

6. 8 Bow Street (add doors and windows)

- TBD

Considerations: The HDC should review each change carefully and I will bring the prior approval to the meeting so we have a clearer sense of what has been previously approved.

# Application for Approval - Administrative Historic District Commission

Date:	<b>RECEIVED</b> JUN 18 2018
By:	_____

Owner: Simchik-McGovern III LLC Applicant (if different): \_\_\_\_\_  
Address: PO Box 1267 Address: \_\_\_\_\_  
(Street) (Street)  
Portsmouth, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
Phone: 430-0274 Phone: \_\_\_\_\_

Signature: [Signature]

Location of Structure: Map 106 Lot 22 Street Address: 8 Bow Street  
Building Permit #: \_\_\_\_\_

To permit the following: Request the following revisions to previously approved project  
① Masonry infill unused door at back alley ② Replace boarded up window (at alley) w/  
fixed Pella window to match all other windows in building ③ Replace (3) skylights &  
add (1) skylight at alley ④ Add window at Penhallow Bow St elevation - third floor

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>7/11/18</u>
Payment:	<u>\$1100</u>
Payment Type:	<u>OK #5627</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 \_\_\_\_\_

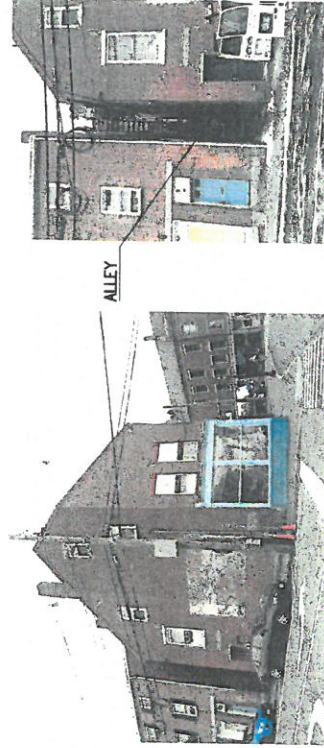


# 8 BOW STREET

## Historic District Commission - Administrative Approval - July 2018, Portsmouth, New Hampshire

### Requested Revisions:

1. Masonry infill of unused alley access door opening.
2. Replace plywood infill in existing window opening with Pella Architectural Series Reserve fixed window to match make/manufacturer of all other new windows in building.
3. Replace (3) skylights and add (1) skylight at rear/alley side of building.
4. Install (1) new window at third floor. Size to match adjacent third floor windows. Window to be Pella Architect Series Reserve to match all other windows in building.



8 BOW STREET  
Portsmouth, New Hampshire

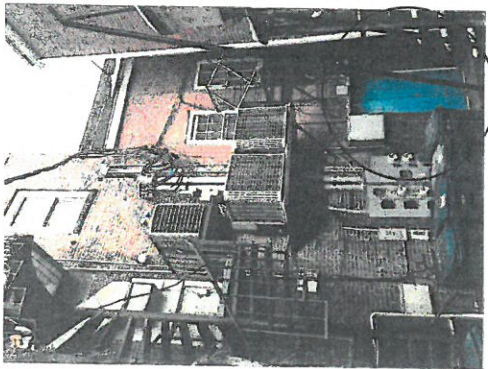
COVER  
Historic District Commission - Administrative Approval, July 2018

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

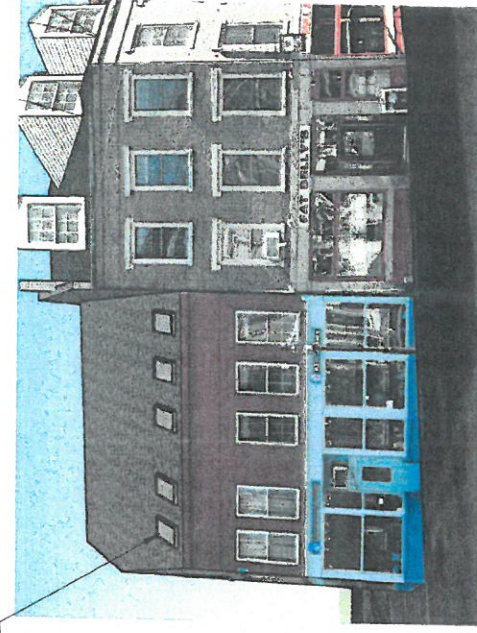
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JULY 2018  
McHA MB  
Scale: NTS  
LOCUS





PREVIOUSLY APPROVED



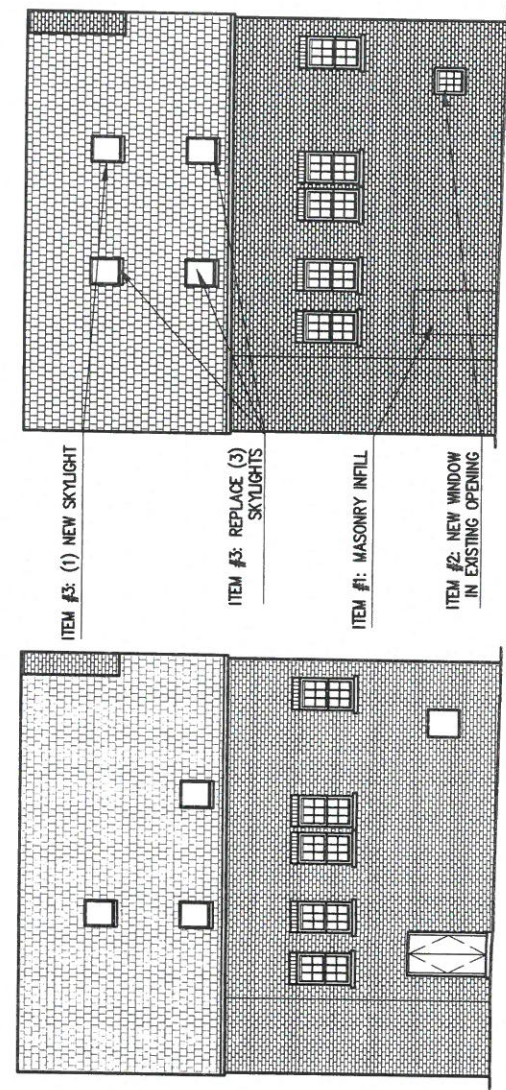
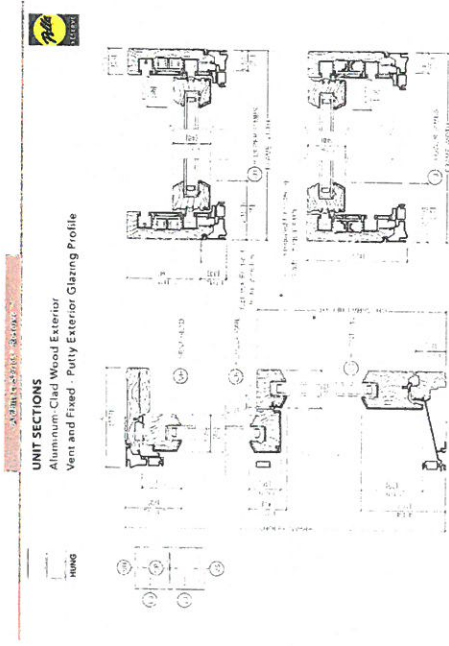
### Skylight Sizes

Manual "Push/Air" Skylight (VS) - Deck Mounted

VS Size Code	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Outside Frame (W x H)	21 1/2 x 21 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	41 1/2 x 41 1/2	41 1/2 x 41 1/2
Finish (W x H)	21 1/2 x 31 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	41 1/2 x 41 1/2	41 1/2 x 41 1/2
Finish (W x H)	21 1/2 x 31 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	21 1/2 x 31 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	30 1/2 x 30 1/2	41 1/2 x 41 1/2	41 1/2 x 41 1/2

ITEM #1: VIEW OF ALLEY AND ACCESS DOOR

ITEM #3: REPLACE (3) SKYLIGHTS AND ADD (1) SKYLIGHT AT REAR/ALLEY SIDE OF BUILDING - TO MATCH ALL OTHER APPROVED SKYLIGHTS IN BUILDING



ITEM #2: PELLA ARCHITECT SERIES RESERVE - FIXED WINDOW - TO MATCH MAKE/MANUFACTURER OF ALL OTHER APPROVED WINDOWS IN BUILDING

PROPOSED ALLY ELEVATION

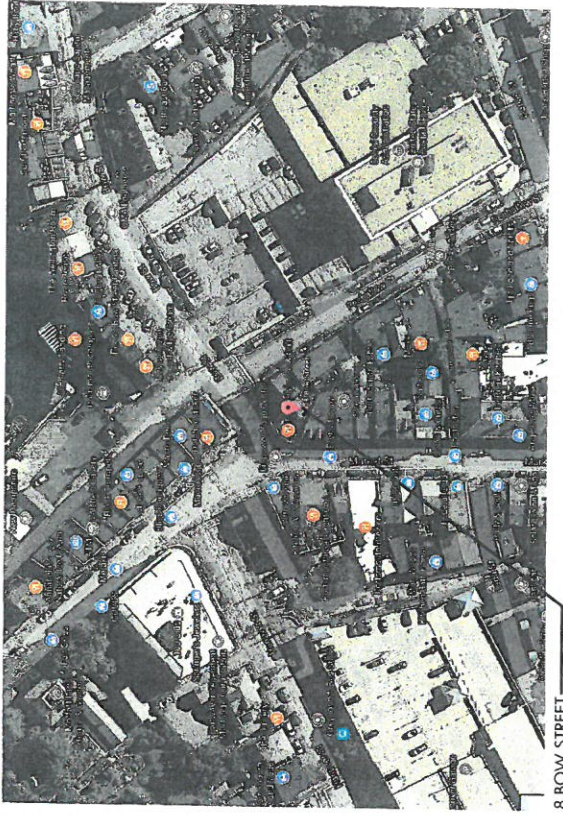
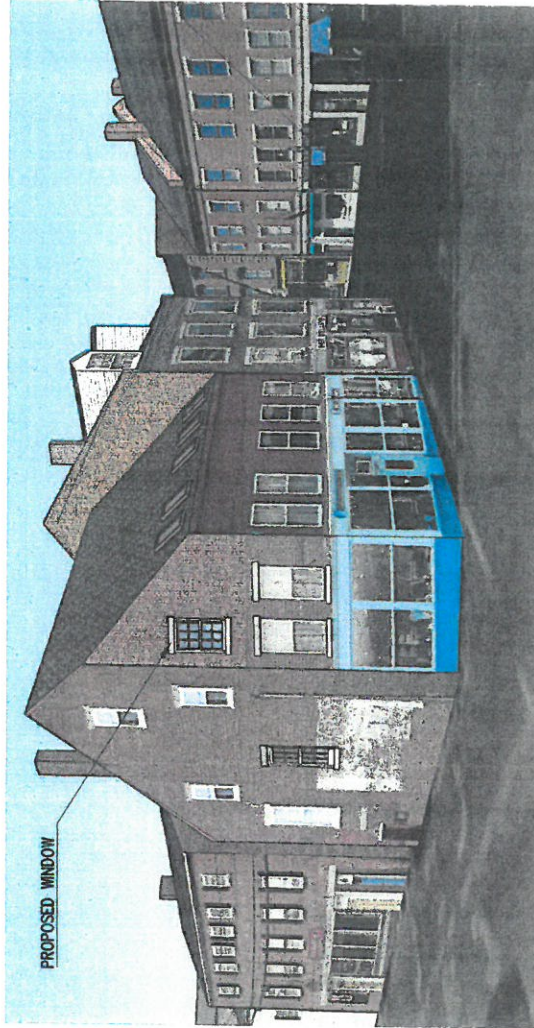
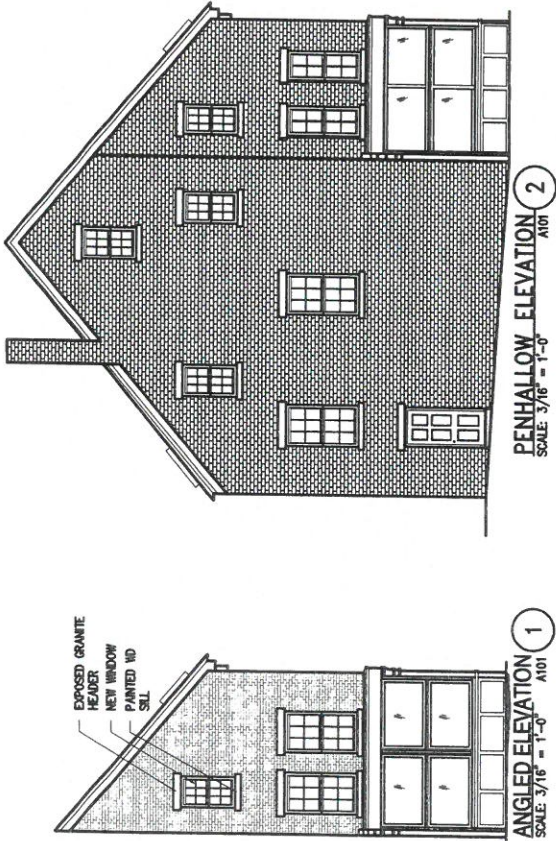
EXISTING ALLY ELEVATION

