



## **Historic District Commission**

### **AGENDA**

Wednesday, February 21, 2024

4:30 PM City Hall, 2<sup>nd</sup> Floor Council Chambers

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

#### **2. Minutes of January 17, 2024**

#### **3. Advice & Comment**

- a) **Demolition – 70 Court Street** – Representatives for the property owner, Keene Senior Center Inc. are seeking input from the HDC regarding the proposed demolition of the accessory building at 70 Court Street (TMP # 568-041-000-001-000). The property is ranked as a Primary Resource and is located in the Downtown Transition District.
- b) **Demolition – 104 Emerald Street** – Representatives for the property owner, RK Parisi Enterprises Inc. are seeking input from the HDC regarding the proposed demolition of the entire site to make way for new development at 104 Emerald Street (TMP # 564-069-000). The property is unranked and is located in the Downtown Growth District.

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

- a) **CLG Grant for Property Inventory** – Update
- b) **Joint Historic District & Heritage Commission Meeting** – March 13, 2024

#### **5. New Business**

#### **6. Upcoming Dates of Interest:**

- a) Next HDC Meeting: March 20, 2024 – 4:30 pm, TBD
- b) HDC Site Visit: February 21, 2024 – 3:30 pm (To be confirmed)

#### **7. Adjourn**

1 City of Keene  
2 New Hampshire

3  
4  
5 HISTORIC DISTRICT COMMISSION  
6 MEETING MINUTES  
7

Wednesday, January 17, 2024

4:30 PM

Council Chambers,  
City Hall

Members Present:

Sophia Cunha-Vasconcelos, Chair  
Hope Benik, Vice Chair  
Anthony Ferrantello  
Councilor Catherine Workman  
Russ Fleming, Alternate  
Peter Poanessa, Alternate

Staff Present:

Evan Clements, Planner

8 Members Not Present:

9 David Bergeron, Alternate

10 **1) Call to Order – Roll Call**

11  
12 Chair Sophia Cunha-Vasconcelos called the meeting to order at 4:34 PM and roll call ensued.  
13

14 **2) 2024 Elections**

15  
16 Russ Fleming made a motion to elect Sophia Cunha-Vasconcelos as Chair which was duly  
17 seconded by Anthony Ferrantello. The motion carried unanimously. Chair Cunha-Vasconcelos  
18 motioned to elect Hope Benik as Vice Chair, which was seconded by Mr. Fleming and the  
19 motion carried unanimously.  
20

21 **3) Approval of October 18, 2023 Minutes**

22  
23 Mr. Ferrantello made a motion to approve the October 18, 2023 minutes which was duly  
24 seconded by Peter Poanessa and the motion carried unanimously.  
25

26 **4) Advice and Comment**

27  
28 Peter Hansel, Kerry Ford, Dave Birchenough, and Michael McDonald, members from St. James  
29 Episcopal Church (44 West Street) were present at the meeting to seek input regarding the  
30 installation of a rooftop mounted solar system on the south-facing roof of the building. The  
31 Church is a primary resource in the downtown core district.  
32

33 Mr. Hansel provided the Commission with packets that included pictures of the Church.  
34 The Church considered installing a solar system for many years but had been halted due to the  
35 slate roof, in which solar panels cannot be installed. The Church hoped to replace current slate  
36 roof with either asphalt shingles or a synthetic roof that looks similar to slate. Mr. Hansel is a  
37 member of the City of Keene’s Energy and Climate Committee who made a pledge in 2019 to  
38 transition away from fossil fuels. The Church was trying to convert from a fossil fuel heating  
39 system to an electric heat pump, which would make the electric requirements for the building  
40 higher than they had been in the past.

41  
42 Mr. Ferrantello questioned if the 60 solar panels that would bring electricity to the basement and  
43 common room would provide excess energy and whether they would store it in batteries or  
44 reverse meter it. Mr. Hansel stated that they would work with Revision Energy to make sure that  
45 the size array recommended would match the needs of the Church, although storage hadn’t yet  
46 been discussed at the time of the meeting. They hoped to funnel any excess energy to the rectory  
47 via net metering, in which they would receive credit for usage at the rectory to their account.  
48 Although the buildings are not in the same location, they could be combined on the same  
49 Eversource invoice.

50  
51 Mr. Kerry stated that they would receive a 30% nonprofit rebate, a 10% low income district  
52 rebate, and a state rebate which would all reduce the initial cost.

53  
54 Mr. Birchenough stated that it was estimated that the entire Jonathan Daniels roof would produce  
55 about 28,000 kilowatt hours (kWh) annually. In the previous five years, the low electrical usage  
56 for the Church (during the initial arrival of COVID) was 18,277 kWh and, later, the high was  
57 30,152 kWh. If the Church began to provide more services, it was believed that the 60 solar  
58 panels wouldn’t produce enough energy, in which they could also install solar panels on the  
59 rectory to provide additional energy for the Church.

60  
61 Mr. Clements discussed the rules regarding slate roofs in the Historic District. The first clause in  
62 the Historic District Regulations states that “each building or structure shall be recognized as a  
63 physical and cultural record of its time, place, and use. As such, the historic character of a  
64 building or structure shall be retained and preserved.” He continued, “...slate roofs should be  
65 retained whenever economically feasible.” Mr. Clements interpreted the rules to state that the  
66 slate shall be retained unless the alternative is the total deterioration of the roof, in which case the  
67 Commission could consider an alternative. Before removal of the slate roof, the Church should  
68 obtain a written estimate from a roofing contractor. The rules also stated that renewable energy  
69 systems should be installed in a location and manner that is least visible and obtrusive, and in  
70 such a way that causes the least impact to the historic integrity and character of the Historic  
71 District. The Church would have to seek a waiver and create an argument for why the waiver  
72 from the rules should be granted.

73  
74 Chair Cunha-Vasconcelos summarized that although the roof isn’t visible under the solar panels,  
75 there were still spaces visible and, therefore, all replacements should consist of the same

76 material. Speaking on the condition of the slate roof, the Church had found slate falling from the  
77 roof onto the sidewalk underneath, which was a safety hazard to the public. Two roofers hired by  
78 the Church stated that the roof wasn't in a condition to fail but the slate would continue to slide  
79 off of the roof due to its age. The Church would like to use the in-tact slate from the south side of  
80 the building to replace damaged slate on the rest of the roof. Mr. Ferrantello asked the Church  
81 members to obtain documented proof of the deterioration of the roof by experienced roofing  
82 professionals in order to support their case that replacing it would be economically burdensome.  
83 Mr. Ford stated that it was estimated that over the lifespan of the solar panels (roughly 25 years,)   
84 it was estimated to generate \$115,000.00. Without replacing the slate, it was estimated that  
85 roughly 30 slates would fall off during that same time period. These repairs would cost around  
86 \$10,000 each year to have a professional with a crane come to replace the fallen slate. He argued  
87 that these circumstances would be economically burdensome to the Church.

