



## **Historic District Commission** **AGENDA**

Wednesday, September 21, 2022

4:30 PM City Hall, 2<sup>nd</sup> Floor Conference Room

**1. Call to Order and Roll Call**

**2. Minutes of April 20, 2022**

**3. Public Hearing:**

**COA-2008-03, Modification #1 – 85 Washington Street – Window & Door Replacements** – Applicant Millwork Masters, on behalf of owner John Poisson, proposes to replace all existing windows and doors with new clad windows and doors on the historic Batchelder House. The property is ranked as a Primary Resource and is located at 85 Washington St (TMP# 569-001-000-000-000) in the Downtown Transition District.

**4. Staff Updates**

a) Outreach Efforts – Informational Brochure Mailer

**5. New Business**

**6. Upcoming Dates of Interest:**

a) Next HDC Meeting: October 19, 2022 – 4:30 pm, **City Hall 2<sup>nd</sup> Floor Council Chambers**

b) HDC Site Visit: October 19, 2022 – 3:30 pm (To be confirmed)

**7. Adjourn**



## **Historic District Commission**

### **NOTICE OF SITE VISIT**

**September 21, 2022  
4:15 pm  
85 Washington Street**

**COA-2008-03, Modification #1 – 85 Washington Street – Window & Door Replacements** – Applicant Millwork Masters, on behalf of owner John Poisson, proposes to replace all existing windows and doors with new clad windows and doors on the historic Batchelder House. The property is ranked as a Primary Resource and is located at 85 Washington St (TMP# 569-001-000-000-000) in the Downtown Transition District.

***Please note that times are approximate. Abutters and other interested parties are invited to attend, however, no public testimony will be accepted during the site visit.***

***Posted: September 12, 2022***

1 City of Keene  
2 New Hampshire

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5 HISTORIC DISTRICT COMMISSION  
6 MEETING MINUTES  
7

Wednesday, April 20, 2022

4:30 PM

Council Chambers,  
City Hall

**Members Present:**

Russ Fleming, Vice Chair  
Councilor Catherine Workman  
Hans Porschitz  
Sam Temple  
Sophia Cunha-Vasconcelos

**Staff Present:**

Mari Brunner, Senior Planner  
Evan Clements, Planner

**Members Not Present:**

Andrew Weglinski, Chair  
Hope Benik  
Gregg Kleiner, Alternate  
David Bergeron, Alternate  
Tia Hockett, Alternate  
Peter Poanessa, Alternate

8  
9  
10 **1) Call to Order and Roll Call**

11  
12 Vice Chair Fleming called the meeting to order at 4:42 PM.

13  
14 **2) Minutes of March 16, 2022**

15  
16 Councilor Workman made a motion to accept the minutes of March 16, 2022 as presented. Ms.  
17 Cunha-Vasconcelos seconded the motion, which passed unanimously.

18  
19 **3) Advice & Comment:**

20  
21 **Modifications to Saint Bernard's Rectory, 161-185 Main Street** – Rick Cavallero, Lynne  
22 Cavallero, & Dan Bartlett, representing St. Bernard Church, seek input from the HDC regarding  
23 paint colors for the St. Bernard's Rectory building (historically known as the Appleton House),  
24 located at 161-185 Main Street (TMP# 584-006-000). The property is ranked as a Primary  
25 Resource and is located in the Downtown Growth District.  
26

27 Vice Chair Fleming read the above description and invited representatives from Saint Bernard's  
28 to present. He reminded the commission that it is an informal and non-binding discussion and  
29 any recommendations coming from the HDC are not enforceable.

30

31 Ms. Cavallero stated the building is in need of painting, some repairs to the soffits, and they  
32 would like to refurbish the currently decaying parapet. She noted that when they first began the  
33 project Pinnacle Windows removed and restored all of the windows. She picked colors to paint  
34 the windows without realizing there would need to be input from the HDC. Once she was aware  
35 the building was historic she then did her research and showed the commission her inspiration in  
36 some pictures, noting that the brick of the building is currently painted red and she feels it should  
37 be lighter, like the color shown in the photo. She described it as a greenish/gray color and  
38 showed a color swatch of what the windows are painted currently and then what the exact color  
39 would be for the windows and doors (ten gallon hat). Ms. Cavallero added that the sash window  
40 and columns will be painted the linen white color.

41

42 Vice Chair Fleming asked if the inspiration was from a similar architectural period. Ms.  
43 Cavallero stated yes and showed another photo to the group.

44

45 Mr. Porschitz joined at 4:47pm.

46

47 Vice Chair Fleming asked if they knew why the brick was painted in the first place. The  
48 Cavallero's were not sure but stated it has been painted for about 50 years. Vice Chair Fleming  
49 stated sandblasting is prohibited but asked if they considered removing the paint. Mr. Cavallero  
50 stated the brick underneath is chipping away so it wouldn't look good if the paint was taken off.

51

52 Ms. Brunner mentioned that there are some historic photos of the building that she found online  
53 through the Keene Public Library and Historical Society of Cheshire County.

54

55 Vice Chair Fleming asked if there was a working balcony on the front of the building. Mr.  
56 Cavallero stated yes it is a secure balcony and has been checked for structural soundness. There  
57 was mention that it is wrought iron.

58

59 There was no public comment or further comment from the commission. Vice Chair Fleming  
60 gave the Cavallero's the commission's informal blessing.

61

62 Ms. Brunner mentioned that there is other proposed work, such as exterior lights and exterior  
63 HVAC units that will need to be screened, that may have to come back to the commission;  
64 however, it seems like some of it may be minor work that staff can approve. Mr. Cavallero stated  
65 they are converting 3-4 of the wood fire places to gas. The front one used to have a chimney,  
66 which must have been closed off years ago, where they will likely have to put a vent in;  
67 however, they are not yet sure how high the external vent will need to be. He added that it will be  
68 inside the parapet area if it can stay that low and won't be visible from the street. If it does need  
69 to go above the parapet and become visible from street, they are aware they will need to discuss

70 with the commission. Ms. Cavallero stated the other item that would potentially need to be  
71 discussed is the roof. She explained that the parapet has paint falling off and instead of replacing  
72 with boards they thought it might be best to put synthetic tiles/slate, which would be a neater and  
73 cleaner look. She mentioned that her original thought was to put wrought iron around it but  
74 there's a bump that you'd be able to see. She stated they would like to paint the shingles a  
75 charcoal gray to match the synthetic slate roofing. Mr. Cavallero explained that the mansard roof  
76 on the 3<sup>rd</sup> floor is in excellent condition, so they are looking to paint that to match with the  
77 second floor parapet.

78

79 Vice Chair Fleming thanked them for putting so much thought into the work and stated he feels  
80 it will come out nicely. He asked Ms. Brunner if there is anything from the property inventory  
81 form that would be of interest to the commission.

82

83 Ms. Brunner read the brief description from the property inventory form. Vice Chair Fleming  
84 asked if the building was built as a rectory or a private home. The Cavallero's stated it was built  
85 as a private home. He asked, if it was built in 1855, when the church was built. Ms. Brunner  
86 stated 1885.

87

88 There were no further comments from the HDC.

89

90 **4) Staff Updates**

91 **A) Update to the HDC "Frequently Asked Questions" page** – Ms. Brunner stated  
92 the FAQ page has been updated online, which was long overdue, and now reflects the  
93 Land Development Code changes. Mr. Clements stated he went through and did some  
94 changes and section references, as well as some editorial changes to the discussion and  
95 broader concepts of the HDC, and historic preservation in general. One in particular had  
96 to do with the question of will the HDC negatively affect economic development in the  
97 City. He took some time to explain why it doesn't, cited some sources and referenced the  
98 research that demonstrates it stabilizes property values and makes it easier for developers  
99 because they know the land value is going to stay and not go down. He also added a new  
100 section about green buildings and historic preservation, noting that the greenest building  
101 is a building that already exists so we should be saving our historic properties. Ms.  
102 Brunner stated if the commission reviews the FAQ page and wants to add anything they  
103 can let her know.

