

HDC

ADMINISTRATIVE APPROVALS

February 13th, 2019

- 1. 12 Porter Street (faux chimneys) - Recommend Approval**
- 2. 410-30 Islington Street (windows) - Recommend Approval**

1. 12 Porter Street (faux chimneys) - Recommend Approval

Background: This project was reviewed at a work session on February 6th. At the meeting the HDC expressed no concern for the proposed removal of the faux chimneys due to the fact that they had very little visibility from the street.

Staff Comments: Recommend for approval given the limited visibility and poor quality of construction.



Request for a Work Session

Historic District Commission

Owner: Melville E. Blake III

Applicant: Ellen Bullard

Address: 12 Porter Street
Portsmouth NH 03801

Address: CPManagement, Inc.
11 Court Street, Exeter, NH 03833

Phone: 781-858-2356

Phone: 603-778-6300

Signature: Melville E. Blake III

Signature: Ellen Bullard

Agent Porter Street Town Houses

LOCATION OF STRUCTURE

Address: 12-32 Porter Street, Portsmouth, NH 03801

Map 011 Lot 46-57 Zoning District Residential

Brief Description of Work: Remove existing chimneys down to existing roof
infill base of chimney with a 4 inch curb, insulate and apply rubber membrane
Repair areas where chimneys attached to existing parapet wall and weather proof
All repairs from chimney removal will be done to match existing conditions

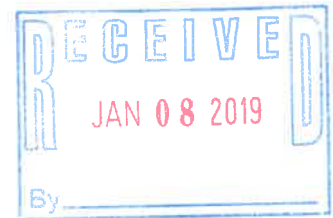
Name of Presenter for HOC Work Session: Sandy Dewing Owners Rep / Malthouse Construction

Date	By	Amount	Payment Type



cpmanagement

Property Management
Trusted. Seasoned. Leaders.



January 8, 2019

VIA HAND DELIVERY
Vince Lombardi, Chair
City of Portsmouth
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: Request for a Work Session on Removal of Faux Chimneys

Dear Mr. Lombardi:

Enclosed herewith is the application requesting a work session along with a check in the amount of \$200.00. Porter Street Townhouse Association is requesting the removal of six (6) faux chimneys that were part of the architectural design and installed on the roof of the Townhouse Association during its original construction in 2004.

Enclosed are some photographs of the chimneys. As you can see, the mortar has decomposed around the perimeter of the chimney cover, (A) and the grout/mortar has broken apart on the imitation brick, (B). In addition, the sealant on the clay encasements has broken down which is resulting in water seepage through the encasement and into the individual owner units. The Association has made several attempts to recaulk and reseal around the domes and the imitation brick, which has proven ineffective in stopping the leaks.

At time of the writing of this letter, five (5) of the eleven (11) condominium units have suffered major water damage to the interior of their homes due to leaks from entry points at the faux chimneys. The Association has reasonable concerns that there will be more units damaged if the chimneys are not removed.

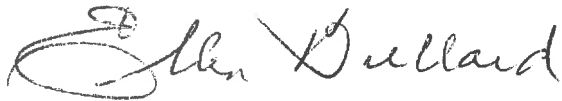
Mr. Lombardi
Page 2
January 8, 2019

The faux chimneys serve no useful purpose other than for aesthetics. They are not part of any ventilation system of the building and were added solely for cosmetic purposes. They are not visible at street level or any viewing level other than from a vantage point on the roof. See attached photographs.

The Board respectfully requests permission from the HDC for their removal, so they may start the permitting process for contracting the removal of these chimneys, which permitting process will be followed in accordance with the rules and regulations of the City of Portsmouth.

Thank you for your consideration in this matter.

Regards,

A handwritten signature in cursive script that reads "Ellen Bullard". The signature is written in black ink and is positioned above the printed name.

Ellen Bullard
Agent for Porter Street Townhouse Association

Enc.

PORTER STREET TOWNHOUSE ASSOCIATION

December 12, 2018

RECEIVED

DEC 17 2018

VIA REGULAR MAIL AND
FACSIMILE
Vince Lombardi, Chair
City of Portsmouth
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

BY: _____

Re: Request for Approval to Remove Faux Chimneys

Dear Mr. Lombardi:

I am writing on behalf of the Porter Street Townhouse Association to seek preliminary approval from the HDC to remove six (6) faux chimneys that were part of the architectural design and installed on the roof of our building during its original construction in 2004.

Enclosed is a photograph of one of the chimneys. As you can see from the photo, the caulking around the perimeter is decomposing. In addition, the sealant on the clay encasements has broken down which is resulting in water seepage through the encasement and into the units. We have made several attempts to re-caulk and reseal the faux domes, but it has proven ineffective in stopping the leaks. At time of the writing of this letter, five (5) of the eleven (11) condominium units have suffered major water damage to the interior of their homes due to leaks from entry points at the faux chimneys. The Association has reasonable concern that there will be more units damaged if the chimneys are not removed.

The faux chimneys serve no useful purpose other than for aesthetics – they are not part of any ventilation system of our building and were added solely for cosmetic purposes only. These chimneys are not visible at street level or any viewing level other than from a vantage point on the roof.

We respectfully request permission from the HDC for their removal so we may start the permitting process for contracting the removal of these chimneys, which permitting process will be followed in accordance with the rules and regulations of the City of Portsmouth. Thank you for your consideration.

Sincerely,



Lisa M. Ade
#32 Porter Street
Portsmouth, NH 03801
(603) 559-2156 Telephone
Lisa.Ade@pcfsi.com

CC: Doug Roberts, City Council Member



PORTER STREET TOWNHOUSES

01/04/2019

CHECK NO: 0000011320 CITY OF PORTSMOUTH (HISDIS)

InvoiceDate	InvoiceNumber	Description	Expense Code	Discount	Amount Paid
01/04/2019	APPL-PORTER	WORK SESSION APPLICATION	5198	\$0.00	\$200.00
					\$200.00

