

# **HDC**

## **ADMINISTRATIVE APPROVALS**

**October 3<sup>rd</sup>, 2018**

- |                               |                             |
|-------------------------------|-----------------------------|
| <b>1. 348 Maplewood Ave.</b>  | <b>- TBD</b>                |
| <b>2. 8 Bow Street</b>        | <b>- Recommend Approval</b> |
| <b>3. 77 Daniel Street</b>    | <b>- Recommend Approval</b> |
| <b>4. 2 Jackson Hill Road</b> | <b>- Recommend Approval</b> |
| <b>5. 37 Hanover Street</b>   | <b>- Recommend Approval</b> |
| <b>6. 175 Market Street</b>   | <b>- Recommend Approval</b> |



**1. 348 Maplewood Ave. - TBD**

**Background:** The HDC recently approved this project for window replacement of all the windows not located on the front façade and required restoration of the windows on the façade. Primarily due to a preference for consistency, the Condo Association is now seeking to replace all the façade-facing windows with the same Marvin replacement window.

**Staff Recommendation:** The HDC should consider the condition of the existing historic windows and determine whether the consistency of the windows on the building is more appropriate than having authentic historic windows on the façade facing Maplewood Ave.



# Application for Approval - Administrative Historic District Commission

Date:	<b>RECEIVED</b> SEP 11 2018
By:	_____

Owner: OLD FRANKLIN School Corp. <sup>ASSN</sup> Applicant (if different): M. JERRY JOHNSON  
Address: 348 MAPLEWOOD AVE Address: SAME  
(Street) (Street)  
PORTSMOUTH NH 03801 (City, State, Zip) (City, State, Zip)  
Phone: (603) 828 8258 Phone: \_\_\_\_\_  
Signature: *MJ Johnson*

Location of Structure: Map 141 Lot 2 Street Address: 348 MAPLEWOOD AVE  
Building Permit #: 30921  
To permit the following: SEE ATTACHED

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>10-3-18</u>
Payment:	<u>/</u>
Payment Type:	<u>/</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.

*MJ Johnson*  
Owner

The Old Franklin School Condominium Association is requesting to revise our application of 06/18/18. At the 7/13/18 meeting, the Commission approved our request to replace some windows and restore others.

The Association now requests to replace all windows rather than a mix of restore some and replace others. After lengthy discussions we prefer to keep the windows consistent throughout the building. This would also alleviate the need for storm windows on any of the windows.

The attached pictures show the windows that have been approved for restoration that we now request to replace. All the windows in the building would then be the Marvin 12 over 12 double hung with Bahama Brown Clad Exterior.

A handwritten signature in cursive script, appearing to read "M. Jerry Johnson".

M. Jerry Johnson  
Franklin School Condominium Association

(603) 828-8258





# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## PLANNING DEPARTMENT

### HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROVAL

**Date:** July 13, 2018

**To:** Jerry Johnson, President  
Old Franklin School Condo. Assoc.  
348 Maplewood Avenue  
Portsmouth, NH 03801

**Re:** 348 Maplewood Avenue

The Historic District Commission considered your proposal at its meeting on July 11, 2018 wherein permission was requested to allow the replacement and restoration of multiple windows as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **approved** with the following stipulation:

1. Half screens shall be used and the windows shall be field painted.

**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.

Page 2

Re: 348 Maplewood Avenue

July 13, 2018

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

**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 THE FOLLOWING:**

- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1<sup>st</sup>, 2016, a \$100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a \$500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and Compliance Review** - The City's Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquires on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at [njcracknell@cityofportsmouth.com](mailto:njcracknell@cityofportsmouth.com) or Mr. Hayes at [vjhayes@cityofportsmouth.com](mailto:vjhayes@cityofportsmouth.com).

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

Respectfully submitted,

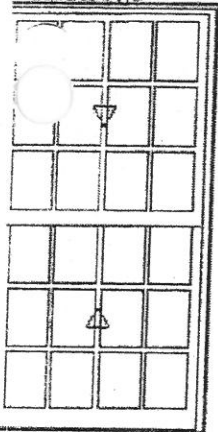
  
\_\_\_\_\_  
Vincent Lombardi, Chairman  
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector  
Rosann Maurice-Lentz, Assessor



**MARVIN**  
Windows and Doors

Built around you.



As Viewed From The

Exterior

35 7/8" X 72 3/16"

36 1/4" X 71 7/8"

Bahama Brown Clad Exterior

★ Painted Interior Finish - White - Pine Interior .....

Clad Ultimate Insert Double Hung .....

Inside Opening 36 1/4" X 71 7/8"

8 Degree Frame Bevel

Top Sash

Bahama Brown Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless .....

Rectangular - Special Cut 4W3H

Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int

Ovolo Interior Glazing Profile

Bottom Sash

Bahama Brown Clad Sash Exterior

Painted Interior Finish - White - Pine Sash Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless .....

Rectangular - Special Cut 4W3H

Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int

Ovolo Interior Glazing Profile

White Sash Lock

White Jamb Hardware .....



These 6 front windows were approved for restoration, now requesting replacement. All replacement windows will be the same as the Marvin windows previously approved.

Unit 4 Front upper level  
Restore 36x72 (3 windows)

Unit 2 Front lower level  
Restore 36x72 (3 windows)

343

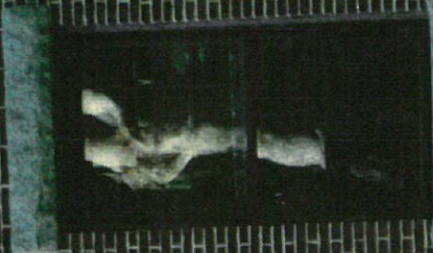






Unit 4 36x72  
Restore (building side)

The Unit 4 and front hall previously approved for restoration, now requesting replacement. (No change in Unit 5 replacement window).



Unit 5 36x72  
Replace (building side)



Front hall common area  
Restore 36x72 (building side)






Previously approved for restoration,  
now requesting replacement.

Unit 1 front lower level  
Restore 66x36







Previously approved for restoration,  
now requesting replacement.

Front basement  
60x36 Restore



## **2. 8 Bow Street**

### **- Recommend Approval**

**Background:** The HDC recently approved this project for a variety of storefront and upper floor alterations. The Applicant is seeking to request the revised front door design, window sill restoration/ replacement, a revised side door dimension, and infilling a small masonry opening in the alleyway.

**Staff Recommendation:** The HDC should request more detail on the window sill restoration / replacement method as that detail does not appear in the submitted application for Administrative Approval. Please note that some of the sills are currently wood (and some have been recently infilled with PT wood during the renovations) so the HDC should determine the appropriate sill material and profile. The applicant just requested that this item be deferred until a subsequent application as they have not finalized their request for the sill repair/ replacement. Thus, there are only 3 items in this request.



# Application for Approval - Administrative Historic District Commission



Owner: Sindrik-McGovern III LLC Applicant (if different): \_\_\_\_\_  
Address: PO Box 1267 Address: \_\_\_\_\_  
(Street) (Street)  
Portsmouth, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
Phone: N/A Phone: \_\_\_\_\_  
Signature: [Signature]

Location of Structure: Map 106 Lot 22 Street Address: 8 Bow Street

Building Permit #: 28588

To permit the following: <sup>①</sup>approval of front door design, <sup>②</sup>window sill restoration/replacement method, <sup>③</sup>revised side door dimensions, <sup>④</sup>infill of small masonry opening at alley

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>10-3-18</u>
Payment:	<u>100</u>
Payment Type:	<u>CK # 5730</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.

Owner \_\_\_\_\_



# 8 BOW STREET

Historic District Commission - Administrative Approval - October 2018, Portsmouth, New Hampshire

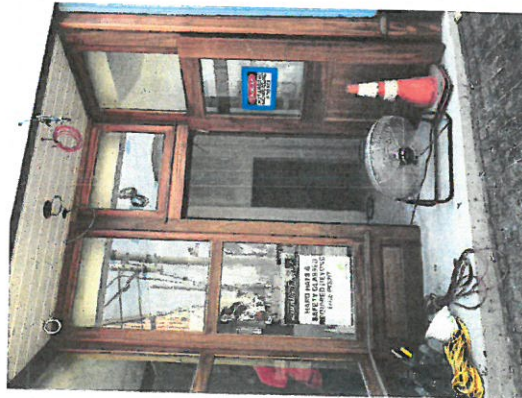


## Requested Revisions:

1. Approval of front door.
2. Revised side door dimensions.
3. Infill of small masonry opening at alley.
4. Window sill restoration/replacement method.



