



**CITY OF CONCORD**  
 NEW HAMPSHIRE  
 Community Development Department

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8595 • fax 603/228-2701

**COMMUNITY REVITALIZATION TAX RELIEF PROGRAM (RSA 79-E)**  
**(To be completed by the Applicant)**

Building Name (if any) <i>Sacred Heart church</i>  Building Address <i>54 Pleasant St.</i>	Owner Name(s) <i>Bienvencu Redevelopment, LLC</i>  Applicant Name(s) (if different from owner)
Owner Address(es) <i>80 School St.          Concord, NH 03301</i> Phone # <i>603-731-0629</i> Email address <i>jcherlian@yahoo.com</i>	Applicant Address (if different from owner)  Phone # Email address
City Tax Map Map # Block # Lot #	Merrimack County Registry of Deeds Book# Page #
Year Built <u>1934</u>  Square Footage of Building <i>~ 16,000 sf (as existing)</i> <i>~ 23,000 sf (as completed)</i>	Is the building eligible for listing or listed individually on the State or National Register of Historic Places or located within a locally designated, State, or National Register Historic district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If yes, provide a copy of the approved designation by the State or National Register of the building or the district.
Existing Uses (describe number of units by type and size) <i>Church</i>  Proposed Uses (describe number of units by type and size) <i>10-unit residential condominium</i>	Is there a change of use associated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe:  <i>conversion to 10-unit residential condominium</i>
Will the project include new residential units? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe:	Will the project include new subsidized residential units? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe:

Note: Application must be accompanied by a \$100 application fee made payable to "City of Concord."

Is the project in an existing Tax Increment Finance (TIF) District? \_\_\_\_\_ YES  NO

(TIF maps are available by contacting the Community Development Department at (603) 225-8595  
 or by visiting the City's website at <http://www.concordnh.gov/index.aspx?NID=378>)

Will any state or federal grants or funds or low income subsidies or tax credits be used in this project? \_\_ YES  NO  
 If so, what is the amount of the aid? \$ \_\_\_\_\_ Describe and detail any terms of repayment (if applicable):  
 \_\_\_\_\_  
 \_\_\_\_\_

Describe the work to be done and estimated cost. Please attach additional sheets, if necessary, as well as any written construction cost estimates.

Structural:	\$
Exterior Alterations (storefront, walls, windows, doors, etc.)	\$
Interior Alterations (walls, ceilings, moldings, doors, etc.)	\$
Electrical:	\$
Plumbing/Heating:	\$
Mechanical:	\$
Fire Protection:	\$
Other:	\$
Total:	\$

*SEE ATTACHED BUDGET*

*Proforma - Confidential*

*Total costs = \$ 3,222,221*

Note: To be considered for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

Please attach any construction contracts, plot plans, building plans, sketches, renderings or photographs that would help explain this application.

For the additional four (4) year tax relief for historic buildings, the work described must include how it meets the Secretary of Interior's Standards

**Historical Requirement for Replacement of Qualifying Structures**

In the case of replacement of a qualifying structure, the applicant shall submit a New Hampshire Division of Historical Resources Individual Inventory Form prepared by a qualified architectural historian and a letter issued by the Concord Heritage Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. This application shall not be considered complete until such time as the Individual Inventory Form and letter are submitted.

**Affidavit**

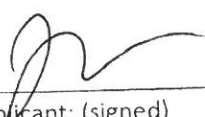
I have read and understand the Community Revitalization Tax Relief Incentive RSA Ordinance (see attached) and am aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to grant a covenant in the deed to the property to the City and pay any reasonable expenses associated with the drafting of the covenant. I understand the application will not be determined as complete and recommended to the City Council until all of the necessary information is provided.

**IMPORTANT**

PER RSA 79-E: 13(II), THE BASE OR "ORIGINAL" ASSESSED VALUE FOR ANY TAX RELIEF PERIOD IS ONLY SET AFTER THE FOLLOWING TWO CONDITIONS ARE MET:

1. APPROVAL BY THE CITY COUNCIL AND;
2. THE APPLICANT'S ENTERING INTO A COVENANT WITH THE CITY OF CONCORD TO PROTECT THE PUBLIC BENEFIT.

