

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting Via Zoom Conference Call

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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. 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) 610-7216.

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 2020-18, 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.

October 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

1. September 02, 2020
2. September 09, 2020

II. ADMINISTRATIVE APPROVALS

1. 846 Middle Street
2. 249 Pleasant Street
3. 3 Pleasant Street
4. 700 Middle Street
5. 58 Manning Street
6. 355 Pleasant Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Request by **Alan W. and Wendy G. Wong, owners**, for property located at **179 Pleasant Street**, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on October 02, 2019 and set to expire on October 02, 2020 for the construction of a new free-standing structure (garden pergola) and new construction to an existing structure (replace roof and structures of existing ells and expand middle ell) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 15 and lies within the Mixed Research Office (MRO) and Historic Districts.

IV. REHEARING REQUESTS

1. Petition for rehearing 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 renovations to an existing structure (replacement of the granite steps on the front façade) 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.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **553-559 Islington Street, LLC, owner**, for property located at **553-559 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct a new rear 2 ½ - story addition) and exterior renovations to an existing structure (replace siding, repair and replace trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

2. Petition of **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts.

VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Timothy M. and Alexandra Lieto, owners**, for property located at **50 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct rear addition with deck and patio space) and renovations to an existing structure (new siding, windows, and roofing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 33 and lies within the Single Residence B (SRB) and Historic Districts. *(This item was continued at the September 09, 2020 meeting to the October, 2020 meeting.)*

VII. ADJOURNMENT

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

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6:30 p.m.

October 14, 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. ADMINISTRATIVE APPROVALS

1. 60 Penhallow Street
2. 25 Maplewood Avenue
3. 222 Court Street
4. 410 Islington Street

II. WORK SESSIONS (OLD BUSINESS)

A. 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 (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovation) 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 September 09, 2020 meeting to the October 14, 2020 meeting.)*

B. Work Session requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission is requested to allow new construction to an existing structure (add new side entry porch and recessed porches on the rear elevation) and renovations to an existing structure (re-size and replace windows, remove existing skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts. *(This item was continued at the September 09, 2020 meeting to the October, 2020 meeting.)*

III. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Michael George Petrin and Katie Marie Laverriere, owners**, for property located at **239 Northwest Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear dormer, side porch, and add basement access) and renovations to an existing structure (replace windows, roofing, and repair trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 3 and lies within the General Residence A (GRA) and Historic Districts.

2. Work Session requested by **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts.

IV. ADJOURNMENT

**MINUTES OF THE
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting via Zoom Conference Call

6:30 p.m.

September 02, 2020

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

MEMBERS EXCUSED: Dan Rawling

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi noted that Dan Rawling had said at the prior meeting that he would be leaving the Commission but had decided to remain until a replacement could be found because it was required that at least one Commissioner live in the Historic District.

I. APPROVAL OF MINUTES

1. August 05, 2020
2. August 19, 2020

*The August 5 and August 19 minutes were **approved** as presented, 7-0.*

*It was moved, seconded, and passed unanimously (7-0) to **grant** the Request for Postponement for Petition A, 35 Howard Street.*

II. ADMINISTRATIVE APPROVALS

1. 284 New Castle Avenue

The request was to replace the previously-approved clapboard siding on a garage addition with Hardiplank for cost reasons. After some discussion, it was stipulated that the Hardiplank would have the same detail and exposure as the previously-approved clapboard

2. 65 Rogers Street

The request was to place an AC condenser in the side yard that would be screened by the fence.

*Vice-Chair Wyckoff moved to **approve** Administrative Approval Items #1 and #2, with the following stipulation on Item #1: The Hardie siding shall have the smooth side out and be the same detail and exposure as the previously-approved clapboard.*

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

III. CERTIFICATE OF APPROVAL - EXTENSION REQUEST

1. 15 Mt. Vernon Street

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the request for an extension, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff stated that the Commission normally approved extensions in the first year.

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

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. 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 continued at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and **passed** by unanimous vote (7-0) to **grant** the Request for Postponement.*

B. Petition of **Sarah J. Minor Revocable Trust 2011, Sarah J. Minor Trustee, owner**, for property located at **458 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace all windows on existing home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as lot 76 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the August 19, 2020 meeting to the September 02, 2020 meeting.)*

SPEAKING TO THE PETITION

The applicant Sarah Minor was present and reviewed the petition. She said that, after much research, she decided to replace the previously-presented Andersen windows with Marvin Elevate ones that were double-hung wood interior inserts with single divided light, 7/8 muntins, black half-screens, and jamb liners that would match the black sash. She said she also spoke to

the Building Inspector about egress standards and would install casement windows on the second and third floors at the rear of the house and on the driveway side.

Ms. Ruedig said the windows were a good solution that satisfied the jamb liner issues. Mr. Ryan asked if the fiberglass exterior would be factory painted, and the applicant said it would.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the building and maintain the special character of the District, would maintain the significant historical and architectural value of the historic structure, and would have innovative use of technologies. He said the fact that the jamb liners would be a matching color instead of white or beige was a positive thing.

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

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Christopher D. Clement and Wendy L. Courteau-Clement, owners**, for property located at **41 Market Street**, wherein permission was requested to allow exterior renovations to an existing structure (upgrade façade limestone, install new windows, add two new windows on the south elevation (attic level), repair copper gutters, and install new lighting) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 29 and lies within the Character District 5 (CD5) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Shannon Alther was present on behalf of the applicant. He reviewed the windows and said he wanted to replace the existing 1/1 windows with 2/2 ones. He said the original request for lighting at the dentil moulding was removed from the petition because it would be difficult to get the right kind of light in the tight space. He said the 2/2 window replacements and two new 2/2 windows would better replicate Market Street and that half-screens would be used in the double-hung windows. He said the proposed recessed deck would be tucked back 10 feet from the front edge and would be difficult to see from the street.

Vice-Chair Wyckoff asked what the shed roof-looking structure going up the incline was. Mr. Alther said it was a lead-coated copper wall surround in the deck that he would treat like the roof material. In response to further questions from Vice-Chair Wyckoff, Mr. Alther said there would be 4-1/2 foot windows instead of standard French or patio doors going out to the deck because

there wasn't the necessary height for a full door. He said the egress windows were primarily to get more light into the space and that people would be able to open them to access the deck. Vice-Chair Wyckoff said it was a benign solution and was basically just a cut in the roof that no one would see. Mr. Sauk-Schubert said he was concerned about snow removal as well as what measures would be taken to prevent the drain from freezing. Mr. Alther said they would install two new gutters and would create a roof drain with a movable piece that could be used to access the drain. He said there were a few drain pipes in the building and a pipe chase, so he could do heat treatments at the top of the drain. Vice-Chair Wyckoff cautioned against removing any bricks and having a projecting pipe draining water onto Market Street, and it was further discussed. Mr. Alther said he would get a new gutter for 41-43 Market Street and fix the one at 45 Market Street, and that any added or replaced gutters would be copper.

Ms. Doering noted that the roofs in that section of Market Street, except for some skylights, were practically the way they had always been, and she was concerned about losing that to the proposed roof deck, which she thought was more of a big skylight. She said the deck would take away from the wonderful old intact roofline. Mr. Alther said the skylights along Market Street were more like putting something on top of the roof, and he felt that recessing the deck would be a better option. Ms. Doering said the skylights weren't a break in the roof like the deck was.

Mr. Ryan said the orthographic elevations confirmed that the 2/2 windows were a good solution but felt that the new window was awkward, given that the other windows were beautifully slender. As far as carving out a section of the roof, he said one couldn't really tell what was up there and he had no objection to it. He said change was a part of the Commission's purview. He said he liked that the attic would be made use of and thought the architect had been sensitive by just removing parts of the volume to create the window. He said it was a subtraction of the roof that brought vitality to the roofline and that he completely approved it. Ms. Ruedig said she thought all the improvements were great. She agreed that the added window was a bit awkward but didn't have a problem with it because it would be high. She said she didn't have a problem with the roof for the same reasons because no one would see the rooflines on top of the roof.

Chairman Lombardi asked what would be done when the deck filled up with snow. Mr. Alther said there was a heat trace that would melt the snow. Chairman Lombardi said he was sympathetic with Ms. Doering's issue with the deck but thought it would be better than a skylight or adding something else to the roof. He said it would be visible from the tops of other buildings but would be minimal, so he was in favor of it.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, and Vice-Chair Wyckoff seconded.*

Ms. Ruedig said the restoration of the building on the exterior would preserve the integrity of the District and maintain its special character by restoring the 2/2 windows, would be consistent with the special and defining character of surrounding properties, and would relate to the historic and architectural value of the existing structure. Vice-Chair Wyckoff said he was excited to see the building cleaned up, noting that it was one of the more interesting and beautiful buildings downtown and that it would shine when the project was finished.

*The motion **passed** by a vote of 6-1, with Ms. Doering voting in opposition.*

VI. WORK SESSIONS (OLD BUSINESS)

B. Work Session requested by **COLACO, LLC, owner**, for property located at **45 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (upgrade façade wood materials, install new windows, repair the ground level entry, repair copper gutters and sign board) and new construction to an existing structure (add new rear roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as lot 28 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued from the August 05, 2020 meeting to the September 02, 2020 meeting.)*

WORK SESSION

Project architect Shannon Alther was present on behalf of the applicant. He said the entrance component would change but that the upper levels would remain the same. He noted that at the previous work session, they discussed changing the storefront from a metal one to a wood one. He said the storefront's footprint was changed to mimic its earlier version so that it had an indent into the commercial window, and that they added a second door to get into the residential component, resulting in everything shifting over about a foot and a half. He said the vinyl siding would be replaced with cedar, the exposure and casing around the windows would be replaced in kind, and the 1/1 dormer window would be replaced with a 6/1 window. He said the added wood component at the ground level would be a nice nod to the historic component. He said they decided to put railings on the rear side of the building instead of raising the wall plane to hide the back deck so that the eave lines would be consistent with the backs of the other buildings.

Mr. Ryan said it was a wonderful design and that he liked the revised storefront and thought the back stairs would bring new life to the building. He said the roof pattern wasn't something that needed to be preserved due to the mishmash of different roofs and skylines. He asked for more detail on the sideboard running across the storefront's top and on how the deck and eave would be handled. Mr. Alther showed a diagram of the rear of the building and explained how the baluster and railing component would maintain the existing overhang profile and build on top of it. Mr. Ryan said he needed more details before he could support it. He said code regulations would not allow pressure-treated stairways, nor would the Commission approve them.

Ms. Doering said she was thrilled with the front of the building but concerned about the stairway system because it looked clunky. Although she was pleased with the change made to the baluster on the deck so that the eave line remained, she said it didn't mean that she supported the deck. Vice-Chair Wyckoff asked if the back stairs would be an iron platform and railing system

painted black. Mr. Alther said it would be as light-looking as possible and that he had considered cedar. Vice-Chair Wyckoff said metal would be a better choice. He said he approved of the changes on the rear of the building but thought a painted storefront would be better. Chairman Lombardi agreed. Ms. Ruedig said the façade was great but thought the dormer's gable was very small to put more clapboards on top of it. She said she agreed with the comments about the rear of the building and needed to see more details.

City Council Representative Trace said she had difficulty seeing double side-by-side windows on the back of a historic structure and said she also agreed with Ms. Doering's comments about the rear of the building and how it would look in the District. Vice-Chair Wyckoff agreed that the windows would look odd and suggested replacing the windows on the left with single ones and having them on top of each other in a proper symmetry, which would also clean up the back. He noted that there were no AC units or compressors shown and wondered if they would take up part of the deck. Mr. Alther said a few locations were allocated at the bottom of the stair run and there was a gap at the top of the chimney to put condensers. Chairman Lombardi asked if the ladder was for egress and whether it would clutter up the small space. Mr. Alther said the property lines were tight anyway, so the ladder wouldn't clutter up the ground area. He said the location of the compressors under the stairs would provide a clear egress for the Fire Department. Mr. Sauk-Schubert asked for orthographic drawings for the rear elevation and thought the stairs looked like a weekend project.

Chairman Lombardi said he thought the windows looked better in their original configuration instead of double ones, and he asked if there were two doors or windows under the deck. Mr. Alther said he had considered two doors but wasn't sure. Chairman Lombardi said the existing entrance was unique and thought that having the residential entry in the new entryway was a plus. He summarized the details needed for the next work session.

There was no public comment.

DECISION

The applicant said he would return for a work session/public hearing at the October 7, 2020 meeting.

VII. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES OF THE
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NH**

Remote Meeting via Zoom Conference Call

7:00 p.m.

September 09, 2020

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

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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*It was moved, seconded, and passed unanimously to **postpone** the 132-134 Middle Street work session.*

I. ADMINISTRATIVE APPROVALS

1. 169 Lafayette Road

Mr. Cracknell summarized the history of the project, including:

- The project was before the Commission previously, and the condo association had asked to replace the roof with architectural asphalt shingles, but the Commission requested that they explore a rubber roof system; when the applicant said they couldn't do a rubber roof, the Commission had voted to approve the architectural asphalt shingles;
- The applicant later said that a roof manufacturer told them there could be problems with the asphalt shingles on a roof of that pitch and recommended a rolled asphalt roof, which the applicant installed; and
- Two Commission members were asked by the applicant's neighbor whether the rolled roof was consistent with what was previously granted by the Commission, and the applicant wanted approval for the rolled asphalt roof instead of the asphalt shingles.

It was moved, seconded, and passed unanimously to pull the administrative request for a separate discussion and vote.

The applicant Karen Crouch was present and said she and another condo unit owner, Caitlin Sweeney, thought a rolled asphalt roof would be more consistent with the home and the neighborhood. She said the rolled roof was installed in July. Vice-Chair Wyckoff compared the before-and-after renovation photo and thought no one would notice anything. Mr. Ryan said it was subpar roofing material and didn't look that great. He noted that another owner, Steve McCarthy, had spoken in opposition to the project. Ms. Crouch said she and Ms. Sweeney

planned and paid for the roofing material and Mr. McCarthy had not spoken to them. She said she had a permit for the rolled roof. Mr. Ryan said a rolled roof was something placed on a shed or camp building and was not an appropriate material for the District. Ms. Doering said it looked like a black metal roof but thought its installation looked unfinished and temporary. Ms. Ruedig agreed and thought the material might not last long but felt that it was a better solution than asphalt shingles. Vice-Chair Wyckoff said it looked fine from a distance.

*Ms. Ruedig moved to **approve** the request. Mr. Ryan seconded, noting that he agreed with Ms. Ruedig's comments. The motion **passed** by unanimous vote, 7-0.*

2. 84 Gates Street

Mr. Cracknell said the applicant wanted to replace the front cedar clapboards with a Lifespan treated wood product, with exposure to match the existing side. Vice-Chair Wyckoff said there were several courses of clapboard below the windowsill on the first floor and that it couldn't be replaced with 4" to-the-weather Lifespan clapboards. Contractor Joe Terravechhia was present and said the cedar clapboards were installed 20 years before and that the rest of the house had 3" exposures and the front and the driveway sides had a 2" exposure. Ms. Ruedig said it was interesting that the entire house had the small exposure, and Mr. Terravechhia explained that it was just the front and driveway sides and that the clapboards weren't pine or spruce, but that the previous owner tried to make a cedar clapboard into a restoration one. Ms. Ruedig said the 1982 photograph of the home indicated that those two elevations had a 2" exposure to the weather.

Vice-Chair Wyckoff asked if the new clapboards were tapered to the feathered edge like the existing ones, and Mr. Terravechhia said they were not and that they would be 3 inches to the weather. Vice-Chair Wyckoff asked why restoration clapboards wouldn't be used. Mr. Terravechhia said they would not hold up well. City Council Representative Trace said she was familiar with the house and was saddened to see it have a treated manufactured siding instead of a good cedar. Mr. Terravechhia said it was plantation-grown wood from New Zealand impregnated with an organic rot preservative. Mr. Ryan asked if it would be painted in the field and installed the same way the current cedar was exposed. Mr. Terravechhia said it came primed and would get two finished coats in the field. Mr. Ryan said he had no problem with it. Vice-Chair Wyckoff said he couldn't support it because the clapboards shown in the 1982 picture were probably the original clapboards and that was why the previous owner tried to get cedar to match the small reveal. Ms. Ruedig agreed, noting that the original thin clapboard was really the look of the building. Ms. Trace asked which reveal would be used. Mr. Terravechhia said it would vary between 3" and 3-1/4" to match the rest of the house. He said the owner was confident that the original clapboards were at a much greater exposure than they currently were, and he asked if the Commission would approve the request if the owner could provide evidence of it, and several Commissioners agreed.

*Ms. Ruedig moved to **postpone** the item to the October 7 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

Mr. Cracknell said it would have to be a stipulation because the owner could return with an answer saying that it was correct or not, but the Chair or Vice-Chair could authorize release of

the building permit once the evidence was seen. Mr. Sauk-Schubert suggested approving the request with the stipulation that the information needed to be correlated.

*Ms. Ruedig **amended** her motion and **approved** the item with the following stipulation:*

- 1. The applicant shall submit historic photographs or other evidence to show that the previous siding profile of the building was a 3 inch exposure rather than the current 2 inch exposure.*

*Ms. Trace seconded. The motion **passed** unanimously, 7-0.*

3. 232 Court Street

Mr. Cracknell said the request was to install an iron fence along the Pleasant Street side of the house. He said the applicant presented two design options, classic or hoop and picket.

Mr. Ryan asked if the fence was aluminum bar sections or hollow ones. Mr. Cracknell said it was cast iron. City Council Representative Trace said the description indicated that the fence was authentic sand-cast iron finial pickets with galvanized components but didn't state whether the rest of the fence was cast iron. Vice-Chair Wyckoff said he was more concerned with the posts because they were small and square and had a bracket on the bottom, which indicated that they were meant to go into the ground. He thought the posts affected the design. Mr. Ryan looked up the website and confirmed that it was a sand-cast iron fence. The Commission further discussed how the fence would attach to the ground without a foundation. Mr. Sauk-Schubert said he was concerned with how the fence was supported laterally. Vice-Chair Wyckoff said the fence also didn't return to the house. Mr. Cracknell said the applicant would use concrete footings under the posts. In response to Ms. Trace's questions, Mr. Cracknell said the fence was three feet tall, had 8-ft sections, no gate, and was open to the wall. The two style options were discussed. Vice-Chair Wyckoff said both styles were not appropriate for an early 18th Century house, and Ms. Trace and Mr. Sauk-Schubert agreed. Ms. Doering said she wasn't a fan of putting a fence in that location and didn't like either style because they were modern and light. Ms. Ruedig said she would support it if it came without the finials and was just a simple iron fence. Mr. Ryan said he had no problem with either fence.

*Mr. Ryan moved to **approve** the item based on the submitted information, and Ms. Ruedig seconded the motion for further discussion, if any.*

*The motion **failed** by a vote of 6-1, with only Mr. Ryan voting in favor of the request.*

4. 110 Brewery Lane, Unit C 105

Ms. Ruedig recused herself from the vote.

Mr. Cracknell said the restaurant owner wanted to install a retractable awning system for a previously-approved patio space.

*Vice-Chair Wyckoff moved to **approve** the request, and City Council Representative Trace seconded. The motion **passed** unanimously, 6-0.*

II. REQUEST FOR RE-HEARING

1. Request for Re-hearing by 3A Trust, Guy D. Spiers & Elizabeth R. Spiers, Trustees, owners, for property located at 241 South Street, for Administrative Approval originally heard at the August 05, 2020 Historic District Commission meeting.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Request for Rehearing to be heard at the October 7, 2020 meeting, and Mr. Ryan seconded.*

*The motion **passed** by a vote of 5-2, with Vice-Chair Wyckoff and City Council Representative Trace voting in opposition.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Vincent A. Marchese Jr. Revocable Trust and James Marchese, owners**, for property located at **232 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace siding, trim, windows, roof and granite steps) and new construction to an existing structure (construct new rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Dan Barton was present to review the petition on behalf of his clients who were purchasing the property. He stated that they met with the neighbors to discuss the visibility of the spiral staircase from the walking path behind the property and decided to shift the stairway to the opposite side of the building. He said he hadn't been able to look under the current siding to see any details but that the intent was to appropriately rehabilitate the structure. He said all the trim would be wood to match the original profiles and that an alternate Boral was also available for places that might be subject to rot. He said the windows, sills, shutters, and blinds would all be wood, and a masonry infill would go below the front bays to match the existing foundation. He noted that there would be a planting area instead of asphalt at the front of the house. He said the thresholds of the front doors would be done in oak if they needed to be replaced, and all siding would be smooth-faced cedar clapboards with an exposure to weather that was consistent with the house. He said the new windows would be Marvin double-hung 2/2 ones and that the spiral stairway would be screened from South Street and obscured from the walking path by trees.

Vice-Chair Wyckoff said it was a thorough renovation of the property's exterior and thought the shift of the stairway was an effective solution. He said the area where the clapboards were under the bay windows looked like there would have been panels due to the large cornerboards. He thought it would be discovered when the siding was addressed but said it would be an exception

after the removal of the siding. Ms. Ruedig said she was eager to see what was found under the siding and thought moving the spiral staircase was an improvement. Mr. Ryan said the project was a nice improvement but thought the double-hung windows up against the cornerboards on the building's back and sides was awkward. Mr. Barton said they were that way for light and air concerns but would consider putting some clapboards between the cornerboards. Mr. Ryan suggested putting another shutter on the gable end as well. City Council Representative Trace asked where the HVAC system would be. Mr. Barton said the mechanical system hadn't been designed yet and could be located under the back deck. Ms. Trace noted that the house was listed as a circa 1800 contributing structure in the Historic District, and it was further discussed.

Chairman Lombardi opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Christina Logan of 222 South Street thanked Mr. Barton for contacting the neighbors and spending time to review the details of the project. She said she agreed with the changes and looked forward to seeing the property restored to its former beauty.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else was present to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. The trim under the bay window could change to match the original design after the removal of the siding.*

Vice-Chair Wyckoff said the project preserved the integrity of the District and maintained its special character, and the structure's exterior design was compatible with surrounding properties.

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

IV. WORK SESSIONS (OLD BUSINESS)

A. 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 (re-pointing 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 August 05, 2020 meeting to the September 09, 2020 meeting.)*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously to **postpone** the petition to the October 7, 2020 meeting.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Margot L. Thompson, owner**, for property located at **57 Salter Street**, wherein permission is requested to allow new construction to an existing structure (add new side entry porch and recessed porches on the rear elevation) and renovations to an existing structure (re-size and replace windows, remove existing skylights) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32 and lies within the Waterfront Business (WB) and Historic Districts.

WORK SESSION

Project design architect Brendon McNamara was present to review the petition. He said the current owners were selling the home to his clients and noted that there were two buildings that were joined when the 1990 renovations were done. He said his clients wanted to change some windows, put a recessed deck on the road side of the building, eliminate the skylights, replace the three-window arrangement on the south side with a five-window one, and add a small porch at the side entry door. He said the replacement windows would be larger than existing ones.

Ms. Doering noted how the outer walls would disappear with the recessed interior porch on the corner of the building. Mr. McNamara said there would be a steel substructure to support the doors. Ms. Doering asked if the inside of the porch area would be shingled like an outside surface. Mr. McNamara pointed out that one view showed no exterior siding other than the cornerboard because the wall was taken up with the doors and trim, but another view showed that there would be siding below the windows on the porch's north wall. He said the porch would be supported by corner posts and there would be a balustrade. Ms. Ruedig said the façade had a lot of changes and thought more research should be done on the house's history. She said the 1955 photo at the Athenaeum looked very different from existing and that the house was once a very simple structure. She wondered if there were historic photos that predated the 1955 one to show how the house had changed with the 1990 restoration. Mr. Ryan agreed and thought there should be a site walk to get a sense of which features were worth saving. Mr. McNamara said the exterior was done in 1990 and the core structure had substantially been replaced. He said they would maintain some of the remaining timber frame. He said he didn't know if there was anything worth preserving until all the sheetrock was removed. Mr. Ryan said he felt that all the rules had been already broken and that a lot of Mr. McNamara's suggestions were appealing. Chairman Lombardi said that so much had happened to the house that it was hard to know what was left. Mr. Sauk-Schubert asked if something could be done to the west elevation. Mr. McNamara said they could add more windows and make them larger than existing.

Mr. Cracknell said he would coordinate a site visit before the October meeting. Ms. Ruedig asked Mr. McNamara bring photos of the 1990 renovations.

There was no public comment.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the work session to the October 7 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

2. Work Session requested by **Timothy M. and Alexandra Lieto, owners**, for property located at **50 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct rear addition with deck and patio space) and renovations to an existing structure (new siding, windows, and roofing) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 33 and lies within the Single Residence B (SRB) and Historic Districts.

WORK SESSION

Project designer Amy Dutton was present on behalf of the applicant to review the petition. She said the addition was to accommodate a growing family, and they also wanted to replace the existing 1/1 windows with 2/2 ones, replace the aluminum siding with either Hardie Board or wood clapboards, and add more detail to the home to break up its tall façade. She discussed a large privacy screen for the deck and a back patio.

Vice-Chair Wyckoff said there were a lot of changes to absorb. In response to Ms. Doering's questions, Ms. Dutton said the trees between the house and the walking path would stay and that the porch was on the walking path side of the house because the other side was the current driveway and proposed patio. It was further discussed. Mr. Ryan noted that the addition had a lot of bumps, elements, and recesses, and that the screen looked like a tall garden fence at the deck level. He asked if the photo indicated exactly what was proposed for under the deck. Ms. Dutton said the idea came from a neighboring house that had sliding barn doors but that she would submit a more detailed drawing. Mr. Ryan said it was very contemporary and didn't have a lot of historic references but that he could support it.

Ms. Ruedig said renovating the little cottage house would be an improvement but would double the size of it. She said she was concerned about the busyness of the addition and all the dormers, brackets, different window sizes, and so on because it changed the look and feeling of the simple original cottage. She said she'd like to see some of the cottage's language brought to the addition so that it blended in more. She also suggested bringing the roofline down a bit to make the building look more diminutive and better match the historic house. Ms. Dutton said they were going to add the same roof overhang that was over the front door with the bracket over the mudroom door on the driveway side. Ms. Ruedig said it was fine to dress up the small secondary door but thought the prominent pitch and gable on the sides of the house got lost in the back because of all the dormers and other elements. Vice-Chair Wyckoff agreed, saying there were many different designs and the number of dormers conflicted with one another on the east side. He said the eyebrow windows could be simplified and regular windows could be placed on the second-floor level. He said the massing was huge, and the proposal for the second-floor deck exacerbated the issue. He said he was concerned about the complicated array of bumpouts and dormers on the south and east sides, doors with sidelights, and bracketed projected windows.

The Commission further discussed the massing. Mr. Sauk-Schubert said it was convoluted and not unified, and he suggested that a massing study be done. City Council Representative Trace

said the proposed porch was too large and thought the house would be more appropriate if the second-floor deck and privacy petitions weren't included. She said she was staggered by the largeness of the three stories on the back and the privacy screens going out on the porch and thought they were monstrous in size and too busy. Mr. Ryan thought the designer was trying to break down the massing with a lot of elements, which made it look bigger. He said the structure was double the height in the back due to the land drop-off, so there was a need to deal with that extra height, and he suggested breaking the ridge as a start and eliminating the dormers and thin windows that fed into the gable to simplify the massing. Ms. Doering suggested using the land's grade to advantage, like having a finished basement. Mr. Sauk-Schubert wondered how three cars would be parked perpendicular to the house due to the steep drop. Ms. Dutton said they would have a retaining wall.

There was no public comment.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **continue** the work session to the October 7 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

At this point, Ms. Ruedig left the meeting.

3. Work Session requested by **553-559 Islington Street, LLC, owner**, for property located at **553-559 Islington Street**, wherein permission is requested to allow new construction to an existing structure (construct a new rear 2 ½ - story addition) and exterior renovations to an existing structure (replace siding, repair and replace trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 157 as Lot 3 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

WORK SESSION

Project architect Tim Brochu was present on behalf of the owner to review the petition. He said his client acquired the property in June and wanted a small addition at the rear. He said an egress stairway would be added to the center of the building that would push the reconfiguration of the units, so the back addition would help. He said the intent was for the addition to match the front of the back building look with a gable end and similar roof details. He said the current two-story addition on the back didn't match the house's character. He said there would be no changes to the façade of the building other than the finishes, which would include replacing the siding, roofing, and trim, and that the flat roof of the existing addition would have the HVAC units. He said there were no decisions yet on materials but that the owner wanted low-maintenance ones. He said they were considering composite materials for the trim and siding, and they didn't plan to replace all the windows. He said they wanted to remove the wrought-iron fence in front of the home and make it an open planting area.

Vice-Chair Wyckoff said the fence had been there for 170 years or so and that he'd like to see it repaired and re-installed. He asked if any siding had been removed off the front. The owner Ed Zimmerman was present and said the left-hand side of the building had a different type of

composite under the siding and wasn't sure what was under the rest of the house but thought large sections on the front or right-hand side could be clapboard. Vice-Chair Wyckoff said it could also be flat, like tongue-and-groove boards on the front, which were popular at the time the home was built. He said the window trims were important to preserve and, if they had to be removed, they should be replaced with something that looked very similar. He said he had no problem with the massing in the back. Mr. Zimmerman said they wanted to replace the asphalt in the front with green space. Mr. Ryan agreed that the fence was important and asked what would replace the pressure-treated balcony. Mr. Brochu said it would probably be a deck. Mr. Ryan asked if new roof material would be placed on the dormer. Mr. Brochu said the entire roof had to be replaced and that they would probably do an architectural asphalt shingle. Mr. Ryan said the dormer had no character and suggested adding trim to it. He said the massing looked good. Mr. Brochu said some of the brackets at the roof line and entryway may be rotted and might have to be replaced in kind, and it was further discussed.

Ms. Doering said she thought the building was built around the same time some of the other houses on Islington Street were built, and that the house was later used for a purpose that someone didn't care about because the materials and designs had no character. She said the renovations should be done with an eye toward bringing the jewel of a house back to what it originally was, and she suggested that the applicant find historic photos. Chairman Lombardi said the City was putting a lot of effort into improving Islington Street and thought the house should have quality wood materials on the façade. Ms. Doering agreed and said people would notice the materials because the house was so close to the street. Mr. Sauk-Schubert suggested moving the window to the right of the rear entry over more and said the upper window in the apex seemed to infringe on the trim and should be shorter in height.