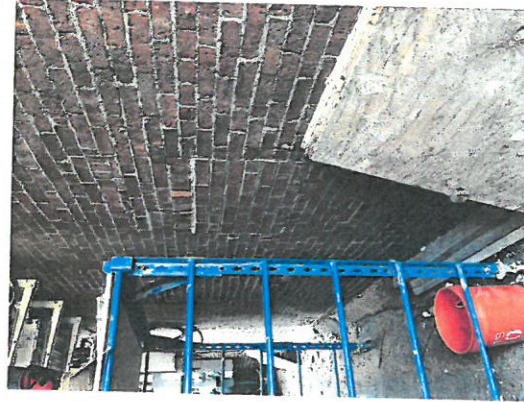
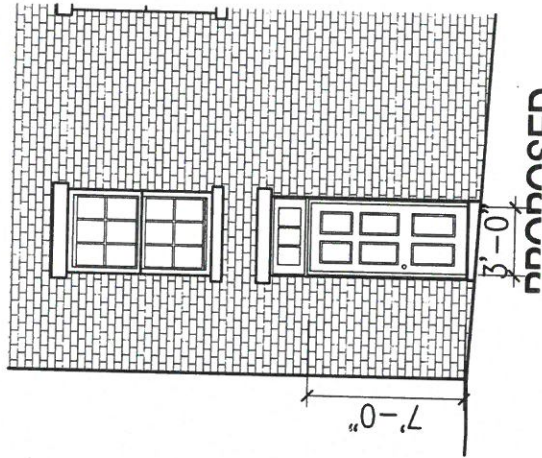
ALLEY



1. Approval of front door.



2. Revised side door dimensions.



3. Infill of small masonry opening at alley.

8 BOW STREET  
Portsmouth, New Hampshire

COVER  
Historic District Commission - Administrative Approval, October 2018

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

OCT2018  
MHA: MB  
Scale: NTS



### 3. 77 Daniel Street

### - Recommend Approval

**Background:** The HDC recently approved this project for a wide variety of alterations to the building. Importantly, due to the limited land area outside the existing building footprint, all of the proposed mechanical equipment was added to the second and third floor roof. Visual screening was included in the approval. Unfortunately, the inspection department determined (through a code review) that the mechanical screen was too tall to provide adequate ventilation for the HVAC equipment so some components would need to be elevated above the screen.

**Staff Recommendation:** I have spoken with the Plumbing Inspector and it appears that no other alternative locations or configurations of the HVAC equipment will meet the dimensional code requirements.



# Application for Approval - Administrative Historic District Commission

Date:	RECEIVED SEP 10 2018
By:	_____

Owner: Chris Greiner / 77 Daniel Street LLC Applicant (if different): \_\_\_\_\_  
Address: 51 Exeter Road Address: \_\_\_\_\_  
(Street) (Street)  
North Hampton, NH 03862 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
Phone: 603-205-6439 Phone: \_\_\_\_\_  
Signature: 

Location of Structure: Map 0107 Lot 0010 Street Address: 77 Daniel Street  
Building Permit #: 3471

To permit the following: \_\_\_\_\_

During construction and systems fabrication, it was realized several pieces of the mechanical equipment require relocation in plan or elevation from the original locations in drawings presented to the HDC. Assumptions during the design phase (which included HDC approval) were not all feasible/permittable at time of final engineering and construction. We are seeking approval of the current HVAC configuration as shown in attached images.

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>10-3-18</u>
Payment: <u>\$ 100</u>
Payment Type: <u>CR # 206</u>
Index/Permit #: _____

**If approved, please acknowledge below:**

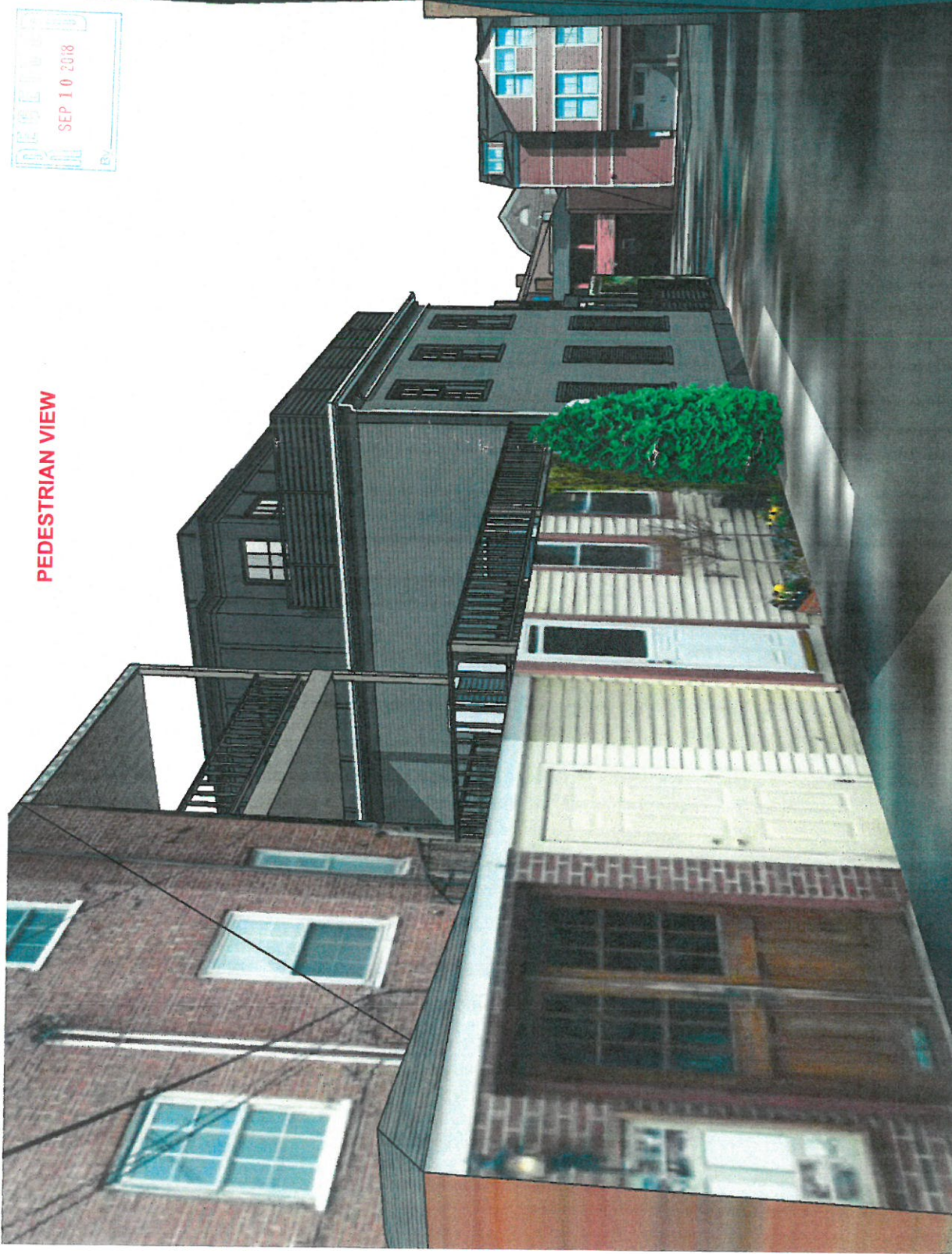
I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

