

Historic District Commission
Planning Department
City Hall Annex
33 Wakefield Street
Rochester, NH 03867-1917
(603) 335-1338 Phone

HISTORIC DISTRICT COMMISSION
Application for Certificate of Approval
and/or No Negative Effect
City of Rochester, New Hampshire

Date: 01/10/2022

Property information

Tax map #: 120 Lot #(s): 337 Zone: DC Date of building, if known: 1960

Property address/location: 66 South Main Street, Rochester NH

Name of project (if applicable): Bank of America Rochester NH, ELP

Property owner

Name: Bank of America (c/o Bill Sharkey, CBRE))

Mailing address: 101 North Tryon Street, Charlotte NC 28255

Telephone #: 508-446-3667 Email address: bill.sharkey@cbre.com

Applicant (if different from property owner)

Name: Michael Bech

Mailing address: 1 beacon Street, Third Floor, Boston MA 02108

Telephone #: 617.619.5819 Email address: michael_bech@gensler.com

Architect/Designer

Name (include name of individual): Michael Bech

Professional Designation: Architect

Mailing address: 1 beacon Street, Third Floor, Boston MA 02108

Telephone #: 617.619.5819 Email address: michael_bech@gensler.com

Contractor

Name (include name of individual): TBD

Mailing address: _____

Telephone #: _____ Email address: _____

*"Working with our community partners to preserve and enhance
the historic architecture and cultural heritage of the city of Rochester"*

Proposed activity (check all that apply)

New building/structure: _____ Addition onto existing building/structure: _____

Alterations to the front of an existing building: ☒ _____

Alterations to the non-street facing façade of an existing building ☒ _____

Signage or awnings: _____ Demolition: _____ Accessory structure <250 sq ft _____

Site development (walkway, deck, parking, utilities, etc.): _____

New Building/Alterations to Existing Buildings:

Height: _____ Width: _____ Setback: _____

- Roof Design: _____
- Materials to be used: _____
- Paint/Stain Color: _____
- Light Fixtures: See attached cut sheets and plans. _____
- Description of Building Entrance: _____

New Signs/Fences:

- Size: _____ Shape: _____
- Sign Color: _____ Location/Placement: _____
- Illumination (Interior): _____ (Exterior): _____
- Materials to be used: _____
- Typefaces: _____
- Fences& Walls: _____
- Light Fixtures: _____
- Paint/Stain Color: _____

Describe project (Include information on existing conditions and materials as well as the proposed changes. Include installation specifications and materials to be used. Use a separate sheet of paper if necessary):

Replacement of existing exterior light fixtures and addition of new exterior light fixture to improve overall site illumination and provide additional safety to bank costumers after sun down. See attached site photometric plan and light fixtures cut-sheets.

West Elevation (S. Main ST.): Replace three (3) down lights under canopy. Replace one (1) wall mounted light above Night Drop.

Addition of three (3) wall mounted lights for increased foot candle around building.

North Elevation: Replace eleven (11) drive through canopy down lights. Replace six (6) wall mounted lights for increased foot candle around building.

East Elevation: Replace one (1) down lights under canopy. Replace two (2) wall mounted lights for increased foot candle around building.

South Elevation (Dreyer Way): Replace two (2) wall mounted lights for increased foot candle around building.

General scope of work includes general landscape and tree trimming as shown in the submittal package.

Proposed starting date: SUMMER 2022

Checklist

Here is a checklist for your reference of the items that may need to be required:

- ☒ Submission of this application form
- ☒ Site plan drawn to scale clearly depicting existing conditions and proposed work
- ☐ Submission of appropriate drawings and renderings for each façade affected
- ☐ Specifications on the materials and installation including brochures, manufacture's product sheet, pictures, etc.
- ☒ Photographs of each impacted side of the building
- ☐ Sample swatch and or manufacturers cut sheet of materials to be used, as appropriate
- ☐ Written description of how the project meets the guidelines

Please feel free to contact the Planning Department with any questions.

Submission of application

This application must be signed by the property owner, and the applicant/developer (if different from property owner).

I (we) hereby submit this application to the City of Rochester Historic District Commission pursuant to the City of Rochester Historic District Ordinance and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity and submit this application.

Signature of property owner: William Sharkey

Digitally signed by William Sharkey
Date: 2022.01.10 12:24:29 -05'00'

Printed name: William Sharkey (CBRE)

Date: 01/10/2022

Signature of applicant/developer: Michael Bech

Digitally signed by Michael Bech
DN: c=US, email=michael_bech@rochester.com, o=Rochester, cn=Michael Bech
Date: 2022.01.10 11:25:12 -05'00'

Printed name: Michael Bech

Date: 01/10/2022

**** Please note that the applicant or a representative must attend the HDC meeting to present the application and answer any questions. If nobody attends the meeting then the HDC may not take any action on the application.***

CITY USE ONLY

APPROVED AS NO NEGATIVE EFFECT

Yes No Signature Required

☐ ☐ Director of Planning and Development: _____ Date: _____

☐ ☐ HDC Chairperson: _____ Date: _____

Conditions: _____

*"Working with our community partners to preserve and enhance
the historic architecture and cultural heritage of the city of Rochester"*



**66 South Main St
Rochester, NH 03867**

Lighting Upgrade
January 10, 2022

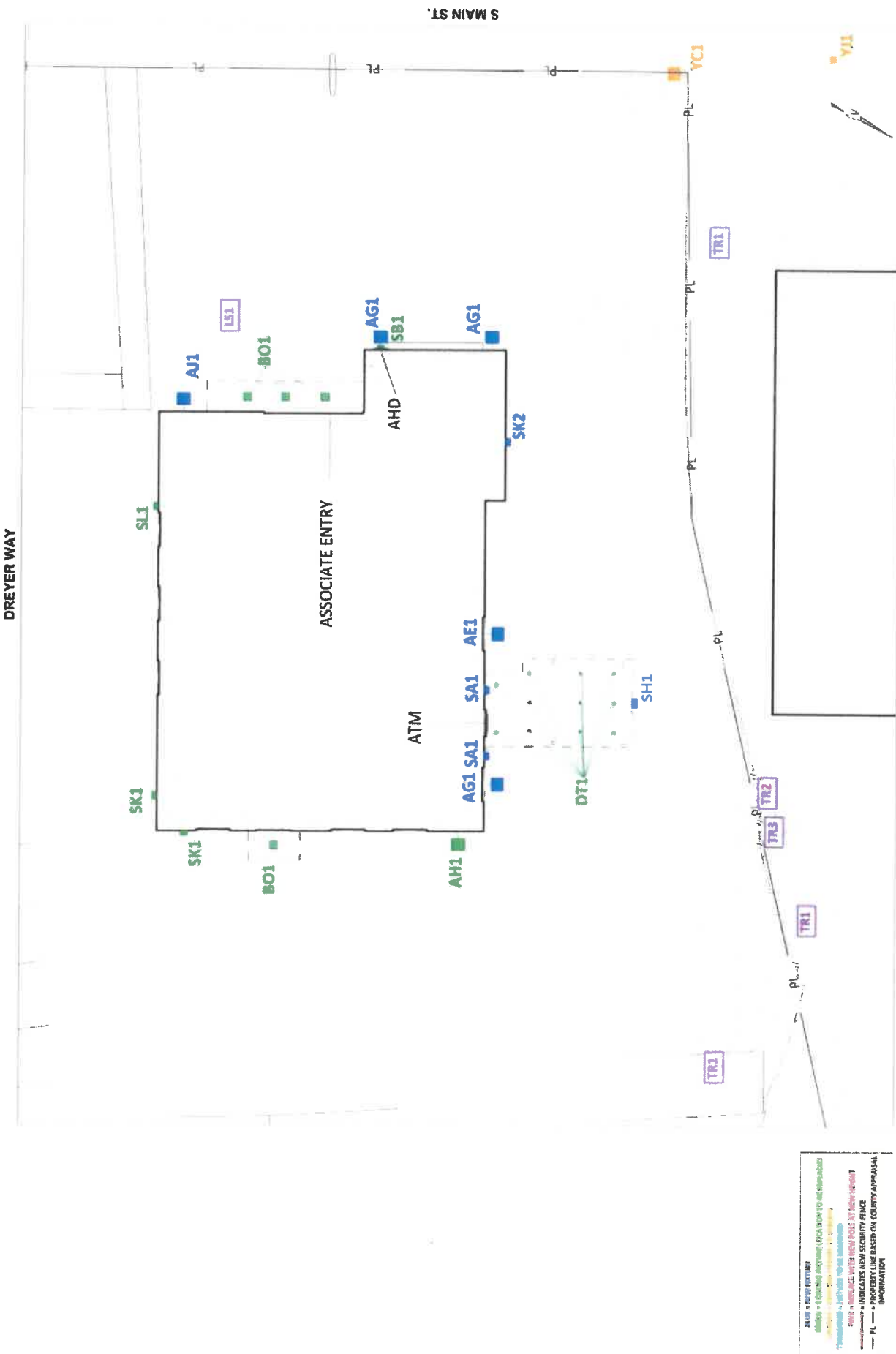
Prepared by:

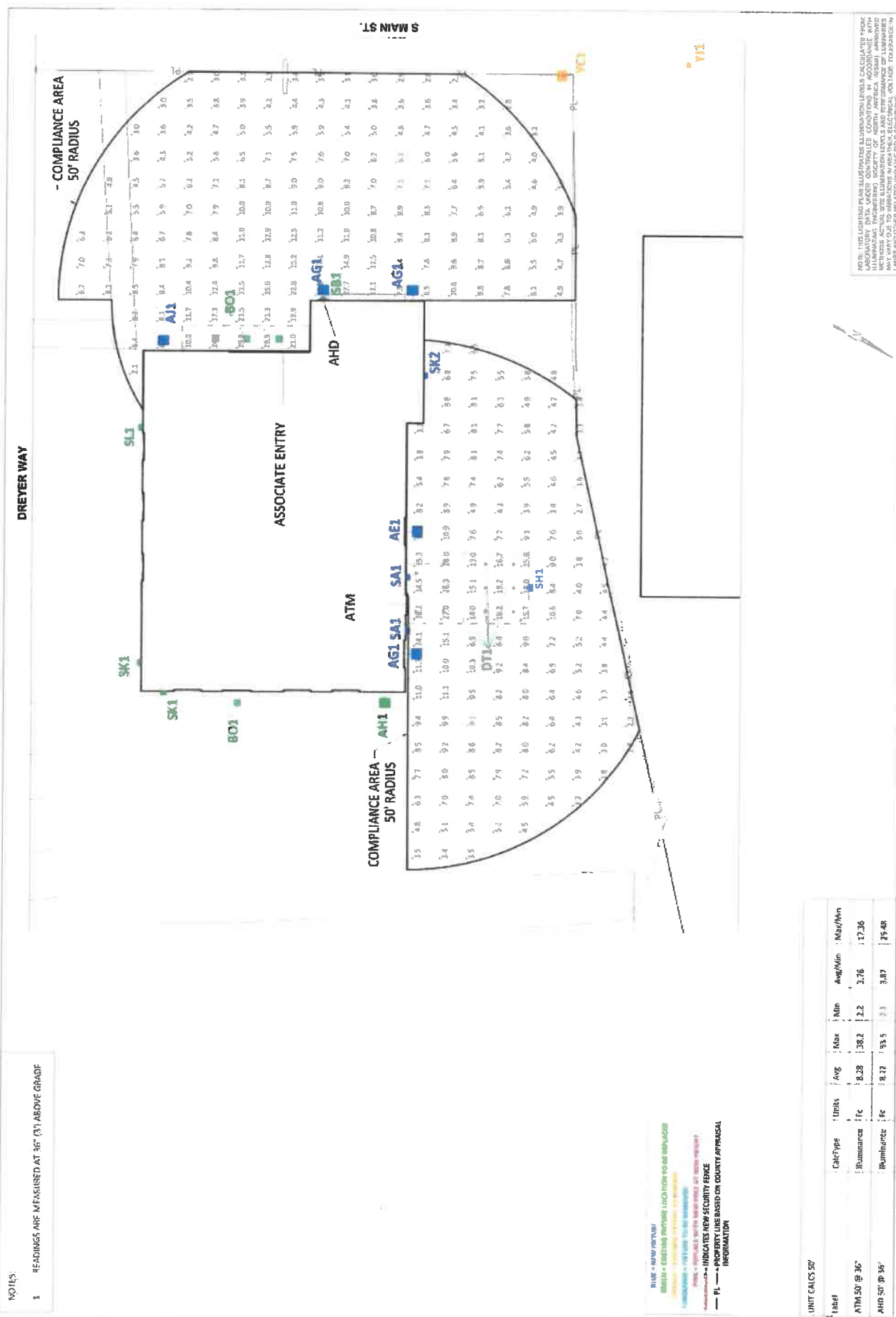
Gensler

SITE LOCATION AND SITE ABUTTERS

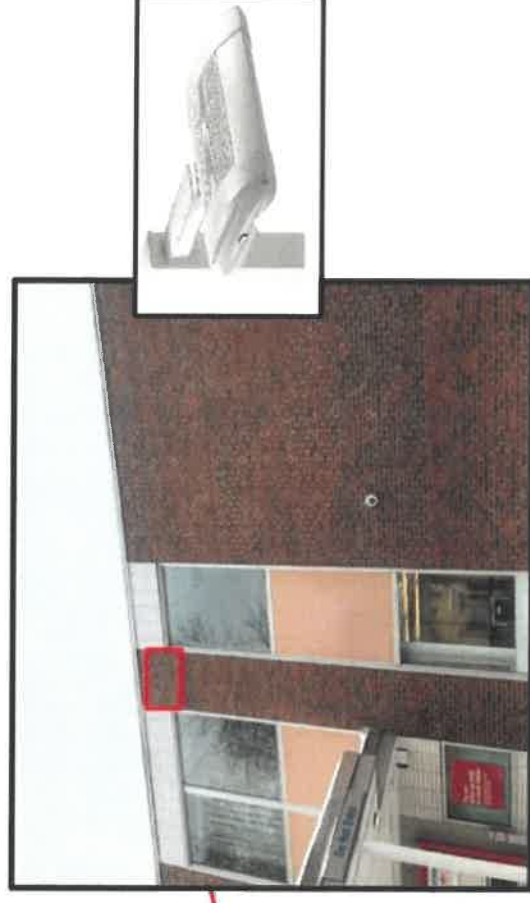
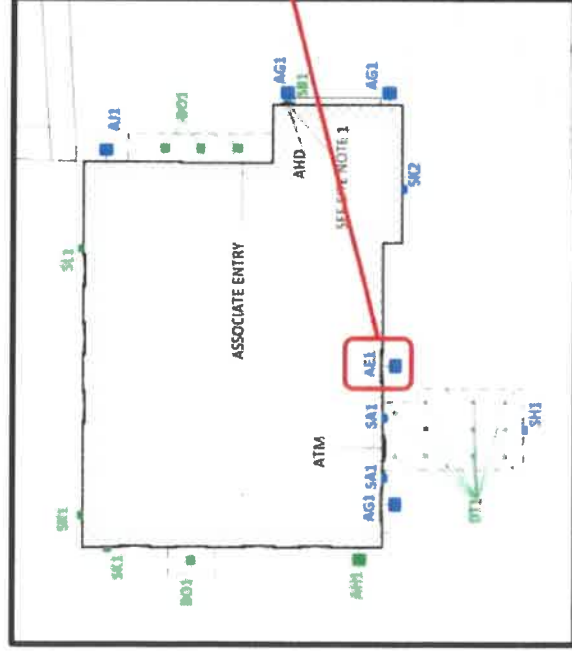