There was no public comment.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the October 7 meeting, and Ms. Doering seconded. The motion **passed** by unanimous vote, 6-0.*

VI. ADJOURNMENT

The meeting was adjourned at 10:40 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

Historic District Commission

Staff Report – October 7th and 14th, 2020

Oct. 7th MEETING

Administrative Approvals:

- | | |
|--------------------------------|----------------------|
| 1. 846 Middle St. (LUHD-195) | - Recommend Approval |
| 2. 249 Pleasant St. (LUHD-197) | - Recommend Approval |
| 3. 3 Pleasant St. (LUHD-200) | - Recommend Approval |
| 4. 700 Middle St. (LUHD-201) | - Recommend Approval |
| 5. 58 Manning St. (LUHD-202) | - Recommend Approval |
| 6. 355 Pleasant St. (LUHD-205) | - Recommend Approval |

Extension Request:

1. 179 Pleasant Street (LUHD-50)

PUBLIC HEARINGS – REHEARING REQUEST:

1. 241 South St. (LU-20-185) (granite steps)

PUBLIC HEARINGS – NEW BUSINESS:

1. 553-559 Islington St. (LU-20-180) (rear addition)
2. 45 Market St. (LU-20-143) (façade improvements)

PUBLIC HEARINGS – OLD BUSINESS:

- A. 50 New Castle Ave. (LU-20-173) (addition)

Oct. 14th MEETING

Administrative Approvals:

- | | |
|---------------------------------|------------------|
| 1. 60 Penhallow St. (LUHD-199) | - Pending Review |
| 2. 25 Maplewood Ave. (LUHD-204) | - Pending Review |
| 3. 222 Court St. (LUHD-___) | - Pending Review |
| 4. 430 Islington St. (LUHD-207) | - Pending Review |

WORK SESSIONS – OLD BUSINESS:

- B. 132-134 Middle St. (LHDC-105) (roof and stairs)
- C. 57 Salter St. (LUHD-180) (storefront & rear addition)

WORK SESSIONS – NEW BUSINESS:

1. 239 Northwest St. (LUHD-196) (windows and porches)
2. 100 Market St. (LUHD-186) (entryway)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: October 7th and 14th, 2020
APPLICATIONS: 9

Historic District Commission

Project Address: 241 SOUTH STREET (LU-20-185)
Permit Requested: REHEARING REQUEST - COA
Meeting Type: PUBLIC HEARING #1

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 replace existing granite steps and landing with new granite steps.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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:

- The structure and steps are located along South Street. The structure is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.
- Note that most landings and stairs on similarly-aged structures located along South Street have smooth-faced granite fronts and sides.
- At the August meeting a majority of the HDC denied the application based on the finding that the granite steps were likely original and were a character-defining element of the structure.

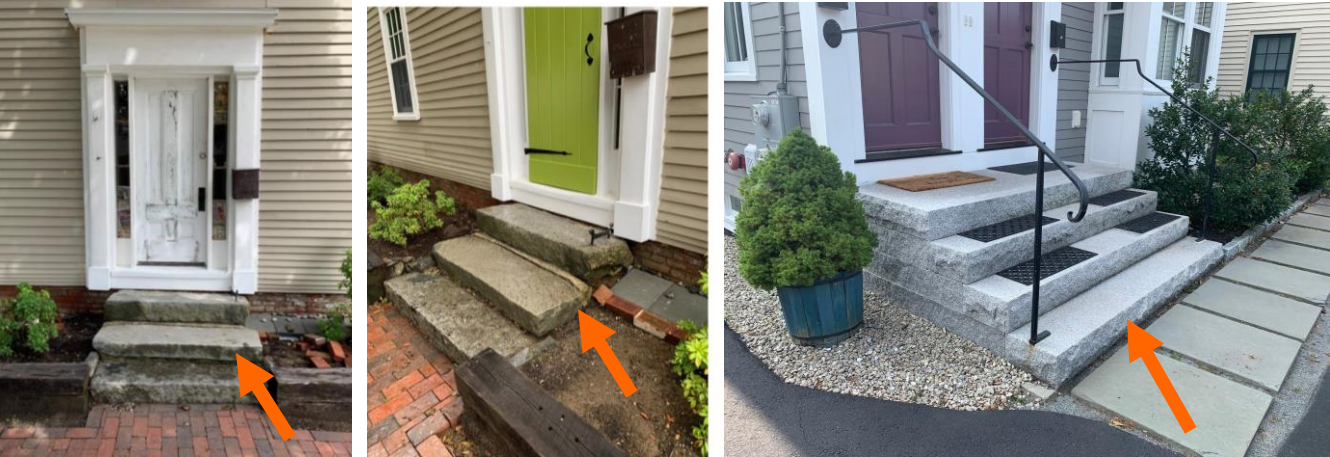
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the existing granite steps with a split- or rock-faced granite landing and steps similar to landings and steps located on the opposite side of South Street.

Design Guideline Reference – Site Elements and Streetscapes (09).

K. Aerial Image, Street View and Zoning Map:



Existing Steps


Proposed Steps (opposite side of South St.)



Zoning Map

**HISTORIC
SURVEY
RATING**

C

241 SOUTH STREET – PUBLIC HEARING #1 (LU-20-185)									
		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.:1 Date: 10-7-20</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>– Replace granite landing and steps –</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

553-559 ISLINGTON STREET (LU-20-180) – PUBLIC HEARING #1 (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)	MODERATE PROJECT - 2 ½ Story Rear Addition and Exterior Woodwork -			
	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 Number and 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 / 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 / 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 Screening/ Enclosures (i.e. sheds, dumpsters...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:553-559 Islington St. Case No.:1 Date: 10-7-20

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: **45 MARKET STREET (LU-20-143)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #2**

- A. Property Information - General:**
Existing Conditions:
- Zoning District: CD5
 - Land Use: Mixed-Use
 - Land Area: 1,445 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Number of Stories: 4.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Market Street
 - Unique Features: NA
 - Neighborhood Association: Downtown

B. Proposed Work: To fully renovate the façade and upper floors of the building.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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 alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Market Street and is surrounded with many other brick and wood-sided, multi-story contributing structures. All the buildings have little no front yard setback, shallow rear yards and off-street parking is limited.

J. Previous HDC Comments and Suggestions:

- The HDC has previously reviewed this application and suggested a 6/1 window pattern and a wooden storefront.

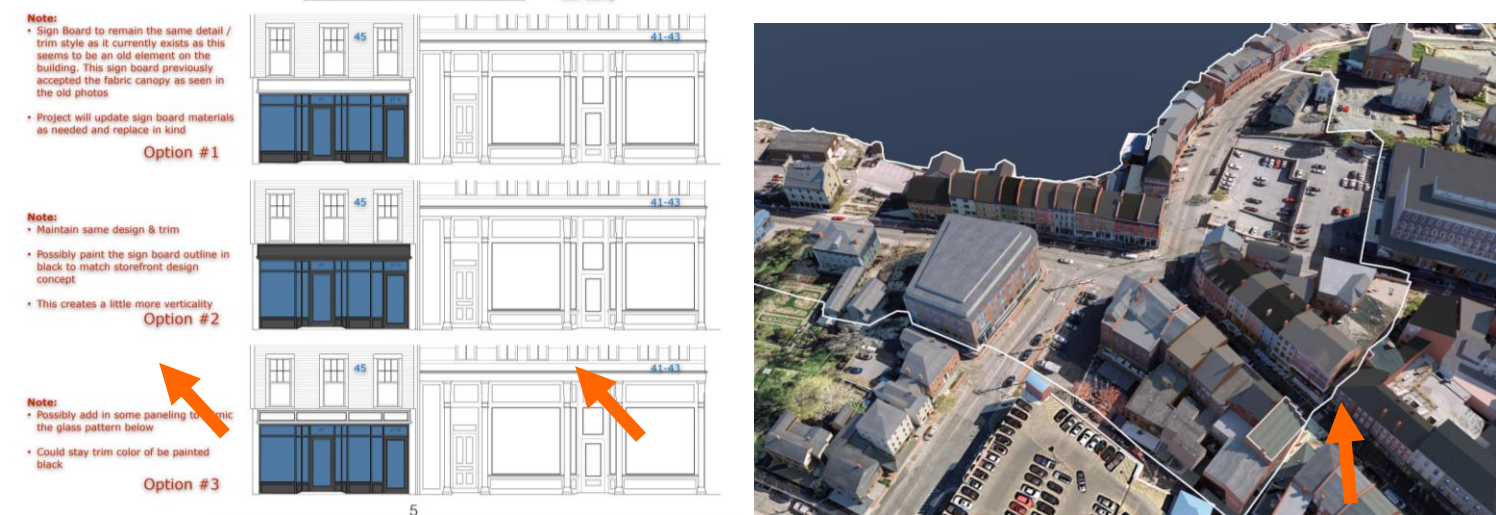
K. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

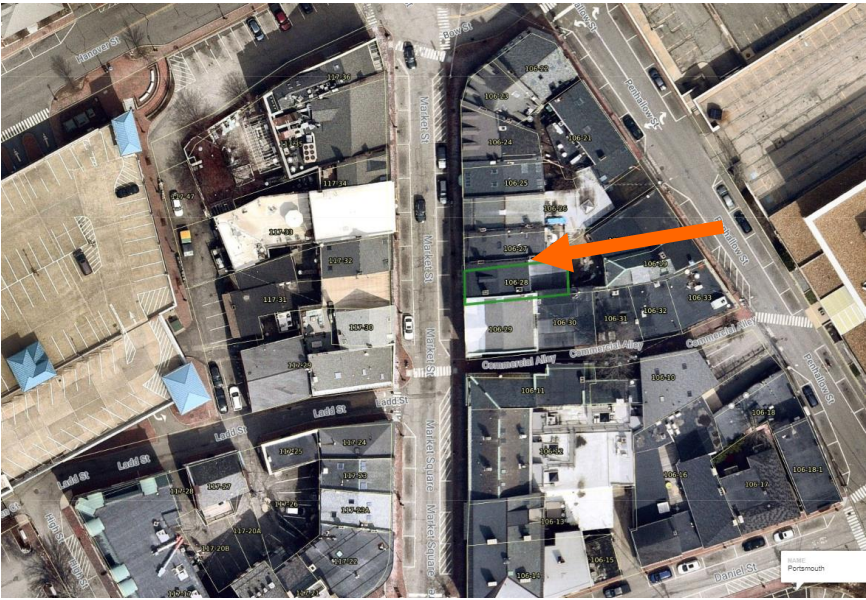
- Replace the vinyl and wood façade components, install new windows and update the storefront. Copper rain gutters will be added as well as new signs, lighting and a recessed roof deck on the rear elevation.

Design Guideline Reference – Exterior Woodwork (05), Porches, Stoops and Decks (06),& Windows & Doors (08).

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



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

45 MARKET STREET (LU-20-143) – PUBLIC HEARING #2 (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>– Façade Improvements and Renovation of the Upper Floors –</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: 45 MARKET STREET Case No.: 2 Date: 10-7-20

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 value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address: 50 NEW CASTLE AVE. (LUHD-185)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

A. Property Information - General:

- Existing Conditions:**
- Zoning District: SRB
 - Land Use: Single-Family
 - Land Area: 9,583 SF +/-
 - Estimated Age of Structure: c.1895
 - Building Style: Greek Revival
 - Historical Significance: C
 - Public View of Proposed Work: View from New Castle Ave. & Humphrey Ct.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council
☐ Condo Association ☐ Abutting Property Owner

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 alterations, additions or expansions)

I. Neighborhood Context:

- The building is located along the intersection of New Caste Ave. and Humphrey's Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:

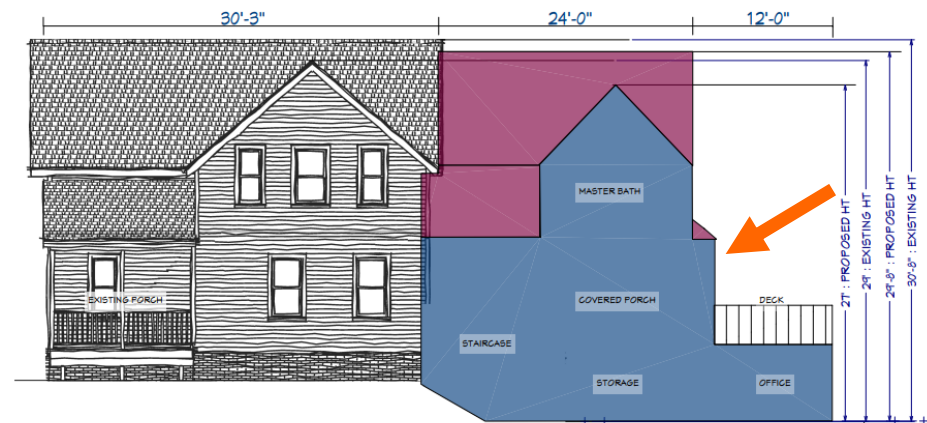
- The applicant is proposing to:
- Construct a rear addition with a deck and patio; and
 - Renovate the existing structure with new siding, windows and roofing.
 - At the last HDC meeting the Commission suggested the applicant consider flipping the second floor deck, reduce the scale and massing of the addition, and simplify the design.

Design Guideline Reference – Guidelines for Windows and Doors (08)and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:



Street View & Aerial Image




EAST PROPOSED ELEVATION | SIDEVIEW
SCALE: 1/4" = 1'-0"

East elevation showing rear addition

**HISTORIC
SURVEY
RATING**

C

50 NEW CASTLE AVE. (LUHD-185) – WORK SESSION #A (MODERATE PROJECT)										
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 50 New Castle Ave Case No.: A Date: 10-9-20</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		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>– Rear Addition with Deck and Patio –</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			<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			

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: **132-134 MIDDLE STREET (LUHD-105)**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **WORK SESSION #A**

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
☐ Condo Association ☒ Abutting Property Owner

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 historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that he structure is located on two separate lots.

J. Previous HDC Comments and Suggestions:

- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:

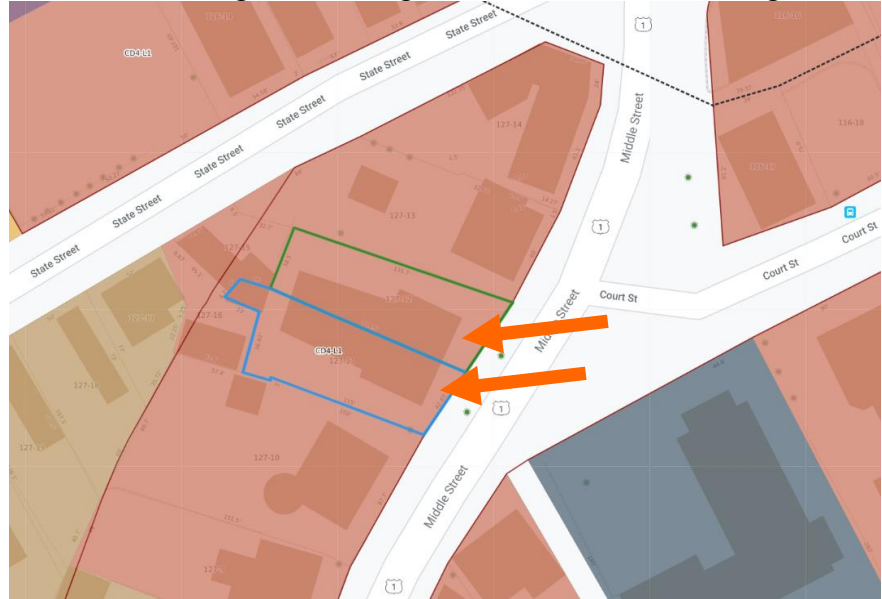
- The applicant has submitted a continuance request to the November meeting in order to meet with roofing and masonry experts to evaluate the feasibility of reusing the existing slate and making repairs or replacement to the brownstone.

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:



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map


**HISTORIC
SURVEY
RATING**

F

132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #A (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 & Trim, 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:10-14-20
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

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

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

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:

57 SALTER STREET (LUHD-180)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: WB
 - Land Use: Single Family
 - Land Area: 10,700 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Historical Significance: C
 - Public View of Proposed Work: View from Salter Street & Riverfront
 - Unique Features: Outbuilding
 - Neighborhood Association: South End

B. Proposed Work: To add a recessed porch, replace windows and remove skylights.

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
- ☐ 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 significant alternations, additions or expansions)

I. Neighborhood Context:

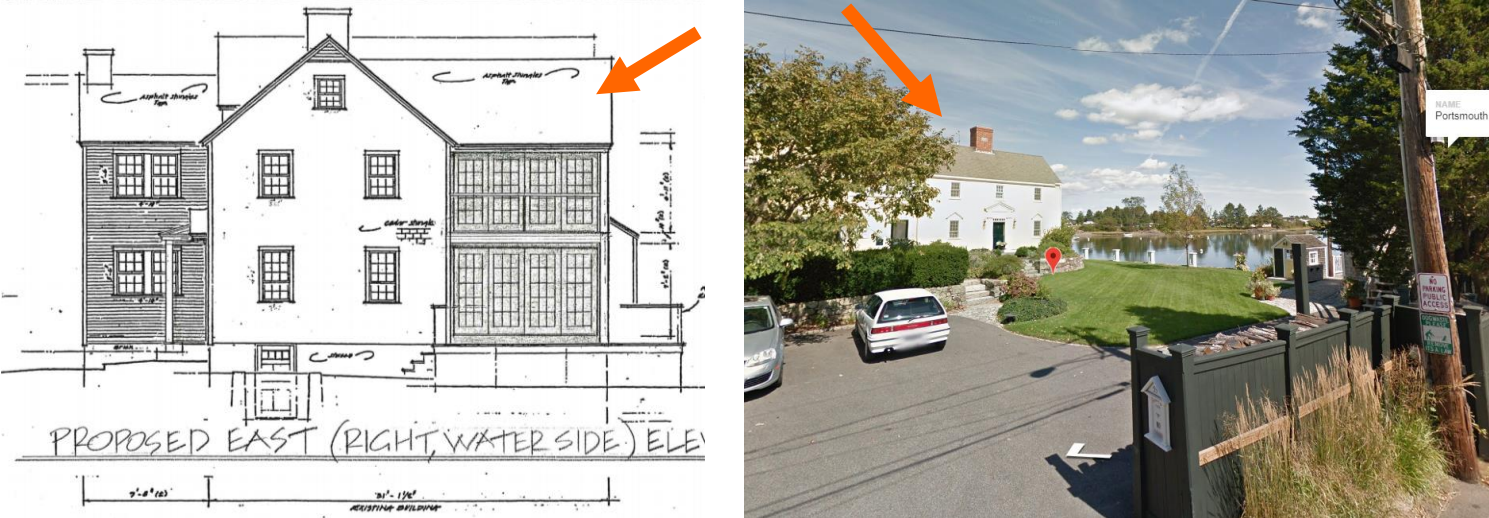
- This contributing structure is located along the end of Salter Street along the Piscataqua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:

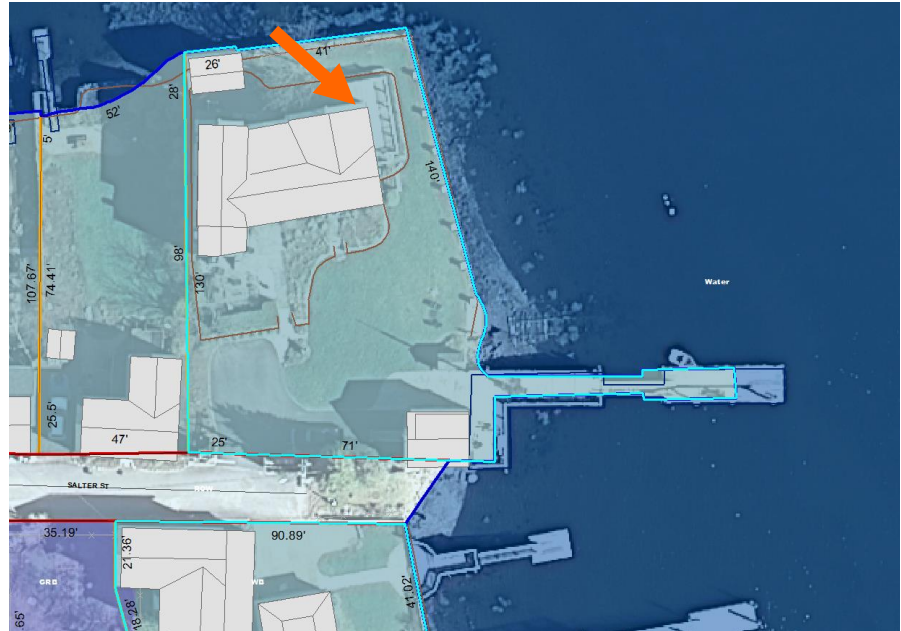
- The applicant proposed to:
- Add a new side entry porch and recessed porches on the rear elevation.
 - Resize and replace the windows.
 - Remove the skylights.
 - Note that several HDC members visited the site to better understand the relationship between the various sections of the existing house and to evaluate the potential design implications of adding the recessed porch. Revised plans will be distributed by October 8th.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

57 SALTER STREET (LUHD-180) – WORK SESSION #C (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)	MODERATE PROJECT - RECESSED PORCH, WINDOWS AND SKYLIGHTS ONLY -			
	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			<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: 57 SALTER ST. Case No: C Date: 10-14-20

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

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

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

239 NORTHWEST STREET (LUHD-196)
CERTIFICATE OF APPROVAL
WORK SESSION #1

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Single Family
 - Land Are: 4,791 SF +/-
 - Estimated Age of Structure: c.1830
 - Building Style: Greek Revival
 - Historical Significance: C
 - Public View of Proposed Work: View from Northwest Street
 - Unique Features: NA
 - Neighborhood Association: Christian Shore

B. **Proposed Work:** To restore house and add dormers and rear addition.

C. **Other Permits Required:**

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council
- ☐ Condo Association
- ☐ Abutting Property Owner

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)

J. **Neighborhood Context:**

- This contributing structure is located along the north edge of the North Mill Pond and other contributing structures along Northwest Street. Note that the Jackson House – the oldest building in New Hampshire - is located on Northwest Street..

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

The Application is proposing to:

- To restore our 1830 house by demolishing the interior to the studs and replacing electrical and plumbing systems while modernizing for high energy efficiency.
- The applicant states that they intend to engage a preservationist to review and advise on the design.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Masonry & Stucco (07), Windows and Doors (08) and, Small Scale New Construction and Additions (10).

L. **Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Aerial Map

**HISTORIC
SURVEY
RATING

C**

239 NORTHWEST STREET (LUHD-196) – WORK SESSION #1 (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)	<div>MINOR PROJECT</div> <div>– Restore House and add Rear Dormers and Addition –</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	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: 239 Northwest St. Case No.: 1 Date: 10-14-20

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 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:

100 MARKET STREET (LUHD-198)
CERTIFICATE OF APPROVAL
WORK SESSION #2

- Existing Conditions:
- Zoning District: CD5
 - Land Use: Commercial
 - Land Area: 13,571 SF +/-
 - Estimated Age of Structure: c.2000
 - Building Style: Modern Commercial
 - Historical Significance: NA
 - Public View of Proposed Work: View from Market and Hanover Streets
 - Unique Features: 1st large, 5 story, infill building with no setbacks
 - Neighborhood Association: Downtown

B. Proposed Work: To renovate the corner entrance.

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 Hanover and Market Streets. It is surrounded with many brick 3-4 story historic structures with no setbacks and small rear garden areas.

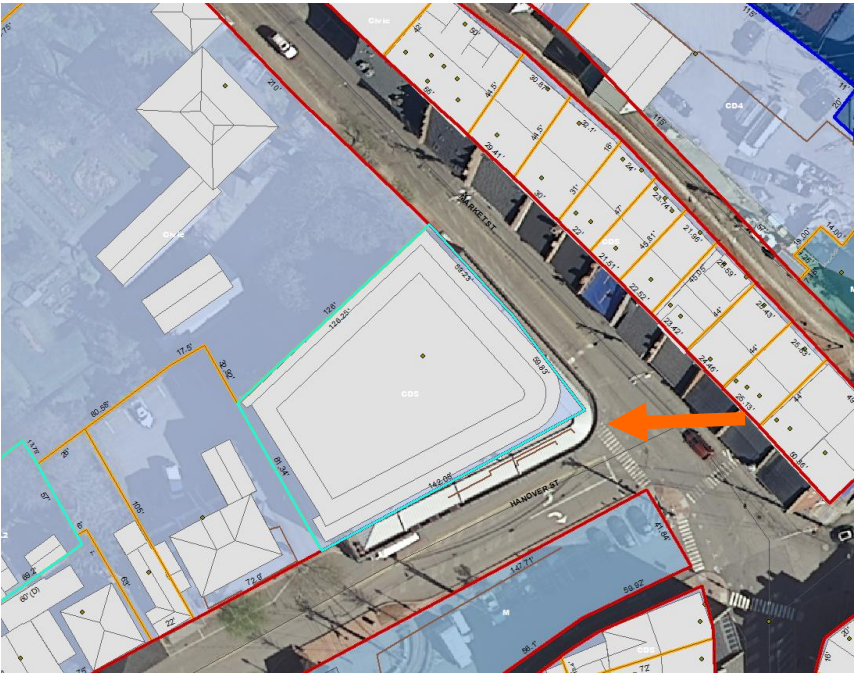
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the glass canopy at the corner entrance with a sign band;
- Expand the conditioned space within the storefront to include the recessed or covered corner entrance.

- Design Guideline Reference – *Guidelines for Masonry & Stucco (07), and Windows and Doors (08).*

K. Aerial Image, Street View and Zoning Map:



Zoning Map

HISTORIC
SURVEY
RATING

NA

100 MARKET STREET (LUHD-198) – WORK SESSION #2 (MINOR PROJECT)


		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 – Renovate the Corner Entrance –			
	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			
			40	Accessory Buildings (i.e. sheds, greenhouses...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 100 MARKET STREET Case No.: 2 Date: 10-14-18

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

HDC

ADMINISTRATIVE APPROVALS

October 07, 2020

1. 846 Middle Street (LUHD-195) -Recommended Approval
2. 249 Pleasant Street (LUHD-197) -Recommended Approval
3. 3 Pleasant Street (LUHD-200) -Recommended Approval
4. 700 Middle Street (LUHD-201) -Recommended Approval
5. 58 Manning Street (LUHD-202) -Recommended Approval
6. 355 Pleasant Street (LUHD-205) -Recommended Approval

1. 846 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a 4 ft. tall black metal picket fence to enclose the front yard of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work
Session or Administrative Approval
Application

LUHD-195

Status: Active

Submitted: Sep 10, 2020

Applicant

 Victoria Martel
 6036595949
 vicky@woodburnandcompany.com

Location

846 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We are proposing to install a 4' tall black metal picket fence, to enclose the front yard.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Full Name (First and Last) Vicky Martel	Relationship to Project Other
City/Town Newmarket	Mailing Address (Street) 103 Kent Place
Zip Code 03857	Email Address vicky@woodburnandcompany.com
Phone 781-249-8492	State NH
Business Name (if applicable) Woodburn & Company Landscape Architecture	If you selected "Other", please state relationship to project. Landscape Designer

Relationship to Project Engineer	Phone 603-659-4979
Email Address mikesievert@mjs-engineering.com	Zip Code 03857
State NH	Mailing Address (Street) 5 Railroad Street
Full Name (First and Last) Mike Sievert	If you selected "Other", please state relationship to project. --

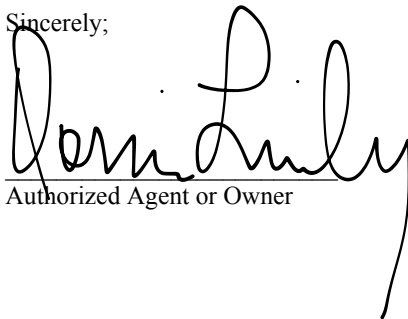
August 27, 2020

City of Portsmouth
Historic District Commission
1 Jenkins Avenue
Portsmouth, NH 03801

Dear Chairperson:

I hereby authorize Victoria Martel of Woodburn & Company Landscape architecture to represent me at the City of Portsmouth Historic District Commission meetings. The subject parcel is shown on Tax Map 152 as Lot 49 located at 846 Middle Street.

Sincerely;

A handwritten signature in black ink, appearing to read "Victoria Martel", written over a horizontal line.

Authorized Agent or Owner

1. Design is based on drawings of MJS Engineering, P.C. dated June 11, 2020 and may require adjustment due to actual field conditions.
2. The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the soil from erosion.
3. Erosion Control shall be in place prior to construction.
4. Erosion Control to include Erosion Control Mats and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
5. The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
6. It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar shall be provided on the drawings. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
7. Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all trunk protection. Do not cut or trim on the trunk face. Do not disturb roots. In order to protect the integrity of the root system, trunks and base of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
8. This plan is for review purposes only, NOT for Construction. Construction Documents will be provided upon request.
9. Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
10. The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
11. The Contractor shall procure any required permits prior to construction.
12. Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant material through a thorough soil analysis to be supplied by a third party. Soil test shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
13. Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is encountered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
14. The Contractor shall remove and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D.C. 20005.
15. A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity and plant species or material omissions occur in the plant list, the planting plans shall govern.
16. All plants shall be legibly tagged with proper botanical name.
17. The Contractor shall guarantee all plants for not less than one year from time of acceptance.
18. Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of the contractor to reject or return to the supplier any plants that do not meet the specifications. The contractor reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
19. No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
20. All landscaping shall be provided with the following:
 - a. Outside hose attachments spaced a maximum of 150 feet apart, and
 - b. An underground irrigation system, or
 - c. A temporary irrigation system designed for a two-year period of plant establishment.
21. If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
22. The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from all sites, should it not be available on site.
23. All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except planted beds. Plant beds shall be dressed to a depth of 12" with 75% or more topsoil.
24. Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 3/4" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
25. In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
26. Landscape Architect is not responsible for the means and methods of the contractor.



Symbol	Botanical Name	Common Name	Quantity	Size	Comments
VmB	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	6	100/flat	plant 8" o.c.



