

August 5, 2015

# ADMINISTRATIVE APPROVALS

1. 35 PORTWLAK PLACE (Rooftop HVAC & Frosted Glass/ Film)
2. 35 SLATER ATREET (Window Modifications)
3. 143 DANIEL STREET (Balcony Railing)

**1. 35 PORTWLAK PLACE (Rooftop HVAC & Frosted Glass/ Film)**

# ADMINISTRATIVE APPROVAL FORM

## HISTORIC DISTRICT COMMISSION



Building Permit #: \_\_\_\_\_

Property Address: 35 PORTWALK PLACE

Map/Lot: 125-1

Zoning District: CDS

Applicant/ Owner: PORTWALK HI, LLC

Applicant's Representative GREEN ELEPHANT

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

Proposed Project:

1. REMOVE SIPULATION ON FROSTED GLASS - (APPROVED 12.12.14)
2. RELOCATE HEAT PUMP ON ROOF. - (APPROVED)

Comments:

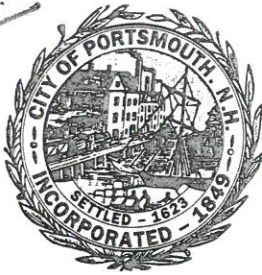
THE AREA BEHIND THE GLASS IS BEING USED  
FOR STORAGE & A TRASH ROOM. THE GLASS  
HAS A THIN FILM VERSUS FROSTED GLASS.

Exemption Reference: 10.633.30

Decision:  Grant  Deny  Defer to HDC for Determination

Local Code Official: [Signature]

Date: 7.25.15



*File*  
**FROSTED GLASS**

# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7232

Planning Department  
(603) 610-7216

## PLANNING DEPARTMENT HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROVAL

**Date:** December 12, 2014  
**To:** Portwalk HI, LLC  
c/o Cathartes Private Investments  
11 Beacon Street, Suite 1120  
Boston, MA 02108  
**Re:** 35 Portwalk Place

The Historic District Commission considered your proposal at its meeting of December 10, 2014 wherein permission was requested to allow new construction to an existing structure (install awnings, add louver venting above door) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) That the background molding and trim to the panels that was previously approved shall be implemented prior to the installation of the awning.
- 2) **That frosted glass shall not be used as presented.**
- 3) That the applicant shall seek a license from the City Council for allowing a 36" awning along the Deer Street facade.

**Findings of Fact:** The proposed application meets the following purposes of the Historic District ordinance (as applicable):

**A. Purpose and Intent:**

- Yes  No - Preserve the integrity of the District
- Yes  No - Maintain the special character of the District
- Yes  No - Assessment of the Historical Significance
- Yes  No - Complement and enhance the architectural and historic character
- Yes  No - Conservation and enhancement of property values
- Yes  No - Promote the education, pleasure & welfare of the District to the city residents and visitors

The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):

Page 2

Re: 35 Portwalk Place

December 12, 2014

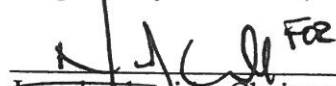
**B. Review Criteria:**

- Yes  No - Consistent with special and defining character of surrounding properties
- Yes  No - Relation to historic and architectural value of existing structures
- Yes  No - Compatibility of design with surrounding properties
- Yes  No - Compatibility of innovative technologies with surrounding properties

**PLEASE NOTE:** Prior to the issuance of a building permit, the Building Inspector will need to review and approve construction drawings/sketches so work shall not commence until the review process is complete. Applicants should note that approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

