



City of Keene, New Hampshire

## **Historic District Commission**

### **AGENDA**

Wednesday, May 15, 2019

4:30 PM

2<sup>nd</sup> floor Committee Room

#### **Commission Members:**

Hanspeter Weber, Chair  
Andrew Weglinski, Vice Chair  
Thomas Powers, Councilor  
Nancy Proctor  
Erin Benik

Hans Porschitz  
Sam Temple  
Joslin Kimball Frank, Alternate  
Dave Bergeron, Alternate

**SITE VISITS:** Commission members will conduct a site visit of 27 Mechanic Street at 4:00 p.m. in advance of the meeting.

- 1. Call to Order and Roll Call**
- 2. Minutes of Previous Meeting** – March 20, 2019
- 3. Public Hearing**
  - a) **COA-2010-15 Modification #1 – 27 Mechanic Street – Window Replacement** – Applicant and owner Chris Fox proposes to replace all windows on the building historically known as the GAR building. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance. This property is a Contributing Resource and is located at 27 Mechanic Street (TMP# 554-081-000) in the Central Business District.
- 4. Resource Ranking Subcommittee**
- 5. Staff Updates**
  - a) Building Better Together
  - b) Outreach and Education Opportunities
- 6. Next Meeting** – June 19, 2019
- 7. Adjourn**

City of Keene  
New Hampshire

HISTORIC DISTRICT COMMISSION  
MEETING MINUTES

Wednesday, March 20, 2018

4:30 PM

2<sup>nd</sup> Floor Committee Room

**Commission Members Present:**

Andrew Weglinski, Vice Chair  
Erin Benik  
Nancy Proctor  
Councilor Thomas Powers

**Staff Present:**

Rhett Lamb, Community Development Director/Assistant  
City Manager  
Mari Brunner, Acting Planner

**Members Not Present:**

Hanspeter Weber, Chair  
Hans Porchitz  
Joslin Kimball Frank, Alternate

**1.) Call to Order**

In the absence of Chair Weber, Mr. Weglinski assumed the Chair position. Chair Weglinski called the meeting to order at 4:35 PM and roll call was conducted.

**2.) Approval of Minutes – February 20, 2019**

Councilor Powers made a motion to approve the minutes of February 20, 2019. The motion was seconded by Ms. Proctor, which carried unanimously.

**3.) Keene Building Better Together: HDC Regulations**

Ms. Brunner stated that City staff wanted to provide an update on the Building Better Together Project. She explained that she will be providing an update on the HDC regulations and how the Historic District Commission will fit into the larger project. Ms. Brunner reported that staff has been working on revising the HDC regulations to fit into the overall Unified Development Ordinance (UDO) document, which is also called the Land Development Code. She explained that staff is creating one document that will compile all of the zoning and land use regulations in one place for developers and members of the public. Ms. Brunner stated that staff is envisioning that the HDC regulations will become a part of this large document. She referred the Commission to the packet that included the Building Better Together change order form that provides a high level overview of the background and summary of what staff is proposing for changes.

Chair Weglinski referred to the draft regulations and asked if the highlighted areas are the differences between the existing regulations and the draft. Ms. Brunner responded that when she was going through the regulations she was moving sections around and track changes highlighted the whole document, so she decided it was easier for her to start on a blank document. Ms. Brunner stated that she would be happy to meet with Commission members one-on-one to go through the form more in depth.

Ms. Brunner proceeded to review some of the higher level changes. She noted the biggest change is the proposal that the HDC Regulations would apply only to historic buildings and structures which are 50 years old or more, rather than all buildings and structures. Ms. Brunner referred to the new MoCo Arts building and explained that if a change was needed to their site plan, under the new proposal, MoCo would not have to go through the HDC process. She stated that MoCo would go through the normal planning review

process since their building is new. Ms. Brunner noted that a building 50 years or older would still come through the HDC.

In addition, Ms. Brunner noted there are implications with this procedural change. She explained that the regulations define the “period of significance” for Keene as the period starting in 1785 and ending 50 years before the present time, which means staff would need to do an assessment each year to see if any additional buildings come within the purview of the HDC for the upcoming year.

Mr. Lamb asked Ms. Brunner to explain the differences in what is happening with the downtown Form Based Zoning. Ms. Brunner explained that staff has been working with the Joint Planning Board/ Planning, Licenses and Development Committee to work on the downtown zoning piece. She explained that staff is working to define the boundaries of the downtown area. The proposal is to switch from the current zoning, which is traditional zoning based primarily on uses (often referred to as Euclidian Zoning) to Form Based Zoning that is more focused on built form. Mr. Lamb added that more attention will be paid to how the buildings appear, including scale and their relationship to the street. He explained that much of what the HDC would have done with a new building under the HDC Regulations and the Planning Board will be done through Form Based Zoning.

Chair Weglinski asked if he was correct to assume it will be easier to identify characteristics on new buildings to fit in with the historic fabric of the surrounding buildings. Mr. Lamb responded in the affirmative. He added that some changes will be handled administratively and they are trying to broaden the scope of administrative change. Mr. Lamb stated there will be a clear checklist of things to pay attention to such as height of buildings, size, and setback. He noted all of those things will become clear standards whether it is done administratively or by the Planning Board. Ms. Brunner added there is going to be some focus on the way the building relates to the streetscape, which is a characteristic of historic buildings. She noted the HDC regulations will depend on how the Form Based Zoning process evolves. Mr. Lamb stated that staff is working with a consultant that has done these types of form based zoning codes all over the country. He stated that the Commission, knowing that the HDC is giving up some of the authority they used to have in order to make the change happen, may have some interest in seeing the new standards. Mr. Weglinski stated that it also seems this is an opportunity to fine-tune and to be able to regulate what actually gets built and seems to be a good move.

Ms. Brunner added that the Planning Board Development Standard 19, Architecture and Visual Appearance, in some aspects is subjective and with Form Based Zoning staff is trying to make it as objective as possible. She explained when standards are more objective it is possible for staff to review. When projects require board review it may lengthen the process and become more expensive for the applicant. Mr. Lamb stated that staff likes this concept because it will be easier for developers to do what they want to do because the standards will be clearer and the process will be simpler, and it will also be founded on the preservation of downtown. He noted that new buildings are the hardest for the HDC to review because the standards allow for a lot of room.

Ms. Proctor asked about the approval process for the apartments on Roxbury Street, adding that she hears a lot of complaints. Ms. Brunner responded that part of the struggle there is that the architect did come before the HDC to get approval but the standards are not very specific and make general statements. Ms. Brunner noted the architect did modify the end of the building that is closest to Roxbury Street to be clad with a brick veneer and added doors on the side facing the street to look more pedestrian oriented. Ms. Proctor stated that she was surprised they could build so close to downtown. Mr. Lamb added that he thinks there is a better chance that would not have happened with Form Based Zoning. Ms. Proctor asked if they have stopped construction. Ms. Brunner responded construction is ongoing and will be completed this spring or summer.

Ms. Benik asked Ms. Brunner to clarify the jurisdiction of the Historic District. Ms. Brunner responded that the Historic District would have the same boundary and the proposal is not to change the boundaries of the Historic District overlay.