8 BOW STREET  
Portsmouth, New Hampshire

ITEMS #1 - #3

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire





ITEM #4: PELLA ARCHITECT SERIES RESERVE - SIZE TO MATCH ADJACENT THIRD FLOOR WINDOW

8 BOW STREET  
Portsmouth, New Hampshire

ITEM #4  
Historic District Commission - Work Session/Public Hearing, July 2018

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

3

JULY 2018  
MHA MB  
Scale  
NTS  
LOCUS



**7. 41 Salter Street (azek trim & windows)**

**- Recommend Approval**

**Considerations:** The proposed windows are aluminum clad Marvin Integrity Windows.





Application for Approval - ~~Exempt Activity~~ **ADMINISTRATIVE APPROVAL**

# Historic District Commission

Owner: Elizabeth Levey-Pryor  
Address: 35 Salter Street  
(Street)  
Portsmouth NH 03801  
(City, State, Zip)  
Phone: 603-502-7014

Applicant (if different): Betsy Erickson  
Address: 35 Salter Street  
(Street)  
Portsmouth NH 03801  
(City, State, Zip)  
Phone: 617-875-6422

Location of Structure: Map 102 / Lot 30 Street Address: 41 Salter Street  
Building Permit #: \_\_\_\_\_

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

Replace in kind front siding and trim as necessary  
cedar clapboards and AZEK trim boards, all sizes same  
as existing. Upgrade windows to Marvin Integrity  
same style, sizes, and location as existing.

Action Taken by Principal Planner	
Date of Approval	
Stipulations:	Exempt activity under 10.633.20
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

pd AL# 840  
\$100.00

**If approved, please note that:**

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



## UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2

TOTAL UNIT QTY: 3

EXT NET PRICE: USD 2,080.07

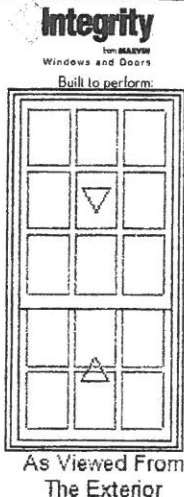
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	9over6 DH	Integrity	Wood-Ultrex Traditional Double Hung CN 2652 RO 26 1/2" X 52 1/4" Entered as CN 2652	744.97	2	1,489.94
2	6over6 DH	Integrity	Wood-Ultrex Traditional Double Hung CN 2240 RO 22 1/2" X 40 1/4" Entered as CN 2240	590.13	1	590.13



## LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 9over6 DH	Net Price:		744.97
Qty: 2		Ext. Net Price:	USD	1,489.94



Entered As: CN  
MO 26" X 52"  
CN 2652  
FS 25 1/2" X 51 3/4"  
RO 26 1/2" X 52 1/4"  
Egress Information  
No Egress Information available.

Stone White Exterior  
White Interior  
Integrity Traditional Double Hung  
Wood-Ultrex  
CN 2652  
Rough Opening 26 1/2" X 52 1/4"  
Reverse Cottage  
Top Sash  
G.S. 20 3/4" X 27 3/16"  
IG  
Low E2 w/Argon  
7/8" SDL - With Spacer Bar  
Rectangular - Special Cut 3W3H  
Stone White Ext - White Int  
Bottom Sash  
G.S. 20 3/4" X 18 5/16"  
IG  
Low E2 w/Argon  
7/8" SDL - With Spacer Bar  
Rectangular - Standard Cut 3W2H  
Stone White Ext - White Int  
White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround  
Charcoal Fiberglass Mesh  
4 9/16" Jambs  
Nailing Fin

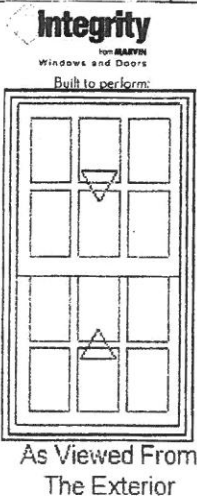
\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #2	Mark Unit: 6over6 DH	Net Price:		590.13
Qty: 1		Ext. Net Price:	USD	590.13



Stone White Exterior  
White Interior  
Integrity Traditional Double Hung  
Wood-Ultrex  
CN 2240  
Rough Opening 22 1/2" X 40 1/4"  
Top Sash  
IG  
Low E2 w/Argon  
7/8" SDL - With Spacer Bar  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
Bottom Sash  
IG  
Low E2 w/Argon  
7/8" SDL - With Spacer Bar  
Rectangular - Special Cut 3W2H  
Stone White Ext - White Int  
White Sash Lock  
Exterior Aluminum Screen  
Stone White Surround

OMS Ver. 0002.20.00 (Current)  
Product availability and pricing subject to change.

Bruce Erickson  
Front 9/6 Windows  
Quote Number: FQKKHC7  
Architectural Project Number:

Entered As: CN  
MO 22" X 40"  
CN 2240  
FS 21 1/2" X 39 3/4"  
RO 22 1/2" X 40 1/4"

Egress Information  
Width: 18 3/8" Height: 14 31/32"  
Net Clear Opening: 1.91 SqFt

Charcoal Fiberglass Mesh  
4 9/16" Jamb  
Nailing Fin

\*\*\*Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Project Subtotal Net Price: USD	2,080.07
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	2,080.07











EXAMPLES OF  
CLAD WINDOWS  
FROM NEIGHBORHOOD .





28















**Section 08 54 00**  
**Wood-Ultrex® Double Hung Window**

**Part 1 General**

**1.1 Section Includes**

- A. Wood-Ultrex® Double Hung window complete with hardware, glazing, weather strip, insect screen, removable grilles, grilles-between-the-glass, jamb extension, and standard or specified anchors, trim and attachments
- B. Wood-Ultrex® Double Hung bow, bay windows complete with hardware, glazing, weather strip, insect screen, removable grilles, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board, and standard or specified anchors, trim and attachments.

**1.2 Related Sections**

- A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 0 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Paint and Coatings: Paint or stain other than factory-applied finish

**1.3 References**

- A. American Society for Testing and Materials (ASTM):
  - a. E283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.
  - b. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
  - c. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
  - d. E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation.



## 1.4 System Description

### A. Design and Performance Requirements:

Certified Sizes and Ratings - Standard and High Performance Units								
Product	Air Tested to psf	Water Tested to psf	Certification Rating	Design Pressure (DP)	Max Overall Width		Max Overall Height	
					in	mm	in	mm
Wood Ultrex Double Hung (Cottage 4268)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	67 3/4	(1721)
Wood Ultrex Double Hung (Cottage HP 4268)	1.57	7.52	LC-PG50-H	DP50	41 1/2	(1054)	67 3/4	(1721)
Wood Ultrex Double Hung (4276)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	75 3/4	(1924)
Wood Ultrex Double Hung (HP 4276)	1.57	7.52	LC-PG50-H	DP50	41 1/2	(1054)	75 3/4	(1924)
Wood Ultrex Double Hung (4284)	1.57	5.43	LC-PG35-H	DP35	41 1/2	(1054)	83 3/4	(2127)
Wood Ultrex Double Hung (HP 4284)	1.57	6.06	LC-PG40-H	DP40	41 1/2	(1054)	83 3/4	(2127)
Wood Ultrex Double Hung (5476)	1.57	6.06	LC-PG40-H	DP40	53 1/2	(1359)	75 3/4	(1924)
Wood Ultrex Double Hung (HP 5476)	1.57	7.52	LC-PG50-H	DP50	53 1/2	(1359)	75 3/4	(1924)
Wood Ultrex Double Hung (5484)	1.57	5.43	LC-PG35-H	DP35	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung (HP 5484)	1.57	6.06	LC-PG40-H	DP40	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (5484)	1.57	5.43	LC-PG35-FW	DP35	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (HP 5484)	1.57	6.06	LC-PG40-FW	DP40	53 1/2	(1359)	83 3/4	(2127)
Wood Ultrex Double Hung Picture (6276)	1.57	6.06	LC-PG40-FW	DP40	61 1/2	(1562)	75 3/4	(1924)
Wood Ultrex Double Hung Picture (HP 6276)	1.57	7.52	LC-PG50-FW	DP50	61 1/2	(1562)	75 3/4	(1924)



## **1.6 Quality Assurance**

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
  - a. Egress, emergency escape and rescue requirements
  - b. Basement window requirements
  - c. Windows fall prevention and/or window opening control device requirements.

## **1.7 Delivery**

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

## **1.8 Storage and Handling**

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01660.

## **1.9 Warranty**

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Integrity has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Integrity. For a more complete description of the Integrity limited warranty, refer to the Complete and current warranty information is available at [Integritywindows.com/warranty](http://Integritywindows.com/warranty).

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Hardware another non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.



## 2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/ICC certified to performance level CBA when tested in accordance with ASMT E2190. STC/OITC ratings are certified to the level in accordance with ASMT E90-09.
- B. Glazing method: Insulating glass
- C. Glass type: Low E1, E2, E3 air or Argon gas
- D. Glass type option: Obscure Glass or California Fire Glass (Annealed exterior and tempered interior glazing configuration)
- E. Glazing seal: Silicone bedding at exterior and interior
- F. Glazing Option: STC/OITC upgrade
- G. Optional Impact glazing for winds zone 3. Glass is laminated Low E2 or Low E3 with Argon consisting of annealed or tempered glass to the exterior and laminated glass to the interior. The interior and exterior glazing compound is silicone, in a sandwich style glazing system.

