resident and the child had since recovered; however, they are now faced with lead remediation and an estimated cost of \$7,500 to replace a windowsill and two doors in the aforementioned apartment. Additionally, the risk assessor noticed that on the exterior of the building, under multiple layers of latex paint, there was lead paint. Mr. Greenwald stated he was given a number of options which included:

1. Removing and replacing all the siding, expensive disposal of materials and repainting, estimated at \$400,000
2. Repair, scrape, paint and encapsulate all surfaces, estimated at \$200,000
3. Cover all surfaces with vinyl siding and sheet metal, estimated at \$100,000

Mr. Greenwald reported that there is no state or federal money available unless they go into all apartments and they are all lead remediated, which would mean all tenants would be displaced. Given all that information and after weighing all the options, he stated the chosen solution is to install vinyl siding for both buildings.

Mr. Greenwald reported that he found a contractor that is lead certified to do the work, which is an additional cost as well.

He went on to explain that they selected a similar color to the wood siding already on the building and stated the new siding would cover the present wood siding that is worn out and cracked. He added that the more damaged areas may require the wood to be removed, and in that case, plywood would be added and vinyl siding placed over top.

Mr. Greenwald noted that from a distance you won't be able to tell a difference other than the fact that the buildings will look significantly better, thus improving the neighborhood. He referred to pictures of surrounding neighborhood buildings that he had taken, most of which have vinyl siding, which he stated gave him confidence that the building would fit in with what's already there. Mr. Greenwald then shared several pictures of the buildings he owns from multiple angles, and pointed out the two architectural wood trim features that would be removed, encapsulated, and put back to preserve the history. He pointed out that with the poor condition of the wood, encapsulating it wouldn't improve it like vinyl would. He again assured the commission that, when finished, the building will not look different. Lastly, he showed the proposed products they would use and price estimates for each option.

Chair Weglinski invited the commission to ask questions.

Mr. Fleming asked if the risk assessor was someone from the state agency and if he went into other units. Mr. Greenwald replied that the state sent out an investigator and then a small group of risk assessors went in and did a detailed analysis. He added that all they were interested in was the one apartment where the child was living and they did not go into any of the other apartments. That one apartment has been flagged and cannot be rented until it has been totally remediated. He also mentioned that the other buildings do not have children.

Chair Weglinski asked, with regards to the vinyl siding option, how the windows and trim would be handled and if they plan to extend the window trim out to avoid it sitting behind the new siding. Mr. Greenwald requested that his contractor speak to the question. Todd Russel, owner of Connecticut River Valley Abatement and Contracting, stated that the existing clapboards on the building are flush with the window trim on the outside, so they will take white coil stock and form it around the window trim, and it will appear exactly as it does currently.

Chair Weglinski asked the gauge of the coil stock. Mr. Russel replied that he believed they will be using 0.024 and they will custom bend each piece and form it to the existing trim. He added that the architectural features will be removed, de-leaded in his shop, repainted with correct paint and then placed back on the building. Mr. Russel reiterated that the building will look the same when the work is done.

Mr. Porschitz asked if they had plans to add additional insulation, noting that the recess of the trim may be less pronounced if they do. Mr. Russel stated the building will be wrapped in Tyvek and taped off, which is part of the sealing process to encapsulate the wood, and no insulation will be added.

Councilor Workman joined at 4:57 pm.

There being no further questions, Chair Weglinski invited staff comments.

Ms. Brunner stated the applicant had done a thorough job of reviewing the request and went on to cover the highlights. She said the 23 Mechanic Street building is original to the site and was a single-family home that was later converted for use as multi-family. The 17-19 Mechanic Street building was originally located elsewhere in Keene, and later on moved to its present location. The buildings most likely provided housing for the families of factory workers in Keene. Ms. Brunner mentioned that both buildings are fairly old and built in the late 1800's or early 1900's, and both have lead paint on the exterior. She went on to state that because the request includes adding vinyl siding, which is generally prohibited in the historic district, it required review by the HDC as well as the issuance of a waiver.

Ms. Brunner reported the applicable regulations include Section XV.B.1 – Building Rehabilitation: Primary and Contributing Resources. The standard states that the removal of historic materials or alteration of features that characterize a building or structure shall be avoided. Deteriorated historic features significant to the building or structure shall be repaired, rather than replaced. If replacement is necessary due to extreme deterioration, the new feature shall match the historic in size, design, texture, color and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.

She went on to state that the applicant was proposing to cover all exterior materials and features of the building, including exposed clapboard siding, window sills, casing, and trim, and all other exterior trim with either vinyl siding, vinyl trim, white aluminum coil stock, or encapsulating paint in order to comply with a state-mandated lead abatement process. She felt that, overall, the applicant had made an effort to match the reveal of the siding and preserve its historical features. She mentioned that cut sheets are included in the packet for the proposed materials, including vinyl siding and the coil stock.

Ms. Brunner stated the other applicable standard is section XV.B.3 – Building Rehabilitation: Primary and Contributing Resources. She stated these standards relate to wood (siding and architectural trim), and more specifically to character-defining architectural trim which shall be retained and repaired when technically and economically feasible. If the trim is sufficiently deteriorated replacement is warranted, and the new trim shall match the original in size, scale, placement,

detailing, and ideally material. If substitute material is used, it shall convey the same visual appearance as the historic trim.

She noted that the only two pieces of trim that were proposed to be preserved were the wood trim features located on the porches of the buildings. She reiterated that those features would be taken down and encapsulated with paint and preserved, while the rest of the trim would be covered with aluminum coil stock. Additionally, the last standard states that vinyl and aluminum siding are prohibited. Ms. Brunner noted this is where the applicant was requesting a waiver. She referred to the applicant's submission in the packet, noting his waiver request, a quote to show the cost for the proposed treatment, and a letter from his contractor that shows the two other possible treatments and costs to compare.

Chair Weglinski opened public comment.

There being no questions or comments, Chair Weglinski closed the public hearing and began HDC deliberations.

Chair Weglinski stated it was clear that the owner had made attempts to maintain the existing siding as best as possible and it seems to be a forced remediation. With material prices escalated he understood the hardship with trying to replace the siding with wood as it originally exists. He expressed that he had no issue with the vinyl but did have an issue with the coil stock, which at 0.019 is the thinnest gauge you can get and wouldn't allow the same detail that you see now on the building. It is also prone to oil canning. He wondered if there was any way they could avoid the coil stock and use another material. Chair Weglinski added that he was appreciative that the architectural wood elements would be removed, de-leaded and reapplied.

Mr. Porschitz agreed with the Chair's concern about the coil stock and wondered as well if there was a way to mitigate that situation.

Chair Weglinski asked for additional questions or discussion. He reopened the public hearing so the applicant could answer their questions.

Mr. Greenwald thanked them for pointing out the concern with regards to the coil stock and suggested his contractor answer. Mr. Russel stated the coil stock with vinyl siding on homes is the industry standard and mentioned they had done it on historic homes in the past. He went on to state that the only detail they would cover up would be if there were piano key type trim on the top of the building. He mentioned that they could purchase heavier gauge metal for the coil stock but it would take away from the design. Mr. Russel noted that, if done right, the metal does lay flat. He then stated that if they were to encase with wood or composite wood, the cost and labor charge would be substantially more than the cost of the aluminum.

Mr. Greenwald reported that during board deliberations he and Mr. Russel had revised the window treatment to meet concerns of the commission. Mr. Russel explained that they could add another block of wood to overlay the existing trim, which would give it more design and a raised appearance, so the vinyl would be butting up to the window. He noted that the changes would enhance what the building is now and Mr. Greenwald stated the process will make a better product in the end.

Discussion ensued about the gauge of the coil stock with Chair Weglinski leaning towards 0.024 as a better product if trying to maintain as much of the original character of the property as possible.

Mr. Fleming stated he was in favor of the wood for the trim and wondered if they could compromise and change coil stock thickness around higher traffic areas such as doors, but not so much on windows and higher areas that not everyone will see.

Mr. Russel and Mr. Greenwald agreed and noted that they could make those changes happen.

There being no additional questions, Chair Weglinski closed the public hearing and opened board deliberations.

Mr. Porschitz liked the compromise of having the window trim doubled up and a 0.024 gauge for the high traffic areas, and felt that would be an acceptable compromise to support a vinyl finish.

Discussion ensued about where to use the thicker coil stock gauge and what would trigger a 0.024 versus a 0.019. There was general agreement on pronounced window reveal.

Mr. Fleming made a motion to grant a waiver from Section XV.B.3.b.4 of the HDC Regulations to allow the use of vinyl siding and approve COA-2021-02 for the installation of vinyl siding over the existing wood siding and trim on the buildings located at 17-23 Mechanic Street (TMP# 554-082-000), all as presented in the application and supporting materials submitted to the Community Development Department on April 28, 2021 with the following conditions:

1. The reveal of the windows will be increased using 3/4" wood backing.
2. A higher-gauge, 0.024 aluminum coil stock will be used on entrances and any features that are 10" width or greater.

Furthermore, that they are doing this on the basis of the need for lead abatement of the exterior paint as well as the economic hardship of alternatives, and under the recognition that the property is at the extreme edge of the Historic District.

Mr. Porschitz seconded the extended motion, which passed unanimously.

Mr. Greenwald stated his interaction with the HDC was very positive and thanked them for their input.

COA-2014-06, Modification #2 – 166 West St – Mixed-Use Building Design Changes - Applicant DB Architects LLC, on behalf of owner Flyboy Realty LLC, proposes to modify the design of the mixed-use building on the property located at 166 Washington Street (TMP# 576-002-000). A waiver is requested from Sec XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction. This property is not ranked and is located in the Central Business Limited District.

Chair Weglinski read the applicant's request and asked for staff recommendation on completeness of the application.

Ms. Brunner stated staff recommended that the commission accept the application as complete.

Mr. Porschitz made a motion to accept the application as complete with the change that it's 166 West Street, not Washington Street. Mr. Fleming seconded the motion, which passed unanimously.

Chair Weglinski invited Dan Bartlett of DB Architects LLC to present on his application. Mr. Bartlett was present on behalf of the owner, Flyboy Realty LLC.

Mr. Bartlett, of 185 Winchester Street, stated the project had been approved by the commission last fall and now requires some minor tweaks. An approximate location of the proposed new mixed-use building on Gilbo Avenue was shown and Mr. Bartlett stated that the subdivision and site plan had been previously approved by the Planning Board, noting that his particular site plan was not changing. He next showed the elevations that the commission approved last fall, including a waiver for the use of vinyl siding on the upper level. Mr. Bartlett reported that the main issue was a change in configuration of the roof which will now be a straight gable at both ends, as opposed to a hipped roof.

Mr. Bartlett went on to explain that the project had been under a fairly comprehensive design process since last August and construction designs started last winter. The owner has a major tenant of the building who, in the interim between schematic design and construction drawings, decided to flip the floor plan. This posed the issue of the elevator placement which ended up having to stay on the North end of the building instead of being flipped like the rest of the plan. Ultimately, the roof design had to change because of clearance for the elevator, which wouldn't fit under the hipped roof.

