

6. 236 Union Street

- TBD

Status: Field Changes / Compliance Issues – Minor Project

Background: The applicant has changed many small items in the construction of this project. Some changes have already occurred where others are pending approval.

Staff Recommendation: The HDC should carefully consider the changes and determine whether all modifications are appropriate for this contemporary building style.

Application for Approval - Administrative Historic District Commission

Date: Oct 25 2018

Owner: Piper Allison Applicant (if different): FUTURE CONSTRUCTION
Address: 658 SILVER ST. Address: 371A ISLINGTON ST
(Street) (Street)
ROLLINGFORD, NH PORTSMOUTH, NH 03801
(City, State, Zip) (City, State, Zip)
Phone: _____ Phone: 603-294-4222
Signature: [Signature]

Location of Structure: Map 135 Lot 22 Street Address: 236 UNION ST
Building Permit #: BP 15-6
To permit the following: SEE ATTACHED LAND USE COMPLIANCE REVIEW.

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

Administrative Use Only:

Date of Meeting: 11-7-18

Payment: 100-

Payment Type: CM# 1047

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 _____

236 Union Street

Land Use Compliance Review

02-03-16 Historic District Commission Approval: Sheet A-0.7

Alterations to the Approved Plan:

1. Casing is uniformly 3.5" (see item 4). ← Please Approve modification

02-03-16 Historic District Commission Approval: Sheet A-1.0a

To be Completed:

- A. New brick sidewalk w/ curb. ← Concrete on conducs, seeking approval.
- B. Ribbon drive proposed (must be installed to meet parking requirements).
- C. Wooden fence (along right lot line). ← To be installed at later date.
- D. Rooftop P.V. panels. ← To be installed at later date.

02-03-16 Historic District Commission Approval: Sheet A-2.1a

Alterations to the Approved Plan:

1. Granite steps changed to concrete. ← Changed per request from owner, seeking approval.
2. Rooftop baluster with cables deleted. ← To be installed at later date.
3. Acetylated wood jamb extension on eave window head detail deleted (see Sheet A-5.1).

To be Completed:

- A. Wooden fence/gate. ← To be installed at later date.
- B. Parge coating on concrete wall. ← Deleted
- ~~C. Break metal wrapped fascia and rake on awning (see Sheet A-2.1a).~~

02-03-16 Historic District Commission Approval: Sheet A-2.2a

Alteration to the Approved plan:

1. Additional gas meters added. ← 2 unit building, needs 2 meters, only place they could go, seeking approval
- ~~2. 113 window increased in dimension (now dimensioned the same as 114 window). UPDATE: approved administratively 9.22.16~~
3. 111,107,108 window bottom lights increased in dimension. ← Sizes changed to fit standard offering from window manufacturer, seeking approval

To be Completed:

- A. 209 window sill.
- B. Horizontal cladding.
- C. Vertical cladding.

02-03-16 Historic District Commission Approval: Sheet A-2.3a

To Be Completed:

1. Vertical cladding.

Alterations to the Approved Plan:

- A. ~~208 window now divided by mullion. UPDATE: approved administratively 9.22.16~~
- B. ~~Additional mullion creating third bottom light for 109 and 110 windows. UPDATE: approved administratively 9.22.16~~
- C. Bottom lights increased in dimension for 104,105,106 windows.

02-03-16 Historic District Commission Approval: Sheet A-2.4a

To be Completed:

- A. Break metal wrapped fascia and rake on awning (see Sheet A-2.1a).
- B. Horizontal cladding.



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7232

Planning Department
(603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date: March 14, 2016

To: Hayscales Real Estate Trust
Robert Krieger, Trustee
750 Lafayette Road
Hampton, NH 03842

Re: 236 Union Street

The Historic District Commission considered your proposal at its meeting of March 9, 2016 wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a new two story, two unit building) as per plans on file in the Planning Department.

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

- 1) That the plans date stamped March 2, 2016 by the Planning Department are the approved plans.
- 2) The alternative options shown on pages A-2.1a, A-2.2a, A-2.3a, A-2.4a are the approved elevations.

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: 236 Union Street

March 14, 2016

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

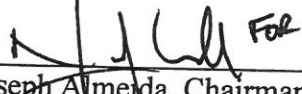
B. Review Criteria:

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

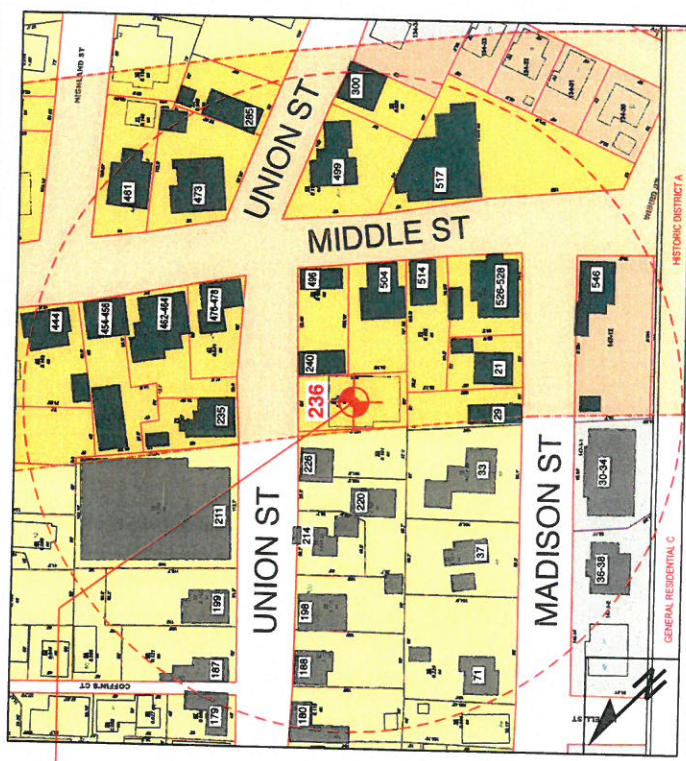
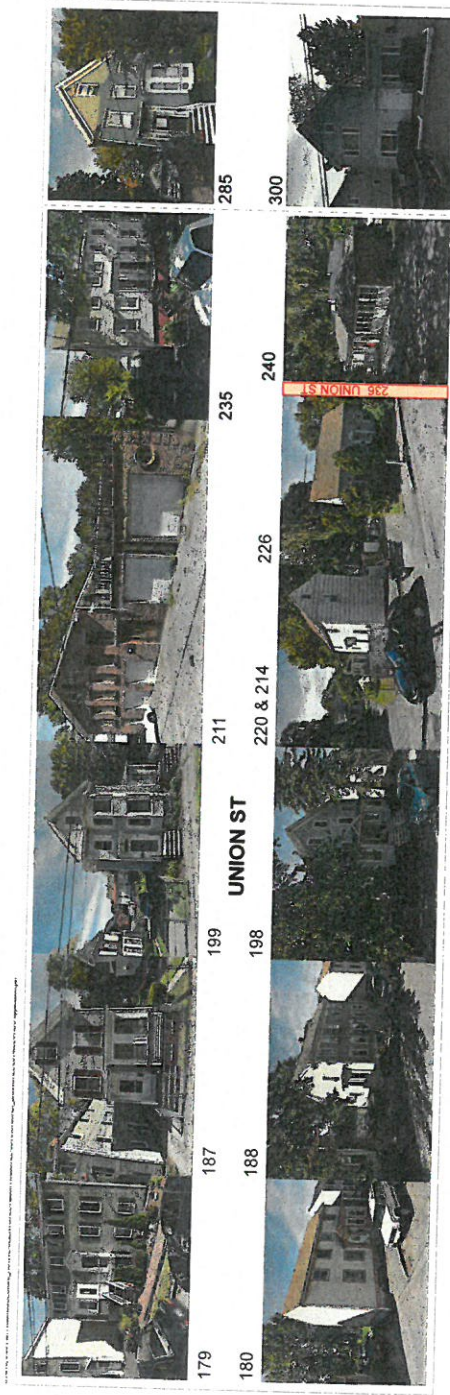
The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

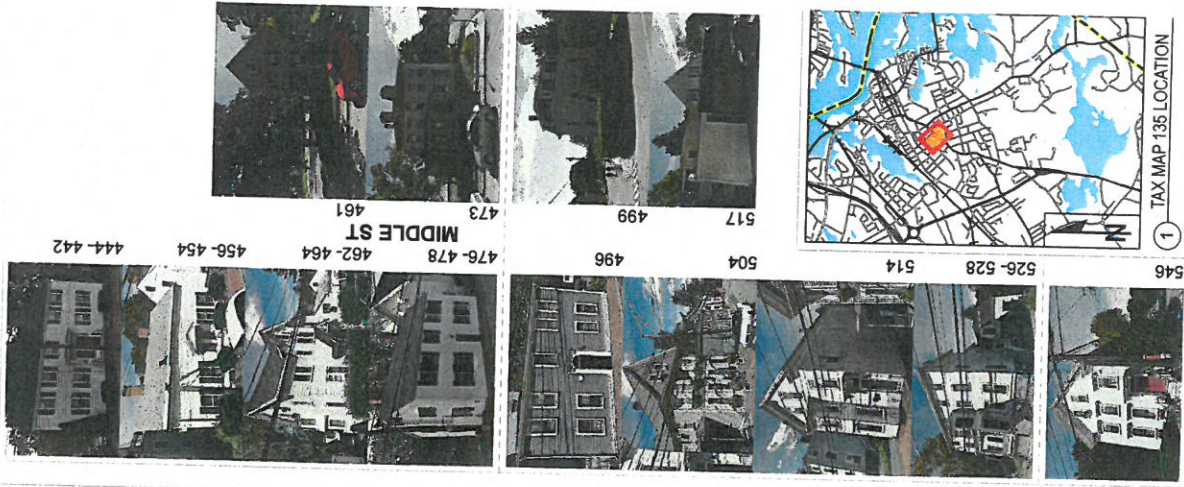


Joseph Almeida, Chairman
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, Assessor
Richard Lo, Kaplan Thompson Architects



② SITE LOCATION WITH 300' RADIUS
SCALE 1" = 50'



① TAX MAP 135 LOCATION

Project: NEW HOUSE
Drawing: NEIGHBORHOOD CONTEXT
Scale: AS INDICATED
Date: SEPTEMBER 24, 2014
Drawn by: RFL
Revised:

HDC APPLICATION

KAPLAN THOMPSON
ARCHITECTS
424 Elm St., Portland, ME 04101
207-662-2888 Fax 207-662-3828

A-0.0

HDC APPLICATION

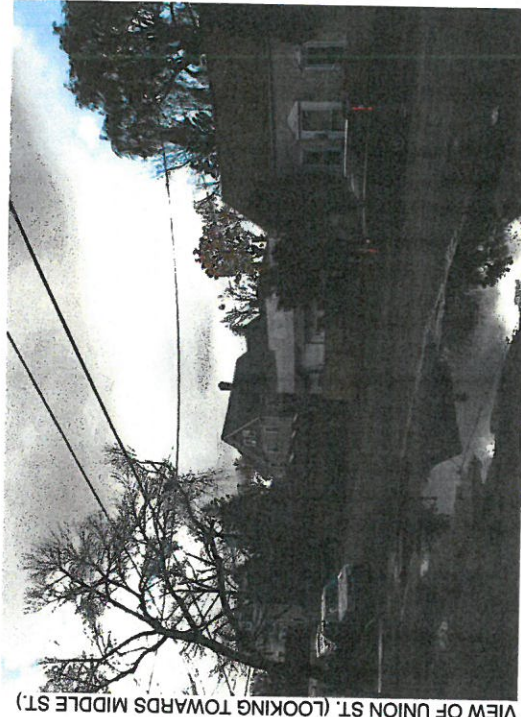
Project:
NEW HOUSE
Haystacks Real Estate Trust
238 Union Street, Portsmouth, NH 03801

Drawing:	NEIGHBORHOOD CONTEXT ANALYSIS
Scale:	
Date:	DECEMBER 03, 2014
Drawn:	
Revised:	

A-0.1



VIEW OF UNION ST. (LOOKING AWAY FROM MIDDLE ST.)



VIEW OF UNION ST. (LOOKING TOWARDS MIDDLE ST.)



VIEW OF 236 UNION ST. (NOVEMBER, 2014)

KAPLAN THOMPSON
ARCHITECTS
421 Green St., Portland, ME 04101
207.642.2888 Fax 207.642.2828

HDC APPLICATION

Project: NEW HOUSE
New England Real Estate Trust
236 Union Street, Portsmouth, NH 03801

Drawing: EXISTING PROPERTY
Scale: Drawn by: KTL
Date: DECEMBER 03, 2014
Revised:

A-0.2

VIEW OF UNION ST. (SUPERIMPOSED BUILDING)
LOOKING AWAY FROM MIDDLE ST.



VIEW OF UNION ST. (SUPERIMPOSED BUILDING)



KAPLAN THOMPSON
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102 Exchange St., Portland, ME 04101
207-842-2888 fax-842-2828

Project: **NEW HOUSE**
for
Hayscales Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

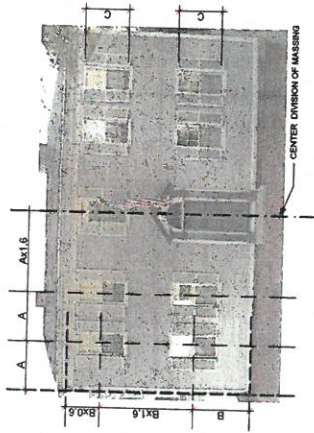
Drawing: **PROPOSED CONSTRUCTION**

Scale: Drawn by: RTL / AFW

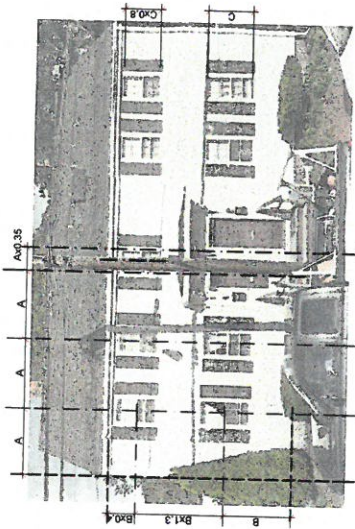
Date: January, 15 2016 Revised:

HDC

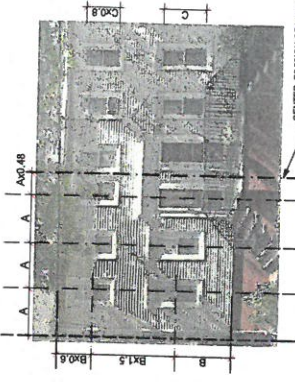
A-0.3



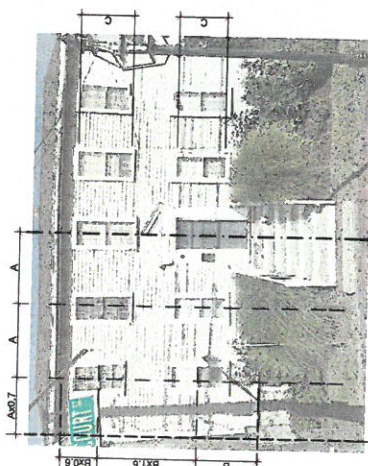
1 199 MIDDLE ST. - (HIST. DIST. 1,400' FROM SITE)
SCALE: 3/32" = 1'-0"



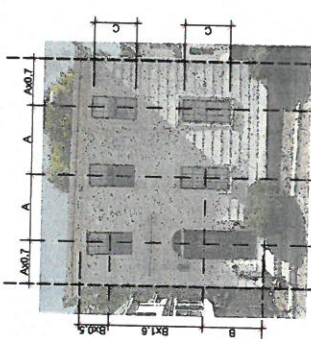
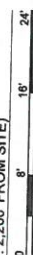
2 444-442 MIDDLE ST. - (HIST. DIST. WITHIN 300')
SCALE: 3/32" = 1'-0"



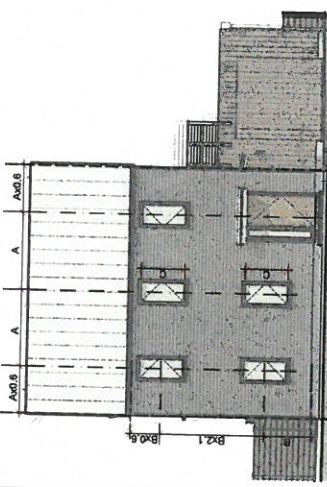
3 235 UNION ST. - (HIST. DIST. WITHIN 300')
SCALE: 3/32" = 1'-0"



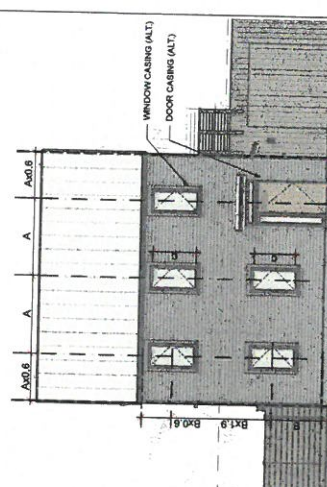
4 105 COURT ST. - (HIST. DIST. 2,200' FROM SITE)
SCALE: 3/32" = 1'-0"



5 35 ROGERS ST. - (HIST. DIST. 2,100' FROM SITE)
SCALE: 3/32" = 1'-0"



6 236 UNION ST. (PROPOSED)
SCALE: 3/32" = 1'-0"

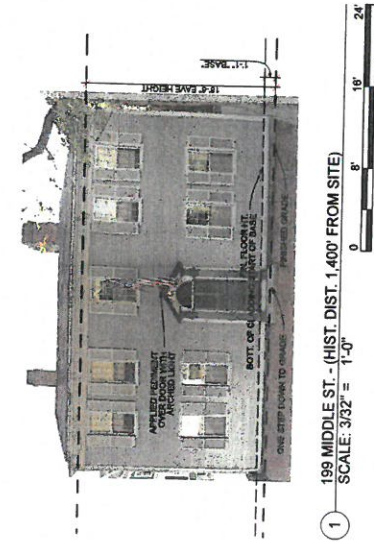


7 236 UNION ST. (FRONT DOOR & WINDOW ALT.)
SCALE: 3/32" = 1'-0"

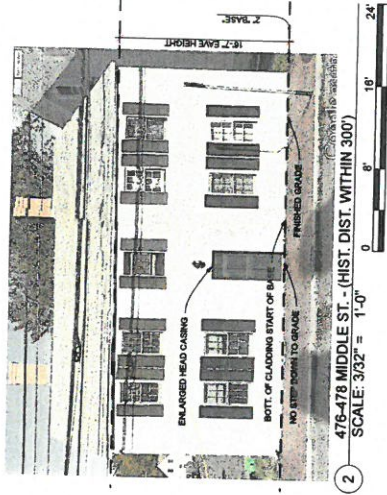


KAPLAN THOMPSON
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102 Exchange St., Portland, ME 04101
207-542-2888 fax: 842-2828

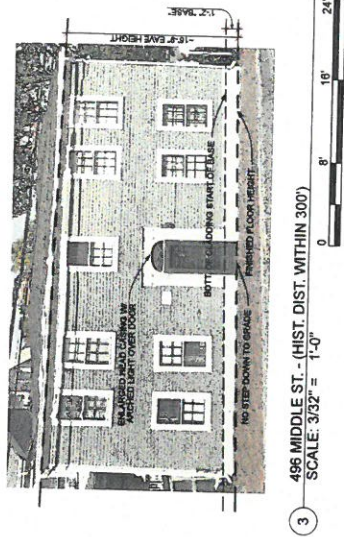
project: **NEW HOUSE**
for: **Haystacks Real Estate Trust**



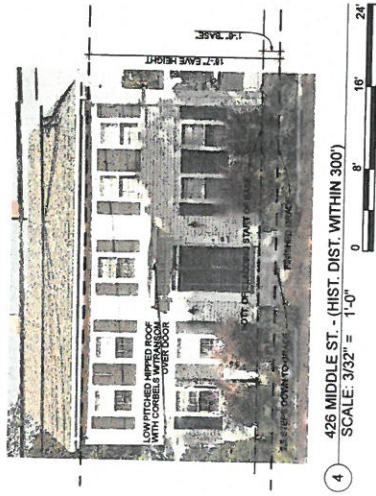
1 199 MIDDLE ST. - (HIST. DIST. 1,400' FROM SITE)
SCALE: 3/32" = 1'-0"



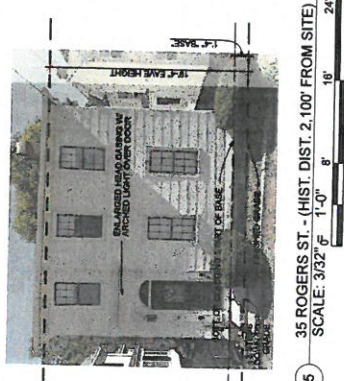
2 478-478 MIDDLE ST. - (HIST. DIST. WITHIN 300')
SCALE: 3/32" = 1'-0"



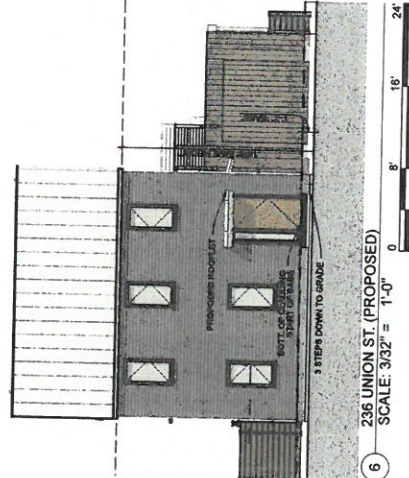
3 486 MIDDLE ST. - (HIST. DIST. WITHIN 300')
SCALE: 3/32" = 1'-0"



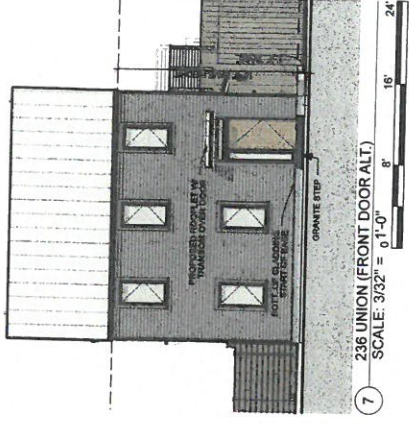
4 426 MIDDLE ST. - (HIST. DIST. WITHIN 300')
SCALE: 3/32" = 1'-0"



5 35 ROGERS ST. - (HIST. DIST. 2,100' FROM SITE)
SCALE: 3/32" = 1'-0"



6 236 UNION ST. (PROPOSED)
SCALE: 3/32" = 1'-0"



7 236 UNION (FRONT DOOR ALT.)
SCALE: 3/32" = 1'-0"

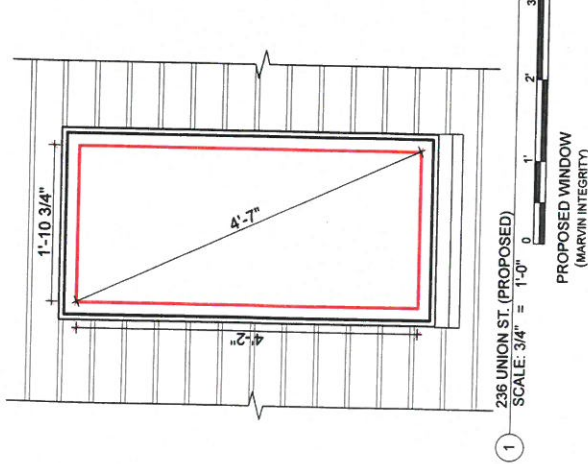
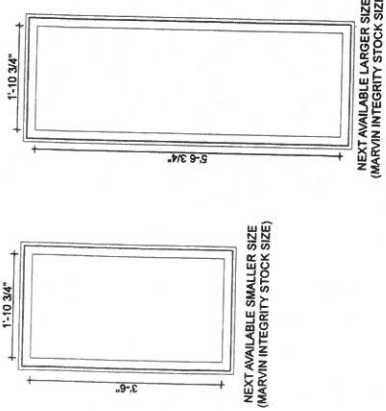
NOTE: ALL DIMENSIONS OF EXISTING
PRECEDENT ANALYSIS ARE
APPROXIMATE.

