



City of Keene, New Hampshire

**Historic District Commission**

Wednesday, September 16, 2020

4:30 PM

Online Meeting (Zoom)\*

- The public may access the meeting online by visiting [www.zoom.us/join](http://www.zoom.us/join) and entering the meeting ID: 824 1448 9213.
- The public may access the meeting by phone by calling (603) 757-0684 and entering the participant code: 981441.
- The following telephone number may be used during the meeting to notify the public body of any problem with public access: (603) 757-0622.
- More information on public access to the meeting is available at the City's Historic District Commission webpage at [ci.keene.nh.us/historic-district-commission](http://ci.keene.nh.us/historic-district-commission).

**AGENDA**

1. Call to Order and Roll Call
2. Minutes of Previous Meetings
  - a) August 19, 2020 Historic District Commission Meeting
  - b) August 19, 2020 Joint Meeting of the Historic District Commission & Heritage Commission
3. Public Hearings
  - a) **COA-2013-05, Modification #1 – Bennett Block Renovations – 32-34 Washington St** – Applicant Stevens & Associates, on behalf of owner Monadnock Affordable Housing Corporation, proposes to renovate the Bennet Block building, including restoration of the storefront and replacement of all windows and doors. The property is ranked as a Primary Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the Central Business District.
4. Collaboration with Heritage Commission
5. Staff Updates
  - a) Committee Membership
6. New Business
7. Next Meeting – October 21, 2020
8. Adjourn

*\*In Emergency Order #12, issued by the Governor pursuant to Executive Order #2020-04, which declared a COVID-19 State of Emergency, the requirement that a quorum of a public body be physically present at the meeting location under RSA 91-A:2, III(b), and the requirement that each part of a meeting of a public body be audible or otherwise discernible to the public at the meeting location under RSA 91-A:2, III(c), have been waived. Public participation may be provided through telephonic and other electronic means.*

**City of Keene**  
**New Hampshire**

**HISTORIC DISTRICT COMMISSION**  
**MEETING MINUTES**

**Wednesday, August 19, 2020**

**4:30 PM**

**Remote Meeting via Zoom**

**Members Present:**

Andrew Weglinski, Chair  
Councilor Catherine Workman  
Hope Benik  
Tia Hockett, Alternate (Voting)

**Staff Present:**

Mari Brunner, Planner

**Members Not Present:**

Nancy Proctor  
Sam Temple  
Hans Porchitz  
Hanspeter Weber, Alternate  
Joslin Kimball Frank, Alternate  
Dave Bergeron, Alternate  
Peter Poanessa, Alternate

**1) Call to Order and Roll Call**

Chair Weglinski called the meeting to order at 4:32 PM and read the executive order authorizing a remote meeting: Emergency Order #12, issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04. Pursuant to this order, Ms. Brunner called roll and members present, all of whom called alone, stated their locations. The Chairman, Councilor Workman, and Ms. Hockett called from their home addresses, and Ms. Benik called from 34 Court Street.

**2) Minutes of Previous Meeting – July 15, 2020**

Ms. Benik moved to approve the minutes of July 15, 2020, which Councilor Workman seconded, and the motion passed by unanimous roll call vote.

**3) Public Hearings**

- a. COA-2020-07 – People’s United Bank Tree Replacement, 122 West Street – Applicant Wendy Pelletier, on behalf of owner People’s United Bank N.A., proposes to replace five mature Linden trees with four honey locust trees on**

**the property located at 122 West St. (TMP# 576-001-000). This property is not ranked and is located in the Central Business Limited District.**

Ms. Brunner recommended accepting this application as complete. Councilor Workman moved to accept application COA-2020-07 as complete, which Ms. Benik seconded, and the motion passed by unanimous roll call vote.

The Chairman welcomed the Applicant, Ms. Wendy Pelletier, who called alone from her home address. Ms. Pelletier said she was speaking on behalf of the property owner of 122 West Street. This property is located on the corner of West Street, School Street, and Gilbo Avenue. She showed photos of the site before and after a major storm in 2018, which damaged three of the five mature Linden closest to Friendlies to the west, resulting in their stumping and removal. In 2020, a landscaper recommended removing the remaining two trees, one of which was damaged. At the time of this meeting, all five trees were removed and ground to stumps and therefore the Applicant was seeking retroactive approval for removing the trees and approval to replace them with four new Honeylocust trees. Ms. Pelletier said that the owner was unaware HDC approval was needed to remove the damaged trees.

Ms. Benik asked if the Linden tree stumps would remain in the ground. Ms. Pelletier said yes, they are ground so flat that grass is already growing over and further, it is expensive to remove stumps. The new trees would be planted between the stumps.

The Chairman requested Staff comments and Ms. Brunner began by explaining that this property was once the site of the Noah Cooke House, a saltbox colonial that is one of Keene's oldest surviving buildings. Noah Cooke, a distinguished lawyer who helped establish the first courthouse in town, served as town clerk for 10 years, and was an incorporator of the Cheshire National Bank, built the house in 1791. It was purchased in 1906 by Horatio Colony, Keene's first mayor and was occupied by members of the Colony family until 1966. For many years, the road at the front of the house separated and passed on both sides of the old "Cooke Elm" until it was removed 1914 to widen the road. The elm was seven feet in diameter when it was cut down. The house (but not the property) was sold to Ruth and Delbert Meyer and relocated to Daniels Hill Road in 1973. It is presumed that the house would have been demolished to make way for commercial development, had it not been relocated. The structure that exists on the site today was built in 1978 for use as a bank. The Planning Board reviewed the site plan application for the construction of the bank, and as part of that review, approved the installation of shade trees along the perimeter of the site in the landscaping areas.

Ms. Brunner said the Applicant proposed to replace five mature Linden trees – already removed from the site – with four honey locust trees on the northern edge of the property bordering West Street. Per Section III.D.16 – Removal of trees in excess of 15 inches in diameter at a trunk height of four (4) feet above grade, this request is classified as a "Major Project" for review by the Historic District Commission. As such, Ms. Brunner reviewed the HDC regulations relevant to this application:

*Sec. XV. A. 1. – Trees, Landscaping, and Site Work*

*b) Design Standards*

- 1) Trees that contribute to the character of the historic district and that exceed 15” in diameter at a height of 4’ above grade shall be retained, unless removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional.*
- 2) Grading or changes to the site’s existing topography shall not be allowed if existing mature trees might be negatively impacted by altered drainage and soil conditions.*
- 3) During construction, paving and any site work, existing mature trees must be protected.*

Ms. Brunner explained that the Applicant already removed five existing mature Linden trees and proposed to replace them with four, 3.5-inch caliper Shademaster Honeylocust trees along West Street. The Applicant stated in the project narrative that three of the Linden trees were either knocked down or damaged in summer 2018 during a thunderstorm. At that time, the three damaged trees were removed from the site and the stumps were ground down. The remaining two trees along West Street were removed in spring 2020. Following removal of the two trees in 2020, staff notified the property owner that the removal of mature trees from properties located in the Downtown Keene Historic District requires approval from the Historic District Commission. The proposed replacement tree, Shademaster Honeylocust, is a deciduous shade tree native to North America that grows 50 to 70 feet tall and almost as wide, is well-suited for growing in areas with a lawn, has a high tolerance for drought and salt, and is not usually affected by pests.

With no public questions, the Chairman closed the public hearing.

Ms. Hockett made the following motion, which Ms. Benik seconded, and the motion passed by unanimous roll call vote.

With a vote of 4-0, the Historic District Commission approved COA-2020-07 for the replacement of five mature Linden trees with four honey locust trees on the property located at 122 West St. (TMP# 576-001-000), as presented on the plan identified as “Tree Replacement Plan” prepared by Cardinal Surveying & Land Planning at a scale of 1” = 20’ and dated July 29, 2020 with no conditions.

- 4) New Business**
- 5) Next Meeting – September 16, 2020**
- 6) Adjourn**

There being no further business, Chair Weglinski adjourned the meeting at 4:50 PM.

