

MEETING OF THE HISTORIC DISTRICT COMMISSION

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_sXeffssoRGGfpmExC7zLwQ

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Please note, this meeting will also be broadcast on the City's [YouTube Channel](#) and Cable TV Channel 22. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-5, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

May 07, 2020

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

A. April 15, 2020

II. ADMINISTRATIVE APPROVALS

1. 403 Deer Street, Unit 13 (*continued from the April 15, 2020 meeting.*)
2. 73 Daniel Street (*continued from the April 15, 2020 meeting.*) – **Request to Postpone**
3. 3 Pleasant Street
4. 410-430 Islington Street

III. PUBLIC HEARINGS (OLD BUSINESS)

1. (*Work Session/Public Hearing*) requested by **Maier Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein permission is requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property

is shown on Assessor Map 136, Lot 1 and lies within the General Residence C (GRC) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting)*

2. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting)*

3. Petition of **Hoerman Family Revocable Trust of 2019, Walter A. and Mary Ellen Hoerman Trustees, owners**, for property located at **56 Dennett Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and exterior renovations to an existing structure (replacement windows and clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 13 and lies within the General Residence A (GRA) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting)*

4. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting)*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 53 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting.)*

B. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was postponed at the April 15, 2020 meeting to the May 06, 2020 meeting.)*

V. ADJOURNMENT

Historic District Commission

Staff Report – May, 2020

May 7th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 403 Deer St. Unit 13 (LUHD-120) - TBD
2. 3 Pleasant St. (LUHD-138) - TBD
3. 410-420 Islington St. (LUHD-128) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 50 Austin St. (LU-20-102) (Porch Addition)
2. 35 Howard St. #35 (LU-20-32) (windows)
3. 56 Dennett St. (LU-20-36) (Rear Addition)
4. 44 Gardner St. (LU-20-107) (Bay Window)

WORK SESSIONS – OLD BUSINESS:

- A. 299 Vaughan St. (LU-19-101) (5-Story Hotel)
- B. 125 Bow St. (LUHD-112) (Roof and Siding)

May 13th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 140 Court Street (LUHD-139) – TBD
2. 73 Daniel St. (LUHD-131) - TBD

WORK SESSIONS – OLD BUSINESS:

- C. 132-134 Middle St. (LUHD-105) (Façade)
- D. 134 South St. (LUHD-108) (Façade & Roof Deck)
- E. 165 Court St. (LUHD-109) (Storefront System)
- F. 105 Chapel St. (LUHD-117) (Connector Addition)

May 20th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

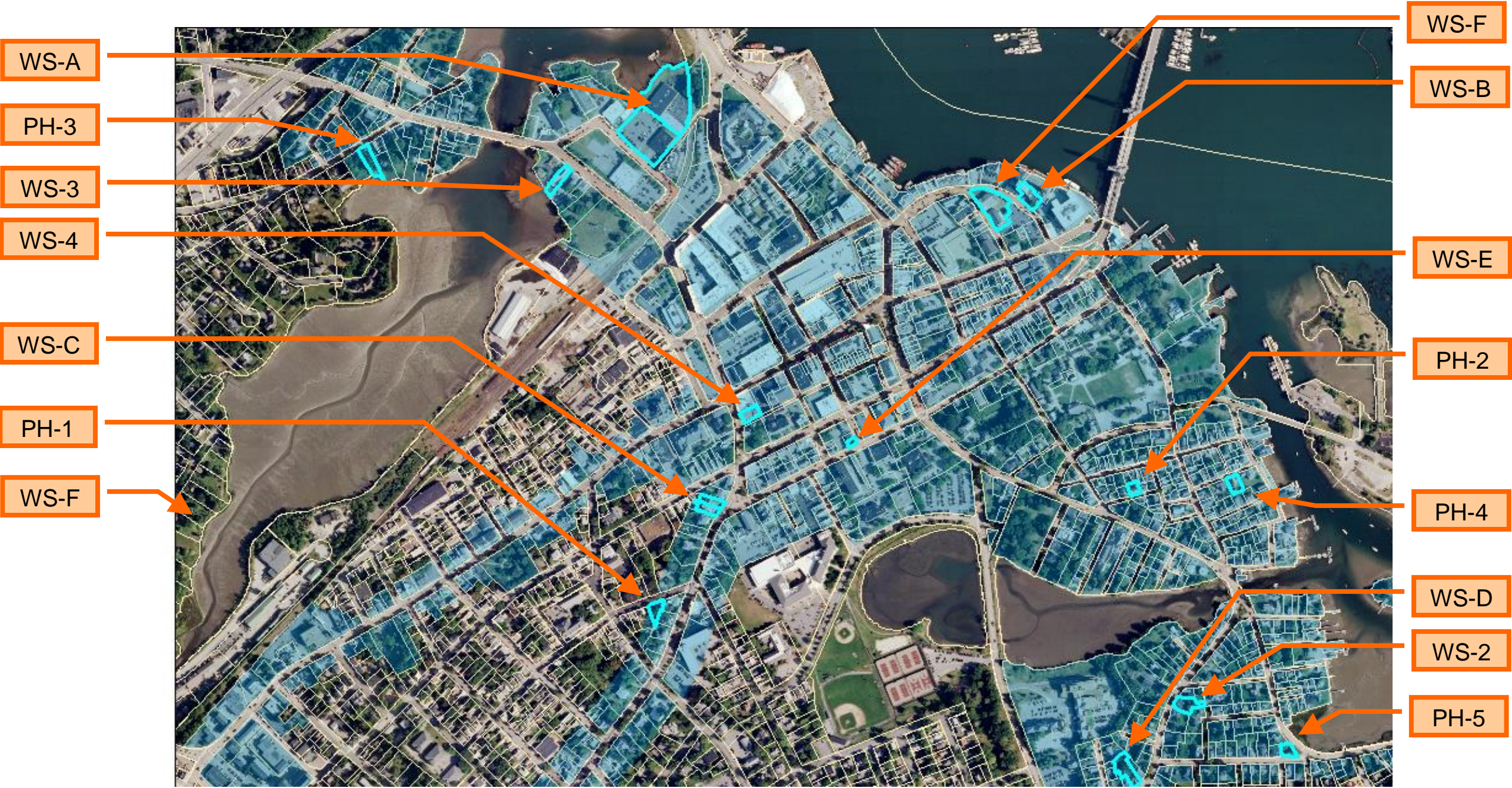
Administrative Approvals:

PUBLIC HEARINGS – NEW BUSINESS:

5. 137 Castle Ave. (LU-20-68) (Patio Roof)

WORK SESSIONS – NEW BUSINESS:

1. 379 New Castle Ave. (LU-20-56) (2nd Story Addition)
2. 241 South St. (LUHD-124) (Garage and Porch)
3. 138 Maplewood Ave. (LU-20-71) (2nd story addition)
4. 15 Middle Street (LUHD-133) (Patio Roof)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: May, 2020
APPLICATIONS: 20

Historic District Commission

Project Evaluation Form: **50 AUSTIN STREET**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #1 (LU-20-102)**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRC
 - Land Use: Single-Family
 - Land Area: 6,100 SF +/-
 - Estimated Age of Structure: c.1810
 - Building Style: Federal
 - Number of Stories: 3.0
 - Historical Significance: Contributing
 - Public View of Proposed Work: Limited view from Middle Street.
 - Unique Features: NA.
 - Neighborhood Association: Goodwin Park

B. Proposed Work: To add an enclosed porch on the rear elevation.

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☐ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This contributing historic structure is located along Austin Street and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and shallow rear yards.
- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.
- K. Staff Comments and Suggestions:**
- Due to the meeting delays this project has been posted as a Work Session/ Public Hearing.
 - The work proposed by the applicant is located along the rear elevation of the structure. The enclosed porch design has raised wood panels and is proposed to have a standing seam roof and large plate glass windows.

Design Guideline Reference –Guidelines for Roofing (04), Porches, Stoops and Decks (06) & Windows and Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Rear Enclosed Porch



Ariel View

HISTORIC
SURVEY
RATING

C

50 AUSTIN STREET (LU-20-102) – PUBLIC HEARING #1 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORHOOD CONTEXT			
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		1 Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– ADD ENCLOSED PORCH ON REAR ELEVATION –</div>				
		2 Floor Area Ratio (GFA/ Lot Area)					
		3 Building Height / Street-Width Ratio					
		4 Building Height – Zoning (Feet)					
		5 Building Height – Street Wall / Cornice (Feet)					
		6 Number of Stories					
		7 Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:50 AUSTIN STREET Case No.:1 Date:5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **35 HOWARD STREET (LU-20-32)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Two-Family
 - Land Area: 3,500 SF +/-
 - Estimated Age of Structure: c.1858
 - Building Style: Colonial
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Howard Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace 10 existing windows

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

- ☐ Highly Sensitive ☒ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Howard Street in the South End and is surrounded with many other wood and brick, 2-3 story contributing structures with no front yard setbacks on narrow lots.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application. The condo association will need to approve of the proposed changes.

K. Staff Comments and Suggestions for Consideration:

- To replace 5 front facing windows, 5 side facing windows and 3 rear facing windows with Green Mountain concealed balance replacement window or sash and balance with vinyl track replacement window. Windows will be replaced exactly as they are. 9 are currently 6/6 and will remain that way. 3 are 2/2 and will remain that way and 1 is 6/4 and will remain that way. The windows are approximately 110 years old and in fair to poor condition. Photos of all windows to be replaced are attached. Consistent with the Design Guidelines the applicant was directed to also explore window restoration as a preferred alternative.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC
SURVEY
RATING**

C

35 HOWARD STREET (LU-20-32) – PUBLIC HEARING #2 (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – Replace 10 Windows –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 35 HOWARD ST. Case No.:2 Date:5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and contributing values of historic district:

☐ Yes ☐ No
4. Compatibility of design with surrounding properties:

☐ Yes ☐ No
5. Compatibility of design with surrounding properties:

☐ Yes ☐ No
6. Compatibility of design with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **56 DENNETT STREET (LU-20-32)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #3**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Area: 9,150 SF +/-
 - Estimated Age of Structure: c.1730
 - Building Style: Colonial
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: Limited View from Dennett Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. Proposed Work: To add a rear addition and replacement windows

- C. Other Permits Required:**
- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
- ☐ Intersection / Corner Lot ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal ☐ Accessory ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive ☒ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

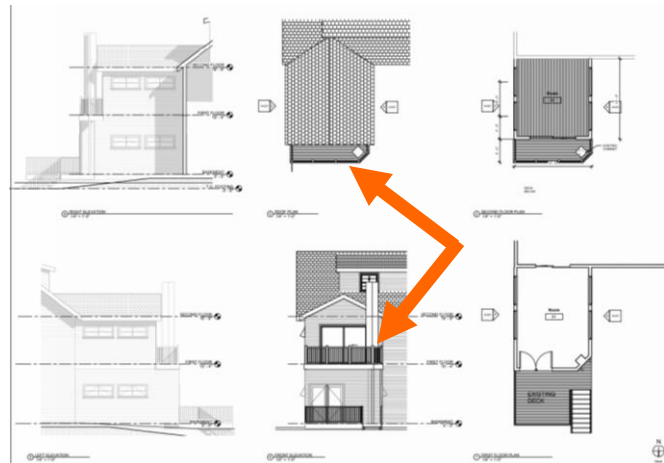
- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This contributing historic structure is located along Dennett Street in the Christian Shore neighborhood and is surrounded with many other wood, 2-2.5 story contributing structures with little to no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed rear addition is designed to match the existing style and appearance of the existing contemporary rear addition.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

HISTORIC
SURVEY
RATING

C

56 DENNETT STREET (LU-20-36) – PUBLIC HEARING #3 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Add a rear addition & replacement windows –</div>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 56 DENNETT ST Case No.:3 Date:5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural values of the district:

☐ Yes ☐ No
4. Compatibility of design with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **44 GARDNER STREET (LUHD-107)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 6.267 SF +/-
 - Estimated Age of Structure: c.1895
 - Building Style: Queen Anne
 - Number of Stories: 2.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Gardner St. and Walton Alley
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a kitchen bay and porch and sunroom addition

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This contributing historic structure is located along Gardner Street in the South End and is surrounded with many other wood, 2-2.5 story contributing structures with no front yard setbacks on narrow lots.
- J. Previous HDC Comments and Suggestions:**
- The HDC previously reviewed this application and supported the design as presented.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed sunroom and porch is designed to match the existing historic style and appearance.
 - The second floor window appears to be a different dimension and grill pattern than the other 2/1 double-hung windows on the structure.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image



Aerial View

**HISTORIC
SURVEY
RATING**

C

44 GARDNER STREET (LUHD-107) – PUBLIC HEARING #4 (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Remove rear porch & replace with sunroom & expand kitchen bay –</div>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 44 GARDNER ST Case No:4 Date:5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and contributing values of historic district:

☐ Yes ☐ No
4. Compatibility of design with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **299 VAUGHAN STREET (LU-19-101)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #A**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 78.843 SF +/-
 - Estimated Age of Structure: c.1920/1970
 - Building Style: Industrial
 - Number of Stories: 2.0
 - Historical Significance: Non-Contributing
 - Public View of Proposed Work: View from Market and Green Streets
 - Unique Features: NA
 - Neighborhood Association: North End

B. Proposed Work: To add a new 5-Story Hotel

C. Other Permits Required:

- ☐ Board of Adjustment ☒ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
☐ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

- ☐ Highly Sensitive ☐ Sensitive ☒ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☒ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☐ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☒ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. It also appears that the proposed building location is not within historically-filled tidelands. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront on the North Mill Pond.

J. HDC & Staff Comments and Suggestions for Consideration:

- Members suggested alternative designs to better differentiate the proposed hotel from AC Hotel. Members felt the pedestrian passageway needed further refinement in order to be more inviting to the public. Other comments suggested other ground-floor modifications to give the building a more uniform base and a clearly distinguished entrance. Adding windows and transparency to the brick stairwell was also suggested.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING

NC**

299 VAUGHAN STREET (LU-20-102) – WORK SESSION #A (MAJOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT – ADD A NEW 5-STORY HOTEL –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 299 VAUGHAN STREET Case No.:A Date:5-7-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

125 BOW STREET (LUHD-112)
CERTIFICATE OF APPROVAL
WORK SESSION #B

A. Property Information - General:

- Existing Conditions:**
- Zoning District: CD4
 - Land Use: Mixed-Use
 - Land Area: 9,489 SF +/-
 - Estimated Age of Structure: c.1890
 - Building Style: Utilitarian Classical
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Bow Street
 - Unique Features: Seacoast Repertory Theater
 - Neighborhood Association: Downtown

B. Proposed Work: To replace the roof & add insulated siding on the exterior walls.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Bow Street and is surrounded with many other brick or wood-sided historic buildings between 2.5-5 stories in height. Most buildings have little to no front yard setback and narrow side yards.

J. Previous HDC Comments and Suggestions:

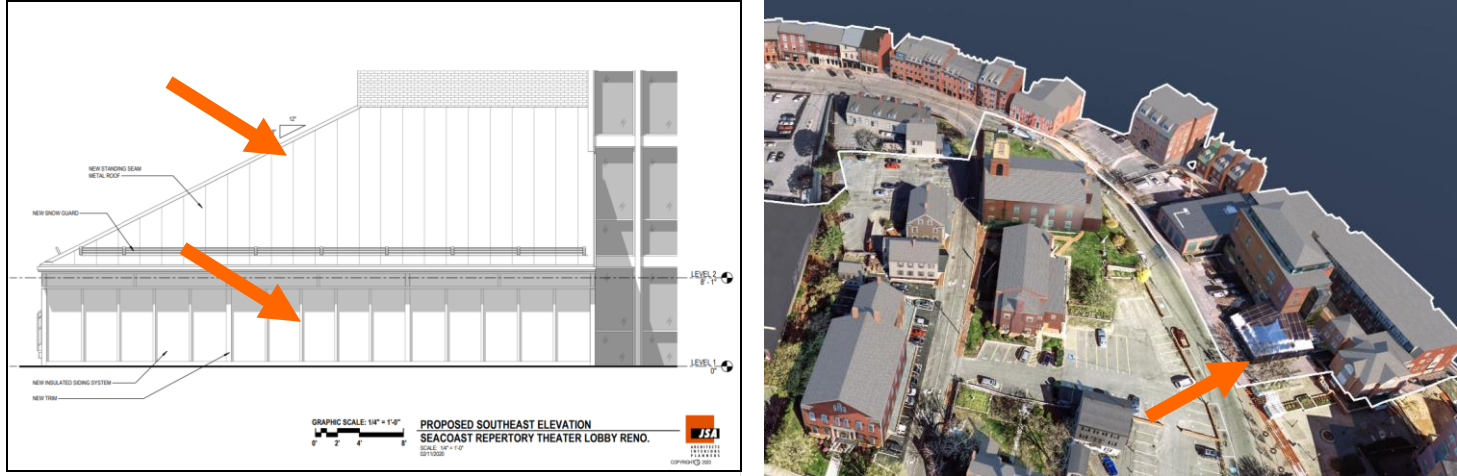
- The HDC previously reviewed this application on 2-12-20 and some members felt the proposed changes were character-defining changes that should be reconsidered to maintain some authenticity of this modern structure. For example, some members felt alternate panels should be explored to enable natural light to still enter the building.

K. Staff Comments and Suggestions for Consideration:

No additional information has been submitted for this work session.

Design Guideline Reference: Guidelines for Roofing (03), Windows and Doors (08) and Commercial Developments and Storefronts (12).

L. Proposed Design, 3d Massing View and Aerial View:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

125 BOWSTREET (LUHD-112) – WORK SESSION #B (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – Replace Roof and Add Insulated Siding –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:125 BOW STREET Case No.:B Date: 5-7-20

Decision: ☐ Approved ☐ Continued ☐ Postponed ☐ Withdraw4 ☐ Approved with Stipulations ☐ Denied



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 132-134 MIDDLE STREET (LUHD-105)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD4-L1
 - Land Use: Mixed-Use
 - Land Area: 11,060 SF +/-
 - Estimated Age of Structure: c.1865
 - Building Style: Mansard
 - Number of Stories: 3.0
 - Historical Significance: Focal
 - Public View of Proposed Work: View from Middle Street & Haymarket Square
 - Unique Features: The Parrot House is a Focal building
 - Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & made entryway improvements

- C. Other Permits Required:**
- ☒ Board of Adjustment ☒ Planning Board ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista ☐ Gateway ☒ Mid-Block
- ☐ Intersection / Corner Lot ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal ☐ Accessory ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This focal historic structure is located along Haymarket Square and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The structure is located upon two lots which are included in this application.

- J. Previous HDC Comments and Suggestions:**
- The HDC has not previously reviewed this application.

- K. Staff Comments and Suggestions for Consideration:**
- The proposed improvements involve removal and replacement of contributing, character-defining and non-contributing materials.
 - The front entryway is proposed to be a pre-case brownstone material which should be made to match the color of the existing brownstone and sample should be requested.
 - The front doors should be considered for restoration given they are original to the structure.
 - Revised elevations will be provided prior to the May 13th meeting.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #C (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MODERATE PROJECT – Replace Roof, Repoint Brick and Replace Front Entryway –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 132-134 MIDDLE ST Case No.:C Date:5-13-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: **134 SOUTH STREET (LUHD-108)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #D**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: GRB
 - Land Use: Multi-Family
 - Land Area: 7,208 SF +/-
 - Estimated Age of Structure: c.1900
 - Building Style: Colonial Revival
 - Number of Stories: 3.0
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from South and So. School Streets
 - Unique Features: Triple Decker
 - Neighborhood Association: South End

B. Proposed Work: To add a roof deck & update the façade, entryway and decks

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☒ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

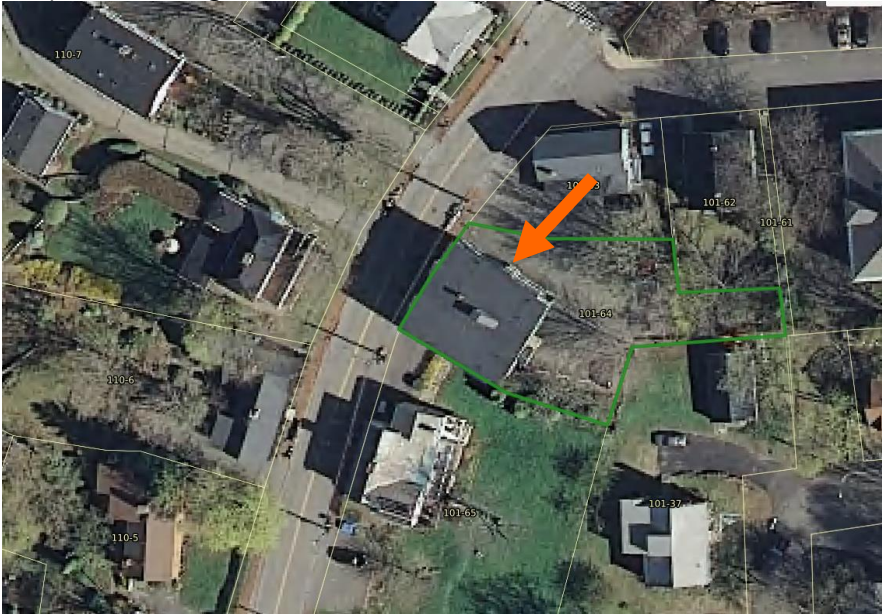
- I. Neighborhood Context:**
- This contributing historic structure is located along South Street and is surrounded with many other wood-sided historic buildings between 2-2.5 stories in height. The lots have shallow front- and side-yard setbacks.
- J. Previous HDC Comments and Suggestions:**
- The HDC previously reviewed this application and suggested the applicant consider a more traditional railing system on the street-facing façade with no curve on the balconies and modifications to the stairwell on the roof to minimize its appearance. Other comments included adding darker storm windows and a darker color on the exposed foundation.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed improvements employ a highly-differentiated design approach from the original historic Colonial Revival style of the building. Additionally, the enclosed stairwell to the roof is nearly 10 feet above the existing roof line. A variety of color options has been included and the stairwell on the roof is visible from South Street.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

C

134 SOUTH STREET (LUHD-108) – WORK SESSION #D (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	MINOR PROJECT – ADD ROOF DECK, LIGHTING, AND BALCONIES –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40 Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 134 SOUTH ST Case No.:D Date:5-13-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn

H. Purpose and Intent:

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 165 COURT STREET (LUHD-109)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD4-L1
 - Land Use: Commercial
 - Land Area: 1,807 SF +/-
 - Estimated Age of Structure: c.1953
 - Building Style: Modern
 - Number of Stories: 2.0
 - Historical Significance: Non-Contributing
 - Public View of Proposed Work: View from Fleet and Court Streets
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To modify the storefront system.

- C. Other Permits Required:**
- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

- D. Lot Location:**
- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

- E. Existing Building to be Altered/ Demolished:**
- ☒ Principal
- ☐ Accessory
- ☐ Significant Demolition

- F. Sensitivity of Neighborhood Context:**
- ☐ Highly Sensitive
- ☐ Sensitive
- ☒ Low Sensitivity
- ☐ “Back-of-House”

- G. Design Approach (for Major Projects):**
- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☒ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, AC Hotel)

- H. Project Type:**
- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alterations, additions or expansions)

- I. Neighborhood Context:**
- This non-contributing historic structure is located along the intersection of Fleet and Court Streets and is surrounded with many other brick or wood-sided historic buildings between 2.5-3 stories in height. The building in this neighborhood have little to no front yard setback and shallow side yard setbacks.
- J. Previous HDC Comments and Suggestions:**
- The HDC previously reviewed this application and several members expressed a preference for the glass (tinted) canopy with more architectural detailing on the tiebacks for the canopy and leaving the exposed brick foundation unpainted.
- K. Staff Comments and Suggestions for Consideration:**
- The proposed improvements include adding new storefront windows and a new canopy along the sidewalk.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View


HISTORIC
SURVEY
RATING

NC

165 COURT STREET (LUHD-109) – WORK SESSION #E (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	No		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		GENERAL BUILDING INFORMATION					
	1	Gross Floor Area (SF)	MINOR PROJECT – MODIFY THE STOREFRONT SYSTEM –				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
6	Number of Stories						
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		21 Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		34 Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 165 COURT ST Case No.:E Date:5-13-20
Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ With Drawn



H. Purpose and Intent:

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

105 CHAPEL STREET (LUHD-117)
CERTIFICATE OF APPROVAL
WORK SESSION #F

A. Property Information - General:

- Existing Conditions:
- Zoning District: CD4
 - Land Use: Civic
 - Land Area: 18,900 SF +/-
 - Estimated Age of Structure: c.1807
 - Building Style: Federal
 - Number of Stories: 2+
 - Historical Significance: F
 - Public View of Proposed Work: View from Chapel Street
 - Unique Features: Connector to Saint John's (a focal building)
 - Neighborhood Association: Downtown

B. Proposed Work: To add a connector building for ADA compliance.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished / Constructed:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive
- ☐ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The church and rectory are located along Chapel and Bow Streets and are surrounded with many contributing and focal structures. The neighborhood is predominantly multi-story, wood and brick structures with small lots and shallow setbacks from the sidewalk. The church owns a large parking lot previously occupied by tightly-spaced buildings.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

K. Staff Comments and Suggestions for Consideration:

- The applicant proposes to construct a single-story addition or connector building between the rectory and church. The purpose of the connector is to provide covered pedestrian access to the buildings that is also ADA compliant.

Design Guideline Reference – Guidelines for Masonry and Stucco (07), Small Scale New Construction & Additions (10), and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image of Existing Conditions



Aerial View

HISTORIC
SURVEY
RATING

F

105 CHAPEL STREET (LUHD – 117) – WORK SESSION #F (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>- CONSTRUCT A CONNECTOR BUILDING FOR ADA COMPLIANCE -</div>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks/ Stairs / Steps			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:105 CHAPEL STREET Case No.: F Date: 5-13-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

137 NEW CASTLE AVE.

CERTIFICATE OF APPROVAL

PUBLIC HEARING #5 (LUHD-126)

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 5,510 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Greek Revival
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Marcy Street & New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To install a new roof over the existing rear patio.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building is located along the intersection of New Castle Ave and March Street. It is surrounded by many 2-2.5 story historic structures with no front yard setbacks, shallow side yards and gardens, patios and walkways within the rear yard.

J. Previous HDC Comments and Suggestions:

- The HDC previously reviewed this application and suggested a smaller column diameter and that it should be relocated closer to the edge.

K. Staff Comments and/ or Suggestions for Consideration:

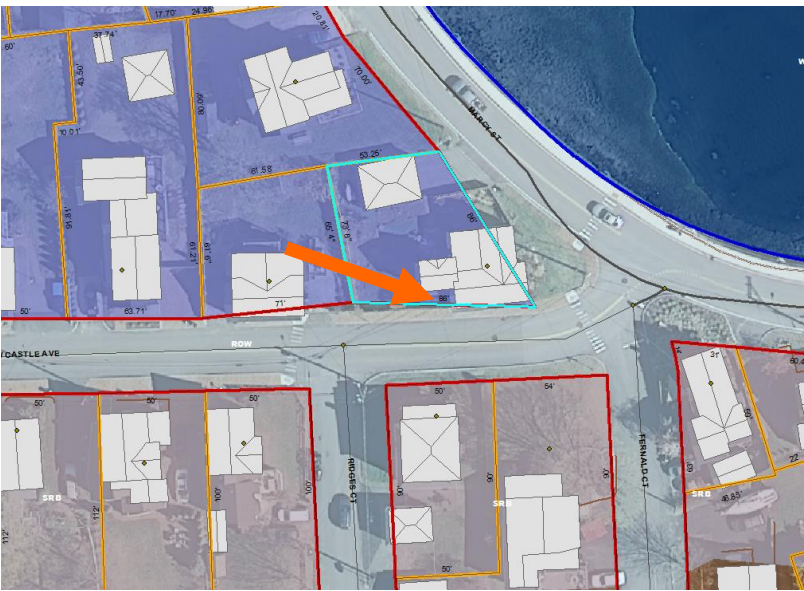
- The applicant is proposing to:
- Install a roof covering over the existing rear patio.

Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

L. Proposed Design, 3d Massing View and Aerial View:



Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

137 NEW CASTLE AVE. (LUHD-126) – WORK SESSION #5 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – INSTALL NEW ROOF OVER PATIO –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:137 NEW CASTLE AVE. Case No.:5 Date: 5-20-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdraw4



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

379 NEW CASTLE AVE.
CERTIFICATE OF APPROVAL
WORK SESSION #1

- Existing Conditions:
- Zoning District: SRB
 - Land Use: Single Family
 - Land Are: 0.2A +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Historical Significance: NA
 - Public View of Proposed Work: View from New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: Little Harbor Neighborhood

B. **Proposed Work:** To replace the porch and add a two-story addition to the front, side, a rear elevations.

C. **Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. **Lot Location:**

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. **Existing Building to be Altered/ Demolished:**

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. **Sensitivity of Context:**

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. **Design Approach (for Major Projects):**

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. **Project Type:**

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☐ Minor Project (i.e. small alterations, additions or expansions)
- ☒ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. **Neighborhood Context:**

- The building is located along New Castle Ave. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

J. **Previous HDC Comments and Suggestions:**

- The HDC has not previously reviewed this application.

K. **Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to add:

- A two-story addition to the front, side and rear elevations
- Replace the porch
- Reconstruct the chimneys from brick versus stone.
- Replace windows and doors, siding and trim.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10), Masonry and Stucco (07), Windows and Doors (08) and Site Elements & Streetscapes (09).

L. **Proposed Design, 3d Massing View and Aerial View:**




Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

379 NEW CASTLE AVE. – WORK SESSION #1 (MODERATE)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 379 NEW CASTLE AVE. Case No.: 1 Date: 5-20-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div>MODERATE PROJECT</div> <div>– ADD TWO-STORY ADDITIONS TO REAR, SIDE AND FRONT & REPLACE PORCH –</div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

241 SOUTH STREET

CERTIFICATE OF APPROVAL

WORK SESSION #2

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single- Family
 - Land Area: 12,903 SF +/-
 - Estimated Age of Structure: c.1790
 - Building Style: Georgian
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from South Street
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To add a porch and garage.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☒ Mid-Block
- ☐ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- The building is located along South Street. It is surrounded with many wood 2.5 story structures with shallow setbacks and small side or rear garden areas.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this application.

K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

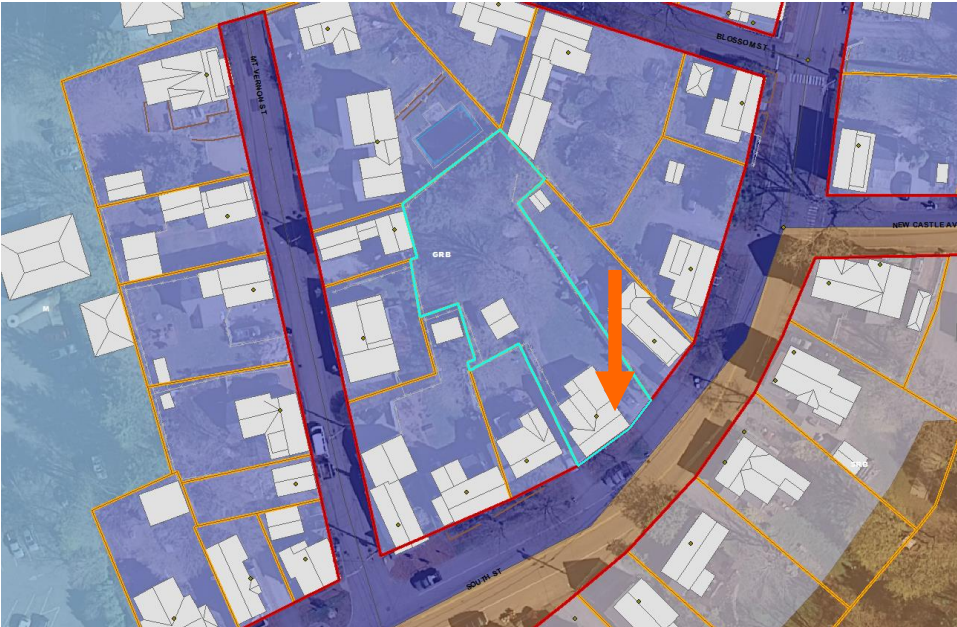
- Add a porch and single-car garage.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10), Exterior Woodwork (05), Porches, Stoops and Decks (06), and Windows and Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:




Proposed Design and 3D Massing Model Image of Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

C

241 SOUTH STREET – WORK SESSION #2 (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:241 SOUTH STREET Case No.:2 Date: 5-20-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– ADD A PORCH AND GARAGE –</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
	BUILDING DESIGN & MATERIALS	12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		SITE DESIGN	33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	39		Parking (i.e. location, access, visibility...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	40		Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

138 MAPLEWOOD AVE.
CERTIFICATE OF APPROVAL
WORK SESSION #3

- A. **Property Information - General:**
 - Zoning District: CD4-L1
 - Land Use: Multi-Family
 - Land Area: 8,233 +/- SF
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Number of Stories: 1
 - Historical Significance: Contributing
 - Public View of Proposed Work: Partial view from Maplewood Ave.
 - Unique Features: Former carriage house
 - Neighborhood Association: North End
- B. **Proposed Work:** Add a second floor to the existing garage for a new dwelling unit.

- C. **Other Permits Required:**

☐ Board of Adjustment

☐ Planning Board

☐ City Council

- D. **Lot Location:**

☐ Terminal Vista

☐ Gateway

☒ Mid-Block

☐ Intersection / Corner Lot

☐ Rear Lot

- E. **Existing Building to be Altered/ Demolished:**

☐ Principal

☒ Accessory

☐ Demolition

- F. **Sensitivity of Context:**

☐ Highly Sensitive

☒ Sensitive

☐ Low Sensitivity

☐ “Back-of-House”

- G. **Design Approach (for Major Projects only):**

☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)

☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

- H. **Project Type:**

☐ Consent Agenda (i.e. very small alterations, additions or expansions)

☐ Minor Project (i.e. small alterations, additions or expansions)

☒ Moderate Project (i.e. significant additions, alterations or expansions)

☐ Major Project (i.e. very large alternations, additions or expansions)

- J. **Neighborhood Context:**
 - This single-story accessory structure is located along the North Mill Pond and is surrounded on the northern side of Maplewood Ave. by a wide variety of contributing structures that are primarily large multi- family wood houses situated on small lots with shallow setbacks from the street edge. Many other structures in the neighborhood are newer buildings that have been developed after the site was cleared during Urban Renewal.

- K. **Previous HDC Comments and Suggestions:**
 - The HDC has not previously reviewed this application.

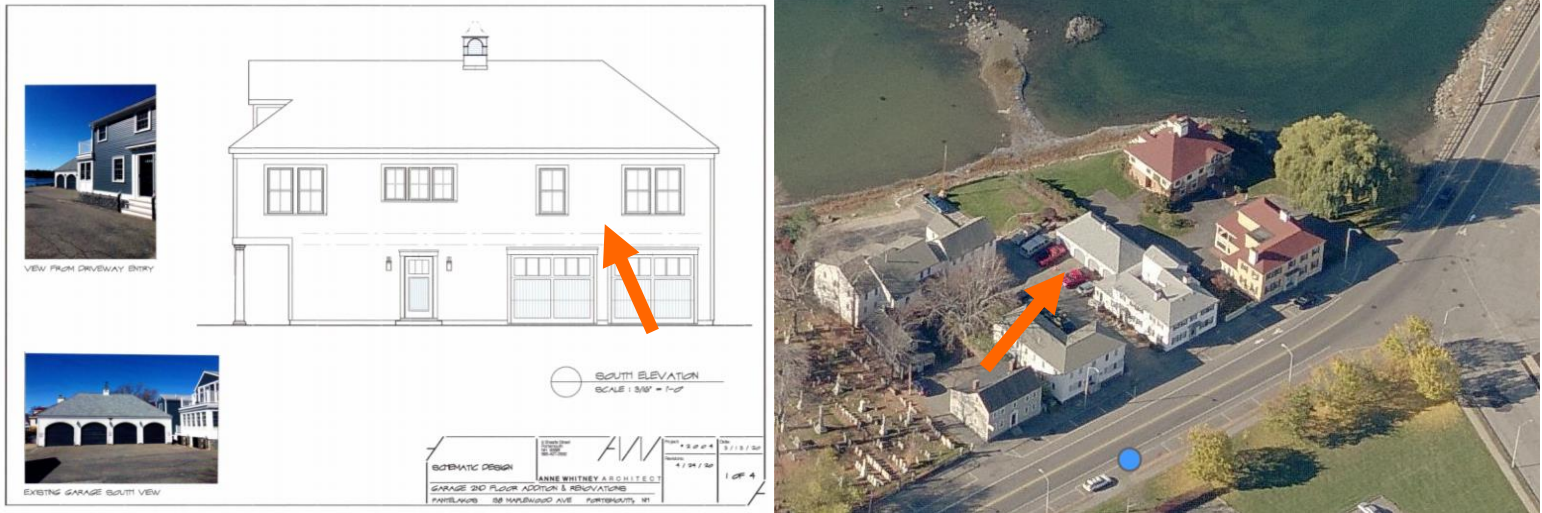
- L. **Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

 - Add a second floor to the existing garage.

Design Guideline Reference – Guidelines for Small Scale New Construction & Additions (10), Exterior Woodwork (05), and Windows and Doors (08).

M. **Proposed Design, 3d Massing View and Aerial View:**



Proposed Building Design and Street View Images



Zoning Map

HISTORIC
SURVEY
RATING

C

138 MAPLEWOOD AVE. – WORK SESSION #3 (MODERATE)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<div>MODERATE PROJECT</div> <div>– ADD SECOND FLOOR TO EXISTING GARAGE –</div>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:138 MAPLEWOOD AVE Case No.:3 Date: 5-20-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 15 MIDDLE STREET
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Inn
- Land Area: 6,100 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Middle and Porter Street
- Unique Features: Former Church
- Neighborhood Association: Downtown

B. Proposed Work: To install non-combustible siding and other minor modifications.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☒ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Context:

- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have little to no front yard setback and off-street parking is limited.

J. Previous HDC Comments and Suggestions:

- The HDC has not previously reviewed this particular application. The dormers and other changes were previously revised within a work session.

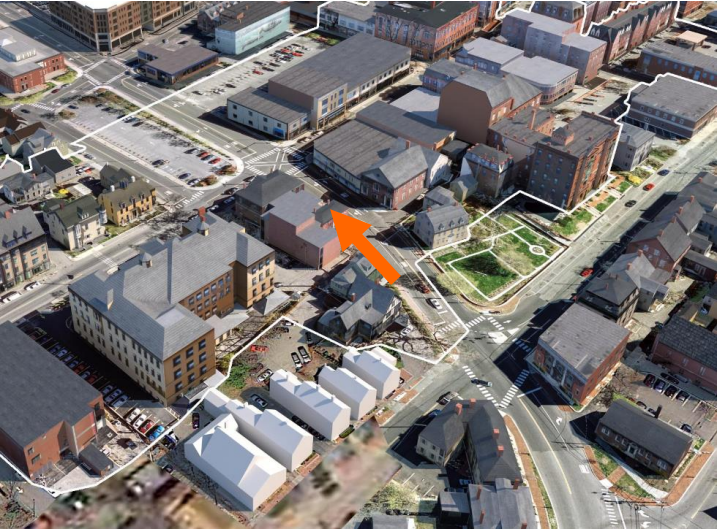
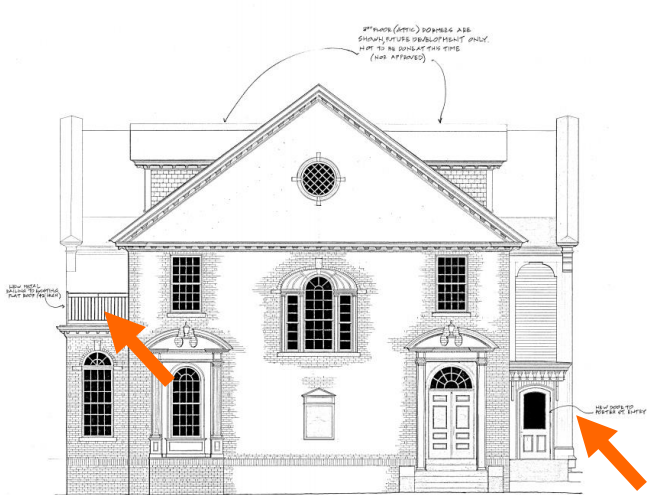
K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Install non-combustible siding for fire separation.
- Shorten CMU building to provide dumpster storage.
- Note – the dormers shown on the elevations are NOT proposed under this application.

Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), Stucco & Masonry (07) & Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

15 MIDDLE STREET – WORK SESSION #4 (MINOR)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:15 MIDDLE STREET Case No.:4 Date: 5-20-20</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– INSTALL SIDING, RAILINGS, AND DOORS (NO DORMERS) –</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		21	Doors and windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		34	Garages (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					
40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate					

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

**MINUTES
HISTORIC DISTRICT COMMISSION MEETING
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

April 15, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Dan Rawling, Cyrus Beer and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

MEMBERS EXCUSED: Martin Ryan

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department; Juliet Walker, Planning Department Director

.....
Chairman Lombardi took a roll call of attendees. Mr. Cracknell explained that the meeting was held via the Zoom public broadcast method due to the coronavirus.

I. APPROVAL OF MINUTES

A. March 04, 2020

*It was moved, seconded, and **passed** by unanimous vote to approve the March 4, 2020 minutes as amended.*

B. March 11, 2020

Chairman Lombardi recused himself from the vote.

*It was moved, seconded, and **passed** by unanimous vote to approve the March 11, 2020 minutes as presented.*

II. ADMINISTRATIVE APPROVALS

Note: Items 1 and 7 were removed from the list for a separate discussion after the other items were reviewed. The Commission began with Item 2.

1. 403 Deer Street, Unit 13

Mr. Cracknell reviewed the changes, noting that City Land Use Compliance Agent Vincent Hayes discovered 13 items that were inconsistent with the site plan approval and the HDC's prior approval. He said twelve of those items related to the HDC, which included the following:

- There were adjustments to the rear deck and stairs;

- The ramp was different;
- The windows had full screens added that had not been requested originally;
- There were minor door changes;
- The dormer dimensions were different;
- The wall lights were different; and
- The applicant had requested copper faux caps originally but they were not installed.

Mr. Cracknell said the only item added to the list that had not been already installed or done was the black seamless gutter. Mr. Rawling said he visited the site and that the screens seemed to flatten the windows. He also recommended that the gutters be gray to match the siding color. Vice-Chair Wyckoff said he was disappointed with the applicant's package because all the changes couldn't really be seen. He agreed that full screens were a shame, and he recommended postponing the request to the May meeting. Ms. Ruedig said she couldn't make any comments without photos. Mr. Cracknell said the applicant submitted the full report from Mr. Hayes and that all the photos were included and listed on the permit. He said he would send it out to all the Commissioners as well as a link to the previously-approved plans.

*Vice-Chair Wyckoff moved to **continue** the Administrative Item to the May 6, 2020 meeting, and Ms. Ruedig seconded.*

The gutters and screens were further discussed. Ms. Ruedig said that whatever color was least obtrusive was fine for the gutter. Vice-Chair Wyckoff asked that the video of the original petition presentation be reviewed to see whether the screens were discussed.

*The motion **passed** by unanimous roll call vote, 7-0.*

2. 20 Partridge Street

The request was to add a generator within 10 feet of the side yard. Mr. Cracknell noted that the applicant would appear before the Board of Adjustment (BOA) for approval as well. He said it was a ground-mounted condenser and asked whether a screen should be necessary. Vice-Chair Wyckoff said he was willing to accept the unit as a standalone, and Ms. Ruedig and City Council Representative Trace agreed, noting that it would have to be approved by the BOA.

*It was **stipulated** that the request would have to receive BOA approval in order for the applicant to proceed.*

3. 40 Howard Street

Mr. Cracknell said the petition had been before the Commission several times and that significant work was done behind the structure relating to the fencing and retaining walls, with additional lights and five granite steps added to the back of the building. He said cobblestones would replace the brick driveway and that the sconce lights would be dark sky-compliant and match what was already approved.

4. 410-430 Islington Street

Mr. Cracknell said there were some changes on the multi-building development that had come from Mr. Hayes' quality assurance review during construction, but that most of the changes had not been done yet. He reviewed the changes, which included the following:

- A trash enclosure was added;
- The back of Building 430 was determined to be unsound, and significant work was done to remove a few walls and put a new roof on;
- A screen was requested for the condenser on Building 412; and
- A new deck was proposed over the rubber roof for Building 412.

Architects Rob Harbeson and Sarah Howard representing the applicant were available for comment. City Council Representative Trace asked why the back looked different from the drawings. Ms. Howard said the portico was drawn much larger than designed. Ms. Trace said it changed the entire pitch of the roof and raised it up off the ceiling. Mr. Harbeson explained that it was framed slightly higher so that everything seen head-on was the same except that the roof had been raised. It was further discussed. Ms. Trace said the triangle's aspect was raised by 3-4 inches. Chairman Lombardi said it caused it to look like pork chops on the rakes and didn't fit the house at all. Mr. Harbeson agreed but said the three front buildings faced the public and the addition was behind them, and the portico was part of that addition and wasn't visible to the public. Vice-Chair Wyckoff said it was oversimplified and made no sense because as drawn, the peak was below the window sill. He said the pork chop eave should be removed and that some kind of return should be constructed on that roof as a smaller version of what was on the back of the red building. Ms. Ruedig said it was a new addition on the back of the building, and while it wasn't ideal, she would not make the applicant rip it down and redo it. Mr. Rawling and Mr. Beer agreed that putting returns on it would make it blend in fine. Ms. Doering asked about the addition in the back of the 430 building not being structurally sound. Mr. Harbeson said a lot of work was previously done without a permit, so they had been correcting those things, which included removing a dormer, and that a lot of wood rot was found.

Vice-Chair Wyckoff moved to approve the item, with the following stipulation:

1. *The pork chop sides of the portico shall be removed and returns shall be added to match the design of the main house.*

Ms. Doering seconded. The motion passed by unanimous roll call vote, 7-0.

5. 36 Richmond Street

The request was to replace the second-floor window with a louver-style widow. Mr. Cracknell said the request was consistent with what the Commission previously asked for.

6. 73 Daniel Street

The request was to install an intake vent on the Daniel Street façade that would be painted red to match the brick wall behind it. Mr. Cracknell said the vent was like a drier vent for an interior room and that there was no other place to locate it.

City Council Representative Trace asked if the vent could be made out of copper so that it could oxidize, or if there could be a wood surround to it. It was further discussed. Mr. Rawling suggested that it be moved or centered over the arch like a keystone effect that would make it look more organized and less noticeable than just having a square off to the side. Vice-Chair Wyckoff agreed. Ms. Ruedig said a copper vent would turn green eventually, and she thought the wood trim would draw attention to it, so she asked that it be just left as a metal utility vent. Mr. Rawling agreed that changing the material to wood or copper would just accentuate the vent and that a painted metal would be better, but he still preferred changing the location. Chairman Lombardi agreed. Ms. Doering said painting it red might work but an alternate location would be preferable. Vice-Chair Wyckoff said galvanized metal didn't paint very well. Ms. Trace thought that part of the building was part of the condominium association for the Customs House and said she liked the idea of painting the vent the color of brick and making it disappear.

Mr. Cracknell said the Commission needed more information and that other location options had to be explored. He noted that Mr. Sauk-Schubert had texted that the size of the unit should be more commensurate with the brick pattern. He also thought the role of the condominium association and the former use of the room should be explored.

*Vice-Chair Wyckoff moved to **continue** the item to a future meeting to allow the applicant to provide more information and other options. Ms. Doering seconded. The motion **passed** by unanimous roll call vote, 7-0.*

*Vice-Chair Wyckoff then moved to **approve** Items 2, 3, 4 and 5, with the following stipulations on Items 2 and 4:*

*Ms. Doering seconded. The motion **passed** by unanimous roll call vote, 7-0.*

7. 28 Chestnut Street

Mr. Cracknell said that significant renovations were done to the inside of the Music Hall to deal with the brick walls and install interior supports. He said severe water damage was also found on the Porter Street side of the building and that the bricks, mortar, and windows had been failing for a long time. He said the applicant wanted to make alterations to the interior steel beam and needed approval for the bolts and washers. He said the brick shelf would be purged and that a 4"x4" metal plate in a diamond pattern for each of the bolts was preferred.

The applicant Ben Auger was available to speak to the request. He explained that there was so much damage that the bolts would have to go through the brick. Ms. Doering said the bolts she had seen were shiny. Mr. Auger said they were painted black. Ms. Doering said one of the bolts interfered with the brick detail and wasn't well placed. Mr. Auger said they were limited with the placement. Ms. Ruedig said she had no problem with the bolts but asked whether there the window openings could be covered more attractively instead of using plywood panels. Mr. Auger said they would use a smooth cement board in four vertical panels.