Mr. Bartlett mentioned that the owner wants the building to maintain symmetry so the North and South ends are the same. He then showed a side by side comparison

of the previously approved design and the modified design, again pointing out that the hipped roof was eliminated and in its place would be a straight gable roof. He explained that the gable roof ends cannot have shingles so it requires vinyl siding, and thus the reason for requesting a waiver from the commission. He mentioned that the siding would match the color of the already approved vinyl siding, but it would be a board and batten style in a vertical orientation. Additionally, the windows shifted several inches and the door placement, due to the elevator, but the general design intent changed very minimally. Mr. Bartlett stated part of waiver request is based on cost and maintenance, and hoped since the job had already been approved for vinyl siding that the same criteria would apply for the roof vinyl siding.

Chair Weglinski opened questions for the commission.

Mr. Porschitz asked if the proportions of the upper triangle on the gable end had decreased in size from the triangle on the previously approved design. Mr. Bartlett replied that the size had decreased because the roof pitch had become slightly steeper in the new design due to the elevator, which requires a certain amount of head room above for emergency exits. He added that the reconfiguration of the roof took away the triangle so he added it back in to emulate the previous design, but couldn't get it to be exactly the same because the triangle was previously a function of the hipped roof configuration.

Tia Hockett and Russ Fleming left the meeting at 6:00pm. Quorum was still met with 4 board members present.

Chair Weglinski asked for questions from the board. There being none, he asked staff to present on the application.

Ms. Brunner stated in October 2020, the HDC approved a request to renovate the former Friendly's Building located at 166 West Street and construct a two story, 12,300-sf mixed-use building on the south end of the site facing Gilbo Avenue. Following the HDC's review of this request, the Planning Board approved a site plan application for this same project on October 26, 2020. In addition, the Planning Board approved a subdivision in March 2021 which separated the parcel into two lots. The southern portion of the site where the new mixed-use building will be built is now located on a separate lot from the former Friendly's building. She noted that they are referring to it as the 166 West Street building because it will not have an address until the foundation is put in.

She went on to state the current request is to modify the design of the roof from a 'hipped gable' to a full gable to allow for the installation of an elevator shaft at the north end of the building, move the main entrance on the east façade of the building further to the south, move the entrance and one upper story window on the north façade of the building further to the east, and enlarge the entry canopy on the north building facade. In addition, the applicant proposes to install vinyl siding in a

“vertical board-and-batten” pattern on the gabled walls of the roof. A waiver is requested from Section XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction.

Mrs. Brunner stated that the relevant standards of the HDC regulations include section XV.D.2 – Construction of new buildings or structures. This regulation states that the shape, scale and fenestration of new buildings or structures shall respect the established historic architectural character of the surrounding area. Ms. Brunner reported that the changes the applicant proposed were relatively minor with the location change of the main entrance on the east façade of the building resulting in the entrance being slightly off-center with respect to the windows on the first and second stories of the building. Additionally, shifting the entrance on the north façade of the building further to the east would shift the location of one of the center windows on the second floor further to the east, and enlarge the entrance canopy in order to keep the canopy centered with respect to the roof gable. Ms. Brunner noted that changes to the fenestration on the east and north building facades were reported by the Applicant as being necessary in order to comply with building code requirements and other design constraints.

She then reported that the second standard relevant to the application included section XV.D.2 – Construction of new buildings or structures, sub-sections b-4 & b-5. This standard states that the 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. Additionally, materials commonly referred to as “vinyl siding” are inappropriate contemporary materials and are therefore prohibited for use on new construction in the Historic District.”

Ms. Brunner stated that as part of the original approval of the building, the HDC approved the use of red GlenGery brick for the siding material on the first floor of the mixed-use building, a 7-foot tall band of horizontal vinyl siding for the second story in a “sandstone” color, and dark gray architectural shingles for the hipped gable roof. In order to permit the use of vinyl siding in new construction, the HDC granted a waiver at that time.

She went on to state that the current request is to change the overall design of the roof from a hipped gable to a full gable in order to accommodate an elevator shaft at the north end of the building. Vertical board-and-batten style vinyl siding is proposed for the exterior cladding of the gable walls in a matching sandstone color. At its peak, the gable wall would be about 34 feet tall on the south elevation and 33 feet tall on the north elevation. Ms. Brunner noted it was a fairly large increase in vinyl siding and that staff felt the original design was more in line with the goal of the Historic District, and therefore would encourage the board to ask the applicant if any thought had been given to adding fenestration or ornamentation to the gable wall to add more visual interest and break up the massing of the façade.

Ms. Brunner went on to state that a waiver had been requested from Section XV.D.2.b.5 of the HDC Regulations to allow the use of additional vinyl siding on the gable walls of the mixed-use building. She noted that the Applicant's waiver request was included in the packet. For supporting materials the applicant submitted a cost comparison that was prepared in October 2020 by the contractor to show the difference in cost between vinyl siding (\$26,174), pre-finished cement board (\$52,000), and cedar clapboards (\$78,114).

There being no questions for staff, Chair Weglinski opened public comment.

Chair Weglinski stated the commission isn't looking to critique design but asked about the design going from a recessed gable with a hip or shed roof to a full gable roof, and if there was a reason for choosing that design over going to a hip from the eave to the previous point of the recessed gable front.

Mr. Bartlett stated the elevator is smack up against the North wall of the building so any kind of hip that starts that low wouldn't work with the design. He added that he tried everything he could to get away from a full elevator but it ended up being essential. Additionally, bringing the gable close to the street would contribute to requirements of space between the building and the sidewalk.

Chair Weglinski asked if a tower or roof penetration would be needed for the elevator. Mr. Bartlett replied that the change in the roof configuration was the only way to do it attractively and would accommodate all elevator requirements. He noted that he had worked through many options with the elevator people and no tower will be added.

Mr. Bartlett encouraged the commission to walk around the Historic District and look at 2 story gable buildings, mentioning that there are a lot of plain gables. He felt the plain gables are an understated sense of New England and that the several different materials on the proposed building, 3 on the gable and 2 on the eave ends, were a bit busy.

Chair Weglinski asked if the North and South upper space is attic or cathedral behind the gable. Mr. Bartlett stated there's an 8ft ceiling on the second floor and on top of that are standard roof trusses.

Chair Weglinski closed the public hearing and began board deliberations.

Discussion ensued about the triangle size. Mr. Porschitz wondered if there was a different way to break up the vinyl siding so the upper triangle could increase and bring it closer to the original that was previously proposed. Chair Weglinski hesitated to comment on design feeling that it was outside of the commission's role, but added that he did not agree with applying fake historical elements on a new building to mimic old historical elements. Ms. Brunner stated that the building is in an area where they want to see the look and feel of downtown extended, so that's

where the staff's reserve comes from. She also added that the Planning Board wouldn't be reviewing the design of the building because it's in the Historic District, so it is within the commission's role to comment on and review the design of the building.

Chair Weglinski asked staff to clarify their concerns and propose any recommendations. Ms. Brunner stated that she had consulted with the Community Development director and referred to an established standard that the Planning Board uses, which is to make sure that they are breaking up the massing and scale of large or blank facades, especially those facing the streets. She offered no recommendation for solutions.

Chair Weglinski reopened the public hearing. He asked the applicant if there was mechanical equipment and where it was located. Mr. Bartlett replied that there is equipment located in the basement and the exterior equipment is limited to condensing units on the West side of the building, which are totally concealed.

Chair Weglinski closed the public hearing and opened board deliberations.

Chair Weglinski understood staff's concern but hesitated to persuade the applicant to add design elements to a brand new building based on the standards they adhere to.

Mr. Porschitz asked if staff would see a difference with regards to the façade if the lower edge of the upper triangle was moved to be closer to where it was in the previous design. He noted that would reduce vertical blank space and cover more of the louvre above it. He added that he was not in favor of adding design elements, only adjusting the ratio with the triangle.

Chair Weglinski reopened public comment and asked the applicant if he had suggestions on adjusting the triangle closer to its original appearance to break up the facade, without changing the actual gable end itself. Mr. Bartlett stated he could do a 6 ft band of vertical siding so the horizontal and vertical sidings would be about the same height, and the triangle would be about the same size as the original version. He added that he could also introduce another pattern or material in the triangle area that is grid-like, although it would be a lot going on.

Mr. Bartlett stated that he had been on the HDC and cares deeply about what Keene looks like, and does his very best to make his buildings look as good as he can. He mentioned that there had been many agencies designing with him, which is healthy, but also difficult to take on ideas just because everyone likes them. Mr. Bartlett added that he's having to conform to a regulation that none of the other buildings on the blocks had to conform too, and noted that the building is in the middle of two huge bank parking lots.

Chair Weglinski stated that he would adhere to the standards and felt they were being met, and reported that he was not comfortable critiquing the building design.

Mr. Porschitz clarified that he did not feel more design elements had to be added, he only requested that the triangle size be adjusted to become closer to its previous size.

Discussion ensued about ways in which the triangle could be brought back closer to what it was previously. Mr. Bartlett felt confident that he could use a change of material and texture with regards to the siding to accommodate that request and create a look that lowers the line of the louver and enlarges the triangle. He stated that he would get a revised drawing to the commission.

Chair Weglinski felt the approval needed to go back to the HDC since they were asking him to deviate from what he presented. Mr. Bartlett stated they had just received approval for foundation and would begin digging within days. He noted that it would be disruptive and costly to have delays in the progress of work and respectfully requested they trust him to do his job and do something that's fitting and appropriate based on the discussions they'd had. Mr. Porschitz supported that approach.

Chair Weglinski closed the public hearing and opened board deliberations.

Mr. Porschitz stated the architect seemed to understand their concerns and felt comfortable that he would appropriately address them.

Chair Weglinski made a motion to grant a waiver from Section XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding on new construction and approve COA-2014-06 Modification #2 for alterations to the design of the mixed-use building, all as presented in the building elevations identified as "166 West Street / Gilbo Ave Building Elevations" prepared by DB Architects at a scale of 3/16 inch = 1 foot, dated October 16, 2020 and last revised on April 8, 2021, with the following condition:

1. Submittal of a revised elevation for the south and north building façades that shows the design of the gable wall.

Councilor Workman seconded the motion.

Chair Weglinski expressed concerned about leaving it up to staff to make the final decision and also noted liability on the commission for approving something that won't be reviewed or approved once the revised design is submitted. Mr. Porschitz reiterated that he felt confident that the architect and staff could achieve an acceptable outcome, based on the discussions had during the meeting.

The motion passed unanimously.

4) **Staff Updates**

Ms. Brunner stated City Council voting would take place the following night on the Land Development Code, which will include the amendments the commission voted on last month.

5) **New Business**

There was no new business.

6) **Upcoming Dates of Interest**

a. **Next HDC Meeting: June 16, 2021**

b. **HDC Site Visit: June 16, 2021 (To be confirmed)** – Chair Weglinski stated the HDC site visit is tentatively set for 4pm. Ms. Brunner stated there were no current applications for the next meeting..

7) **Adjourn**

Chair Weglinski thanked everyone and adjourned the meeting at 7:13 PM.

Respectfully submitted by,
Nicole Cullinane, Minute Taker

Reviewed and edited by Mari Brunner, Planner

STAFF REPORT

COA-2021-05 – 122-124 Water St. – Demolition and Construction of Homeless Shelter

Request:

Applicant Hundred Nights Inc., on behalf of owner Green Diamond Group LLC, proposes to demolish two structures on the property located at 124 Water St (TMP# 585-028-000) and construct a 3 story, 15,000 sf homeless shelter that will be partially located within the Downtown Historic District at 122 & 124 Water St. Waivers are requested from Sec. XV.A.2.b.2 and XV.D.2.b.5 of the HDC Regulations regarding fence height and use of vinyl siding. The 124 Water St property is ranked as a Non-Contributing Resource and is located in the Business Growth and Reuse district.