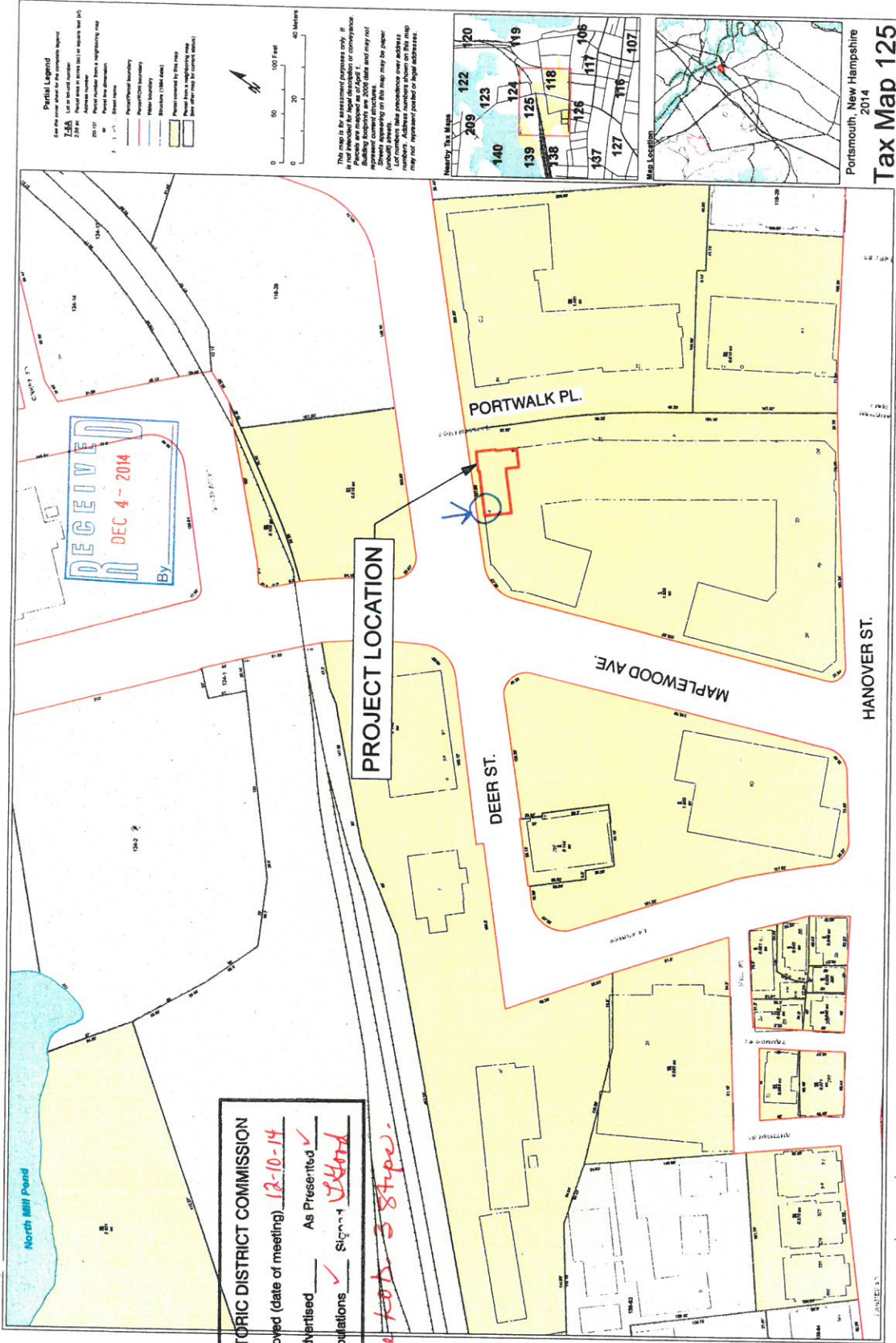
Respectfully submitted,

  
\_\_\_\_\_  
Joseph Almeida, Chairman  
Historic District Commission

JA/lg

cc: Robert Marsilia, Building Inspector  
Rosann Maurice-Lentz, Assessor  
Jamie Broadbent, Kaplan Thompson Architects

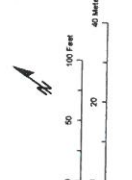




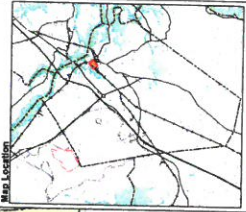
**HISTORIC DISTRICT COMMISSION**  
 Approved (date of meeting) 12-10-14  
 As Advertised  As Presented   
 w/Stipulations  Signed [Signature]  
*See Red 3 stripe.*

**RECEIVED**  
 DEC 4 - 2014  
 By \_\_\_\_\_

- Partial Legend**
- Red line: Area shown shaded for the comprehensive report
  - Blue line: Parcel boundary as shown on the 2008 map
  - Black line: Parcel boundary as shown on the 2008 map
  - Black line: Parcel number shown on the 2008 map
  - Black line: Street name
  - Black line: Parcel/Plat boundary
  - Black line: Water boundary
  - Black line: Blockers (100' eas)
  - Black line: Parcel covered by this map
  - Black line: Parcel not covered by this map
  - Black line: Parcel shown on the 2008 map



The map is for assessment purposes only. If parcels are integrated as of April 1, 2014, the map may not reflect the current assessment covering on this map may be paper. Street names appearing on this map may be paper. LOT numbers like procedure over address numbers. Address numbers shown on this map may not represent parcel or legal addresses.