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207-542-2888 Fax 542-2828

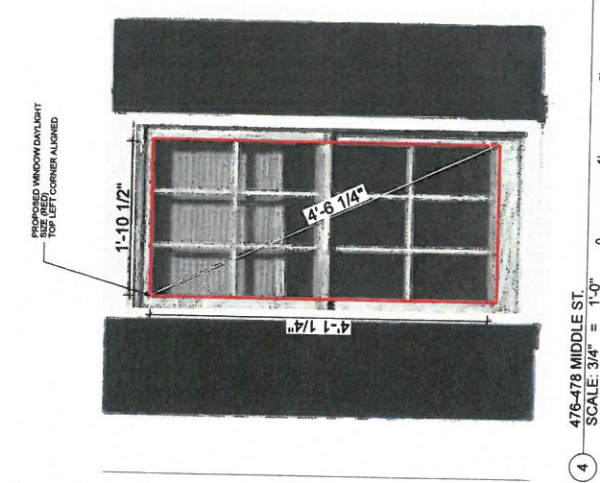
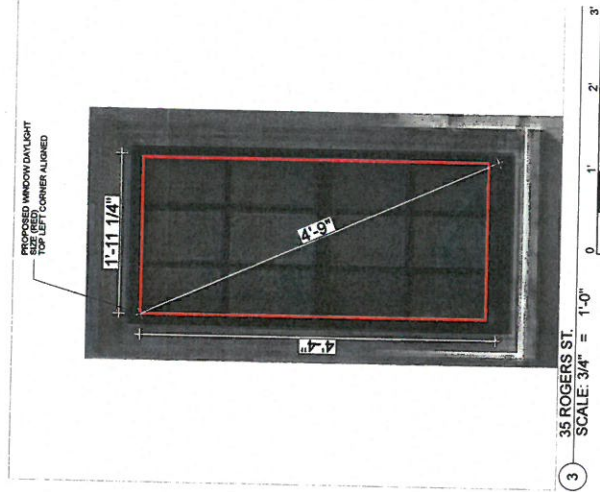
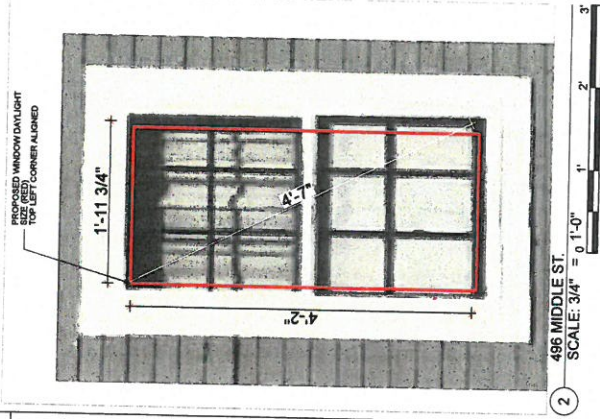
Project:
NEW HOUSE
for
Hayscales Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

Drawing: FACADE STUDY - BASE & FRONT DOOR TREATMENT **HDC PUBLIC HEARING**
Scale:
Date: March 02, 2016
Drawn by: RTL / AFW
Revised:

A-0.5



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PROPOSED WINDOW
(MARVIN INTEGRITY)

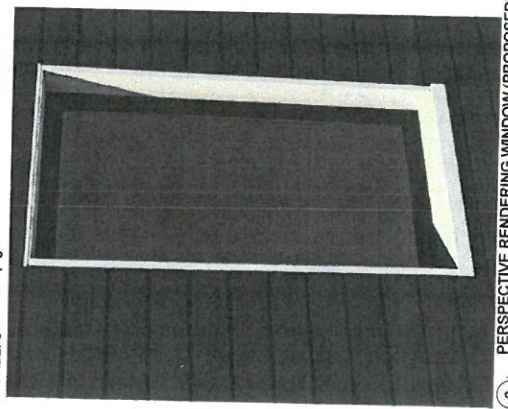
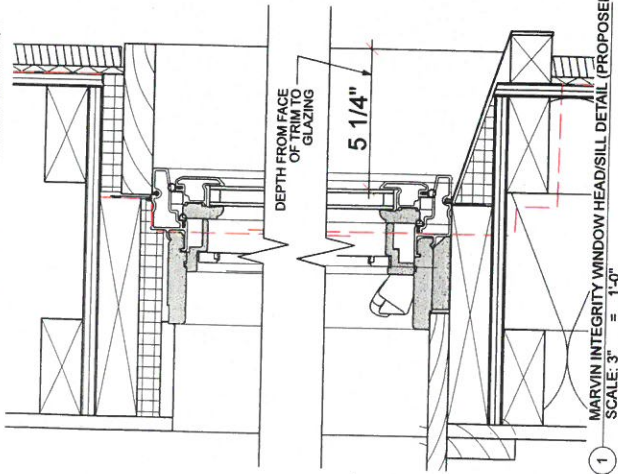
PRECEDENT WINDOW STUDIES

NOTE: ALL DIMENSIONS OF EXISTING
PRECEDENT ANALYSIS ARE APPROXIMATE
(DAYLIGHT DIMENSION)

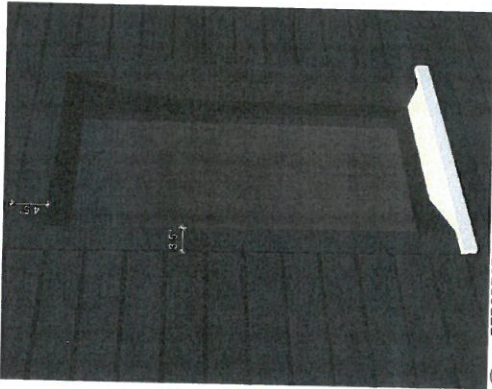
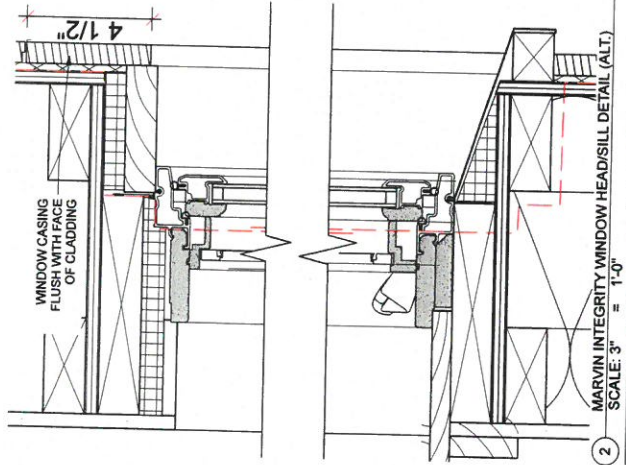
Project:
NEW HOUSE
For:
Haystacks Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

Drawing: WINDOW STUDY - SIZE & PROPORTION
Scale:
Date: March 02, 2016
HDC PUBLIC HEARING
Drawn by: RTL / AFW
Revised:

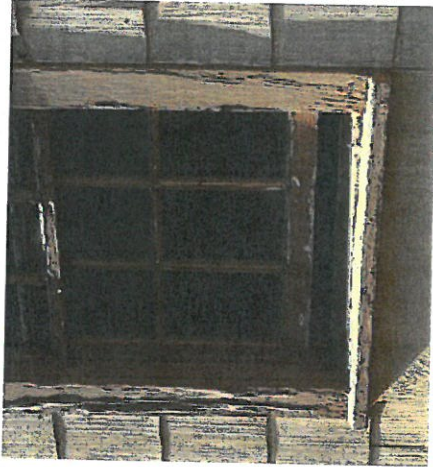
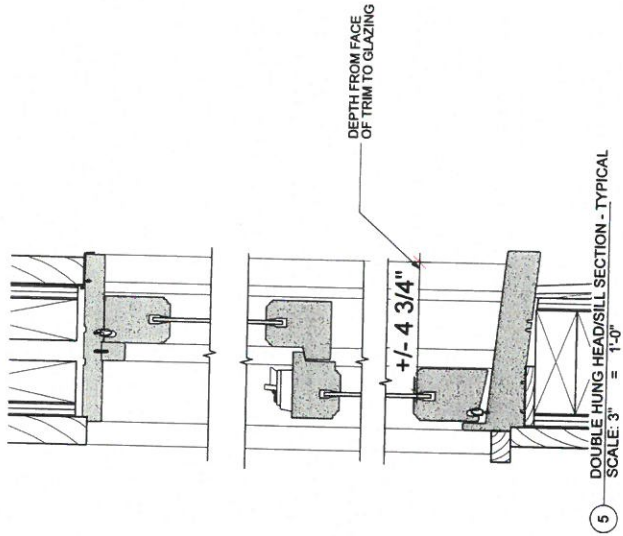
A-0.6



KAPLAN THOMPSON
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102 exchange st., portland, me 04101
207-442-2888 fax 842-2828



project: **NEW HOUSE**
for
Hayscales Real Estate Trust
at
226 Union Street, Portsmouth, NH 03801



Drawing: WINDOW STUDY - JAMB DEPTH

Scale:

Drawn by: RTL / AFW

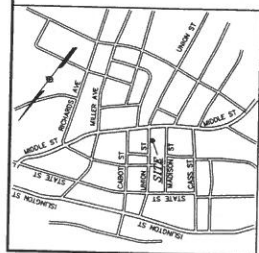
Date:

March 02, 2016

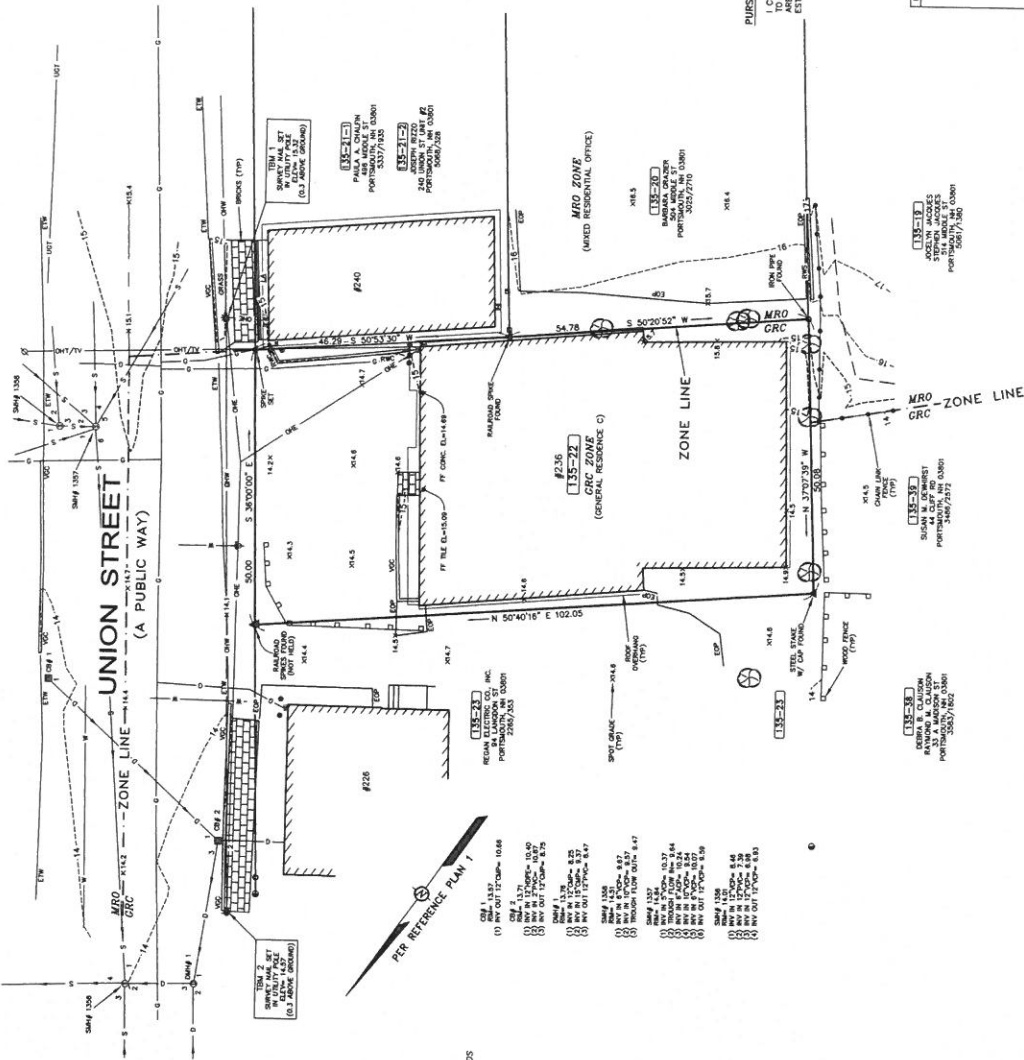
Revised:

HDC PUBLIC HEARING

A-0.7



- LEGEND:**
- ROAD
 - RAILROAD
 - STEEL SHANK
 - TAX SHANK
 - TAX SHANK - LOT NUMBER
 - ROODINGHAM COUNTY RECORDS OF DEEDS
 - DOG OF THE MARCH
 - VERTICAL FACED GRANITE CURB
 - STONE RETAINING WALL
 - UTILITY POLE
 - UTILITY POLE W/TRANSFORMER
 - GAS METER
 - GAS METER
 - CATCH BASIN
 - WATER SHUT OFF VALVE
 - SPOKE MANHOLE
 - REGULOUS TREE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - OVERHEAD TELEPHONE
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE/TV



NOTES:

- OWNER OF RECORD: HAYSCALES TRUST
250 LAFAYETTE RD, HAMPTON, NH 03842
TAX SHEET / LOT: 135-22
SUBJECT PARCEL: 135-22
PARCEL AREA: 5,084 S.F.
- ZONED: 135-22
MINIMUM LOT AREA: 3,500 S.F.
FRONT YARD SETBACK: 5'
SIDE YARD SETBACK: 5'
REAR YARD SETBACK: 20'
- SUBJECT PARCEL LIES IN HISTORIC A DISTRICT OVERLAPPING WITH THE 135-22 ZONE. THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL UTILITY COMPRISED FROM PLANS PROVIDED BY UTILITY COMPANIES. THE FIELD LOCATIONS SHOULD BE NOTIFIED IN WRITING, AND AGENCIES SHOULD BE NOTIFIED IN WRITING, AND AGENCY CALL 603-888-5464.
- ELEVATION DATUM: NAVD 1988
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS AND TO PROVIDE ELEVATIONS TO THE CONTRACTOR. BENCHMARKS ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

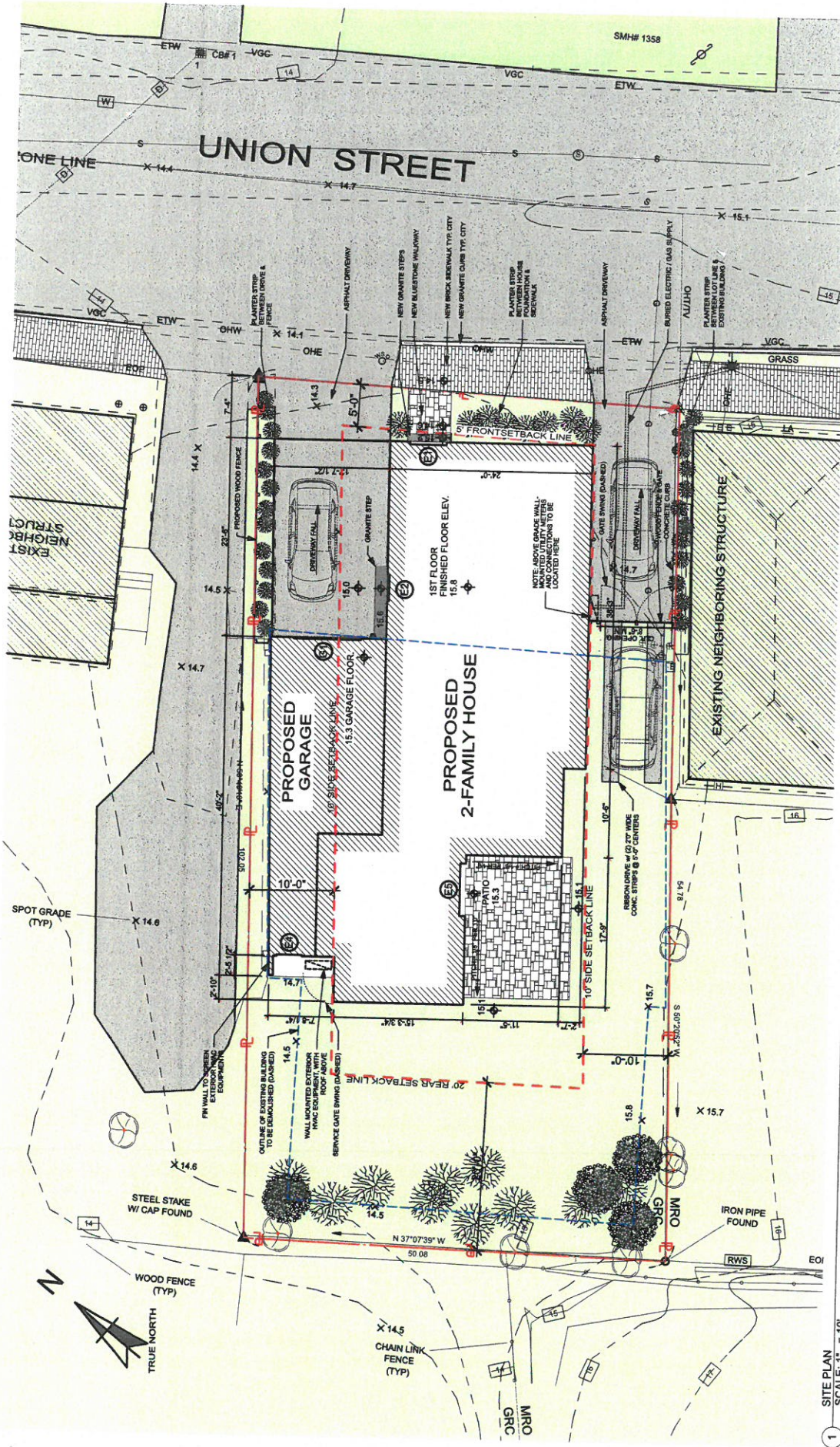
REFERENCE PLANS:

- PLAN OF LAND FOR RESEARCH ELECTRIC COMPANY, INC. FOR UNION STREET, PORTSMOUTH, N.H., DATED 3/14/1986, BY AMT SURVEY, NOT RECORDED.
- CONDOMINIUM SITE PLAN OF 33 MADISON STREET CONDOMINIUMS, 33 MADISON STREET, PORTSMOUTH, N.H., DATED 4/20/1989, ROAD PLAN D-19424.
- CONDOMINIUM SITE PLAN OF 240 UNION STREET & 240 UNION STREET, PORTSMOUTH, N.H., DATED 10/17/1992, ROAD PLAN P-30773.

PURSUANT TO RSA 676:18(III) AND RSA 672:14
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THE STATUTES OF THE STATE OF NEW HAMPSHIRE AND THAT NO NEW WAYS ARE SHOWN.

JAMES VERRA DATE

REV. NO.	DATE	DESCRIPTION	DATE
EXISTING CONDITIONS PLAN 236 UNION STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL 135-22 FOR HAYSCALES TRUST ROBERT KRIEGER, TRUSTEE JAMES VERRA and ASSOCIATES, INC. 101 MADISON WAY PORTSMOUTH, N.H. 03801-7078 603-432-3537			
DATE: 11-11-2014		JOB NO.: 23561	
SCALE: 1" = 10'		DWP NAME: 23561	
PLAN NO.: 23561		SHEET: 1 OF 1	



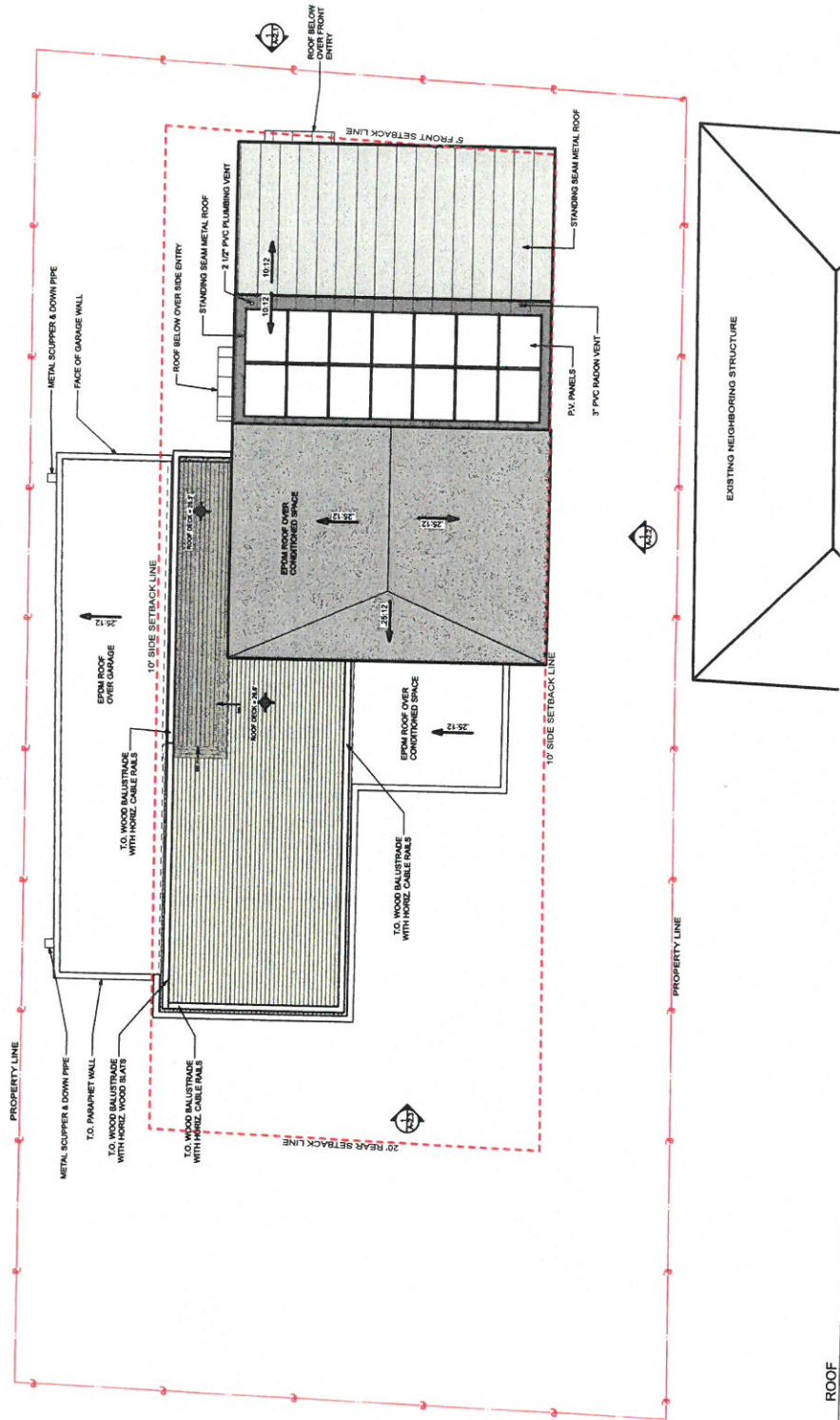
PLAN LEGEND	
	PROPERTY LINE
	EXISTING STRUCTURE
	SETBACK LINES

Project: **NEW HOUSE**
for: **Haystacks Real Estate Trust**
at: **238 Union Street, Portsmouth, NH 03801**

Drawing: **SITE PLAN**
Scale: **1" = 10'**
Date: **February 03, 2016**
Revised:

Drawn by: **RTL / AFW**

HDC PUBLIC HEARING
C-1.0



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

KAPLAN THOMPSON
ARCHITECTS
102 exchange st., portland, me 04101
207-842-2888 fax-842-2828

project:
NEW HOUSE
for
Haystacks Real Estate Trust
at
238 Union Street, Portsmouth, NH 03801

Drawing: **ROOF PLAN**

Scale: _____

Date: February 03, 2016

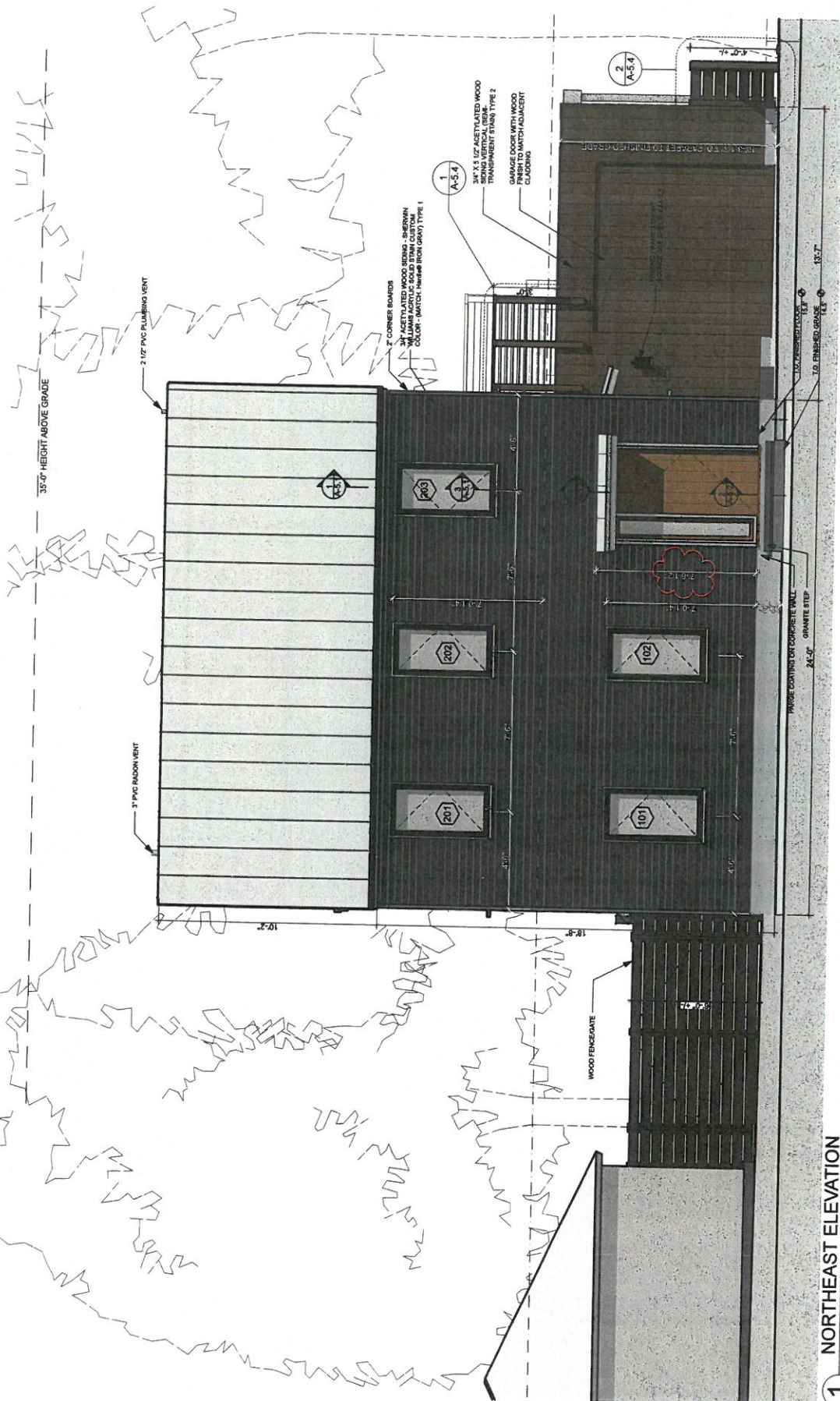
Drawn by: RTL / AFW

Revised: _____

HDC PUBLIC HEARING

A-1.0





SCALE: 1/4" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
102 exchange st., portland, me 04101
207-842-2888 fax 842-2828

project:
NEW HOUSE
for
Hayscales Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