**woodburn
& company**
LANDSCAPE ARCHITECTURE

103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

MJS
ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-4779 Fax: (603) 659-4427
E-mail: mjs@mtc-engineering.com

JOB: 19-004

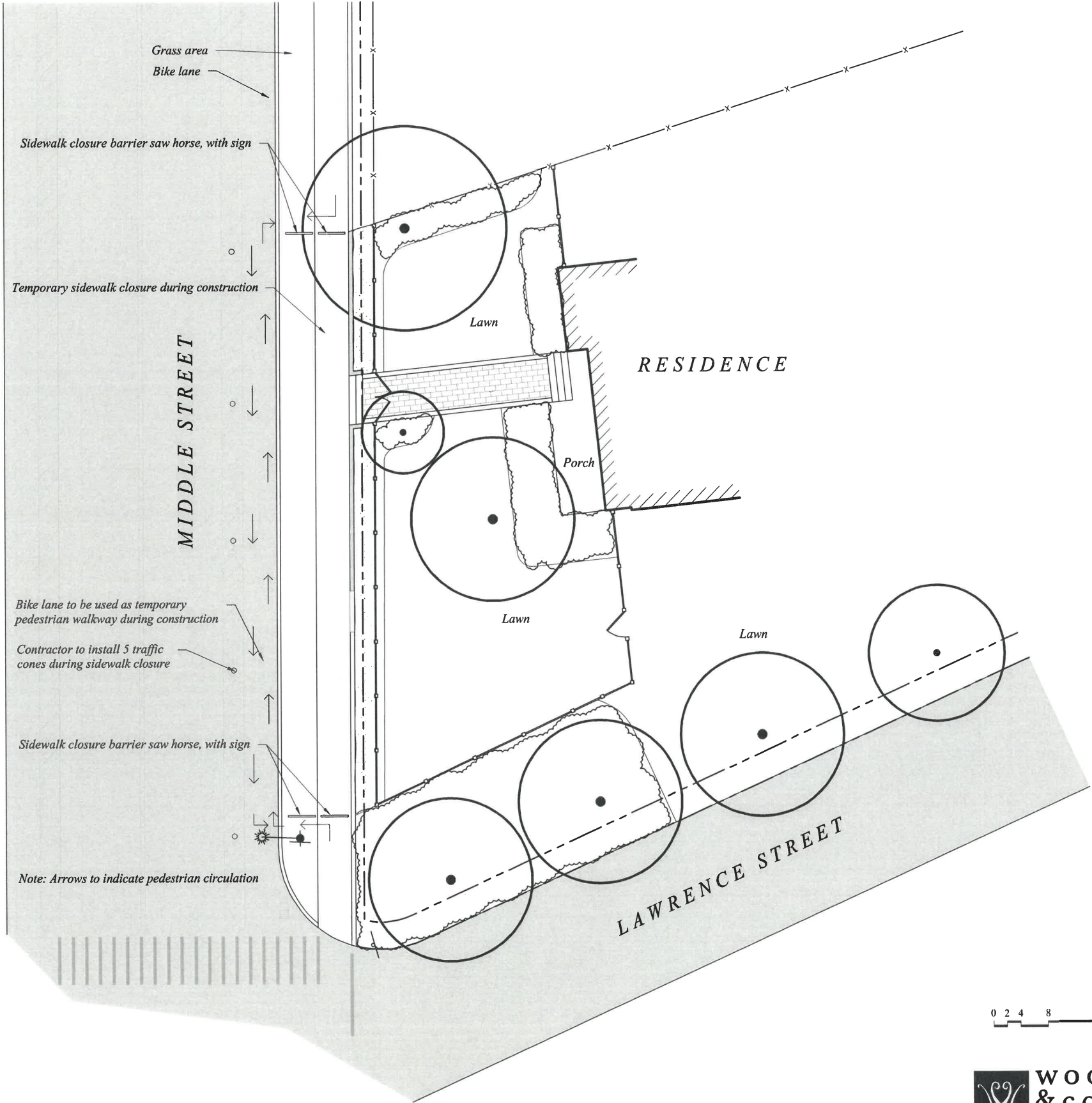
L101

[illegible]

DATE ISSUED:	8/27/20
SCALE:	1"=8'
DESIGNED BY:	VM
DRAWN BY:	LF
APPROVED BY:	RW
DWG FILE:	

PROPOSED LANDSCAPE/FENCE PLAN
prepared for
DORVIN LIVELY
TAX MAP 452, LOT 49
846 MIDDLE ST, PORTSMOUTH, NH 03801

MJS ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Rensselaer Ave., 2nd Fl.
Newtown, CT 06459
Phone: (833) 659-4979, Fax: (860) 659-4627



0 2 4 8 16



**woodburn
& company**

LANDSCAPE ARCHITECTURE
103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949



ENGINEERING, P.C.
CIVIL • STRUCTURAL • ENVIRONMENTAL
5 Railroad St., P.O. Box 359
Newmarket, NH 03857
Phone: (603) 659-5949 Fax: (603) 659-5950
E-mail: mjs@mjs-engineering.com

SIDEWALK CLOSURE PLAN

prepared for
DORVIN LIVELY
TAX MAP 152, LOT 49
846 MIDDLE ST. PORTSMOUTH, NH 03801

DATE ISSUED: 8/27/20
SCALE: 1"=8'
DESIGNED BY: VM
DRAWN BY: LF
APPROVED BY: RW
DWG FILE:

SEAL

REVISIONS

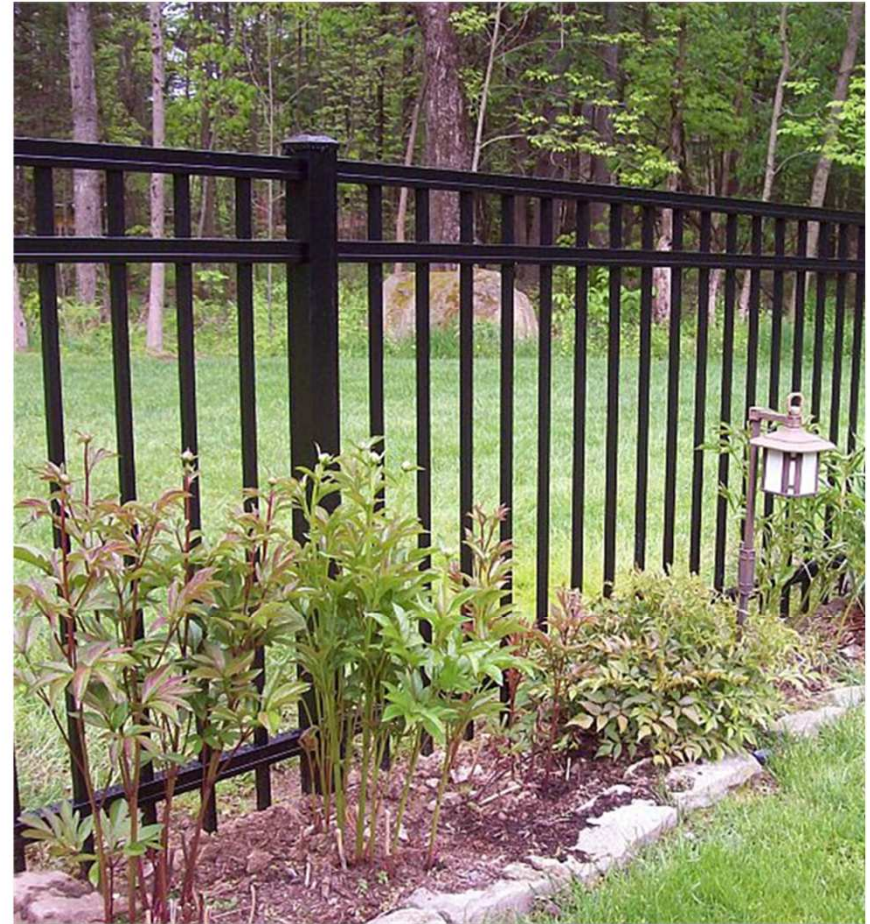
NO.

DATE

INT.

JOB: 19-004

L102



LIVELY RESIDENCE

Proposed Fence Images

Regis Aluminum Fence #4230

color: Satin Black



LIVELY RESIDENCE

Existing Conditions Photos

2. 249 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval for (2) separate projects:

- 1) The installation of an A/C condenser and a change to a previously approved design (return to original window count on the rear elevation of the home and new exterior door styles).
- 2) A change to a previously approved design on the Carriage House on the property (mount sliding barn style doors on the inside of the main entry frame versus the outside).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-197

Status: Active

Submitted: Sep 17, 2020

Applicant



Jennifer Ramsey



603-766-3760 ext. 1



jramsey@sommastudios.com

Location

249 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

1) Add Condenser, return to original window count at back of home and switch out previously approved exterior door styles

2) Within the approved permit for the Carriage House renovation at 249 Pleasant St., Portsmouth, it is my intention that the specified 'Sliding Barn Doors' be mounted on the Inside of the main entry frame (so they are 'hidden' as the doors are opened), as opposed as mounted on the Outside. No change to the underlying specification on the permit is being requested.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

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

true

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

true

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

Other

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

Designer

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

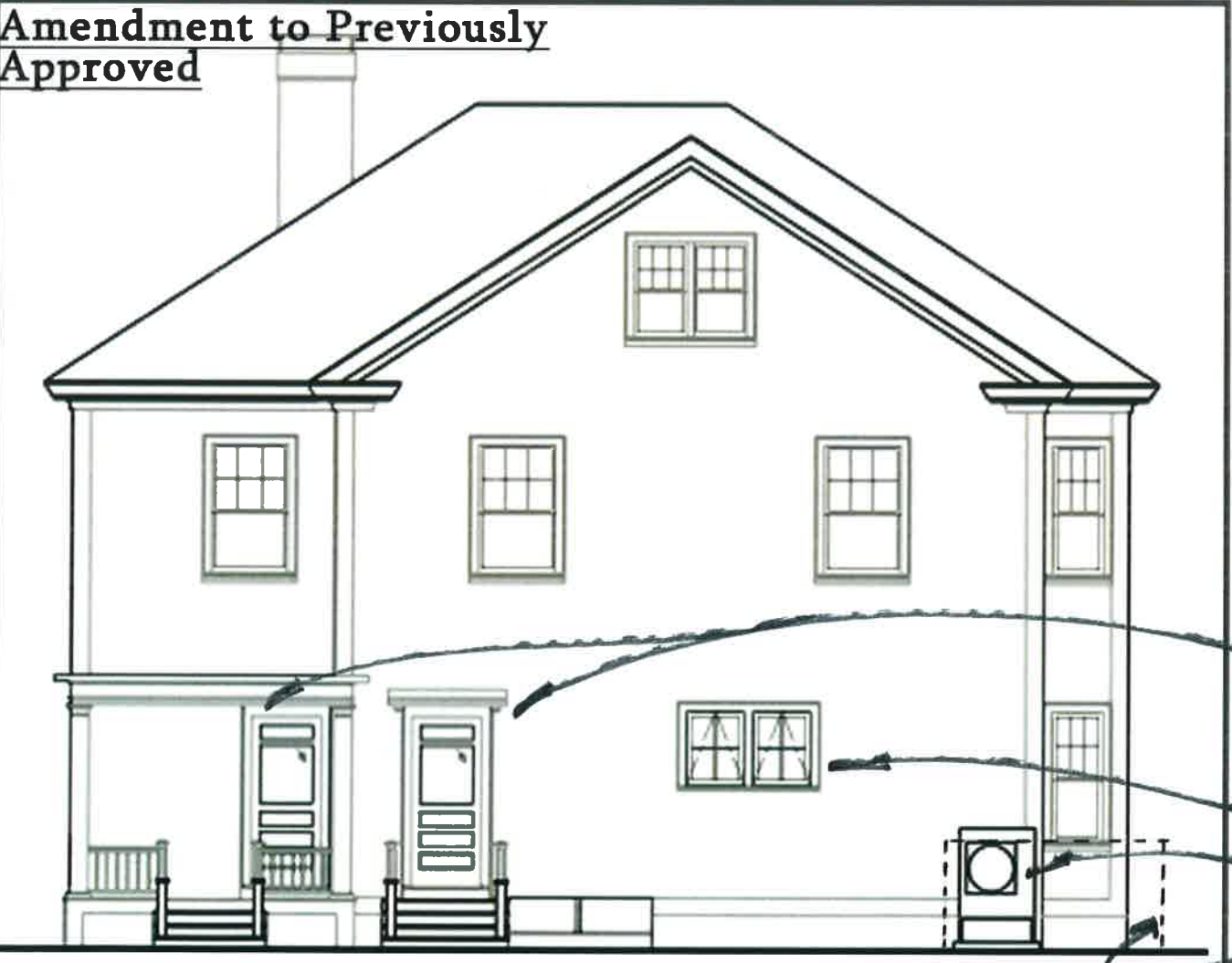
Existing Photo: Rear Elevation



Previously
Approved



Amendment to Previously
Approved



New doors in previously existing locations. (Style now matches original)

New Marvin windows in existing location (see Existing Photo)

New condenser on 4" concrete pad and 12" stand

Line of fence



HDC Amendment 10.2020
SOMMA Studios

249 Pleasant Street
Portsmouth, New Hampshire

New condenser on 4" concrete pad and 12" stand
(behind owner's own fence)



Existing Photo: Left Elevation



Job Name:

System Reference:

Date:



Outdoor Unit: MXZ-3C30NAHZ2

ACCESSORIES

The outdoor unit is delivered with the base pan heater factory installed.

Airflow Guide (PAC-SH96SG-E)
 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
 1/4" x 3/8" Port Adapter (PAC-493PI)
 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
 M-NET Adapter (PAC-IF01MNT-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C30NAHZ2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	12,600 - 28,400
	Rated Total Input	W	2,272 / 2,661
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	11,400 - 36,000
	Rated Total Input	W	2,096 / 2,187
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	18,000 / 16,500
	Maximum Capacity	Btu/h	28,600 / 27,600
	Rated Total Input	W	1,991 / 1,993
Heating at 5°F*	Maximum Capacity	Btu/h	28,600
Connectable Capacity		Btu/h	12,000 - 36,000
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30.5
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	54
	Heating	dB(A)	58
External Dimensions (H x W x D)		In mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)	In / mm	A:1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU	Ft / m	49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB

Cooling | Outdoor: 95° F (35° C) DB / W.B. 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB

Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB

Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

SPECIFICATIONS: MXZ-3C30NAHZ2

OPERATING RANGE:

	Outdoor
Cooling	D.B. 14 to 115° F [D.B. -10 to 46° C]*1
Heating	W.B. -13 to 65° F [W.B. -25 to 18° C]

*1. D.B. 5 to 115° F [D.B. -15 to 46° C], when an optional Air Outlet Guide is installed.

ENERGY EFFICIENCIES:

Indoor Unit Type	SEER	EER	HSPF	COP @ 47°F	COP @ 17°F
Non-ducted (09+09+12)	18.0	12.5	11.0	4.00	2.65
Ducted and Non-ducted	17.00	11.40	10.40	3.85	2.58
Ducted (09+09+12)	16.0	10.3	9.8	3.70	2.50

NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-3C30NAHZ2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
 - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
 - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

NOTES:

MXZ-3C30NAHZ2 OPERATIONAL PERFORMANCE

NON-DUCTED:

# of indoor unit	Total Nominal Capacity (x1000 Btu/h)	Total Indoor Unit Capacity (Btu/h)	Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)		
				Heating Capacity Range (Btu/h)		
				Unit A	Unit B	Unit C
1	6	6,000	6	6,000	-	-
		7,400		7,400	-	-
1	9	9,000	9	9,000	-	-
		11,000		11,000	-	-
1	12	12,000	12	12,000	-	-
		14,400		14,400	-	-
1	15	14,000	15	14,000	-	-
		18,000		18,000	-	-
1	18	17,200	18	17,200	-	-
		21,600		21,600	-	-
1	24	22,500	24	22,500	-	-
		22,600		22,600	-	-
2	12	12,000	6 + 6	6,000	6,000	-
		14,800		7,400	7,400	-
2	15	15,000	6 + 9	6,000	9,000	-
		18,400		7,400	11,000	-
2	18	18,000	6 + 12	6,000	12,000	-
		22,000		7,500	14,500	-
2	21	20,000	6 + 15	6,000	14,000	-
		22,000		6,400	15,600	-
2	24	23,000	6 + 18	5,900	17,100	-
		23,000		5,900	17,100	-
2	30	24,000	6 + 24	5,100	18,900	-
		24,000		5,900	18,100	-
2	18	18,000	9 + 9	9,000	9,000	-
		22,000		11,000	11,000	-
2	21	20,000	9 + 12	8,600	11,400	-
		22,000		9,500	12,500	-
2	24	23,000	9 + 15	9,000	14,000	-
		23,000		8,700	14,300	-
2	27	24,000	9 + 18	8,200	15,800	-
		24,000		8,100	15,900	-
2	33	24,000	9 + 24	6,900	17,100	-
		24,000		7,900	16,100	-
2	24	23,000	12 + 12	11,500	11,500	-
		23,000		11,500	11,500	-
2	27	24,000	12 + 15	11,100	12,900	-
		24,000		10,700	13,300	-
2	30	24,000	12 + 18	9,900	14,100	-
		24,000		9,600	14,400	-
2	36	24,000	12 + 24	8,300	15,700	-
		24,000		9,300	14,700	-
2	30	24,000	15 + 15	12,000	12,000	-
		24,000		12,000	12,000	-
2	33	24,000	15 + 18	10,800	13,200	-
		24,000		10,900	13,100	-
2	36	24,000	18 + 18	12,000	12,000	-
		24,000		12,000	12,000	-
3	18	18,000	6 + 6 + 6	6,000	6,000	6,000
		22,000		7,300	7,300	7,300
3	21	21,000	6 + 6 + 9	6,000	6,000	9,000
		25,800		7,400	7,400	11,000
3	24	24,000	6 + 6 + 12	6,000	6,000	12,000
		28,400		7,200	7,200	14,000
3	27	26,000	6 + 6 + 15	6,000	6,000	14,000
		28,400		6,400	6,400	15,600
3	30	28,400	6 + 6 + 18	5,800	5,800	16,700
		28,600		5,800	5,800	17,000
3	36	28,400	6 + 6 + 24	4,900	4,900	18,500
		28,600		5,700	5,700	17,300

MXZ-3C30NAHZ2 OPERATIONAL PERFORMANCE, CONTD.

NON-DUCTED:

# of indoor unit	Total Nominal Capacity (x1000 Btu/h)	Total Indoor Unit Capacity (Btu/h)	Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)		
				Heating Capacity Range (Btu/h)		
				Unit A	Unit B	Unit C
3	24	24,000	6 + 9 + 9	6,000	9,000	9,000
		28,400		7,100	10,600	10,600
3	27	28,400	6 + 9 + 12	6,300	9,500	12,600
		28,400		6,400	9,500	12,500
3	30	28,400	6 + 9 + 15	5,900	8,800	13,700
		28,600		5,800	8,600	14,100
3	33	28,400	6 + 9 + 18	5,300	7,900	15,200
		28,600		5,300	7,900	15,400
3	30	28,400	6 + 12 + 12	5,700	11,400	11,400
		28,600		5,800	11,400	11,400
3	33	28,400	6 + 12 + 15	5,300	10,700	12,400
		28,600		5,300	10,300	12,900
3	36	28,400	6 + 12 + 18	4,800	9,700	13,900
		28,600		4,900	9,500	14,200
3	36	28,400	6 + 15 + 15	5,000	11,700	11,700
		28,600		4,900	11,900	11,900
3	27	28,400	9 + 9 + 9	9,500	9,500	9,500
		28,400		9,500	9,500	9,500
3	30	28,400	9 + 9 + 12	8,500	8,500	11,400
		28,600		8,600	8,600	11,300
3	33	28,400	9 + 9 + 15	8,000	8,000	12,400
		28,600		7,900	7,900	12,900
3	36	28,400	9 + 9 + 18	7,300	7,300	13,900
		28,600		7,200	7,200	14,200
3	33	28,400	9 + 12 + 12	7,700	10,300	10,300
		28,600		7,900	10,300	10,300
3	36	28,400	9 + 12 + 15	7,300	9,700	11,400
		28,600		7,200	9,500	11,900
3	36	28,400	12 + 12 + 12	9,500	9,500	9,500
		28,600		9,500	9,500	9,500

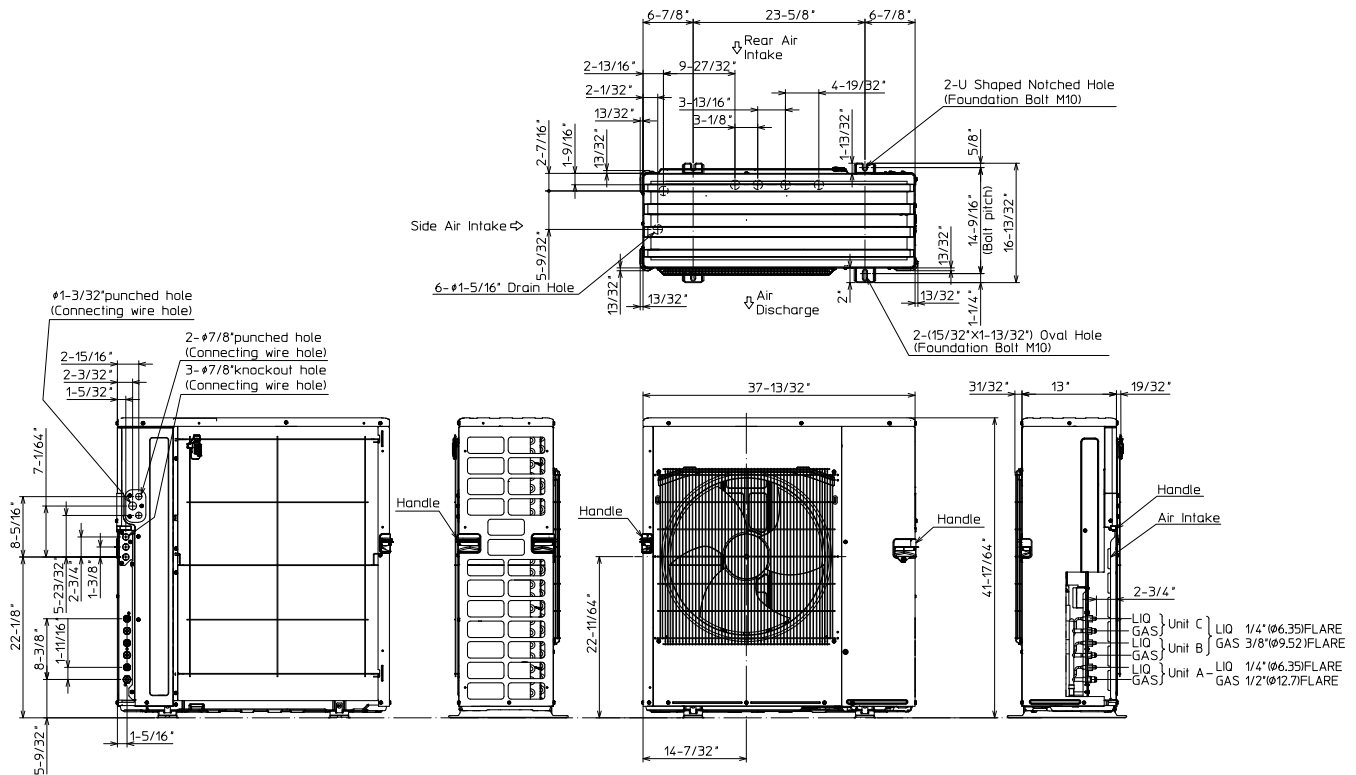
MXZ-3C30NAHZ2 OPERATIONAL PERFORMANCE, CONTD.

DUCTED:

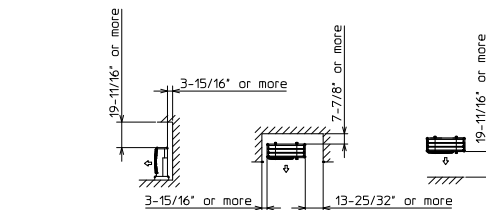
# of indoor unit	Total Nominal Capacity (x1000 Btu/h)	Total Indoor Unit Capacity (Btu/h)	Operational Performance for Indoor Unit Combinations (Unit A + Unit B + Unit C)	Cooling Capacity Range (Btu/h)		
				Heating Capacity Range (Btu/h)		
				Unit A	Unit B	Unit C
1	9	9,000	9	9,000	-	-
		10,900		10,900	-	-
1	12	12,000	12	12,000	-	-
		13,600		13,600	-	-
1	15	15,000	15	15,000	-	-
		18,000		18,000	-	-
1	18	17,200	18	17,200	-	-
		21,600		21,600	-	-
1	24	22,600	24	22,600	-	-
		24,000		24,000	-	-
2	18	18,000	9 + 9	9,000	9,000	-
		21,800		10,900	10,900	-
2	21	21,000	9 + 12	9,000	12,000	-
		22,800		10,100	12,700	-
2	24	24,000	9 + 15	9,000	15,000	-
		24,000		9,100	14,900	-
2	27	24,000	9 + 18	8,200	15,800	-
		24,000		8,000	16,000	-
2	33	24,000	9 + 24	6,800	17,200	-
		24,000		7,500	16,500	-
2	24	24,000	12 + 12	12,000	12,000	-
		24,000		12,000	12,000	-
2	27	24,000	12 + 15	10,700	13,300	-
		24,000		10,300	13,700	-
2	30	24,000	12 + 18	9,900	14,100	-
		24,000		9,300	14,700	-
2	36	24,000	12 + 24	8,300	15,700	-
		24,000		8,700	15,300	-
2	30	24,000	15 + 15	12,000	12,000	-
		24,000		12,000	12,000	-
2	33	24,000	15 + 18	11,200	12,800	-
		24,000		10,900	13,100	-
2	36	24,000	18 + 18	12,000	12,000	-
		24,000		12,000	12,000	-
3	27	27,000	9 + 9 + 9	9,000	9,000	9,000
		27,400		9,100	9,100	9,100
3	30	27,400	9 + 9 + 12	8,200	8,200	11,000
		27,600		8,500	8,500	10,600
3	33	27,400	9 + 9 + 15	7,500	7,500	12,500
		27,600		7,600	7,600	12,500
3	33	27,400	9 + 12 + 12	7,500	10,000	10,000
		27,600		7,900	9,900	9,900
3	36	27,400	12 + 12 + 12	9,100	9,100	9,100
		27,600		9,200	9,200	9,200
3	36	27,400	9 + 9 + 18	7,000	7,000	13,400
		27,600		6,900	6,900	13,700
3	36	27,400	9 + 12 + 15	6,900	9,100	11,400
		27,600		7,100	8,800	11,700

DIMENSIONS: MXZ-3C30NAHZ2

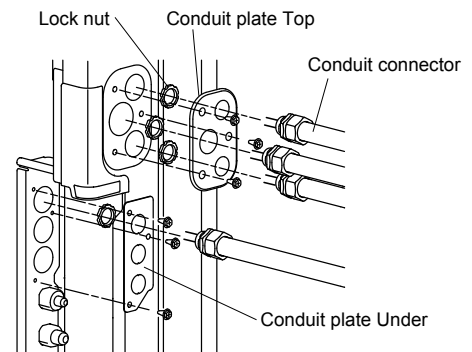
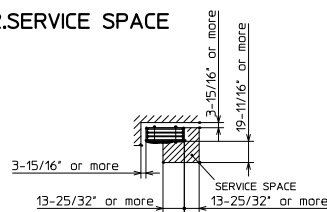
Unit: inch



1.FREE SPACE



2.SERVICE SPACE



COOLING & HEATING

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Specifications are subject to change without notice.

© 2019 Mitsubishi Electric Trane HVAC US, LLC

7117 — THERMAL SASH



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:





Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel

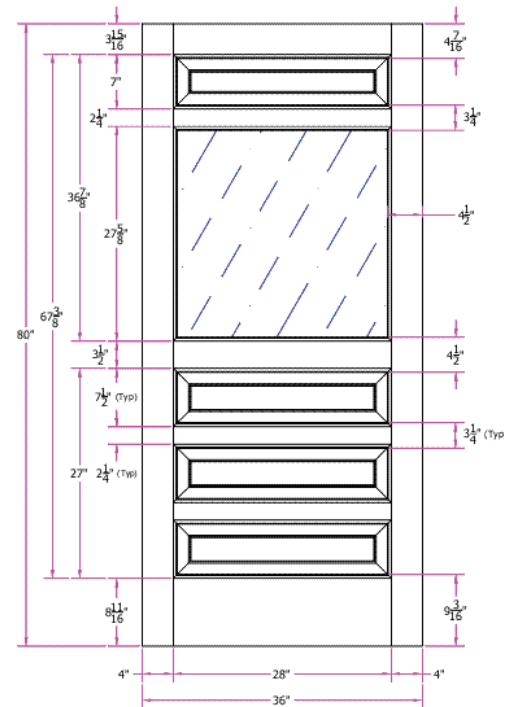
Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

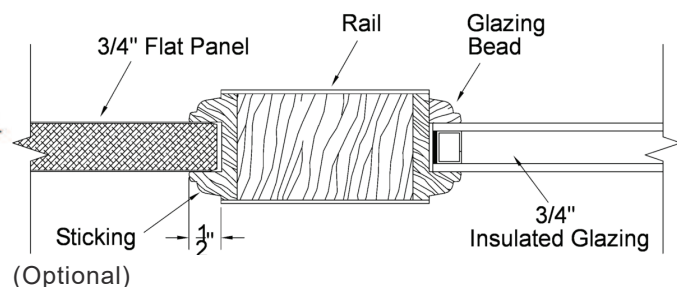
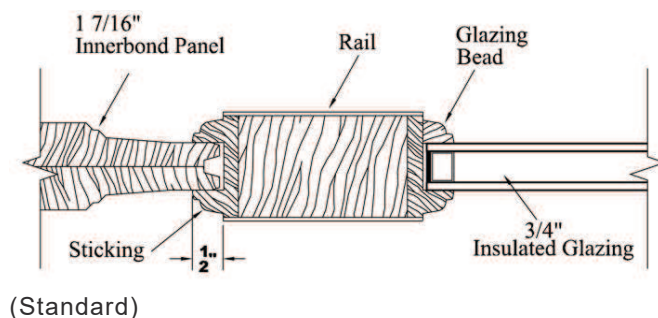
STANDARD FEATURES

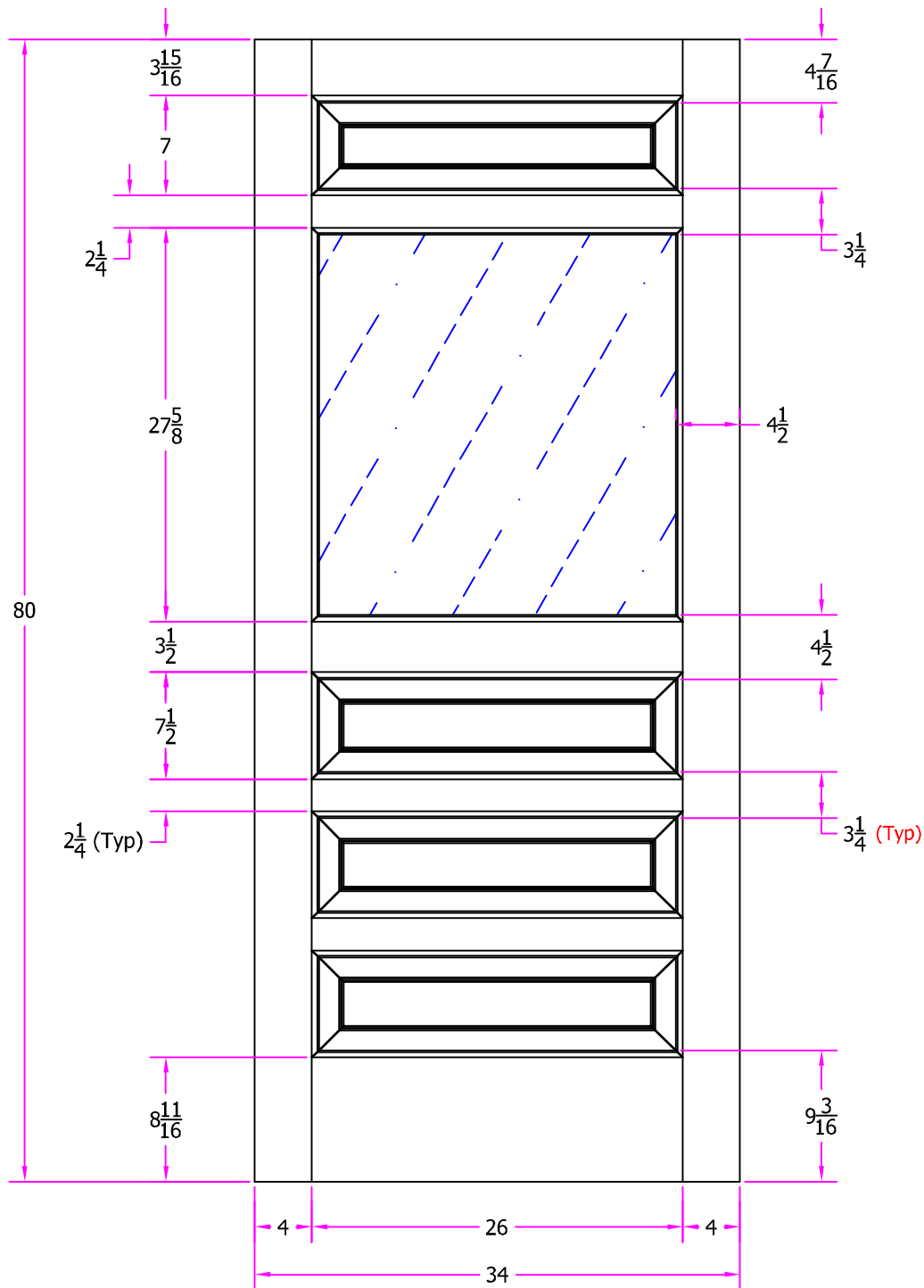
-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