OVERALL BUILDING PLAN





LIGHTING UPGRADE

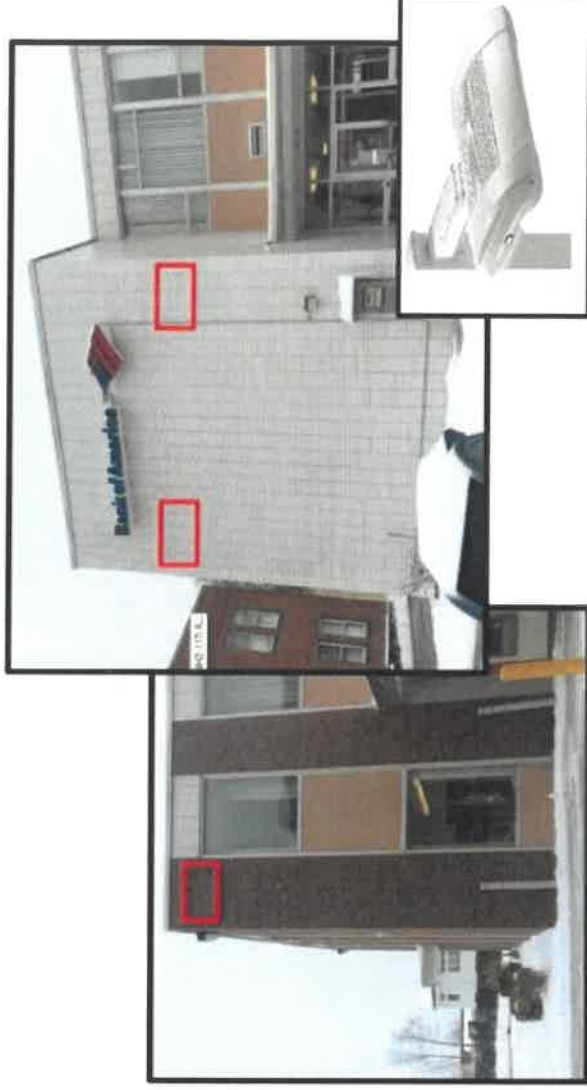
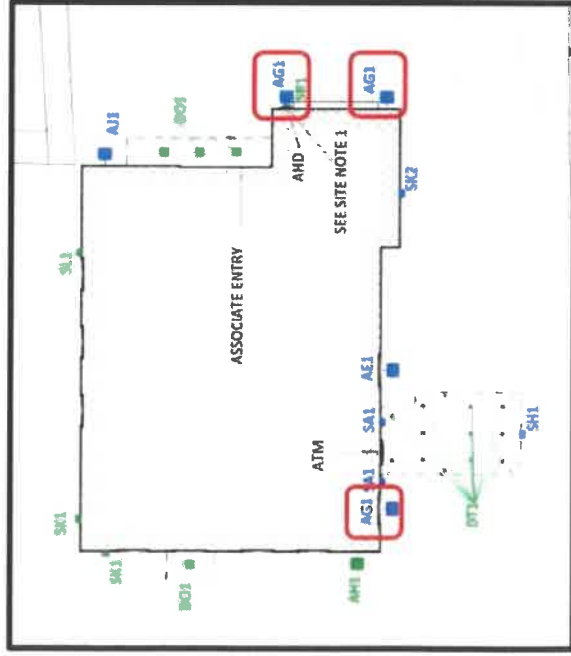


Add new wall-mounted fixture: AE1. Fixture finish is specified as Bronze.

AE1	SINGLE	1	(AE) ARE-EDG-4M-DA-06-E-JL-BZ-700-40K / WALL MOUNT / CREE
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LIGHTING UPGRADE

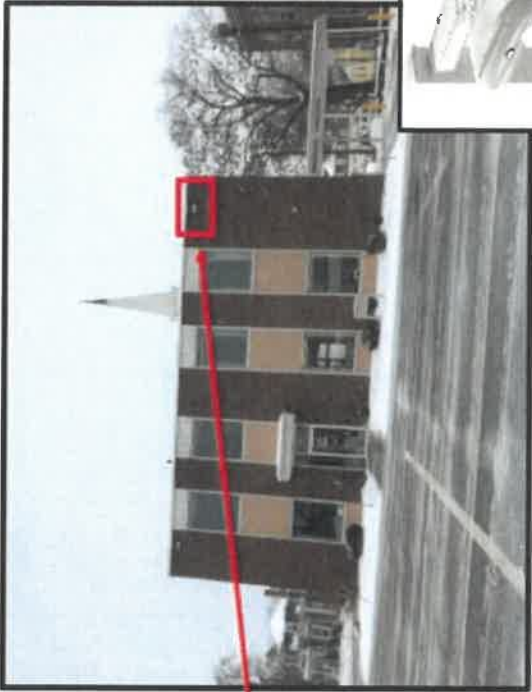
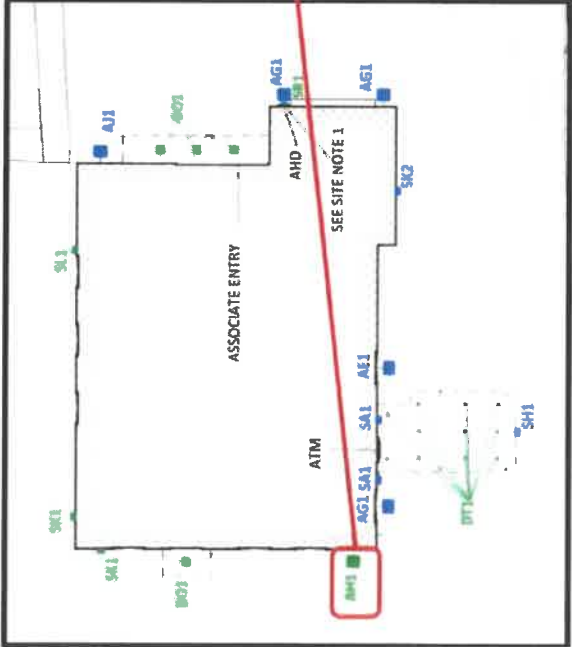
AG1



Add new wall-mounted fixtures: AG1. Fixture finish is specified as Bronze.

3	AG1	SINGLE	3	[AG] ARE EDG-4M-DA-10-E-UL-BZ-525-40K / WALL MOUNT / CREE
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LIGHTING UPGRADE
AH1

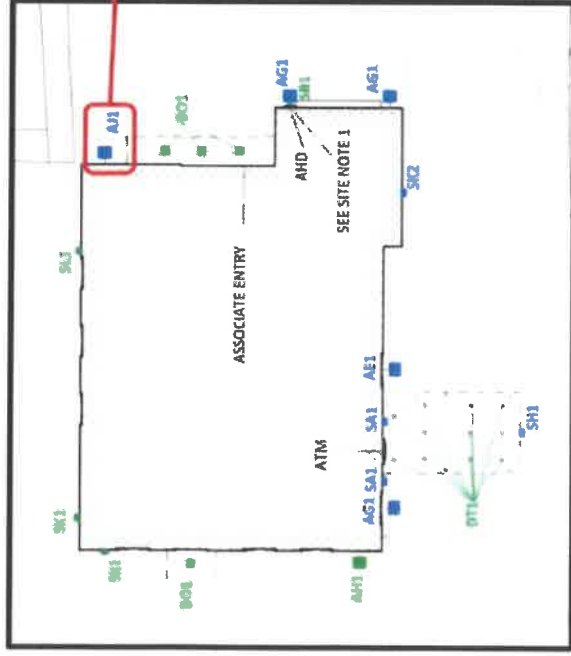


Replace existing wall-mounted fixture: AH1. Fixture finish is specified as Bronze.

