

HDC

ADMINISTRATIVE APPROVALS

December 6th, 2017

- | | | |
|----|------------------------------------|----------------------|
| 1. | 235 Islington Street (trees) | - TBD |
| 2. | 40 Bridge Street (hvac) | - Recommend Approval |
| 3. | 437 Marcy Street (steps, roof...) | - TBD |
| 4. | 138 Maplewood Ave. (shutters) | - Recommend Approval |
| 5. | 287 Maplewood Ave. (rear addition) | - Recommend Approval |

1. 235 Islington Street (trees)

- TBD

Historic District Commission

Revised: 11 April 17



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date: April 14, 2017

To: Islington Street Condo Association
Attn: E.J. Cheney, President
134 Mayville Road
Bethel, ME 04217

Re: 239 Islington Street

The Historic District Commission considered your proposal at its meeting of April 12, 2017 wherein permission was requested to allow exterior renovations to an existing structure (install steps, railings, planters, landscaping) 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) Seven shade trees shall be included in the location as shown on the original plan (Sheet A2) and any modifications shall require an administrative approval.
- 2) A fabral standing seam metal roof over the canopies shall be used.
- 3) A mock-up of polycarbonate panels and details shall be submitted for administrative approval.
- 4) A 1" x 6" cladding of natural wood (Douglas Fir) shall be used on the wooden screen walls.
- 5) The vertical face and cap shall be a composite material.

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

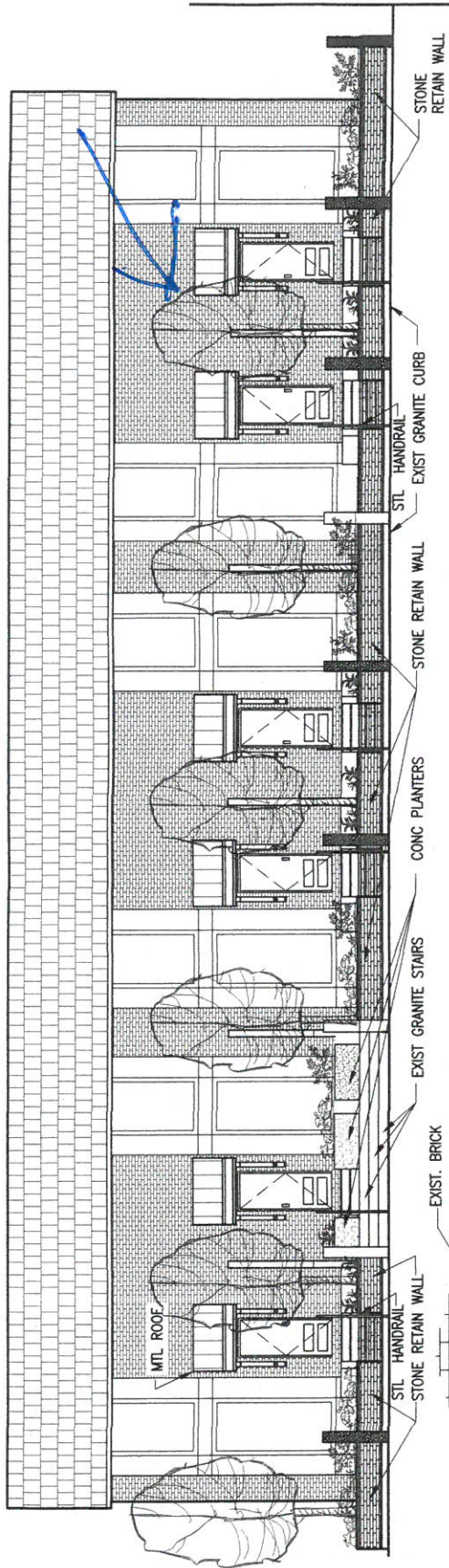
T.O. ROOF
ELEV=27'-6"

1ST FLOOR
ELEV=4'-1 1/2"

SIDEWALK
ELEV=0'-0"

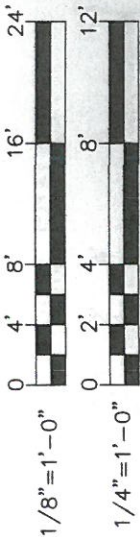
1ST FLOOR
ELEV=4'-1 1/2"

PATIO
ELEV=2'-2 1/2"



⊕ SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

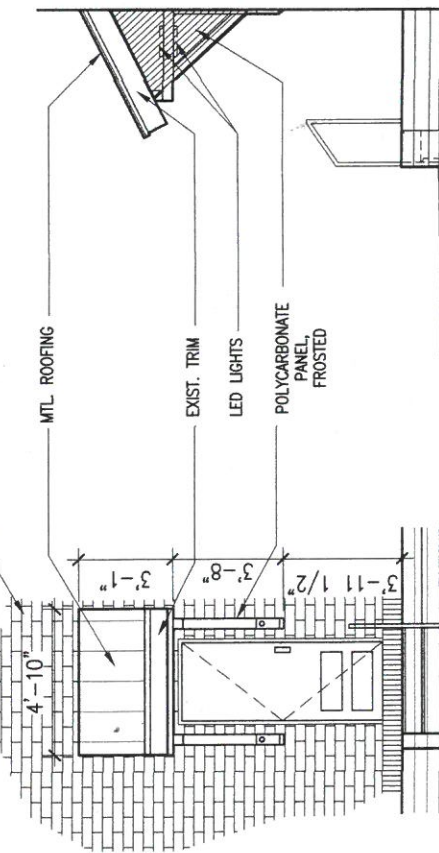
GRAPHIC SCALES



CHECK GRAPHIC SCALES BEFORE USING

ENTRY CANOPY, TYP.
SCALE: 1/4" = 1'-0"

ENTRY CANOPY, TYP.
SCALE: 1/4" = 1'-0"



FACADE AND SITE IMPROVEMENTS
235 ISLINGTON STREET
PORTSMOUTH, NH

PROPOSED ENTRY CANOPY SECTION

Historic District Commission, Public Hearing, April 2017

7 WALLINGFORD SQUARE
UNIT 2099
NATICK, MASSACHUSETTS
02459-3104

WINTER HOLBEN
architecture + design

12APR2017
WINTER HOLBEN/AO
SCALE: NTS
PROJECT NO: 16121

DRAWING NO.

