

HDC

ADMINISTRATIVE APPROVALS

January 08, 2020

- | | | |
|----|---------------------------------------|-----------------------|
| 1. | 86 Islington Street, Unit 6 (LUHD 83) | -Recommended Approval |
| 2. | 170 Mechanic Street (LUHD 85) | -Recommended Approval |
| 3. | 3 Pleasant Street (LUHD 86) | -Recommended Approval |
| 4. | 64 Mt. Vernon Street (LUHD 87) | -Recommended Approval |
| 5. | 65 Rogers Street (LUHD 88) | -TBD |
| 6. | 56 Middle Street (LUHD 89) | -TBD |
| 7. | 63 Congress Street (LUHD 90) | -TBD |

1. 86 Islington Street, Unit 6 - Recommended Approval

Background: The applicant is seeking approval to remove an existing leaking chimney.

Staff Comment: The public view of the chimney is limited and it either needs to be replaced or removed as the brick appears to be beyond reuse. Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-83

Status: Active

Submitted: Dec 09, 2019

Applicant



Eric Doremus

4016015797

@ edoremus337@gmail.com

Location

86 ISLINGTON ST

6

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Removal of abandoned and leaking chimney

Description of Proposed Work (Planning Staff)

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Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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HDC Approval Date

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Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

86 Islington Street
Administrative Approval Application

To whom it may concern,

I am writing on behalf of the 86 Islington Street Condominium Association. We are located in the historic district of Portsmouth. Parcel ID: 0126-0025-0006. Zoning CD4-L2.

We have a single, inactive chimney that is capped and experiencing water intrusion issues. The chimney leakage has caused rot and mold issues within our residential units and our association has spent thousands of dollars trying to stop the leak. We have re-flashed the base of the chimney, repaired the cap, repointed the brick, applied a waterproof sealant, and placed stucco on the outside of the chimney but nothing has permanently stopped the leak. As you can see from the attached pictures, this chimney leak has been an issue for many years as there are mineral deposits on the interior side of the brick. At this point, we have resorted to using a plastic sheet to stop water from dripping down the walls and must climb into the attic after every rainfall/snow melt to clean up the water.

In my opinion, the chimney does not add to the roofscape of Portsmouth due to the surrounding buildings blocking the view of the chimney. It is only visible in a few, select areas. I am requesting permission from the Historic District Commission to remove the inactive chimney to just below the roof line and seal the roof so we can put an end to this leak and ensure the health and safety of our residents.

Please feel free to contact me at any time if you have further questions.

Regards,
Eric Doremus
86 Islington Street Condominium Association President
401-601-5797
Edoremus337@gmail.com

86 Islington Street
Administrative Approval Application



3/9/2018 | First signs of water and mold in March 2018

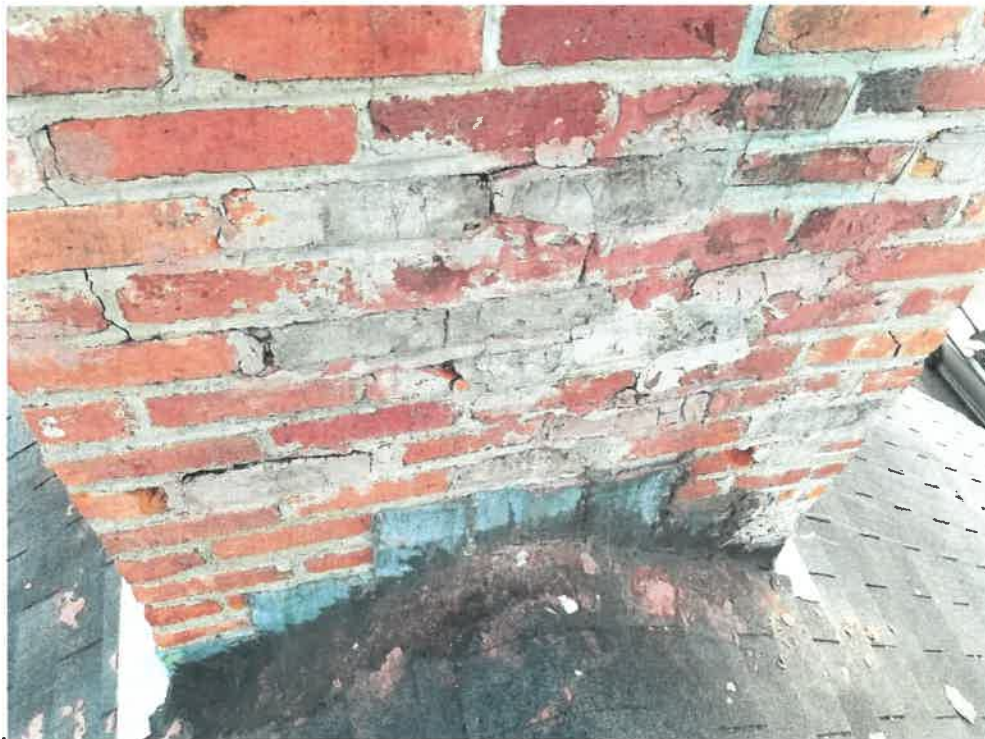


3/9/2018 | Mold and damaged drywall, the brick chimney can be seen through the drywall.

86 Islington Street
Administrative Approval Application



4/10/2018 | Brick has become brittle and porous



4/10/2018 | Previous repairs shown

86 Islington Street
Administrative Approval Application



12/5/2019 | Northeast view from Islington Street sidewalk



12/5/2019 | Southwest view from Islington Street sidewalk

86 Islington Street
Administrative Approval Application



12/5/2019 | Southeast view from Pearl Street



12/5/2019 | East view from Davies Tire



11/25/2019 | Interior view of chimney in attic, mineral deposits from water intrusion visible



11/24/2019 | Interior view of chimney in attic, water droplets visible

86 Islington Street
Administrative Approval Application



11/25/2019 | Water collected in ~2 hours after hearing water dripping down the walls

2. 170 Mechanic Street - Recommended Approval

Background: The applicant is seeking approval to amend a previously approved design (change first floor bathroom window).

Staff Comment: The window in question is located behind the structure and there is virtually no public view of the window due to the proposed garage location. Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-85

Status: Active

Submitted: Dec 13, 2019

Applicant



PETER MORIN

6034337070

@ pgm49@aol.com

Location

170 MECHANIC ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We would like to replace the previously approved first floor bathroom widow with either proposed "Plan B" Anderson A321 triple awning windows or "Plan D" Anderson A251 two awning windows. Our preference would be plan "D" A251 given how it fits in with the other windows. Attached is the original approved plan along with our proposed plans B & D. The approved window sits dead center of the bathroom and we would like to gain some privacy for both 170 Mechanic St. residents & the close proximity of the walk way and neighbors back yard. The window is located in back of the garage and at the rear of the property.

Description of Proposed Work (Planning Staff)

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Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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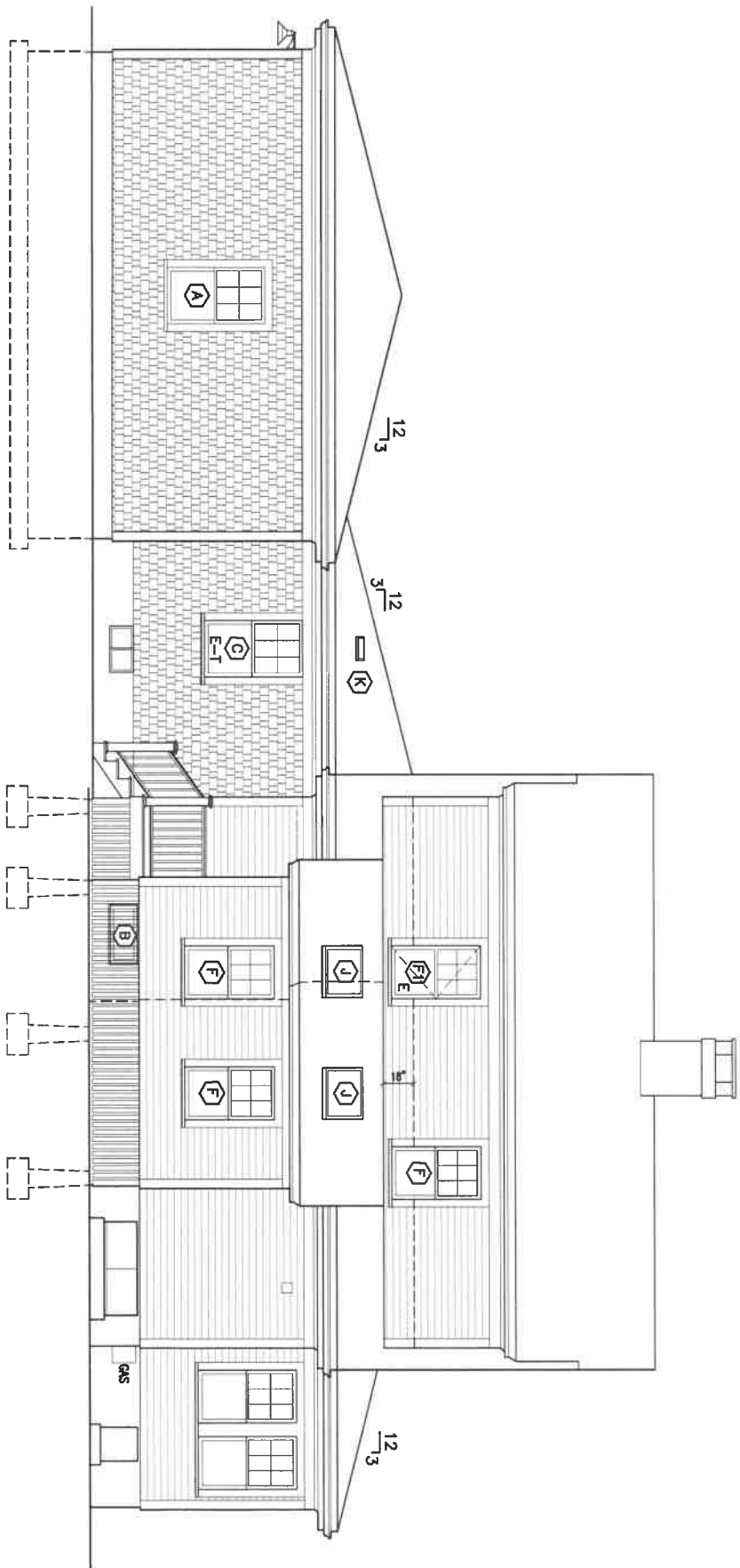
HDC Approval Date