DETAILED DRAWING



DETAILS





THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

Revisions

Rev. #	Description	Date	by Whom

TITLE 7117 2/10 x 6/8 Customer Layout			
DRAWING NO. D-7117-210-608-0700			
LAYOUT 00	SCALE NTS	PATTERN # 7059	
DRAWN BY: J. Decker		DATE 11/28/2007	
Simpson®			



3. 3 Pleasant Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (add wall mounted light fixtures/light poles and add two signs).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work
Session or Administrative Approval
Application

LUHD-200

Status: Active

Submitted: Sep 18, 2020

Applicant

 Tracy Kozak
 603-731-5187
 tkozak@jsainc.com

Location

3 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Add wall mounted light fixtures & light poles, and 2 signs.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Mailing Address (Street) 273 Corporate Drive, Ste 100	If you selected "Other", please state relationship to project. --
Phone 603-731-5187	City/Town Portsmouth
State NH	Email Address tkozak@jsainc.com
Business Name (if applicable) JSA Design	Relationship to Project Architect
Full Name (First and Last) Tracy Kozak	Zip Code 03801

Acknowledgement

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

true

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

Other

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

true

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

architect

3 PLEASANT STREET BRICK MARKET



DRAWING LIST:

- 1 - COVER
- 2 - SUMMARY
- 3 - ELEVATIONS - west
- 4 - ELEVATION - south, proposed
- 5 - ELEVATIONS - east
- 6 - ELEVATION - north, proposed
- 7 - SITE LIGHTING PLAN - proposed
- 9 - PERSPECTIVE VIEWS - proposed

HDC - REVISIONS TO PREVIOUSLY APPROVED APPLICATION
SEPTEMBER 18, 2020

PRODUCT DETAIL SHEETS:

- * SIGNAGE
- * GAS TORCH WALL SCENCE LIGHT FIXTURES
- * LIGHT POLES

1

COVER

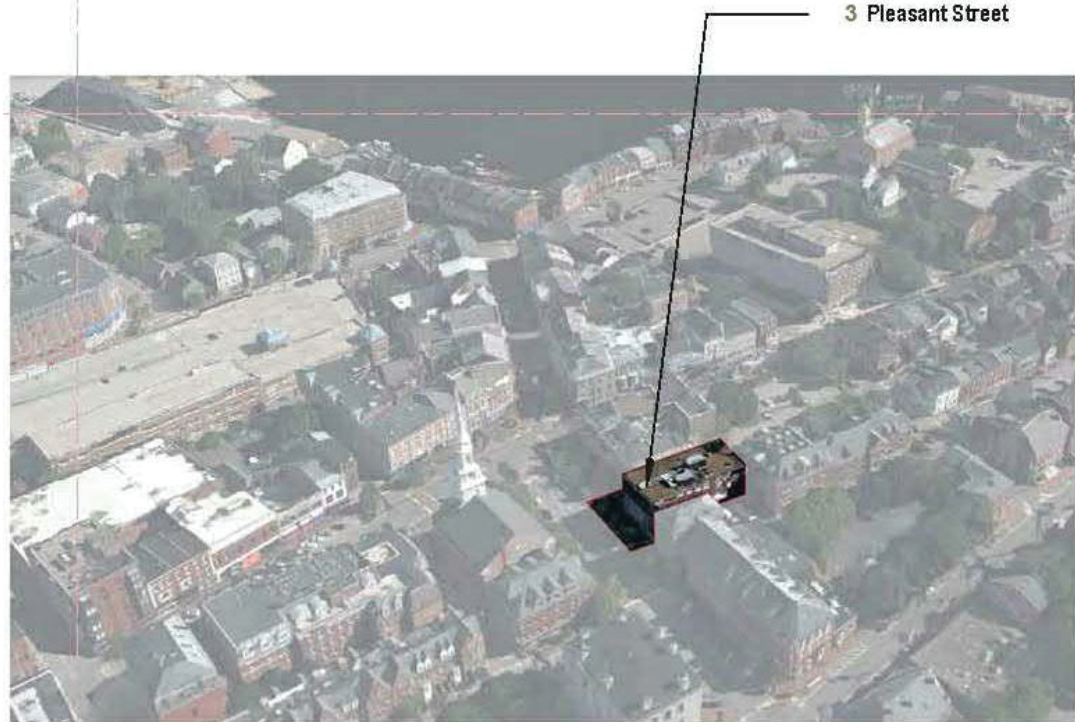
3 PLEASANT STREET at BRICK MARKET

SCALE:
HDC REVISIONS

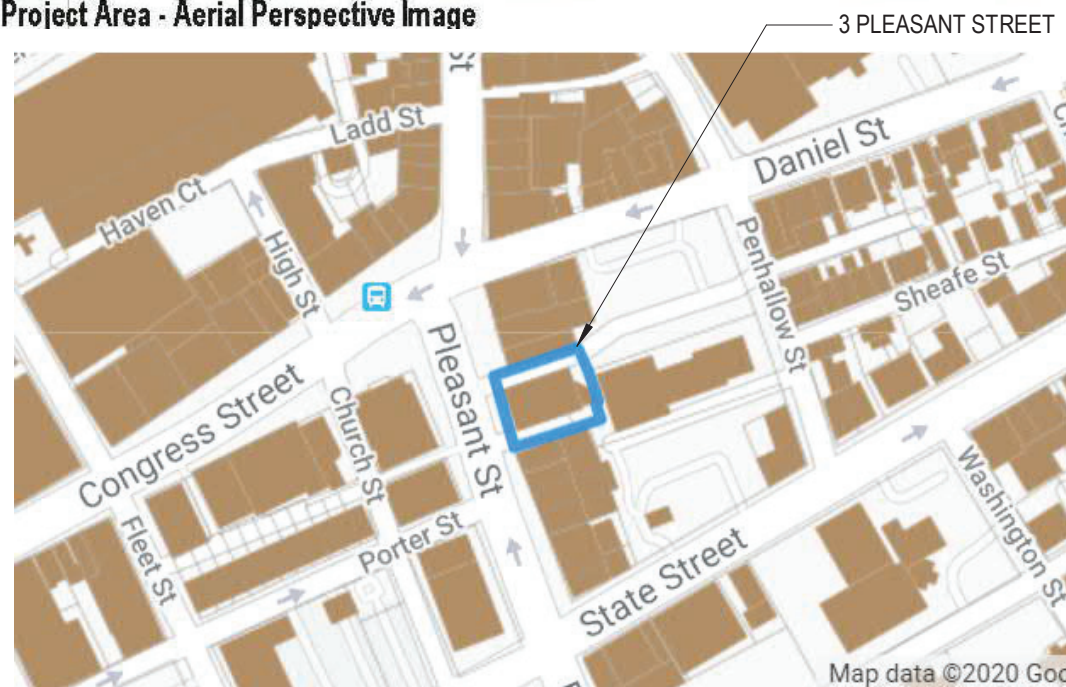
SEPTEMBER 18, 2020

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Project Area - Aerial Perspective Image

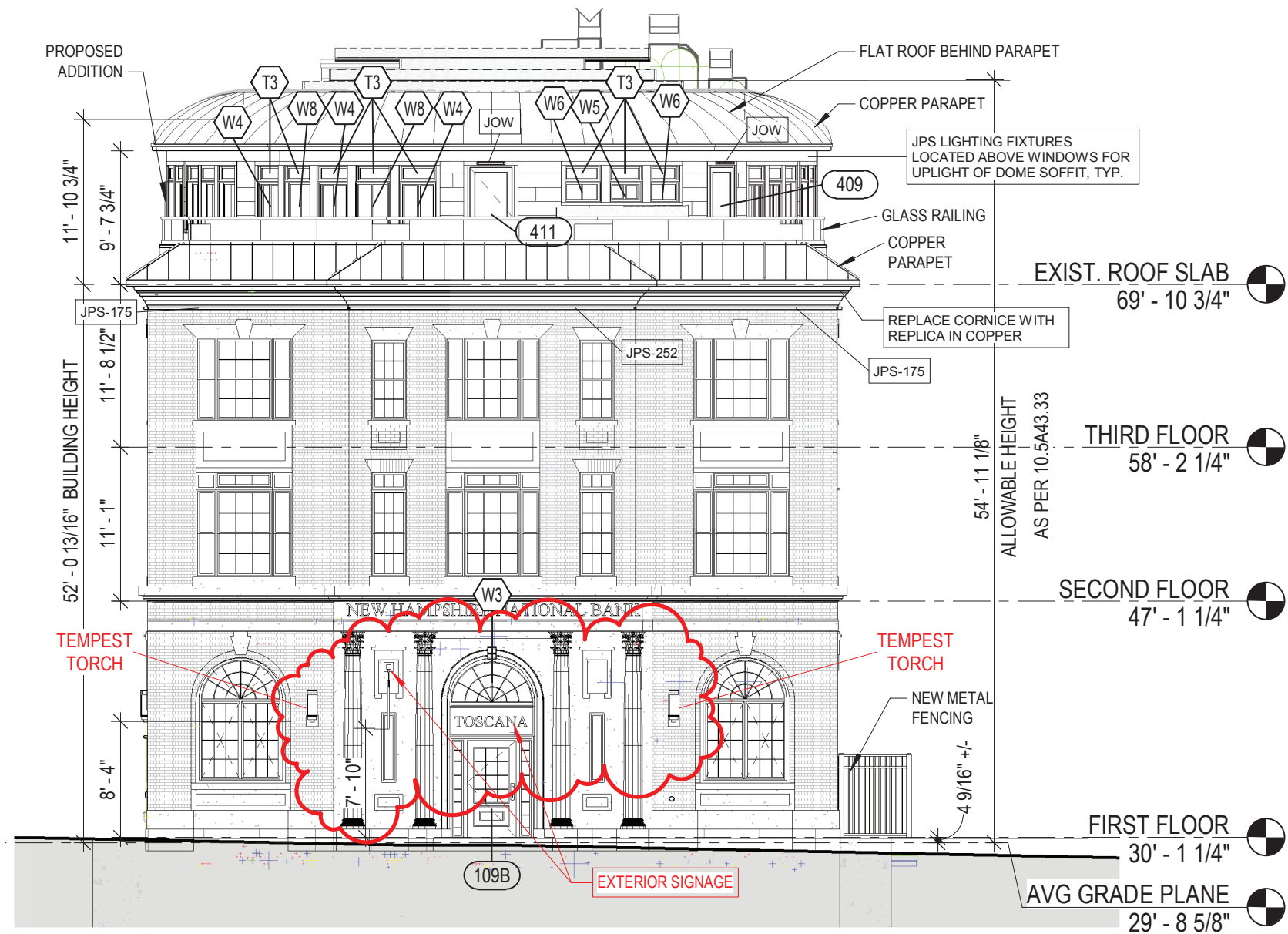


3 Pleasant Street at Brick Market

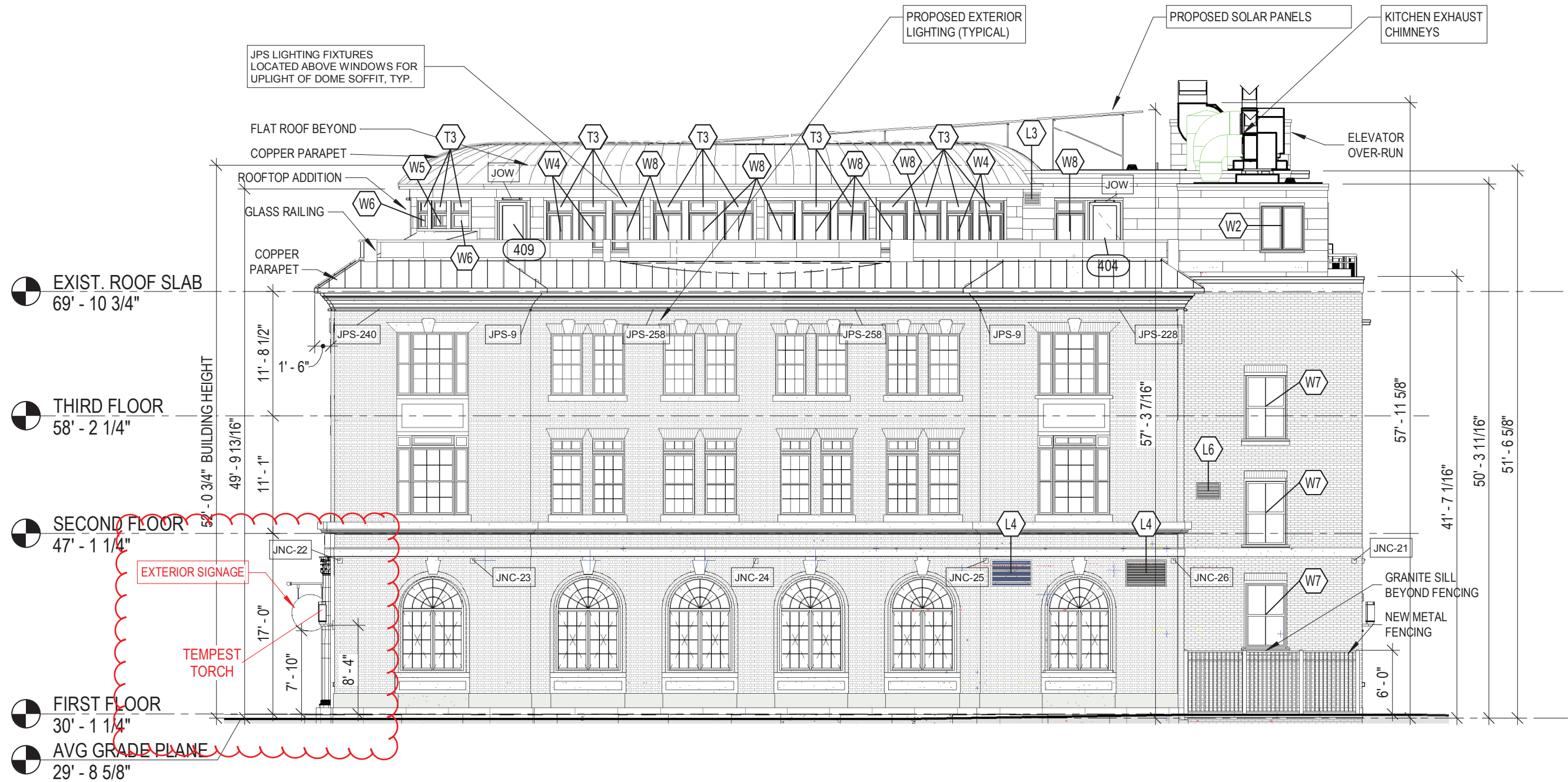
Historic District Commission Application, Revisions to previously approved application
September 18, 2020

Miscellaneous minor revisions per engineering and construction coordination:

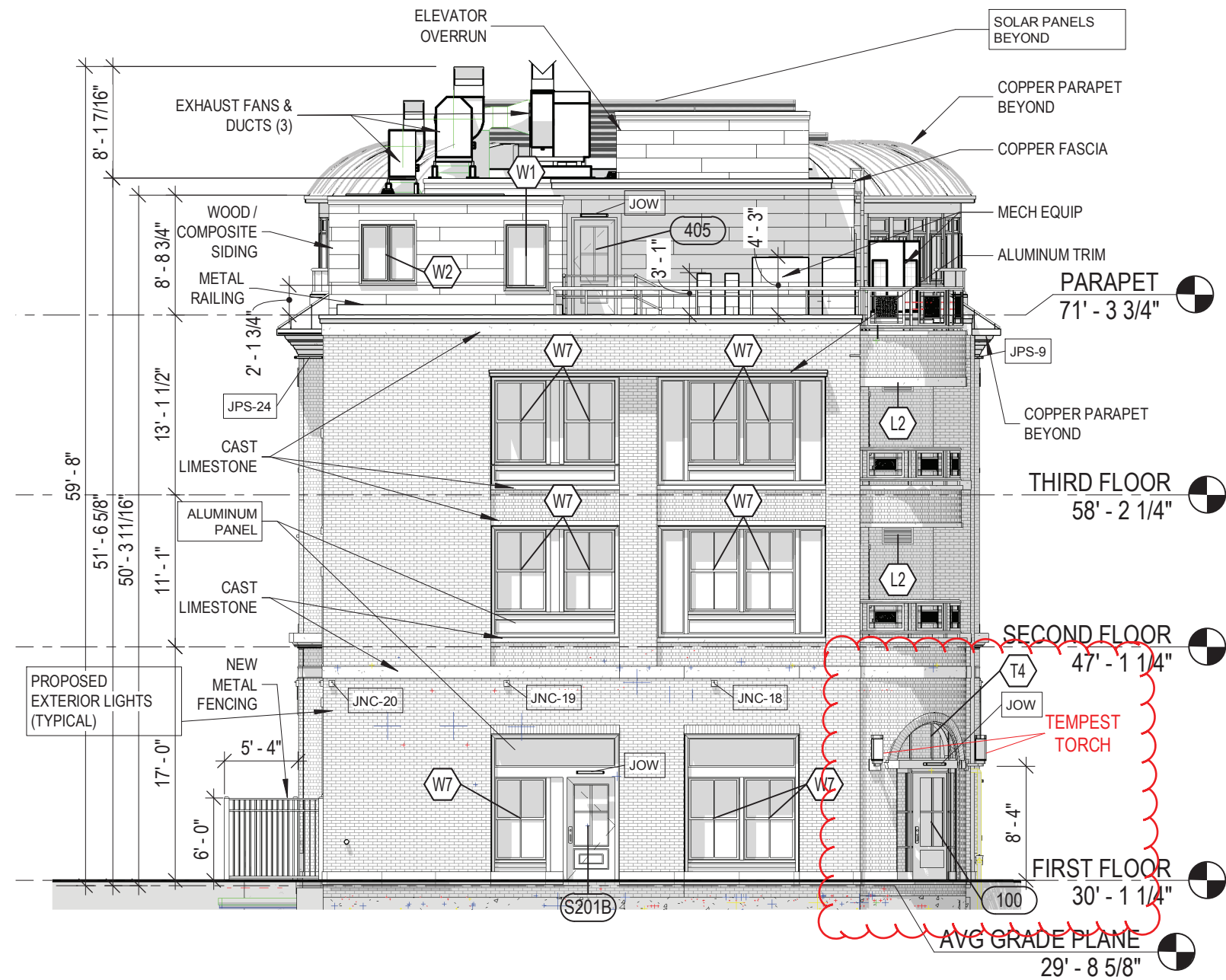
1. Exterior lighting –
 - Light poles to support suspended cantenary lighting cables" over side alleys.
 - Two Gas Tempest Torches on either side of both the front and rear main entrances.
2. Signage –
 - 2 Signs for First Floor Tenant on West elevation at entrance.



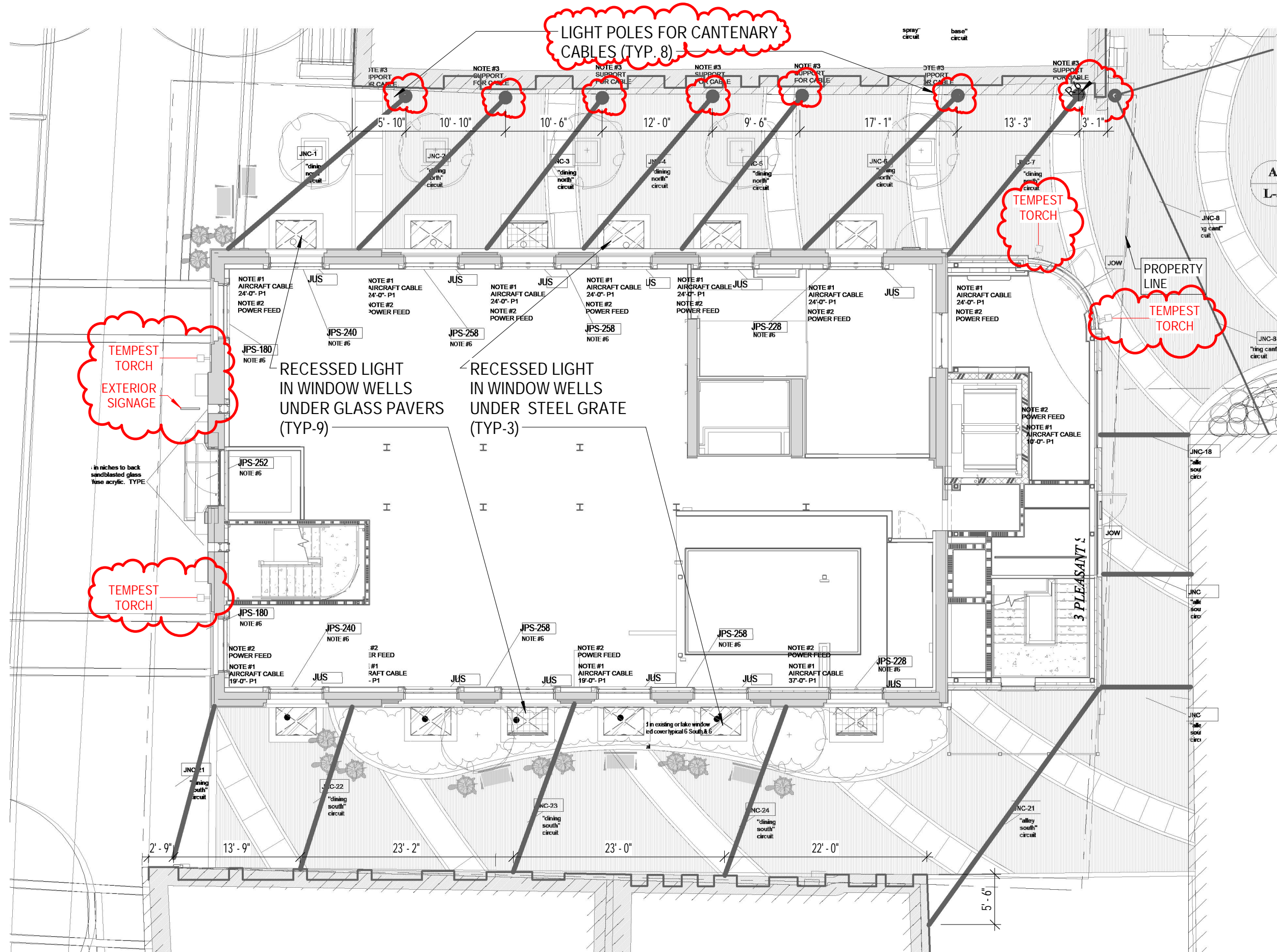
2 FRONT (WEST) ELEVATION - PROPOSED
3/32" = 1'-0"



1 **SOUTH ELEVATION - PROPOSED**
3/32" = 1'-0"



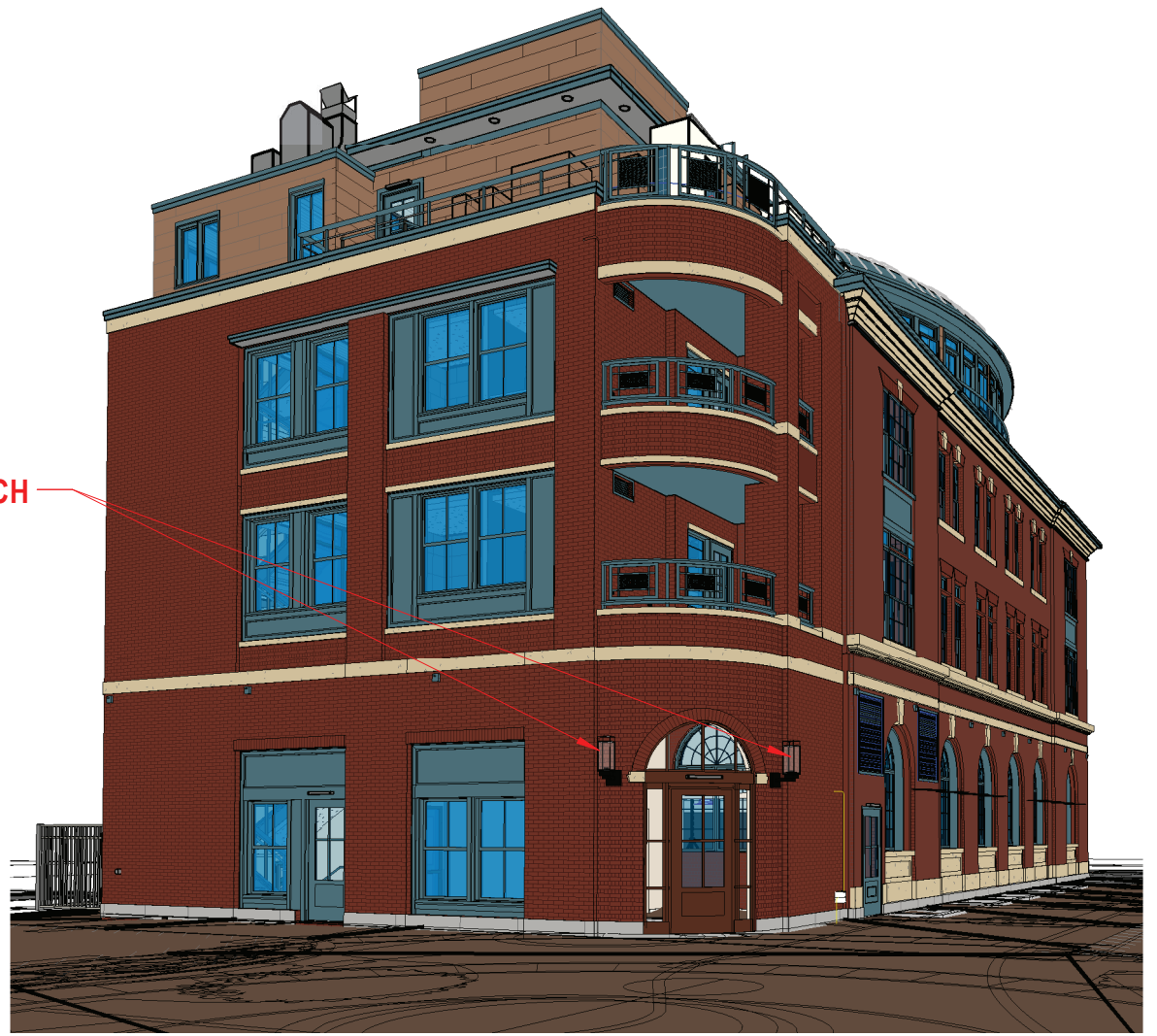
2 EAST ELEVATION - PROPOSED
3/32" = 1'-0"





1 FRONT NW PERSPECTIVE - FROM NORTH CHURCH

EXTERIOR SIGNAGE



2 REAR NE PERSPECTIVE - FROM PROPOSED REAR COURTYARD

9 PERSPECTIVE VIEWS, PROPOSED
3 PLEASANT STREET at BRICK MARKET

SCALE:
HDC REVISIONS

SEPTEMBER 18, 2020

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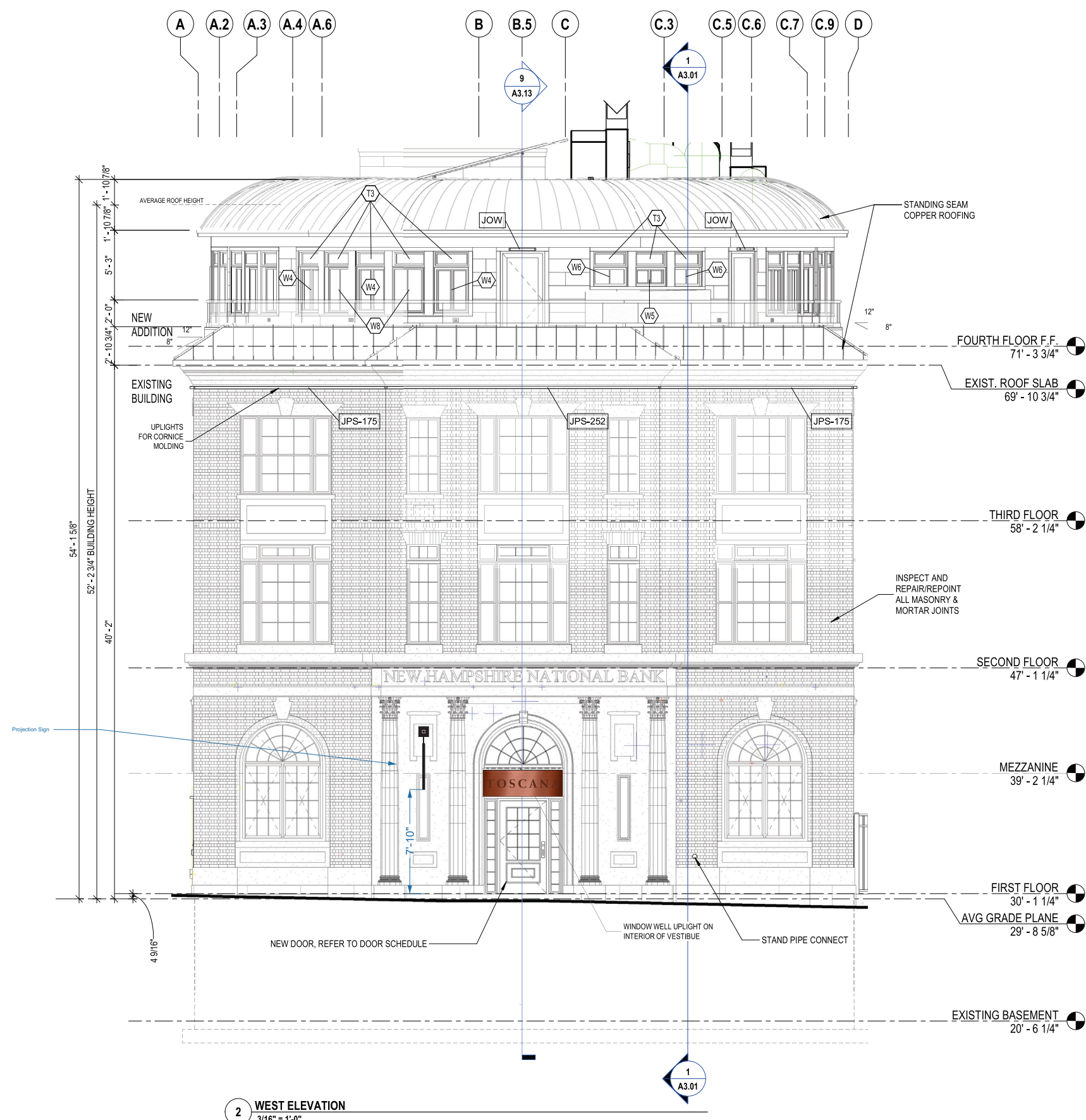
EXTERIOR HANGING SIGN: 41.5"X41.5"X2" DOUBLE FACE HDU CARVED EST. 2010 AND BORDER;
RAISED 1/4" WHITE ACRYLIC TUSCAN & ITALIAN CHOPHOUSE & WINE BAR AND 3D CARVED STEER;
SATIN BLACK & COPPER; ALUMINUM BAND W/DECORATIVE SCREWS AND
48" HANGING BRACKET & MOUNTING HARDWARE **12SQFT**

3/4" BLACK PVC BACKER

EMBOSSED COPPER FACE W/
COPPER STANDOFF



24"x73"x3/4" BLACK PVC BACKER WITH 23"x72" MILL FINISHED EMBOSSED
COPPER FACE. COPPER FACE WILL HAVE 1/2" COPPER STANDOFF; COPPER
TO REMAIN NATURAL; NOTE: COPPER WILL PATINA WITH TIME
12.16 SQFT





Tempest Torch 24V

Owner's Manual

Natural Gas (sku 94900745) - Propane (sku 94900755)

Tested and
listed by



Portland
OR

ANSI Z21.97-2017 / CSA 2.41-2017, CSA 2.17-2017
Outdoor Decorative Gas Appliances
Report # 0028GM083S

⚠ WARNING: For Outdoor Use Only. Installation and service must be performed by a qualified installer, service agency or the gas supplier.