Drawing: NORTHEAST ELEVATION

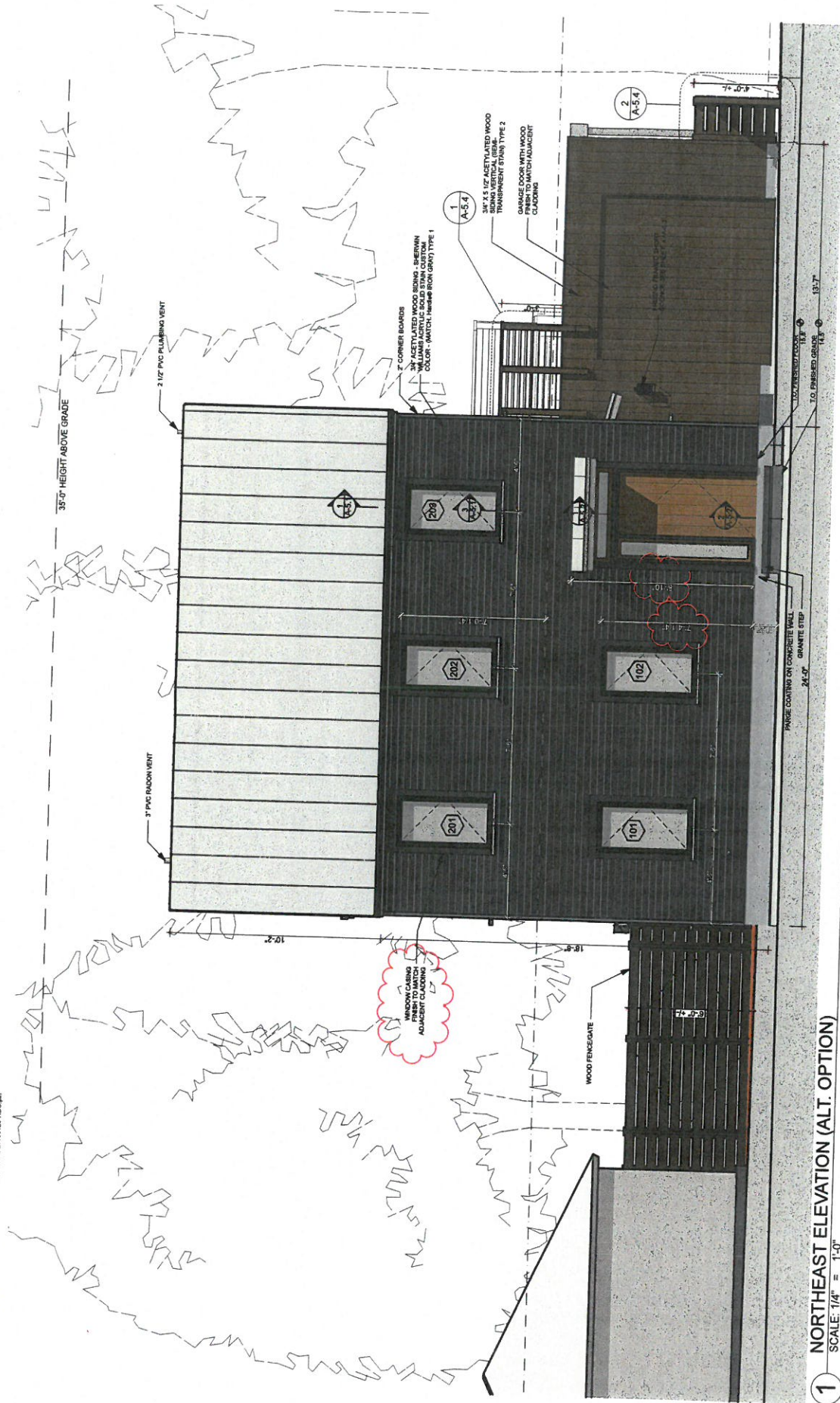
Scale: _____

Drawn by: RTL / AEW

Date: February 03, 2016 **Revised:** March 02, 2016

HDC PUBLIC HEARING

A-2.1



Project: **NEW HOUSE**
for
Hayscales Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

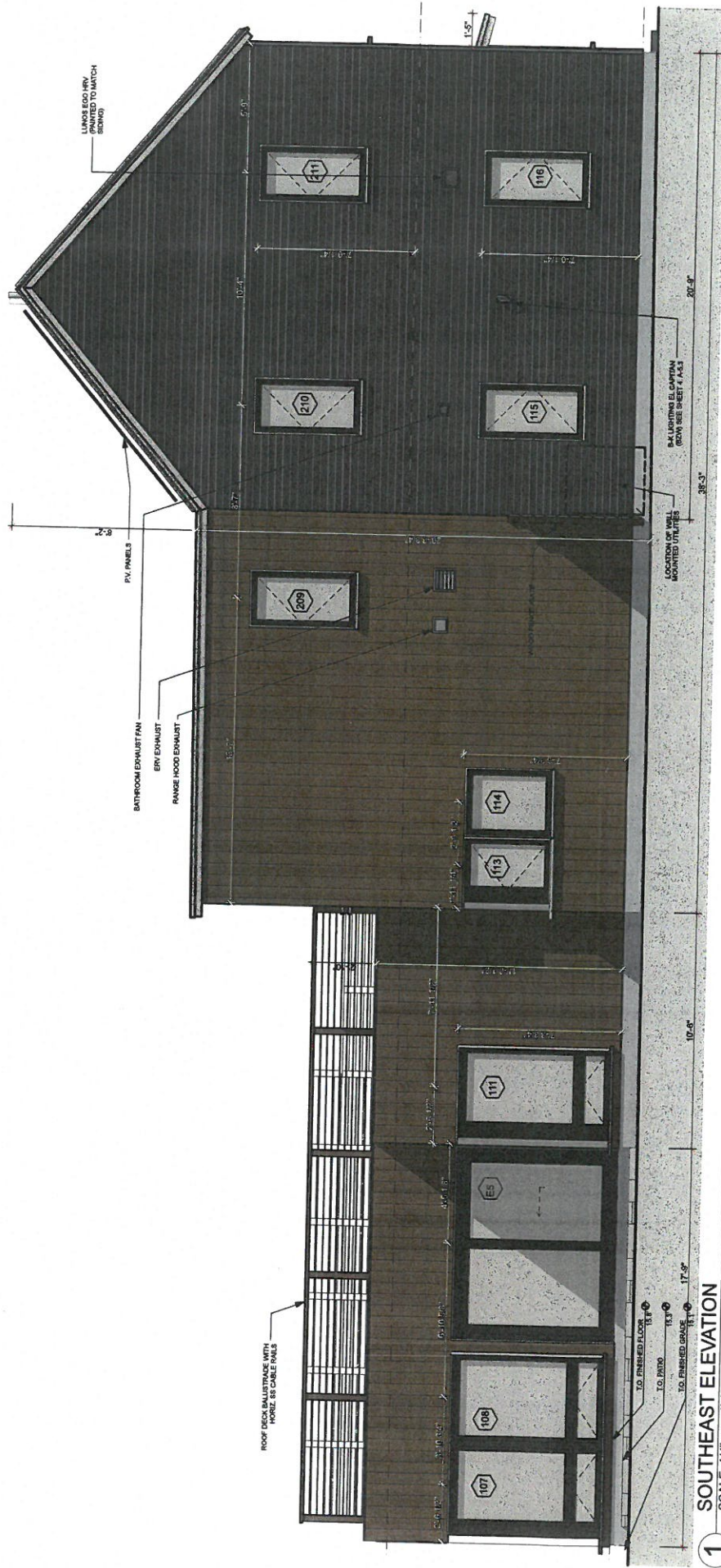
Drawing: **NORTHEAST ELEVATION (ALT.)**
Scale:
Date: **March 02, 2016**

Drawn by: **RTL / AFW**
Revised:

HDC PUBLIC HEARING

A-2.1a

35'-0" HEIGHT ABOVE GRADE



1 SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
102 Exchange St., Portland, ME 04101
207-542-2888 Fax 207-542-2828

Project: NEW HOUSE
for: Haystacks Real Estate Trust
at: 238 Union Street, Portsmouth, NH 03801

Drawing: SOUTHEAST ELEVATION

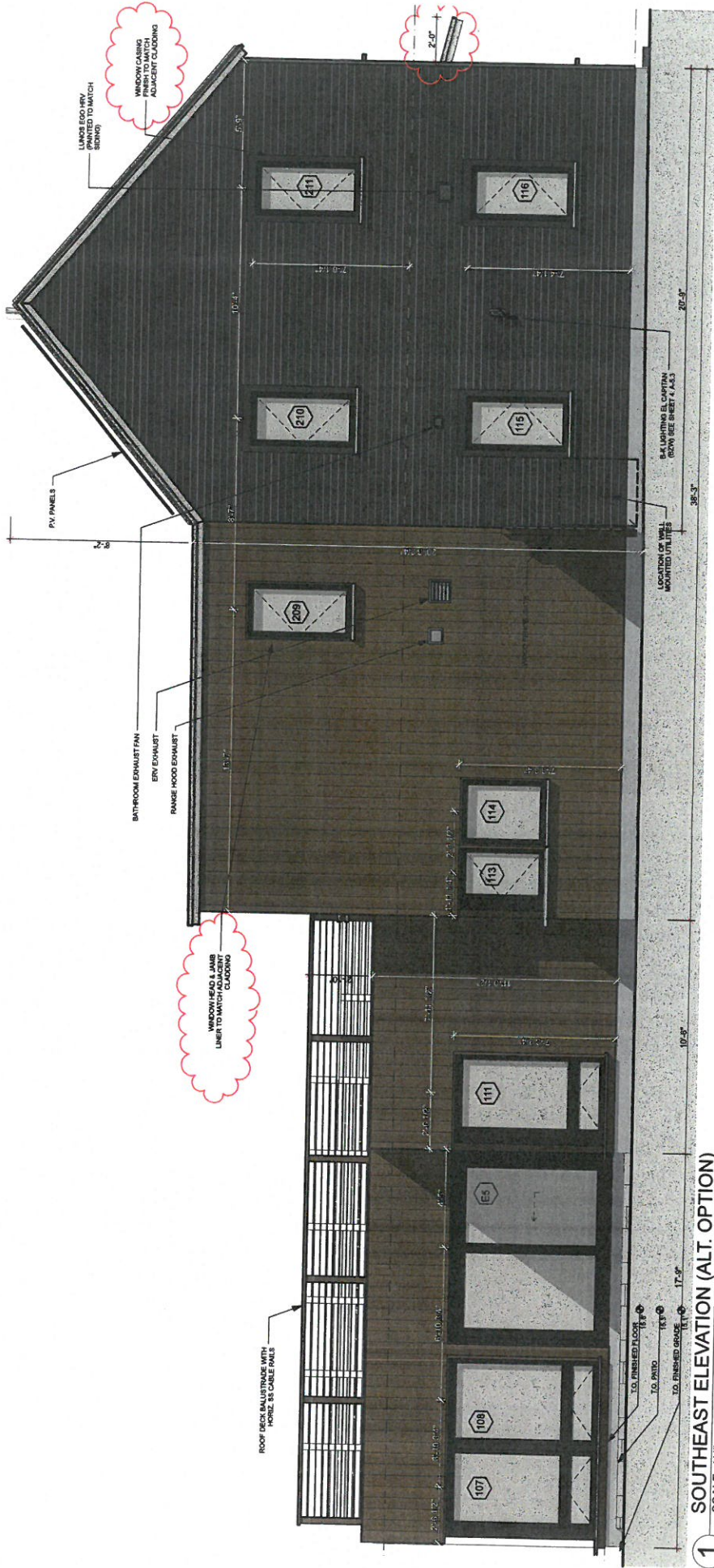
Scale: Drawn by: RTL / AFW

Date: February 03, 2016 Revised: March 02, 2016

HDC PUBLIC HEARING

A-2.2

35'-0" HEIGHT ABOVE GRADE



1 SOUTHEAST ELEVATION (ALT. OPTION)
SCALE: 1/4" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
102 Exchange St., Portland, ME 04101
207-842-2888 Fax: 842-2828

Project: NEW HOUSE
for: Haystacks Real Estate Trust
at: 234 Union Street, Portsmouth, NH 03801

Drawing: SOUTHEAST ELEVATION (ALT.)

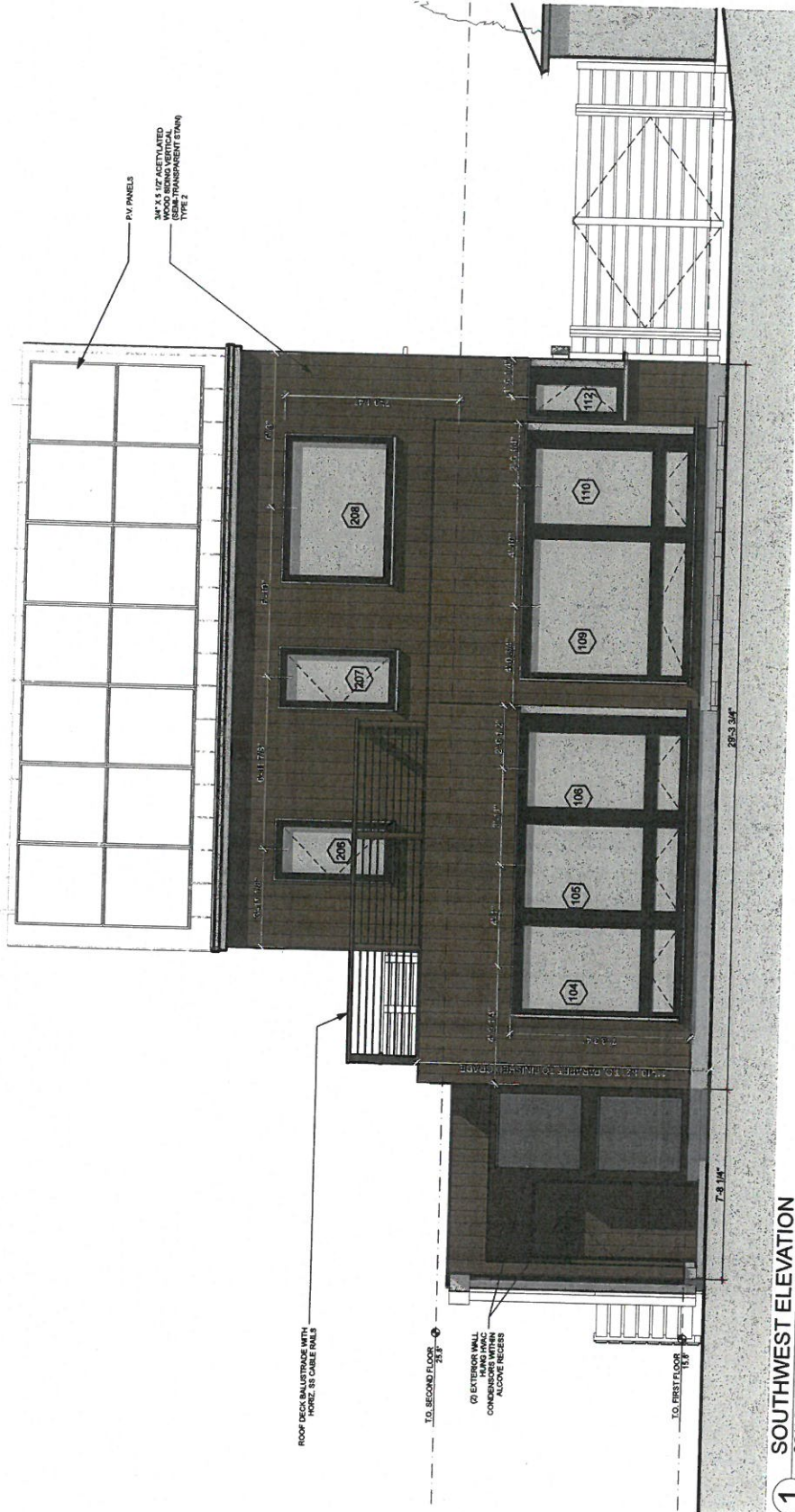
Scale: Drawn by: RTL / AFW

Date: February 03, 2016 Revised: March 02, 2016

HDC PUBLIC HEARING

A-2.2a

35'-0" HEIGHT ABOVE GRADE



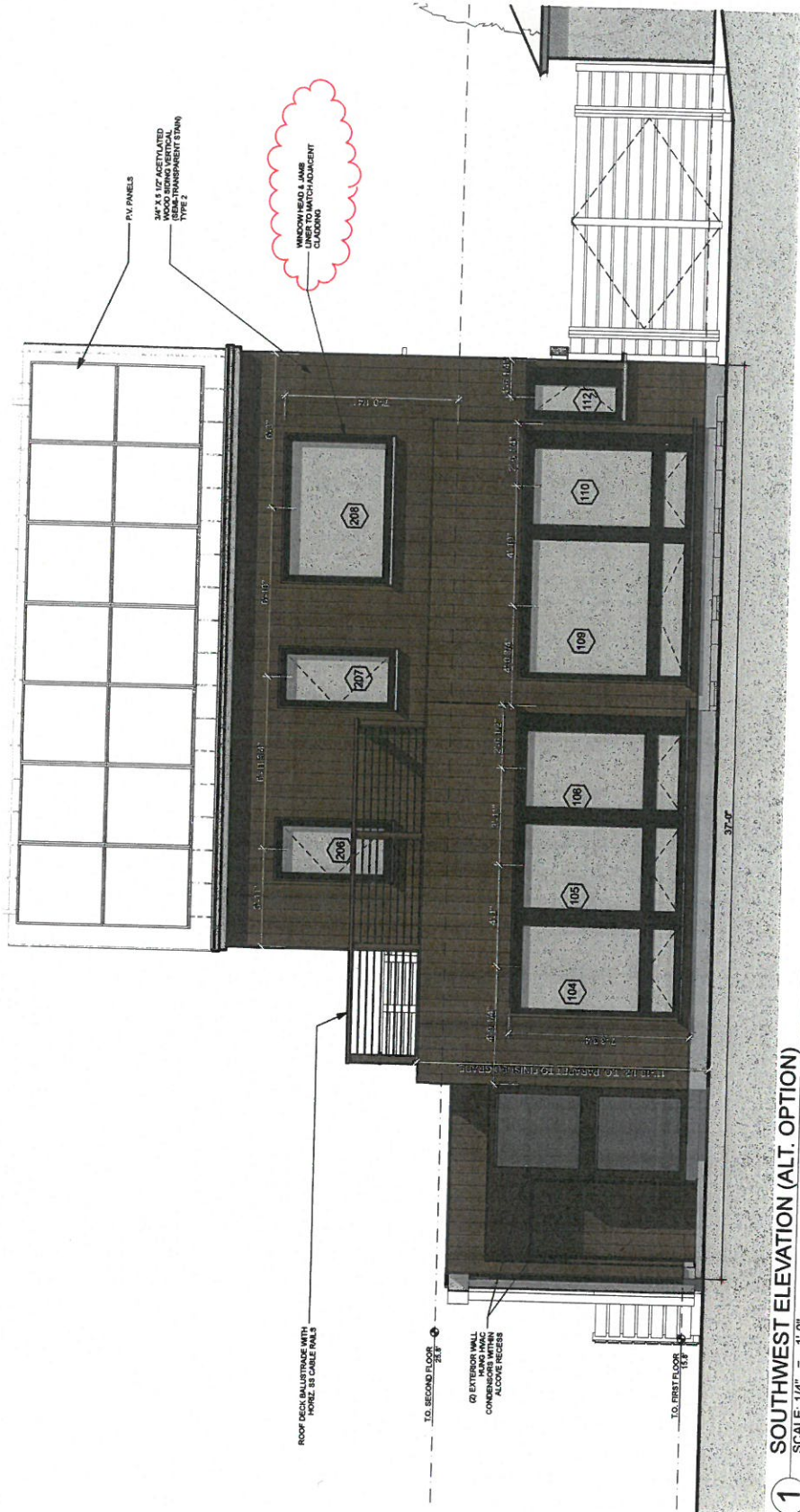
Project: **NEW HOUSE**
for: **Hayscales Real Estate Trust**
at: **238 Union Street, Portsmouth, NH 03801**

Drawing: **SOUTHWEST ELEVATION**
Scale: **Drawn by: RTL / AFW**
Date: **February 03, 2016** Revised: **March 02, 2016**

A-2.3

KAPLAN THOMPSON
ARCHITECTS
102 Exchange St., Portland, ME 04101
207-542-2888 fax 842-2828

35'-0" HEIGHT ABOVE GRADE



1 SOUTHWEST ELEVATION (ALT. OPTION)
SCALE: 1/4" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
102 exchange st. portland, me 04101
207-942-2888 fax 842-2828

project:
NEW HOUSE
for
Hayscales Real Estate Trust
at
238 Union Street, Portsmouth, NH 03801

Drawing: SOUTHWEST ELEVATION (ALT.)