Ms. Brunner stated another change is the removal of “Article V. - Historic Districts” from Chapter 18 of City Code. This section will be combined with the HDC Regulations in order to keep all HDC information in one place. Ms. Bruner explained that when the HDC updates regulations, staff would have to make sure it is consistent with Chapter 18 and if not it will go before the City Council to get adopted.

Ms. Brunner noted that when she was going through the HDC Regulations there is currently a section which includes both Design Standards and Design Guidelines. Ms. Brunner reported that a lot of other communities use the term design guidelines to mean standards that have to be met. She explained that staff’s proposal in order to reduce confusion and make the document shorter and more concise is to take out some of the background information and the design guidelines. She noted that a lot of other historic district commissions will have an outreach brochure or booklet that is a companion document to their standards that is used for educational information. Ms. Brunner asked the Commission about the idea of creating a brochure that contains background information on the design guidelines so that information is not lost and can be posted on the City’s website. Ms. Benik suggested that once a brochure is created it should be sent to everyone in the Historic District as a reminder of what a wonderful thing it is to be located in this district.

Ms. Brunner stated the next major change is the addition of a design standards section for art, which would apply only to art that is attached to a historic building or structure, such as a mural. She noted the standards for murals on unpainted brick or stone masonry were moved to this section. Ms. Brunner stated that staff is proposing the Historic District would only look at artwork that is attached to a historic structure. She noted that if the art is free standing it would be exempt.

Ms. Brunner stated the last major change is under the “Building Rehabilitation” section. She stated previously it had been separated into primary and contributing resources. In addition, there is a section on non-contributing and incompatible resources. She noted that all the information in the noncontributing and incompatible resources was repeated almost verbatim from sections within the primary and contributing section. In order to try and reduce the repetition, the proposal is to have a section on all resources where it puts all that information in one location with a separate section on primary and contributing resources.

Ms. Brunner then referenced page 3 of the draft regulations. She stated that she tried to simplify the list of minor and major projects. Ms. Brunner explained that she made the list clearer based on whether or not it is a primary or contributing resources or a noncontributing or incompatible resource. She further explained that the reader would need to figure out the resources ranking first and then go to appropriate table which will have threshold criteria listed. Ms. Brunner explained that staff went through the list of activities and are proposing to move quite a number of them to minor projects for the noncontributing and incompatible resources. Mr. Lamb noted the Commission would need to go through that list to make sure the members are comfortable.

Chair Weglinski asked about the installation of HVAC and other mechanical equipment listed as a minor project. He asked what happens in some areas where there are large rooftop units that are visible. Ms. Brunner responded that HVAC and mechanical equipment are currently treated as a minor project for all resources and this was kept under the minor list category. She explained when looking at the standards for HVAC and mechanical equipment they do have stipulations such as being stepped back from the roof or, if it is a flat roof, it has to be placed as far from the front edge of the building as possible. In addition, she stated there is a requirement for screening with landscaping. Mr. Lamb added that if City staff does not feel that standard has been met it is referred to the Historic District Commission.

Ms. Brunner then referred to the right side of the table for minor projects for noncontributing and incompatible resources. The first project listed is the removal, relocation or demolition of an existing structure. She noted this was moved to a minor project. She stated they are proposing this to be a minor project but did want to bring this to the Commission’s to ask for their thoughts. Ms. Brunner explained the reason for this change was the fact that the only standard in the HDC regulations for the demolition of noncontributing and incompatible resources is to show plans for the new structure that will be built. She further explained

that with Form Based Zoning, any new structure would go through the Form Based Zoning process instead of the HDC. Ms. Benik asked if there are still community members that will sign off on demolition. Mr. Lamb responded there is a Demolition Delay Ordinance which operates outside the Historic District. He stated that if it is in the Historic District, this is the only standard that would apply. Ms. Brunner stated that one idea staff is considering with the HDC is that in order to demolish a building the applicant has to put out a sign at least 10 days before the public hearing that states the structure is proposed for demolition and lists contact information. She noted they are requiring this more often for ZBA Variances. She noted this was something that staff could make as a requirement for demolitions of noncontributing and incompatible resources.

Ms. Brunner then reviewed the remainder of minor projects as follows:

- Installation of prefabricated accessory buildings or structures with a floor area that does not exceed 125 square feet. Ms. Brunner stated this standard is consistent with what is listed in the Building Code and Zoning Code. She noted that right now the City does not require a building permit for structures that are less than 125 square feet and comply with zoning setbacks. Ms. Brunner stated that staff thought that it made sense to be consistent and have that apply with noncontributing and incompatible resources.
- Replacement of existing windows and doors or the installation of new windows or doors in former or existing openings. Ms. Brunner explained this would be replacing windows or doors but not creating new openings.
- Replacement of exterior masonry walls.
- Changes to exterior materials.
- Chemical or physical treatment to the exterior of a building or structure.
- Installation of satellite dishes or telecommunications facilities.
- Installation of dumpster, dumpster enclosure or dumpster pad.
- Changes to grading.
- Installation of renewable energy systems.

Ms. Brunner added there are several sections of the HDC regulations that may or may not remain, such as the paving standards, the standards for dumpsters and lighting. She explained those topics may be addressed through the Form Based Code process or in another section of the UDO.

Ms. Brunner stated that she thinks graphics and images can help communicate the intent of the regulations, especially when it comes to terminology. She reported that staff is working with a consultant on graphics for the whole document. Mr. Lamb added that a lot of these codes could benefit from an images and they will be interspersed wherever it is appropriate.

Ms. Brunner stated that staff would not be bringing the regulations for the HDC to adopt until the time when City Council would be adopting the whole UDO document. She noted that staff does not foresee this happening for some time due to the work that still needs to be done on other topics. Mr. Lamb added that staff will be working with the Joint Planning Board and Planning, License and Development Committee all throughout the next nine months. He stated the work will consist of discussing drafts, developer round table discussions and reaching out to the public. Mr. Lamb stated that it will be toward the end of year to finalize the process, produce the document in ordinance form and bring it forward through the normal adoption process. He noted this includes the HDC process for the changes they will make to the section that deals with the HDC regulations.

Councilor Powers referred to the definition section and asked if there was a better word for “detract” in the definition for incompatible resources. Mr. Lamb stated that staff could work on replacing the word “detract”.

Ms. Brunner asked the Commission to reach out to her with any questions or comments on the proposed changes. She stated that staff will come back to the HDC with any further drafts or proposed changes.

#### **4.) Staff Updates**

Ms. Brunner reported that staff has discussed forming a resource ranking subcommittee. She stated there are some buildings within the Historic District that have not been ranked. Ms. Brunner explained if the proposed changes are adopted, then on an annual basis the HDC will want to assess whether any new buildings are falling within the period of significance and rank them. Ms. Brunner noted there are approximately 20 properties that are not ranked.