7

2. 40 Bridge Street (hvac)

- Recommend Approval

* Not for Public Hearing

Application for Approval - Administrative
Historic District Commission



Owner: _____ Applicant (if different): Alex Vandermark
Address: _____ Address: 7 Portwalk Pl #1516
(Street) (Street)

(City, State, Zip) Portsmouth NH 03801
Phone: _____ Phone: 603-591-5947
(City, State, Zip)
Signature: _____

Location of Structure: Map 126 Lot 52 Street Address: 40 Bridge Street #204
Building Permit #: _____
To permit the following: Install vent cap for gas range

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>12-6-17</u>
Payment:	<u>\$ 100.00</u>
Payment Type:	<u>ck. # 141</u>
Index/Permit #:	_____

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.

[Signature]
Owner

Revised 11 April 17

Nicholas J. Cracknell

From: Alex Vandermark <alex@juicery.com>
Sent: Wednesday, November 29, 2017 1:03 PM
To: Nicholas J. Cracknell; Lee Brown
Subject: Vent Cap at 40 Bridge Street Condo
Attachments: 20171129_120110.jpg; Vent Cap Specs.pdf; layout with location.pdf

Hello Nicholas,

You and I spoke last Wednesday about the condo at 40 Bridge Street in Portsmouth. Per your request, I have compiled the info needed. Should you approve, we will be installing the AK7100AS-BF range hood so that my gas range can be vented. It would require that we vent directly out of my unit which is on the second floor. As you can see the vent cap is 3 1/4" x 10" Rectangle wall cap- as shown on the attached spec sheet. I also included a photo and layout to show where the cap would be located on exterior of the building. The cap will be painted to match the same color of location on building. I know you needed this info ASAP so that you could make your decision on December 1st. I appreciate your help with this matter. If you have other questions please let me know. I have also cc'd the project manager Lee Brown. Thank you for your consideration. Please confirm that you received this email.

Best regards,

Alex Vandermark

www.juicery.com

www.mainesqueezejuicecafe.com

www.wickedgoodsoup.com



Unit

204

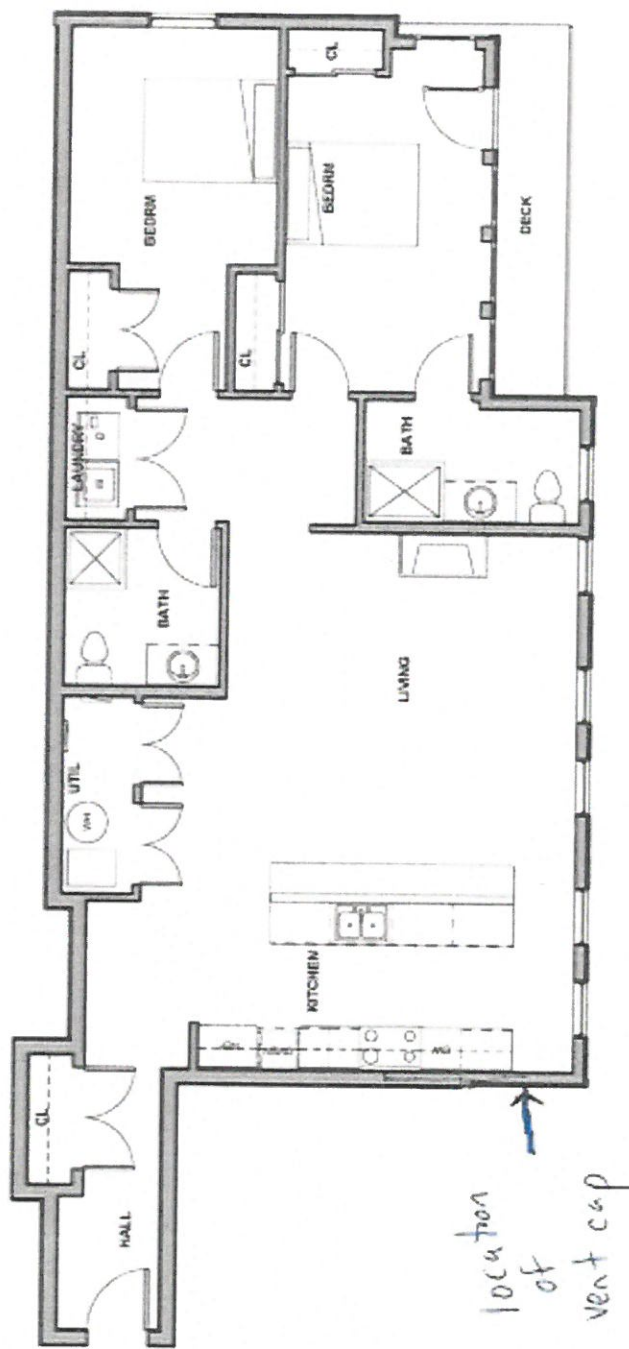
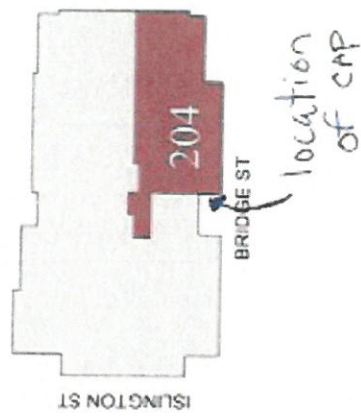
Bed

2

Bath








2

1,250 total sf














Installation - Ductwork Calculation Sheet

Duct pieces		Equivalent number length x used =	Total
 3-1/4" x 10" Rect., straight	1 Ft.	x () =	Ft.
 6", 7", 8", 10" Round, straight	1 Ft.	x () =	Ft.
 3-1/4" x 10" Rect. 90° elbow	15 Ft.	x () =	Ft.
 3-1/4" x 10" Rect. 45° elbow	9 Ft.	x () =	Ft.
 3-1/4" x 10" Rect. 90° flat elbow	24 Ft.	x () =	Ft.
 7" to 6" or 8" to 7" Round tapered reducer	25 Ft.	x () =	Ft.
 6", 7", 8" Round in-line damper	15 Ft.	x () =	Ft.
 6", 7", 8", 10" Round, 90° elbow	15 Ft.	x () =	Ft.
 6", 7", 8", 10" Round, 45° elbow	9 Ft.	x () =	Ft.
Subtotal column 1 =			Ft.

Maximum Duct Length: For satisfactory air movement,
the total duct length should not exceed 100 equivalent feet.

Duct pieces		Equivalent number length x used =	Total
 3-1/4" x 10" Rect to 6" round transition	5 Ft.	x () =	Ft.
 3-1/4" x 10" Rect. to 6" round transition 90° elbow	20 Ft.	x () =	Ft.
 6" round to 3-1/4" x 10" rect. transition	1 Ft.	x () =	Ft.
 6" round to 3-1/4" x 10" rect. transition 90° elbow	16 Ft.	x () =	Ft.
 7" round to 3-1/4" x 10" rect. transition	8 Ft.	x () =	Ft.
 7" round to 3-1/4" x 10" rect. transition 90° elbow	23 Ft.	x () =	Ft.
 3-1/4" x 10" Rect. wall cap with damper	30 Ft.	x () =	Ft.
 6", 7", 8", 10" Round, wall cap with damper	30 Ft.	x () =	Ft.
 6", 7", 8", 10" Round roof cap	30 Ft.	x () =	Ft.
Subtotal column 2 =			Ft.
Subtotal column 1 =			Ft.
Total ductwork =			Ft.

