

**City of Manchester Heritage Commission  
Meeting Agenda and  
Special Public Hearing Notice**

**Meeting Date:** Wednesday, April 15, 2020  
**Meeting Time:** 6 P.M.  
**Meeting Location:** [GoToWebinar](#) –  
<https://attendee.gotowebinar.com/register/4436625481810795788>

**\*Note:** Public comment can be taken by accessing this meeting online, through the following email, and by voicemail (it will be monitored).

**Heritage Commission public comments:**  
**(603) 792-6734**  
**[heritagecom@manchesternh.gov](mailto:heritagecom@manchesternh.gov)**

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Agenda

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❶ **Chair calls the meeting to order and Roll Call:**

- ❷ **Regulatory review of a building permit application in the Amoskeag Millyard Historic District:** The owner of 100 Commercial Street, Tax Map 837, Lot 17 (1848 Associates) seeks approval for a tenant expansion into the second floor. United Therapeutics proposes relocating an existing entry door from the northeast corner, 2 new mechanical louvers replacing existing windows, a new ground level condenser and two Cryogenic Tanks with a fence enclosure, new 6” boiler flues at the north end of the building, and a new rooftop exhaust system. Milestone Engineering & Construction, Inc. for United Therapeutics.

• **Additional Business:**

**Adjournment:** Without objection, the Chair gavel the meeting to a close.

Case Number: ACHHD \_\_\_\_\_ (HCOMM use only)  
 AMHD \_\_\_\_\_  
 Section 106 \_\_\_\_\_

**CITY OF MANCHESTER HERITAGE COMMISSION APPLICATION  
 FOR HISTORIC DISTRICT BUILDING PERMIT DESIGN REVIEW  
 OR  
 SECTION 106 REVIEW**

CHECK ALL APPLICABLE ITEMS BELOW		HCOMM Use ONLY	
<input type="checkbox"/>	CHANGES TO EXTERIOR OF BUILDING	DATE APPLICATION FILED W/ PLANNING DEPT.	/ /
<input type="checkbox"/>	SITE WORK	DATE OF APPLICATION PUBLIC HEARING	/ /
<input type="checkbox"/>	SIGNING	DATE OF APPLICATION DETERMINATION BY HCOMM	/ /
<input type="checkbox"/>	NEW CONSTRUCTION	DATE HCOMM FILES CERT. OF APPROVAL OR	
<input type="checkbox"/>	DEMOLITION	NOTICE OF DISAPPROVAL W/ PLANNING DIRECTOR	/ /
<input type="checkbox"/>	OTHER	MISC	

PLEASE PRINT IN THIS SECTION

STREET NAME AND ADDRESS NUMBER OF INVOLVED PROPERTY:		<u>0837</u> TAX MAP	<u>0017</u> LOT NO.
1. <u>100 Commercial St.</u>			
2. <u>1848 Assoc.</u>	<u>340 Commercial St.</u>		<u>603-669-9000</u>
NAME OF PROPERTY OWNER(S)	PROPERTY OWNER MAILING ADDRESS		TELEPHONE NO.
(APPLICANT NAME - IF OTHER THAN OWNER)	MAILING ADDRESS		TELEPHONE NO.
NAME OF APPLICANT'S AGENT (IF OTHER THAN APPLICANT)	MAILING ADDRESS		TELEPHONE NO.
1. _____	A. _____		
2. _____	B. _____		
APPLICANT E-MAIL ADDRESSES (1, 2)	OTHER CONTACT INFO (A, B)		

**DESCRIPTION OF BUILDING PERMIT OR SECTION 106 PROPOSAL:** (Use additional space as necessary on backside of application form, or Description may be entirely submitted on a separate, attached, document. Include sufficient detail so that all elements of the proposal are described):

see attached documentation

**PRESENTATION MATERIALS (HCOMM use only):**

1 _____	2 _____
3 _____	4 _____
5 _____	6 _____

Signature of Owner(s): 1 <u>[Signature]</u>	2 _____	(Staff Use Only)	
		Planning Director	
Date: <u>4/3/20</u> Misc 1:		Applicant	
Misc 2:		Misc 3:	

**PLEASE NOTE:**

1. THE HERITAGE COMMISSION GENERALLY MEETS AT 6:00 P.M. ON THE 4<sup>TH</sup> TUESDAY OF EACH MONTH IN THE WALTER STILES CONFERENCE ROOM LOCATED ON THE SECOND FLOOR OF THE MANCHESTER CITY HALL CLOCK TOWER. MEETING TIMES ARE SUBJECT TO CHANGE - PLEASE CALL THE PLANNING DEPARTMENT (603-624-6450) TO SCHEDULE OR CONFIRM YOUR REVIEW OR MEETING DATE.
  