Respectfully submitted by,  
Katrinya Kibler, Minute Taker  
August 25, 2020

Reviewed and edited by Mari Brunner, Planner

1 **City of Keene**  
2 **New Hampshire**

3  
4  
5 **JOINT HISTORIC DISTRICT COMMISSION & HERITAGE COMMISSION**  
6 **MEETING MINUTES**  
7

8 **Wednesday, August 19, 2020**

**5:00 PM**

**Remote Meeting via Zoom**

**Historic District Commission Members**

**Present:**

Andrew Weglinski, Chair  
Councilor Catherine Workman  
Hope Benik  
Tia Hockett, Alternate (Voting)

**Heritage Commission Members Present:**

Rose Carey, Chair  
Councilor Gladys Johnsen  
Susan DeGidio  
Cauley Powell  
Louise Zerba, Alternate (Voting)

**Historic District Commission Members**

**Not Present:**

Nancy Proctor  
Sam Temple  
Hans Porchitz  
Hanspeter Weber, Alternate  
Joslin Kimball Frank, Alternate  
Dave Bergeron, Alternate  
Peter Poanessa, Alternate

**Heritage Commission Members Not**

**Present:**

Charlotte Schuerman  
Erin Benik  
Kelly Ballard

**Staff Present:**

Tara Kessler, Senior Planner  
Mari Brunner, Planner

9  
10 **1) Call to Order and Roll Call**  
11

12 Chair Weglinski called the meeting to order at 5:03 PM and read the executive order authorizing  
13 a remote meeting: Emergency Order #12, issued by the Governor of the State of New Hampshire  
14 pursuant to Executive Order #2020-04. Pursuant to this order the members present, all of whom  
15 called alone, stated their locations. Chair Weglinski, Councilor Workman, Ms. Hockett, Chair  
16 Carey, Ms. Powell, Councilor Johnsen, and Ms. Zerba called from their home addresses. Ms.  
17 Benik called from 34 Court Street.  
18

19 **2) NH Certified Local Government Program Discussion – Staff from the NH Division**  
20 **of Historical Resources (NHDHR) will facilitate a discussion regarding the City’s**  
21 **involvement in the Certified Local Government Program, which is a partnership**  
22 **between municipal governments and the state historic preservation program to**  
23 **encourage and expand local involvement in preservation-related activities.**  
24

25 Ms. Kessler introduced Staff from the NH Division of Historical Resources (NHDHR), Amy  
26 Dixon (calling alone from Warner, NH) and Nadine Miller (calling alone from Nashua, NH),  
27 who tour Certified Local Government Program communities every few years to check-in.  
28

29 Ms. Miller explained that the Certified Local Government (CLG) program is a partnership  
30 between the National Park Service, the NHDHR, and the 25 current local NH communities  
31 participating, which must have a Historic District regulated locally. Keene has been a CLG  
32 community for approximately 12 years and has done great work, particularly due to the joint  
33 roles of the Historic District and Heritage Commissions fostering the CLG's responsibility to the  
34 whole town, not just the Historic District. Ms. Miller said that the greatest benefit of the CLG  
35 program is two-year grants awarded annually for various programming such as surveying  
36 historic properties anywhere in town, master plan development, ordinance review, and education.  
37 Ms. Miller said that the NHDHR promotes Keene to other CLG communities as an example of  
38 popular community engagement to determine whether/how to expand their Historic District.  
39 Every four years, NHDHR staff check-in with CLG communities and at this meeting, Ms. Miller  
40 went through a series of questions for Staff and Commission members' reply.

41 1. How does the community enforce State and local legislation for the designation and  
42 protection of historic properties?

43 Ms. Kessler confirmed that Keene follows the US Secretary of Interior standards for Historic  
44 Preservation. Ms. Miller asked if there had been any controversial projects of note in the City for  
45 discussion moving forward. Chair Weglinski noted the common Historic District Commission  
46 theme of retroactive approvals – applicants doing work and asking forgiveness later – that the  
47 Commission is trying to limit but must address case-by-case during public hearings. Ms. Brunner  
48 added that in some instances, people were unaware they were in the Downtown Historic District  
49 and therefore needed approval; however, there have also been instances where people who  
50 should have known that they needed permission did not seek approval until the City asked them  
51 to after-the-fact. Ms. Miller suggested a possible future CLG grant could be used for education  
52 and promotion to Historic District residents.

53 2. Are Commission memberships adequate and qualified?

54 Ms. Kessler confirmed that the City requests resumes or background information and initial  
55 interest letters for all Commission members, which are kept on file as a requirement for  
56 nominating and appointing new members.

57 3. Do the Commissions meet at minimum four times annually?

58 Ms. Kessler confirmed that the Heritage Commission meets bi-monthly and the Historic District  
59 Commission meets at minimum four times annually, and often more than four times (pending  
60 applications). Commission meetings are currently proceeding virtually during the Covid-19 State  
61 of Emergency.

62 4. Is there a system for survey and inventory of historic properties?

63 Ms. Kessler said the City is currently under contract with a historic preservation firm to conduct  
64 a historic resource inventory of carriage houses, barns, and agricultural buildings near to the  
65 City's downtown to understand what resources exist between Court and Washington Streets, to  
66 identify properties most at risk of potential demolition, and to work with those property owners  
67 by helping them to seek resources to preserve historic features. Chair Weglinski noted that a  
68 carriage house on Main Street came to the Historic District Commission several times for  
69 rehabilitation. He added that due to the Historic District expansion in 2011, a section of the  
70 District remains unranked, and a subcommittee of these two Commissions formed but could not  
71 continue work during the Covid-19 State of Emergency. Ms. Miller suggested such a ranking  
72 effort could be a CLG grant opportunity, similar to CLG initiatives in Lebanon, Sanbornton, and  
73 Amherst, the latter of which integrated GIS into their ranking for their website.

74 5. Does the community participate in the NHDHR's program to recommend buildings to the  
75 National Register?

76 Ms. Kessler said that a local property owner chose to be on the State Register in 2019 and the  
77 Heritage Commission was helpful in that process. Ms. Miller said that a CLG grant could fund  
78 listing a property on the Register.

79 6. Are there public hearings and minutes for all Commission decisions and actions?

80 Ms. Kessler said that per the Right to Know Law (RSA 91-A), meeting agendas and minutes are  
81 posted to the City website and elsewhere within the Law's terms. Ms. Miller asked about posting  
82 historic resource inventories/surveys, etc. on the website. Ms. Kessler said that the City applied  
83 unsuccessfully for a CLG grant in the last round to better consolidate that historical resource  
84 survey information for the public, but there is insufficient Staff time for the effort despite seeing  
85 the great advantage. Ms. Miller referenced an inventory database that can help in this effort  
86 without having to visit the NHDHR office; Ms. Kessler and Chair Carey have access to the  
87 database.

88 Having concluded the formal questionnaire, Ms. Miller noted that she reviews Federal and State  
89 projects under Section 106 of the National Historic Preservation Act and she asks applicants in  
90 the Keene Historic District to check-in with the Historic District Commission; she knew the  
91 Commission was very responsive on cell tower projects. Ms. Miller asked how the Section 106  
92 review process is working for the City. Ms. Kessler said that review is effective generally and if  
93 an applicant does not come to the City directly, the NHDHR notifies the City of the application  
94 and encourages the applicant to visit the Heritage Commission, which can provide feedback to  
95 assist in State review. Chair Carey thought the Section 106 review process works well to allow  
96 the City to work with applicants trying to modify historic areas; there have been several  
97 instances in the last two years. Ms. Miller appreciated the comments and added that when an  
98 application is in the Historic District, the NHDHR tries to condition their comments on following  
99 local guidelines as well.

100 The conversation continued on cell towers and Ms. Miller said that the NHDHR sometimes  
101 reviews those applications within the programmatic agreements that telecommunications  
102 companies sign, which can sometimes limit the NHDHR review. Ms. Miller cited a project on

103 Water Street that NHDHR was not allowed to review. Ms. Kessler said the City was informed by  
104 that applicant that they were exempt from Section 106 and the City informed Ms. Miller, who  
105 said that if there were significant local concerns, the NHDHR could investigate further. Ms.  
106 Brunner explained that Staff were concerned because under the City's Telecommunications  
107 Ordinance, the proposal to expand that array would require a Conditional Use Permit but State  
108 law preempted local authority. Staff was concerned because that array was placed on a historic  
109 building outside the Historic District and prior to its establishment and creation of the local  
110 Telecommunications Ordinance. The applicant subsequently reduced the array size but now  
111 wants to increase it again and the proposal does not follow local regulations. Ms. Kessler said  
112 that Staff ultimately felt it was impossible to require a review process due to State law and opted  
113 to not seek NHDHR support to go directly to the FCC because the array was preempted at State  
114 level. Ms. Miller cited another small cell collocation downtown and Ms. Kessler said that  
115 applicant contacted the City and in consultation with Chair Carey, Staff determined that because  
116 it was located on a State right-of-way farther from downtown and with no historic buildings in a  
117 reasonable radius, the decision was to not bring it to the Heritage Commission. Ms. Miller said to  
118 never hesitate contacting NHDHR for projects of concern.