Scale:
Drawn by: RTL / AFW

Date: March 02, 2016 Revised:



HDC PUBLIC HEARING

A-2.3a



**KAPLAN THOMPSON
ARCHITECTS**
102 exchange st., portland, me 04101
207-842-2888 fax:842-2928

project:
NEW HOUSE
for
Hayscales Real Estate Trust
at
236 Union Street, Portsmouth, NH 03801

Drawing: NORTHWEST ELEVATION

Drawn by: RTL / AFW

Revised: March 02, 2016

A-2.4

35'-0" HEIGHT ABOVE GRADE



1 NORTHWEST ELEVATION (ALT. OPTION)

SCALE: 1/4" = 1'-0"

KAPLAN THOMPSON
ARCHITECTS
102 exchange st., portland, me 04101
207-842-2888 fax: 842-2828

project:
NEW HOUSE
for
Hayscales Real Estate Trust
at
238 Union Street, Portsmouth, NH 03801

Drawing: **NORTHWEST ELEVATION (ALT.)**

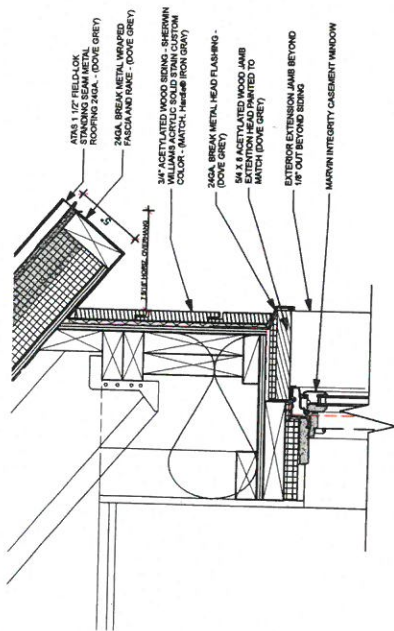
Scale: Drawn by: **RTL / AFW**

Date: **March 02, 2016** Revised:

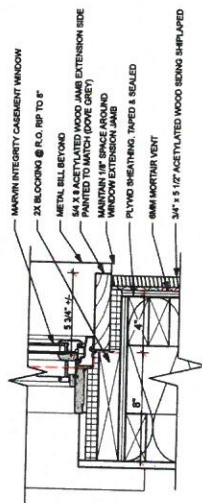
HDC PUBLIC HEARING

A-2.4a

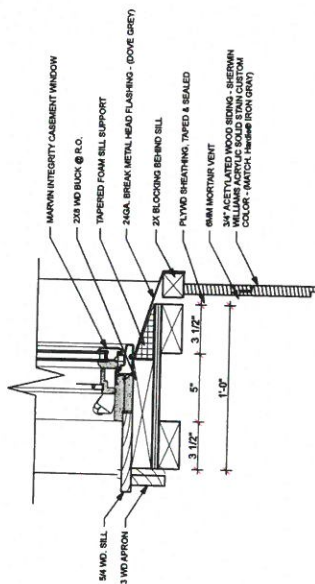
WINDOW SCHEDULE							
ID	Elevation	Width	Height	Quantity	Area	Type	Manufacturer
101		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
102		2'-6"	4'-10"	1	12.34	CASEMENT	MARVIN
103		2'-4"	2'-10"	1	6.78	CASEMENT	MARVIN
104		4'-0"	6'-10"	1	28.50	FIXED / AWNING	MARVIN
105		4'-0"	6'-10"	1	28.50	FIXED / AWNING	MARVIN
106		3'-8"	6'-10"	1	31.12	FIXED / AWNING	MARVIN
107		3'-8"	6'-10"	1	31.12	FIXED / AWNING	MARVIN
108		4'-0"	6'-10"	1	28.50	FIXED / AWNING	MARVIN
109		6'-0"	6'-10"	1	42.02	FIXED / AWNING	MARVIN
110		3'-8"	6'-10"	1	30.88	FIXED / AWNING	MARVIN
111		3'-8"	6'-10"	1	31.12	FIXED / AWNING	MARVIN
112		1'-8"	3'-11 1/2"	1	9.77	CASEMENT	MARVIN
113		2'-8"	3'-11 1/2"	1	13.14	CASEMENT	MARVIN
114		3'-0"	4'-0"	1	12.23	FIXED	MARVIN
115		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
116		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
201		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
202		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
203		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
204		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
205		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
206		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
207		2'-8"	4'-10"	1	12.34	CASEMENT	MARVIN
208		6'-0"	4'-8"	1	27.31	FIXED	MARVIN
209		2'-0"	4'-10"	1	12.34	CASEMENT	MARVIN
210		2'-0"	4'-10"	1	12.34	CASEMENT	MARVIN
211		2'-0"	4'-10"	1	12.34	CASEMENT	MARVIN
				27	493.58 sq ft		



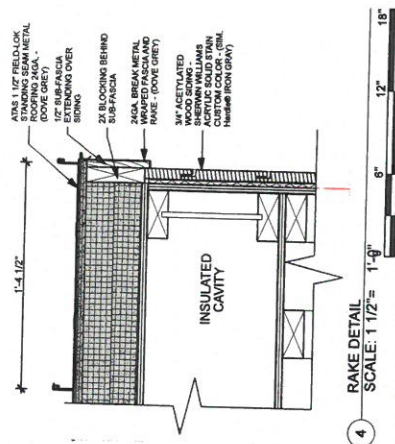
1 EAVE WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



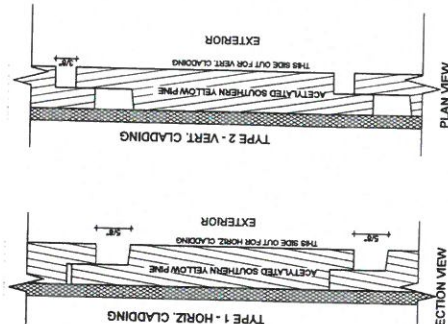
WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



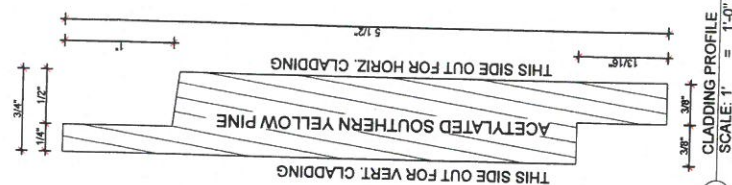
WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



4 RAKE DETAIL
SCALE: 1 1/2"=1'



6 CLADDING APPLICATION
SCALE: 6" = 1'-0"



5 CLADDING PROFILE
SCALE: 1' = 1'-0"



MARVIN WINDOWS & DOOR EXTERIOR
CLADDING COLOR "BRONZE"



CLADDING COLOR TO MATCH (Hardie® Iron Gray)

CLADDING COLOR SHERWIN WILLIAMS
SW 3521 (OR SIMILAR)
TYPE 2 - VERTICAL

TYPE 1 - HORIZONTAL

project:
NEW HOUSE

for
Hayscales Real Estate Trust

236 Union Street, Portsmouth, NH 03801

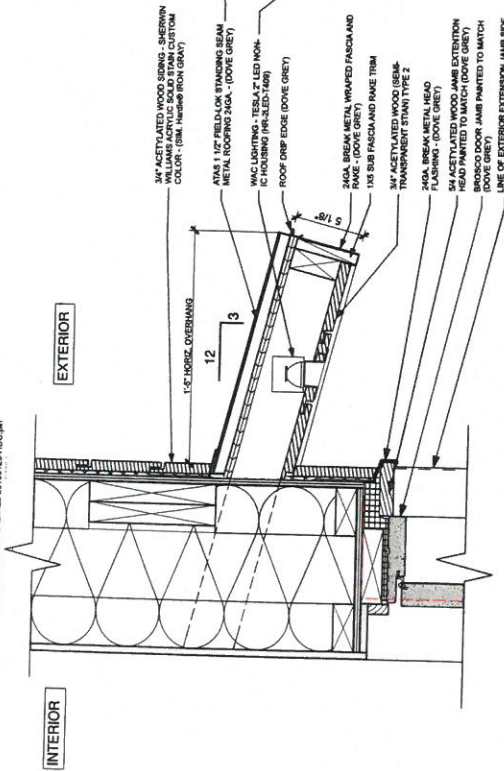
Drawing: DETAILS - WINDOWS

Drawn by: RT / AEW

Revised: March 02 2016

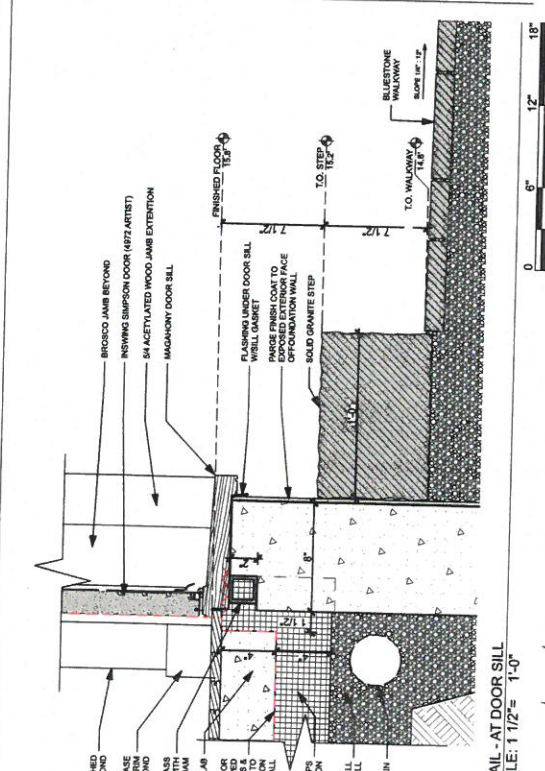
HDC PUBLIC HEARING

A-5.1



1
DETAIL - AT DOOR HEAD
SCALE: 1 1/2" = 1'-0"

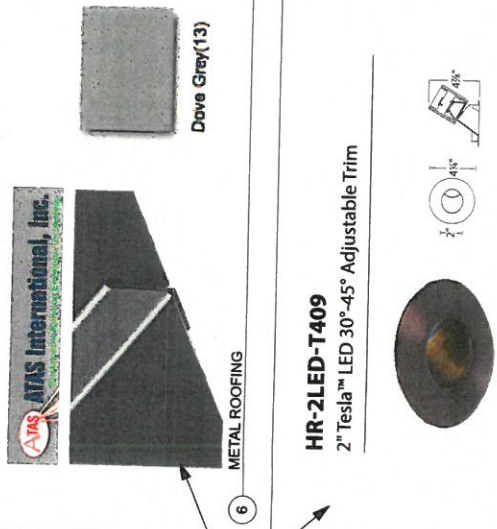




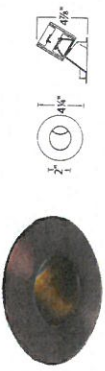
2 —————



KAPLAN THOMPSON
ARCHITECTS
102 exchange st., portland, me 04101
207-842-2888 fax:842-2828



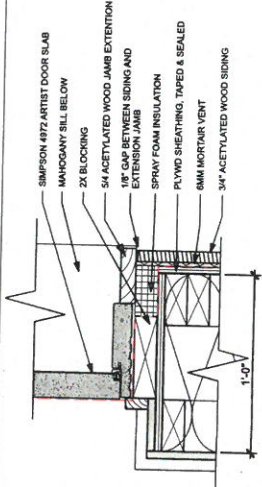
HR-2LED-T409
2" Tesla™ LED 30°-45° Adjustable Trim



5 RECESSED LIGHT AT PORCH SOFFIT

DOOR SCHEDULE								
ID	LEAF W	LEAF H	THICKNESS	Quantity	Manufacturer	Type	Finish	Glazing
E1	3'-0"	8'-0"	0-1 1/4"	1	SIMPSON	WOOD	PAINT	DOUBLE PANE
E2	3'-0"	8'-0"	0-1 3/4"	1	MAYFIN	AL-CLAD	BRONZE	DOUBLE PANE TEMPERED
E3	3'-0"	8'-0"	0-1 3/4"	1	THEMATEU			
E4	3'-0"	8'-0"	0-1 3/4"	1	THEMATEU			
E5	4'-0 5/8"	7'-0"	0-2"	1	MAYFIN SLIDING	AL-CLAD		
E6	3'-0"	8'-0"	0-1 3/4"	1	MAYFIN	WOOD		
Q1	8'-0"	8'-0"	0-1 3/4"	1		GABRIE	WOOD	NA
EXTENDING DOOR SCHEDULE								

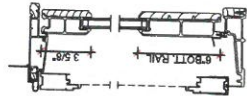
EXTERIOR DOOR SCHEDULE



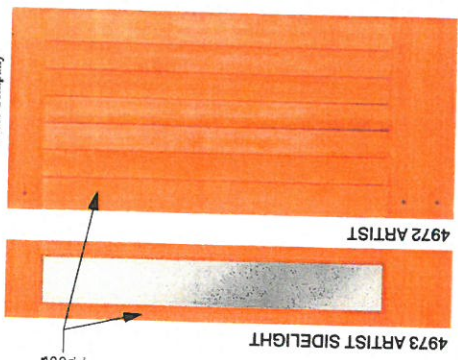
3
DETAIL - AT DOOR JAMB
SCALE: 1:7.40



SECTION DETAIL



7 E2 - SIDE DOOR AT GARAGE



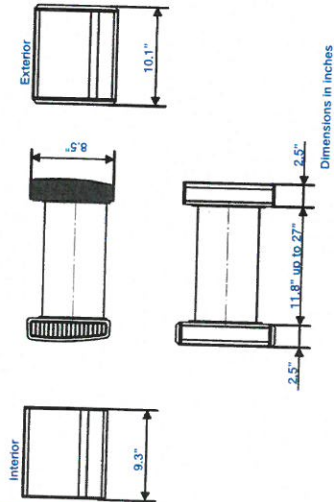
8 E1 - FRONT DOOR AT STREET ENTRY

Drawing: DETAILS - DOORS

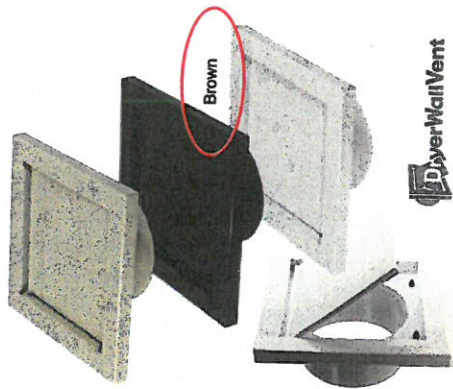
A-5.2

LUNOS eGO

Dimensions	
Heat Recovery Core Diameter	5.9 inches (150mm)
Heat Recovery Core Length	9.6 inches (243mm)
Minimum Wall Thickness	11.8 inches (300mm)
Interior Cover	9.3" x 8.5" x 2.5" (237 x 217 x 63 mm)
Exterior Cover	10.1" x 8.5" x 2.5" (257 x 217 x 63 mm)
Installation Tube Bore Diameter	9.37 inches (162mm)
Installation Tube Length	Insulation tube may be cut to length suitable for each vehicle in situations. The 19.7 inch tube may be cut to as short as 11.8 inches if additional length is required. A 27 inch tube may be custom ordered.



1 HEAT RECOVERY VENT AT SOUTHEAST ELEVATION



2 METAL DRYER VENT COVER



3 EXTERIOR WALL LIGHT SOUTHEAST ELEVATION



4 EXTERIOR WALL LIGHT AT SIDE ENTRY

KAPLAN THOMPSON
ARCHITECTS
102 exchange st., portland, me 04101
207-542-2888 fax-842-2828

Project: NEW HOUSE
for: Haysscales Real Estate Trust
at: 238 Union Street, Portsmouth, NH 03801

Drawing: DETAILS - VENTS AND LIGHTS

Scale:

Drawn by: RTL / AFW

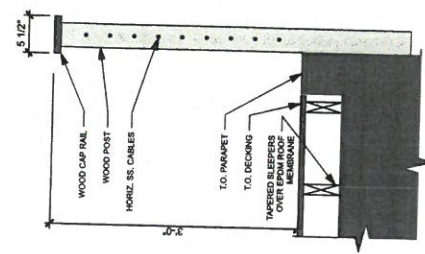
Date: February 03, 2016

Revised:

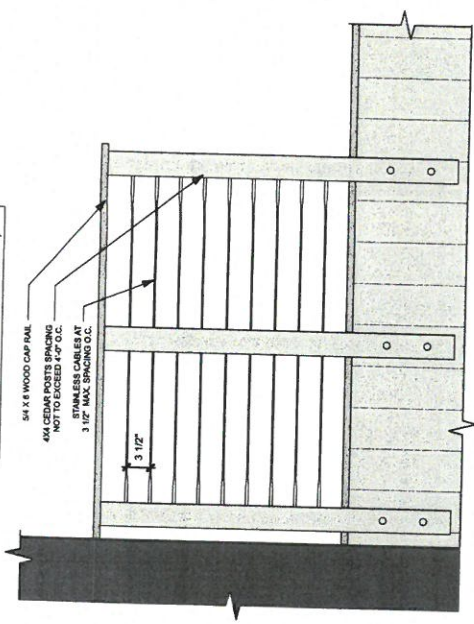
HDC PUBLIC HEARING

A-5.3

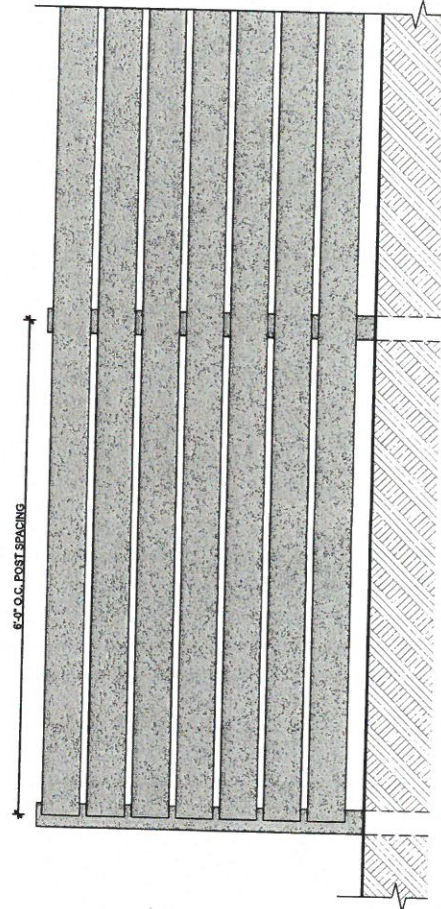
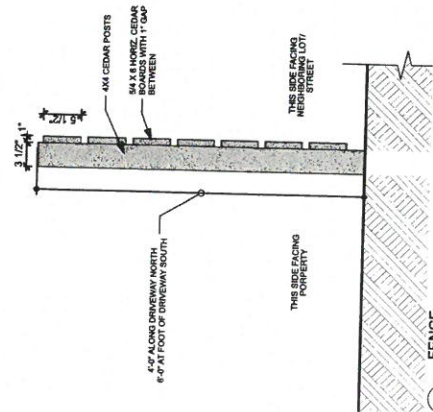
CROSS SECTION



ELEVATION (VIEWED FROM STREET)



1 ROOF DECK BALUSTRADE WITH CABLE RAIL
SCALE: 3/4" = 1'-0"



2 FENCE
SCALE: 3/4" = 1'-0"



KAPLAN THOMPSON
ARCHITECTS
102 Exchange St., Portland, ME 04101
207-442-2888 fax-842-2828

Project: NEW HOUSE
for: Hayscales Real Estate Trust
at: 238 Union Street, Portsmouth, NH 03801

Drawing: DETAILS - FENCE AND ROOF DECK BALUSTRADE
Scale: Drawn by: RTL / AFW
Date: February 03, 2016
Revised:

HDC PUBLIC HEARING

A-5.4

7. 96 Chestnut Street

- Recommend Approval

Status: Roof Repair – Minor Project

Background: The applicant proposes to replace a rolled asphalt roof with an EPDM membrane roof on the flat section of the roof. The main asphalt roof is being replaced in-kind.

Staff Recommendation: This application is recommended for approval.

Application for Approval - Administrative Historic District Commission

Date:	RECEIVED OCT 29 2018 By: _____
-------	--------------------------------------

Owner: Rudy Storlazy Holdings, LLC Applicant (if different): same
Address: c/o Bosen & Assoc Address: _____
266 middle St. (Street)
Portsmouth, NH 03801 (City, State, Zip)
Phone: 603-427-5500 Phone: _____
Signature: _____

Location of Structure: Map D116 Lot 0024 Street Address: 96 Chestnut St.
Building Permit #: _____
To permit the following: Remove & replace old leaking roof

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>11-7-18</u>
Payment:	<u>100</u>
Payment Type:	<u>OK #2048</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 _____



ROOFING AGREEMENT

October 18, 2018

Peter DeSalvo Contracting LLC
43 Lowell Road Unit 202-12
Hudson, NH 03051
(603) 521-7992



Customer

Tina Bosen
29 Chestnut Street
Portsmouth, NH

RE: New Roof
Job Name- Bosen

THIS ROOFING AGREEMENT is made and entered into by and between Peter DeSalvo Contracting, LLC, a New Hampshire limited liability company with an office address of 43 Lowell Road unit 202 -12, Hudson, New Hampshire 03051 ("DeSalvo Contracting"), and **Tina Bosen** of 29 Chestnut Street Portsmouth, NH ("Customer").

DeSalvo Contracting hereby offers Customer the following:

SCOPE OF WORK

A. General Conditions and Permits

1. Provide all supervision.
2. Dispose of all debris in accordance with federal, state and local regulations. Dumpsters will be strategically placed to minimize impact of customers.
3. Perform full clean up to work site. DeSalvo Contracting shall perform a full magnetic sweep, clean out mulch beds, sweep all surfaces free of dirt and granules, and clean materials inside shrubs. The Bulk materials will be stored in agreed staging areas and will be protected from outside elements.
4. Historical approval by others.
5. Permit by others.

B. Safety

1. DeSalvo Contracting has a full-time safety officer who has extensive OSHA training on construction safety.
2. Supervisors of DeSalvo Contracting have a minimum of OSHA 10 training.
3. Once a week there will be a random safety visit from our safety officer to ensure a safe work environment. Each visit will result in a safety report.
4. Safety violations and fines are taken seriously at DeSalvo Contracting. To enforce these regulations, DeSalvo Contracting has an in house fine program to keep all employees and subcontractors in compliance with safety laws and proper procedures.

Total: \$ - Free This is DeSalvo pledge to a safe and clean job site



- C. Belmont Roof System 50-year warranty - CertainTeed Full product line Roofing System, Setting the standard**
1. Remove and dispose of shingles on the Main building. (Flat roof not included)
 - a. *Price is for the removal of 2 layers. Additional layers found will be billed out at 65.00 per sq.*
 2. Supply and install new aluminum 8" white drip edge to all perimeters.
 3. Supply and install new pipe boot.
 - a. *Aluminum base and a 25-mill rubber collar for maximum life.*
 4. Supply and install 6 feet of CertainTeed winter guard ice & water shield from the eaves up, front and rear of building.
 5. Supply and install synthetic CertainTeed roof runner underlayment to all exposed roof sheathing after ice and water shield has been installed.
 - a. *This is essential for shingle longevity by allowing the roof to breath properly under the shingle system and keeps the shingles from cooking in the hot sun.*
 6. Supply and install CertainTeed swift starter strip along front bottom perimeter of the roof as well as all rakes of the roof.
 - a. *This maximizes wind ratings.*
 7. Supply and install new CertainTeed Belmont designer shingles. 5-star 50-year warranty. See CertainTeed's sure start warranty card for additional information.
 - a. Color: _____?
 8. Supply and install ridged ridge vent to all acceptable ridges. This to include hip vents. Run hip vents down 12' on each hip ridge for maximum air flow.
 - A. *With 18 sq. inches of net free area per linear foot, making this product the best on the market.*
 9. Supply and install CertainTeed ridge caps to all ridges.
 - a. *These are actual caps engineered for the ridge of the roof. No cracking or splitting.*

Roof system Warranty information (Warranty comes direct from CertainTeed)

- *50-year NON- prorated warranty on labor, materials, tear off, and disposal from CertainTeed. Team DeSalvo will do all the leg work for you. We will register through CertainTeed's warranty portal so you will have tangible roof warranty in your hands once the project is completed and paid in full. 100% guaranteed.*
- *Transferable warranty.*
- *10-year streak fighter algae- resistant warranty.*
- *130 mph wind warranty included.*
- *25-year craftsmanship warranty.*

(See CertainTeed's sure start warranty brochure for direct warranty information)

Total: \$8,400.00

D. Chimney

1. Supply and install new chimney lead to existing chimney.

Total: \$1,200.00



E. EPDM Flat Roof

1. Remove existing flat roofing materials down to roof deck.
2. Supply and install ½ HD board to roof deck. Mechanically fasten.
3. Supply and install 060 epdm membrane roof system to flat roof section.
4. Supply and install new edge metal.

Total: \$1,850.00

PAYMENT SCHEDULE

The Customer hereby agrees to fully pay DeSalvo Contracting in cash or check for all costs incurred during the Scope of Work, including but not limited to any and all change orders that are issued. All checks shall be made out to Peter DeSalvo Contracting LLC. Payments shall be as follows:

Initial Deposit:

\$5,000.00 of the total agreed price to be paid up front as a good faith deposit. Deposit shall cover initial costs for materials, scheduling and permit if applied.

Balance:

\$6,450.00 – Shall be due when Scope of work above is complete.

Any unpaid balance shall be due upon demand by DeSalvo Contracting. Customer shall be solely responsible for any and all collection costs, including, but not limited to attorney's fees DeSalvo Contracting and court costs. DeSalvo Contracting offers to complete items A – E, above, for the total price of: \$11,450.00 this price only includes the limitations set forth in the Scope of Work. Any and all changes from the Scope of Work shall be borne solely upon Customer.



ADDITIONAL TERMS AND CONDITIONS

1. In the event DeSalvo Contracting discovers damaged and/or rotten plywood, work on the property shall completely and totally halt work. DeSalvo Contracting shall notify Customer of the damaged and/or rotten plywood prior to remedying the issue. Customer shall be solely responsible for any and all additional charges required to remedy the issue(s). Costs shall include, but are not limited to the following: \$85.00 per hour per man., plus materials with a 15% mark up to cover miscellaneous supplies.
 2. DeSalvo Contracting shall disclose all of its prices and/or costs to Customer.
 3. DeSalvo Contracting shall provide Customer with a certificate of insurance upon request only.
 4. In the event Customer fails to make required payments, Customer hereby agrees to pay DeSalvo Contracting any and all costs associated with collection including but not limited to attorney's fees, court costs, and interest.
 5. Any and all extras and/or unforeseen work shall be adjusted on Customer's invoice(s).
 6. DeSalvo Contracting shall not be held responsible for any landscaping damage.
 7. DeSalvo Contracting shall not be held responsible for any dust or shingle debris in attic space.
 8. In the event lead, asbestos, and/or any other harmful materials are discovered while work is being performed work shall immediately halt. Any and all costs related to remedying the issue(s) shall be borne solely upon the Customer. Unless specified in the Scope of Work, Customer shall be responsible.
 9. Repair work shall be paid based upon submission of invoices for work completed and materials installed or on job site.
 10. Change Order: In the event changes to the Scope of Work are required by the Customer and/or DeSalvo Contracting, all work shall immediately stop. Work shall not resume until a change order is filled out and signed.
1. DeSalvo Contracting accepts Personal and Business Checks. For an additional fee of 3.6%, DeSalvo Contracting accepts Visa, MasterCard, Discover and American Express. Debit or credit we get charged the same on our end. No exceptions.
2. Processing fees will be added to the contract price if you choose financing option. This can be rolled into your loan.

DeSalvo Contracting and Customer hereby agrees to all of the terms and conditions set forth in this Agreement by signing below.