Background:

The property located at 124 Water St. is currently the site of two buildings that have most recently been used as outbuildings for Tom's Automotive Service (located outside the Historic District at 122 Water St.). The building closest to Water St., "Building 1," is a two story wood-framed building clad in vinyl siding with an asphalt shingle roof. This building was built in 1884; however, it is ranked as a Non-Contributing Resource because it has lost its architectural integrity over time.

The building located toward the rear of the lot is a single story building with concrete masonry walls on three sides, a wood clad front façade, and a flat roof. This building was built circa 1950 for use as a warehouse, and is ranked as a Non-Contributing Resource.

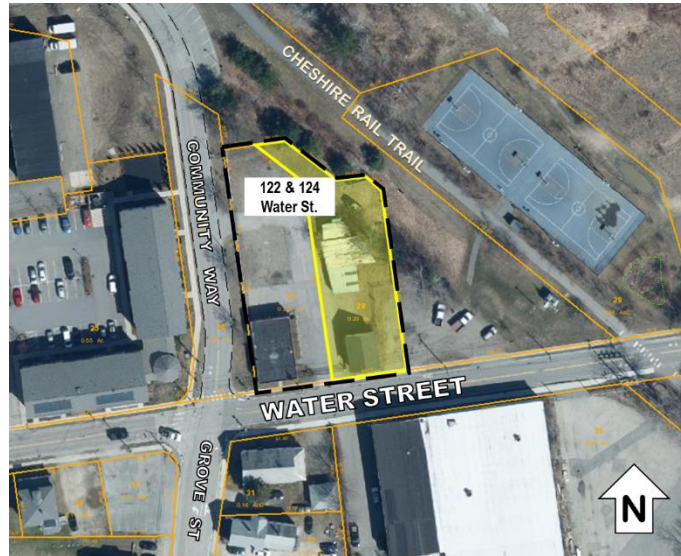


Figure 1. Aerial image of the properties located at 122 and 124 Water Street (outlined in black). The 124 Water Street property, located in the Downtown Historic District, is shaded in yellow.

The current request is to demolish the two existing structures located at 124 Water St. and the existing structure at 122 Water St., which is outside the Historic District. The Applicant proposes to merge these two parcels and construct a 3-story, 15,000 sf building that will be used as a homeless shelter. This shelter will be partially located within the Downtown Historic District.

Waivers are requested from Section XV.D.2.b.5 of the HDC Regulations to allow the use of vinyl siding in new construction and Section XV.A.2.b.2 to allow for the installation of a fence along the street frontage that is greater than four feet in height. Per Section III.D.2 ("Construction of a new building or structure") and Section III.D.4 ("Removal, relocation or demolition of an existing building or structure") of the HDC Regulations, this request is classified as a "Major Project" for review by the Historic District Commission.

Completeness:

Staff recommend that the Commission accept the application as "complete."

Application Analysis:

The following is an analysis of the relevant standards of the HDC Regulations.

STAFF REPORT

SECTION XV.E. – DEMOLITION

c) – Design Standards Non-Contributing or Incompatible Resources

“1) Demolition, or partial demolition, of a building or structure categorized as a Non-Contributing or an Incompatible Resource shall be allowed, provided the following occurs:

- Applicant shall apply for and receive approval for a Certificate of Appropriateness for the construction of a new building or structure at the site prior to or in conjunction with the consideration of an application for demolition by the Historic District Commission. Any new construction must adhere to the Design Standards for Construction of New Buildings or Structures in these regulations and will be evaluated by the Historic District Commission against those standards.”**

The Applicant proposes to completely demolish two existing structures that are located within the Downtown Historic District on the property located at 124 Water St. Both of these structures are ranked as Non-Contributing Resources. The first structure, “Building 1,” was built in 1884 and is shown in Figure 2. This building is a wood-frame structure that has lost many of its architectural features over time, including window openings that were boarded up, wood clapboard siding that was replaced with asphalt shingles and later with vinyl siding, and trim that was either removed or not maintained. The second structure, “Building 2,” was built in 1950 for use as a warehouse, and is shown in Figure 3. This building is a low, single story CMU building with a wood-clad front façade and a flat roof. The massing, scale, placement of the building on the lot, and the lack of significant architectural features contribute to its ranking as a “Non-Contributing” Resource.



Figure 2. Street view image from May 2012 of Building 1 located at 124 Water Street (view from Water Street looking northeast).



Figure 3. Street view image from November 2019 of Building 2 located at 124 Water Street (view from Community Way looking east).

The Applicant proposes to demolish the Tom’s Automotive Service building located on the adjacent property at 122 Water St. along with the two existing structures located at 124 Water St. and replace them with one, three story building that will straddle both properties. This new

STAFF REPORT

structure will have a building footprint of 5,000 sf (15,000 sf gross floor area) and will be used as a homeless shelter. The Applicant has submitted an application to the HDC for evaluation of the proposed new building under the HDC's design standards for new construction (see following sections of this staff report). This standard appears to be met.

SECTION XV.A – STREETScape AND BUILDING SITE



Figure 4. Image of the proposed site plan for the Hundred Nights homeless shelter.

2. – Fences Walls, Posts, and Site Features

"b) Design Standards

- 2) ***New fences or walls shall be simple in design and shall complement the materials and design of the building(s) on the site and the character of the site itself. Fences and walls along the street frontage shall be no higher than four feet, unless it can be documented that a higher fence existed historically.***

Currently, there is an existing fence on the 122 Water St. site which screens the site from adjacent properties (see Figure 5, left image). There are no historic fences, walls, or posts present on the 124 Water St. property. The Applicant proposes to replace the existing vinyl sections of the fence on the 122 Water St. property with 6 ft. cedar fencing and install a 6 ft. cedar fence around the remaining perimeter of the two properties in order to screen the courtyard and parking area from the road and adjacent properties.

The Applicant has submitted a waiver request to allow for a fence that is 6 ft. tall along the street frontage, noting that the purpose of the fence is to screen on-site activities from view from the road. This waiver request is included in the project narrative, which is included as an attachment to this staff report. It is also worth noting that under the recently adopted Land Development Code, all parking lots, outdoor activity areas, or waiting areas associated with this use (homeless shelter)

STAFF REPORT

will be required to be screened from adjacent properties and from public rights-of-way. While this requirement will not go into effect until September 1st, the Applicant's proposal to install a 6 ft. solid fence for screening is consistent with the criteria established by the Planning Board and City Council for congregate living and social service uses.



Figure 5. Images of existing vinyl fencing with brick columns on the 122 Water St. site (left) and proposed solid cedar fencing for the perimeter of the 124 Water St. site (right).

In making a determination as to whether to grant this waiver request, the HDC should find that each of 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.”

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 five, 12 ft. pole-mounted lights in the parking area and along the interior courtyard walkway. The proposed light fixtures are shown on the submitted Lighting Plan

STAFF REPORT

and are also shown below in Figure 6. In the project narrative, the Applicant notes that these lights were chosen to match the style of the lights on the adjacent property located at 92 Water St. (Cityside Apartments). The proposed lights are full cut-off fixtures with decorative aluminum poles and post tops with a polyester powder coat finish. This standard appears to be met.

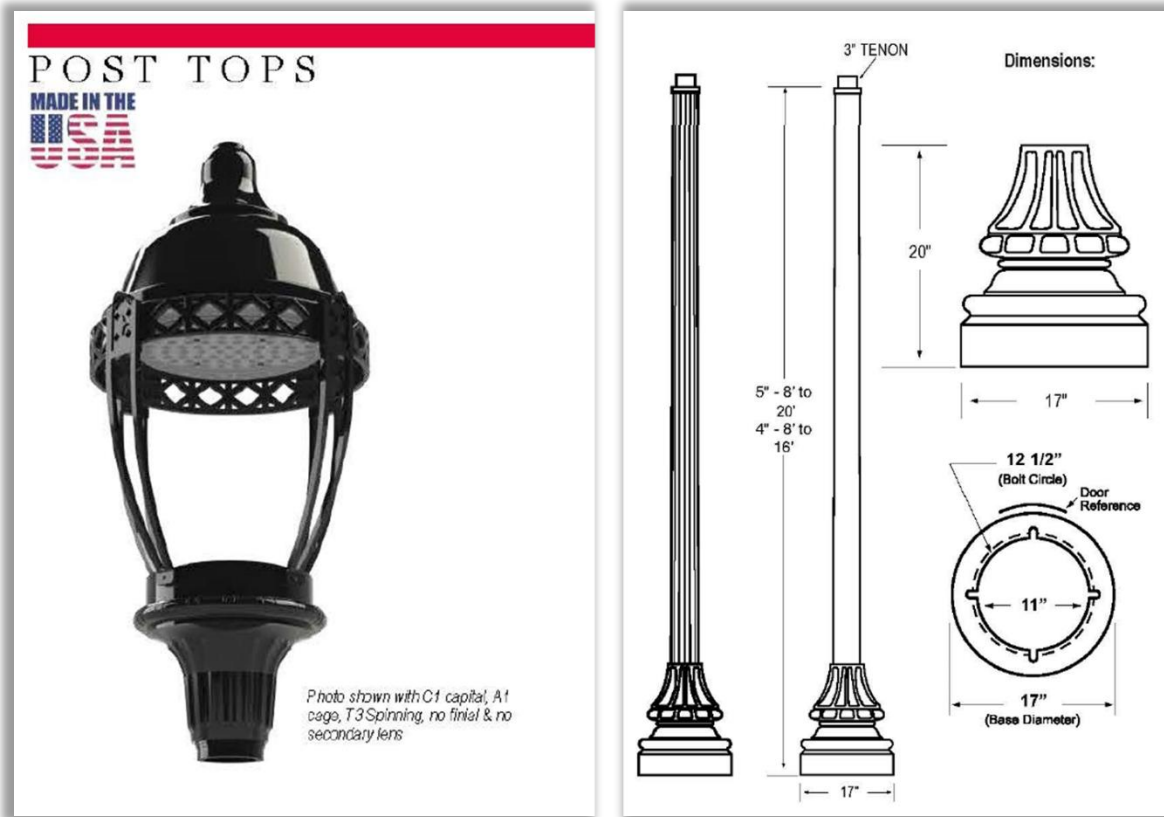


Figure 6. Excerpt from the cut sheet submitted by the applicant of the proposed light fixture.

4. – Walkways, Driveways, Alleys, and Parking Areas

“b) Design Standards

- 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.”***

The Applicant proposes to close the existing asphalt curb cut on Water St. and use the existing curb cut on Community Way (a private driveway) as the single point of access to the site for motorized vehicles. In the project narrative, the Applicant notes that due to the merging of the two properties, two separate access points for vehicles are no longer needed. However, a walkway will be added to provide pedestrian access to the site from Water Street in the approximate location of the former curb cut. In addition, there is an existing gravel curb cut/access point from Water Street that is partially located on the southeast portion of the site. This curb cut is part of an easement that provides access to a gravel parking area on the adjacent property located directly to the east (0 Cypress Street). The Applicant does not propose any changes to this existing access point.