1	AH1	SINGLE	1	[AH] ARE-EDG-4M-DA-12-E-UL-BZ-SZ5-40K / WALL MOUNT / CREE
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LIGHTING UPGRADE

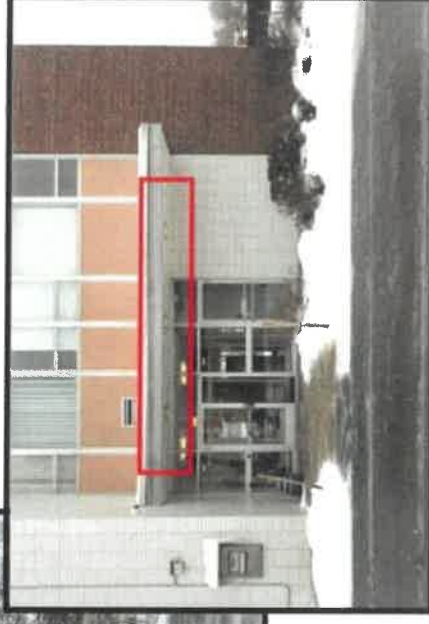
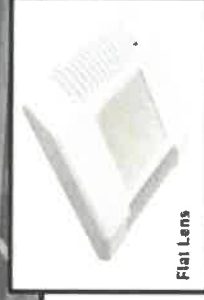
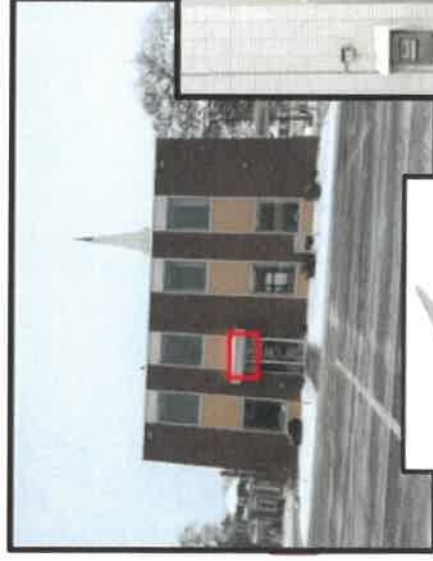
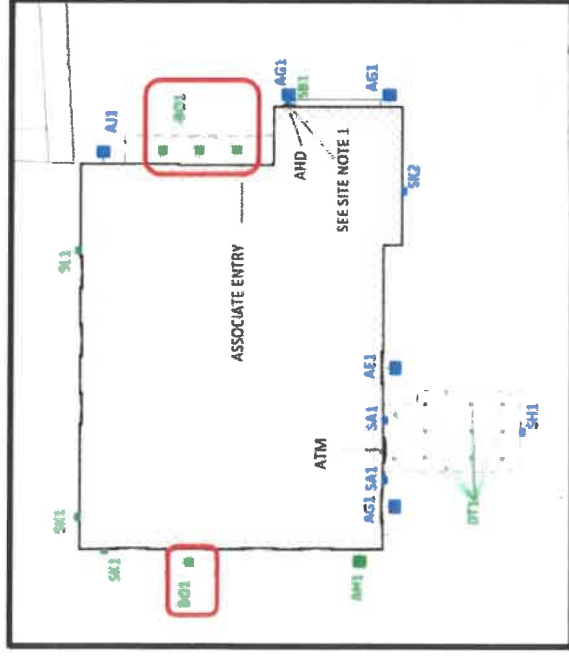
AJ1



Add new wall-mounted fixture: AJ1. Fixture finish is specified as Bronze.

1	AJ1	SINGLE	1	(AJ1) ARE-EDG-4M-DA-14-E-UL-8Z-5Z5-40X / WALL MOUNT / CREE
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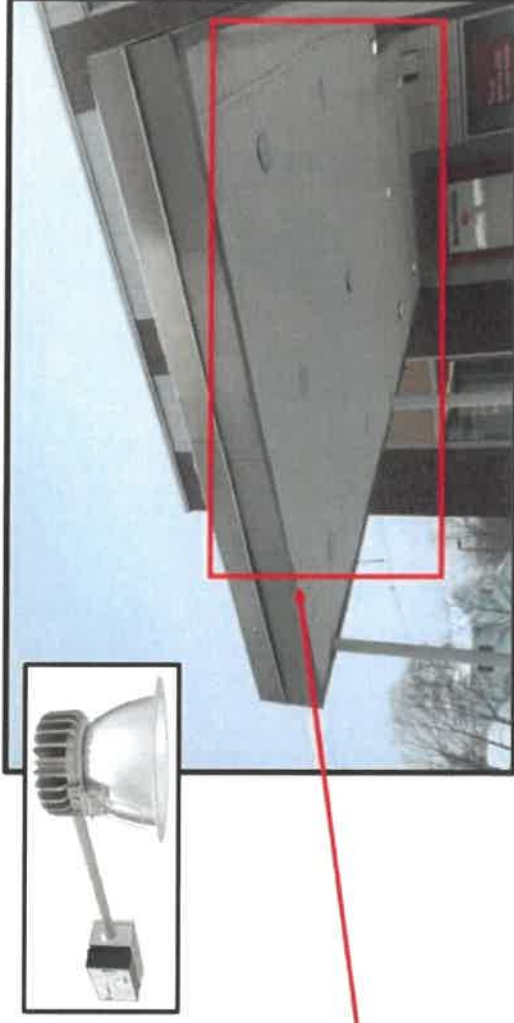
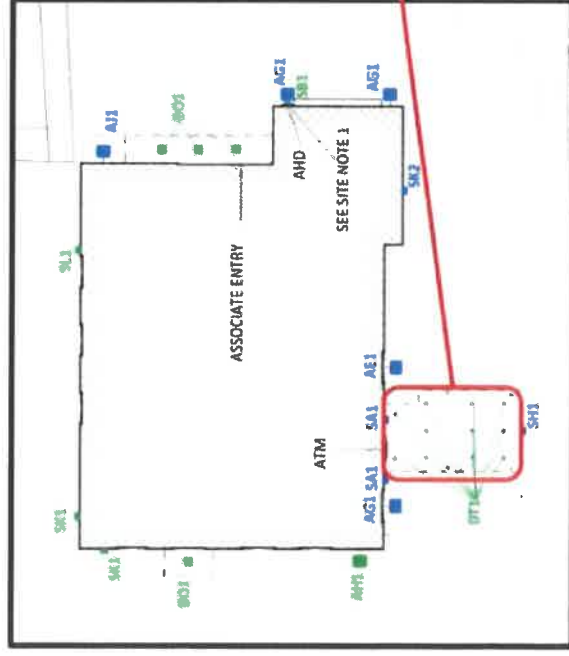
LIGHTING UPGRADE BO1



Replace existing canopy-mounted fixtures with BO1. Fixture finish is specified as White.