Pontsmouth, New Hampshire  
 2014  
**Tax Map 125**

**PROJECT:** GREEN ELEPHANT  
 BOB WONGSAICHUA  
 35 PORTWALK PLACE  
 PORTSMOUTH, N.H.

**DRAWING:** LOCATION MAP  
**SCALE:**  
**DATE:** NOVEMBER 14, 2014  
**REVISED:** DECEMBER 04, 2014  
**DRAWN BY:** JB

**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FOREST, PORTLAND, ME 04101  
 207-842-2888 FAX: 842-2828

**HISTORIC DISTRICT PERMIT**  
**HP-1.1**



PROPOSED AWNING / FASCIA


**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX:842-2828

**PROJECT:**  
**GREEN ELEPHANT**  
 BOB WONGSAICHUA  
 35 PORTWALK PLACE  
 PORTSMOUTH, N.H.

**DRAWING:** STREET PERSPECTIVE

**SCALE:** N.T.S.

**DATE:** NOVEMBER 14, 2014

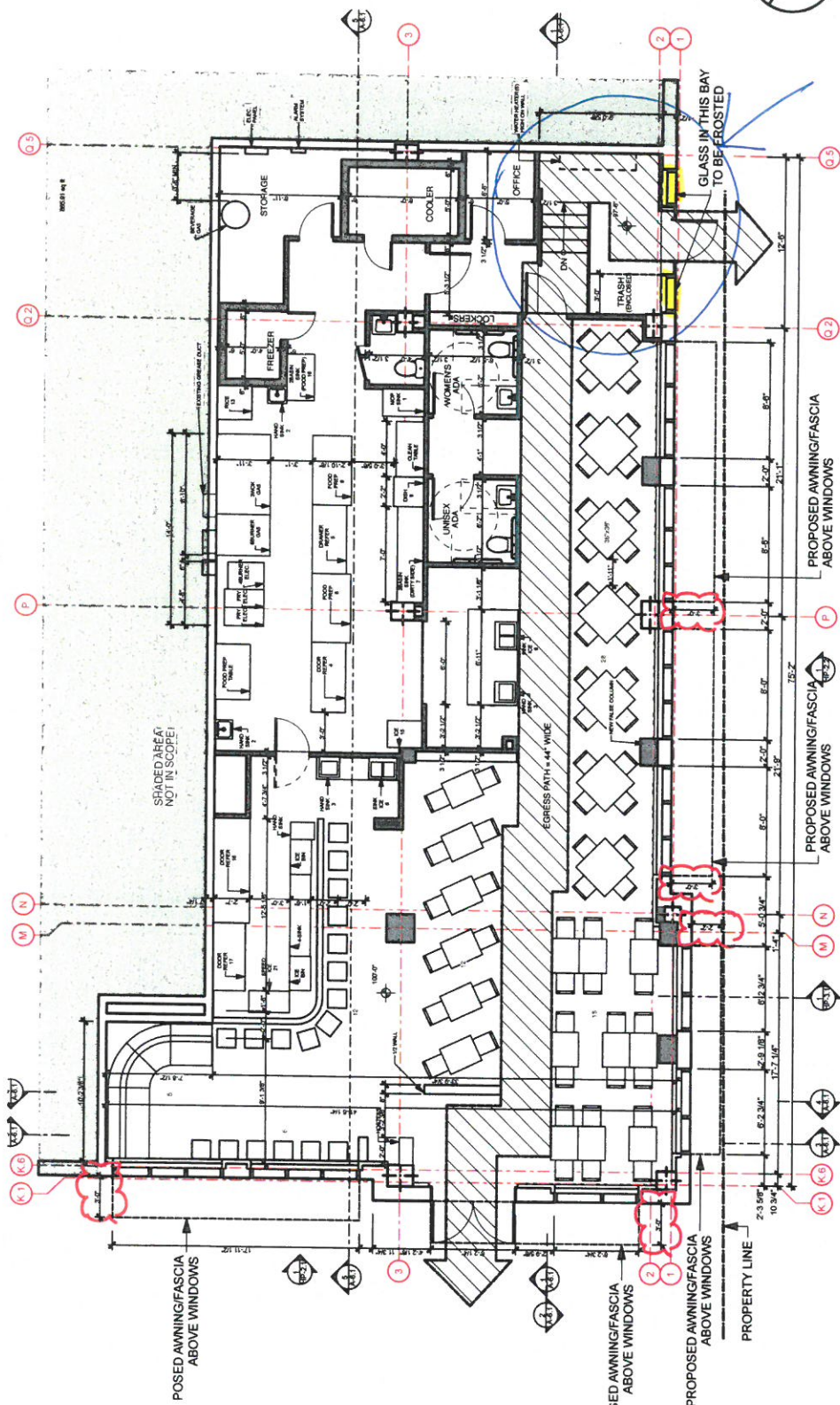
**DRAWN BY:** JB

**REVISED:** DECEMBER 04, 2014

**HISTORIC DISTRICT PERMIT**

**HP-1.2**





**NOTE: AWNING NEAREST PROPERTY LINE EXTENDED TO 2'-2". ALL OTHERS EXTENDED TO 3'-0".**

TOTAL PROPOSED SEATING = 70 + LOUNGE (5) WINDOW (6) = 81  
SEATED DINING = 58  
BAR = 12

PROJECT: **GREEN ELEPHANT**  
**BOB WONGSAICHA**  
 35 PORTWALK PLACE  
 PORTSMOUTH, N.H.

DRAWING: **RESTAURANT FLOOR PLAN** HISTORIC DISTRICT PERMIT  
 SCALE: 1/8" = 1'-0" DRAWN BY: JB  
 DATE: NOVEMBER 14, 2014 REVISED: DECEMBER 04, 2014 **HP-1.3**

**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX: 842-2828



PROPOSED AWNING/FASCIA STRUCTURE:  
 1x6 HORIZONTAL CEDAR SLATS ON METAL FRAME.  
 STRUCTURE PROJECTS 36" FROM FACE OF BUILDING.  
 (ONLY CORNER AWNING/FASCIA ON DEER ST.  
 WILL BE 26" TO AVOID PROPERTY LINE - SEE PLAN)

SLOPED POLYGAL SURFACE INSIDE FASCIA  
 ACTS AS AWNING TO DIRECT WATER AWAY FROM  
 WINDOWS

**1 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROJECT:**  
**GREEN ELEPHANT**  
 BOB WONGSAICHUA  
 35 PORTWALK PLACE  
 PORTSMOUTH, N.H.

**DRAWING:** EAST ELEVATION  
**SCALE:** 1/8" = 1'-0"  
**DATE:** NOVEMBER 14, 2014  
**REVISED:** DECEMBER 04, 2014

**HISTORIC DISTRICT PERMIT**  
 DRAWN BY: JB

**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 FORE ST., PORTLAND, ME 04101  
 207-842-2888 FAX: 842-2828

**HP-2.1**



PROPOSED AWNING/FASCIA STRUCTURE:  
1x6 HORIZONTAL CEDAR SLATS ON METAL FRAME.  
STRUCTURE PROJECTS 36" FROM FACE OF BUILDING.  
SLOPED POLYGL SURFACE INSIDE FASCIA  
ACTS AS AWNING TO DIRECT WATER  
AWAY FROM WINDOWS

INSIDE FACE OF GLASS  
TO BE FROSTED  
IN THIS BAY

**1 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**KAPLAN THOMPSON**  
ARCHITECTS  
424 FORE ST., PORTLAND, ME 04101  
207-842-2888 FAX: 842-2828

**PROJECT:**  
**GREEN ELEPHANT**  
**BOB WONGSAICHUA**  
**35 PORTWALK PLACE**  
**PORTSMOUTH, N.H.**

**DRAWING:** NORTH ELEVATION

**SCALE:** 1/8" = 1'-0"

**DRAWN BY:** JB

**DATE:** NOVEMBER 14, 2014

**REVISED:** DECEMBER 04, 2014

**HISTORIC DISTRICT PERMIT**

**HP-2.2**



**PLANNING DEPARTMENT**  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROVAL**

**Date:** April 3, 2015

**To:** Portwalk HI, LLC  
Hanover Apartments, LLC  
c/o Cathartes Private Investments  
11 Beacon Street, Suite 1120  
Boston, MA

**Re:** 35 Portwalk Place

The Historic District Commission considered your proposal at its meeting of April 1, 2015 wherein permission was requested to allow a new free standing structure (install mechanical equipment on roof behind parapet) as per plans on file in the Planning Department.

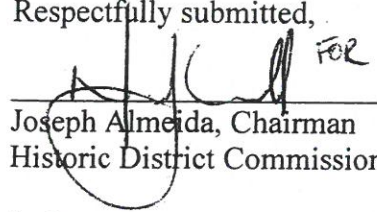
After due deliberation, the Commission voted that the request be **approved** as presented.

**Findings of Fact:** The proposed application meets the purposes and objectives of the Historic District Ordinance and the Review Criteria.

**PLEASE NOTE:** Prior to the issuance of a building permit, the Building Inspector will need to review and approve construction drawings/sketches so work shall not commence until the review process is complete. Applicants should note that approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

 FOR  
\_\_\_\_\_  
Joseph Almeida, Chairman  
Historic District Commission

JA/lg  
cc: Robert Marsilia, Building Inspector  
Rosann Maurice-Lentz, Assessor  
Tim Levine, Old Harbor, LLC, Applicant



HEAT PUMP

INTERNAL COURTYARD

N. COURTYARD

DOAS RT02



Pro Con, Inc.  
1111 Main Street  
Portsmouth, NH 03801  
Tel: 603.888.1111  
Fax: 603.888.1112  
www.procon.com