Mr. Weglinski asked if the subcommittee would review the buildings and then present the recommendations to the HDC. Ms. Brunner responded in the affirmative. She explained the work of the subcommittee would be conducting historic research on each building and then making a recommendation on whether the property is a primary, contributing, noncontributing or incompatible resource. Ms. Brunner asked the Commission if there is any interest in joining the subcommittee. Due to time constraints and prior commitments of the Commission members, the Commission suggested Ms. Brunner contact Keene State College Architecture Department, Heritage Commission, Historical Society and the American Institute of Architecture New Hampshire to seek out assistance with this task.

Ms. Brunner reported that every year in May, the Friends of Public Art create paste paper murals around the City. She stated that Rosemarie Bernardi, Professor of Art at Keene State College has provided Ms. Brunner with information about the project that the Friends of Public Art would like to share with the Commission at the next HDC meeting in April. Ms. Brunner reported they are proposing not to do as many locations because of the Wall Dogs Project. The temporary murals will be located in the alleys next to Citizens Bank and the alley in between Miller Brothers and the Colonial Theatre. The murals are set up at these locations at the request of the owners. In addition, Ms. Brunner reported that every year the Friends of Public Art create one permanent mural and this year the mural will be installed on the outside of Brewtopia on the corner of Washington Street and Vernon Street.

#### **New and Other Business**

The Commission did not present new business.

#### **5.) Next Meeting**

The next HDC meeting will be held on April 17, 2019 at 4: 30 PM in the Second Floor Conference Room at City Hall.

#### **6.) Adjourn**

Hearing no further business, Chair Weglinski adjourned the meeting at 5:36 PM.

Respectfully submitted by,  
Jennifer Clark, Minute Taker

Reviewed and edited by Mari Brunner, Acting Planner

## COA-2010-15 Modification #1 – 27 Mechanic Street – Window Replacement

### **Request:**

Applicant and owner Chris Fox proposes to replace all windows on the building historically known as the Grand Army of the Republic (GAR) building. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance. This property is a Contributing Resource and is located at 27 Mechanic Street (TMP# 554-081-000) in the Central Business District.

### **Background:**

The property at 27 Mechanic Street was purchased by the organizers of the Grand Army Memorial of Keene in August of 1928 and the structure was built later that same year. The Grand Army Memorial descended from the Grand Army of the Republic (GAR), an organization of Civil War veterans. At some point, the building took on the name “John Sedgwick Post No. 4.” The last surviving member of GAR Post No. 4 was Frank E. Amadon, who lived at 47 Mechanic Street for many years and died in 1945 at the age of 99.



Above: GAR building located at 27 Mechanic Street.

The building served as Kingdom Hall for the Keene congregation of Jehovah’s Witnesses for a period of time in the 1950s, then as a Mormon Church until 1965, when the congregation moved to a church on Summit Road. In 1974, the property was sold to Richard W. Conway. This was the first of a series of six exchanges that took place between various owners over the next 30 years. Currently, the building is owned and occupied by Acoustic Strings of New England, LLC.

The applicant proposes to replace all windows, including two windows facing Mechanic Street, six windows facing Pleasant Street, and six windows facing an alley between the building and an adjacent structure. A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance for the twelve windows on the sides of the building (facing Pleasant Street and the alley).

Per Section III.D.3 “Renovation, rehabilitation, or restoration of a building or structure” and Section III.D.6 “Replacement of Windows,” this work is classified as a “Major Project” for review by the HDC.

### **Completeness:**

The applicant requests an exemption from providing architectural elevations and a full site plan. Staff has determined that the requested exemptions would have no bearing on the merits of the application and recommends accepting the application as “complete.”

### **Application Analysis:**

The relevant standards of the HDC Regulations are:

#### ***Section XV.B.5.b.1-3 – Building Rehabilitation – Windows***

- “1) Removing character-defining historic window sash shall be discouraged, unless repair is not economically feasible.*
- 2) Any windows which are approved for replacement shall convey the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the historic windows. In addition, they shall have:*
  - clear-paned, non-tinted glass (except to replace historic stained or other types of translucent or opaque glass); and*

- *true divided lights or a permanently affixed muntin grid on the exterior of the window. In either instance, the muntin shall have a raised trapezoidal profile. Snap-in or between-glass muntin grids are not allowed.*
- 3) *If the historic window to be replaced is wood, the replacement window shall also be wood, or wood clad with aluminum or a material of equal quality and approved by the Historic District Commission.”*

The request is to replace all fourteen windows on the building, which the applicant notes are the original windows installed in 1928. The existing windows are metal, single-hung windows with 16 divided lights as shown in the image on the right. The four panes in the center of the window can open to provide ventilation. The applicant notes that these windows are single-pane and proposes to replace them with more energy-efficient windows.



Above: Photo of existing window at 27 Mechanic Street, taken May 6, 2019.

The applicant proposes to replace the two windows facing Mechanic Street with double-hung vinyl windows with an 8/8 grid pattern and simulated divided lights with muntins affixed to the exterior of the window. These windows would match the overall size, grid arrangement, and dimensions of the existing windows, however they would be double-hung instead of single-hung and would not maintain the moveable center piece. The six windows facing Pleasant Street (west-facing façade) would be similar to those proposed for the primary façade of the building; however, the applicant is proposing between-glass muntins for these windows instead of muntins affixed to the exterior of the window. The six windows facing the alleyway would be the same window product, but would have a 1/1 grid arrangement.

A waiver is requested from Section XV.B.5.b.2 of the HDC Regulations regarding window appearance to allow for windows that do not have true divided lights or a permanently affixed muntin grid on the exterior of the window. The applicant has provided a quote to demonstrate the difference in price between the different window options, which include permanently affixed exterior muntins for the two windows facing Mechanic Street, between-glass muntins for the six windows facing Pleasant Street, and no dividers for the six windows that face the alley. In addition, the applicant has provided quotes for similar windows in two different materials from Andersen Windows to show the difference in cost for different materials. These quotes are included as attachments to the meeting packet. The table below summarizes the quotes for the different window styles and materials.

QUOTE COMPARISON	Mathews Brothers Vinyl windows (proposed)	Andersen vinyl exterior & wood interior (400 series)	Andersen Fibrex® composite (100 series)
Mechanic Street elevation: 8/8 grid; exterior muntins	\$779.7-unit price \$1,559.40 – 2 windows	\$1,318.26-unit price \$2,636.52 – 2 windows	\$702.58-unit price \$1,405.16 – 2 windows
Pleasant Street elevation: 8/8 grid; between-glass	\$578.27-unit price \$3,469.62 – 6 windows	\$1,095-unit price \$6,574.20 – 6 windows	\$456.10-unit price \$2,736.60 – 6 windows
Alley elevation: 1/1 grid; no dividers	\$551.41-unit price \$3,308.46 – 6 windows	\$967-unit price \$5,806.68 – 6 windows	\$352.10-unit price \$2,112.60 – 6 windows
<b>Total Cost</b>	<b>\$8,337.48</b>	<b>\$15,017.40</b>	<b>\$6,254.36</b>



The HDC criteria for granting a waiver are included 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.”*

**Recommendation:**

If the Board is inclined to approve the request, the following motion is recommended:

*Approve a waiver from Section XV.B.5.b.2 of the HDC Regulations for a change in window appearance and COA-2010-15 Modification #1 for the replacement of 14 windows for the property located at 27 Mechanic Street (TMP# 554-081-000) as presented in the application and supporting materials submitted to the Community Development Department on April 29, 2019 with no conditions.*



**Mari Brunner**

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**From:** Acoustic Strings <admin@acousticstrings.biz>  
**Sent:** Monday, April 29, 2019 12:44 PM  
**To:** Mari Brunner; sdepot@lavalleys.com  
**Subject:** Picture of Back Vent  
**Attachments:** output.jpg

To Whom it Concerns,

We would like to update the 14 windows here at 27 Mechanic Street. The current windows are the original from 90 years ago. They are inefficient single paned losing much heat. They also of a design that makes opening and closing difficult. We would like to replace them with energy efficient windows. The current window frames are set into the bricks. We would be keeping the original frame.