2. BECAUSE HERITAGE COMMISSION REVIEW IS A REQUIRED PART OF THE CITY OF MANCHESTER BUILDING PERMIT PROCESS FOR MOST PROPOSED OUTDOOR CONSTRUCTION AND DEMOLITION PROJECTS IN THE AMOSKEAG CORPORATION HOUSING HISTORIC DISTRICT AND THE AMOSKEAG MILLYARD HISTORIC DISTRICT, THE HERITAGE COMMISSION WILL NOT SCHEDULE AN APPLICATION FOR REVIEW OF BUILDING PERMIT PROPOSALS UNTIL AFTER THE APPLICANT HAS:
  - ① APPLIED TO THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR A PERMIT TO DO THAT SAME WORK;
  - ② SUBMITTED THIS APPLICATION FOR HERITAGE COMMISSION REVIEW (NOTE: THIS IS A SEPARATE APPLICATION FORM FROM THE BUILDING PERMIT APPLICATION);  
AND
  - ③ THE APPLICANT ENSURES THAT ONE OF THE FOLLOWING TWO CRITERIA IS SATISFIED:
    - THIS "CITY OF MANCHESTER HERITAGE COMMISSION APPLICATION" IS SIGNED AND DATED BY THE PROPERTY OWNER(S), OR
    - THE APPLICATION IS ACCOMPANIED BY A WRITTEN STATEMENT FROM THE PROPERTY OWNER(S) CERTIFYING THAT THE APPLICANT/AGENT LISTED ON THE FRONT PAGE OF THIS APPLICATION IS THEIR REPRESENTATIVE. THIS STATEMENT MUST BE SIGNED AND DATED BY THE PROPERTY OWNER(S).
  
- NOTE 1: THE MILLYARD DESIGN REVIEW COMMITTEE IS CHARGED WITH CARRYING OUT DESIGN REVIEWS OF BUILDING PERMIT PROPOSAL IN THE AMOSKEAG MILLYARD.
  
- NOTE 2: THIS FORM IS ALSO USED TO PROVIDE INFORMATION CONCERNING ANY PROJECT SUBJECT TO HERITAGE COMMISSION SECTION 106 REVIEW.

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**ADDITIONAL SPACE FOR DESCRIPTION OF BUILDING PERMIT OR SECTION 106 PROPOSAL**

# United Therapeutics - OMG

## Office & Lab Renovation Phase 2

100 Commercial Street  
Manchester, NH 03101



## Project Summary

The Organ Manufacturing Group (OMG) will expand occupancy from ground floor to 2nd floor at 100 Commercial Street located in the historic Amoskeag Millyard.

The existing building located at 100 Commercial Street, Manchester, New Hampshire (Hillsborough County) was built in 1871 and is a fully renovated mill building within the historic Amoskeag Millyard. Located directly adjacent the Merrimack River, the four story, heavy timber structure with double-wide brick exterior skin is part of the Gateway III commercial development. The tenant space is approximately 15,200 sf of leasable space spanning level one and two of the north end of the building. The renovation will require additional equipment, outlined in this document, to be added to the exterior of the existing building.

The Authority Having Jurisdiction is the City of Manchester, NH which has adopted the following codes with amendments as documented in Building Code City of Manchester, NH (Amended September 2, 2014) and administered by the City of Manchester Department of Buildings.

## Heritage Commission

The Heritage Commission is required by the Zoning Ordinance to review and approve all building permit applications within their jurisdiction.