## 2.5 Certified Mulling for Standard Units

- A. Directional mull limits: 5 units wide by 1 unit high; Rough Opening not to exceed 113 ½ x 68 ¼ inches (2882mm x 1733mm).
- B. Directional mull limits: 1 unit wide by 5 units high; Rough Opening not to exceed 62 ½ x 92 inches (1587mm x 2336mm)

## 2.6 Certified Mulling for Space Mulling for Standard Units

- C. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 113 ½ x 76 ¼ inches (2883 mm x 1937 mm)
- D. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 108 ½ x 84 ¼ inches (2756 mm x 2140 mm)
- E. Directional mull limits (Horizontal ½" Space Mull): 1 unit wide by 5 units high: Rough Opening not to exceed 62 ½ x 92 inches (1588 mm x 2337 mm)
- F. Directional mull limits (Vertical Continuous ½ Space Mull, Optional Horizontal Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 84 x 92 inches (2134 mm x 2337 mm)
- G. Directional mull limits (Horizontal Continuous ½ Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 62 ½ x 83 ½ inches (1588 mm x 2121 mm)



- C. Blind Stop: vinyl with a flexible leaf seal to seal between the header and the upper sash.
- D. Foam PVC gasket between the jamb and sill.
- E. At Interlock: Rigid ABS with flexible hollow bulb.
  - a. Color: Beige.
- F. Reduced visible beige at the exterior bottom rail.



## **2.15 Grilles-Between-the-Glass (GBG)**

- A. Manufactured from aluminum in a 23/32" (18mm) wide contoured profile placed between the two panes of glass.
  - 1. Colors:
    - a. Interior: White, Bronze.
    - b. Exterior: White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
  - 2. Patterns:
    - a. Rectangular
    - b. 9 lite Prairie cut with 4" DLO corners
    - c. 6 lite top or bottom Prairie cut with 4" DLO corners
    - d. 6 lite left or right Prairie cut with 4" DLO corners
    - e. Cottage style up to 2H with specified DLO height (3" min)
    - f. Size limitations may apply to Prairie and Cottage lite cut availability
  - 3. Not available for Impact glazed units

## **2.16 Accessories and Trim**

- A. Exterior Casing:
  - a. Non-integral to the unit. Fastened to the exterior wall with barb and kerf.
  - b. 2" (51mm) Brick Mould available as a full surround or with Sill Nosing.
  - c. 3 1/2" (89mm) Flat casing available as a full surround or with Sill Nosing. Also available with 1" (25mm) Ranch style sill and header overhang.
  - d. Color: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, Ebony.
- B. Installation Accessories:
  - a. Factory-installed vinyl nailing fin/drip cap at head, sill and side jambs.
  - b. Installation brackets: Brackets for 4 9/16" (166mm), 6 9/16" (167mm) jambs.
  - c. Mullion kit: Standard mullion kit for field assembly of related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kits include: Instructions, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws and nailing fin connectors.
  - d. Structural mullion kit: Structural mullion kit for field assembly or related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kit includes: Instructions, reinforcement member, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws, nailing fin connectors and structural brackets



### **3.4 Cleaning**

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

### **3.5 Protecting Installed Construction**

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section



**8. 105 Marcy Street**

**- Recommend Approval**

**Considerations:** The proposed improvements to this city-owned property has been prepared by the Player's Ring Board. The project has also received funding from the Land and Community Heritage Investment Program.



# Application for Approval - Administrative Historic District Commission

Date:	RECEIVED
	JUL 05 2018
By:	

Owner: City of Portsmouth Applicant (if different): Players' Ring Theatre  
Address: \_\_\_\_\_ (Street) Address: 105 Marcy St (Street)  
\_\_\_\_\_  
(City, State, Zip) Portsmouth NH 03301  
(City, State, Zip)  
Phone: \_\_\_\_\_ Phone: 603 436-8123  
Signature: [Signature] Players' Ring Board

Location of Structure: Map 104 Lot 3 Street Address: 105 Marcy St  
Building Permit #: \_\_\_\_\_

To permit the following: Various exterior improvements: Repair (3) existing historic doors and replace (1) non historic door, replacement of windows and frames, and ext. brick work

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>7-11-18</u>
Payment:	<u>0.00</u>
Payment Type:	<u>—</u>
Index/Permit #:	<u>—</u>

**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

---

**From:** Peter Michaud <peterjosmichaud@gmail.com>  
**Sent:** Tuesday, June 05, 2018 3:07 PM  
**To:** Nicholas J. Cracknell  
**Subject:** Players' Ring Building Work Summer of 2018  
**Attachments:** Players Ring LCHIP Scope of Work.pdf; PLAYERS RING CONDITIONS ASSESSMENT 2 28 11.pdf

Dear Nick,

I hope this finds you well. I sit on the board of directors for the Players' Ring Theatre at 105 Marcy Street. As a city owned building in Prescott Park we have been working with David Moore concerning our operations and interactions with the city. With the city's permission we were the recipient of a Land & Community Heritage Investment Program grant to do exterior work on the building based on a conditions report completed in 2011 (see attached.)

We are now ready to move forward with our work this summer. David recommended that I contact you directly for information on how to best navigate the building permit and approval process with the city. I have attached is our scope of work to finish the exterior rehabilitation of 105 Marcy Street. Once completed the building will have historically appropriate new windows set in new frames that replicate the historic frames that survive in part on the building. The building will also have its three historic doors rehabilitated and a fourth non-historic door replaced with one based on the earliest door to survive on the building. Finally the brickwork will be repointed in areas where mortar has eroded or failed. When finished this work will complete the major issues on the exterior of the building and we will develop a maintenance cycle calendar for 105 Marcy Street to insure the upkeep of the work we are completing.

I was hoping to talk to you about the process of moving forward with the building permits and review process for the building. My cell phone is 603 770 7188. Is there a time and day that would work best with you?

With Thanks,

Peter



PRESERVATION TIMBER FRAMING INC. P.O. BOX 28 BERWICK, MAINE 03901  
207 698 1695 cell: 603 781 5725 e-mail: [arron@preservationtimberframing.com](mailto:arron@preservationtimberframing.com)

Players' Ring  
Barbara Newton  
105 Marcy Street  
Portsmouth, New Hampshire 03801

February 28, 2011

EXISTING CONDITIONS ASSESSMENT.

Dear Barbara,

Thank you for the opportunity to provide an existing conditions assessment for the Player's Ring building. Keith Trefethen, Peter Michaud, and myself have gathered good information that will allow you to plan future preservation projects on the building. I provide a list of observations followed by recommendations and cost estimates based on existing fabric and our experiences with buildings of similar style and construction.

As you review this information, please understand that we are attempting to be comprehensive and we are trying to utilize as much original fabric as possible in the repair process. One of the most extensive issues is the condition of the windows and doors. Our approach here is to determine a worse case scenario where the work is extensive and the costs considerable due to very deteriorated conditions. We know that some of the windows will need the full extent of our estimated costs while others may need considerably less. Our goal is to provide you with a planning tool that is accurate and realistic.

How the actual work is done is open for discussion. We have opportunity to teach preservation techniques throughout the building preservation effort. Our numbers are based on my crew repairing the items listed at a \$60.00 per hour rate of work. Volunteers could offset this rate, over time with proper supervision and oversight. Preservation Timber Framing is ready and willing to help you in any way we can with this effort.

Please feel free to contact me with any questions you may have regarding this assessment. We look forward to working with you on this important project.



History: (provided primarily from Peter Michaud)

The Players' Ring Theater is located in 105 Marcy Street, Portsmouth, NH. Built in 1833, for the Portsmouth Marine Railroad, it is the only identified building of its type to survive on the New Hampshire seacoast. Built with approximately 40,000 hard burnt bricks, the long two story rectangular building (~66'x32') runs parallel between Marcy Street and the Piscataqua River.

The principal façade of the building faces west towards Marcy Street. The northern third of the building, originally the counting house for the Portsmouth Marine Railroad, is separated from the remainder of the building by an interior brick firewall visible only by the break in the building's fenestration.

The counting house or office portion of the building is three bays with windows and doors laid out in a symmetrical pattern. The first floor features a wide door with a granite sill and an arched lintel. The door is a later but still historic door flanked by two sidelights. On either side are two windows also with brick arch lintels and granite sills. The second floor has three equally sized windows spaced uniformly apart. The remaining section of the building, likely used as a warehouse and to house the equipment used to haul ships out of the water, has a regular but asymmetrical arrangement of openings.

Three doors open onto this section. Two doors, one later but still historic and the other modern, have brick arches and lintels. One door has a granite sill and lintel. It is a heavily built door that appears to be original to the building.

The north wall of the building is void of any openings save a single window in the gable that opens to the building's attic. The south wall has two windows on the first floor and two on the second. The windows are spaced along the wall to accommodate an interior stair that winds to the second and third floors. A gable window opens to the attic.

The windows on the north and south facades all have arched brick lintels and granite sills. The east-facing wall has an asymmetrical yet regular pattern of windows and doors all with arched brick lintels and granite sills. All three doors are modern replacements. Many of the windows and doors on all facades retain pintles that likely held ironclad shutters when the building was used by the marine railroad.

In 1855, the property was sold to a local real estate investor. It sold again in 1872 and in 1873 a lumberyard was advertising its location at "Railway Warf." It is likely during this period that the building was

converted into three town houses. Surviving wallpaper on the framework in the attic show patterns popular in the post-Civil War period.

The building continued to be used primarily as a residence until 1981 when Joseph Sawtell purchased the building and its land. The land was given to Prescott Park and the building sold to the city for \$1.00 with plans to make it into a maritime museum.

The interior of the first floor in both the counting house and warehouse sections of the building has minimal historic finishing. Of note is the framing for the second floor. The counting house section of the building has wooden beams that are finished and chamfered. While evidence of furring for a plaster ceiling is visible, the finished surfaces and chamfered corners of these elements may indicate that this ceiling was originally exposed.

Evidence of exposed ceilings finished in a similar manner exists in Portsmouth up into the early 19th century. The second floor of the warehouse section has some areas where swatches of plaster remain on the walls, and the third floor has some samples of wallpaper (see above.) The second floor of the office retains three rooms and two closets. The ceilings in these rooms appear to be drop ceilings that hide an older plaster ceiling above. A sample of the framing for the third floor can be seen in one of the closets. The beam that is visible appears to be finished and chamfered, but further investigation is needed.

Examination of the details in this room provided a surprising discovery. Four of the eight doors appear to be from the 1830s. All but two of the door openings retain case moldings with details also popular in the 1830s. The west facing windows also retain original case moldings and are nicely detailed below the sill with an apron. The floor plan and details on the second floor of the office merit further study and future plans should work to preserve these details as the only surviving examples of the detailing in this section of the building original to its construction. In one room, a vault marked "Portsmouth Furnace Company" is inset into the wall.

#### Character Defining Features:

**Shape:** The Players Ring is a long rectangular building. An ornate brick cornice finishes the east and western walls.

**Roof & Roof Features:** The building has a pitched gable clad in wooden shingles. A single chimney rises off center between the counting house and



warehouse portions of the building. Box gutters with a profile molding run along the east and west sides.

**Openings:** The Players' Ring fenestration is orderly if slightly irregular. Fenestration patterns provide evidence of the building's internal use.

**Trim & Secondary Features:**

Three of the seven doors are contributing features to the Players' Ring (see above.) Some window casements appear to retain original features. The window sash are replacement six over six true divided light wooden windows that are in keeping with the building's historic character. Granite sills and brick and/or granite lintels characterize the building, as do the remaining pintles. The brick cornice, gutters, and gable-end fascia board are important characteristics for this building.

**Materials:**

The Players' Ring building is constructed primarily of brick with some granite and wood. All windows are wood. The historic doors are wood. Four doors are modern metal replacements. Fascia board is wood. Gutters are wood lined with copper. The downspouts are copper.