119 Commissioners cited the following ideas with which NHDHR could potentially help the City:

- 120     ▪ Emerald Street resource inventory – part of the 2011 Historic District expansion. Ms.  
121         Brunner will consult with Ms. Miller.
- 122     ▪ Stone Arch Bridge – final work pends a grant application that the City needs assistance  
123         writing. Ms. Dixon would determine whether grant writing is an eligible expense.  
124         Because the bridge is a part of the Transportation Heritage Trail, there could be other  
125         types of funding available, such as for additional research on the bridge or rail line  
126         because it was never formally evaluated historically, or for sign concepts and design  
127         development (not installation). Ms. Miller said that NHDHR encourages NH Department  
128         of Transportation to work with the City and to have confidence in the Heritage  
129         Commissions ability to excel with that bridge. The Heritage Commission would discuss.
- 130     ▪ Heritage Commission grant application deferred to this fall – this is a major project for  
131         the Commission to best digitize their resources for the public. Ms. Dixon would revisit  
132         the original submission but thought funds ran out last time, agreed it was a worthwhile  
133         effort, and said the City should contact NHDHR in the fall or closer to beginning of 2021  
134         with an updated cost quote from the vendor.
- 135     ▪ Historic District Commission support – Ms. Miller and Ms. Dixon can help the Keene  
136         Commission collaborate with other Historic District Commissions through the State.  
137         Additionally, the NHDHR can provide resources to best support new Commission  
138         members learning their roles; to begin, Commissioners can refer to the [National Alliance  
139         of Preservation Commissions](#) website, including their CAMP program that the State has  
140         been trying to replicate.

141

### 142     **3) Other Business**

143

144 Chair Carey welcomed Councilor Johnsen to the Heritage Commission and Ms. Kessler would  
145 work with the Councilor via email on the Commission's history. There should be a

146 Commissioner on both the Heritage and Historic District Commissions, but is lacking at this  
147 time.

148  
149 The Commissions would like to hold joint meetings more often to check-in and collaborate,  
150 perhaps annually. Ms. Kessler added that CLG grants are available annually, with the application  
151 due in November, and so it might be good to have that annual joint meeting toward the end of  
152 summer or early fall to determine if the Commissions want to apply for a collaborative grant.  
153 The City can submit multiple applications at the same time, currently has one active grant for the  
154 carriage barn project, and one application moving forward this fall for web developer support to  
155 create a public database of historic property inventories. The downside of the grants is that only  
156 research projects are funded 100% and other programs like education require a 40% community  
157 match, which can include Staff and volunteer time.

158  
159 Both Commissions would discuss at their next meetings ways to better collaborate and consider a  
160 replacement liaison member for both Commissions. Carey would send status updates to Ms.  
161 Brunner to determine when both sides want the next joint meeting.

162 **4) Adjourn**

163  
164 There being no further business, Chair Weglinski adjourned the meeting at 5:59 PM.

165  
166 Respectfully submitted by,  
167 Katryna Kibler, Minute Taker  
168 August 26, 2020

169  
170 Reviewed and edited by Mari Brunner, Planner

# STAFF REPORT

## COA-2013-05, Modification #1 – Bennett Block Exterior Modifications – 32-34 Washington Street

### **Request:**

Applicant Stevens & Associates, on behalf of owner Monadnock Affordable Housing Corporation, proposes to renovate the Bennet Block building, including restoration of the storefront and replacement of all windows and doors. The property is ranked as a Primary Resource and is located at 32-34 Washington St (TMP# 568-065-000) in the Central Business District.

### **Background:**

The historic Bennett Block building located at 32-34 Washington Street was constructed in 1926 by Frank J. Bennet to serve as a mixed-use building with retail space on the first floor and apartments on the upper floors. Following its construction, the first and second floors of the building were occupied by a business called Russell & Foster for a number of years, which was an automobile repair shop that offered vehicle storage in the cellar, had a car showroom on the first floor, and housed a repair shop on the second floor, which was accessed using a set of ramps from Washington and Vernon Streets.



*Figure 1. Photo submitted by the Applicant of the historic Bennet Block located at 32-34 Washington Street.*

The property changed ownership many times in the following years, starting with James H. Henry and Carl W. Johnson, who were electrical contractors that acquired the property in 1945. Mr. Henry and Mr. Johnson opened a shop next door, while transferring ownership of the garage to Pippin & Howard Bailey. In 1966, Mr. Henry and Mr. Johnson sold the property to G.W. Stone's and Sons, Inc., who eventually sold the building to D.C. Shattuck in 1978. The property was foreclosed on by Keene Cooperative Bank in 1981 and was sold to Cypress Street, Inc. later that same year. Two years later, in 1983, Franklin H. and Mary Ellen Moore acquired the property, which was later utilized by the NH State Unemployment Office until they later moved to another property on Mechanic Street. The current building owner, the Monadnock Affordable Housing Corporation, acquired the property in 2009.

The design of this building incorporates many significant architectural features, including the three-story brick commercial block; a façade clad with buff brick, which wraps around two bays on the side elevations; cast stone decorative details, including a diamond-shaped tablet inscribed with a "B" above the 3<sup>rd</sup> story windows, as well as cast stone sills and window corner blocks; a stepped roof parapet; size and spacing of window openings; and storefront divisions of buff brick piers. Although major alterations have been made to the storefront, including the replacement of window frames and doors, all of the architectural features described above contribute to this building's ranking as a Primary Resource.

The Applicant proposes a number of modifications to the exterior of the building, including replacing all windows and doors, re-siding the elevator penthouse, relocating existing electric meters and panels, and renovating the existing storefront.

Per Section III.D.3 ("*Renovation, rehabilitation or restoration of a building or structure*"), Section III.D.6 ("*Replacement of more than two windows or doors during the course of one calendar year on buildings, structures, and sites designated as Primary or Contributing Resources*") and Section III.D.8 ("*Alterations*")

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to storefronts”) of the HDC Regulations, this work is classified as a “Major Project” for review by the HDC.

### **Completeness:**

The Applicant has requested an exemption from providing a Site Plan as no changes are proposed to the site. Staff have determined that the requested exemption would have no bearing on the merits of the application, and recommend that the Board accept this application as “complete.”

### **Application Analysis:**

Included below is an analysis of the relevant standards of the HDC Regulations:

#### ***“Sec. XV.A.5 – Utility, Service, and Mechanical Equipment***

The Applicant proposes to remove the existing electrical panels and meters from their current locations on the rear of the building and on the adjacent building and relocate them inside the building. Per Section III. A. of the HDC Regulations, “*Work not visible from a public street or public place,*” these modifications do not require a certificate of appropriateness.

#### ***“Sec. XV.B.3 – Wood (siding and architectural trim)***

##### ***b) Design Standards***

- 3) Wood surfaces shall not be sandblasted or high-pressure washed.***
- 4) Vinyl and aluminum siding are prohibited.”***

The Applicant proposes to replace the existing wood trim and sheathing on the storefront and the wood siding on the elevator penthouse. The proposal to replace the storefront trim and sheathing is discussed under the section on storefronts, below.

The elevator penthouse is located on the south end of the roof and is partially visible from Washington Street. The Applicant notes that the existing wood siding is rotting and proposes to replace it with HardiePlank Lap Siding in a khaki color that would match the lap width of the existing wooden siding. The Applicant has confirmed that the overall size and shape of the elevator penthouse will remain the same. This standard appears to be met.



*Figure 2. A photo submitted by the applicant showing the existing siding on the elevator penthouse.*

#### ***“Sec. XV.B.5 – Windows***

##### ***b) Design Standards***

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

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- *true divided lights or a permanently affixed muntin grid on the exterior of the window. In either instance, the muntin shall have a raised trapezoidal profile. Snap-in or between-glass muntin grids are not allowed.*
- 3) *If the historic window to be replaced is wood, the replacement window shall also be wood, or wood clad with aluminum or a material of equal quality and approved by the Historic District Commission.*
- 4) *If the size or location of the original window opening has been altered, owners shall be encouraged to restore those openings if replacing windows.*
- 5) *Introducing new window openings into the primary elevations shall generally be prohibited.*
- 6) *Enlarging or reducing the window rough opening to fit new stock windows shall generally be prohibited”*

The Applicant proposes to replace all 46 windows on the second and third floors and 3 first-floor windows on the north facade. In addition to this, the Applicant proposes to replace the storefront windows on the north facade of the building, which is discussed in the section on storefronts, below. The existing windows on the upper floors of the building are single-pane white vinyl windows with exterior bronze storm windows. The applicant proposes to replace all 49 windows with Pella Impervia Fiberglass Double Hung windows in a dark brown/bronze finish in various sizes to match the current windows. The Applicant has confirmed that the new windows will match the size and configuration of the existing windows and will be replaced within the existing brick openings. This standard appears to be met.