104

105 **B) Future Education & Outreach Efforts** – Ms. Brunner stated now that they have  
106 Mr. Clements on board as the new planner, and more staff support, they are ready to start  
107 working on some of the projects with regards to education and outreach that the HDC  
108 identified a few years ago. One of them was to create a guidelines document for the  
109 public to use as a companion to the regulations. The idea came out of concern for what  
110 would happen to all of the background information in the HDC's old regulations. She  
111 explained that they had guidelines/background information for each section that were

112 removed in an attempt to streamline the new regulations and make them more user-  
113 friendly.  
114

115 Ms. Brunner stated another idea is to do an annual mailing, or a mailing when there's an  
116 ownership change with properties in the historic district. This came out of a discussion  
117 around a few instances where folks had gone off and done work on their properties in the  
118 historic district and said they didn't realize they had to get approval for it. She explained  
119 that it will be a way to prevent the aforementioned from happening and make property  
120 owners aware of the correct process and where to find more information.  
121

122 Ms. Brunner stated they currently have the capacity to do one of the two projects and  
123 asked for feedback on which one the commission would prefer.  
124

125 Ms. Brunner also made note that they need to hire a historic preservationist to do an  
126 inventory of the area of the historic district that got expanded in 2011 because the area  
127 was never inventoried. She recommended that they try to find a grant to help support that.  
128 Vice Chair Fleming asked for clarification. Ms. Brunner explained that the initial district  
129 was focused on Main Street and along the railroad corridor, but it did not extend along  
130 Gilbo Avenue and up towards Emerald Street. She went on to state that it's a block of  
131 land that was added onto the historic district right around the same time that the City  
132 created the Gilbo Avenue Design Overlay District. The intent was to have future  
133 development in the section immediately adjacent to the downtown be similar to what is  
134 seen along Main Street. Thus, the historic district was extended to match the boundaries  
135 of the Gilbo Avenue Design Overlay District, which is now referred to as the Downtown  
136 Growth District.  
137

138 Mr. Porschitz stated he is in favor of the mailing project, especially after having been  
139 involved with property owners seeking retroactive approval and the difficulties  
140 surrounding that process. He felt it's a very important piece, especially for out of town  
141 owners who may not be familiar with the historic district.  
142

143 There was short discussion on Planning Department changes. Ms. Brunner stated, moving  
144 forward, Mr. Clements will be taking over as staff liaison for the HDC and she will be  
145 here for support if needed. Mr. Clements stated he previously worked for Glen Ellyn  
146 Illinois, very similar to the City of Keene, while obtaining his Master's Degree, and did  
147 his thesis on historic preservation and climate change. He most recently worked for the  
148 Town of Hollis, New Hampshire before coming to work for the City. He ended by stating  
149 that he's excited to work with the HDC and help them achieve their goals.  
150

151 Ms. Cunha-Vasconcelos agreed with Mr. Porschitz about prioritizing the mailing project.  
152 Councilor Workman agreed as well. Vice Chair Fleming asked if staff would develop a

153 draft of the mailing letter and then run it by the HDC before sending it out. Ms. Brunner  
154 stated they can do that but the first step is identifying funding and then creating the draft.  
155 Vice Chair Fleming suggested it be a positive letter and not one solely focused on telling  
156 property owners what to do. Mr. Clements stated when he worked for the town of Hollis  
157 they had a system where as soon as a property changed hands in the historic district, a  
158 letter was generated and sent to the new property owner. The letter welcomed the new  
159 owner to the historic district, explained the benefits of owning a property within the  
160 district, and added in that if there's a desire to change anything with the property they  
161 have to go through the HDC.

162  
163 Mr. Porschitz asked if there is a sense of how many yearly transactions take place within  
164 the historic district, to help them with a request for funding. Ms. Brunner stated the  
165 budget will depend on how they decide to do it. For example, if they want to do an initial  
166 mailer to everyone in the historic district, that would cost more than sending out a new  
167 letter only when a property changes hands. She did not have cost estimates at the time.

168  
169 Ms. Cunha-Vasconcelos asked if the HDC needs to participate in the budget process in  
170 terms of finding funding. Ms. Brunner stated she's hoping they can use funding from the  
171 Heritage Commission but they'd have to ask them for permission. Moving forward, they  
172 can build the funding into the HDC's budget but they missed the timeline to make that  
173 request this year.

174  
175 Ms. Cunha-Vasconcelos asked about property inventory and if the HDC needs to do  
176 anything to support obtaining a grant. Ms. Brunner stated the City of Keene participates  
177 in the Certified Local Government (CLG) program. She noted that they are not large  
178 grants but do prioritize inventories. If they submit a grant next year it would be  
179 competitive and would depend on how many properties would need to be inventoried and  
180 what research is already out there. The grant provides 100% match. Ms. Brunner  
181 explained that the HDC would need to authorize staff to apply for the grant, so they will  
182 come back to that discussion in November or December for the grant round in January.

183  
184 Vice Chair Fleming asked about the breakdown of the historic district properties with  
185 regards to residential versus nonresidential. Ms. Brunner stated there are not a lot of  
186 residential properties and briefly reviewed the map for everyone. Vice Chair Fleming  
187 asked if there was any potential for expanding the district in future years. Ms. Brunner  
188 stated the HDC could recommend for that to take place and bring in more residential  
189 properties to the historic district. She stated there was an effort to do so in the past but  
190 there was push back from the property owners, so staff ended up focusing on education  
191 and outreach instead.

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193 **5) New Business**

194  
195 There was no new business.

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- 6) **Upcoming Dates of Interest**
  - A) **Next HDC Meeting: May 18, 2022 – 4:30pm, Parks and Recreation Building, Room 22, 312 Washington Street**
  - B) **HDC Site Visit: May 18, 2022 – 3:30pm (To be confirmed)**
- 7) **Adjourn**

There being no further business, Vice Chair Fleming adjourned the meeting at 5:32 PM.

Respectfully submitted by,  
Nicole Cullinane, Minute Taker

Reviewed and edited by,  
Evan J. Clements, Planner



# STAFF REPORT

## COA-2008-03, Mod. 1 – Window Replacement – Aaron Parker House, 85 Washington Street

### **Request:**

Applicant Millwork Masters, on behalf of owner John Poisson, proposes to replace all existing windows and porch doors on the historic Batchelder House. The property is ranked as a Primary Resource and is located at 85 Washington St (TMP# 569-001-000) in the Downtown Transition District.

### **Background:**

The 85 Washington Street property is located on the northeast corner of Washington Street and Taylor Street. The granite facade with wooden trim Federal style residence was originally constructed in 1833 to serve as the residence for Aaron Parker. The property was purchased by Thomas L. Leverett in 1836 and sold to John H. Fuller in 1839. The property was purchased again in 1856 by Dr. Thomas Kittridge. Asa Smith, a mayor of Keene, occupied the home for three years at the time of his election in 1887. His estate sold the house to Bertram Ellis in 1902 and Nathaniel Batchelder bought the house in 1922. The building was then owned by Alice B. Foster who had purchased the home from Batchelder's widow, Ruth W. Batchelder, in 1956. In 1983 the home was purchased by William H. Appel. The property was then purchased by AHR LLC in 1998 and converted the property from a residence into a commercial office use.



Figure 1: Location map showing the property at 85 Washington Street

The property inventory form for this property states *“It is the most outstanding of a small group of Federal-style dwellings in the Keene area. A dominant feature of an old-time Keene.”*

The request is to replace all the existing windows on the building as well as two (2) porch doors with wood clad replacement inserts. The existing windows are single pane wooden windows with a 3x4 grid pattern. The exterior cladding is proposed to be white to match the existing trims. The proposal includes permanently attached simulated divided lites with stainless steel spacer bars in the same configurations as the existing windows and doors.



Figure 2: Facade at 85 Washington Street

# STAFF REPORT

## **Completeness:**

The applicant requests an exemption from submitting a site plan and architectural elevations. Staff recommends that the Commission grant the requested exemptions and accept the application as complete.

## **Application Analysis:**

The relevant standards of the HDC Regulations are:

***Section 21.6.3.D Windows - “Any historic or architecturally significant window that is proposed for replacement shall be replaced with a window that conveys the same visual appearance in terms of overall dimensions and shape, size of glazed areas, muntin arrangement, and other design details as the windows to be replaced...If the historic or architecturally significant window to be replaced is wood, the replacement window shall also be wood, or wood-clad with aluminum or a material of equal quality...”***

**Proposal:** The applicant states in their narrative that they are proposing to replace the existing single-pane wood windows with vinyl-clad wood windows to fit into the existing window frames. The existing window trims will be preserved inside and out of the building. The purpose is to improve energy efficiency and reduce maintenance costs. The proposed windows are white vinyl clad exterior insert windows with permanently attached simulated divided lites in the same configurations as the existing windows.

***Section 21.6.3.E Doors - “Historic doors, entrances and porches, including their associated features, shall be retained or replaced in-kind. If repair is necessary, only the deteriorated element shall be repaired, through patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. If replacement is necessary, the new feature shall match the original in size, design, texture, color, and, where possible, materials. The new feature shall maintain the same visual appearance as the historic feature.”***

**Proposal:** The applicant states in their narrative that they are proposing to replace two porch doors with insert replacement style doors. The inserts will fit into the existing two deep wall jambs and preserve the existing deep jambs, wood sills, and all built up thick exterior trim work in place. The proposed doors will be fiberglass clad wooden doors and have insulated glass with permanently attached simulated divided lites in the same configurations as the existing doors. The porch doors are not visible from the public right-of-way and therefore not subject to HDC regulation, however, the applicant has decided to add this proposal to their application and intend to meet HDC standards.



Figure 3: Porch doors to be replaced

## STAFF REPORT

**Recommendation:**

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

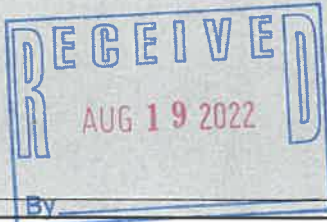
Approve COA-2022-03, Modification #1 for the replacement of the existing windows and two (2) porch doors on the property located at 85 Washington Street, as presented in the application and supporting materials dated August 19, 2022 and August 29, 2022 with no conditions.