We ask for a <sup>waiver</sup> variance on these windows. To conform to the Historical Society requests, to have the 2 facing windows frame pane inside glass. The 6 windows in our parking lot alley way, without dividers. The 6 windows facing Pleasant ST. frames not built into the glass.

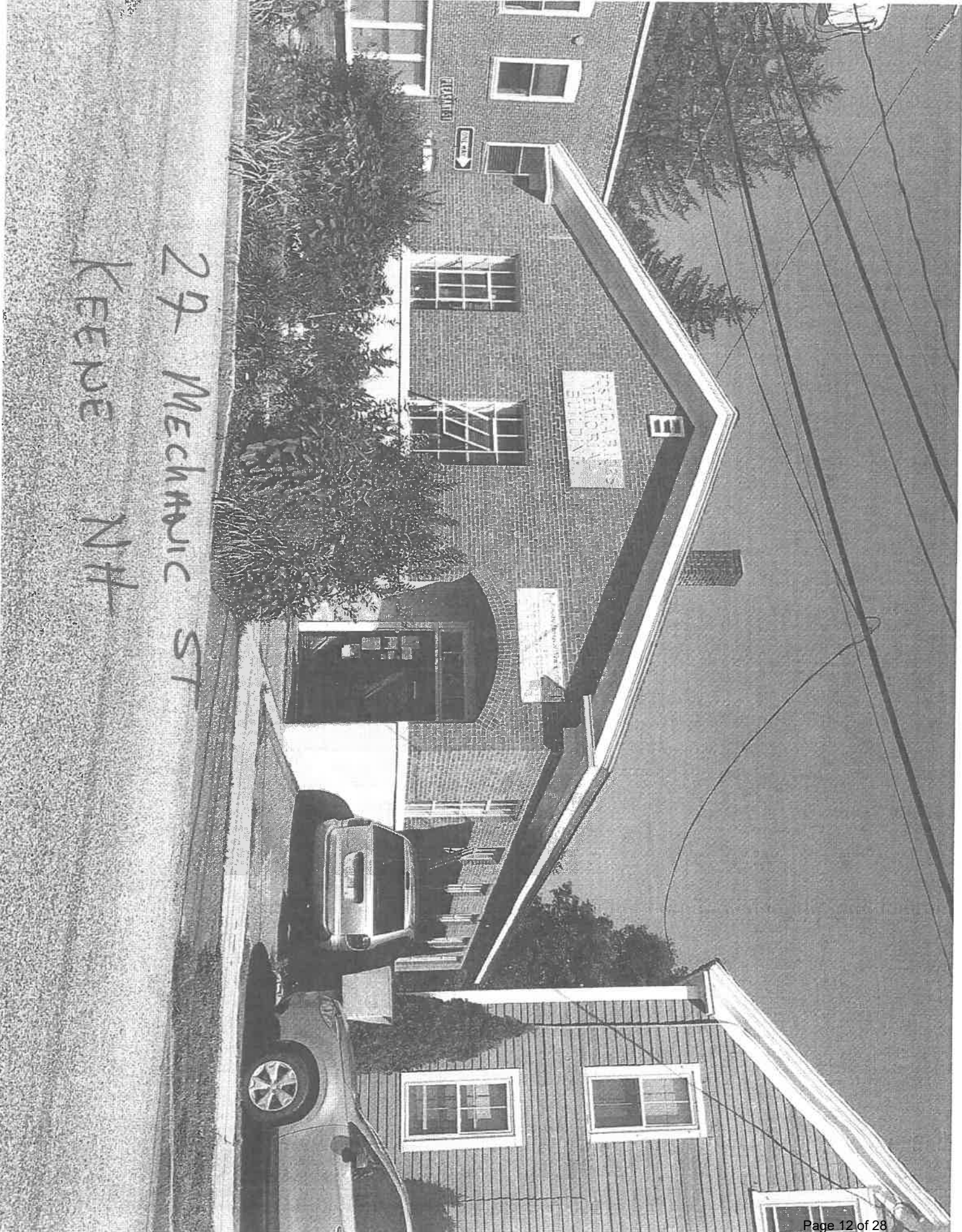
I have also attached a picture of the back of our building. We would like to revert back to the original vent that was once up at the peak. You can see This will allow us to release hot air that accumulates during the day naturally.

Sincerely,  
Christopher Fox

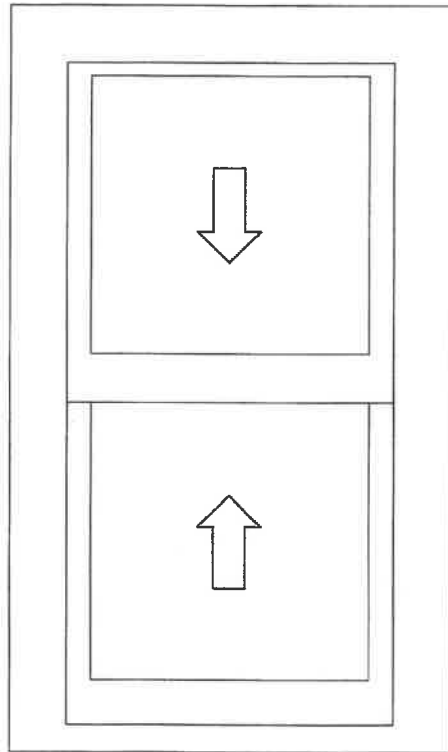
Acoustic Strings of New England  
Home Office & Retail Store; 27 Mechanic ST Keene NH 03431 603-354-7979  
Retail Store; 191 Highland AVE, Somerville MA 02040 781-648-6355  
RT3 down into Cape Cod; 508-527-3857  
Rhode Island; 508-577-0692  
Hours:  
Monday, Wednesday, Friday: 11-4  
Tuesday, Thursday: 11-5  
Saturdays: 10-2 or by appointment

On April 29, 2019 at 12:00:27 PM, 6039034854@vzwpix.com (6039034854@vzwpix.com) wrote:



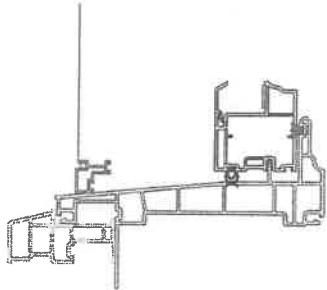
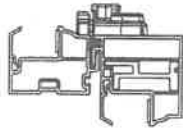
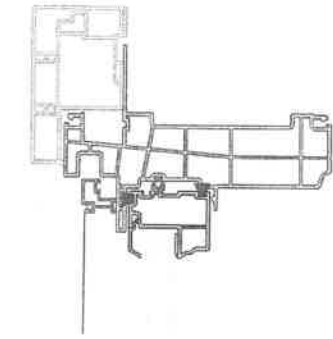


29 MECHANIC ST  
KEENE NH

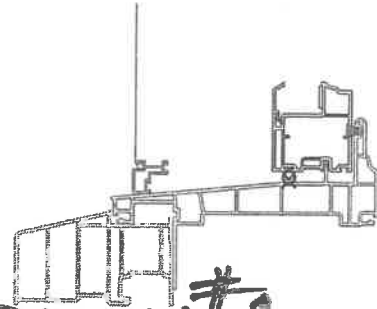
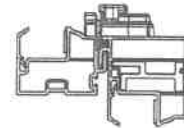
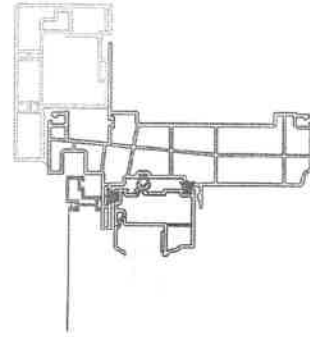


Mathews Brothers  
Company

		DESCRIPTION: Sanford Hills New Construction Double Hung Dual Pane		
"A"				DATE: September 21, 2018
SHEET:	DRAWN BY:	SCALE:		DWG NO.:



5/4 x 3-1/2 Flat Casing with Nailing Fin Removed  
Standard Sill Nose



OPTION #1

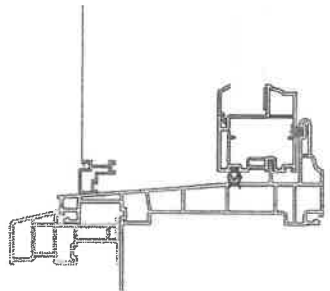
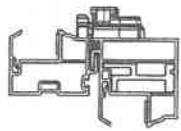
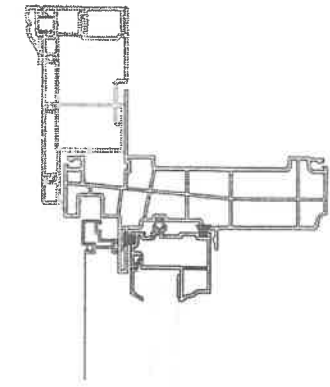
5/4 x 3-1/2 Flat Casing with Nailing Fin Removed  
Historical Sill Nose



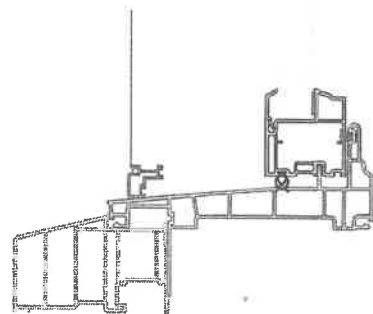
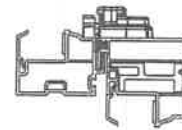
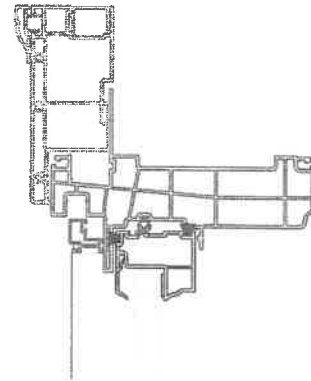
5/4 x 3-1/2 Flat Casing with Nailing Fin Removed

Mathews Brothers  
Company

DESCRIPTION:		Sanford Hills New Construction Double Hung Dual Pane	
"A"			DATE: September 21, 2018
SHEET: SH_DHDP-10	DRAWN BY:	SCALE: 1:4	DWG NO.:

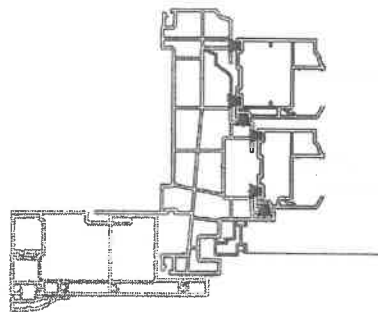


4-1/2 Banded Casing With Nailing Fin Removed  
Standard Sill Nose

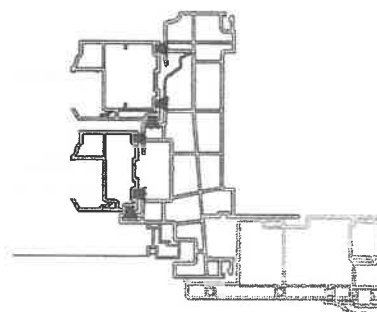


*OPTION # 2*

4-1/2 Banded Casing With Nailing Fin Removed  
Historical Sill Nose



4-1/2 Banded Casing With Nailing Fin Removed



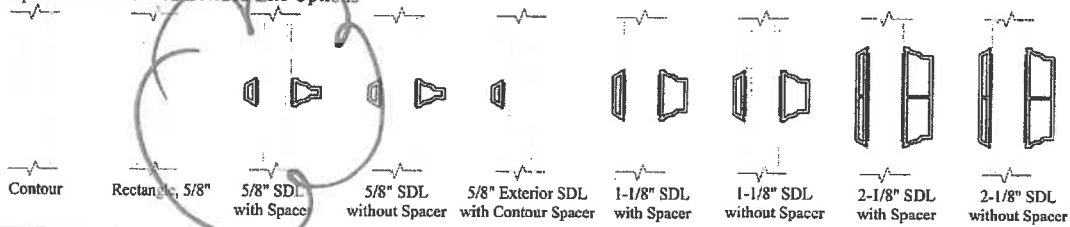
Mathews Brothers  
Company

DESCRIPTION			
Sanford Hills New Construction Double Hung Dual Pane			
"A"			DATE September 21, 2018
SHEET SH-DHDP-12	DRAWN BY:	SCALE 1:4	IWG NO.