### **“Sec. XV.B.6 – Entrances, doors and porches**

- b) Design Standards** *(For commercial buildings with storefronts, see also design standards under Storefronts)*
- 1) *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.*
- 2) *Introducing new door openings onto the primary elevations, or enlarging or reducing door openings to fit new stock doors, is generally prohibited.”*

The Applicant proposes to replace 6 existing doors, including 1 on the south facade, 2 on the east facade, and 3 on the north facade. The proposal to replace the doors on the primary, east facade of the building is discussed in the section on storefronts, below. The doors on the south and north facades of the building are not historic and are unoriginal to the building. The tenant entrance door on the south facade is proposed to be replaced with a 3’x7’ fiberglass door with a central glass panel and transom. Two of the three doors on the north facade are proposed to be replaced with 3’x7’ Polystyrene Foam Core Doors and one door is proposed to be replaced with a 3’x7’ fiber glass door with a vision panel. The Applicant has provided cut sheets for the proposed doors, which are attached to this staff report.

### **“Sec. XV.B.7 – Storefronts**

- b) Design Standards**
- 1) *Historic features of the storefront – such as iron or masonry columns or piers, window trim, glass, lintels and cornices, sills, steps, railings and doors – 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.*

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- 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 24 pictorial evidence; or be redesigned to conform to the size, scale, and proportions of a traditional storefront appropriate to the building.***

The Applicant proposes several modifications to the existing storefront, including replacing the existing storefront trim, baseboards, windows and doors. The Applicant proposes to replace the existing wood storefront trim with new Azek PVC trim in a “warm white/creme tone.” The Applicant states that the existing wood trim and sheathing is deteriorated and cracking, as shown in Figure 3. The replacement trim and sheathing would retain the same scale as the existing sheathing and pilaster covers. However, based on the proposed elevations submitted by the Applicant, some of the detailing in the existing wood trim would be lost with this replacement, including the raised panels on three vertical columns and in the baseboards below the storefront windows. This same trim would also be used to create panels that will be installed above the storefront entryways.



*Figure 3. Photos submitted by the Applicant showing deteriorated portions of the existing wooden storefront trim. Photos taken September 3, 2020.*

In addition, the Applicant proposes to re-surface the existing light brown lintel by applying a cream-colored stucco skim coat, which the Applicant notes would emphasize its character-defining role within the building façade and serve to visually separate the retail uses on the first floor from the residential uses on the upper floors, as shown in Figure 4.

## STAFF REPORT



Figure 4. Photo submitted by the Applicant showing the existing Bennett Block Storefront (left) and a rendering showing the proposed storefront (right).

The Applicant proposes to replace the existing storefront windows with Pella Impervia Fixed Frame Windows. In the project narrative, the Applicant states that the new storefront windows would “more closely resemble proportions of what might be expected for this building.” Section XV.B.5.b.4 of the HDC Regulations specifies that “*If the size or location of the original opening has been altered, owners shall be encouraged to restore those openings if replacing windows.*” The Applicant is proposing to enlarge the storefront windows back to their original size in this fashion, using a portion of the storefront window that is visible in the historic photo shown in Figure 5 as a guide.

The property inventory form notes that “Should the storefront be renovated in the future, strong consideration should be given to introducing full-height glazing in the display windows and restoring the lintel, which was probably stucco or (and more likely) cast stone.”

Below the new windows, the Applicant proposes to install decorative metal architectural grilles in a bronze satin finish or medium bronze powder coat color. In the project narrative, the Applicant states that the goal of this change is to give the storefront a more cohesive appearance.



Figure 5. A historic photo showing a corner of one of the original storefront windows on Bennett Block. Photo taken following the hurricane of 1938.

## STAFF REPORT

Finally, the Applicant proposes to replace the two existing doors on the east façade of the building, which are part of the storefront. The door on the south end of the façade is proposed to be replaced with a 3'x7' Fiber Glass Door with a side lite, as shown in Figure 6, and the door in the center of the storefront is proposed to be replaced with a 3'x7' Fiber Glass Door with a center glass panel. The finish of all new doors will match the dark brown/bronze finish of the new windows.



**Sidewalk ADA Entrance Existing**



**Sidewalk ADA Entrance Proposed**

*Figure 6. The existing ADA entrance on the east façade (left) and a rendering of the proposed ADA entrance (right), submitted by the Applicant.*

### **Recommendation:**

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

**Approve COA-2013-05, Modification #1 for renovations to the Bennett Block building located at 32-34 Washington St (TMP# 568-065-000) as presented in the elevations identified as “Proposed Façade/Existing Façade” prepared by Stevens & Associates, P.C. at a scale of 3/16 inch = 1 foot and dated February 20, 2018 with no conditions.**

# HISTORIC DISTRICT COMMISSION

## MAJOR PROJECT APPLICATION



<b>A</b>	<b>Project Name:</b> Bennett Block Renovation & Window Replacement		<b>For Staff Use Only:</b> Date Received : _____			
	<b>Tax Map Parcel number(s)</b> 003 - 01 - 012 - 0000 - _____		Community Development Department File # _____			
	_____		<b>Project Address:</b> 32 Washington Street			
	_____		<b>Square Footage of Parcel:</b> .23 Acreage			
_____		<b>Zoning District:</b> Downtown Historic District				
<b>Applicant</b>	<b>PRINTED Name/Co.:</b> Stevens & Associates		<b>Owner</b>	<b>PRINTED Name/Co.:</b> <i>Monadnock Affordable Hsg. Corp.</i>		
	<b>Address:</b> 95 Main Street Brattleboro, VT 05302			<b>Address:</b> 831 Court Street Keene, NH 03431		
	<b>Telephone:</b> (802)-257-9329			<b>Telephone:</b> (603)-352-6161		
	<b>E-mail:</b> dabate@stevens-assoc.com			<b>E-mail:</b> jmeehan@keenehousing.org		
	<b>Signature:</b> <i>[Signature]</i>			<b>Signature:</b> <i>[Signature]</i>		
<b>Printed Name:</b> Diane Abate		<b>Printed Name:</b> Joshua Meehan				
<b>B</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: <b>YES</b> NO (If YES see section H)	
<b>C</b>	<b>A complete application must include the following:</b>					
	<table style="width:100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Two (2) copies of completed application forms  <input type="checkbox"/> Two (2) copies of Descriptive Narrative  <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters  <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only)  <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters                         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Copies of any Zoning Board of Adjustment actions  <input type="checkbox"/> Three (3) copies of site plan (see Section D)  <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E)  <input type="checkbox"/> Scale and Massing Depictions (see Section F)  <input type="checkbox"/> Material Examples (see Section G)                         </td> </tr> </table>					<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters
<input type="checkbox"/> Two (2) copies of completed application forms <input type="checkbox"/> Two (2) copies of Descriptive Narrative <input type="checkbox"/> FEES covering the costs of processing, legal notice, advertising the public hearing, mailing notices out to abutters <input type="checkbox"/> Signed and Notarized Abutters List (direct Abutters only) <input type="checkbox"/> Two (2) sets of Mailing Labels for abutters	<input type="checkbox"/> Copies of any Zoning Board of Adjustment actions <input type="checkbox"/> Three (3) copies of site plan (see Section D) <input type="checkbox"/> Three (3) color copies of architectural elevations (see Section E) <input type="checkbox"/> Scale and Massing Depictions (see Section F) <input type="checkbox"/> Material Examples (see Section G)					



August 25, 2020

## BENNETT BLOCK RENOVATION

### **Narrative of Proposed Work**

#### **PROJECT DESCRIPTION:**

---

##### DESCRIPTION OF THE BUILDING:

Bennett Block, located at 32 Washington Street, Keene, NH, is a three-story brick masonry building built in 1926. It currently houses apartments on the upper two floors, and street front retail and community/multipurpose space on the first floor. The basement is unused.