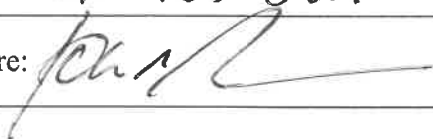
# HISTORIC DISTRICT COMMISSION



## MAJOR PROJECT APPLICATION

CCA-2008-03, Mod. 1

A	<b>Project Name:</b> 85 Washington Street, Keene	<b>For Staff Use Only:</b> Date Received : 
	Tax Map Parcel number(s) 569-001-000-000-_____	Community Development Department File # _____
	Project Address: 85 Washington Street	Square Footage of Parcel: 7628
	Zoning District: DT-T	

Applicant	<b>PRINTED</b> Name/Co.: Millwork Masters	Owner	<b>PRINTED</b> Name/Co.: John Poisson
	Address: 362 Flat Roof Mill Road Swanzey NH 03446		Address: PO Box 907 New Castle, NH 03854
	Telephone: E-mail: 603-358-3038 extension 102		Telephone: E-mail: 267-738-8919
	Signature: David Wright		Signature: 
	Printed Name: David Wright		Printed Name: John Poisson

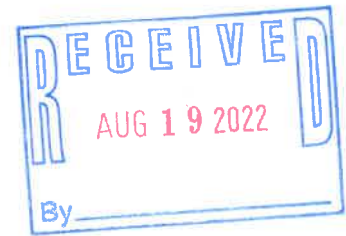
B	<b>Descriptive Narrative Including:</b> <ul style="list-style-type: none"> <li>✓ Type of alteration</li> <li>✓ Reason for alteration</li> <li>✓ Location of alteration</li> <li>✓ Material selection</li> <li>✓ Site features</li> <li>✓ Landscape features</li> </ul>	<b>Exemptions Requested (for materials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

85 WASHINGTON STREET, KEENE  
HISTORIC DISTRICT APPLICATION

DESCRIPTIVE NARRATIVE-

WINDOW REPLACEMENT APPLICATION, INSERT (REPLACEMENT) STYLE WINDOWS TO FIT INTO EXISTING WINDOW FRAMES TO PRESERVE EXISTING WINDOW TRIMS INSIDE AND OUT BUT GENERATE ENERGY EFFICIENT WINDOWS WITH LOWER MAINTENANCE. ALL WINDOWS IN HOUSE BEING REPLACED WITH CLAD EXTERIOR INSERT WINDOWS WITH SIMULATED DIVIDED LITES IN SAME CONFIGURATIONS AS EXISTING, WOOD INTERIORS, SOME STAINED, SOME PAINTED WHITE. ALL GOING INTO EXISTING GRANITE OPENINGS TO BE PRESERVED AS EXISTING

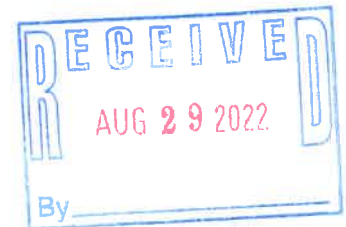


COA-2008-03, Mod. 1

85 WASHINGTON STREET, KEEENE  
HISTORIC DISTRICT APPLICATION

DESCRIPTIVE NARRATIVE FOR PORCH DOORS;

TWO PORCH DOORS TO BE REPLACED, AS AN "INSERT" REPLACEMENT STYLE PROJECT TO FIT INTO THE TWO DEEP WALL JAMBS, LEAVING EXISTING DEEP JAMBS, WOOD SILLS AND ALLBUILT UP THICK EXTERIOR TRIMWORK IN PLACE. NEW FRAMES WILL FIT INTO EXISTING ALLOWING NEW WEATHERSTRIP, INSULATED GLASS WITH SIMULATED DIVIDED LITES IN SAME PATTERN AS EXISTING, SAME WHITE FIBERGLASS EXTERIOR AS WINDOWS. EFFICIENCY WITH SAME LOOK AS EXISTING DOORS



COA-2008-03, Mod.1

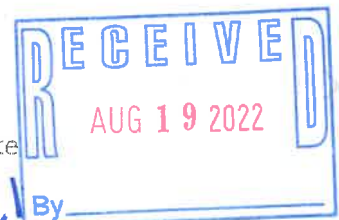


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COA-2008-03, Mod. 1

By



COA-2008-03, Mod.1

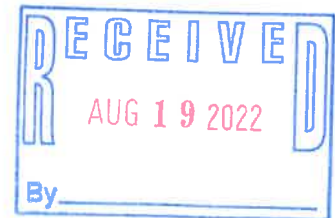


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COA-2008-03, Mod.1



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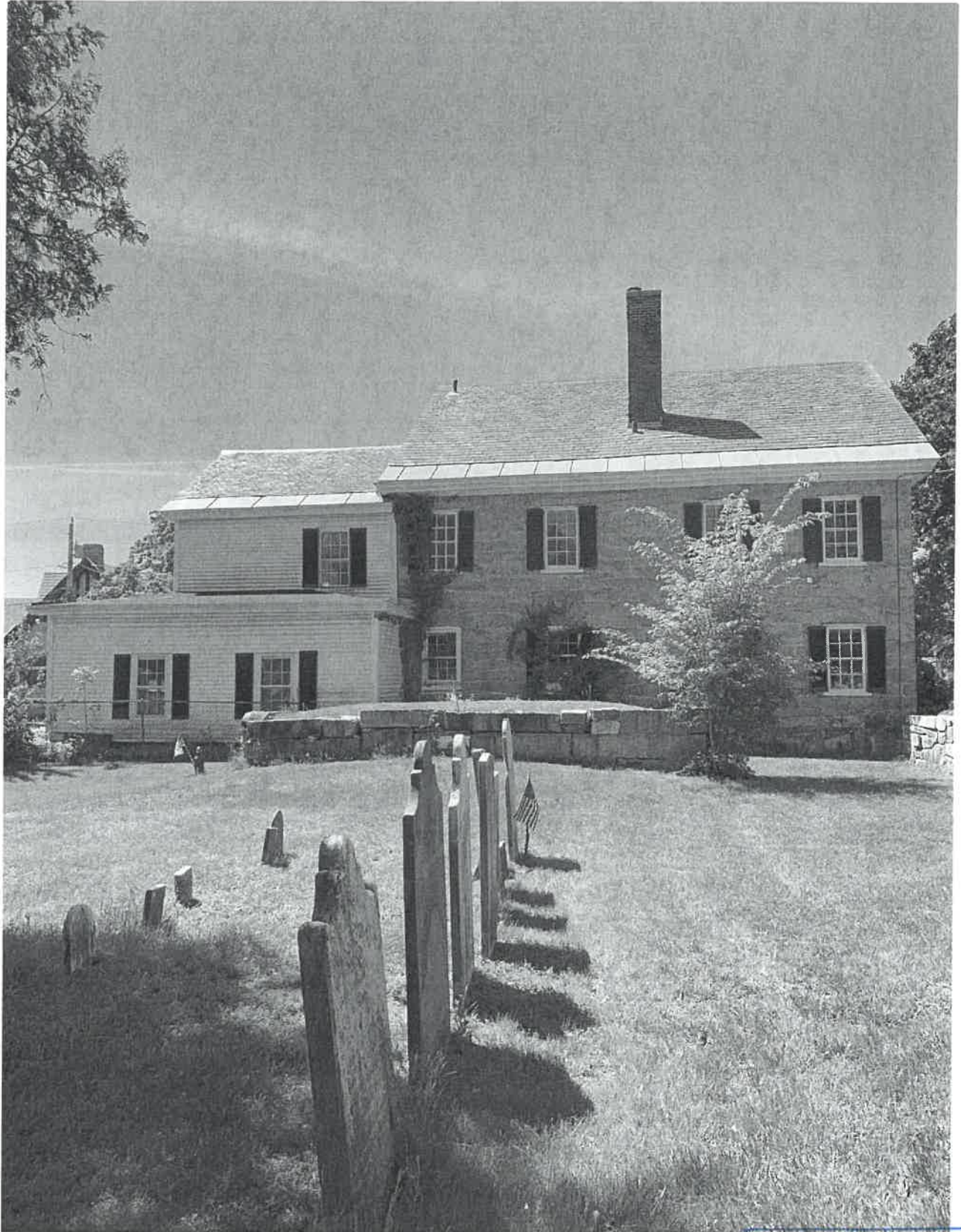
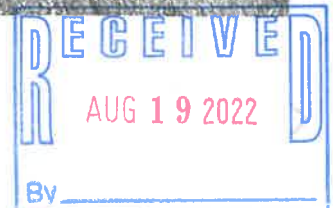