\_\_\_\_\_  
Owner



PEDESTRIAN VIEW

RECEIVED  
SEP 10 2018  
BY



VIEW #1  
AS APPROVED

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

**WINTER  
HOLBEN**  
architecture + design



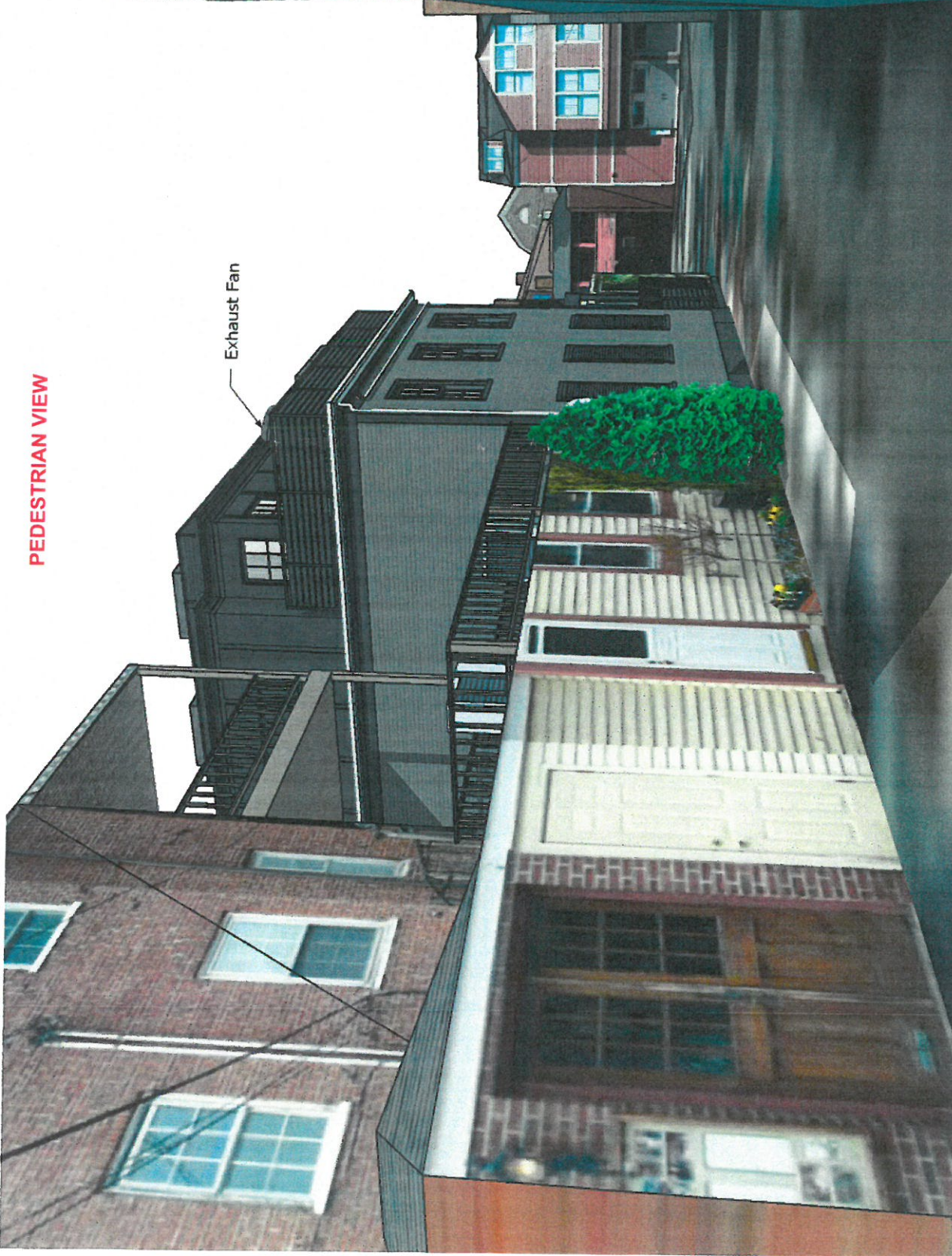
PEDESTRIAN VIEW

Exhaust Fan

VIEW #1  
FIELD REVISION

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

**WINTER  
HOLBEN**  
architecture + design





VIEW #2  
AS APPROVED

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

**WINTER  
HOLBEN**  
architecture + design





PEDESTRIAN VIEW

Exhaust Fan

VIEW #2  
FIELD REVISION

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

WINTER  
HOLBEN  
architecture + design





ELEVATION VIEW

VIEW #3  
AS APPROVED

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018





ELEVATION VIEW

VIEW #3  
FIELD REVISION  
REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018



WINTER  
HOLBEN  
architecture • design



AERIAL VIEW

VIEW #4  
AS APPROVED

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

**WINTER  
HOLBEN**  
architecture + design





AERIAL VIEW

VIEW #4  
FIELD REVISION

REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

**WINTER  
HOLBEN**  
architecture + design





VIEW #5  
AS APPROVED  
REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

DETAIL VIEW





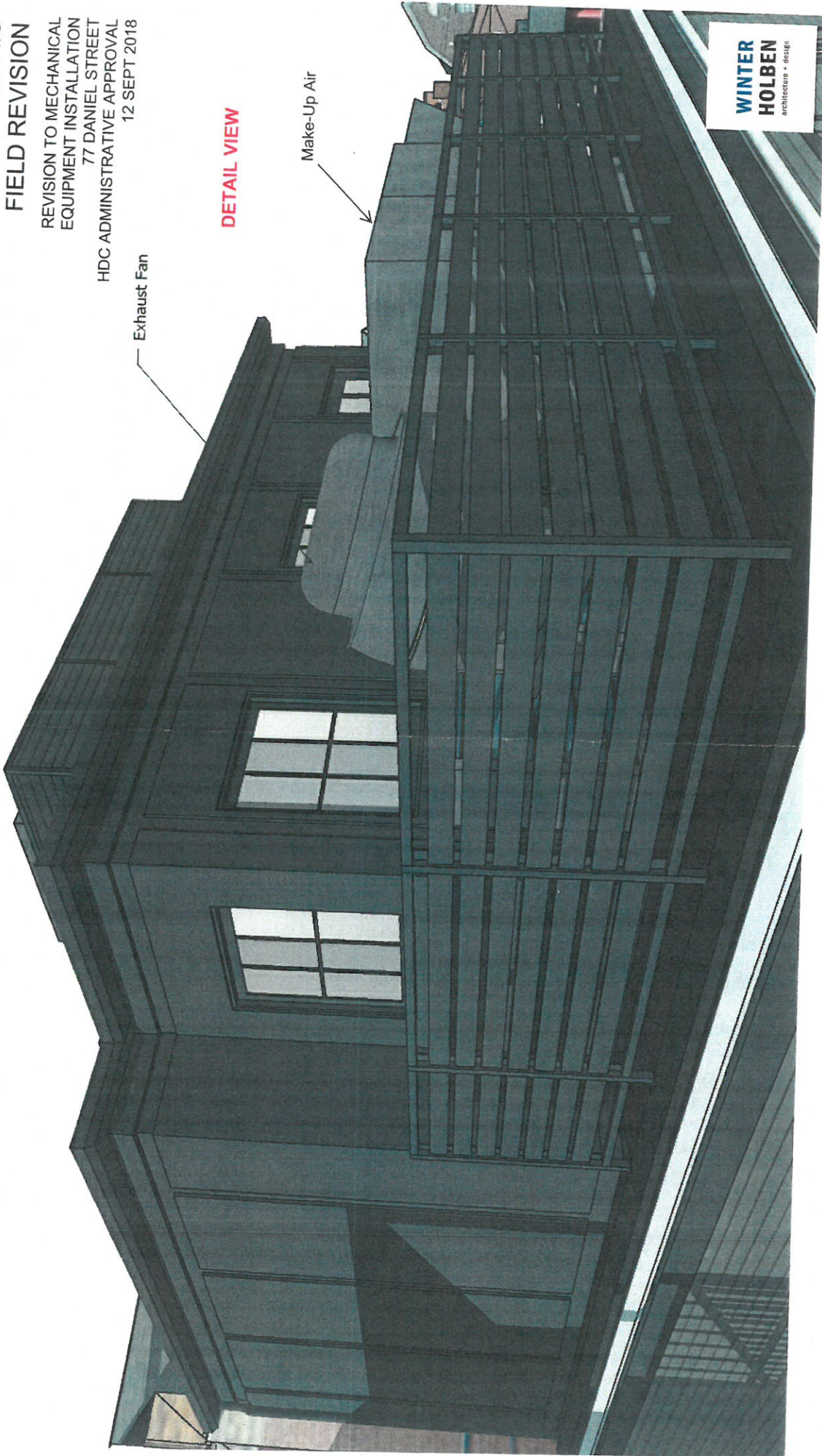
VIEW #5  
FIELD REVISION  
REVISION TO MECHANICAL  
EQUIPMENT INSTALLATION  
77 DANIEL STREET  
HDC ADMINISTRATIVE APPROVAL  
12 SEPT 2018

DETAIL VIEW

Make-Up Air

Exhaust Fan

WINTER  
HOLBEN  
architecture + design





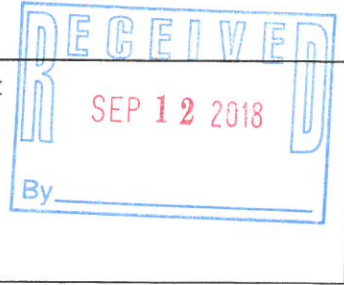
## **4. 2 Jackson Hill Road**

### **- Recommend Approval**

**Background:** Eversource has been working with the Planning Department and the abutting neighborhood for over 6 months to produce this plan. The plan seeks to improve the appearance of the Jackson Hill Sub-Station.

**Staff Recommendation:** I have been communicating with the neighbors as well as the applicant and believe there is strong support for this project. The HDC's jurisdiction is limited to the fence and gate replacement.





# Application for Approval - Administrative Historic District Commission

PSNH D/B/A  
Owner: EVERSOURCE Applicant (if different): DAVID STILL  
Address: P.O. Box 270 Address: EVERSOURCE  
(Street) (Street)  
HARTFORD, CT, 06141 780 NORTH COMMERCIAL STREET  
(City, State, Zip) (City, State, Zip)  
Phone: \_\_\_\_\_ Phone: (603) 634-2078  
Signature: [Signature]

Location of Structure: Map 141 Lot 31 Street Address: 2 JACKSON HILL STREET  
Building Permit #: \_\_\_\_\_  
To permit the following: FENCE MODIFICATIONS, LANDSCAPING, EROSION  
REPAIRS.

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>10-3-18</u>
Payment:	<u>CC 100</u>
Payment Type:	<u>Ref: 567029</u>
Index/Permit #:	_____

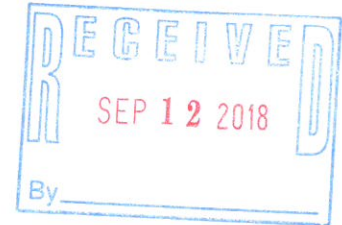
**If approved, please acknowledge below:**

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

Owner \_\_\_\_\_



September 12, 2018



City of Portsmouth Planning Department  
Attn: Nick Cracknell  
Portsmouth City Hall  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Dear Mr. Cracknell,

The attached narrative and plans have been prepared to describe the intended scope of Eversource's fence replacement project at our Jackson Hill Substation property (tax map 141, lot 31). There are several issues this project is intended to address including fencing, landscaping, drainage, grounding and the overall appearance of the site.

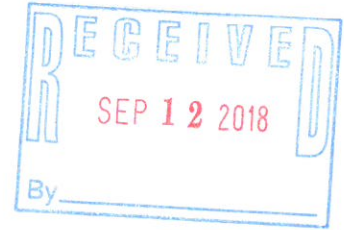
I understand that due to the location of the site there is a Historic District Commission review process needed for this project. I look forward to working with you on that and any other permitting issues.

If you have any questions or comments please contact me at (603) 634-2078 or at David.Still@Eversource.com.