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Planning Staff Comments

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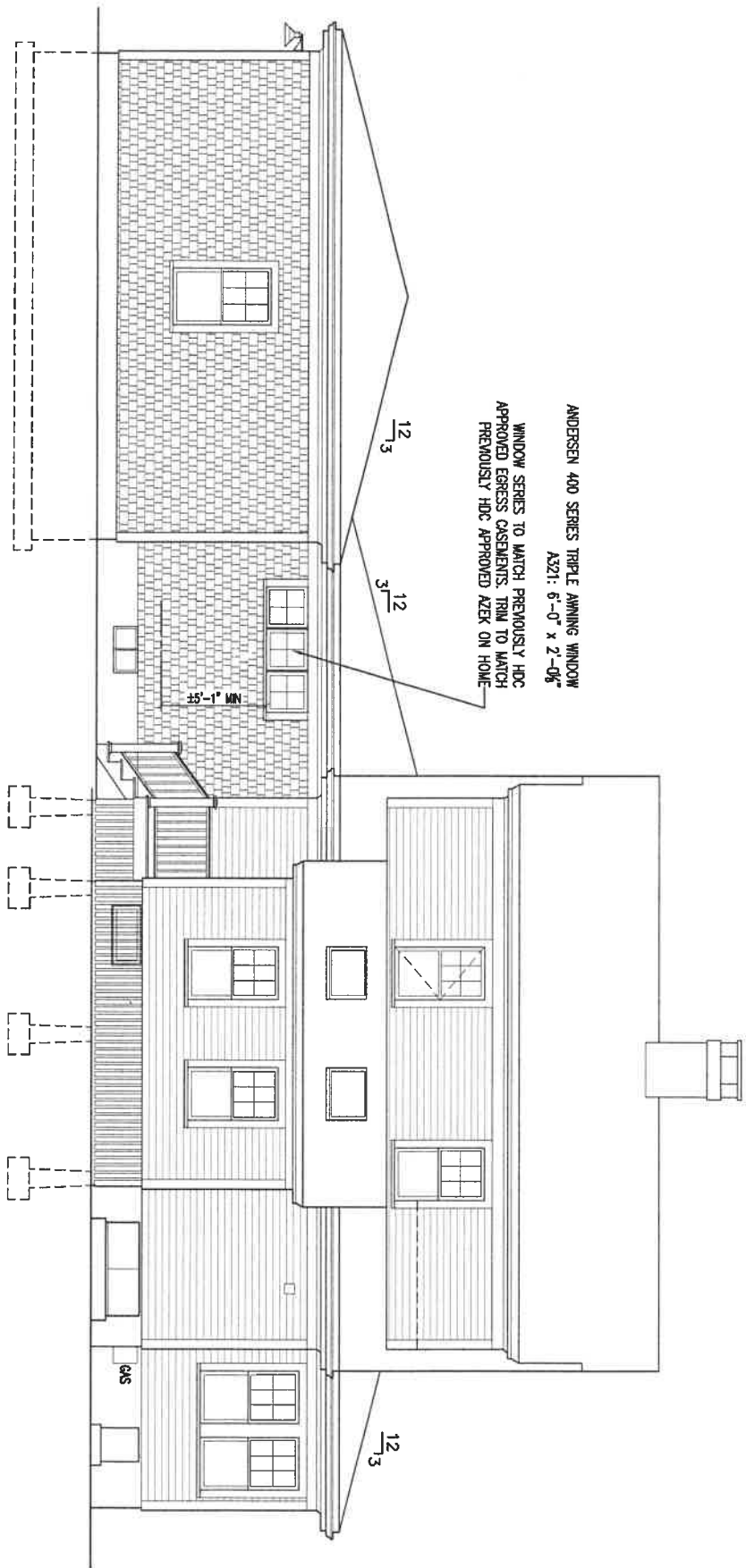
INTERNAL USE ONLY -- Letter of Decision Information



REAR ELEVATION

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

<p>date: Dec 5, 2019 scale: 1/8" = 1'-0"</p>	<p>Rear Elevation Approved July 10, 2019</p>	<p>ARILDA DESIGN arilda@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>HUNKING HOLDINGS, LLC Project at: 170 MECHANIC STREET PORTSMOUTH, NH 03801</p>
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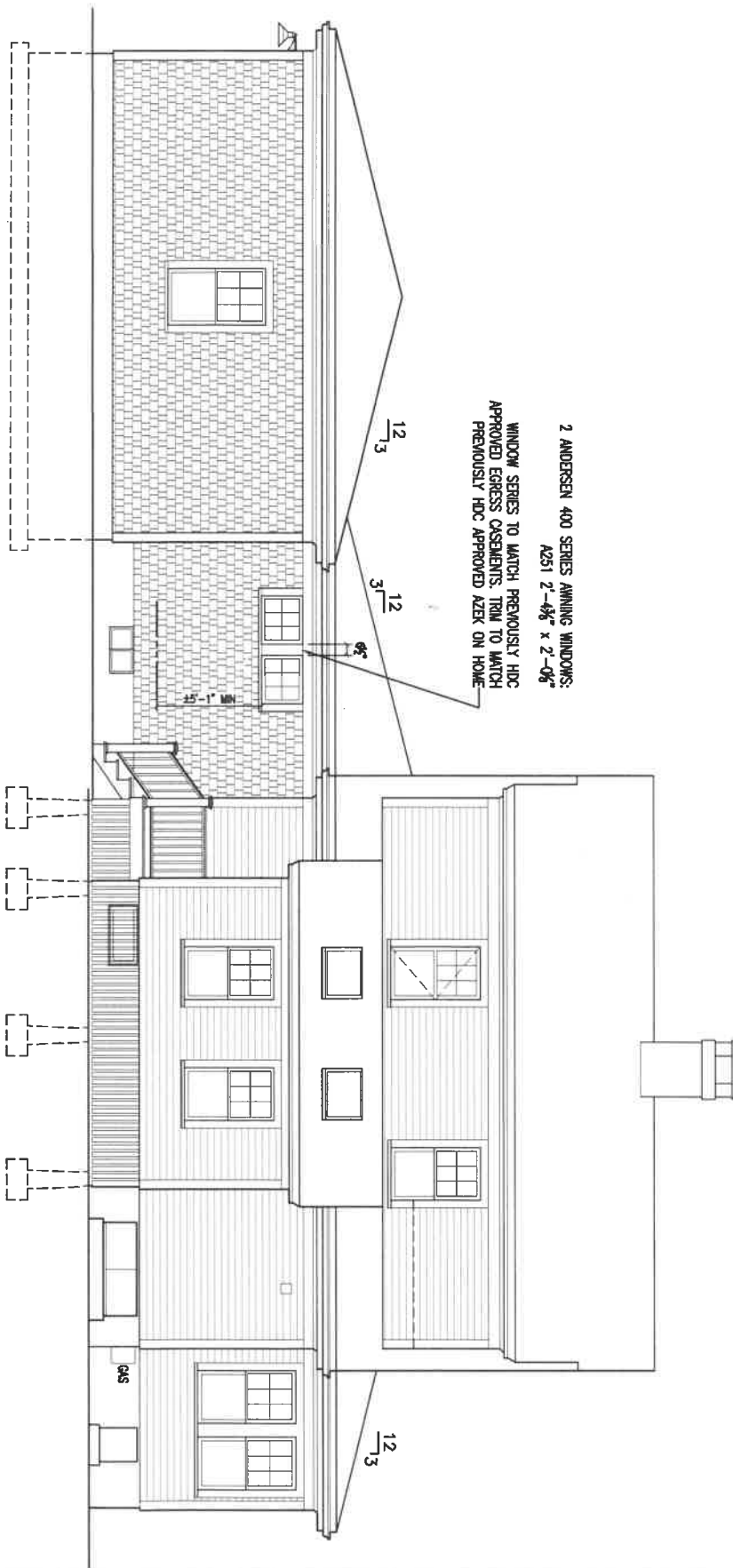


ANDERSEN 400 SERIES TRIPLE ANNING WINDOW
 A321: 6'-0" x 2'-0"
 WINDOW SERIES TO MATCH PREVIOUSLY HDC
 APPROVED EGRESS CASSEMENTS. TRIM TO MATCH
 PREVIOUSLY HDC APPROVED AZEK ON HOME

REAR ELEVATION

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

<p>date: Dec 5, 2019 scale: 1/8" = 1'-0"</p>	<p>Proposed Rear Elevation Bath Window Change - B</p>	<p>ARILDA DESIGN arilda@comcast.net / www.arilda.com 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>	<p>HUNKING HOLDINGS, LLC Project at: 170 MECHANIC STREET PORTSMOUTH, NH 03801</p>
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2 ANDERSEN 400 SERIES ANNING WINDOWS:
 A251 2'-4 1/8" x 2'-0"
 WINDOW SERIES TO MATCH PREVIOUSLY HDC
 APPROVED EGRESS CASEMENTS. TRIM TO MATCH
 PREVIOUSLY HDC APPROVED AZEK ON HOME

REAR ELEVATION

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

Proposed Rear Elevation
 Bath Window Change - D

ARILDA DESIGN
 arilda@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

HUNKING HOLDINGS, LLC
 Project at: 170 MECHANIC STREET
 PORTSMOUTH, NH 03801

date: Dec 5, 2019
 scale: 1/8" = 1'-0"

3. 3 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval to amend a previously approved design as follows:

1. Remove the generator and reduce the size of the fenced enclosure.
2. Remove the exterior decorative wall lighting.
3. Change the 4th floor door cladding from copper to aluminum to match the previously-approved adjacent windows.
4. Update the cornice profile detail to match approved elevations.
5. Provide a brick soldier header and granite sill at (2) new south windows to match adjacent windows).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-86

Status: Active

Submitted: Dec 16, 2019

Applicant



Tracy Kozak

603-731-5187

tkozak@jsainc.com

Location

3 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

1. Remove generator & reduce fenced enclosure
2. Remove exterior decorative lighting
3. Change 4th floor door cladding from copper to aluminum to match approved adjacent windows
4. Update cornice profile detail to match approved elevations
5. Provide brick soldier header & granite sill at 2 new south windows to match adjacent windows

Description of Proposed Work (Planning Staff)

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Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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HDC Approval Date

--

Planning Staff Comments

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INTERNAL USE ONLY -- Letter of Decision Information

3 PLEASANT STREET AT BRICK MARKET

HDC ADMINISTRATIVE APPROVAL
JANUARY 2020



SUMMARY OF REVISIONS

1. Remove the generator, and revert trash enclosure fencing to previously approved smaller layout. Revised sheets P1.4R, P1.5R, P1.5R, P1.9R & P1.10R (11.13.19).
2. Remove exterior decorative accent lighting. Revised sheets P1.8R, P1.9R & P1.10R (11.13.19).
3. Change cladding material of the 4th story doors & casing from copper to aluminum. Revised sheet P1.11R (11.13.19)
4. Existing cornice molding & new lower parapet roof profile details updated to match elevations approved on 11.13.19, revised sheet P1.13R (9.04.19).