The building gross area footprint is 5,300 SF and measures approximately 102' x 50'. The net area, excluding exterior wall thickness is 4,500 SF. The building is approximately 36' in height, from grade.

There are currently 14 residential units in the building. All 14 units shall receive new LVT flooring throughout, LED light fixtures and appliances.

There are no changes to the site or to the first-floor plan with the exception of a new electrical room to accommodate upgrades to service and relocation of exterior electrical panels and meters.

The project includes new fiberglass windows, new exterior doors, new historically sympathetic storefront (as an add alternate), electrical, fire-protection and structural upgrades.

##### DESCRIPTION OF THE PROJECT:

Proposed modifications relevant to the Downtown Historic District include the following:

1. Upper Windows: The windows in the apartments on the second and third floors of the building will be replaced in addition to few miscellaneous first floor windows on the North and South elevations. The new windows will match the size and configuration of the existing windows and will fit within the current brick openings. There are existing bronze colored storm windows installed in front of white vinyl windows. These sashes are discolored and aged and both the sashes and vinyl windows have reached the end of their useful life. Both are to be removed and replaced with a new Energy Star rated Fiberglass windows. The Fiberglass window color will be a dark brown/bronze color.
2. Exterior Building ADA Entry/Tenant Entry/Exit/ Salon doors: None of the entry doors are original to the building. All the new storefront entry doors will have full glass or

- vision lites with matching fiberglass material and color of new windows. The doors will not change in size or height.
3. Exterior Building Service Doors: There are several first service doors on the North and South entrance that are to be replaced with insulated solid HM doors and frames. The doors will not change in size or height. Color to match new windows frames.
  4. Elevator Penthouse/Roof: There is a small portion of the elevator shaft on the southern portion of the roof that is partially visible from Washington Street. It is currently sided with wooden shingles, which are rotting, and will be replaced with a similar wood looking cementitious (Hardie-board) lap siding. The overall size and shape of the elevator penthouse will remain the same.
  5. The existing roof beams will also be reinforced/strengthened. This work will take place from below the ceiling and will not affect the exterior. The existing roof membrane is to remain. This structural reinforcing will allow for the possibility of installing mini-split units on the building, at a to-be-determined future project.
  6. Storefront Improvements: Depending upon the budget of the project, the storefront windows may be replaced, and the trim work may be streamlined and cleaned-up to create a more coherent appearance. Part of the design may include a stucco re-surfacing or painting the existing lintel a lighter color to emphasize its character defining role within the building façade. It is a significant architectural feature of the façade in that it expresses the building structure by visibly spanning between the columns and serves to separate the residential and retail uses of the building. The current lintel color blends with the brick and diminishes the historic character of the facade. Storefront windows are not original and would be replaced with full-height fiberglass material storefront windows with transoms that more closely resemble proportions of what might be expected for this building. The color of storefronts would match the color of new windows and doors. See historic photo.
  7. Electrical Panels & Meters: There are electrical panels and meters that are located at the rear of the building and on the adjacent building, which will be removed and reinstalled inside the building.

Respectfully submitted,



Diane Abate

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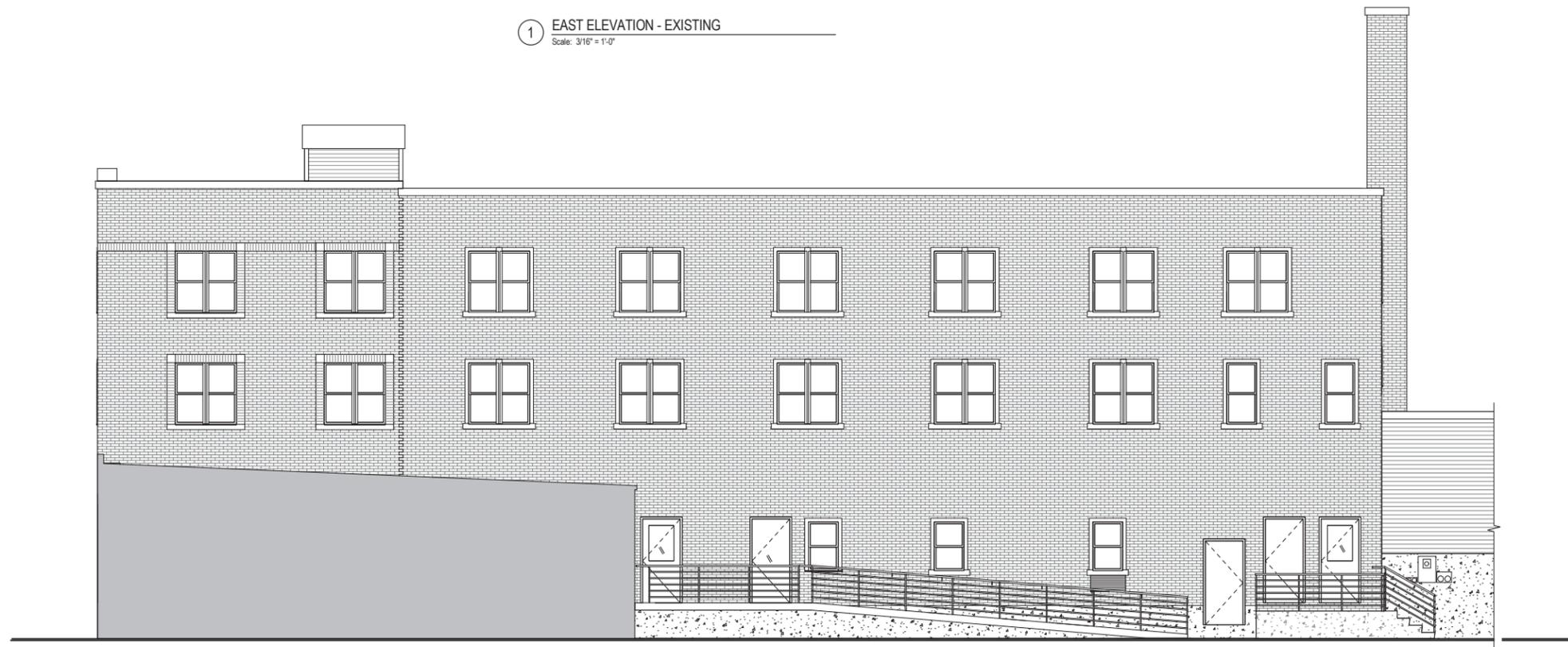
95 Main St. | P.O. Box 1586 | Brattleboro,  
VT 05302 P: 802-257-9329 | F:  
802-258-3892

EXISTING CONDITIONS GENERAL NOTES

1. RESOURCE DRAWINGS (ALSO REFERRED TO AS MEASURED DRAWINGS) SHOWN ON THIS SHEET SHALL NOT BE INCLUDED IN THE CONTRACT FOR CONSTRUCTION.
2. THESE DRAWINGS ARE PROVIDED FOR REFERENCE ONLY. THE DRAWINGS ARE BASED ON FIELD MEASUREMENTS AND DOCUMENT ONLY VISIBLE BUILDING ELEMENTS.



1 EAST ELEVATION - EXISTING  
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION - EXISTING  
Scale: 3/16" = 1'-0"

STEVENS &  
ASSOCIATES, P.C.  
SMART DESIGN FOR LIVABLE COMMUNITIES

ARCHITECTS | ENGINEERS  
LANDSCAPE ARCHITECTS  
95 MAIN ST. | P.O. BOX 1586  
BRATTLEBORO, VT 05302  
TEL: 802-257-9329 | F: 802-258-3892  
WWW.STEVENS-ASSOC.COM



PURPOSE OF DRAWING:

FEASIBILITY/  
COST ESTIMATE

**BENNETT BLOCK**

32 & 34 WASHINGTON ST.  
KEENE, NH

PREPARED FOR:

KEENE HOUSING  
831 COURT ST.  
KEENE, NH

REVISION:

**EXISTING  
ELEVATIONS**

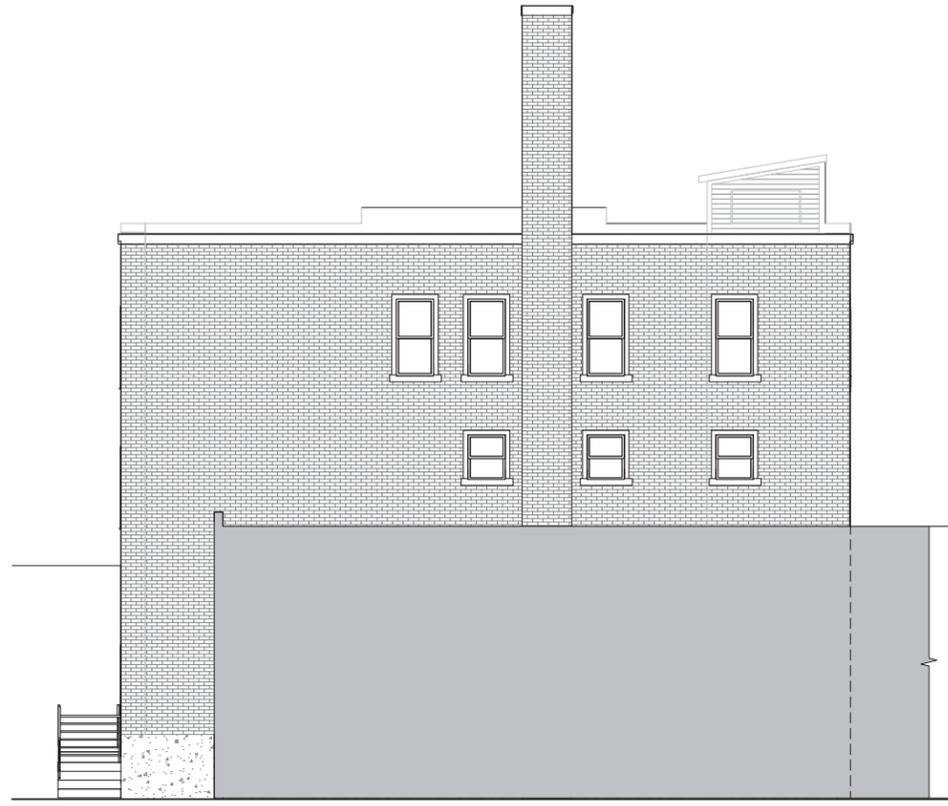
DO NOT SCALE DRAWINGS

DES. BY	Designer
DWN. BY	AB
CHKD. BY	Checker
SCALE	AS SHOWN
DATE	02/28/2018
PROJECT NUM:	16-081
DWG. NO.	

**R-200**

SHEET 22 OF 23

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1 WEST ELEVATION - EXISTING  
Scale: 3/16" = 1'-0"



2 SOUTH ELEVATION - EXISTING  
Scale: 3/16" = 1'-0"

EXISTING CONDITIONS GENERAL NOTES

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PURPOSE OF DRAWING:  
  
FEASIBILITY/  
COST ESTIMATE

**BENNETT BLOCK**  
32 & 34 WASHINGTON ST.  
KEENE, NH  
  
PREPARED FOR:  
KEENE HOUSING  
831 COURT ST.  
KEENE, NH

REVISION:

**EXISTING ELEVATIONS**

DO NOT SCALE DRAWINGS

DES. BY	Designer
DWN. BY	AB
CHKD. BY	Checker
SCALE	AS SHOWN
DATE	02/28/2018
PROJECT NUM:	16-081
DWG. NO.	
<b>R-201</b>	
SHEET	23 OF 23



PURPOSE OF DRAWING:  
 PRESENTATION

**BENNETT BLOCK**  
 32 & 34 WASHINGTON ST.  
 KEENE, NH  
 PREPARED FOR:  
 KEENE HOUSING  
 831 COURT ST.  
 KEENE, NH

REVISION:

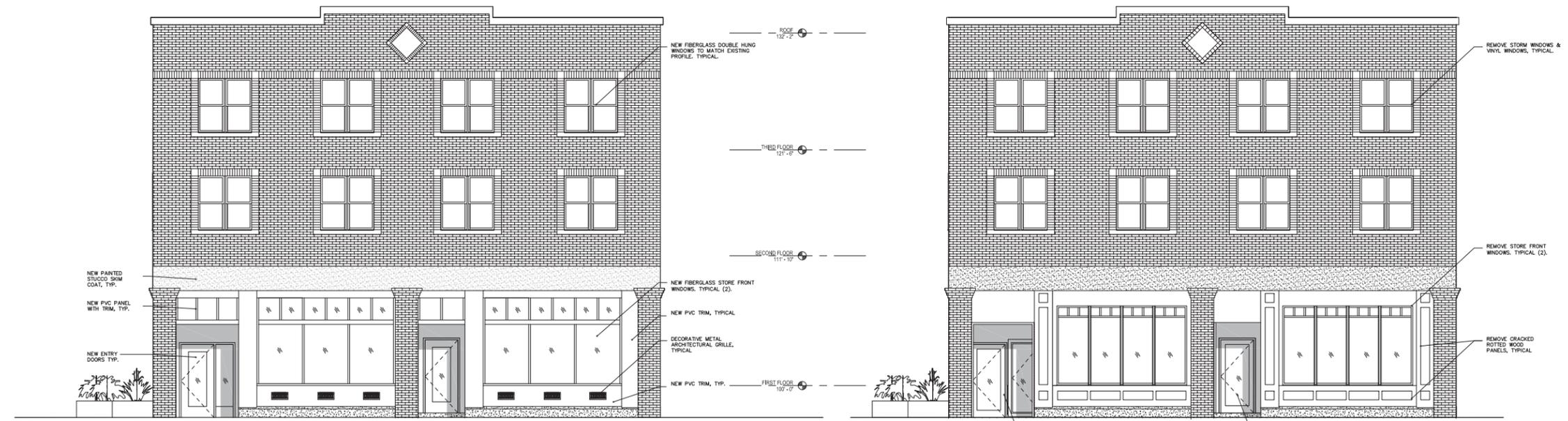
**PROPOSED FACADE  
 EXISTING FACADE**

DO NOT SCALE DRAWINGS

DES. BY	Designer
DWN. BY	AB
CHKD. BY	Checker
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DATE	02/20/18
PROJECT NUM:	16-081
DWG. NO.	

**A-200**

SHEET OF 23



1 PROPOSED FACADE  
 Scale: 3/16" = 1'-0"

2 EXISTING FACADE  
 Scale: 3/16" = 1'-0"

# Bennett Block



**Proposed Elevation Bennett Block**

# Bennett Block



**Sidewalk ADA Entrance Existing**



Ceiling color  
BM Simply White



Entry way Wall color  
BM – Antique Jade



Door Frame  
Color Bronze



**Sidewalk ADA Entrance Proposed**

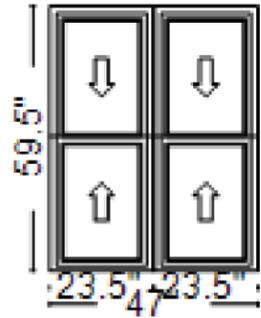


Pella Windows & Doors of New England

Bennett Block  
Washington St.,  
Keene, NH

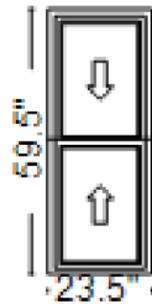
Impervia  
Windows

Commercial  
Clad Doors



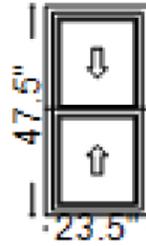
Type A East/North  
Quote Qty: 23

Description: Impervia, 2-Wide Double Hung  
Rough Opening: 47.5" X 60"



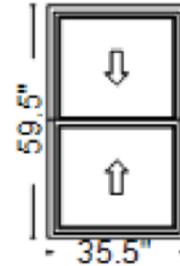
Type B - East/North  
Quote Qty: 2

Description: Impervia, Double Hung  
Rough Opening: 24" X 60"



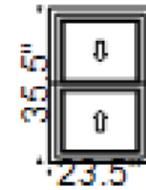
Type C East/North  
Quote Qty: 3

Description: Impervia, Double Hung  
Rough Opening: 24" X 48"



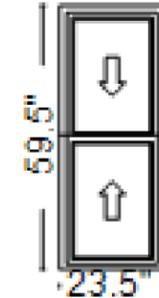
Type D West/South  
Quote Qty: 10

Description: Impervia, Double Hung  
Rough Opening: 36" X 60"



Type E West/South  
Quote Qty: 3

Description: Impervia, Double Hung  
Rough Opening: 24" X 36"