⚠ WARNING: If the information in this manual is not followed exactly, a fire or explosion may result causing property damage, personal injury, or loss of life.

⚠ WARNING: Do not store or use gasoline, or other flammable vapors and liquids, in the vicinity of this or any other appliance.
An LP-cylinder not connected for use shall not be stored in the vicinity of this or any other appliance.

⚠ DANGER: FIRE OR EXPLOSION HAZARD

If you smell gas:

- Shut off gas to the appliance.
- Extinguish any open flame.
- If odor continues, leave the area immediately.
- After leaving the area, call your gas supplier or fire department.

Failure to follow these instructions could result in fire or explosion, which could cause property damage, personal injury, or death.

! DANGER



Hot glass will
cause burns.
Do not touch
glass until
cooled.
Never allow
children to
touch glass.

! DANGER



CARBON MONOXIDE HAZARD

This appliance can produce carbon monoxide which has no odor.

Using it in an enclosed space can kill you.

Never use this appliance in an enclosed space such as a camper, tent, car or home.

INSTALLER: Leave this manual with the appliance.

CONSUMER: Retain this manual for future reference.



**TRAVIS INDUSTRIES
HOUSE OF FIRE**

\$10.00

© Copyright 2020, T.I.

Part # 100-01471

Features:

- Electronic Ignition (switch turns torch on or off)
- Maximum 20,000 BTU Input
- Removable Rain Cap
- Tempered Glass (easy to remove and clean)
- Stainless Steel Construction
- Automatic Gas Shutoff Valve for Safety

Installation Options:

- For Outdoor Installation Only
- For Fixed Line Installations Only
- Wall Mount
- Post Mount
- Pillar Mount

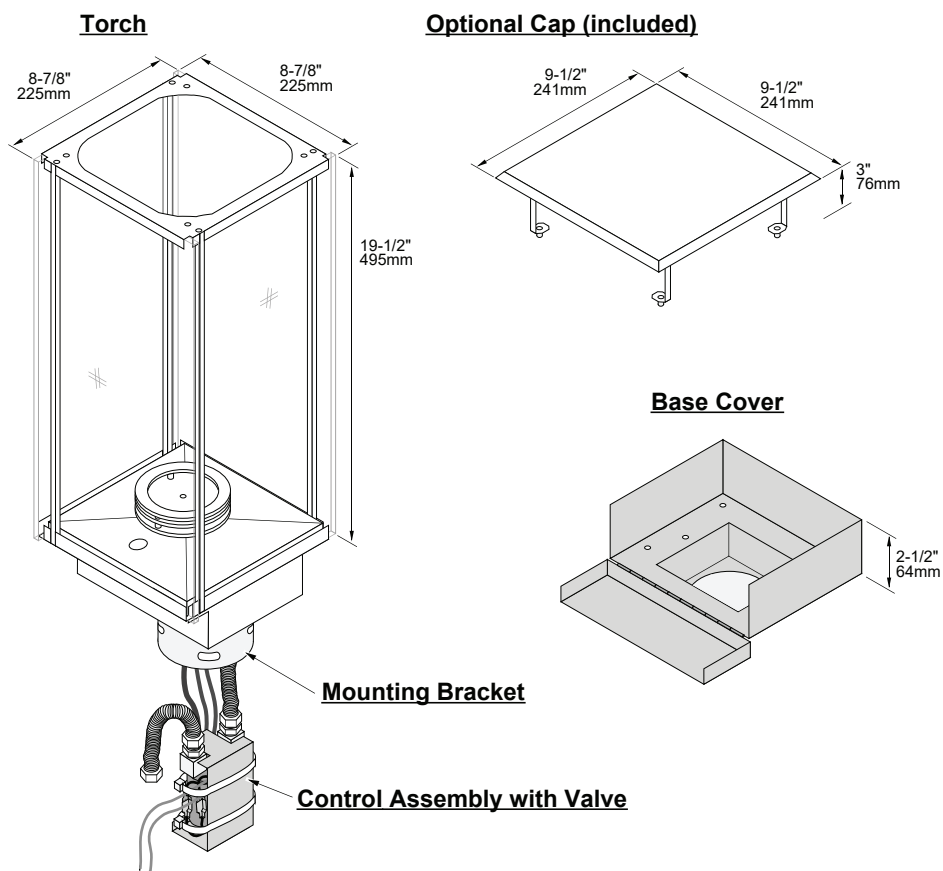
Gas Specifications:

	NG	LP
Input Rating (Btuh)	20,000	20,000
Orifice Size (DMS)	#50	#55
Burner Ports	25 Holes	49 Holes
Manifold Pressure	7" wc	11" wc
Max. Inlet Pressure	7" wc	11" wc

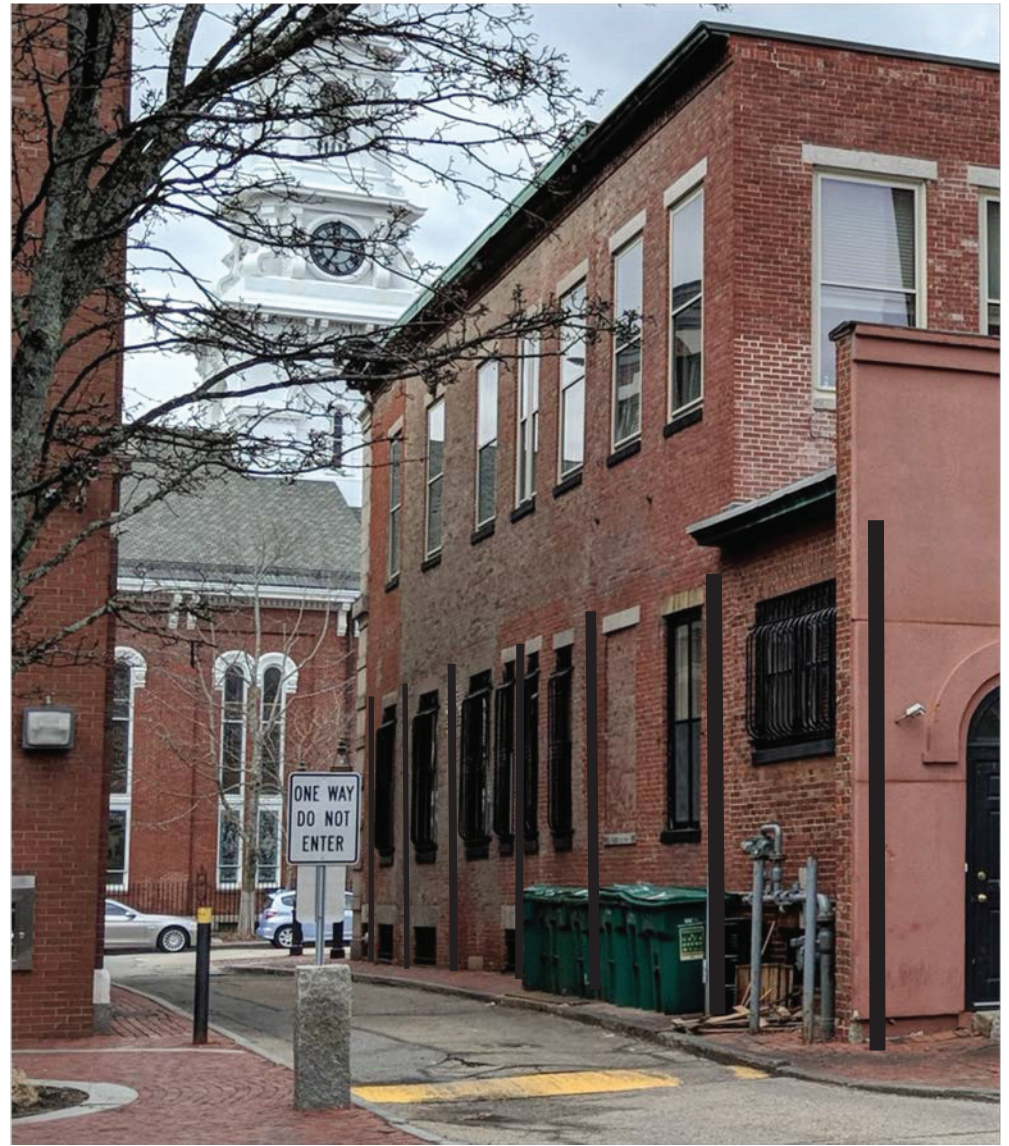
Electrical Specifications:

24 Volts AC, 1.6 amps (on startup), 40 watts (on startup)

Dimensions:



NOTE: All Clearances are measured from the glass (and glass frame).



Pole locations (cantenary cables and lights not shown)

Proposed pole locations for cantenary light cable attachments. Refer to attached cut sheets for actual pole and base profiles.

NORTH SIDE OF NORTH ALLEY (RIRA BUILDING)

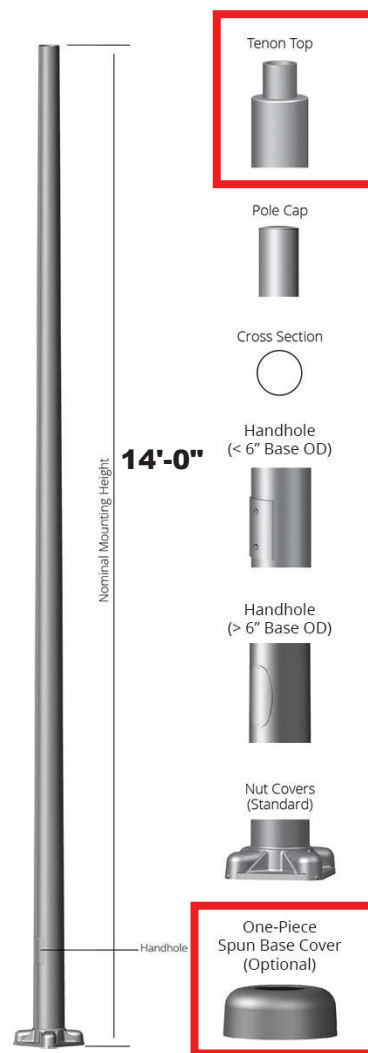
Round Tapered Aluminum Light Poles, Anchor Base

Product Overview

- **Pole Shaft** - The pole shaft is extruded and spun from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A covered hand hole with hardware and grounding provision are provided.
- **Anchor Base & Cover** - The anchor base is cast from 356 alloy aluminum and supplied with nut covers. The completed pole assembly is heat-treated to a T6 temper. Optional spun collar, square cast and decorative base covers available as special order.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

5" POLE BASE DIAMETER TYPICAL;

7" POLE BASE DIAMETER AT JNC-8, REAR CORNER OF RIRA BUILDING



Dark Bronze
(VA-DB)



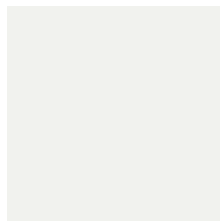
Medium Bronze
(VA-MB)



Black
(VA-BK)



White
(VA-WH)



Natural Aluminum
Silver (Painted)
(VA-NA)



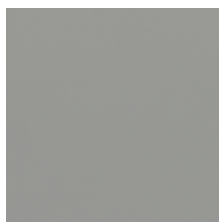
Dark Green
(VA-DG)



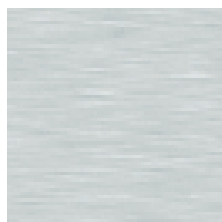
Slate Gray
(VA-SG)



Light Gray
(VA-LG)



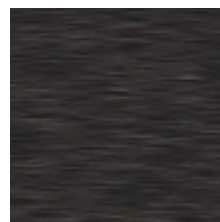
Satin Silver
Anodized
(VA-SSA)



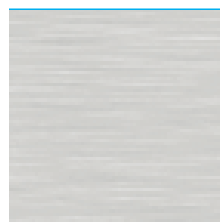
Bronze Anodized
(VA-BZA)



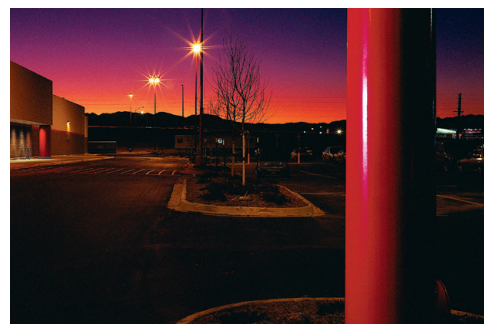
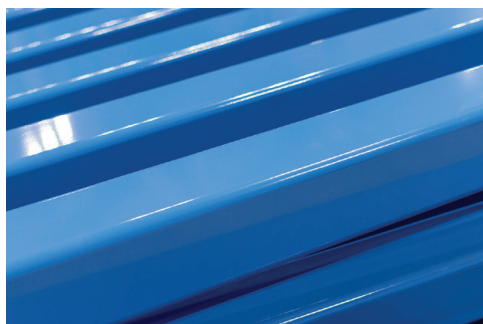
Black Anodized
(VA-BKA)



Satin Brushed
(non-painted)



***Custom colors & architectural matches available.**



*Contact your sales representative for physical color chips.

Note: Actual colors may vary. This is due to the fact that every computer monitor has a different capability to display colors and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately portrays the true color of the product.

3 Pleasant Street

HDC 09-18-2020

This page - For reference only; as previously approved.

SUSPENDED CANTENARY LIGHTING

(As previously approved by HDC 05/07/2020 for cables, light fixtures, and star anchor plates at wall mount locations.)

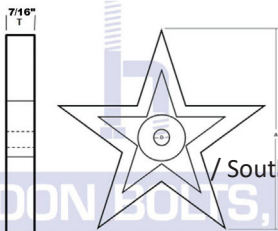


HAYDON BOLTS, INC.

3 PLEASANT ST
HDC 05-08-2020

STANDARD CANTENARY CABLE ANCHOR
PLATE ATTACHMENT AT WALLS

Star Washer Cut Sheet

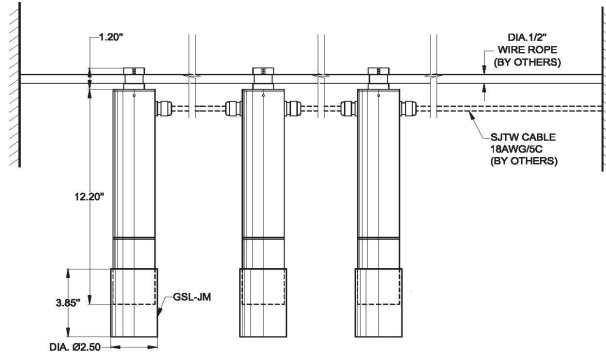


Diameter: 3/4
Finish: Plain ☐ Galvanized ☒
Additional Comments:

1181 Unity St. Philadelphia, PA 19124-3196 215.537.8700 Fax 215.537.5569
www.HaydonBolts.com

MODEL CZXL16i-CAT-DIA. 1/2" WIRE ROPE 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.
- Additional lenses, louvers and filters can be mounted inside housing for additional light control and effect.



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.

VOLTAGE: 120-277 Volt AC
WATTAGE: 10 Watt
LAMP: Nichia LED
COLOR TEMP.: 3000K
BEAM SPREAD: 57°
DIMMABILITY: 0-10V

SERIES: CZXL MODEL: 16i-CAT

FINISHES: Anodized

Polyester coating with chromate conversion substrate surface.

Custom colors available. Please provide international color code.

ORDER INFORMATION: Number sample: CZXL16i-CAT-ACL = CZXL16i-CAT in anodized clear finish

CODE
CZXL16i-CAT

ABK
ACL

BK
BZ
WT

custom color PCC

3 PLEASANT STREET

TYPE JNC

CZXL-16i-CAT-GSL-120V-10-30-57-010-ABK-1/2" SSWP

Custom ZX16i catenary style LED fixture with integral power supply, long glare shield, 120V input, 10W HK LED, 3000k color temp, 57 degree beam spread, 0-10v dimming, anodized black finish, designed to accommodate 1/2" diameter stainless steel wire rope (by others)

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



Proposed fixture



Sample installation

4. 700 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (omit two windows on the North side of the barn).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work
Session or Administrative Approval
Application

LUHD-201

Status: Active

Submitted: Sep 18, 2020

Applicant

 Mike Myers
 6036828321
 mike@jewettfarms.com

Location

700 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

In order to receive a building permit for this project, the two new/proposed small windows on the North side of the barn were removed from the construction plan. The barn had a 0' setback and to add these windows required a minimum of a 5' setback to be compliant with the life safety code. These windows would have been new openings/windows to the barn, were not visible from any vantage point on Middle Street nor Aldrich Road and were proposed only in an effort to bring in more natural light (albeit limited light since it is the north side). As the building code did not allow these windows to be installed, we are asking for administrative approval to remove these windows from the plan the HDC approved.

Description of Proposed Work (Planning Staff)

--

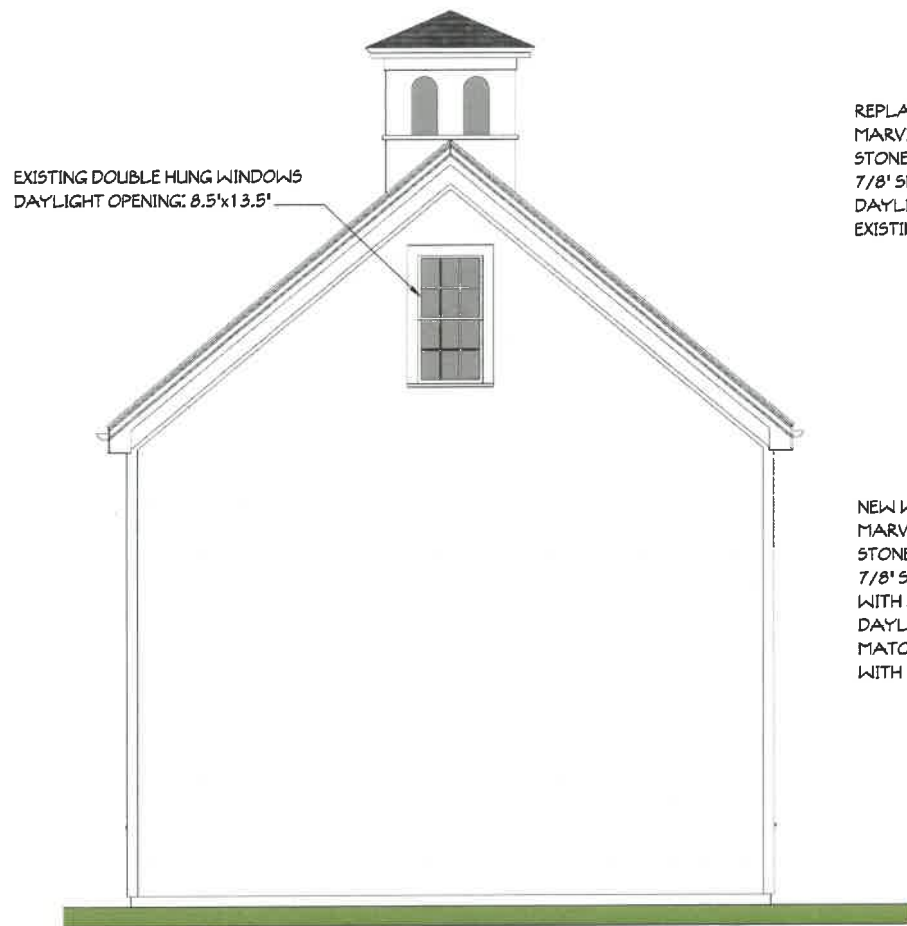
Project Representatives

Full Name (First and Last)	If you selected "Other", please state relationship to project.
Nicholas Cracknell	--
Business Name (if applicable)	Mailing Address (Street)
--	--
Phone	State
--	--
Relationship to Project	Zip Code
Other	--
Email Address	City/Town
--	--

Acknowledgement

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

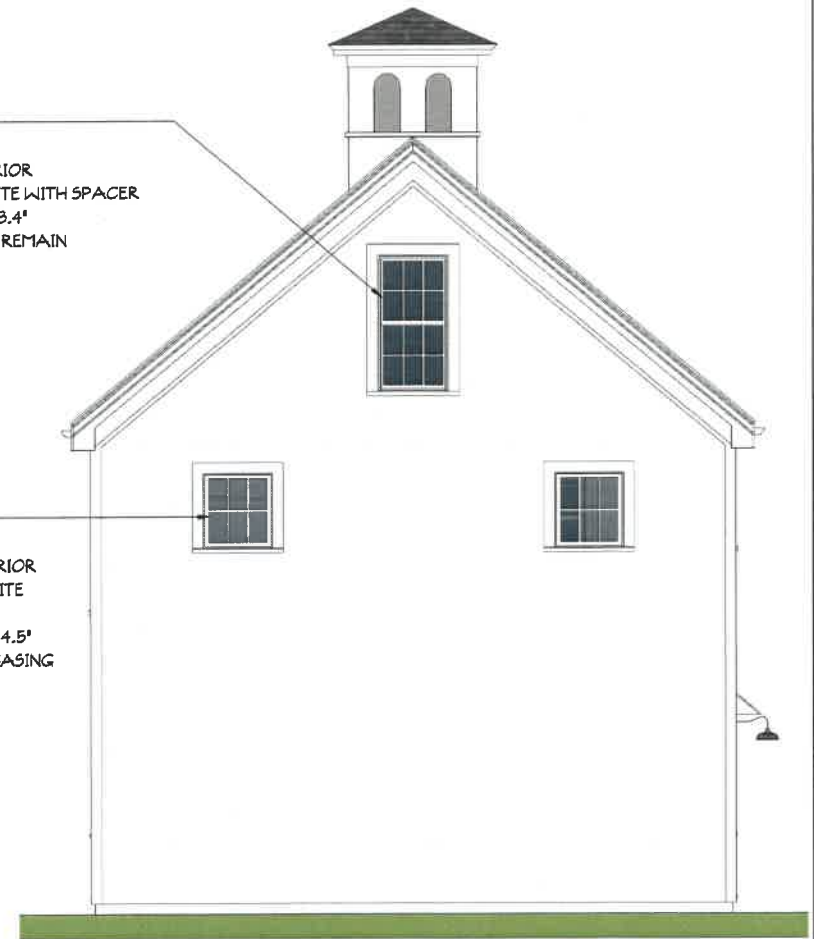
By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction



EXISTING ELEVATION

REPLACEMENT WINDOW:
MARVIN INTEGRITY
STONE WHITE ULTREX EXTERIOR
7/8" SIMULATED DIVIDED LITE WITH SPACER
DAYLIGHT OPENING: 8.6'x13.4'
EXISTING WINDOW TRIM TO REMAIN

NEW WINDOWS:
MARVIN INTEGRITY
STONE WHITE ULTREX EXTERIOR
7/8" SIMULATED DIVIDED LITE
WITH SPACER
DAYLIGHT OPENING: 8.3'x14.5'
MATCH EXISTING TRIM, 5" CASING
WITH 2" HISTORIC SILL



PROPOSED ELEVATION

5. 58 Manning Street

- Recommended Approval

Background: The applicant is seeking approval for the removal of 10 ft. of existing 4ft. tall fencing to replace with 6ft. tall fencing at the end of the driveway.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-202

Status: Active

Submitted: Sep 24, 2020

Applicant



Joe Sobol



603 234 5858



sobol.joe@gmail.com

Location

58 MANNING ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Remove +/-10 foot section of 4-foot high Fence and replace with 6-foot high fence at end of driveway between House and gate in the central area of our Property

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

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

true

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

true

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

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

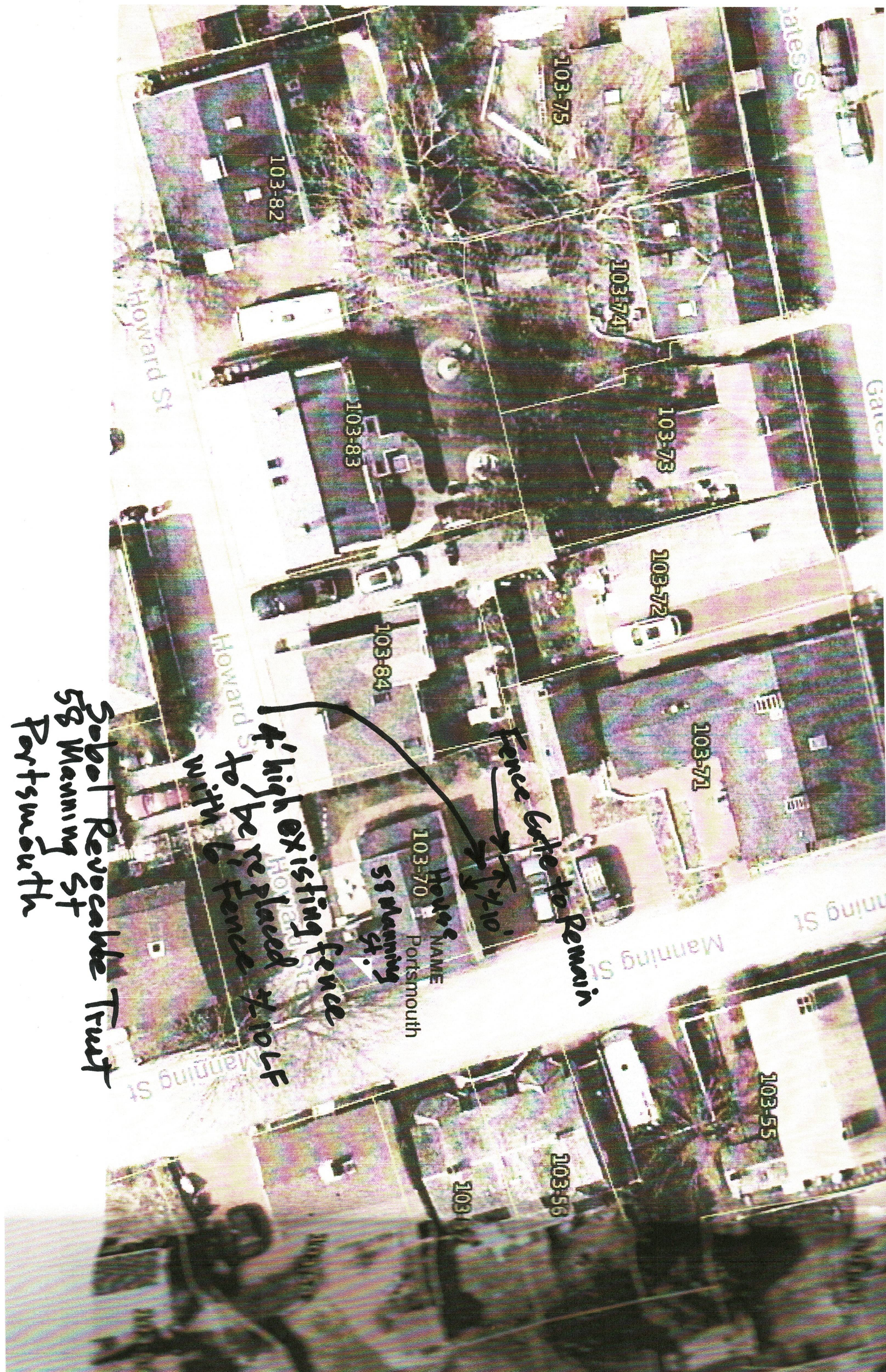
INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--



103-75

103-74

103-73

103-72

103-71

103-82

103-83

103-84

103-70

103-55

103-56

House's NAME
58 Manning
St. Portsmouth

Fence left to remain
→ 4' 10'

4' high existing fence
to be replaced w/ 10'
w/ 6' fence

Sobel Revocable Trust
58 Manning St
Portsmouth



6. 355 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval for the construction of a stone wall to match a previously approved design (40 Howard Street) and for a change to a previously approve railing design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work
Session or Administrative Approval
Application

LUHD-205

Status: Active

Submitted: Sep 30, 2020

Applicant



Katherine Kane
603-502-2174
kkane@maestrofund.com

Location

355 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

- I. To construct a stone wall at the property line abutting neighbor Kenneth Sullivan at 40 Howard St. The new wall will be constructed to match the wall on Mr. Sullivan's property already approved by the HDC.
- II. To allow Peter Happny to slightly modify the railing designs previously approved by HDC for 353 & 355 Pleasant St (same lot #). See drawings included.