88  
89 Mr. Fleming suggested that before the Church spent time to obtain waivers, the Commission  
90 should first decide if the location for the solar collectors is favorable. Mr. Clements discussed the  
91 least and most favorable locations listed within the rules, with the most favorable being the rear  
92 side of the property not facing public right of way, and the least favorable being on facades or  
93 roofs facing the public right of way. Every side of the Church faces a public right of way,  
94 although the south side would be least visible.

95  
96 Revision Energy, the solar consultant hired by the Church, advised a removal of an unused  
97 chimney on the building as it cast a shadow that would reduce the solar capability of the roof.  
98 Mr. Clements read, "Defining chimneys shall not be removed unless determined to be a safety  
99 hazard by the building and health official or their designee, and repair constitutes an economic  
100 hardship... details of the chimney, such as corbelling step bases, terracotta chimney pots,  
101 paneled sides shall not be altered." The Church would need to provide an argument to obtain a  
102 waiver for that section as well. Mr. Hansel stated that the chimney is a common brick chimney  
103 and, therefore, he would not consider it a "character defining chimney" as the rules state. Mr.  
104 Ferrantello rebutted that the age of the chimney develops a significance of its own.

105  
106 Chair Workman stated that she would feel more comfortable advising the Church once they  
107 obtained reports from Revision Energy and an engineer. She suggested they specifically look at  
108 the regulations and make an argument about the safety of the old slate roof, why solar panels  
109 cannot be installed on slate roofs, and what other materials can be used as well as their cost.

110  
111 **5) Staff Updates**

112  
113 **A) CLG Grant – Property Inventory of the Historic District Expansion**

114  
115 Mr. Clements stated that the property inventory of the Historic District expansion that was  
116 conducted in 2011 had been finalized and signed by the Governor and Council. He would reach  
117 out to the consultant that helped create the grant application to ensure she still had the capacity to  
118 do the project. They would then come up with a contract and agreement and have the consultant

119 join a meeting and tell the public that they were doing the project. The Commission would use  
120 the completed inventory forms to rank the properties, as they were currently unranked.

121

122 **B) Heritage Commission Joint Meeting**

123

124 Mr. Clements proposed a joint meeting with the Heritage Commission on March 13, 2024 to  
125 which there were no objections.

126

127 **6) New Business**

128

129 None presented.

130

131 **7) Upcoming Dates of Interest**

132

133 The next meeting will be held on February 21, 2024 at 4:30 PM.

134

135 **8) Adjournment**

136

137 There being no further business, Chair Cunha-Vasconcelos adjourned the meeting at 5:37 PM.

138

139 Respectfully submitted by,  
140 Melissa Danneker, Minute Taker

141

142 Reviewed and edited by,  
143 Evan J. Clements, AICP - Planner

railings and doors, etc.) shall be retained and repaired when technically and economically feasible.

2. If most of the historic storefront survives and the overall condition of its materials is good, any necessary replacement parts shall match the original or be of a material that conveys the same visual appearance as the historic parts.
3. If most or all of the historic storefront does not survive, the storefront shall either be restored to an earlier historic appearance based on physical, documentary, or pictorial evidence; or be redesigned to conform to the size, scale, and proportions of a traditional storefront appropriate to the building.

## 21.7 DEMOLITION

### 21.7.1 Primary and Contributing Resources

- A. Demolition, or partial demolition, of a building and/or structure categorized as a Primary or a Contributing Resource, including secondary buildings and structures located on the same property as a Primary or a Contributing Resource, shall be prohibited unless:
  1. The applicant can demonstrate that retaining the resource would constitute economic hardship due to unavoidable quantifiable and verifiable expenditures or a fiscal loss that would ensue should the building not be demolished; or
  2. The building or structure has been determined structurally unsound, based upon a written technical report prepared by an architect or professional engineer licensed in the State of New Hampshire that clearly demonstrates that the building or structure presents a risk to public health, safety and welfare; or
  3. Demolition is limited to a secondary building or a free-standing structure on the same property that has not been cited on the historic resource inventory form as a significant resource or character-defining feature; or
  4. The Historic District Commission, by a two-thirds vote, determines that demolition is warranted due to extraordinary circumstances.
- B. **Later Additions.** Demolition, or partial demolition, of later additions that are part of a Primary or a Contributing Resource may be allowed. Their removal will be evaluated and determined by the Historic District Commission on a case-by-case basis.
- C. For the purposes of this Article, applications for relocation of a building or structure shall be subject to the same standards as demolition.

HISTORICAL SOCIETY OF CHESHIRE COUNTY  
Architectural Inventory Form

1. Location: Area No. 2 Form No. 5

Town Keene, N.H. Address 70 Court Street



2. Original Name: Lewis J. Colony House

3. Current use: Keene Senior Citizens Center

4. Present owner: Keene Senior Citizens, Inc.

5. Description:

Style Colonial Revival

Architect (unknown) Builder John Prentiss

Exterior wall fabric Brick Out buildings none

Distinctive features Full-facade porch with columns,  
brick finish, baskethandle arches above windows on 2nd floor.

Altered yes Date 1962

Moved \_\_\_\_\_ Date \_\_\_\_\_

6. Lot size: 1 acre or less x more than 1 acre \_\_\_\_\_

Approx. frontage: 146ft. Approx. distance from street \_\_\_\_\_

7. Original owner: John Prentiss Original use: Unitarian Parsonage

Subsequent uses (include dates) 1835- used as a private residence.