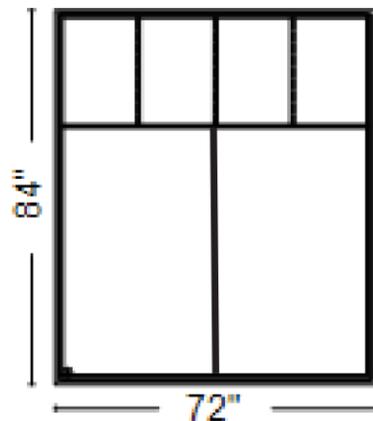


Type F West/North  
Quote Qty: 8

Description: Impervia, Double Hung  
Rough Opening: 24" X 60"

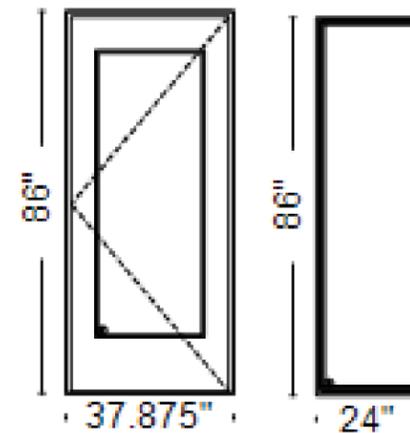
Storefront Entry

Storefront Picture



East Elevation  
Quote Qty: 4

Description: Impervia, Direct Set Fixed Frame Rectangle  
Rough Opening: 72.5" X 84.5"



Quote Qty: 2

Description: Pella® Reserve, Traditional, Outswing Door  
Rough Opening: 38.625" X 86.5"

NOT TO SCALE  
NOT FOR CONSTRUCTION  
FOR BUDGET & PLANNING PURPOSES ONLY

ORIGINAL 4/6/20

DRAWN BY:

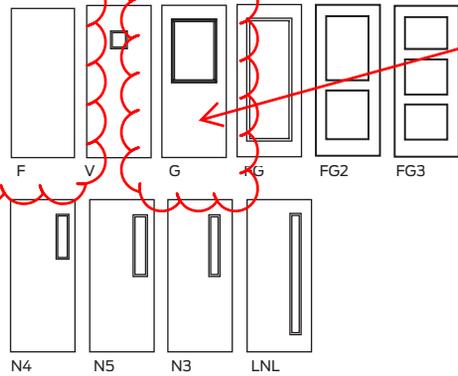
SHEET:

**Basement & Storage Service  
Doors at North and South  
Elevation. Typical for (3)**

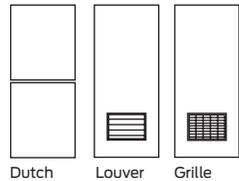
**North Elevation Exit  
Doors. Typical for (3)**

**Typical elevations**

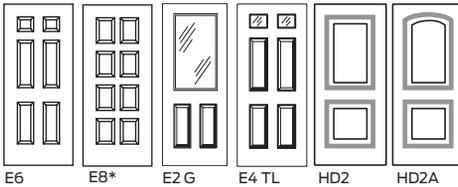
**Flush panel and glass doors**



**Dutch doors**



**Embossed panel doors**



\*Available in 20-gauge only.

**Flush doors**

Flush doors are defined as having no seams on the face, with seams permitted on the edges. Doors are available in commercial-quality carbon steel or A-60 galvanized steel, G-90 galvanized steel and stainless steel (Type 304 and 316).

**L Series**

The L Series door has a honeycomb core, beveled hinge, and lock edge with a visible seam on both edges. Optional cores are polystyrene or polyurethane. L Series doors are available in 14-, 16-, 18- and 20-gauge steel.

**B Series**

The B Series door has a steel-stiffened core with visible seams on the hinge and lock edges. 20-gauge vertical steel stiffeners are welded to the inside of one face sheet and bonded to the opposite face. Void areas between the stiffeners are filled with fiber bat insulation. B Series doors are available in 14-, 16- and 18-gauge steel.

**T Series**

The T Series doors are designed to meet the requirements for temperature rise fire-rated applications. These doors include the same construction features of the L Series doors, yet include a mineral board core for a 250° or 450° temperature rise rating. T Series doors are available in 14-, 16-, 18- and 20-gauge steel.

**CE Series**

CE Series are decorative doors featuring deeply embossed panels on both sides, creating the appearance of hand-carved doors. The door includes all construction features of the L Series door and is available with a variety of glass sizes. These doors are available in 16-, 18- and 20-gauge steel.

**H Series**

H Series hurricane-rated doors offer the utmost in life safety solutions. Each door, frame and hardware configuration offered has been tested and certified as an assembly to meet stringent Florida Building Code and Miami Dade standards. With this approach of assembly approval, Allegion offers the assurance of a turnkey solution that is certified as a whole, while also expediting project approval.

**Paladin™ Series**

The Paladin opening system is designed and tested to address the requirements of FEMA 361 and 320 guidelines, and those established by the Red Cross to protect the general public from the extreme environmental effects of tornadoes. The severe storm opening system is designed for commercial and residential tornado storm shelters.

**Specifications**

<b>Door thickness</b>	1 <sup>3</sup> / <sub>4</sub> " (45mm)	
<b>Standard heights</b>	6'8" (2032mm)	7'0" (2134mm)
<b>L and B Series</b>	7'2" (2184mm)	8'0" (2438mm)
	9'0" (2743mm)	10'0" (3048mm)
<b>Standard heights</b>	6'8" (2032mm)	7'0" (2134mm)
<b>CE Series</b>	8'0" (2438mm)	
<b>Standard widths</b>	Increments of 2" (50mm)	
<b>L and B Series</b>	from 1'6" (457mm) to 4'0" (1219mm)	
	Custom dimensions available on request	
<b>Standard widths</b>	Increments of 2" (50mm) from	
<b>CE Series</b>	2'6" (762mm) to 3'8" (1118mm)	

Custom sizes per request.

**Design options**

**GRAINTECH™**

GRAINTECH™ doors are L, T, H or CE Series doors, produced using steel sheets that have been embossed to create a wood grain appearance. GRAINTECH™ doors are fabricated from stainless steel and available with an optional factory finish in six standard color stains, including a factory-applied clear coat with ultraviolet (UV) inhibitors. GRAINTECH™ gives you the look of wood with the durability and fire-rating of a steel door.



## Acoustical doors

### Acoustical doors

Now you can get special application doors from the same source as your standard steel doors with the same lead time. Steelcraft sound control doors and frames are an ideal solution for applications ranging from sound studios to school band rooms, hospitals, office complexes and museums. These special-use doors deliver quality you can count on.

Note: STC ratings vary by door series and core type, please see the Specialty Section of our Technical Data Manual for a complete listing.



## Steelcraft high definition doors - sophisticated style, core strength

### Exterior finish fits any decor

From executive office settings to multi-family housing units to university conference facilities, the Steelcraft commercial embossed high definition two panel doors enhance any environment. Crafted detailing gives these doors a face of beauty and elegant style that's sure to upgrade the appearance of your setting. Available in standard paint or GRAINTECH finishes, these doors feature two inset panels with deep shadow detail and your choice of straight cut or arched top design.

### Interior designed for durability

Steelcraft construction combines the strength and dimensional stability of steel with the structural integrity of our laminate core. Our process of continuous bonding seals the core to steel face sheets for a flat door finish, free of face welding marks. Lab studies prove this door outperforms all others in its class, meeting the requirements of fire-rated doors from 20 minutes to 3 hours.



HD2A



HD2

## Factory finish paint

Steelcraft's factory finish paint offers a variety of popular standard color choices along with custom match options. The finish paint is applied to our quality commercial grade doors, carefully packaged and supplied to our customer, pre-finished. Our efficient method of application and pre-finished delivery saves in money and time - from a brand you know and trust.

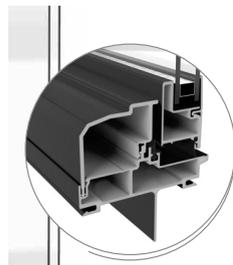
Paint Color to match window frame colors.