Manchester Heritage Commission  
City of Manchester Planning and Community Development Department  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[pcd@manchesternh.gov](mailto:pcd@manchesternh.gov)



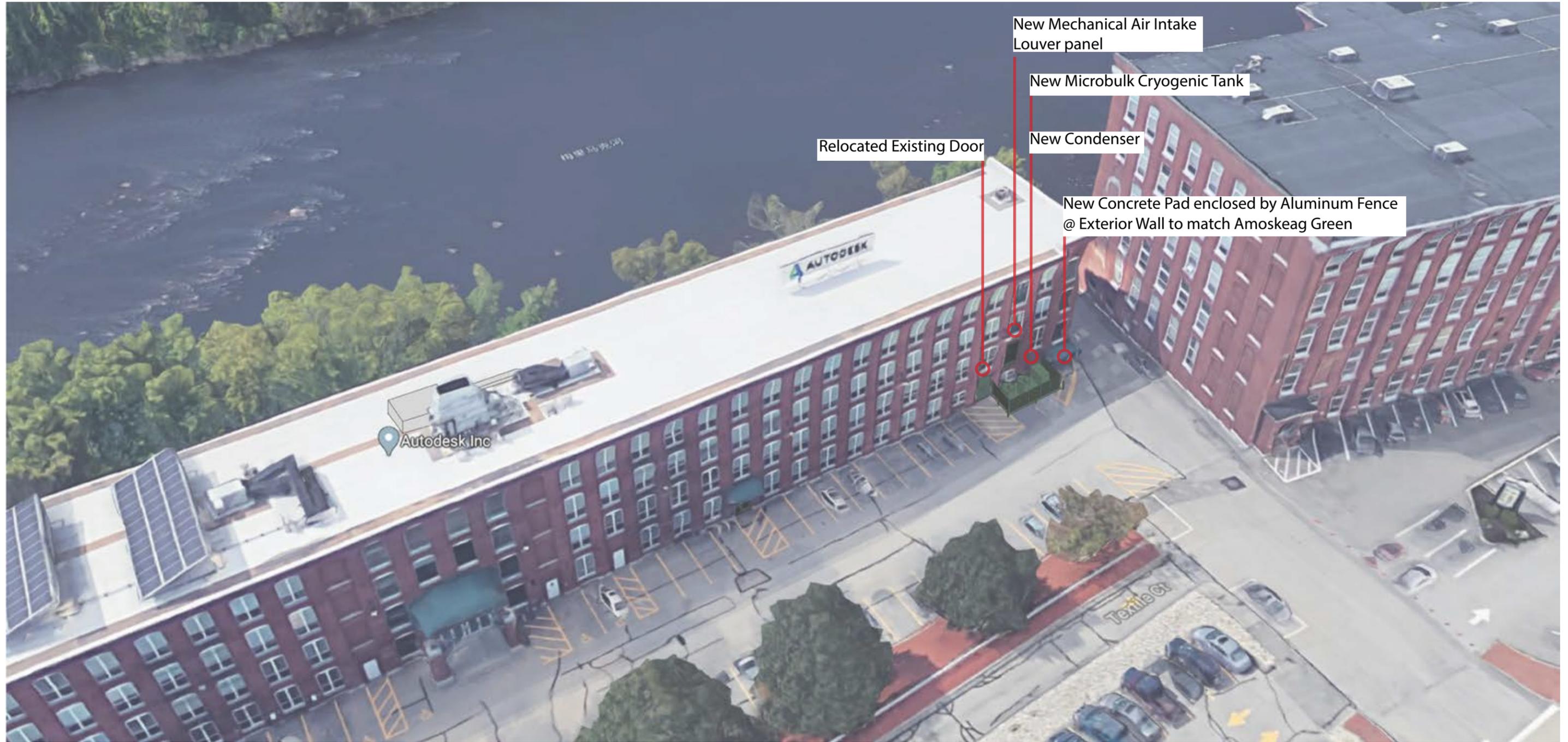
New Exterior Louver and Existing Phase 1 Roof Building Equipment



New Fume Hood Exhaust Fan (EF-1) & Concentric Boiler Flue to replace existing Exhaust Fan

New Mechanical Louver to Replace Existing Window

\*Phase 2: Project of The Organ Manufacturing Group (OMG) at 100 Commercial Street 1st floor & 2nd floor at North End.