DRAWING LIST

P1.1	Cover
P1.4R	Axometric Views
P1.5R	First Floor Plan
P1.8R	Exterior Elevation - North
P1.9R	Exterior Elevation - East
P1.10R	Exterior Elevation - South
P1.11R	Window & Door Types
P1.13R	Partial elevation, Parapet Railing Detail

P1.1

COVER

3 PLEASANT STREET at BRICK MARKET

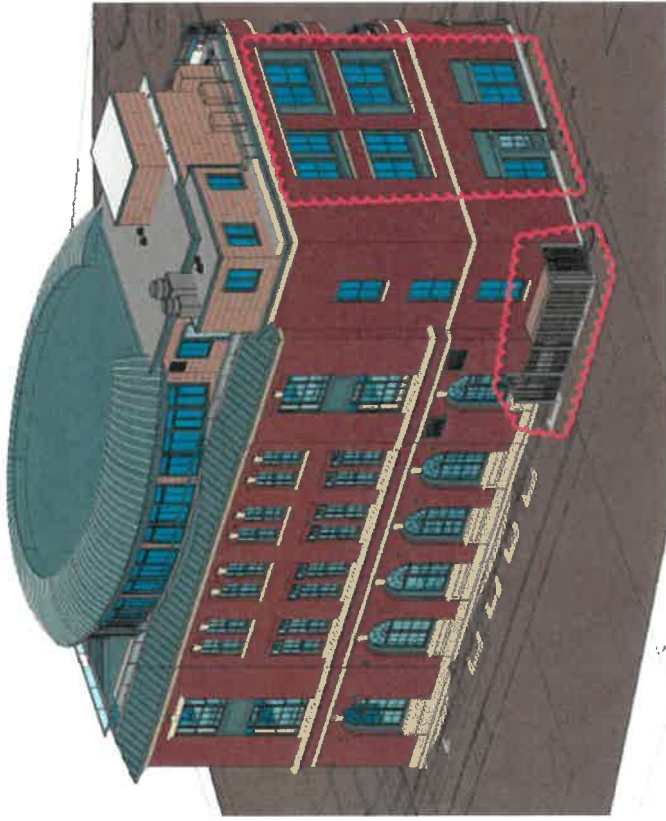
SCALE:
Administrative Approval - Rev.3

JANUARY 2020

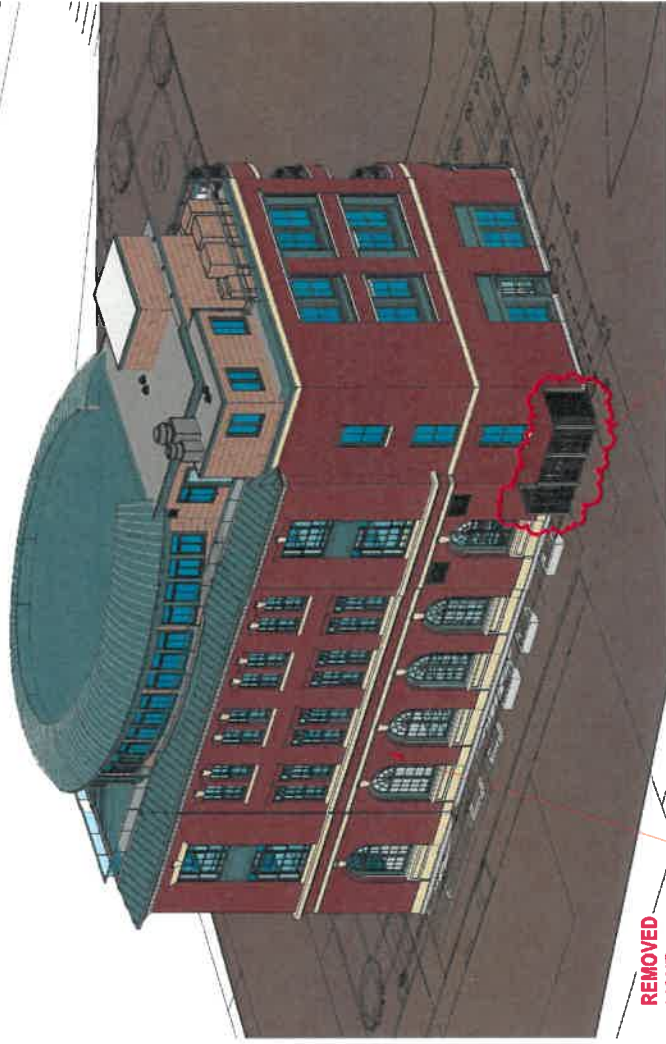
COPYRIGHT © 2019

JSA

ARCHITECTS
INTERIORS
PLANNERS



1 AS PREVIOUSLY APPROVED 11.13.19



REMOVED
LIGHT
FIXTURES

SMALLER TRASH ENCLOSURE

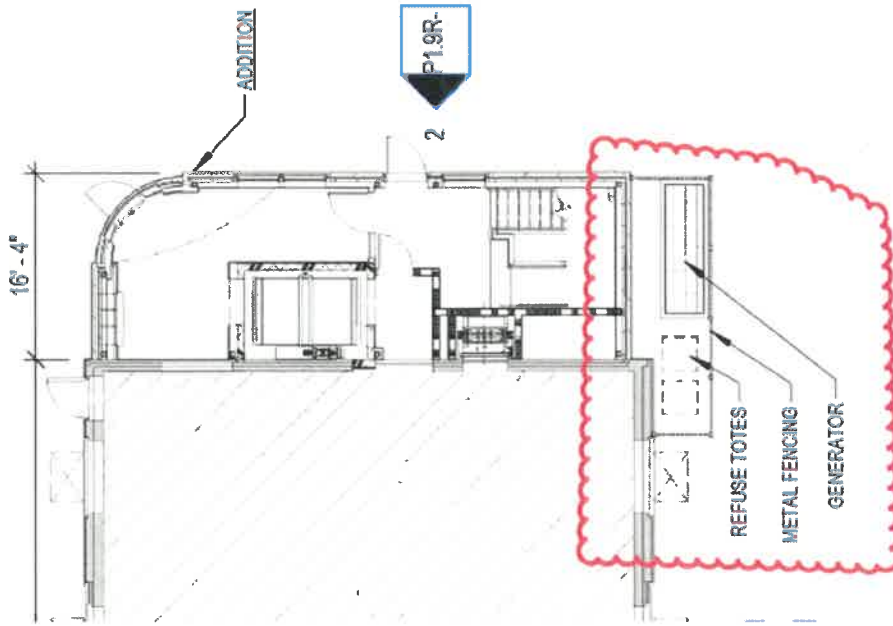
2 REAR SE AXONOMETRIC -- PROPOSED

P1.4R-

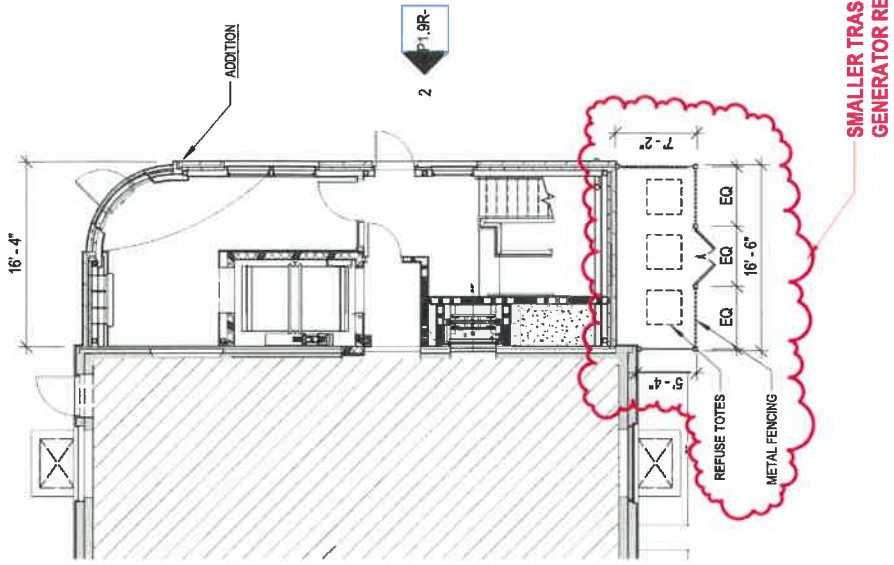
AXONOMETRIC VIEWS
3 PLEASANT STREET at BRICK MARKET

SCALE:
HDC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019 COPYRIGHT © 2019





3 AS PREVIOUSLY APPROVED 11.13.19



4 FIRST FLOOR PLAN - PROPOSED
3/32" = 1'-0"

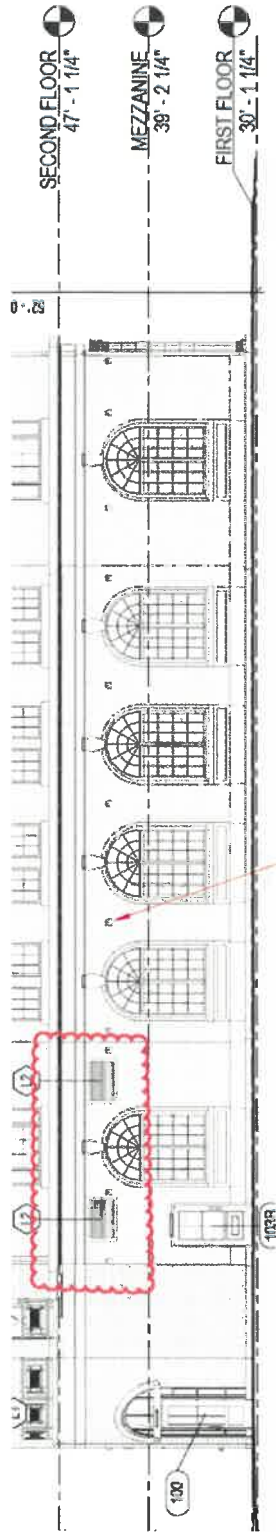
SMALLER TRASH ENCLOSURE,
GENERATOR REMOVED

P1.5R-

FLOOR PLANS
3 PLEASANT STREET at BRICK MARKET

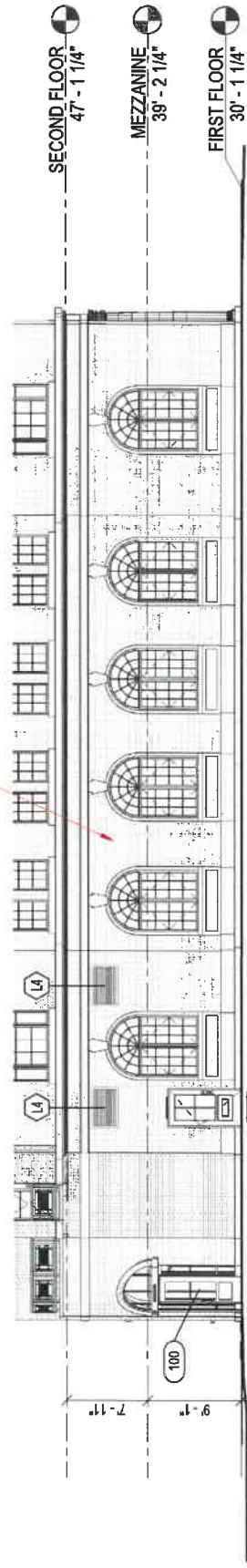
SCALE: 3/32" = 1'-0"
HDC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019 COPYRIGHT © 2019





1 AS PREVIOUSLY APPROVED 11.13.19

DECORATIVE LIGHT FIXTURES REMOVED (TYPICAL)