PORTER STREET TOWNHOUSES

c/o CPManagement, Inc
11 Court Street, Suite 100
Exeter, NH 03833

Ocean National Bank

52-143/112

NO: 0000011320

DATE
01/04/2019

AMOUNT
*****\$200.00

PAY TWO HUNDRED AND XX / 100 DOLLARS

TO THE
ORDER
OF

**CITY OF PORTSMOUTH
HISTORICAL DISTRICT COMMISSION
1 JUNKINS AVE
PORTSMOUTH, NH 03801**



AUTHORIZED SIGNATURE



⑈0000011320⑈ ⑆01042019⑆ ⑆450700827⑈

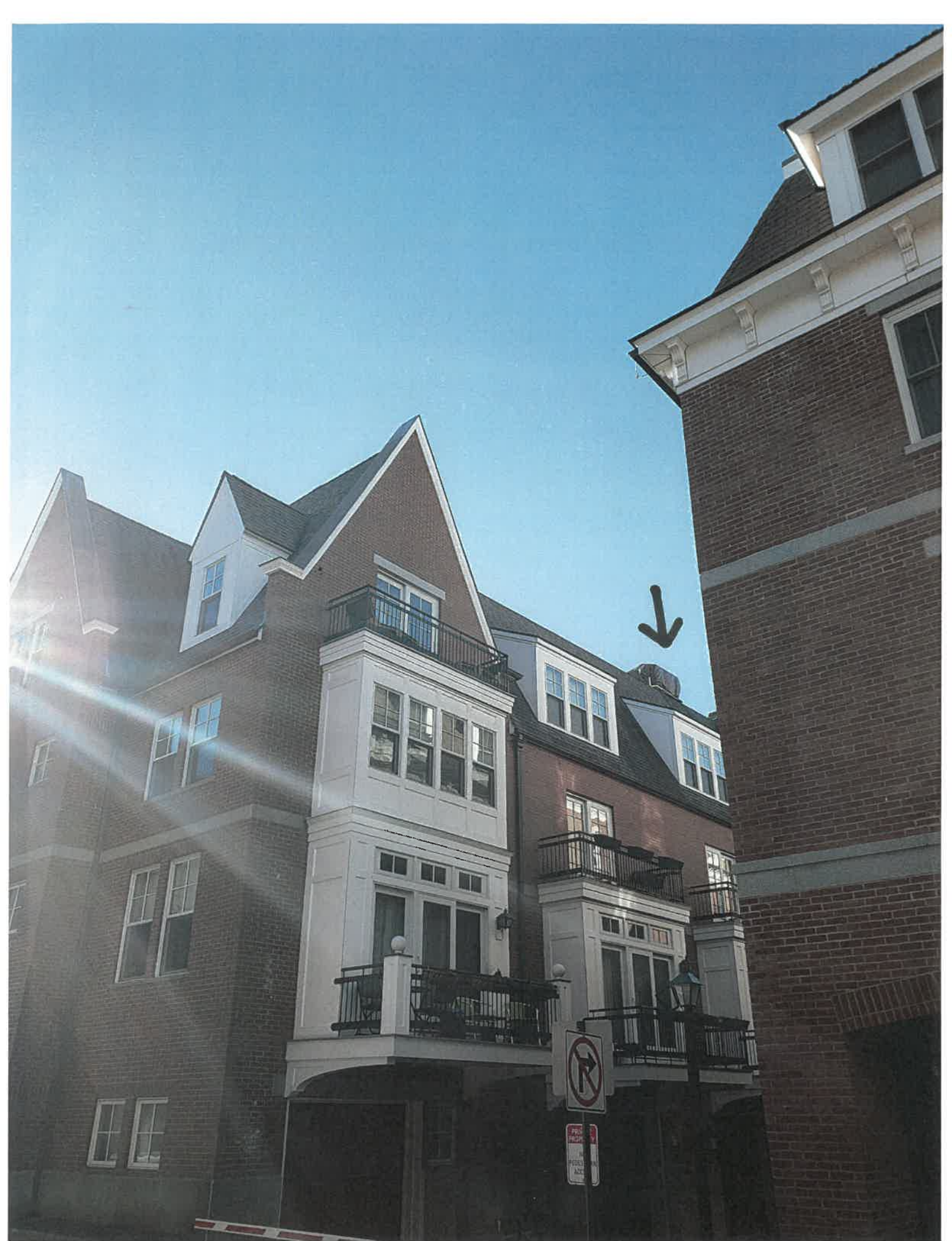


CHIMNEY CAP

A



VENEER CHIMNEY B