3. 437 Marcy Street (steps, roof...)

- TBD

Application for Approval – Administrative Approval

Historic District Commission

Owner: Steve Boyle

Applicant (if different): _____

Address: 437 Marcy Street
(Street)

Address: _____
(Street)

Portsmouth, NH 03801
(City, State, Zip)

(City, State, Zip)

Phone: _____

Phone: _____

Location of Structure: Map 102 / Lot 36
Building Permit #:

Street Address: 437 Marcy Street

To permit the following (please include photos of the existing conditions and clear description of the proposed work):

1. Granite step versus wood step: wood step was used based on grade conditions and is in keeping with the remaining wood steps at that stair system.
2. Asphalt roof versus metal roof section: Previously anticipated metal roof cricket was not recommended by the roofing contractor and asphalt shingles were used instead. The asphalt roof shingles are the same color as the existing main house roofing material.
3. Basement utility windows at grade: During the HDC meeting we discussed using vinyl or fiberglass windows versus wood windows based on the function and location of those windows. The new windows match the existing window size and style.

Action Taken by HDC	
Date of Approval	12-6-17
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

Any and all changes or modifications in the design as approved shall require further review and approval.

Nicholas J. Cracknell

From: Shannon Alther <pod1@tms-architects.com>
Sent: Thursday, November 09, 2017 3:42 PM
To: Vincent J. Hayes; Nicholas J. Cracknell; Lizbeth Good; Paul J. Garand
Cc: Tim Foss; bob@graycontractors.com
Subject: Boyle Project HDC Close Out (TMS)
Attachments: 437 Marcy Finials TMSb.pdf

Vincent,
Good afternoon.

We have completed the "finial" installation at the fence posts and therefore are ready to review a few Administrative Approvals with HDC based on your final comments.

HDC Administrative Approval Requests for 437 Marcy Street:

1. Granite step versus Wood Step: wood step was used based on grade conditions and is in keeping with the remaining wood steps at that stair system.
2. Asphalt roof versus metal roof section: Previously anticipated metal roof cricket was not recommended by the roofing contractor and asphalt shingles were used instead. The asphalt roof shingles are the same color as the existing main house roofing material.
3. Basement utility windows at grade: During the HDC meeting we discussed using vinyl or fiberglass windows versus wood windows based on the function and location of those windows. The new windows match the existing window size and style.

Let me know if you have any further questions or need me to fill out any other paperwork.

Shannon Alther, AIA
Principal
shannon@tms-architects.com

TMS Architects
one cate street portsmouth, nh
p: 603.436.4274
www.tmsarchitects.com







CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date: April 10, 2017

To: Stephen J. Boyle
437 Marcy Street
Portsmouth, NH 03801

Re: 437 Marcy Street

The Historic District Commission considered your proposal at its meeting of April 5, 2017 wherein permission was requested to allow demolition of an existing structure (remove chimney, replace in-kind) and allow new construction to an existing structure (construct tower element on south elevation) and allow exterior renovations to an existing structure (remove and replace basement windows in-kind) as per plans on file in the Planning Department.

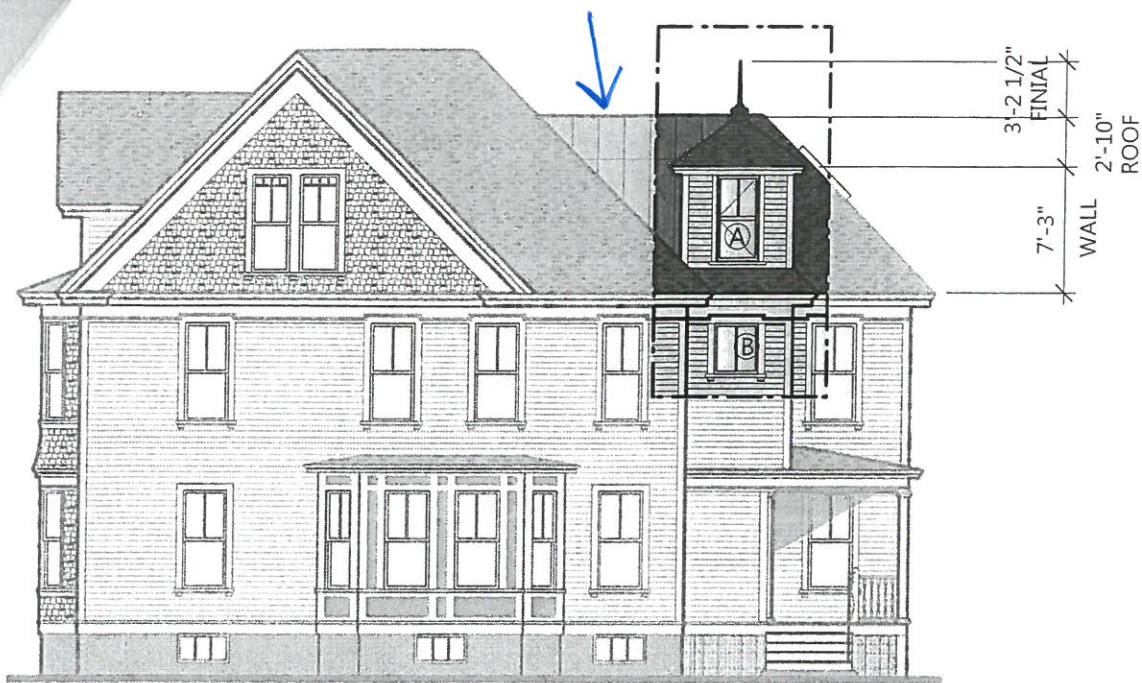
After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) The Tower E is approved.
- 2) The rear metal roofing shall match the color of the shingles.
- 3) The windows in the tower shall be double-hung.
- 4) The three new windows shall be solid wood sashes and painted to match the existing windows. The casing and muntin profile shall match the existing windows.