	4	BO1	SINGLE	4	(BO) CPV250-A-DM-F-20W-JUL-WH-40K / CANOPY MOUNT / CREE
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LIGHTING UPGRADE DT1

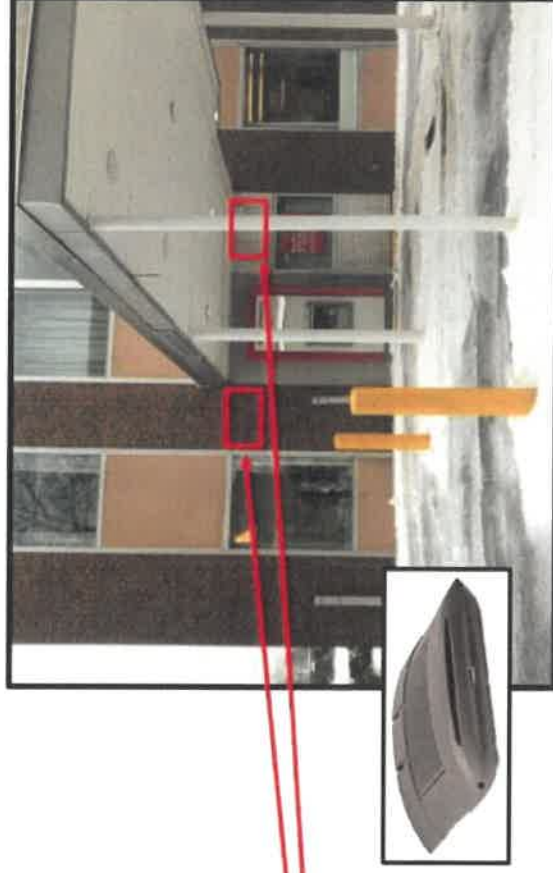
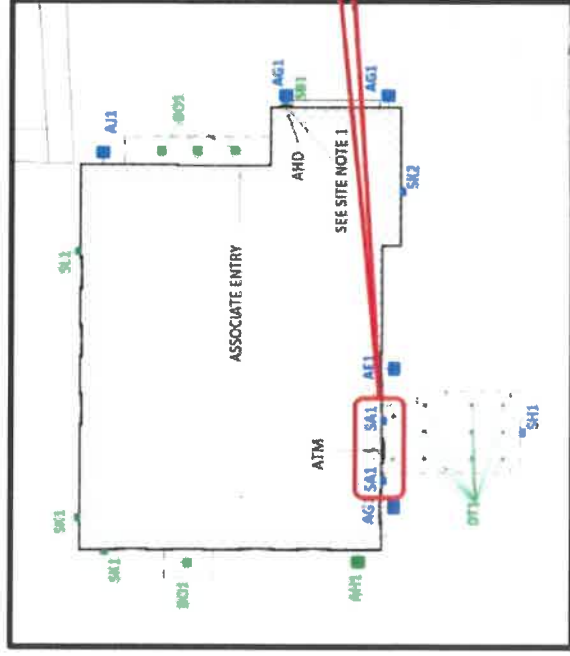


Replace existing canopy-mounted fixtures with DT1 canopy fixture. GC to specify fixture color.

11	DT1	SINGLE	11	(DT) LR6X-7L-40K / CANOPY MOUNT / CREE
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LIGHTING UPGRADE

SA1

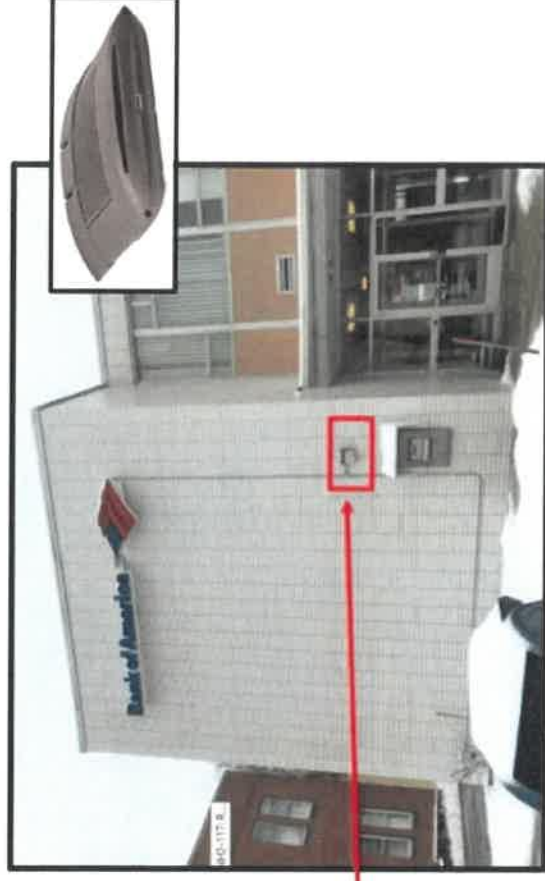
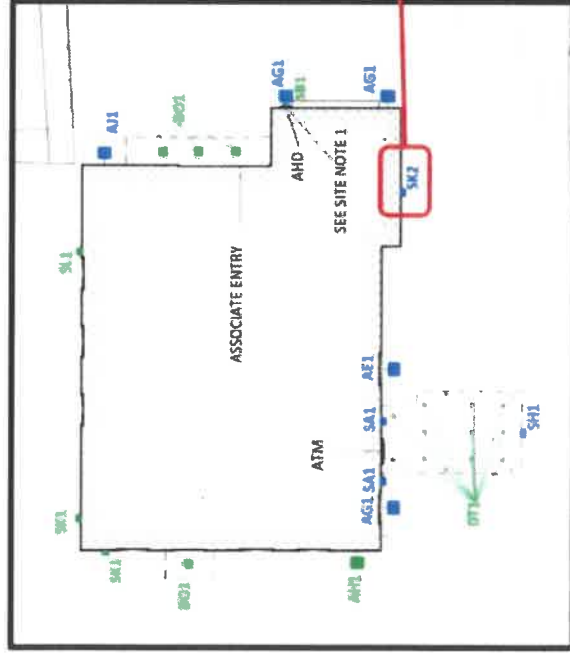


Add new wall-mounted fixtures: SA1. Fixture finish is specified as Bronze.

	2	SA1	SINGLE	2	[SA] SEC-EDG-2S-WM-02-E-UL-BZ-350-40K / WALL MOUNT / CREE
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LIGHTING UPGRADE

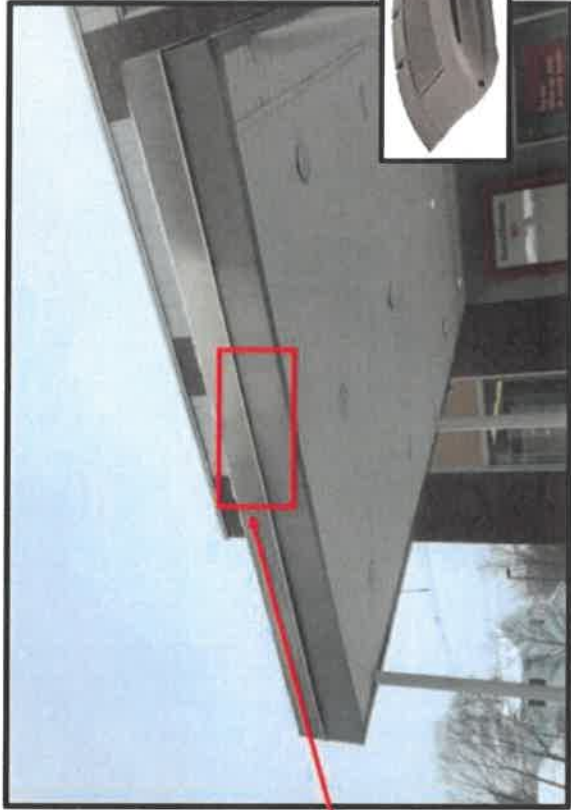
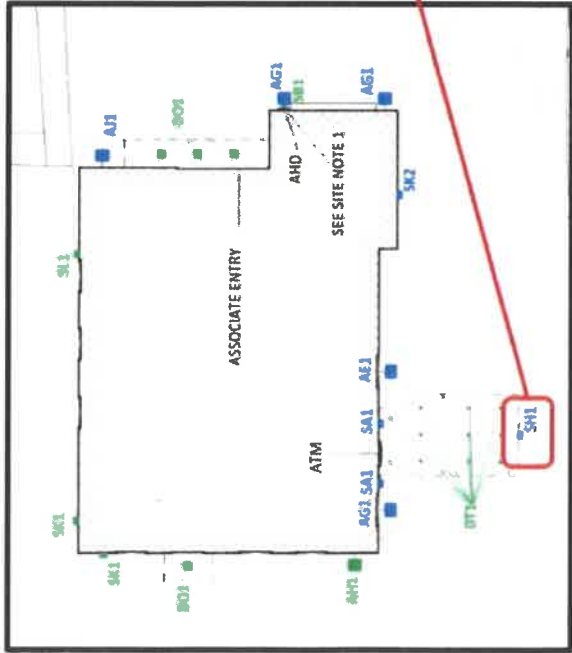
SB1