**Setting:**

Originally built in a busy, compact, and active industrial waterfront, the Players' Ring building is one of only three industrial waterfront buildings to survive in this area. Since the development of Prescott Park in the 1930's, The Players' Ring survived as an industrial building surrounded by an open waterfront park with mature trees, open lawns, and waterfront gardens. The park and its redeveloped neighborhood both rely heavily on the Colonial Revival aesthetic in their design. The Players' Ring still retains its visual connection to Portsmouth Harbor.

**Materials at Close Range:**

The granite used in the Players' Ring construction appears to be of two different types with noticeably different visual qualities. The granite is used on the building in a loosely alternating pattern.

**Individual Spaces:**

The Players' Ring is divided into two sections divided by a brick firewall. The counting house second floor retains what appears to be original partitions, moldings, and doors.

**Related Spaces and Sequences of Spaces:**

Juxtaposition exists between the counting house and warehouse sections of the building. The counting house portion of the building sports chamfered beams and retains partitions, moldings, and doors that speak to its use as an office. The unfinished beams of the warehouse section and lack of ornamentation speaks to its more utilitarian use.

**Interior Features:**

The dividing interior wall between the warehouse and counting house is a character-defining feature of the building. In the warehouse the open space and unfinished and unpainted woodwork define this section's character. The staircases that survive on either end of the building appear to be original or are replacements in original locations. The surviving partitions, doors, case moldings, baseboards, and small vault on the second floor of the counting house are important features to preserve.

**Existing Conditions: OBSERVATIONS.****Heating and cooling:**

The current heating system is a recent addition to the building and still holds significant serviceability even though in its current state is assembled inefficiently. There is ducting missing to existing floor registers and does not offer any cooling capabilities.

**Insulation:**

Insulation is key to the proper function of any heating system. Currently the building has no insulation and creates a constant need for heat during the heating season and makes it difficult to maintain a constant environment during performances held in the building.

**Bathrooms:**

The bathroom facilities currently are on the first floor and serve administration, patrons and players. This is awkward because the players, during their performances, have to enter the public space on the first floor to use the restrooms.

**Windows:**

The windows in the building are in poor condition. All of the sash are 20<sup>th</sup> century replacements. In order to install the sash the openings were



reduced both in height and width. There is some evidence of early trim (West window # 8), though most of the trim is not of the same era and is in very poor condition. The weather seal between brick and wood is greatly compromised and has created varying levels of degradation and rot. A number of windows are missing brick, lintels and sills, some worse than others. Enough evidence remains to determine what is missing, but portions of many window frames will need to be recreated in kind.

#### **Doors:**

The doors on the West side of the building are clearly early and need much work to allow continued use. Again, as with the windows, the masonry openings have suffered due to the lack of weather seal from brick to wood. The doors on the East side of the building are 20<sup>th</sup> century replacements that were installed into masonry openings that disallowed proper installation, security and protection from the elements.

#### **Existing Conditions: RECOMMENDATIONS.**

##### **Heating and Cooling:**

The current system should be utilized with modifications. Connect ducting to all existing floor registers. Ducting should also be wrapped with foil insulation to reduce heat loss. An external condenser and coils added to the existing plenum will allow for cooling.

##### **Insulation:**

Currently there is no insulation in the building. The building is divided 2/3 – 1/3 by a masonry firewall. The 2/3 side which houses the theater should have two layers of 2" rigid foam insulation applied to the unfinished ceiling of the second floor.

This space also has an unobstructed stairwell to the attic. This stairwell should have a sliding door installed to prevent heat loss into the cold attic space.

The 1/3 side of the building which houses the administration portion of the building should have blown in insulation applied from above. This side of the attic space has limited flooring and would be most efficient to remove remaining boards and fill the joist bays with insulation. Since most of the flooring does not exist the remainder of flooring will have to be replaced in kind with 1" pine boards. The application of insulation in this manner will create an efficient and easily controlled heated and cooled environment.

**Bathroom:**

The second floor of the administration portion of the building offers available space to provide adequate bathroom facilities for both the players and staff. A section of the existing office space can be divided without any structural or cosmetic changes to the original interior. This second floor space is located directly above the existing facilities below, which will allow for easy integration of new services to the existing plumbing and electrical services.

**Windows:**

The windows in the building should be removed and repaired. Wood frames are deteriorated and will need considerable rehabilitation. Lintels and sills will be repaired or replaced in conjunction with the proper repair of existing masonry openings. Window frames will be repaired or replicated and reinstalled into repaired openings. Window trim will replicate the earliest profiles found on West window # 8.

The window sash should be replaced due to their current condition and improper fit to the original masonry opening. A new replicated sash is the most cost effective and visually appealing approach. The new sash and all trim will be primed and painted. It is advisable to consider creating new sash for the window openings that is more authentic and sized correctly for the existing openings. No sash during the investigation appeared more than 25 years of age. This alternative is outlined in the cost estimate section below.

**Doors:**

The 3 doors on the on the west side of the building should be removed. This will allow proper repair of the masonry openings. Doorframes will be repaired or replicated and new thresholds applied. This repaired frame will be remounted into its respective opening and trimmed with repaired or replicated trim. A temporary door blank will be installed to allow the door to be restored off site.

All door repairs will be done in kind using original joining techniques. The 3 doors on the east side of the building are 20<sup>th</sup> century steel replacements installed into compromised masonry openings. These also should be removed to allow proper repair of the opening. Repaired or replicated frames with new thresholds will be installed with repaired or



replicated trim. New solid wood 6 panel pine doors will be fit into said frames.

Existing Conditions: COST ESTIMATES.

### . Heat and AC. (allowance)

- Utilize existing furnace
- Install remote condenser
- Install coils for ac in existing plenum
- Connect old ducting not used
- Run new ducting for more coverage
- Wrap insulation on all ducting

\$7,500.00

### . Insulation (cap 2<sup>nd</sup> floor ceiling)

- Allow access by moving some electrical and applied systems.
- create removable panels above stage to access attic for theater use.
- Install 2 layers of 2" foil faced rigid insulation board to bottom of ceiling within the joist bays in the "theater" portion.
- Tape all seams and spray foam all gaps.
- Remove floorboards from attic over office space.
- Blow in 12" cellulose insulation in joist bays.
- Reinstall old floorboards and fill in with new pine shiplap boards.
- Build sliding door at stairs to attic.

\$14,090.00

### . Bathroom on second floor (allowance)

- Create space for bathroom footprint.
- Tie all services into existing systems.

\$6,500.00

. Window rehab (26)

- Set up containment barrier for lead precaution regulation.
- Make panel for sash once removed.
- Remove sash and crate for transport for repair.
- Remove exterior trim.
- Remove interior trim.
- Remove frame.
- Repair lintel (replace in kind).
- Repair window frame with in kind material.
- Install new sill.
- Replace repaired window frame.
- Install additional stops to bring original frame dimensions in to meet the size of the current 20<sup>th</sup> century sash.
- Reglaze and finish paint sash (should opt for new sash, could be significant savings +- \$500.00).
- Install sash.
- Apply trim to inside and outside based on example of "west #8" window.
- Masonry allowance (\$600.00).
- Finish paint final product (inside and outside).

\$98,800.00\*

\*This number will reduce with supervised labor and training of volunteers and workshop participants. Each window needs a degree of repair that is explained above. Not all windows need the full extent of the work outlined here.

. Door rehab (West #'s 9,11,13)

- Set up containment barrier for lead precaution regulation.
- Create blank panel for opening once door and frame are removed.
- Remove door.
- Remove trim, inside and out.
- Remove frame.
- Repair lintel (replace in kind).
- Masonry repairs (\$600.00 allowance).



- Install repaired doorframe with new threshold.
- Install door blank for security.
- Disassemble door.
- Repair door in kind. (Some epoxy may be used).
- Apply repaired or replicated trim.
- Paint repaired door/trim with one coat of primer and two coats of finish.
- Install door with all pre-existing hardware,

\$13,500.00

### . Door rehab (East #'s 6,9,12)

- Set up containment barrier for lead precaution regulation.
- Remove door.
- Remove trim, inside and out.
- Remove frame.
- Repair lintel (replace in kind).
- Masonry repairs (\$600.00 allowance).
- Install repaired doorframe with new threshold
- Replace door with solid wood 6-panel pine door.
- Apply repaired or replicated trim.
- Paint new door/trim with one coat of primer and two coats of finish.
- Install door with all pre-existing hardware.

\$8,790.00

### Existing Conditions: CONCLUSION.

This building is in great shape for its age. Continued sensitive maintenance has allowed this building to remain in full use and in good condition both historically and structurally. Recently timber repairs to the roof framing allowed a new cedar wood roof to be put on. The original

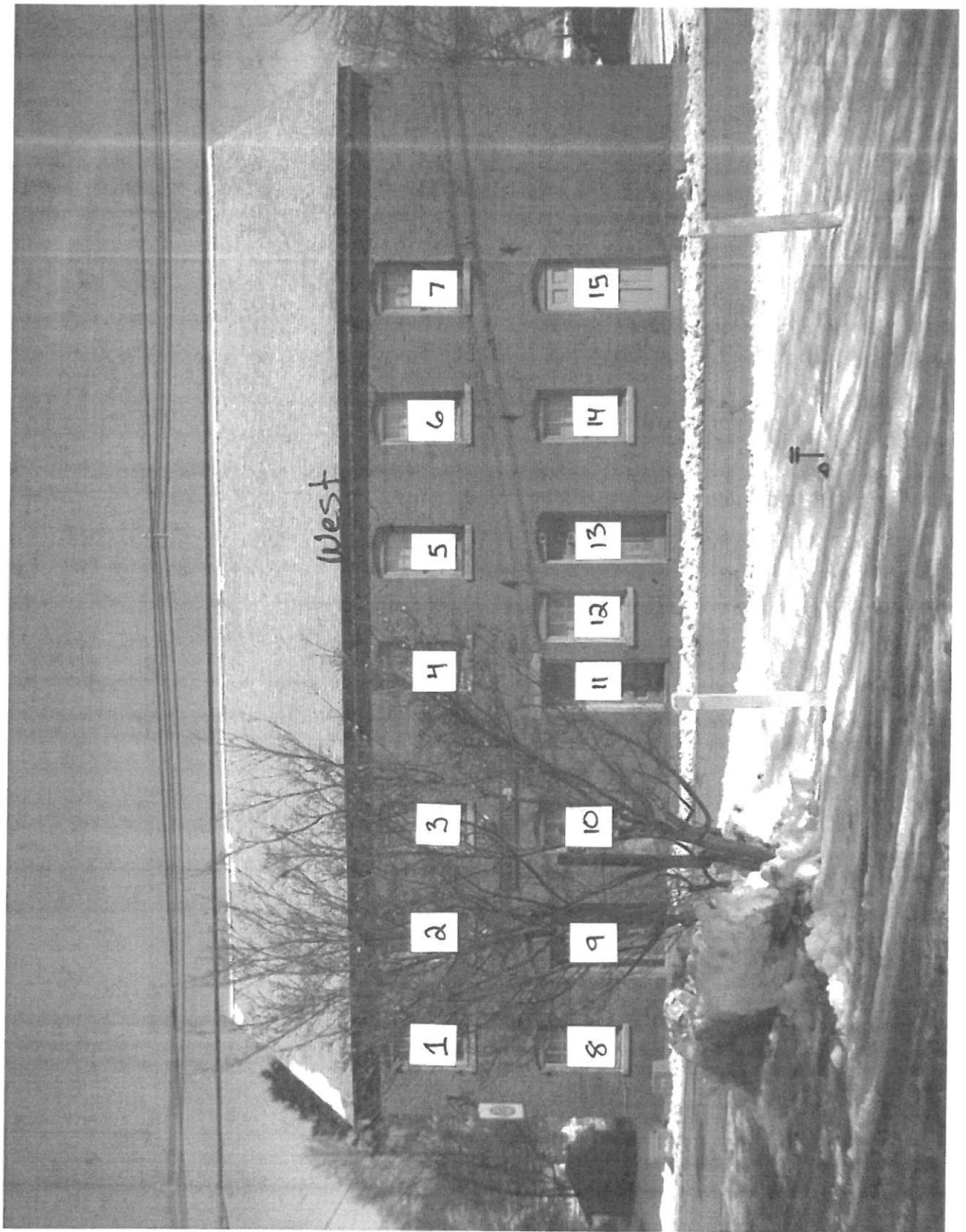
gutter brackets were used to hold replicated wood gutters with a copper lining and copper downspouts.