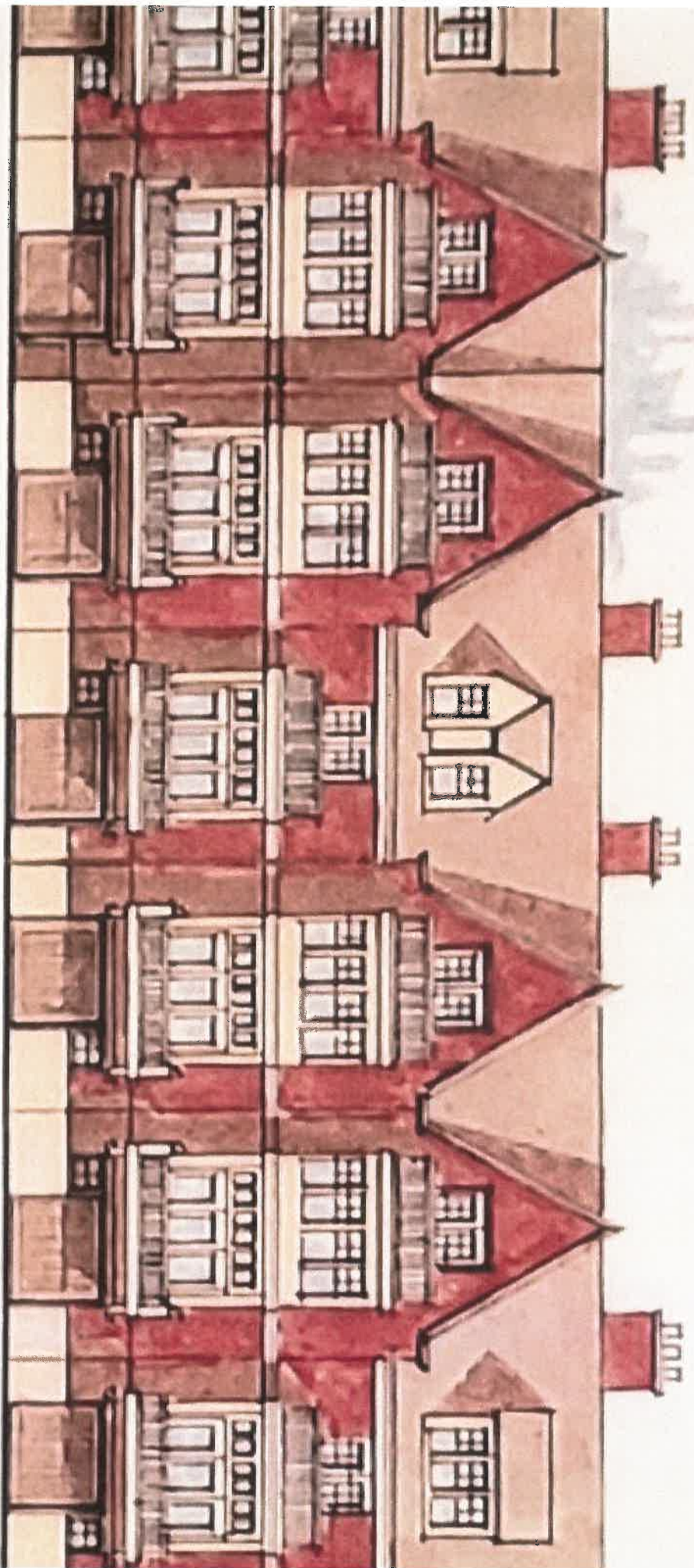


← CHIMNEYS
NOT
VISIBLE

PRIVATE
PROPERTY
NO
PEDESTRIAN
ACCESS

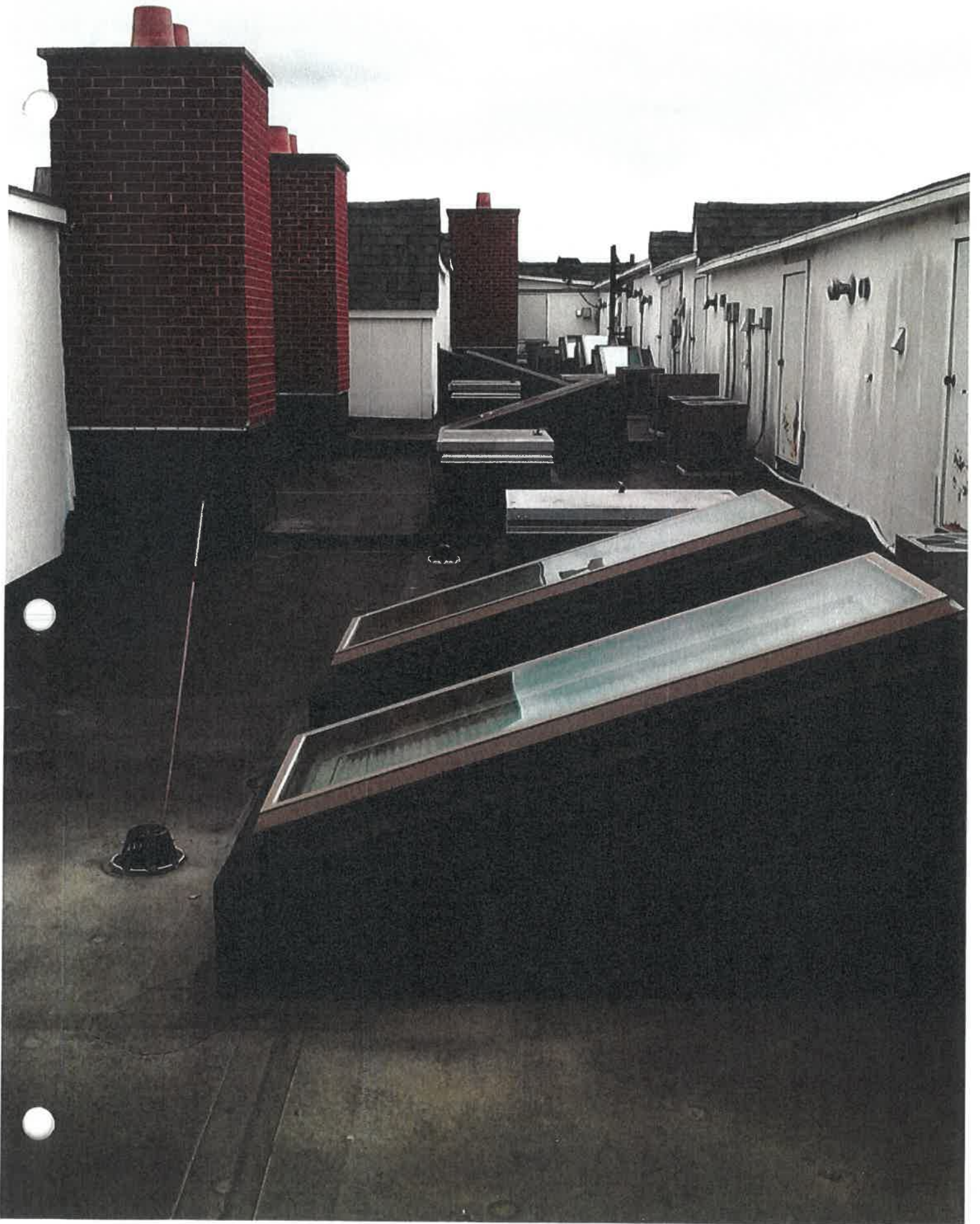


ORIGANAL CONCEPT DRAWING

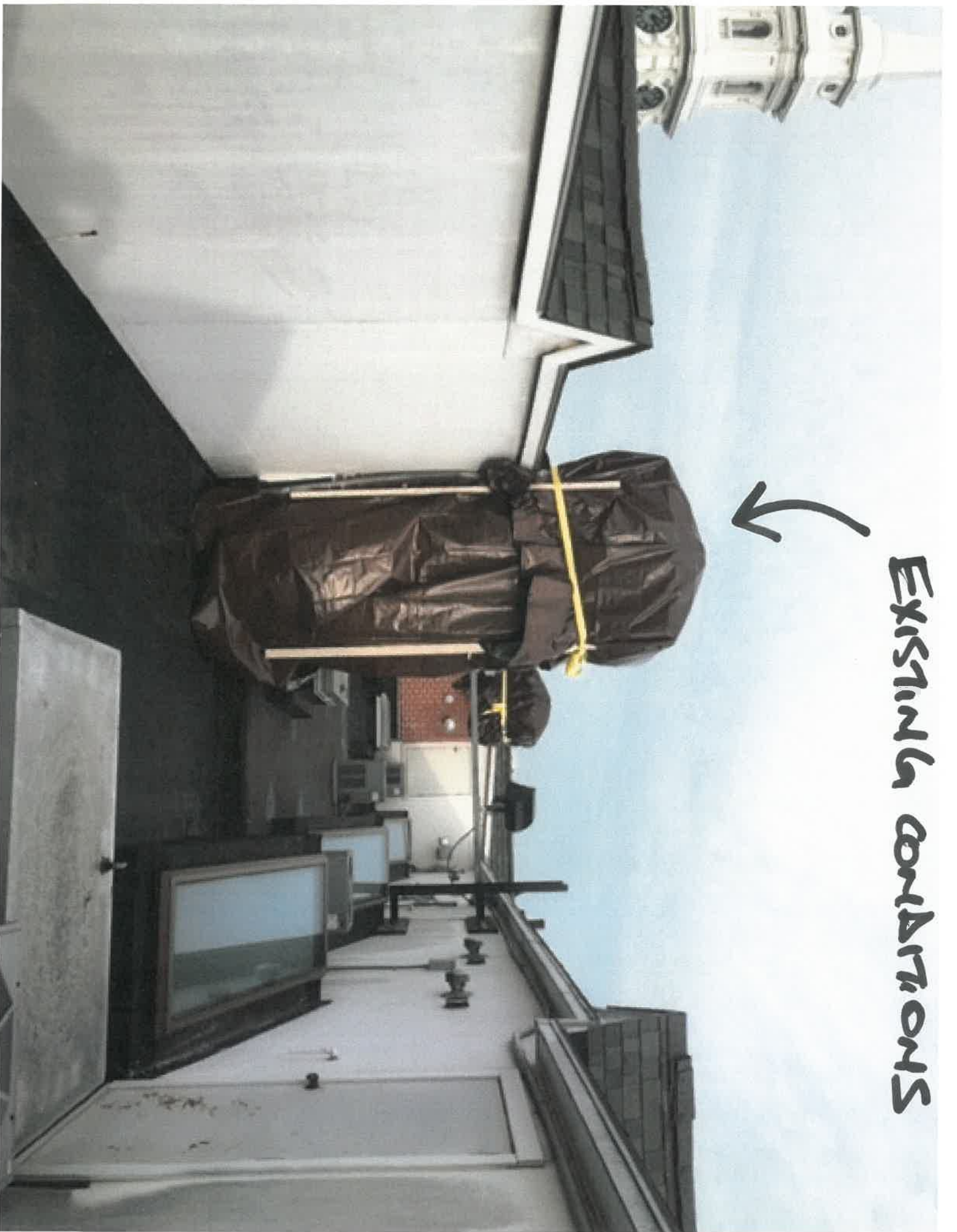


DATE	1/1/14
BY	1/1/14
NO.	1/1/14
REV.	1/1/14
SCALE	1/1/14
PROJECT	1/1/14
CLIENT	1/1/14
DESIGNER	1/1/14
ARCHITECT	1/1/14
ENGINEER	1/1/14
CONTRACTOR	1/1/14
ESTIMATOR	1/1/14
PROJECT MANAGER	1/1/14
PROJECT COST	1/1/14
TOTAL COST	1/1/14
PERCENTAGE	1/1/14
DATE	1/1/14