2 NORTH ELEVATION - PROPOSED
3/32" = 1'-0"

P1.8R-

EXTERIOR ELEVATIONS - NORTH
3 PLEASANT STREET at BRICK MARKET

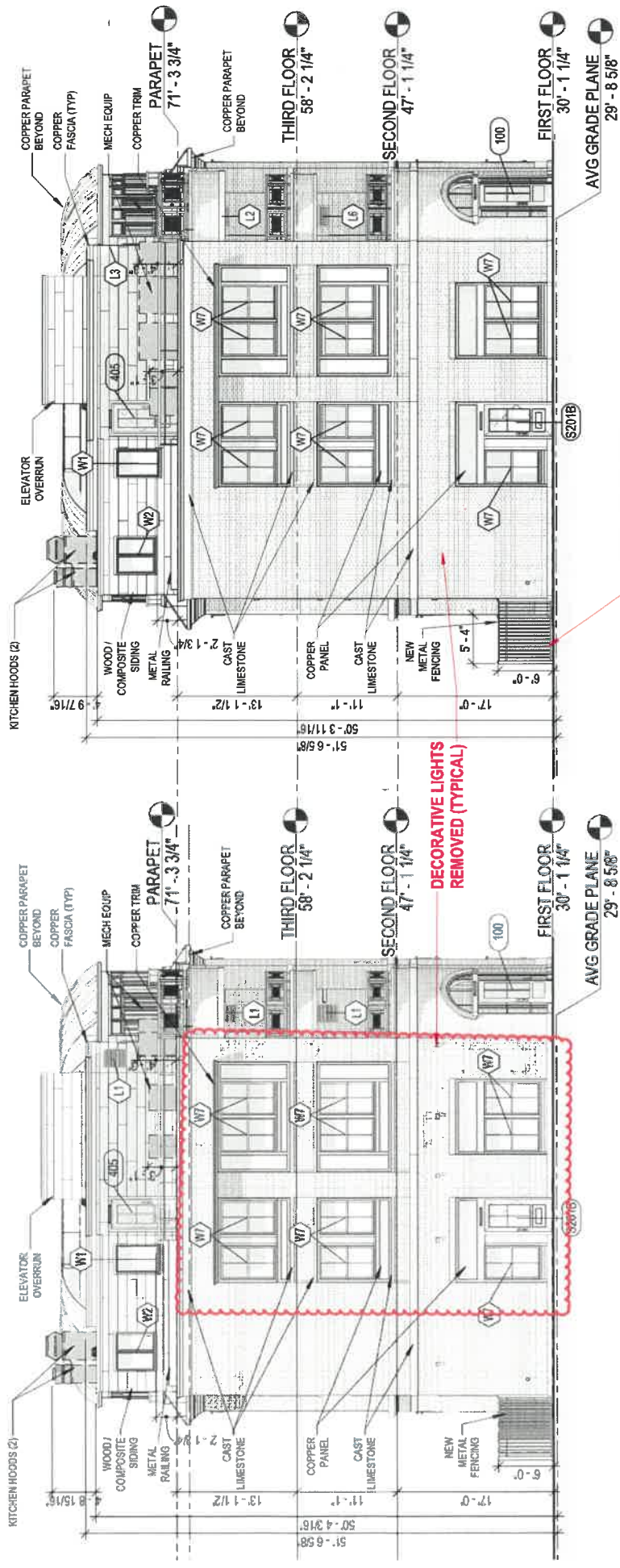
SCALE: 3/32" = 1'-0"

HDC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019

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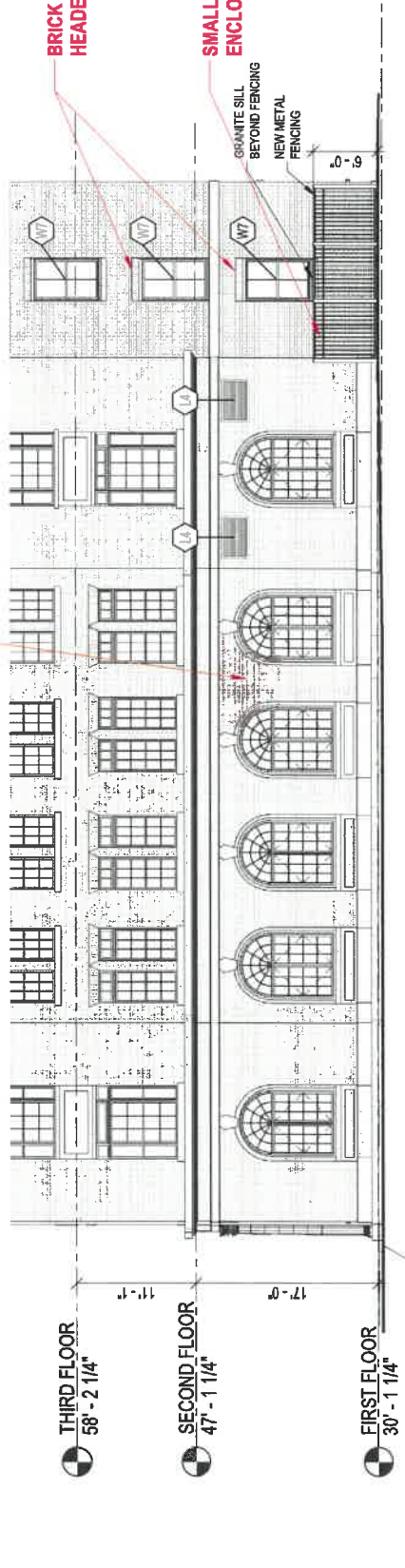
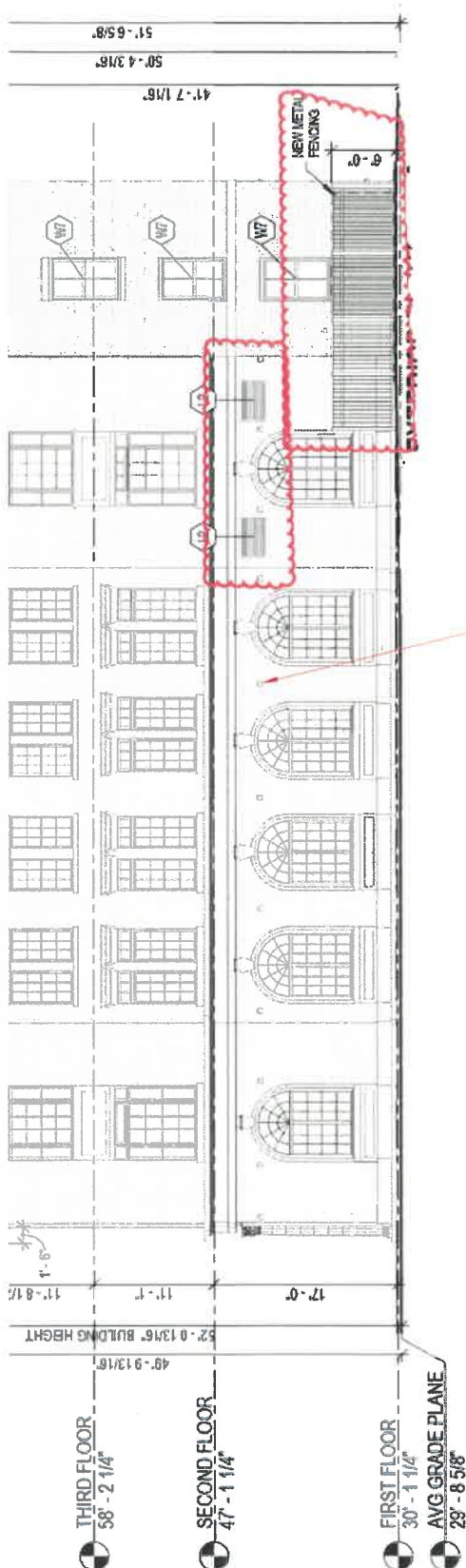
1 AS PREVIOUSLY APPROVED 11.13.19

2 EAST ELEVATION - PROPOSED
3/32" = 1'-0"

P1.9R-3 EXTERIOR ELEVATIONS - EAST
3 PLEASANT STREET at BRICK MARKET

SCALE: 3/32" = 1'-0"
 HCC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019 COPYRIGHT © 2019



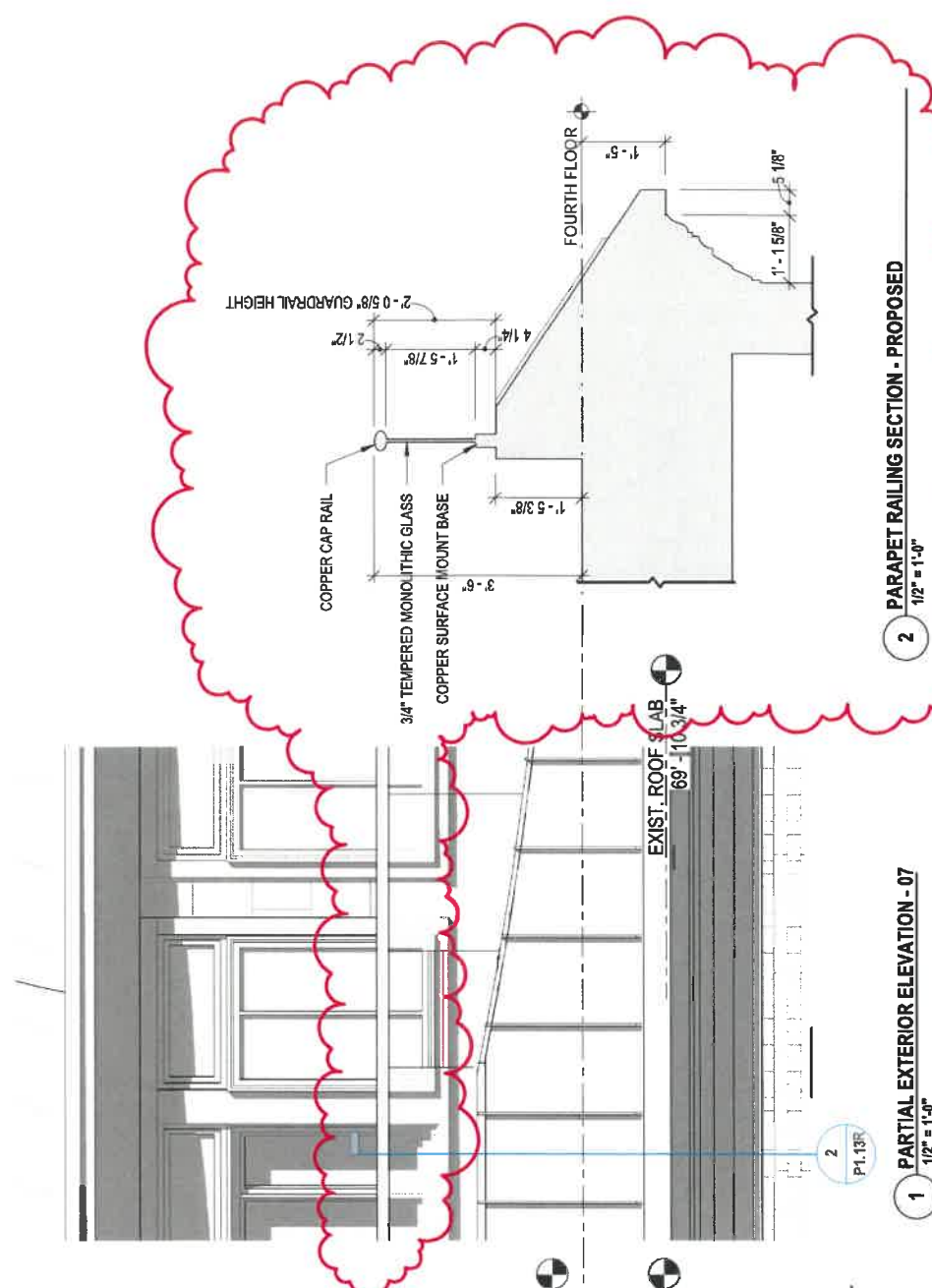


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PLANNERS
INTERIORS

P1.10R

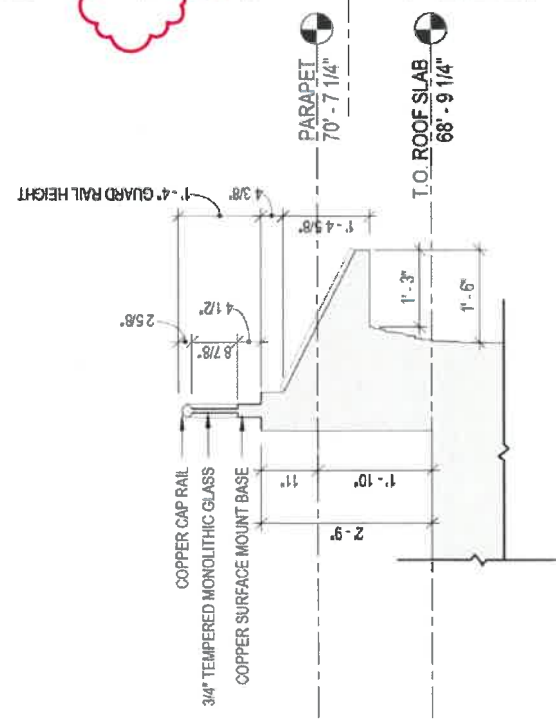
EXTERIOR ELEVATIONS - SOUTH
3 PLEASANT STREET at BRICK MARKET