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

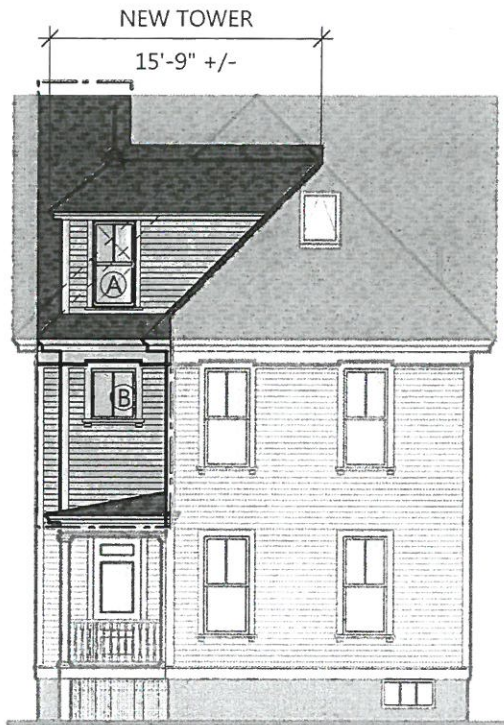
A. Purpose and Intent:

- ☒ 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



SOUTH FACADE - TOWER - HDC OPTION (E)

Scale: 3/32" = 1'-0"



NOTES

1. MARVIN WINDOWS
A - CUCA 3060
2'-6" x 4'-11 1/8" CASEMENT

B - CUAWN 3036
2'-6" x 2'-11 1/8" AWNING
2. NEW SIDING TO MATCH EXISTING
3. NEW ROOFING TO MATCH EXISTING
4. NEW SKYLIGHT
5. NEW METAL ROOFING AT VALLEY CONDITION.
6. NEW TRIM TO MATCH EXISTING

EAST FACADE -TOWER- HDC OPTION (E)

Scale: 3/32" = 1'-0"

TMS
architects
603.436.4274

Boyle Residence 437 Marcy St.
PROPOSED TOWER

DATE: 2017-3-23

SCALE: AS TITLED

PROJECT #: 2016051

REF. DWG(S):

A1

4. 138 Maplewood Ave. (shutters)

- Recommend Approval

Application for Approval – Administrative Approval

Historic District Commission

Owner: Donna Pantelakos Applicant (if different): _____

Address: 138 Maplewood Ave. Address: _____
(Street) (Street)

Portsmouth, NH 03801 _____
(City, State, Zip) (City, State, Zip)

Phone: _____ Phone: _____

Location of Structure: Map 124 / Lot 6 Street Address: 138 Maplewood Ave.
Building Permit #:

To permit the following (please include photos of the existing conditions and clear description of the proposed work):

Remove shutters from the previously-approved plan 12/4/13

Action Taken by HDC	
Date of Approval	12-6-17
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

Any and all changes or modifications in the design as approved shall require further review and approval.

Revised: 11 April 17

Nicholas J. Cracknell

From: Donna Pantelakos <donna92@live.com>
Sent: Wednesday, November 15, 2017 3:16 PM
To: Nicholas J. Cracknell
Subject: RE: HDC MEETING ON JANUARY 3RD. 2018

Hi Nick,

Per your request, we are asking the HDC for an administrative approval allowing us to delete the window shutters from our project.

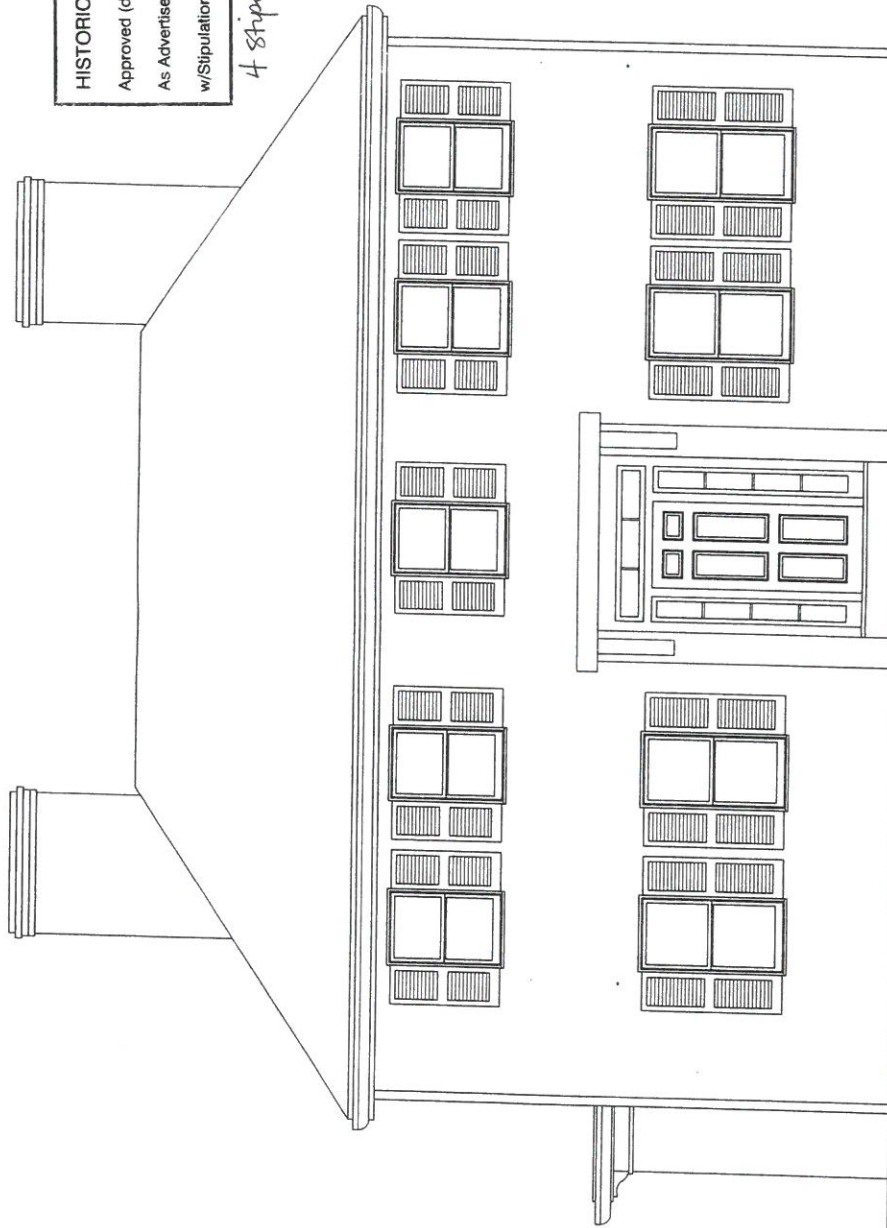
Our renovation was thousands of dollars over budget as we found many surprises. This has caused a unforeseen financial burden. For this reason we are asking for an administrative approval. Basically we re-built our home from the outside in. After careful examination by the City inspection dept., General contractor, structural engineer and the architect it was determined all the floors and joices needed to be removed. The only part of the house left standing was the outside sheathing and the roof.