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- “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.”**

The Applicant proposes to screen the parking area from Water St. and adjacent properties with a 6 ft. solid cedar fence. Four shade trees will be planted between the fence and Water St. to provide additional screening. The Applicant proposes an on-site drainage system to capture runoff from the parking area through a series of catch basins that will connect to the drainage system on Water St. In addition, the Applicant has stated that the overall impervious cover on the site is decreasing by about 20%, and will be submitting a drainage report to the Planning Board in order to demonstrate that there will be no increase in the volume or velocity of runoff from the site as a result of the proposed development. This standard appears to be met.

- “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 to provide a parking area with 24 spaces to rear of the new building, as shown on the proposed site plan. This number of parking spaces is required in order to meet the current zoning ordinance, which requires one parking space for every two beds. In meetings with staff, the Applicant has stated that the need for parking on the site is expected to be lower than 24 spaces due to the fact that clients of the shelter do not drive, and the spaces will therefore only be utilized by staff and volunteers. For this reason, the Applicant may request a reduction in the number of required parking spaces on the site after the Land Development Code has gone into effect, which would reduce the overall size of the parking area.

SECTION XV.D – NEW CONSTRUCTION



Figure 7. A rendering of the proposed new building that was submitted by the Applicant.

STAFF REPORT

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.”***

The Applicant proposes to site the new building in the same location on the lot as the existing Tom’s Automotive Service building, on the corner of Water Street and Community Way. The proposed new building will be located 5 feet from the Water Street property line and 10 feet from Community Way. The building is “L” shaped and a small portion of it will extend into the Downtown Historic District. The scale and massing of the new building, which is proposed to be three stories tall, is taller and larger than the previous buildings on the site. However, the height and scale/massing is in keeping with surrounding properties, including the 3 story building located at 92 Water Street, the 2-½ story building located across the road at 113 Water Street, and the 2 story industrial building located across the road at 131 Water Street.

The building will be oriented with the main entrance facing the interior courtyard. Historically, many of the buildings along Water St. have had main entrances that face the road with walkways that lead directly to the main entrance from the sidewalk. However, due to the proposed use of the new building, the Applicant is proposing to orient the main entrance away from the road to prevent queuing / congregating within the public right of way. Although the entrance will not face the road, a pedestrian walkway is proposed to connect the sidewalk on Water Street to the main entrance. This walkway will lead to a gate in the wood fence, as shown in the rendering in Figure 7 on the previous page.

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

The Applicant proposes to construct a three story building with horizontal and board-and-batten clapboard siding with a gable and hip roof. The proposed windows are double-hung, six over six windows that will be vertically aligned. An image of the south elevation, which will face Water St., is shown in Figure 8. The shape and scale of the building is similar to the Cityside building located across Community Way from the proposed new building. The shape (but not the scale) is also similar to the building located across the street at 113 Water St., and the scale (but not the shape) is smaller than the industrial building located across the street at 131 Water St.



Figure 8. Image of the proposed south (Water St.) elevation submitted by the Applicant.

STAFF REPORT

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

The Applicant proposes to site the new building in the same location on the lot as the existing Tom's Automotive Service building on the corner of Water Street and Community Way, thereby maintaining the relationship of the building to existing buildings on adjacent properties. This standard appears to be met.

- 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.***

The Applicant proposes to use a mix of materials that are commonly found in the Historic District as shown on the materials sheet that was submitted with the application. These materials include cedar wood clapboard siding in two colors on the first and second stories, vinyl siding on the third floor, wood trim on the first and second floors, vinyl trim on the third floor, a gray stone veneer at the main entry, and dark gray asphalt shingles for the roof. A waiver is requested to allow for the use of vinyl siding on the third floor (see standard #5, below).

Due to the fact that any future modifications to the exterior cladding would not be subject to review by the Historic District Commission, staff recommend including a condition of approval to require that any future changes in the exterior materials of the building prior to project completion be reviewed by the Planning Board for conformance with the City's Site Development standards for Architecture and Visual Appearance.

- 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 install vinyl siding on the third floor of the new building as a cost-saving measure. A waiver request from the above standard was submitted as part of the project narrative, which is included as an attachment to this staff report.

In making a determination as to whether to grant this waiver request, the HDC should find that each of 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.*

STAFF REPORT

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.”

Recommendation:

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

Grant waivers from Sections XV.A.2.b.2 and Section XV.D.2.b.5 of the HDC Regulations to allow for a fence along the street frontage that is greater than four feet in height and to allow the use of vinyl siding on the third story of the new building; and

Approve COA-2021-05 for the demolition of two structures on the 124 Water St. property and the construction of a new building, as presented on the plan set identified as “Proposed Site Hundred Nights Shelter, 122 & 124 Water Street, Keene NH 03431” prepared by Brickstone Land Use Consultants at a scale of 1 inch = 20 feet and dated May 21, 2021 with the following condition:

- 1. Any requests to change the exterior materials of the new building prior to the issuance of a final certificate of occupancy shall be reviewed by the Planning Board for conformance with the City’s development standards for Architecture and Visual Appearance.*

HISTORIC DISTRICT COMMISSION

MAJOR PROJECT APPLICATION



A	Project Name: HUNDRED NIGHTS INC	For Staff Use Only: Date Received :
	Tax Map Parcel number(s) 5 8 5 - 0 2 7 - 0 0 0 - - - - - 5 8 5 - 0 2 8 - 0 0 0 - - - - -	Community Development Department File # _____
		Project Address: 122-124 WATER STREET
		Square Footage of Parcel: Zoning District: BGR

Applicant	PRINTED Name/Co.: HUNDRED NIGHTS INC	Owner	PRINTED Name/Co.: GREEN DIAMOND GROUP LLC
	Address: 17 LAMSON ST KEENE NH		Address: 143 CENTRE ST EAST SULLIVAN NH 03450
	Telephone: 352-5197 E-mail:		Telephone: E-mail:
	Signature: <i>Mindy Cambiar</i>		Signature: <i>Thomas Stevens</i>
	Printed Name: <i>Mindy Cambiar</i>		Printed Name: <i>Thomas Stevens Member</i>

B	Descriptive Narrative Including: <ul style="list-style-type: none"> ✓ Type of alteration ✓ Reason for alteration ✓ Location of alteration ✓ Material selection ✓ Site features ✓ Landscape features 	Exemptions Requested (for materials not submitted) Circle one: YES NO (If YES see section H)
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C	A complete application must include the following:	
	<input checked="" type="checkbox"/> Two (2) copies of completed application forms	<input checked="" type="checkbox"/> Copies of any Zoning Board of Adjustment actions
	<input checked="" type="checkbox"/> Two (2) copies of Descriptive Narrative	<input checked="" type="checkbox"/> Three (3) copies of site plan (see Section D)
	<input checked="" type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters	<input checked="" type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)
	<input checked="" type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)	<input checked="" type="checkbox"/> Scale and Massing Depictions (see Section F)
	<input checked="" type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input checked="" type="checkbox"/> Material Examples (see Section G)

**City of Keene
HISTORIC DISTRICT COMMISSION**

**Application for Certificate of Appropriateness
Hundred Nights Shelter
122-124 Water Street
Keene, NH**

Property Owner:
Green Diamond Group, LLC
143 Centre Street
East Sullivan, NH 03450

June 28, 2021

Project Narrative

Hundred Nights, Inc. has an option to purchase the land and buildings located at 122-124 Water Street in Keene. The lots are in the Business, Growth and Re-Use district (BGR). Both properties are also in the SEED district and the Downtown Railroad Property Redevelopment district. 124 Water Street is in the Historic District.

122 Water Street is a 0.33 acre lot containing a single story CMU building which formerly housed Tom's Auto Service, an auto repair garage. It was constructed in the 1930's. It is surrounded on two sides by paved and gravel parking areas.

124 Water Street is a 0.29 acre lot containing two buildings; a wood framed building believed to have been constructed in 1920; and a CMU building believed to have been constructed in 1950. The existing buildings have been deemed non-contributing resources in the Historic District due to lack of integrity. The buildings are surrounded by gravel parking areas.

The three existing buildings are proposed to be demolished to allow for construction of a new three story building for Hundred Nights Shelter. The proposed building at 5000 sf per floor, will house up to 48 beds for homeless individuals and families and provide a resource center within the facility. This facility will replace the existing shelter at 17 Lamson Street and the two overflow sites currently used at nearby churches. The new facility will provide a single permanent facility for the shelter and resource center.

Demolition

The proposed plan is to merge the two properties and demolish the existing buildings. At 124 Water Street, Building 1, a two story wood framed building fronting on Water Street, is approximately 24' x 30' and contains 1152 sf of useable area. It is clad in white vinyl siding with a black asphalt shingle roof. See photos attached.

Building 2 at 124 Water Street is a single story CMU building constructed circa 1950. It has a flat roof with red painted walls and is in serious disrepair. See attached photos.

The building at 122 Water Street is a single story CMU building with a flat roof. It is painted red. This building was an auto repair garage. See attached photos.

124 Water Street, Building 1



East Elevation



North Elevation



South and West Elevation

124 Water Street, Building 2



East Elevation



West Elevation

122 Water Street, Existing Auto Repair Building



South Elevation



South and West Elevation



North Elevation

Site Design

Attached are copies of the existing conditions plan and the proposed site plan for the new building.

With the properties merged, the lot becomes a 0.69 acre tract. The existing driveway on Water Street will be closed, and access will be via Community Way. The new building will be located on the corner of the lot closest to Water Street and Community Way. 24 parking spaces will be located to the rear of the building. A large, landscaped courtyard area will be created to the east of the building next to the Water Street frontage. New 6' high solid wood fencing will be constructed along the Water Street frontage to the east of the new building to provide screening. It will extend along the east side of the property and the north side where it will meet the existing fencing. The existing fencing along Community Way will be altered to replace the white vinyl fencing with the solid wood fencing. This will provide complete year-round screening of the shelter property and parking area from the public rights of way and from adjacent properties.

A waiver is requested from **Section XV, Design Standards, A. Streetscape and Building Site, 2. Fences, Walls, Posts and Site Features, b) Design Standards, 2** to allow a 6' high fence along the street frontages at this property where the HD regulations limit the height of fences along street frontages to no more than 4 feet. The purpose of the fencing at this site is to provide adequate screening from the public rights of way for the parking lot and the courtyard area at the Homeless Shelter. Historically, this site was surrounded by 6' high chain link fencing for many years. The change to solid wood fencing is much more attractive and a much more effective screen of the parking and courtyard areas.

All utilities to the site will be underground. All site lighting will be full cutoff LED fixtures. A cut sheet of the proposed pole lights is attached. This fixture matches the light fixtures at Cityside Housing directly across Community Way. The fixtures will be mounted on 12' poles and will provide an average 1.04 footcandles with a uniformity ratio of 2.08.

Nearby Buildings



Cityside Housing, 92 Water Street

Cityside Housing is a three story residential building with vinyl siding and asphalt roof shingles. It is directly across Community Way from the proposed Hundred Nights Shelter site. This building is located within the Historic District but has been designated a Non-Contributing resource.



113 Water Street

This is a 2 ½ story apartment building with white vinyl siding and a slate roof. This property is not located within the Historic District. It is directly across Water Street from the proposed Hundred Nights Shelter site.



131 Water Street

This is a large two story commercial/industrial building consisting of painted brick and metal siding with a flat roof. It is not located within the Historic District. This building is directly across Water Street from the proposed Hundred Nights Shelter site.



131 Water Street

New Building Design

The proposed new building for Hundred Nights Shelter is a three story 15,000sf building (5,000 sf per floor) designed with exterior elements that complement the existing adjacent buildings (particularly, the Cityside Housing building located across Community Way). Similar to Cityside, Hundred Nights Shelter will have a gable and hip roof, horizontal siding on most of the building, with some vertical siding to help break up the long elevations. We're also proposing double-hung windows, vertical and horizontal building trim and different color siding at each horizontal floor level.