Relocated Existing Door  
with Tie-Back

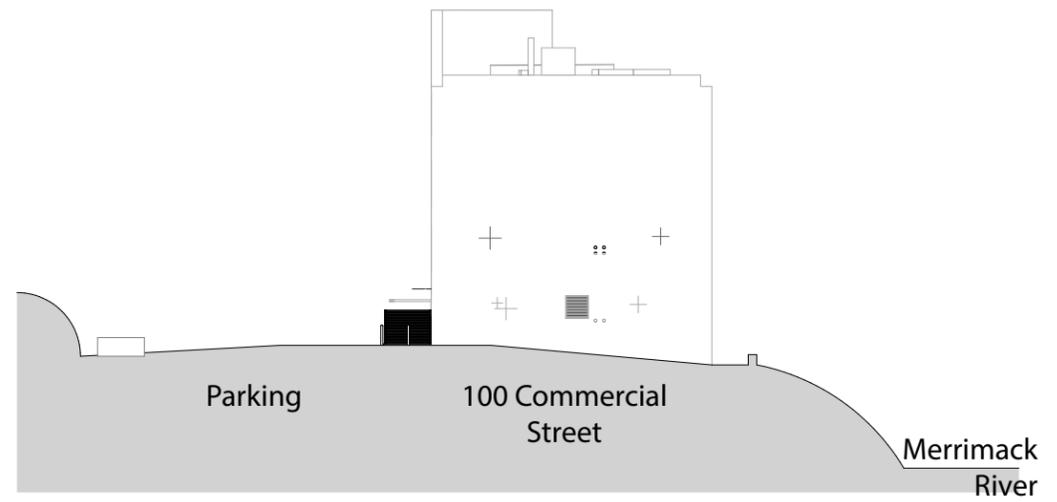
New Mechanical Louver Painted  
to Match Amoskeag Green