Our house despite not having shutters is truly a show piece. Additionally it is not unusual for a home of this age and style not to have shutters. Thank you for your understanding and consideration

George and Donna Pantelakos

Nick is this what you are looking for? Not sure which meeting you were thinking we should attend. We are not available on Wednesday December 6th.





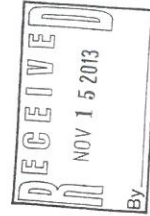
HISTORIC DISTRICT COMMISSION

Approved (date of meeting) 12/4/13

As Advertised ☒ As Presented ☒

w/Stipulations ☒ Signed [Signature]

4 steps. See LOD

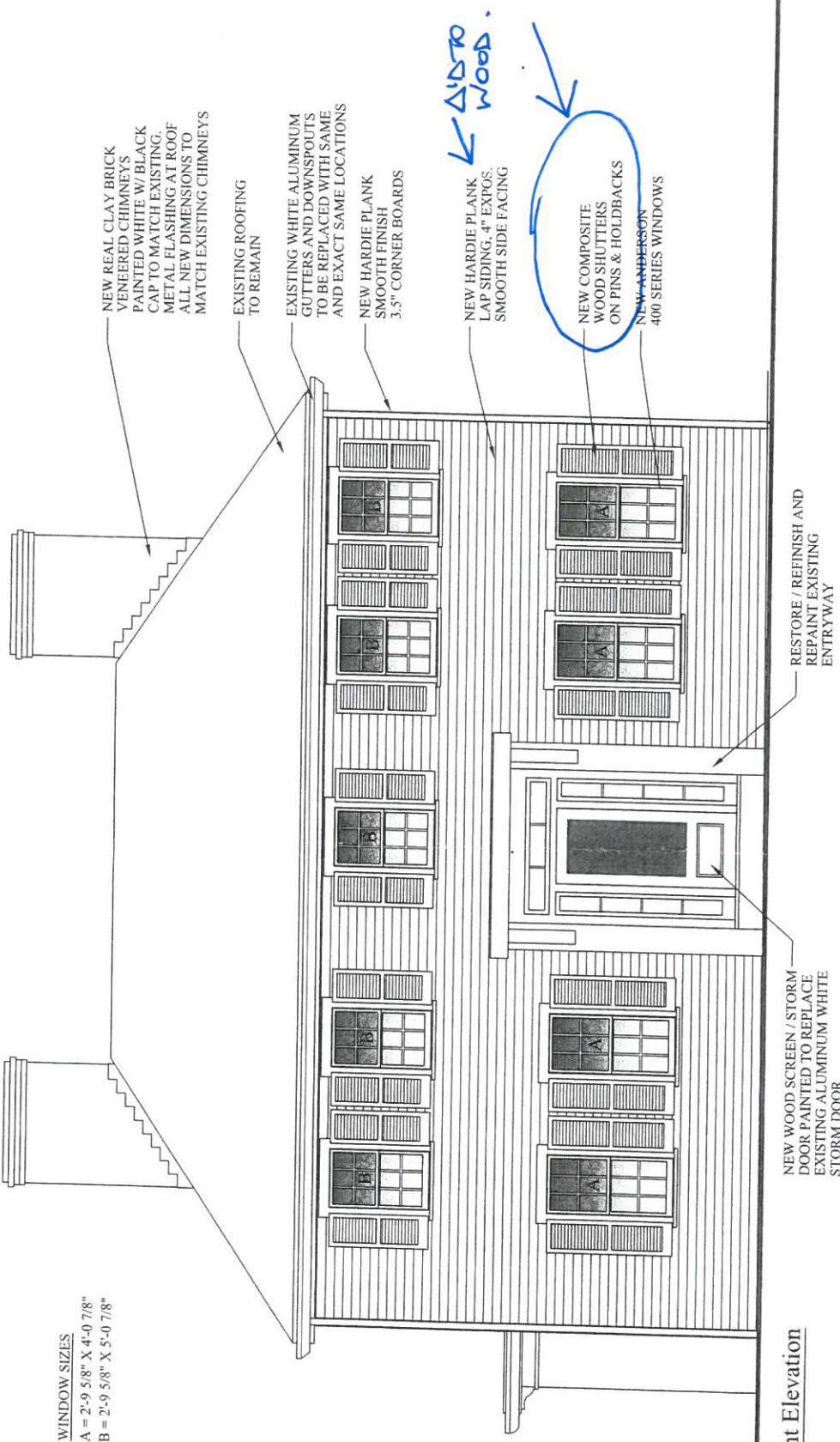


Existing Front Elevation
1/4" = 1'-0"

138-140 Maplewood Ave.
Portsmouth, NH
10-18-13

CWC Design

141 Bridge Rd.
Salisbury, MA 01952
www.cwc-design.com
(978) 397-3233



WINDOW SIZES
 A = 2'-9 5/8" X 4'-0 7/8"
 B = 2'-9 5/8" X 5'-0 7/8"

NEW REAL CLAY BRICK
 VENERED CHIMNEYS
 PAINTED WHITE W/BLACK
 CAP TO MATCH EXISTING.
 METAL FLASHING AT ROOF
 ALL NEW DIMENSIONS TO
 MATCH EXISTING CHIMNEYS

EXISTING ROOFING
 TO REMAIN

EXISTING WHITE ALUMINUM
 GUTTERS AND DOWNSPOUTS
 TO BE REPLACED WITH SAME
 AND EXACT SAME LOCATIONS

NEW HARDIE PLANK
 SMOOTH FINISH
 3.5" CORNER BOARDS

NEW HARDIE PLANK
 LAP SIDING, 4" EXPOS.
 SMOOTH SIDE FACING

NEW COMPOSITE
 WOOD SHUTTERS
 ON PINS & HOLDBACKS
 NEW ANDERSON
 400 SERIES WINDOWS

NEW WOOD SCREEN / STORM
 DOOR PAINTED TO REPLACE
 EXISTING ALUMINUM WHITE
 STORM DOOR

RESTORE / REFINISH AND
 REPAINT EXISTING
 ENTRYWAY

 Proposed Front Elevation
 1/4" = 1'-0"

138-140 Maplewood Ave.,
 Portsmouth, NH
 11-15-13

CWC Design

141 Bridge Rd.
 Salisbury, MA 01952
 www.cwc-design.com
 (978) 397-3233

PREVIOUS APPROVED

5. **287 Maplewood Ave. (rear addition)** **- Recommend Approval**

Application for Approval – Administrative Approval

Historic District Commission

Owner: Evon Cooper

Applicant (if different): _____

Address: 287 Maplewood Ave.
(Street)

Address: _____
(Street)

Portsmouth, NH 03801
(City, State, Zip)

(City, State, Zip)

Phone: _____

Phone: _____

Location of Structure: Map 141 / Lot 36
Building Permit #:

Street Address: 287 Maplewood Ave.