SCALE: 3/32" = 1'-0"
HDC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019 COPYRIGHT © 2019



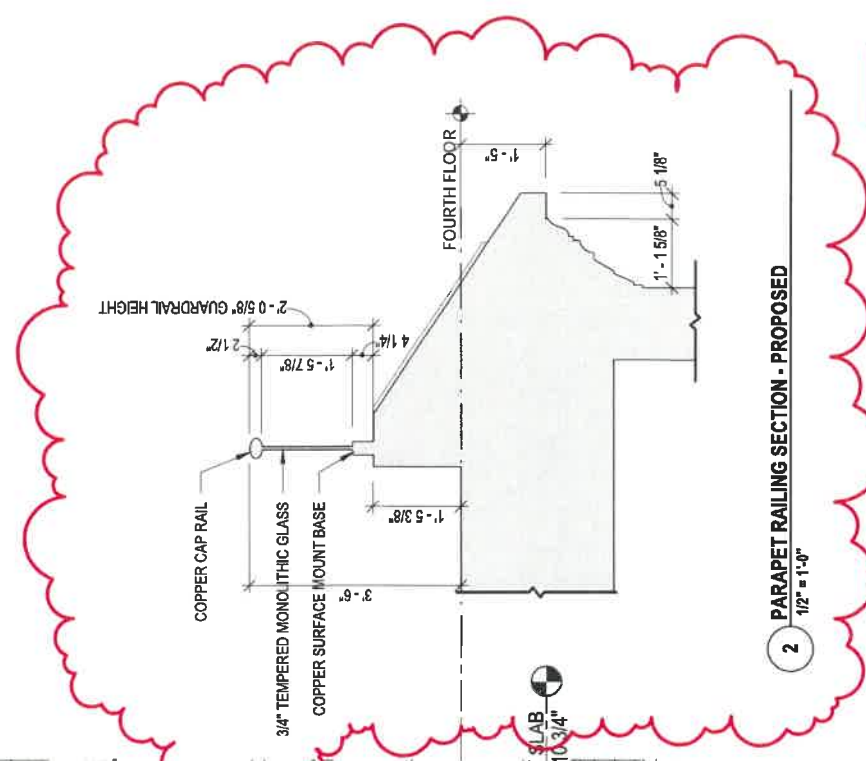
2 PARAPET GLASS RAILING SYSTEM PROFILE SECTION
1/2" = 1'-0"

AS PREVIOUSLY APPROVED 9.04.19



2 P1.13R
1/2" = 1'-0"

1 PARTIAL EXTERIOR ELEVATION - 07
1/2" = 1'-0"



2 PARAPET RAILING SECTION - PROPOSED
1/2" = 1'-0"

P1.13R

PARTIAL EXTERIOR ELEVATION
3 PLEASANT STREET at BRICK MARKET



SCALE: 1/2" = 1'-0"
HDC ADMINISTRATIVE APPROVAL - Rev.3 December 6, 2019 COPYRIGHT © 2019

4. 64 Mt. Vernon Street - Recommended Approval

Background: The applicant is seeking approval for miscellaneous exterior improvements as follows:

1. West side of the house: replace metal vent with wood vent, replace all rotted clapboards as needed, add bathroom vent.
2. North East side of the house: Rot repair.
3. East side of the house: finish wood lattice and skirt board, replace porch deck boards and rails, change the rain chain to an aluminum downspout , add 2nd story storm windows, and remove cornice brackets in the corners above the posts.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-87

Status: Active

Submitted: Dec 18, 2019

Applicant



Cyrus Beer

617-276-6488

cyrusbeer@hotmail.com

Location

64 MT VERNON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Mostly rot repair. All wood replacement in kind

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

To: Portsmouth Historic District Commission

There are several changes that I would like to make to my house

PAGE A. West side of house.



1. Replace rotted clapboards as needed
2. Add a bathroom vent that will exit through the frieze
3. Replace metal triangle gable vent with a wood fan vent to match the South side of house shown on Page B.



PAGE C. North East side of house



1. All wood rot repair clapboards / sheathing / studs as needed. I will mark the corner board and match the courses

PAGE D. E. F East side facing street





1. Continue my work on the stair lattice / skirt boards around the rest of the porch. All wood. Same dimensions to the skirt board and rails.
2. Replace porch deck boards with Meranti.
3. Replace the top and bottom porch rail with Meranti
4. Change the rain chain to an aluminum downspout
5. Add storm windows to the second floor.
6. Remove cornice brackets except in the corners above the posts

ADDENDUM

1. Add ridge vents to the roof.

5. 65 Rogers Street

- TBD

Background: The applicant is seeking approval to amend a previously approved design (modifications to approved addition). The applicant is proposing to retain more of the open porch on the left elevation and add a new traditionally design entryway on the right elevation. And add a dormer and height to the attached garage.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-88

Status: Active

Submitted: Dec 20, 2019

Applicant



Bill Greenier

6033968114

laurel@greenierbuildersinc.com

Location

65 ROGERS ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Renovate existing interior and add small addition

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

Full Name (First and Last)

William

Mailing Address (Street)

39 Mill Pond Rd

State

ME

Phone

603-396-8114

If you selected "Other", please state relationship to project.

Building Contractor

Business Name (if applicable)

Greenier Builders Inc

City/Town

Kittery

Zip Code

03904

Email Address

bill@greenierbuildersinc.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Building Contractor



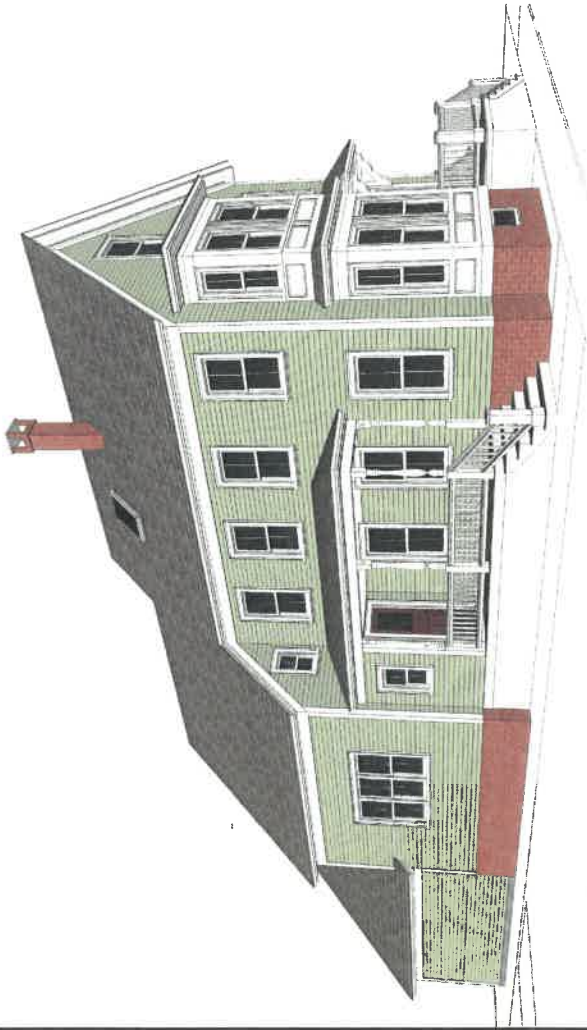
- Previously approved by HDC

1. Existing covered porch expansion, additional 36 sq.ft. of living space.

Left Elevation - Item #1

September 2018

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire



- Proposed revisions to previously HDC approvals

1. Existing covered porch expansion eliminated. (Revert back to existing.)
2. One additional kitchen window added.

Left Elevation - Item #1

December 2019

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire

William Ross Design

Box 911 • York Harbor • Maine • 03911

207 • 363 • 8071

www.williamrossdesign.com



- Previously approved by HDC
 1. New custom sliding door at kitchen entry.
 2. Attached garage structure.

Right Elevation - Item #2
 September 2018

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire

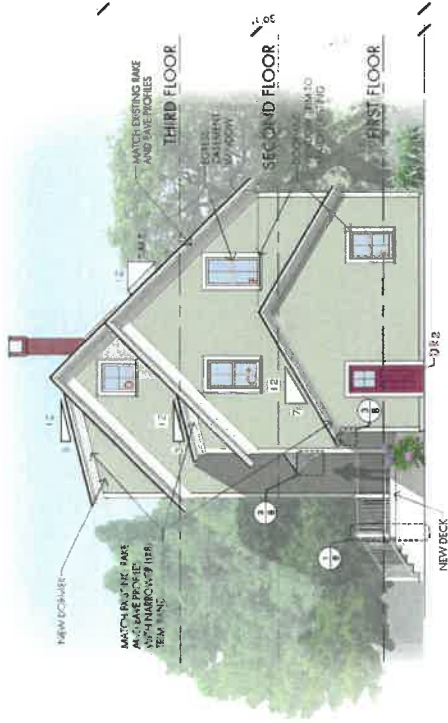


- Proposed revisions to previously HDC approvals
 1. Sliding door eliminated. Added new traditional kitchen entry door w/ sidelites.
 2. Added dormer to the attached garage.

Right Elevation - Item #2
 December 2019

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire

William Ross Design
 Box 911 • York Harbor • Maine • 03911
 207 • 963 • 8071
 www.WilliamRossDesign.com



- Previously approved by HDC

1. Attached garage structure with 7-12 roof pitch.

Back Elevation - Item #3

September 2018

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire



- Proposed revisions to previously HDC approvals

1. Revised garage roof to a 10-12 pitch.
2. Added shed dormer to garage roof.
3. Added gable end window and adjusted door & window below.