THEREFORE, THE APPLICANT AND/OR PROPERTY OWNER SHALL NOT COMMENCE ANY OF THE IMPROVEMENTS INCLUDED IN THIS APPLICATION UNTIL SUCH TIME AS HE/SHE HAS SECURED THE ABOVE. THIS PROHIBITION SHALL INCLUDE ANY DEMOLITION TO THE EXISTING STRUCTURE.

  
Applicant: (signed) \_\_\_\_\_

Bienvenue Redevelopment, LLC  
By: Jonathan Charlian,  
(name printed) sole member \_\_\_\_\_

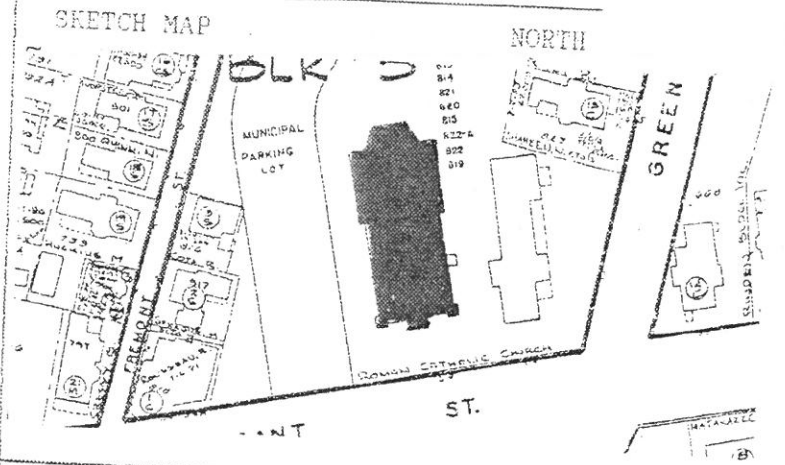
Date 2/9/17 \_\_\_\_\_

Expected project start: 8/1/16 \_\_\_\_\_ Expected project completion: 6/1/17 \_\_\_\_\_

address 054 PLEASANT STREET  
 property name SACRED HEART CHURCH  
 tax map/parcel no. 36-3-14  
 UTM ref 219 EOZ- N47-  
 resource type (code) CHURCH  
 style (s) (code) GOthic REVIVAL  
 condition (code) GOOD  
 construction date (source) 1933  
 (DATESTONE)

significance  
 (relate to major themes/contexte)  
 SEE REVERSE

bibliography  
 SEE REVERSE



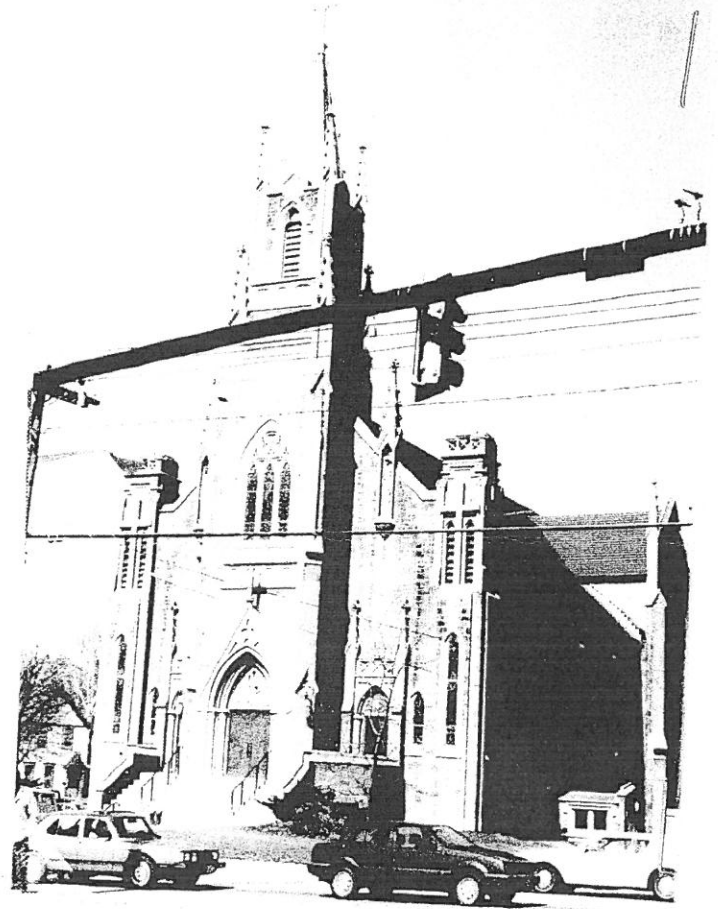
photographer facing: NW  
 photograph date: 3-/1988  
 photo code(s): rolls: 12 frame: 11  
 negative at: NHDHR/SHPO Concord NH