To permit the following (please include photos of the existing conditions and clear description of the proposed work):

To extend the previously-approved plans and letter of decision dated 2-14-14 for this project. Note that no decision changes are proposed or permitted without subsequent HDC review and approval.

Action Taken by HDC	
Date of Approval	12-6-17
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

Any and all changes or modifications in the design as approved shall require further review and approval.

Revised: 11 April 17



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date: February 14, 2014

To: Evon Cooper
16 Garland Road
Lincoln, MA 01773

Re: 287 Maplewood Avenue

The Historic District Commission considered your proposal at its meeting of February 12, 2014 wherein permission was requested to allow new construction to an existing structure (construct one story rear addition) as per plans on file in the Planning Department.

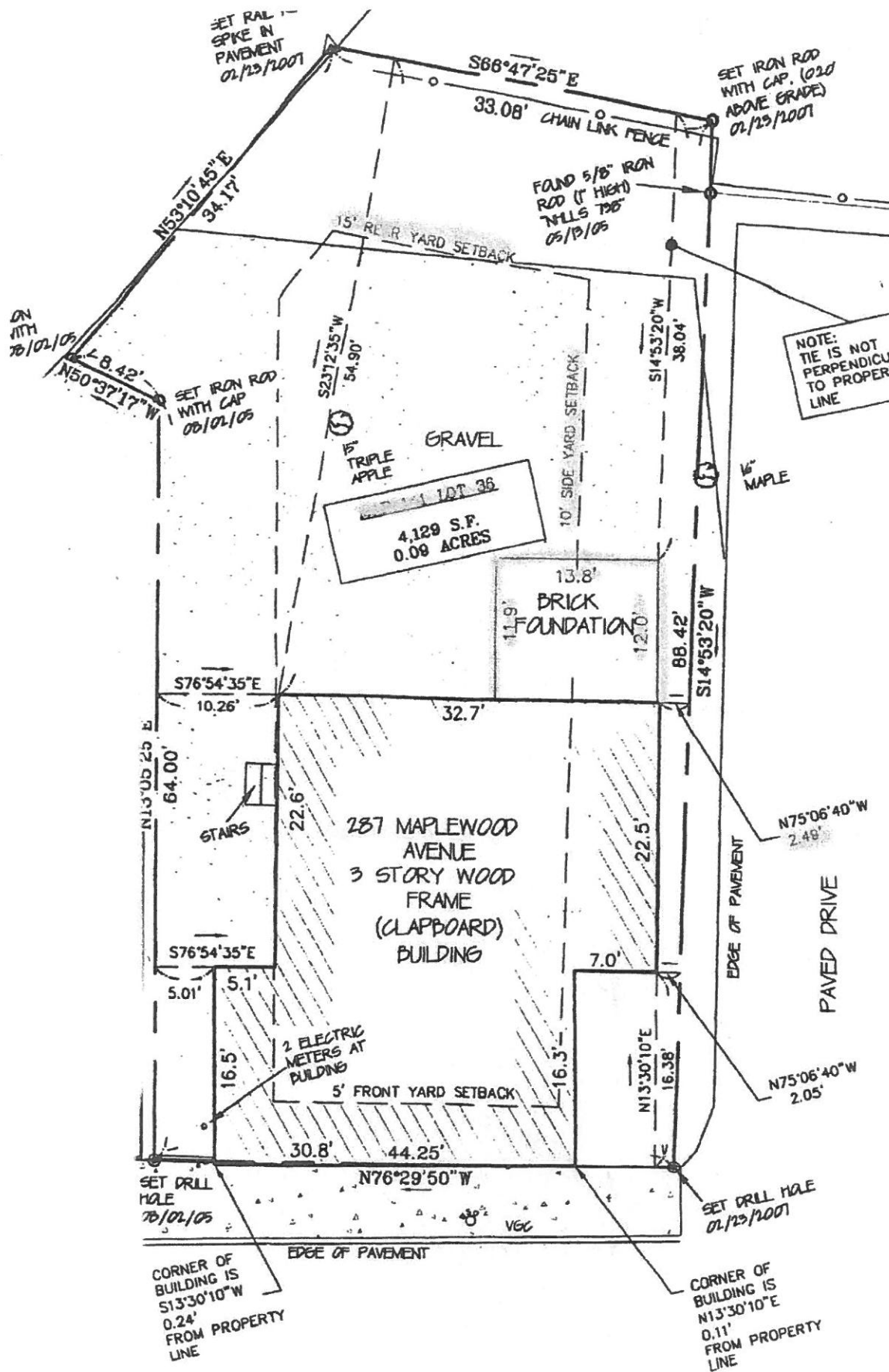
After due deliberation, the Commission voted that the request be **approved** as presented.

Findings of Fact: The proposed application meets the 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