The design team worked hard on creating a pleasant looking building for the neighborhood and also focused on creating a welcoming and safe interior courtyard and green space. This courtyard is located adjacent to the main entry and will have picnic tables, benches and plenty of landscaping for enjoying the outdoors. It will be enclosed on Water Street for privacy by a wooden fence.

The east elevation is where the main entry and courtyard are located. The entry doors are framed with stone veneer at the lower level and vertical board and batten wood siding at the second and third levels that extends up to a gable roof pitch. The windows are six-over-six lite double-hung windows that are aligned vertically at each floor level. The floor levels are separated horizontally by different colored clapboard siding and white horizontal trim. The lower two levels will have wood siding and wood window trim and the third level will have vinyl siding with vinyl window trim to help reduce construction costs. We're proposing to install the vinyl siding up high so that it will not be noticeable from the street level. The roof is a hip roof in design and will have solar panels installed at some point in the future.

The south elevation faces Water Street and the horizontal bands of different colored wood siding wraps the corner of the building. These colors continue from the east elevation and continue across the south elevation. The different colors are separated by white wood trim. And as previously mentioned, the lower two levels will have wood siding and wood window trim and the third level will be vinyl siding with vinyl window trim to help save on construction cost. **A waiver is requested from Section XV, Design Standards, D. New Construction, 2. Construction of new buildings or structures, b) Design Standards, paragraph 5 to allow the use of vinyl siding at the third level only.** From ground level, the appearance of the vinyl siding and the vinyl clad windows will be similar to the appearance of the wood siding used on the lower two floors. The cost savings is substantial and is necessary for this important project.

The north and west elevations are similar in design in that the horizontal bands of different colored wood siding wrap the corners of the building. Each elevation has a vertical area where board and batten siding is installed to help break-up the long walls. The west elevation faces Community Way and the north elevation faces the back parking area. The windows are all six-over-six lite double-hung windows and are aligned vertically at each floor level.

The interior of building will include administrative offices, conference space, commercial kitchen, a resource center to seat approximately 65 people, donation collection and distribution space and accessible sleeping rooms on the first floor. The second floor will

have sleeping rooms for women and for families, along with a staff sleeping room and office. The third floor will have sleeping rooms for men, along with a staff sleeping room and office. In total the facility will support 48 beds.



City of Keene

New Hampshire

NOTICE OF DECISION

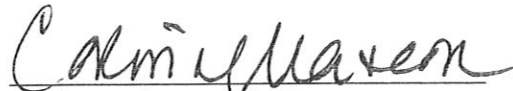
ZONING BOARD OF ADJUSTMENT

CASE NUMBER: ZBA 20-11
Property Address: 122 & 124 Water St.
Zone: Business Growth & Re-Use District
Owner: Green Diamond Group, LLC
Petitioner: Hundred Nights, Inc.
Date of Decision: September 22, 2020

Notification of Decision:

Petitioner, Hundred Nights, Inc, of 17 Lamson St., Keene, NH, request a Variance for property located at 122 & 124 Water St., Keene, owned by Green Diamond Group, LLC of 143 Centre St., East Sullivan, NH, Tax Map #585-027-000 and 585-028-000, which is in the Business Growth & Re-Use District. The Petitioner, which requested a Variance to permit a homeless shelter (lodging house) and resource center in the BGR District where a homeless shelter and resource center are not listed as permitted uses per Section 102-771.11 of the Zoning Ordinance, was approved 3-2.

Condition:


Corinne Marcou, Clerk

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

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

Plan References

REFERENCES INCLUDE ALL INFORMATION REFERRED TO ON ANY OF THE FOLLOWING PLANS

1. WATER STREET REHABILITATION PROJECT, EXISTING CONDITION PLAN, DATED FEBRUARY 1, 2017; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at KED & SVE)
2. GROVE STREET WIDENING PLAN, PREPARED FOR THE CITY OF KEENE, DATED MARCH 11, 2013; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (On file at KED and SVE Associates)
3. TWO LOT SUBDIVISION OF TAX MAP 23-04-027 OWNED BY RAILROAD LAND DEVELOPMENT, LLC AND BOUNDARY LINE ADJUSTMENT BETWEEN LAND OF RAILROAD LAND DEVELOPMENT, LLC & GREEN DIAMOND GROUP, DATED NOVEMBER 21, 2007; BY RUSSELL J. HUNTLEY, SVE ASSOCIATES (Plan No. 1260 CCRD)

Zoning Districts

ZONE: BGR (Business Growth & Re-use)
REQUIREMENTS

Max HEIGHT	2 STORIES* 35"
LOT SIZE	8,000 sf
FRONTAGE	N/A
BUILDING SETBACKS	
MINIMUM FRONT	5'
MAXIMUM FRONT	10'
SIDE	10'
REAR	20'
PAVEMENT SETBACKS	
FRONT	5'
SIDE & REAR	10'
Max % OCCUPIED BY STRUCTURES	55%
Max % OCCUPIED BY IMPERMEABLE MATERIAL	65%
Min % GREEN/OPEN SPACE	35%
Min BUFFER BETWEEN STRUCTURES AND IMPERVIOUS AREAS	10'
Min OPEN SPACE SETBACK & STRUCTURE FROM 100 Yr FLOODWAY LINE	20'
Min LANDSCAPE BUFFER AT STRUCTURES	10'

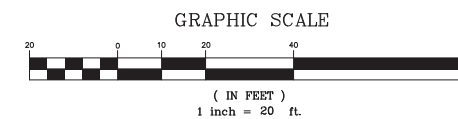
*SEE CITY OF KEENE CODE CONCERNING ADDITIONAL REQUIREMENTS AND REGULATIONS THAT MAY PERTAIN TO THE PARCEL.

Lot Statistics

FRONTAGE 136 FEET ON WATER STREET
LOT SIZE
0.623 ACRES
27,090 SF
EXISTING COVERAGE
4,235 sf / 15.6 % BUILDING
21,510 sf / 79.4 % IMPERMEABLE

Notes

1. THE BEARINGS SHOWN ON THIS PLAN ARE ORIENTED TO THE NORTH MERIDIAN INDICATED ON PLAN REFERENCE No. 1 WHICH IS REFERENCED TO NAD83 NH STATE PLANE GRID, AND WAS BASED ON A STATIC GPS SURVEY PERFORMED USING AN IGSS GNSS RECEIVER.
2. THE BOUNDARY LINES SHOWN ON THIS PLAN WERE CALCULATED FROM RECORD DEEDS, PLANS AND PHYSICAL EVIDENCE FOUND DURING THE FIELD SURVEY.
3. TOPOGRAPHY SHOWN ON THIS PLAN IS FROM AN ACTUAL FIELD SURVEY BY HUNTLEY SURVEY & DESIGN, PLLC PERFORMED DURING THE MONTH OF FEBRUARY IN 2021. SNOW CONDITION: 12"±. THE VERTICAL DATUM IS NAVD 88 OBTAINED BY TRIGONOMETRIC LEVELING TO USGS DISK K12 1938 (ELEVATION 474.85) LOCATED ON WATER STREET. CONTOUR INTERVAL IS ONE (1) FOOT.
4. 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.
5. NO JURISDICTIONAL WETLANDS WERE OBSERVED ON SITE.
6. THE PARCELS SHOWN ARE NOT LOCATED IN A MAPPED FLOOD HAZARD AREA PER FEMA PANEL 33005C0267E, EFFECTIVELY DATED MAY 23, 2006. THE OFFICIAL FLOOD HAZARD ELEVATION COMPUTED FROM CROSS SECTIONS N & O IS 475.0.
7. EASEMENTS:
 - A. [585-28] IS SUBJECT TO A SEWER EASEMENT (3058/1081)
 - B. [585-27] & [585-28] ARE BENEFITED BY AN EASEMENT FOR SNOW STORAGE. (3058/1081)



Symbol Legend

	CATCH BASIN
	DRAIN MANHOLE
	HYDRANT
	WATER VALVE
	WATER LINE
	SEWER MANHOLE
	SEWER CLEANOUT
	SANITARY SEWER LINE
	GAS SHUT OFF VALVE LID
	GAS LINE
	SIGN
	POST/BOLLARD
	LIGHT POLE
	UTILITY POLE W/ WUY
	WIRES, OVERHEAD LINES AND NUMBERS
	CHAIN LINK FENCE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	IRON PIN/PIPE
	5/8" REBAR WITH CAP (SET)
	CAPPED REBAR
	KEENE ENGINEERING DEPARTMENT
	CHESHIRE COUNTY REGISTRY OF DEEDS
	TAX MAP PARCEL NUMBER
	DEED VOLUME & PAGE

NO.	DATE	REVISION	BY

Surveyor's Certification

PURSUANT TO RSA 676: 18 III AND RSA 672: 14, I CERTIFY THAT THIS SURVEY AND PLAT WERE PRODUCED BY ME OR THOSE UNDER MY DIRECT SUPERVISION FROM A TOTAL STATION AND DATA COLLECTOR TRAVERSE THAT MEETS OR EXCEEDS NH LAN 500 AND 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.