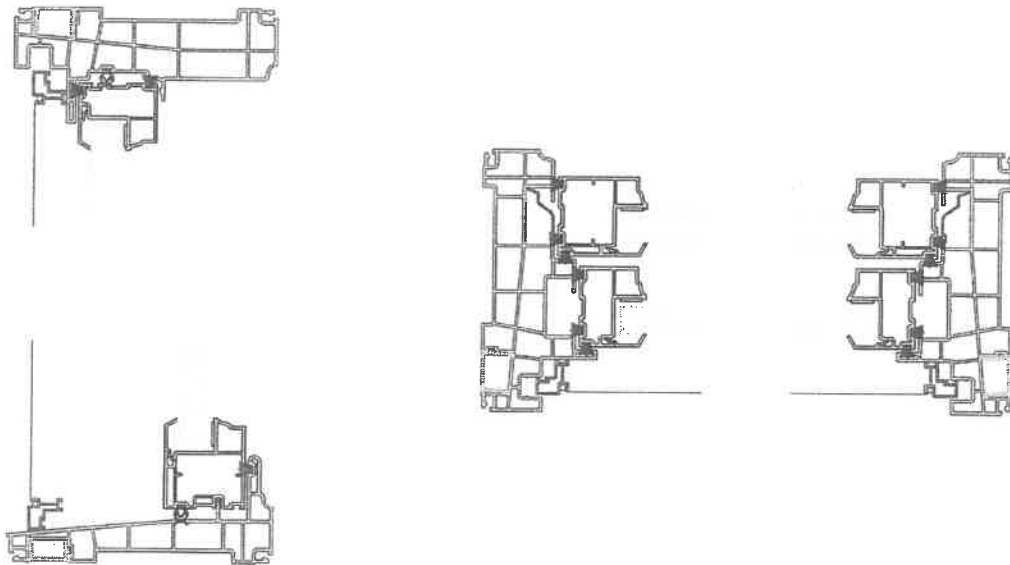
Shown with Optional Installation Straps



Grille in Airspace and Simulated Divided Lite Options



Nailing Flange Removed Option



Mathews Brothers  
Company

DESCRIPTION:		Sanford Hills New Construction Double Hung Dual Pane	
"A"			DATE: September 21, 2018
SHEET: SH_DHDP-13	DRAWN BY:	SCALE: 1:4	DWG NO.:





*Think Outside the Box*

Windows don't have to be two dimensional. Projected units dramatically impact the look and feel of a home.

Whether it's a classic bay or a subtle bow, projected units add depth and dimension to the inside, and a distinctive accent to the outside.

Like all our products, our bay and bow windows are made by skilled craftsmen, from the highest quality materials.

We start with the foundation: the framework, which has been cut to exact specifications using precision CNC technology.

In order to provide strength and structural integrity to the critical mull points, we use a combination of structural

8/8  
SDL

engineered lumber with 1-1/4" furniture grade head and seat boards, anchored together by solid steel rods.



The seat board boasts an additional 1-3/4" thick insulating panel. This additional layer reduces energy bills by protecting against conductive heat transfer, and also reduces condensation.

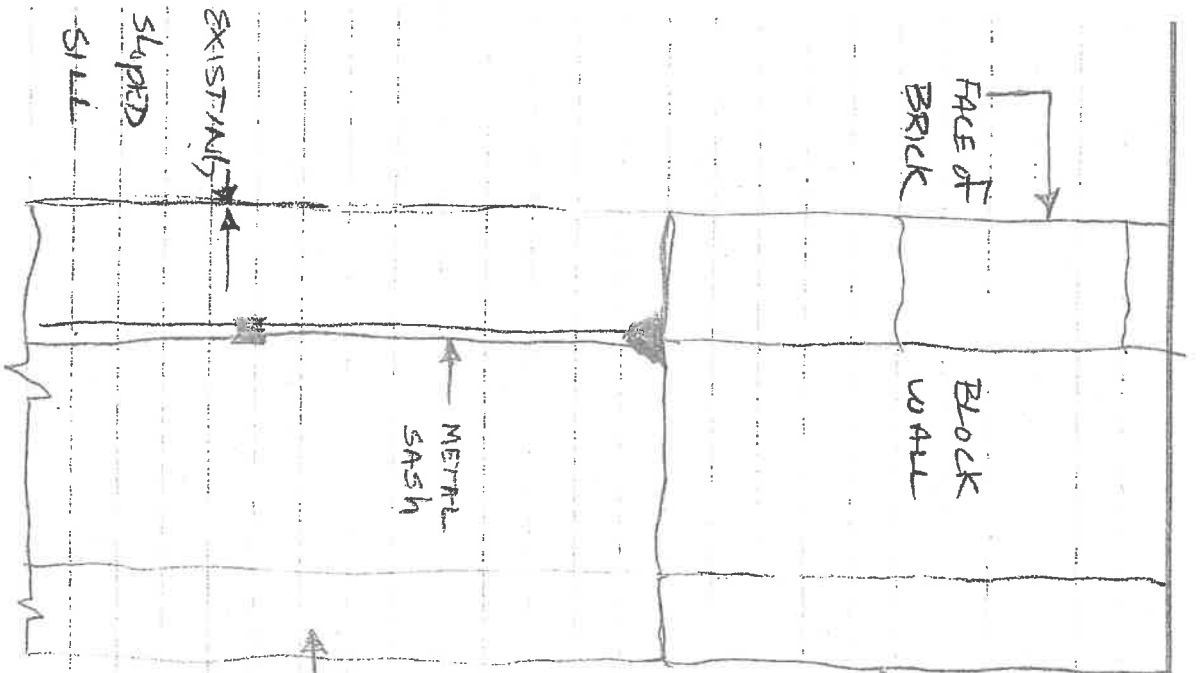
Available for new construction

## PROJECTED WINDOWS

The rugged and sturdy framing is tastefully finished on the inside with the rich beauty of a 1-1/4" furniture grade, hardwood veneer plywood. Choose from stain-grade Red Oak or paint-grade Birch.

Angle bay units are available in a 30° or a 45° version, while Bow units are available in three-, four-, and five-lite versions. Choose from a combination of fixed, casement or double-hung windows to match your existing decor.

No matter what you choose, every detail in the design has been considered; nothing has been overlooked, ensuring years of trouble-free performance... and beauty.