DATE: 04/11/11  
DRAWN BY: J. GARDNER  
CHECKED BY: J. GARDNER  
SCALE: AS SHOWN  
PROJECT: PORTWALK LOT 3

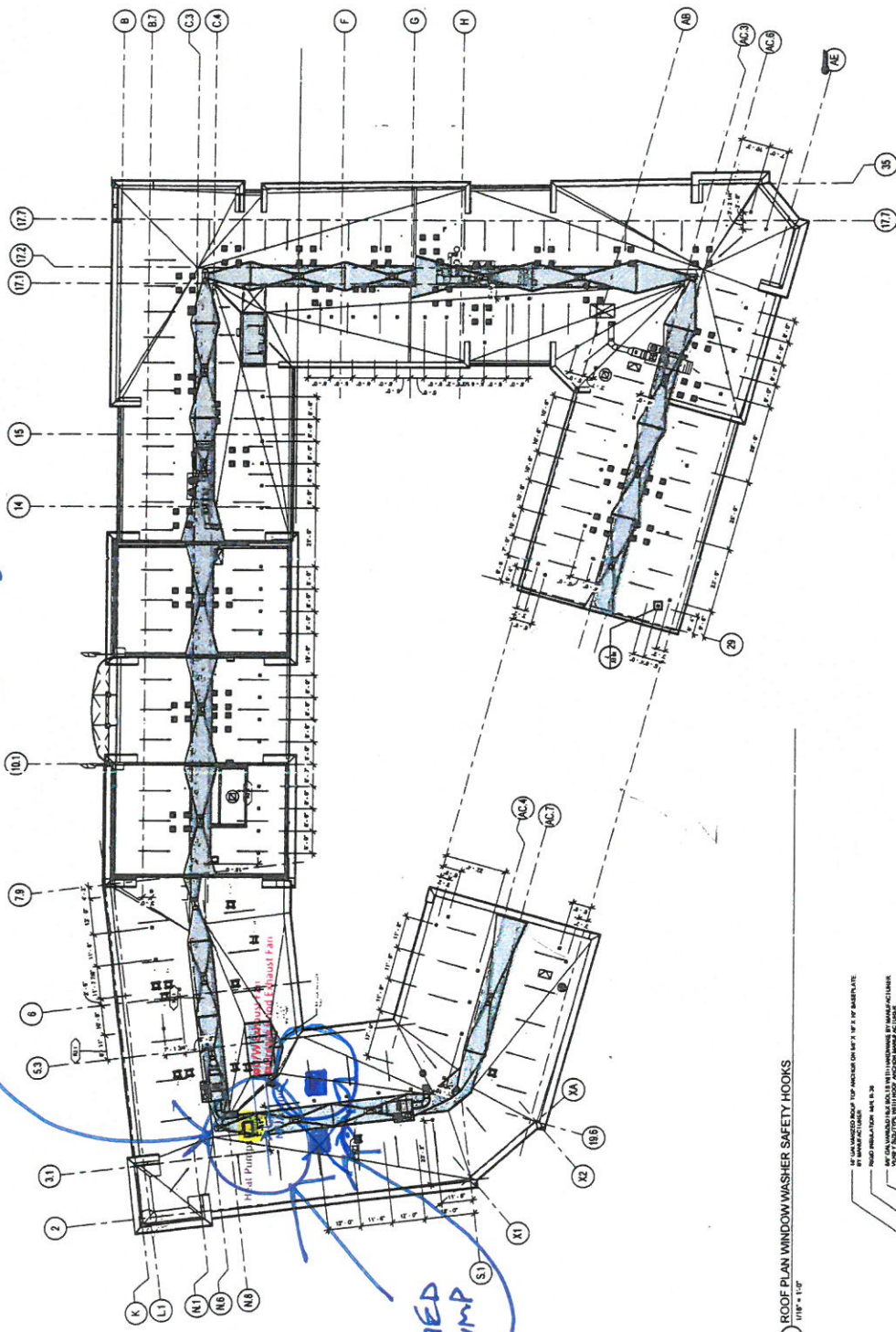
ROOF PLAN WINDOW WASHER SAFETY HOOK  
PORTSMOUTH, NH  
195 HANOVER STREET  
PORTWALK LOT 3

ASI 53 R1  
A1.6a

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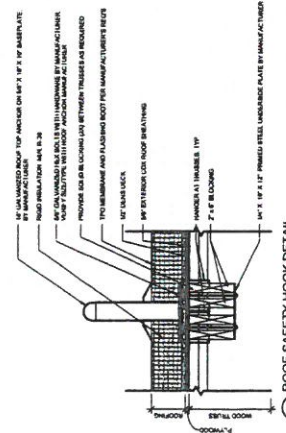
APPROVED LOCATION (4-3-15)

RELOCATED  
HEAT PUMP



GENERAL NOTES:  
1. WASH TOP ANCHOR LOCATIONS WITH PROHIBIT MARKINGS CO.  
2. WASH TOP ANCHOR LOCATIONS SHALL BE METAL LOCKER REQUIREMENT WITH  
3. WASH TOP ANCHOR LOCATIONS SHALL BE METAL LOCKER REQUIREMENT WITH

1. ROOF PLAN WINDOW WASHER SAFETY HOOKS  
1/8" = 1'-0"



2. ROOF SAFETY HOOK DETAIL  
1/2" = 1'-0"

ROOF TOP ANCHOR NOTE:  
1. SEE STRUCTURAL DRAWING FOR ANCHOR LOCATIONS AND  
2. SEE STRUCTURAL DRAWING FOR ANCHOR LOCATIONS AND

**2. 35 SLATER ATREET (Window Modifications)**

# ADMINISTRATIVE APPROVAL FORM

## HISTORIC DISTRICT COMMISSION



Building Permit #: \_\_\_\_\_

Property Address: 35 SALTER ST.

Map/Lot: 102-29

Zoning District: WB

Applicant/ Owner: B. ERICKSON

Applicant's Representative —

Contact Info: 617 875 6422

Proposed Project:

REVISE APPROVED PLAN TO REMOVE TWO WINDOWS  
ON REAR OF EAST ELEVATION

Comments:

- NOT IN PUBLIC VIEW  
- WORK ALREADY COMPLETED

Exemption Reference: 10.633.30

Decision:  Grant  Deny  Defer to HDC for Determination

Local Code Official: [Signature]

Date: 7.22.15



**Application for Certificate of Approval**

**Historic District Commission**

(For projects over \$25,000; Work Sessions are strongly recommended)

Owner: Bruce Erickson  
Elizabeth Levey-Przybyl Applicant (if different) \_\_\_\_\_

Address: 35 Salter Street Address: \_\_\_\_\_  
(Street) (Street)

Portsmouth, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

Phone: 617-875-6422 Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Date of Hearing	Fee	Plans, Photos, etc.	Index/Permit #:
	Amendment		

Location of Structure: Map 102 Lot 29 Street Address: 35 Salter Street

Description of Existing Structure: \_\_\_\_\_

To permit the following: To Amend the July 9 2014 approval such that proposed new window on first floor rear of East elevation NOT be added (A) AND that existing window on first floor rear of East elevation be omitted (B). Both windows face directly on neighboring house which is less than 8' away. Removal of both windows allows for greater interior flexibility.