Sincerely,

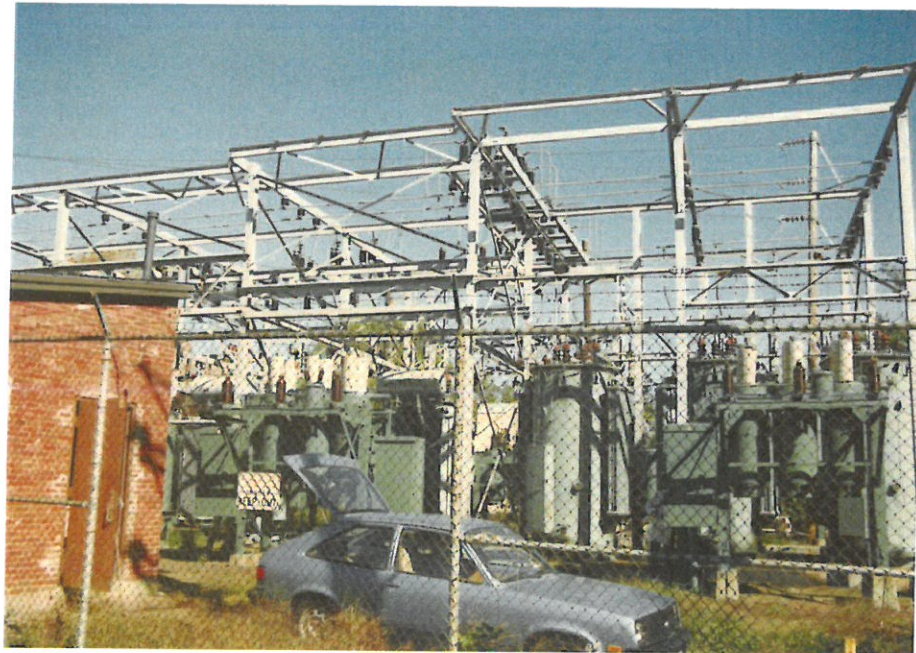
David M. Still, P.E.  
Engineer - Substation Engineering





## PROJECT NARRATIVE

**SITE HISTORY** - The Jackson Hill substation has been part of the electrical infrastructure in Portsmouth since the 1920s. The layout and types of equipment in use at this location has changed significantly over time as technology and electrical needs have evolved. A 2008 project removed most of the steel and equipment leaving the yard as it exists to today with a transformer, a control house, some conduits, risers and poles. In the photo below (circa 1987) the extent of equipment and structures prior the removal project can be seen.



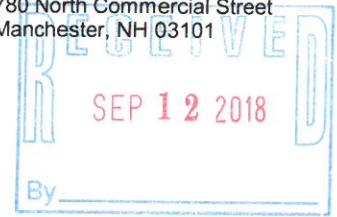
Jackson Hill Substation yard and control house ~ 1987

While the yard is largely vacant today it remains a critical part of the electrical system in the Portsmouth area and provides essential capacity and reliability benefits that cannot be replaced. There are no short-term plans to add major equipment at this location or re-install the steel structures. However, as with all our facilities, evolving energy needs over time may someday create the need for more equipment on site in the future.

**CURRENT PROPOSAL** – This project does not involve the addition or removal of any significant electrical equipment and there are no significant changes proposed to the general layout or operation of the site. The goal of this project is to address issues related fencing, landscaping, drainage, grounding and the overall appearance of the site.

Specifically, the following modifications are proposed;





Fencing – As shown on the attached plan, the existing fence will be replaced and relocated further from the edge of the street. Generally, the fence will move approximately 6' from the current location along Jackson Hill Street, 3' along Marsh Lane, 3' along the shared lot line and follow a new alignment along Marsh Lane. The fence will be like what exists today which is 8' tall with an additional 1 foot of barbed wire. A coated (black) fence mesh is proposed.

Landscaping – Approximately 20 total new plantings are proposed for the areas along Northwest Street and Jackson Hill Street. The area along Marsh Lane does not include any proposed plantings because with the fence relocation the area along the street may be needed for access to the poles in the yard. Additionally, some plantings will be installed along the rear lot line.

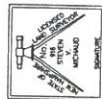
Ground grid – The ground grid inside the property will be modified to connect to the proposed fence and gates. All ground grid modifications will be inside the property.

Eroded soil repairs – The slope along Northwest Street will be repaired to fix an erosion issues that is depositing fill in the yard and on the transformer pad. No major grading changes are proposed, this is to correct an existing issue.

Other modifications – A small section of the existing, non-security, fence along Northwest Street will be removed for grounding reasons near the substation. The remainder of the fence will be left in place. The stones that have fallen out of the wall along Northwest Street will be reset, and one dead/dying tree will be removed from the rear property line. The other trees will not be impacted by the project. Lastly, the steel pole along Marsh Lane near the substation corner will be removed.

The more general aspects of the site such as overall grading, access locations, electrical use, etc. are intended to continue as per the existing conditions.





RECEIVED  
SEP 12 2018

PURSUANT TO REG. 67E.12, RE:  
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION  
AND THAT THE LOTS, BLOCKS, AND THE LINES OF STREETS  
AND WAYS SHOWN ARE THOSE OF PREVIOUS PLATS OF  
STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO  
NEW WAYS ARE SHOWN.  
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY  
ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS  
WITHIN THE MEANING OF THE LUTHERAN CODE OF  
ADMINISTRATIVE RULES OF THE BOARD OF LUTHERAN CODE  
AND SUPERVISORS. I CERTIFY THAT THIS SURVEY WAS MADE  
IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE,  
KNOWLEDGE AND BELIEF, AND RANDOM TRAVELERS THAN 115,000.  
STATION, WITH A PRECISION GREATER THAN 115,000.

\_\_\_\_\_ U.S. #116  
\_\_\_\_\_ DATE \_\_\_\_\_



## TOPOGRAPHIC PLAN

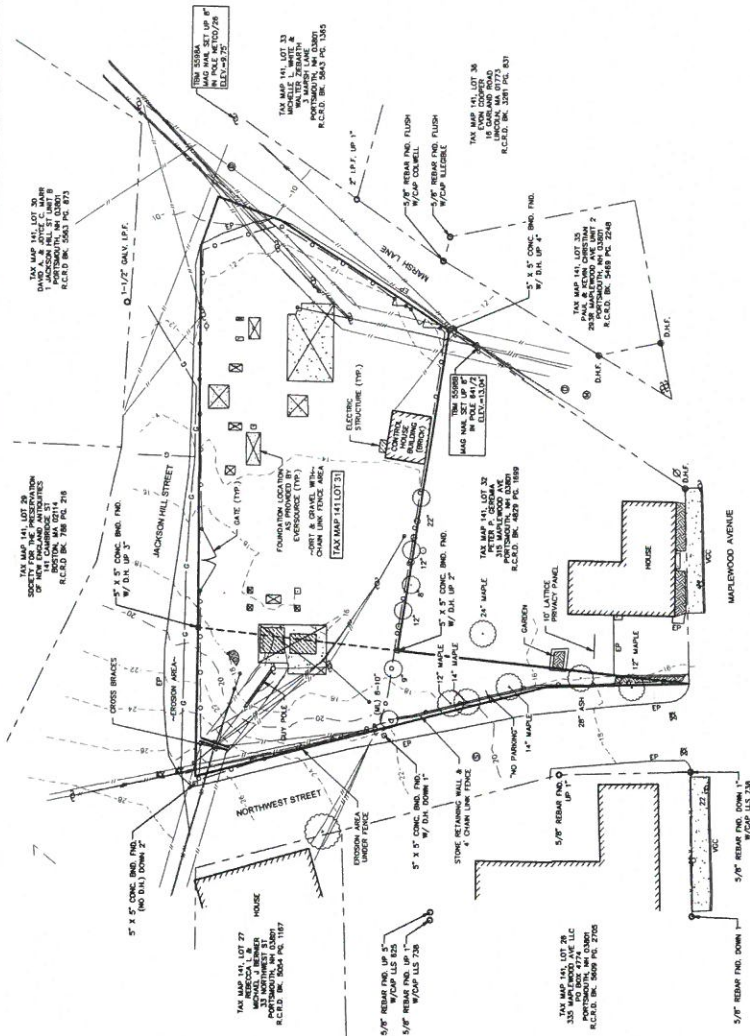
FOR  
PUBLIC SERVICE CO. OF NH  
b/a EVERSOURCE ENERGY  
OF  
JACKSON HILL SUBSTATION  
TAX MAP 141 LOT 31  
JACKSON HILL STREET,  
NORTHWEST STREET & MARSH LANE  
PORTSMOUTH, NH 03801

[illegible]

DRAWN BY:	M.T.L.	DATE:	AUGUST 16, 2018
CHECKED BY:	S.V.M.	DRAWING NO:	013399001
JOB NO.	5698	SHEET	013399001



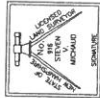
102 Kent Place, Newmarket, NH 03857 (603) 659-6960  
Commerce Drive (Suite 202) Bedford, NH 03110 (603) 814-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.douglasjudy.com>

[illegible][illegible]

- [illegible]



LOCATION MAP (n.l.s.)



CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION  
 OF LAND, BUT IS A PLAT OF THE LINES OF STREETS  
 AND ALLEYS, AND THAT THE LINES OF STREETS  
 AND ALLEYS SHOWN ARE THE ONLY LINES OF STREETS  
 AND ALLEYS THAT WILL BE REQUIRED TO BE LAYED OUT  
 IN ORDER TO COMPLY WITH THE REQUIREMENTS OF  
 THE CITY OF CHICAGO, ILLINOIS, AND THAT NO  
 OTHER LINES OF STREETS OR ALLEYS WILL BE  
 REQUIRED TO BE LAYED OUT IN ORDER TO COMPLY  
 WITH THE REQUIREMENTS OF THE CITY OF CHICAGO,  
 ILLINOIS.