8. Sketch map showing relation to nearest streets and buildings. Show north.



9. Themes (check all applicable)

Aboriginal	_____	Education	_____	Science/	_____
Agricultural	_____	Industry	_____	Invention	_____
Architectural	<u>  X  </u>	Military	_____	Settlement	<u>  X  </u>
The Arts	_____	Political/	_____	Social/	_____
Commerce	_____	Governmental	_____	Humanitarian	_____
Communication	_____	Recreation	_____	Transportation	_____
Conservation	_____	Religion	<u>  X  </u>		

10. Historical significance (explain themes checked above)

This house was built in 1828 by John Prentiss, founder of the New Hampshire Sentinel. Prentiss lived next door to the lot, his own home being razed in 1827 to make way for the house which presently stands. It was known for many years as "the house with the front door on the back side". It was occupied as a Unitarian parsonage for the Rev. Thomas R. Sullivan until 1835. The house was later occupied by Prentiss and his family. In 1867, Lewis J. Colony bought the house and lived there with his family for twenty years. Colony was the owner of the Munson Cotton Mill and the L.J. Colony Chair Company.

From 1895 to 1936, the Fred E. and Fanny (Colony) Barrett family owned the house. Dr. Fred A. Almquist owned the house until 1961 when Emile Legre bought the house and in 1962 sold it to the Keene Senior Citizens, Inc. The house was purchased and enlarged through a donation by the Kingsbury Trust Fund for the amount of forty-five thousand dollars.

11. Bibliography/References

Keene History Committee. "Upper Ashuelot" A History of Keene, New Hampshire. Keene, N.H.: City of Keene, 1968.

12. Prepared by Mina Coffin

Date 3-15-93

**NAME, LOCATION, OWNERSHIP**

1. Historic Name: Lewis J. Colony House  
 2. District or area: Downtown Business District  
 3. Street and number: 70 Court Street  
 4. City or town: Keene  
 5. County: Cheshire  
 6. Current owner: Keene Senior Center

**FUNCTION OR USE**

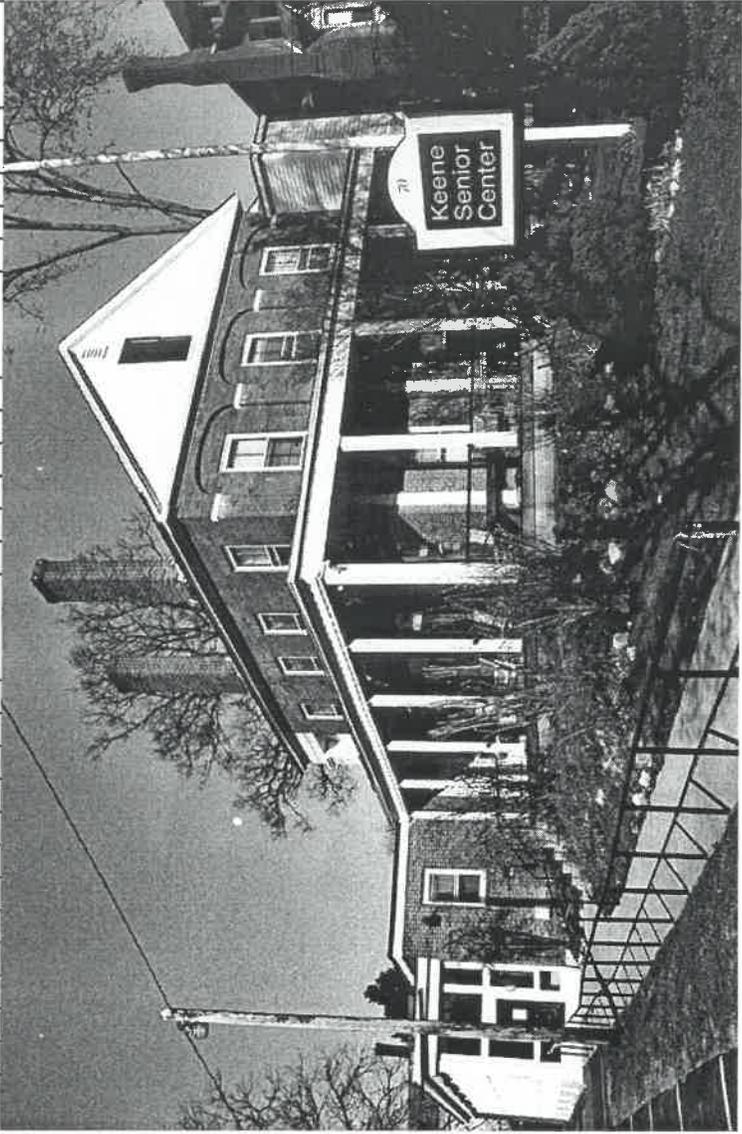
7. Current Use(s): Civic *inst'l services*  
 8. Historic Uses: Single dwelling, parsonage

**ARCHITECTURAL INFORMATION**

9. Style: Colonial Revival *Fed.*  
 10. Architect/Builder: John Prentiss  
 11. Source: Davis (1983)  
 12. Construction date: 1828  
 13. Source: Allen (1983)  
 14. Alterations & dates: *elev. shap't m facade (190s); 1-st. add. @ SW cor. M Hse - c. 1980s?*  
 15. Moved? No  
 Date:

**EXTERIOR FEATURES**

16. Foundation: Stone and brick  
 17. Cladding: Brick  
 18. Roof Material: Slate  
 19. Chimney Material: Brick  
 20. Roof Type: Gable  
 21. Chimney Location:  
 22. Number of stories: 2.5  
 23. Entry location: Multiple main entries  
 24. Windows: *Double hung 2/2*  
 Replacement? Yes  
 Date: *1960's* *V/knwn*



35. Photo #1 36. Date: 2003 37. Roll # j Frame # 17  
 SOUTH & EAST ELEVATIONS Direction: looking NW  
 38. Negatives stored at:

**SITE FEATURES**

25. Setting: Downtown Business District  
 26. Outbuildings:  
 27. Landscape Features:  
 28. Acreage: 0.55  
 29. Tax map/parcel: 1/5/18  
 30. UTM reference:  
 31. USGS quadrangle:

**FORM PREPARED BY**

32. Name:  
 33. Organization: Keene Heritage Commission  
 34. Date of survey: Fall 2002

(August 1994)

Determination of Eligibility (DOE)

Date received: 02-25-97 Inventory #: --
05-19-97 (more information)
Date of group review: 03-12-97 Area: [downtown residential district]
05-21-97 (more information)

DHR staff: Linda Wilson Town/City: Keene (K01)
Property name: Keene Senior Center County: Cheshire (03C)
(John Prentiss House)

Address: 70 Court Street
Keene NH 03431

Reviewed for: [X]R&C [ ]PTI [ ]NR [ ]SR [ ]Su
Keene CDBG Program

There was so much to include I couldn't find a way to add it by hand to the original 3/12 form; so this can be treated as an addendum.