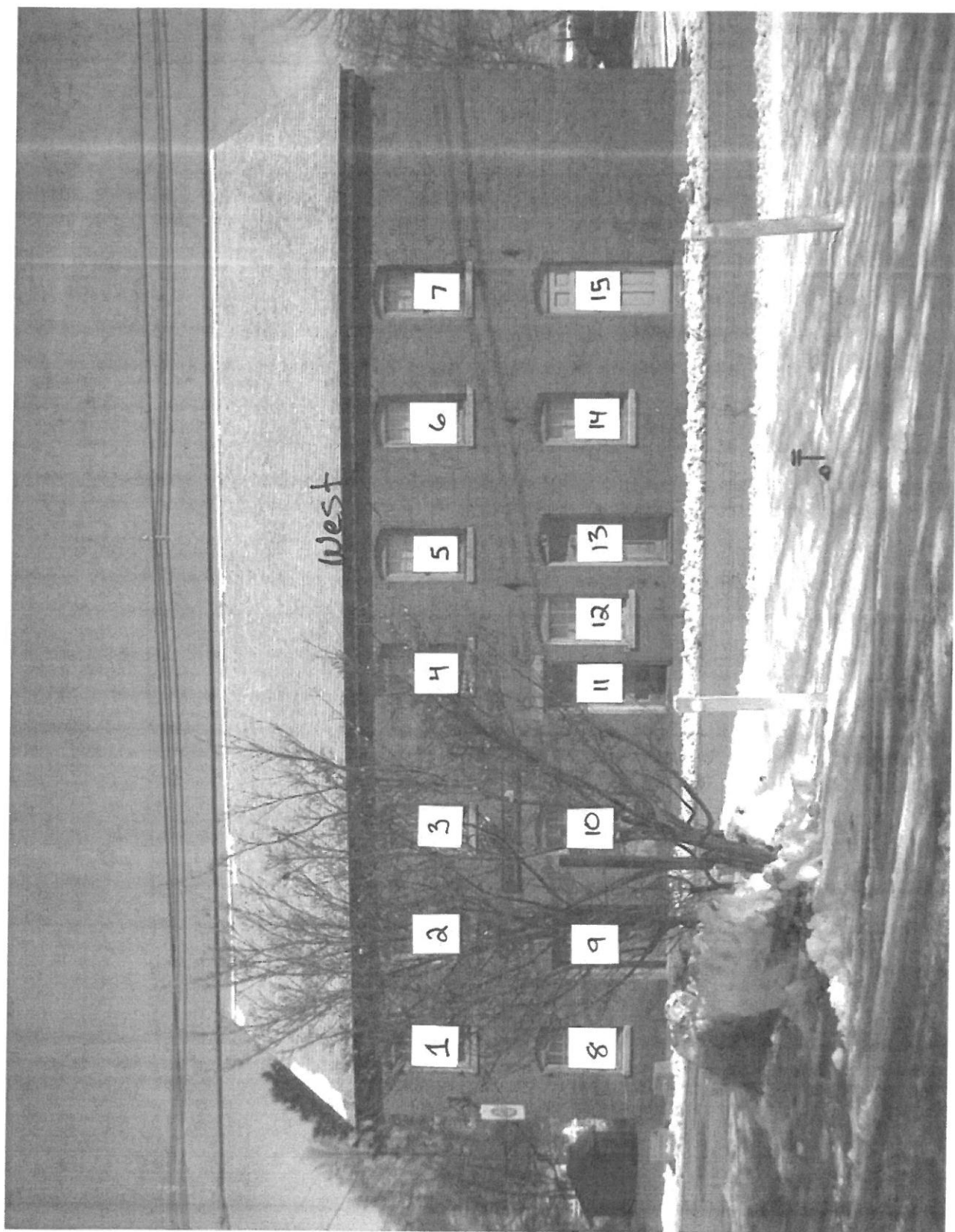
The next large project is to address the door and windows on the building. This work is necessary to keep moisture from penetrating the brickwork and it is important to the aesthetic quality of the building. Upcoming work will ensure protection of the timber frame infrastructure and the brick walls and decorative facade for many years allowing other important and much needed preservation efforts to be executed.

Respectfully Submitted,

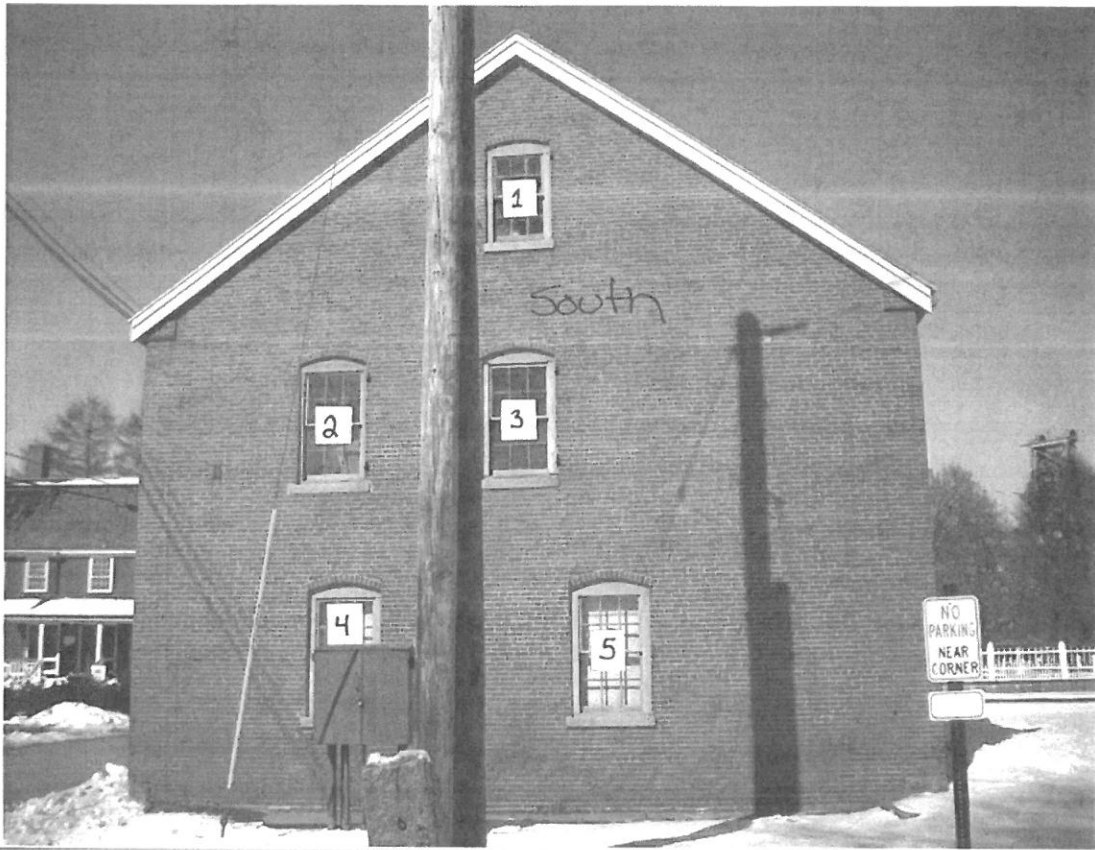
Arron J. Sturgis  
Keith Trefethen  
Preservation Timber Framing Inc.











## **LCHIP Description of Proposed Work**

**Players' Ring Theater** 105 Marcy Street, Portsmouth, NH 03301 (603) 436 8123 [playersring@myfairpoint.net](mailto:playersring@myfairpoint.net)

**No. 1 Feature:** Building & Site

**Date of Feature:** 1833

### **Describe existing feature and its condition:**

The Players' Ring Theatre is a two and a half story gabled roof masonry building. Built in 1833 as the office and machine room of the Portsmouth Marine Railroad in a once active waterfront, the building now sits on the edge of Portsmouth's Prescott Park and serves as a 70 seat black box theatre. The building retains its historic fenestration pattern of doors and windows, some of which retain large iron pintels that held iron clad shutters. The building has seven doors that range from the 1830s to 2016 and c.1980 wood replacement windows set in mostly original but severely deteriorated frames. In 2007 the Players' Ring rebuilt the damaged front (west facing) cornice of the building as part of a larger roof repair project. Guided by a 2011 NH Preservation Alliance funded assessment report by timber framer Arron Sturgis with supporting material provided by architectural historian Peter Michaud, in 2016 the Players' Ring used conservation license plate money to repoint the back (east facing) wall. Following the report's recommendations, the c.1980 replacement windows and deteriorated frames were replaced with custom made wood windows set in frames made to match the details on the surviving historic frames on the building. Modern steel doors on this elevation were replaced at this time with metal doors clad on the exterior with vertical plank sheathing that supposedly mimic a generic warehouse door. The Players' Ring is listed to the NH State Register of Historic Places. It is also listed to the National Register of Historic Places with national significance as part of the Portsmouth Downtown Historic District.

The building is owned by the City of Portsmouth with a lease arrangement that gives responsibility of its rehabilitation and maintenance to the Players' Ring Theater.

**Photo numbers:** Photos 1 & 2

### **Describe work and impact on feature:**

Work on masonry, windows, and doors are described below. No other work is scheduled for the building or site as part of this project. The project will not require ground disturbance.

**No. 2 Feature:** Masonry

**Date of Feature:** 1833/Early 20<sup>th</sup> Century

### **Describe existing feature and its condition:**

The masonry on the north facing wall is in excellent shape and requires no work and the east wall was repointed as described above. The south and west walls are in relatively good shape but areas close to the ground and around windows and doors require repointing.

**Photo numbers:** Photos 19, 20, 21, & 22



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### **Describe work and impact on feature:**

Masonry will be repointed in select areas around windows and doors and in areas where needed near the building's foundation (mainly four feet from the foundation level.) Removal of the existing mortar and the repointing will follow the guidelines and recommendations of Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings. Repointing mortar will match the color, texture, strength, joint width and joint profile of the existing historic masonry. The Players' Ring will schedule a site visit with LCHIP and the DHR to review and approve specifications and repointing samples before proceeding with this work.