U.S. 1910

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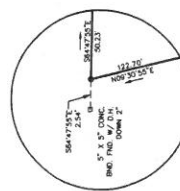
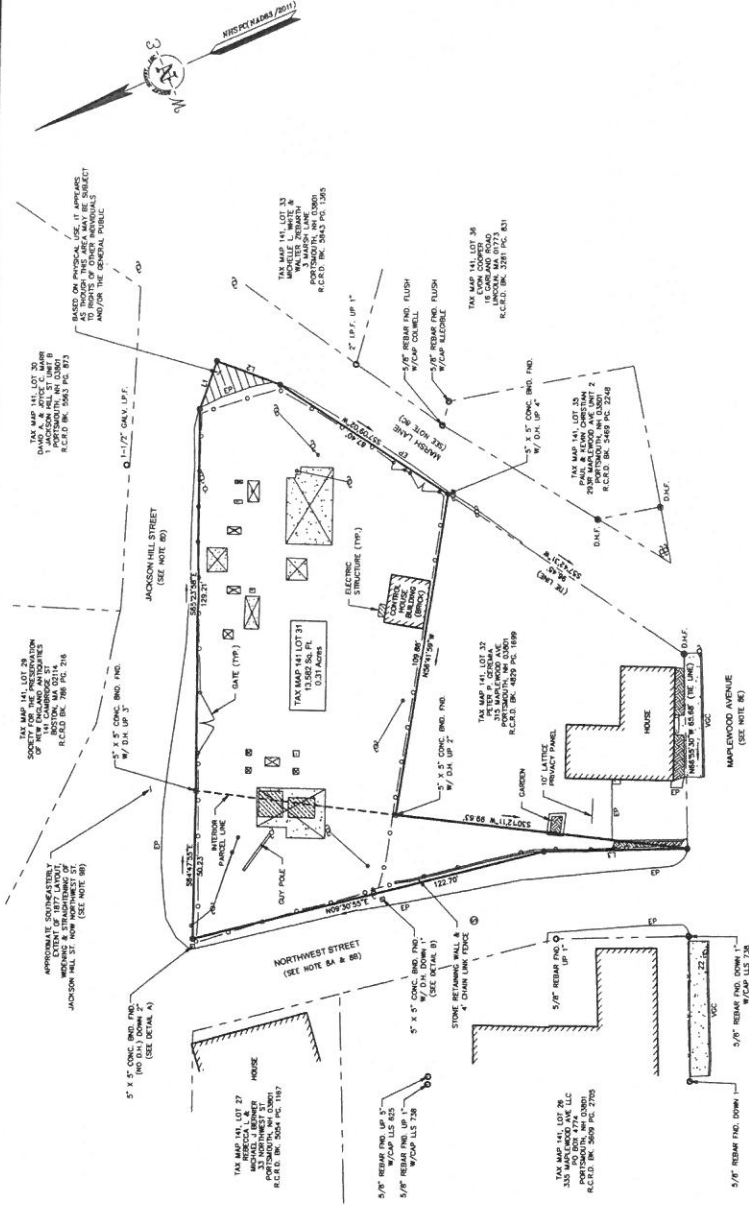
PLAN OF LAND  
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PUBLIC SERVICE CO. OF NH  
d/b/a EVERSOURCE ENERGY  
OF  
JACKSON HILL SUBSTATION  
TAX MAP 141 LOT 31  
JACKSON HILL STREET,  
NORTHWEST STREET & MADISON AVE

[illegible]

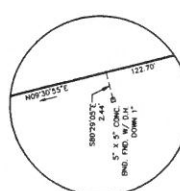
DRAWN BY	M.T.L.	DATE	AUGUST 16, 2018
CHECKED BY	S.V.M.	DRAWING NO.	013399001
JOB NO.	5598	SHEET	013399002



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10 Slocum Street (Riverside Plaza) Kennebunk, ME (207) 502-7095  
<http://www.doublesturney.com>



## DETAIL A



### TAIL B

- [illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S46°00'30"E	17.50'
L2	S44°25'02"W	22.70'
L3	N22°34'37"E	48.60'

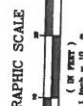
- [illegible]



1) PROJECT LOCATION IS 2 JACKSON HILL STREET, PORTSMOUTH, NH. TAM 141, LOT 31.

- 2) THE OWNER OF RECORD IS  
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE  
ELECTRICITY DELIVERY DEPARTMENT  
PLANNING AND DESIGN DIVISION  
HARTFORD, CT 06141
- 3) INTENT OF THIS PLAN IS TO DESCRIBE FENCE AND  
ELECTRIFICATION TO BE INSTALLED AT THE  
ENDEAVOR JUNCTION WILL BE SUBJECT TO  
NO EXPANSION OF ELECTRICAL EQUIPMENT OR BUILDING  
IS PROPOSED AS PART OF THIS PROJECT.
- 4) AS THE EXISTING FLOOR AREA IS 2204.5 SF WHICH IS USED  
FOR ELECTRICAL SUBSTATION EQUIPMENT.
- 5) THE LOT ZONING INCLUDES DISTRICTS D-1A-12 AND G-1  
IN THE ENTIRETY OF THE PROJECT. MODIFICATION OCCUR  
IN THE GRA ZONED PORTION OF THE LOT. THE  
MINIMUM STANDARDS FOR THE GRA ZONE ARE AS  
FOLLOWS:

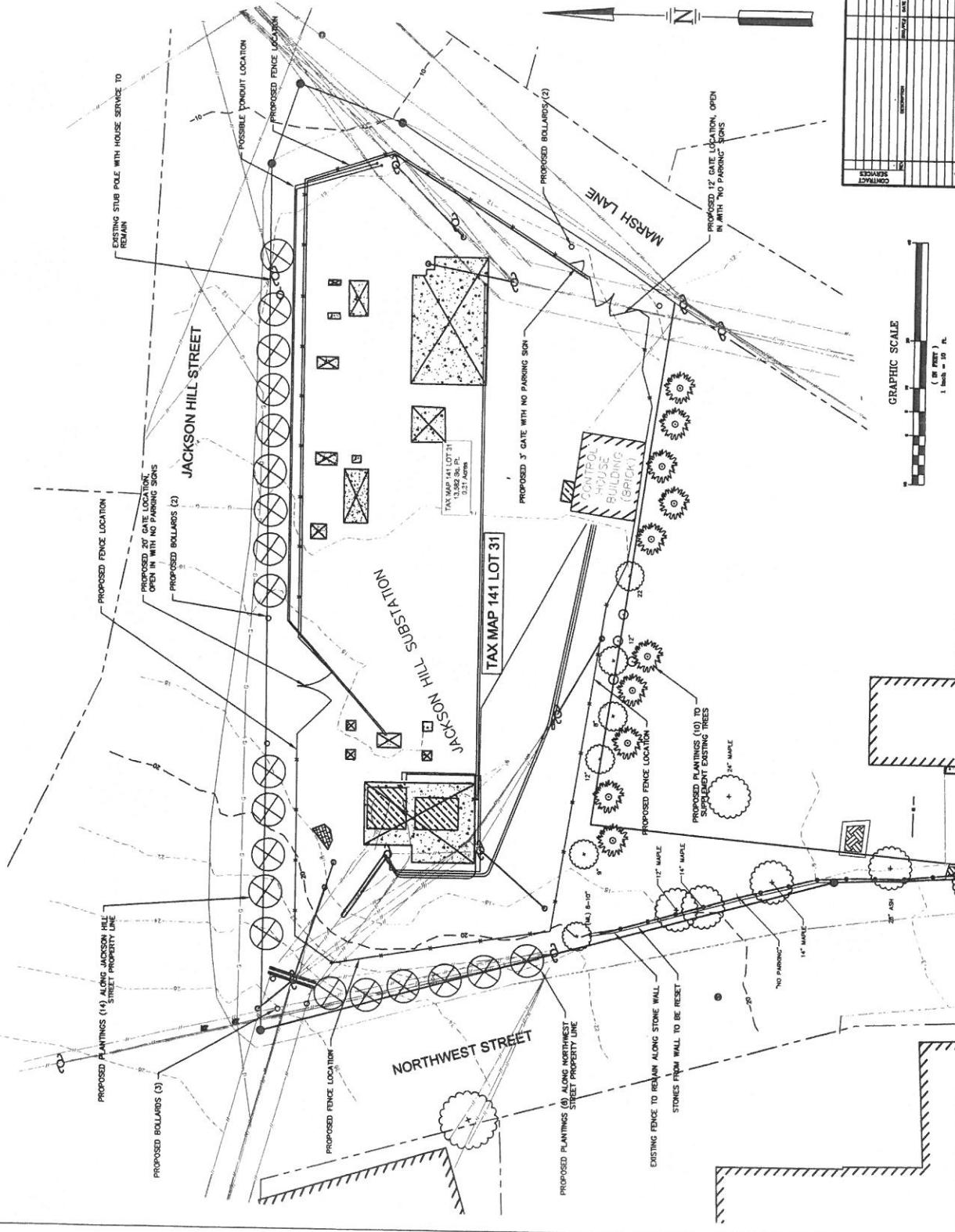
	GRA	EXISTING
LOT AREA	7,500 SF	13,582 SF
FRONTAGE	100'	180'
DEPTH	100'	70'
FRONT YARD	15'	20'
SIDE YARD	10'	30'
REAR YARD	20'	1 1/2'
STRUCTURE HOT.	35'	<20'
BUILDING	50'	1.0%
OPEN SPACE	30%	30%
- 6) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN  
EFFECT IN PERPETUITY. SITES TO BE REVIEWED FOR  
REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS
- 7) THE PROJECT PARCEL IS NOT LOCATED IN THE 100 OR  
500 YEAR FLOOD ZONE. THE ELEVATION OF THE LOT  
IS ABOVE THE BFE IN THE AREA. THE BFE IS  
APPROXIMATELY 5'.
- 8) NO STATE OR FEDERAL PERMITS ARE REQUIRED FOR  
THIS PROJECT.