Action Taken at Public Hearing ✓	
Date:	
As Per Plan:	
Stipulations:	
Revisions #1:	
Revisions #1:	
Other:	
Signature of Chairman:	

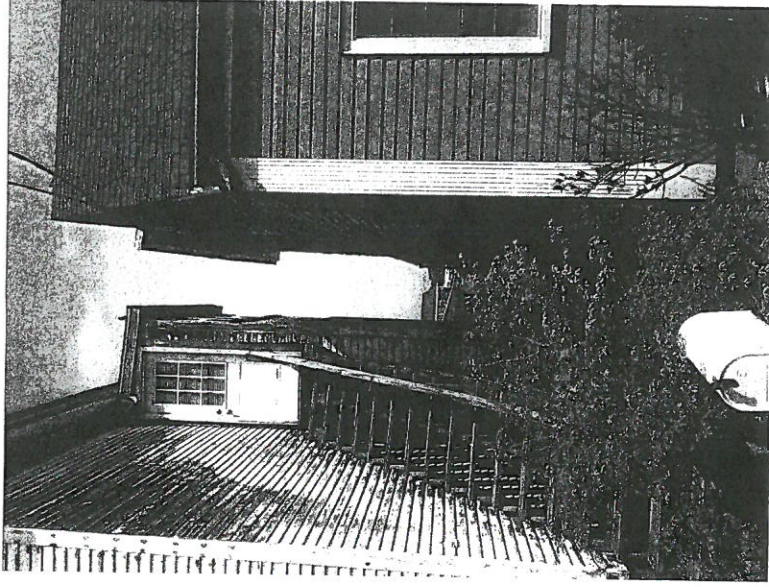
Note: Window B' was too tight to bump out and would have had to be moved in any case.

**If approved, please acknowledge below:**

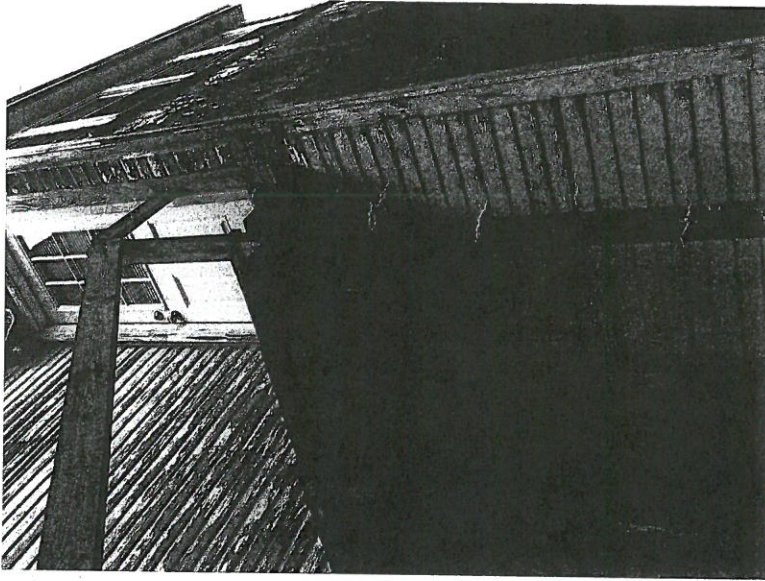
I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