*Vice-Chair Wyckoff moved to **approve** the item as presented, and Mr. Beer seconded. The motion **passed** by unanimous roll call vote, 7-0.*

8. 70 Congress Street

The request was to install two third-floor egress windows on the back of the building. Mr. Cracknell said the windows would not be visible to the public and would be Green Mountain double-hung 6/3 windows due to the sill having to be raised because of water problems.

9. 105 Daniel Street

Mr. Cracknell said the petition was approved a few months prior for the replacement of 4-5 windows, but that the applicant forgot to include the two windows at the ends of the porch. He said a double-hung replacement and a fixed-pane window were needed.

10. 249 Pleasant Street

The request was to restore the garage's slate roof and rebuild its windows. Mr. Cracknell said new Douglas-fir garage doors would be installed to match the historic appearance of the building. The doors were further discussed and clarified to be sliding doors.

11. 673 Middle Street

Mr. Cracknell explained that the petition was before the Commission previously and that the applicant intended to replace the wood clapboard but discovered that the house was too close to the property line, so the applicant wanted to keep the wood siding on the main house and add Hardiplank to match existing on the left side of the new addition.

*Ms. Ruedig moved to **approve** Items 8, 9, 10, and 11 as presented, and City Council Representative Trace seconded. The motion **passed** by unanimous roll call vote, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

Chairman Lombardi read each postponed petition by street address and asked that they be postponed to the May 6 meeting.

*Vice-Chair Wyckoff moved to **postpone** the petitions to the May 6, 2020 meeting, and Mr. Rawling seconded. The motion **passed** by unanimous roll call vote, 7-0.*

1. (Work Session/Public Hearing) requested by **Maheo Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein permission is requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136.001 and lies within the General Residence C (GRC) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

2. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

3. Petition of **Hoerman Family Revocable Trust of 2019, Walter A. and Mary Ellen Hoerman Trustees, owners**, for property located at **56 Bennett Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and exterior renovations to an existing structure (replacement windows and clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

4. Petition of **Topnotch Properties, LLC and JJCM Realty, LLC, owners**, for property located at **232 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove (1) chimney and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 32 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Gary Beaulieu said he was the property manager for Top Notch Properties and owner of 232 Court Street. He said they wanted to remove the chimney on the southern end of the Pleasant Street unit because it was in disrepair, noting that it was previously used for the heat duct. Ms. Ruedig asked if the applicant would consider building a chimney. Mr. Beaulieu said there was no real need for it and that they would have to find a way to reroute all the hearing ducts. He said the chimney wasn't an exterior one. Ms. Ruedig suggested building a chimney box on the roof to replicate what was once there. Mr. Beaulieu said it wasn't out of the question.

City Council Representative Trace said the historic house was one of the earliest two-family homes in Portsmouth and that the chimney was as important as the other two because it was the only one to support that wing of the house. She said the house was also listed as a contributing one in the National Historic District and should be dealt with using the Secretary of the Interior Standards of Rehabilitation. She said removing the chimney would remove the original meaning and intent of that wing, and there would be no proof that it used to be an entirely independent single-family home. She said there was plenty of restoration brick available and said the wing

should have a chimney stack because it was an integral part of the structure. Vice-Chair Wyckoff agreed, but also agreed with Mr. Ruedig that a chimney stack could be represented instead because the chimney looked like it was rebuilt a hundred years ago and wasn't original. Mr. Rawling said he supported a reconstruction representation also because the chimney had been used for venting and duct work, which would be coming through the roof and would need screening. Chairman Lombardi said he agreed that the chimney was an important structure of the house but also knew that the Commission's purview didn't include the interior of the house. He said the only part of the chimney that showed was above the roof, so he wanted to see a chimney replacement on that location. He asked whether there were older images of the house available. Ms. Trace said the house was included in the Architectural Heritage of the Piscataqua. Ms. Doering said it was important that the chimney stay for the reasons Ms. Trace discussed and that it would be eventually seen from Pleasant Street once the tree that was hiding it died. Vice-Chair Wyckoff looked up the old photo and said it didn't show the top of the roof but had the earmarks of being very old. Ms. Ruedig said the existing dimensions could easily be replicated. It was further discussed, and the applicant said he would look at the photos.

Mr. Beaulieu next discussed the windows and said some of the existing windows were ruined. He said he met with several window contractors and discussed how to repair the windows that were visible on Court and Pleasant Streets, and that one contractor had said it was better to just replace all the windows because of the extent and cost of the repairs.

City Council Representative Trace noted that the original request was changed from the side and back windows being replaced to replacing the front windows on Court and Pleasant Streets. Chairman Lombardi verified that the applicant wanted to take good sash from other areas of the house and use them in the front. Mr. Beaulieu said he wanted to take 40 out of 80 sashes and use them for the first and second floors of the façade to save the front of the building and that he would get quality new windows for the rest of the openings. Mr. Cracknell explained that the original intent was to restore all the windows on the building but that the applicant was having difficulty doing so, and that he had encouraged the applicant to come up with a proposal to retain the historic windows on the front and two windows on the side on Court Street, which would leave the rear windows. He said the Commission had supported the Green Mountain double-hung SDL windows as a sash replacement in the past, which was what the applicant was requesting. Vice-Chair Wyckoff said any of those windows could be restored and that some would need new parts. He said the replacement sash in the back of the building windows was fine with him and that he supported restoring the front windows and installing Green Mountain windows on the back. Mr. Rawling said the goal was to keep the principal facades as historic as possible, and he recommended going with the highest quality manufacturer that could replicate the historic window. He said he would support a change on the rear elevations as well. Mr. Beer agreed. Ms. Ruedig also agreed, noting that Green Mountain was a trustworthy company and that new windows for the back and sides would be fine. City Council Representative said she understood the intent and the reasoning and agreed 100 percent.

Mr. Cracknell reviewed the stipulations. There was no public comment.

DECISION OF THE COMMISSION

Ms. Ruedig moved to grant the Certificate of Approval for the application, with the following stipulations:

- 1. The Pleasant Street chimney shall be replaced with a faux chimney of the same dimensions as the existing. The design shall correspond to the 102 State Street chimney and all rooftop vents shall be located within the chimney stack.*
- 2. All the street-facing windows on Pleasant and Court Street as well as the two side windows adjacent the Court Street driveway shall be restored in-place or by using the existing windows from the rear and side elevations. The size of the openings, trim details, and the muntin patterns shall be maintained on all windows. The rear windows may be replaced with a Green Mountain sash replacement window that is a double-hung, SDL, with concealed jamb liners. Any substitute window manufacturer or assembly shall be reviewed and approved prior to installation.*

Vice-Chair Wyckoff seconded.

Ms. Ruedig said she was fine with the Green Mountain windows and said the applicant could return for an administrative approval if a different window manufacturer was chosen. She said the project would preserve the integrity of the building. Vice-Chair Wyckoff said it would conserve and enhance property values, maintain the special character of the District, and would be consistent in the special and defining character of surrounding properties.

*The motion **passed** by unanimous roll call vote, 7-0.*

5. Petition of **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 531 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the March 04, 2020 meeting to the April, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (repointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

C. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

D. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovation to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

DECISION OF THE COMMISSION

E. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **St. John's Church, owner**, for property located at **105 Chapel Street**, wherein permission is requested to allow new construction to an existing structure (construct new addition for ADA compliant entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

B. Work Session requested by **Todd and Jan Peters, owners**, for property located at **379 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct 2nd story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

C. Work Session requested by **3A Trust, Guy D. and Elizabeth R. Spiers Trustees, owners**, for property located at **241 South Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with new attached garage and porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 36 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

D. Work Session requested by **Donna P. Pantelakos Revocable Trust, G.T. and D.P. Pantelakos Trustees, owners**, for property located at **130 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to the May 6, 2020 meeting.*

E. Work Session requested by **Patrick Beat and Egle Maksimaviciute Diggelmann, owners**, for property located at **137 New Castle Avenue**, wherein permission was requested to allow new construction to an existing structure (add roof over existing rear patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 55 and lies within the General Residence B (GRB) and Historic Districts.

Architect Sarah Hourihane representing the applicant reviewed the petition, noting that the applicant wanted to cover the patio for summer use. She said the patio would be left as it was and would be covered by using a column to pull the roof over. Mr. Rawling said the column was a heavy size for the building and for the intended use, and that its placement seemed to be set back from the edges quite a bit. Ms. Hourihane said they would look at pulling it in and could do a smaller column. Ms. Ruedig said it was a simple design that would tie the one-story addition more nicely into the entire building and improve it.

There was no public comment.

DECISION

The applicant stated that she would return for a public hearing at a future meeting.

The Commission briefly discussed the Zoom meeting method.

VI. ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

*Joann Breault
HDC Recording Secretary*

HDC

ADMINISTRATIVE APPROVALS

May 06, 2020

- | | | |
|----|-------------------------------------|-----------------------|
| 1. | 403 Deer Street, Unit 13 (LUHD-120) | -TBD |
| 2. | 3 Pleasant Street (LUHD-138) | -TBD |
| 3. | 410-430 Islington Street (LUHD-139) | -Recommended Approval |

1. 403 Deer Street, Unit 13 - T.B.D.

Background: The applicant is seeking approval for adding gutters and downspouts to the buildings and for several changes in design that were undertaken during construction including the following:

- **Deck, Stairs and ADA Ramp** – Removal of the deck and minor dimensional changes.
- **Windows** – Full screens were added, dimensions changes and transom windows added.
- **Doors** – minor door design changes in moulding, flashing and casing.
- **Dormers** – Minor dimensional changes,
- **Lighting** – Different wall lights were substituted.

Staff Comment: T.B.D. **Note that several commissioners wanted to visit the property to see the changes first-hand as well as hear from the applicant at the meeting.**

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application - Add to a project

 **Expiration Date** Active 

LUHD-120



Details

Submitted on Mar 02, 2020 9:59 PM



Attachments

6 files



Activity Feed

Latest activity on Apr 21, 2020



Applicant

Doug Palardy



Location

403 DEER ST, Unit 13-Jul, Portsmouth, NH 03801

Timeline

Add New 



Application Completeness Review

Completed Apr 13, 2020 at 8:25am



Land Use Permit -- Planning Department Review and Fee Calculation

Completed Apr 14, 2020 at 11:36am



Application Permit Fee

Paid Apr 14, 2020 at 11:42am



HDC Admin Approval Letter of Decision

Issued Apr 21, 2020 at 11:42am



HDC Approval Received

In Progress



HDC Work Session(s) Complete

Review

Application Type


Please select application type from the drop down menu below
Administrative Approval

Project Information

Brief Description of Proposed Work *

Record minor changes to work done in 2019. Request approval for black seamless gutters for life safety.

Description of Proposed Work (Planning Staff)

several changes in design that were undertaken during construction and to install black, seamless gutters. The field changes implemented during construction include the following: 

- Deck, Stairs and ADA Ramp - Removal of the deck and minor dimensional changes.
- Windows - Full screens were added, dimensions changes and transom windows added.
- Doors - minor door design changes in moulding, flashing and casing.
- Dormers - Minor dimensional changes.
- Lighting - Different wall lights were substituted.

Project Representatives

Enter one entry for each person in addition to the applicant who will be involved with this project and providing information to the City on behalf of the project.

Acknowledgement

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



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



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.

SEACOAST APART-HOTELS



PO Box 11, New Castle, NH 03854 (603) 501-9999

April 10, 2020

To: Historic District Commission, City of Portsmouth

Re: Administrative Approval for alterations to approved plan at 403 Deer St

Dear Commissioners -

Below please find the reasoning for minor adjustments to the original approved plan at 403 Deer Street on The Hill.

- Deck omitted. Non-Historic deck was removed due to severe rot and not replaced to maintain a more quiet, peaceful setting for guests and fellow members of The Hill Condo Association. (Page 1, Item A)
- Rebuilt stair access was shifted and widened due to ledge and to mirror the landing to the left. (Page 1, Item B)
- ADA ramp had to be altered to accommodate the Eversource's meter for the Condo Association meter for exterior lights that was previously mounted to our building. This was illegal and did not conform to code. I had no control to the location they chose to mount new meter pole. (Page 1, Item C)
- Full screens were added to windows.
- Dormers were altered slightly by contractors on site without my knowledge. (Page 2)
- Post caps on railings were installed in wood and not copper. Since no one can see the copper on the roof, the copper caps looked visually out of place. Wood seemed more accurate in the end.
- At time of opening, original lights were not available from manufacturer. An alternative historic light was used and has been favorably received by condo members as well as guests at the inn. We are asked often who makes them. (Page 3)
- Transoms were installed with 3 lites and doors with 9 lites without my knowledge. This was an oversight but does not distract from the historic integrity.
- Due to extreme rot on rear of building the casing of left door had to be adjusted on site. (Page 4)
- Dormer windows on sides were reduced on site by contractors. As the Commission was keen on having the smallest dormer possible, this assisted in reducing its visual impact. (Page 5)
- Flashing above doors. Where it was possible to save the existing copper flashing we did. It was previously painted over and was in good condition, so we did not replace.
- Door molding. Altered slightly due to manufacturers on-site measurements as opposed to architect renderings pre-construction. (Page 6)
- On-Site fire hydrant is the responsibility and ownership of The Hill Condo Association.

Lastly, due to life safety concerns with excessive iced over brick sidewalks and four entrance landings, I would like to seek administrative approval for black seamless gutters. This winter has been extremely challenging here and no amount of salt can keep up the ice. With black trim, doors, and windows, the black look will be the most discrete visually here. You see none of the copper roofing from outside the building, so making them the copper will stand out like a sore thumb. I truly feel that black would disappear and be less noticeable as I am sure there were no gutters at all here in 1809, but today's safety requires them.

Thank you in advance,
Doug Palardy, Owner

1
1
138.11

403 Deer Street (the Hill)
Land Use Compliance Report
Historic District Commission Approval

March 29, 2019 Administrative Approval: Sheet 10R – North Elevation

Alterations to the Approved Plan:

- A. 21'-11.5" x 11.5' deck omitted.
- B. Right stairs and landing shifted several feet to right (railing is no longer aligned with
- C. ADA ramp doglegs to right.

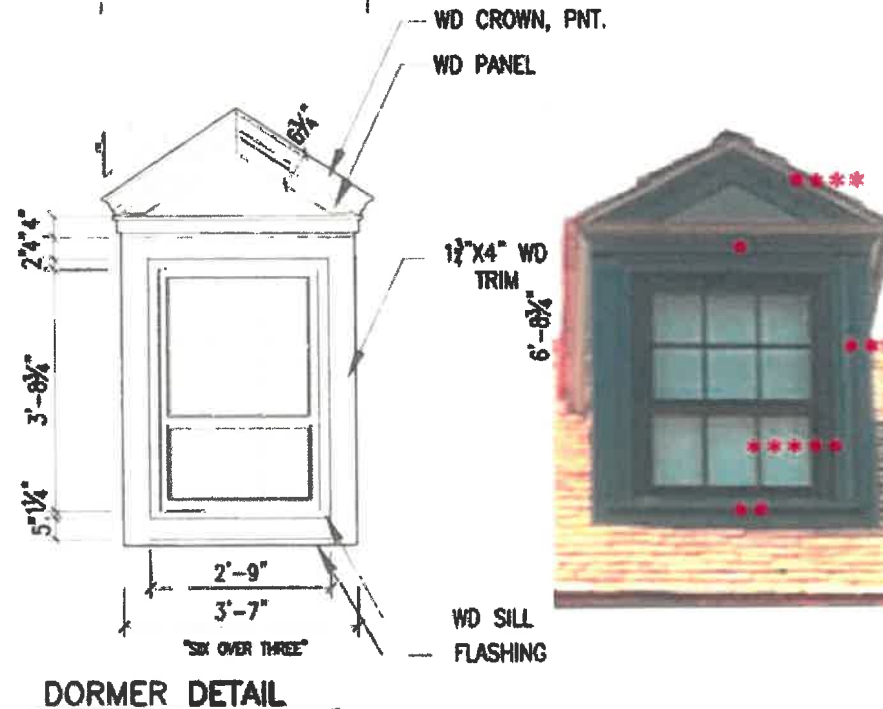


December 03, 2018 Administrative Approval: Sheet 8R – South Elevation

Alterations to the Approved Plan:

- A. Full screens added (all elevations).
- B. The following dormer details have been modified:
 - *4 inch trim deleted omitted.
 - **Sill lengthened.
 - ***Bead mold added.
 - ****6 inch detail omitted, crown mold modified.
 - ***** Bottom panes are not uniform in size with top sash.
 - *****Overall dormer dimensions have increased.

[Please see Below Detail for Corresponding “*” Details]



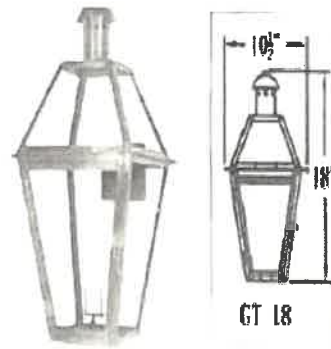
December 03, 2018 Administrative Approval: Sheet 16R – Proposed Materials

To be Completed:

1. Installation of copper post caps.

Alterations to the Approve Plan:

- A. Copper Smith Georgetown GT Wall Sconce light fixture omitted in favor of alternative fixture.



THE COPPER SMITH- GEORGETOWN
GT 18 WALL SCONCE



December 03, 2018 Administrative Approval: "Option 2" – North Elevation

Alterations to the Approved Plan:

- A. Transom lights reduced to 3 light.
- B. Window and left entry door casings are no longer aligned.
- C. Entry doors are now 9 light.

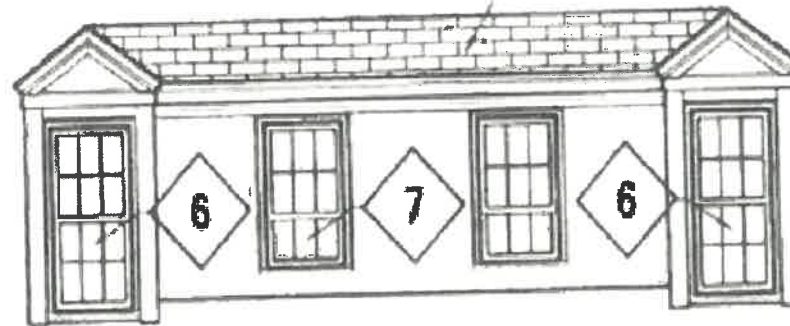


D. The following dormer details have been modified:

*Corner windows have been reduced in dimension.

**Bottom panes of center windows are not uniform in size with top sash.

***Dormer trim/casing details mirror modifications made on South Elevation.



December 03, 2018 Administrative Approval: Sheet 12R – Roof/Site Plan

To be Completed:

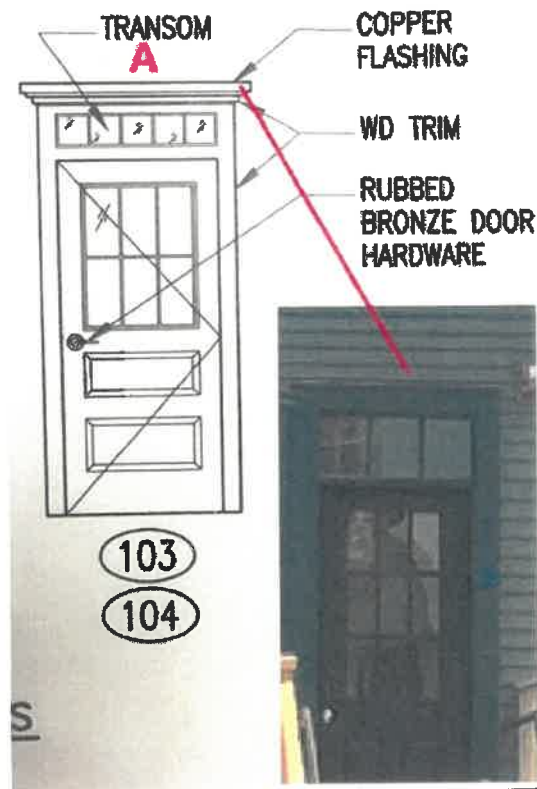
~~1. Trash/recycle enclosure.~~

1

October 26, 2018 Certificate of Approval: Sheet 9: East & West Elevations

Alterations to the Approved Plan:

A. Door Type 103 & 104 crown molding detail reduced in thickness.



October 26, 2018 Certificate of Approval: Miscellaneous Items

To be Completed:

- I. Confirmation that stipulation 1 of the HDC letter of decision has been satisfied, "1 inch x 4 inch window casing shall be used."

2. Replacement fire hydrant. Please contact Jim Tow of the Water Department regarding new hydrant specifications (see below).



Half Round 6" Seamless Aluminum Gutters

- Combines the strength of .032 gauge aluminum and the distinctive beauty of old world styling.
- Available in 6" seamless aluminum in a wide variety of colors.
- Can be installed with hidden hangers or cast aluminum brackets.
- 3" Round downspouts are available in corrugated or plain finish in a wide variety of colors.



Hidden Hanger (Standard)



Stamped Hanger (Optional)

Color Chart



C01-Eggshell



A63-G. Cream



712-Wicker



250-Musket Brown



209-Scotch Red



204-Grecian Green



200-Black



187-Sand



102-Pearl Gray



080-Degree White

2. 3 Pleasant Street - TBD

Background: The applicant is seeking approval for changes to a previously approved design to:

1. **Solar Panels:** Add solar panels on uppermost roof.
2. **Parapet:** Change the parapet to copper from painted metal.
3. **Lighting:** Add exterior lighting (wall and string lighting).
4. **HVAC:** Add HVAC louvers, exhaust chimney, & mechanical equipment within rear roof well.
5. **Windows:** Modify window sizing and cladding type on 1st.
6. **Doors:** Modify door type and cladding on the 1st and 4th floors.
7. **Fence Enclosure:** Reduce the height of the fence enclosure for mechanicals.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application · Add to a project

 **Expiration Date** Active

LUHD-138



Details

Submitted on Apr 17, 2020 12:53 PM



Attachments

2 files



Activity Feed

Latest activity on Apr 17, 2020



Applicant

Tracy Kozak



Location

3 PLEASANT ST, Portsmouth, NH 03801

Timeline

Add New



Application Completeness Review

Completed Apr 30, 2020 at 3:16pm



Land Use Permit -- Planning Department Review and Fee Calculation

In Progress



Application Permit Fee

Payment



HDC Approval Received

Review

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work *

Minor revisions to previously approved application

Description of Proposed Work (Planning Staff)

Project Representatives

Enter one entry for each person in addition to the applicant who will be involved with this project and providing information to the City on behalf of the project.

Relationship to Project

Architect

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

Full Name (First and Last)

Tracy Kozak

Business Name (if applicable)

JSA Inc

Mailing Address (Street)

273 Corporate Dr, Ste 100

City/Town

Portsmouth

State

NH

Zip Code

03801

3 PLEASANT STREET BRICK MARKET



DRAWING LIST:

- 1 COVER
- 2 SUMMARY
- 3 ELEVATIONS - west
- 4a ELEVATION - south, previously approved
- 4b ELEVATION - south, proposed
- 5 ELEVATIONS - east
- 6a ELEVATION - north, previously approved
- 6b ELEVATION - north, proposed
- 7 SITE LIGHTING PLAN
- 8 ROOF PLAN
- 9 3D PERSPECTIVE VIEWS
- 10 3D AXONOMETRIC VIEWS
- 11 VIGNETTES
- 12 WINDOW TYPES
- 13 DOOR TYPES

HDC - REVISIONS TO PREVIOUSLY APPROVED APPLICATION
APRIL 17, 2020

1

COVER

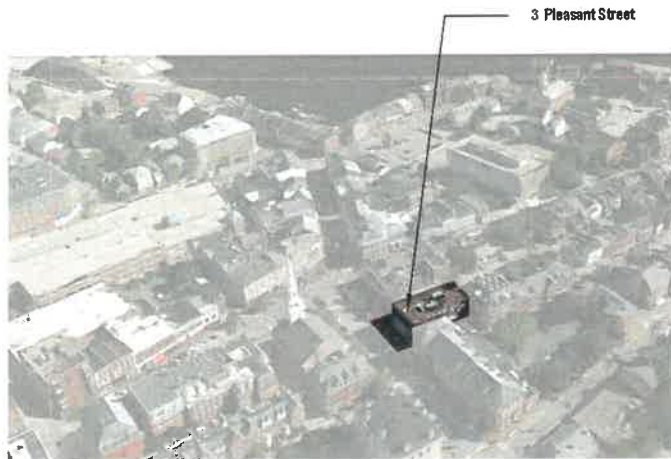
3 PLEASANT STREET at BRICK MARKET

SCALE:
HDC REVISIONS

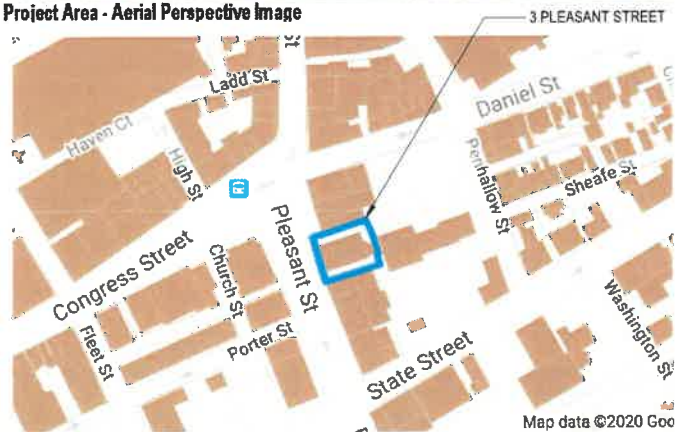
April 17, 2020

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Project Area - Aerial Perspective Image

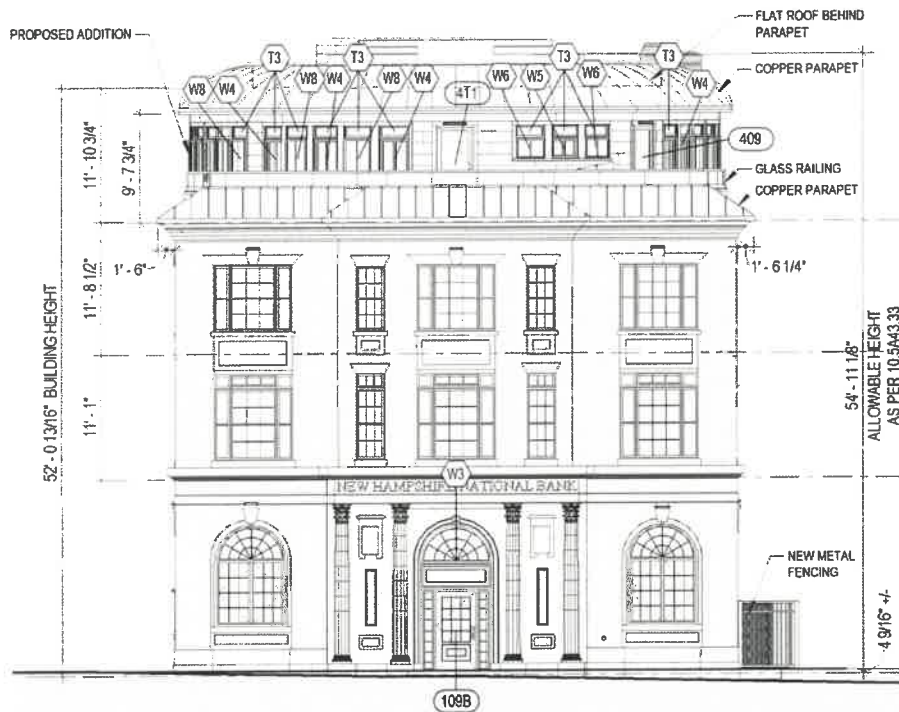


3 Pleasant Street at Brick Market

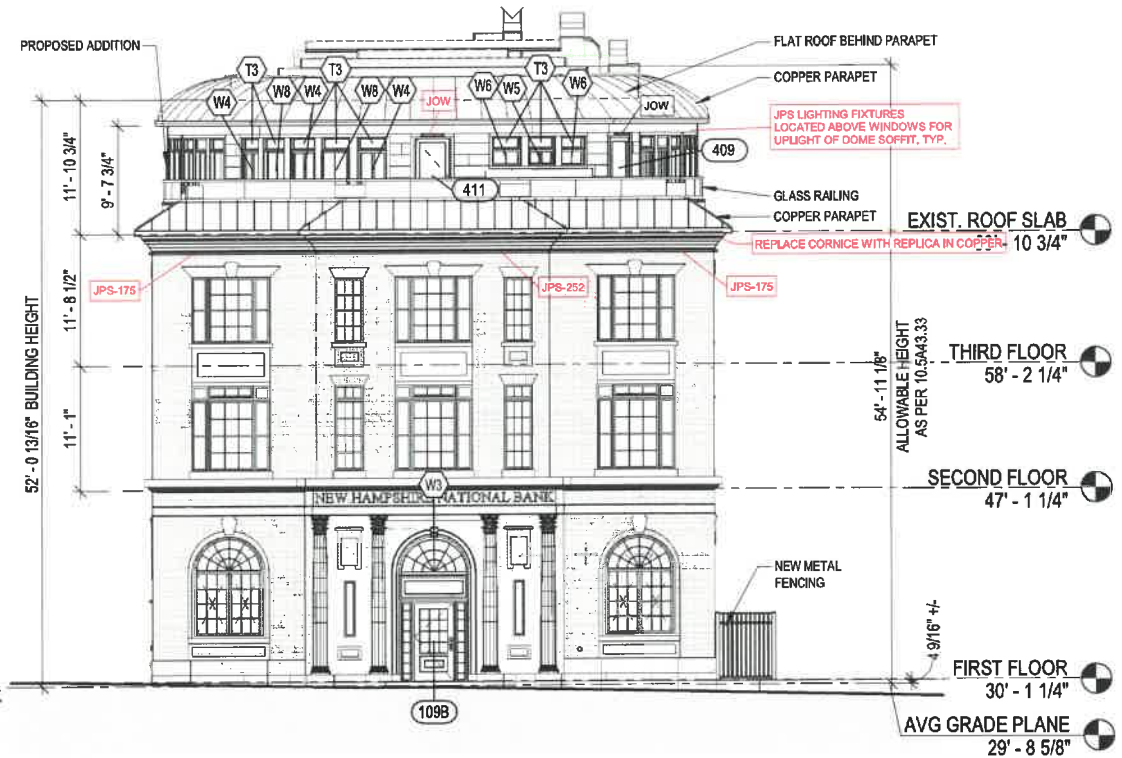
Historic District Commission Application, Revisions to previously approved application
April 17, 2020

Miscellaneous minor revisions per engineering and construction coordination:

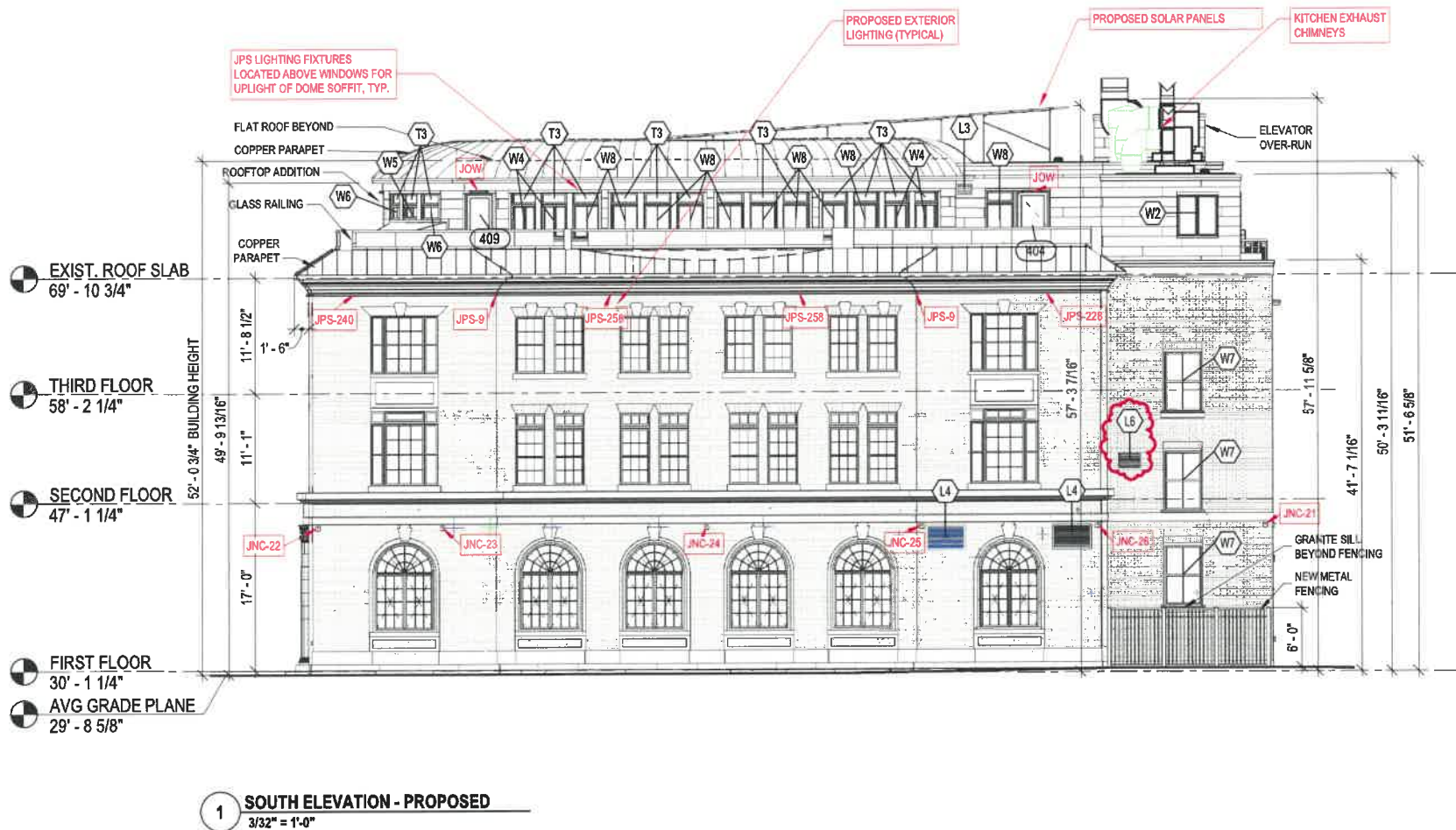
1. Roof –
 - Photovoltaic Solar Panel Array is proposed located on uppermost roof.
 - Replace existing painted metal cornice with replica in copper to match parapet, due to structural condition of existing parapet substrate.
2. Exterior lighting –
 - Cantenary cable suspended lighting fixtures over side and rear alleys
 - Emergency egress lighting above doors
 - Cornice accent lighting
 - Recessed accent lighting within below grade area-wells.
3. Mechanical –
 - 2 Louvers on north alley elevation increased in size for ventilation for restaurant tenant, 1 louver added at new addition, south alley.
 - Kitchen exhaust chimneys increased in height on upper rear roof.
 - Additional and relocated mechanical units at rear roof well.
4. Windows –
 - Slightly reduced window sizes at fourth floor windows - W4, W6, & W8 per structural steel coordination.
 - Fanlight transoms over front and rear entry doors will be clear finished custom built mahogany, instead of copper-clad wood.
 - New construction 4th floor aluminum clad wood windows are revised from Kolbe Ultra, color: Shale; to Marvin Ultimate, color: Hampton Sage.
 - New construction east/rear elevation windows W7 & W15 and their adjacent trim to be aluminum clad wood (Marvin Ultimate) instead of copper clad wood.
5. Doors –
 - First floor entry doors (4) will be clear finished custom built mahogany, instead of copper-clad wood.
 - New doors on upper floor roof decks will be commercial aluminum storefront, instead of aluminum clad wood. Door manufacturer to be Kawneer medium stile or equivalent, factory finished color to match Marvin Windows Hampton Sage.
 - Window W9 at 2nd & 3rd floor balconies is revised from a full height window, to a combination sidelight unit with adjacent door.



1 AS PREVIOUSLY APPROVED 12.6.19



2 FRONT (WEST) ELEVATION - PROPOSED
3/32" = 1'-0"



4b

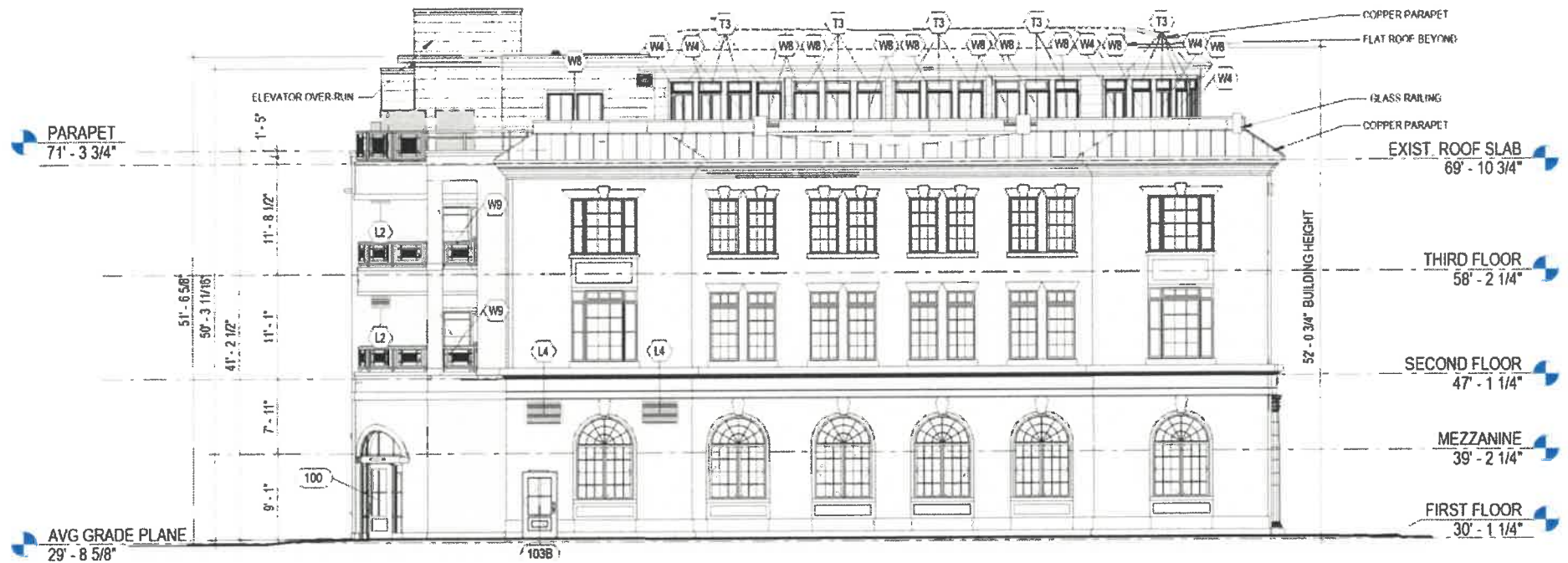
ELEVATION - SOUTH, PROPOSED
3 PLEASANT STREET at BRICK MARKET

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

April 17, 2020

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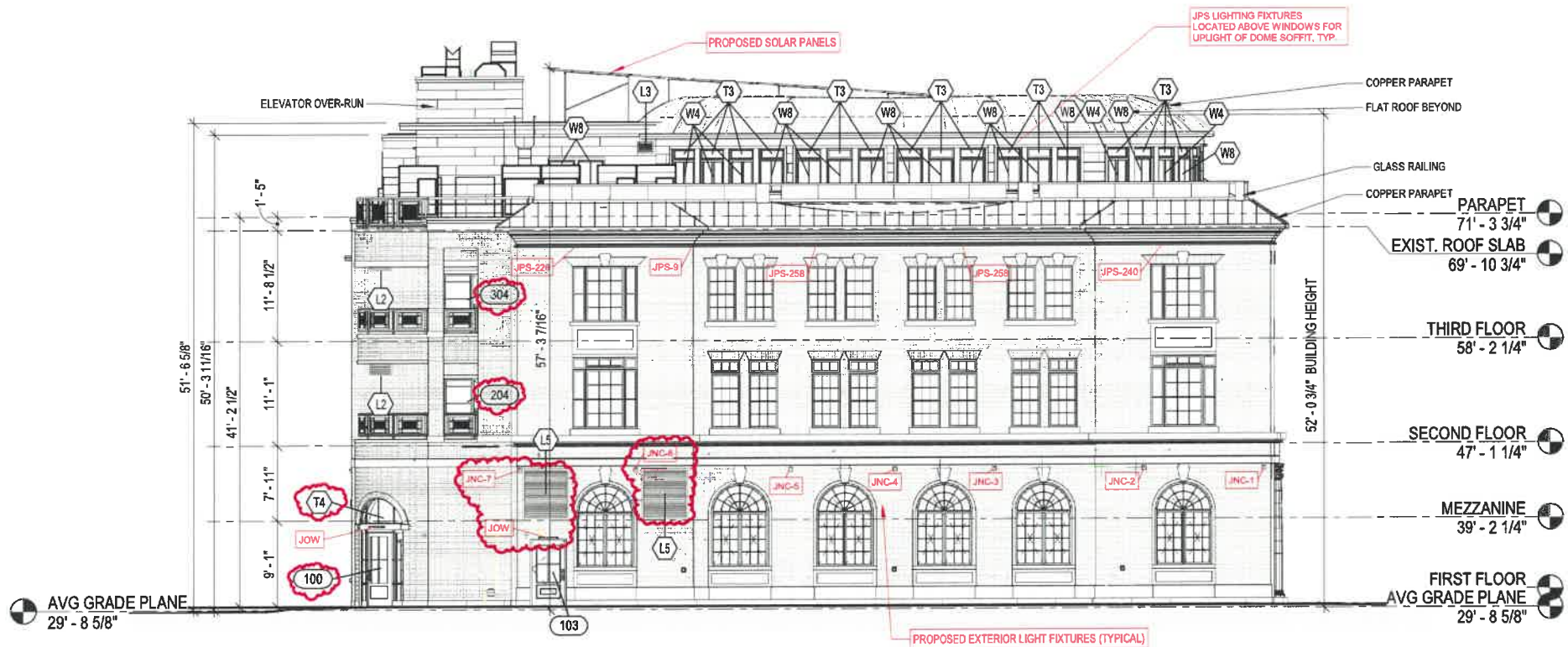




1 AS PREVIOUSLY APPROVED 12.6.19

6a ELEVATION - NORTH, PREVIOUSLY APPROVED
3 PLEASANT STREET at BRICK MARKET JSA

SCALE:
HDC REVISIONS April 17, 2020 COPYRIGHT © 2020 ARCHITECTS INTERIORS PLANNERS



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

6b

ELEVATION - NORTH, PROPOSED
3 PLEASANT STREET at BRICK MARKET

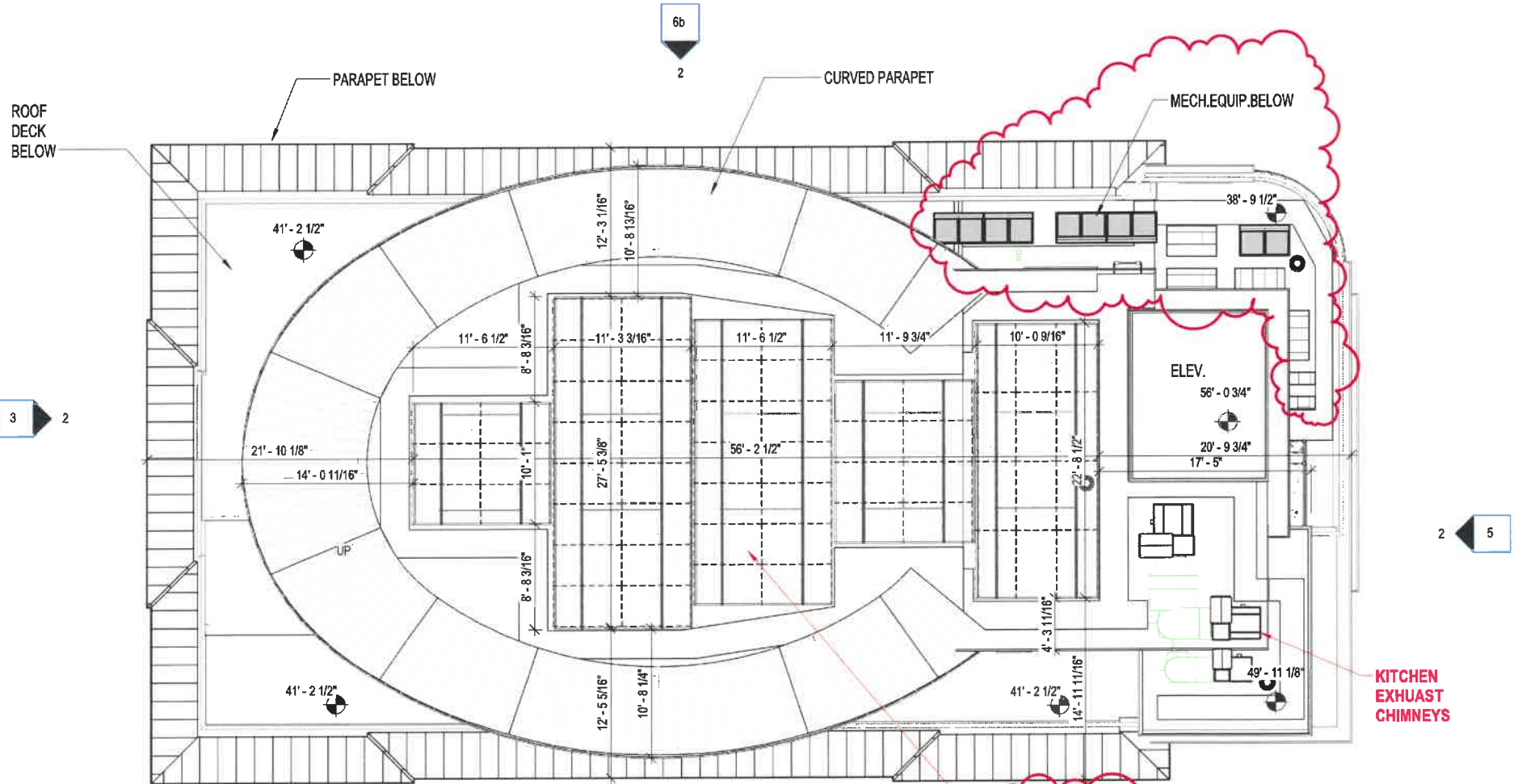
SCALE: 3/32" = 1'-0"
HDC REVISIONS

April 17, 2020

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1 ROOF PLAN - PROPOSED
1/8" = 1'-0"