Description of Proposed Work (Planning Staff)

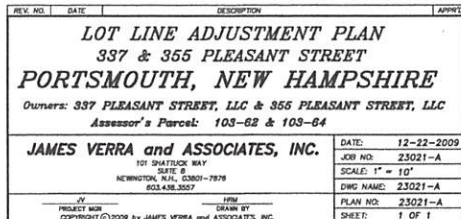
--

Project Representatives

State	Zip Code
NH	03801
Relationship to Project	City/Town
Owner	Portsmouth
If you selected "Other", please state relationship to project.	Phone
--	603-502-2174
Mailing Address (Street)	Business Name (if applicable)
337 Pleasant St	NA
Full Name (First and Last)	Email Address
Katherine Kane	kkane@maestrofund.com

State	Mailing Address (Street)
NH	81 Lincoln Avenue
Relationship to Project	City/Town
Other	Portsmouth
Zip Code	Business Name (if applicable)
03801	MDB Construction

C:\PPL\J23021-A\img\J23021-A.dwg, 2/2/2010 3:44:30 PM



2 1/2 STORY
WOOD FRAME
#33

IRON ROD &
CAP SET

STREET

103-61

RODNEY B. ROBERTS &
LETITIA N. ROBERTS, TRUSTEES
40 HOWARD STREET
PORTSMOUTH, NH 03801
4804/2077

#40
2.5 STORY
WOOD FRAME

S 85°02'35" E
3.36

S 0°08'55" W
18.45

3/8" IRON ROD
FOUND

S 5°07'49" W
21.20

S 5°07'49" E
27.42

N 5°07'49" E
25.18

S 45°23'09" W
13.65

S 0°08'55" W
18.45

4" PVC SEWER
SERVICE FOR LOT
103-64

N 89°51'05" W
30.00

S 43°59'59" E
75.10

S 40°09'11" E

4" PVC SEWER S
LOT 103-68

N 40°

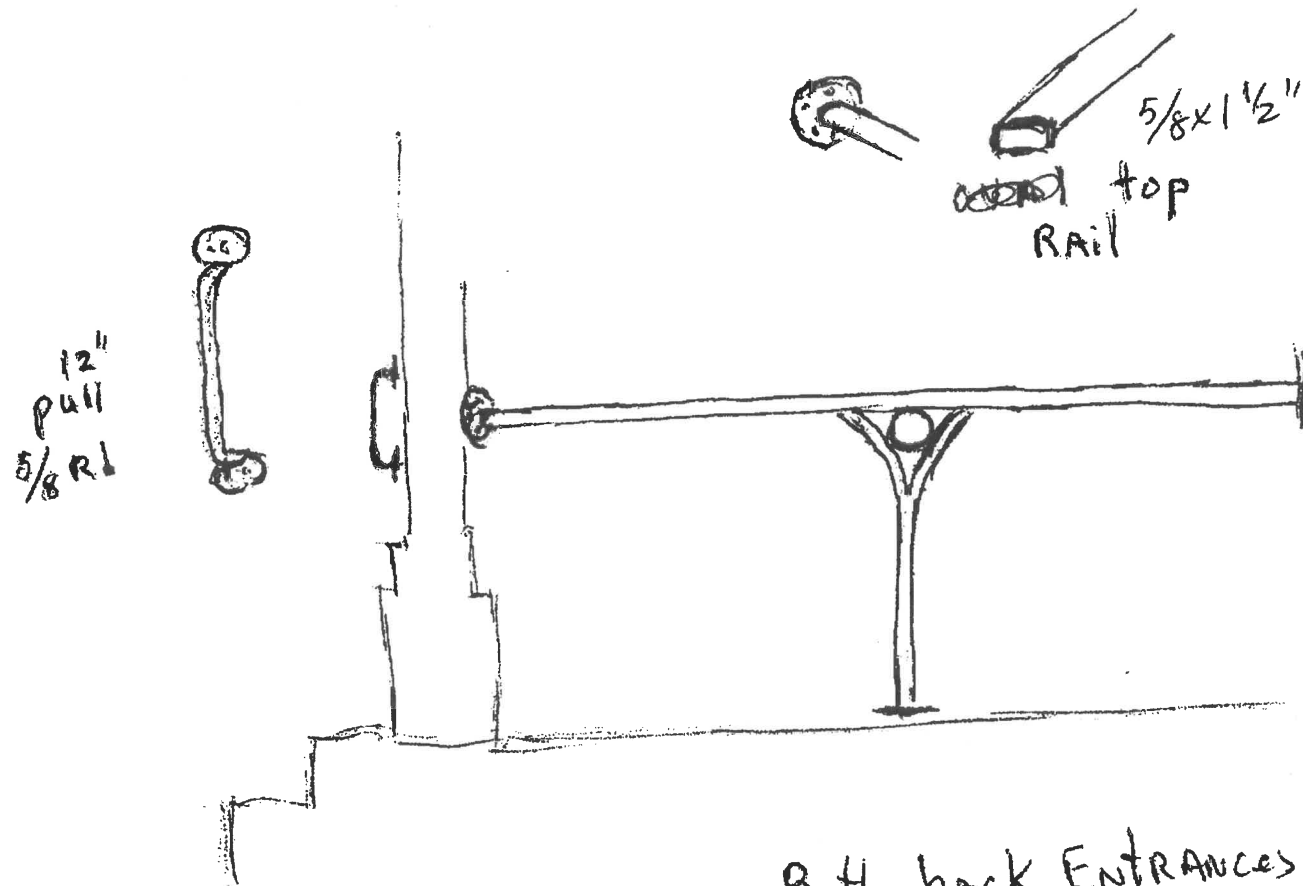
85.61

15' WIDE SEWER LINE
EASEMENT PER BK
5039 PG 2409
APPURTENANT TO LOT
103-68
1,589 S.F.

PROPOSED
DRIVEWAY
EASEMENT
APPURTENANT TO
LOT 103-62
917 S.F.

#40
2.5 STORY
WOOD FRAME

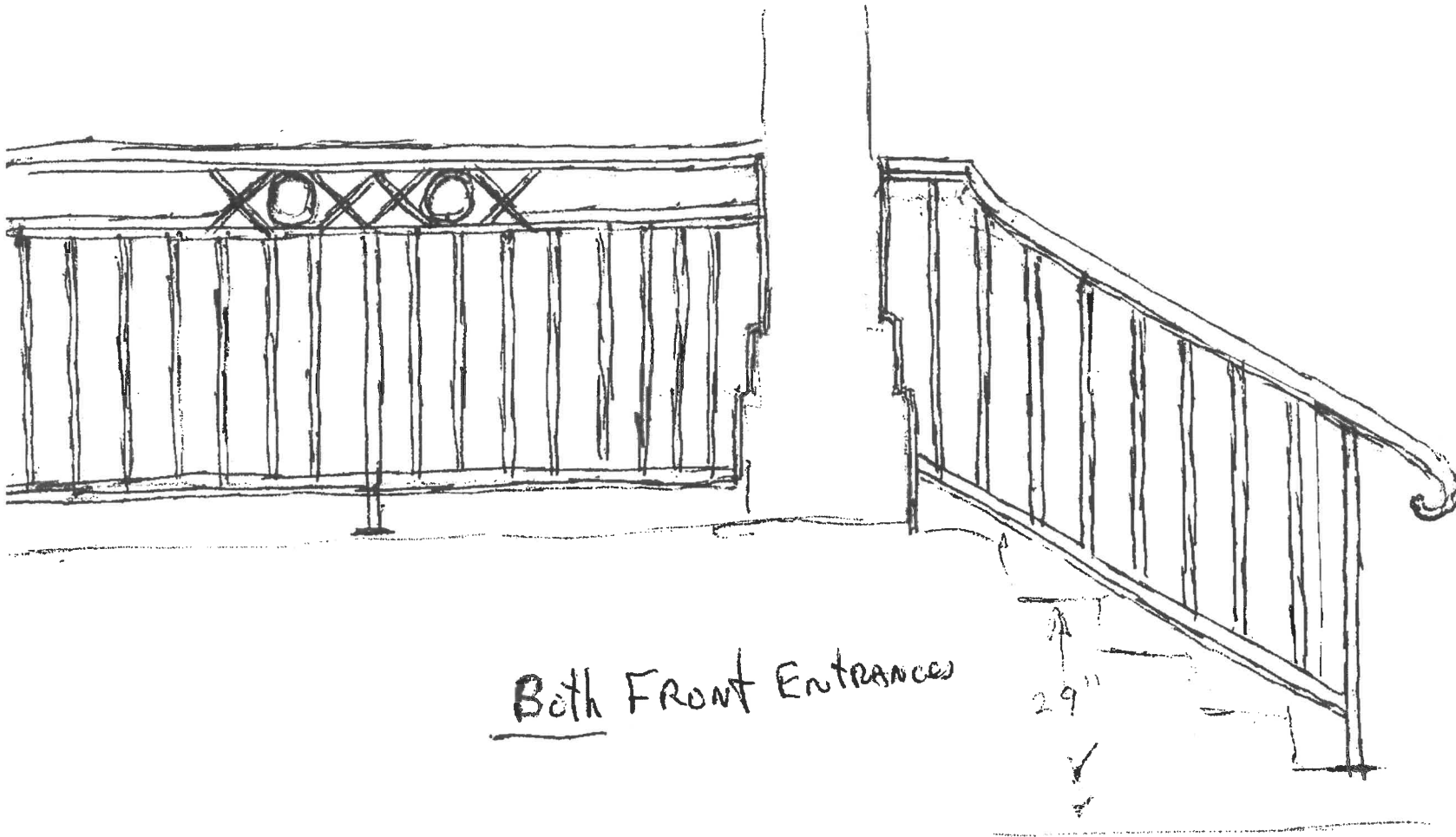
9/9/20



Both back Entrances

~~PH~~
Peter Happing
66 Rock St
Portsmouth NH
431 4859

9/9/20



Both Front Entrances

5/8 x 1 1/2
top
Rail
3/4" picket

Finish sandblasted
epoxy primer
Satin Enamel
white Swish.



Peter Malapina
66 Rock St

07801

436-4858







179 Pleasant Street

Certificate of Approval-

1- Year Extension Request

(LU-19-215)



City of Portsmouth
Planning Department & Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

September 16, 2020

Re: **179 Pleasant Street (LU-19-215)**
FIRST REQUEST FOR A ONE YEAR EXTENSION of the HDC Approval
granted October 2, 2019 for 179 Pleasant Street, Portsmouth NH.

Dear Mr. Lombardi & Historic District Commission members:

The Historic District Commission granted approval for renovations and additions to the structures at 179 Pleasant Street (also known as the Captain Thomas Thompson House) last October. Due to extraneous circumstances which have taken the owners' time and attention away from this project temporarily, the owners have delayed their construction start until later this year. A one year extension of the HDC approval is respectfully requested.

Very truly yours,

A handwritten signature in black ink that reads 'Tracy S. Kozak'.

Tracy S. Kozak
JSA Design, Principal Architect

Cc: Alan & Wendy Wong, owners

241 South Street
Rehearing Request

(LU-20-185)

Portsmouth HDC rehearing for replacement granite steps at 241 South St



Our board and batten door has been off since late last year, being repaired, and we just installed it this September. We didn't have it in our mind when first requesting the new granite steps.

This outward-swinging door, combined with a current landing that is too short per the building code, presents a serious safety issue that can be addressed only by new steps.



One must stand on the middle step to open the door.



A new landing, 30" deep and the full width of the door frame from column to column, will allow us to better follow the building code and thus provide safer ingress and egress.



We will use Caledonia granite
to provide an old look



instead of white granite



Our current bottom step pools water and is quite icy in the winter.



553-559 Islington Street

Certificate of Approval

(LU-20-180)

Historic District Commission Public Hearing Application

September 18, 2020

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for HDC Public Hearing for 553-559 Islington Street, Tax Map 157 / Lot 3

Dear Ms. Walker,

On behalf of 553 – 559 Islington Street, LLC we hereby submit the attached and enclosed Architectural and Site Plans for discussion at the October 7 Historic District Commission Work Session.

The project proposes comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building. This will allow for improvements for code compliance and a better unit layout, without increasing the number of units. All siding will be replaced, and other exterior trim and finishes will be replaced or repaired. Site improvements will include paving and striping parking areas and creating new planting beds.

The following plans and documents are included in our submission:

ARCHITECTURAL DRAWINGS:

- **A001 Table of Contents & Project Directory** – This shows the Table of Contents of Architectural Drawings, Project Directory, Location Map, and 3D streetscape view of the proposed project.
- **A020 Existing Photos** – This shows satellite and birdseye images of the neighborhood along with photos of the building exterior and site.
- **A105 Area Plans - Existing & New Work** – This shows area plans delineating each dwelling unit and common areas in the existing and proposed building, along with a table of these areas.
- **A110 Floor Plans – Demolition** – These plans indicate the scope of architectural demolition work.
- **A120 Floor Plans - Basement & First Floor - New Work** – These plans indicate the scope of new architectural work on these levels.
- **A121 Floor Plans - Second Floor & Third Floor - New Work** - These plans indicate the scope of new architectural work on these levels.
- **A130 Roof Plans - Demolition & New Work** - These plans indicate the scope of demolition and new work at the Roof level.
- **A210 Building Elevations – Demolition** – These indicate the scope of architectural demolition work on the building exterior.
- **A231 – A234 Façade Elevations and Details** – These indicate the scope of architectural work on the building exterior, and include measurements of existing architectural features, trim details, and product information.
- **A310 3D Views - Exterior - New Work** - These show the finished appearance of the proposed project exterior.

Historic District Commission Public Hearing Application

CIVIL DRAWINGS:

- **C1 Existing Conditions Plan** – This plan shows the property boundary lines and areas and the topography and existing site features.
- **C2 Demolition Plan** – This plan shows site demolition; in particular features that will be removed from the property.
- **C3 Variance Plan** – This plan shows the proposed site layout.

DOCUMENTS:

- **Board of Adjustment Letter** dated September 16, 2020 noting approval of variance requests
- **Window and Door Cut Sheets**

We look forward to the Historic District Commission's review of this submission. If there are any questions or comments please feel free to reach out to me.

Sincerely,



Tim Brochu, Principal and Manager
Adra Architecture LLC
NH Licensed Architect



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

September 16, 2020

553-559 Islington Street, LLC
11 Grove Street
Exeter, NH 03833

RE: Board of Adjustment request for property located at 553 Islington Street (LU 20-180)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, September 15, 2020**, considered your application for construction of a rear addition in conjunction with reconfiguration of the existing six-unit apartment building which requires the following: 1) A Variance from Section 10.5A41.10A to a lot area per dwelling unit of 1,201 s.f. where 3,000 s.f. per dwelling is required; 2) A Variance from Section 10.5A.41.10A to allow 19.5% open space where 25% is the minimum required; 3) A Variance from Section 10.5A.41.10A to allow a ground story height of 10'7.5" where 11' is required; 4) A Variance from Section 10.321 to allow a nonconforming building or structure to be enlarged, reconstructed or extended without conforming to the requirements of the Ordinance. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District. As a result of said consideration, the Board voted to grant this request as advertised and presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

David Rheame, Chairman of the Zoning Board of Adjustment

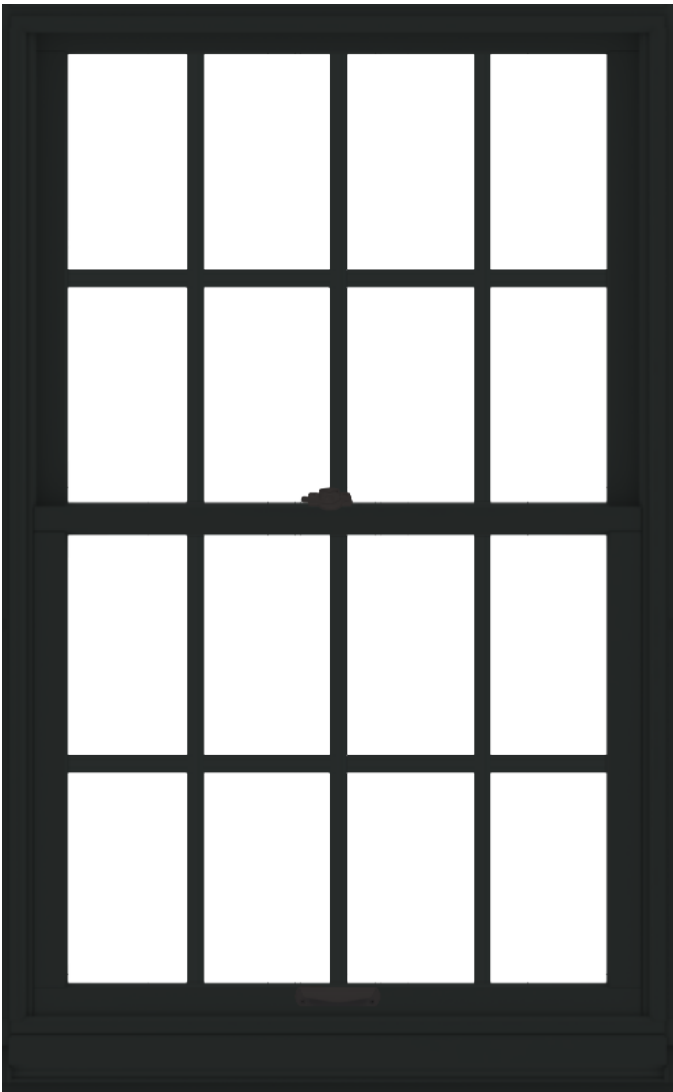
cc: Robert Marsilia, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

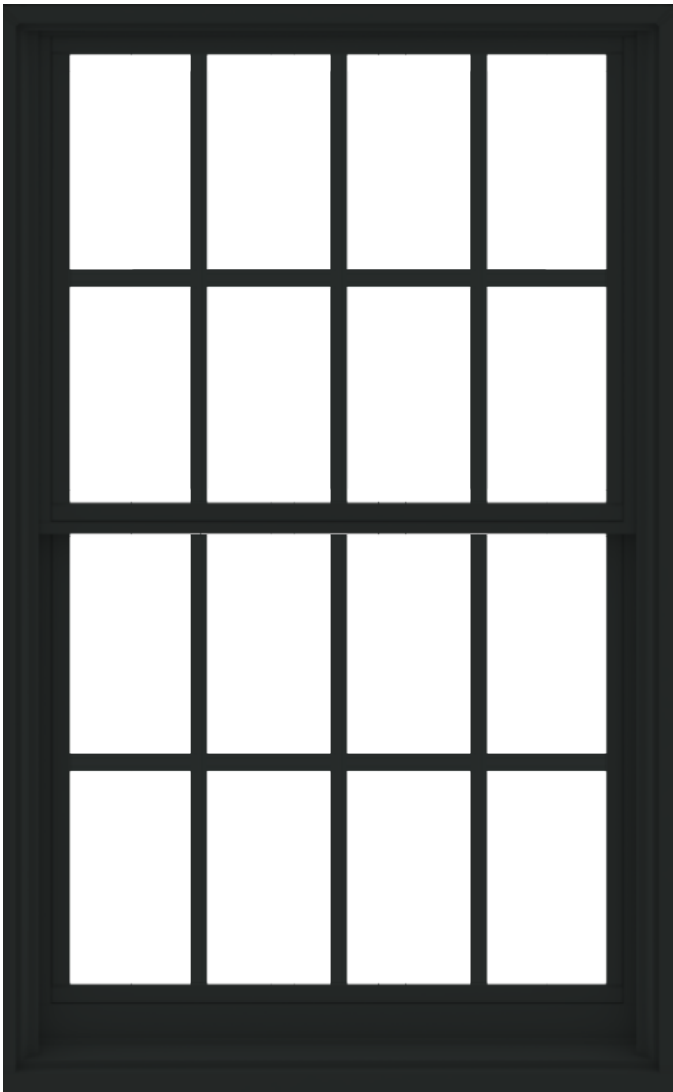
9/18/2020

Steven Hyde, Esq. Coakley & Hyde, PLLC
John Chagnon, PE., Ambit Engineering

400 Series Double-Hung Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Double-Hung Window
Product ID#	TW30410
Unit Width	37 5/8"
Unit Height	60 7/8"
Interior Color	Black
Glass	Low-E4® Glass

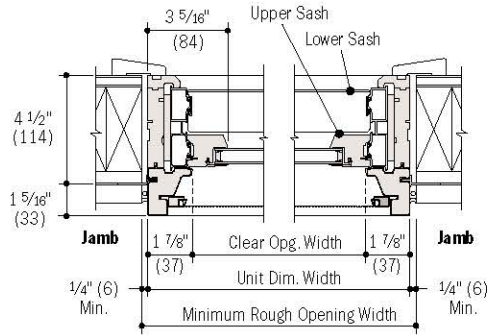
Hardware	Standard Lock and Keeper, Black
Optional Hardware	Classic Series™ Hand Lift, Black
Grille Pattern	Colonial
Grille Width	1 "
Exterior Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

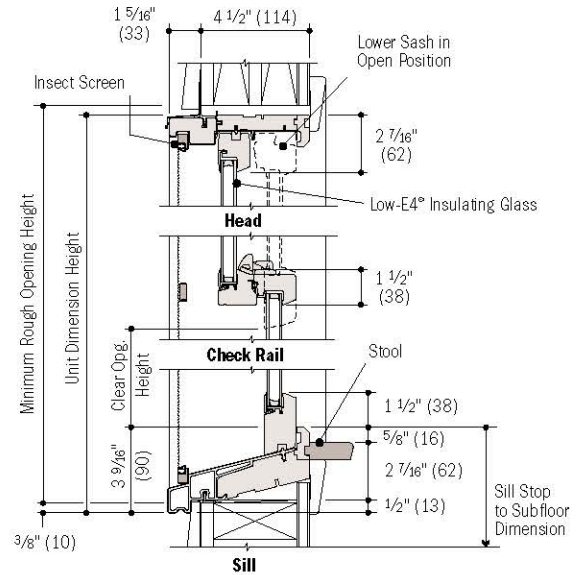
* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



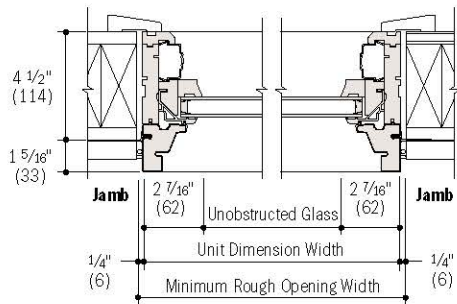
Horizontal Section



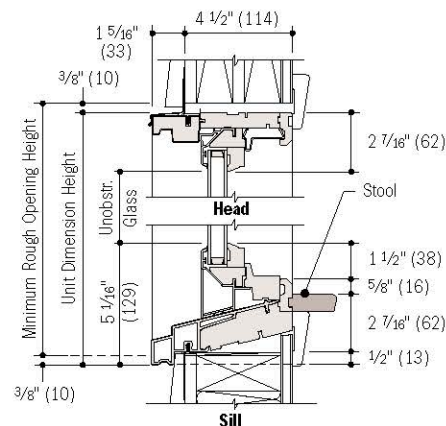
Vertical Section

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



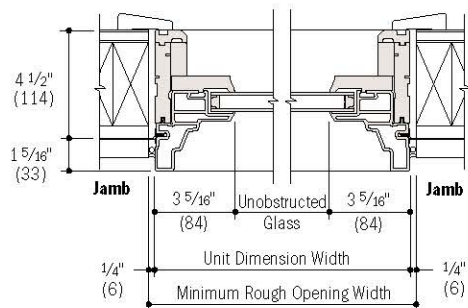
Horizontal Section



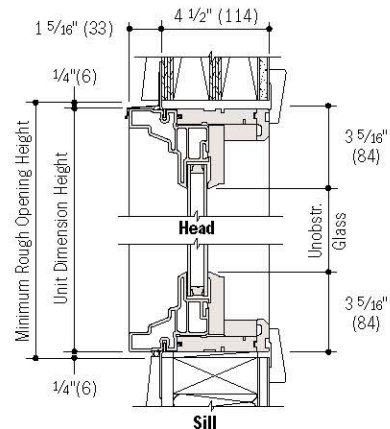
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.



Design Your Door

EXPAND

1
EDIT

2
EDIT

3



Smooth-Star®
S206

DOOR SUMMARY

ORDER FINISH SAMPLES

Project

DOOR TYPE

Entry

DOOR SIZE

3'0" x 7'0"

DOOR FINISH



Onyx

ACCESSORIES

Heirloom Oil Rubbed Bronze Handleset

DOOR CONFIGURATION

Single

DOOR GLASS



Clear 1 Lite No Grid

FRAME FINISH



Onyx

Included in Your Configured Product:

Door Configuration

Door Style

Glass Style



Smooth-Star®

S206

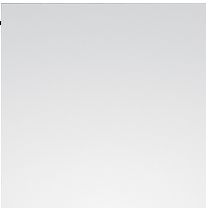
Up for Email on the latest from Therma-Tru

First Name

Postal Code

Email Address

SUBMIT



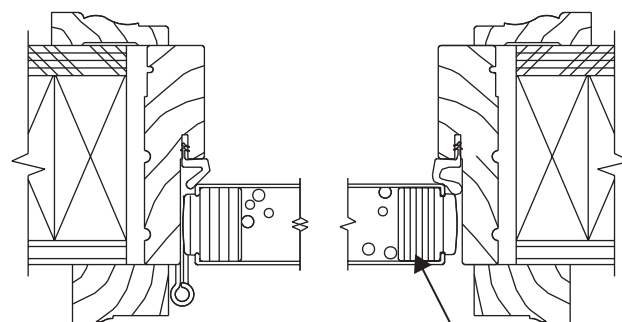
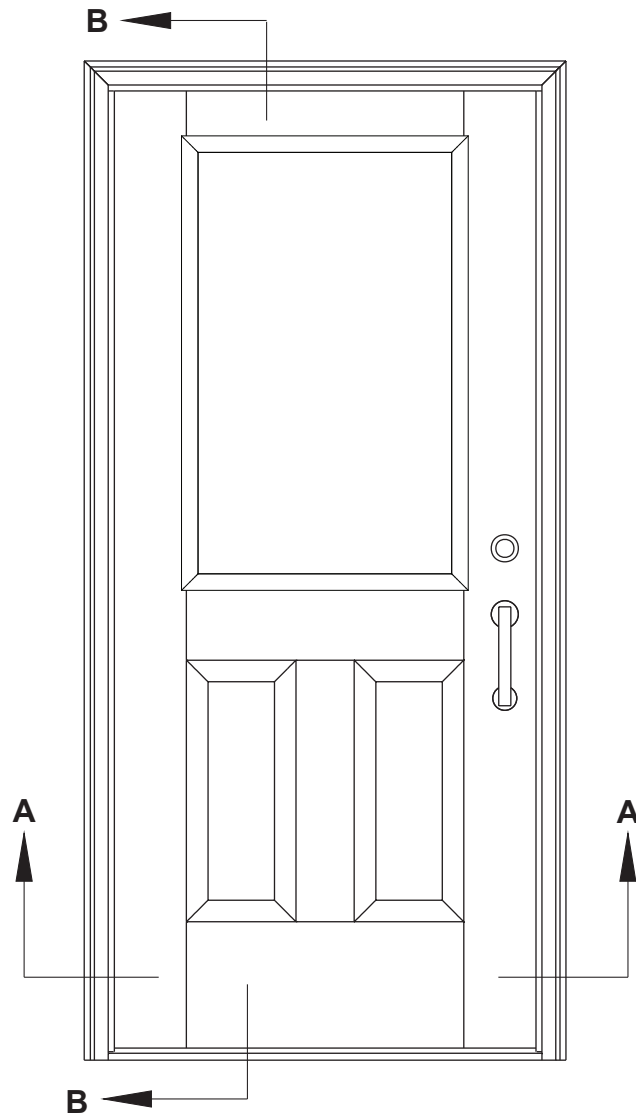
Clear 1 Lite No Grid

Finish Option



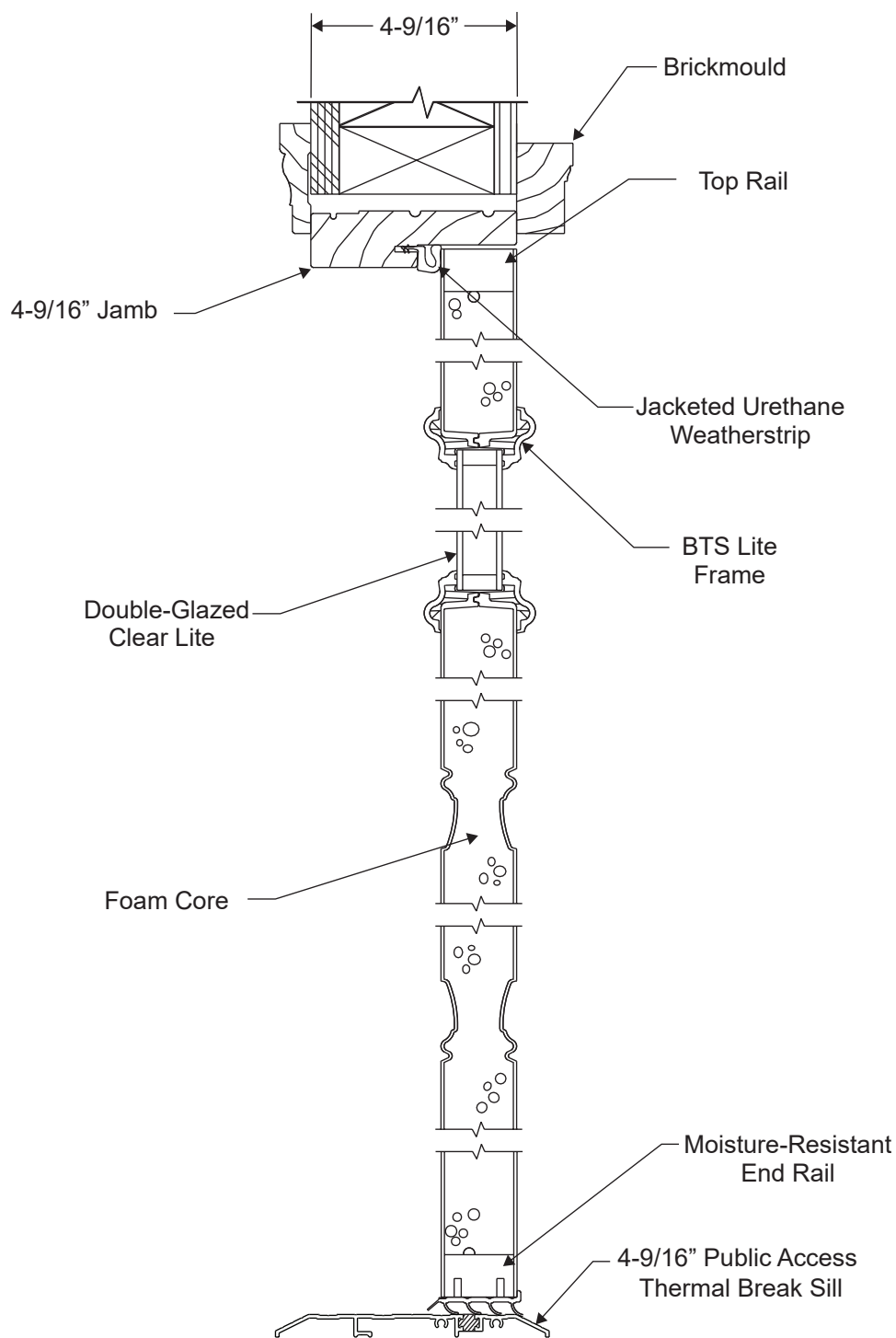
© 2020 Therma-Tru Corp. All rights reserved.
[Privacy Policy](#) [Terms of Use](#)

6/8 Single Door, Outswing

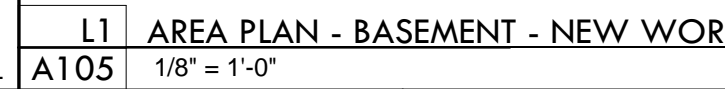
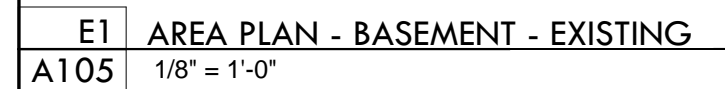


SECTION A-A

Engineered Lumber Lock Stile Core



SECTION B-B



L9	AREA PLAN - SECOND FLOOR - NEW WORK
A105	1/8" = 1'-0"



L12	AREA PLAN - THIRD FLOOR - NEW WORK
A105	1/8" = 1'-0"

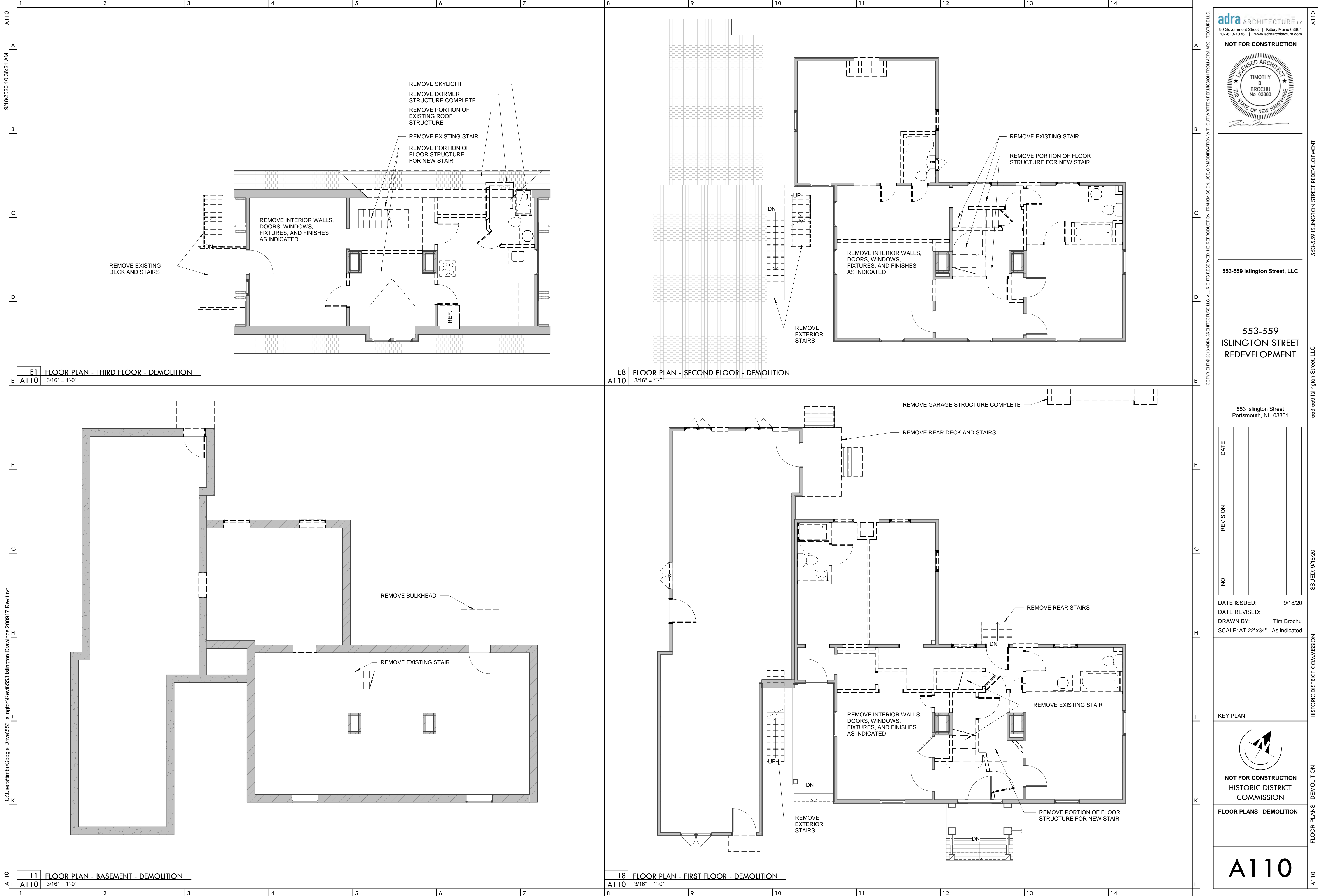
COMMON CIRC.
54 SF

COMMON SHAFT
6 SF

UNIT 553-5
1052 SF

REF.