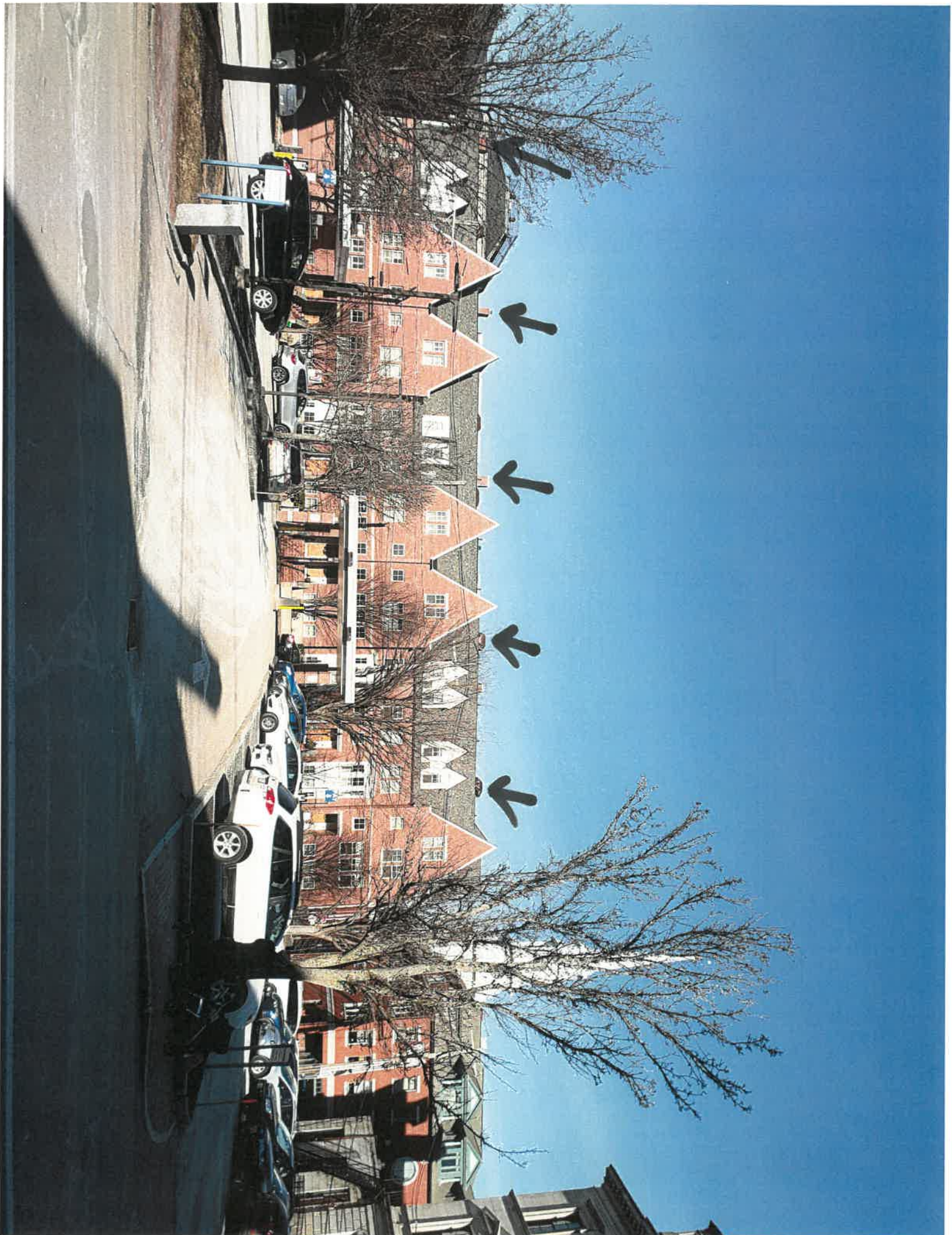




EXISTING CONDITIONS





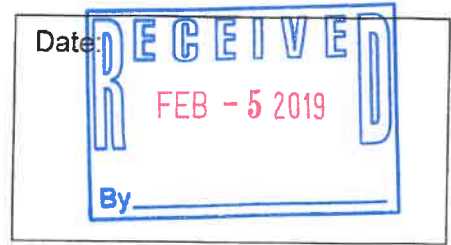


2. 410-30 Islington Street (windows) - Recommend Approval

Background: This project was originally approved on November 1st, 2017. The project is currently under construction. The applicant is requesting approval to change the approved window from a Marvin Aluminum clad to a Marvin Ultrex Clad. The exterior profile would remain the same.

Staff Comments: The details on the windows should be confirmed by the applicant as Marvin has black, bronze or white jamb liners. I would also suggest we confirm the proposed windows on the historic structures be restored or replaced with wood windows.

Application for Approval - Administrative Historic District Commission



Owner: Islington Commons LLC Applicant (if different): Market Square Architects
 Address: 410-430 Islington St Address: 104 Congress St Suite 203
(Street) (Street)
Portsmouth NH 03801 Portsmouth NH 03801
(City, State, Zip) (City, State, Zip)
 Phone: _____ Phone: 603-561-0202
 Signature: Armed Howard

Location of Structure: Map 145 Lot 34-36 Street Address: 410-430 Islington St
 Building Permit #: _____
 To permit the following: A window material substitution.

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>2-13-19</u>
Payment: <u>100 -</u>
Payment Type: <u>CK # 1680</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

WINDOWS

Clad Ultimate Double Hung - Next Generation 2.0

Unit Features

- Frame:**
- Frame thickness:
 - 1 1/16" (17) thick at head and jamb
 - 1 13/32" (30) thick at sill
 - Frame Width: 4 8/16" (118)

- Sash:**
- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Sill/wall width: 2 1/2" (42)
 - Bottom rail height (operating and stationary): 3 1/4" (83)
 - Bottom rail height (transom): 2 3/4" (70)
 - Stationary Picture Sash:
 - Sash thickness: 1 3/4" (44), corner slot and tenoned
 - Top rail height: 2 13/32" (61)
 - Sill/wall width: 2 13/32" (61)
 - Bottom rail height: 3 1/4" (83)
 - Standard exterior cope profile: Fuly
 - Standard interior wood cope styling: Ogee
 - Optional interior wood cope styling: Square

Glass and Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) Insulating Low E2 Argon or air
- Optional glass types: Low E3 Argon or air, Low E1 Argon or air, Laminated, Tempered, Obscure, Bronze tint, Gray tint, Green tint, Reflective Bronze and decorative glass options
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glazing will be altitude adjusted for higher elevations. Argon, Krypton, and Krypton gas not included
- StormVue IZ3 has annealed exterior pane in default with the option to temper
- CUDRP-VIS 2.0/2.3 product requires tempered glass on units above a glass square footage of 33.1.

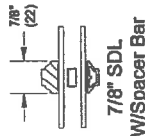
NOTE: Egress may be affected when selecting specialty glass, please contact your Marvin representative

CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is 7/8" (22) Insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/E2 Argon or air, Low E3/E1 Argon or air, Laminated clear and tint, tempered, sandblasted
- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Krypton, and Krypton gas not included

Weather Strip:

- Operating units:
 - Jamb: Foam-filled bulb
 - Color: beige, black, and white
- Head Jamb: Continuous dual leaf