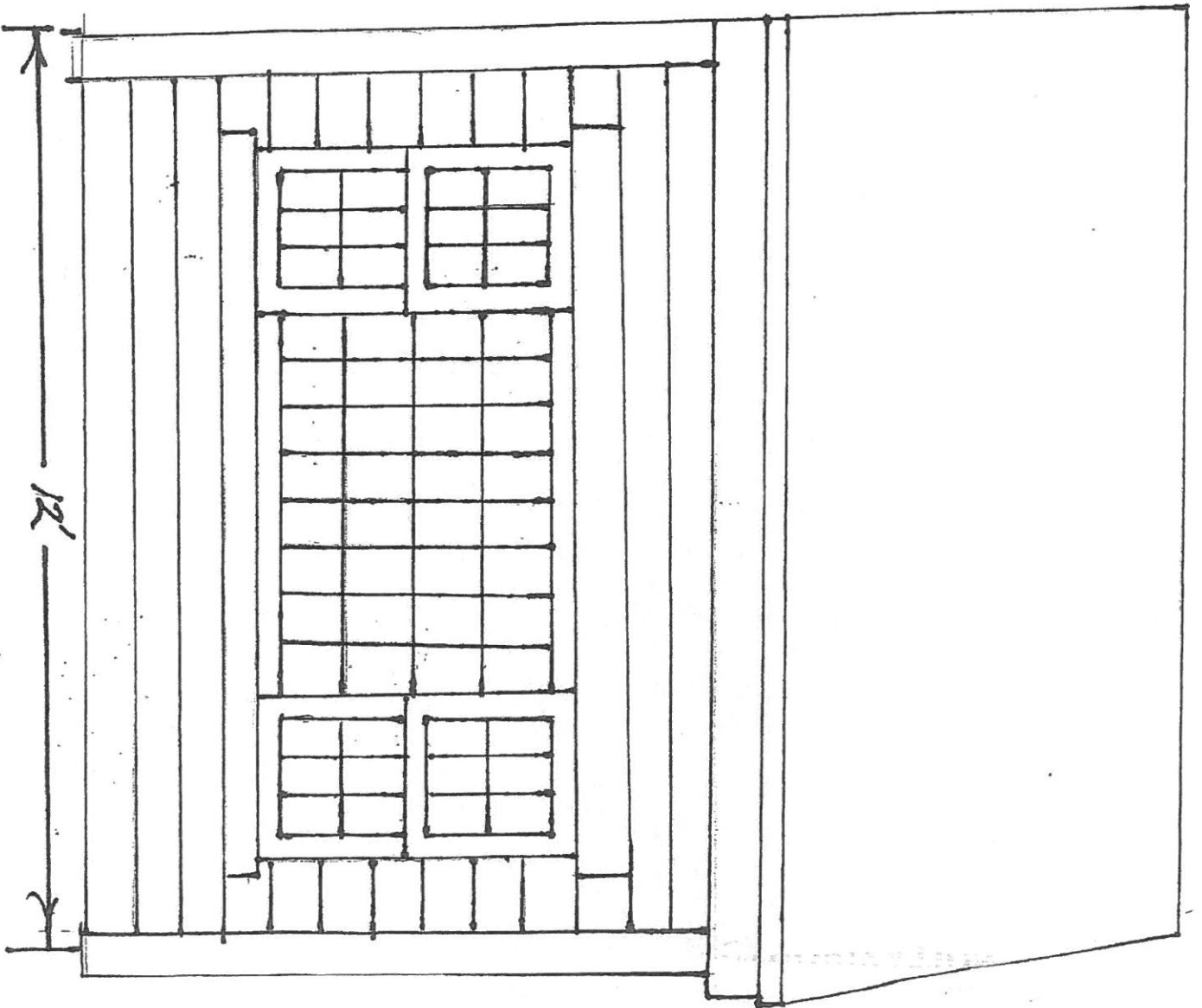
The proposed application also meets the following review criteria of the Historic District ordinance (as applicable):