The floor plan shows a unit with a common circulation area (54 SF) and a common shaft (6 SF). The unit itself is 1052 SF. The plan includes a bathroom, a kitchen area, and a living area. A reference point (REF.) is indicated. The unit is located on the 5th floor of the building.



adraARCHITECTURE LLC
90 Government Street | Kittery Maine 03904
207-613-7036 | www.adraarchitecture.com

NOT FOR CONSTRUCTION

LICENSED ARCHITECT

TIMOTHY
S.
BROCHU
No 03883

STATE OF NEW HAMPSHIRE

553-559 Islington Street, LLC

553-559
ISLINGTON STREET
REDEVELOPMENT

553 Islington Street Portsmouth, NH 03801	
NO.	REVISION
DATE	
DATE ISSUED: 9/18/20	
DATE REVISED:	
DRAWN BY: Tim Brochu	
SCALE: AT 22"x34" As indicated	

KEY PLAN

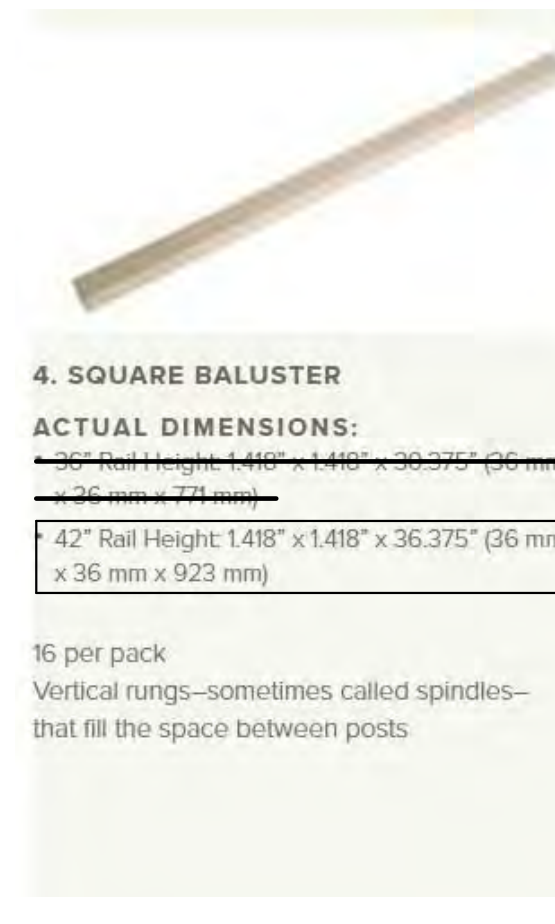
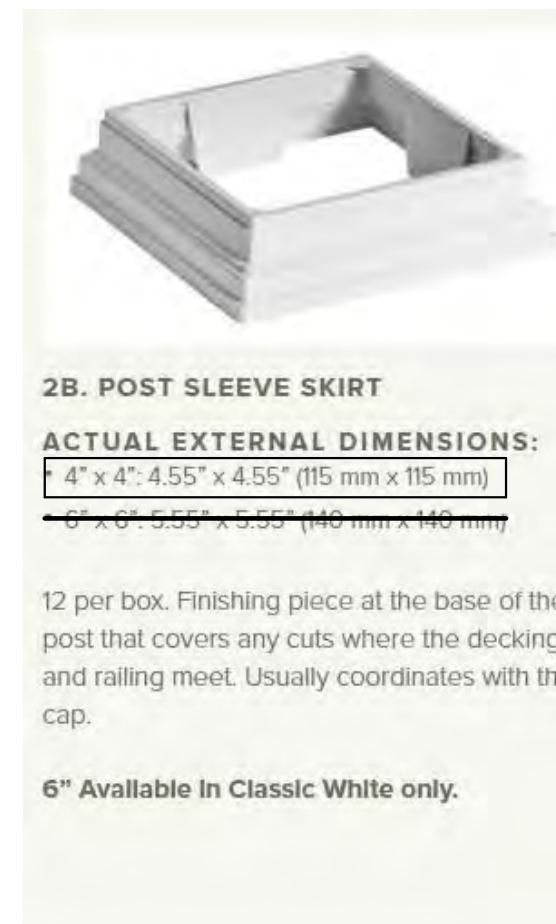
NOT FOR CONSTRUCTION

HISTORIC DISTRICT
COMMISSION

FLOOR PLANS - DEMOLITION

A110





100

A photograph of a two-story white building with yellow trim, identified as the former home of the author's grandfather. The building has a red-painted base and a large tree with yellowing leaves in the foreground. A wooden crate is visible near the entrance.

GENERAL NOTES:
 1. VERIFY ALL EXISTING DIMENSIONS IN FIELD
 2. REPLACE ALL SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234

EXISTING VINYL WINDOWS TO REMAIN
 REPAIR / REPLACE EXISTING WOOD WINDOW TRIM, TYPICAL SEE A232 FOR DIMENSIONS

NEW ARCHITECTURAL ROOF SHINGLES

NEW WOOD BRACKETS, FRIEZE BOARD, SOFFITS, AND CORNICES TO MATCH EXISTING SEE A234 FOR DIMENSIONS

NEW 5/4x8 WOOD CORNER BOARDS - PAINTED

NEW WOOD COLUMN ENCLOSURE TRIM AND CAPITAL TO MATCH SIDE PORCH COLUMN - SEE A231

REPLACE 1/2 GLASS ENTRY DOOR - 36"x80"

NEW COMPOSITE GUARDRAILS WITH BLACK PAINTED STEEL PIPE HANDRAILS

NEW COMPOSITE DECKING AND STAIR TREADS

WOOD PANELING

LEVEL A4
 T.O. Roof
 56' - 10"

LEVEL A3.7
 Third Floor Ceiling
 51' - 7 1/2"

LEVEL A3
 Third Floor
 45' - 1"

LEVEL A2
 Second Floor
 35' - 5 1/2"

LEVEL A1
 First Floor
 24' - 10"

GRADE PLANE
 21' - 4"

BUILDING HEIGHT
 31' - 0" ± V/E

Dimensions:
 5' - 2 1/2"
 6' - 6 1/2"
 9' - 7 1/2"
 10' - 7 1/2"
 3' - 3"
 2' - 6"
 2' - 5 1/2"
 1' - 0"
 1' - 6"
 5' - 6 1/2"
 2' - 11"
 3' - 2"
 2' - 11"
 5' - 7 1/2"
 1' - 6"
 15' - 10 1/2"
 1' - 6"
 6' - 8 3/8"
 7' - 10"
 4' - 6"
 3' - 3"
 8' - 7"
 2' - 11 1/2"
 6' - 4"
 5' - 0"
 10' - 1/2" 38.81"

Other Labels:
 ELECTRICAL METERS
 MINI-SPLIT HEAT PUMP UNITS
 LEVEL A1.9
 2nd Floor Rear
 34' - 6 1/2"

DEMOLITION NOTES

a) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

b) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

c) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

d) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

e) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.

f) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

g) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

h) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.

i) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

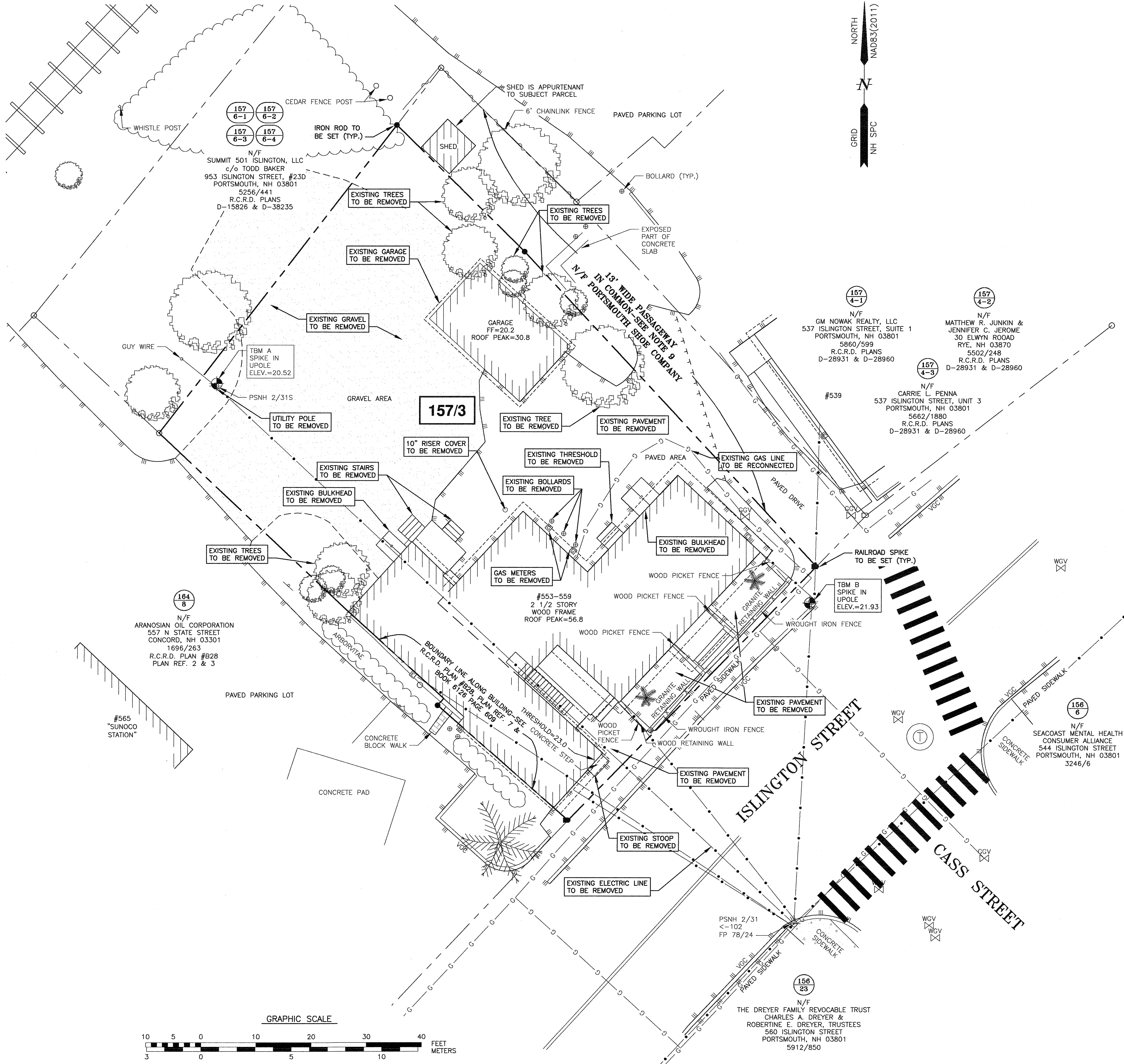
j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

k) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.

l) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

m) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

n) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



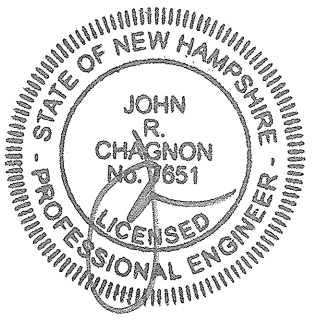
AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) EXISTING UTILITY CONNECTIONS SHALL BE ABANDONED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. UTILITIES THAT ARE TO BE REUSED SHALL BE CUT & CAPPED.
- 5) CONTRACTOR WILL COORDINATE STREET CLOSINGS, IF ANY, WITH CITY OF PORTSMOUTH.
- 6) DURING CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED, AS REQUIRED, TO PROTECT THE SITE FROM THE PUBLIC.
- 7) COORDINATE DEMOLITION WITH CITY OF PORTSMOUTH, PERMITS REQUIRED.

PROPERTY REDEVELOPMENT
553-559 ISLINGTON, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		



SCALE 1"=10' JULY 2020

DEMOLITION
PLAN

C2

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

IMPERVIOUS SURFACE AREAS
(TO PROPERTY LINE)

STRUCTURE	PRE- CONSTRUCTION IMPERVIOUS (S.F.)	POST- CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	1880	2291
BULKHEAD	40	38
CONCRETE	39	153
STAIRS/PORCH	137	209
PAVEMENT	1436	3,112
GRAVEL	2289	N/A
TOTAL	5,821	5,803
LOT SIZE	7,207	7,207
% LOT COVERAGE	80.8%	80.5%

DEVELOPMENT STANDARDS:

CD4-L2: CHARACTER DISTRICT 4-LIMITED
BUILDING PLACEMENT (PRINCIPLE):

	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	15 FEET	3 FEET	3 FEET
MAX. SECONDARY FRONT YARD:	12 FEET	NA	NA
MIN. SIDE YARD:	5-20 FEET	0 FEET	0 FEET
MIN. REAR YARD:	5 FEET	48 FEET	48 FEET
FRONT LOT LINE BUILDOUT:	60%-80%	92%	92%

BUILDING TYPES:

ALLOWED BUILDING TYPES: HOUSE, DUPLEX, ROWHOUSE, APARTMENT
BUILDING, LIVE/WORK BUILDING

ALLOWED FACADE TYPE: PORCH, STOOP, STEP, FORECOURT,
RECESSED-ENTRY, DOORYARD

BUILDING FORM:

MAX. STRUCTURE HEIGHT:	35 FEET	31.0 FEET	31.0 FEET
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE			
SIDEWALK GRADE:	36 IN. MAX	30/12 IN.	30/12 IN.
MIN. GROUND STORY HEIGHT:	11 FEET	10'-7 1/2"	10'-7 1/2"
FACADE GLAZING:	20-40%	16%	16%
ROOF TYPE: FLAT, GABLE, HIP, GAMBREL, MANSARD			

LOT OCCUPATION:

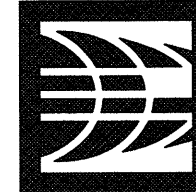
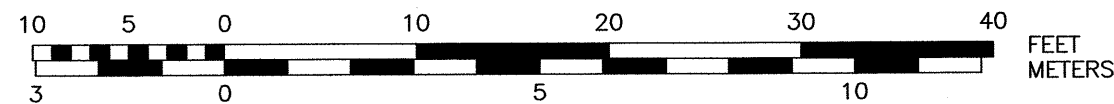
MAX. BUILDING BLOCK	80 FEET	41 FEET	41 FEET
MAX. FACADE MOD. LENGTH:	50 FEET	36'11"	36'11"
MIN. ENTRANCE SPACING:	NR		
MAX. BUILDING COVERAGE:	60%	28%	35%
MAX. BUILDING FOOTPRINT:	2,500 SF	2188SF	2500 SF
MIN. LOT AREA:	3,000 SF	7,207 SF	7,207 SF
MIN. LOT AREA/DWELLING:	3,000 SF	1,201 SF	1,201 SF
MIN. OPEN SPACE COVERAGE:	25%	19.2%	19.5%
MAX. GROUND FLOOR GFA/USE:	NR		

APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9292
Fax (603) 436-2315

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 157 AS LOT 3.
- OWNER OF RECORD:
553-559 ISLINGTON STREET, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, NH 03801
6126/609
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
7,207 S.F.
0.1655 ACRES
- PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L2 ZONING DISTRICT. SEE ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS.
- THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED DEVELOPMENT ON TAX MAP 157 LOT 3 IN THE CITY OF PORTSMOUTH.
- PROPOSED BUILDING COVERAGE:
STRUCTURES: 2,291 SF
DECK/STAIRS/STOOP: 209 SF
TOTAL: 2,500 SF

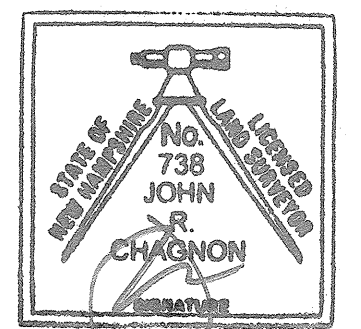
2,500 SF / 7,207 SF = 35%
- REQUIRED PARKING:
2 UNITS x 1.3 SPACES PER UNIT = 3 SPACES
4 UNITS x 1 SPACES PER UNIT = 4 SPACES
VISITOR, 1 SPACE/5 UNITS = 2 SPACES

REQUIRED PARKING: 9 SPACES

PROVIDED PARKING: 8 SPACES
CONDITIONAL USE PERMIT REQUIRED
- ARCHITECTURAL PLANS BY ADRA ARCHITECTURE LLC
- ANY DAMAGE TO EXISTING CITY SIDEWALKS TO BE REPAIRED TO DPW SATISFACTION.

PROPERTY REDEVELOPMENT
553-559 ISLINGTON, LLC
553-559 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	ISSUED TO ZBA	8/25/20
1	ISSUED FOR APPROVAL	8/4/20
0	ISSUED FOR COMMENT	7/20/20
REVISIONS		



SCALE 1"=10'

JULY 2020

VARIANCE
PLAN

C3

45 Market Street
Certificate of Approval

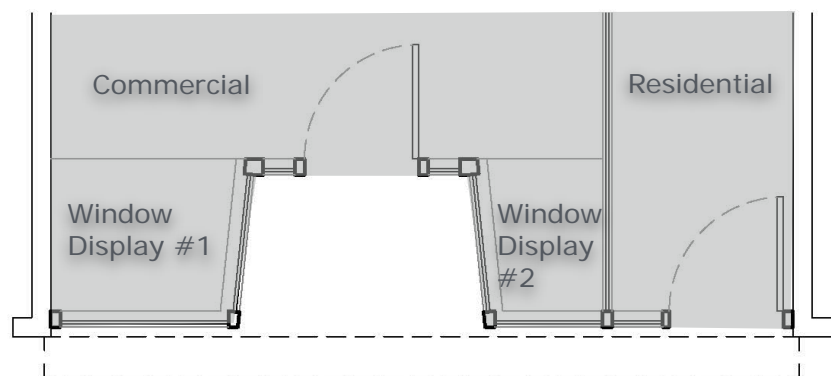
(LU-20-143)

45 Market Street

Portsmouth NH



Market Street: **Proposed** (shows 41-43-45)



- Mimics earliest plan layout from records
- Wood Storefront System (Mahogany) & Double Pane Glass
- 2 Doors
 - 1 Commercial
 - 1 Residential

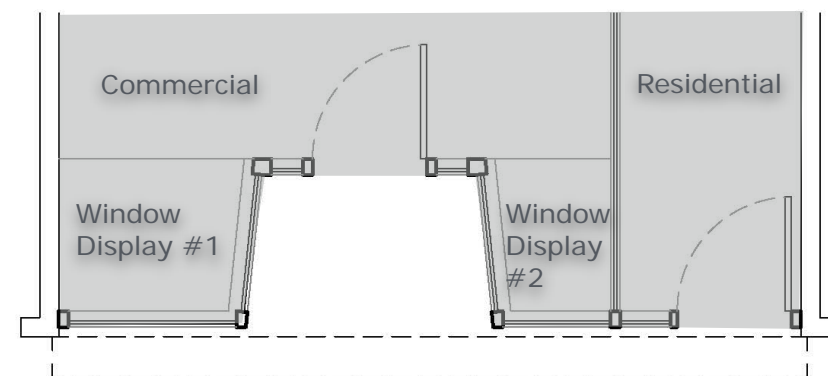
45 Market Storefront: **Wood**

Previously Shown: Would be softer

HDC Application Addendum



Market Street: **Proposed** (shows 41-43-45)



- Mimics earliest plan layout from records
- Wood Storefront System (Mahogany) & Double Pane Glass
- 2 Doors
 - 1 Commercial
 - 1 Residential