Table with columns: Individual Properties (NR, SR), Districts (NR, SR), Integrity (Location, Workmanship, Design, Feeling, Setting, Association), Criteria (A. Event, B. Person, C. Architecture, D. Archaeology, E. Exception), Level (Local, State, National). Includes handwritten notes on the right side.

original "green form" with new information added and changes indicated.

STATEMENT OF SIGNIFICANCE: The original (c. 1828) house is historically significant as the home of John Prentiss, founder of the New Hampshire Sentinel (now the Keene Sentinel). The exterior of the 19th century dwelling is intact; the 1977 expansion to one side and the rear is deferential to the original dwelling. Both the structure and its setting appear to retain sufficient to contribute to an eligible downtown residential district, as recommended by the Keene Town-Wide Area Form prepared by historic preservation consultant Elizabeth Durfee Hengen. (05-21-97): On the basis of additional information submitted by the Keene Housing Authority, the John Prentiss House appears also to be individually eligible for the National Register.

PERIOD OF SIGNIFICANCE: c. 1828 - [c. 1947]
AREA OF SIGNIFICANCE: A: Community Planning & Development
BOUNDARY: Map/Parcel 001-05-018 (0.056 acre)
SURVEYOR: Noel C. Dandley, Keene Housing Authority.

FOLLOW-UP: Black/white prints of the photo views submitted are needed to complete the inventory form; in addition, winter photos showing more of the original dwelling are requested, for assessing integrity. "Context" photos of surrounding properties and streetscape (to show the larger setting of which it is a part) are also requested. The name of the "surveyor" (the person who prepared the form) and the date the site evaluation was done should be included, too. Please also provide more information about the evolution of the house (collections of the Historical Society of Cheshire County may hold relevant information). For example, did any significant alterations occur as a result of or during the Prentiss occupancy, its time as a Unitarian parsonage, its return to the Prentiss family (what year?), its use by Dr. Almquist, and its acquisition / use by the Senior Citizens Center? Additional detail, in response to the request for more information, was provided by the Keene Housing Authority on May 19, 1987. It indicated that there were no significant exterior alterations until 1977 -- although study of the photos suggests that a one-bay 2-story wood-framed rear extension may date from the Lewis S. Colony occupancy (1867-1895), and a two-story bay window on the north side could have been added during Colony's lifetime, or after 1895 when Fred and Fanny (Colony) Barrett owned the house. In addition to its historical value, the brick original dwelling also displays characteristic Connecticut Valley blind arcading across its facade.

Final DOE approved by:
C. J. [signature] 06/11/97

1994)

Determination of Eligibility (DOE)

original "green form"

Date received: 02-25-97 Inventory #: -  
 Date of group review: 03-12-97 Area:  
 DHR staff: Linda Wilson Town/City: Keene (  
 Property name: Keene Senior Citizens' County: Cheshire (  
 Center  
 (John Prentiss House)  
 Address: 70 Court Street  
 Keene NH 03431

Reviewed for:  R&C  PTI  NR  SR  Survey  
 Keene CDBG Program

Individual Properties		Districts	
NR	SR	NR	SR
<input type="checkbox"/>	<input type="checkbox"/> Eligible	<input checked="" type="checkbox"/>	<input type="checkbox"/> Eligible
<input type="checkbox"/>	<input type="checkbox"/> Eligible, also in district	<input type="checkbox"/>	<input type="checkbox"/> Not eligible
<input checked="" type="checkbox"/>	<input type="checkbox"/> Eligible, only in district	<input type="checkbox"/>	<input type="checkbox"/> More information needed
<input type="checkbox"/>	<input type="checkbox"/> Not eligible	<input type="checkbox"/>	<input type="checkbox"/> Not evaluated @ district
<input checked="" type="checkbox"/>	<input type="checkbox"/> More information needed		
<input type="checkbox"/>	<input type="checkbox"/> Not evaluated for individual eligibility		

Integrity  Location  Design  Setting  Materials  
 Workmanship  Feeling  Association

Criteria:  A. Event  B. Person  C. Architecture  
 D. Archaeology  E. Exception

Level:  Local  State  National

**STATEMENT OF SIGNIFICANCE:** The original (c. 1828) house is historically significant as the home of John Prentiss, founder of the *New Hampshire Sentinel* (now the *Keene Sentinel*). The exterior of the 19th century dwelling is intact; the 1977 expansion to one side and the rear is well screened by vegetation. Both the structure and its setting appear to retain sufficient integrity to contribute to a downtown residential district, as recommended by the Keene Town-Wide Area Form prepared by historic preservation consultant Elizabeth Durfee Hengen.

**PERIOD OF SIGNIFICANCE:** c. 1828 - [c. 1947]

**AREA OF SIGNIFICANCE:** A: Community Planning & Development

**BOUNDARY:** Map/Parcel 001-05-018 (0.056 acre)

**SURVEYOR:**

**FOLLOW-UP:** Black/white prints of the photo views submitted are needed to complete the inventory form; in addition, winter photos showing more of the original dwelling are requested, for assessing integrity. "Context" photos of surrounding properties and streetscape (to show the larger setting of which it is a part) are also requested. The name of the "surveyor" (the person who prepared the form) and the date the site evaluation was done should be included, too. Please also provide more information about the evolution of the house (collections of the Historical Society of Cheshire County may hold relevant information). For example, did any significant alterations occur as a result of or during the Prentiss occupancy, its time as a Unitarian parsonage, its return to the Prentiss family (what year?), its use by Dr. Almquist, and its acquisition / use by the Senior Citizens Center?