Peter DeSalvo Contracting, LLC

Owner/President:

Date:

Customer:

Date:

BELMONT®

Luxury
Roofing Shingles



Belmont, shown in Black Granite

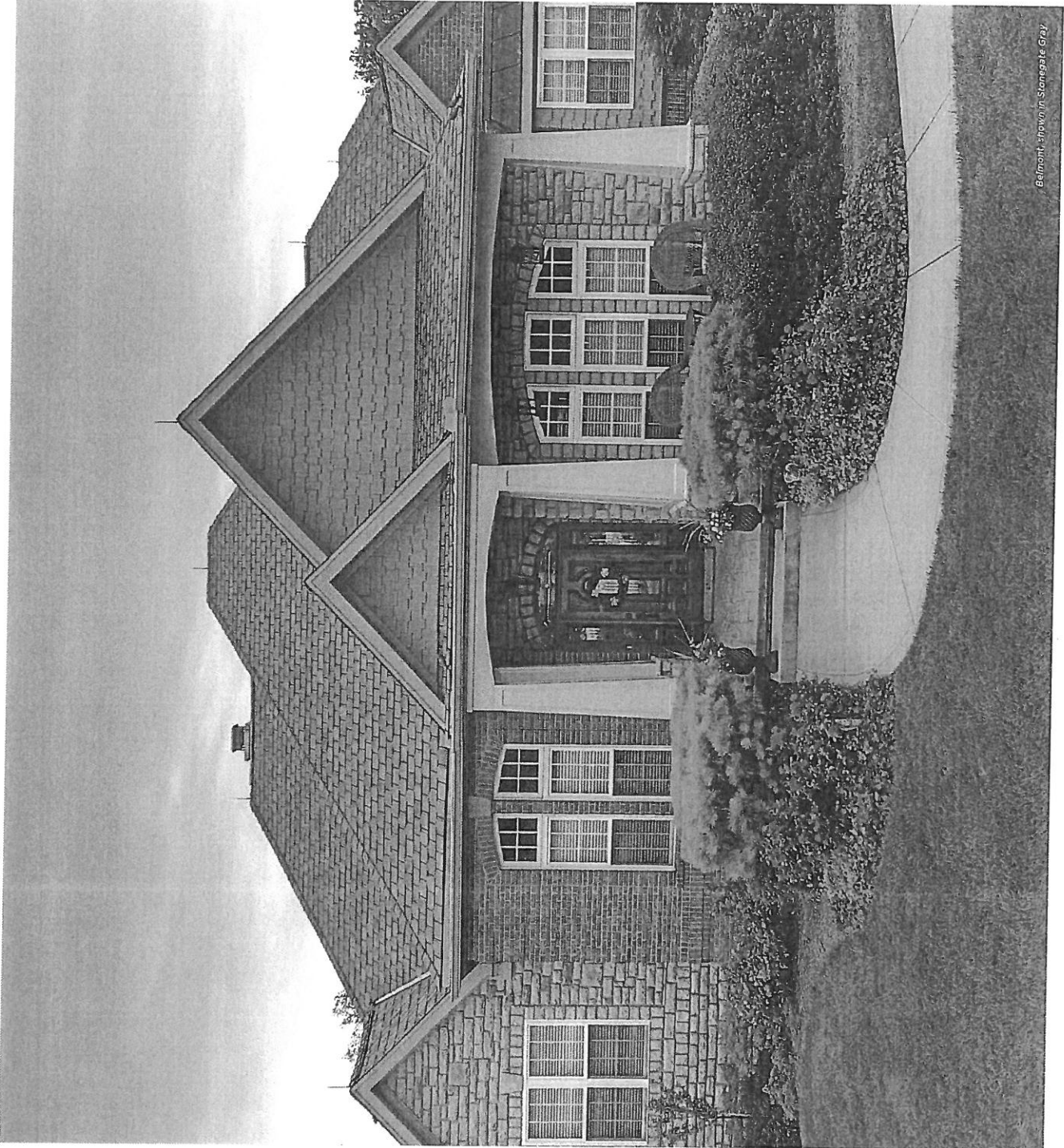
CertainTeed
SAINT-GOBAIN

Designed to inspire. Engineered for strength.

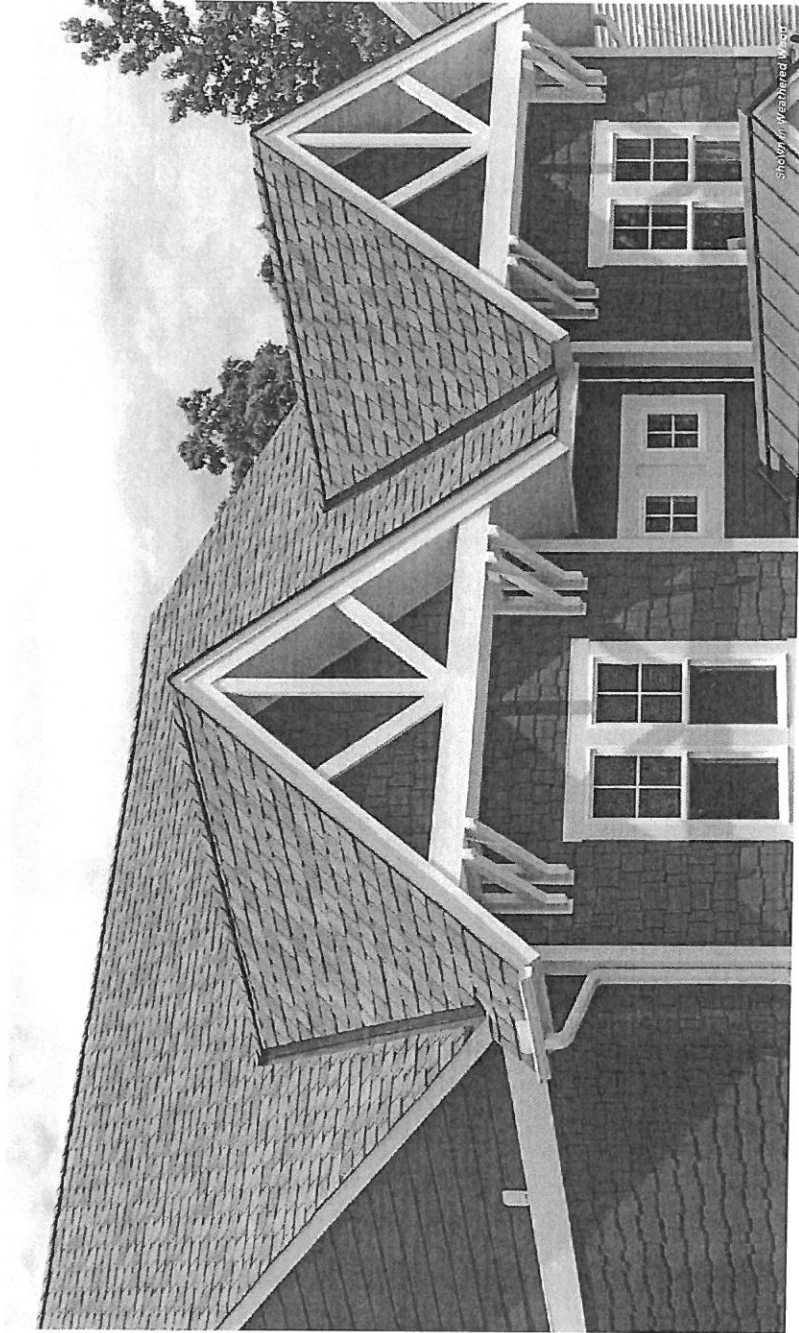
The classic look of slate, masterfully replicated in high performing asphalt shingles. Belmont® by CertainTeed puts luxury roofing well within your reach.

Ideal for homes with steep-sloped roofs where the aesthetic of slate is preferred. The color palette includes deep blacks and grays and rich browns highlighted by shades of ochre, all with depth-enhancing shadow lines that provide authentic dimensionality.

Unlike slate, Belmont is virtually maintenance free and is backed by a lifetime-limited warranty.



Belmont® shown in Stonegate Gray

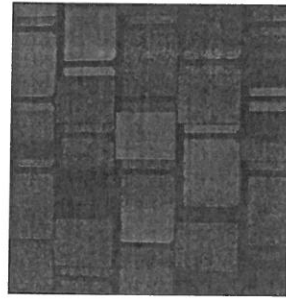


Performs. Beautifully.

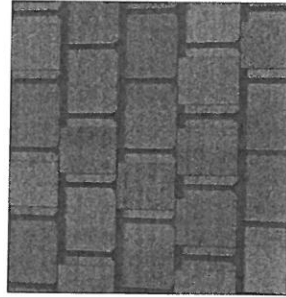
BELMONT®

- Authentic depth & dimension of natural slate
- Six dynamic color options
- All colors are available in an Impact Resistant version
- Superior resistance to fire and high winds

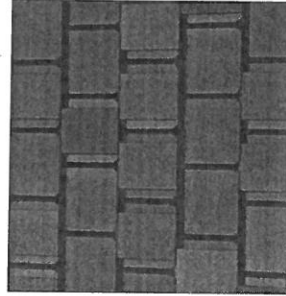
BELMONT COLOR PALETTE



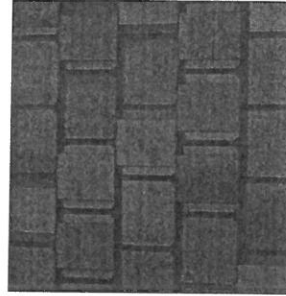
Black Granite



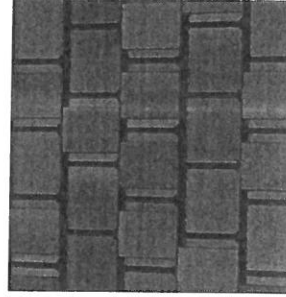
Colonial Slate



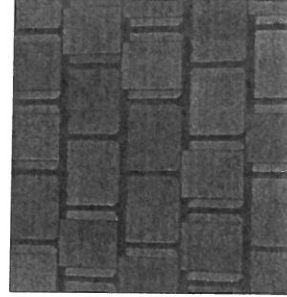
Gatehouse Slate



Shenandoah



Stonegate Gray

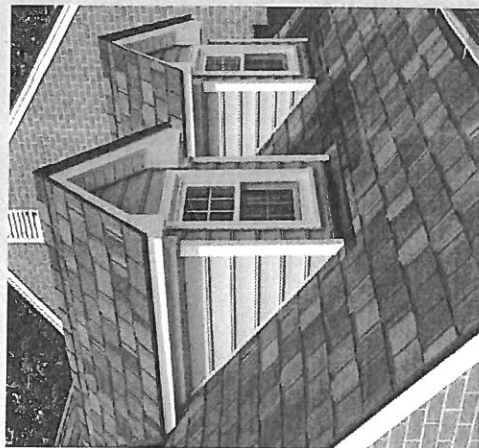


Weathered Wood

Strength with Style

BELMONT®

- Class A fire resistance
- 110 mph wind warranty, upgradable to 130 mph
- Lifetime-limited warranty
- Class 4 impact resistant version available



SPECIFICATIONS

- Weight/square (approx.): 275 lbs
- Dimensions (overall): 18" x 36"
- Shingles/square: 48
- Bundle/square: 4
- Coverage: 96 sq. ft.
- Weather exposure: average 8"

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462

Impact Resistance:

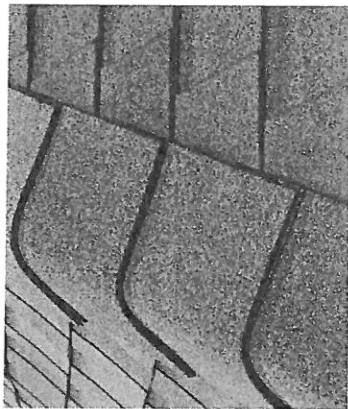
- All colors available in a version that meets UL2218 Class 4



WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty - group-owned or commercial*
- 15-year Streakfighter® algae resistance warranty **STREAK FIGHTER**
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- All colors are available in an Impact Resistant version

See actual warranty for specific details and limitations.

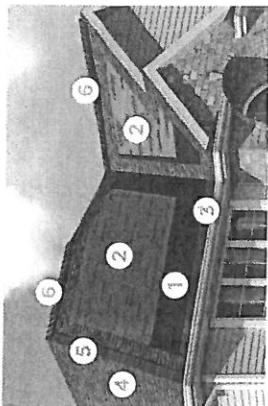
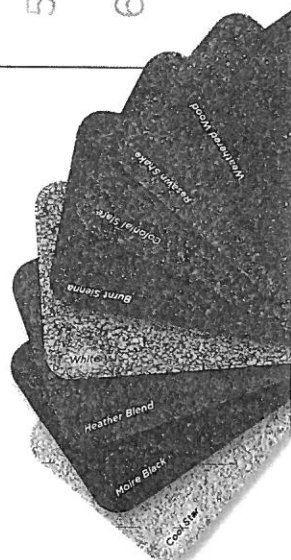


Add a Little Accent to Your Roof

The visually impactful choice for capping the hips and ridges of your roof, CertainTeed's Cedar Crest® or Shingle Ridge® accessory shingles will complement or match any Belmont shingle.

Color Companion Products™ for Flat Roof Areas

With CertainTeed Flintlastic® SA, you can coordinate flat roof areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in eight colors that complement some of the most popular CertainTeed shingles.



Integrity Roof System™

Integrity is built from the bottom up. Layer-on-layer, only CertainTeed provides the peace of mind that comes with the best components performing together for peak efficiency.

1. Waterproof Underlayment

Waterproofing shingle underlayment prevents leaks from wind-driven rain and ice dams

2. Water-Resistant Underlayment

High-performance underlayment provides a water-resistant layer over the roof deck and a secondary barrier against leaks

3. Starter Shingles

Perfect starts every time and designed to work in tandem with the roof shingles above

4. Roof Shingles

Choose the best, covered by the strongest warranty in the business

5. Hip & Ridge Caps

Perfect finish for hip and ridge lines, complementing all CertainTeed shingles

6. Roof Ventilation

Engineered for ideal roof ventilation especially when matched with CertainTeed Intake Vents

RESIDENTIAL ROOFING

The best
formula under
one roof.

We start with the highest-quality raw materials and add state-of-the-art technology to monitor our manufacturing process and test our finished products. The result is superior performance from beginning to end.



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

learn more at: certainteed.com/roofing



SAINT-GOBAIN

CertainTeed Corporation

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION

20 Moores Road Malvern, PA 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com



CertainTeed SureStart™

Strong protection in the early years

Upgraded 130 mph Wind Warranty Available* Extended Transferable Coverage†

	3-STAR Coverage	4-STAR Coverage	5-STAR Coverage
Lifetime Shingles	20 years	50 years†	50 years†
Non-Prorated Coverage	✓	✓	✓
Materials & Labor	✓	✓	✓
Tear-Off	✓	✓	✓
Disposal	✓	✓	✓
Workmanship	✓	✓	✓‡

NOTE: XT™25, XT™30 and Patriot shingles carry 10 years with 3-STAR, 20 years with 4-STAR and 25 years with 5-STAR coverage including the features as indicated above.

SureStart™ PLUS extends the duration and coverage of standard SureStart protection for the installed CertainTeed roofing products. For all other warranty features refer to CertainTeed's Limited Asphalt Shingle Warranty in place at the time your shingles were installed (obtain a copy by calling 800-782-8777 or visit www.certainteed.com)

* **130 mph wind warranty** available on lifetime products when special application methods are used.

† **Fully transferable** for 10 years with 3-STAR Coverage, 12 years with 4-STAR Coverage, and 15 years with 5-STAR Coverage; refer to CertainTeed's limited warranty for details on transfers.

‡ Applies to single-family detached houses. Duration for all other types of structures is limited to 25 years.

§ Applies to single-family detached houses. Duration for all other types of structures is limited to 30 years.

§ Workmanship is covered for 25 years.

Flat Roof Sections: If a CertainTeed Flintlastic roof system is part of the job, up to 10 squares will be covered for 12, 15 or 20 years depending upon the specific system installed.

- Flintlastic SA 2-ply system (nailbase and cap sheet) for 12 years
 - Flintlastic SA 3-ply system (nailbase, plybase and cap sheet) for 15 years
 - Flintlastic SA 3-ply system (nailbase, midply and cap sheet) for 20 years
- Refer to the Commercial Systems Specifications Manual for all other Flintlastic systems.

Why only CertainTeed gives you the confidence of SureStart and SureStart PLUS.

We can offer this extensive coverage because all CertainTeed roofing products are crafted with quality materials, advanced manufacturing methods and a standard of excellence. That means problems rarely occur.

But just in case a defect arises during the critical early years, CertainTeed protects you with SureStart or SureStart PLUS as follows:

- Coverage of 100% of the cost of shingles to repair or replace defective shingles.
- Coverage of the cost of labor to repair the defective shingles or apply new shingles to replace defective shingles.
- Non-prorated coverage throughout SureStart or SureStart PLUS protection periods.
- Transferable from the original property owner/consumer to the first subsequent owner.
- See the Limited Asphalt Shingle Warranty for details.

The
CertainTeed
Shingle Warranty
that gives you
coverage
when you
need it most.

learn more at: certainteed.com/roofing



CertainTeed Corporation
20 Moores Road
Malvern, PA 19355
www.certainteed.com

ASK ABOUT ALL OF OUR OTHER
CERTAINTTEED® PRODUCTS
AND SYSTEMS:

ROOFING • SIDING • TRIM
DECKING • RAILING • FENCE
GYPSUM • CEILINGS • INSULATION
Professional: 800-233-8990
Consumer: 800-782-8777

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SureStart™ and SureStart™ PLUS are 100% coverage...even labor

Only CertainTeed enhances your shingle warranty with the total assurance of SureStart™

CertainTeed offers a full line of shingles with warranty durations ranging from 20 years to lifetime limited for your assurance over the long term. Yet CertainTeed's exclusive SureStart™ protection offers even more. SureStart provides the best coverage you can get in the vital early years after your new roof has been installed. Here's how SureStart is different from any other coverage. In case of manufacturing defects in CertainTeed shingles during the applicable period, SureStart protection covers...

100% of materials

All shingles required to repair or replace the defective product will be provided free. No exceptions.

100% of labor

All labor required to repair defective shingles or apply new shingles to replace the defective shingles will be paid by CertainTeed, based on local fair market value for labor. Costs of flashings, metal work, tear-off and disposal are included for Grand Manor®, Carriage House®, Belmont™, Belmont™ (Impact Resistant), Arcadia Shake™, Presidential Shake® TL (& AR), Landmark® TL (& AR), Presidential Shake® (& AR), Presidential Shake® (Impact Resistant), Presidential Solaris®, Highland Slate®, Highland Slate® (Impact Resistant), Landmark® Premium, NorthGate®, Landmark® Pro, Landmark Solaris®, Landmark Solaris® (Impact Resistant) and Independence®.

Without prorating the cost

Replacement coverage of material and labor is not prorated or otherwise reduced during the applicable SureStart period. The SureStart terms are effective for 3, 5 or 10 years based on the shingle (see SureStart chart).

And SureStart protection can be transferred!

The CertainTeed warranty with SureStart protection can be transferred from the original consumer to the subsequent property owner during the SureStart period for the remaining duration of the warranty.

SureStart PLUS Extended Warranty Protection for added peace of mind

When you choose an Integrity Roof System™ installed by a contractor who holds advanced credentials from CertainTeed, you have the opportunity to obtain additional levels of SureStart coverage. The chart on the back shows the benefits of each warranty extension option.

How can we help?

For additional information or to locate a contractor with CertainTeed credentials, call CertainTeed at 800-782-8777 or visit our website at www.certainteed.com.

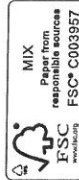
SureStart coverage details

Product	Warranty Period	SureStart Period
Grand Manor®	Lifetime ^A	10 years
Carriage House®	Lifetime ^A	10 years
Arcadia Shake™	Lifetime ^A	10 years
Presidential Shake® TL (& AR)	Lifetime ^A	10 years
Presidential Solaris®	Lifetime ^A	10 years
Presidential Shake® (& AR) (& Impact Resistant)*	Lifetime ^A	10 years
Belmont™ (& Impact Resistant)*	Lifetime ^A	10 years
Landmark® TL (& AR)	Lifetime ^A	10 years
Landmark® Premium (& AR)	Lifetime ^A	10 years
NorthGate®	Lifetime ^A	10 years
Landmark® Pro/Architect 80	Lifetime ^A	10 years
Highland Slate® (& Impact Resistant)*	Lifetime ^A	10 years
Landmark Solaris® (& Impact Resistant)*	Lifetime ^A	10 years
Independence®	Lifetime ^A	10 years
Landmark® (& AR)	Lifetime ^B	10 years
Landmark® (& Impact Resistant)*	Lifetime ^B	10 years
Hatteras®	Lifetime ^B	10 years
Patriot	30 years	8 years
XT™30 (& AR) (& Impact Resistant)*	30 years	5 years
XT™25 (& AR)	25 years	5 years
CT™20	20 years	3 years

A. The Lifetime Warranty period is only available to individual homeowners. The warranty period for these shingles installed on premises not used by individual homeowners as their residence is limited to 50 years and the SureStart period is 10 years following the installation of the shingles. Roof tear-off, metal work, flashing and disposal expense, incurred during repair or replacement are covered or reimbursed by the Limited Warranty. Limited Warranty transfers during the SureStart period are limited to a 50-year warranty period (see section titled "Transfers During the SureStart Period" for details).

B. The Lifetime Warranty period is only available to individual homeowners. The warranty period for these shingles installed on premises not used by individual homeowners as their residence is limited to 40 years and the SureStart period is 5 years following the installation of the shingles. Limited Warranty transfers during the SureStart period are limited to a 40-year warranty period (see section titled "Transfers During the SureStart Period" for details).

* CertainTeed's Landmark® Impact Resistant and Impact Resistant (IR) versions of Presidential Shake®, Belmont®, Highland Slate®, Landmark Solaris®, and XT™30 shingles comply with UL 2218 Impact Resistance of Prepared Roof Covering Materials test criteria at time of manufacture.









8. 75 Humphrey's Court - Recommend Approval

Status: Design Change – Minor Project

Background: The HDC recently approved this project and the applicant is requesting to increase the depth of the proposed deck, relocate the stairs, remove a window proposed for the kitchen and clarify the dormer detail for the side elevation.

Staff Recommendation: Given the impact of these changes this application is recommended for approval.

*Not for Public Hearing

Application for Approval - Administrative Historic District Commission



Owner: JAMIE BAKER Applicant (if different): _____

Address: 75 HUMPHREYS CT. Address: _____
(Street) (Street)

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

Phone: 201-632-0513 Phone: _____

Signature: [Signature] (ON BEHALF OF APPLICANT - SEE EMAIL TRANS.)

Location of Structure: Map 101 Lot 37 Street Address: 75 HUMPHREYS CT.

Building Permit #: 33943

To permit the following: INCREASE DEPTH OF PROPOSED DOCK / RELOCATE STAIR.
ONLY (1) WINDOW IN KITCHEN
PROPERLY ILLUSTRATE PORCHES FROM SIDE ELEVATION

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

Administrative Use Only:

Date of Meeting: 11-7-18

Payment: 100

Payment Type: CK #603

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

Izak Gilbo

From: Jennifer Ramsey <jramsey@sommastudios.com>
Sent: Tuesday, October 30, 2018 1:54 PM
To: Izak Gilbo
Subject: 75 Humphrey's November Admin Approval and Proxy Signature
Attachments: Nov2018_HDC_AA1.pdf; Nov2018_HDC_AA2.pdf; Nov2018_AAForm.pdf

Hi Izak,

I'm sending this via the email below, same as before, with the Baker's approval to sign on their behalf.

Per email conversations last week, attached are the latest Admin Approval sheets for the October meeting and the online form.

If this is acceptable by the Dept, please let me know and I will drop off a check on Thursday.

Thanks,

Jen

Jennifer Ramsey
SOMMA Studios
36 Maplewood Ave
Portsmouth, NH 03801
603-766-3760
sommastudios.com

From: Jamie C. Baker <jbaker@PierceAtwood.com>
Sent: Sunday, August 12, 2018 5:59 PM
To: Jennifer Ramsey <jramsey@sommastudios.com>
Subject: Re: Plans for Final Review

You have our permission to make / sign any filings.