\_\_\_\_\_  
 Owner

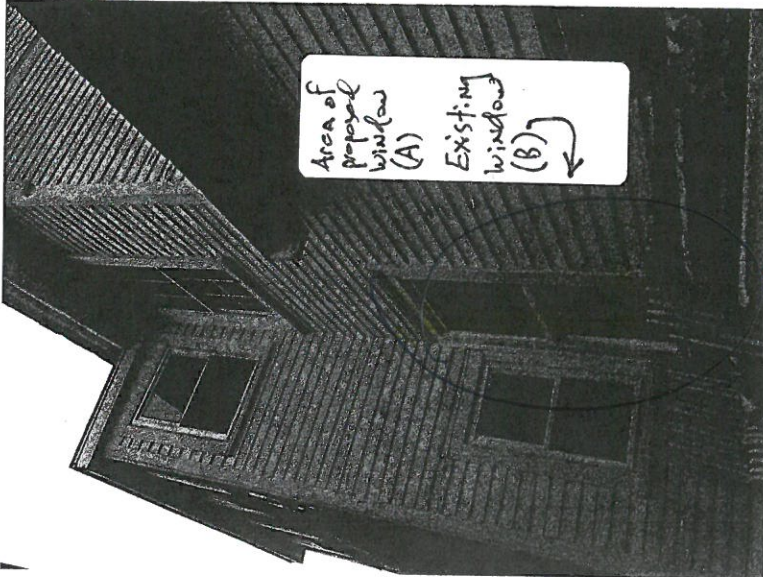
Original 3 of 13  
Revised 1 of 3



EXISTING STAIR ON EAST SIDE & 41 SALTER STREET



EAST FACADE



EAST FACADE

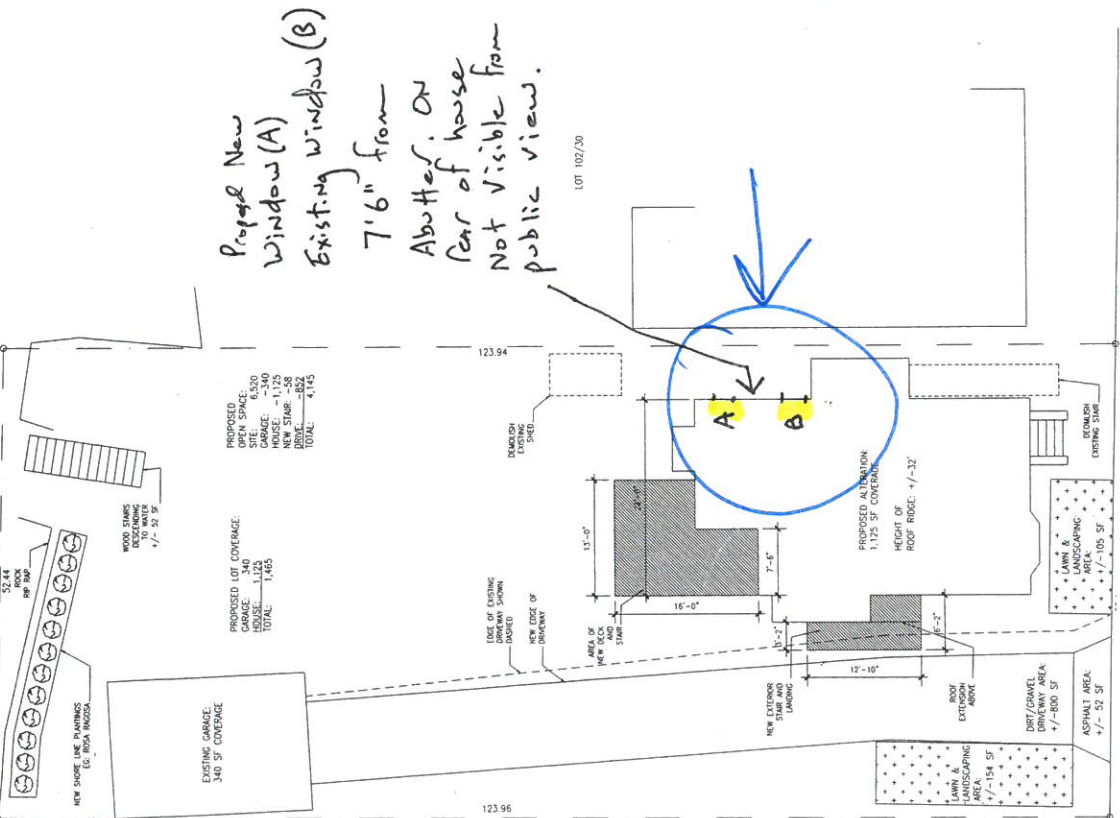
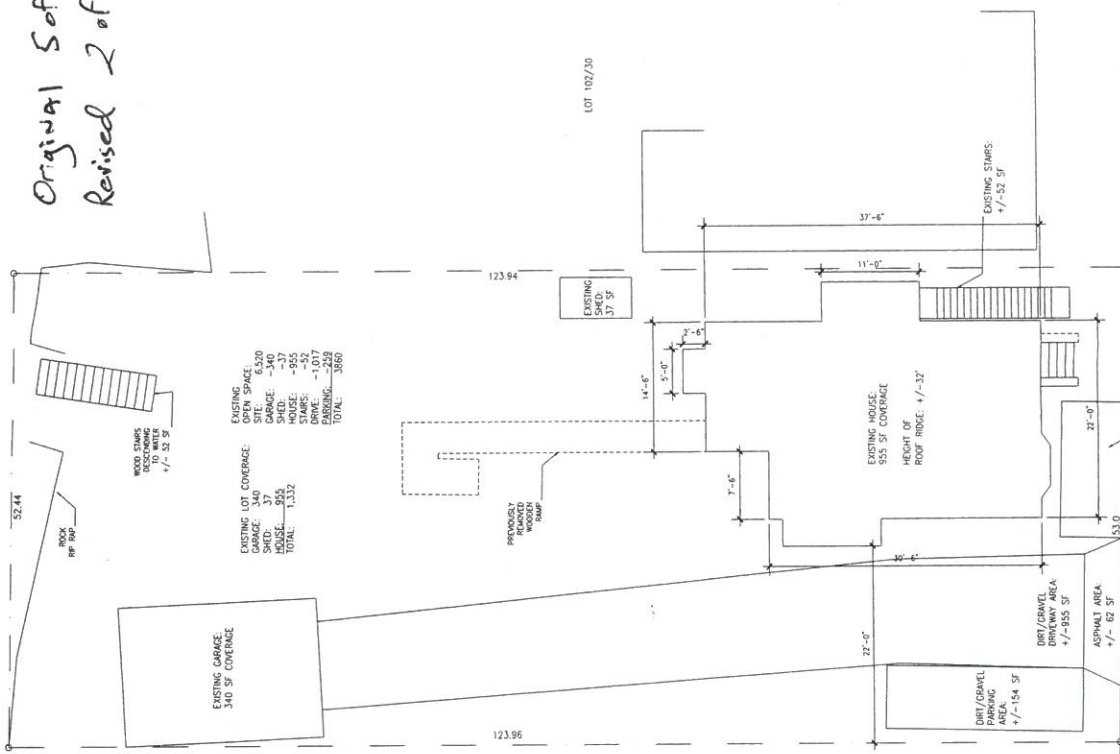
**MANYPENNY | MURPHY ARCHITECTURE**  
73 COURT STREET, PORTSMOUTH, NH 03801  
TEL: 603-315-8199

**35 SALTER STREET**  
PORTSMOUTH, NEW HAMPSHIRE

DATE: July 10, 2015  
SCALE: 1/8"

EAST ELEVATION

Original Set B  
Revised 2 of 3



Proposed New Window (A)  
Existing Window (B)  
7'6" from  
Butterfly. On  
Rear of house  
Not visible from  
public view.

EXISTING

PROPOSED

MANYPENNY | MURPHY ARCHITECTURE  
73 COURT STREET, PORTSMOUTH, NH 03801  
TEL: 603-318-8199

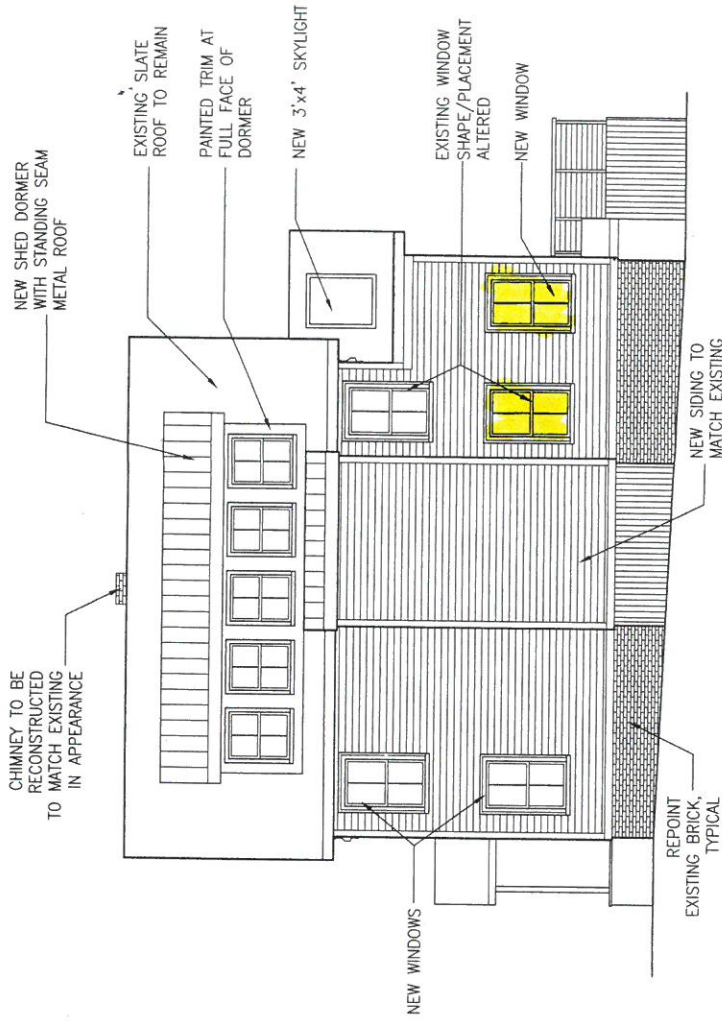
35 SALTER STREET  
PORTSMOUTH, NEW HAMPSHIRE