8 ROOF PLAN
3 PLEASANT STREET at BRICK MARKET

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

April 17, 2020

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LOUVERS



PROPOSED
EXTERIOR LIGHT
FIXTURES

1

FRONT NW PERSPECTIVE - FROM NORTH CHURCH

DOOR AND WINDOW
MATERIAL TO BE
MAHOGANY

ALUM CLAD
WOOD WINDOWS
& TRIM



KITCHEN EXHAUST
CHIMNEYS

PROPOSED
EXTERIOR LIGHT
FIXTURES

2

REAR NE PERSPECTIVE - FROM PROPOSED REAR COURTYARD

DOOR AND TRANSOM
MATERIAL TO BE
MAHOGANY

9

PERSPECTIVE VIEWS

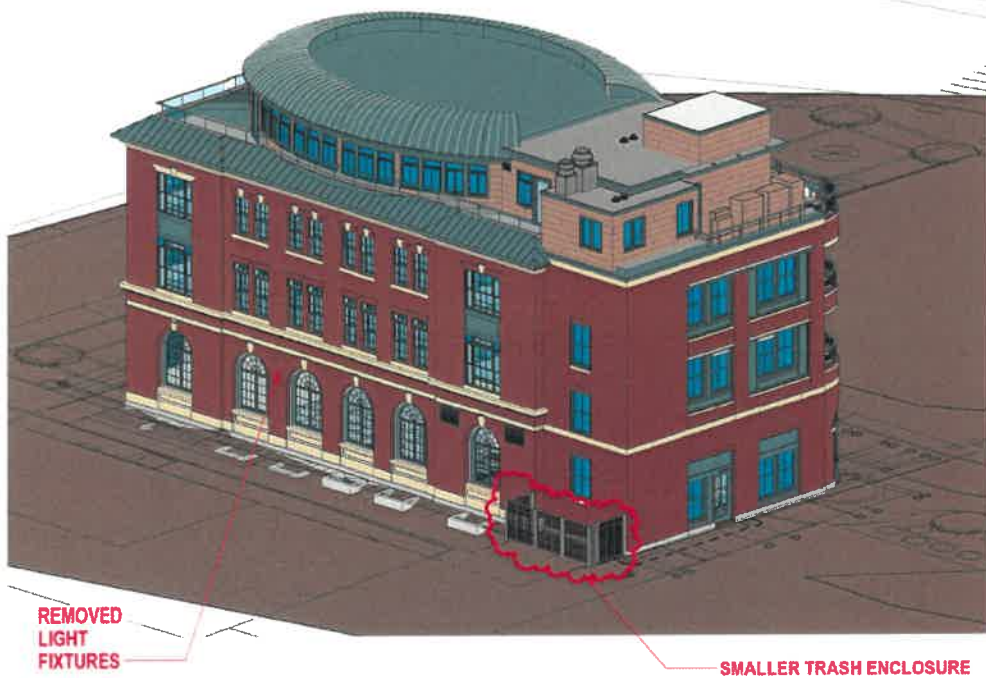
3 PLEASANT STREET at BRICK MARKET

SCALE:
HDC REVISIONS

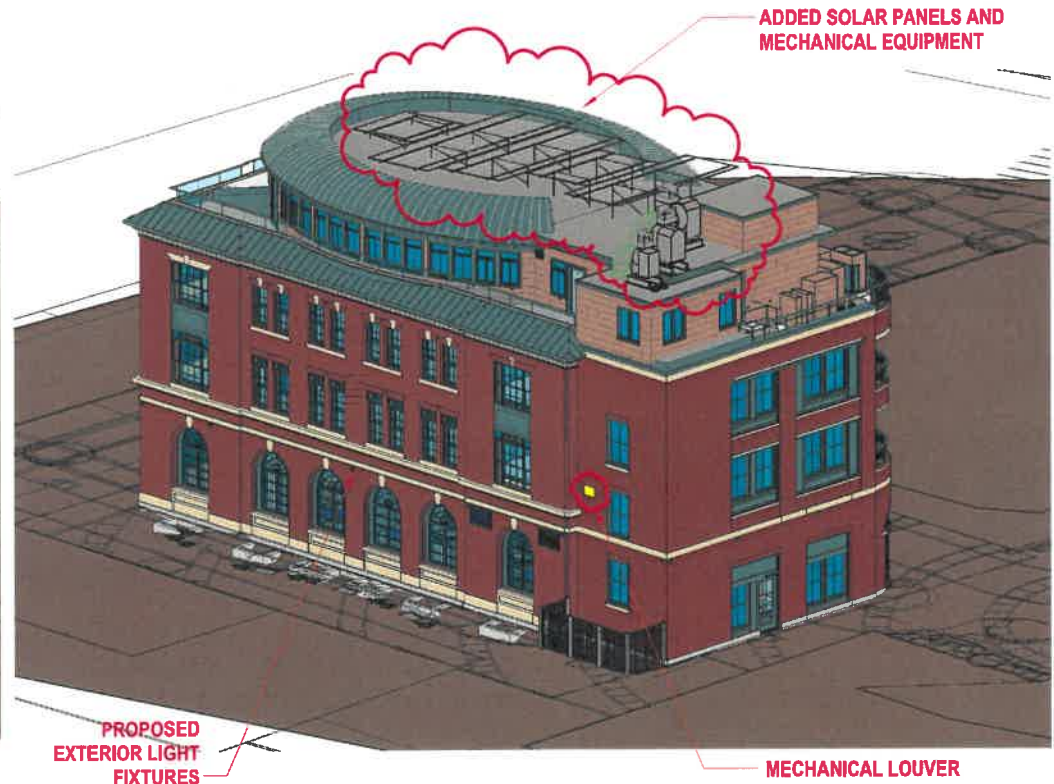
April 17, 2020

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1 AS PREVIOUSLY APPROVED 12.6.19



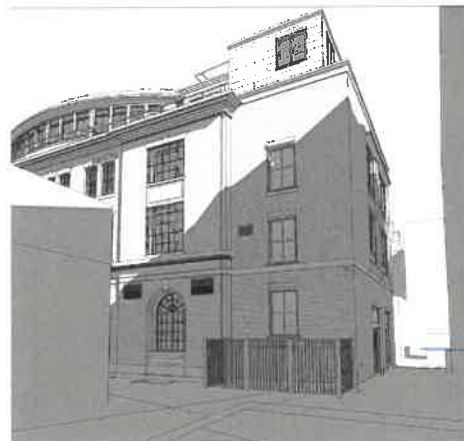
2 REAR SE AXONOMETRIC - PROPOSED



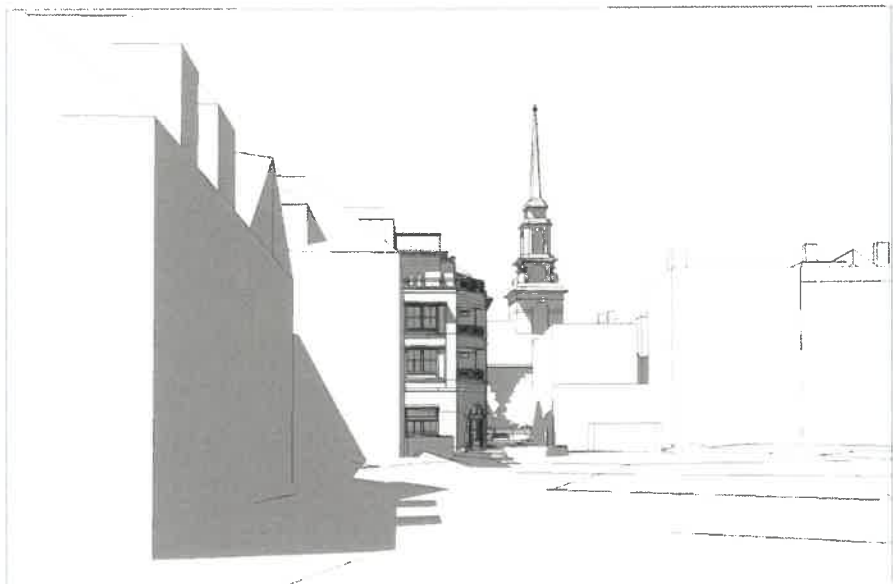
A

2

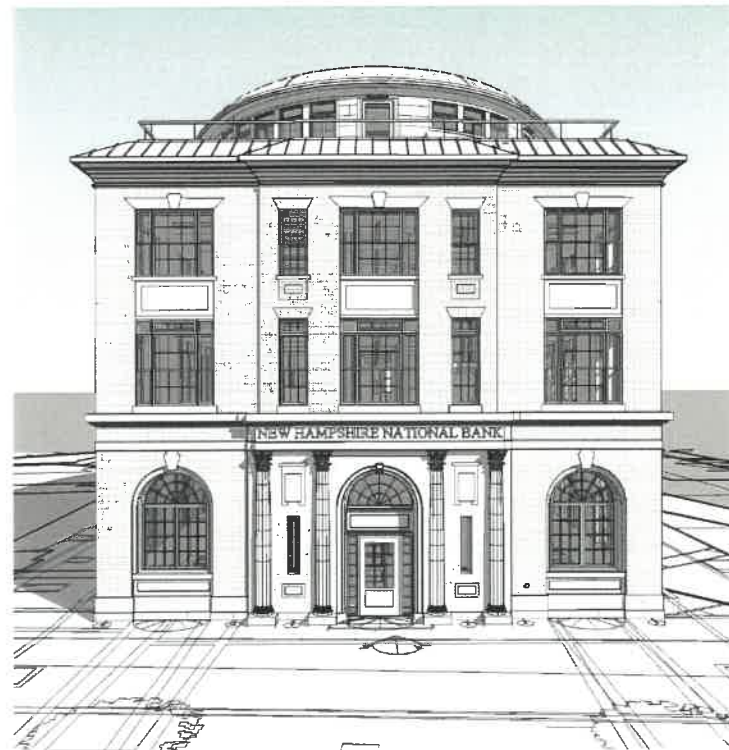
CONTEXT VIGNETTES



B



C



1

VIEW FROM ACROSS STREET AT 20' HIGH

11

VIGNETTES

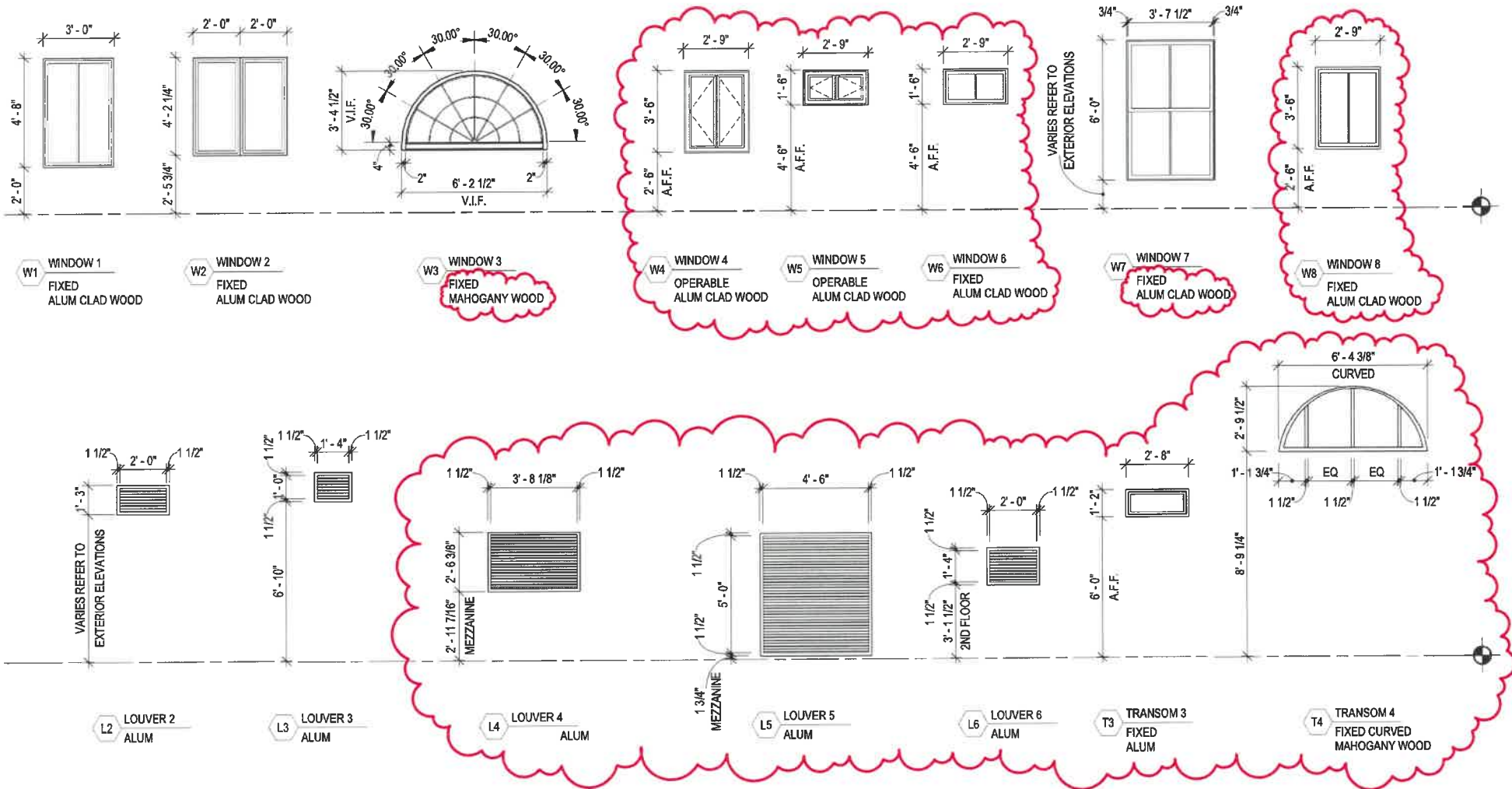
3 PLEASANT STREET at BRICK MARKET

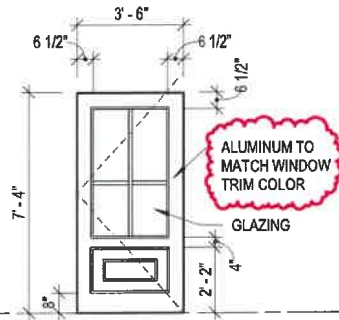
SCALE:
HDC REVISIONS

April 17, 2020

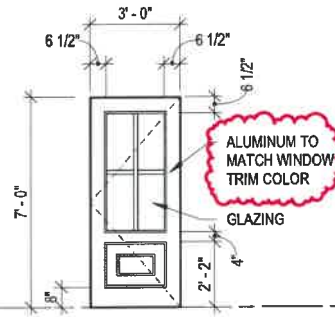
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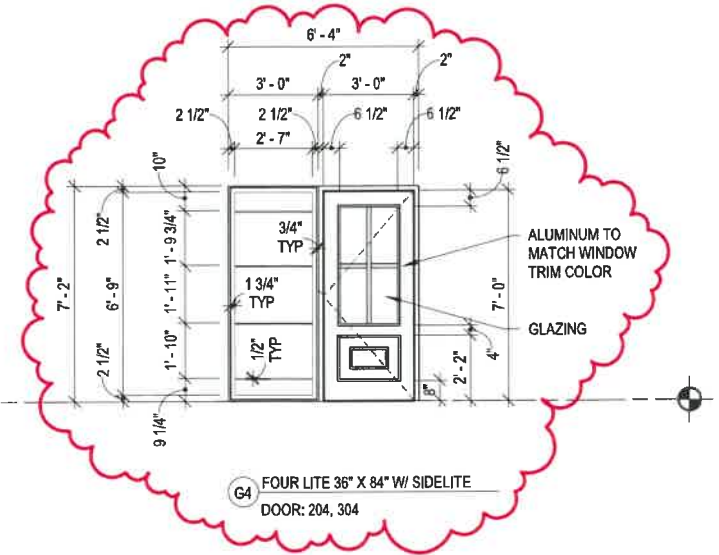




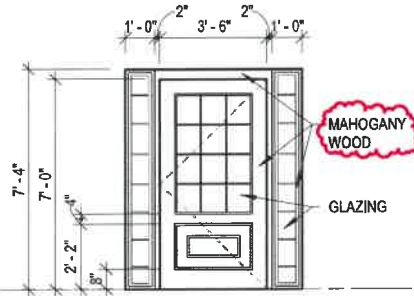
G4 FOUR LITE 42" X 88"
DOORS: 103, S201B



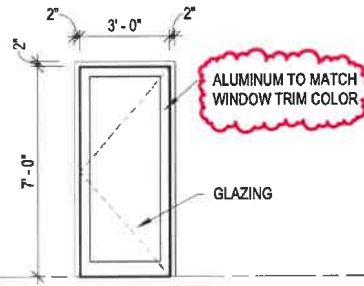
G4 FOUR LITE 36" X 84"
DOOR: 405



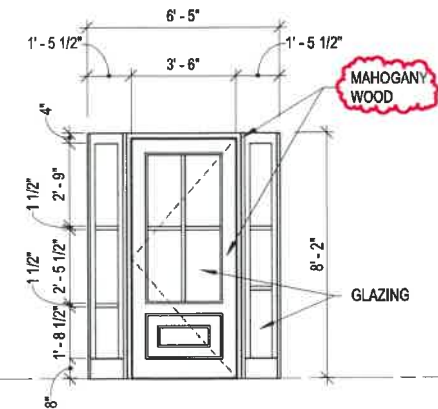
G4 FOUR LITE 36" X 84" W/ SIDELITE
DOOR: 204, 304



G12 TWELVE LITE - WITH SIDELITES
DOOR: 109B

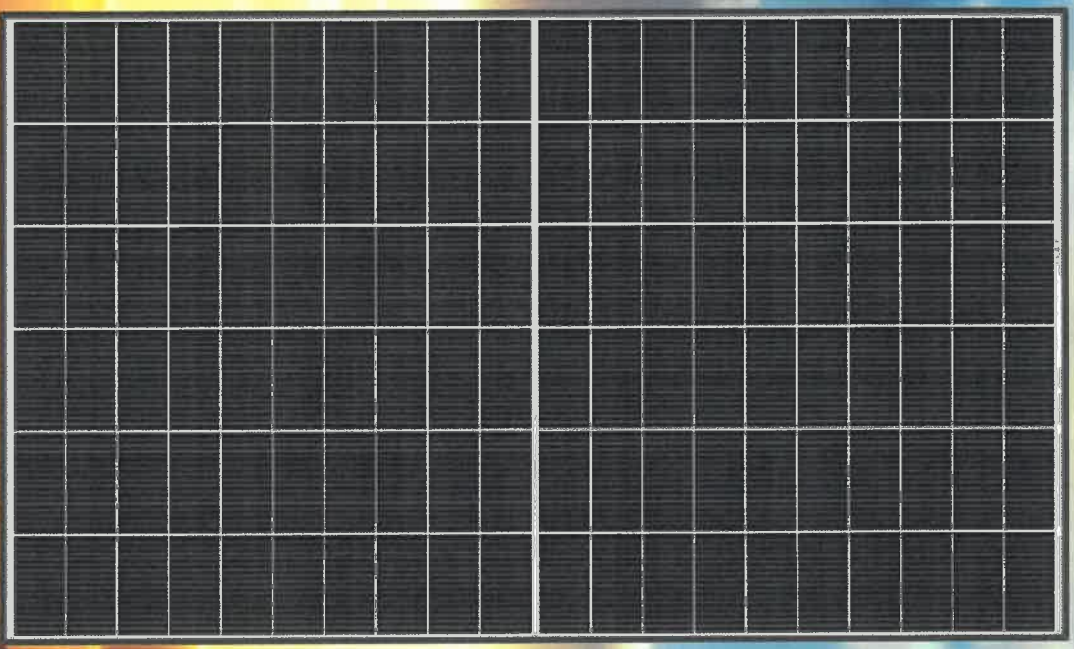


S STOREFRONT
DOORS: 404, 409, 411



G4 CURVED ENTRY DOOR - WITH SIDELITES AND TRANSOM
DOOR: 100

SOLAR'S MOST TRUSTED



REC ALPHA SERIES

380
WP
POWER

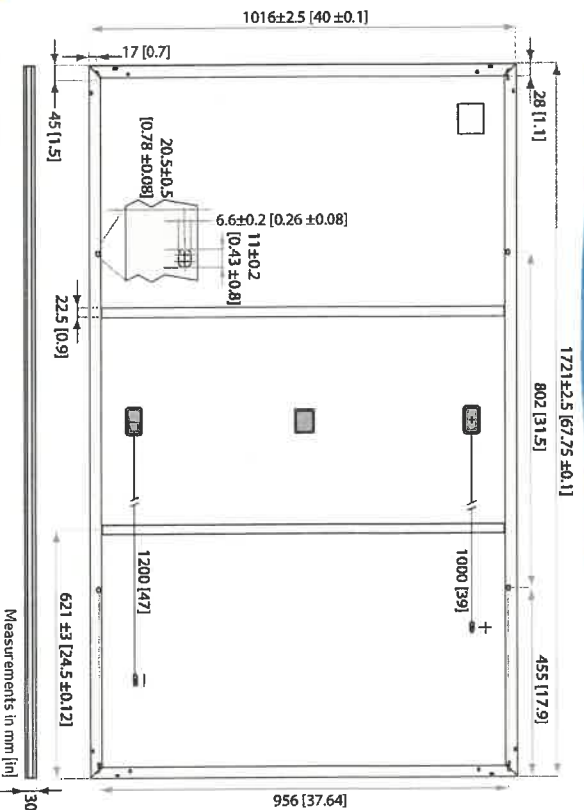


ELIGIBLE FOR

EXPERIENCE
 α
PERFORMANCE

REC ALPHA SERIES

PRODUCT DATASHEET



GENERAL DATA

Cell type:	120 half-cut cells with REC heterojunction cell technology	Connectors:	Stäubli MC4PV-K/ST4, 12AWG (4mm ²)
Glass:	0.13 in (3.2 mm) solar glass with anti-reflections surface treatment		In accordance with IEC 62852
Backsheet:	Highly resistant polymeric construction	Cable:	12AWG (4mm ²) PV wire, 39+47 in (1+1.2 m) in accordance with EN 50618
Frame:	Anodized aluminum (black)	Dimensions:	67.8 x 40 x 1.2 in (1721 x 1016 x 30 mm)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Weight:	18.8 sq ft (1.75 m ²) 43 lbs (19.5 kg)
Origin:	Made in Singapore		

ELECTRICAL DATA

Product Code: RECxxxxA

Power Output - P _{max} (Wp)	360	365	370	375	380
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V _{mp} (V)	36.7	37.1	37.4	37.8	38.1
Nominal Power Current - I _{mp} (A)	9.82	9.85	9.9	9.94	9.98
Open Circuit Voltage - V _{oc} (V)	43.9	44	44.1	44.2	44.3
Short Circuit Current - I _{sc} (A)	10.49	10.52	10.55	10.58	10.61
Power Density (W/sq ft)	19.15	19.41	19.68	19.94	20.21
Panel Efficiency (%)	20.6	20.9	21.2	21.4	21.7

NMOT

Power Output - P _{max} (Wp)	274	278	282	286	289
Nominal Power Voltage - V _{mp} (V)	34.6	35.0	35.2	35.6	35.9
Nominal Power Current - I _{mp} (A)	7.93	7.96	8.00	8.03	8.06
Open Circuit Voltage - V _{oc} (V)	41.4	41.5	41.6	41.6	41.7
Short Circuit Current - I _{sc} (A)	8.47	8.50	8.52	8.55	8.57

Values at standard test conditions (STC: air mass AM1.5, irradiance 1075 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{max} V_{mp} I_{mp} I_{sc} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{max}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730	IPD
IEC 62804	Salt Mist
IEC 61701	Ammonia Resistance
IEC 62716	Fire Type Class 2
UL 1703	Dynamic Mechanical Load
IEC 62782	Haltestone (35mm)
IEC 61215-2:2016	Cyclic Wind Load
AS4040.2 NCC 2016	
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941	

WARRANTY

Standard	REC ProTrust
Installed by an REC Certified Solar Professional	No Yes Yes
System Size	All <25 kW 25-500 kW
Product Warranty (yrs)	20 25 25
Power Warranty (yrs)	25 25 25
Labor Warranty (yrs)	0 25 10
Power in Year ¹	98% 98% 98%
Annual Degradation	0.25% 0.25% 0.25%
Power in Year 25	92% 92% 92%

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow	4666 Pa (97.5 lbs/sq ft)*
Maximum test load (+):	7000 Pa (146 lbs/sq ft)*
Design load (-): wind	2666 Pa (55.6 lbs/sq ft)*
Maximum test load (-):	4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25A
Max reverse current:	25A

*Calculated using a safety factor of 1.5
See installation manual for mounting instructions

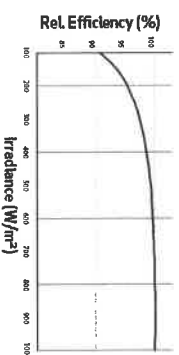
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{max} :	-0.26 %/°C
Temperature coefficient of V _{oc} :	-0.24 %/°C
Temperature coefficient of I _{sc} :	0.04 %/°C

The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluesolar Eltem company with headquarters in Norway and operational headquarters in Singapore. REC employs around 2,000 people worldwide, producing 1.5 GW of solar panels annually.





OWN THE ROOF



SunModo offers the next generation Flat Roof Mount System with SunTurf™. The streamlined design is robust, versatile, and specially engineered for multiple configurations.

By spanning over roof obstructions, the system takes full advantage of the available roof surface thereby maximizing the PV system size and increasing your ROI.

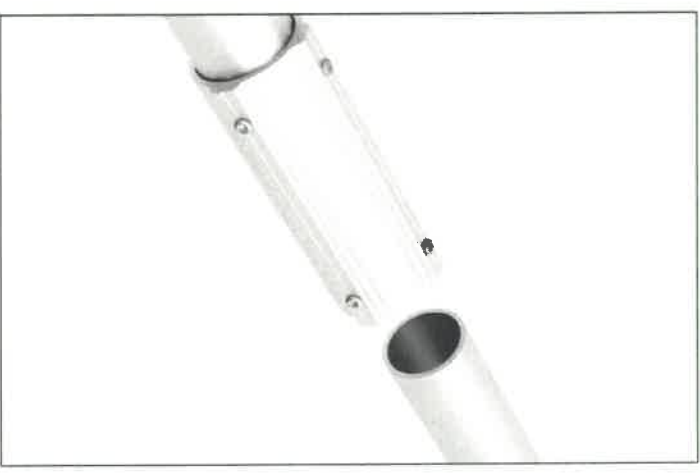
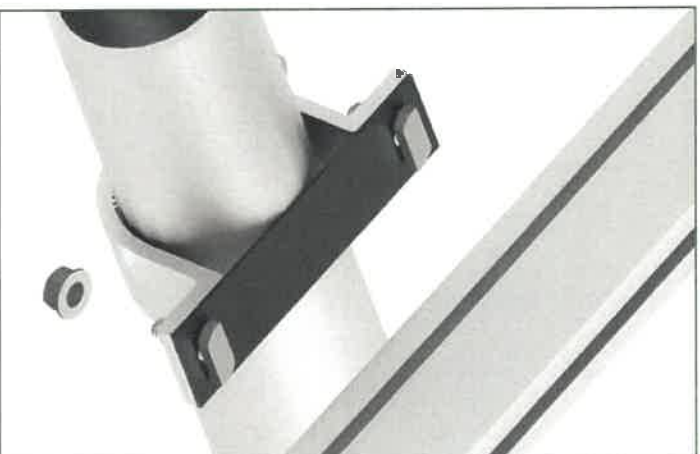
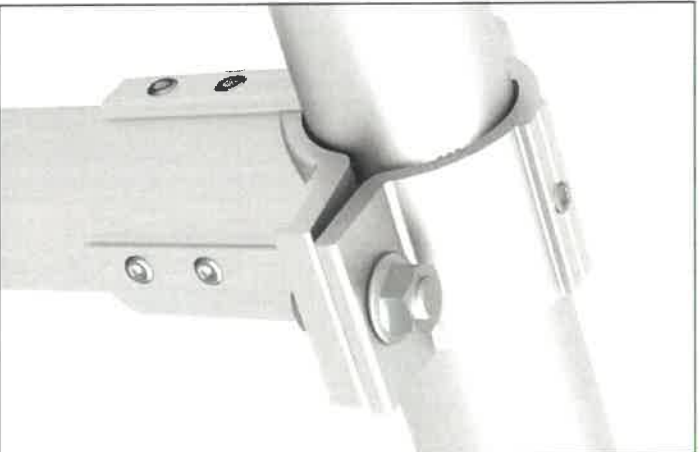
The SunTurf™ Roof Mount Advantage

- ✓ Elevated solar arrays to maximize roof space and system size.
- ✓ Easy access to roof surfaces for maintenance and repair.
- ✓ Components optimized for strength, durability and fast installation.
- ✓ Easily scalable from kilowatts to multimegawatts PV Arrays.
- ✓ UL 2703 Listed by Intertek.

Key Features of SunTurf™ Ground Mount System



The SunTurf™ flat roof system is perfect to elevate above obstructions such as HVAC, Pipes and Vents. The streamlined design combines the simplicity of a pipe-based system with next-level engineering. No drilling is required to attach the aluminum rails to the horizontal pipe. The system can be easily adjusted to account for multiple roof pitches on site.



Technical Data

Application	Flat Roof
Material	High grade aluminum, galvanized steel and 304 stainless steel hardware
Module Orientation	Portrait and landscape
Tilt Angle	Range between 10 to 50 degrees
Mounting Options	Wood roof joists, metal beams and concrete roof surfaces
Structural Integrity	IBC compliant, stamped engineering letters available
Certification	UL 2703 Listed by ETL
Warranty	20 Years



CLIENT:

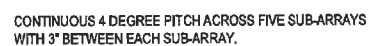
3 PLEASANT ST

PROJECT ADDRESS:

3 PLEASANT ST,
PORTSMOUTH NH

SYSTEM TYPE:

BALLASTED ROOFTOP PHOTOVOLTAIC ARRAY



EQUIPMENT SUMMARY		
ITEM	DESCRIPTION	QTY
MODULE	REC360AA (360W)	56
INVERTER	SOLAREDGE SE9KUS	2
OPTIMIZER	SOI ARFDGE P370	56
RACKING	SUNHODO SUNTURF	-

[illegible]

ORIGINATED BY: _____
 PRINT SIZE: 24" x 36"
 SCALE: 1/4" = 1'-0"
 DATE: APRIL 13, 2011

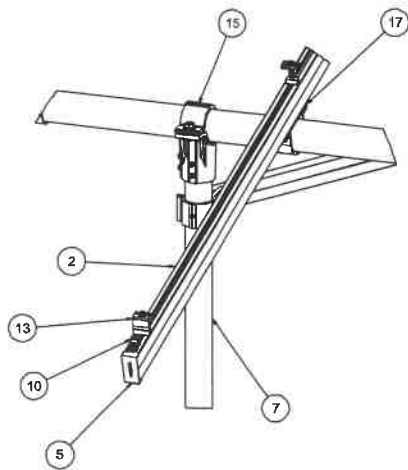
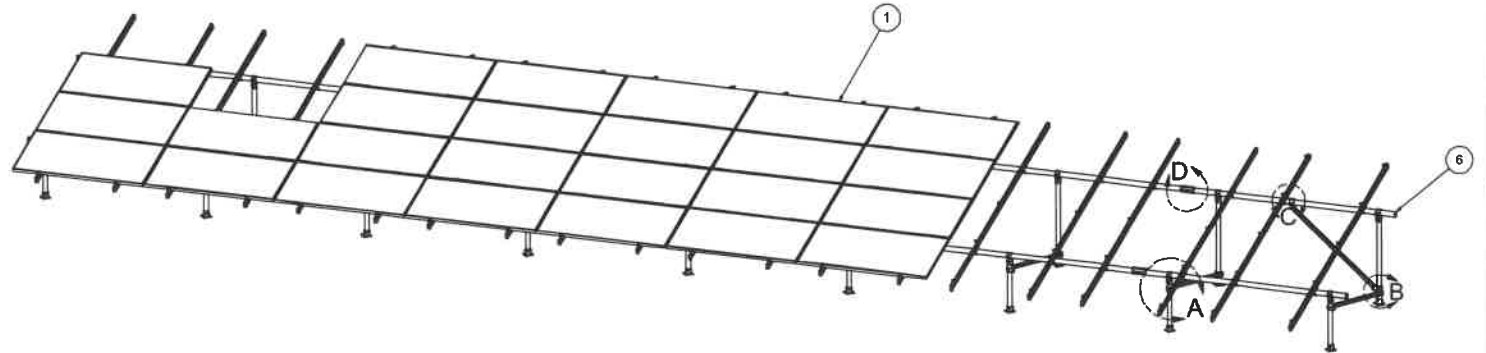
ROOF LAYOUT

\$100

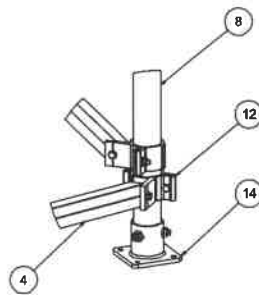
© COPYRIGHT REVISION ENERGY
THIS DIAGRAM IS PROVIDED AS

NOTES: UNLESS OTHERWISE SPECIFIED

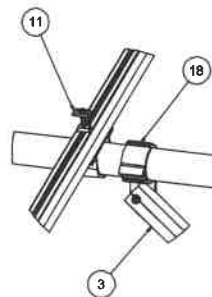
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ENGINEERING HAS REVIEWED AND STAMPED THIS DOCUMENT.
2. DIMENSIONS SHOWN ARE INCHES.
3. THE SELF-BONDING SYSTEM AND SINGLE GROUND LUG IS FOR USE WITH PV MODULES THAT HAVE A MAXIMUM SERIES FUSE RATING OF 30A.
4. MATERIALS ARE AS SPECIFIED OR EQUIVALENT:
HARDWARE: 304 STAINLESS STEEL
FABRICATED EXTRUDED PARTS: 6005-T5 ALUMINUM ALLOY
FABRICATED DIE CAST PARTS: ANSI/AA A380 ALUMINUM ALLOY
STEEL PIPE: SCHEDULE 40 GALVANIZED
ALUMINUM PIPE: SCHEDULE 10 ANODIZED
5. THE MAXIMUM PERMISSIBLE LENGTH OF ANY STRUCTURE SHALL BE 200 FT. FOR SYSTEMS USING A SHARED RAIL CONFIGURATION, A THERMAL BREAK IS REQUIRED IN THE RAIL EVERY 40 FT. PER THE DRAWING DETAILS.
6. 4LX10-7M-15DEG-STR.
7. 4 OF 4 ARRAYS TYPE.
8. 1 ARRAY TOTAL.



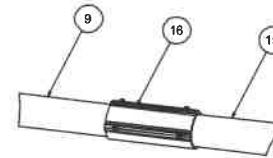
DETAIL A



DETAIL B



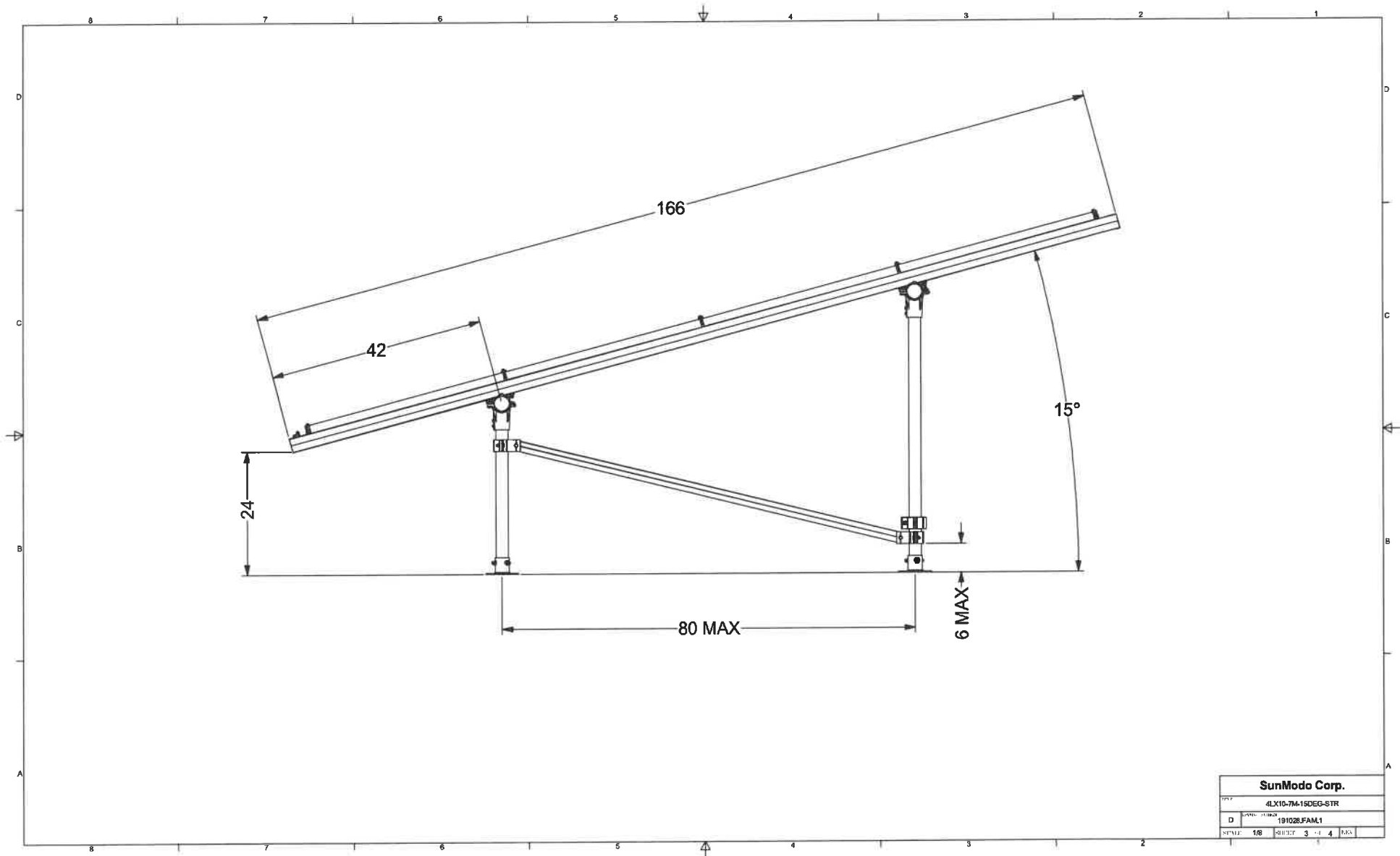
DETAIL C



DETAIL D

19	A21168-124	PIPE, HSS, 2.875" OD X 12 GAUGE, L=124	2
18	K10222-001	2.5" PIPE CLAMP KIT	2
17	K10343-004	2.5" AL PIPE U-BOLT KIT	40
16	K10342-001	2.5" PIPE SPUCE KIT	8
15	K10341-001	2.5" PIPE TEE KIT	18
14	K10268-005	2.0" GALVANIZED PIPE BASE KIT	18
13	K10224-140	END CLAMP KIT WITH COLLAR	40
12	K10219-001	2" AL PIPE CLAMP KIT	20
11	K10180-001	GROUNDING MID-CLAMP KIT WITH T COLLAR BOLT AND GROUNDING BASE	46
10	K10179-001	SELF-GROUNDING LUG KIT	10
9	A21168-166	PIPE, HSS, 2.875" OD X 12 GAUGE, L=166	8
8	A21165-053	PIPE, HSS, 2.375" OD X 12 GAUGE, L=53	9
7	A21165-031	PIPE, HSS, 2.375" OD X 12 GAUGE, L=31	9
6	A20380-001	2.5" PIPE END CAP	4
5	A20297-001	END CAP HR300 GRAY	40
4	A20164-078	1.5X2 AL TUBE BRACE, L=78	9
3	A20164-086	1.5X2 AL TUBE BRACE, L=66	2
2	A20288-186	RAIL HR300(SUNTURF), L=186	20
1		PANEL:1970X990X40mm	33
ITEM PART NUMBER		DESCRIPTION	QTY
SunModo Corp. 14500 NE 95TH STREET, VANCOUVER WA 98062 4LX10-7M-15DEG-STR 191028.FAM.1 SCALE: 1/32 SHEET 1 of 4			

THIS DRAWING IS CONFIDENTIAL PROPERTY OF SUNMODO AND ITS CONTENTS MAY NOT BE DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF SUNMODO CORP.





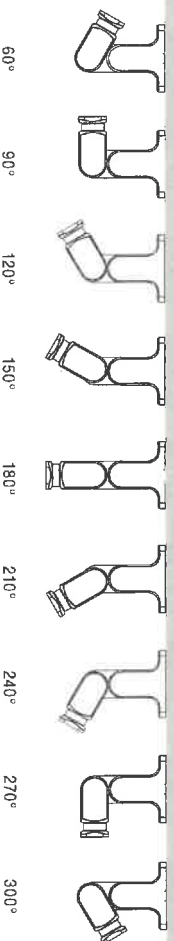
Q-ANGLE

ACCESSORIES - EXTRUSIONS/FIXTURES

PRODUCT QUANTITY

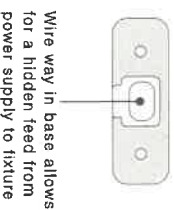
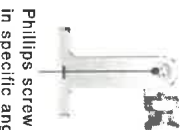
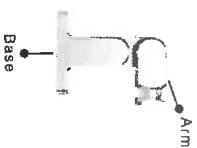
Q-ANGLE

Sold in pairs



FEATURES

- Mounting accessory for Q-Tran Extrusions
- Offset lighting to illuminate signs, artwork, etc
- Free moving rotating head which can be locked into specific angles
- Preset dial notches for easy adjustments from 60° to 300°
- Wall, ceiling, or floor mounted
- Indoor/Outdoor use



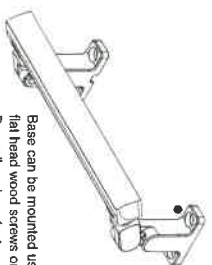
COMPATIBLE PRODUCTS

Extrusions: ALL

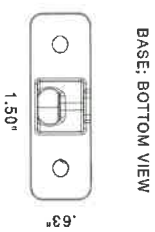
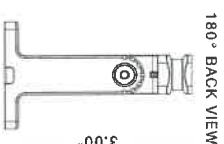
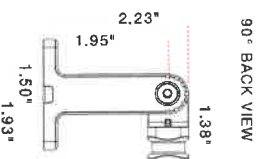
Fixtures: BOXX, KURV, ZALA

WEIGHT LIMIT

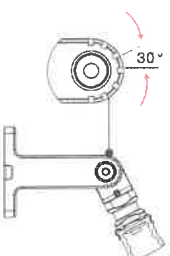
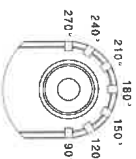
6lbs. per Q-ANGLE



DIMENSIONS



ANGLE DIAL MARKINGS

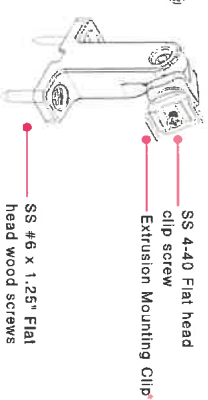
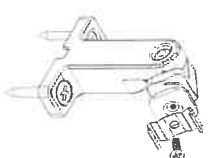
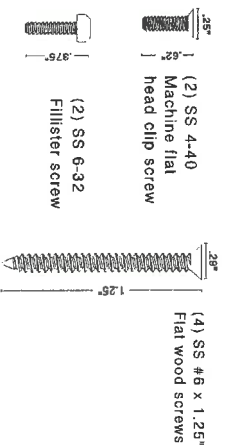


FINISH COLOR: BLACK

- Serrated teeth within the Rotating Head allow the user to select a preset angle. Use a Phillips screw driver to adjust angle.
- 60° and 300° achieved by locking head down at far left and far right.

INCLUDED PARTS

- 2 Q-ANGLE Assembly
- 4 SS #6 x 1.25" Flat head wood screws
- 2 SS 4-40 Flat head clip screw
- 2 SS 6-32 Filler screw



*Mounting clips included with Extrusions. All clips are compatible with Q-Angle. Squeeze clips to ensure tightness.

NOTES: • Field modifications are not covered under Q-Tran warranty

PROJECT NAME	DATE	COMPANY	TYPE	NOTE

JPS - SOFFIT LIGHT



JPS - SOFFIT LIGHT

NOTES:

- All modifications must comply with Q-Tron's installation methods otherwise warranty is null and void
- All data has a +/- 5% tolerance
- 6 year warranty
- NFL Listed for Install in Storage Areas with Clothing, NEC Field 410.2 and 410.16 when assembled as a fixture, at Q-Tron facility (Not applicable for encapsulation)
- Title 24 - JAB-2016 Storage Dry rated, 2200K and above

*Tested with SW24/1.5-DRY

DIMENSIONS



Bare Wire 24"

Female Barrel 6"

Not soldered

[illegible]

NOTE

The Brightest Idea is Emergency Lighting

GENERAL DESCRIPTION

Operating in emergency mode or optional normal-on, this fixture is designed to mount directly on structural mullion beams used in typical glass-fronted entrances, with vertical surface as small as 2". This fixture has full 90° cut-off and will provide efficient emergency lighting in front of egress doorways, or along extended pathways.

CONSTRUCTION

- Rugged extruded aluminum housing with stainless hardware is corrosion proof.
 - Wet location listed UL 924. Certified IP66.
 - Uniform, high brightness lighting over the path of egress.
 - Full 90° cut-off.
 - Three versions are available:
- RE**= Central Battery System Series CBS or other qualified source 12V- 24 VDC.
BB= Battery backup from Remote Battery Supply Series RPS.
AC= 120/ 277 VAC supply.

ELECTRONICS

- Dual operation from either a battery or optional normally on power source.
- Lamps are connected in parallel-series strings, as required to meet requirements of NEC and Life Safety Codes. Lighting continues even after failure of One lamp or circuit.
- LED color temperature standard 5300K; available color temperatures from 2900K, 3200K, to 3800K.



ENERGY EFFICIENT OPERATION

- Dual function operation for optional normally on night or security lighting as well as emergency lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

WARRANTY

- 5 year total customer satisfaction warranty. For Details see product catalog technical data section.



FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION



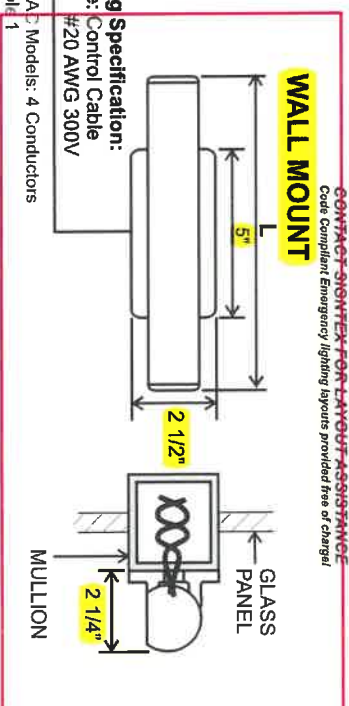
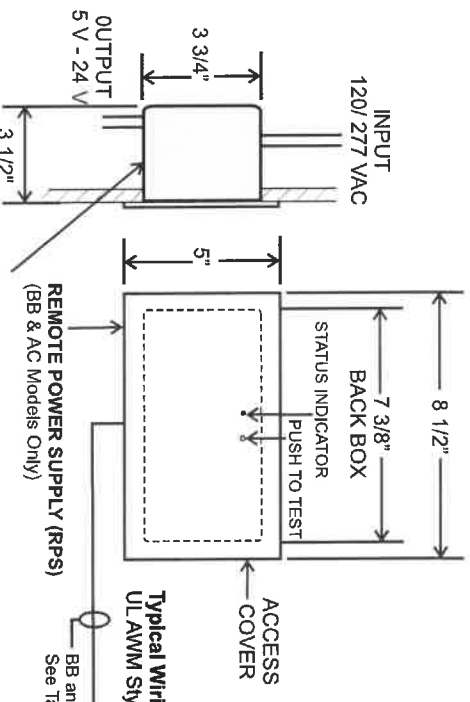
Moonlite LED®
LED Outdoor Egress Emergency with Night Lighting Option

Mullion Mount Emergency Light
Series MUE

SUGGESTED SPECIFICATIONS:

Supply and install the MOONLITE LED Series MUE Mullion Mount emergency lighting fixture manufactured by Signtex Lighting Inc. The MUE assembly shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating from Signtex remote power supply Series RPS, the Signtex central battery system Series CBS, or from other remote power sources supplying 12-24 VDC or VAC. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

MOUNTING DATA & DIMENSIONS:



STANDARD MASONRY BOX 3 3/4" X 3 1/2" X 7 3/8"
(SUPPLIED BY OTHERS)
TYPICAL STOCK MODEL:
CROUSE HINDS #TTP693
RACO #698

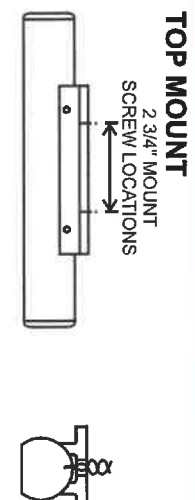


TABLE 1
MAXIMUM WIRING LENGTH
FROM RPS TO FIXTURE

WIRING SIZE AWG	LENGTH (FT) MUEBB	LENGTH TABLE	
		POWER	L
#18	25	10 Watts	10"
#16	50	20 Watts*	19"
#14	75		
#12	125		

*RE & AC Models Only

SECURITY LIGHTING CONTROL

RE Models: Requires SEC Option 'S' with CBL
BB Models: Requires Option '-SB120' for connection to 120 VAC

Requires Option '-SD277' for connection to 277 VAC

BB-DG Models: Requires Option '-SD' for connection to 120/277 VAC

RPS SELF-TEST DIAGNOSTIC FUNCTIONS

BB MODELS WITH DG FUNCTION

STATUS	LED DISPLAY
NORMAL FULL CHARGE	GREEN ON
NORMAL PAST CHARGE	ORANGE ON
FAILED BATTERY	RED FLASH FAST
FAILED LAMP	ORANGE FLASH
FAILED TRANSFER	RED FLASH SLOW

FIXTURE ORDERING INFORMATION: EXAMPLE: MUEBB10AW-DG
MUE BB 10 A W -DG

MODEL SERIES	OPERATION	POWER	HOUSING COLOR	MOUNT	OPTIONS
MUE	RE= Central Battery or other 12- 24 VDC Remote Source (Includes RPS) BB= Battery Backup (Includes RPS) AC= No Battery (Includes RPS)	10= 10 Watts Emergency & Normal On Power 20= 20 Watts Emergency & Normal On power (RE & AC Models Only)	W= Satin White A= Aluminum B= Dark Bronze X= Custom	T= Top W= Wall	DG= Self-Test Diagnostics (BB Models Only) SB120= Security Lighting with Control Switch for Standard BB Operation (120V) SD277= Security Lighting with Control Switch for Standard BB Operation (277V) SD= Security Lighting with DG Option for BB Operation with DG option (120/ 277V) CW1= Custom Window Filter- 3800K CW2=Custom Window Filter- 3200K CW3=Custom Window Filter- 2900K DAC= Dual AC Input 2HT= 2" Canopy Height 5HT= 5" Canopy Height

SUITABLE FOR WET LOCATIONS
AMBIENT TEMPERATURE LIMITS:

-40° C to +50° C.