EVALUATION	SURVEYOR	SHPO
integrity	yes <u>XX</u>	yes _____
	no _____	no _____
	n/a _____	n/a _____
applicable NR criteria	A _____	A _____
	B _____	B _____
	C <u>XX</u>	C _____
	D _____	D _____
	n/a _____	n/a _____
individual property	n/a _____	n/a _____
	listed _____	[ ] _____
	determined eligible <u>--</u>	[ ] _____
	considered eligible <u>--</u>	[ ] _____
	potentially eligible <u>XX</u>	[ ] _____
not eligible _____	_____	
unknown _____	_____	
historic district	n/a _____	n/a _____
	individually eligible <u>XX</u>	_____
	contributing _____	_____
	non-contributing _____	_____
	unknown _____	_____

Surveyor Elizabeth D. Hengen  
 date 3-/1988  
 update by \_\_\_\_\_  
 date \_\_\_\_\_

SHPO USE ONLY INITIAL FORM Update  
 Approved by \_\_\_\_\_  
 Date \_\_\_\_\_

NR _____	YES _____	NO _____	Historical context code _____
R&C _____	YES _____	NO _____	Intensive Needed: yes _____ no _____
PTI _____	YES _____	NO _____	Intensive Done: yes _____ no _____
S&P _____	YES _____	NO _____	comments: _____
A&D _____	YES _____	NO _____	_____
CLG _____	YES _____	NO _____	_____
OTHER _____	YES _____	NO _____	_____



bibliography

HISTORIC MAP  
CITY DIRECTORIES  
LYFORD, P. 824-25

Architect: DONAT BARIBAULT  
Builder: \_\_\_\_\_

Architectural/Historical Significance:

NOTES

THIS SYMMETRICALLY-DESIGNED CHURCH CONSTRUCTED OF BUFF GRANITE HAS A CENTRAL SPIRE OVER THE POINTED ARCH ENTRY AND SHORTER TOWERS AT THE FOUR CORNERS. CONCRETE TRIM IS EXTENSIVELY EMPLOYED FOR PINNACLES, WINDOW SURROUNDS WINDOW TRACERY AND SCULPTURE. WOODEN DOORS WITH OVER-SIZED IRON HINGES CONTRIBUTE TO THE MEDIEVAL CHARACTERISTICS OF THE STYLE.

THIS IS THE SECOND CHURCH ERECTED BY THE SACRED HEART PARISH. THEIR FIRST CHURCH BUILDING, ALSO ON THIS SITE, WAS DEDICATED IN 1894, JUST A FEW YEARS AFTER THE PARISH WAS ESTABLISHED TO SERVE FRENCH CANADIANS IN THE AREA. THE COMBINED CHAPEL/SCHOOL BUILDING WAS BUILT OF BRICK, WITH GRANITE TRIM. BY 1903, THE PARISH HAD 1500 MEMBERS.

THE PRESENT CHURCH, DESIGNED BY DONAT BARIBAULT OF SPRINGFIELD, MASS. (WHO DESIGNED AN IDENTICAL CHURCH IN DOVER) IS ON THE SITE OF THE OLD CHURCH AND THE CORNING APARTMENTS, WHICH WERE PURCHASED IN JUNE OF 1933 AND IMMEDIATELY RAZED. GROUNDBREAKING FOR THE PRESENT BUILDING, UNDER THE SUPERVISION OF LOUIS MARION & SON, LOWELL, MASSACHUSETTS, WAS ON JULY 15, 1933. SEVEN YEARS EARLIER, THE CHURCH HAD PURCHASED 52 PLEASANT NEXT-DOOR FOR A RECTORY.