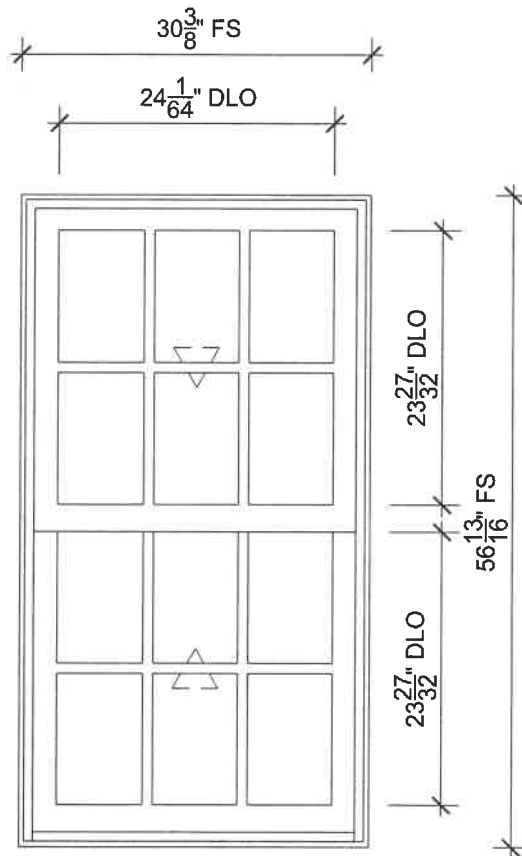
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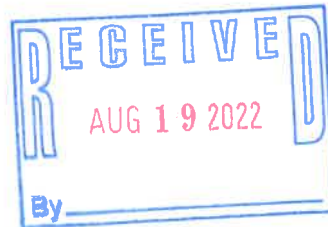
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COA-2008-03, Mod. 1





**3RD FLOOR FRONT**  
SCALE: 3/4" = 1'-0"



COA 2008 03, Mod.1



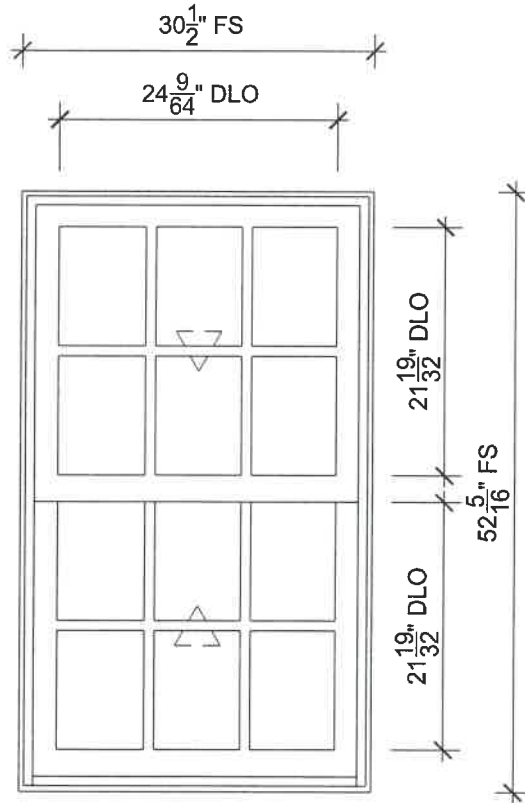
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 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ

PK VER: 0003.15.00

CREATED: 08/18/2022

REVISION:

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**3RD FLOOR BACK**  
 SCALE: 3/4" = 1'-0"



COA-2008-03, Mod.1



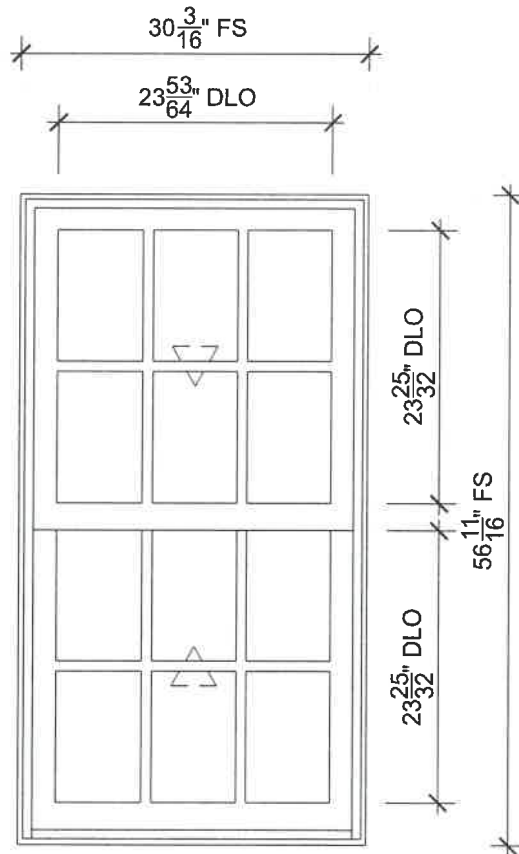
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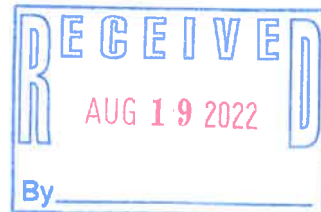
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 OF 9



**2ND FLOOR MAIN HOUSE**  
 SCALE: 3/4" = 1'-0"



COA-2008-03  
 Mod. 1



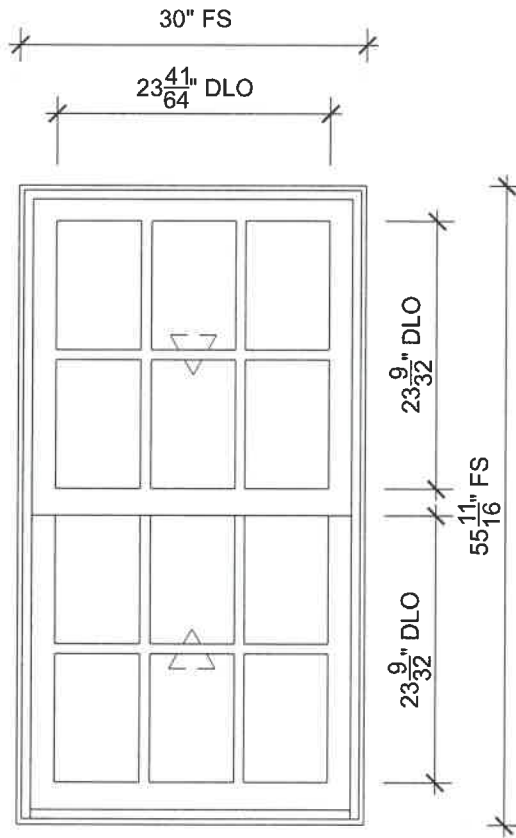
PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ

PK VER: 0003.15.00

CREATED: 08/18/2022

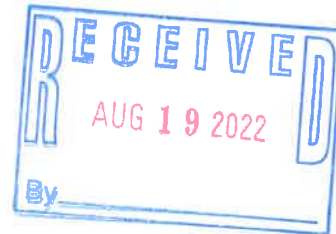
REVISION:

SHEET  
 3  
 OF 9



**2ND FLOOR BACK ROOM**

SCALE: 3/4" = 1'-0"



COA-200803, Mod.1



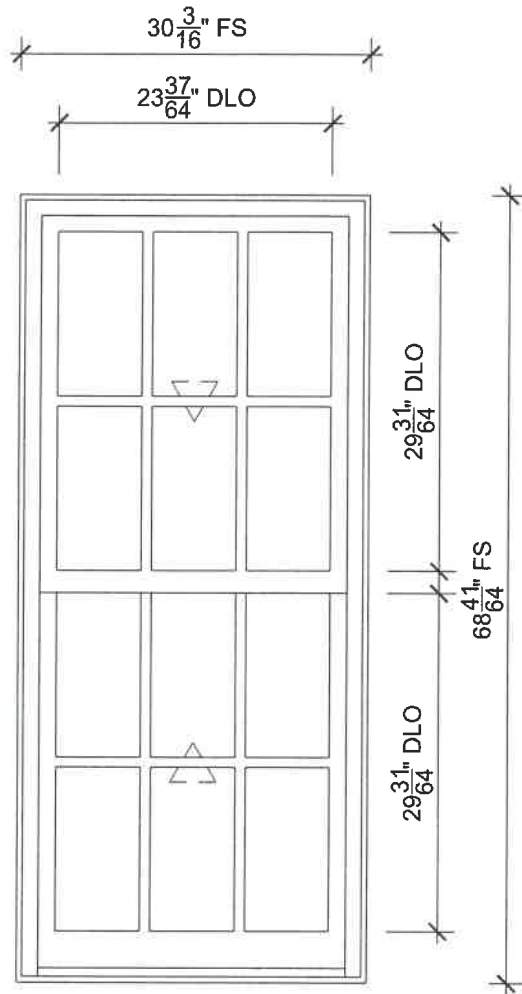
PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ

PK VER: 0003.15.00

CREATED: 08/18/2022

REVISION:

SHEET  
4  
OF 9



**1ST FLR MAIN HOUSE RD SIDES**

SCALE: 3/4" = 1'-0"

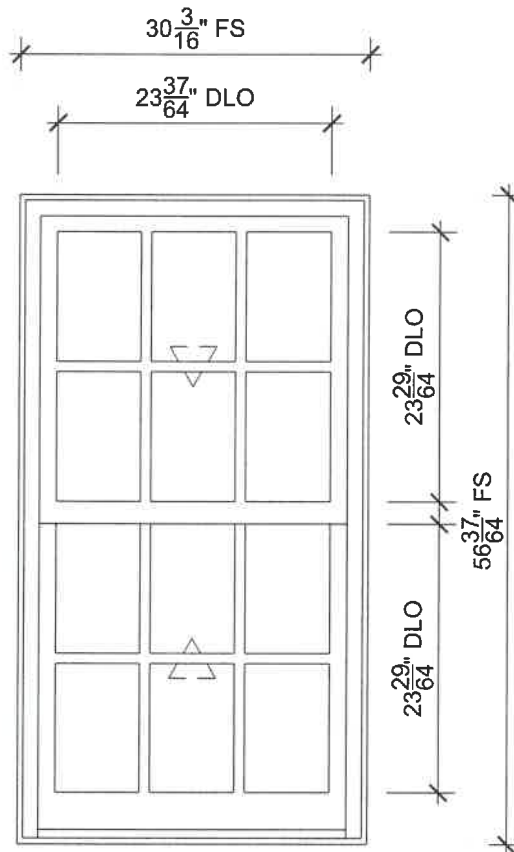
RECEIVED  
AUG 19 2022

COA-2008-03, Mod. 1



PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ      PK VER: 0003.15.00      CREATED: 08/18/2022      REVISION:

SHEET  
 5  
 OF 9



**1ST FL CEMETARY SIDE FRNT**

SCALE: 3/4" = 1'-0"



*COA-2008-03, Mod.1*



PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ

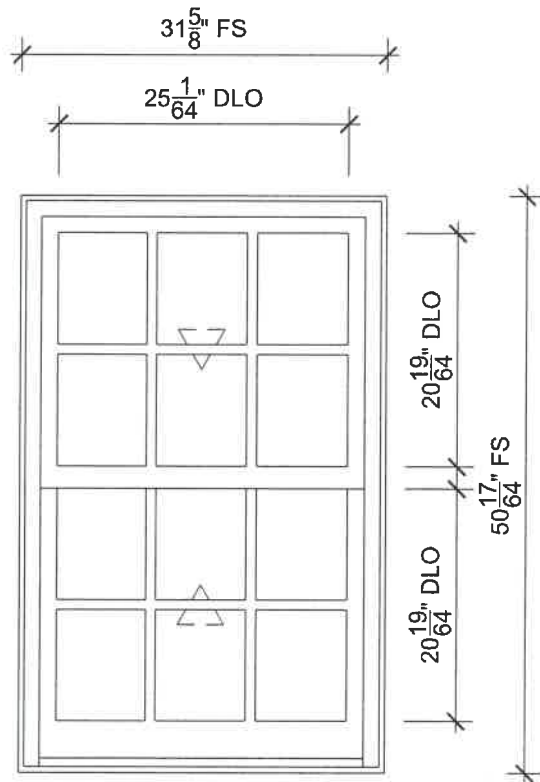
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CREATED: 08/18/2022

REVISION:

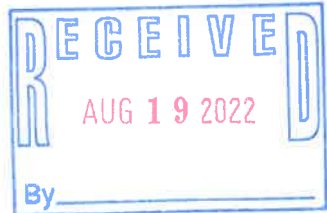
SHEET  
 6  
 OF 9





**1ST FL CEMETARY SIDE BACK**

SCALE: 3/4" = 1'-0"

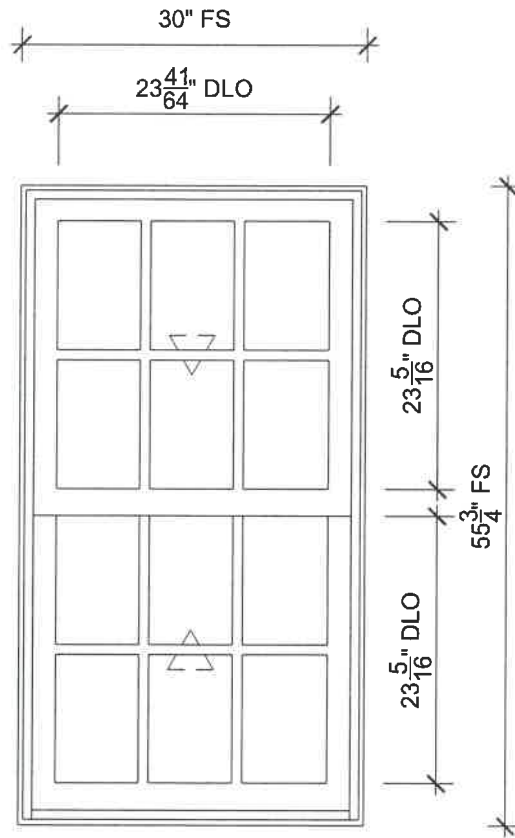


COA-2008-03, Mod. 1

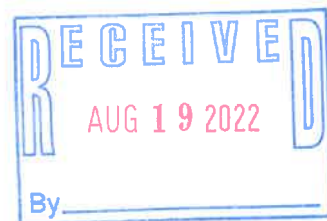


PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ      PK VER: 0003.15.00      CREATED: 08/18/2022      REVISION:

SHEET  
7  
OF 9



**1ST FL ENTRY HALL**  
SCALE: 3/4" = 1'-0"



*COA 2008 03, Mod.1*



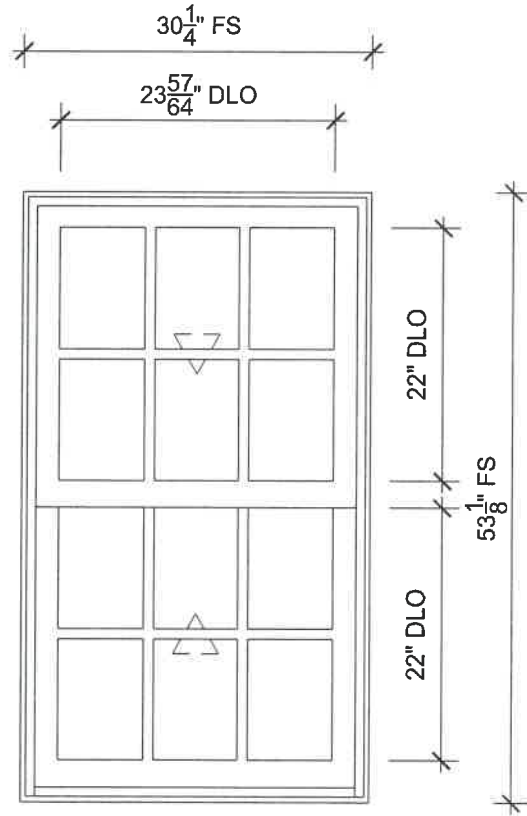
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 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: KNFEEKQ

PK VER: 0003.15.00

CREATED: 08/18/2022

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SHEET  
8  
OF 9



**GARAGE**  
SCALE: 3/4" = 1'-0"

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By \_\_\_\_\_

COA 2008-03, Mod. 1



PROJ/JOB: POISSON 081622 / 85 WASHINGTON STREET, KEENE  
DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
DRAWN: DAVID WRIGHT  
QUOTE#: KNFEEKQ

PK VER: 0003.15.00

CREATED: 08/18/2022

REVISION:

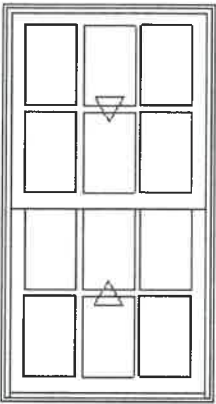
SHEET  
9  
OF 9

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 3RD FLOOR FRONT			
Qty: 2				

**MARVIN** 



As Viewed From The Exterior

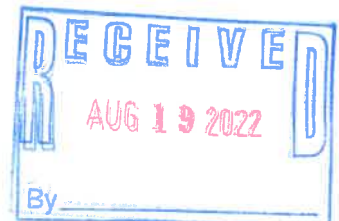
Entered As: IO  
 FS 30 3/8" X 56 13/16"  
 IO 30 3/4" X 56 3/4"

Stone White Exterior  
 Bare Pine Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 3/4" X 56 3/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - Bare Int  
 Bottom Sash  
 Stone White Exterior  
 Bare Pine Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - Bare Int  
 Beige Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 4  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

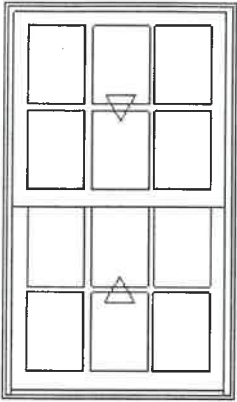
Line #2	Mark Unit: 3RD FLOOR BACK			
Qty: 1				

**MARVIN** 

Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 7/8" X 52 1/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 Bottom Sash  
 Stone White Exterior



COA-2008-03, Mod.1

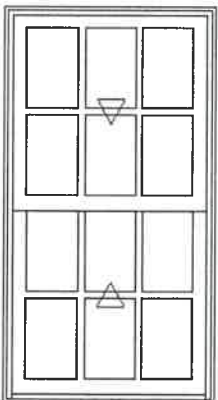


As Viewed From The Exterior

Entered As: IO  
 FS 30 1/2" X 52 5/16"  
 IO 30 7/8" X 52 1/4"

White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 White Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 4  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

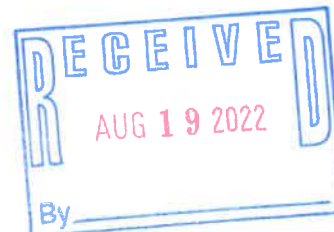
Line #3	Mark Unit: 2ND FLOOR MAIN HOUSE			
Qty: 15				



As Viewed From The Exterior

Entered As: IO  
 FS 30 3/16" X 56 11/16"  
 IO 30 9/16" X 56 5/16"