220 VFW/Avenue,Grasonville,MD21638
TEL:(410)827-8300 Fax:(410)827-8866
sales@signtexinc.com www.signtexinc.com

DISTRIBUTOR:

Specifications and Dimensions subject to change without notice.



HK USA Lighting Group

JNC - SUSPENDED CANTENARY
LIGHTS AT ALLEYS

Project Name

Fixture Type

ZXL16-CAT

LED Catenary . ZXL16 Series



Product Features

- A unique catenary system including fixtures, turnbuckle, suspension cable, power cable for outdoor or indoor illumination.
- ETL outdoor wet location listed. IP65 standard.
- Machined from solid billet 6061-T6 corrosion resistant aluminum.
- Modular components - field changeable LED module & beam spread reflectors.

Specification

Materials: Machined from billet 6061-T6 corrosion resistant aluminum with 304 stainless steel hardware. Available in 304/316 stainless steel or 360 brass upon request.

Glare Shield: 3 optional glare shields(GSL-Iong, GSA-angled GSS-short) for additional glare control. See page 3 for details.

Fixture Weight: 1lb.

Voltage: 12V AC/DC. Requires remote step down transformer.

Wattage: 5, 7 or 10W HK LED.

Dimmability: MLV or ELV.

Light Source: CRI 83. Available in CRI95 upon request. The chromaticity range is within a 3-step McAdam Ellipse. Standard CCT options are 2700K, 3000K, 4000K.

Lamp Base / Socket: Innovative cone-shaped lamp base and receptacle socket maximize the surface contact area to dissipate heat more effectively. See "Resources" for details.

Finish: Polyester powder coat on all aluminum materials with RoHS compliant procedures. Anodized finish is available. Stainless steel and brass models are provided with brushed surface.

Optical Accessories: Accepts up to 3 accessories (hexcel louver, optical lenses, dichroic color filters, etc.). Secured in place with metal snap ring.

Mounting Method: Custom hook mechanism on top of fixture that utilizes set screws to secure fixture(s) on the suspension cable and to lock the position of fixture on the cable.

Turn Buckle(Optional): Allows fine tuning of the tension on the support cable. up to 1.50" of adjustment.

Power Cable(Optional): 18/2 STTW cable, dia 0.29".

Suspension Cable(Optional): 7x7 stainless steel wire rope, maximum diameter is 5/32", capacity 450lbs.

Ordering Guide

EXAMPLE: ZXL16-CAT - GSL - 12V - 7 - 27 - 20 - BK - DF - TURN BUCKLE

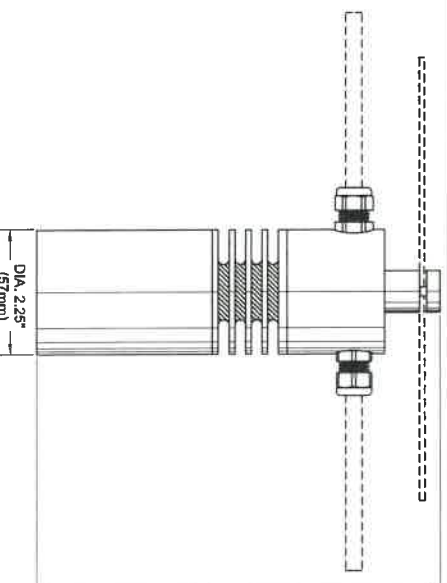
SERIES	MATERIAL	OPTIONAL GLARE SHIELD	VOLTAGE	WATTAGE	CCT	OPTICS	FINISH	OPTIONAL SELECT UP TO 3 OPTIC ACCESSORIES	OPTIONAL MOUNTING ACCESSORIES
ZXL16-CAT	BLANK	Aluminum(Standard)	GSL	5 5W	27 2700K	20 20°	Standard	LVR	See page 3 for quick reference, or Accessories link for detailed
	NBR	Natural Brass	GSA	7 7W	30 3000K	33 33°	BK Black Powder Coat	OSL	
	NSS	Natural Stainless Steel	GSS	10 10W	40 4000K	44 44°	BZ Bronze Powder Coat	LSL	
	CU	Natural Copper				57 57°	WT White Powder Coat	SOL	
							Premium Anodized Black ACL Anodized Clear CC Custom Powder Coat	DF Dichroic Filter	

Remote Step Down Transformer for 12V fixture(Optional).
See [Accessories](#) link for detailed specification.

Model	Wattage(VA)	Primary Voltage(VAC)	Secondary Volt(VAC)	Dimming Method	Characters
TXM	20 40 50 60 100	120 or 277	12	MLV	Outdoor, Wall Mount, Compact
TXS	150	120	Multi-tap of 12, 13, 14, 15 VAC	MLV	Outdoor, Wall mount, Stainless Steel Case
IGT	50 100	120	12	MLV	In grade

Product Drawings

NOTE: Specification and dimensions subject to change without notice.



TYPE JNC-#

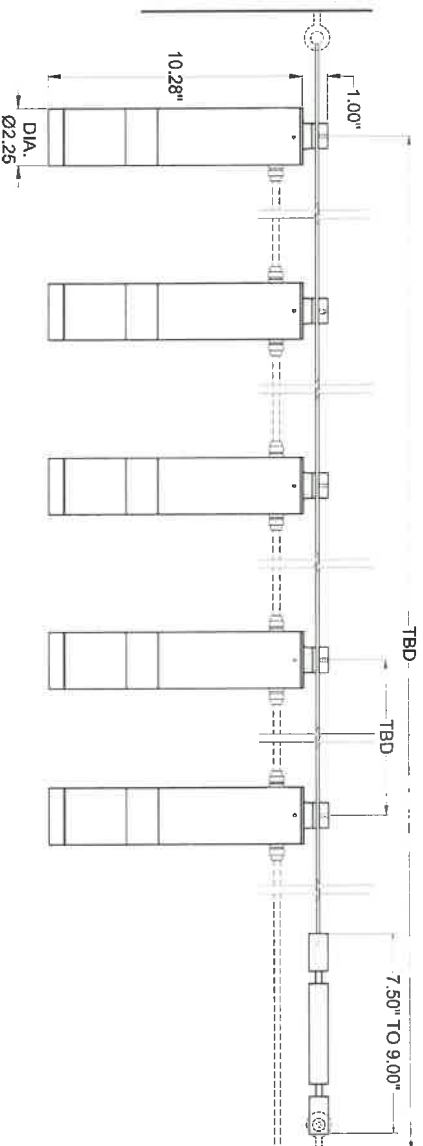
JNC - SUSPENDED CANTENARY
LIGHTS AT ALLEYS

MODEL ZXL16i-CAT LED ACCENT & AREA

SUSPENSION

- The ZX16i-CAT is a very compact quality lighting solution for accent or area illumination in an architectural or landscape application. Designed with a modernist edge, it is machined from anti-corrosion silicone magnesium aluminum alloy
- Equipped with an integral LED driver this fixture is ready to go out of the box. No remote ballast required.
- Anodized finish, or polyester coating with chromate conversion substrate surface
- Ozone, aging and weather resistant silicone shore 70 and 40 O-rings are used to hermetically seal and protect the fixture
- Stainless steel hardware

1/2" AIRCRAFT CABLE by others



ZXL-16i-CAT-ACL-BK-WITH 0.5" SSWR-10 WATT-120

SPECIFICATION

NOTE: Specifications and Dimensions subject to change without notice.

MATERIAL: Housing/Cap/Stem
Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion, stainless steel (SS304) hardware
Brass and stainless steel versions available upon request

SERIES: ZXL **MODEL:** 16i-CAT

CODE ZXL16i-CAT

FINISHES: Anodized

black ABK
clear ACL

Polyester coating with chromate conversion substrate surface.

black BK
bronze BZ
white WT

VOLTAGE: 120 / 277 Volt AC
WATTAGE: 5 / 7 / 10Watt
LAMP: Nichia LED
COLOR TEMP.: 2700K/3000K/4000K

Custom colors available.
Please provide international color code.

ORDER INFORMATION:

Number sample: ZXL16i-CAT-ACL-BK
=ZXL16i-CAT in anodized clear finish
custom color PCC
Black

PROJECT: BRICK MARKET

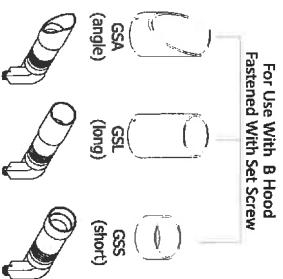
TYPE: JNC-#



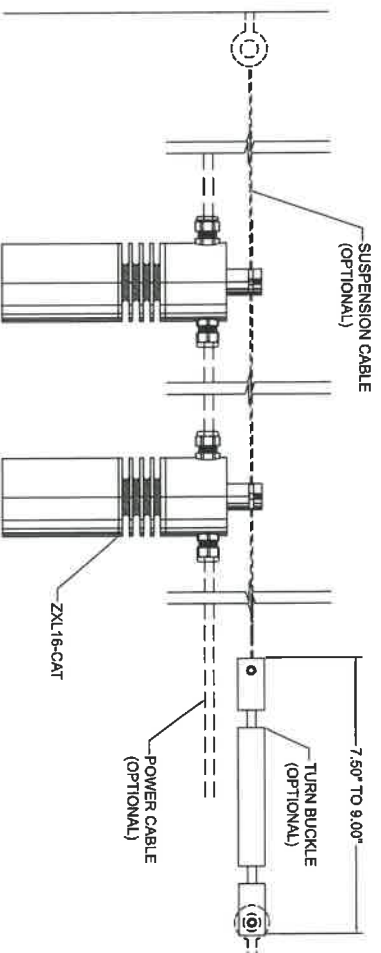
HK LIGHTING GROUP
3529 Old Conejo Road, #118
Newbury Park, CA 91320
Phone: 805.480.4881
Fax: 805.480.4811
E-mail: sales@hklightinggroup.com

Product Options & Accessories

Optional Glare Shield



Mounting Accessories



Suspension Cable:



Power Cable:



Turn Buckle:



Notes

MARVIN - ULTIMATE ALUMINUM CLAD WOOD WINDOWS

INTERIOR PRODUCT FEATURES DESIGNED TO INSPIRE

- 1
RICH WOOD INTERIOR
Offers beauty and warmth with six standard wood species and ten interior finish options.
- 2
NARROW CHECKRAIL
Provides a sleek aesthetic to maximize daylight opening while maintaining historical accuracy.
- 3
DESIGN VERSATILITY
With an array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and hundreds of roundtop sizes.
- 4
EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.
- 5
FIRST-RATE ENERGY EFFICIENCY
Meet ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates and weather needs.
- 6
SASH BALANCE SYSTEMS
Enable smooth operation even at the largest sizes.



EXTERIOR PRODUCT FEATURES ENGINEERED FOR PERFORMANCE

- 7
DURABLE EXTERIOR CLADDING
Made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.
- 8
ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.
- 9
EXPANSIVE SIZES
Up to 5 feet wide by 10 feet high.
- 10
TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.
- 11
SUPERIOR WEATHER PERFORMANCE
The window's performance ratings are top in class, including CW-PG30 through CW-PG50 and LC-PG50 on most sizes and IZ3 certified coastal options.

Left window shown in Cherry with Wheat stain and Antique Brass hardware.

Right window shown in Suede aluminum cladding.



CLAD COLORS

Marvin's low-maintenance, clad-wood products feature an extruded aluminum commercial-grade exterior finish for superior resistance to fading and chalking. Marvin's palette of nineteen durable colors includes a spectrum of rich colors and three fresh, pearlescent finishes.



WOOD SPECIES

The Marvin® Ultimate Casement Window is available with a wood exterior of Pine, Mahogany or Vertical Grain Douglas Fir. Wood interiors are available in six species. Wood is a product of nature and will vary in color, texture and grain.



INTERIOR FINISH OPTIONS

Marvin is proud to offer six attractive stain options. Every piece of wood is put through our proprietary multi-step, integrated conditioning and staining process. As part of this process, the wood is conditioned, sanded and baked to ensure a more ideal, lasting and beautiful finish.



Note: Stain colors are shown on Pine. To see all six beautiful finishes, visit MarvinWindows.com.

ULTIMATE CASEMENT STYLES



Casement and Picture windows with Satin Nickel hardware

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Featuring concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



DIVIDED LITES



DIVIDED LITES

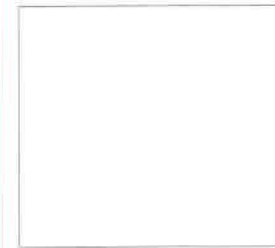
The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles—from historic replications to modern farmhouses. For those who seek historical accuracy, authentic divided lites utilize many individual glass panes in a single window. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.

putty profile at exterior side



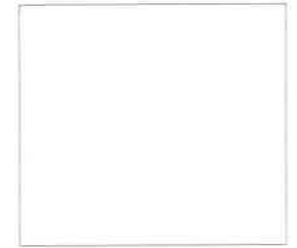
SIMULATED DIVIDED LITE (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)

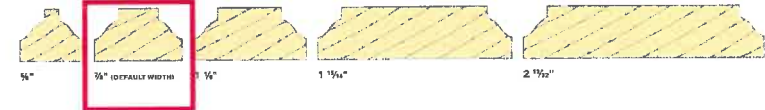
Separate panes of glass are glazed between bars—the way windows have been made since the beginning. Available exclusively with wood exterior units.



GRILLES-BETWEEN-THE-GLASS (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

FIVE STANDARD BAR WIDTHS



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.



OGEE



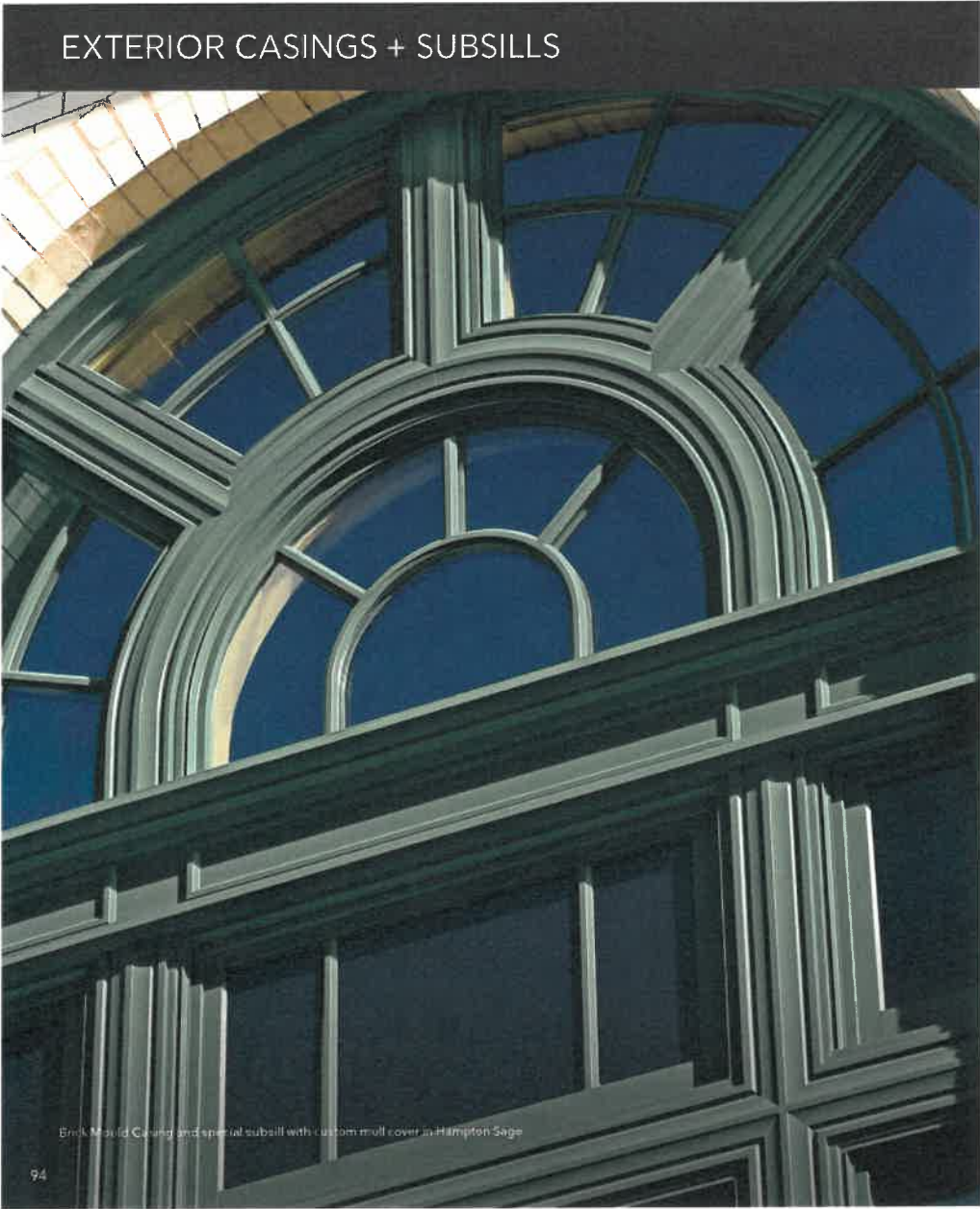
SQUARE



SQUARE STICKING



EXTERIOR CASINGS + SUBSILLS



Brick Mould Casing and special subsill with custom mull cover in Hampton Sage

EXTERIOR CASINGS + SUBSILLS

Adding Marvin clad or wood casings and subsills to your windows and doors provides great architectural detail to any home. Our clad casings are made of ultra-durable extruded aluminum, which features a beautiful factory applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.

at brick locations



BRICK MOULD CASING
WITH A246 SUBSILL



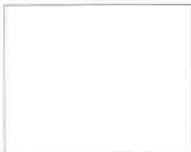
FLAT CASING
WITH A246 SUBSILL



COLUMBUS CASING
WITH A1450 SUBSILL



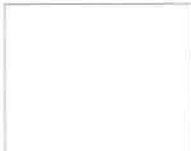
RIDGELAND CASING
WITH A1453 SUBSILL



GRAYSON CASING
WITH A1451 SUBSILL



THORTON CASING
WITH A1450 SUBSILL



STRATTON CASING
WITH A1453 SUBSILL



POTTER CASING
WITH A217 SUBSILL



Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue

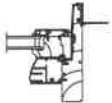
ULTIMATE CASEMENT

SECTION DETAILS - OPERATING

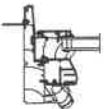
SCALE: 1=1

Retractable Screen

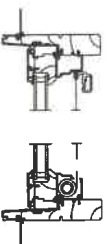
HEAD



SILL



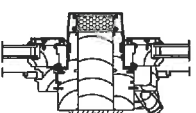
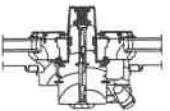
JAMB



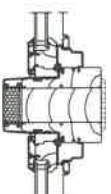
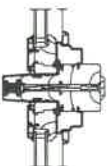
MULLIONS

3/8" MULL REINFORCEMENT SOLID SPACE
(3/8, 1, 2, 3, 4 & 6")

HORIZONTAL



VERTICAL



Mulling information (Double-click to highlight & copy/paste to browser search window):
<https://www.marvin.com/WebDoc/Marvin%20ADM%20Mulls%20All.pdf>
Interior Trim Provided for mulls up to 2"



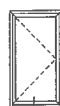
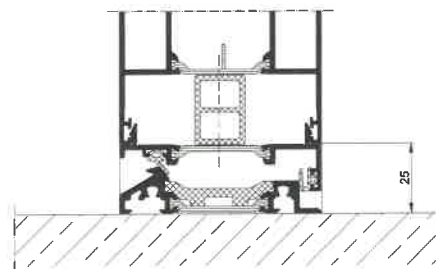
KAWNEER - EXTERIOR ALUMINUM DOORS AT UPPER FLOOR ROOF DECKS & BALCONIES

AA®720 Door Systems

Full details can be downloaded from our website www.kawneer.co.uk

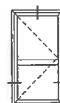
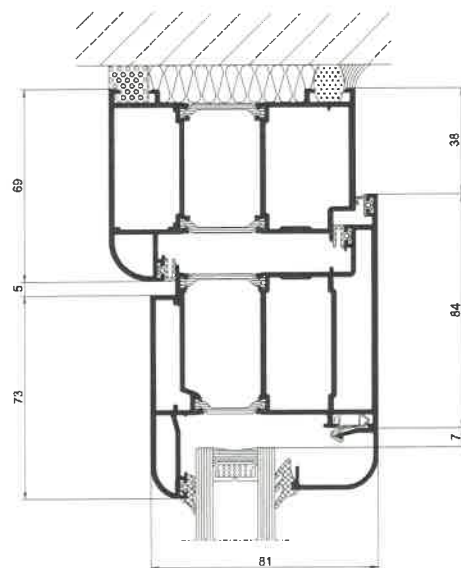
Inward Opening

Standard Door Threshold



H53-01
Viewed Externally

Design Door Head Detail



H61-11
Viewed Externally

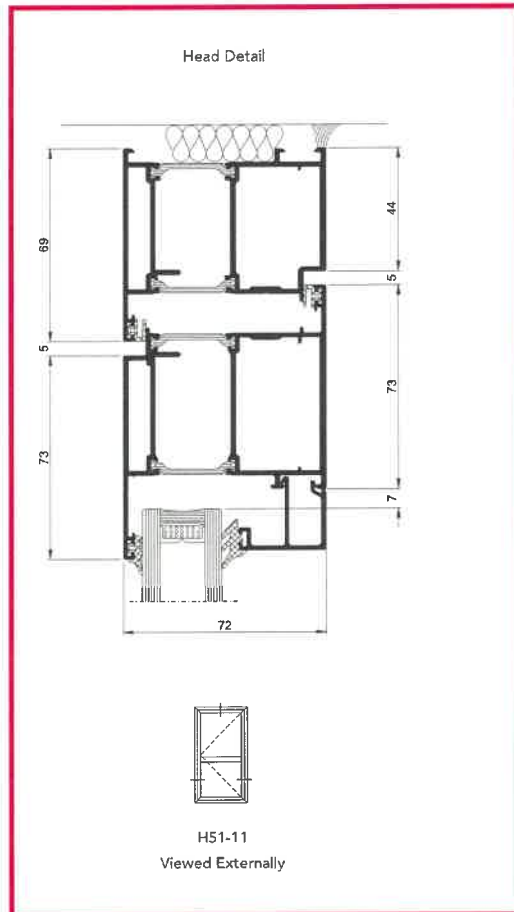


Kingston Riverside, London
Architect: Sprunt
Photo: Positive Image Photography

AA®720 Door Systems

Full details can be downloaded from our website www.kawneer.co.uk

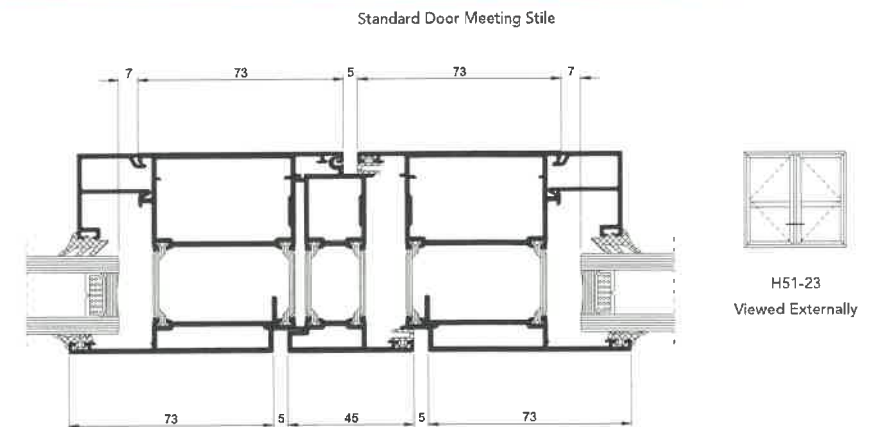
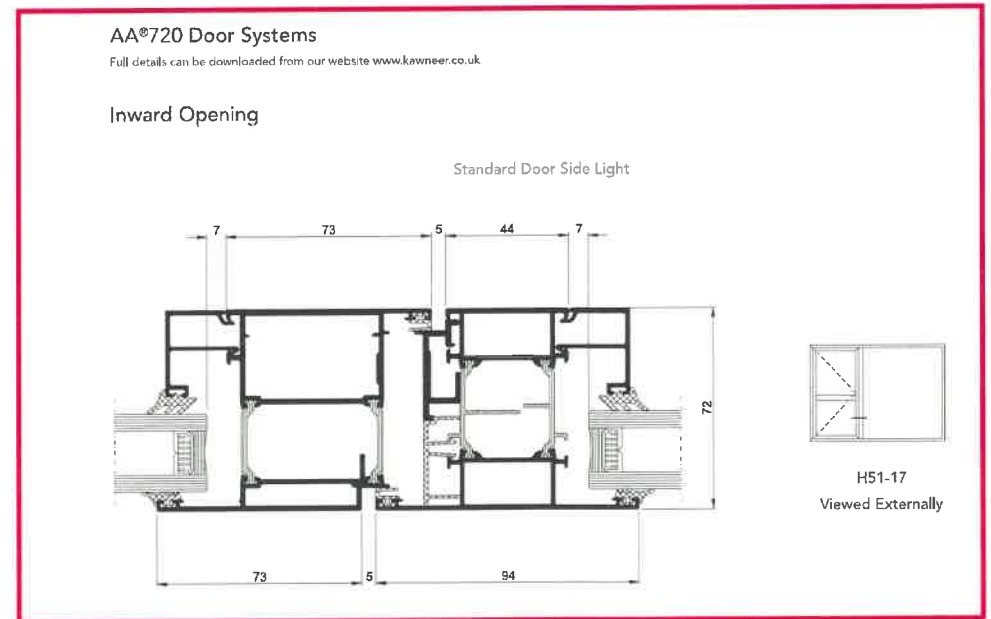
Inward Opening



AA®720 Door Systems

Full details can be downloaded from our website www.kawneer.co.uk

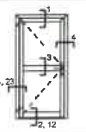
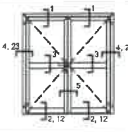
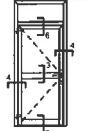
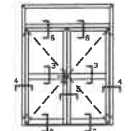

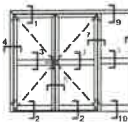
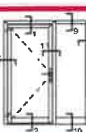
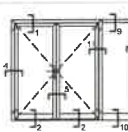
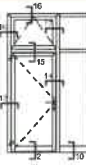

Inward Opening

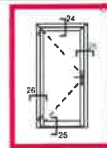
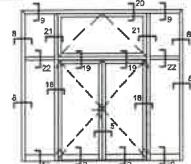
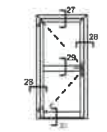
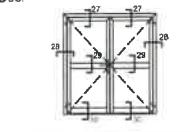


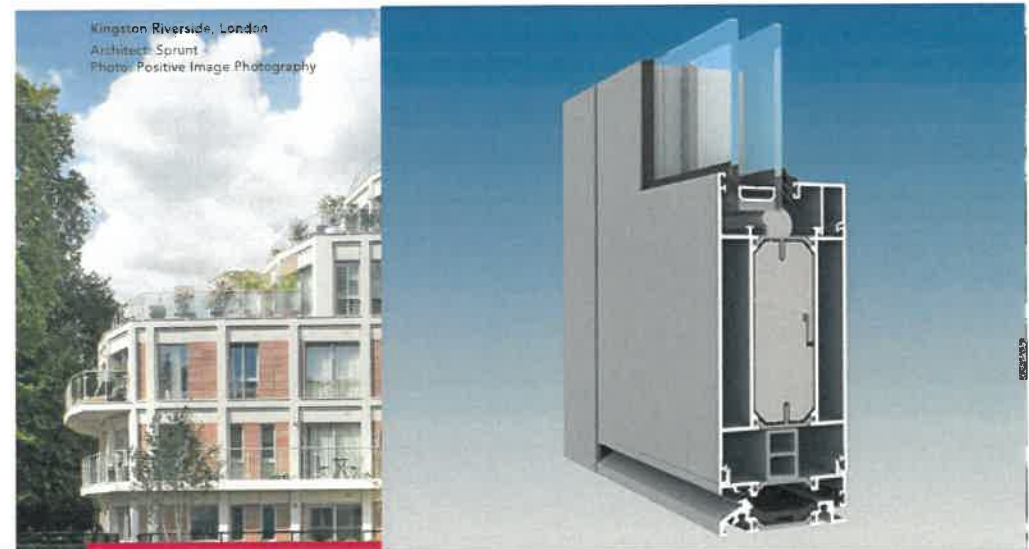
AA®720 Door Systems

Typical Elevations

Full details can be downloaded from our website www.kawneer.co.uk

Elevation	Title	Website CAD ref. no.
Single Leaf Door	Double Leaf Door	
		1 Head 2 Threshold 3 Midrail 4 Jamb 5 Meeting Sole 12 Finest Door Leaf - Threshold 27 Finger Guard Hinge Jamb
		2 Threshold 3 Midrail 4 Jamb 5 Meeting Sole 6 Door Head/Fanlight Transom
		1 Door Head 2 Threshold 3 Midrail 4 Jamb 5 Meeting Sole 6 Door Stile/Side Light Frame Section 7 Side Light Frame Section 9 Side Light Frame Head Section 10 Side Light Threshold
		1 Door Head 2 Threshold 3 Jamb 4 Meeting Sole 5 Side Light Frame Section 9 Side Light Frame Head Section 10 Side Light Threshold 11 Door Stile/Side Light Frame Section
		12 Threshold 13 Special Door Frame Jamb 14 Door Stile/Side Light Special Muntin 15 Door Stile/Fanlight Special Muntin 16 Fanlight Frame Head/Jamb 17 Fanlight/Special Muntin

Elevation	Title	Website CAD ref. no.
Single Leaf Door	Double Leaf Door	
		24 Overlapping Infill Panel 25 Threshold 26 Jamb
		27 Head 28 Jamb 29 Midrail 30 Threshold



3. 410-420 Islington Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design to:

1. **Trash Enclosure:** Adjustment to trash enclosure at 412.
2. **Columns:** Make column adjustment at 418/420.
3. **HVAC:** Add mechanical vents at 422/424 and add wall-mounted mechanical vents at 422/424.
4. **Trim:** Make a water table adjustment at 422/424.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application · Add to a project

Expiration Date

Active

LUHD-139

Details

Submitted on Apr 29, 2020 4:33 PM

Attachments

2 files

Activity Feed

Latest activity on Apr 30, 2020

Applicant

Danielle Cain

Location

410 ISLINGTON ST, Portsmouth, NH 03801

Timeline

Add New ▼

- ☐ **Application Completeness Review**
Completed Apr 30, 2020 at 10:32am
- ☐ **Land Use Permit -- Planning Department Review and Fee Calculation**
Completed Apr 30, 2020 at 11:11am
- ☐ **Application Permit Fee**
Paid Apr 30, 2020 at 11:34am
- ☐ **HDC Approval Received**
In Progress

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work *

- ADJUSTMENT TO TRASH ENCLOSURE AT 412
- COLUMN ADJUSTMENT AT 418/420
- ADDITIONAL MECHANICAL VENTS AT 422/424
- WALL MOUNTING MECHANICAL EQUIPMENT AT 422/424
- WATER TABLE ADJUSTMENT AT 422/424

Description of Proposed Work (Planning Staff)

Project Representatives

Enter one entry for each person in addition to the applicant who will be involved with this project and providing information to the City on behalf of the project.

Acknowledgement

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

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

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

Other

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

0

HDC Approval Date

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, MAY 2020



#410

#412

#430

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 430 ISLINGTON STREET. THE LOTS CURRENTLY CONTAIN A TOTAL OF 7 EXISTING DWELLING UNITS. THE LOT LINES SHALL BE ADJUSTED TO ACCOMMODATE THE RENOVATION OF EACH EXISTING BUILDING SUCH THAT, THE NUMBER OF EXISTING UNITS WILL BE REDUCED TO FOUR (4) AND SEVEN (7) NEW DWELLING UNITS WILL BE ADDED. THE RESULT WILL BE A TOTAL OF 11 DWELLING UNITS ON THE SITE. THE FOLLOWING IS INCLUDED IN THIS PACKAGE:

- ◊ ADJUSTMENT TO TRASH ENCLOSURE AT 412
- ◊ COLUMN ADJUSTMENT AT 418/420
- ◊ ADDITIONAL MECHANICAL VENTS AT 422/424
- ◊ WALL MOUNTING MECHANICAL EQUIPMENT AT 422/424
- ◊ WATER TABLE ADJUSTMENT AT 422/424

CURRENT SCOPE

ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

LOT SIZE: 40,075 SF

REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF

BUILDING HEIGHT: 35'-0" MAX

GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX

MIN GROUND STORY HEIGHT: 11'-0"



Islington Commons
LANDSCAPE PLAN
410-432 Islington Street Portsmouth, New Hampshire

L-1
Sheet 1 of 1



HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL
MAY 2020

ISLINGTON COMMONS

412 ISLINGTON STREET
PORTSMOUTH, NH 03801

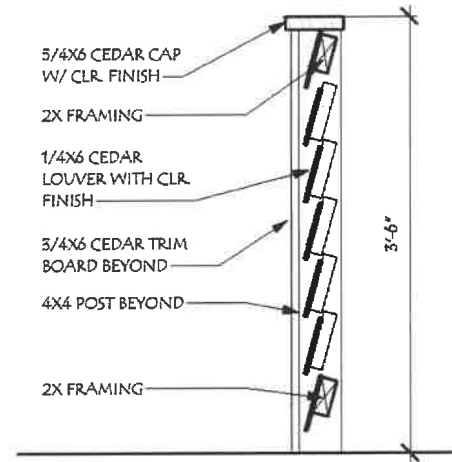
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2	12' x 1'-0"	04/29/20
3	12' x 1'-0"	04/29/20
4	12' x 1'-0"	04/29/20
5	12' x 1'-0"	04/29/20
6	12' x 1'-0"	04/29/20
7	12' x 1'-0"	04/29/20
8	12' x 1'-0"	04/29/20
9	12' x 1'-0"	04/29/20
10	12' x 1'-0"	04/29/20

DATE: 04/29/20

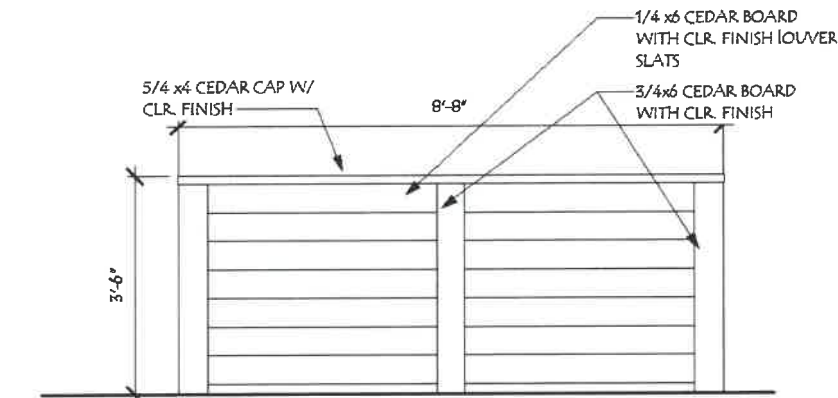
© 2016 Market Square Architects



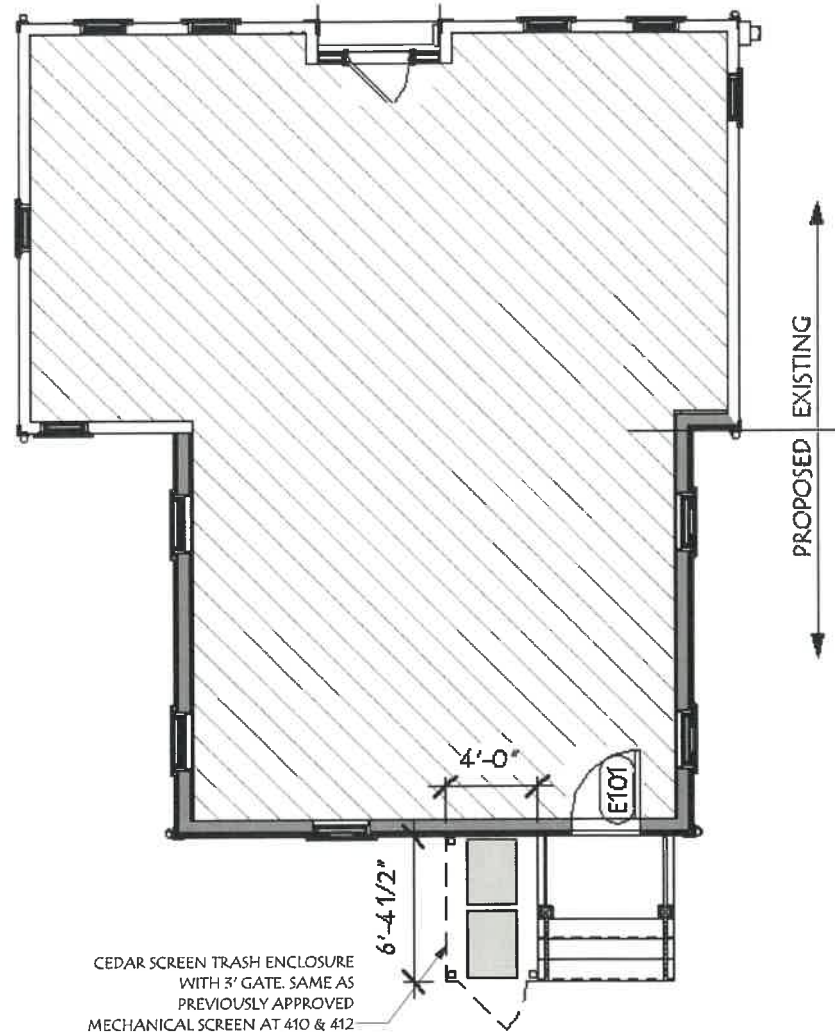
EXAMPLE OF A SIMILAR SCREEN



② SCREEN SECT AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
1" = 1'-0"



① SCREEN ELEV AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
1/2" = 1'-0"



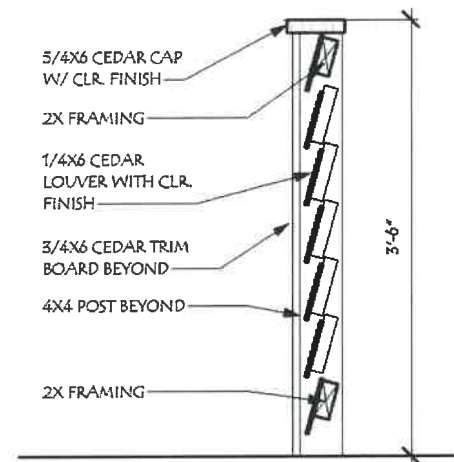
CEDAR SCREEN TRASH ENCLOSURE
WITH 3' GATE. SAME AS
PREVIOUSLY APPROVED
MECHANICAL SCREEN AT 410 & 412

412 FLOOR PLAN PREVIOUSLY APPROVED

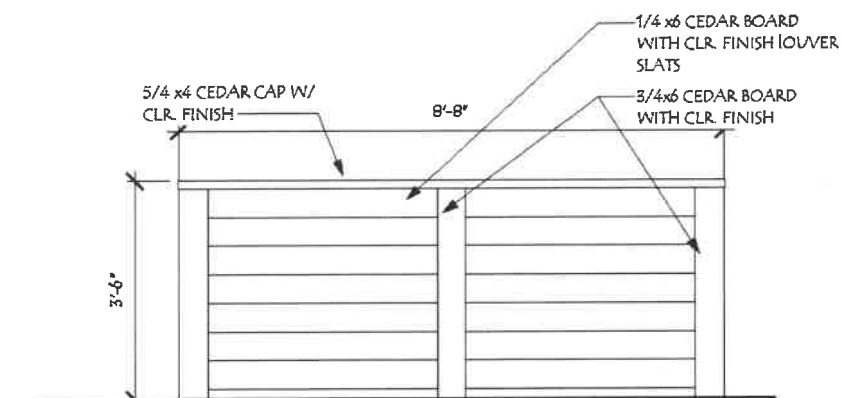
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412 TRASH ENCLOSURE	2	4/29/2020	207008	207008	SNH	4/29/2020 4:20:06 PM		



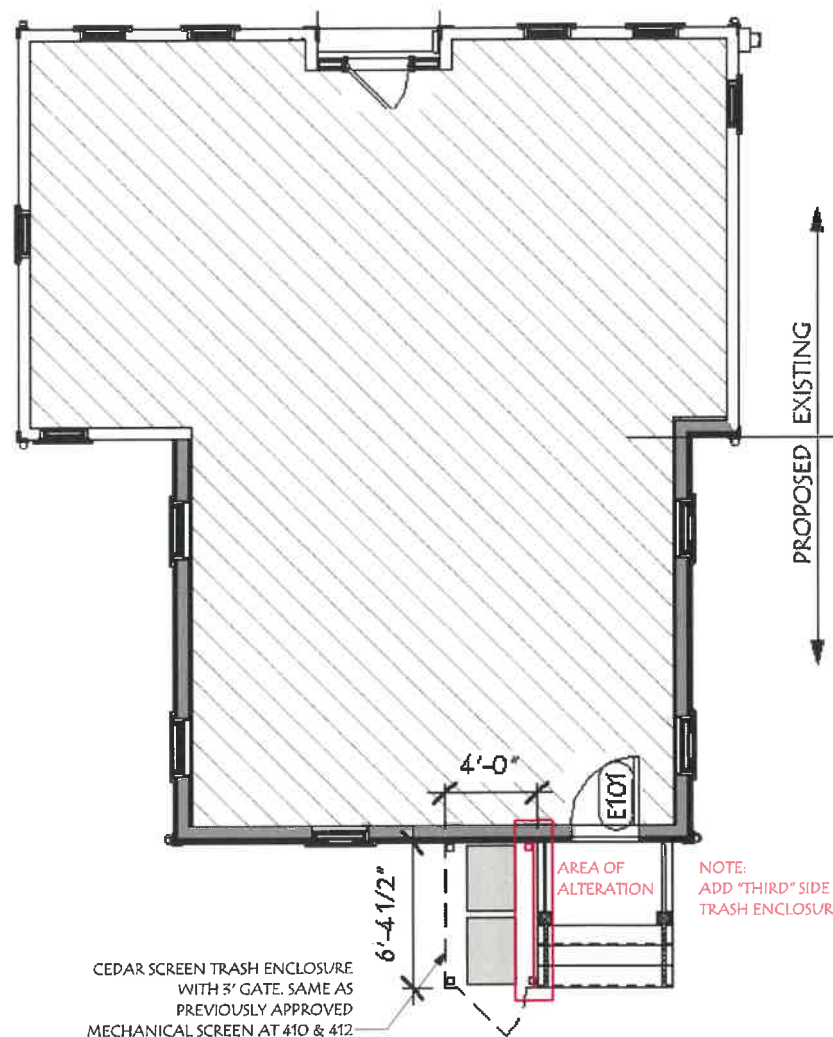
EXAMPLE OF A SIMILAR SCREEN



② SCREEN SECT AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
1" = 1'-0"



① SCREEN ELEV AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
1/2" = 1'-0"



CEDAR SCREEN TRASH ENCLOSURE
WITH 3' GATE. SAME AS
PREVIOUSLY APPROVED
MECHANICAL SCREEN AT 410 & 412

412 FLOOR PLAN PREVIOUSLY APPROVED

Revisions	Description	Date

SCALE:	SNH	B/H	20170008	04/29/20
DRAWN BY:				
CHECKED BY:				
PROJECT NO.:				
DATE:				

TITLE:	3
412 TRASH ENCLOSURE	

NOTE: PREVIOUSLY APPROVED COLUMN DESIGN IS NO LONGER AVAILABLE. PROPOSED COLUMN IS THE SAME SIZE AND VERY SIMILAR WITH A ROUNDED SECONDARY CAP/BOTTOM AND A MINIMAL NECK TRIM.

Caulk-N-Walk
Round Tapered Smooth Columns

Caulk-N-Walk White Seamless Column

- The first white seamless column with a satin finish. No more painting lines to sand.
- Patented polyurethane Tuscany capital painted white with foam ring insert that fits snug around the column.
- White composite base. Durable architectural detail that stands up to wear and tear.
- Cap around the bottom of the capital and top of the base and walk away.
- Everything included in one box - Column, Cap and Base, Installation Instructions, Base ring with pre-drilled holes, Base ring target, Installation disc with pre-drilled holes, Pumping tool with spray trigger and mixing, New Tapcon® screws, Wood form.
- Unlimited Lifetime Warranty.
- Made in the U.S.A.
- Paint Optional.

Column Diameter x Height	Complete Column Set with Cap & Base		Split for Plaster
	Smooth	Lead Bearing Lbs.	
8" x 8'-0"	10,000		
8" x 8'-4"	10,000		
8" x 10'-0"	10,000		
10" x 8'-4"	14,000		
10" x 8'-0"	14,000		
10" x 10'-0"	14,000		
12" x 8'-4"	18,000		
12" x 8'-0"	18,000		
12" x 10'-0"	18,000		

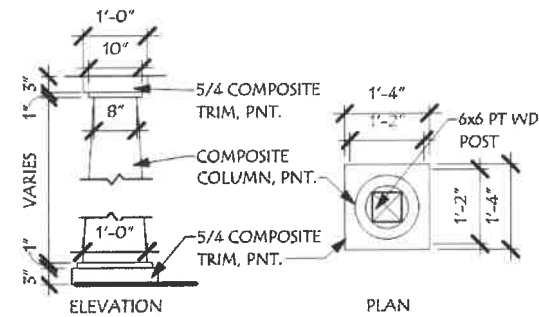
Caulk-N-Walk Split-Pl Columns come with Split Reassembly Kit.