[illegible]



NOTES:

- 1) THE MODIFICATIONS PROPOSED ARE AS FOLLOWS:  
INSTALL NEW FENCING AROUND THE ENTIRE YARD. NEW GATES WILL BE THE SAME SIZES AND LOCATIONS AS THE EXISTING GATES. BERM TO BE INSTALLED ALONG THE SAME PORTIONS OF THE SITE AS EXISTING CONDITIONS.  
ADD BOLLARDS TO PROTECT THE EXISTING 3891 LINE POLE AND ON BOTH SIDES OF THE RELOCATED GATES.  
ADD "NO PARKING" SIGNS AT ALL GATE LOCATIONS.  
REMOVE FOUNDATIONS AS NEEDED.  
INSTALL 14 PLANTINGS ALONG THE RELOCATED FENCE ON JACKSON HILL STREET, 6 ON NORTHWEST STREET.  
INSTALL SOME NEW PLANTINGS ALONG REAR PROPERTY LINE.  
REPAIR AND STABILIZE SLOPE AND STONE YARD ALONG NORTHWEST STREET.  
ENHANCE SUBSTATION GROUND GRID  
RESET FALLEN STONES IN WALL ALONG NORTHWEST STREET  
NEW FENCE WILL BE 8' CHAIN LINK WITH 1' BARBED WIRE.  
NO IRRIGATION WILL BE INSTALLED.



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

EVERSOURCE ENERGY										JACKSON HILL SUBSTATION 2 JACKSON HILL STREET PORTSMOUTH, NH SITE PLAN		DATE 3/18 FILE NO. 01-3398004	
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## 5. 37 Hanover Street

## - Recommend Approval

**Background:** This application is to replace the rear deck with composite material, extend a retaining wall along the side elevation and add a stone veneer to the existing concrete retaining wall.

**Staff Recommendation:** Consideration should be given for a darker color on the composite railings so they blend better with the building. Additionally, the rear deck is not in public view. The side window is also not in public view from Hanover Street. The proposed stone veneer wall appears to be in keeping with the style and age of this c. 1830 "focal" Federal structure.



# Application for Approval - Administrative

## Historic District Commission

Date:

Owner: Jefferey H. Marple <sup>Rev. Trust of 2002, Jefferey H. Marple Trustee</sup> Applicant (if different): Bill Marple <sup>- Bill Marple Properties</sup>  
Address: P.O. Box 4130 Address: \_\_\_\_\_  
(Street) (Street)  
Portsmouth, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
Phone: \_\_\_\_\_ Phone: 858-752-8606  
Signature: \_\_\_\_\_

Location of Structure: Map 118 Lot 24 Street Address: 37 Hanover Street  
Building Permit #: \_\_\_\_\_

To permit the following: deck replacement, retaining wall back fill, and retaining wall veneer.

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

Administrative Use Only:

Date of Meeting: 10-3-18

Payment: \_\_\_\_\_

Payment Type: \_\_\_\_\_

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.

Owner \_\_\_\_\_

Revised: 11 April 17



## Nicholas J. Cracknell

---

**From:** Bill Marple <marpleproperties.bill@gmail.com>  
**Sent:** Thursday, September 27, 2018 9:07 AM  
**To:** Nicholas J. Cracknell  
**Subject:** HDC REQUEST- 37 HANOVER ST  
**Attachments:** 37 Han HDC Request 26 Sept 18.pdf

Hi Nick,

Thanks for your input yesterday. Here is the request for the work we would like to do at 37 Hanover St, including deck replacement, retaining wall back fill, and retaining wall veneer. I will be bringing the application for approval by separately, followed by a check for the filing fee next week(Tuesday).

If you have any questions, I will be on the road today heading out of town for some business, and can be reached by phone at 858 752 8606. Appreciate your help.

Regards,

Bill Marple



**Marple Properties  
Historic District Committee Request  
51 and 37 Hanover Street  
26 September 2018**

To Whom it May Concern,

Marple Properties requests permission from the Historic District Committee of Portsmouth to complete exterior replacements and improvements in and around the buildings located at 51 and 37 Hanover Street in Portsmouth, NH.

This work will include a) replacing the deck in the rear building parking lot with materials that will be more robust than the current wooden structure, but with little to no visual variation b) back filling the current left side retaining wall in order to present a more clean appearance, and prevent damage to the exterior brick wall and granite lintel, and c) adding a stone veneer to the current poured concrete retaining wall that will present a clean and attractive appearance to the frontage of the building in a way which is concurrent with the historic period in which the building was constructed.

All work will be done in accordance with the following exhibits:

**Exhibit A)** Deck Replacement Project

**Exhibit B)** Retaining Wall Back Fill Project

**Exhibit C)** Retaining Wall Veneer Project

Questions regarding the scope of this work may be directed to Mr. Bill Marple. He may be reached via email at [marpleproperties.bill@gmail.com](mailto:marpleproperties.bill@gmail.com) or on his cell phone at 858 752 8606.

Regards,

  
Bill Marple  
Owner, Marple Properties



### **Exhibit A-Deck Replacement Project**

The deck in the rear building parking lot is currently constructed out of pressure treated wood with support poles and railings painted white, and no stain or varnish protecting the decking itself. Overall, the deck is partially dilapidated with some materials beginning to rot, and paint peeling in many places.



Rear of 37 Hanover Street, showing current deck.



Photo of current painted railing. Railings are composed of 2x4's painted white and square balusters, with accompanying 4x4 posts painted white.



Photo of existing decking. Deck is composed of 5/4x6 pressure treated lumber.



## Exhibit A-Deck Replacement Project

We propose the following changes:



Railings and balusters to be replaced by Azek Classic Profile PVC.

Posts to be replaced by Azek Classic Profile PVC sleeves.

All Railings, Balusters, and Posts to come in white color, identical to provided picture.



Decking to be replaced by Mahogany colored Azek decking, identical to provided picture.

**\*Note: All materials used as replacements will match current dimensions of railings, balusters, and boards.**



## Exhibit B-Retaining Wall Back Fill Project

The current retaining wall for 37 Hanover Street “bumps-in” on the left driveway side of the building to make way for an unneeded basement window. This “bump-in” has caused the granite lintel to crack under the weight of the building. It is currently being support by two rusted bottle jacks.

We propose back filling the “bump-in,” creating a poured concrete retaining wall that runs straight and unimpeded from the rear of the building to the front, parallel with the driveway. All dimensions and materials will be the same as existing structure, and present a square, in line wall throughout, eliminating the “bump-in.” This retaining wall will then be faced with stone veneer(see Exhibit C).



Photo showing left side of building, including retaining wall that runs along driveway. Arrow points to location of “bump-in.”



“Bump-In” close-up, showing crack in granite lintel, with jacks supporting.



## Exhibit C-Retaining Wall Veneer Project

The current retaining wall is made from poured concrete. We propose facing the side and top of the retaining wall with an American Mist granite veneer, in order to present an attractive frontage that has the look and feel of an authentic New England stone wall common during the time period this building was constructed.



Photo showing current poured concrete retaining wall.

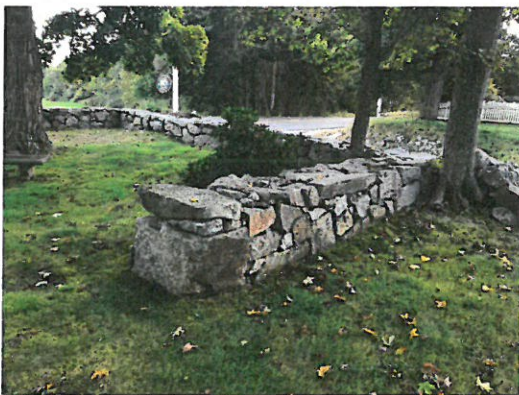


Photo showing an example of an authentic New England stone wall using stone similar to what will be used for the project. Although we propose veneer stones, the retaining wall should appear very similar to this one, complete with "squared off" top, with no cap.



Photo showing exact stones(American Mist), veneer to be used in order face existing poured concrete retaining wall.



## **6. 175 Market Street**

## **- Recommend Approval**

**Background:** This project was approved by the HDC without a complete HVAC plan for the roof level of the structure. Thus, this request seeks to add several mechanical screens, guardrails, and access stairs to the roof in order to meet the code requirements as well as reduce the visual impacts to Market and Ceres Streets.