**No. 3 Feature:** Windows & Frames

**Date of Feature:** 1833/1980

### **Describe existing feature and its condition:**

As noted above, all windows on the south and east façade of the building date to 1980. They are set in frames that have suffered extensive deterioration and numerous repairs. The aforementioned assessment report from 2011 called for the replacement of all windows with a wood window with a more appropriate wood window and to repair or replace all frames to match the surviving historic frames on the building. Further study of the frames showed that all frames had sufficient damage, deterioration, and loss of historic fabric to warrant replacement. The windows and frames on the north and east elevations were replaced in 2016 funded in part with a Conservation License Plate grant from the NH Division of Historical Resources.

**Photo numbers:** Photos 3, 4, 5, 6, 7, 8, 9, & 10

### **Describe work and impact on feature:**

The windows and frames on the south and west walls will be replaced with custom made wood windows and custom made frames. Windows will match the new windows that were installed on the east wall in 2016. New frames will also match the 2016 east wall work and replicated the beaded corner that survived on a few of the surviving original deteriorated historic window frames. The windows and frames will be made of good quality rot resistant wood. The windows and frames will be painted dark green to match the new windows and doors on the east wall of the building.

**No. 4 Feature:** Doors

**Date of Feature:** c.1833/c1890/c.1920/c.2000

### **Describe existing feature and its condition:**

The east facing or front elevation of the Players' Ring has four doors. The doors will be described from north to south. The northern most door (Door A) serves as the main entrance. It is a wood framed door with a lower panel below and a glazed window above. The lower panel originally had beveled edges where the panel fit into the rails of the door. This was replaced a few years ago with a flat panel when the door began to fail. The door sits in a surround that includes side panels topped with side lights capped with a wide blind arch infilled with a wood panel that imitates a louvered shutter. The door was

## **LCHIP Description of Proposed Work**

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originally varnished wood but was painted sometime in the last ten years. The door and its frame are in poor condition.

The next door (Door B) is a surviving early/original door. Made of painted wood it has heavy rails with deeply inset panels. The door follows a typical Greek Revival design where the center rail resembles an up-side-down cross with two upper elongated panels and shorter lower panels. The door, which is not operable, is in fair condition. The lower sill of the door frame was replaced with concrete sometime in the 20<sup>th</sup> century.

The third door (Door C) dates from c.1920 and is a typical painted wood six paneled door with its original hardware. The door is not operable and is in fair condition.

The southernmost door (Door D) is a modern wood door installed around the year 2000. It replicates a typical six panel door. The door serves as an emergency exit out of the theater and it and its modern frame are in poor condition.

**Photo numbers:** Photos 11, 12, 13, 14, 15, 16, 17, & 18

### **Describe work and impact on feature:**

Rehabilitation of doors a, b, and c will be funded in part by a 2017 Conservation License Plate grant from the NH Division of Historical Resources. As part of the requirement of that grant the scope of work for these doors has been submitted to and approved by Amy Dixon at the NHDHR.

Door A and its frame will be rehabilitated. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature work will match the old in design, color, texture, materials, and other visual qualities. The door will be varnished to match its historic appearance. This door will continue to serve as the primary entrance to the theatre.

Door B and its frame will be rehabilitated. The door is in fair condition. The door and frame have historically been painted and will be finished in dark green to match the new windows and doors on the east wall of the building. This door will continue to be nonoperational.

Door C and its frame will be rehabilitated. The door is in fair condition but its sill will require replacement. The new sill will match the old in design, texture, and material. The door and frame have historically been painted and will be finished in dark green to match the new windows and doors on the east wall of the building. This door will continue to be nonoperational.

Door D is not historic and will be replaced. In 2016 the non-historic doors on the east side of the building were replaced with metal doors clad in vertical sheathing in the attempt to create the look of a generic warehouse door. No evidence of this type of door has been found for this building and the original back doors were likely iron clad (one of the doors retains its iron pintails for a steel clad door.) The use of a door sheathed with vertical boards on the building is without historic precedent and replicating it on the front of the building would be inappropriate. The Players' Ring is proposing to replace this door with a metal door clad on the exterior with wood rails and panels that replicate Door



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B. Door B was chosen as an example of an early (possibly original) example of a front door to this building. The rails of the new door will be shallower to allow a trained eye to recognize the door as a modern feature. This door will continue to serve as an emergency exit.



**Photo 1:** North and West facing walls of the Players' Ring



**Photo 2:** South and East facing walls of the Players' Ring



**Photo 3:** Examples of typical windows installed in 2016 with Conservation License Plate funding.



**Photo 4:** Detail of beaded window frame that replicates historic frames that survive on the building.





**Photo 5:** Interior view of a window installed in 2016.



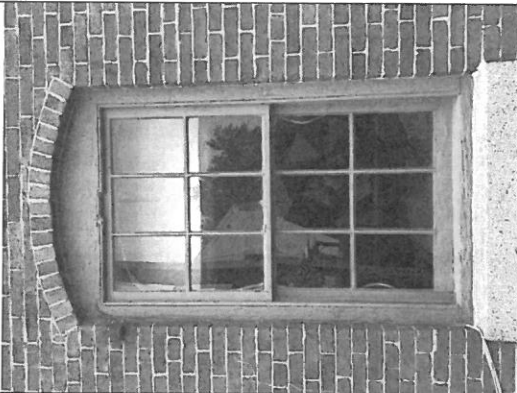
**Photo 6:** Interior muntin of window installed in 2016.



**Photo 7:** Interior detail showing chamfered edge of a window installed in 2016.



**Photo 8:** Typical existing window on south elevation. Note the side rails of the frame have been replaced. The majority of the windows have poorly repaired frames like this.



**Photo 9:** Window on the front (east facing) elevation. This is one of the few original intact window frames. The frame is badly weathered and shows damage on the top lintel.



**Photo 10:** Detail of the window in photo 9. Note the beaded edge.



**Photo 11:** Door A

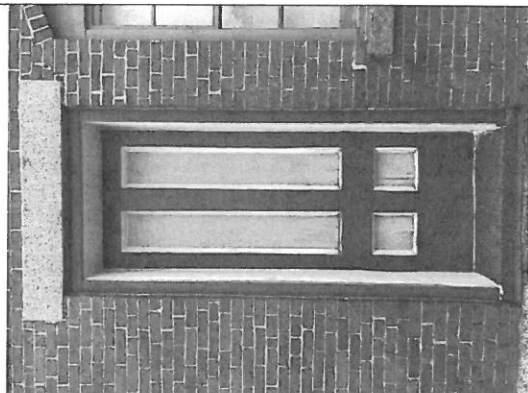


**Photo 12:** Door A. Detail showing the damaged frame and side panel.

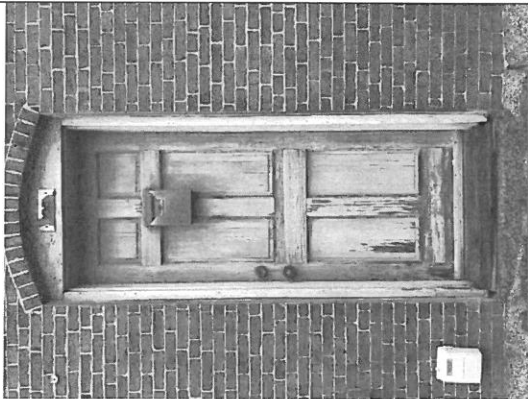




**Photo 13:** Door A showing damage to the lower frame of the glazed window panel.



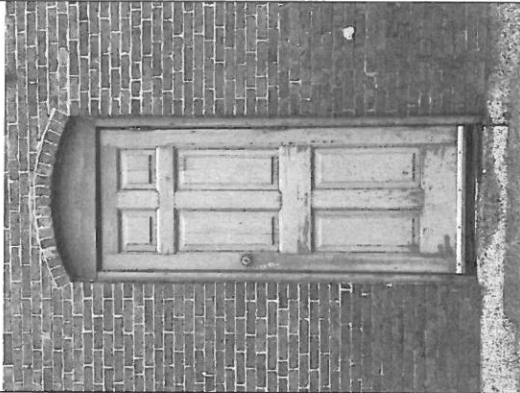
**Photo 14:** Door B



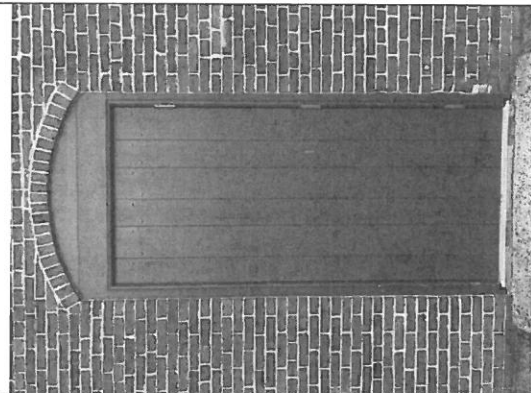
**Photo 15:** Door C



**Photo 16:** Door C showing the damaged sill.



**Photo 17:** Door D



**Photo 18:** Typical door on west facing elevation that was installed in 2016.





**Photo 19:** Typical mortar deterioration on the lower four feet of the south facing elevation.



**Photo 20:** Typical mortar deterioration on the lower four feet of the south facing elevation.



	
<p><b>Photo 21:</b> detail of mortar loss on the west facing elevation.</p>	<p><b>Photo 22:</b> Typical mortar condition above four feet on the west and south facing walls as seen on the north facing wall.</p>

**9. 11 Walden Street (windows)**

**- Recommend for Continuance**

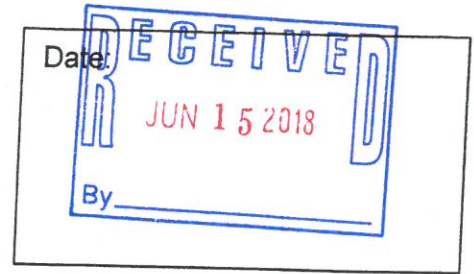
**Considerations:** The applicant has requested this application be continued to the July 18<sup>th</sup> meeting.



# Application for Certificate of Approval

## Historic District Commission

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



Owner: ALAN WONG Applicant (if different): EDWARD SABATINI  
Address: 179 PLEASANT ST Address: SABATINI PARTNERS  
(Street) (Street)  
PORTSMOUTH NH 03801 (City, State, Zip) (City, State, Zip)  
Phone: \_\_\_\_\_ Phone: 603 817 8300  
Signature: [Signature]

Location of Structure: Map 101 Lot 17 Street Address: 11 WALDEN ST  
Building Permit #: \_\_\_\_\_

To permit the following: REPLACE EXISTING WINDOWS (WOOD)  
USING SAME DESIGN - THERMO PANE  
SAME TRIM PACKAGE

Action Taken by H.D. C. at Public Hearing	
Date of Approval:	
As Per Plan:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>7-11-18</u>
Payment:	<u>-</u>
Payment Type:	<u>-</u>
Index/Permit #:	<u>-</u>

**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

(Revise)

# Application for Approval - Administrative Historic District Commission

Date: \_\_\_\_\_

Owner: Vaughan Street, LLC Applicant (if different): \_\_\_\_\_  
Address: 299 & 225 Vaughan Street Address: \_\_\_\_\_  
(Street) (Street)  
Portsmouth, NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
Phone: 617.742.6000 Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_

Location of Structure: Map 123 15  
124 Lot 10 and 11 Street Address: 299 & 225 Vaughan Street

Building Permit #: 25772

To permit the following: See attachment for requests for minor modifications.