Features - **perfect** Installation System

Some products in this kit are factory order - please allow additional lead time. For product specifications visit www.caulk-n-walk.com

COL-4 Brookway-Smith Company JULY 2016

418/420 ENTRY COLUMN CUT SHEET- PROPOSED



418/420 ENTRY COLUMN- PREVIOUSLY APPROVED



418/420 NORTH ELEVATION- PREVIOUSLY APPROVED

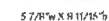
MARKET SQUARE ARCHITECTS 100 Canal St., 3rd Fl. Portsmouth, NH 03801 PH: 603-501-0000 www.market-square.com	
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL MAY 2020	
ISLINGTON COMMONS 412 ISLINGTON STREET PORTSMOUTH, NH 03801	
TITLE: 418/420 ENTRY COLUMNS	SCALE: DRAWN BY: CHECKED BY: PROJECT NO.: DATE:
4	



ISLINGTON COMMONS

412 ISLINGTON STREET
PORTSMOUTH, NH 03801

TITLE		SCALE		DATE	
422/424 EXTERIOR ELEVATIONS		1" = 1'-0"		4/29/2020 4:20:07 PM	
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		PROJECT NO.:		DATE:	
		AUTHOR:		DATE:	
		CHECKER:		DATE:	
		PROJECT NO.:		DATE:	
		AUTHOR:		DATE:	
		CHECKER:		DATE:	





FIRE ALARM STROBE IMAGE

NOTE:
FINAL SELECTION OF FIRE ALARM
STROBE TO BE COORDINATED WITH
THE FIRE DEPARTMENT



NOTE:
PROPOSED WATER TABLE IS ADJUSTED TO ACCOMMODATE
STRUCTURAL REQUIREMENTS OF THE PORCHES

418/420 NORTH ELEVATION

Revisions	Description	Date

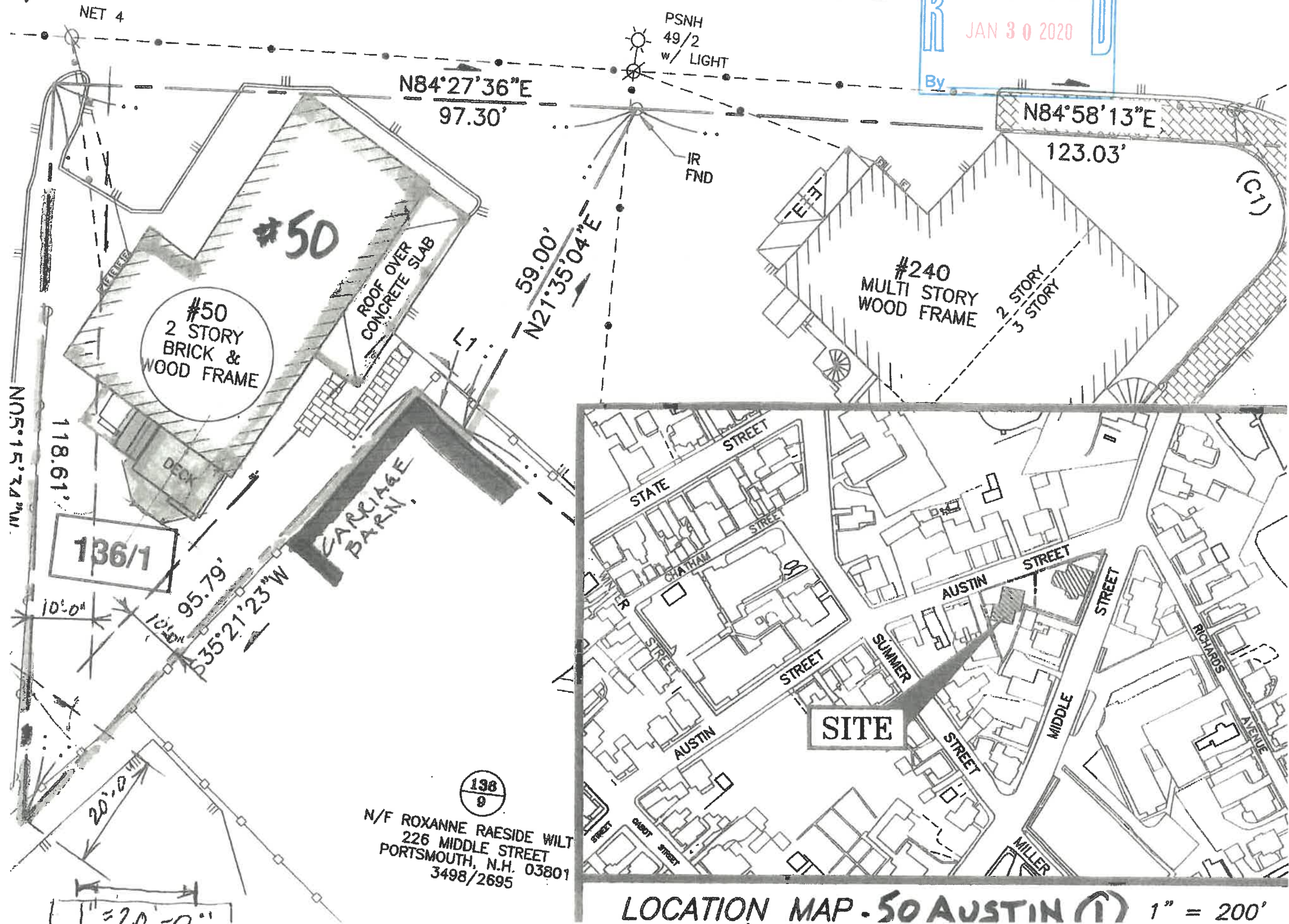
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7	CHECKED BY:			
	PROJECT NO.:			
	DATE:			

AUSTIN

STREET



6247



Section 10.520 Residential and Mixed Residential Districts

10.521 Table of Dimensional Standards – Residential and Mixed Residential Districts

	R	SRA	SRB	GRA	GRB	GRC	GA/MH	MRO	MRB	50 Austin
Minimum Lot Dimensions										
Lot area	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf ✓	5 acres	7,500 sf	7,500 sf	6247sf 6247
Lot area per dwelling unit	5 acres	1 acre	15,000 sf	7,500 sf	5,000 sf	3,500 sf ✗	10,000 sf	7,500 sf	7,500 sf	
Continuous street frontage	NA	150'	100'	100'	80'	70' ✓	N/A	100'	100'	97.30'
Depth	NA	200'	100'	70'	60'	50' ✓	N/A	80'	80'	118' varies
Minimum Yard Dimensions										
Front	50'	30'	30' ¹	15'	5'	5' ✗	30' ¹	5'	5' ¹	Coverage exist - 1164 sq ft 524 1448
Side	20'	20'	10'	10'	10'	10' ✗	25'	10'	10'	
Rear	40'	40'	30'	20'	25'	20' ✓	25'	15'	15'	
Maximum Structure Dimensions										
Structure height	35'	35'	35'	35'	35'	35' ² ✓	35' ²	40'	40'	Addition - 244
Roof appurtenance height	8'	8'	8'	8'	8'	8' ✓	8'	10'	10'	
Building coverage	5%	10%	20%	25%	30%	35% ✓	20%	40%	40%	27%
Minimum open space	75%	50%	40%	30%	25%	20% ✓	50%	25%	25%	4552

Notes:

NA = Not Applicable NR = No Requirement

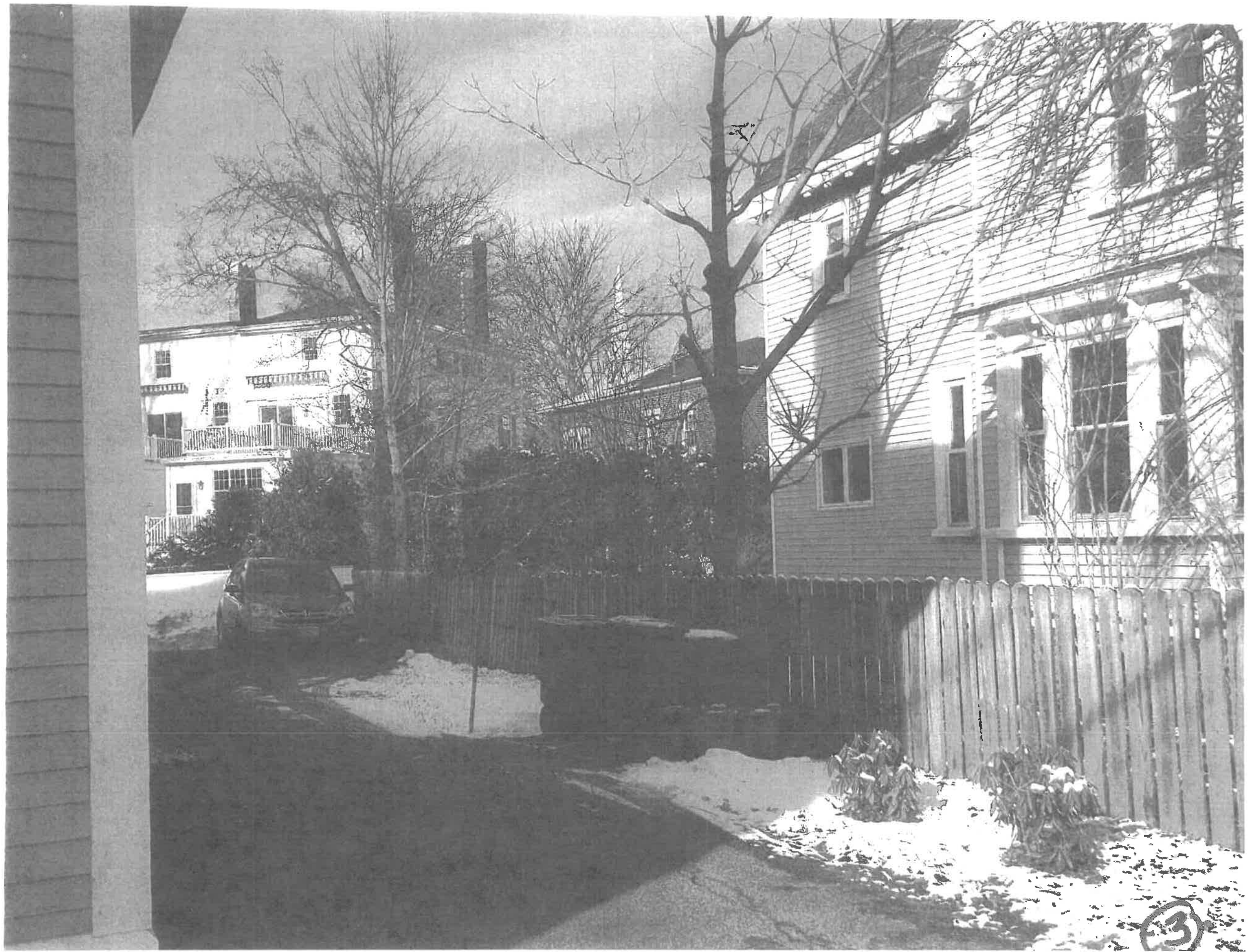
1. See Section 10.533 for special requirements on Lafayette Road.

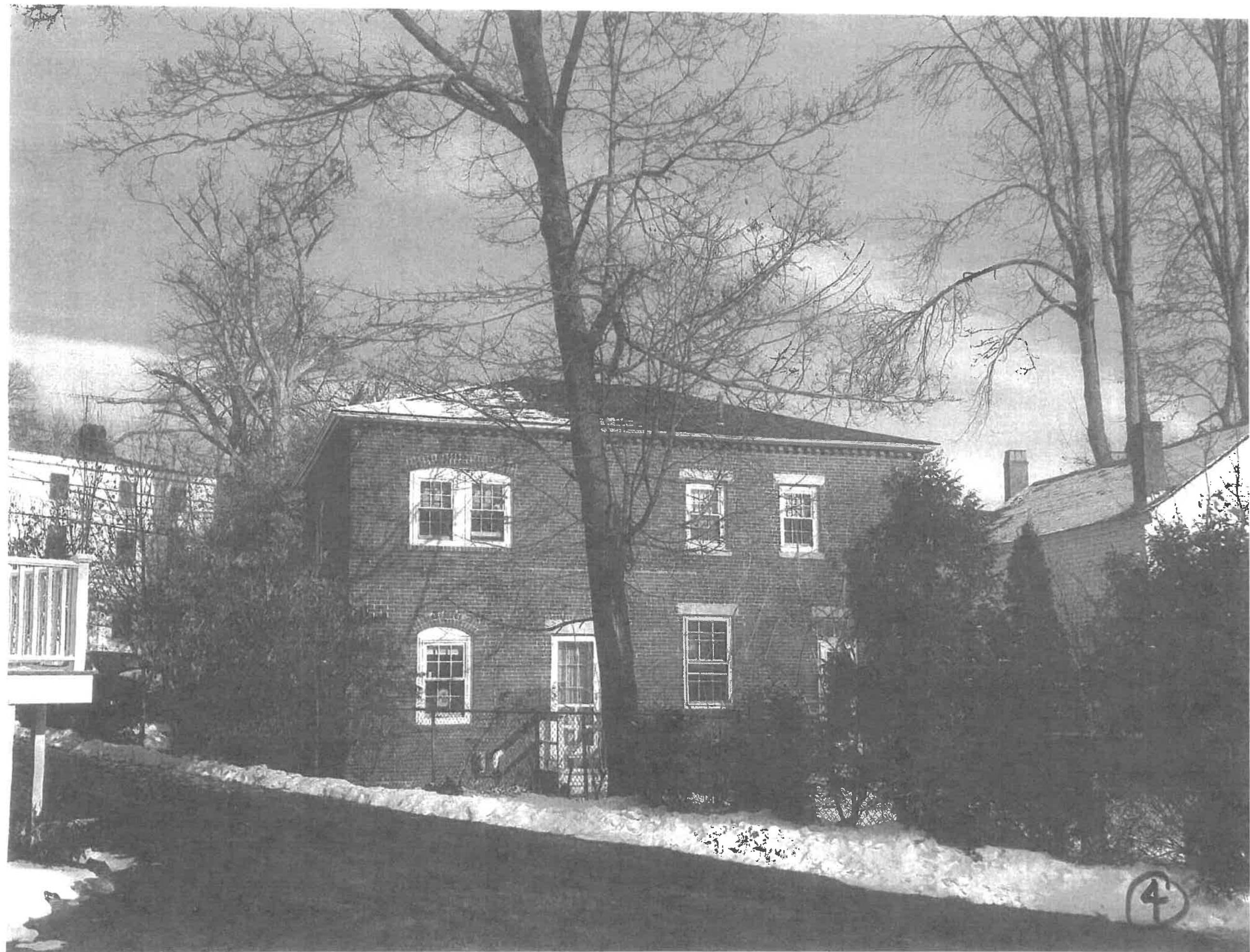
2. Within the General Residence C and Garden Apartment/Mobile Home Park districts an additional 8' of height may be added to the maximum **structure** height in order to provide for **multifamily dwellings** that include vehicular parking spaces located within the residential **building** itself, if the additional height results in increased **open space** when compared to a site plan showing what **open spaces** would remain if required parking spaces were located in the open and in **accessory structures**.

10.516.40

As Amended Through April 15, 2013



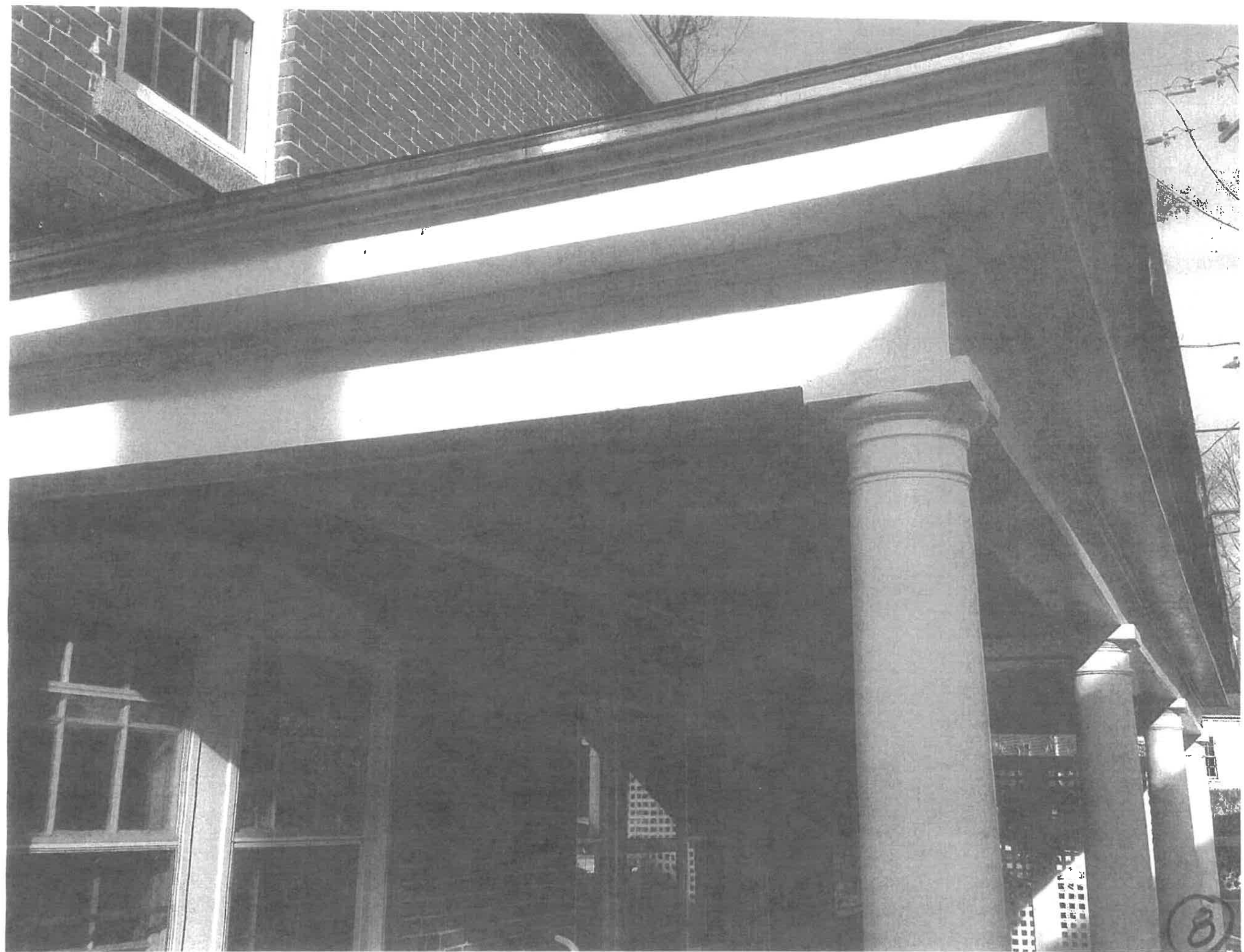


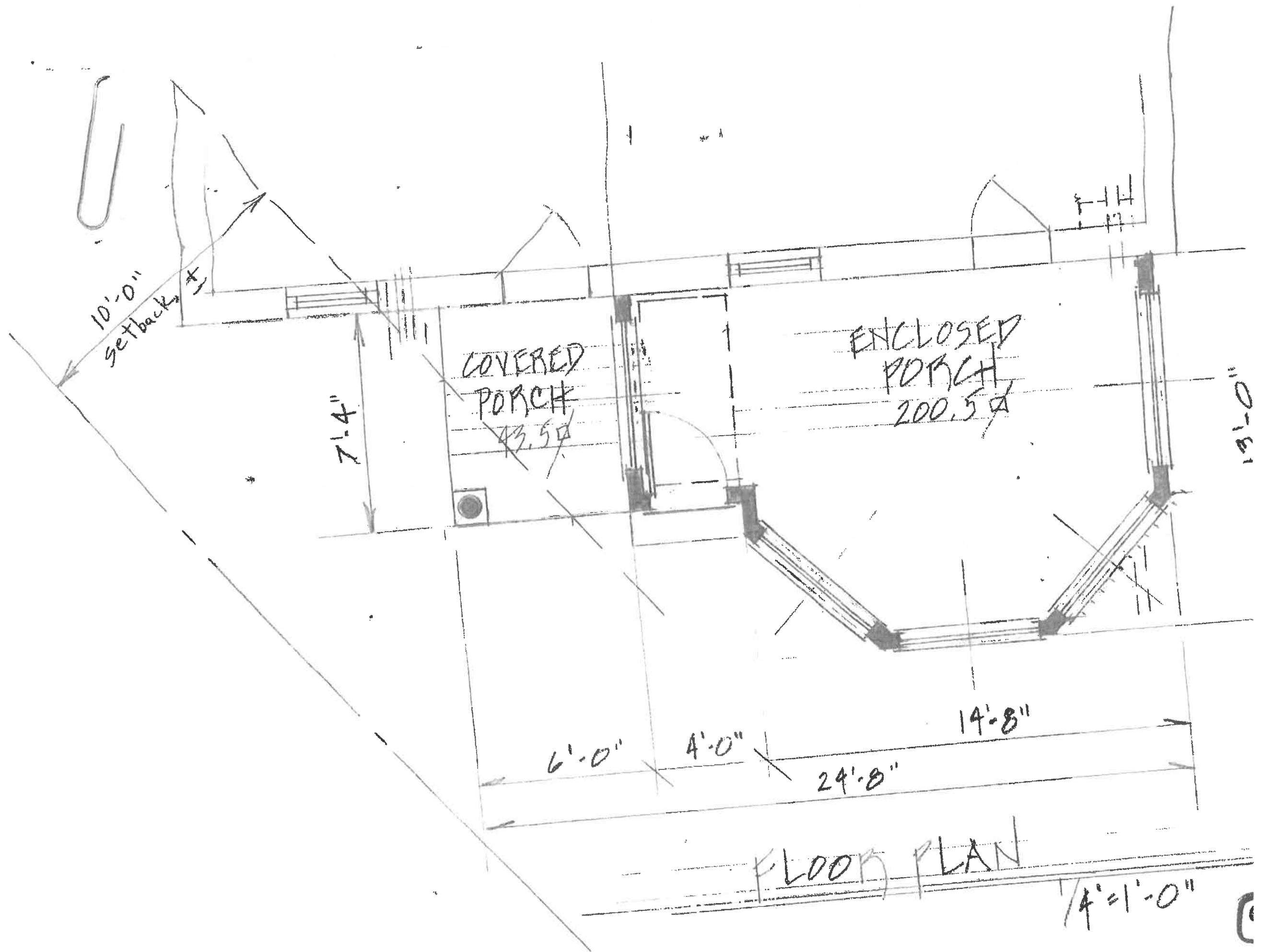


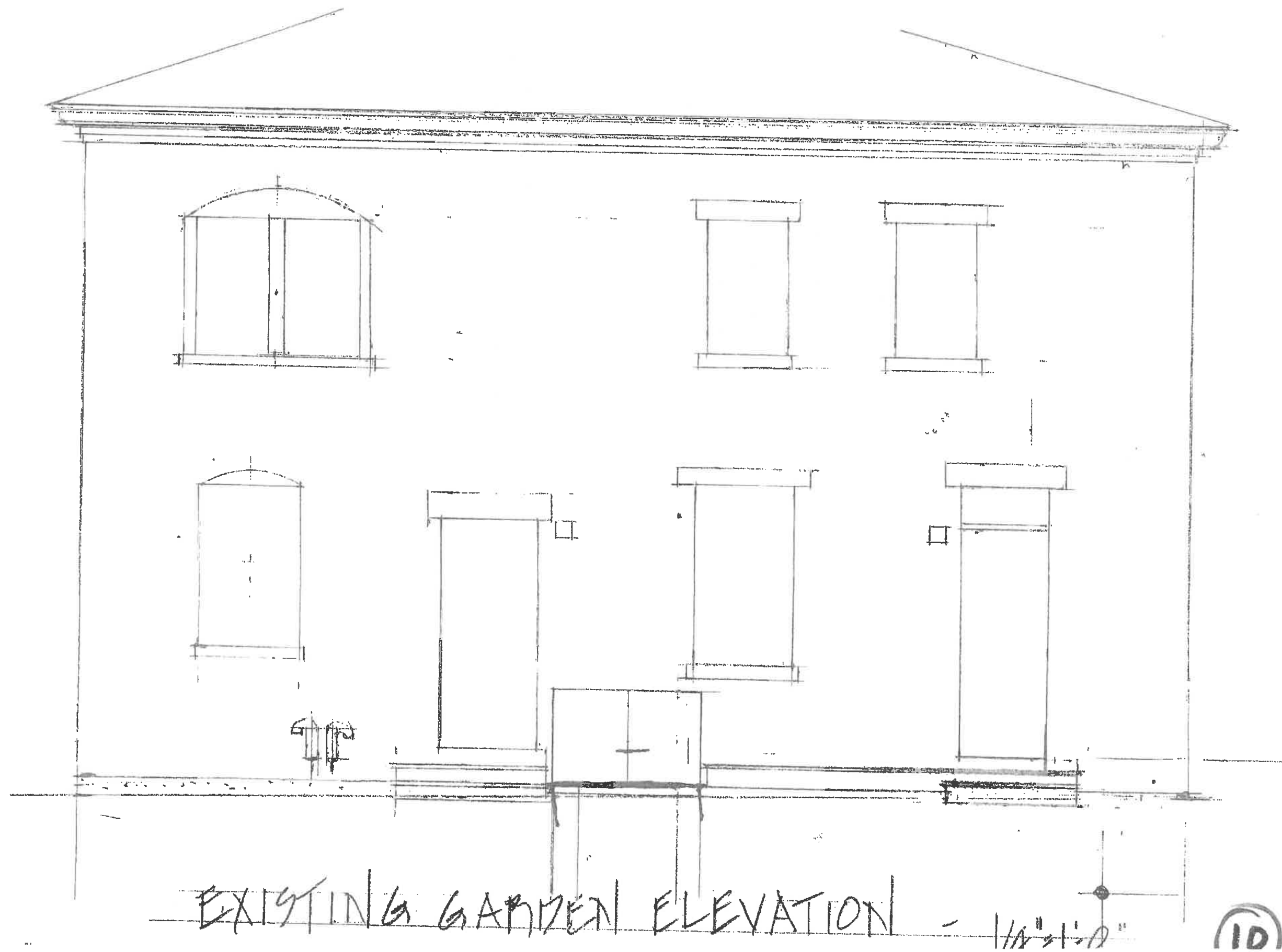










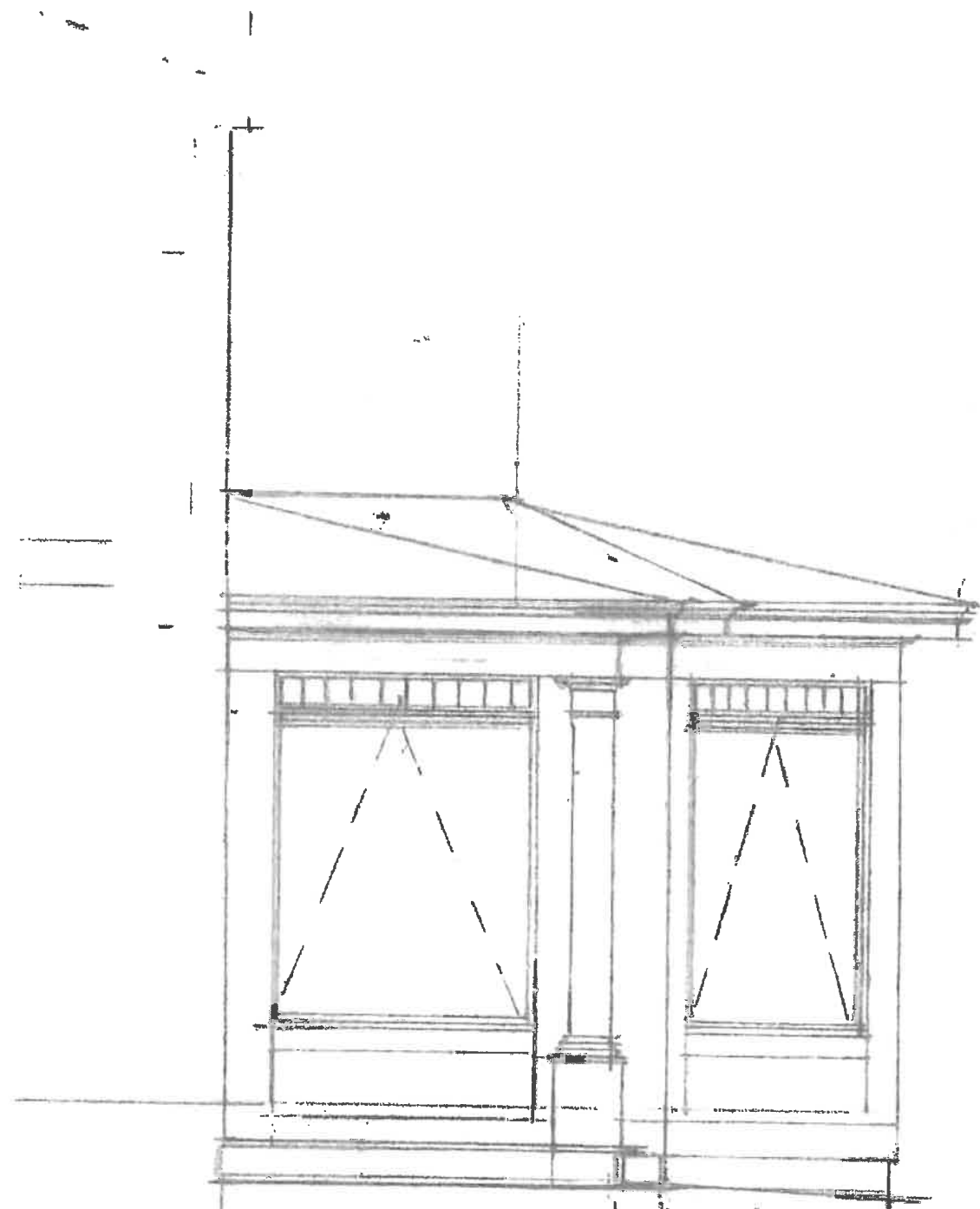




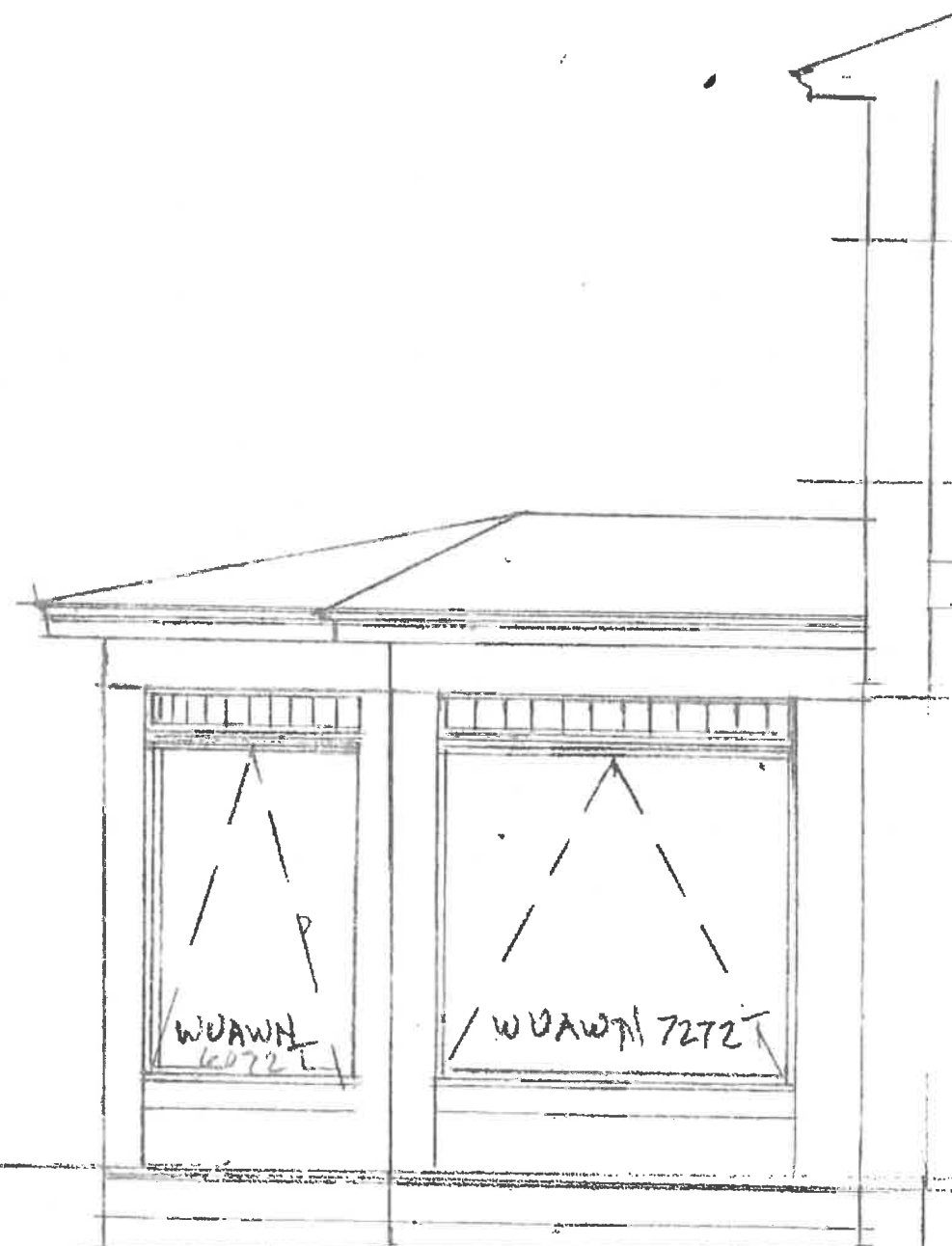
GARDEN ELEVATION

1/11/15

(11)



L. SIDE ELEVATION



R. SIDE ELEVATION

1/4" = 1'-0"

Round Tapered **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 3/4"	4 1/4"	9"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	8"	1"	6 1/4"	3 3/4"	4 1/4"	4, 6, 8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	9 1/4"	1 1/4"	2 1/4"	4 1/4"	4 1/4"	5, 6, 8, 10, 12
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	11 1/4"	1 1/4"	2 1/4"	5 1/4"	5"	6, 8, 10, 12, 14
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	13 1/4"	1 1/4"	2 1/4"	6 1/4"	5 1/4"	8, 10, 12, 14, 16, 18
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2"	2 1/4"	17"	1 1/4"	2 1/4"	7 1/4"	7"	10, 12, 14, 16, 18, 20
16"	15 1/4"	13 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1"	3"	8 1/4"	8"	12, 14, 16, 18, 20, 22, 24
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/4"	10 1/4"	9 1/4"	8 1/4"	14, 16, 18, 20, 22, 24, 26
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/2"	10 3/4"	11 1/4"	9"	16, 18, 20, 22, 24, 26, 28
22"	21 1/4"	19 1/4"	30 1/4"	5"	5"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/2"	10 3/4"	12"	10 1/4"	18, 20, 22, 24, 26, 28, 30
24"	23 1/4"	21 1/4"	33 1/4"	6"	5 1/4"	2 1/4"	2"	3 1/4"	4"	30 1/4"	1 1/2"	10 3/4"	13 1/4"	11 1/4"	20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 3/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/2"	10 3/4"	15 1/4"	11 1/4"	20, 22, 24, 26, 28, 30
30"	29 1/4"	26 1/4"	41 1/4"	6 1/4"	5 1/4"	2 1/2"	3"	4"	4 1/4"	38 1/4"	1 1/2"	10 3/4"	14 1/4"	14 1/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. □ Standard Fluted Column (Fluted in mold)

• Split columns are not load bearing.

COLUMN-LOC®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.

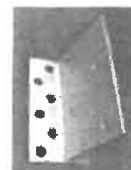


PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

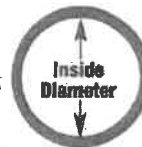
ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



ROUND PERMACAST® INSIDE DIMENSIONS

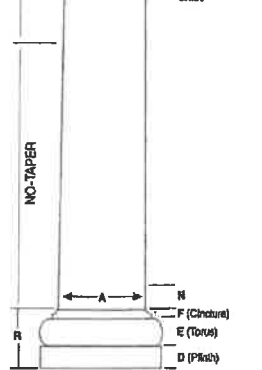
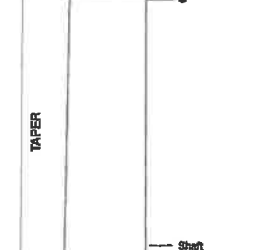
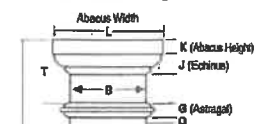
Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".



COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 3/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/4"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 3/4"
24"	20"	22 3/4"
28"	22 3/4"	26 1/4"
30"	25 1/4"	28 1/4"

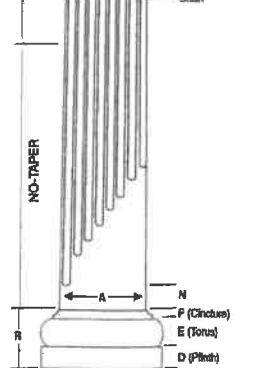
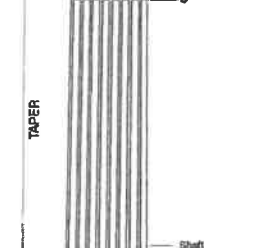
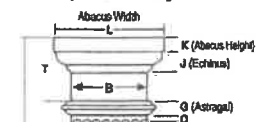
*Plain columns only

Poly Tuscan Cap



Poly Tuscan Base Plain Column

Poly Tuscan Cap

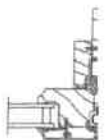
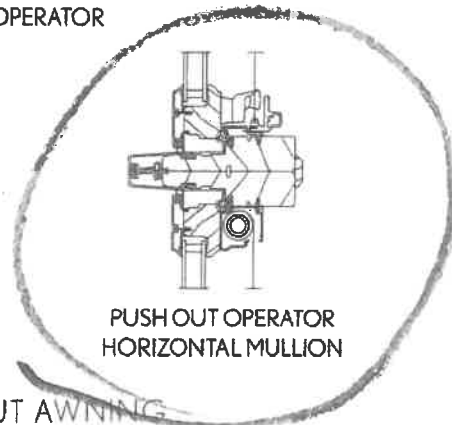
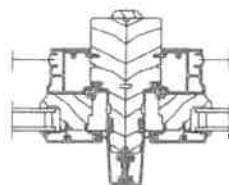
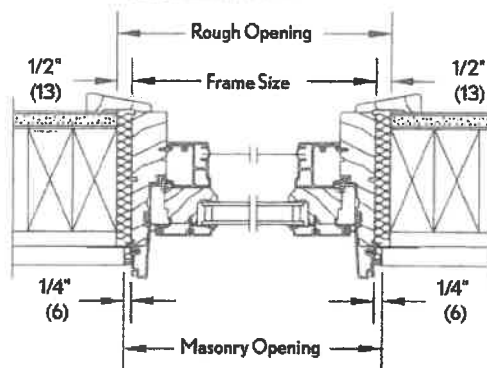
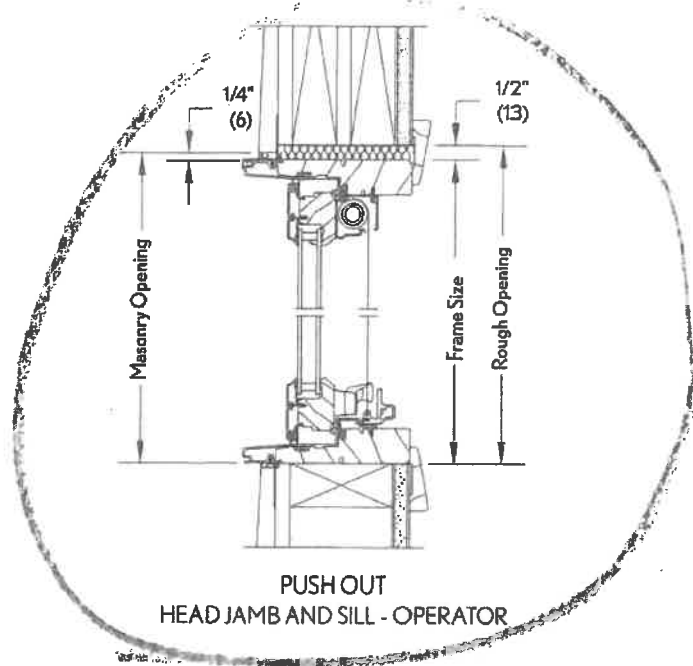


Poly Tuscan Base Fluted Column

Marvin

CLAD ULTIMATE PUSH OUT AWNING

CONSTRUCTION DETAILS



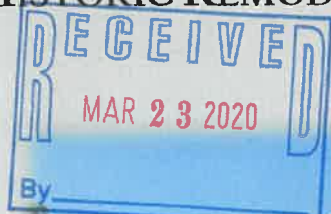
CLAD ULTIMATE PUSH OUT AWNING



GREEN MOUNTAIN
WINDOW & DOOR
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



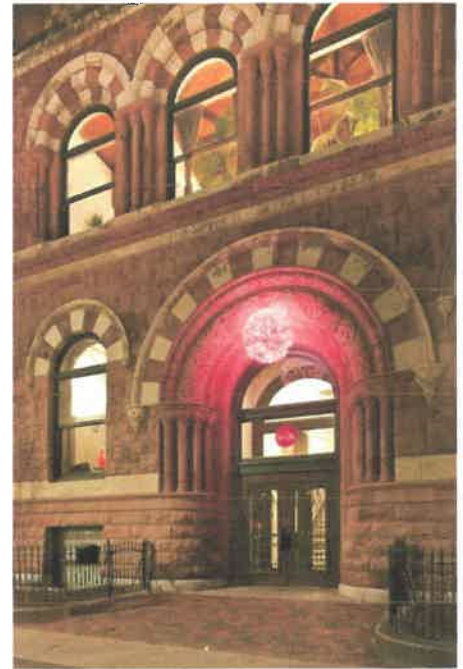
We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

2. Sash and concealed balance applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.



4. Insert or "box" window applications: With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.



Existing windows



Existing
Windows



Existing window



Existing
windows



Existing window



TJ NOONAN HOERMAN RESIDENCE

Quote #: 3RMUWJP

A Proposal for Window and Door Products prepared for:

Job Site:
00000

Shipping Address:

BROCKS PLYWOOD SALES
298 NORTH MAIN ST
ROCHESTER, NH 03867

Project Description:

56 DENNETT STREET - PORTSMOUTH, NH.

THIS PROPOSAL FEATURES MARVIN ELEVATE REPLACEMENT WINDOWS (FORMERLY KNOW AS INTEGRITY WOOD ULTREX). A FEW MARVIN SIGNATURE CLAD ULTIMATE UNITS WERE USED WHERE ELEVATE UNITS COULD NOT MEET THE DESIRED SPEC.

Featuring products from:



JOE LASSONDE
BROCKS PLYWOOD SALES
298 N MAIN STREET
ROCHESTER, NH 03867
Phone: (603) 332-4065

Email: jlassonde@brocksonline.com

This report was generated on 2/27/2020 9:37:12 AM using the Marvin Order Management System, version 0003.01.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

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

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

NUMBER OF LINES: 20

TOTAL UNIT QTY: 23

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	DINING ROOM INSIDE LEFT	Elevate	Double Hung Insert IO 27 9/16" X 52 3/4" Entered as Inside Opening 27 9/16" X 52 3/4"	1
2	DINING ROOM INSIDE RIGHT	Elevate	Double Hung Insert IO 27 1/2" X 52 3/4" Entered as Inside Opening 27 1/2" X 52 3/4"	1
3	REAR OF DINING ROOM	Elevate	Double Hung Insert IO 30 3/4" X 44 3/4" Entered as Inside Opening 30 3/4" X 44 3/4"	1
4	HALF BATH	Elevate	Casement RO 29" X 55" Entered as FS 28" X 54 1/2"	1
5	LIVING ROOM RIGHT	Elevate	Double Hung Insert IO 28 1/8" X 54 7/8" Entered as Inside Opening 28 1/8" X 54 7/8"	1
6	LIVING ROOM LEFT	Elevate	Double Hung Insert IO 28 1/4" X 54 7/8" Entered as Inside Opening 28 1/4" X 54 7/8"	1
7	FAMILY ROOM	Ultimate	Casement Narrow Frame IO 35" X 37 5/8" Entered as Inside Opening 35" X 37 5/8"	1
8	FAMILY ROOM SIDE	Elevate	Double Hung Insert IO 19 1/2" X 44 3/4" Entered as Inside Opening 19 1/2" X 44 3/4"	1
9	KITCHEN	Elevate	Glider RO 59 1/2" X 27 3/4" Entered as FS 58 1/2" X 27 1/4"	1
10	MASTER BEDROOM LEFT	Elevate	Double Hung Insert IO 28 1/8" X 44 3/8" Entered as Inside Opening 28 1/8" X 44 3/8"	1
11	MASTER BEDROOM RIGHT	Elevate	Double Hung Insert IO 28 1/8" X 44 3/8" Entered as Inside Opening 28 1/8" X 44 3/8"	1
12	2ND FLOOR HALLWAY	Elevate	Double Hung Insert IO 28 1/8" X 44 3/8" Entered as Inside Opening 28 1/8" X 44 3/8"	1
13	GUEST BEDROOM LEFT	Elevate	Double Hung Insert IO 28 1/2" X 44 3/8" Entered as Inside Opening 28 1/2" X 44 3/8"	1

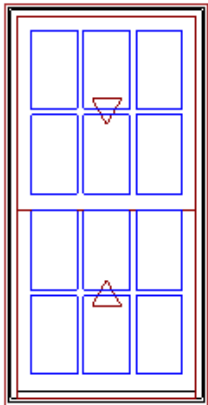
14	GUEST BEDROOM RIGHT	Elevate	Double Hung Insert IO 28 1/8" X 44 3/8" Entered as Inside Opening 28 1/8" X 44 3/8"	1
15	GUEST BEDROOM CLOSET	Elevate	Double Hung Insert IO 23 1/2" X 44 3/8" Entered as Inside Opening 23 1/2" X 44 3/8"	1
16	3/4 BATH	Elevate	Double Hung Insert IO 27" X 43 1/2" Entered as Inside Opening 27" X 43 1/2"	1
17	MASTER BATH	Elevate	Double Hung Insert IO 27" X 43 1/2" Entered as Inside Opening 27" X 43 1/2"	1
18	3RD FLOOR FULL BATH	Elevate	Double Hung Insert IO 31 1/4" X 36 3/4" Entered as Inside Opening 31 1/4" X 36 3/4"	1
19	3RD FLOOR BED	Elevate	Double Hung Insert IO 31 1/4" X 36 3/4" Entered as Inside Opening 31 1/4" X 36 3/4"	1
20	GABLE ENDS 3RD FLOOR	Ultimate	Double Hung Insert G2 IO 18" X 30 3/4" Entered as Inside Opening 18" X 30 3/4"	4

LINE ITEM QUOTES

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

Line #1	Mark Unit: DINING ROOM INSIDE LEFT			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 27 3/16" X 53 1/8"

IO 27 9/16" X 52 3/4"

Egress Information

Width: 23 17/32" Height: 21 5/64"

Net Clear Opening: 3.44 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 27 9/16" X 52 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

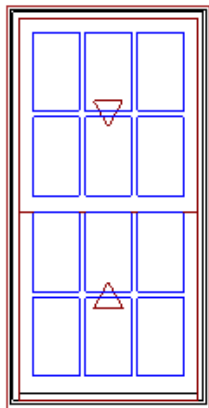
Seller: _____

Buyer: _____

Line #2	Mark Unit: DINING ROOM INSIDE RIGHT			
Qty: 1				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 27 1/2" X 52 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int



As Viewed From The Exterior

Entered As: IO
FS 27 1/8" X 53 1/8"
IO 27 1/2" X 52 3/4"
Egress Information
Width: 23 15/32" Height: 21 5/64"
Net Clear Opening: 3.43 SqFt

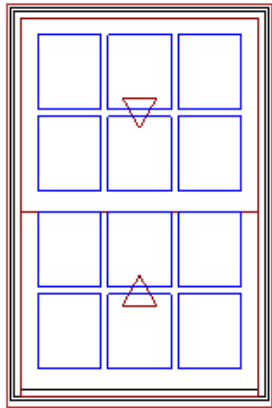
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 Brass Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- 1" Frame Expander
- ***Frame Expander Ship Loose
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: REAR OF DINING ROOM			
Qty: 1				



As Viewed From The Exterior

Entered As: IO
FS 30 3/8" X 45 1/8"
IO 30 3/4" X 44 3/4"
Egress Information
Width: 26 23/32" Height: 17 5/64"
Net Clear Opening: 3.17 SqFt

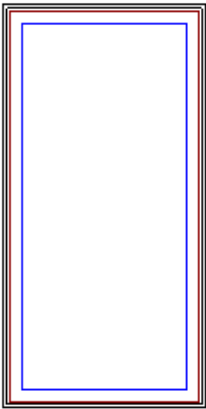
- Stone White Exterior
- White Interior
- Elevate Double Hung Insert
- Inside Opening 30 3/4" X 44 3/4"
- 8 Degree Frame Bevel
- Top Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Stone White Ext - White Int
- Bottom Sash
- Stone White Exterior
- White Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless
- Rectangular 3W2H
- Stone White Ext - White Int
- White Weather Strip Package
- 1 Brass Sash Lock
- Exterior Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 3 1/4" Jambs
- Thru Jamb Installation
- Existing Sill Angle 8
- 1" Frame Expander
- ***Frame Expander Ship Loose
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: HALF BATH			
Qty: 1				



As Viewed From The Exterior

Entered As: FS
FS 28" X 54 1/2"
RO 29" X 55"

Egress Information

No Egress Information available.

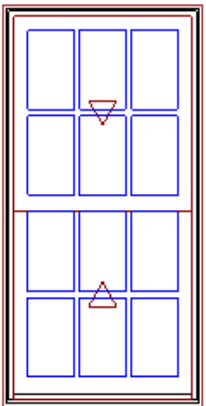
Stone White Exterior
White Interior
Elevate Casement - Stationary
Frame Size 28" X 54 1/2"
Standard CN Width 29
Rough Opening 29" X 55"
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
4 9/16" Jamb
Thru Jamb Installation
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: LIVING ROOM RIGHT			
Qty: 1				



As Viewed From The Exterior

Entered As: IO
FS 27 3/4" X 55 1/4"
IO 28 1/8" X 54 7/8"

Egress Information

Width: 24 3/32" Height: 22 9/64"
Net Clear Opening: 3.70 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/8" X 54 7/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose

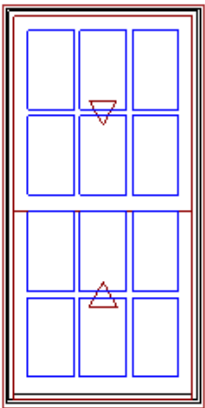
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #6 Qty: 1	Mark Unit: LIVING ROOM LEFT			
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As Viewed From The Exterior

Entered As: IO

FS 27 7/8" X 55 1/4"

IO 28 1/4" X 54 7/8"

Egress Information

Width: 24 7/32" Height: 22 9/64"

Net Clear Opening: 3.72 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/4" X 54 7/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

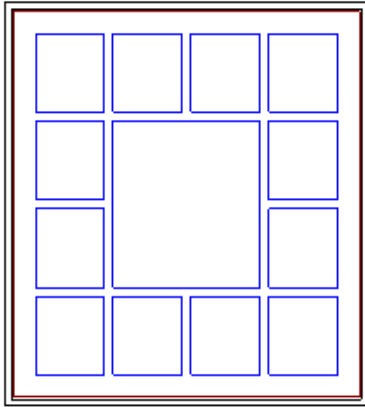
Seller: _____

Buyer: _____

Line #7 Qty: 1	Mark Unit: FAMILY ROOM			
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Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Casement Narrow Frame - Stationary
Inside Opening 35" X 37 5/8"
8 Degree Frame Bevel
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon



As Viewed From The Exterior

Entered As: IO

FS 34 5/8" X 37 9/16"

IO 35" X 37 5/8"

Egress Information

No Egress Information available.