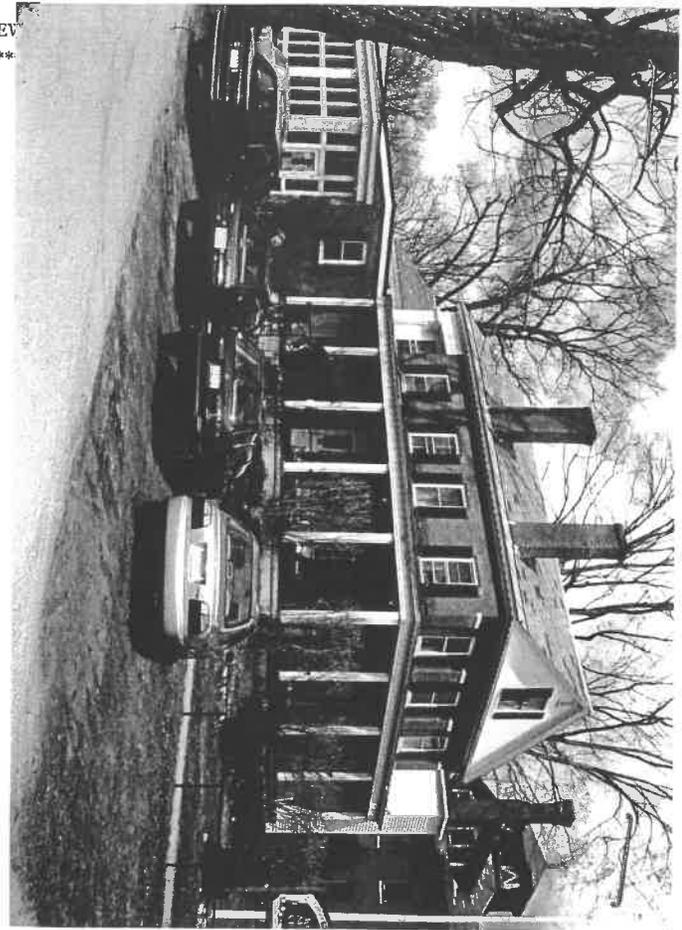
Final DOE approved by:

C. Janda 04/13/97

MAY 19 1997

code

NEV  
\*\*\*



Cheshire

Town/City Keene

Address 70 Court Street

Current Owner Keene Senior Citizens Ctr.

Property Name Keene Senior Citizens Ctr.

Acreage 0.0555

Tax map/parcel # 001-05-018

UTM ref.

USGS Quadrangle

Use: present Senior Citizen Center

original Private Residence

Exterior building materials:

Roof: asphalt Walls: Brick/Wood

Foundation: Stone Chimney Brick

# of stories: 2 1/2 Roof Shape: Gable

Chimney location: Roof Entry Location: Side

Sash type: Fixed Plan Configuration:

Major alterations (with dates): 4,400' addition - 1977

Interior alterations to fit present use 1962 - 1995

No known major alterations prior to 1962.

Condition: Fair Outbuildings: None

Setting: Business

Architect/Builder: Unknown

Source

Original construction date: 1828

Source:

multiple buildings campaigns (see back)

Style or Type:

Moved:

Surveyor:

Recorded by:

Date of field survey:

photographer facing: N.W.

photograph date 4/29/97

Roll # Frame# 1

negative stored at: Keene Housing Authority

Location map Indicate North with arrow

O

SEE PAGE 5

Property map Indicate North with arrow

O

N/A



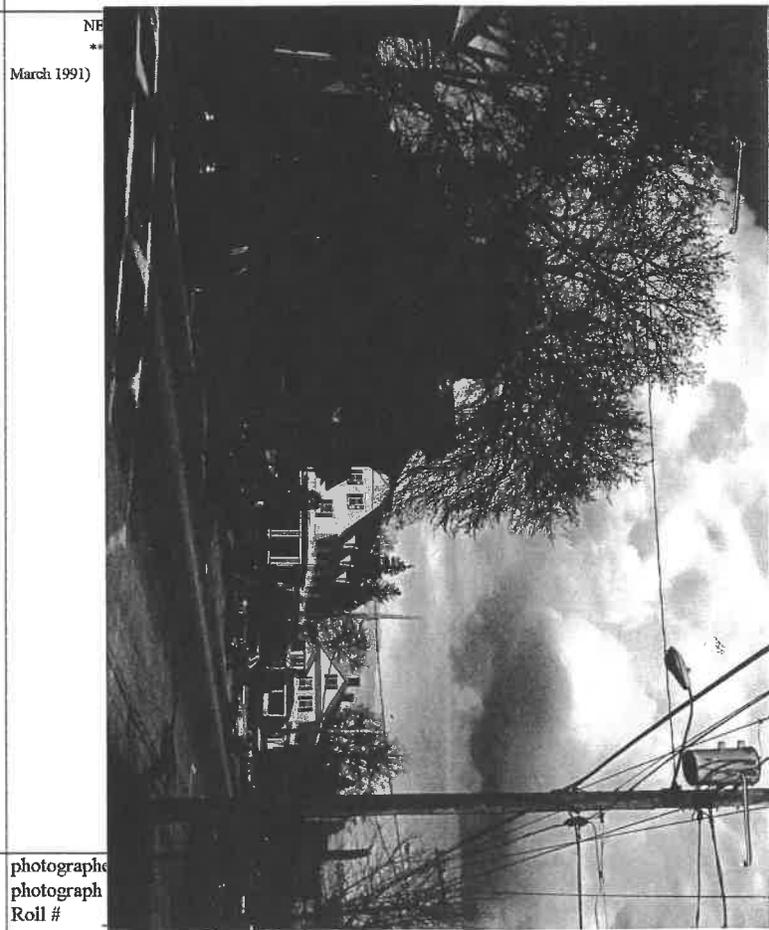
Roll # \_\_\_\_\_ Frame# 2  
negative stored at: Keene Housing Authority



photograph  
photograph  
Roll # \_\_\_\_\_ Frame# 4  
negative stored at: Keene Housing Authority



negative stored at: Keene Housing Authority



NE  
\*\*  
March 1991)

photograph  
photograph  
Roll # \_\_\_\_\_  
negative stored at: Keene Housing Authority

DESCRIPTION AND COMPARATIVE EVALUATION:  
Colonial Revival. Distinguishing Features - Full facade porch with columns. Basket handle arches above windows on 2nd floor.

HISTORICAL BACKGROUND and role in Town's/City's development:

The original house was built in 1828 by John Prentiss, founder of the New Hampshire Sentinel. It was initially used as a Unitarian Parsonage and was occupied by the Reverend Thomas R. Sullivan until 1835. John Prentiss and his family lived in the house until 1867 when it was purchased by Lewis S. Colony. Colony was the owner of the Munson Cotton Mill and the L. S. Colony Chair Company. From 1895 to 1936 Fred E. and Fanny (Colony) Barrett family owned the house. Doctor Fred A. Almquist owned and lived in the house until 1961 when it was purchased by Emil Legere. In 1962 he sold the property to the Keene Senior Citizens, Inc. The house was purchased and enlarged through a donation by the Kingsbury Trust. Fund for the amount of Forty Five thousand dollars.