- Color: beige, black, and white
- Check rail: Hollow bulb
- Color: beige, black, and white
- Bottom rail: Hollow bulb
- Color: black
- Picture units:
 - Jamb: Foam
 - Header and bottom rail: Hollow bulb



Hardware:

- Locking system that provides locking, unlatching, unlatching, and tilting of the sash members. Lock automatically locks when both sash are closed.
- Lock Actuator Assembly:
 - Material
 - Zinc die cast
 - Standard finish: Satin Taupe
 - Optional finish: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, or Satin Nickel
- Design features or components
 - To unlock the unit, turn the handle 135°
 - To lock the unit, both sash must be moved to the closed position
 - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
 - To fill the top sash for wash-mode, the bottom sash must be filled and/or removed from frame; lower the top sash to a good working height, retract the fill latches on the top rail and fill sash out of the frame
- Options
 - Non-dill hardware is standard on units with performance brackets
 - Custodial hardware colors: satin taupe, white, bronze
- Latches
 - Bottom sash latch, top sash tilt latch
 - Latches accommodate locking/unlocking, travel of sash in frame, and filling into wash-mode
 - Injection-molded plastic
 - Color: beige
- Insect Screens:
 - Standard screen frame is roll formed aluminum
 - Aluminum screen: Full screen standard, half screen optional
 - Aluminum surround to match exterior frame clad color
 - Units with a glass height of 20" (508) or greater will have a center cross bar
- Screen mesh:
 - Standard: Charcoal Fiberglass
 - Optional: Charcoal High Transparency Fiberglass Mesh, Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire
 - Optional Double Hung Magnum screen, extruded aluminum

306 W Series Lag Pinnacles 803 Series Salem



Sizes
4" length

409 Series Brandywine Hinge



Sizes & Prices

Beech River Mill
Custom shutters & doors since 1851

PREVIOUSLY APPROVED

TITLE MATERIAL SHEETS	67	PROJECT NO.: 207008	DATE: 12/14/17
	SCALE:	CHECKED BY: R/H	2017 Market Square Architects 7/5/2019 9:02:45 AM
ISLINGTON COMMONS 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801		DRAWN BY: SNH	KEY:
HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING, FEBRUARY 2019		ARCHITECTS 104 Congress St, 5th Floor Portland, ME 04101 PH: 603.527.0202 http://www.marvin.com	

Wood-Ultrex Casement / Awning
Unit Features Continued

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/EERS or no coating including argon gas or air fill.
 - Tripane units are manufactured with a 1 1/8" (29) IG with a combination coating consisting of Low E2 on surface 2 and Low E1 on surface 5 including argon gas fill.
 - Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
 - All glass is of a select quality complying with ASTM C-1036.
 - Insulating glass is manufactured and tested to pass level ASTM E 2180 and is IGCC certified.
 - The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
 - STCOITC values are available for 3,1 mm thickness glass.
 - Optional 3.1/4.7 STCOITC Upgrade glass is available. STC and OITC ratings are tested in accordance with ASTM E 90-08.
- See the Product Performance chapter for values.
- Decorative glass options include glass chip, rain, read, narrow read, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/EERS, tripane, or STCOITC Upgrade options.