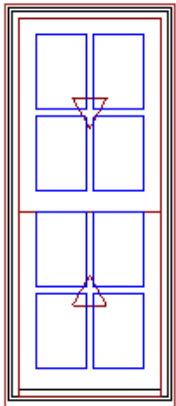
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Victorian Prairie - Special Cut 4W4H
13 Rect Lites
6 35/64" X 7 9/32" Corner DLO
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Standard Bottom Rail
White Weather Strip
Solid Wood Covers
2 3/16" Jambs
No Installation Method
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: FAMILY ROOM SIDE			
Qty: 1				



As Viewed From The Exterior

Entered As: IO

FS 19 1/8" X 45 1/8"

IO 19 1/2" X 44 3/4"

Egress Information

Width: 15 15/32" Height: 17 5/64"

Net Clear Opening: 1.83 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 19 1/2" X 44 3/4"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

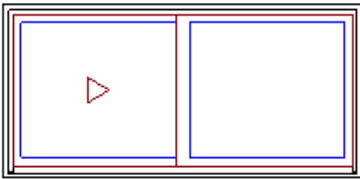
Initials required

Seller: _____

Buyer: _____

Line #9	Mark Unit: KITCHEN			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: FS

FS 58 1/2" X 27 1/4"

RO 59 1/2" X 27 3/4"

Egress Information

Width: 25 5/8" Height: 23 5/64"

Net Clear Opening: 4.11 SqFt

Stone White Exterior
White Interior
Elevate Glider - XO
Frame Size 58 1/2" X 27 1/4"
Rough Opening 59 1/2" X 27 3/4"
Left Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Right Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
Brass Sash Lock
Exterior Half Screen
Stone White Surround
Charcoal Fiberglass Mesh
4 9/16" Jamb
Thru Jamb Installation
***Note: Unit Availability and Price is Subject to Change

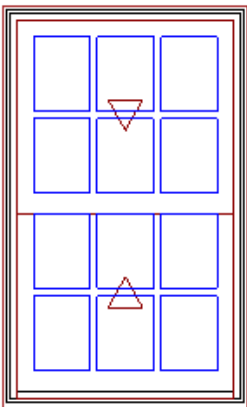
Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: MASTER BEDROOM LEFT			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 27 3/4" X 44 3/4"

IO 28 1/8" X 44 3/8"

Egress Information

Width: 24 3/32" Height: 16 57/64"

Net Clear Opening: 2.83 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/8" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

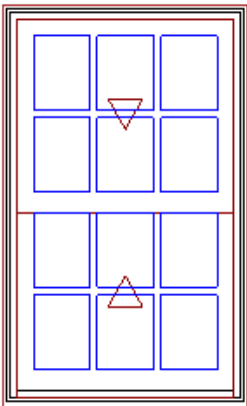
Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: MASTER BEDROOM RIGHT			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 27 3/4" X 44 3/4"

IO 28 1/8" X 44 3/8"

Egress Information

Width: 24 3/32" Height: 16 57/64"

Net Clear Opening: 2.83 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/8" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

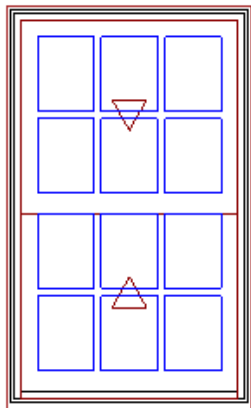
Seller: _____

Buyer: _____

Line #12	Mark Unit: 2ND FLOOR HALLWAY			
Qty: 1				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/8" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon



As Viewed From The Exterior

Entered As: IO
FS 27 3/4" X 44 3/4"
IO 28 1/8" X 44 3/8"
Egress Information
Width: 24 3/32" Height: 16 57/64"
Net Clear Opening: 2.83 SqFt

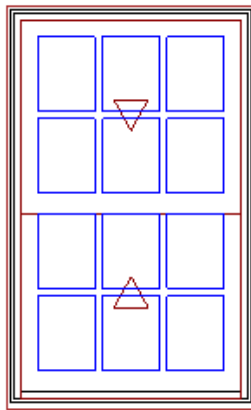
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #13	Mark Unit: GUEST BEDROOM LEFT			
Qty: 1				



As Viewed From The Exterior

Entered As: IO
FS 28 1/8" X 44 3/4"
IO 28 1/2" X 44 3/8"
Egress Information
Width: 24 15/32" Height: 16 57/64"
Net Clear Opening: 2.87 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/2" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

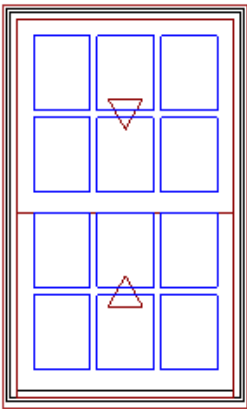
Initials required

Seller: _____

Buyer: _____

Line #14	Mark Unit: GUEST BEDROOM RIGHT			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 27 3/4" X 44 3/4"

IO 28 1/8" X 44 3/8"

Egress Information

Width: 24 3/32" Height: 16 57/64"

Net Clear Opening: 2.83 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 28 1/8" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 3W2H
Stone White Ext - White Int
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Initials required

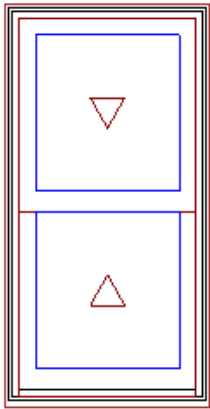
Seller: _____

Buyer: _____

Line #15	Mark Unit: GUEST BEDROOM CLOSET			
Qty: 1				

MARVIN 

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 23 1/2" X 44 3/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash



As Viewed From The Exterior

Entered As: IO

FS 23 1/8" X 44 3/4"

IO 23 1/2" X 44 3/8"

Egress Information

Width: 19 15/32" Height: 16 57/64"

Net Clear Opening: 2.28 SqFt

Stone White Exterior
White Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Unit Availability and Price is Subject to Change

Initials required

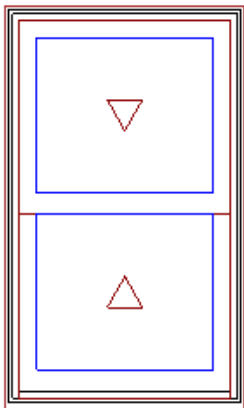
Seller: _____

Buyer: _____

Line #16

Qty: 1

Mark Unit: 3/4 BATH



As Viewed From The Exterior

Entered As: IO

FS 26 5/8" X 43 7/8"

IO 27" X 43 1/2"

Egress Information

Width: 22 31/32" Height: 16 29/64"

Net Clear Opening: 2.62 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 27" X 43 1/2"
8 Degree Frame Bevel
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

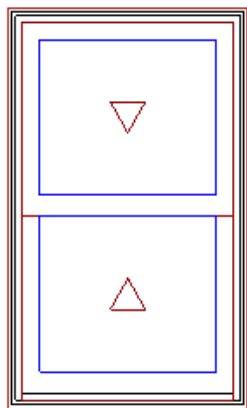
Line #17

Qty: 1

Mark Unit: MASTER BATH



Stone White Exterior
White Interior
Elevate Double Hung Insert



As Viewed From The Exterior

Entered As: IO

FS 26 5/8" X 43 7/8"

IO 27" X 43 1/2"

Egress Information

Width: 22 31/32" Height: 16 29/64"

Net Clear Opening: 2.62 SqFt

Inside Opening 27" X 43 1/2"
8 Degree Frame Bevel
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Unit Availability and Price is Subject to Change

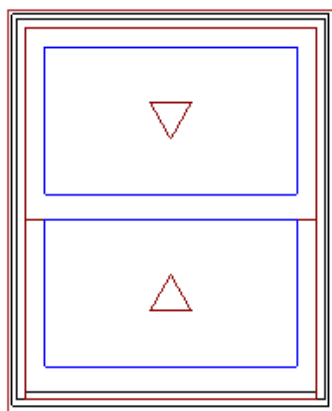
Initials required

Seller: _____

Buyer: _____

Line #18	Mark Unit: 3RD FLOOR FULL BATH			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 30 7/8" X 37 1/8"

IO 31 1/4" X 36 3/4"

Egress Information

Width: 27 7/32" Height: 13 5/64"

Net Clear Opening: 2.47 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 31 1/4" X 36 3/4"
8 Degree Frame Bevel
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Unit Availability and Price is Subject to Change

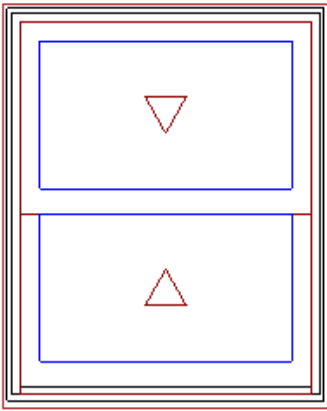
Initials required

Seller: _____

Buyer: _____

Line #19	Mark Unit: 3RD FLOOR BED			
Qty: 1				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 30 7/8" X 37 1/8"

IO 31 1/4" X 36 3/4"

Egress Information

Width: 27 7/32" Height: 13 5/64"

Net Clear Opening: 2.47 SqFt

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 31 1/4" X 36 3/4"
8 Degree Frame Bevel
Glass Add For All Sash
Top Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Bottom Sash
Stone White Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Weather Strip Package
1 Brass Sash Lock
Exterior Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Unit Availability and Price is Subject to Change

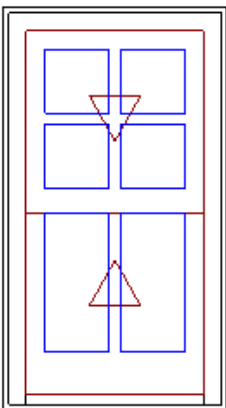
Initials required

Seller: _____

Buyer: _____

Line #20	Mark Unit: GABLE ENDS 3RD FLOOR			
Qty: 4				

MARVIN 



As Viewed From The Exterior

Entered As: IO

FS 17 5/8" X 31 1/64"

IO 18" X 30 3/4"

Egress Information

Width: 13 15/16" Height: 10 29/64"

Stone White Clad Exterior
Painted Interior Finish - White - Pine Interior
Back Prime
Ultimate Double Hung Insert G2
Inside Opening 18" X 30 3/4"
8° Degree Frame Bevel
Glass Add For All Sash/Panels
Top Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E2
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W2H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Tempered Low E2
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular - Special Cut 2W1H
Stone White Clad Ext - Painted Interior Finish - White - Pine Int

Net Clear Opening: 1.01 SqFt

Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

PURCHASE APPROVAL/SIGN OFF

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

Title: _____

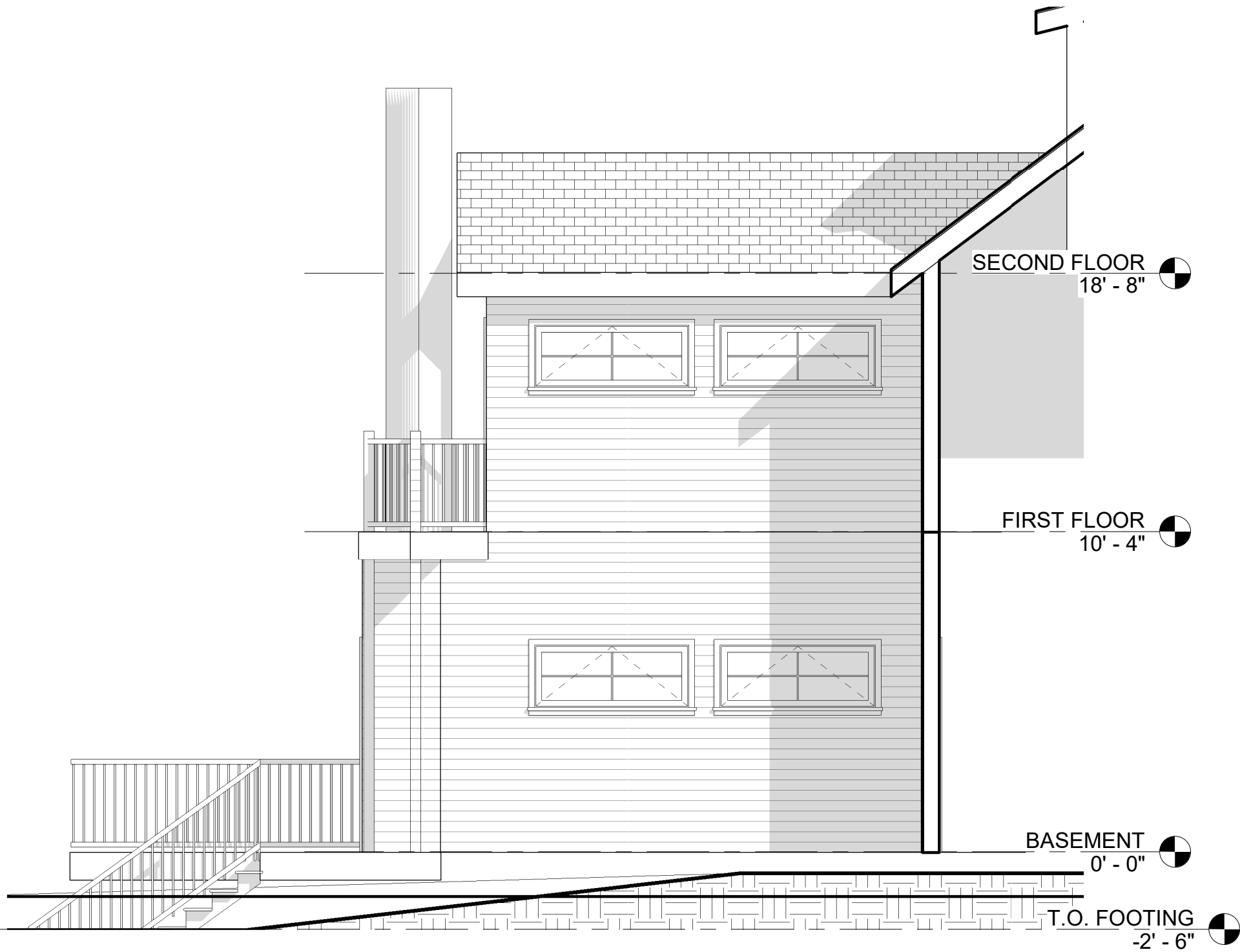
Date: _____

SELLER:

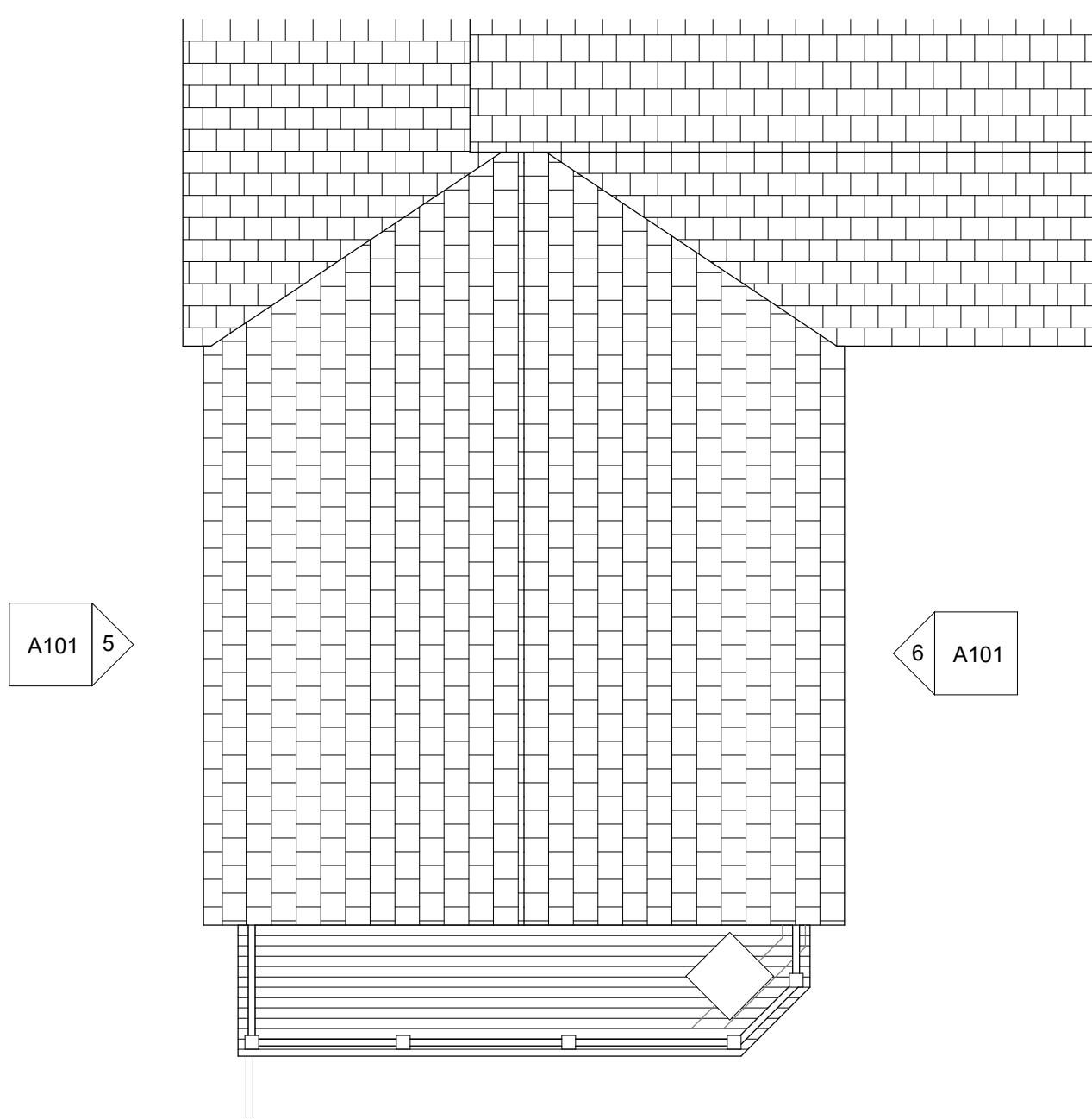
Signature: _____

Title: _____

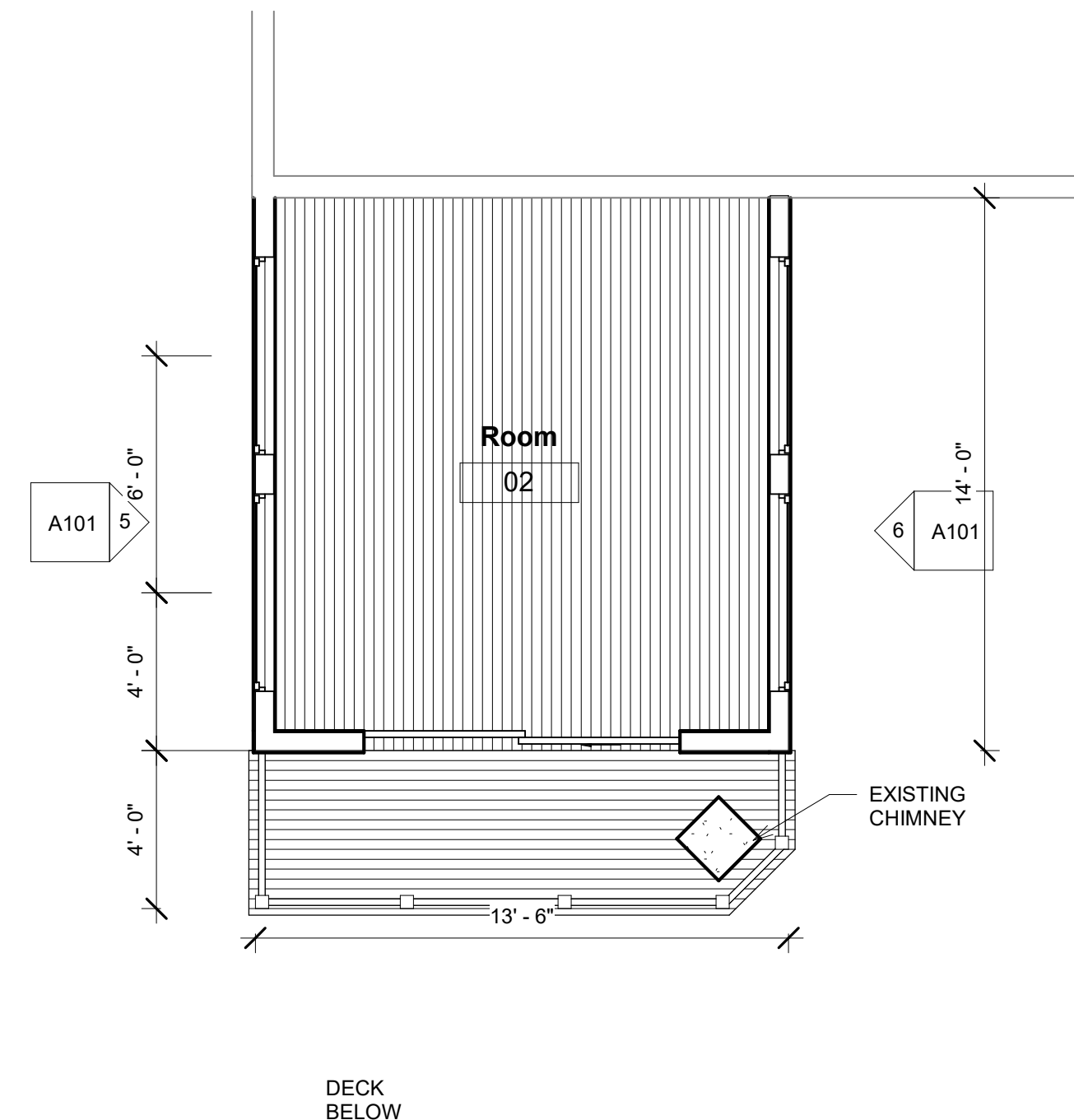
Date: _____



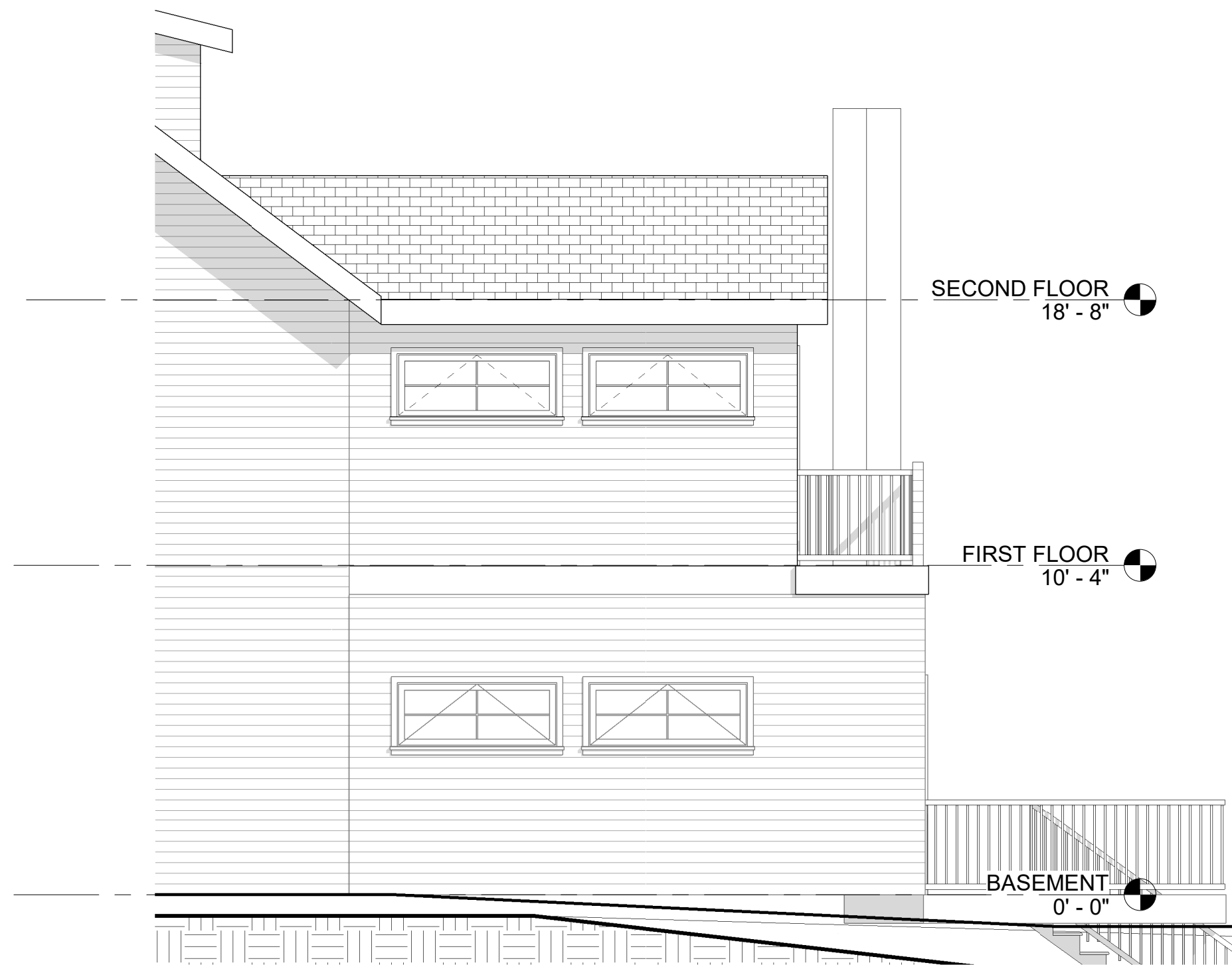
⑥ RIGHT ELEVATION
1/4" = 1'-0"



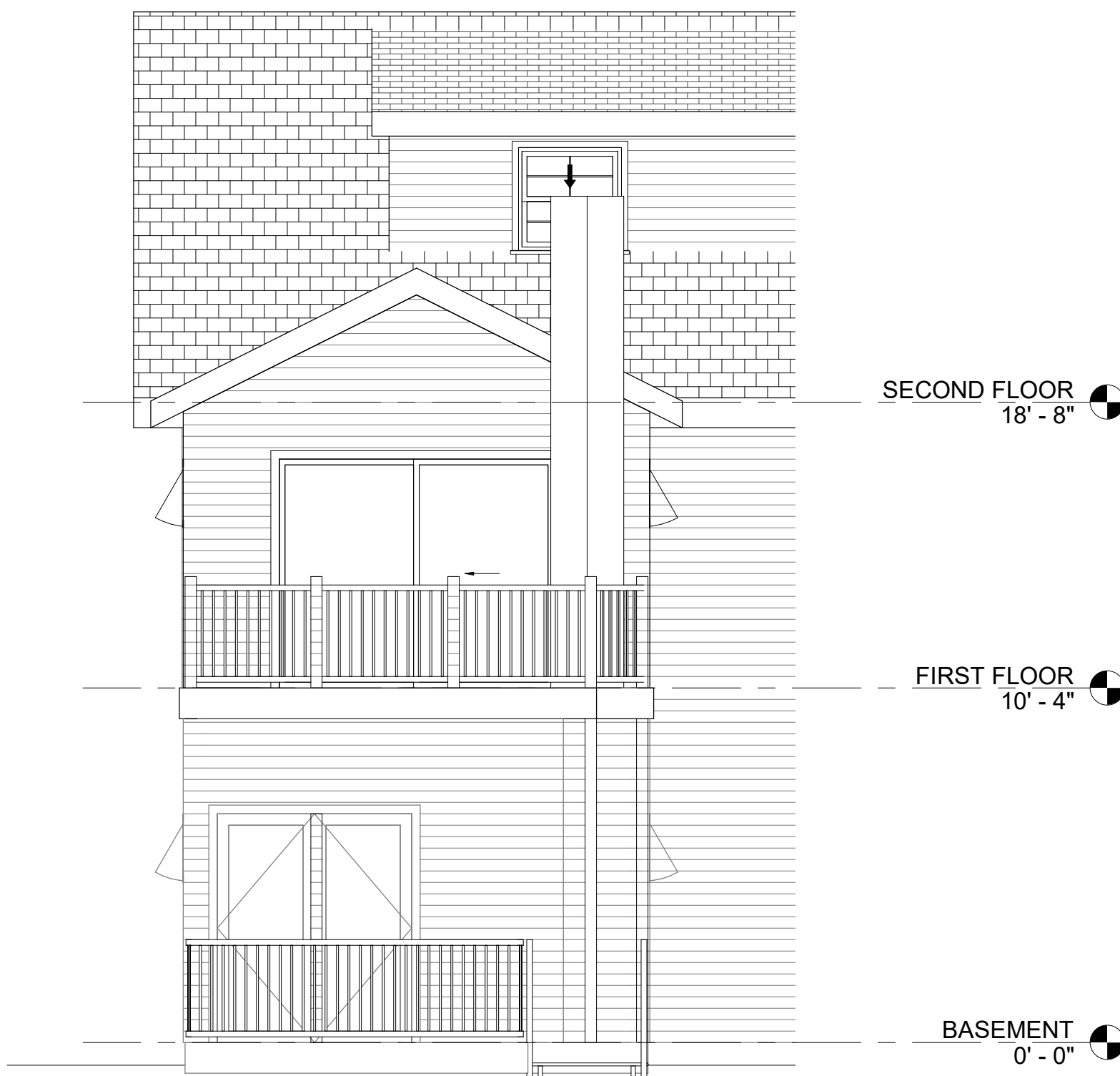
③ ROOF PLAN
1/4" = 1'-0"



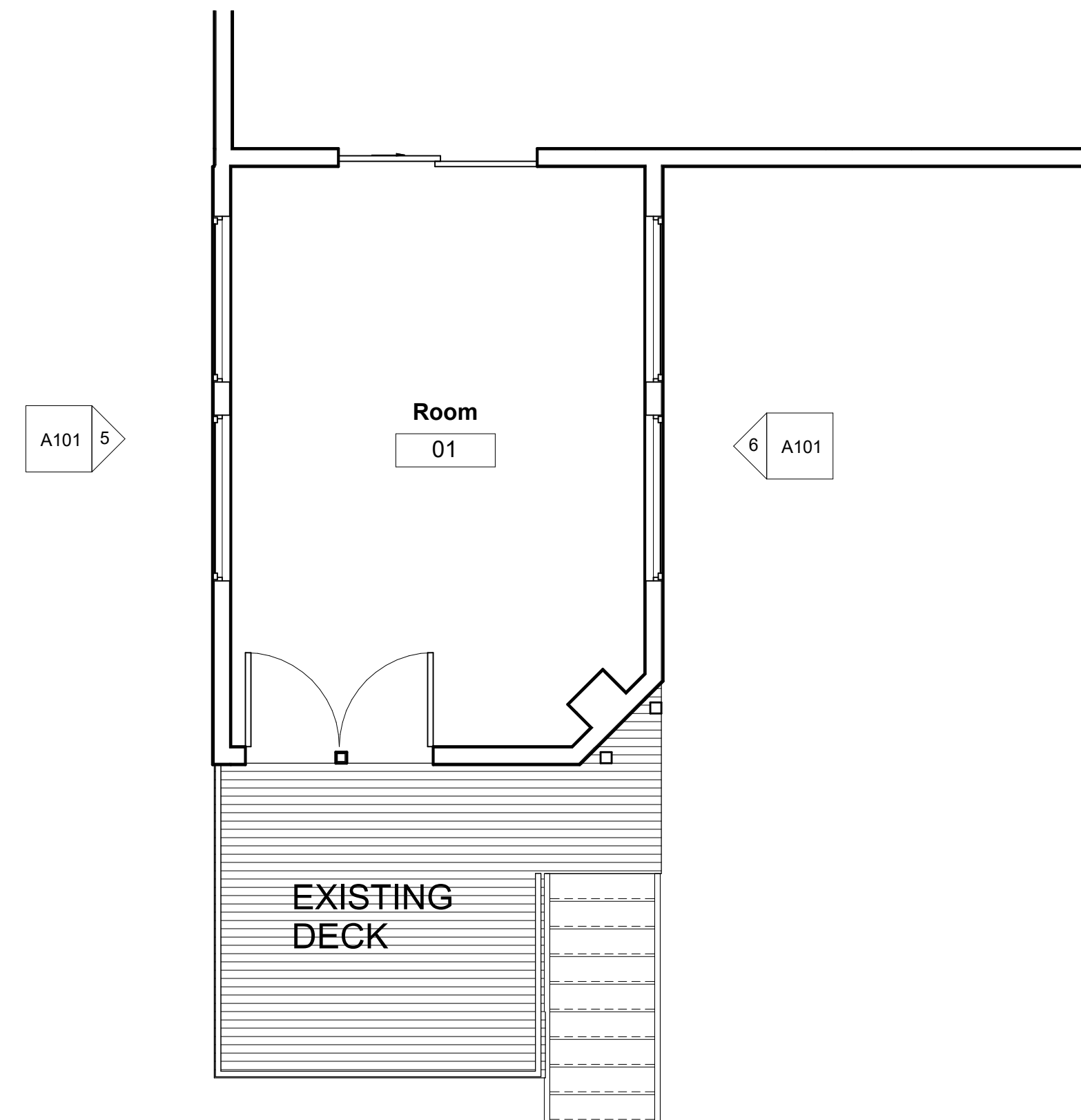
② SECOND FLOOR PLAN
1/4" = 1'-0"



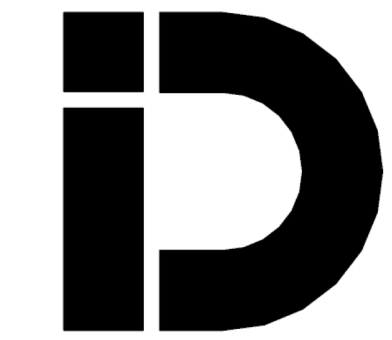
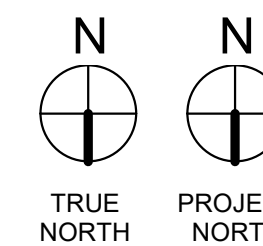
⑤ LEFT ELEVATION
1/4" = 1'-0"



④ FRONT ELEVATION
1/4" = 1'-0"



① FIRST FLOOR PLAN
1/4" = 1'-0"



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Durham, NH 03824
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nick@isaakdesign.com

CONSULTANT:
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Phone
e-mail

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Phone
e-mail

CONSULTANT:
CONSULTANT
Address
Address
Phone
e-mail

ISSUE:

HOERMAN
RESIDENCE
FIRST FLOOR
PLAN

Project number	2006
Date	02.16.20
Drawn by	NI
Checked by	NI

A101
Scale 1/4" = 1'-0"

2/16/2020 9:11:11 PM

Existing Conditions; 56 Dennett St.



Existing Conditions: 56 Denneh St.

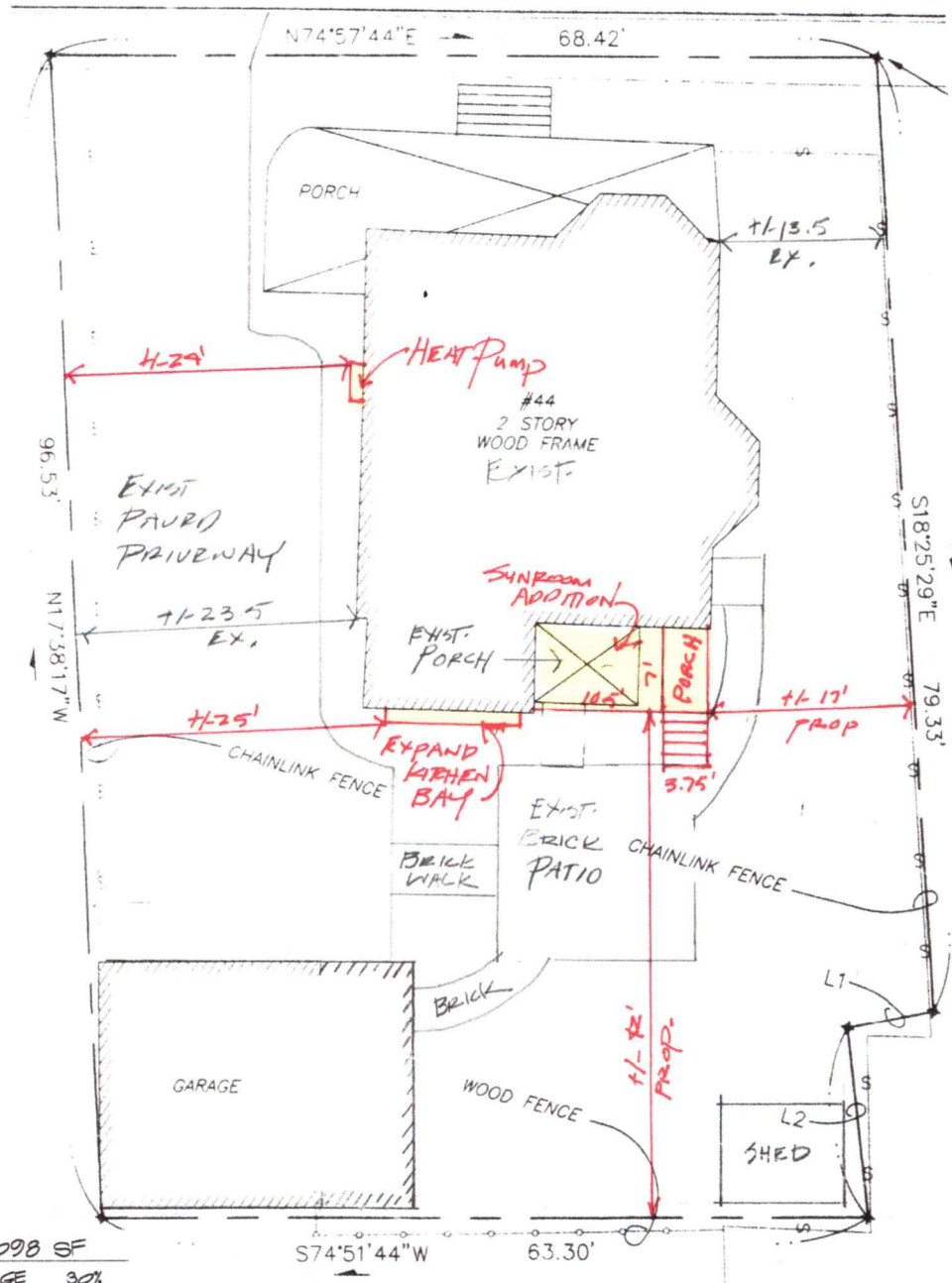


Existing Conditions: 56 Dennett St.



GARDNER

STREET



LOT AREA 6098 SF

ALLOWABLE LOT COVERAGE 30%

EXISTING LOT COVERAGE

RESIDENCE	1121 SF
FRONT PORCH	306 SF
REAR PORCH	60 SF
KITCHEN BAY	8 SF
STEPS OVER 18"	35 SF
GARAGE	533 SF
SHED	80 SF

2137 SF (35.0%)

PROPOSED LOT COVERAGE

EX. RESIDENCE	1121 SF
EX. FRONT PORCH	306 SF
EX. FRONT STEPS OVER 18"	35 SF
EX. GARAGE	533 SF
EX. SHED	80 SF
EXPANDED KITCHEN BAY	13 SF
SUNROOM TO REPLACE PORCH	74 SF
NEW REAR PORCH	26 SF
NEW LANDING & STEPS OVER 18"	28 SF

2207 SF (36.0%)



PROPOSED LOT PLAN

SCALE: 1" = 10'-0"

MAP 103 LOT 42

GENERAL RESIDENCE A (GRA)



8 Shattuck Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

MES RESIDENCE

44 GARDNER ST, PORTSMOUTH, NH

Project: 1906

Date: 2/21/20



STAR WINDOW & HEATPUMP LOCATION



HEAT PUMP ENCLOSURE OR EQUAL

W I N D O W S C H E D U L E

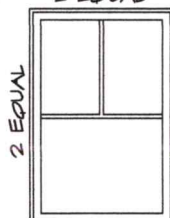
SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
A D D I T I O N					
A	UDHG2 2826	2/1	2' 10 1/4" X 5' 0"	MARVIN INC., CLAD DOUBLEHUNG NG, 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner. Full Screen, New 2x6 Wall	6
B	UDHG2 1626	1/1	1' 10 1/4" X 5' 0"	DITTO, Picture Unit	1
C	UDHG2 Match Exist.	2/1	Match Existing	DITTO, In Existing Wall	1
D	UCA 3248	type 1	2' 9" x 3' 11 5/8"	MARVIN INC., ULTIMATE CLAD CASEMENT, 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner. Full Screen, New 2x6 Wall	3

E X T E R I O R D O O R S C H E D U L E













SYM.	UNIT/SIZE	LITES	ROUGH OPNG.	REMARKS	QUAN.
I	UIFD 2868	6	2' 10 7/16" x 6' 10 1/2"	MARVIN INC., CLAD INSWING FRENCH DOOR, 7/8" sdl w/ Low E Glazing, Cladding - Stone White, Hardware to be chosen by Owner.	1

W I N D O W - E X T. D O O R N O T E S



















- SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS
TO ARCHITECT FOR APPROVAL BEFORE ORDERING
- TYPE I, 7/8" SDLs 2 EQUAL



DOUBLE HUNG G2

MO (mm)	1'9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
RO (mm)	1-10 1/4 (565)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)
2-7 3/4 (806) 2-8 (813) 2-7 1/2 (800) 10 3/4 (273)						
	UDHG2 1612	UDHG2 2012	UDHG2 2412	UDHG2 2612	UDHG2 2812	UDHG2 3012
4-11 3/4 (1518) 5-0 (1524) 4-11 1/2 (1511) 24 3/4 (629)						
	UDHG2 1626	UDHG2 2026	UDHG2 2426	UDHG2 2626	UDHG2 2826	UDHG2 3026




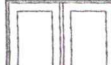


CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (921)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (913)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (717)
3 - 7 3/8 (1101) 3 - 7 5/8 (1108) 3 - 7 1/8 (1095) 3 - 1 21/64 (948)									
	UCA1644	UCA1844	UCA2044	UCA2444	UCA2644	UCA2844	UCA3044 E	UCA3244 E	UCA364
3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)									
	UCA1648	UCA1848	UCA2048	UCA2448	UCA2648	UCA2848 E	UCA3048 E	UCA3248 E	UCA364





MARVIN SIGNATURE™ COLLECTION | ULTIMATE

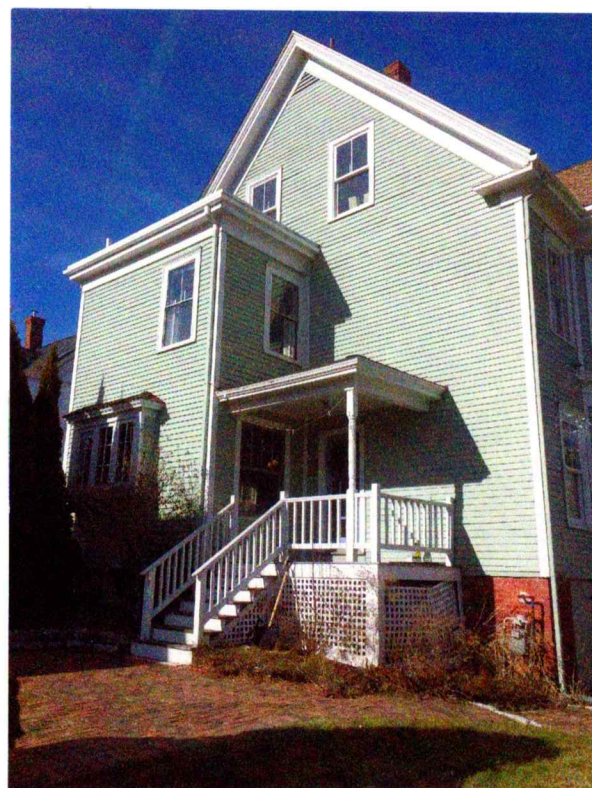
1 3/4" INSWING / OUTSWING FRENCH DOOR

6-6R HEIGHT

Clad MO (mm)	1-8 11/32 (517)	2-7 1/8 (791)	3-1 1/8 (943)	4-11 1/2 (1511)	5-11 1/2 (1816)	8-9
Wood MO (mm)	1-10 31/32 (583)	2-9 3/4 (857)	3-3 3/4 (1010)	5-2 1/8 (1578)	6-2 1/8 (1883)	9-0
RO (mm)	1-8 27/32 (529)	2-7 5/8 (803)	3-1 5/8 (956)	5-0 (1524)	6-0 (1829)	8-10
FS (mm)	1-7 27/32 (504)	2-6 5/8 (778)	3-0 5/8 (930)	4-11 (1499)	5-11 (1803)	8-9
DLO (mm)	0-11 1/2 (292)	1-6 25/32 (477)	2-0 25/32 (629)	1-6 25/32 (477)	2-0 25/32 (629)	2-0
6-7 3/4 (2026) 6-9 1/16 (2058) 6-8 (2032) 6-7 1/2 (2019) 5-3 5/8 (1616)						
	1666R	26R66R	30R66R	50R66R	60R66R	80R66R

6-8 HEIGHT (7-0, 8-0 AND 9-0 HEIGHTS SEE BELOW)

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)
DLO (mm)	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)
6-10 1/4 (2089) 6-11 9/16 (2122) 6-10 1/2 (2096) 6-10 (2083) 5-6 5/8 (1680)				
	1668	2068	2668	2868
	1670	2070	2670	2870
	1680	2080	2680	2880



EXISTING REAR ELEVATION



VIEWS FROM HUNKING



& MECHANIC STREET



REAR ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION AT SUNROOM
SCALE: 3/16" = 1'-0"



SCHEMATIC DESIGN

RENOVATIONS, IVES RESIDENCE

44 GARDNER STREET

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: #1906
Revisions: 3/12/20

Date: 2/18/20



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION WORK SESSION 3 : MAY 6, 2020