Replace existing wall-mounted fixture with SB1 wall fixture. Fixture finish is specified as Bronze.

1	SB1	SINGLE	1	(SB) SEC-EDG-2S-WM-02 E-UL-BZ-525-40K / WALL MOUNT / CREE
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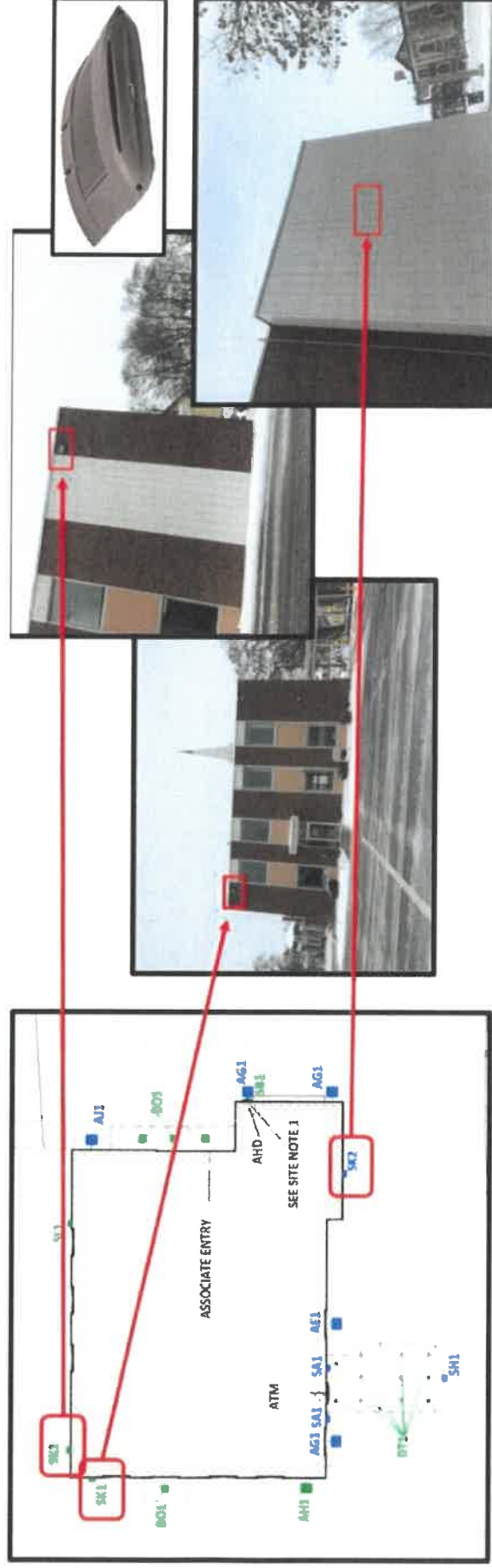
LIGHTING UPGRADE
SH1



Add new wall-mounted fixture: SH1. Fixture finish is specified as Bronze.

	1	SH1	SINGLE	1	-	(SH) SEC-EDG-4M-WM-02-E-UL-82-350-40K / WALL MOUNT / CREE

LIGHTING UPGRADE **SK1 & SK2**



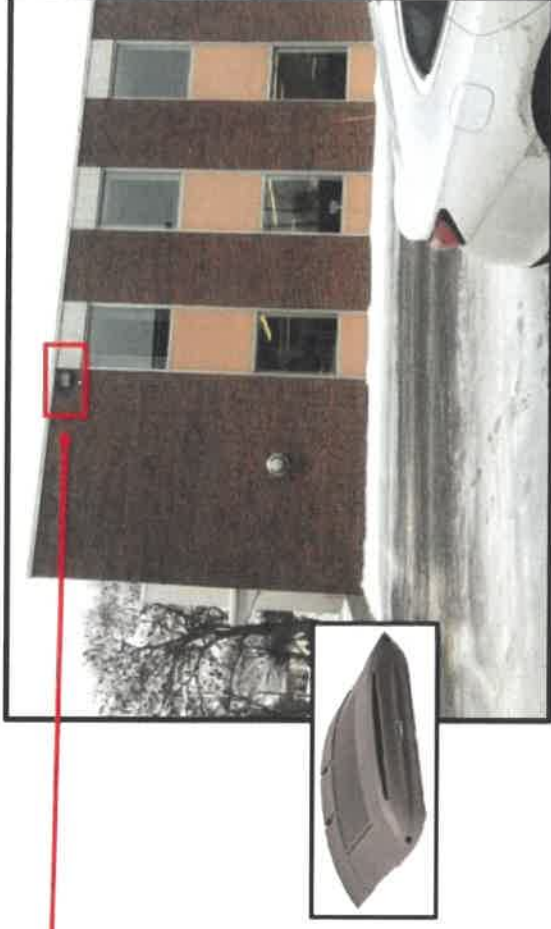
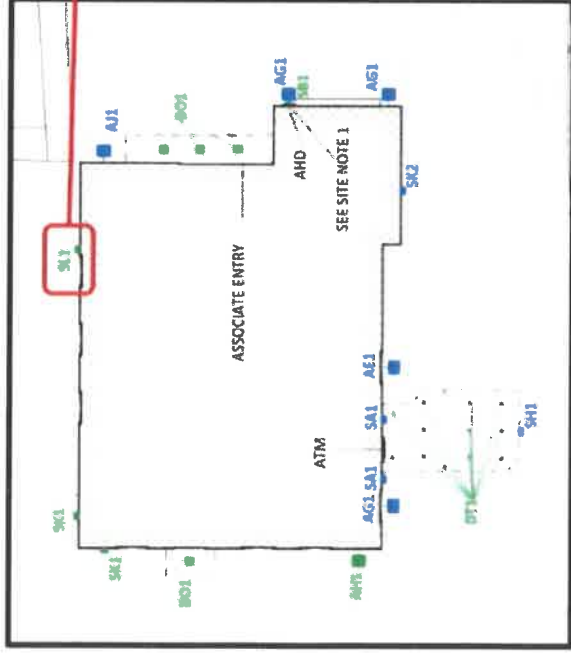
Replace existing wall-mounted fixtures with SK1 canopy fixtures. Fixture finish is specified as Bronze.

Add new wall-mounted fixture: SK2. Fixture finish is specified as Bronze.