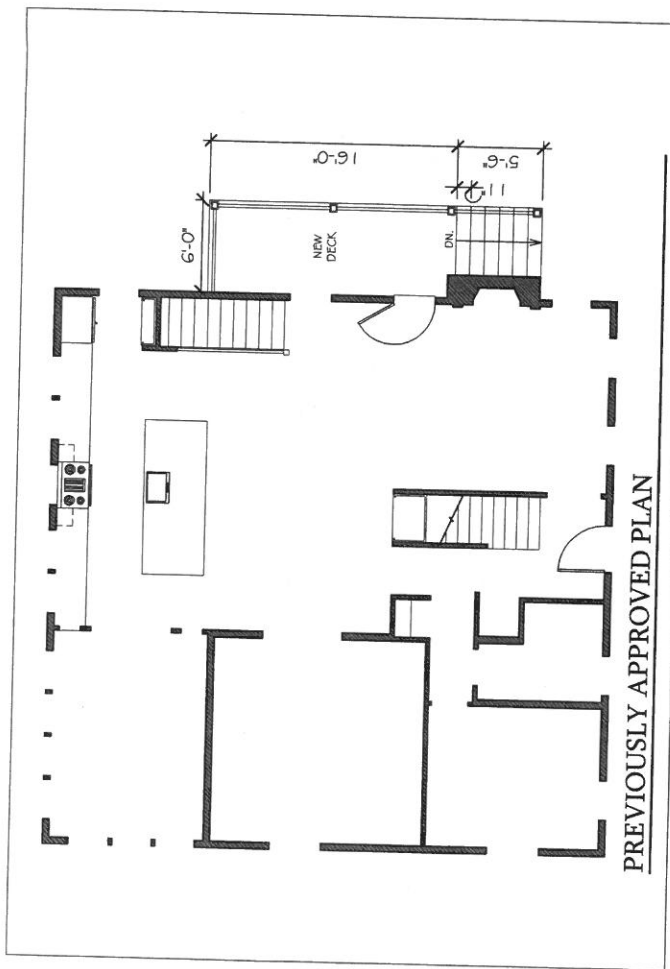
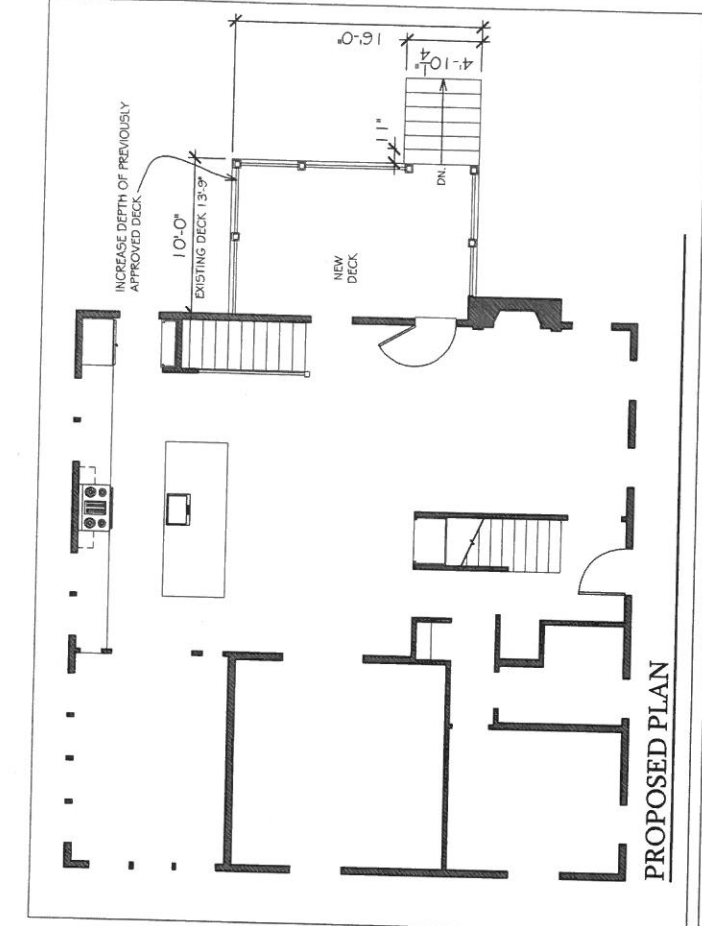
Thanks!

Jamie

Jamie C. Baker

PIERCE ATWOOD LLP

PH 603.373.2006



75 HUMPHREYS COURT Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

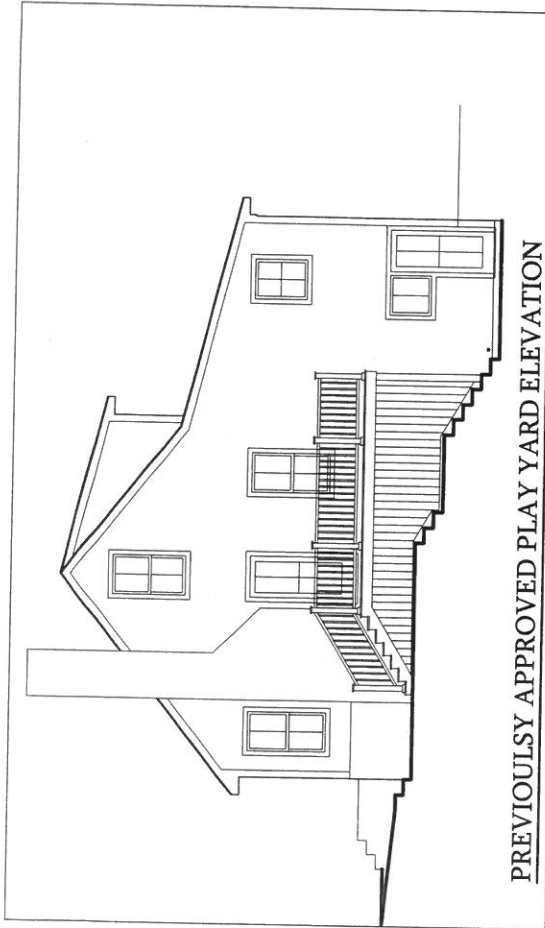
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AA

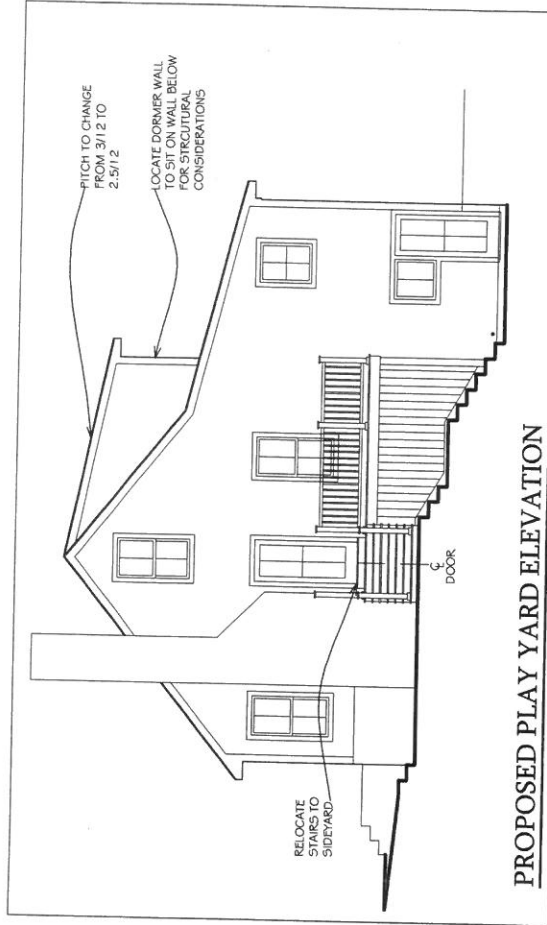
11.2018

SH. 1





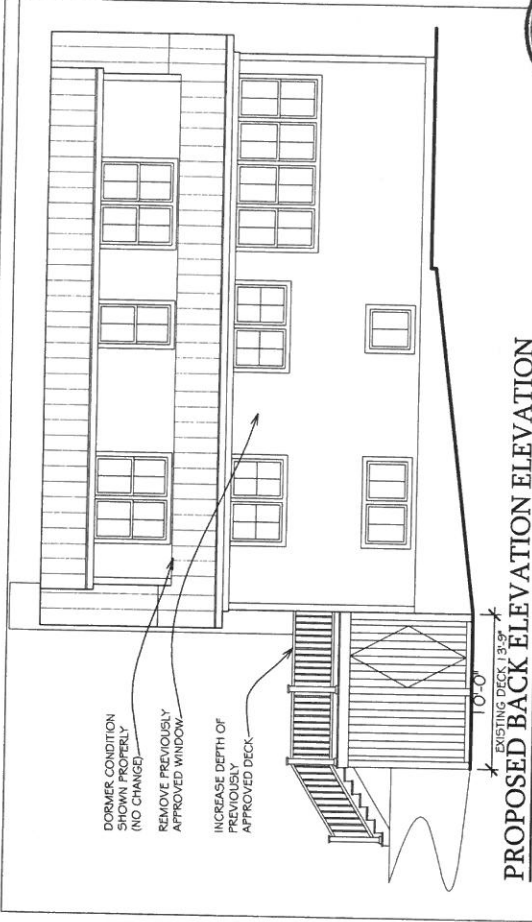
PREVIOUSLY APPROVED PLAY YARD ELEVATION



PROPOSED PLAY YARD ELEVATION



PREVIOUSLY APPROVED BACK ELEVATION



PROPOSED BACK ELEVATION ELEVATION

75 HUMPHREYS COURT Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

ELEVATIONS

SCALE: 1/8"

AA 11.2018

SH. 2



9. 135 Congress Street

- Recommend Approval

Status: Field Changes / Compliance Issues – Minor Project

Background: The HDC recently approved this project and rehabilitation work is on-going. The application includes a summary of the minor design changes either completed or being considered on the project.

Staff Recommendation: This application is recommended for approval.

Application for Approval - Administrative Historic District Commission



Owner: Bluestone Properties
of Rye, LLC Applicant (if different): Andrew Sidford Architects
Address: P.O. Box 4780 Address: 44 Merrimac St.
(Street) (Street)
Portsmouth, NH 03802 Newburyport, MA 01950
(City, State, Zip) (City, State, Zip)
Phone: 603.373.6050 Phone: 978.462.1657
Signature: [Handwritten Signature]

Location of Structure: Map 126 Lot 5 Street Address: 135 Congress St.
Building Permit #: 128

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>11-7-18</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 _____

Portsmouth NH HDC Application for Approval – Administrative
Project at 135 Congress Street

To permit the following:

Sheet O-102 (First Floor) of the Construction Drawings:

1. The footprint of the hydraulic lift enclosure has changed from the configuration shown on the associated HDC approvals, including the relocation of its door (now facing north). Perhaps as a result of this change, the arrangement of the stairs and recycling enclosure has changed as well.

The lift configuration did change to create easier access for deliveries. The door does face North, but is at grade so will be hidden behind the dumpster fence. Yes, the stairs and landing did change to reflect the lift changes.

Sheet A-105 (Fourth Floor) of the Construction Drawings:

1. Brick separation is not shown between the windows on the north façade.

Brick separation is shown between the windows on the North façade, and will remain as existing.

Sheet A-201 (South Façade) of the Construction Drawings:

1. The YMCA inscription at the base of the entablature is shown not.

If approval from the YMCA is granted, the inscription will be recreated as the historic photo shows.

Sheet A-203 (North Façade) of the Construction Drawings:

1. The section of standing seam metal roofing running across the glass roof system now slopes in a downward direction from the "tower" structure (enclosing the staircase). The associated Historic District Commission approvals show the standing seam running in an upward direction.

This change was guided by the proposed HVAC runs. We wanted to avoid HVAC ductwork running below the skylights and fire code prevents the ductwork from running through an egress stairwell. Therefore, we needed to change the direction of the solid section of roof to gain HVAC access from the hall outside the elevator door. We are pleased with the new pattern as we believe it will be easier to see the top of the historic windows with the stained glass portion from the street.

2. Standing seam roof with slope added to elevator tower.

The elevator final heights were not determined at the time of HDC approvals. However, we have recently finalized the total travel lengths with the manufacturer and we will be going back to a flat roof over the elevator tower, as previously shown on page 6.3 of the HDC submittal. There will no longer be a standing seam sloped roof at the elevator tower.



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: July 10, 2017
To: Bluestone Properties of Rye, LLC
P.O. Box 4780
Portsmouth, NH 03802
Re: 135 Congress Street

The Historic District Commission considered your proposal at its meeting of July 5, 2017 wherein permission was requested to allow exterior renovations and new construction to an existing structure (complete renovation of the front and rear elevations, construct glass addition on rear elevation, reconstruct original skylight) as per plans on file in the Planning Department.

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

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

A. Purpose and Intent:

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

Page 2
Re: 135 Congress Street
July 10, 2017

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

B. Review Criteria:

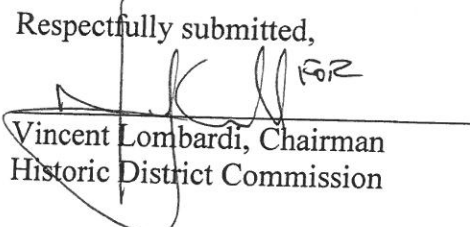
- ✓ Yes ☐ No - Consistent with special and defining character of surrounding properties
- ✓ Yes ☐ No - Relation to historic and architectural value of existing structures
- ☐ Yes ☐ No - Compatibility of design with surrounding properties
- ✓ Yes ☐ No - Compatibility of innovative technologies with surrounding 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 1st, 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 or Mr. Hayes at 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

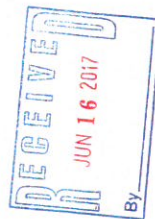
cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, Assessor
Andrew Sidford, Andrew Sidford Architects

135 CONGRESS STREET
HDC APPLICATION FOR APPROVAL
JULY, 5 2017

TABLE OF CONTENTS:

- 1.0 COVER + INDEX
- 2.0 HISTORIC FACADE + INTERIOR
- 3.0 PERSPECTIVE IMAGES
- 4.0 SITE PLAN
- 5.0 FLOOR PLANS
- 6.0 ELEVATIONS
- 7.0 WALL SECTIONS
- 8.0 MATERIALS

HISTORIC DISTRICT COMMISSION
Approved (date of meeting) 7-5-17
As Advertised ☒ As Presented ☒
w/Stipulations _____ Signed [Signature]

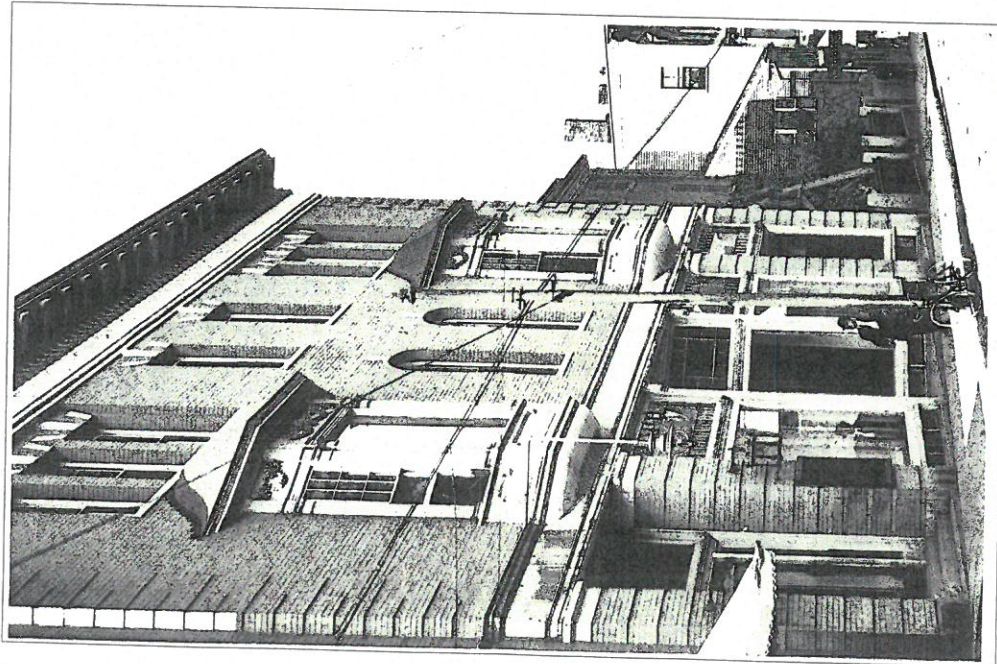


RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

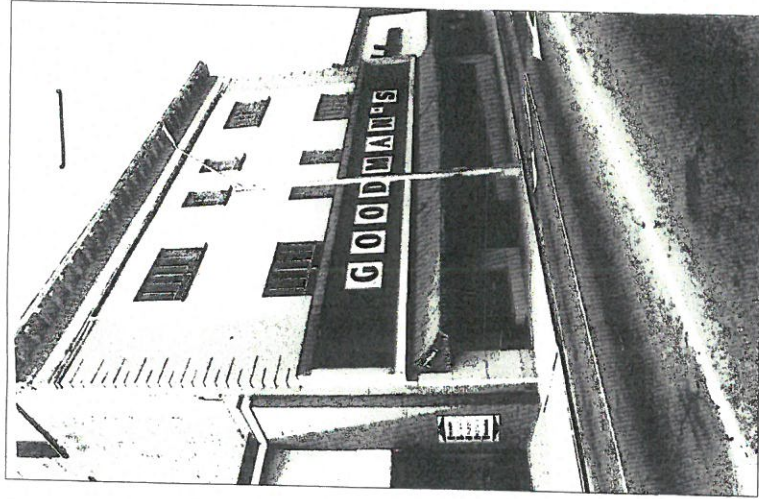
COVER SHEET + INDEX

ANDREW SIDFORD
ARCHITECTS
44 Merrimac Street, Newburyport, MA 01950
978 462 1657 www.asidfords.com

ORIGINAL EXTERIOR MATERIALS INCLUDE LIGHT COLORED PENNSYLVANIA BRICK, VERMONT MARBLE AND GERMAN PLATE GLASS WINDOWS.



ORIGINAL FACADE



MID CENTURY FACADE



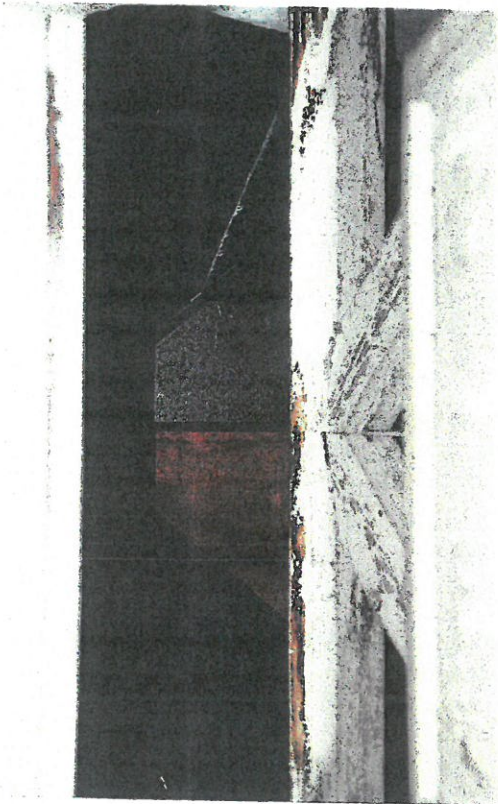
CURRENT FACADE

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

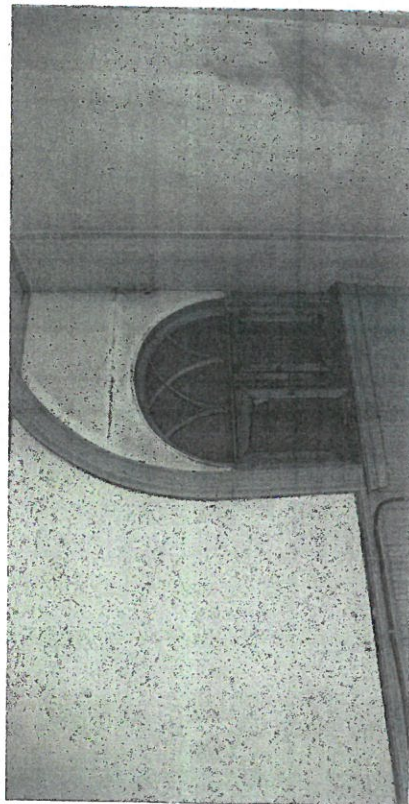
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

HISTORIC FACADE EVOLUTION

ANDREW SIDFORD
ARCHITECTS
44 Merrimac Street Newburyport, MA 01950
978 462 1657 www.asidfordarchitects.com



SKYLIGHT TO BE RECREATED
ORIGINAL SKYLIGHT PROVIDED SHARED LIGHT TO SECOND + THIRD FLOOR



ORIGINAL WEST FACING WINDOWS TO BE RECREATED
*IF CODE ALLOWS



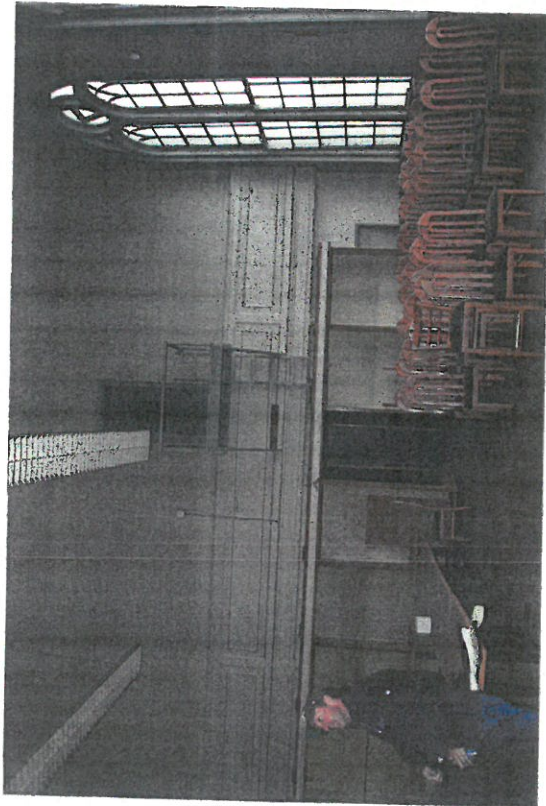
INTERIOR TRANSOM WINDOWS TO BE RESTORED/REPLACED

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

CURRENT INTERIOR PHOTOS - THIRD FLOOR
HISTORIC DETAILS TO BE RESTORED AS POSSIBLE

ANDREW SIDFORD
ARCHITECTS
44 Merrimac Street Newburyport, MA 01950
978 462 1657 www.asidfordarchitects.com



**ORIGINAL MEZZANINE TO BE RESTORED OVER FUNCTION HALL
RAILING AND ORIGINAL MOULDINGS TO BE RESTORED/RECREATED**



HISTORIC INTERIOR DETAILS TO BE RESTORED/RECREATED



HISTORIC INTERIOR DETAILS TO BE RESTORED/RECREATED

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

CURRENT INTERIOR PHOTOS - SECOND FLOOR
HISTORIC DETAILS TO BE RESTORED AS POSSIBLE

ANDREW SIDFORD
ARCHITECTS
44 Marimac Street Newburyport, MA 01950
978 462 1637 www.asidfordarchitects.com

2.3



HISTORIC WINDOWS TO BE RESTORED AT MEZZANINE
WINDOWS ARE HIGHLIGHTED + PROTECTED BY GLASS ADDITION



NEW INTERIOR WINDOWS TO BE ADDED ABOVE EXISTING DOORS
ALLOWS LIGHT FROM SKYLIGHT TO BE SHARED IN TWO STORY FUNCTION HALL BELOW



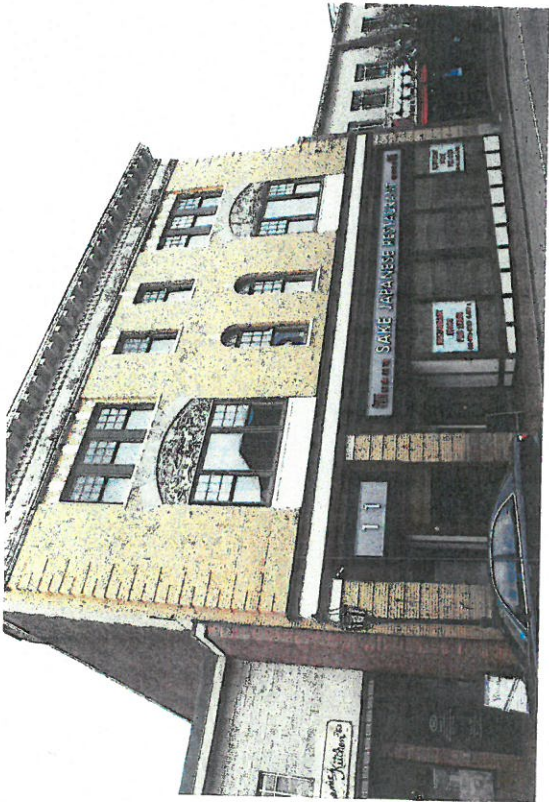
HISTORIC WINDOWS TO BE RESTORED
WINDOWS ARE HIGHLIGHTED + PROTECTED BY GLASS ADDITION

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL - JULY 5, 2017

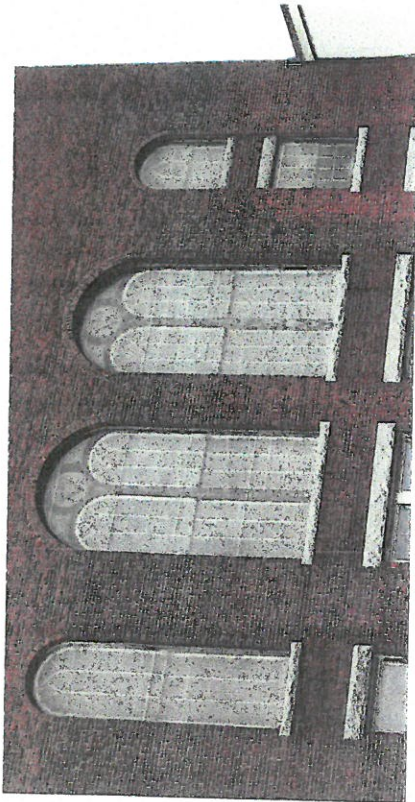
CURRENT INTERIOR PHOTOS - FUNCTION HALL
HISTORIC DETAILS TO BE RESTORED AS POSSIBLE