1.0



233 VAUGHAN STREET

53-57 GREEN STREET

A. GREEN STREET VIEW



53-57 GREEN STREET

3S ARTSPACE

1 RAYNES AVE.

B. NORTH MILL POND VIEW



VIEW FROM VAUGHAN STREET

1



VIEW TO NORTH MILL POND

2



VIEW FROM GREEN STREET

3

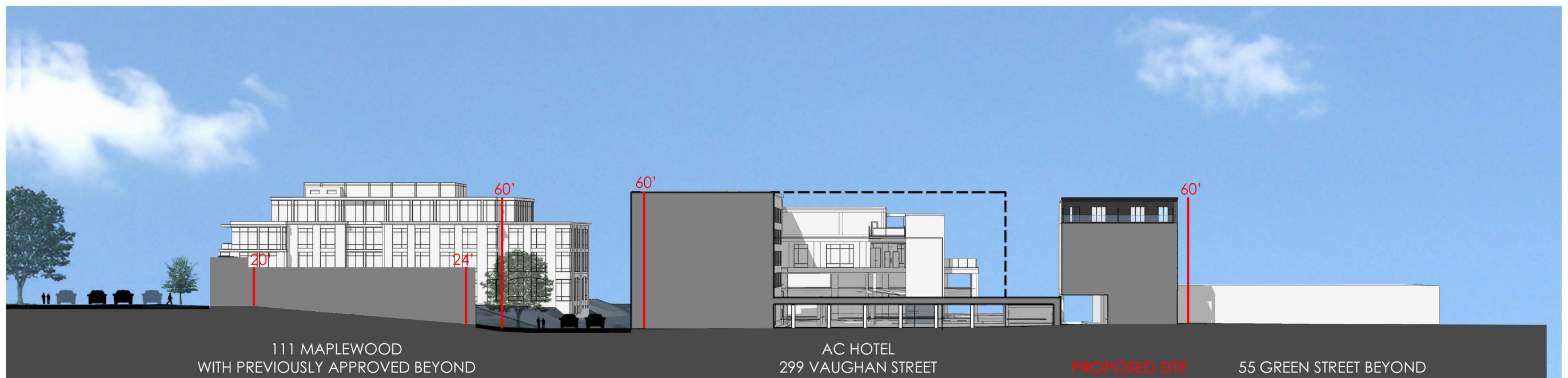


VIEW FROM RUSSEL STREET

4



EXISTING SITE SECTION AA - TRANSVERSE LOOKING WEST



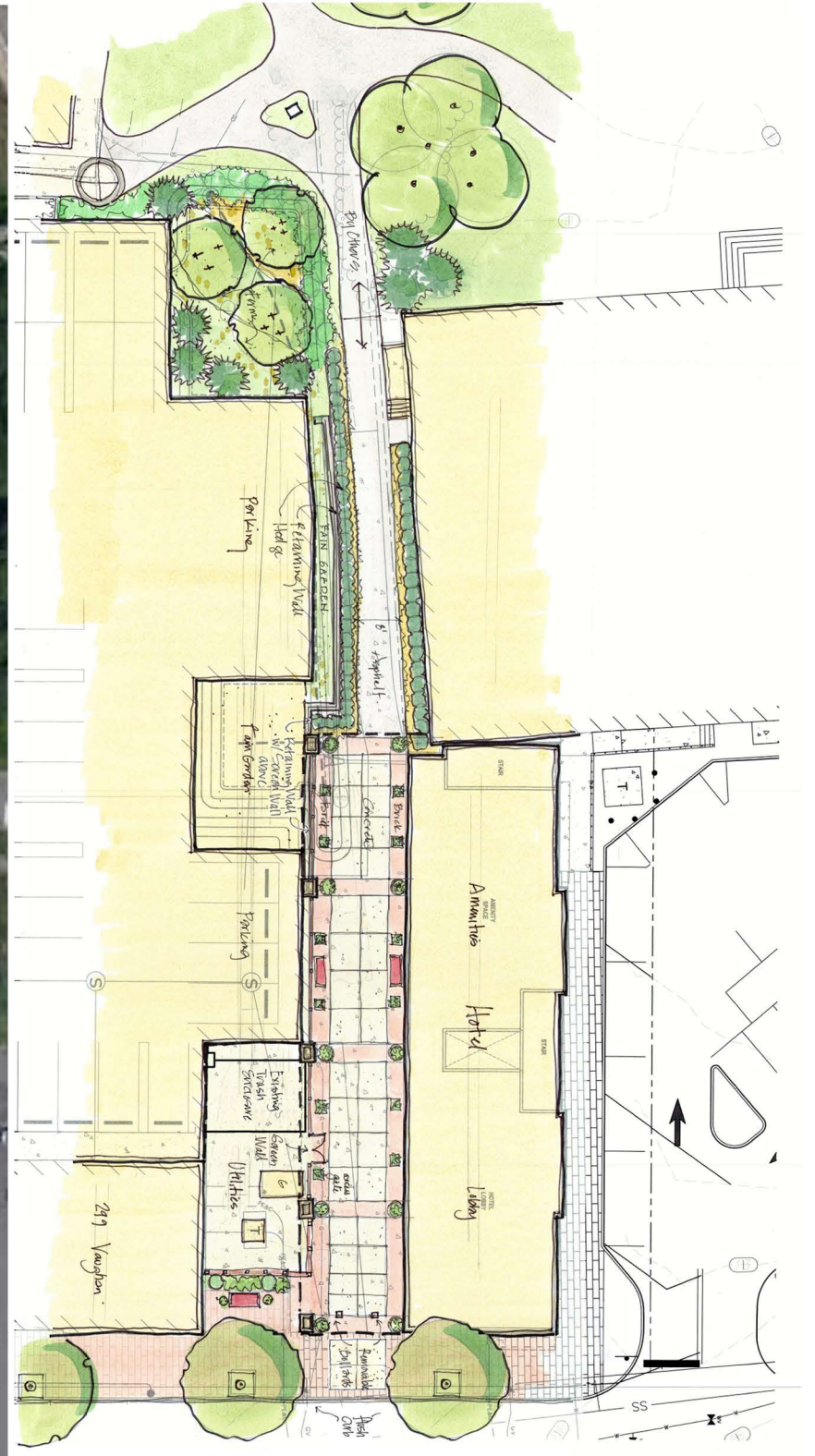
PROPOSED SITE SECTION AA - TRANSVERSE LOOKING WEST

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE SECTION AA
EXISTING AND PROPOSED
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



3.0



LANDSCAPE DETAIL



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED
SITE PLAN
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



4.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM NORTH MILL POND
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



5.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM MARKET & RUSSELL STREETS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



5.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM RUSSELL STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



5.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED MASSING
VIEW FROM GREEN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



5.3



NOT TO SCALE

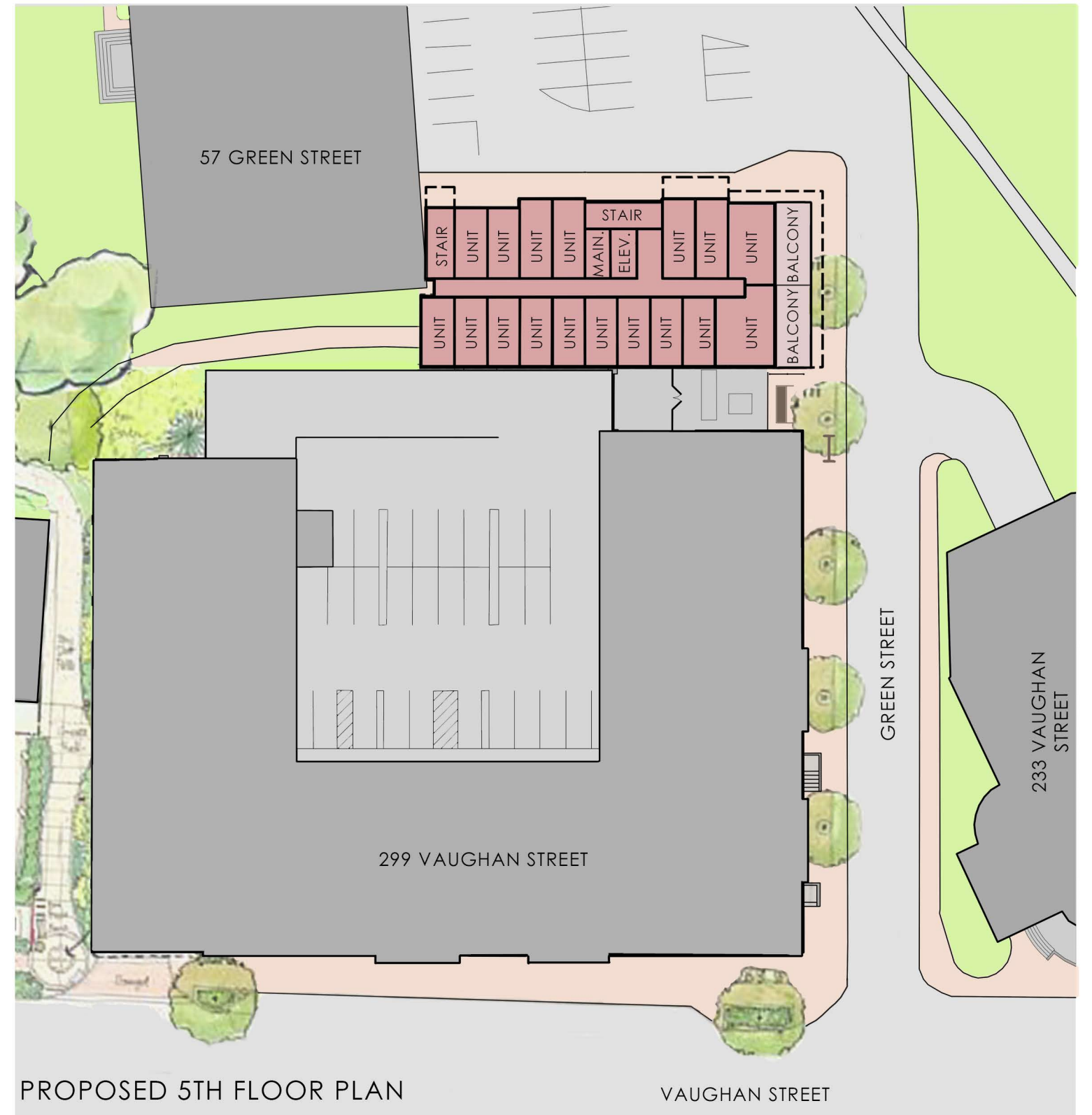
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MOXY HOTEL
PROPOSED FLOOR PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



CATHARTES

6.0



NOT TO SCALE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MOXY HOTEL
PROPOSED FLOOR PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



6.1



GREEN STREET VIEW FROM VAUGHAN STREET



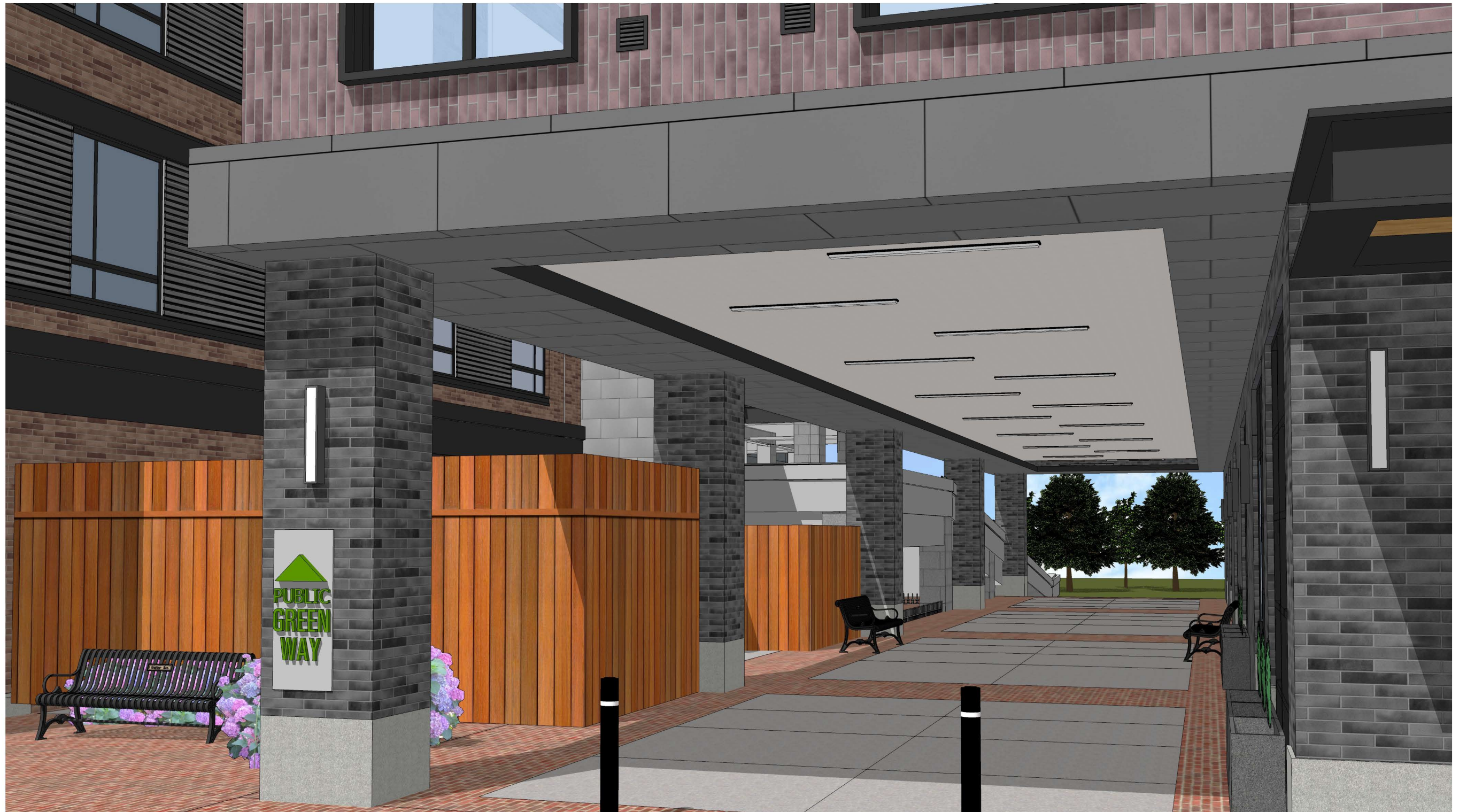
GREEN STREET VIEW FROM RUSSELL STREET



VIEW FROM GREEN STREET



FRONT ELEVATION VIEW



VIEW TO NORTH MILL POND

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW OF
PEDESTRIAN ACCESS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



7.1



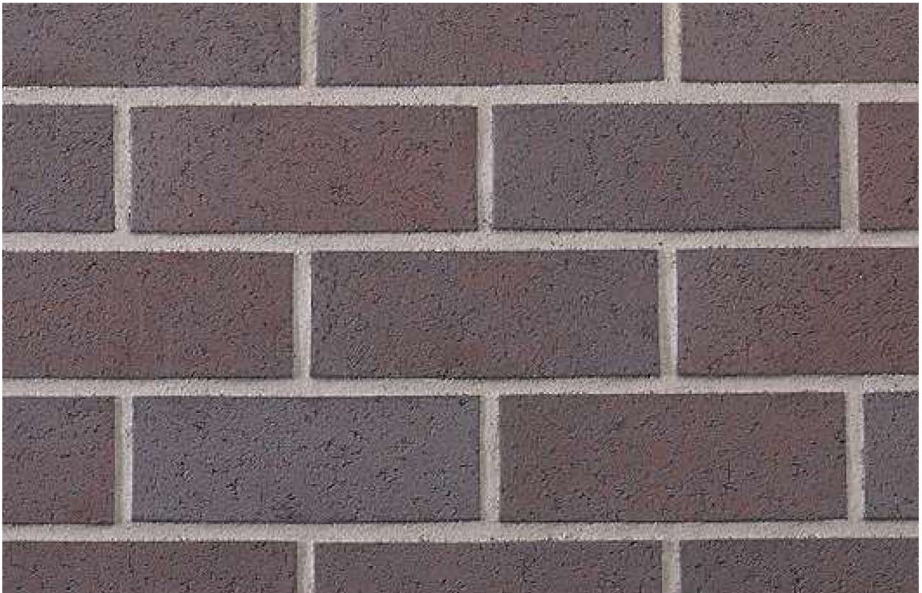
VIEW TO NORTH MILL POND

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED VIEW OF
PEDESTRIAN ACCESS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



7.2

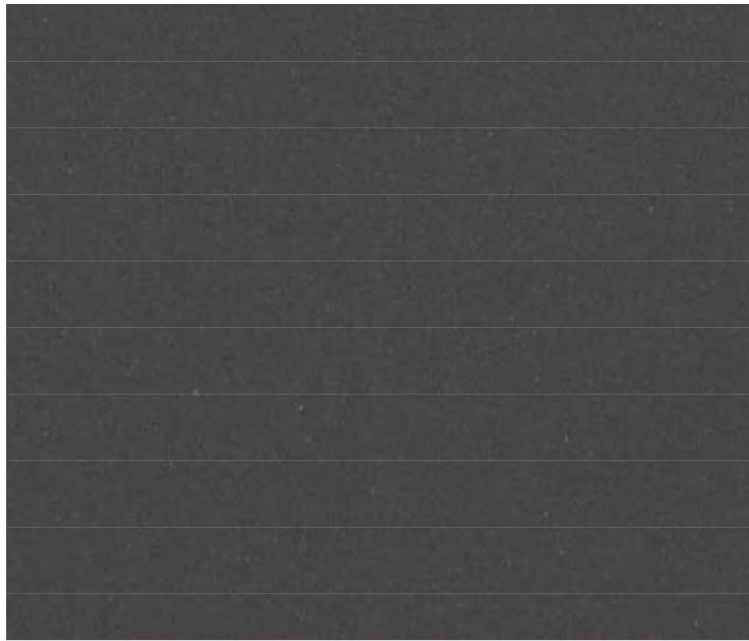


BRICK 1

BRCK 2

Manufacturer: ENDICOTT BRICK
Color: MANGANESE IRONSPOT
Specific Instructions: ACCENT BOND

Manufacturer: BELDEN BRICK COMPANY
Color: BRANDYWINE
Specific Instructions: RUNNING BOND



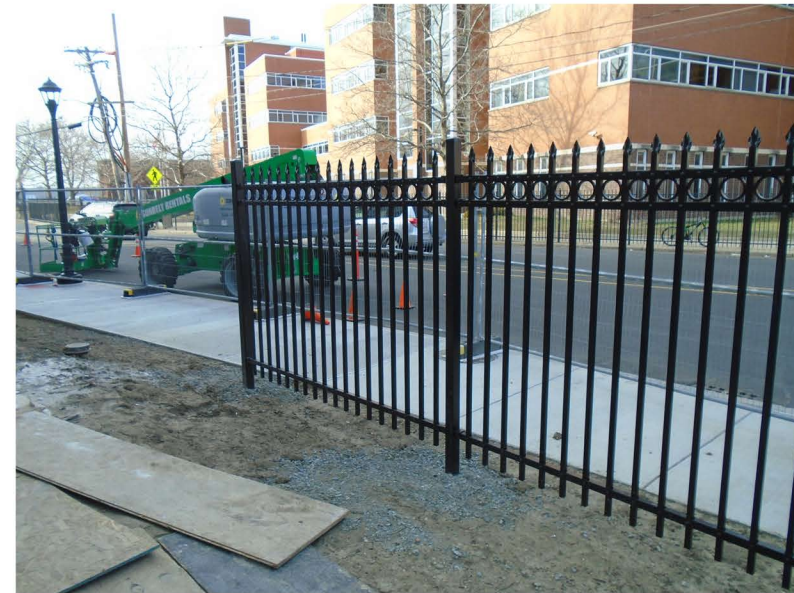
ALUMINUM COMPOSITE MATERIAL (ACM 1)

Manufacturer: ALUCOBOND
 Color: GRAPHITE MICA
 Specific Instructions: N/A

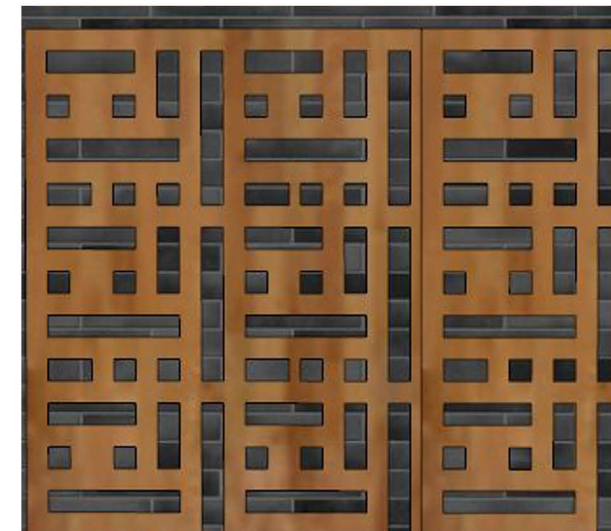


TEXTURED ALUMINUM COMPOSITE MATERIAL (ACM 2)

Manufacturer: VITRABOND
 Custom Color: FAUX ZINC CHARCOAL VB5260
 Specific Instructions: N/A



FENCING - MATCH EXISTING



WOOD TRELLIS



METAL TRIM

Manufacturer: TBD
Color: BLACK
Specific Instructions: N/A



GRANITE

Manufacturer: TBD
Color: NATURAL
Specific Instructions: N/A



ARCHITECTURAL CORRUGATED METAL

Manufacturer: CENTRIA CS-660 PREFINISHED PANEL
Color: TO MATCH ACM1
Specific Instructions: N/A



VINYL WINDOWS

Manufacturer: HARVEY WINDOWS
Color: BLACK
Specific Instructions: N/A



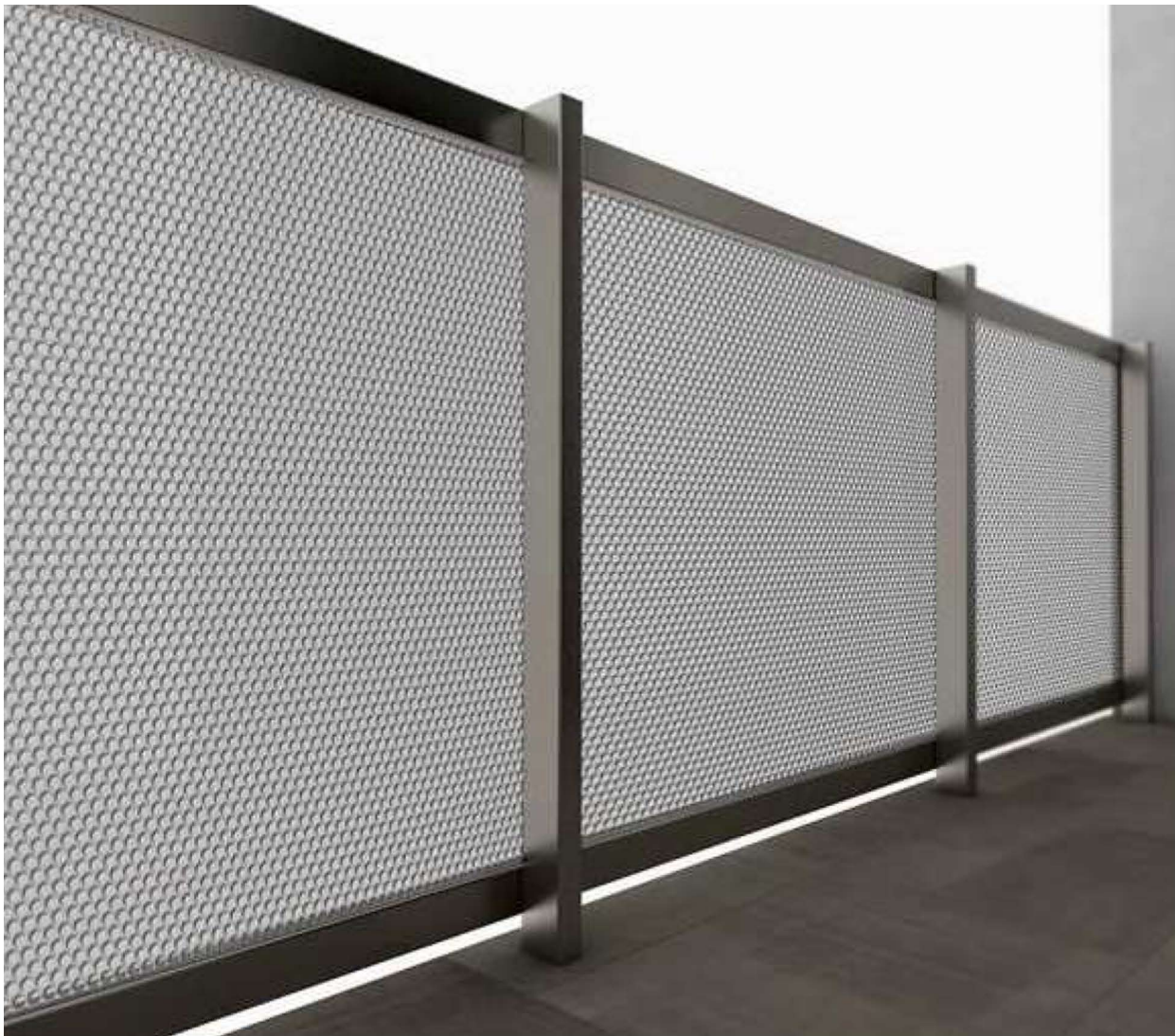
EXTERIOR WALL SCONCE

Manufacturer: TECH LIGHTING-
Product Name: ASPEN WEDGE 26
Color: CHARCOAL



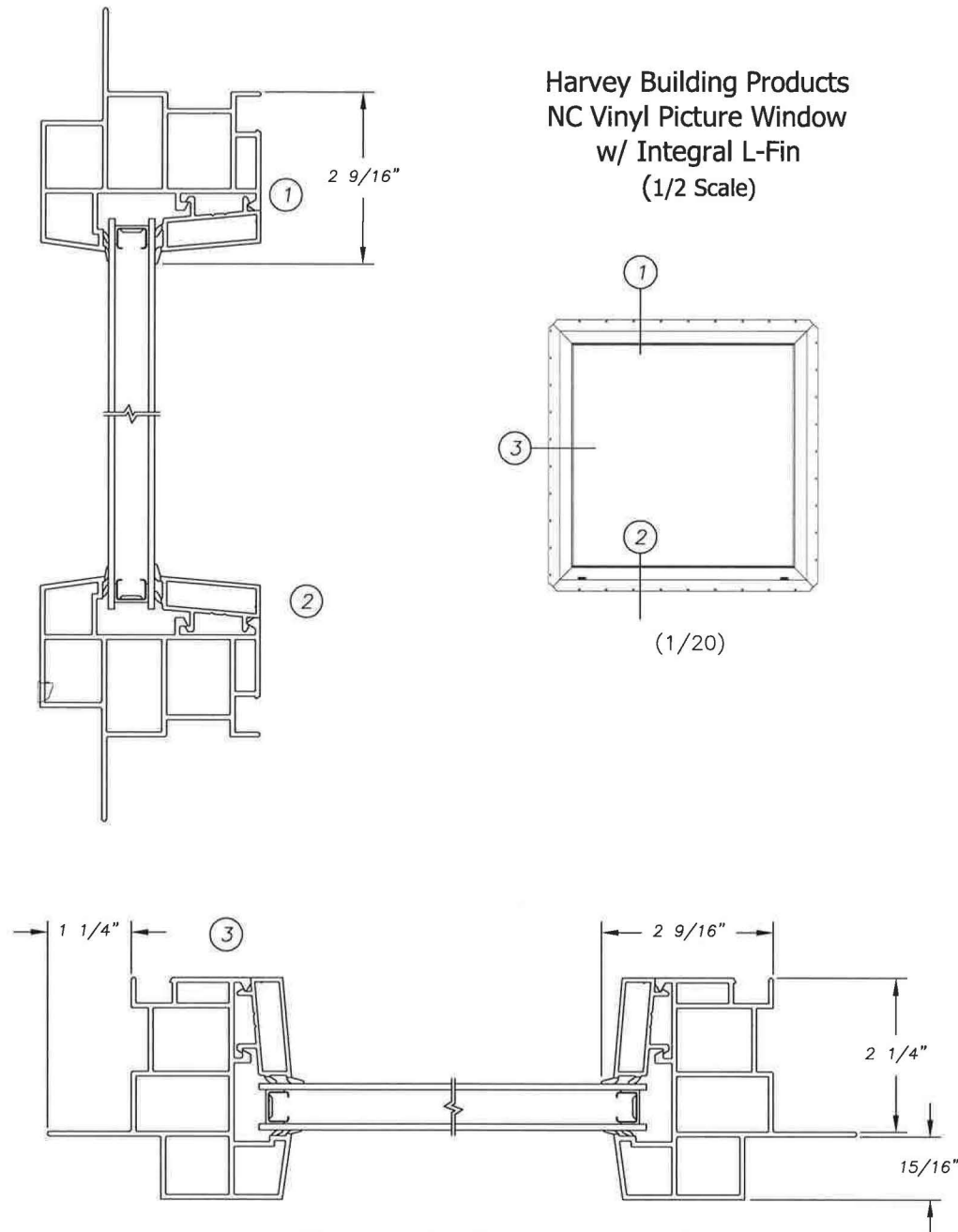
EXTERIOR CEILING - LINEAR LIGHTING

Manufacturer: WAC LIGHTING
Product Name: SYMMETRICAL RECESSED CHANNEL 8' LINEAR
Color: TBD



RAILINGS

Manufacturer: TBD
Product Name: Perforated Metal
Color: Color to Match ACM1



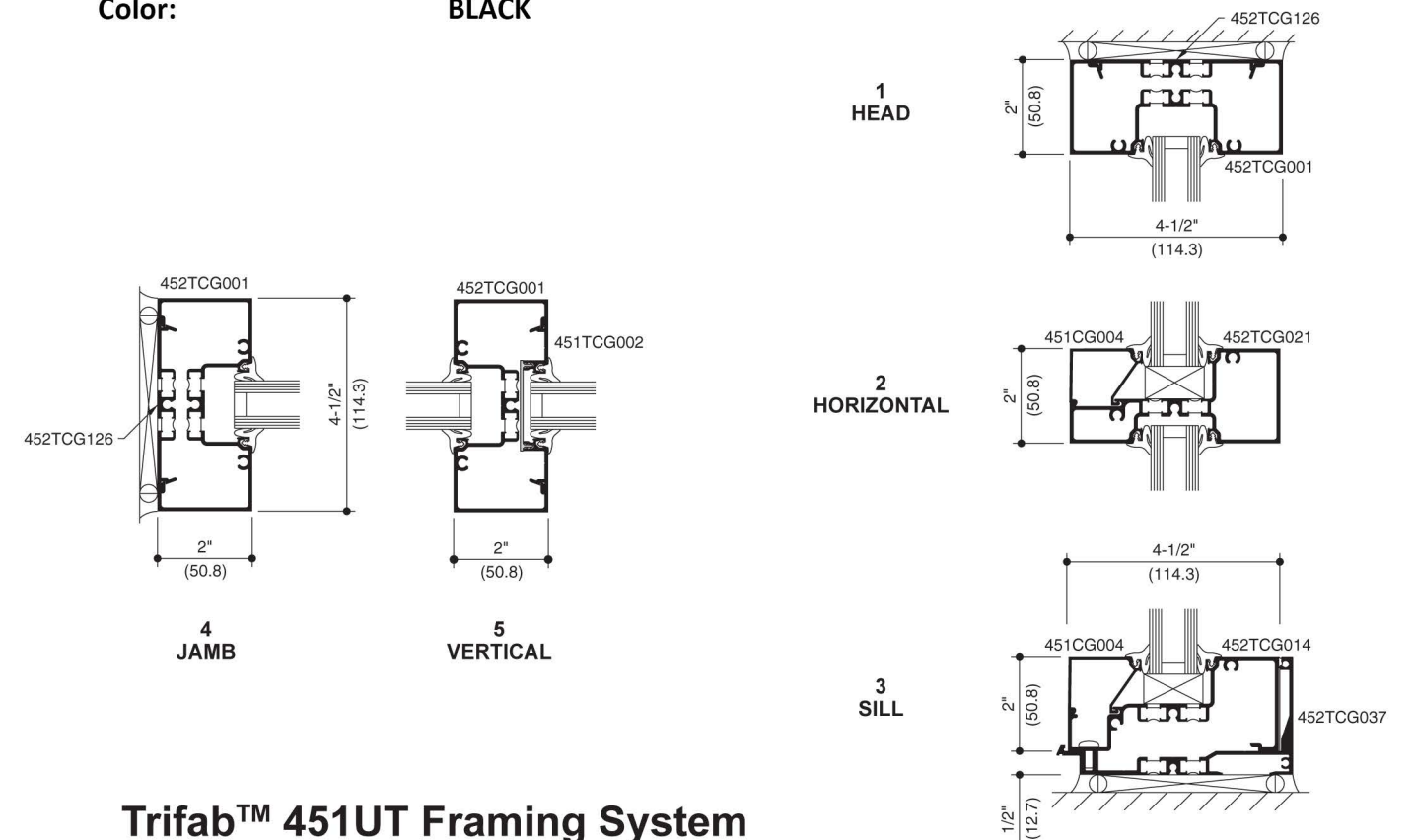
VINYL WINDOWS

Manufacturer: HARVEY WINDOWS
Color: BLACK



VERTICAL RETRACTABLE GLASS DOORS/WINDOWS

Manufacturer: TBD
Color: BLACK



Trifab™ 451UT Framing System



STOREFRONT

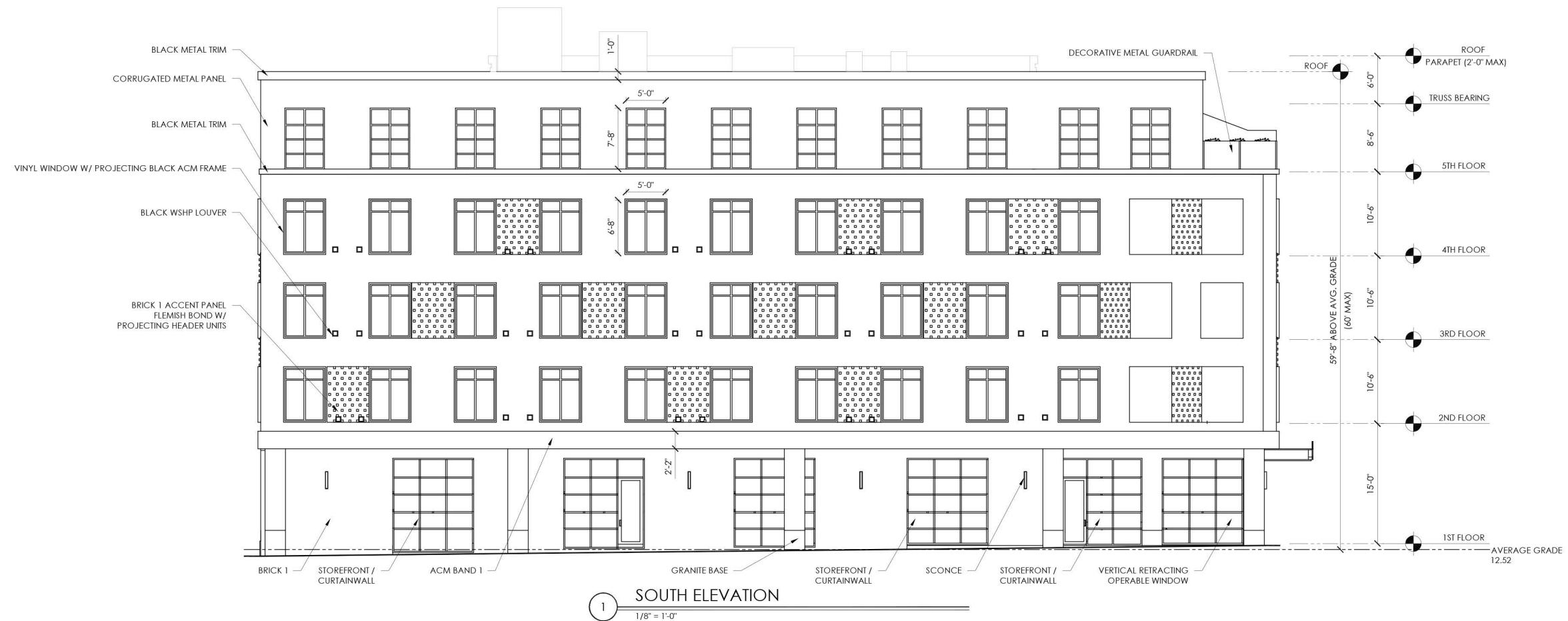
Manufacturer: KAWNEER
Color: BLACK

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED WINDOWS
AND STOREFRONT
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



8.4



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

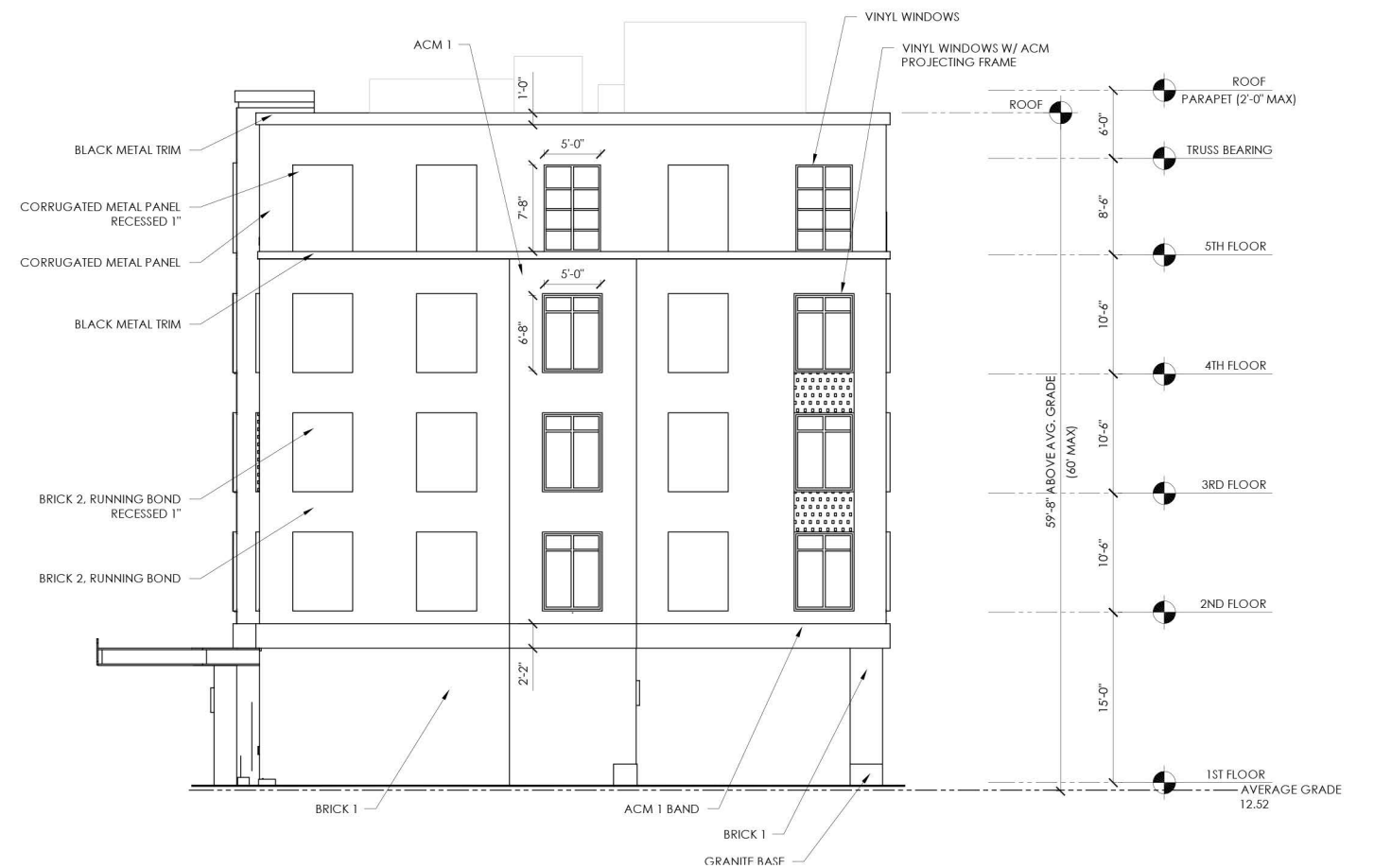
PROPOSED SOUTH ELEVATION
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



9.1



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



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

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED EAST AND WEST
ELEVATIONS
HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



9.2



AC HOTEL - MEDFORD, MA

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PRECEDENT IMAGERY

HISTORIC DISTRICT COMMISSION WORK SESSION 3: MAY 6, 2020



10.0

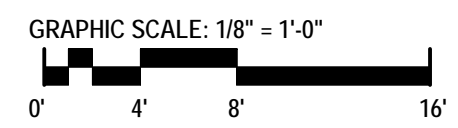
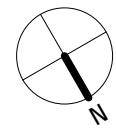
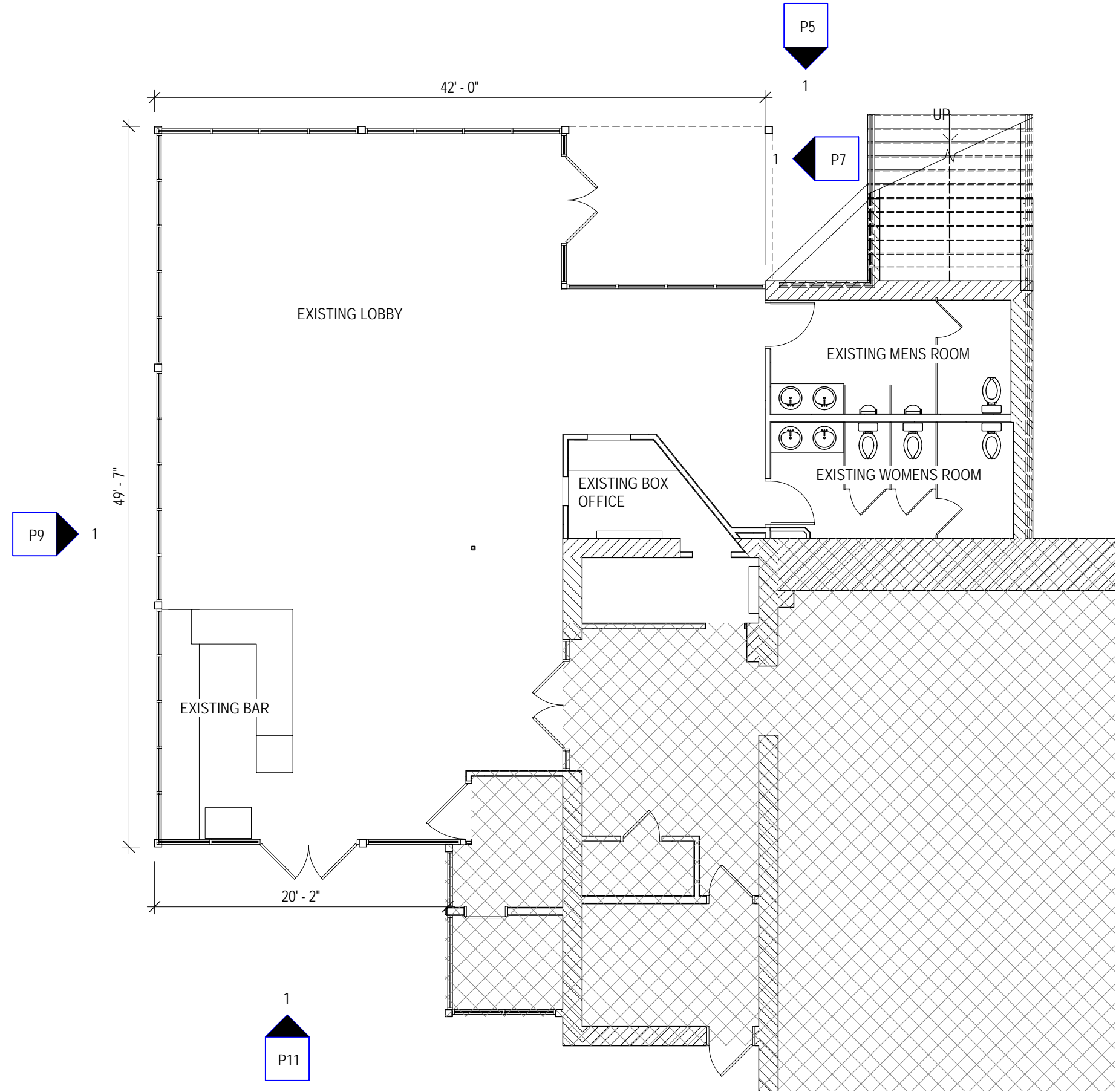
SEACOAST REPERTORY THEATER LOBBY RENOVATION

HDC WORK SESSION
MARCH 2020



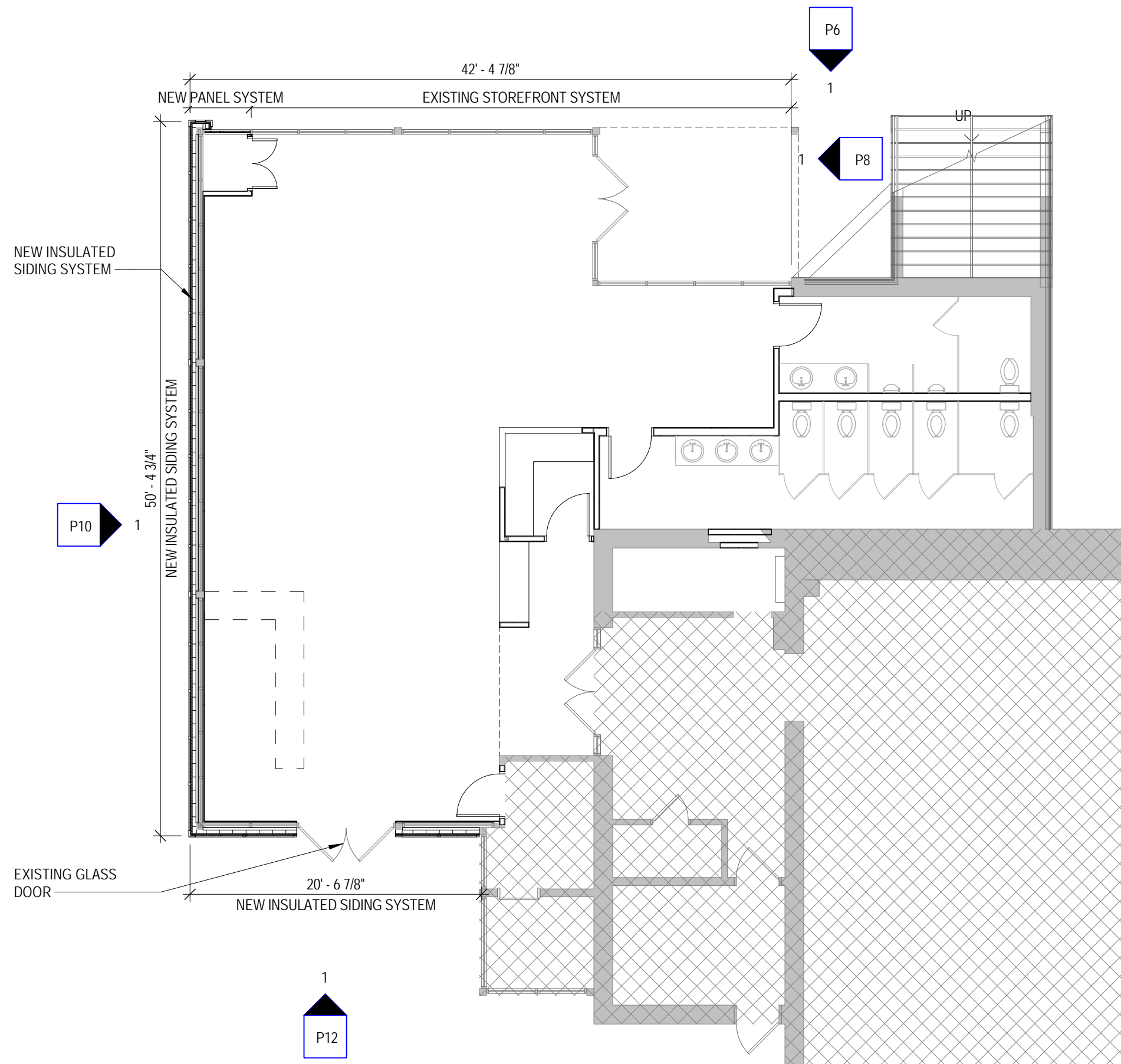
DRAWING SHEET LIST - HDC	
SHEET NO.	NAME
P0	COVER
P1	EXISTING FIRST FLOOR PLAN
P2	PROPOSED FIRST FLOOR PLAN
P3	EXISTING ROOF PLAN
P4	PROPOSED ROOF PLAN
P5	EXISTING SOUTHWEST ELEVATION
P6	PROPOSED SOUTHWEST ELEVATION
P7	EXISTING NORTHWEST ELEVATION
P8	PROPOSED NORTHWEST ELEVATION
P9	EXISTING SOUTHEAST ELEVATION
P10	PROPOSED SOUTHEAST ELEVATION
P11	EXISTING NORTHEAST ELEVATION
P12	NORTHEAST ELEVATION
P13	AXONIMETRIC VIEW FROM SOUTH
P14	PERSPECTIVE VIEWS FROM STREET