### Our 16 standard color options:





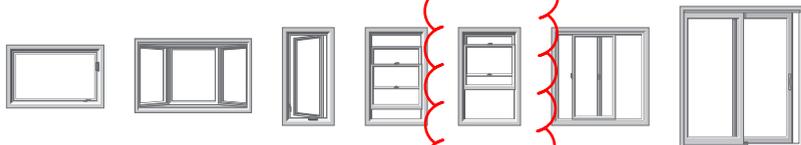
The strongest most durable material available for windows and doors.<sup>1</sup>



- **100X MORE IMPACT RESISTANT<sup>2</sup>**  
Pella Impervia products are made from our patented Duracast® material and are on average 100x more impact-resistant than a leading composite product.<sup>2</sup>
- **SUPERIOR PERFORMANCE**  
Our patented Duracast® material was designed to withstand extreme heat, subzero cold and the rigorous performance requirements of a commercial building – a great solution for almost any project.<sup>3</sup>
- **RESISTS FADING AND SCRATCHING**  
Our long-lasting powder-coat finish resists chalking, fading and scratching, and keeps your modern style windows looking great for years. Available in five colors.
- **SLIM SIGHTLINES, MORE GLASS**  
Intentionally designed products made with exceptionally strong fiberglass, allow you to create bold designs with slim profiles and more visible glass.
- **EXCEPTIONAL MULLING CAPABILITIES**  
The superior strength of Pella’s fiberglass allows you to combine standard and special-sized windows together to create larger, unique combinations, made just for your remodel or new construction project.
- **ENERGY STAR® CERTIFIED<sup>4</sup>**  
Pella Impervia products with dual-pane glass offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **TESTED BEYOND REQUIREMENTS**  
We test beyond requirements so you can trust our products to perform. Tested from -40°F to 180°F, our patented five-layer fiberglass composite can handle some of the harshest conditions.<sup>3</sup>
- **THE CONFIDENCE OF A STRONG WARRANTY**  
Backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at [installpella.com/warranties](http://installpella.com/warranties).
- **DUAL-COLOR FRAMES**  
Complement interior and exterior styling with dual-color frames. Pair a white interior with one of five exterior colors or choose a solid-color frame available in a variety of colors, including black.

this is the window style.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Fixed and special shape windows also available.

## COLORS & FINISHES

### FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.

#### SOLID-COLOR:



#### DUAL-COLOR FRAMES:



WHITE INTERIOR WITH  
TAN EXTERIOR



WHITE INTERIOR WITH  
MORNING SKY GRAY  
EXTERIOR



WHITE INTERIOR WITH  
BROWN EXTERIOR

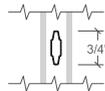


WHITE INTERIOR WITH  
BLACK EXTERIOR

## GRILLES

### GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.<sup>5</sup>



ALUMINUM GRILLES-  
BETWEEN-THE-GLASS  
3/4"

<sup>1</sup> In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Special shape windows are made from a non-Duracast fiberglass composite.

<sup>2</sup> Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.

<sup>3</sup> Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see [installpella.com/performance](http://installpella.com/performance).

<sup>4</sup> Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to [energystar.gc.ca](http://energystar.gc.ca).

<sup>5</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

## MATERIALS & FINISHES

### ALUMINUM

- Satin
- Mirror Polish
- Primed
- Anodized Colors:
  - Clear
  - Black
  - Duranodic
    - > Light
    - > Medium
    - > Dark
- Powder Coating

### BRASS or BRONZE

- Satin
- Mirror Polish
- Statuary (US10B):
  - > Light
  - > Medium
  - > Dark

### STAINLESS STEEL

- Satin
- Mirror Polish

### STEEL

- Raw
- Primed
- Powder Coating

### THICKNESSES\*

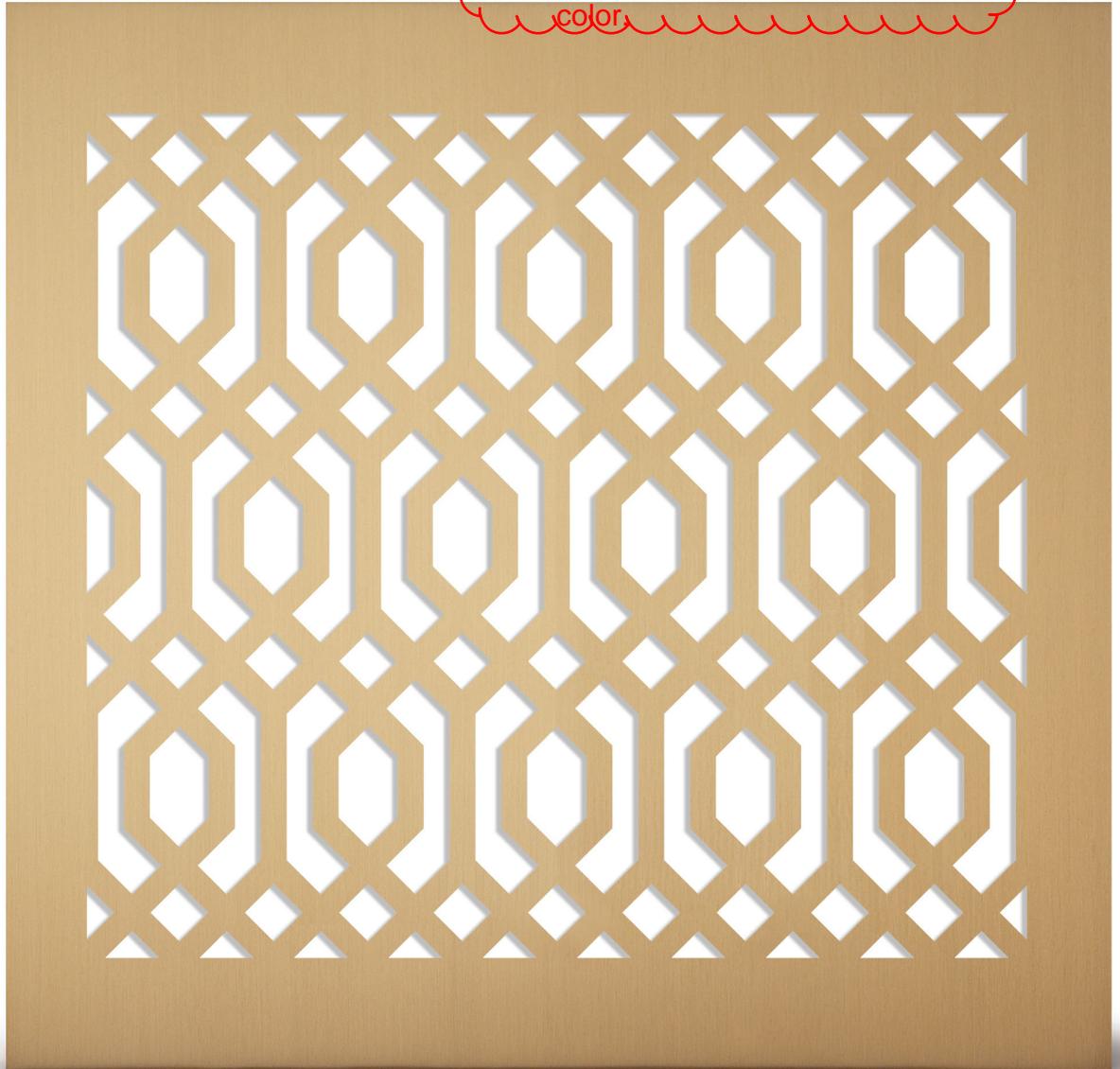
- Aluminum, Brass, Bronze, Steel:  
1/16" - 1/8"
- Stainless Steel:  
1/16" - 14 GA

\*NOTE: Additional thicknesses available – ask your estimator for details.

## ARCHITECTURAL GRILLE

# 245 GATSBY

this image is for style only - color to be a bronze satin finish or medium bronze powder coat color.



- 17/8" x 39/16" pattern - 54% open area (shown)

### AVAILABLE OPTIONS

- Beveled Edges
- Bending
- Access Door(s)
- Custom Borders
- Curved: concave, convex or flat face

### TO ORDER:

1.800.387.6267

P: 718.832.1200

F: 718.832.1390

ARCHGRILLE.COM

• Patterns shown are not to scale. Full scale available in "downloads" on our website.

# Bennett Block



**Kaki Hardi-Board Lap Siding  
to match existing lap width.**



**Elevator Penthouse**

**Repair Siding with Kaki colored Cementous lap-siding (Hardi-Plank)**

## HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



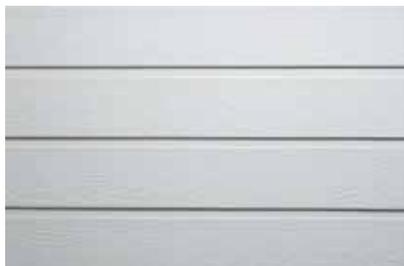
Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