NATIONAL REGISTER CRITERIA STATEMENT OF SIGNIFICANCE:

PERIOD OF SIGNIFICANCE:

STATEMENT OF INTEGRITY:

BIBLIOGRAPHY and/or REFERENCES:

APPLICABLE HISTORIC CONTEXT(S) with code:

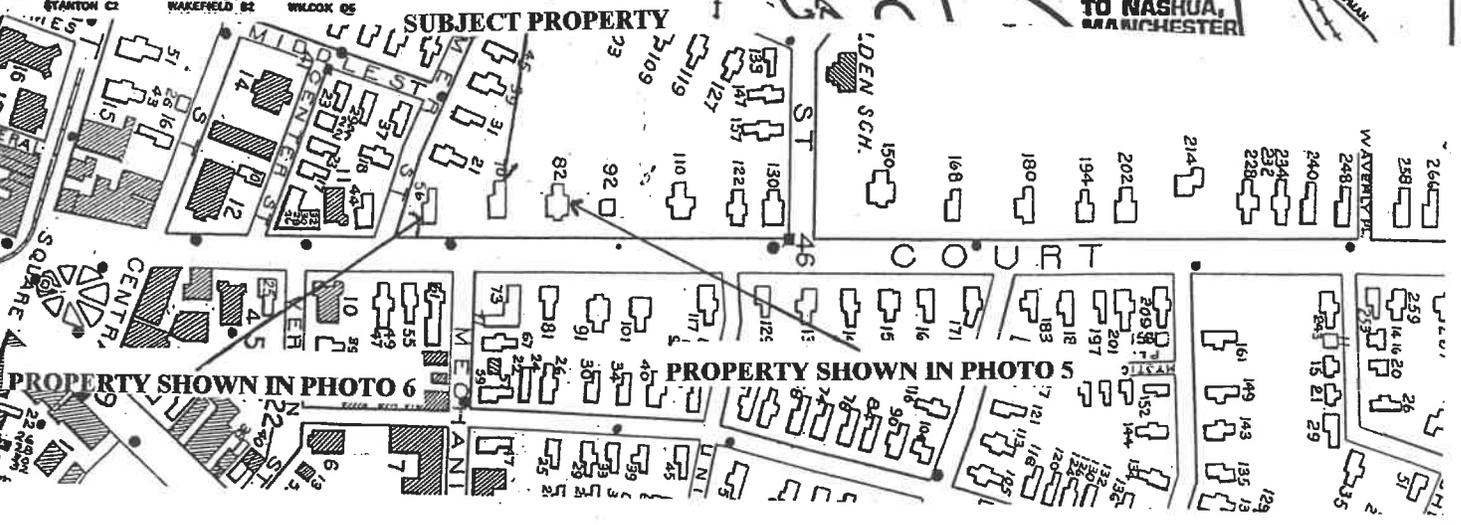
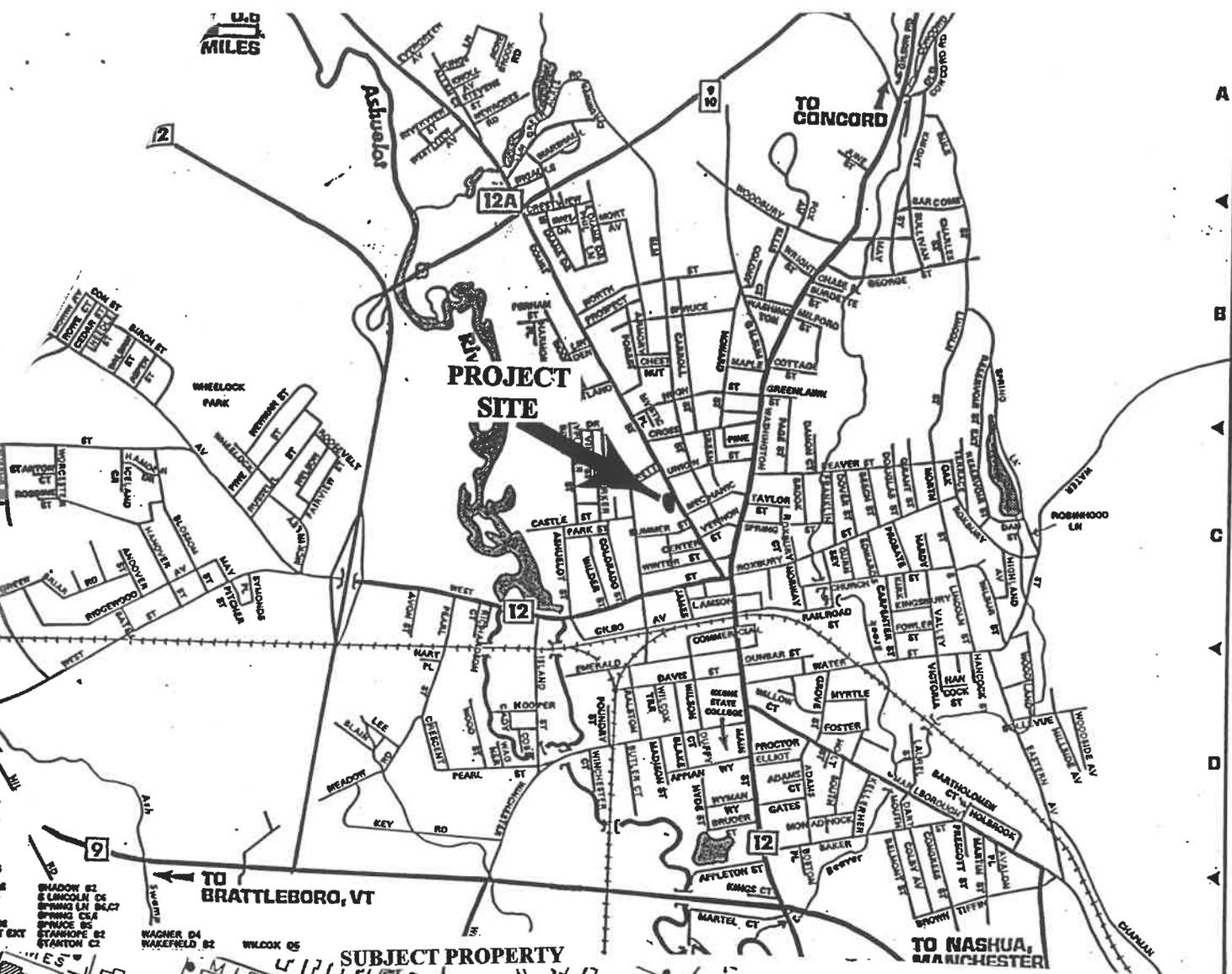
Surveyor's Evaluation:

NR listed: individual \_\_\_\_\_  
within district \_\_\_\_\_  
Integrity yes \_\_\_\_\_  
no \_\_\_\_\_

NR Criteria A \_\_\_\_\_  
B \_\_\_\_\_  
C \_\_\_\_\_  
D \_\_\_\_\_

NR eligible individual \_\_\_\_\_  
within district \_\_\_\_\_  
not eligible \_\_\_\_\_  
more info needed \_\_\_\_\_

U.S.  
MILES



# Cheshire County: Keene Senior Center

## 70 Court Street

copy # original submission code

Area 2/25/97

Cheshire

City Keene

Address 70 Court Street

Current Owner Keene Senior Citizens Ctr.