COVER
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE:
02/11/2020

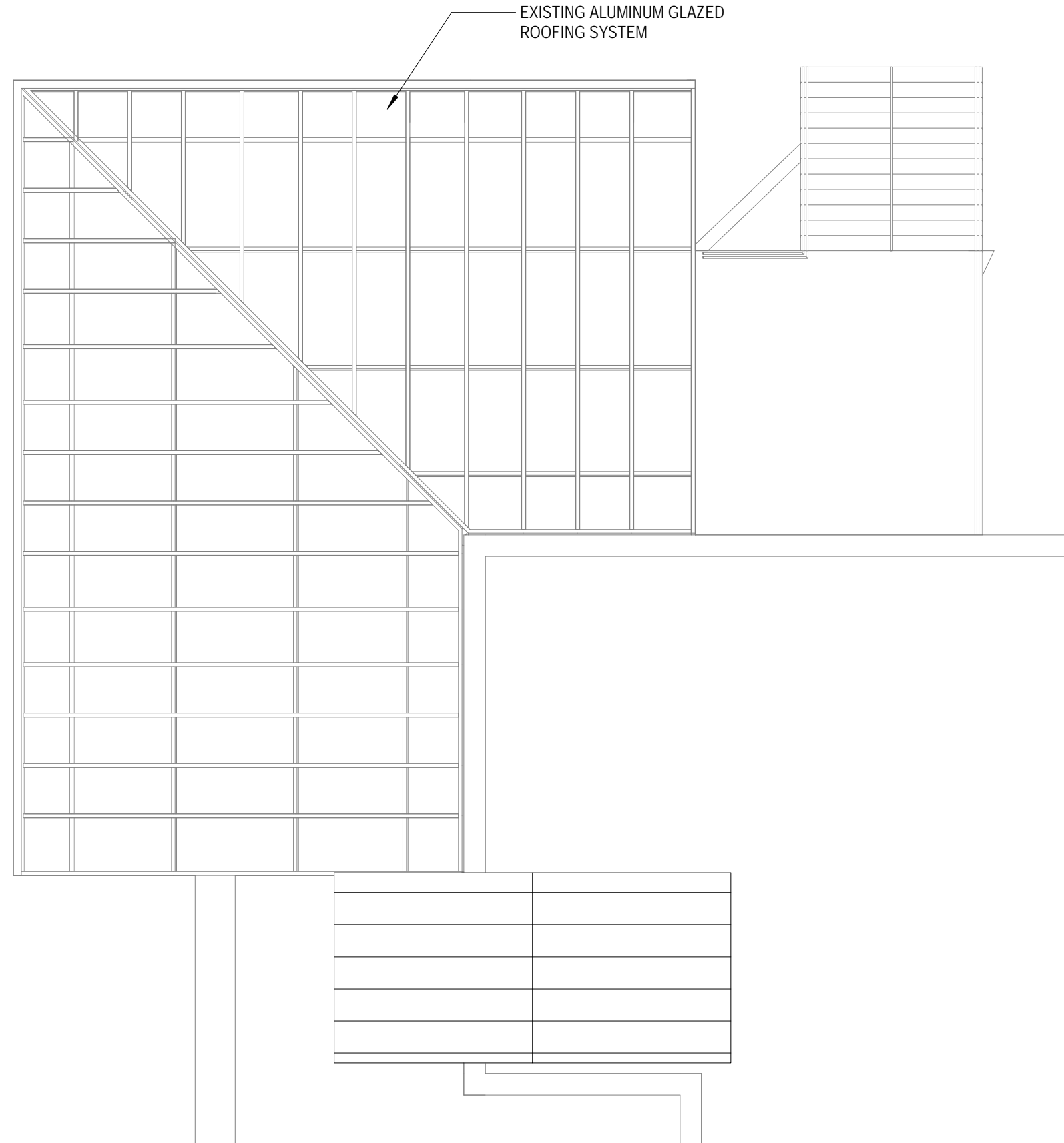


EXISTING FIRST FLOOR PLAN
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE: 1/8" = 1'-0"
02/11/2020

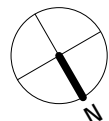




PROPOSED FIRST FLOOR PLAN
SEACOAST REPERTORY THEATER LOBBY RENO.
 SCALE: 1/8" = 1'-0"
 02/11/2020



EXISTING ALUMINUM GLAZED
ROOFING SYSTEM



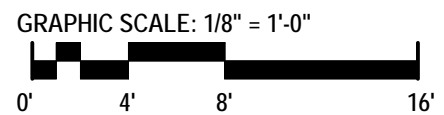
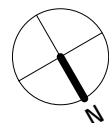
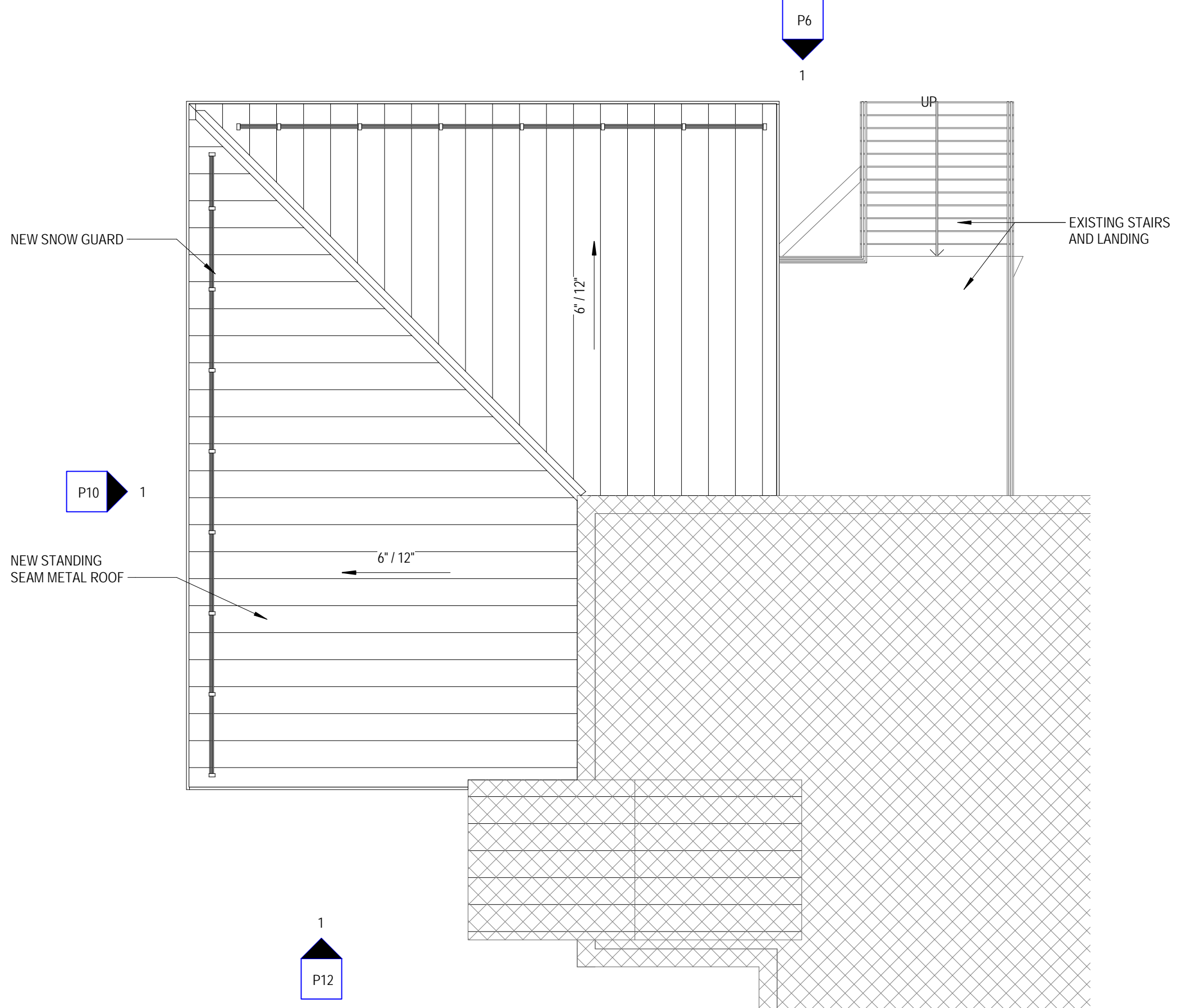
GRAPHIC SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

EXISTING ROOF PLAN
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE: 1/8" = 1'-0"
02/11/2020



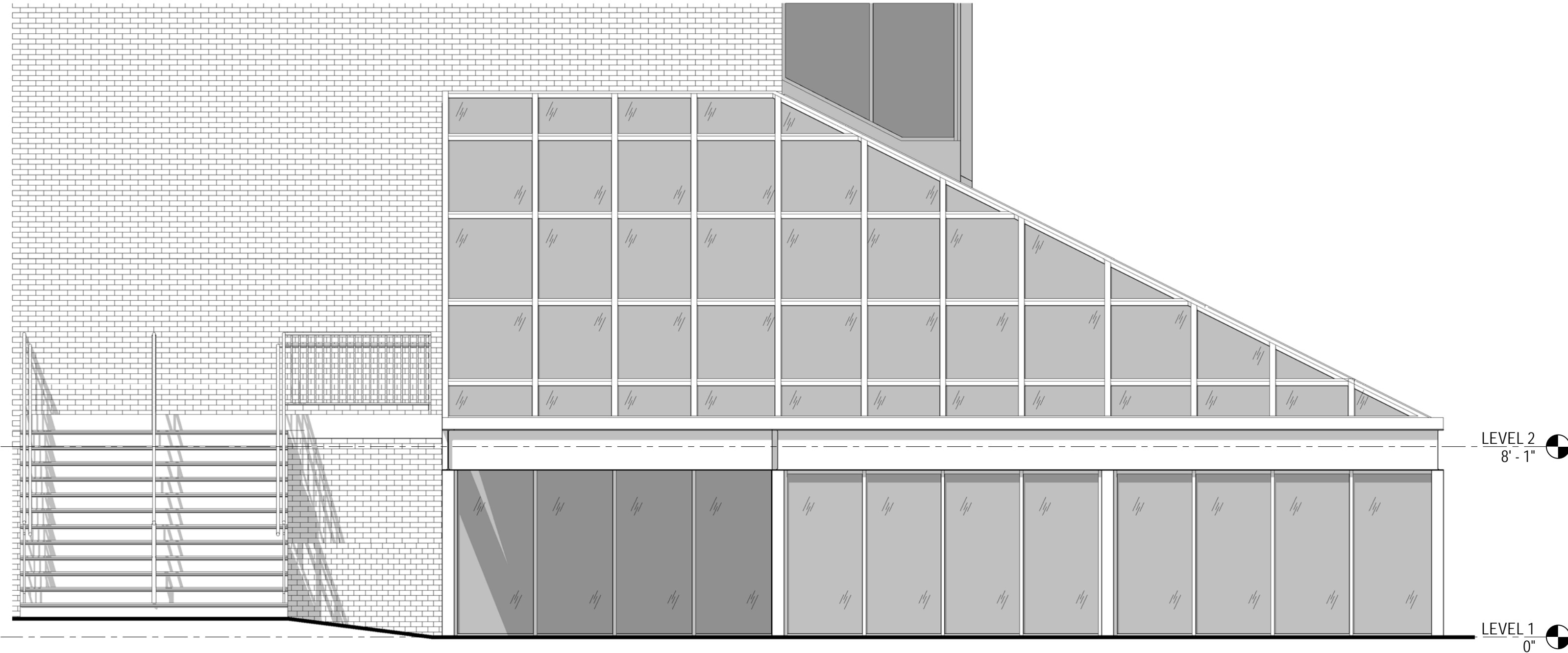
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PROPOSED ROOF PLAN
SEACOAST REPERTORY THEATER LOBBY RENO.
 SCALE: 1/8" = 1'-0"
 02/11/2020



COPYRIGHT © 2020

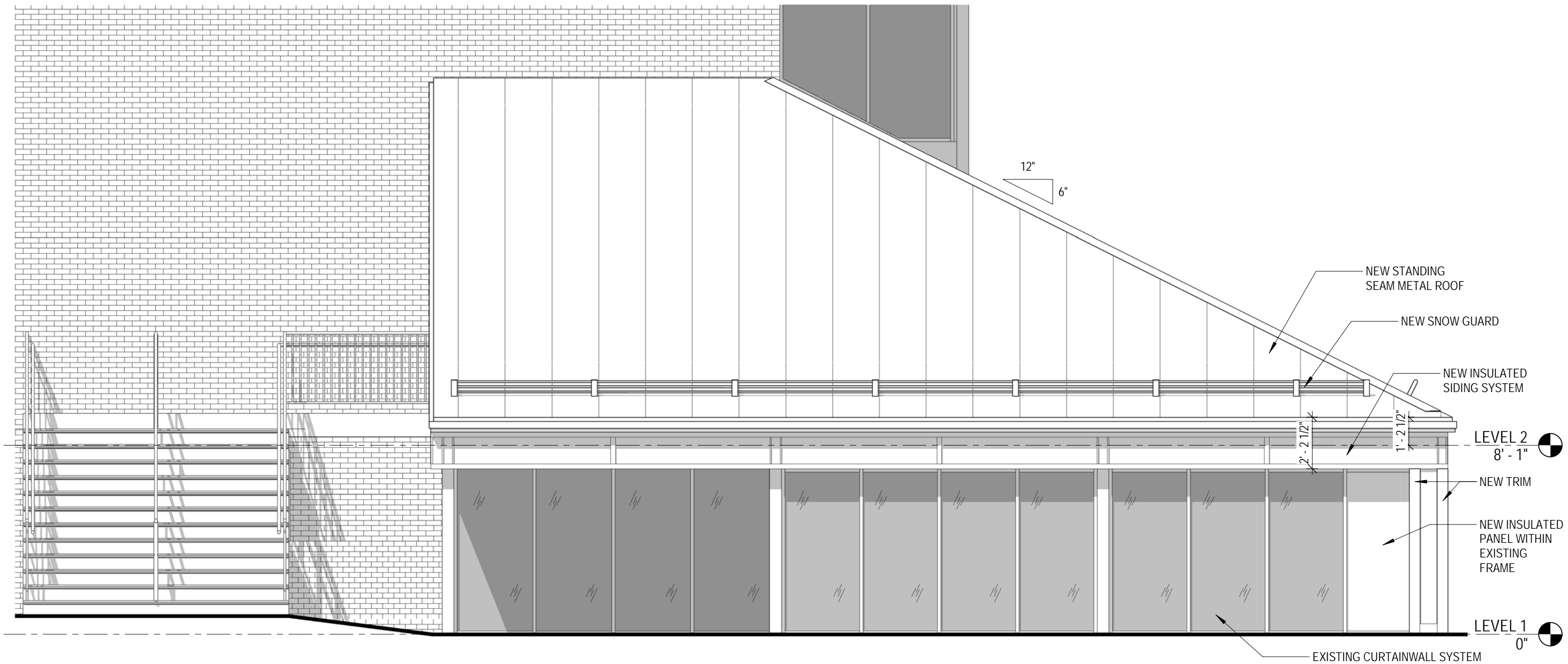


EXISTING SOUTHWEST ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

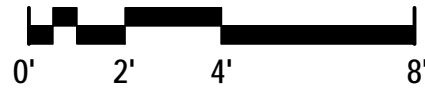
SCALE: 1/4" = 1'-0"
02/11/2020



COPYRIGHT © 2020



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

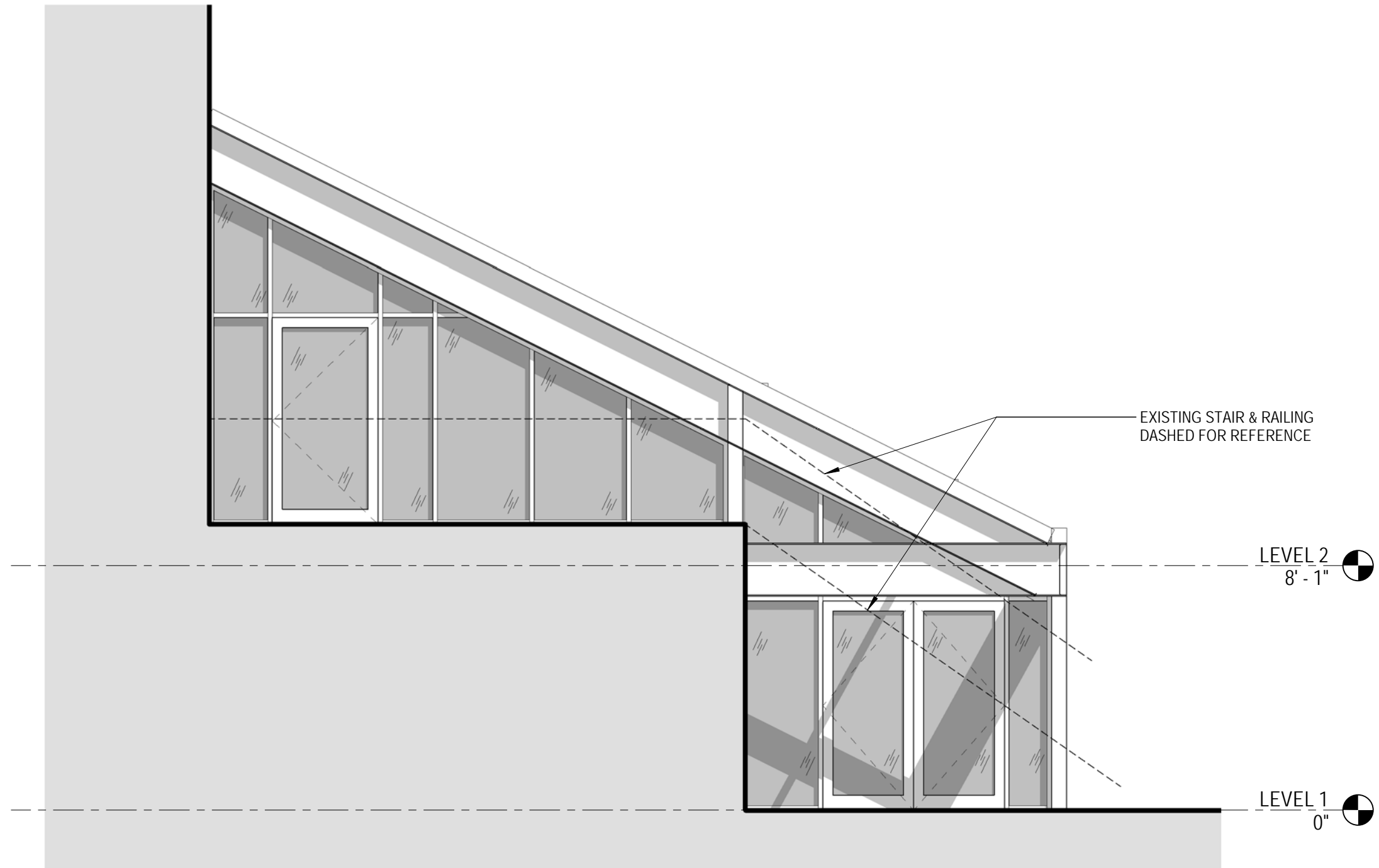


PROPOSED SOUTHWEST ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/4" = 1'-0"
02/11/2020

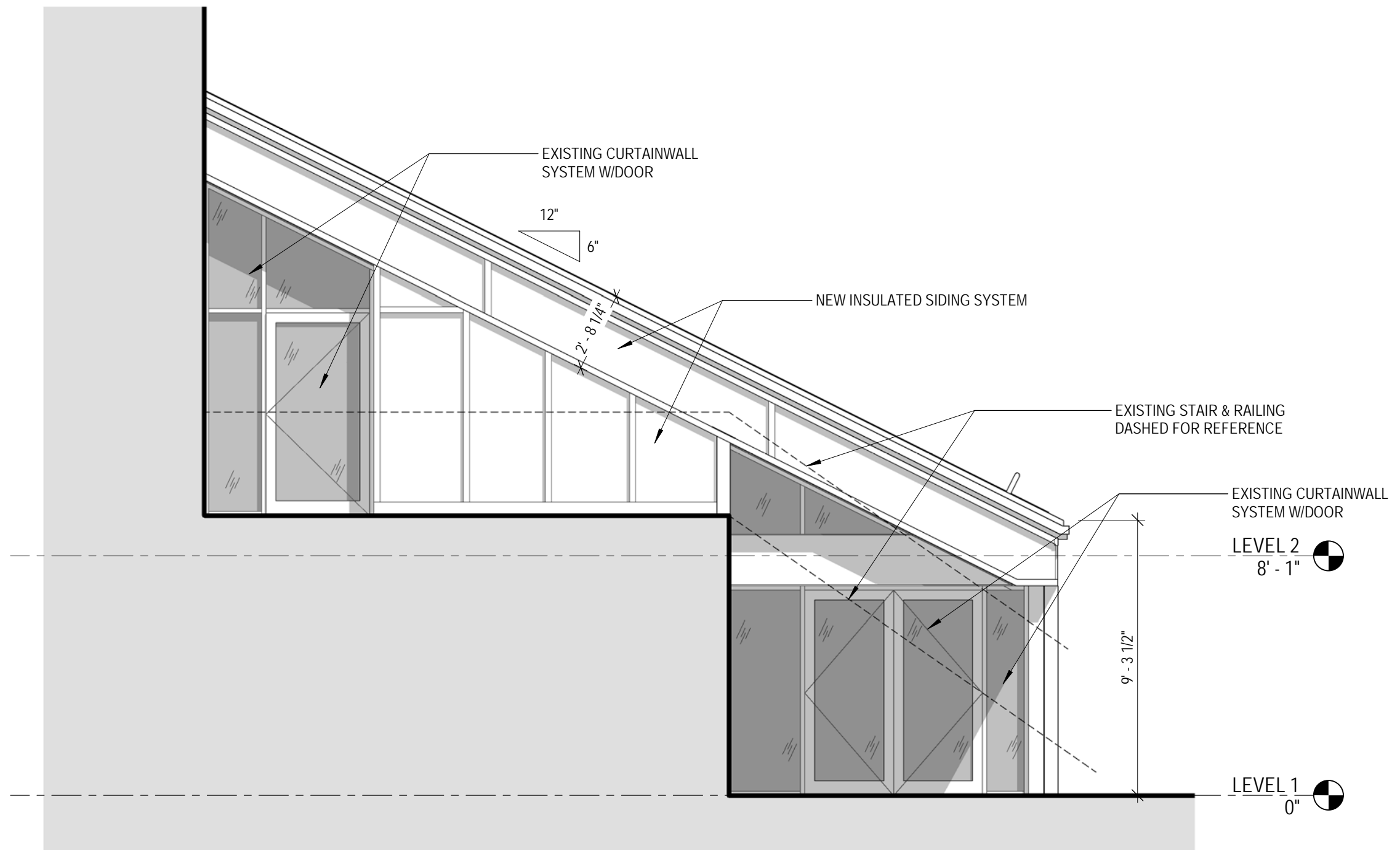


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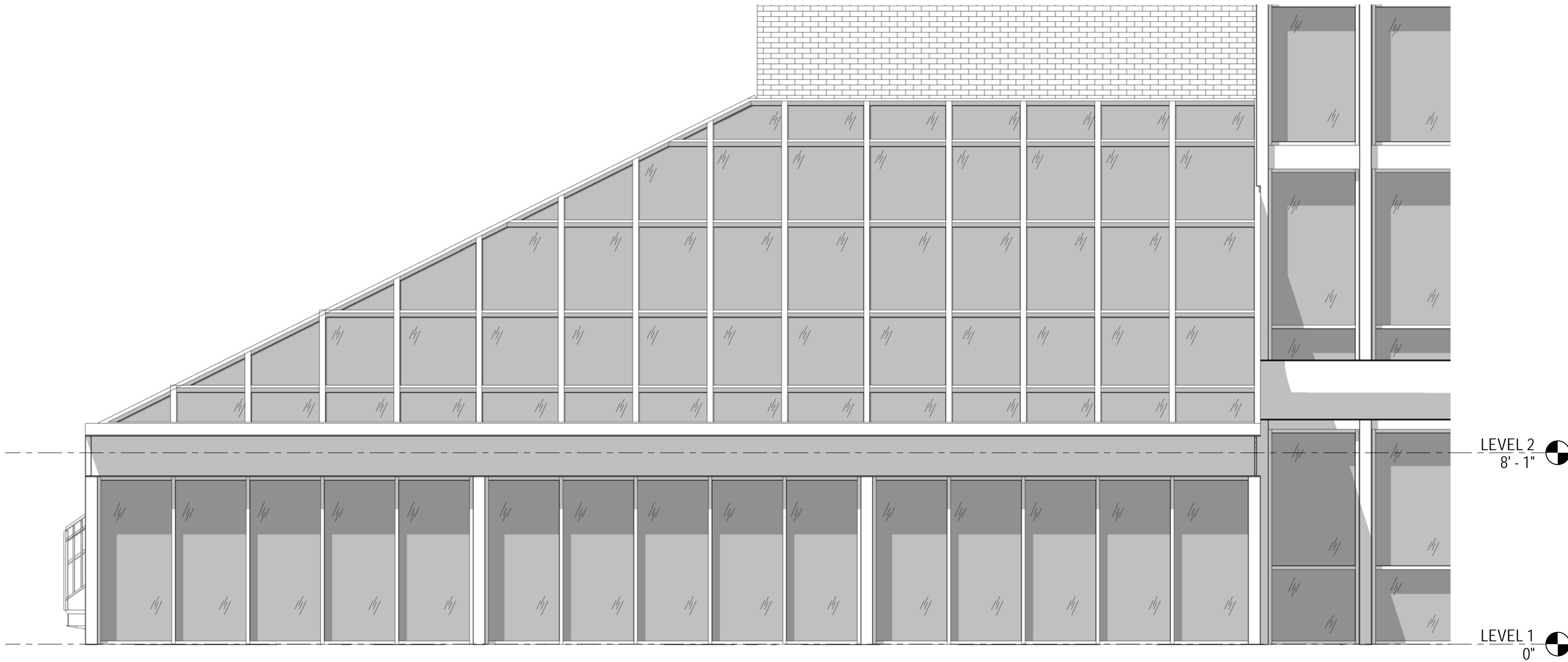
EXISTING NORTHWEST ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/4" = 1'-0"
02/11/2020



PROPOSED NORTHWEST ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE: 1/4" = 1'-0"
02/11/2020

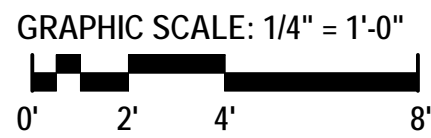
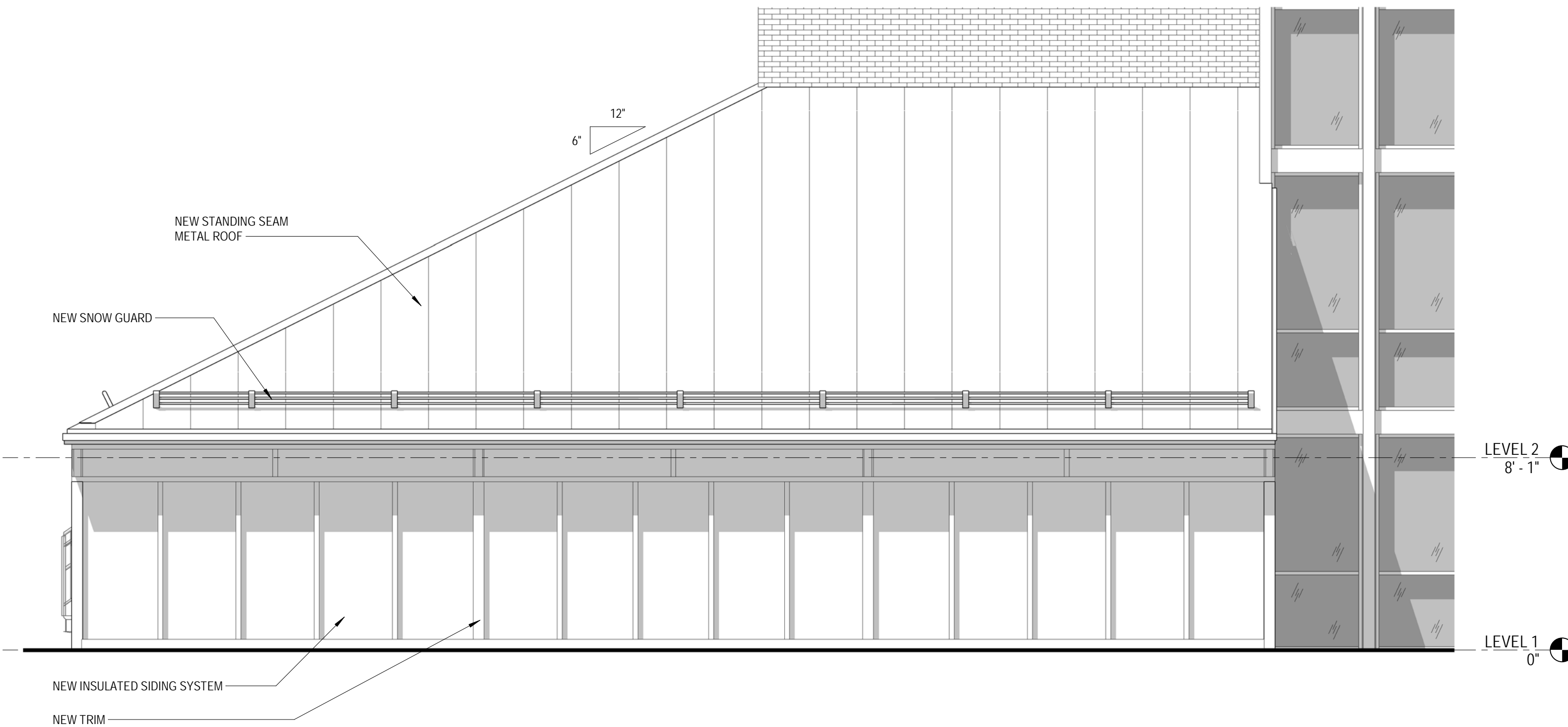


EXISTING SOUTHEAST ELEVATION SEACOAST REPERTORY THEATER LOBBY RENO.

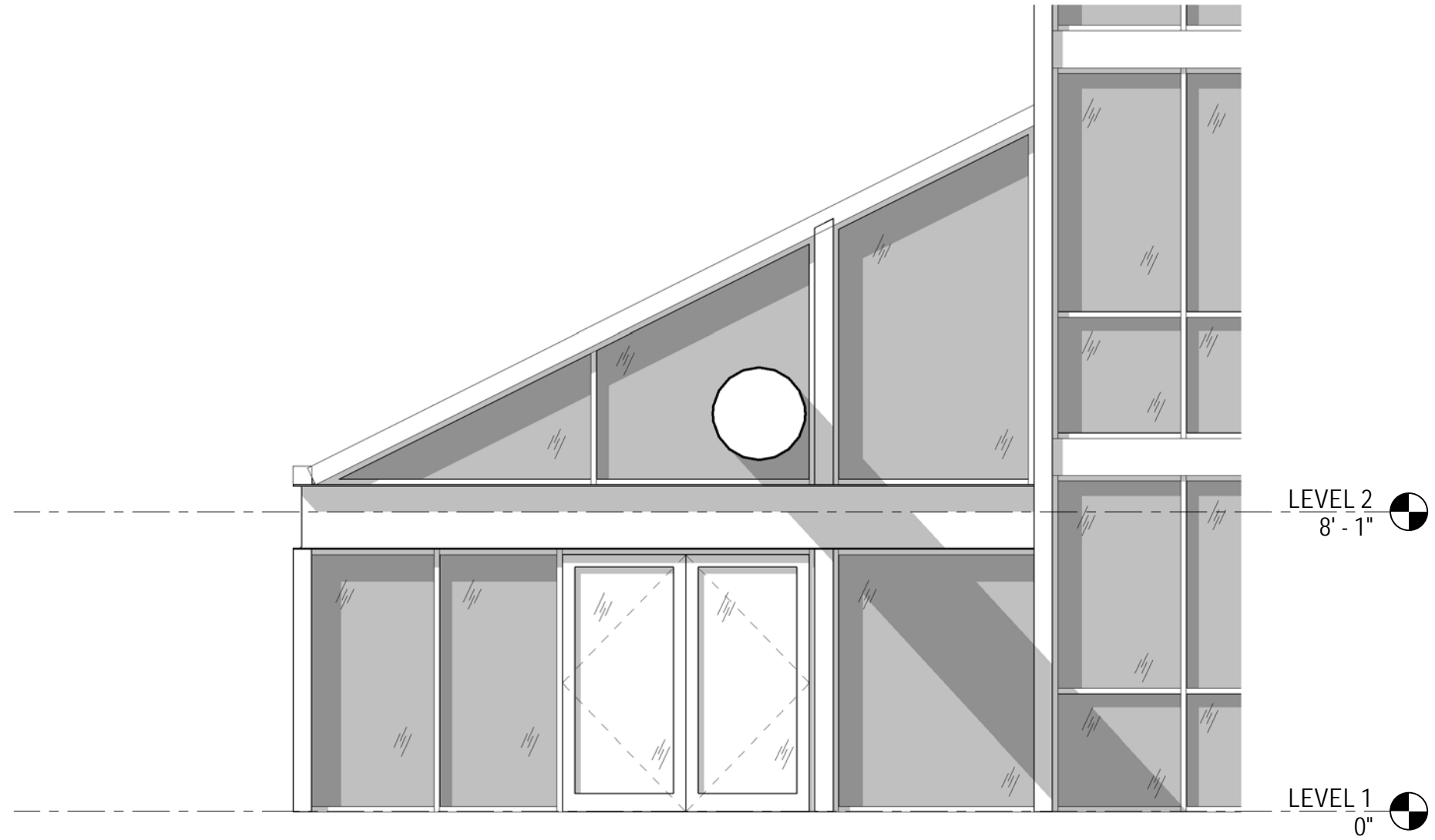
SCALE: 1/4" = 1'-0"
02/11/2020



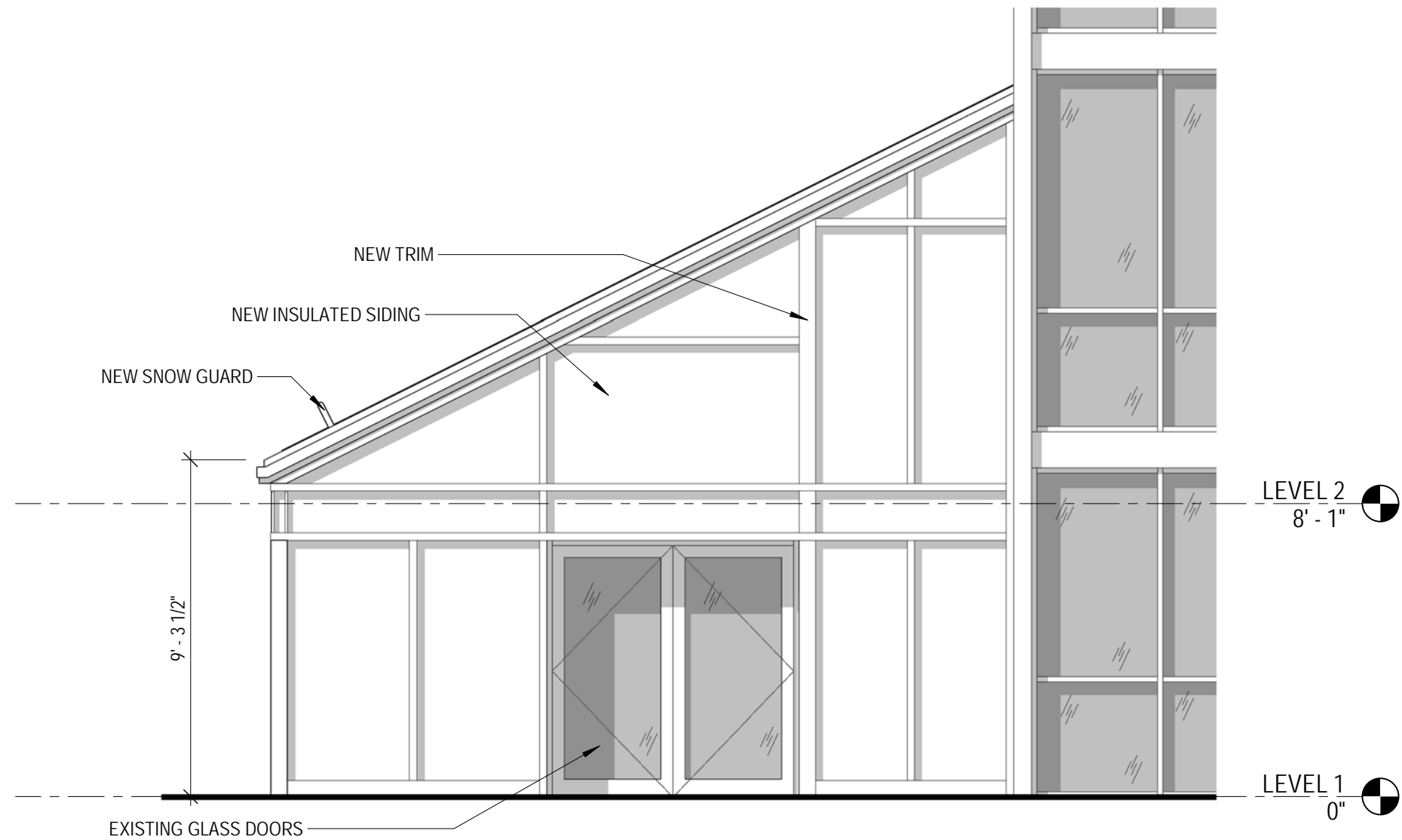
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PROPOSED SOUTHEAST ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.
SCALE: 1/4" = 1'-0"
02/11/2020



EXISTING NORTHEAST ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.
 SCALE: 1/4" = 1'-0"
 02/11/2020



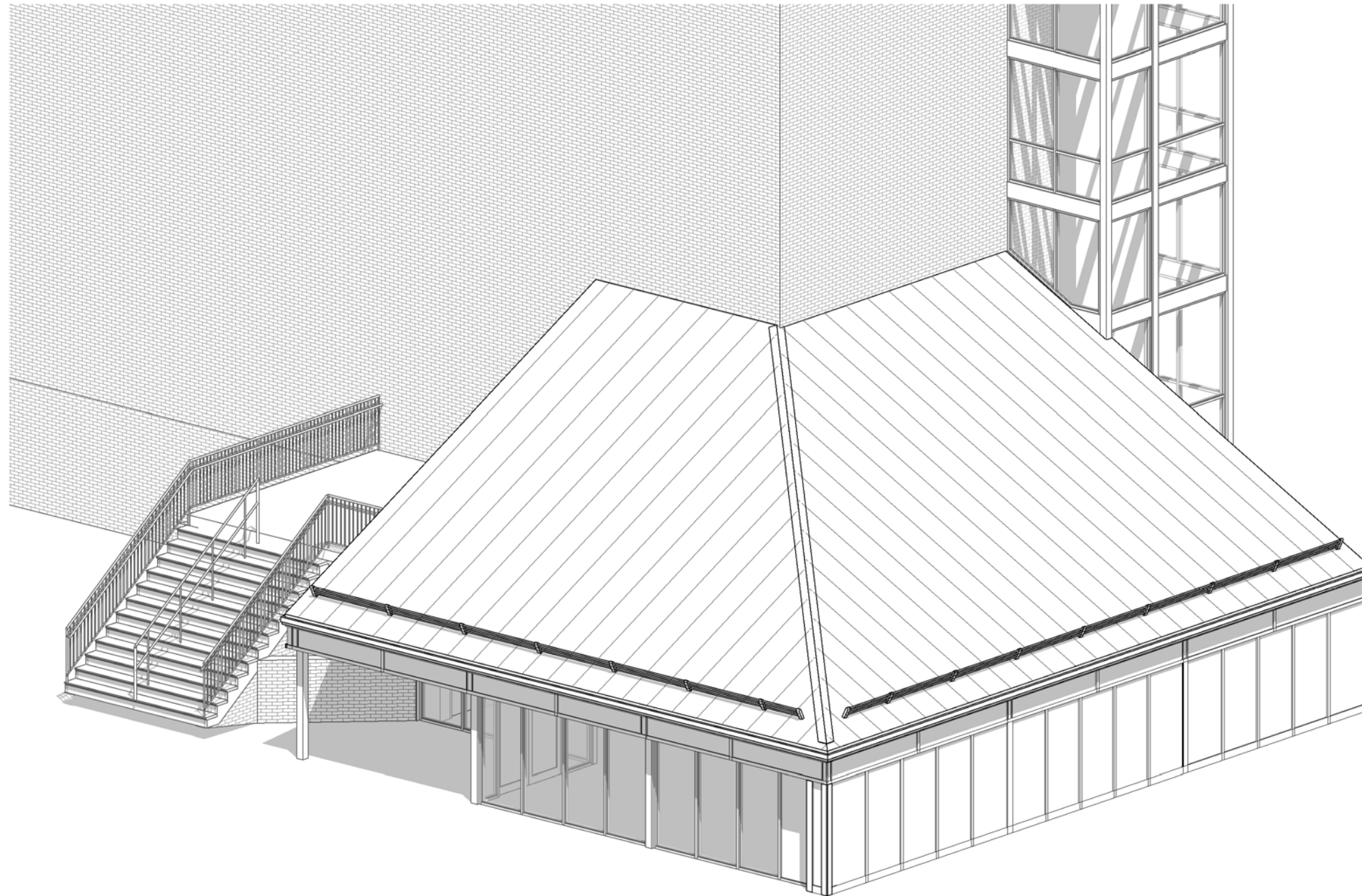
GRAPHIC SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

NORTHEAST ELEVATION
SEACOAST REPERTORY THEATER LOBBY RENO.
 SCALE: 1/4" = 1'-0"
 02/11/2020

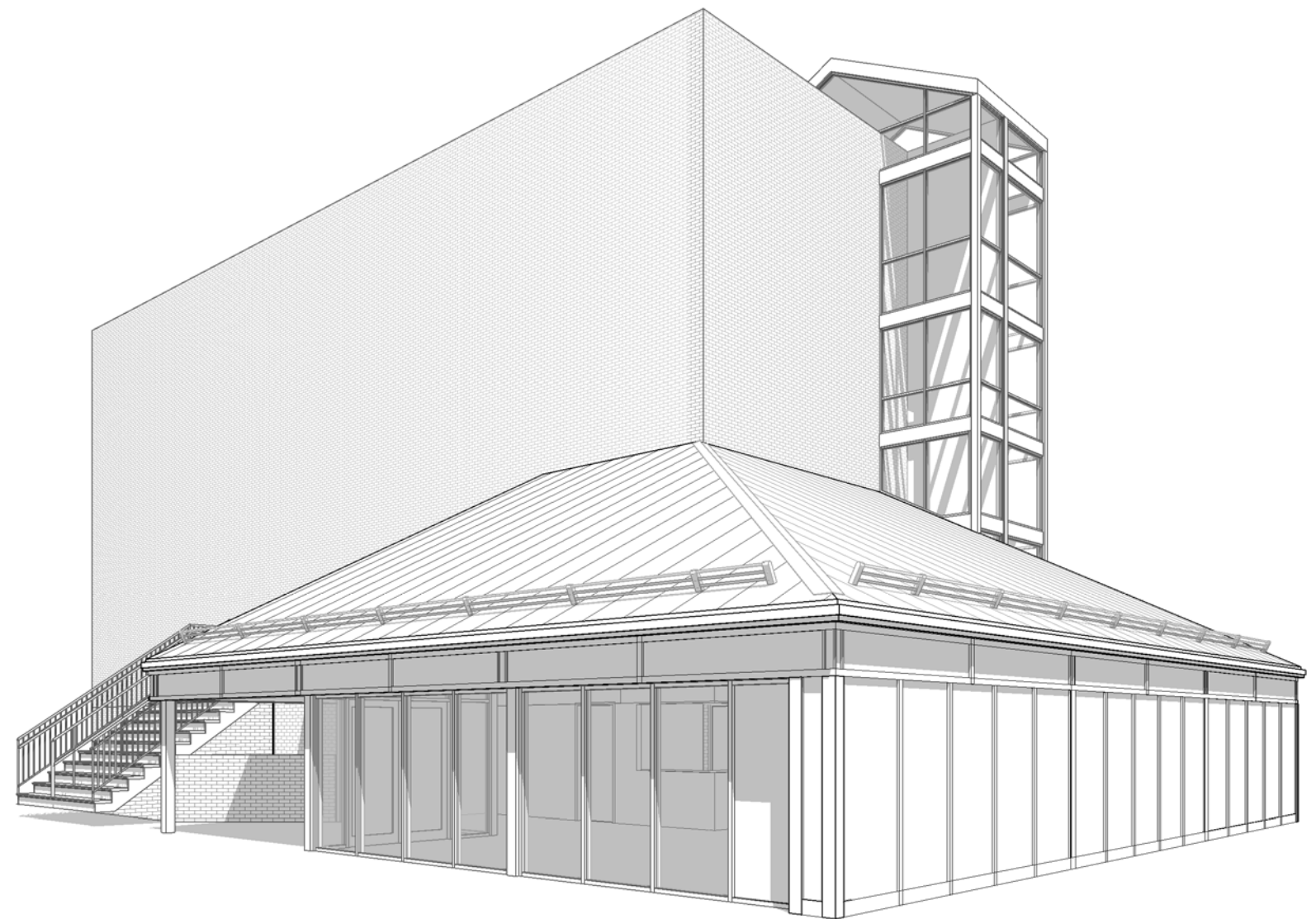
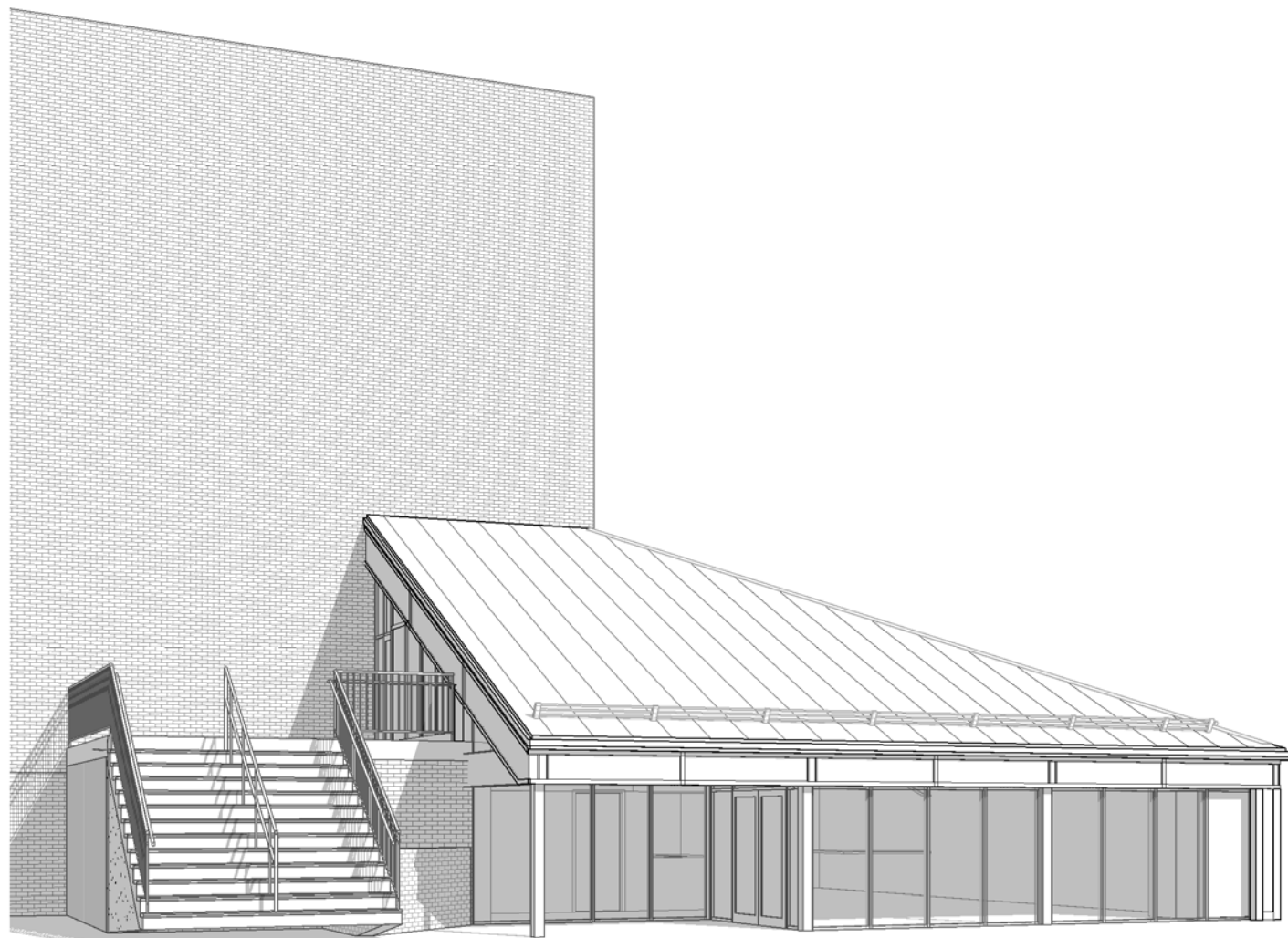


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AXONIMETRIC VIEW FROM SOUTH
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
02/11/2020



PERSPECTIVE VIEWS FROM STREET
SEACOAST REPERTORY THEATER LOBBY RENO.

SCALE:
 02/11/2020



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