**Staff Recommendation:** I have worked closely with the applicant and the units cannot be lowered due to snow loading issues on the flat roof. However, several units were relocated away from the roof edge in order to reduce the visual impact on Market Street when approaching from the north.



# Application for Approval - Administrative Historic District Commission

Date:	<b>RECEIVED</b> OCT - 2 2018
By:	

Owner: E-port Properties I, LLC Applicant (if different): Bill Bartell - CJ Architects  
Address: P.O. Box 847 Address: 233 Vaughan Street, Suite 101  
(Street) (Street)  
Portsmouth, NH 03801 Portsmouth, NH 03801  
(City, State, Zip) (City, State, Zip)  
Phone: \_\_\_\_\_ Phone: 603-431-2808  
Signature: \_\_\_\_\_

Location of Structure: Map 118 Lot 3 Street Address: 175 Market Street  
Building Permit #: \_\_\_\_\_  
To permit the following: To amend a previously approved design to  
allow for mechanical and equipment screening.

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>10-3-18</u>
Payment:	_____
Payment Type:	_____
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.*

Owner \_\_\_\_\_



## Nicholas J. Cracknell

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**From:** Bill Bartell <bill@cjarchitects.net>  
**Sent:** Wednesday, September 26, 2018 2:38 PM  
**To:** Nicholas J. Cracknell  
**Cc:** Carla Goodknight  
**Subject:** 175 Market - Application for Administrative Approval  
**Attachments:** 2018-10-03\_175 HDC\_ADMINISTRATIVE APPROVAL.pdf

Hi Nick -

I have attached a PDF of the application for administrative approval of the mechanical equipment and screening at the 175 Market Street project as discussed.

Carla would be happy to meet at your convenience to review if needed.

Thanks,

Bill Bartell  
[bill@cjarchitects.net](mailto:bill@cjarchitects.net)

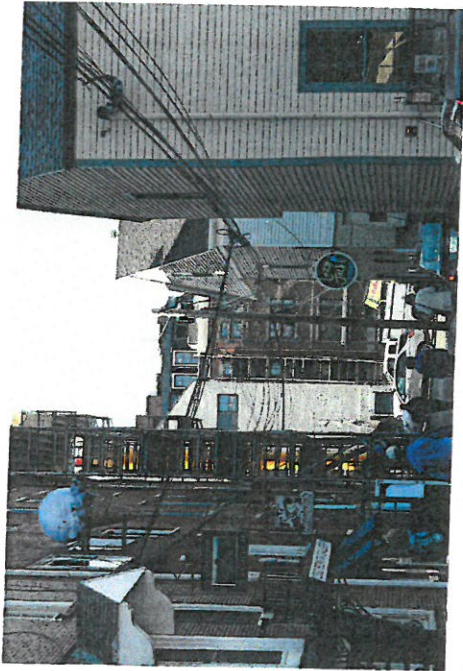


**CJ ARCHITECTS**

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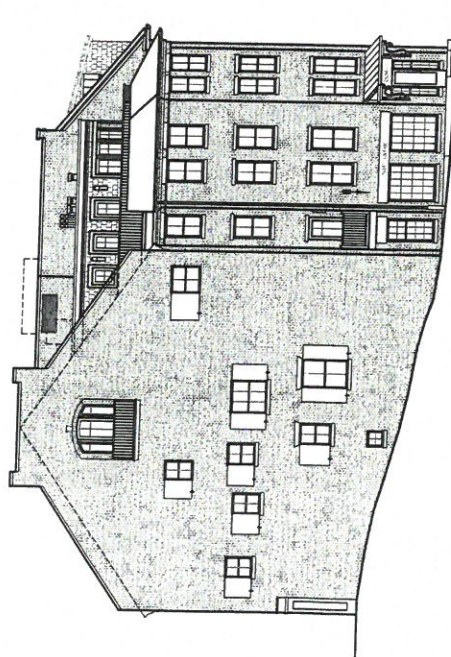




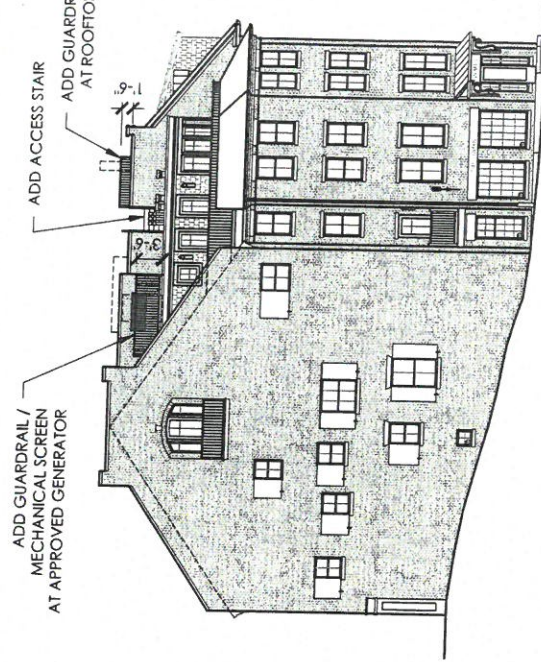
EXISTING VIEW FROM CERES STREET



PROPOSED VIEW FROM CERES STREET



APPROVED  
1/16" = 1'-0"



AMENDED  
1/16" = 1'-0"

173 & 175 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

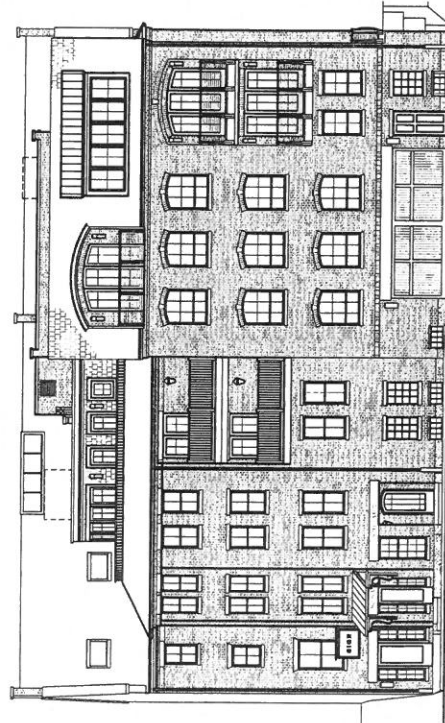
SOUTH ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 3, 2018



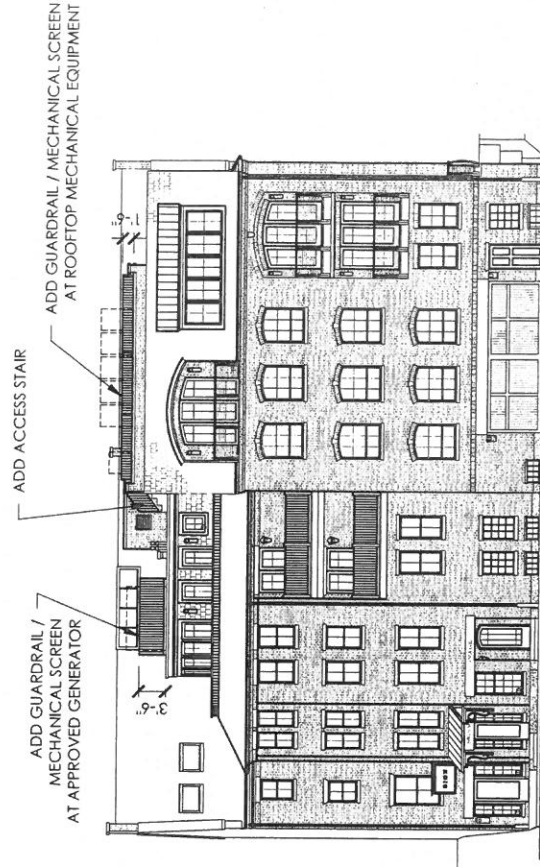
CJ ARCHITECTS  
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T 603-431-2808 F 603-431-2809 cjarchitects.net





APPROVED

1/16" = 1'-0"



AMENDED

1/16" = 1'-0"

173 & 175 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

CERES STREET ELEVATION

HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 3, 2018

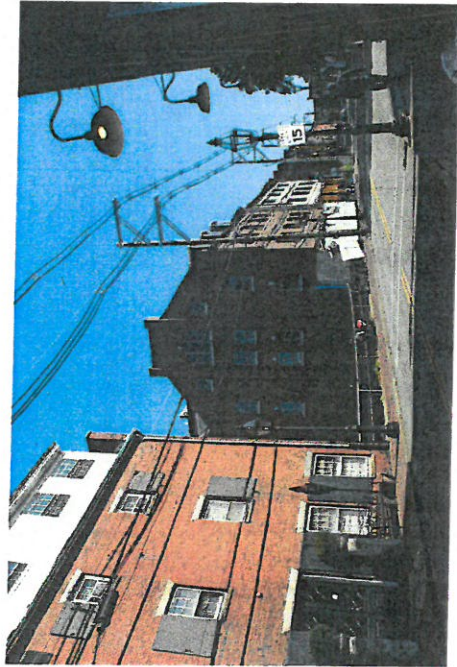


CJ ARCHITECTS

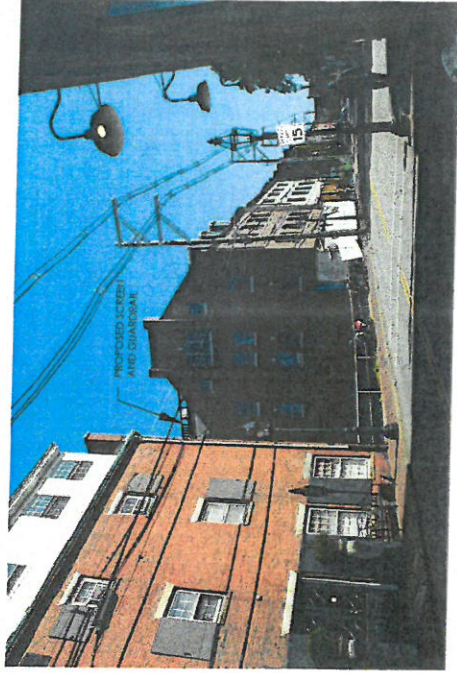
4 MARKET STREET, PORTSMOUTH, NH 03801  
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2