INTERIOR WALL FINISHES

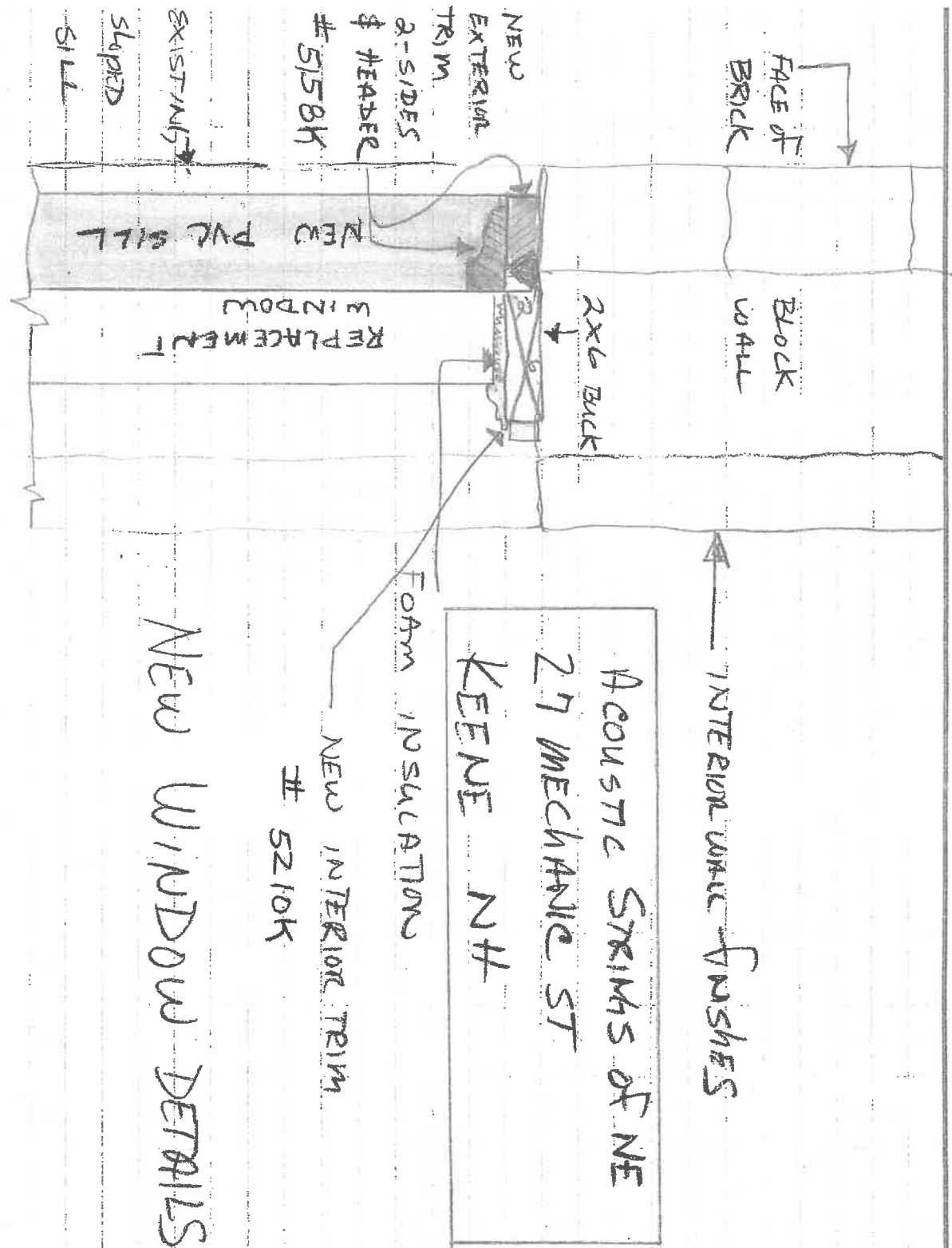
ACOUSTIC STRIPS OF NE  
27 MECHANIC ST  
KEENE NH

SILL @ EXISTING WINDOWS

EXISTING CONDITIONS

VIEWED

SECTION: FROM ABOVE  
NOT TO SCALE



VIEWED

SECTION: FROM ABOVE  
NOT TO SCALE

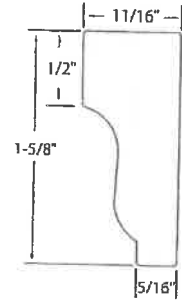
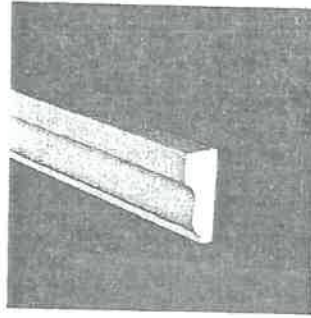
NEW WINDOW DETAILS

**Shingle Mould**

#5210K

11/16" x 1-5/8" x 16'

INTERIOR  
TRIM



**Ram's Crown**

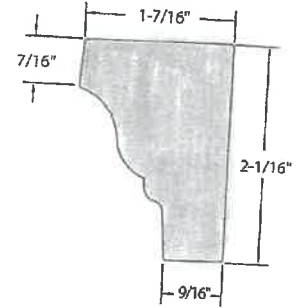
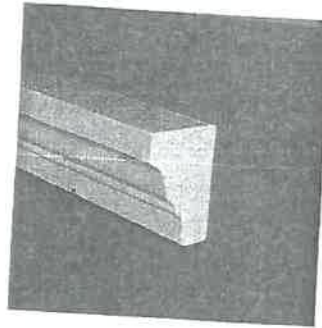
#5158K

1-7/16" x 2-1/16" x 16'

EXTERIOR  
TRIM

2 - SIDES

⊥ - HEADER





Mathews Brothers

Tel:  
Fax:  
Email:



Customer  
QUOTATION

**BILL TO:**

**SHIP TO:**

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
445845	None		5/6/2019 10:12:15 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Scott Depot		Acoustic Strings	27 Mechanic Street Keene

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
100-1		2	\$1,161.24	\$779.70	\$1,559.40

Sanford Hills Dual Pane Double Hung  
 46.25 X 69.75 Unit Size, Extruded White Interior, Extruded White Exterior, Dual Low E Argon, 8/8 Lite 5/8" Historic Putty Muntin, White Simulated Divided Lite w/ Spacer Bar, No Lift Rail, 40.93 X 29.87 Clear Opening, 8.49 SQFT, White Standard Tilt Latch, Dual Black Standard Lock, No Window Opening Control Device, Fiberglass Mesh White Full Screen Applied  
 w/J-Channel Cover, 3-1/2" Flat Matches Exterior Frame Color, Nailing Fin Removed, w/Historical Sill Nose, w/ Installation Screws  
 Unit 1: UFactor: 0.26, SHG: 0.25, VLT: 0.45, CR: 60  
 Energy Star Qualified (Northern)



Opening: 46.75" X 70.25"  
O.S.M.: 46.25" X 69.75"

Tag: Mechanic St Elevation  
T T T Masonry  
Openings of 51 x 74

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
200-1		6	\$861.24	\$578.27	\$3,469.62

Sanford Hills Dual Pane Double Hung  
 46.25 X 69.75 Unit Size, Extruded White Interior, Extruded White Exterior, Dual Low E Argon, 8/8 Lite Contoured GBG, White Grille in Airspace, No Lift Rail, 40.93 X 29.87 Clear Opening, 8.49 SQFT, White Standard Tilt Latch, Dual White Standard Lock, No Window Opening Control Device, Fiberglass Mesh White Full Screen Applied  
 w/J-Channel Cover, 3-1/2" Flat Matches Exterior Frame Color, Nailing Fin Removed, w/Historical Sill Nose, w/ Installation Screws  
 Unit 1: UFactor: 0.26, SHG: 0.25, VLT: 0.45, CR: 60  
 Energy Star Qualified (Northern)



Opening: 46.75" X 70.25"  
O.S.M.: 46.25" X 69.75"

Tag: Pleasant St. Elevation  
T T T Masonry  
Openings of 51 x 74

QUOTE #	STATUS	CUSTOMER PO#	DATE QUOTED
445845	None		5/6/2019 10:12:15 AM
QUOTED BY	TERMS	PROJECT NAME	QUOTE NAME
Scott Depot		Acoustic Strings	27 Mechanic Street Keene

LINE #	DESCRIPTION	QTY	LIST PRICE	NET PRICE	EXTD. PRICE
300-1		6	\$821.24	\$551.41	\$3,308.46

Sanford Hills Dual Pane Double Hung  
 46.25 X 69.75 Unit Size, Extruded White Interior, Extruded White Exterior, Dual Low E Argon, No Lift Rail, 40.93 X 29.87 Clear Opening, 8.49 SQFT, White Standard Tilt Latch, Dual White Standard Lock, No Window Opening Control Device, Fiberglass Mesh White Full Screen Applied w/J-Channel Cover, 3-1/2" Flat Matches Exterior Frame Color, Nailing Fin Removed, w/Historical Sill Nose, w/ Installation Screws  
 Unit 1: UFactor: 0.26, SHG: 0.28, VLT: 0.51, CR: 60  
 Energy Star Qualified (Northern)



Opening: 46.75" X 70.25"  
 O.S.M.: 46.25" X 69.75"

Tag: Alley Elevation  
 T T T Masonry  
 Openings of 51 x 74

All Prices are net. Quote is good for thirty days. Please review all quantities, specifications, and information for accuracy. Special orders can not be returned for credit. Signature implies acceptance of these specifications. Your order will not be processed without authorized signature.