ANDREW SIDFORD
ARCHITECTS
44 Merrimac Street Newburyport, MA 01950
978 462 1657 www.asidfords.com



HISTORIC FACADE TO BE RECREATED

BAY WINDOWS WILL ALLOW VIEWS UP + DOWN CONGRESS ST. AS ORIGINALLY DESIGNED



HISTORIC WINDOWS TO BE RESTORED

CURRENTLY WINDOWS ARE COVERED + HARD TO VIEW



HISTORIC WINDOWS TO BE RESTORED

WINDOWS TO BE RESTORED + GLASS ADDITION WILL ALLOW VIEWS OF EXISTING WINDOWS

RENOVATION OF AND ADDITION TO THE YMCA BUILDING

135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

CURRENT EXTERIOR PHOTOS

HISTORIC DETAILS TO BE RESTORED AS POSSIBLE

ANDREW SIDFORD
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2.5



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

FRONT FACADE - VIEW DOWN CONGRESS

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3.1



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
 135 CONGRESS STREET, PORTSMOUTH, NH 03802
 HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

FRONT FACADE - BAY WINDOW DETAIL

ANDREW SIDFORD
 ARCHITECTS
 44 Marimac Street Newburyport, MA 01950
 978 462 1637 www.asidfordarchitects.com



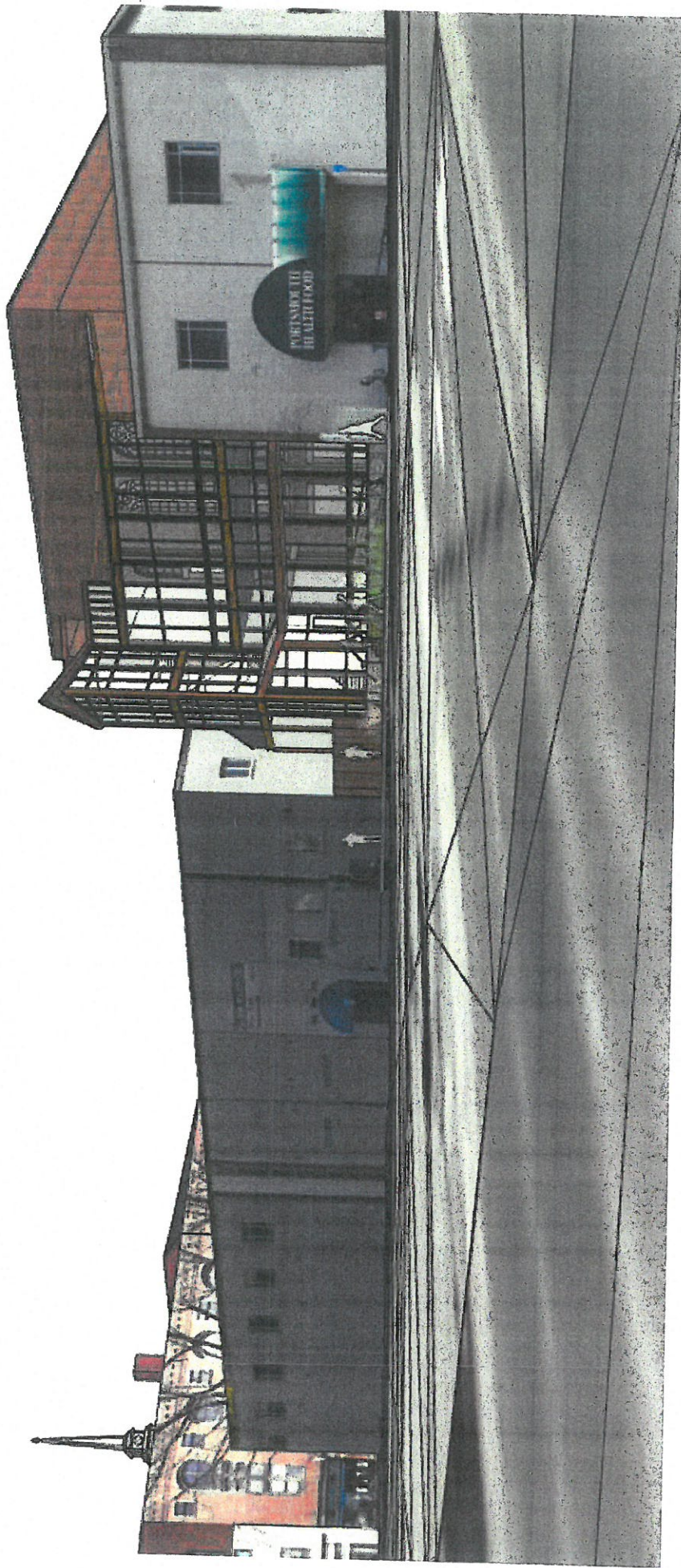
RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

REAR FACADE - ENTRY TOWER
VIEW FROM MAPLEWOOD AVE.

ANDREW SIDFORD
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3.3



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

**REAR FACADE - VIEW FROM
MAPLEWOOD AVE.**

ANDREW SIDFORD
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3.4



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

**REAR FACADE - VIEW FROM
VAUGHAN MALL**

**ANDREW J. SIDFORD
ARCHITECTS**
44 Merrimac Street Newburyport, MA 01950
978 462 1657 www.asidfordarchitects.com

3.5



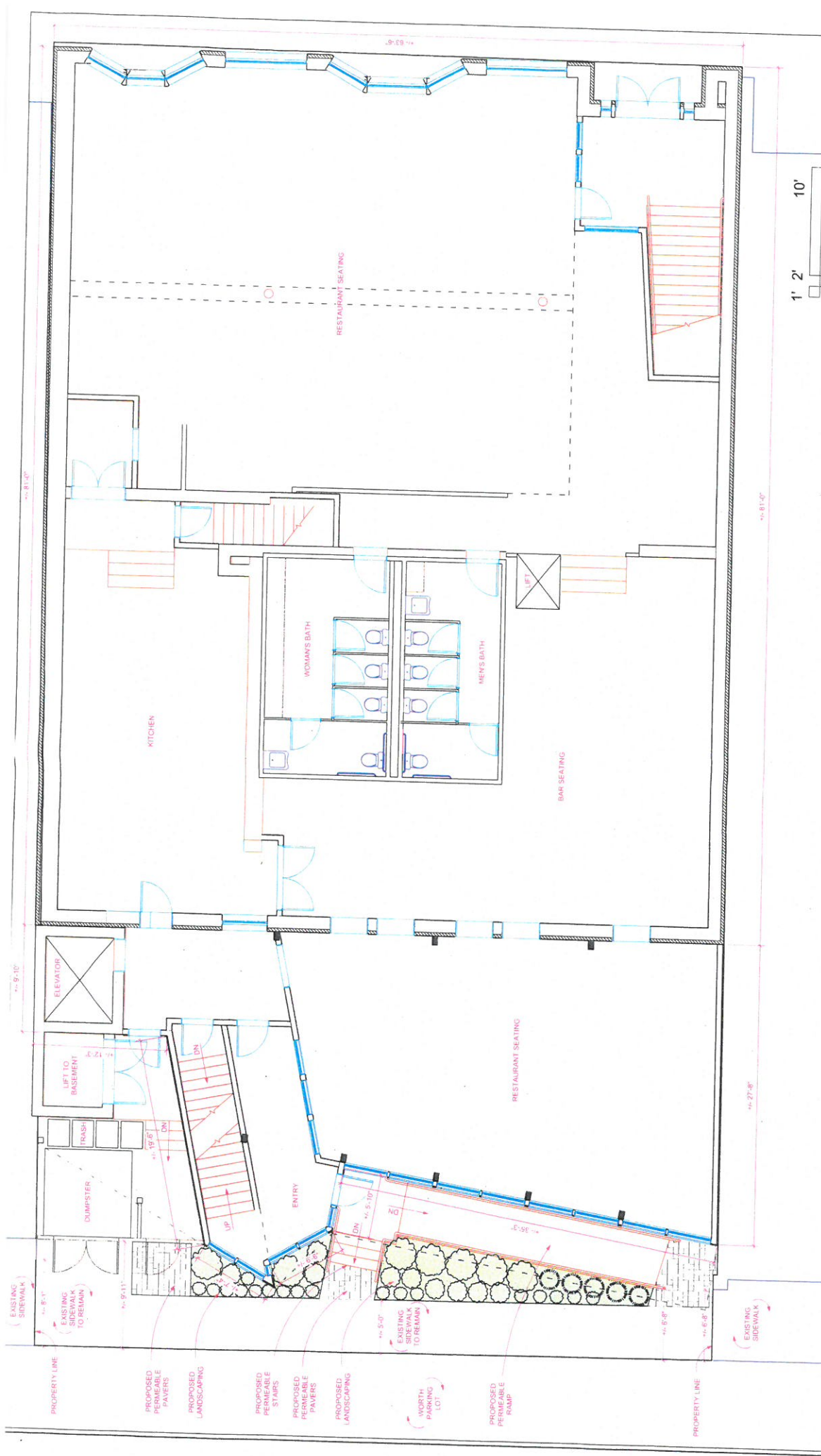
RENOVATION OF AND ADDITION TO THE YMCA BUILDING
 135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

**REAR FACADE - VIEW FROM
 WORTH PARKING LOT**

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 ARCHITECTS
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3.6

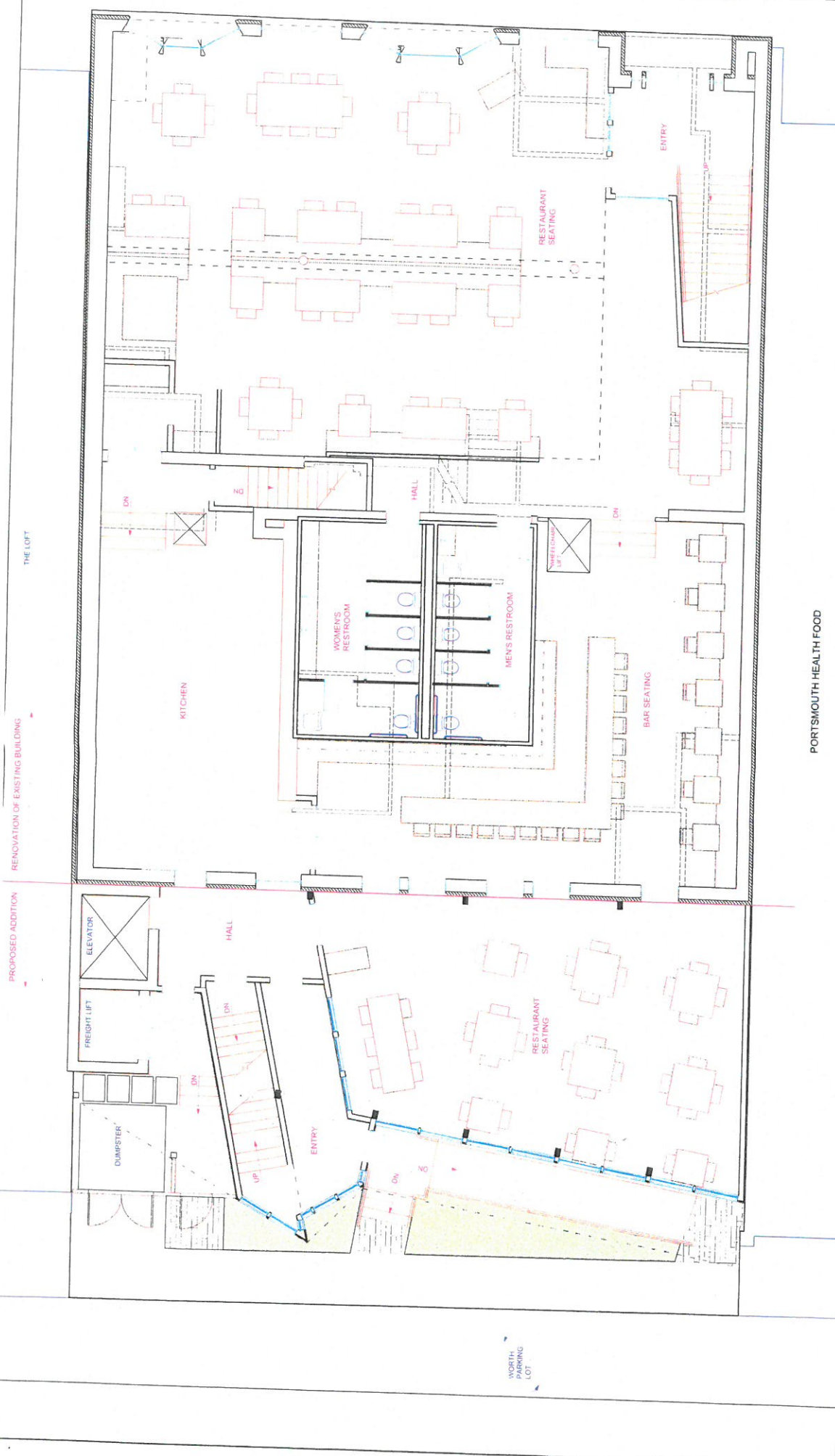


RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

SITE PLAN
SCALE 1/8" = 1'-0"

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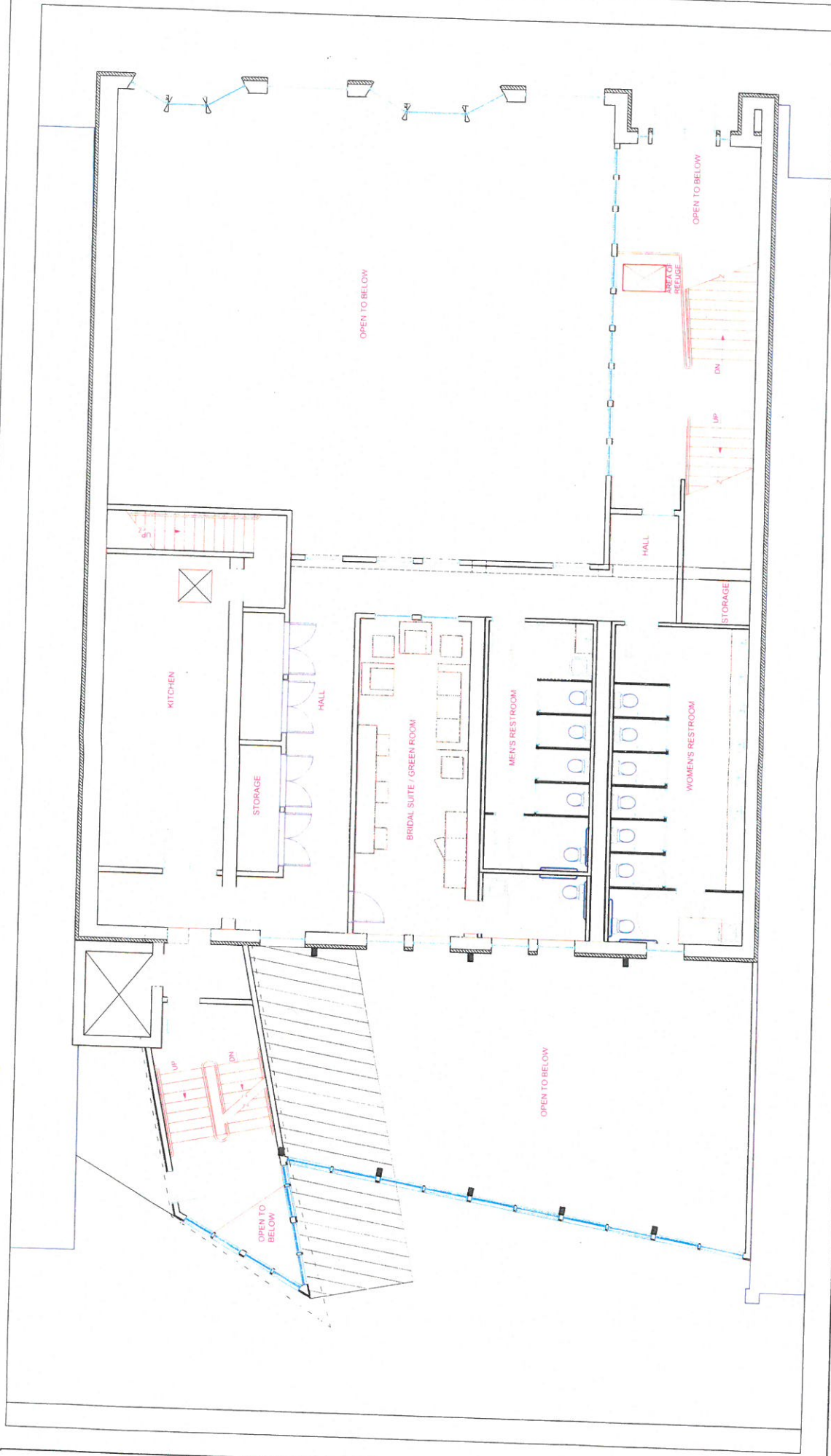
4.1



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
 135 CONGRESS STREET, PORTSMOUTH, NH 03802
 HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

FIRST FLOOR PLAN
 NOT TO SCALE

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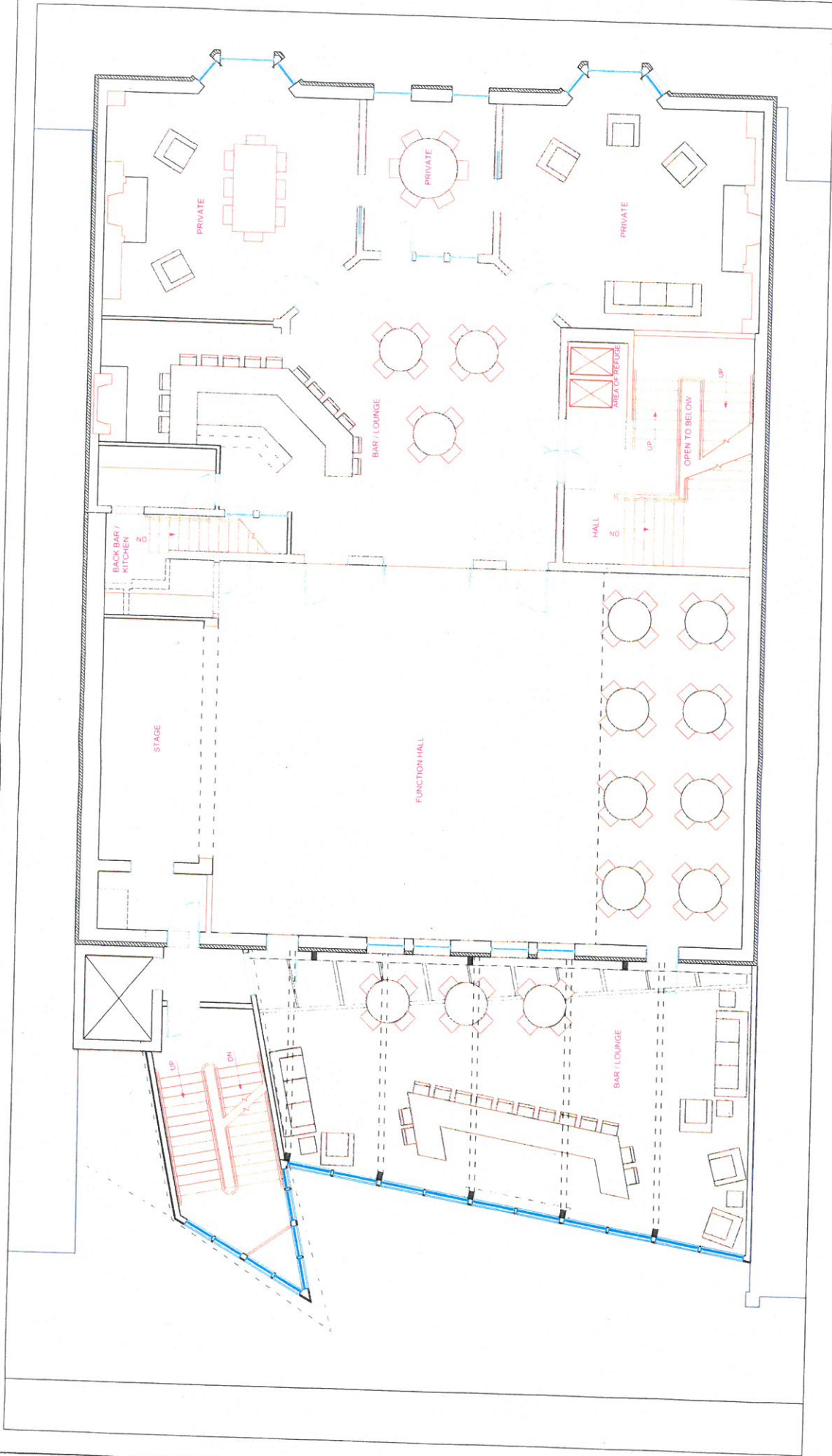


RENOVATION OF AND ADDITION TO THE YMCA BUILDING
 135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

MEZZANINE FLOOR PLAN NOT TO SCALE

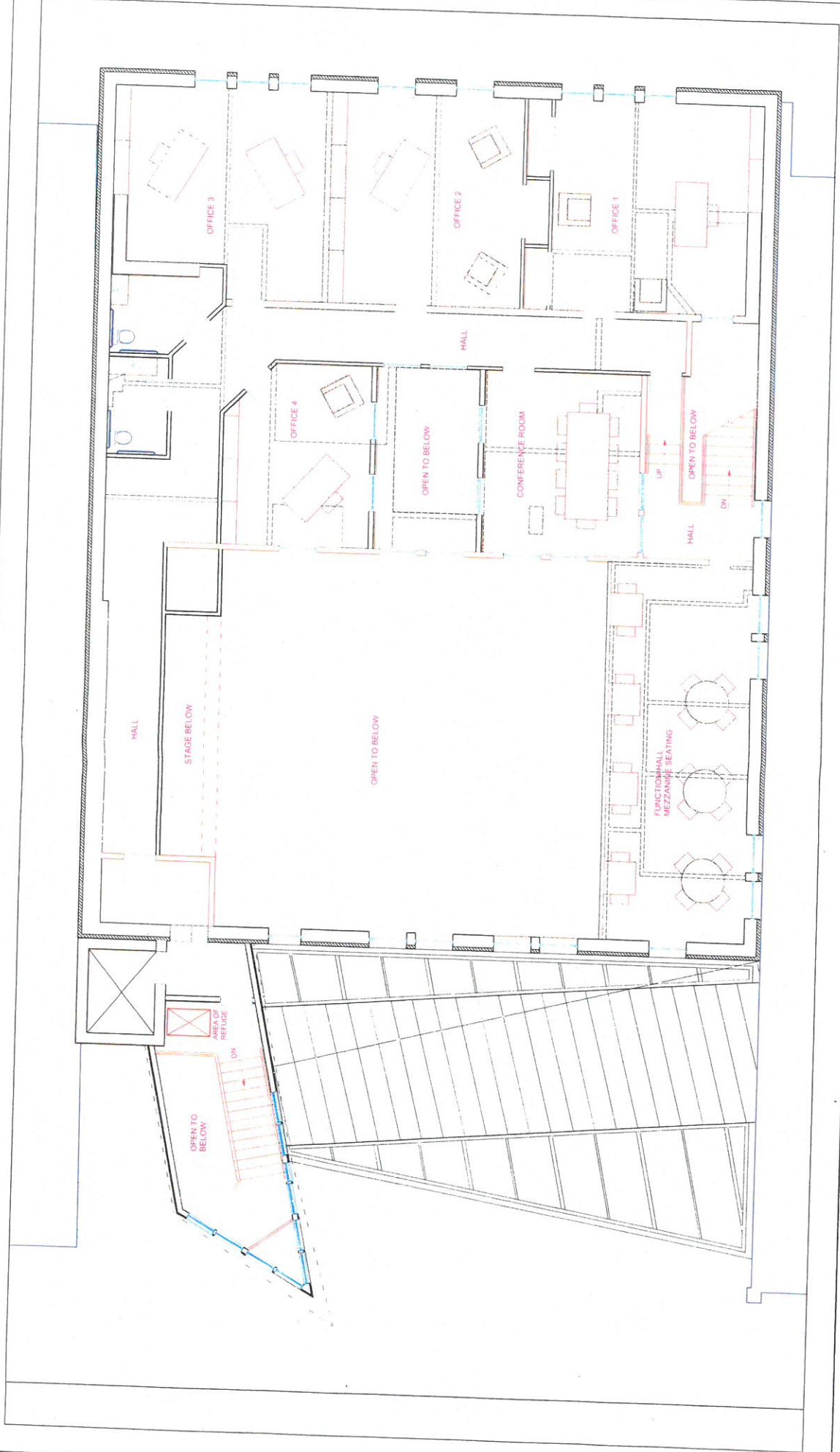
ANDREW SIDFORD
 ARCHITECTS
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RENOVATION OF AND ADDITION TO THE YMCA BUILDING
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 HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

SECOND FLOOR PLAN
 NOT TO SCALE

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RENOVATION OF AND ADDITION TO THE YMCA BUILDING
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 HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