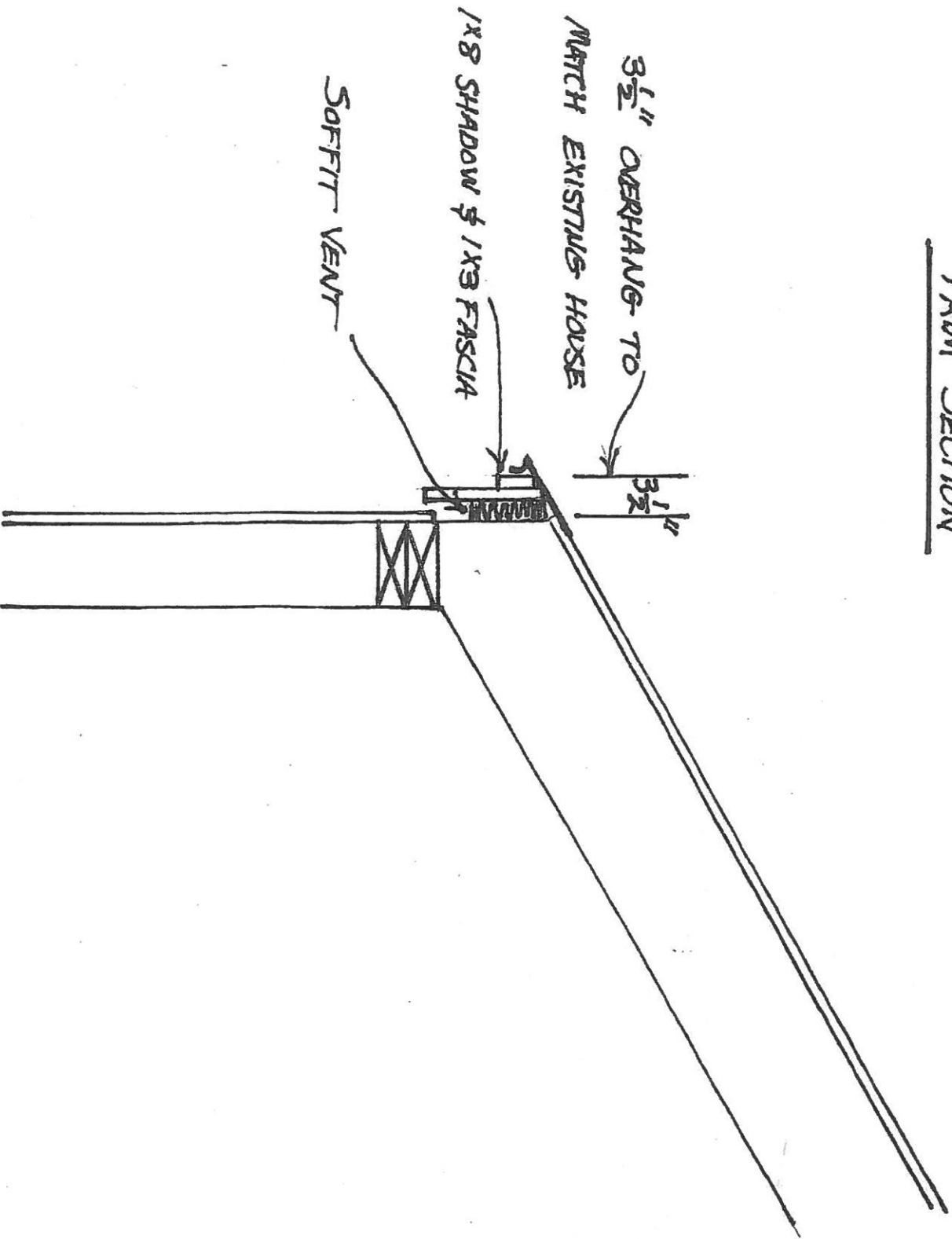
EXISTING HOUSE

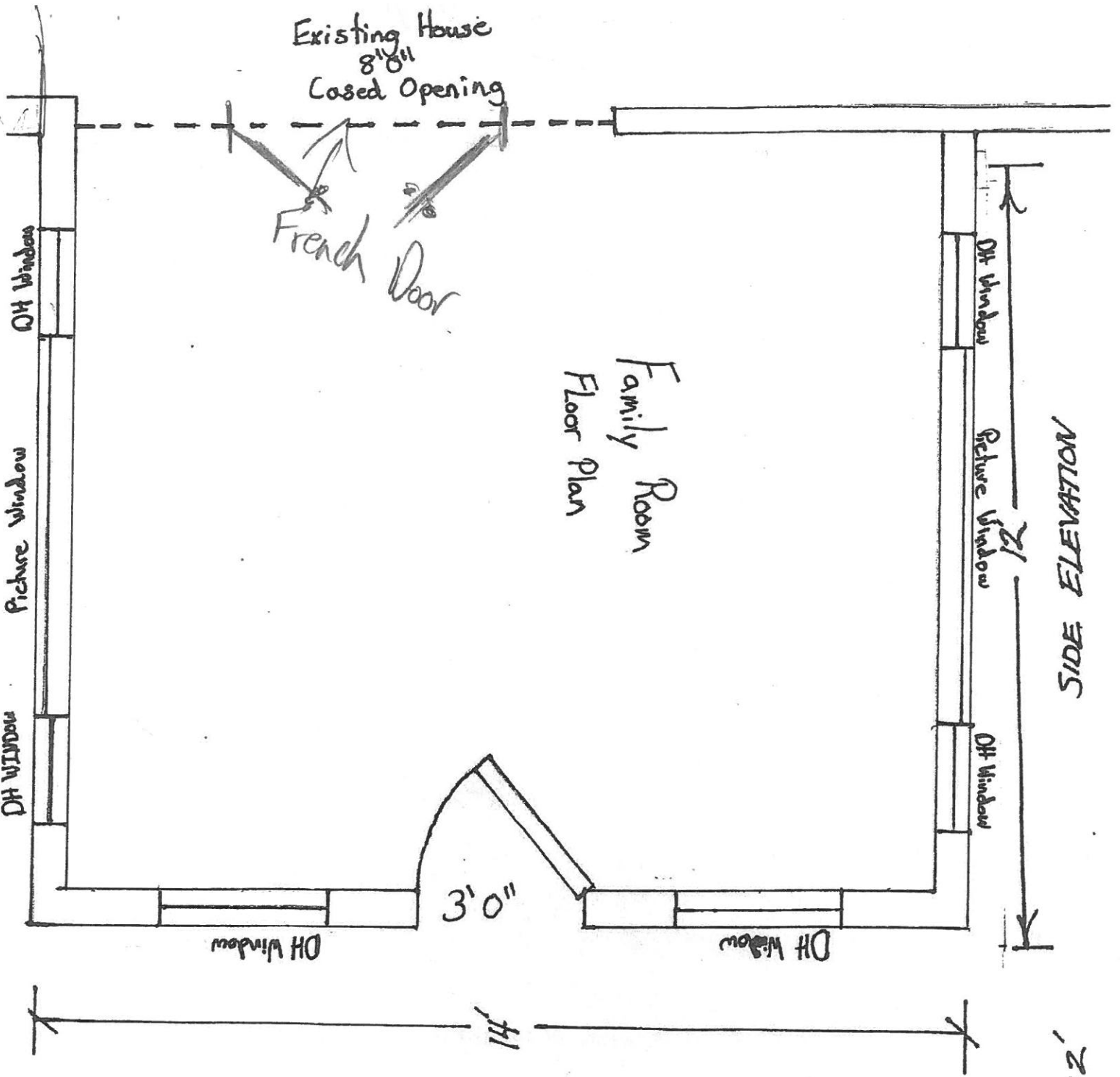
SCALE 1"=2'

SIDE ELEVATION



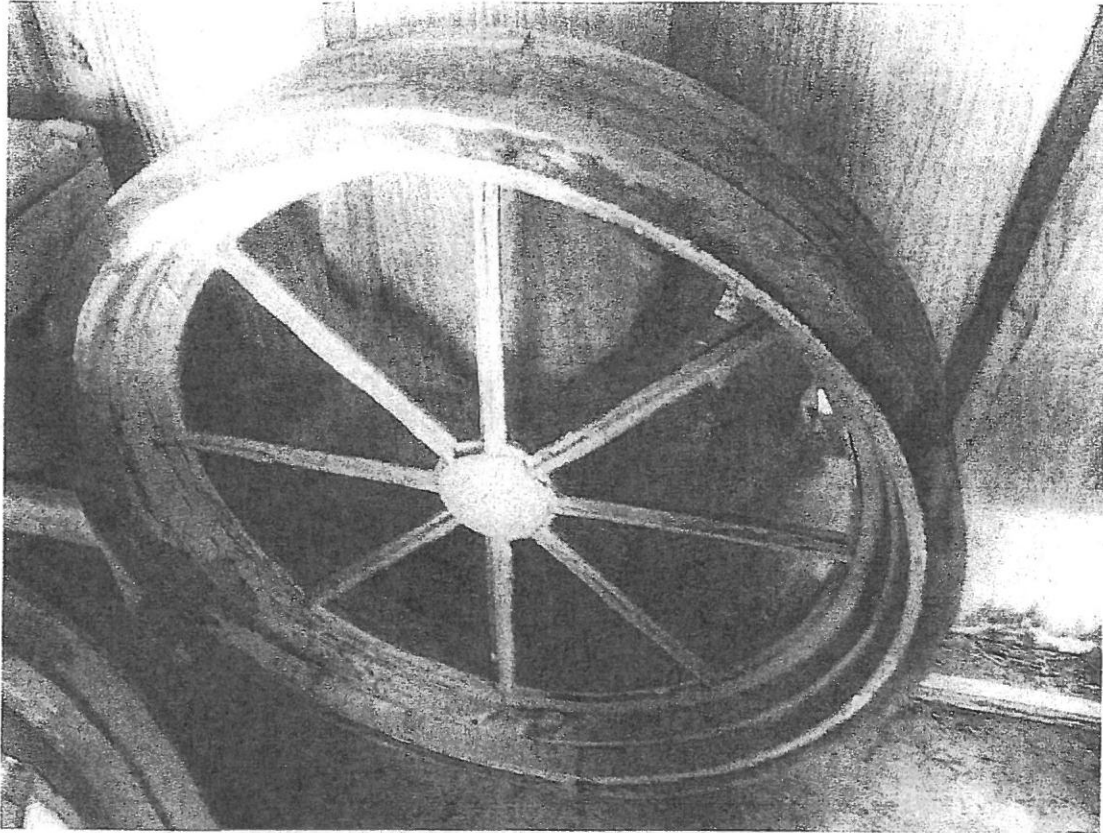
TRIM SECTION





SIDE ELEVATION

SCALE 1"=2'



This is an original window from Yokens in Portsmouth. It is true divided light and will be trimmed with cedar to match existing.