Back Elevation - Item #3

December 2019

Zerr Residence
 65 Rogers Street
 Portsmouth, New Hampshire

William Ross Design

Box 911 • York Harbor • Maine • 03911

207 • 363 • 8071

www.williamrossdesign.com

6. 56 Middle Street

- TBD

Background: The applicant is seeking approval to amend a previously-approved design (removal and reconfiguration of windows on side porch). Note that significant structural issues were discovered during construction requiring the former porch room to add a new roof and foundation support for the flooring and wall systems.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work Session or Administrative Approval Application

LUHD-89

Status: Active

Submitted: Dec 20, 2019

Applicant

 Jason Theodore (for 56 Middle St LLC)
 603-661-6823
 barbaratheodore@comcast.net

Location

56 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

- 1.Remove an (odd man out) window and center the remaining 3 windows during the renovation and supporting of the former porch room.
- 2.Remove two end windows from Unit A that look directly onto Unit B steps (Unit B while on steps look directly into Great Room Unit A)
If end windows on B porch can be eliminated I would like to have exterior on porch look like two faux windows w closed shutters as has been approved before by HDC when one would be left w large blank wall. A pic attached from 1936 shows shutters and i believe only 3 windows. Attached elevations will show this change

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

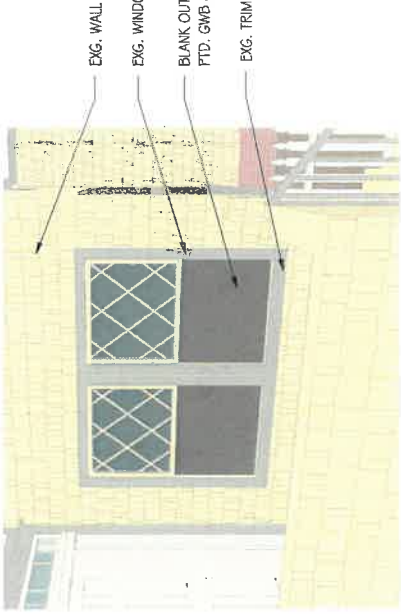
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Planning Staff Comments

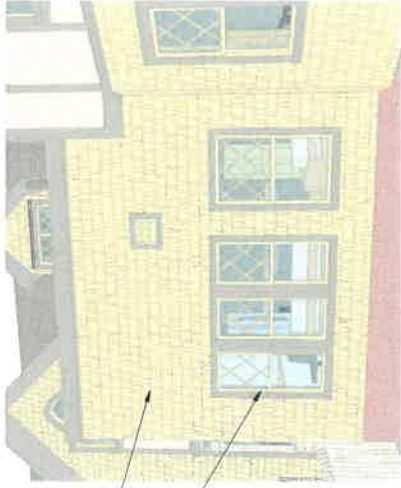
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PREVIOUSLY APPROVED

HISTORIC DISTRICT COMMISSION PREVIOUSLY APPROVED RENOVATIONS & ALTERATIONS OF EXISTING PORCH



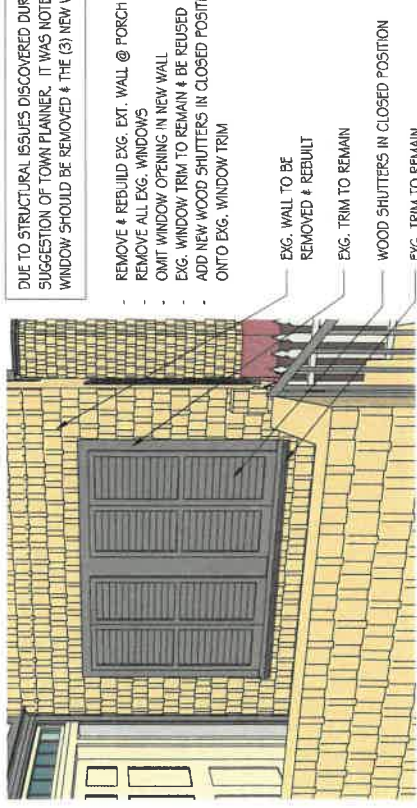
PREVIOUSLY APPROVED



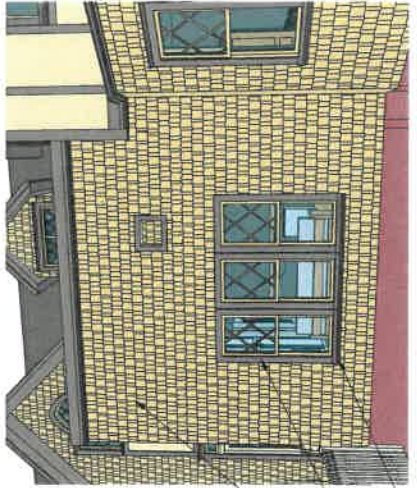
PREVIOUSLY APPROVED

PROPOSED

DUE TO STRUCTURAL ISSUES DISCOVERED DURING DEMO., EXT. PORCH WALLS SHALL BE REMOVED & REBUILT PER SUGGESTION OF TOWN PLANNER. IT WAS NOTED THAT IF THESE WALLS WERE TO BE REBUILT, THE FOURTH & ODD SIZE WINDOW SHOULD BE REMOVED & THE (3) NEW WINDOWS SHOULD BE CENTERED IN THE WALL.

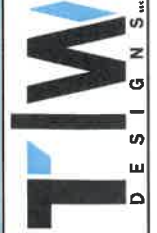


PROPOSED: NEW WALL W/ CLOSED SHUTTERS OVER PREVIOUS WINDOW LOCATION



PROPOSED: NEW WALL W/ NEW WINDOWS TO MATCH EXG. CENTERED IN WALL

- REMOVE & REBUILT EXG. EXT. WALL @ PORCH
- REMOVE ALL EXG. WINDOWS
- OMIT WINDOW OPENING IN NEW WALL
- EXG. WINDOW TRIM TO REMAIN & BE REUSED
- ADD NEW WOOD SHUTTERS IN CLOSED POSITION ONTO EXG. WINDOW TRIM
- EXG. WALL TO BE REMOVED & REBUILT
- EXG. TRIM TO REMAIN
- WOOD SHUTTERS IN CLOSED POSITION
- EXG. TRIM TO REMAIN
- REMOVE & REBUILT EXG. EXT. WALL @ PORCH
- REMOVE ALL EXG. WINDOWS
- ADD (3) NEW DOUBLE-HUNG WINDOWS TO MATCH EXG. CENTERED IN NEW WALL
- EXG. WINDOW TRIM TO REMAIN & BE REUSED
- EXG. WALL TO BE REMOVED & REBUILT
- (3) NEW DOUBLE-HUNG WINDOWS TO MATCH EXG.
- EXG. TRIM TO REMAIN



Sheet Name:
Project Name:

Proposed Window Changes & Added Shutters
56 Middle Street Ilc

Project Address:
**56 Middle St.
Portsmouth, NH**

Date:
Oct. 21st, 2019
Sheet #:
A.5



Marching to church in 1936. Since 1755, the Masons of Portsmouth and vicinity have attended the Feast of St. John the Baptist (June 24) almost every year by attending divine at St. John's Church. This photograph shows a portion of the march as it passes from State to State Street.



7. 63 Congress Street - TBD

Background: The applicant is seeking approval to add a new garage door to the basement level along a side alleyway. A control gate is also proposed at the intersection of the alleyway and Fleet Street. Other proposed changes reflect minor design changes to the previously-approved plan as shown in the construction drawings.

Note that most items requested were listed in the audit report from the City's Land Use Compliance Planner. Miscellaneous changes include but are not limited to: to reconfigured decks, walkways and stairs on the rooftop level. Three skylights have been added and a small canopy was added to the penthouse. A chimney is proposed to be removed and minor changes in fenestration are shown. A ventilation vent has been added for the underground parking area and the gate along the Vaughan Mall has been modified in style and height. The proposed garage door is also shown as well as the revised roofing material.

Staff Comment: TBD (Note that the applicant will be present to discuss these changes if need be)

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-90

Status: Active

Submitted: Dec 31, 2019

Applicant



Michael De La Cruz

603-475-3510

mike@franklinblock.com

Location

63 CONGRESS ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Submission of garage door and driveway gate design, and, revised alley gate design. Updating of the project's permit set of drawings to reflect HDC approvals and ICR of Permit set of drawings.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

If you selected "Other", please state relationship to project.

Full Name (First and Last)

Shannon Alther

Business Name (if applicable)

TMS Architects

Mailing Address (Street)

1 Cate Street

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

--

Email Address

Shannon Alther

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

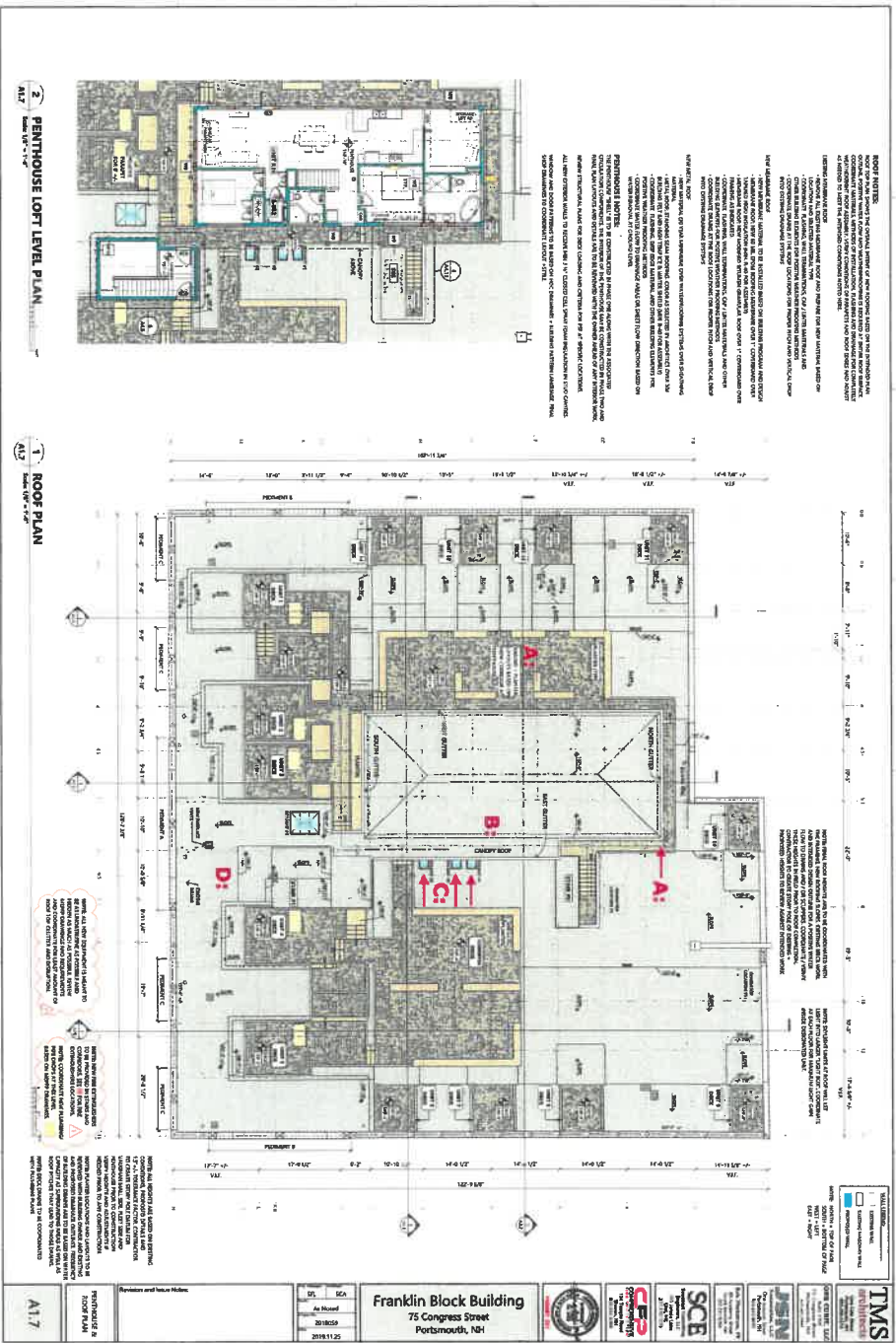
I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

- Alterations to the Approved Plan:**
- A. Additional and/or reconfiguration of decks, walkways, planters, and staircases.
 - B. Canopy added over walkway.
 - C. Additional (2x) skylights.
 - D. Reconfiguration of Unit #4 and Stair #1 dimensions.