Screen:

- Roll formed aluminum frame with corner key construction
 - Available in an Almond Frost or White.
 - Optional wood veneer screen available.
 - Charcoal color fiberglass (non-corrosive) screen cloth.
 - Spring loaded pins for installation.
- Removable Interior Grilles:**
- Bar: Pine wood, 3/4" (19)
 - Pattern: Standard rectangular pattern
 - Available in Pine bare wood or factory applied white, clear, or designer black interior finishes.

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
- Pine bare wood or factory applied white finish, to match interior
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
- Patterns available: rectangle, 6 or 8 lite Prairie cut or Cottage style cut
- Simulated check rail option: 2 11/32" (60)
- Pattern available: simulated rail in standard center or customer specified location with 7/8" (22) pattern above, below or both in pattern of rectangular equal lite or prairie lite cut
- SDL is unavailable with rain, read and narrow read decorative glass options. Glue Chip requires tempered glass. Tinted glass not available with spacer bar.



Wood-Ultrex Casement / Awning
Unit Features

- Integrity Wood-Ultrex Casement: ICA
 - Integrity Wood-Ultrex Awning: IAWN
 - Integrity Wood-Ultrex Casement Picture: ICAP
 - Integrity Wood-Ultrex Casement Transom: ICATR
- Frame and Sash:**
- The frame and sash extrusions are made of Ultrex® needs all the requirements of AAMA 624-10.
 - Exterior colors: Stone White, Pebble Gray, an advanced fiber reinforced material that is resistant to thermal conductance, Ultrex patented coating system, Bronze, Evergreen, Cashmere, or Ebony.
 - The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated in accordance with WDMA I.S.A.
 - Interior wood is available as Pine bare wood or factory applied white, clear, or designer black interior finishes.
- Frame:**
- Composite frame thickness is 1 5/16" (63). Frame width is 4 9/16" (116). 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex frame is .060" (2) thick.
- Sash:**
- Composite sash thickness is 1 9/16" (46) with standard glass. Tripane sash are 1 31/32" (50) thick. Sash is .070" (2) thick.

Jamb Extension:

- 6 9/16" (167) and 6 13/16" (173) jamb extension available factory applied or in lineal lengths for field application.

Casement Hardware:

- Dual arm roto hardware installed on casement units
- Roto gear hardware is an E-coated, high strength, low alloy steel
- Cell number 17 and 21 widths up to RO 25" (635) require dyed operators.
- The hinge track is stainless steel
- hinge arm is E-coated high strength, low alloy steel
- hinge shoe is injection molded with a stainless steel insert.
- Egress hinge is required on units with an R.O. from 27.125" to 29.984" including CN 29 to meet egress code. This hinge does not allow for cleaning of the exterior of sash from the inside.
- Folding handle with removable snap fit covers are available in Almond Frost or White color finish.
- Optional Brass, Satin Nickel, Oil Rubbed Bronze, and Matte Black hardware available.
- Sequential locks are used on all heights, with removable escutcheon and handle.
- Optional coastal hardware is available.
- Optional factory applied Window Opening Control Device is available (min size: 17 27/32" (453) x 31 1/8" (791) - max size: 36" (914) x 71 1/8" (1807))
- Available in almond frost, white, and matte black finishes.

Awning Hardware:

- Scissors arm roto hardware installed on all awning units.
- Roto hardware is an E-coated high strength, low alloy steel.
- The hinge track is stainless steel
- hinge arm is E-coated high strength, low alloy steel
- hinge shoe is injection molded with a stainless steel insert.
- Folding handle with removable snap fit covers are available in Almond Frost, White, or Matte Black color finish.
- Optional Brass, Satin Nickel, and Oil Rubbed Bronze hardware available.
- A single point lock on each jamb/stile, with a removable escutcheon and handle
- Optional coastal hardware is available
- Optional factory installed or field applied stainless steel sash limiter is available

REVISED

306 W Series Lag Pirties **409 Series Brandywine Hinge** **803 Series Sashm**

Beech River Mill
Custom shutters & doors since 1851

7/8" (22) W/Spacer Bar

Sizes & Prices



Clad Ultimate Double Hung Magnum

Unit Features

- Clad Ultimate Double Hung Magnum: CUDHM
- Clad Ultimate Single Hung Magnum: CUSHM
- Clad Ultimate Double Hung Magnum Pictures: CUDHMP
- Clad Ultimate Double Hung Magnum Transoms: CUDHMT

Operating Hardware:

- Sash lock and keeper: surface mounted, open style crescent cam lock. Two locks on glass of 36" (914) and wider. Color: Satin Taupe.
- Optional colors: Bronze, White, Brass, Antique Brass, Satin Chrome, Satin Nickel, and Oil Rubbed Bronze.
- Balance System: Spiral balance system, designed to balance sash from 10 lbs. to 130 lbs.
- Pivot pins: two per sash made of stainless steel are used. Clutches two per sash designed to receive the pivot pin and are designed to support sash weight up to 130 lbs.
- Tilt latch provided for easy tilting of the top sash inward, located at check rail.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

Optional Glass: CUDHM/CUDHT - 7/8" (22) glazing, CUDHMP - 1" (25) glazing only

- Tripane Low E1 outer piece and Low E1 Argon inner piece
- Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- Tripane Low E2 outer piece and Low E2 Argon inner piece
- Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- Tripane Low E3 outer piece and Low E1 Argon inner piece
- Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece

CE Optional Glazing: CUDHM/CUDHT - 7/8" (22) glazing, CUDHMP - 1" (25) glazing only