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

Administrative Use Only:

Date of Meeting: \_\_\_\_\_

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



**10. 299 Vaughan Street (misc. design changes) - Recommend Approval**

**Considerations:** These changes are a result of our internal plan review of the construction drawings.



June 29, 2018

PROCON Project #301546

City of Portsmouth ~ Planning Department  
1 Junkins Avenue, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801  
(603) 610-7216  
Attn: Vincent Hayes

Re: AC Hotels  
299 Vaughan Street  
Portsmouth, NH 03

Mr. Vincent Hayes,

We are in receipt of your "Interdepartmental Consistency Review" received via email on 6/12/18. We appreciate your timely review of the approved HDC drawings as compared to the building permit drawings dated 4/25/18. We feel the building permit drawings are within the original HDC approval and we would request that the building permit is not held up pending the minor administrative changes outlined below. In addition to the minor changes below, we are requesting additional minor changes as outlined within the HDC Application for Administrative Approval in order to be consistent with the 4/25/18 building permit submission.

Below is the list of your review comments along with our response to each of your comments.

March 2018 Administrative Approval (pending) – C-102.2 Site Plan – Fourth & Fifth Level

Construction Drawings Sheet A1.04 – Fourth & Fifth Floor:

1. Stairwell now extends to 4<sup>th</sup> & 5<sup>th</sup> floors.  
(Response) Stair **only** extends to the fourth floor which is the roof top bar level.
2. Depth of building's left ell interior wall (that which is visible from the parking levels) has been shortened, i.e. 51'-7" < 70' +/- in length (when scaled on site plan).  
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been **corrected** to match. Tighe & Bond issued an "Administrative Approval of Minor Amendments" to the city on 6/14/18 for approval.
3. Depth of building's left ell external wall (that which is visible from the 3S Artspace) has been shortened, i.e. 143'-9" < 160' +/- in length (when scaled on site plan).  
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been corrected to match. Tighe & Bond issued an "Administrative Approval of Minor Amendments" to the city on 6/14/18 for approval.
4. Façade of the left ell recessed/changed configuration for rooftop patio areas.  
(Response) Architectural floor plan approved by HDC is the correct length and the site plan, sheet C-102.2 has been corrected to match. Tighe & Bond issued an "Administrative Approval of Minor Amendments" to the city on 6/14/18 for approval.





Construction Drawings Sheet A1.06 – Roof Plan:

1. Please provide specifications for rooftop appurtenances/screening. Please note: specs must be consistent with stipulation #2 of the June 7, 2017 HDC approval, i.e. “Use 2.4A design for parapet height and screening for roof-mounted mechanical equipment.”

(Response) The cooling tower has been relocated to the SW corner of building, therefore no need to construct the parapets per 2.4A. The cooling tower screening indicated on sheets 2.0 and 2.1 and approved by HDC on December 6, 2017 will be a decorative equipment screen system fabricated from extruded aluminum with straight flat face blade louvers by Roof Screen Incorporated using their VisionGuard Architectural Slatted Louver L20 design.

December 6, 2017 Historic District Approval – South Elevation

Construction Drawings Sheet A3.00:

1. LED accent lights added to structure. **Please note:** accent lighting is treated as signage and will require a sign permit in addition to HDC approval.

(Response) See attached revised exterior elevations for exterior lighting locations. HDC application for administrative approval will be submitted along with colored elevations, night rendering and other required documentation.

December 6, 2017 Historic District Approval – East Elevation

Construction Drawings Sheet A3.00:

1. LED accent lights added to structure. **Please note:** accent lighting is treated as signage and will require a sign permit in addition to HDC approval.

(Response) See attached revised exterior elevations for exterior lighting locations. HDC application for administrative approval will be submitted along with colored elevations, night rendering and other required documentation.

November 1, 2017 Historic District Approval – North Elevation

Construction Drawings Sheet A3.01:

1. 2<sup>nd</sup> floor window rounded.

(Response) The windows have not been rounded. This is a detail reference bubble around the window within the permit drawings.

2. Retaining wall lowered.

(Response) The retaining wall was lowered and approved by HDC on 3/7/18. See

December 6, 2017 Historic District Approval – West Elevation

Construction Drawings Sheet A3.01:

1. Stairwell may have changed location (former location also shown).

(Response) The HDC approved the revised location in plan view on 3/7/18. See attached updated West Elevation, sheet 2.1, along with an HDC application for administrative approval to show the correct location in elevation.

2. 2x louvers added.

(Response) See attached updated West Elevation, sheet 2.1, along with an HDC application for administrative approval to show added required elevator venting louvers.

3. 2<sup>nd</sup> floor sills removed.



(Response) 2<sup>nd</sup> floor window sills are to remain and will be installed during construction per the 12/6/17 HDC approval and per detail 9, sheet A6.22 of the 4/25/18 building permit construction set. See attached sheet.

Construction Drawings Sheets A3.00 & A3.01 – Exterior Elevation Finishes

- A. **Please Note:** all building materials, including joint sealant, mortar, window cladding, etc., must be consistent with stipulation #2 of the June 7, 2017 HDC approval, i.e. Sheet 2 shall represent the color tones of the building. Please confirm.

(Response) Yes, all the materials and colors shall be as represented on the “Proposed Materials” sheets 8.0, 8.1 and 8.2 of the June 7, 2017 submission, except for the Aluminum Composite Lintel Trim indicated on sheet 8.2. The Aluminum Composite Lintel Trim will be modified from “Faux Zinc Charcoal” to “Black”. An application for administrative approval to the HDC will be submitted.

- B. ACM's are alum. composite panels, not alum. curtains per the language on the HDC elevations.

(Response) ACM's are aluminum composite panels per sheet 5.0 and 8.1 of the the June 7, 2017 HDC submission drawings and Aluminum Curtainwall are full height glass and aluminum framed curtainwall systems per sheet 5.0 of the June 7, 2017 HDC submission drawings.

Miscellaneous

- A. Please confirm all window/storefront materials, dimensions, and fenestrations is consistent with sheet 8.0 of the June 7, 2017 HDC approval.

(Response) Yes, confirmed, with the exception of any subsequent changes approved by the HDC, i.e. November 1, 2017, December 6, 2017 and March 7, 2018.

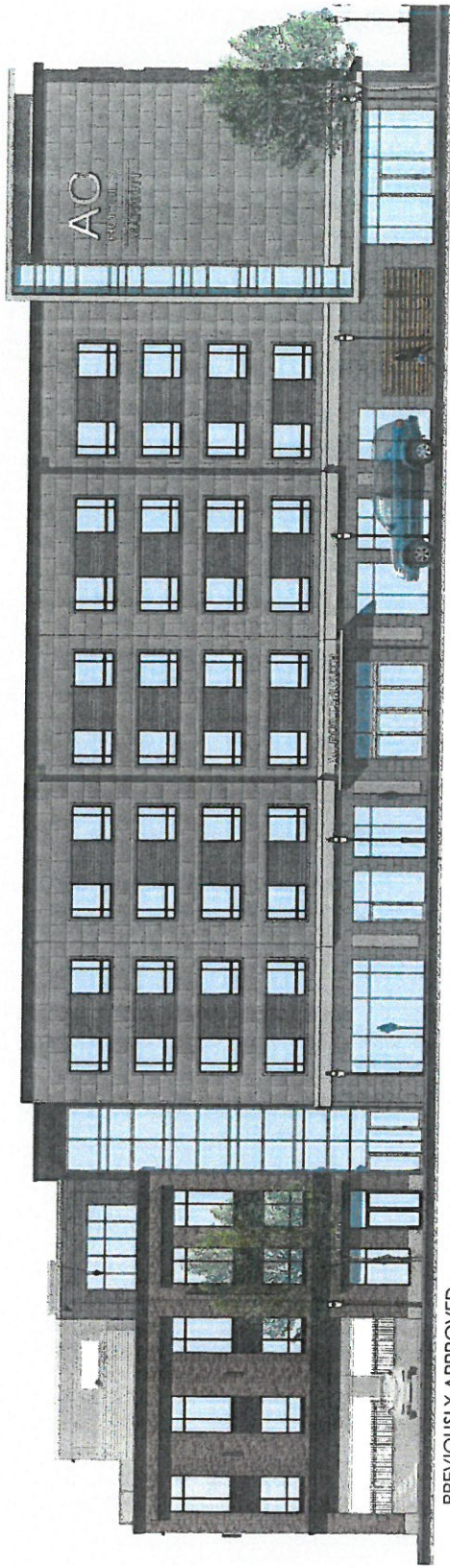
If you have any questions and/or concerns, please feel free to call and we will gladly discuss them with you.

Sincerely,

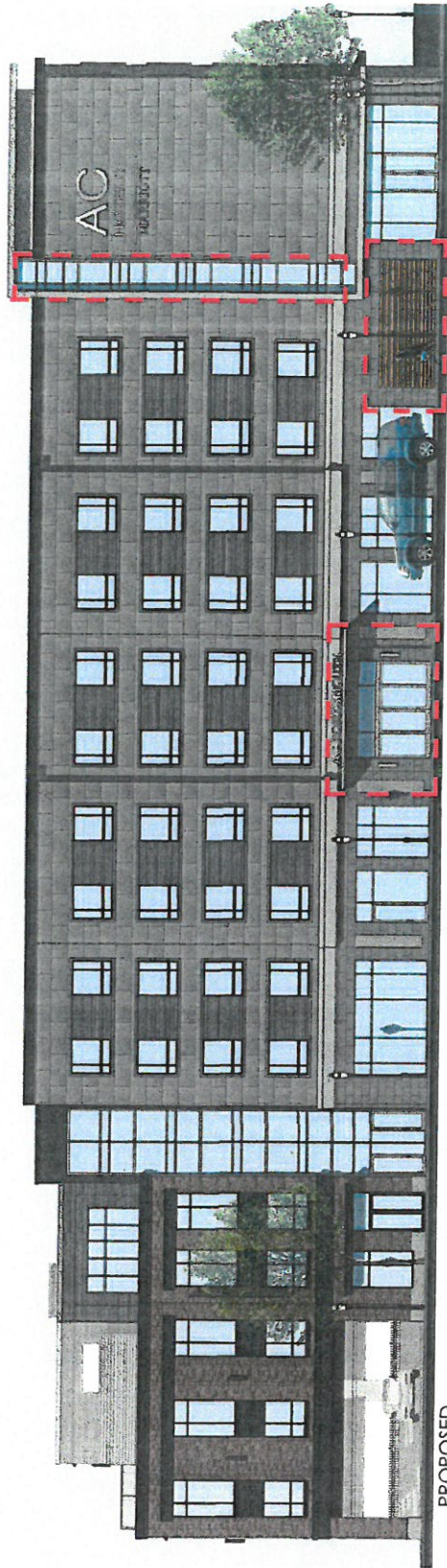
Kent Beirne, AIA  
Vice President - Architecture