Property Name Keene Senior Citizens Ctr.

Acreage 0.056

Tax map/parcel # 001-05-018

UTM ref.

USGS Quadrangle

Use: present Senior Citizen Center

original Private Residence

Exterior building materials:

Roof: <u>asphalt</u>	Walls: <u>Brick/Wood</u>
Foundation: <u>Stone</u>	Chimney <u>Brick</u>
# of stories: <u>2 1/2</u>	Roof Shape: <u>Gable</u>
Chimney location: <u>Roof</u>	Entry Location: <u>Front</u>
Sash type: <u>Fixed</u>	Plan Configuration:

Major alterations (with dates): 4,400' addition - 1977

Interior alterations to fit present use 1962 - 1995

Condition:	<u>Fair</u>	Outbuildings:	<u>Fair</u>
------------	-------------	---------------	-------------

Setting: Business

Architect/Builder: Unknown

Source

Original construction date: 1828

Source:

multiple buildings campaigns (see back)

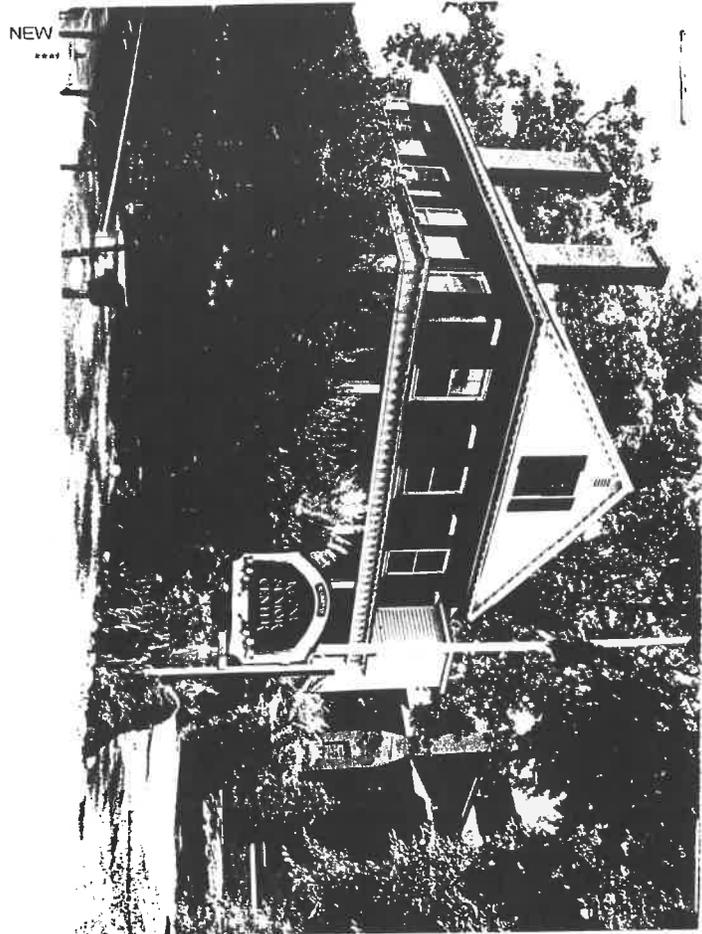
Style or Type:

Moved:

Surveyor:

Recorded by:

Date of field survey:



photographer facing: \_\_\_\_\_

photograph date \_\_\_\_\_

Roll # \_\_\_\_\_ Frame# \_\_\_\_\_

negative stored at: \_\_\_\_\_

Location map \_\_\_\_\_ Indicate North with arrow

O

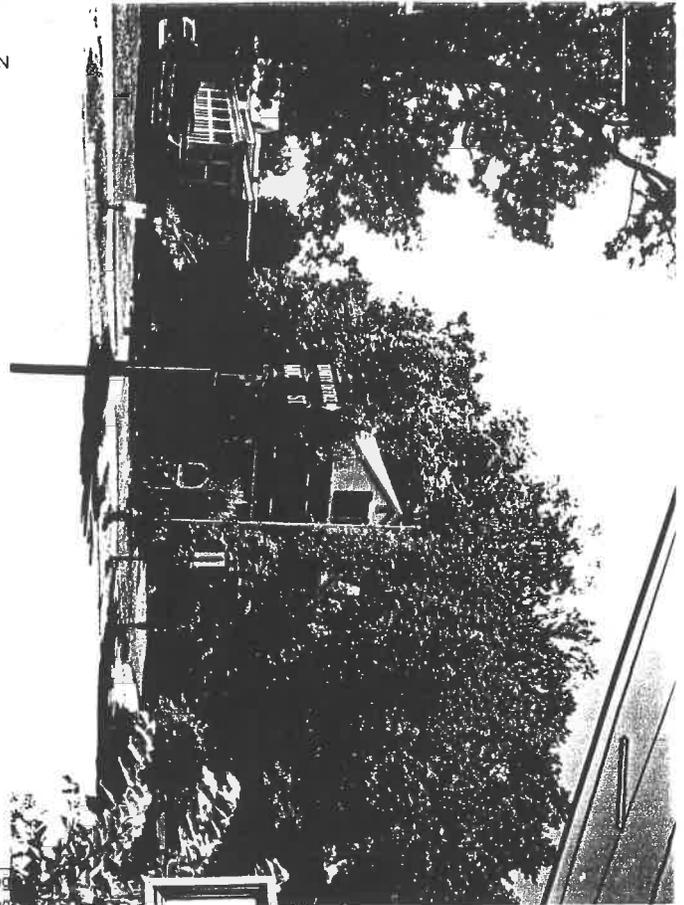
Property map \_\_\_\_\_ Indicate North with arrow