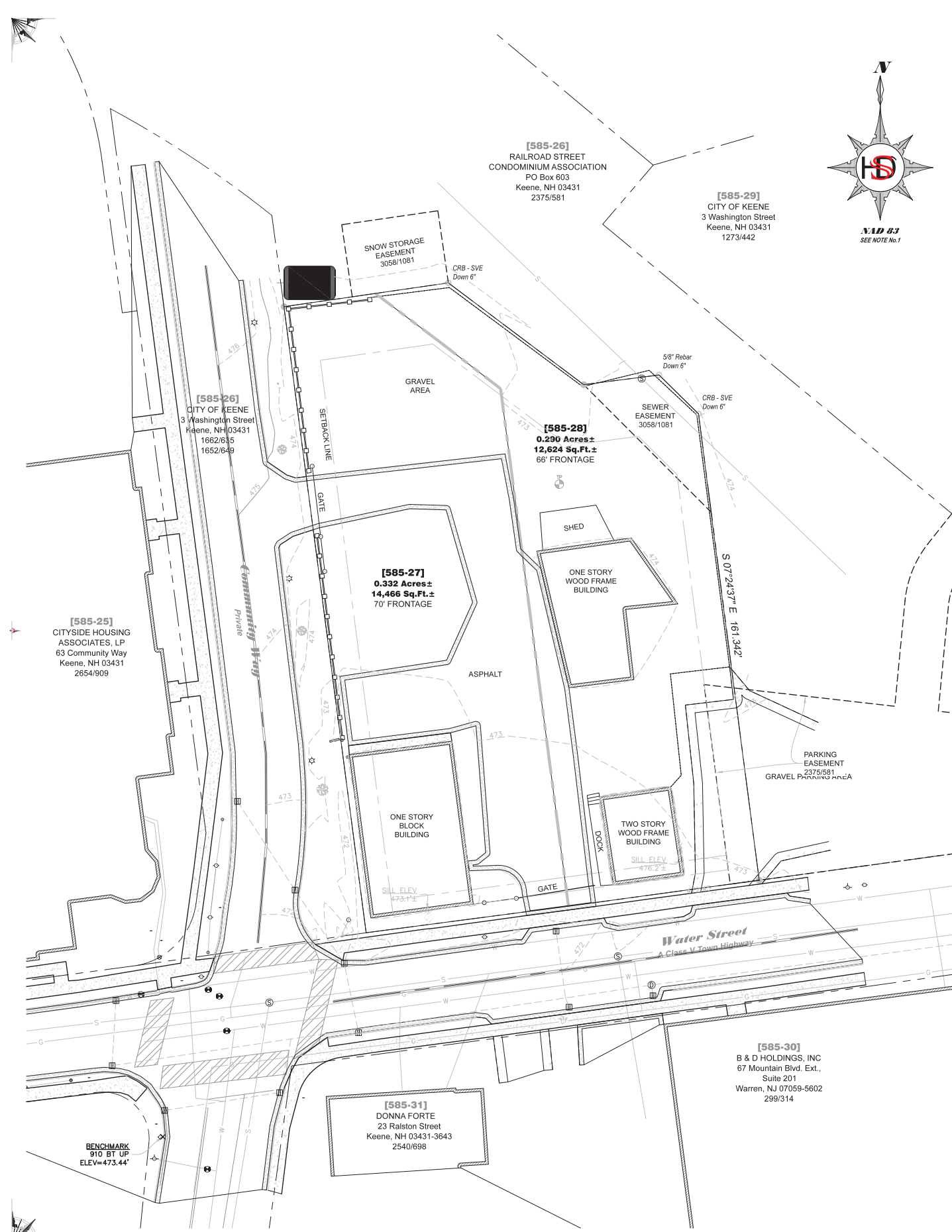
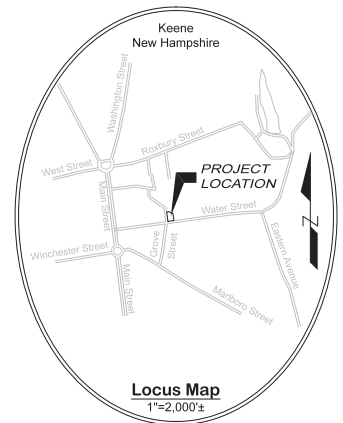
THIS IS AN EXISTING CONDITION SURVEY AND IS SUBSTANTIALLY CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL DIMENSIONS ARE SUBJECT TO THE ERROR OF CLOSURE PREVIOUSLY STATED.

Existing Condition Plan

LAND OF
Green Diamond Group, LLC
located at
Tax Map Parcel Nos. 585-27 & 585-28
122 & 124 Water Street, Keene, Cheshire County, New Hampshire
Book 1759, Page 751 & Book 2531, Page 646

Scale 1"= 20'
Surveyed 02/22/2021 Plan prepared 03/17/2021
Project No. H21-010 Cad File No. H21-010A.dwg

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



LOT DATA

TAX MAP #'S	585-027-000 & 585-028-000
ZONING	BUSINESS GROWTH AND RE-USE DISTRICT DOWNTOWN HISTORIC OVERLAY (585-028-000) RAILROAD OVERLAY (585-028-000)
LOT SIZE	0.623 ACRES 27,090 SF (MERGED)
LOT FRONTAGE	136' WATER STREET
BUILDING SETBACKS	
FRONT	5' MAX
SIDE	10'
REAR	20'
EXISTING LOT COVERAGE	
BUILDINGS	4,235 SF - 15.6%
IMPERMEABLE (INCLUDING BUILDINGS)	21,510 SF - 79.4%
PROPOSED LOT COVERAGE	
BUILDINGS	5,096 SF - 18.8%
IMPERMEABLE (INCLUDING BUILDINGS)	15,983 SF - 59.0%

REVISIONS:

▲ JUNE 1, 2021
REMOVE PAVERS

OWNER/DEVELOPER:
GREEN DIAMOND GROUP LLC
143 CENTRE STREET
EAST SULLIVAN, NH 03445

PLANNER:
Brickstone Land Use Consultants LLC
Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

**PROPOSED SITE
HUNDRED NIGHTS
SHELTER**

122 & 124 WATER STREET
KEENE, NH 03431

**COURTYARD
CONCEPT**

SCALE: 1"=20'

DATE: MAY 21, 2021

SHEET 1





[585-26]
RAILROAD STREET
CONDOMINIUM ASSOCIATION
PO Box 603
Keene, NH 03431
2375/581

[585-29]
CITY OF KEENE
3 Washington Street
Keene, NH 03431
1273/442

[585-26]
CITY OF KEENE
3 Washington Street
Keene, NH 03431
1662/635
1652/649

[585-25]
CITYSIDE HOUSING
ASSOCIATES, LP
63 Community Way
Keene, NH 03431
2654/909

5,000 SF/FL
SHELTER
RESOURCE
CENTER &
THRIFT SHOP
FF 476.1

SHED
8'x12'

PARKING
EASEMENT
2375/691

Water Street
A Class V Town Highway

[585-30]
B & D HOLDINGS, INC
67 Mountain Blvd. Ext.,
Suite 201
Warren, NJ 07059-5602
299/314

[585-31]
DONNA FORTE
23 Ralston Street
Keene, NH 03431-3643
2540/698

BENCHMARK
910 BT UP
ELEV=473.44'

REVISIONS:
▲ JUNE 1, 2021
REMOVE PAVERS

OWNER/DEVELOPER:
**GREEN DIAMOND
GROUP LLC**
143 CENTRE STREET
EAST SULLIVAN, NH 03445

PLANNER:
**Brickstone
Land Use Consultants, LLC**
Site Planning, Permitting and Development Consulting
185 Winchester Street, Keene, NH 03431
Phone: (603) 357-0116

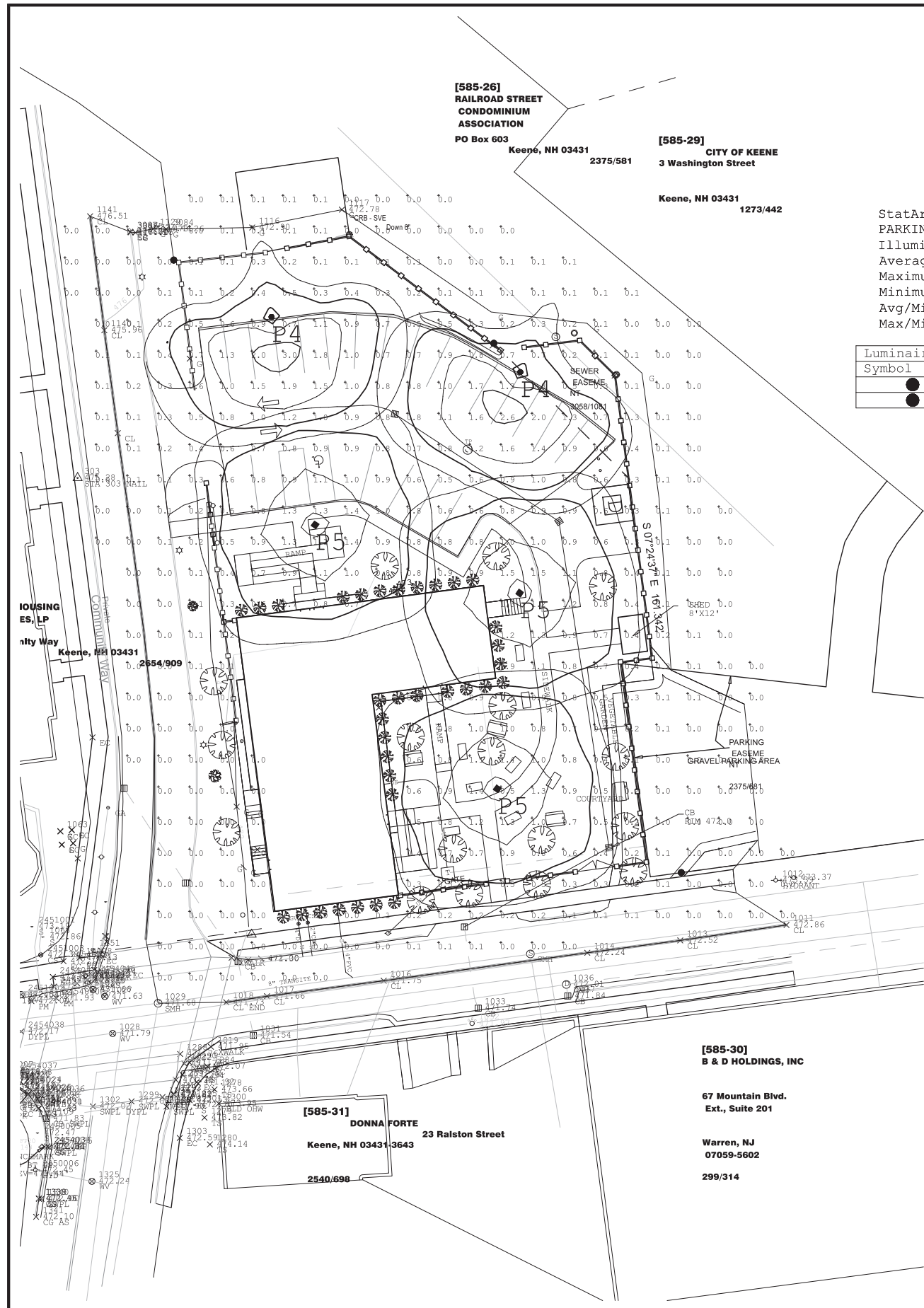
PROPOSED SITE
**HUNDRED NIGHTS
SHELTER**
122 & 124 WATER STREET
KEENE, NH 03431

**PRELIMINARY
SITE PLAN**

SCALE: 1"=20'

DATE: MAY 21, 2021

SHEET 1



StatArea 1
 PARKING LOT AREA
 Illuminance (Fc)
 Average = 1.04
 Maximum = 3.0
 Minimum = 0.5
 Avg/Min Ratio = 2.08
 Max/Min Ratio = 6.00

Symbol	Qty	Label	Arrangement	Description
●	2	P4	SINGLE	LEX-NL-C1-40W4K-U-4-A1-T2-N-N-BK/ PLB112-4-12-F-188-T300 (12' POLE)
●	3	P5	SINGLE	LEX-NL-40W4K-U-5-N-N-BK/ PLB112-4-12-F-188-T300 (12' POLE)

PEMCO
LIGHTING PRODUCTS
A QSSI COMPANY

LEXINGTON
MADE IN THE USA

POST TOPS

Photo shown with CL installed. All caps, 12' spacing, no final or secondary pole.