Note: Dashed blue line represents Egress path pedestrian flow from roof top locations



A: Note:
Reconfigured Decks, Walkways, Planters and Stairs based on Added Second Means of Egress (Stair #5) and Circulation to that Stair.



Planters / Railings:
Proposed detail / design

B: Note:
Canopy was added at East section of Penthouse to help with Egress and water management on the roof.

C: Note:
Velux or Similar Skylight (#1, #2 and #3.) Only visible from Penthouse / Egress deck.



D: Note:
Unit #4 roof connection to Stair #1 modified to allow for reduced Stair #1 roof height. See Vaughan Mall Elevation.

D: Note:
Unit #4 roof connection to Stair #1 modified to allow for reduced Stair #1 roof height. See Vaughan Mall Elevation.

Ben Franklin Block Buildings
75 Congress Street
Portsmouth, NH

Additional Information based on
12-5-19 ICR Report Meeting
Notes Outlined on Each Sheet

One Cubit LLC
75 Congress Street
Portsmouth, NH

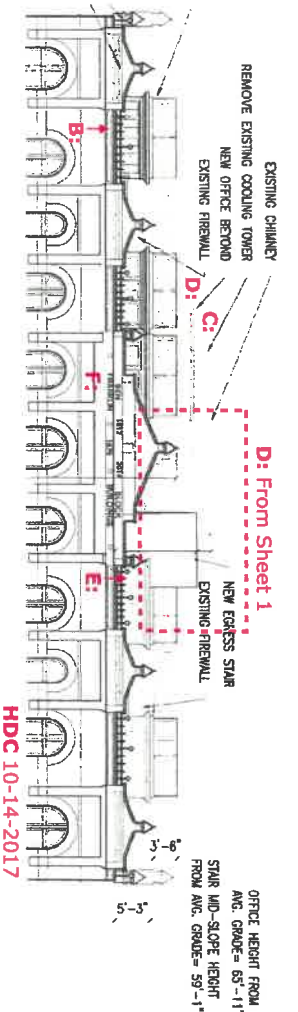
HDC Updates
Penthouse & Roof Plan
12.31.19

Addendum
Sheet 1

Alterations to the Approved Plan:

- A. Chimney removed.
- B. 4th window eliminated from dormer.
- C. Fenestration changes to penthouse window system.
- D. Crown molding detail omitted from penthouse.
- E. (3x) center casement windows increased in dimension.
- F. Central historic pediment molding and "Ben 1812 Block" engraving omitted.

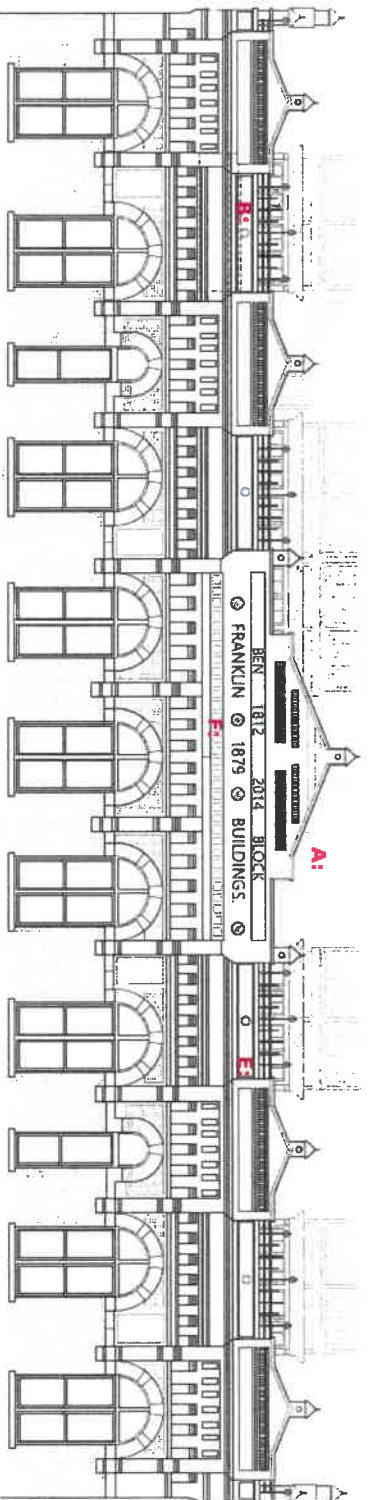
*Please Note: This is reportedly an illustrative error:



Notes:

- A: Chimney removed as it was not functional or part of the original historic building. New 4th floor hallway occurs at this immediate area.
- B: Correct design intent was for 4 windows at each dormer
- C: Changes in Fenestration on the unseen Congress and Fleet Street window elevations were due to framing and seismic reinforcements need to the Penthouse Element. MLDC will submit updated window design that follows the Building's Historic Design Language previously outlined in HDC 10-14-2017 Package.
- D: Updated to align with HDC 10-14-2017 Package.
- E: Correct design intent was for 4 windows at each dormer
- F: Added back in (Was illustrative error)

Penthouse Height: Previous Penthouse Ridge is outlined as 65'-11" OR 167'-0" for Construction Datum. Permit Set and HDC set are the same at 65'-11"



Ben Franklin Block Buildings
75 Congress Street
Portsmouth, NH

Additional Information based on
12-5-19 ICR Report Meeting
Notes Outlined on Each Sheet

One Cubit LLC
75 Congress Street
Portsmouth, NH

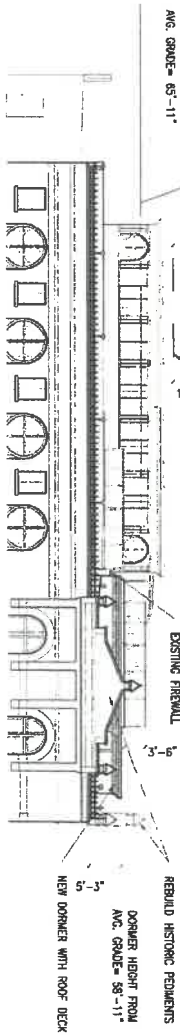
HDC Updates
South Elevation
12.31.19

Addendum
Sheet 2

2024/05/01/05/08/16 ABOVE THE LINE
A: 1/2" OF MASON WALL REMAINING OUT

REMOVE EXISTING COOLING TOWER

A.C. SQUARE - 65'-11"



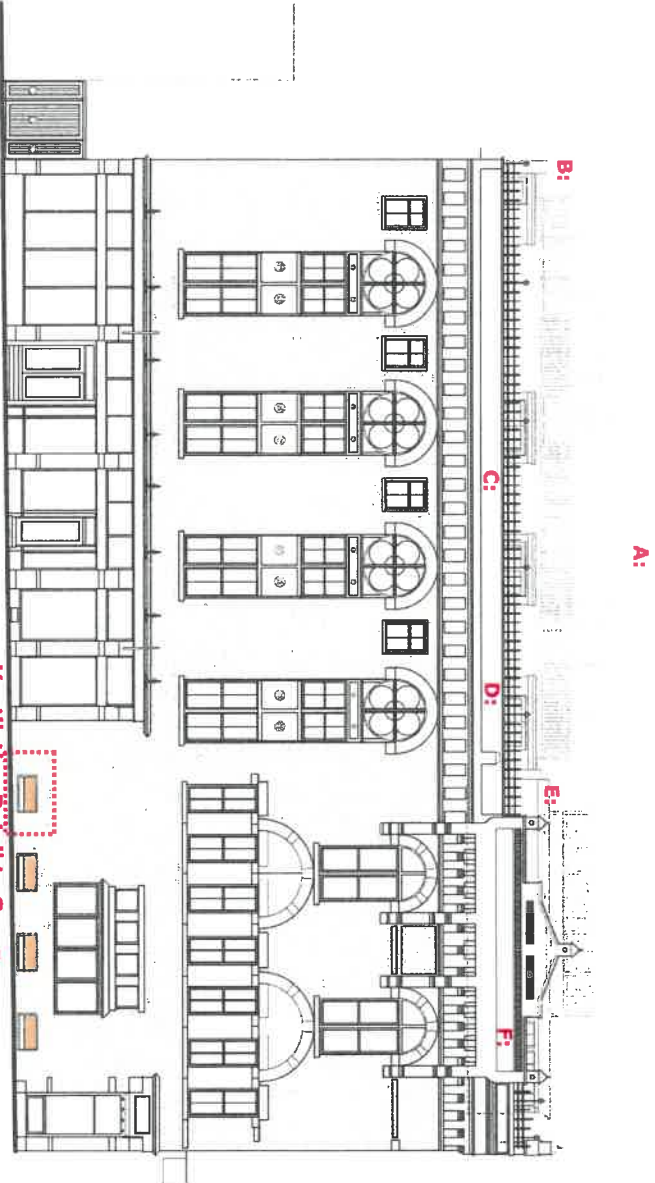
HDC 10-14-2017

- Alterations to the Approved Plan:**
- A. Fenestration changes to penthouse window system.
 - B. Return (ledge) added to penthouse, banding detail omitted.
 - C. Enclosure railing omitted.
 - D. Recessed balcony doors proud of eaveline.

*Please Note: This is reportedly an illustrative error.
E. Paneling detail omitted.
F. Pediment material changed to Stucco, metal cap/flushing is not identified as copper.

Notes:

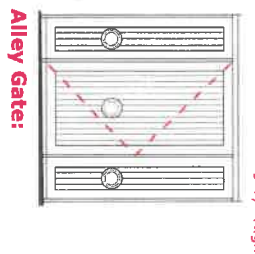
- A: Added back in (Was illustrative error)
- B: Reconfigured Walkways (Ledge) too allow access to added Second Means of Egress (Stair #5) and Circulation to that Stair. Some trim details are now seen due to this updated configuration.
- C: Added back in (Was illustrative error)
- D: Updated (Was illustrative error)
- E: Paneling Updated
- F: Copper identified on Pediment (Typical all Pediments, See Sheet 7)



Copper Patina vent in mahogany panel with trim to the in with other copper details on the building

Use Previously Approved glass window to Garage (Reduced in Size) more typical of Historic Basement Windows; If approved by fire department. Otherwise use mahogany panel.