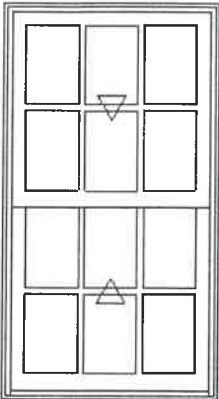
Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 9/16" X 56 5/16"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 White Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 8  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change



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Line #4	Mark Unit: 2ND FLOOR BACK ROOM			
Qty: 5				

**MARVIN** 



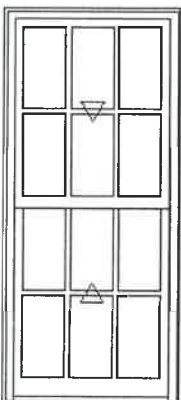
As Viewed From The Exterior

Entered As: IO  
 FS 30" X 55 11/16"  
 IO 30 3/8" X 55 5/8"

Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 3/8" X 55 5/8"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 White Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 4  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: 1ST FLR MAIN HOUSE RD SIDES			
Qty: 8				

**MARVIN** 



As Viewed From The Exterior

Entered As: IO  
 FS 30 3/16" X 68 41/64"  
 IO 30 9/16" X 68 3/8"

Stone White Clad Exterior  
 Stained Interior Finish Mahogany Interior  
 Honey Stained Interior Finish  
 Ultimate Double Hung Insert G2  
 Inside Opening 30 9/16" X 68 3/8"  
 8° Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int  
 Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int

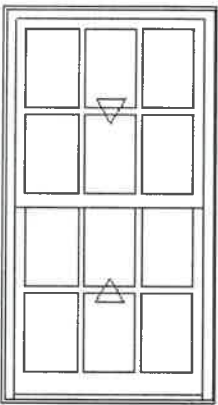


COA-2008-03, Mod.1

Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Beige Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 Antique Brass Sash Lock  
 Antique Brass Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: 1ST FL CEMETARY SIDE FRNT			
Qty: 2				

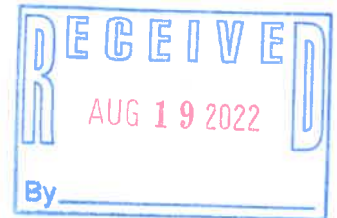
**MARVIN** 



As Viewed From The Exterior

Entered As: IO  
 FS 30 3/16" X 56 37/64"  
 IO 30 9/16" X 56 5/16"

Stone White Clad Exterior  
 Stained Interior Finish Mahogany Interior  
 Honey Stained Interior Finish  
 Ultimate Double Hung Insert G2  
 Inside Opening 30 9/16" X 56 5/16"  
 8° Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int  
 Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int  
 Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Beige Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 Antique Brass Sash Lock  
 Antique Brass Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

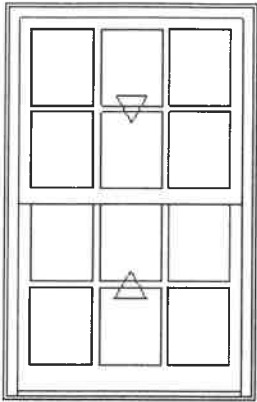


COA-2008-03, Mod.1

Line #7	Mark Unit: 1ST FL CEMETARY SIDE BACK			
Qty: 2				

**MARVIN** 

Stone White Clad Exterior  
 Stained Interior Finish Mahogany Interior  
 Honey Stained Interior Finish

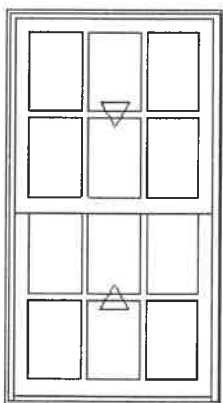


As Viewed From The Exterior

Entered As: IO  
 FS 31 5/8" X 50 17/64"  
 IO 32" X 49 5/8"

Ultimate Double Hung Insert G2  
 Inside Opening 32" X 49 5/8"  
 14° Degree Frame Bevel  
 Top Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int  
 Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Stone White Clad Sash Exterior  
 Stained Interior Finish Mahogany Sash Interior  
 Honey Stained Interior Finish  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Stained Interior Finish Mahogany Int  
 Honey Stained Interior Finish  
 Ogee Interior Glazing Profile  
 Beige Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 Antique Brass Sash Lock  
 Antique Brass Top Sash Strike Plate Assembly Color  
 Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 \*\*\*Screen/Combo Ship Loose  
 3 1/4" Jamb  
 \*\*\*Note: Unit Availability and Price is Subject to Change

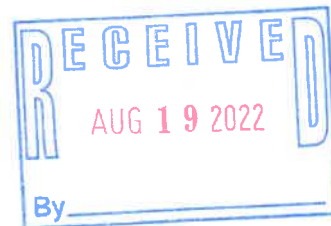
Line #8	Mark Unit: 1ST FL ENTRY HALL			
Qty: 3				



As Viewed From The Exterior

Entered As: IO  
 FS 30" X 55 3/4"  
 IO 30 3/8" X 55 3/8"

Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 3/8" X 55 3/8"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 White Weather Strip Package  
 1 Almond Frost Sash Lock



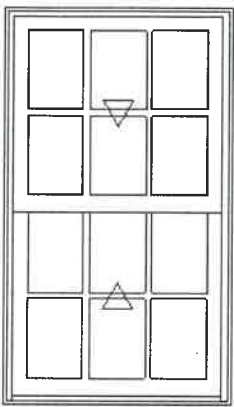
COA-2008-03, Mod.1



Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 8  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
 OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: GARAGE			
Qty: 2				

**MARVIN** 



As Viewed From The Exterior

Entered As: IO  
 FS 30 1/4" X 53 1/8"  
 IO 30 5/8" X 52 3/4"

Stone White Exterior  
 White Interior  
 Elevate Double Hung Insert  
 Inside Opening 30 5/8" X 52 3/4"  
 8 Degree Frame Bevel  
 Top Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 Bottom Sash  
 Stone White Exterior  
 White Interior  
 IG  
 Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular 3W2H  
 Stone White Ext - White Int  
 White Weather Strip Package  
 1 Almond Frost Sash Lock  
 Exterior Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 3 1/4" Jamb  
 Thru Jamb Installation  
 Existing Sill Angle 8  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the  
 OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change



*COA 2008-03, Mod. 1*

Line #10	Mark Unit: INSTALLATION			
Qty: 1				

Labor WE WILL REMOVE EXISTING SASH, STORMS AND STOPS, CUT STOOLS BACK WHERE NEEDED TO MAKE 3 1/4" POCKET FOR FRAME, INSTALL NEW INSERT WINDOWS WITH FOAM INSULATION , BEDDED IN CAULK PER MARVIN SPECS AND APPLY INTERIOR WOOD STOPS TO FIT. MOST STOPS ARE ALL NEW TO FIT TO SPLAYED JAMBS, SOME CAN BE RE-USED RIPPING TOP STOPS OR ADDING NEW TOP STOPS IN SOME INSTANCES. ALL PAINTING BY OTHERS, WE WILL DISPOSE OF OLD WINDOWS AND DEBRIS. WE WILL REPAIR EXTERIOR SILL NOSES AND TRIM BELOW THE TWO NEWER KITCHEN AREA WINDOWS, ANY OTHER ROT REPAIR TO BE DONE AS AN EXTRA CHARGE. WE WILL FOLLOW EPA LEAD SAFE GUIDELINES AS PART OF THIS WORK. WE HAVE INCLUDED THE COST OF THE BUILDING PERMIT IN THIS PRICE AND WILL PULL PERMIT. !!!!WE DO NEED TO TALK TO INSPECTIONS DEPARTMENT BEFORE SIGNING CONTRACT TO GET APPROVAL FOR INSERTS WITHOUT ENLARGING FOR EGRESS REQUIREMENTS BEFORE PLACING ORDER!!!

## Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Proposed divided lite cross section – 7/8" proposed width

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3	TOTAL UNIT QTY: 4
--------------------	-------------------

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	OPERATING ROUND TOP DH	Ultimate	Double Hung Round Top G2 RO 31 1/8" X 70 5/8" Entered as FS 30 1/8" X 70 1/8"	1
2	FIXED CSMT FLANKERS	Ultimate	Casement RO 13" X 42 1/4" Entered as FS 12" X 41 3/4"	2
3	INSTALLATION	Non-Marvin	Labor WE WILL REMOVE SASH AND STORMS, CUT STOOL CAPS BACK AS NEEDED, PAD IN VERTICAL MEMBERS BETWEEN WINDOWS AS NEEDED FOR DEPTH OF WINDOWS AND STOPS, INSTALL WINDOWS IN POCKETS INTO CAULK WITH FOAM INSULATION, ADD INTERIOR STOPS TO FIT (FLEX TRIM AT ROUND TOP) AND ADD ADD INTERIOR TRIM TO FIT AT MULL POSTS. WE WILL FOLLOW EPA LEAD SAFE PROTOCOLS FOR WORK, AND DISPOSE OF OLD WINDOWS AND DEBRIS. ALL PAINTING BY OTHERS	1

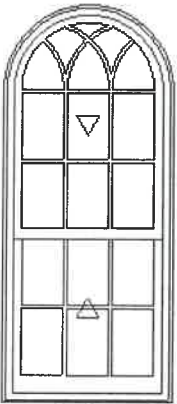


COA-2008-03, Mod 1

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

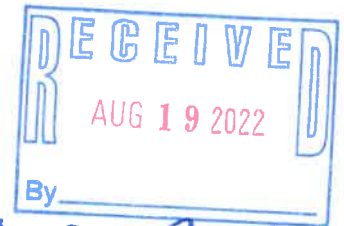
Line #1	Mark Unit: OPERATING ROUND TOP DH			
Qty: 1				



As Viewed From The Exterior

Entered As: FS  
 FS 30 1/8" X 70 1/8"  
 RO 31 1/8" X 70 5/8"

Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior  
 Ultimate Double Hung Round Top G2 - RT2  
 Frame Size 30 1/8" X 70 1/8"  
 Frame Size Springline from bottom: 55 1/16"  
 Rough Opening 31 1/8" X 70 5/8"  
 Rough Opening Springline from bottom: 55 1/16"  
 Entered Bottom Glass Height 25 5/64"  
**Partial travel - current dimensions will not allow full travel of the bottom sash.**  
**Top Sash**  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG - 1 Lite  
 Low E2 w/Argon  
 Black Perimeter Bar  
 5/8" SDL - No SBAR  
 Gothic with Rectangular 3W2H  
 6 Rect Lites  
**6 Gothic Lites**  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
**Bottom Sash**  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Black  
 Rectangular - Special Cut 3W2H  
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 White Exterior Weather Strip Package  
 Bronze Sash Lock  
 Bronze Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Screen  
 Stone White Surround  
 Bright View Mesh  
 4 9/16" Jambs  
 Thru Jamb Installation  
 \*\*\*Note: Gothic lite cuts are subject to approval.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

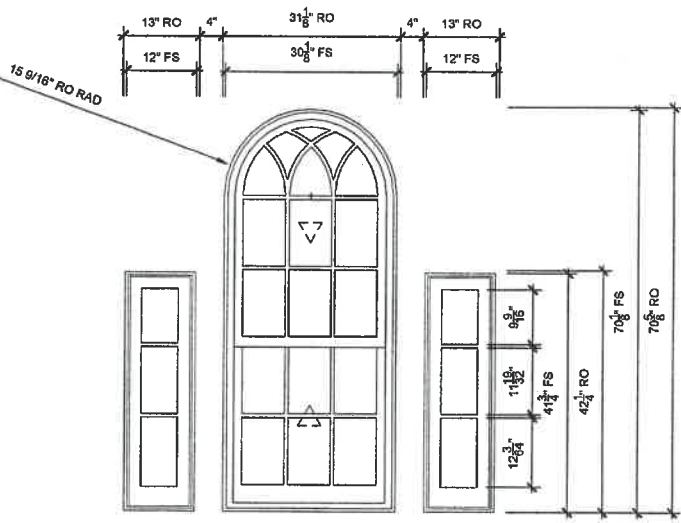


COA-2008-03, Mod. 1

Line #2	Mark Unit: FIXED CSMT FLANKERS			
Qty: 2				



Stone White Clad Exterior  
 Painted Interior Finish - White - Pine Interior  
 Ultimate Casement - Stationary  
 Frame Size 12" X 41 3/4"  
 Rough Opening 13" X 42 1/4"  
 Stone White Clad Sash Exterior  
 Painted Interior Finish - White - Pine Sash Interior



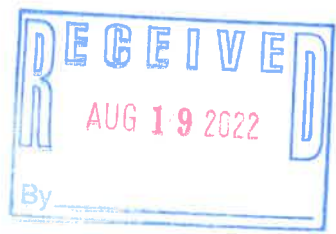
**ROUND TOP & FIXED CSMT FLANKERS**  
SCALE: 3/4" = 1'-0"

**MARVIN**

FOR ALL PRODUCTS WITH REFERENCE TO SHOP DRAWINGS, CONTACT THE ARCHITECT OR ENGINEER OF RECORD. A COPY OF THESE DRAWINGS ACCOMPANIED BY AN APPROVED SIGNATURE AND SEAL OF A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT IS REQUIRED FOR ALL MARVIN WINDOWS & DOORS, P.O. BOX 100, WARREN, MICHIGAN 48090. THE APPROVED SHOP DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD. MARVIN WINDOWS AND DOORS ASSUMES NO RESPONSIBILITY FOR GUARANTEEING PRODUCT CONFORMANCE WITH THE DRAWINGS.

PROJECT: POISSON 05722 RT / RS WASHINGTON STREET, KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN BY: BERGERON  
 QUOTE#: SPNMSX PK VER: 0603.14.00 CREATED: 06/07/2022 REVISION:

SHEET	2
OF	2



CA-2008-03, Mod. 1



Porch Doors – to be replaced

## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3	TOTAL UNIT QTY: 3
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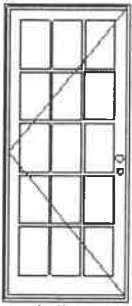
LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	TO PORCH	Elevate	Inswing French Door CN 3070 RO 37 5/16" X 86 1/2" Entered as CN 3070	1
2	TO PORCH	Elevate	Inswing French Door CN 3070 RO 37 5/16" X 86 1/2" Entered as CN 3070	1
3	INSTALLATION	Non-Marvin	Labor WE WILL REMOVE EXISTING DOOR SLABS , HARDWARE,,METAL SILL CAPS AND NARROW JAMB PIECES AN STOPS LEAVING DEEP JAMBS AND SILLS IN PLACE, CUT OFF ROUND BEADS ON INTERIOR EDGE OF INTERIOR TRIMS, INSTALL NEW DOORS INTO EXISTING OPENINGS , LEVEL AND SHIM, INSULATE PERIMETERS WITH FOAM AND CAULK EXTERIORS TO EXISTING FRAMES AND ADD INTERIOR MOLDING TO FIT FROM INTERIOR TRIM TO LAP OVER DOOR FRAMES. WE WILL DISPOSE OF OLD DOORS AND DEBRIS, ALL PAINTING, STAINING AND FINISHING BY OTHERS.	1

## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 1	Mark Unit: TO PORCH			
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**MARVIN** 



Active



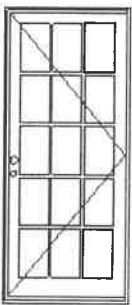
As Viewed From The Exterior

Entered As: CN  
 CN 3070  
 FS 36 5/16" X 86"  
 RO 37 5/16" X 86 1/2"

Stone White Exterior  
 Bare Pine Interior  
 Elevate Inswing French Door 6 9/16" - X Left Hand  
 CN 3070  
 Rough Opening 37 5/16" X 86 1/2"  
 Stone White Exterior  
 Bare Pine Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Standard Cut 3W5H  
 Stone White Ext - Bare Int  
 Multi-Point Lock  
 Cambridge Handle Matte Black Keyed Exterior Primary Handle Set  
 Cambridge Handle Matte Black Interior Primary Handle Set  
 Ebony Adjustable Hinges  
 No Screen  
 Bronze Ultrex Sill / Black Weather Strip  
 6 9/16" Jamb  
 Nailing Fin  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 1	Mark Unit: TO PORCH			
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**MARVIN** 



Active



As Viewed From The Exterior

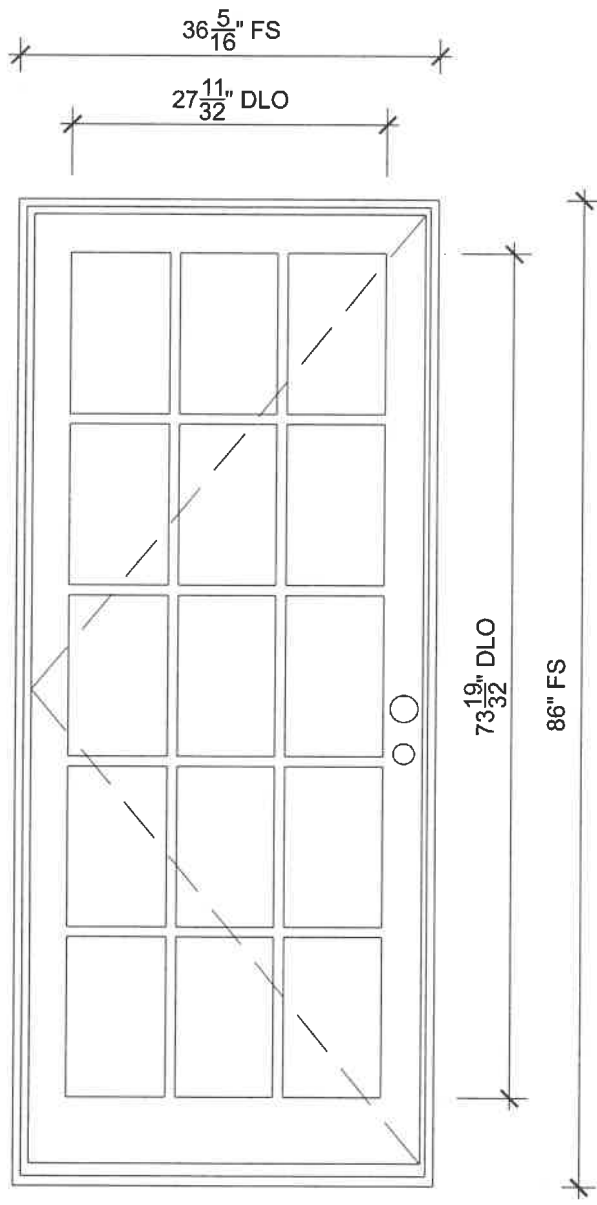
Entered As: CN  
 CN 3070  
 FS 36 5/16" X 86"  
 RO 37 5/16" X 86 1/2"