- Optional Tripane glass types: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton
- Glass panes available in 3, 4, and 6mm thicknesses
- Glazing will be altitude adjusted for height elevations, Argon, Argon-Krypton, and Krypton gas not included

CE Mulling Options:

- Mullid assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Mullid assemblies with 1" (25) LVL or 3/8" (10) aluminum multi reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly

DP90 Performance Upgrade:

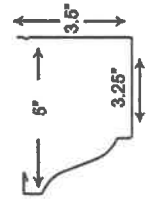
- Frame
- IG3 Frame
- Sill brackets (2) added for bottom sash retention
- Jamb screw installation used in combination with aluminum nailing fin
- Sash
- Interlocking check rails
- Over-molded tilt ear
- Glazing
- Tempered glass



EXAMPLE OF VERTICAL LATTICE



6" HALF ROUND TRADITIONAL CURL GUTTER



5" K-Style

METAL GUTTERS AT 410-430

METAL GUTTERS AT D1-D4

Clad Ultimate Casement Collection

Unit Features

Frame:

- Frame thickness: 1 3/16" (30)
- Full frame units have a frame base (with pre-drilled installation holes in jambs); is 4 9/16" (116) from backside of nailing fin to interior wood face of frame
- Replacement frame: Units have overall base frame of 3 1/4" (83) jambs
- Frame bevel: Standard is no bevel, optional available are 8 degree bevel and 1.4 degree bevel

Sash:

- Nominal Sash thickness for full frame:
 - 1 5/8" (41) with 3/4" (19) insulating glass
 - 1 7/8" (49) with 1" (25) insulating glass
- Nominal Sash thickness for replacement frame: 1 5/8" (41) with 3/4" (19) insulating glass
- Sill and Rails 2 1/16" (52) standard
- Optional sill bottom rail 3 9/16" (80) available
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Octo-and Square

Insect Screen:

- Standard is a full size roll formed aluminum surround, in Satin Taupe, optional Stone White or Bronze
- Optional wood screen available
- Standard screen mesh: Charcoal Fiberglass
- Optional screen mesh: High Transparency, Silver Gray Fiberglass, Charcoal Aluminum, Black Aluminum, Bright Aluminum, or Aluminum Bright Bronze

Weather Strip:

- Frame weather strip is made of a foamed EPDM material with a hollow built in it to reduce compression force. The material is UV resistant, durable, has a low COE, and is flexible enough to be bent around 90 degree corners to allow for fewer seams in it around the frame. It is only available in beige.
- Sash weather strip is made of glass filled polypropylene material and is formulated to be UV resistant, have low COE, and slide easily in and out of frame. Standard color is beige, with optional black or white.

Glass:

- Glazing seal: Silicone glazed
- Standard glass: Insulating Low E2 Argon or Air
- Optional glazing: Low E1 Argon or Air, Low E3 Argon or Air, Low E3 Argon or Air, clear, tint, tempered, obscure, and decorative glass options
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
- Argon gas is not available for elevators that require capillary tubes
- See unit features in product sections for Tripane glass options

PREVIOUSLY APPROVED



30" Laguna Premier Window Box w/ *Easy Up* Cleat Mounting System

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION
WORKSESSION/
PUBLIC HEARING,
FEBRUARY 2019



DATE: 01/20/19
PROJECT NO.: 2017008
CHECKED BY: RJH
DRAWN BY: SNH
SCALE: KEY:

MATERIAL SHEETS
68

2017 Mark Square Architects 2/5/2019 9:02:58 AM

Wood-Ultrex Double Hung

Unit Features

Integrity Wood-Ultrex Double Hung: ITDH
 Integrity Wood-Ultrex Double Hung Picture: ITDHP
 Integrity Wood-Ultrex Double Hung Transom: ITDHT

Frame and Sash:

- The frame and sash exteriors are made of Ultrex® insert and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent preservative treated in accordance with WDMA L.S.4.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish.

Frame:

- Composite frame thickness is 1 9/16" (40). Frame width is 4 9/16" (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

Jamb Extension:

- Optional 6 9/16" (167) and 8 13/16" (173) jamb extension available factory applied or in lineal lengths for field application. ADD 1/4" (6) to width and 1/8" (3) to height of frame, rough, and masonry opening sizes.

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
- Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On Impact units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever, housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2080-10 standard specification for window fall prevention devices with emergency escape.
- Color: White, Beige, and Black.

Installation:

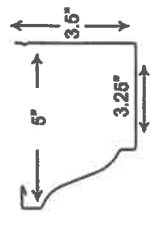
- Factory applied folding nailing fin and drip cap system
- Optional installation brackets for masonry available
- Optional through jamb installation method with brackets
- Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for impact glazed units is installation clips and nailing fin.



EXAMPLE OF VERTICAL LATTICE



6" HALF ROUND TRADITIONAL CURL GUTTER



6" K-Style

METAL GUTTERS AT 410-430

METAL GUTTERS AT DI-D4



- ### Glazing:
- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or ESERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
 - Tripane not available.
 - Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
 - All glass is of a select quality complying with ASTM C 1036.
 - Insulating glass is manufactured and tested to pass level ASTM E 2190 and is IGCC certified.
 - The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
 - STCOITC values are available for standard 3,1/3.1 glass.
 - Optional 3,1A.7 STCOITC Upgrade glass is available. STC and OITC ratings are tested in accordance with ASTM E 90-09. See the Product Performance chapter for values.
 - Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray, or green). Decorative glass is not available with Low E1, Low E3/ERS or STCOITC Upgrade options.
- ### Weather Strip:
- All units are dual weather stripped.
 - Frame and sash are weather stripped on all four sides with an extruded PVC bulb.
 - Frame and sash are only on one frame, the sash has a hollow bulb.
 - All weather strip is beige, black, or white in color.
 - Robust fabric covered foam weather strip is used to seal the double hung jamb.
 - Each carrier contains a secondary flexible hollow bulb.
 - Wind strip seal between the header and upper sash.
 - Check rail weather strip is a hollow bulb weather strip attached to bottom of sash, interfaces between sill and jamb weather strip.
 - Flat foam gasket is used between the jamb and sill.
- ### Screen:
- Full screen is standard. Half-screen option is available.
 - Roll formed aluminum frame with corner key construction
 - Color to match exterior frame color
 - Charcoal color fiberglass (non-corrosive) screen cloth.
 - Spring loaded pins for installation.
 - A screen bar will be added when Frame OM (height) is equal to or greater than 47 1/2" (1207).
- ### Interior Jamb Cap:
- Units with Designer Black or White Interior finishes are assembled with Interior Jamb Caps and use Jamb Liners with kerfs on the jamb and head jamb.
 - Interior Jamb Caps are color matched to the interior finish.
- ### Removable Interior Grilles:
- Bar: Pine wood, 3/4" (19)
 - Available in Pine non finger-jointed wood or factory-applied white, clear, or designer black interior finish.
 - Pattern: Standard rectangular pattern
- ### Interior / Exterior Simulated Divided Lines (SDL):
- Interior bar: 7/8" (22) wide bars
 - Pine bars wood with optional white, clear, or designer black interior finish
 - Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
 - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie cut or 6 lite Prairie cut or 6 lite Prairie cut, bottom sash, or both.
 - ITDHP Only: Simulated check rail option: 2 11/32" (60).
 - Patterns available: simulated rail in standard center or customer specified location with 7/8" (22) patterns above, below or both
 - In patterns of rectangular equal lite or prairie lite cut.
 - SDL is unavailable with rain, reed, and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Available for tinted glass without spacer bars only.