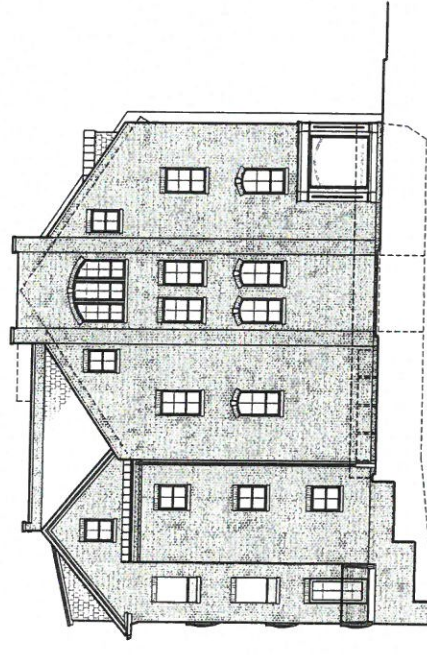




EXISTING VIEW FROM MARKET STREET

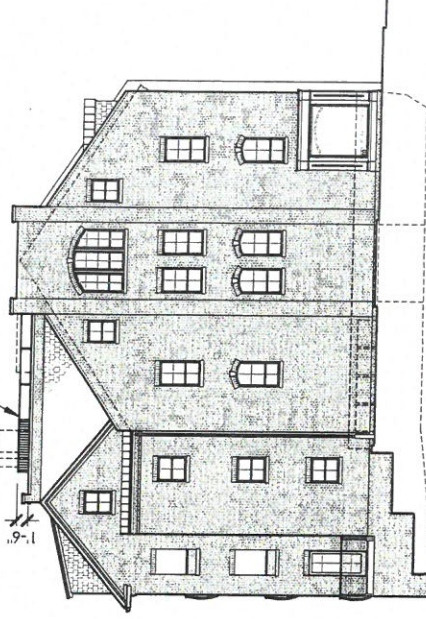


PROPOSED VIEW FROM MARKET STREET



APPROVED  
1/8" = 1'-0"

ADD GUARDRAIL / MECHANICAL SCREEN  
AT ROOFTOP MECHANICAL EQUIPMENT



AMENDED  
1/8" = 1'-0"

173 & 175 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

NORTH ELEVATION

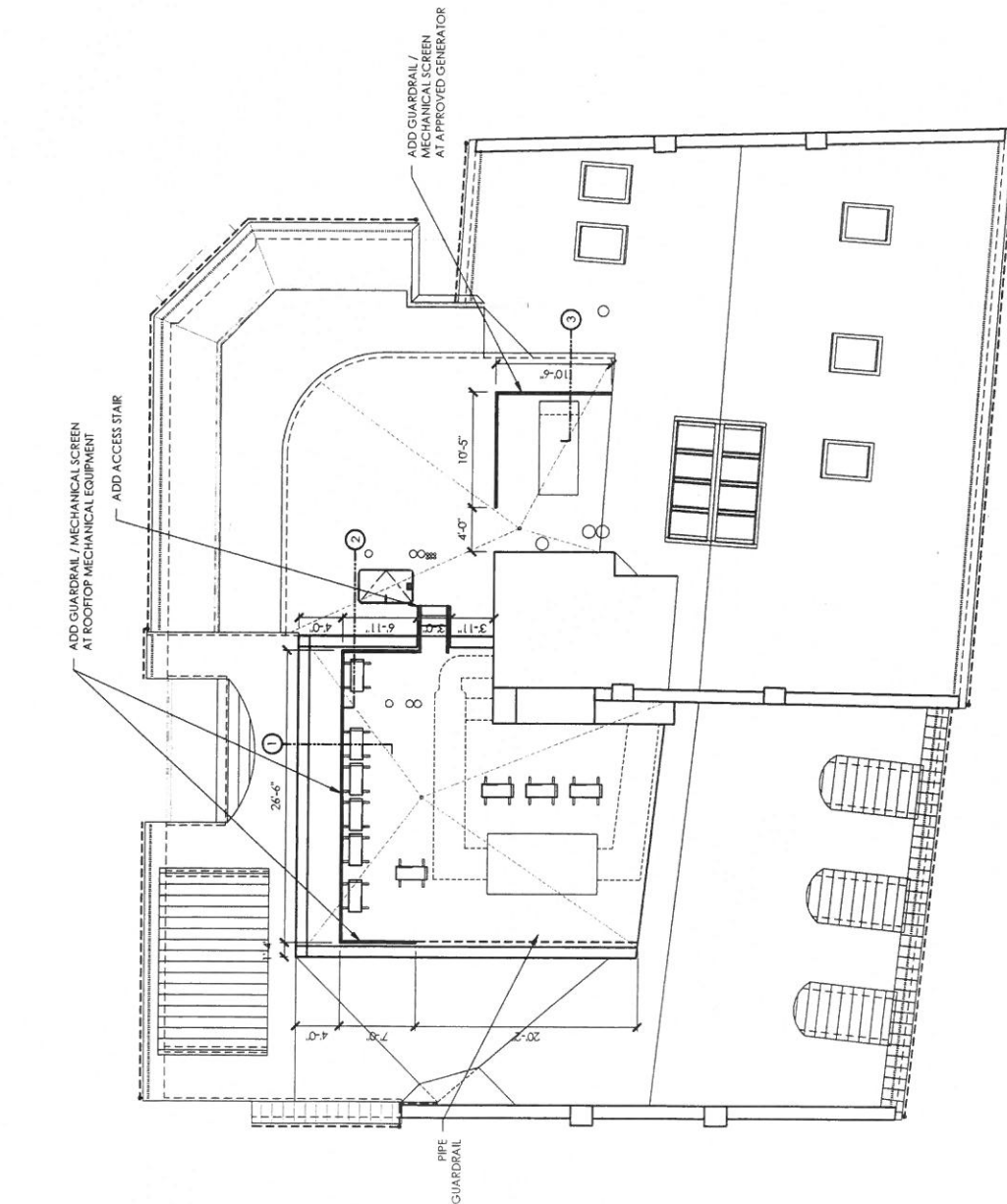
HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 3, 2018



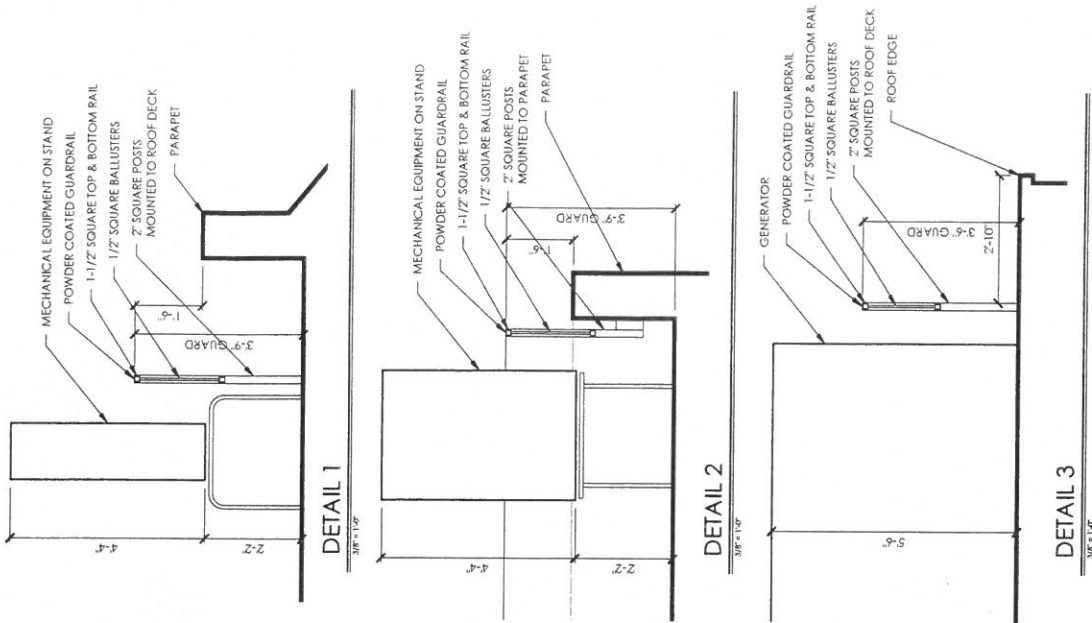
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ROOF PLAN  
3/16" = 1'-0"



173 & 175 MARKET STREET  
PORTSMOUTH, NEW HAMPSHIRE

# ROOF PLAN AND DETAILS

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