SUB-TOTAL:	\$8,337.48
LABOR:	\$0.00
FREIGHT:	\$0.00
SALES TAX:	\$0.00
TOTAL:	\$8,337.48

**Thank you for all of your efforts!**

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

We appreciate the opportunity to provide you with this quote!



Andersen Windows - Abbreviated Quote Report

Project Name: 000176

Quote #: 176 Print Date: 05/07/2019

Quote Date: 05/07/2019

Customer: Fox chris

Billing Address:

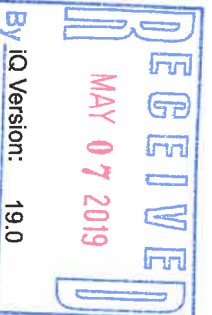
Phone:

Contact:

Trade ID: 013219

Promotion Code:

Fax:



By iQ Version: 19.0



COA-2010-15 M.1

Dealer: Scott Depot

Created By:



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	6	100SHS3' 8 1/2" x 5' 11 1/2" (F/A)	Alley Elevation	\$ 352.10	\$ 2112.60

RO Size = 3' 9" W x 6' 0" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, White/White, Low E Glass (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White

Viewed from Exterior Zone: Northern U-Factor: 0.30, SHGC: 0.32, ENERGY STAR® Certified: No



Item	Qty	Item Size (Operation)	Mechanic Street Elevation	Unit Price	Ext. Price
0001	2	100SHS3' 8 1/2" x 5' 11 1/2" (F/A)		\$ 702.58	\$ 1405.16

RO Size = 3' 9" W x 6' 0" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H

100 Series

Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Colonial, 4W2H, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White

Viewed from Exterior Zone: Northern U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No


Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0002	6	100SHS3' 8 1/2" x 5' 11 1/2" (F/A)	Pleasant St Elevation	\$ 456.10	\$ 2736.60
<b>RO Size = 3' 9" W x 6' 0" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 4W2H, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: Northern U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: No					

Customer Signature	Total Load Factor	Subtotal	\$ 6,254.36
	3.304	Tax ( 0.000%)	\$ 0.00
		Grand Total	\$ 6,254.36

Dealer Signature

**\*\* All graphics viewed from the exterior**  
**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



**This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.**  
 Data is current as of December 2018. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:





Andersen Windows - Abbreviated Quote Report

Project Name: 000175

Quote #: 175 Print Date: 05/07/2019

Quote Date: 05/07/2019

Customer: Fox chris

Billing Address:

Phone:

Contact:

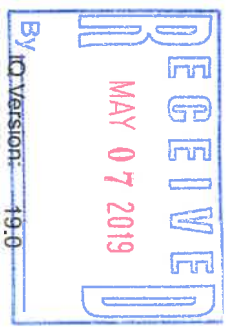
Trade ID: 013219

Location

Alley Elevation

Unit Price

Ext. Price



COA-201045 M1

Dealer: \_\_\_\_\_

Sales Rep: Scott Depot

Created By: \_\_\_\_\_

Customer: Fox chris

Billing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Contact: \_\_\_\_\_

Trade ID: 013219

Promotion Code: \_\_\_\_\_

Fax: \_\_\_\_\_



Viewed from Exterior

Zone: Northern U-Factor: 0.30, SHGC: 0.31, ENERGY STAR® Certified: No

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	6	TW 3' 8 1/2" x 5' 11 1/2" (AA)	Alley Elevation	\$ 967.78	\$ 5806.68

RO Size = 3' 9" W x 5' 11 1/2" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H

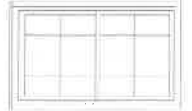
400 Series

Unit: Tilt-Wash Basic, Nailing Flange Installation, White/Pre-finished White, White Liner, AA Handling, High Performance Low-E4 (Each Sash), 2 Sash Locks, Traditional, Stone

3 1/2" Flat, Sill Nose, White Exterior Trim, Pre-Assembled Surround (shipped separately)

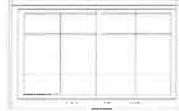
Full Insect Screen, White

Lock, Sash, TW, Traditional - Stone (Includes Keeper and Screws)



Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0001	2	TW 3' 8 1/2" x 5' 11 1/2" (AA)	Mechanics St. Elevation	\$ 1318.26	\$ 2636.52
<b>RO Size = 3' 9" W x 5' 11 1/2" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H</b>					
400 Series					
Unit, Tilt-Wash Basic, Nailing Flange Installation, White/Pre-finished White, White Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 4w2h, 3/4", White/Pre-finished White, Permanently Applied, Chamfer/Chamfer (Each Sash), 2 Sash Locks, Traditional, Stone 3 1/2" Flat, Sill Nose, White Exterior Trim, Pre-Assembled Surround (shipped separately)					
Full Insect Screen, White					
Lock, Sash, TW, Traditional - Stone (Includes Keeper and Screws)					
Zone: Northern					
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					



Viewed from Exterior

0002	6	TW 3' 8 1/2" x 5' 11 1/2" (AA)	Pleasant St. Elevation	\$ 1095.70	\$ 6574.20
<b>RO Size = 3' 9" W x 5' 11 1/2" H Unit Size = 3' 8 1/2" W x 5' 11 1/2" H</b>					
400 Series					
Unit, Tilt-Wash Basic, Nailing Flange Installation, White/Pre-finished White, White Liner, AA Handing, High Performance Low-E4, Finelight Grilles-Between-the-Glass, Specified Equal Lite, 4w2h, 3/4", White/White (Each Sash), 2 Sash Locks, Traditional, Stone 3 1/2" Flat, Sill Nose, White Exterior Trim, Pre-Assembled Surround (shipped separately)					
Full Insect Screen, White					
Lock, Sash, TW, Traditional - Stone (Includes Keeper and Screws)					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: No					

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
Customer Signature					
			Total Load Factor		
			6.510		
				Subtotal	\$ 15,017.40
				Tax ( 0.000%)	\$ 0.00
				Grand Total	\$ 15,017.40

Dealer Signature \_\_\_\_\_

**\*\* All graphics viewed from the exterior**  
**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.

**This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.**  
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Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments: \_\_\_\_\_