New Fence Enclosure Painted to  
Match Amoskeag Green



100 Commercial Street

West Building Elevation

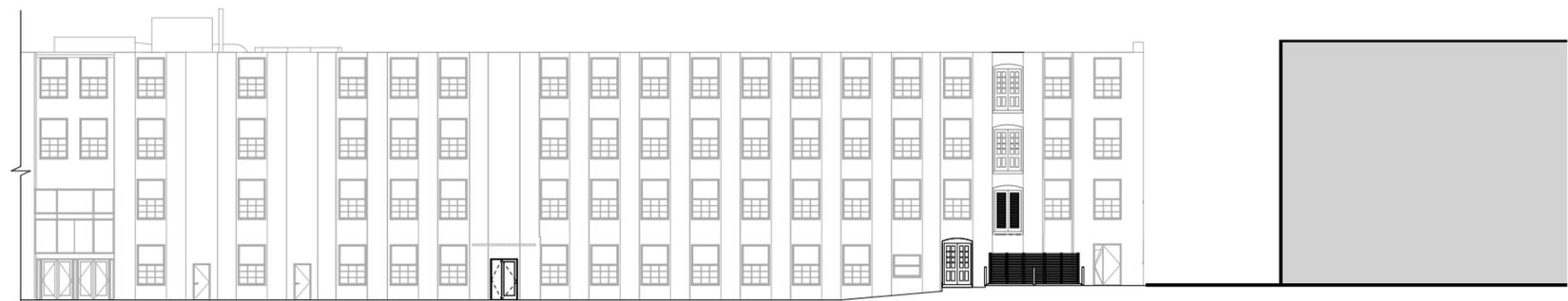


Parking

100 Commercial Street

Merrimack River

North Building Elevation

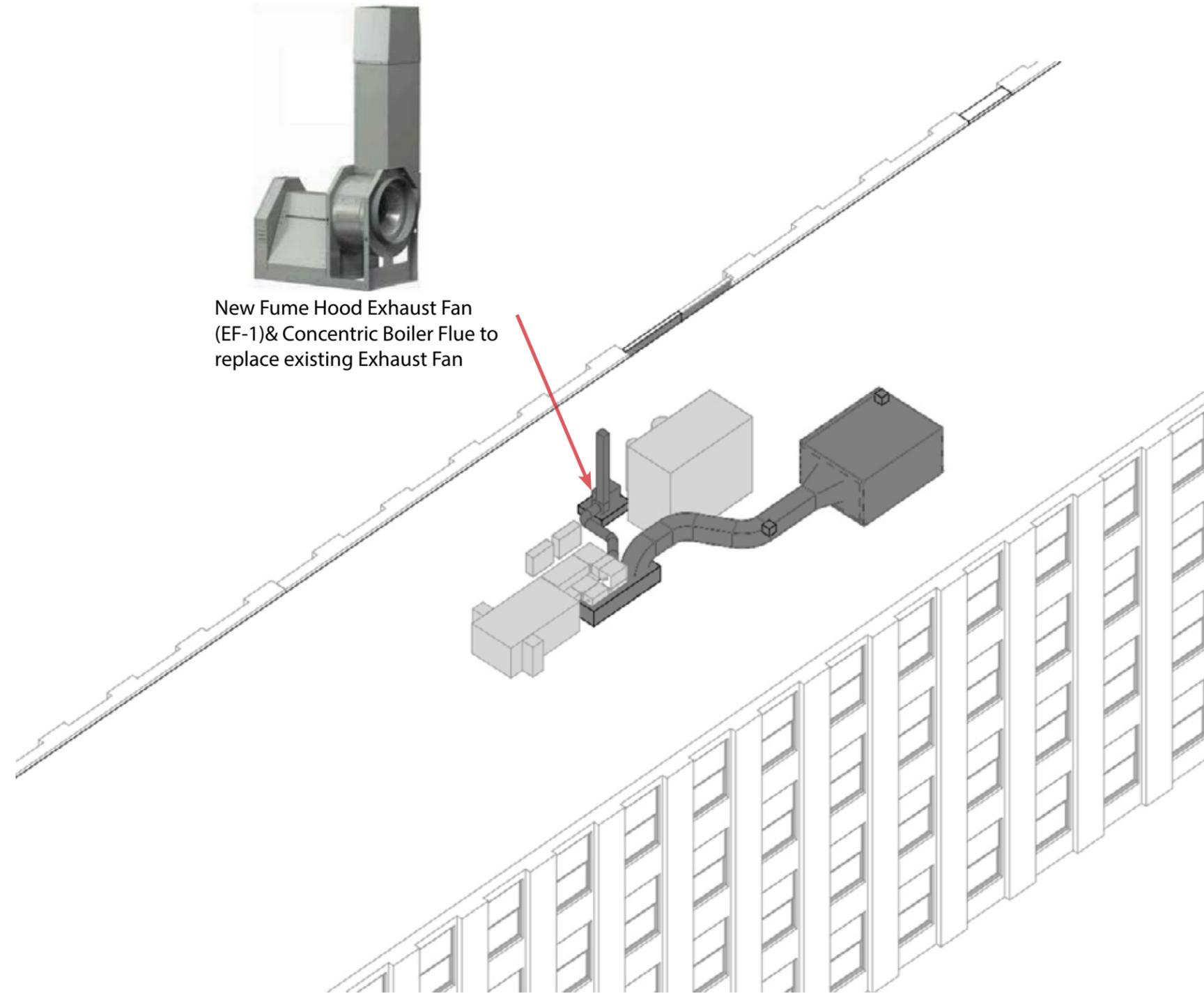


100 Commercial Street

Alleyway

Adjacent Building

East Building Elevation



## New Building Equipment Summary

### Condenser

Located at North-east corner on new concrete pad, enclosed by fence - serving laboratory. Dimensions: 86"L x 52"W x 94" H.

### Fence Enclosure

Located at North-east corner surrounding new concrete pad, enclosing Condenser and (2) Microbulk Cryogenic Tanks, painted Amoskeag Green to match all existing exterior metal accents.

### Mechanical Exhaust Air Louver (East side)

Located on the existing east exterior building wall - new air intake louver set in existing door serving the New AHU painted Amoskeag Green to match all existing exterior metal accents.

### Mechanical Exhaust Air Louver (West side)

Located on the existing west exterior building wall - new 93"H x 65"W exhaust air louver replacing existing window and serving the New AHU, painted Amoskeag Green to match all existing exterior metal accents.