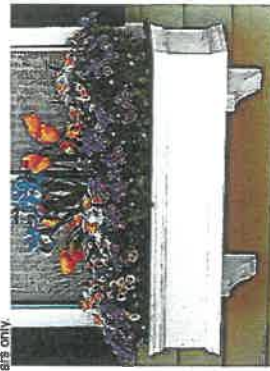
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HISTORIC DISTRICT COMMISSION WORKSESSION/PUBLIC HEARING, FEBRUARY 2019

**410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801**

DATE: 01/15/19	PROJECT NO.: 2017008	DRAWN BY: SNH	SCALE:
CHECKED BY: [Blank]	CHECKER: [Blank]		
TITLE: MATERIAL SHEETS			
68R			

REVISED



30" Laguna Premier Window
 Box w/ *Easy Up* Cleat
 Mounting System

2017 Market Square Architects
 2/5/2019 9:05:05 AM



Wood-Ultrex Inswing French Door

Unit Features

Integrity Wood Ultrex Inswing French Door: IIFD

Frame and Sash:

- The frame and sash exterior are made of Ultrex®, an advanced fiberglass reinforced pultrusion material that is resistant to thermal conduction. Ultrex patented coating system meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony.
- The interior is non finger-jointed pine, kiln-dried to a moisture content 6-12% at time of fabrication. Water repellent, preservative treated in accordance with WDMA 1.3.4. Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finishes.

Frame:

- Frame thickness is 1 5/16" (39). Frame width of 4 9/16" (116). The sill is Ultrex with a cellular PVC interior sill liner. 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex is .080" (2) thick.

Panel:

- Composite sash thickness is 1 3/4" (44), stiles and top rails 3 5/8" (92), bottom rail width 8" (152) Ultrex is .110" (3) thick.

Jamb Extension:

- 6 9/16" (167) or 6 13/16" (173) jamb extension available factory applied or shipped loose for field application.
- Assemblies with 6 9/16" jamb extensions add 1/4" to width and 1/8" to height of Rough Opening.

Hardware:

- Multi-point lock, latch, and deadbolt assembly included with each door.
- Handle has a standard deadbolt and a top and bottom shoot bolts operated by handle set.
- Handle Sets
 - Handle Set: Interior and exterior selected separately.
 - Standard finish is Almond Frost. Optional White, Bright Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, and Matte Black finishes.
- Standard locking system strike plate will be stainless steel, with an optional brass strike on "x" doors.
- Hinges contain both a horizontal, vertical adjustment feature, and non-removable pin.
- These hinges are used on all units.
- Hinges will be White, Dark Brown, Evergreen, Pebble Gray, Ebony, or Cashmere to match the exterior of the frame.
- Coastal brass, Oil Rubbed Bronze, or coastal satin nickel hinges with brass substrates.
- Hinge kits are available in Gold, Grey, White, Dark Brown, and Ebony finishes.
- Keypad alike option is available.

Installation:

- Factory applied folding nailing fin and drip cap system.
- Optional installation brackets for masonry available.
- Factory-supplied field mulling kits are available for standard assemblies.
- Impact glazed units require installation clips.

Glazing:

- Dual-pane units are manufactured with 3/4" (19) Tempered IG with Low E1, E2, E3, or E3/EBS coatings including argon gas or air fill. Clear (uncoated) glass is available with air fill only. Obscure glass is available as an option.
- All glass is of a select quality complying with ASTM C 1036.
- Insulating glass is manufactured and tested to pass level ASTM E 2190 and is IGCC certified.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC are tested in accordance with ASTM E 90-09. See the Product Performance chapter for values.
- Decorative Glass options include glus chip, frost, and tinted (bronze, gray or green). Decorative glass is not available with Low E1, Low E3/EBS or STC/OITC Upgrade options.



Wood-Ultrex Inswing French Door

Unit Features Continued

Weather Strip:

- All weather strip is black in color (not including the sill).
- All units are constructed with two weather strip at all jamb/panel perimeter joints.
- Jamb, head jamb, astragal, and mull post utilize a dual bulb type weather strip.
- Sill weather strip to seal against the bottom rail, and will be black or beige depending on sill color.

Removable Interior Grilles:

- Bar: 3/4" (19) wide bars.
- Pattern: Standard rectangular pattern.
- Available in Pine non finger-jointed wood or factory applied white, clear, and designer black interior finishes.

Interior/Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars. Pine bare wood with optional white, clear, or designer black interior finishes.
- Exterior bar: Ultrex, 7/8" (22) wide bars, finish to match exterior.
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, 6-lite Prairie cut on transom or Cottage style cut.
- Simulated check rail option: 2 11/32" (60).
- Patterns available: simulated rail in standard center or customer specified location with 7/8" pattern above, below, or both in pattern of rectangular equal lite or Prairie lite cut.
- Impact glazing and tinted glass available without spacer bar only.



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HISTORIC DISTRICT COMMISSION WORKSESSION/
PUBLIC HEARING,
FEBRUARY 2019
4:10-4:30 ISLINGTON STREET
PORTSMOUTH, NH 03801

SCALE:	KEY:
DRAWN BY:	SMH
CHECKED BY:	RJH
PROJECT NO.:	2017008
DATE:	01/31/19

REVISED