Ventilation Detail to Garage (Enlarged)



Ventilation Detail to Garage

Ben Franklin Block Buildings
75 Congress Street
Portsmouth, NH

Additional Information based on
12-5-19 ICR Report Meeting
Notes Outlined on Each Sheet

One Cubit LLC
75 Congress Street
Portsmouth, NH

HDC Updates
Vaughan Mall
12.31.19

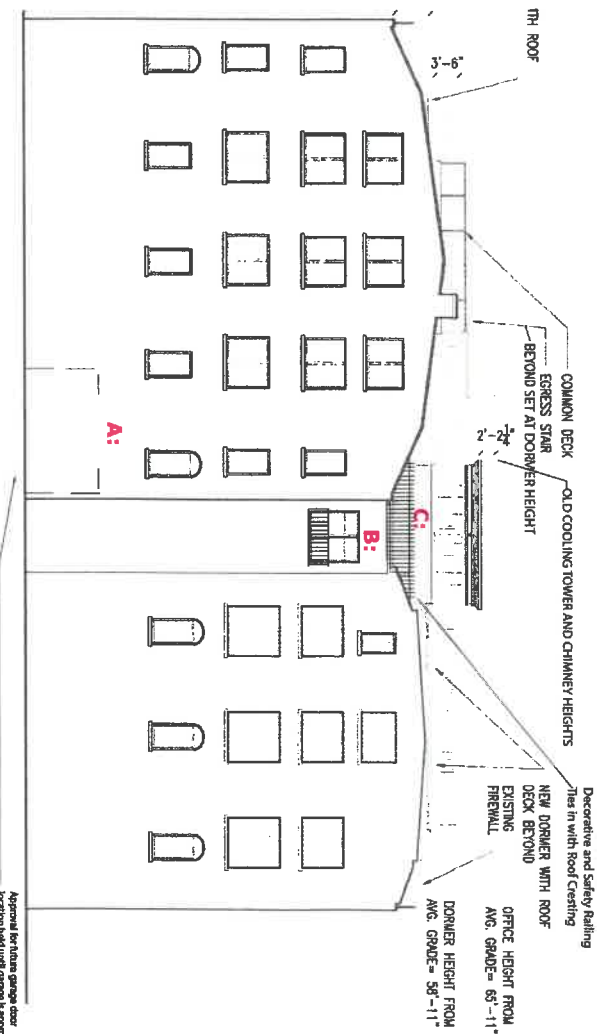
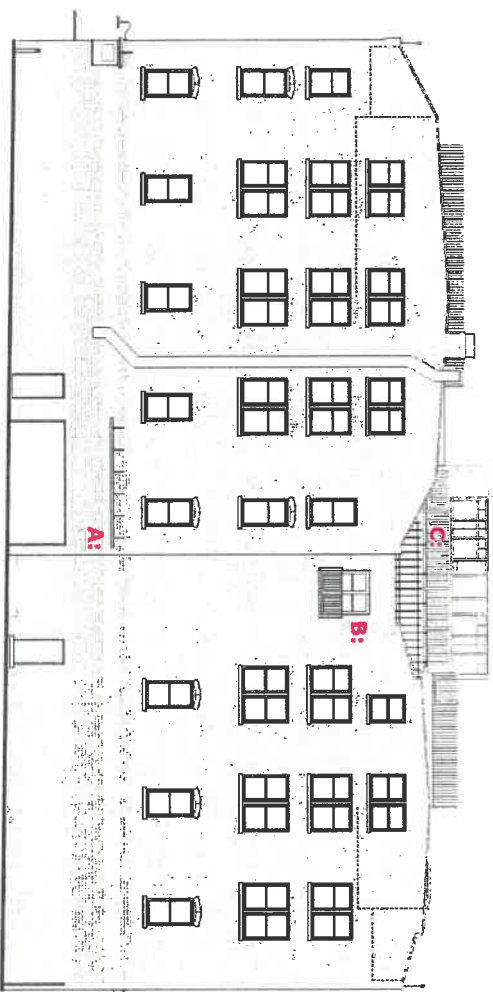
Addendum
Sheet 3

Alterations to the Approved Plan:

- A. Additional door w/ canopy.
- B. Balcony doors remodeled.
- C. Additional wraparound enclosure.

Notes:

- A: Added canopy to help with rain / water management at entrance to garage if required for drainage
- Added door for egress from Stair # 1.
- B: Revised pattern back to original configuration
- C: Reconfigured Walkways (Ledge) too allow access to added Second Means of Egress (Stair #5) and Circulation to that Stair.



Approval for future garage door location and garage is approved
HDC 10-14-2017

DIMENSIONS
 MAT 18.5'



Garage Drive Lane Gate:



Garage Door Detail:

Ben Franklin Block Buildings
 75 Congress Street
 Portsmouth, NH

Additional Information based on
 12-5-19 ICR Report Meeting
 Notes Outlined on Each Sheet

One Cubit LLC
 75 Congress Street
 Portsmouth, NH

HDC Updates
 Rear / Alley Elevation
 12.31.19

Addendum
Sheet 4

Alterations to the Approved Plan:

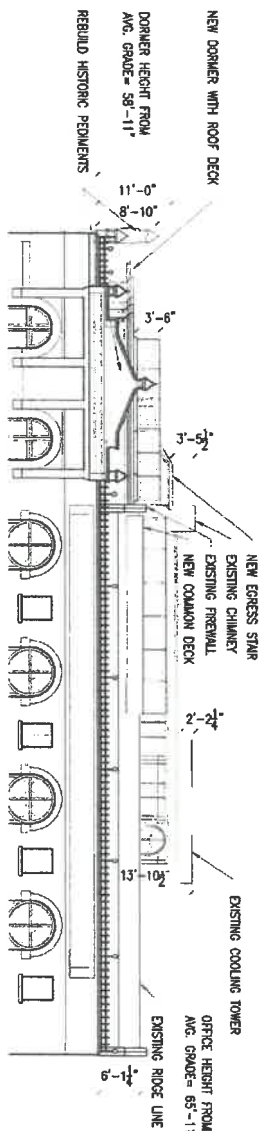
- A. (3x) additional windows.
- B. Recessed balcony doors proud of eave/line.

*Please Note: This is reportedly an illustrative error. Penthouse is further proud of fidge/line.

*Please Note: This is reportedly an illustrative error. Fenestration changes to penthouse window system.

Notes:

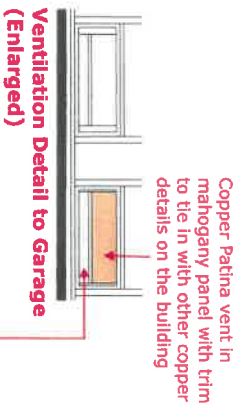
- A: Added windows for light to the interior at this location
- B: Updated (Was illustrative error)
- C: Updated (Was illustrative error)
- D: Changes in Fenestration on the unseen Congress and Fleet Street window elevations were due to framing and seismic reinforcements need to the Penthouse Element. MLDC will submit updated window design that follows the Building's Historic Design Language previously outlined in HDC 10-14-2017 Package.



HDC 10-14-2017

D: C:

**NOTE:
ROOF TOP ELEMENTS NOT SEEN FROM
STREET ON THIS ELEVATION**



Ventilation Detail to Garage (Enlarged)

Copper Patina vent in mahogany panel with trim to tie in with other copper details on the building

Use Previously Approved glass window to Garage (Reduced in Size) more typical of Historic Basement Windows; if approved by fire department. Otherwise use mahogany panel.

Ventilation Detail to Garage

Ben Franklin Block Buildings
75 Congress Street
Portsmouth, NH

Additional Information based on
12-5-19 ICR Report Meeting
Notes Outlined on Each Sheet

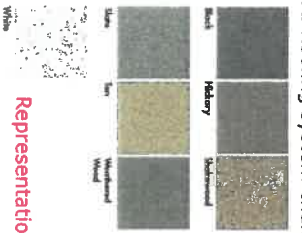
One Cubit LLC
75 Congress Street
Portsmouth, NH

HDC Updates
Fleet Street Elevation
12.31.19

Addendum
Sheet 5

Construction Drawing Sheet A3.6: Wall Sections (Detail 5)

Alterations to the Approved Plan:
 A. Roofing system changed to bitumen.

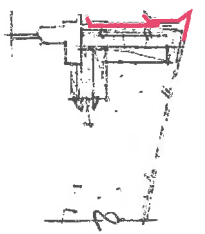


Representation of texture / colors

A: Note:
 Existing Roof is Black EPDM.
 Will use EPDM in most locations as well as **Modified Bitumen** (with Granules) where roof is more visible to help create a more aesthetic look for the new roofs

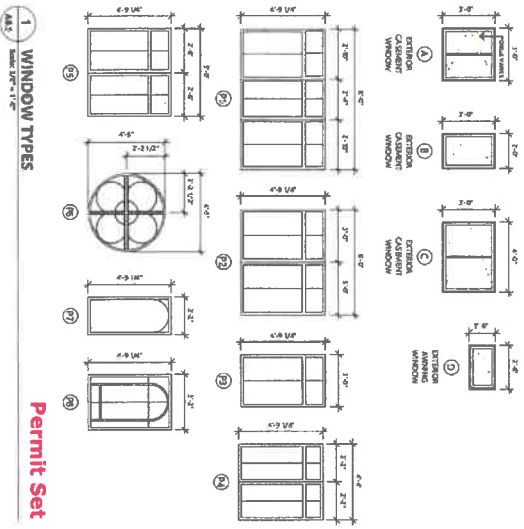
5
 A3.6

DORMER DETAIL



- MODIFIED BITUMEN
- GRANULAR ROOF SYSTEM (GRAV) OVER 1"
- COVERBOARD OVER
- WATERPROOF BARRIER OVER 3/4" ADVANTECH SHEATHING OVER
- NEW FRAMING WITH 8" MIN OF CLOSED CELL SPRAY FOAM INSULATION
- MIN R-50 ASSEMBLY
- BLOCKING AND TRIM FOR DOOR HEADER
- DOOR HEADER
- COPPER METAL DRIP EDGE OVER
- COPPER METAL FACADE
- ZIP R-PANEL 1.5"

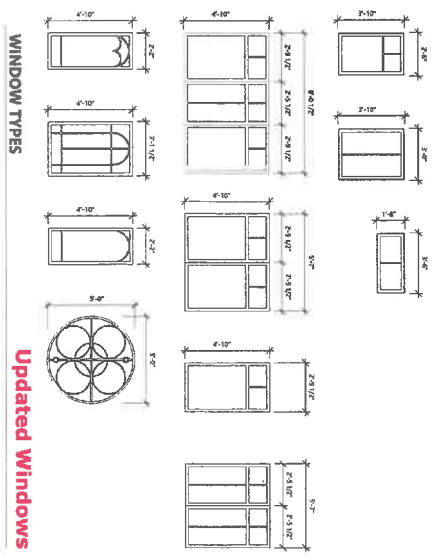
Construction Drawing Sheet A6.1: Door & Window Types
 *Please Reference March 6, 2017 Historic District Commission approval.
 A. Confirmation required of decorative wall privacy panels comprised of carved wood or decorative and stained glass.



Permit Set

Note: Some windows have been made "operable" based on ventilation and egress requirements.

Note: On the unseen street side Penthouse Window Fenestration Designs (Fleet and Congress,) MLDC will submit updated window designs that follows the Building's Historic Design Language Package as outlined in HDC 10-14-2017 changes.



Updated Windows

Miscellaneous Interdepartmental Consistency Items
 A. Confirmation from appropriate City staff that stipulations 1, 2, and 3 of the March 6, 2017 Historic District Commission approval have been satisfied.

- #1. Cut sheets for windows: Will match cut sheets submitted on 3-6-2017
- #2. Describe Materials for Dormers: Standard wood materials or Boral as submitted on 3-6-2017
- #3. Basic Description of Roof Cresting: Blue stone caps and metal railings to be constructed by local artisan to reasonably recreate historic details shown in Franklin Block Historic Photos as described on 3-6-2017

Ben Franklin Block Buildings
 75 Congress Street
 Portsmouth, NH

Additional Information based on
 12-5-19 ICR Report Meeting
 Notes Outlined on Each Sheet

One Cubit LLC
 75 Congress Street
 Portsmouth, NH

HDC Updates
 Miscellaneous Items
 12.31.19

Addendum
Sheet 6