SCALE 1/8" = 1'-0"

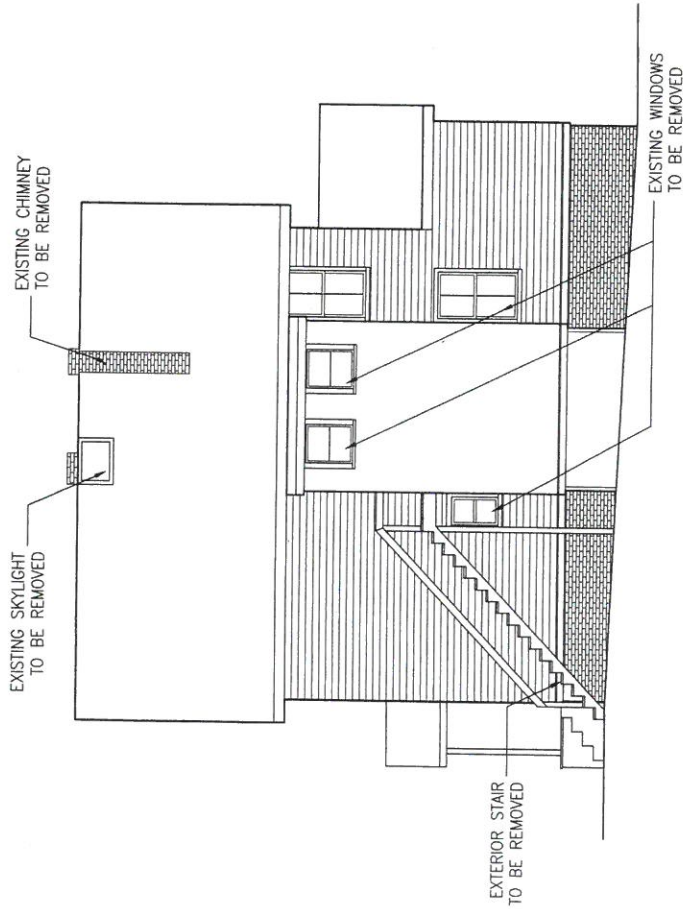
DATE July 10, 2015

SITE PLAN

Original 8 of 13  
 Revised 3 of 3



EAST ELEVATION - PROPOSED  
 SCALE 1/8" = 1'-0"



EAST ELEVATION - EXISTING  
 SCALE 1/8" = 1'-0"

EAST ELEVATIONS

DATE: July 10, 2015  
 DRAWN BY: AS NOTED

35 SALTER STREET  
 PORTSMOUTH, NEW HAMPSHIRE

MANYPENNY | MURPHY ARCHITECTURE  
 73 COURT STREET, PORTSMOUTH, NH 03801  
 TEL: 603-319-9199

**3. 143 DANIEL STREET (Balcony Railing)**

# ADMINISTRATIVE APPROVAL FORM

## HISTORIC DISTRICT COMMISSION



Building Permit #: \_\_\_\_\_

Property Address: 143 DANIEL ST.

Map/Lot: 105-19

Zoning District: CDS

Applicant/ Owner: S. WILSON

Applicant's Representative CARLA GOODNIGHT

Contact Info: 603 431 2808

Proposed Project:

REVISE OPEN RAIL TO PRIVACY RAIL (HALF)  
ON BALCONIES @ CHAPEL ST. BLDG.

Comments:

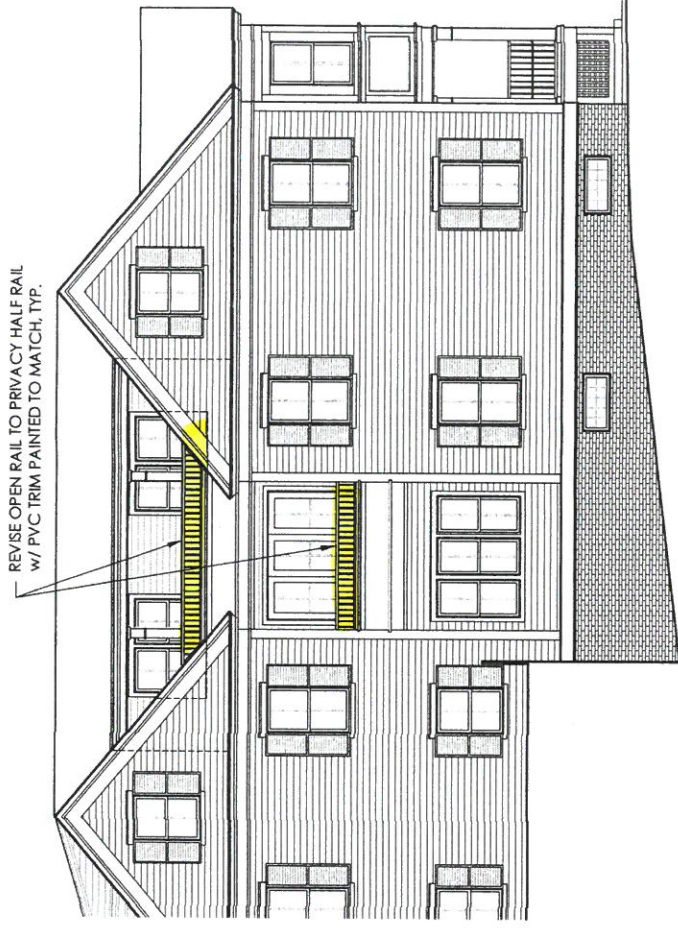
TO PROVIDE PRIVACY SCREEN (BOTH DIRECTIONS)