cc: File; Eben Tormey





PREVIOUSLY APPROVED



PROPOSED

299 VAUGHAN STREET  
PORTSMOUTH, NEW HAMPSHIRE

SOUTH ELEVATION

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: JUNE 29, 2018



5.0



ARCHITECTURAL CORRUGATED METAL  
ALUMINUM COMPOSITE MATERIAL PANEL



PREVIOUSLY APPROVED



PROPOSED

299 VAUGHAN STREET  
PORTSMOUTH, NEW HAMPSHIRE

EAST ELEVATION

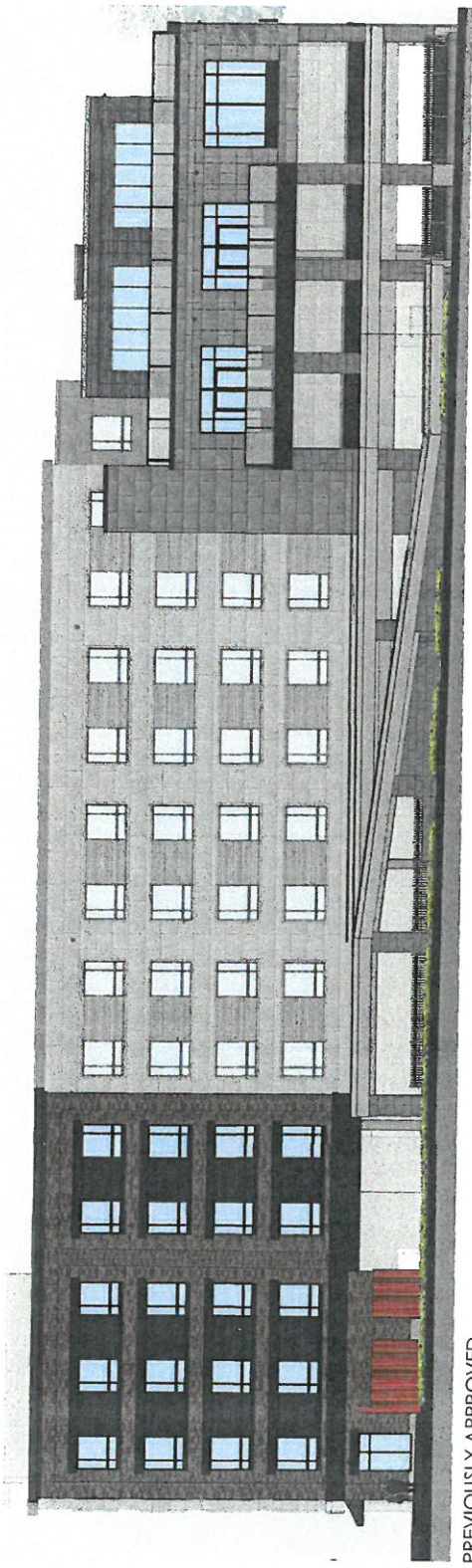
DRAFT HDC APPLICATION FOR AMENDED APPROVAL: JUNE 29, 2018



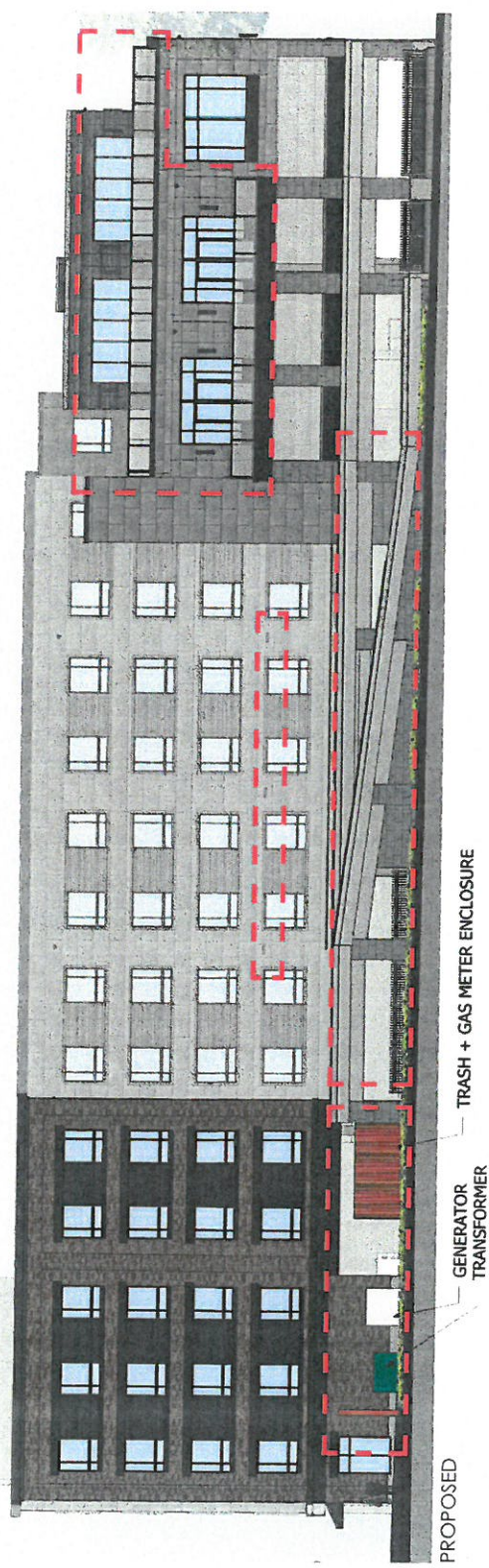
CATHARTES

5.1





PREVIOUSLY APPROVED



PROPOSED

GENERATOR  
TRANSFORMER

TRASH + GAS METER ENCLOSURE

299 VAUGHAN STREET  
PORTSMOUTH, NEW HAMPSHIRE

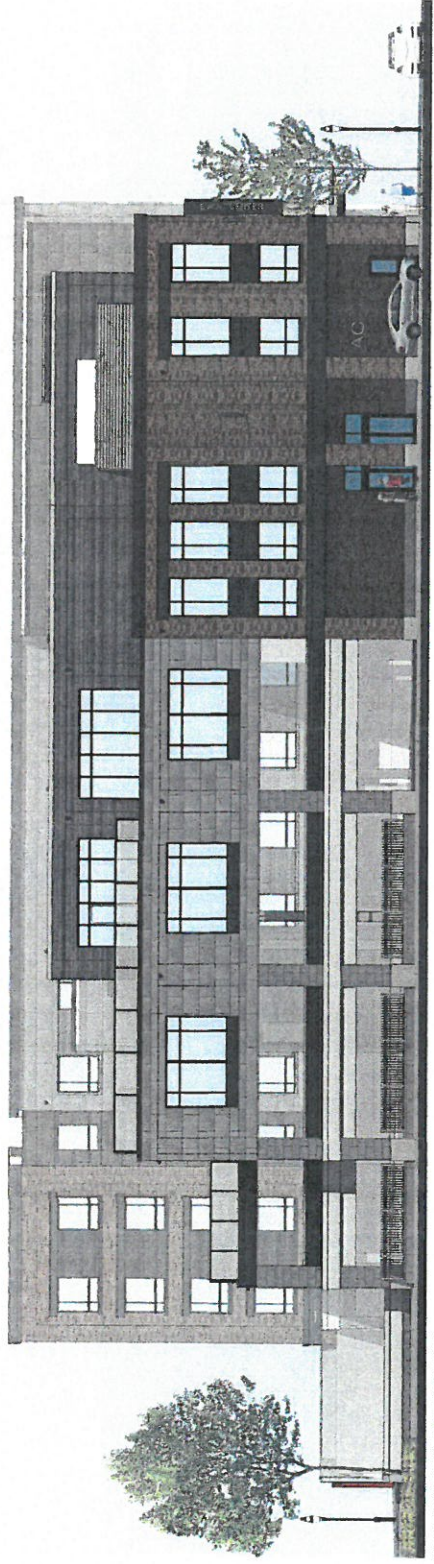
NORTH ELEVATION

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: JUNE 29, 2018

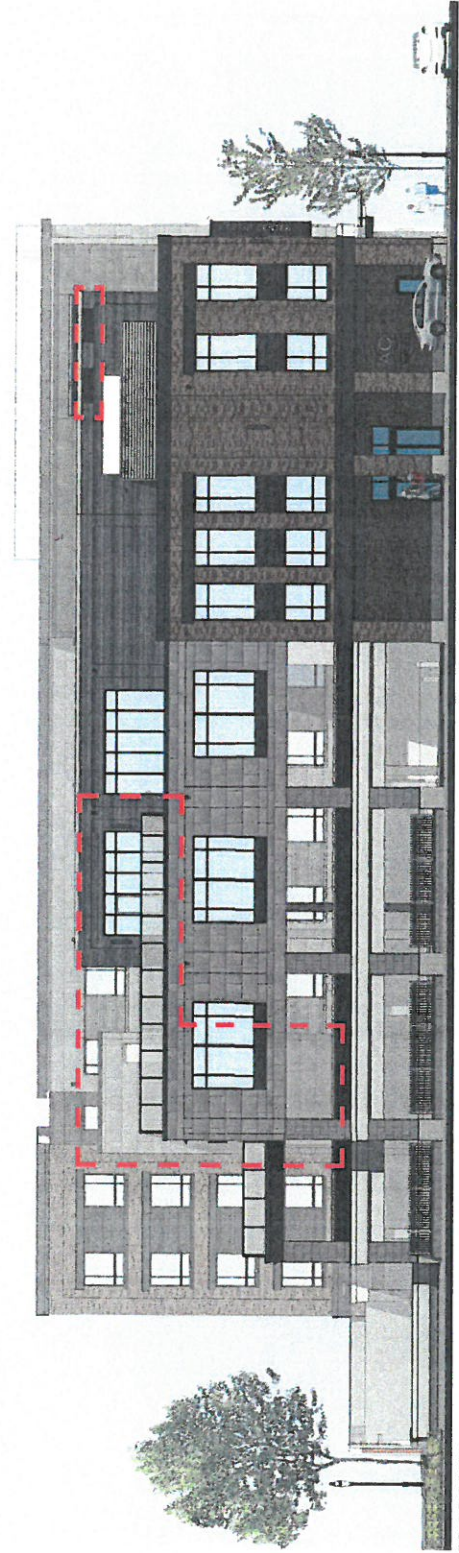


CATHARTES





PREVIOUSLY APPROVED



PROPOSED

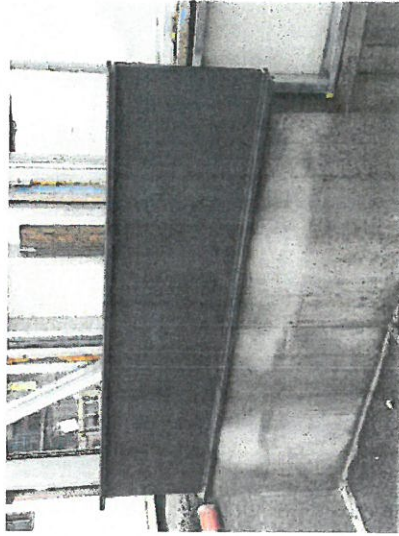
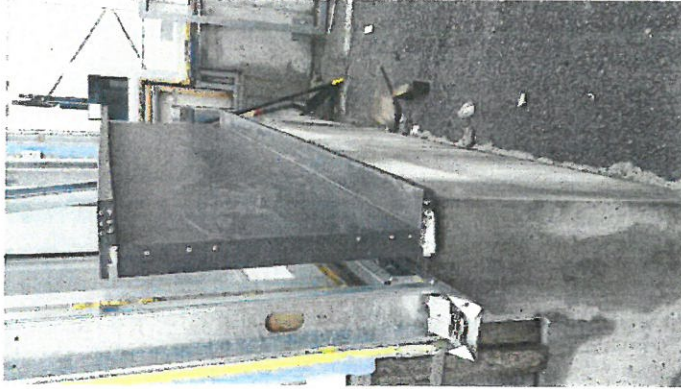
299 VAUGHAN STREET  
PORTSMOUTH, NEW HAMPSHIRE

WEST ELEVATION

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: JUNE 29, 2018







ALUMINUM COMPOSITE LINTEL TRIM

Color: BLACK

299 VAUGHAN STREET  
PORTSMOUTH, NEW HAMPSHIRE



8.2