O

Affix photo here  
use photo continuation sheet  
for extra photos

Roofline should aline  
with right margin-----

N



photographer facing:  
photograph date  
Roll # \_\_\_\_\_  
negative stored at:

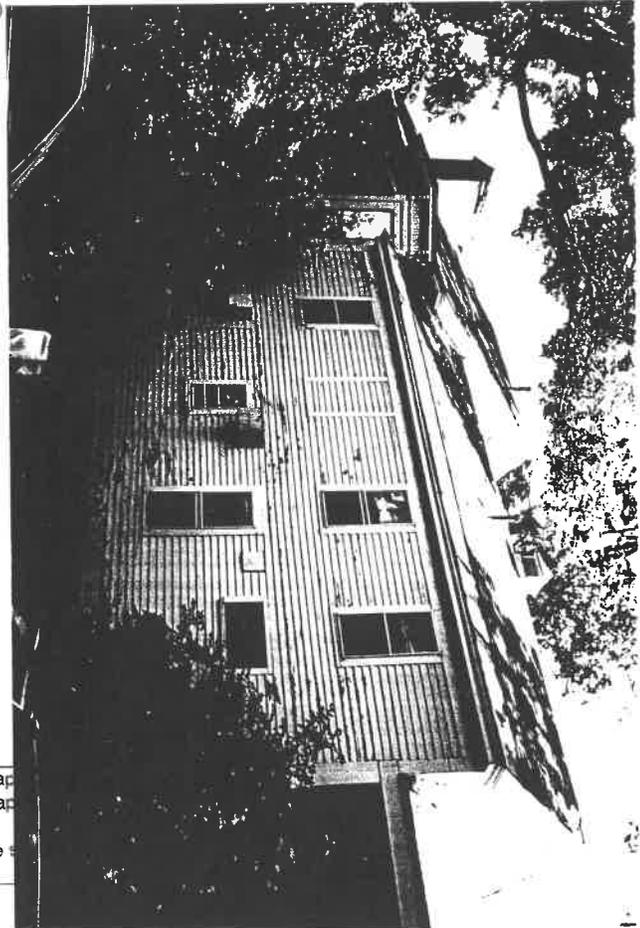
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for extra photos

Roofline should aline  
with right margin-----



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negative s

**VERBAL DESCRIPTION AND COMPARATIVE EVALUATION:**

**HISTORICAL BACKGROUND and role in Town's/City's development:**

The original house was built in 1828 by John Prentiss, founder of the New Hampshire Sentinel and was used as a Unitarian parsonage until 1835. The house was later occupied by Prentiss' son until 1936 when it was sold to Dr. Fred Almquist. It was purchased by the Senior Citizens Center in 1962 through a grant from the Kingsbury Foundation.

**NATIONAL REGISTER CRITERIA STATEMENT OF SIGNIFICANCE:**

**PERIOD OF SIGNIFICANCE:**

**STATEMENT OF INTEGRITY:**

**BIBLIOGRAPHY and/or REFERENCES:**

**APPLICABLE HISTORIC CONTEXT(S) with code:**

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**Surveyor's Evaluation:**

NR listed: individual	_____	NR Criteria	A _____	NR eligible	_____
within district	_____		B _____	individual	_____
			C _____	within district	_____
Integrity	yes _____		D _____	not eligible	_____
	no _____			more info needed	_____

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NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

State of New Hampshire, Department of Cultural Affairs  
19 Pillsbury Street, Box 2043, Concord, NH 03302-2043

603-271-3483  
603-271-3558

FAX 603-271-3433 [nhdhr@lilac.nhsl.lib.nh.us](mailto:nhdhr@lilac.nhsl.lib.nh.us) Voice/TDD RELAY ACCESS 1-800-735-2964

June 11, 1997

Noel C. Dandley  
Development Officer  
Keene Housing Authority  
105 Castle Street  
Keene, New Hampshire 03431

RE: Keene Senior Center, 70 Court Street, Keene, New Hampshire

Dear Mr. Dandley:

Thank you for requesting determinations of National Register eligibility for the properties listed below. As requested, the Division of Historical Resources' Determination of Eligibility Committee has reviewed the *DHR Inventory Forms* prepared by you; based on the information available, the DOE Committee's evaluations of National Register eligibility are:

TOWN/CITY	PROPERTY	DETERMINATION
Keene	Keene Senior Center, 70 Court Street(John Prentiss House)	Eligible, also in district

DHR review of any proposed rehab work will be required for those properties determined to be eligible for the National Register.

Copies of the DHR evaluation forms are attached for your use. Please refer to the "Follow-up" section for an explanation of the additional data needed. The inventory data and the evaluations will also be added to the statewide survey database for historic properties in New Hampshire.

Please call if you have questions. Thanks for your cooperation!

Sincerely,

Linda Ray Wilson  
Deputy State Historic Preservation Officer

LRW:djg

enclosures

cc: Nancy C. Muller, Director / State Historic Preservation Officer  
Gary W. Hume

## 70 Court Street

This house was built in 1828 by John Prentiss, founder of the *New Hampshire Sentinel*. Prentiss, prominent in Unitarian affairs, lived next door to the north of 70 Court in a white colonial structure built in 1808. That home was razed in 1877 to make room for the large brick home owned for many years by the Holbrook family (now law offices).

70 Court Street was occupied as a Unitarian parsonage until 1835. The house was later occupied by John W. Prentiss who succeeded his father as publisher of the *New Hampshire Sentinel*. Lewis J. Colony bought the house in 1867. Colony purchased the Munson Cotton Mill at Munsonville and remained in business until 1871. Colony was one the first manufacturers to introduce large office chairs and rockers. He started making split seat chairs in Musonville soon after 1877.

The house remained in the Colony family until 1936 when it was sold to Ray Tenney (Vol 0466-339). In 1939 Tenney sold the house to Dr. Fred Almquist who used the property as a residence and a doctor's office (Vol 0479-252). Dr. Almquist sold the house to Emile Legere (Vol 0690-183) in January 1962. Six months later Legere sold the property to the Keene Senior Citizens Inc. (Vol 0696-0123).

In the 1960's the Keene Senior Citizens Inc. put a large addition to the rear to provide meeting rooms for the Keene Senior Center. They continue to occupy the building in 2003.

(Most of the above information came from *Upper Ashuelot*) pp. 379-80

~~pp. 379-80~~