Specifications and Features:

- Radiant™ LED**
 - Conformal Coating LED light engine
 - CCT: Amber, LPS (1800K), 2700K, 2700K, 3000K, 4000K, 5000K
 - Static Colors Available - Contact Factory
- Distribution**
 - Types I, II, III, IV, V (Type I available in 70w & higher only)
 - Full Cutoff
- Electrical**
 - Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz
 - 0-10V Dimmable Driver
 - Standard Surge Protection included (6kV line-line, 10kV line-earth)
- Controls (Optional)**
 - Button eye photo control (PC)
 - 3-pin twist-lock receptacle (PCR3)**
 - 7-pin twist-lock receptacle (PCR7)**
- Housing**
 - Choice of multiple cast decorative housings with 3" slip fit.
- Finish**
 - Super durable polyester powder coat finish. Custom finishes available, including patinas and all RAL colors.
- Listings & Ratings**
 - ETL listed to UL 1598 standard for wet location.
- Warranty**
 - 5 year limited warranty

Order Information Example: LEXNL660W4KUJA112PCFBK

Model	Wattage	Color	LED	Voltage	Dim/Batten
LEXNL660W4KUJA112PCFBK	66W	Black	LED	120-277V	Full Cutoff

Band & Cap: LEXNL660W4KUJA112PCFBK

Band & Cap	Trimming	Options	Finish	Finish
LEXNL660W4KUJA112PCFBK	LEXNL660W4KUJA112PCFBK	LEXNL660W4KUJA112PCFBK	LEXNL660W4KUJA112PCFBK	LEXNL660W4KUJA112PCFBK

PEMCO Lighting Products 150 Penno Way/Wilmington, DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.pemco.com info@pemco.com PLB112.pdf (2019) Specifications subject to change without notice. Rev. 04/19

PEMCO
LIGHTING PRODUCTS
A QSSI COMPANY

PLB 112
MADE IN THE USA

DECORATIVE ALUMINUM POLES

Specifications and Features:

- Dimensions:**
 - 4' - 8' to 16' standard heights
 - 5' - 8' to 20' standard heights
 - Straight or tapered, smooth or fluted poles
- Shaft**
 - Smooth or fluted tubing uses 6061-T5 aluminum alloy white tapered poles use 6061 aluminum alloy
- Structural Base**
 - A356 alloy sand cast aluminum four bolt base. An extra large access cover is included. A grounding lug is also provided.
- Tenons**
 - T300-Standard for post top (2.78" OD x 3" tall)
 - T350-Standard for shepherd's crooks arms (2.78" OD x 5.5" tall)
 - T360-Standard for roadway arms (2.78" OD x 9" tall)
 - SLV-Male sleeve welded to pole, ready for extension/term set-up (consult factory)
 - CAP-No tenon, removable cap
 - PF-Decorative pole top finial (optional adder)
- Anchor Bolts**
 - Standard on each pole includes four 3/4"-10 x 2 1/2" steel hot dip galvanized anchor bolts each with two nuts, two flat washers and one lock washer.
- Accessories**
 - GFI-Weatherproof GFI in-use cover, cast aluminum
 - GFI-Weatherproof GFI in-use cover, plastic
 - DBS-Direct burial shaft to convert pole to embedded/burial installation. 48" shaft with anti-rotational fins included.
 - USB-USB Port
- Finish - Super Durable Polyester TGIC Powder Coat**
 - Standard finishes: high gloss black, textured black, high gloss white, medium bronze, dark bronze, green, gray, silver metallic
 - Premium finishes (adder): Verde patina, pewter patina, silver sparkle, semi-gloss or matte black
 - Custom and Marine-grade finishes are available. All RAL colors are available to match (adder).

ORDERING GUIDE FOR POLES: Example: PLB-112-4-14-F-125-T300-BK

Model Number	Height	Finish	Flute Type	Wall Size	Tenon	Accessories (adder)	Finial
PLB-112	4' to 16'	Black	Smooth	4" x 4"	T300	GFI, DBS, USB, PF	None

See accessories page for Banner Arms, Flagpole Holders, Plant Hooks and Eye Bolts.

PEMCO Lighting Products 150 Penno Way/Wilmington, DE 19804 Phone 302.892.9000 Fax 302.892.9005 www.pemco.com info@pemco.com PLB112.pdf (2019) Specifications subject to change without notice. Rev. 04/19

REVISIONS:

OWNER/DEVELOPER:
 GREEN DIAMOND GROUP LLC
 143 CENTRE STREET
 EAST SULLIVAN, NH 03445

LIGHTING ENGINEER:
 CHARRON INC
 40 LONDONDERRY TPK.
 HOOKSETT, NH 03106

PLANNER:

 Brickstone Land Use Consultants, LLC
 Site Planning, Permitting and Development Consulting
 185 Winchester Street, Keene, NH 03431
 Phone: (603) 357-0116

PROPOSED SITE
 HUNDRED NIGHTS SHELTER

122 & 124 WATER STREET
 KEENE, NH 03431

LIGHTING PLAN

SCALE: 1"=20'

DATE: JUNE 22, 2021

SHEET 1

100 NIGHTS SHELTER

WATER STREET
 KEENE, NH

NOT FOR CONSTRUCTION



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



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

Title: EXTERIOR ELEVATIONS	A2.01			
	Scale: 3/16" = 1'-0"	Drawn By:	Checked By:	Project No.: 2019071
Date:	Author:	Checker:	2019071	06.23.21
Revisions:	SCHEMATIC DESIGN			
Date:	6/25/2021 9:28:57 AM			

100 NIGHTS SHELTER

WATER STREET
 KEENE, NH

NOT FOR CONSTRUCTION



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



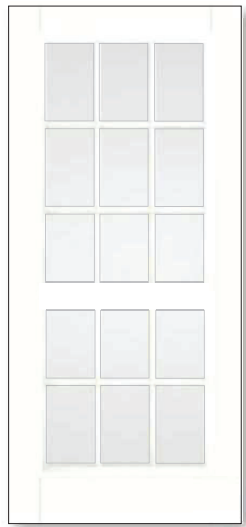
1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"

Date	Revisions:
Description	#
3/16" = 1'-0"	Author
2019071	Checker
06.23.21	

Scale:	3/16" = 1'-0"
Drawn By:	Author
Checked By:	Checker
Project No.:	2019071
Date:	06.23.21
SCHEMATIC DESIGN	

Title:
EXTERIOR ELEVATIONS

A2.00



FIBERGLASS DOORS

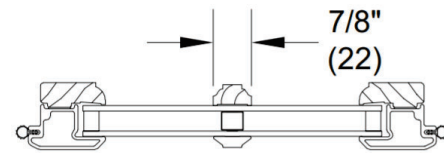


PROPOSED COLOR AT EXTERIOR

DOORS:
FIBERGLASS DOORS



SIX-OVER-SIX WINDOW
MULLIONS



Wood SDL With Spacer Bar



FIBERGLASS CLAD WOOD WINDOWS



PROPOSED COLOR AT EXTERIOR

WINDOWS:
FIBERGLASS CLAD WOOD WINDOWS



WOOD BOARDS AT
WOOD SIDING



VINYL TRIM AT VINYL
SIDING

BUILDING TRIM:
WOOD TRIM AT WOOD SIDING, VINYL TRIM AT VINYL
SIDING



PROPOSED COLOR

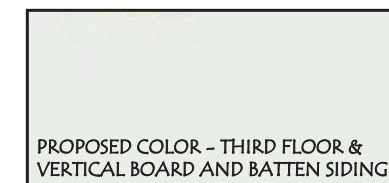
ROOFING:
ASPHALT SHINGLES
42 of 50



VERTICAL SIDING AT MAIN ENTRY & NORTH &
WEST ELEVATIONS



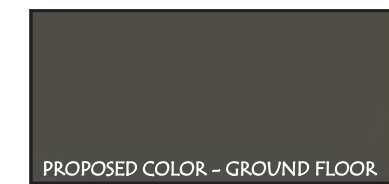
CLAPBOARDS AT BUILDING
PERIMETER



PROPOSED COLOR - THIRD FLOOR &
VERTICAL BOARD AND BATTEN SIDING

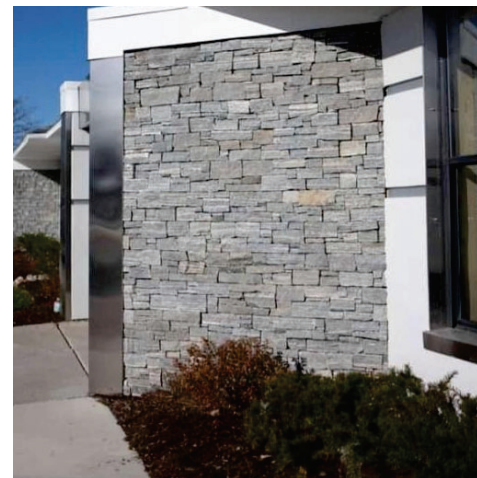


PROPOSED COLOR - SECOND FLOOR



PROPOSED COLOR - GROUND FLOOR

EXTERIOR SIDING:
1ST & 2ND FLOORS = CEDAR WOOD CLAPBOARD
AND VERTICAL BOARD AND BATTEN SIDING
3RD FLOOR = VINYL SIDING



PROPOSED COLOR

STONE VENEER:
STONE VENEER AT MAIN ENTRY



FENCING:
WOOD FENCING AT WATER STREET

**NOT FOR
CONSTRUCTION**

Date	
Revisions:	Description
Scale:	3/16" = 1'-0"
Drawn By:	CMO
Checked By:	Checker
Project No.:	2019071
Date:	06-23-21
	SCHEMATIC DESIGN



100 NIGHTS SHELTER

WATER STREET
 KEENE, NH

NOT FOR CONSTRUCTION

Revisions:	Date
Description	
3/16" = 1'-0"	
Drawn By: CMO	
Checked By: Checker	
Project No.: 2019071	
SCHEMATIC DESIGN	
Date: 06-23-21	

Title: EXTERIOR RENDERING

MainStreet™

Siding



Life happens here.™

CertainTeed
SAINT-GOBAIN

Rollover Nail Hem

Partial Rollover Nail Hem technology stiffens siding for a straighter-on-the-wall appearance. Designed and tested to withstand windload pressures up to 170 mph.

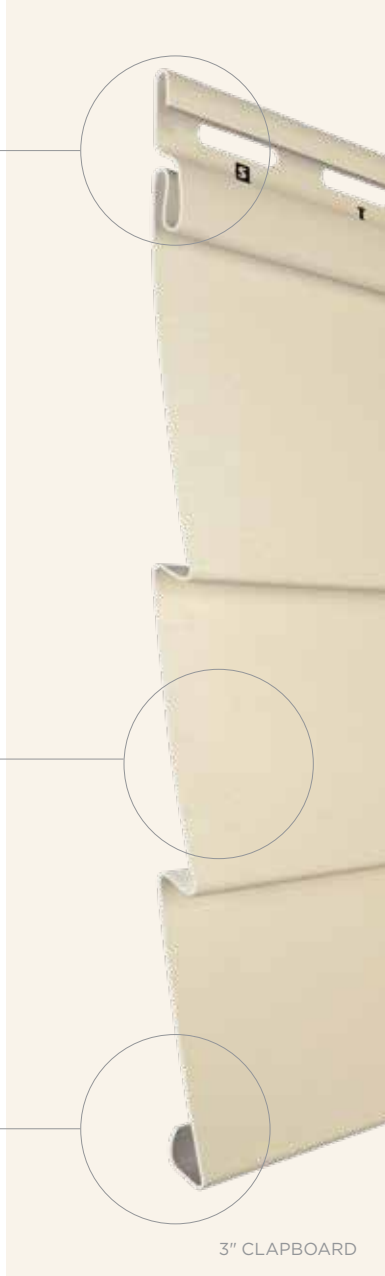
*Products adhere to ASTM D3679 standards for capable wind speed ratings based on standard wind load design pressure ratings. For most current ratings, please reference www.certainteed.com.

Authentic Textures

Natural cedar (woodgrain) or freshly painted (brushed) finishes.

DuraLock®

This locking system snaps tight for a secure fit.