THIRD FLOOR PLAN
 NOT TO SCALE

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RECREATE ORIGINAL SKYLIGHT

RECREATE YMCA INSCRIPTION AT BASE OF ENTABLATURE

MARBLE SILLS + KEYSTONES TO BE RESTORED/REPLACED

LIGHT COLORED PENNSYLVANIA BRICK FACADE + QUOINS, REPLACEMENT BRICK TO MATCH EXISTING AS POSSIBLE

ZINC COATED COPPER METAL FOR BAY WINDOW ROOF

LEPAGE WINDOWS + DOORS

WOOD ALTERNATIVE (BORAL) FOR:

- BAND COURSE
- MOULDINGS
- DENTILS
- FASCIA BOARDS
- DOOR + WINDOW TRIM



EXISTING THIRD FLOOR

EXISTING SECOND FLOOR

MEZZANINE

EXISTING SECOND FLOOR

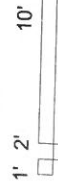
EXISTING MEZZANINE

FLOOR

EXISTING FIRST FLOOR - DINING

EXISTING FIRST FLOOR - KITCHEN

ADDITION TO MATCH



RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

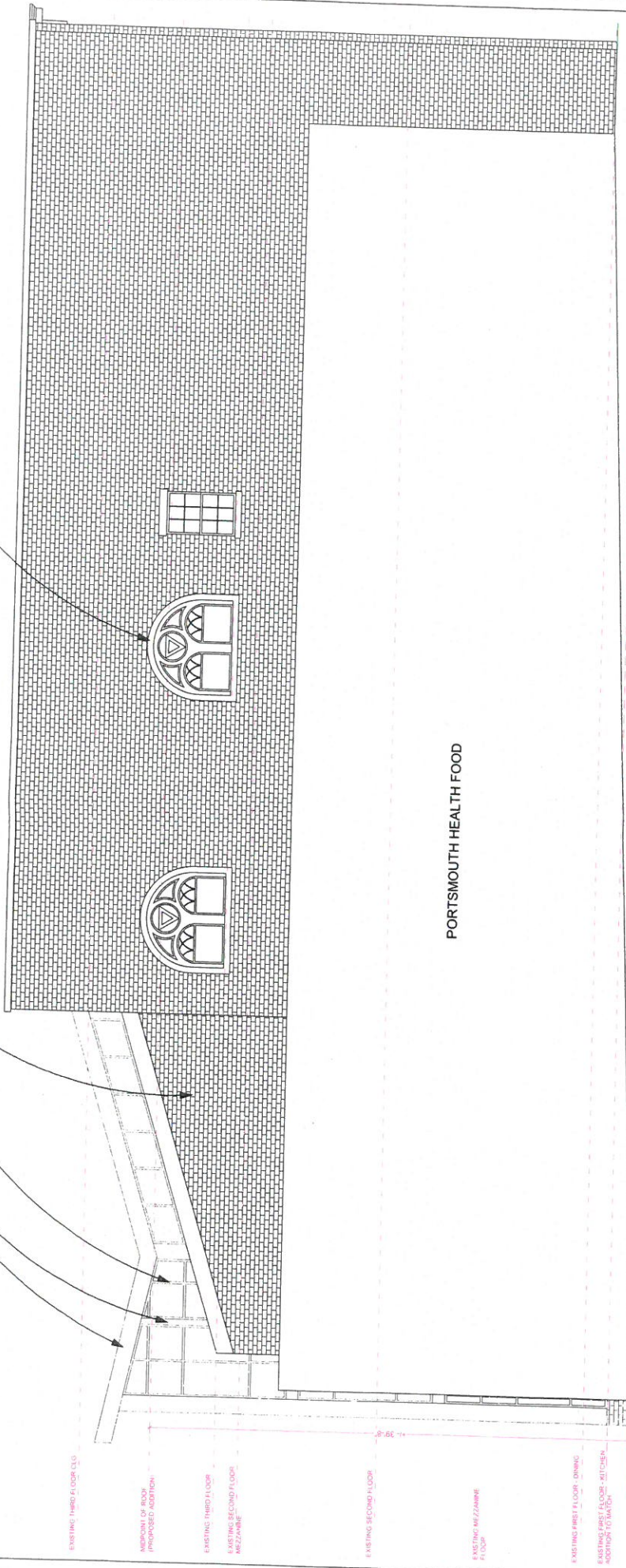
SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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ARCHITECTS
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6.1

ALUMINUM SPANDREL PANELS - CLASSIC COPPER FINISH
 ALUMINUM CURTAIN WALL - BLACK FINISH
 NEW BRICK TO MATCH EXISTING RED COLOR

RESTORE EXISTING WINDOWS
 IF CODE ALLOWS
 RECREATE ORIGINAL SKYLIGHT



PORTSMOUTH HEALTH FOOD

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
 135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

WEST ELEVATION
 SCALE 1/8" = 1'-0"

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6.2

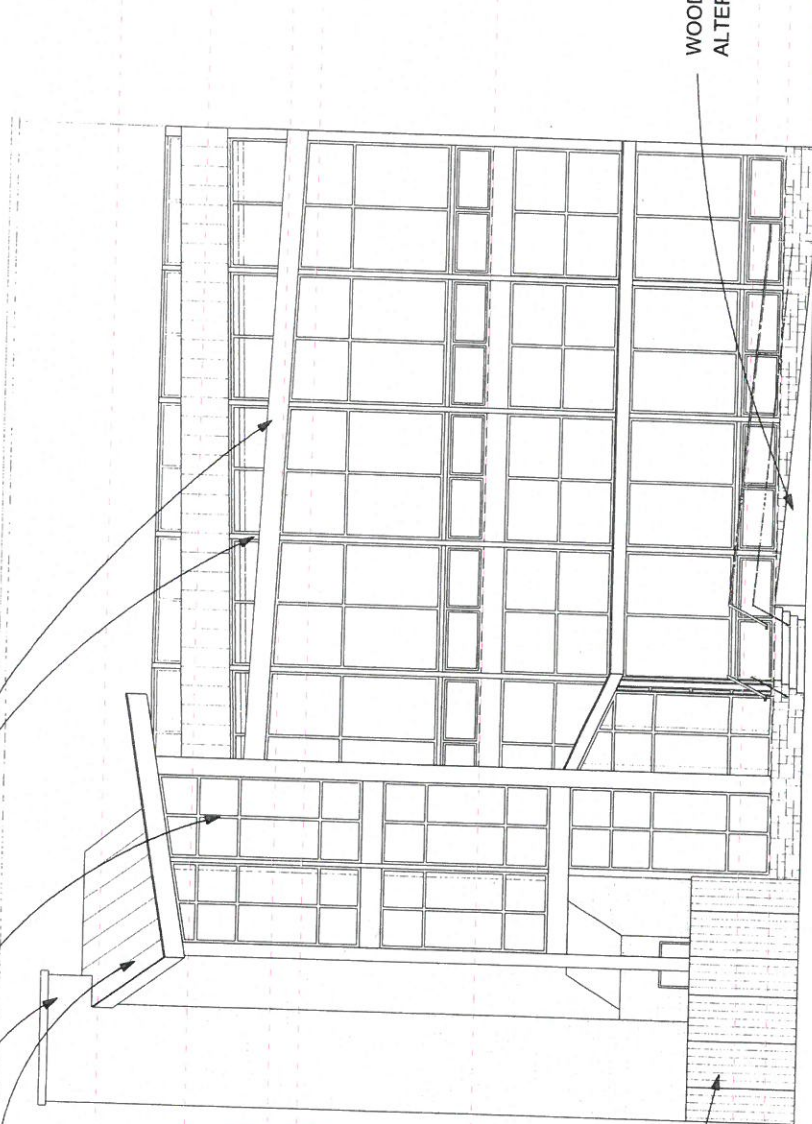
RECREATE ORIGINAL SKYLIGHT

ALUMINUM SPANDREL PANELS - CLASSIC COPPER FINISH

ALUMINUM CURTAIN WALL - BLACK FINISH

NEW BRICK TO MATCH EXISTING RED COLOR

STANDING SEAM METAL ROOF - ZINC COATED



WOOD FENCE

WOOD DECKING/WOOD
ALTERNATIVE STAIRS + RAMP

1' 2' 10'

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

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

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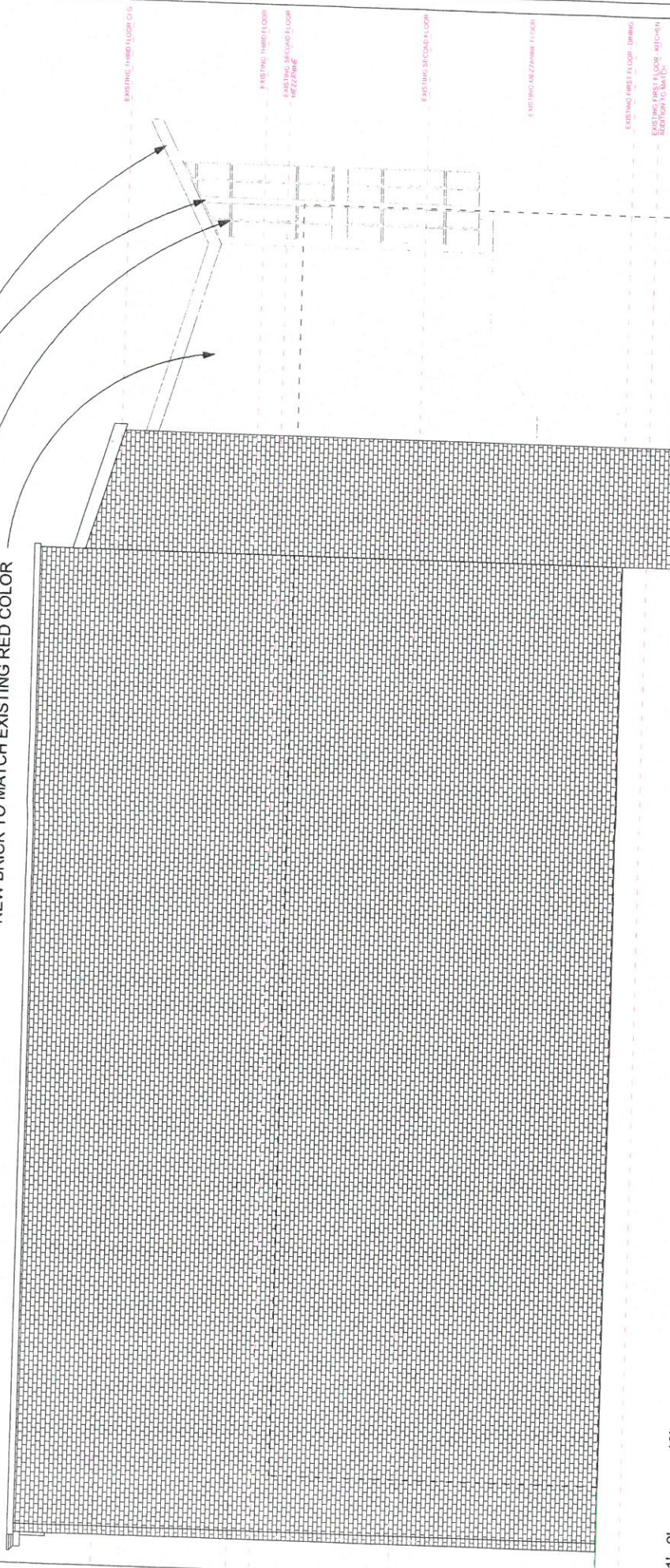
6.3

RECREATE ORIGINAL SKYLIGHT

ALUMINUM SPANDREL PANELS - CLASSIC COPPER FINISH

ALUMINUM CURTAIN WALL - BLACK FINISH

NEW BRICK TO MATCH EXISTING RED COLOR



1' 2' 10'

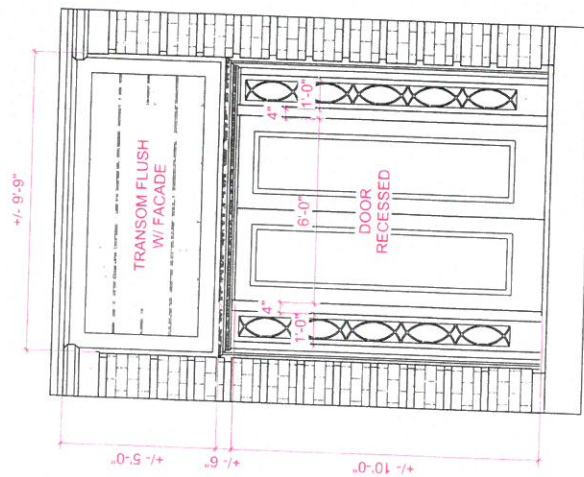
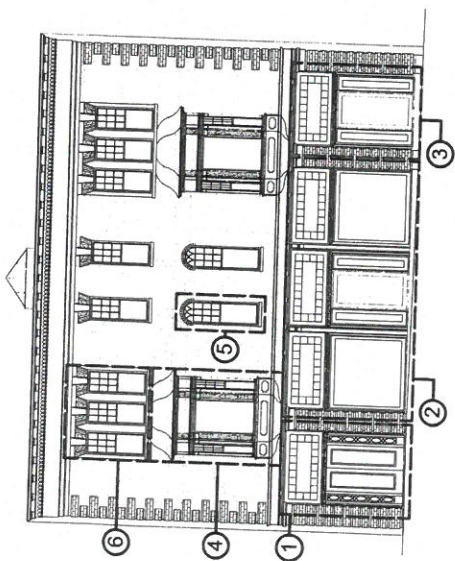
RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

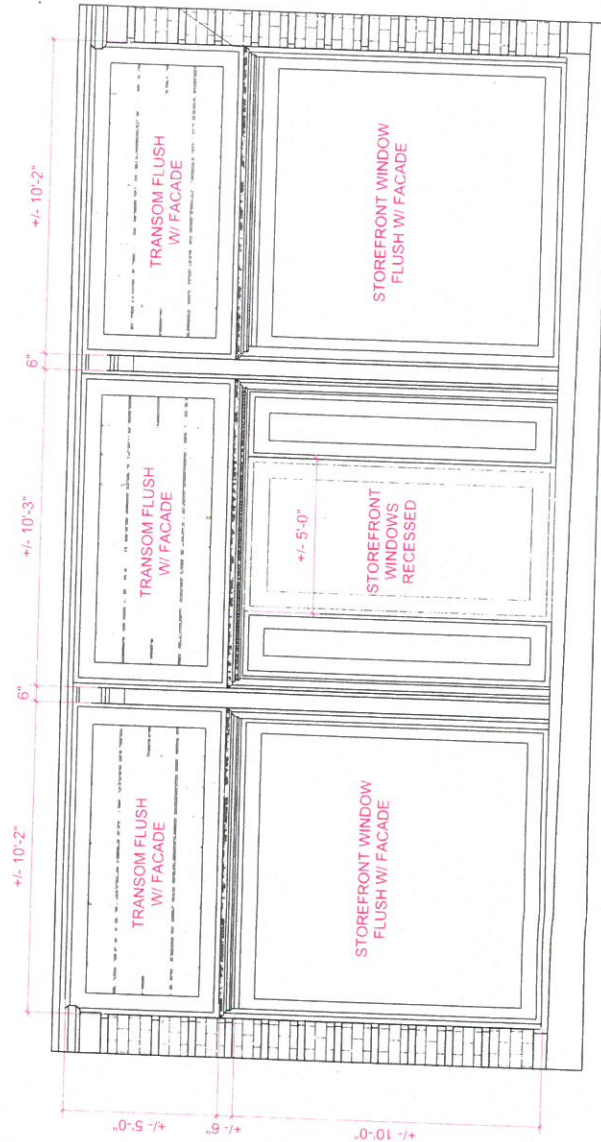
EAST ELEVATION
SCALE 1/8" = 1'-0"

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6.4



ENLARGED ELEVATION 1



ENLARGED ELEVATION 2

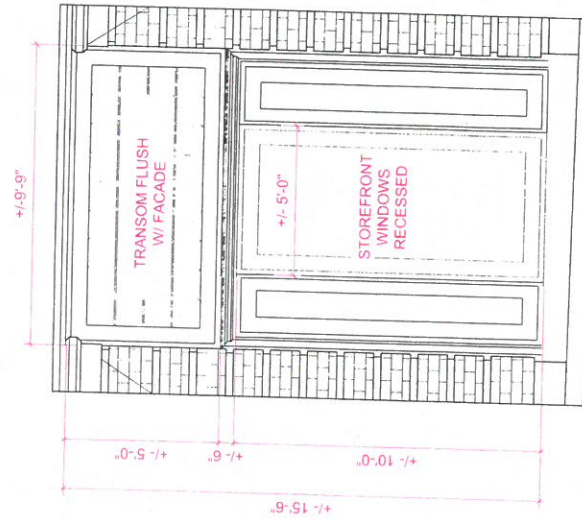
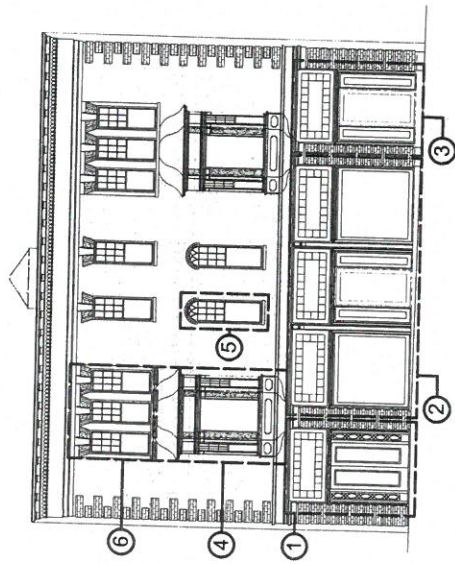
RENOVATION OF AND ADDITION TO THE YMCA BUILDING
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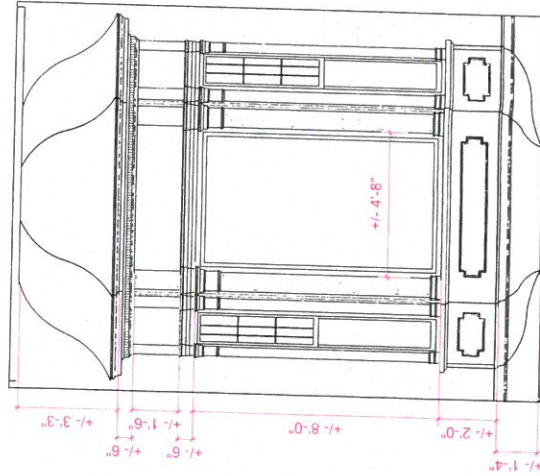
SOUTH WINDOW ELEVATIONS NOT TO SCALE

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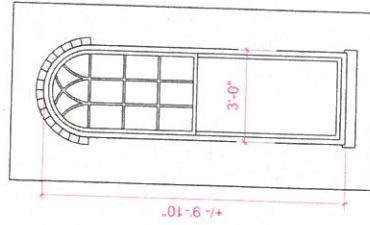
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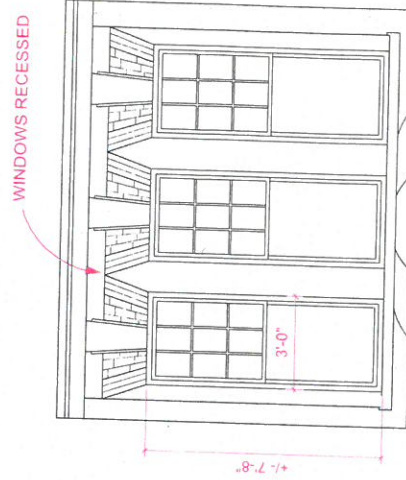
ENLARGED ELEVATION 3



ENLARGED ELEVATION 4



ENLARGED ELEVATION 5



ENLARGED ELEVATION 6

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

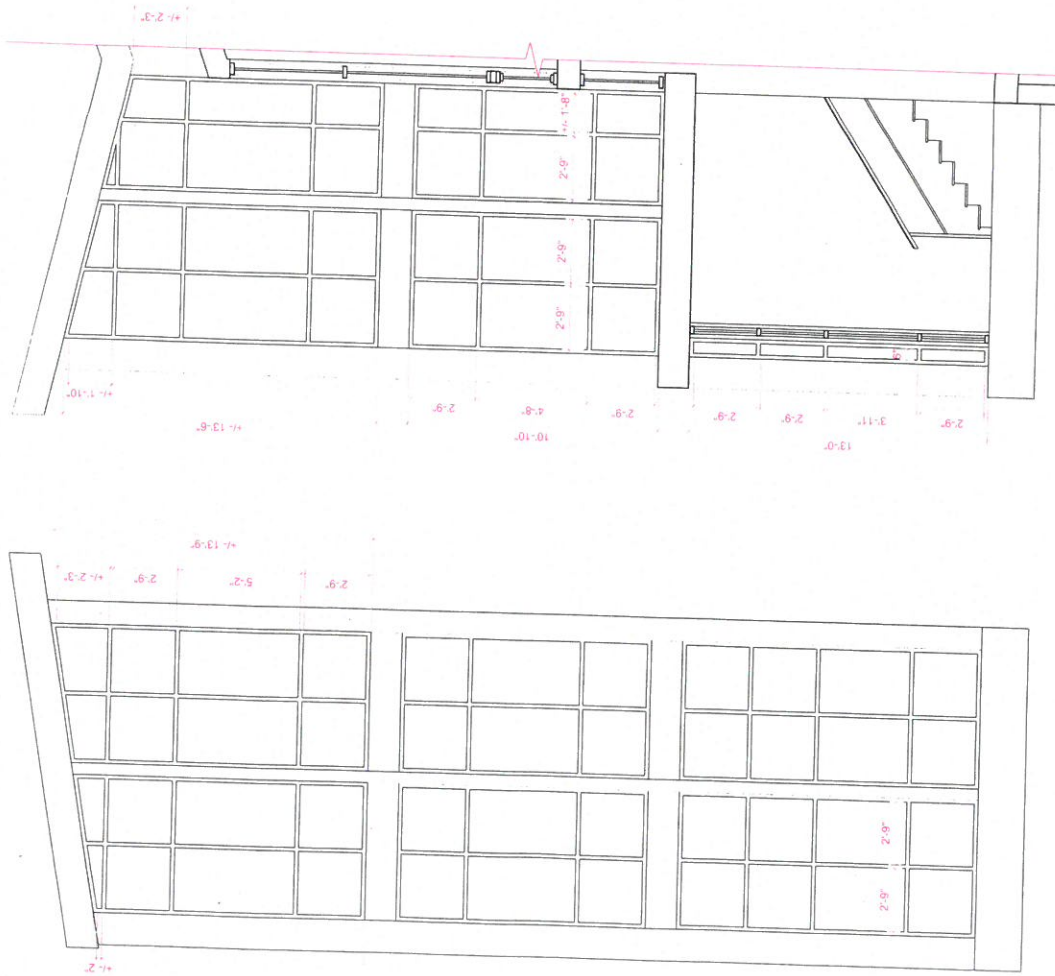
HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

SOUTH WINDOW ELEVATIONS

NOT TO SCALE

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6.6



ENLARGED ELEVATION 1

ENLARGED ELEVATION 2

ENLARGED ELEVATION 3

ENLARGED ELEVATION 4

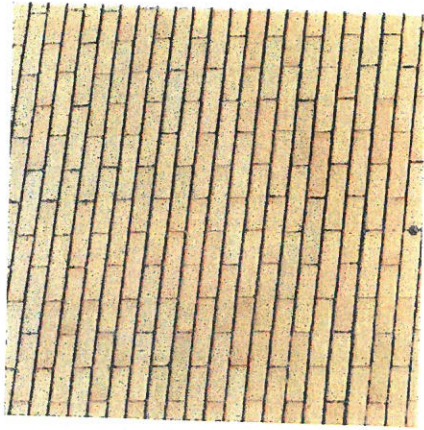
RENOVATION OF AND ADDITION TO THE YMCA BUILDING
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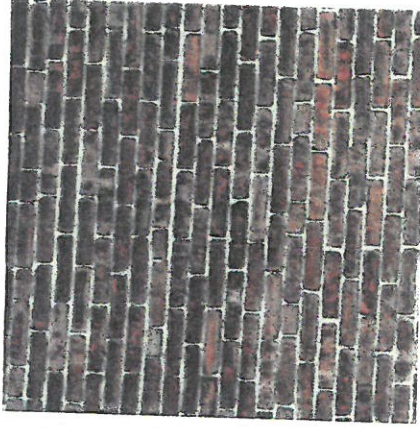
NORTH WINDOW ELEVATIONS
NOT TO SCALE

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6.7



NEW BRICK TO MATCH EXISTING AS POSSIBLE
REPLACEMENT BRICK FOR HISTORIC FACADE, REPLACE AS NEEDED



NEW BRICK TO MATCH EXISTING AS POSSIBLE
BRICK FOR REAR ADDITION ELEVATOR, STAIR + FIRE WALL



STANDING SEAM METAL ROOF
ROOF OF REAR ADDITION

RENOVATION OF AND ADDITION TO THE YMCA BUILDING
135 CONGRESS STREET, PORTSMOUTH, NH 03802

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL: JULY 5, 2017

ADDITIONAL MATERIALS

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8.3