Exemption Reference: 10.633.30

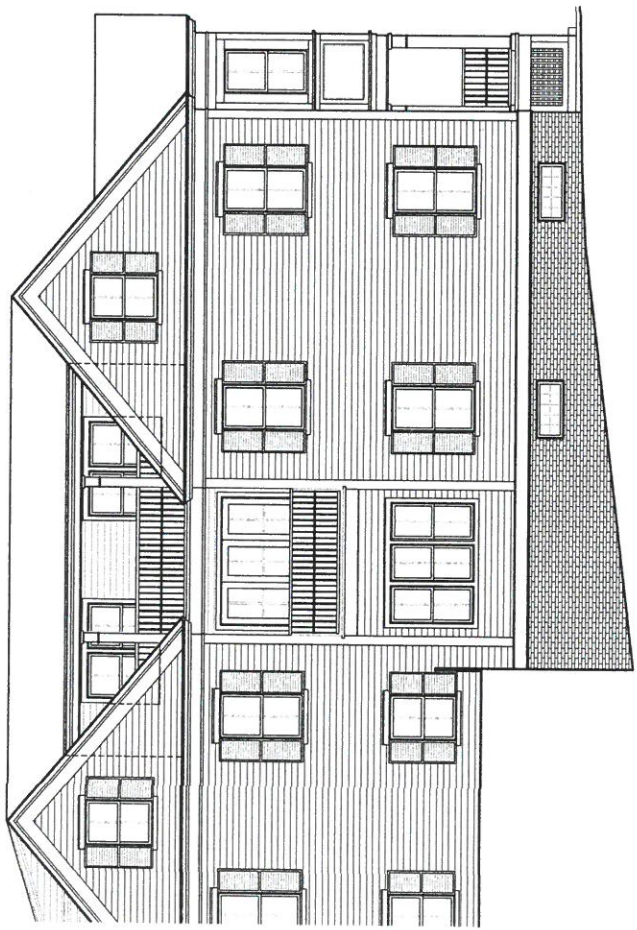
Decision:  Grant  Deny  Defer to HDC for Determination

Local Code Official: [Signature]

Date: 7-22-15



PROPOSED NORTH ELEVATION  
1/8" = 1'-0"



APPROVED NORTH ELEVATION  
1/8" = 1'-0"

143 DANIEL STREET  
PORTSMOUTH, NEW HAMPSHIRE

CHAPEL STREET BUILDING  
NORTH ELEVATION

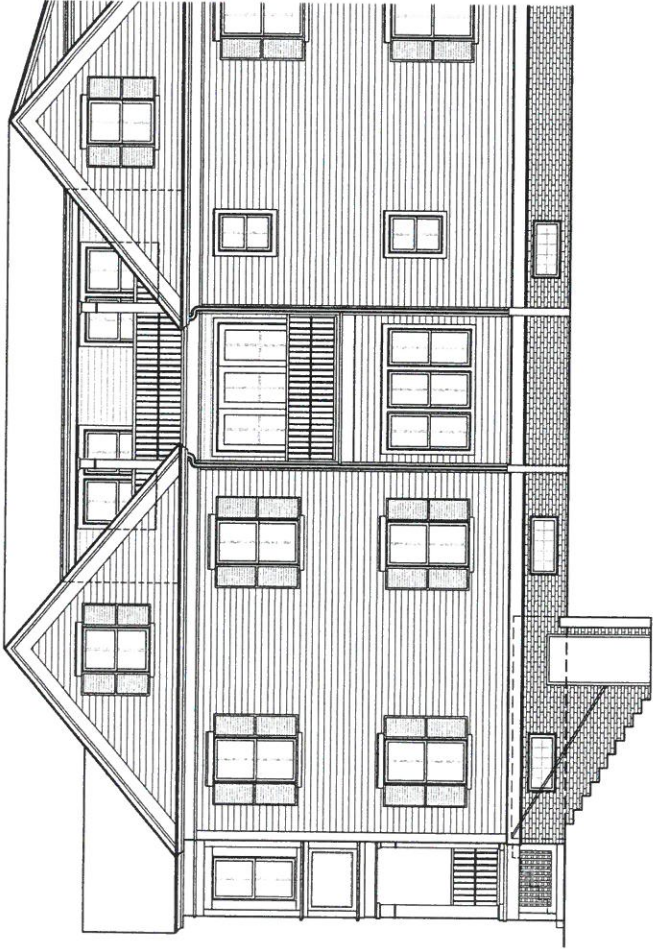
HDC APPLICATION FOR A MENDED APPROVAL: AUGUST 5, 2015

CJ ARCHITECTS

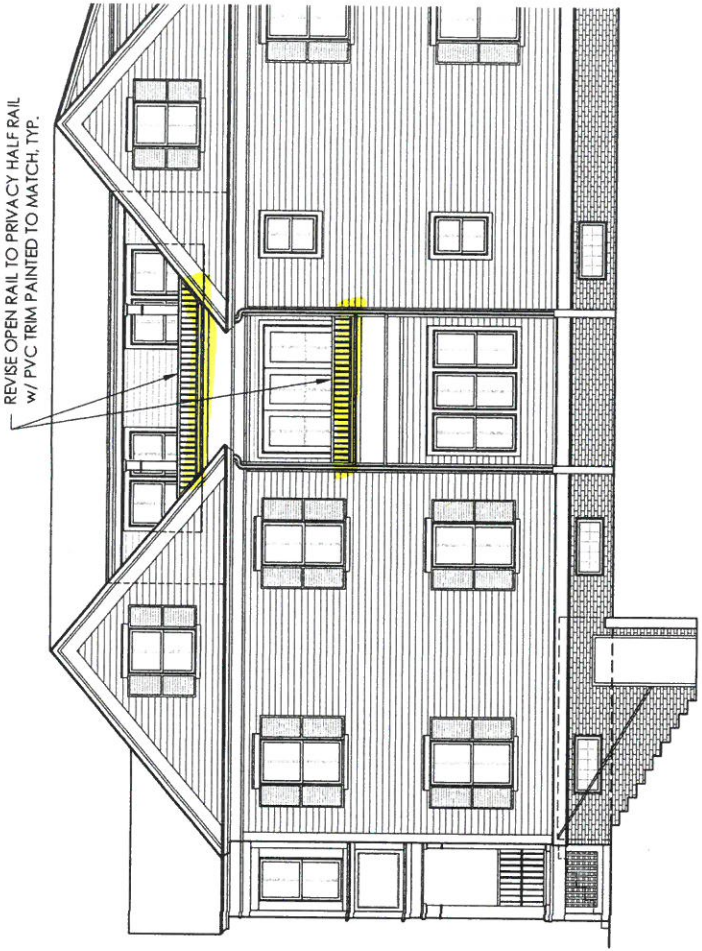
4 MARKET STREET, PORTSMOUTH, NH 03801  
T 603-431-2808 F 603-431-2809 cjarchitects.net



1.0



APPROVED SOUTH ELEVATION  
1/8" = 1'-0"



PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

143 DANIEL STREET  
PORTSMOUTH, NEW HAMPSHIRE

CHAPEL STREET BUILDING  
SOUTH ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: AUGUST 5, 2015



CJ ARCHITECTS  
4 MARKET STREET, PORTSMOUTH, NH 03801  
T 603-431-2808 F 603-431-2809 cjarchitects.net

2.0