2	SK1	SINGLE	2	[SK] SEC-EDG-4M-WM-04-E-UL-BZ-525-40K / WALL MOUNT / CREE
1	SK2	SINGLE	1	[SK] SEC-EDG-4M-WM-04-E-UL-BZ-525-40K / WALL MOUNT / CREE

LIGHTING UPGRADE

SL1

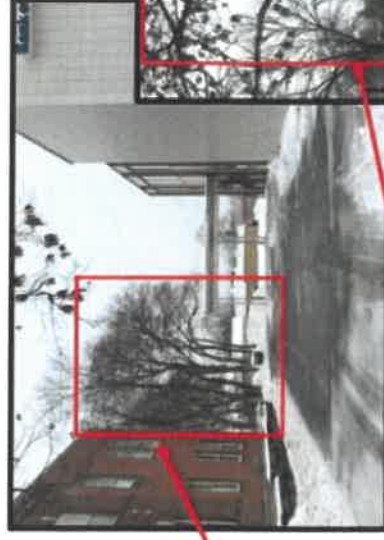
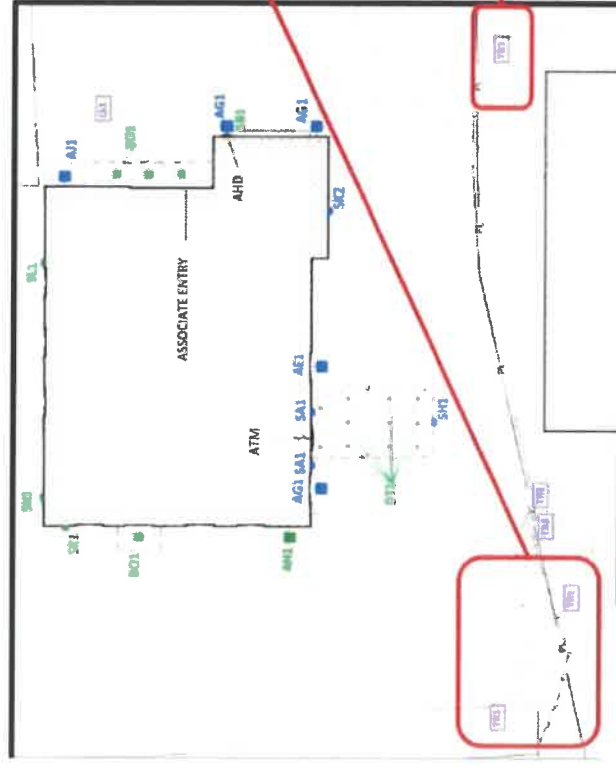


Replace existing wall-mounted fixture with SL1 wall fixture. Fixture finish is specified as Bronze

E	1	SL1	SINGLE	1	(SL1) SEC-EDG-4M-WM-04-E-UL-BZ-700-40K / WALL MOUNT / CREE
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LANDSCAPING UPKEEP

TR1

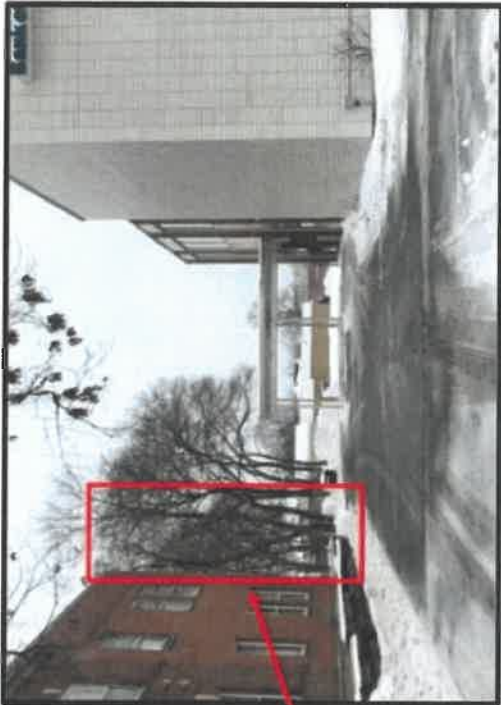
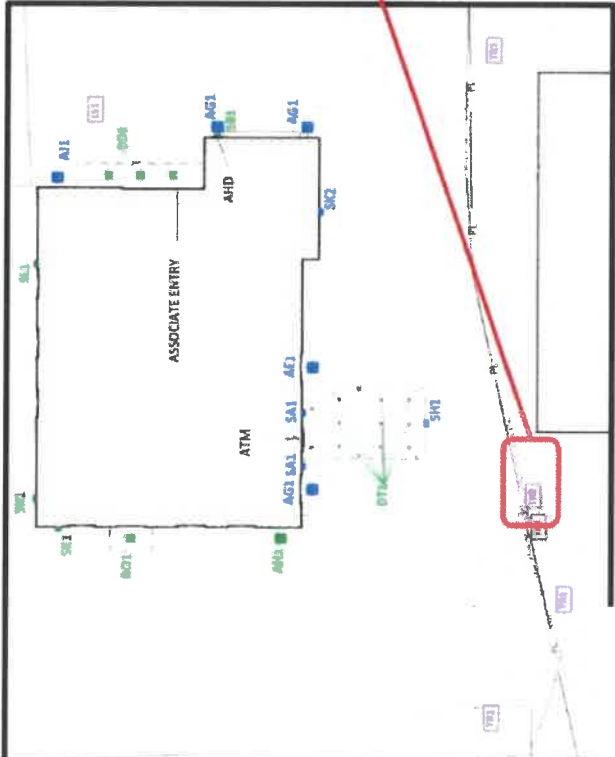


Tree to be trimmed up to 16' in order to eliminate any shadows within compliance area.

TR1	3	TRIM TREE UP TO 16' AND THIN OUT TREE CANOPY
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LANDSCAPING UPKEEP

TR2



Tree to be trimmed away from bank property (up to 8') and away from light fixture in order to eliminate any shadows within compliance area.

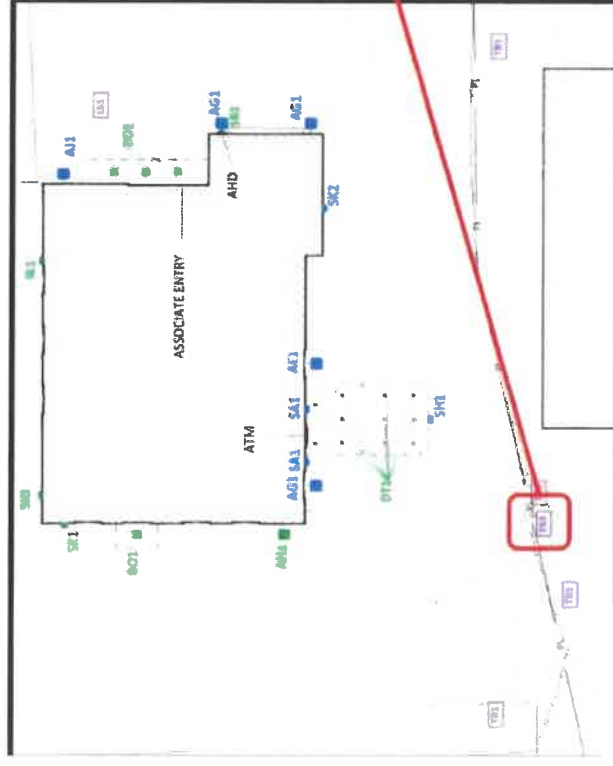
ONLY TRIM LIMBS THAT OVERHANG ONTO BANK PROPERTY UP TO 8' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION

TR2

1

LANDSCAPING UPKEEP

TR3

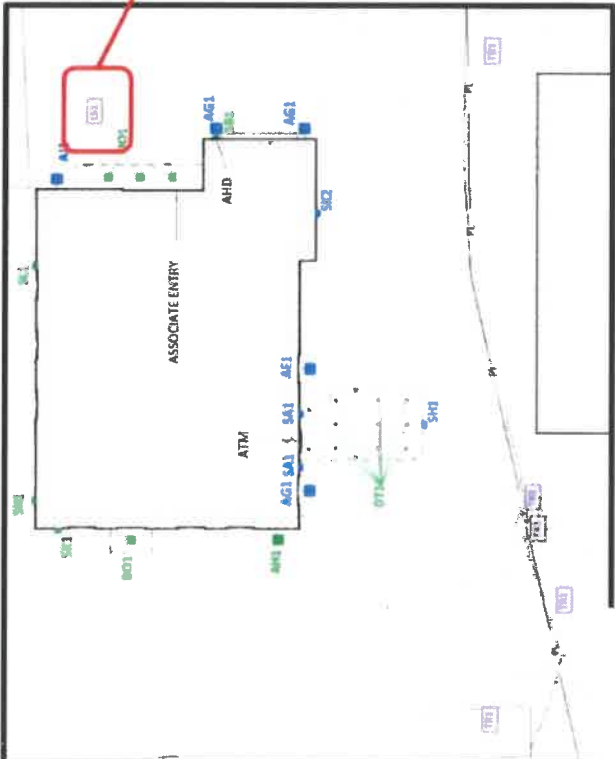


Tree to be trimmed away from bank property (up to 6') and away from light fixture in order to eliminate any shadows within compliance area.

TR3	1	ONLY TRIM LIMBS THAT OVERHANG ONTO BANK PROPERTY UP TO 6' AND AWAY FROM LIGHT FIXTURE TO ENSURE THAT IT DOES NOT INTERFERE WITH INTENDED ILLUMINATION
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LANDSCAPING UPKEEP

LS3



Trim all landscaping down to 36" in order to eliminate any shadows within compliance area.

LS1	-	TRIM LANDSCAPING DOWN TO 36"
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[illegible]

1. **Definition of the function:** $f: \mathbb{R} \rightarrow \mathbb{R}$ is defined by $f(x) = \begin{cases} x^2 \sin\left(\frac{1}{x}\right) & x \neq 0 \\ 0 & x = 0 \end{cases}$

NOTE: THE LISTING PLAN ILLUSTRATES ASSUMED NOISE LEVELS CORRELATED TO NORM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA RECOMM APPROXIMATED ACTUAL SITE EMISSION LEVELS AND PERFORMANCE OF LUNDQUIST MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, DRAINAGE IN

SPECIFICATIONS

AE & AG

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes weight and requirements and features an integral, weatherlight LED driver compartment and high performance aluminum heat sink. Versatile mounting choices: Adjustable Arm, Direct Arm, Direct Arm, Swing, or Side Arm. Details are page 21. Includes a 10-year warranty.

**GO TO VERIFY THAT
FIXTURES CAN BE MOUNTED PER PLAN AND ALL
NECESSARY HARDWARE IS SPECIFIED FOR
INSTALLATION PRIOR TO PURCHASING**

Performance Summary

Patented NanoDac™ Product Technology

Assemblies in the U.S.A. of U.S. and imported parts

CRI: Minimum 90 CRI

CEC: 6200K-14-2000K, 5700K-14-500K, 5000K

Luminaire Warranty: 10 years on luminaire/10 years on Colorcast DeltaGuard™ lens

See page 22 for mounting and dimensions

DA Mount

21.1" (536mm)

18.1" (459mm)

9.0" (229mm)

NEARLY PHOSPHOR
RECEIVABLE LENS
(refer to as an option)

2.1" (53mm)

2.9" (74mm)

COMPACT, INTERLOCKING
MOUNTING
METHOD

TYPE AE

ARE-EDG-4M-DA-06-E-UL-8Z-700-40K

GO TO SEE NOTES BELOW

Accessories

Fixed-temperature

Best Light

LED Count

Dim, "W"

Weight

21.1" (536mm)

24 lbs (11 kg)

24 lbs (11 kg)

24 lbs (11 kg)

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Ordering Information

Part No. ARE-EDG-4M-DA-06-E-UL-8Z-700-40K

Product

Optic

LED Count

Series

Color

Current

Options

ARE-EDG-4M-DA-06-E-UL-8Z-700-40K

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CREE

Rev. Date: 07/01/2018

Canada: www.cree.com/canada

1 (800) 724-4800 • (202) 354-5410

CREE

Rev. Date: 07/01/2018

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US: lighting.cree.com

Canada: www.cree.com/canada

SPECIFICATIONS

BO & DT

TYPE BO

CPY Series - Version B

CPY250 LED Canopy/Soffit Luminaire

Product Description

The CPY250 LED canopy/soffit luminaire is a compact, low-profile, high-performance luminaire designed for use in a variety of applications. It is available in two versions: Version A (for use in dry locations) and Version B (for use in wet locations). The luminaire is designed to provide uniform, high-quality lighting for a wide range of applications, including commercial, industrial, and residential. It is available in a variety of finishes and is designed to be easy to install and maintain.

Performance Summary

Assembled in the U.S.A. and insured in the U.S.

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

Limited Warranty: 10 years on luminaire/10 years on ColorCast Dots/Board (first 5 years on ColorCast Dots/Board only)

CRB, Min-Max, 70 CRB

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION PRIOR TO PURCHASING

Accessories

Direct Mount Luminaire

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

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CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

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CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CPY250-B-DIM-F-C18V4-L-WH-40K

GC TO SEE NOTES BELOW

Rev. Date: 11/15/2018



CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

CRB, Min-Max, 70 CRB

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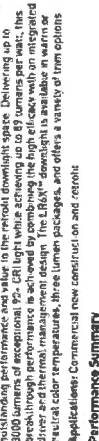
CRB, Min-Max, 70 CRB

TYPE DT

LRX Series
LRX LED Downlight - 6"

GC TO VERIFY THAT FIXTURES CAN BE MOUNTED PER PLAN AND ALL NECESSARY HARDWARE IS SPECIFIED FOR INSTALLATION

Rev. Date: 11/15/2018



CRB, Min-Max, 70 CRB

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CREE LIGHTING

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CREE LIGHTING

CREE LIGHTING

CREE LIGHTING



Bank of America - 66 So. Main Street

Rochester, NH



1 inch = 48 Feet

January 14, 2022

www.cai-tech.com



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CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 66 SO MAIN ST ACRES: 0.59 PARCEL ID: 0120-0337-0000 LAND USE CODE: 341 CONDO COMPLEX: OWNER: INDIAN HEAD PROP INC % BOA CO - OWNER: ATTN CORP REAL EST NC1 0010381 MAILING ADDRESS: 101 N TRYON ST CHARLOTTE, NC 28255 ZONING: DTC PATRIOT ACCOUNT #: 180	BUILDING STYLE: BANK UNITS: 0 YEAR BUILT: 1960 FRAME: WOOD EXTERIOR WALL COVER: BRICK ROOF STYLE: FLAT ROOF COVER: MEMBRANE
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 12/23/1977 BOOK & PAGE: 1009-153 SALE PRICE: SALE DESCRIPTION: SELLER: COMMUNITY NATIONAL BANK OF ROC	INTERIOR WALL: DRYWALL FLOOR COVER: AVERAGE HEAT TYPE: FORCED W/A FUEL TYPE: GAS PERCENT A/C: 100 # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 5 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7,622 FINISHED BUILDING AREA: 6,862 BASEMENT AREA: 0 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: 102,400 YARD: 20,900 BUILDING: 589,100 TOTAL: \$712,400	
SKETCH	PHOTO



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1/14/2022

Property Information - Rochester, NH

Page 1 of 1