Stone White Exterior  
 Bare Pine Interior  
 Elevate Inswing French Door 6 9/16" - X Right Hand  
 CN 3070  
 Rough Opening 37 5/16" X 86 1/2"  
 Stone White Exterior  
 Bare Pine Interior  
 IG  
 Tempered Low E2 w/Argon  
 Stainless Perimeter and Spacer Bar  
 7/8" SDL - With Spacer Bar - Stainless  
 Rectangular - Standard Cut 3W5H  
 Stone White Ext - Bare Int  
 Multi-Point Lock  
 Cambridge Handle Matte Black Keyed Exterior Primary Handle Set  
 Cambridge Handle Matte Black Interior Primary Handle Set  
 Ebony Adjustable Hinges  
 No Screen  
 Bronze Ultrex Sill / Black Weather Strip  
 6 9/16" Jamb  
 Nailing Fin  
 \*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.  
 \*\*\*Note: Unit Availability and Price is Subject to Change



Line #3 Qty: 1	Mark Unit: INSTALLATION			
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Labor WE WILL REMOVE EXISTING DOOR SLABS , HARDWARE,,METAL SILL CAPS AND NARROW JAMB PIECES AN STOPS LEAVING DEEP JAMBS AND SILLS IN PLACE, CUT OFF ROUND BEADS ON INTERIOR EDGE OF INTERIOR TRIMS, INSTALL NEW DOORS INTO EXISTING OPENINGS , LEVEL AND SHIM, INSULATE PERIMETERS WITH FOAM AND CAULK EXTERIORS TO EXISTING FRAMES AND ADD INTERIOR MOLDING TO FIT FROM INTERIOR TRIM TO LAP OVER DOOR FRAMES. WE WILL DISPOSE OF OLD DOORS AND DEBRIS, ALL PAINTING, STAINING AND FINISHING BY OTHERS.



**TO PORCH**  
 SCALE: 3/4" = 1'-0"



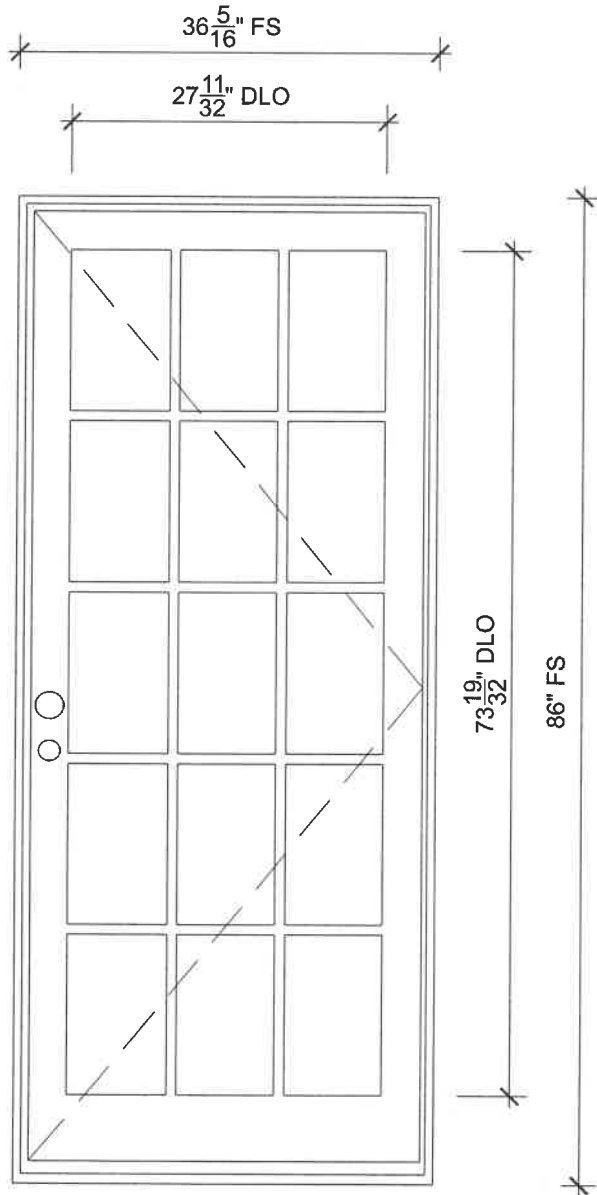
PROJ/JOB: POISSON DOORS 082422 / 85 WASHINGTON ST KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: V7AX8WK

PK VER: 0003.16.00

CREATED: 08/29/2022

REVISION:

SHEET  
 1  
 OF 2



**TO PORCH**  
 SCALE: 3/4" = 1'-0"



PROJ/JOB: POISSON DOORS 082422 / 85 WASHINGTON ST KEENE  
 DIST/DEALER: WOODBURY SUPPLY, A MARVIN DESIGN GALLERY  
 DRAWN: DAVID WRIGHT  
 QUOTE#: V7AX8WK

PK VER: 0003.16.00

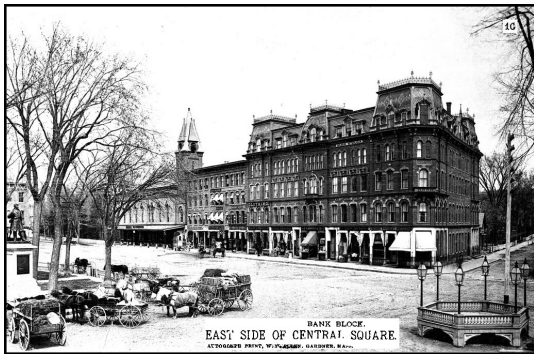
CREATED: 08/29/2022

REVISION:

SHEET  
 2  
 OF 2

## CERTIFICATE OF APPROPRIATENESS

Certain activities related to construction and maintenance of your property will need to be reviewed by the Historic District Commission, or its designee. A Certificate of Appropriateness will be issued when it is determined that your project meets the requirements of the district. In order to determine if your proposed project will require review, please contact the Community Development Department. Planning staff will be able to assist you in determining the level of review required, if any, for your project.



*"There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody."*

-Richard Moe, president of  
National Trust for Historic Preservation 1993-2009



First Congregational Church  
and Clarke's Block. c. 1870

## CONTACT US

COMMUNITY DEVELOPMENT  
DEPARTMENT

3 WASHINGTON STREET  
KEENE, NH

603.352.5440

[communitydevelopment@keenenh.gov](mailto:communitydevelopment@keenenh.gov)



HISTORIC DISTRICT  
COMMISSION

WELCOME TO  
THE HISTORIC  
DOWNTOWN OF  
KEENE, NH



Follow the QR Code to see a map of  
the Downtown Historic District

## WELCOME TO THE DISTRICT

Welcome to the historic downtown center of the City of Keene. The City has recognized that the unique character and quality of life enjoyed by the residents of our historic community depend on the downtown's rich architectural heritage and the distinctive feeling of belonging that the district provides. This unique character is protected and enhanced by property owners, such as yourself, that acknowledge the benefits of restoring and maintaining the grandeur of these historic buildings.

### Benefits to you as a property owner in the Historic District include:

- **Protected Investment** – The Historic District maintains an attractive and vibrant economic appeal and assures that investments into real estate within the district will be protected over time.
- **Tourism** – The aesthetically cohesive and well maintained district attracts tourist dollars and invigorates economic activity.
- **Worker Recruitment** – Companies prefer to locate in communities that provide employees with a higher quality of life. The City's stable historic district and preservation programs are a benefit to companies trying to attract and retain talent.
- **Better Design** – Comparative studies have shown that there is a greater sense of relatedness, more innovative use of materials, and greater public appeal within the district than in areas without a historic designation.

## COMMUNITY CHARACTER & HERITAGE

The District was established through a multi-year public process and in accordance with RSA 674:45 for the "preservation of cultural resources and particularly of structures and places of historic and architectural and community value is hereby declared to be a public purpose." All buildings or structures located within the district that were constructed during the Period of Significance are subject to the regulations of the Historic District.

*"At it's best, preservation engages the past in a conversation with the present over a mutual concern for the future."*

-William Murtagh, first "Keeper of the Records" for the National Register of Historic Places



## PERIOD OF SIGNIFICANCE

All buildings and/or structures built within the Period of Significance, from 1785 to 50 years before present time, are subject to section 21 of the City of Keene's Land Development Code - Historic District Regulations. The regulations require that certain actions be reviewed for compliance with the Historic District Commission, or its designee, and receive a Certificate of Appropriateness prior to work commencing.

The Commission's FAQ webpage can be found at:  
[keenenh.gov/historic-district-commission/historic-district-commissions-faqs](http://keenenh.gov/historic-district-commission/historic-district-commissions-faqs)