3" CLAPBOARD



4" CLAPBOARD



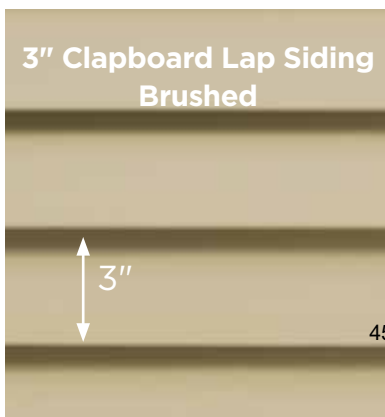
5" CLAPBOARD

PROPOSED DESIGN

7 Styles. Great features.

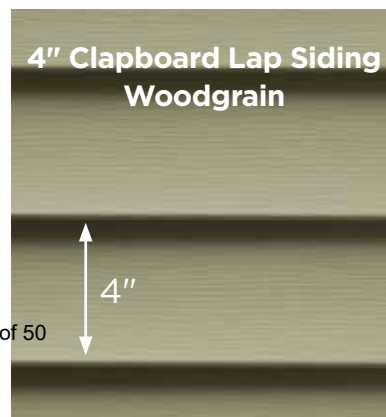
Low Maintenance

High quality vinyl does not absorb moisture or rot.



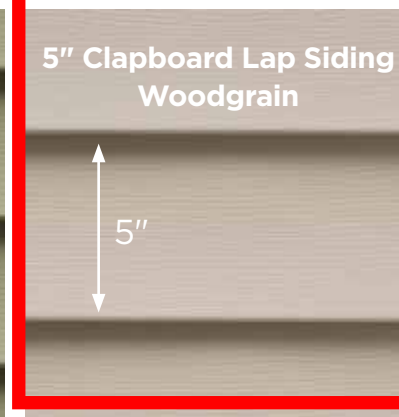
3" Clapboard Lap Siding
Brushed

3"



4" Clapboard Lap Siding
Woodgrain

4"



5" Clapboard Lap Siding
Woodgrain

5"

MainStreet is better...

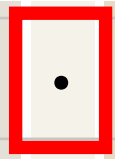


Siding: MainStreet Double 5" Clapboard in granite gray.
Trim: Vinyl Carpentry & Restoration Millwork.

...for color availability.

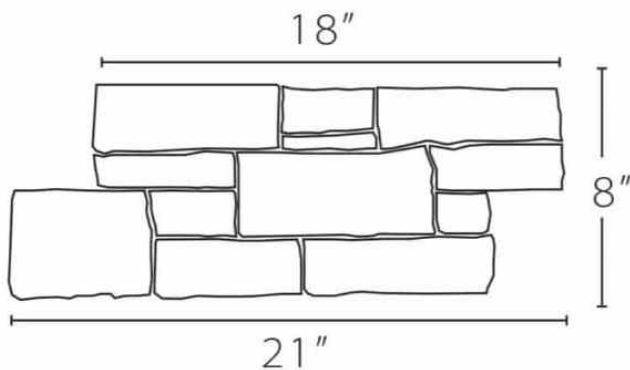
	Autumn Red*	Sable Brown*	Hearthstone*	Spruce*	Forest*	Pacific Blue*	Flagstone*	Charcoal Gray*	Castle Stone	Granite Gray	Sterling Gray	Oxford Blue	Seagrass	Cypress	Herringbone	Sandstone Beige	Desert Tan
3" Clapboard Brushed											•	•				•	•
4" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Clapboard Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
4" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
5" Dutchlap Woodgrain	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
6-1/2" Beaded Brushed										•	•		•			•	•
8" Clapboard Woodgrain																	

PROPOSED
COLOR



*Deluxe Colors

**PROPOSED STONE VENEER:
BRISTOL BLACK ESTATE PANEL**



DESCRIPTION

Estate Stone speaks of old world churches and cathedrals, castles and country manors. Stately mansions in hidden hillsides with sumptuous grounds. Bringing the rustic appearance and raw beauty of natural stacked stone of the European countryside to our Western landscape. The timeless charm of Estate Stone instantly transforms a structure into an inspired treasure. Estate stone panels come in a fingered configuration and are backed with a stainless steel mesh making installation seamless, easy and fast compared to laying loose stone. The beautiful neutral color of Berkshire Buff can fit in with warm or cool tones due to its subtle coloring and intriguing rose gold veining. Paired with directional lighting, the crystalline composition of the natural stone will give off a gentle sparkle.

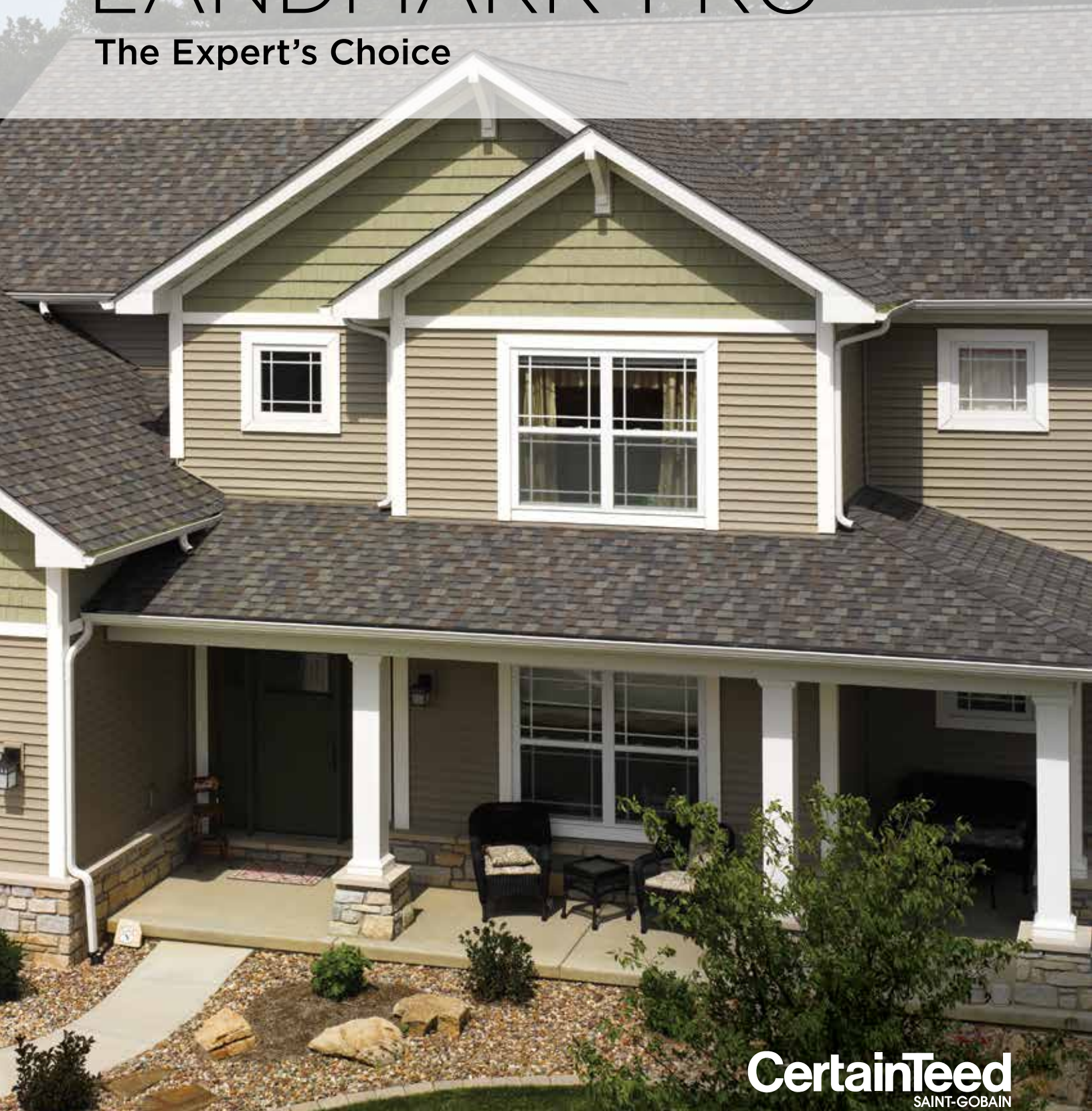
Pair with [Bristol Black Corners](#), Hearths, Wall Caps and Sills for a full project solution. [See the full collection here.](#)

INSTALLATION & CARE

<p>Installation</p>	<p>The Realstone System is a jointless, dry-stacked installation where panels and corners fit tightly together without grouted joints. A polymer modified mortar and full coverage is advised. Always follow your local building codes and best practices from TCNA. For installation products refer to our resource page at www.resources.com visit www.resources.com.</p>
<p>Maintenance</p>	<p>No Alkaline or Acid based cleaners should be used on natural stone. Use PH neutral cleaning products only. For sealing and cleaning products refer to our resource page at www.resources.com</p>

LANDMARK[®] PRO

The Expert's Choice



CertainTeed
SAINT-GOBAIN

LANDMARK® PRO COLOR PALETTE



Max Def Resawn Shake



Max Def Georgetown Gray



Max Def Colonial Slate



Max Def Cobblestone Gray



Max Def Weathered Wood



Max Def Driftwood



Max Def Heather Blend



Max Def Pewterwood



Max Def Shenandoah



Max Def Burnt Sienna



Max Def Atlantic Blue



Max Def Moiré Black



Max Def Charcoal Black

Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

2021 Minor HDC Projects: January-June

The list below includes requests that were approved administratively by staff on behalf of the HDC from January 1, 2021 to June 30, 2021. Since April 1st, a total of two requests have been approved administratively by staff (see #4 and #5, below). These requests either met the threshold for a minor project as outlined in Section III.C of the HDC Regulations, or they were proposed for a Non-contributing or Incompatible resource and it was determined that they did not warrant review and approval by the Historic District Commission (per Section III.D of the HDC Regulations). More information about each project is available on the 4th floor of City Hall.

1. **COA-2021-01 – 73 Court Street – Window Replacement:** Replace an existing vinyl window along the south façade of the building with a new double-hung vinyl window within the existing opening. The new window will match the existing windows in terms of color, material, size, muntin type, and grid pattern.
2. **COA-2013-06, Modification #2 – 59-79 Emerald Street – Window Replacements:** Replace four metal windows with white vinyl windows within the existing window openings in the former Uptown Salon tenant space. The new windows will match the existing windows located at the front of the tenant space in terms of color and material.
3. **COA-2011-13, Modification #8 – 34 Cypress Street – Monadnock Food Co-op Modifications:** The Applicant proposes minor modifications to the Monadnock Food Co-op building and site, including the submittal of revised elevations to show the second entrance along the south façade (located to the east of the existing main entrance), installation of a new Mitsubishi rooftop unit on the northwest corner of the roof, increase the size of dumpster enclosure on the western portion of the site by 230 sf, and construction of an open steel frame canopy structure with a metal roof over the loading dock.
4. **COA-2021-03 – 43 & 49 Saint James Street – Rooftop Solar Array:** Install a 68.765 kW DC rooftop solar array consisting of 164 solar panels on the upper and lower portions of the roof at a 15-degree tilt with a maximum height of 20-in above the surface of the roof, a minimum setback of 4-ft from the edge of the roof, and screened from pedestrian view by an existing 1-ft parapet.
5. **COA-2021-04 – 40 Washington Street – Window Replacements:** Replace ten windows on the second story of the building along the east, north, and south facades with white vinyl windows that will match the dimensions, shape, grid arrangements, and other design details of the existing windows. Install a 3-in PVC pipe on the north elevation facing Vernon Street that will be painted to match the color of the underlying finish materials.