45 Market Storefront: **Black Paint**

Possible Option: Would match 41-43

9-18-2020

TMS
architects
interiors

45 Market Street

Portsmouth NH

HDC Application Addendum

CAD

Photo

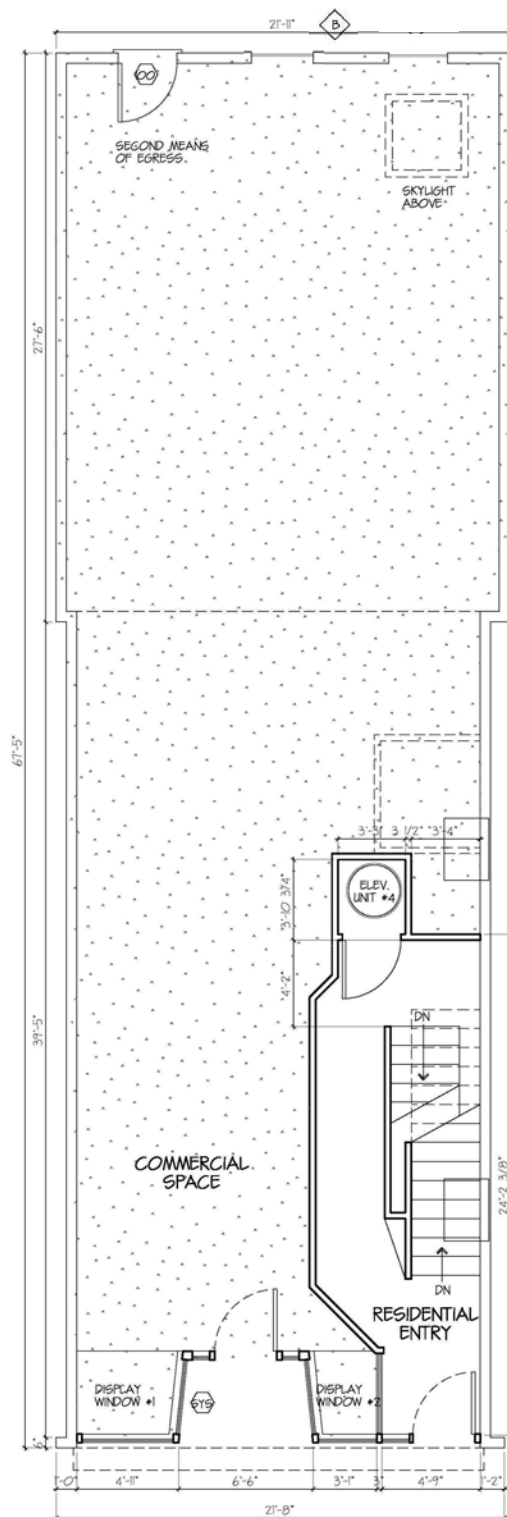


Same Trim Profiles

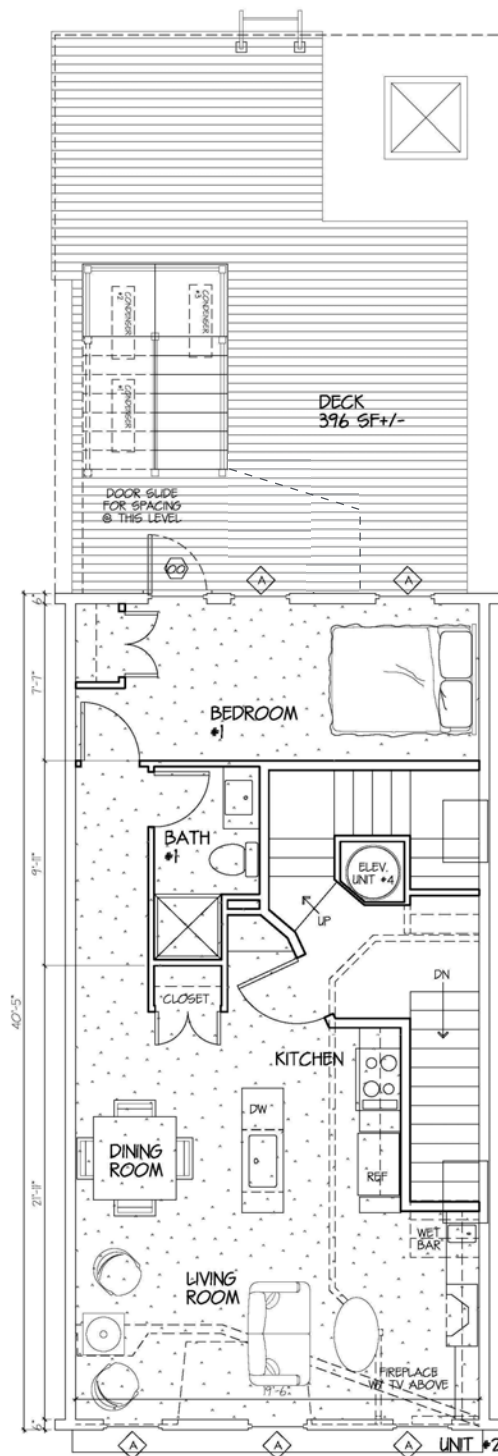
6/1

Dormer: **Existing**

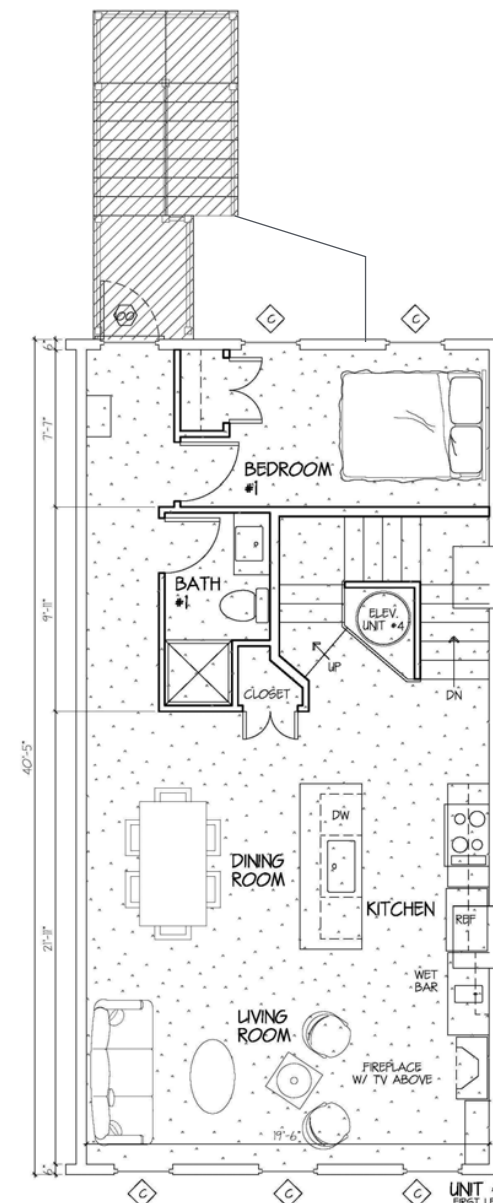
Dormer: **Proposed**



Ground Floor

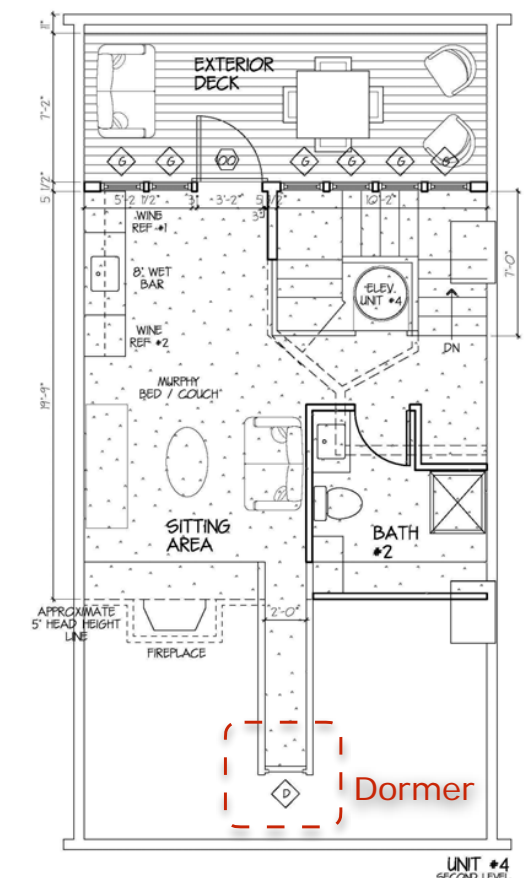


Second & Third Floors



Fourth Floor

Note:
Presentation Plan Diagrams



Attic Floor

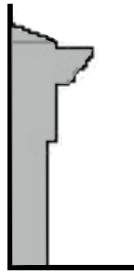
9-18-2020

TMS
architects
interiors

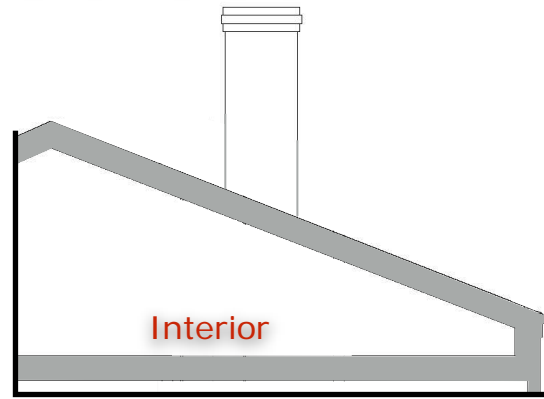
45 Market Street

Portsmouth NH

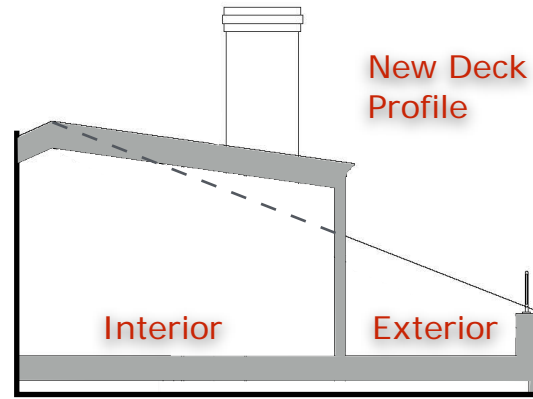
HDC Application Addendum



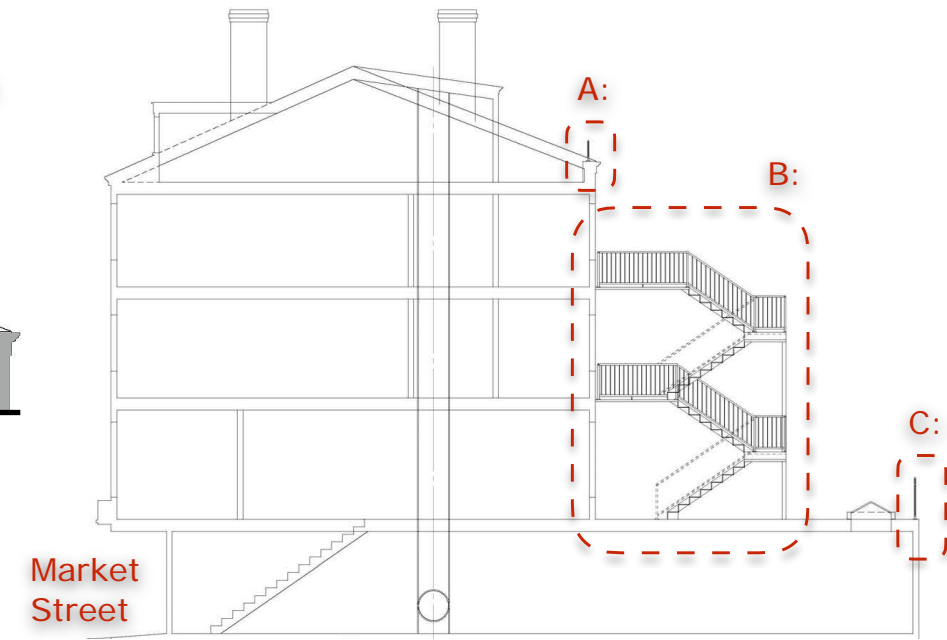
Existing Overhang



Existing Overhang

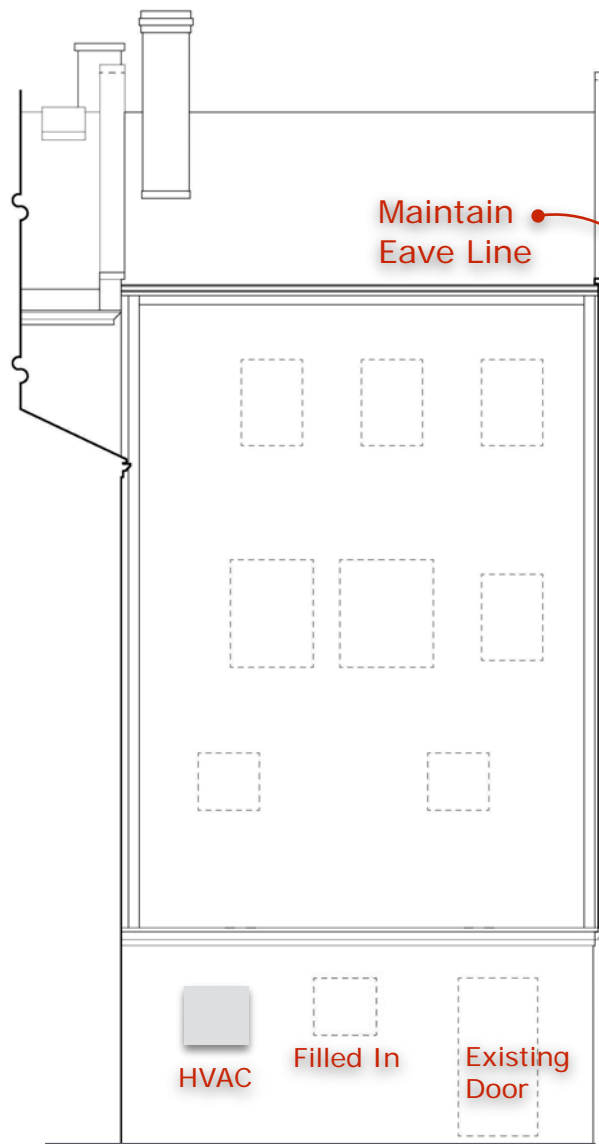


Proposed Overhang

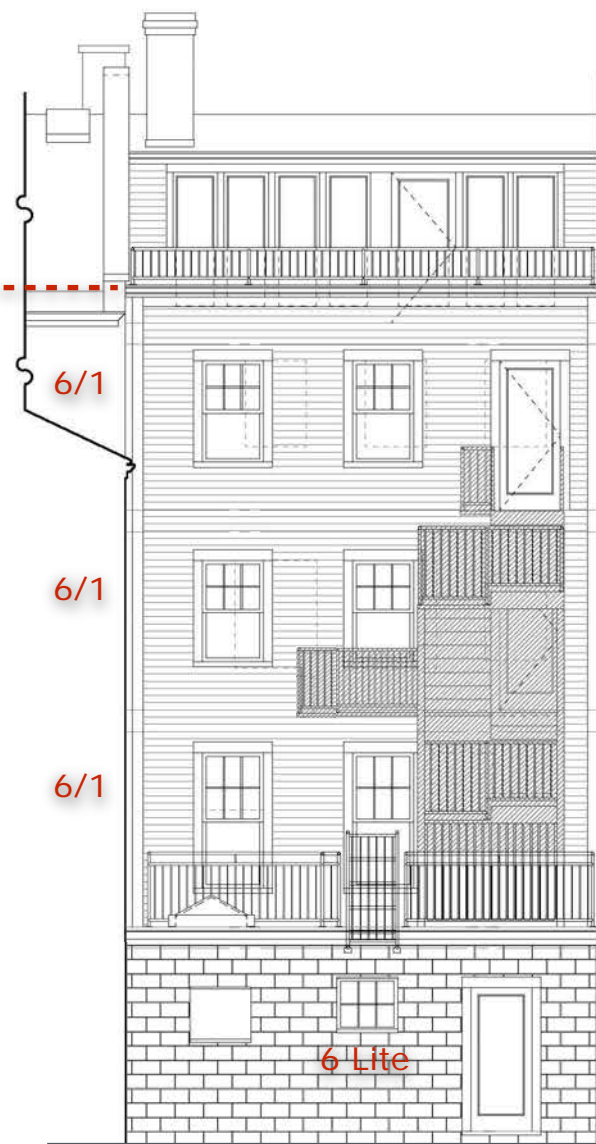


Proposed Stair Section

Note: Some elements removed for clarity



Existing Rear Elevation



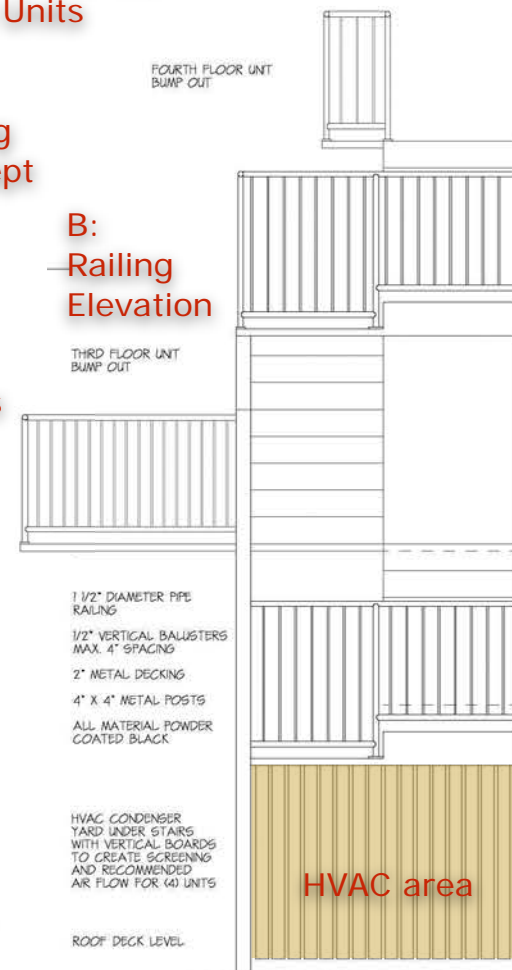
Proposed Rear Elevation

1 Lite @ Dormer
Glass Units

A:
Railing
Concept

1 Lite
@ Doors

1 Lite
@ Door



B:
Railing
Elevation

1 1/2" DIAMETER PIPE
RAILING
1/2" VERTICAL BALUSTERS
MAX. 4" SPACING
2" METAL DECKING
4" X 4" METAL POSTS
ALL MATERIAL POWDER
COATED BLACK

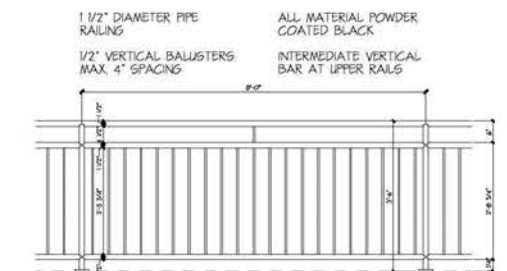
HVAC CONDENSER
YARD UNDER STAIRS
WITH VERTICAL BOARDS
TO CREATE SCREENING
AND RECOMMENDED
AIR FLOW FOR 60 UNITS

ROOF DECK LEVEL

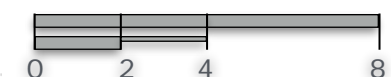
HVAC area

Railings / Stairs:

- Metal Railings (Powder coated black) 1.5" rails / 0.5" balusters
- Wood treads and platforms (mahogany or similar)
- Simple profiles
- Wood slats @ HVAC area



C: Railing Concept



Proposed Stair & Railing Concepts

9-18-2020

TMS
architects
interiors

45 Market Street

Portsmouth NH

HDC Application Addendum

41-43

45

47



Existing Rear Elevation Photo #1

Note:

- Work at gutters and HVAC condensers at 41-43 will help the connection between 45
- This project to coordinate work with 47 owner for new stair work
- New stairs and HVAC area to be located on roof of 45 and approximately 9" away from 47 brick face

41-43

45

47



Existing Rear Elevation Photo #2

Note:

- Clean up of Alley CMU facade & Paint
- New window and door in existing openings @ Alley
- Remove vines
- Tidy up wiring
- Proposed window configuration @ upper levels to re-align windows @ this side to better match Market Street elevation and symmetry

45 Market Street

Portsmouth NH



HDC Application Addendum

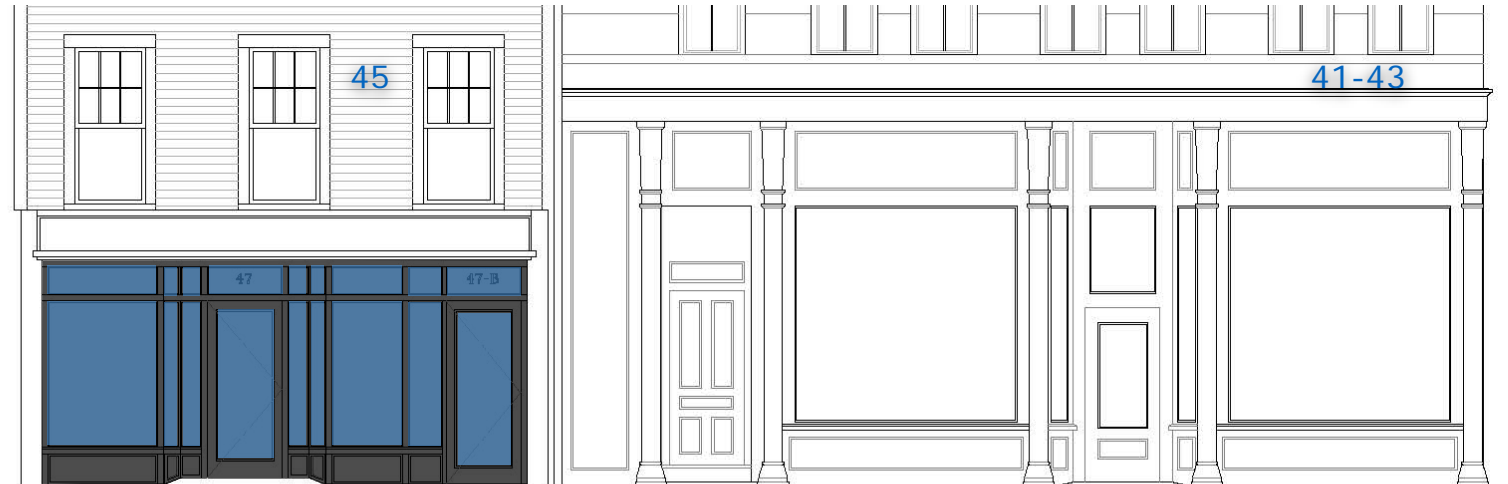
Note:

- No signage has been shown to help with clarity

Note:

- Sign Board to remain the same detail / trim style as it currently exists as this seems to be an old element on the building. This sign board previously accepted the fabric canopy as seen in the old photos
- Project will update sign board materials as needed and replace in kind

Option #1



Note:

- Maintain same design & trim
- Possibly paint the sign board outline in black to match storefront design concept
- This creates a little more verticality

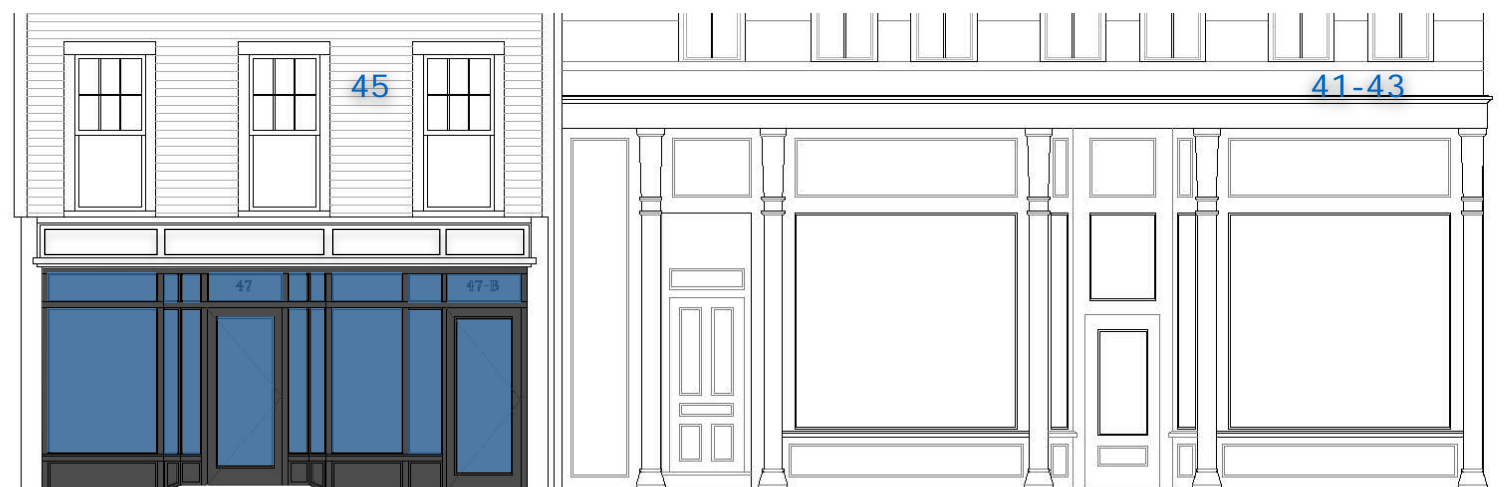
Option #2



Note:

- Possibly add in some paneling to mimic the glass pattern below
- Could stay trim color or be painted black

Option #3



50 New Castle Avenue

Work Session-

Continued from the September 09,
2020 Meeting

(LUHD-185)

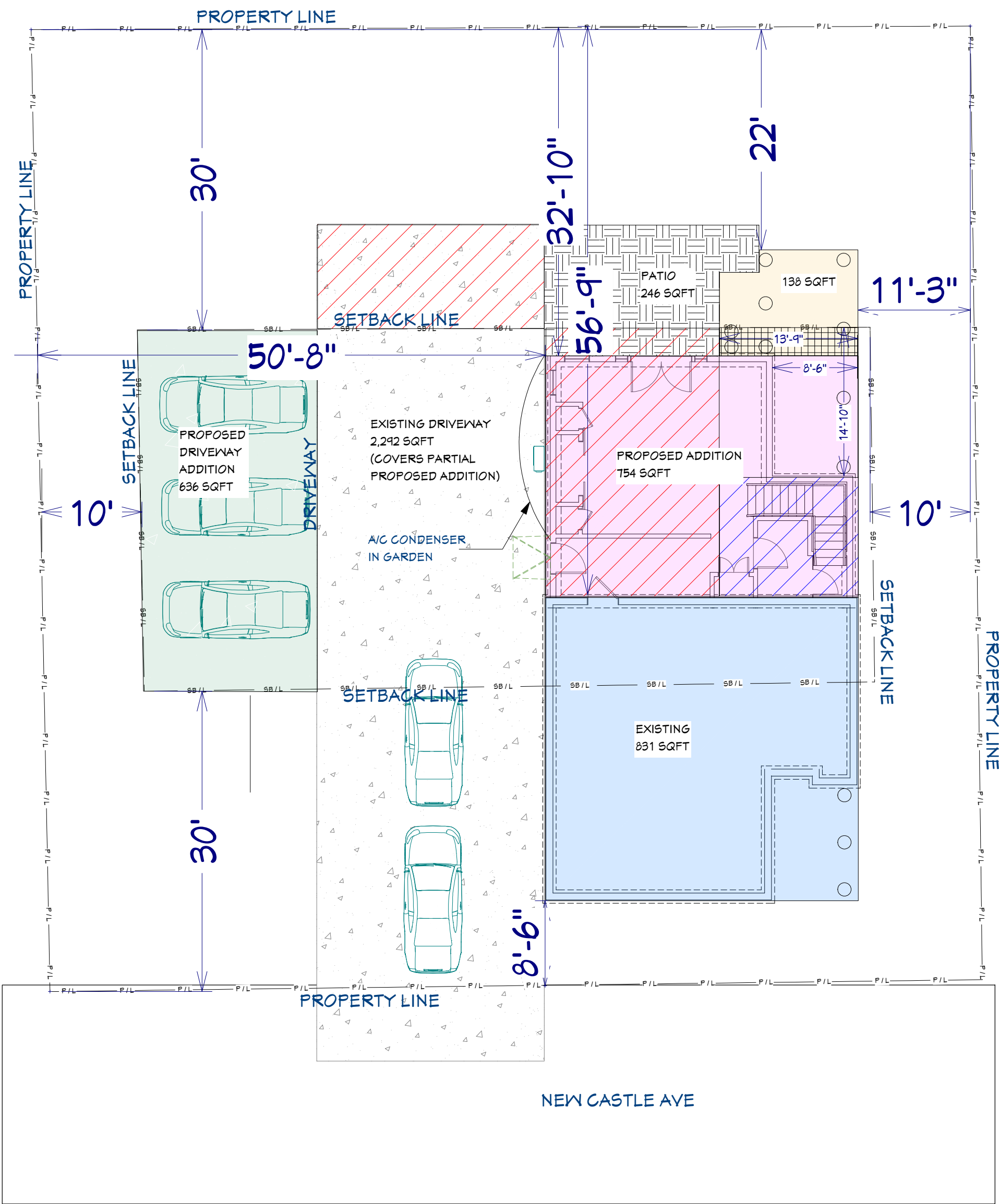
CALCULATIONS

ZONING MAXIMUMS:
front setback: 30'
rear setback: 30'
side setbacks: 10'
lot coverage: 20%

EXISTING CONDITIONS:
LOT SIZE: 0.22 ACRES
ANTICIPATED DISTURBED AREA: 862 SF
FRONT/REAR HEIGHT:
27'3" EXISTING RIDGE HT FROM FRONT GRADE
30'8" EXISTING RIDGE HT FROM BACK GRADE
LIVABLE SF: 1,454 SF
FIRST FLOOR 831 SF
3/4 STORY 623 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 2,756 SF
FIRST FLOOR 831 SF
3/4 STORY 831 SF
BASEMENT 831 SF
DECK 164 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,094 SF
EXISTING DRIVEWAY: 2,292 SF
EXISTING PARKING SPOTS: 5
EXISTING SETBACKS:
FRONT: 8'6"
REAR: 56'9"
LEFT: 11'4"
RIGHT: 50'8"
EXISTING LOT COVERAGE: 11.42%
EXISTING PARCEL AREA: 0.0251 ACRES

PROPOSED CONDITIONS:
FRONT/REAR HEIGHT:
27'3" PROPOSED RIDGE HT FROM FRONT GRADE
29'8" PROPOSED RIDGE HT FROM BACK GRADE
LIVABLE SF: 2,235 SF
FIRST FLOOR 1,585 SF
3/4 STORY 650 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
GROSS SF: 4,134 SF
FIRST FLOOR 1,585 SF
3/4 STORY 831 SF
BASEMENT 1,481 SF
DECK 138 SF
PORCH 99 SF
AREA OF FOOTPRINT: 1,721 SF
PROPOSED PATIO: 246 SF
PROPOSED DRIVEWAY: 2,928 SF
PROPOSED PARKING SPOTS: 5
PROPOSED SETBACKS:
FRONT: 8'6"
REAR: 32'10"
LEFT: 11'4"
RIGHT: 50'8"
PROPOSED LOT COVERAGE: 18.99%
PROPOSED PARCEL AREA: 0.0395 ACRES

SITE PLAN



SITE PLAN

SCALE: 1" = 10'-0"

CAD BLOCK GUIDE

- EXISTING FOOTPRINT (831 SF)
- EXISTING DECK TO BE REMOVED (164 SF)
- EXISTING DRIVEWAY TO BE REMOVED (632 SF)
- PROPOSED ADDITION (154 SF)
- PROPOSED DECK (138 SF)
- PROPOSED DRIVEWAY PARKING SF (636 SF)
- PROPOSED DECK THAT COMPLIES WITH SETBACK



GOOGLE SATELLITE SITE

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



SITE PLAN

DRAWING INDEX

- OVERVIEW
- GLASS HOUSE
- OVERLAY
- SITE PLAN
- DEMO
- FOUNDATION
- FIRST FLOOR
- SECOND FLOOR
- WINDOW & DOOR
- SCHEDULE
- ELEVATIONS
- ELEVATIONS
- ELEVATIONS
- HDC WORK
- SESSION 1 CODE
- LUHD-185
- SECTION
- FRAMING
- FRAMING
- OVERVIEW
- ROOFS
- DETAILS
- ELECTRICAL
- PLUMBING
- KITCHEN
- BATH
- CABINETRY
- PERSPECTIVES

CLIENT:

TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

9/17/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A3

NEIGHBOR CALCULATIONS

28 NEW CASTLE AVE:

LIVABLE SF: 2,320 SF
FIRST FLOOR 1,520 SF
2ND STORY 800 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF
ATTIC 0 SF

GROSS SF: 4,881 SF
FIRST FLOOR 1,520 SF
2ND STORY 800 SF
BASEMENT 1,520 SF
DECK 80 SF
PORCH 161 SF
ATTIC 800 SF

LOT SIZE: 1.16 ACRES
AREA OF FOOTPRINT: 2,025 SF

LOT COVERAGE: 4.01%
PARCEL AREA: 0.0404 ACRES

70 NEW CASTLE AVE:

LIVABLE SF: 1,365 SF
FIRST FLOOR 960 SF
3/4 STORY 405 SF
BASEMENT 0 SF
PORCH 0 SF

GROSS SF: 2,520 SF
FIRST FLOOR 960 SF
3/4 STORY 540 SF
BASEMENT 900 SF
PORCH 120 SF

LOT SIZE: 0.22 ACRES
AREA OF FOOTPRINT: 1,482 SF

LOT COVERAGE: 15.46%
PARCEL AREA: 0.0340

CALCULATIONS

50 NEW CASTLE AVE ~ PROPOSED:

LIVABLE SF: 2,235 SF
FIRST FLOOR 1,585 SF
3/4 STORY 650 SF
BASEMENT 0 SF
DECK 0 SF
PORCH 0 SF

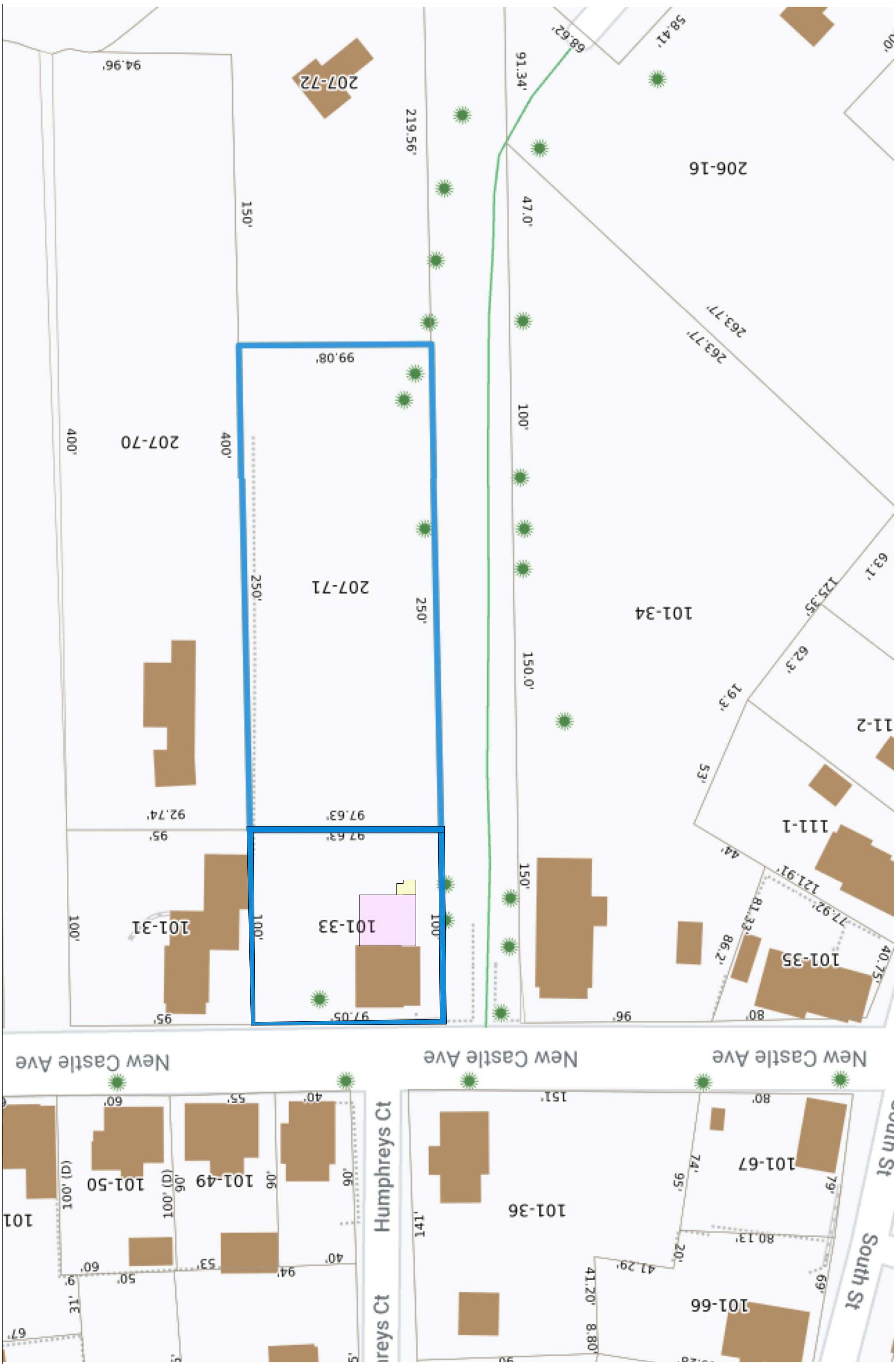
GROSS SF: 4,134 SF
FIRST FLOOR 1,585 SF
3/4 STORY 831 SF
BASEMENT 1,481 SF
DECK 138 SF
PORCH 99 SF

LOT SIZE: 0.22 ACRES
AREA OF FOOTPRINT: 1,721 SF

PROPOSED LOT COVERAGE: 18.99%
PROPOSED PARCEL AREA: 0.0395 ACRES

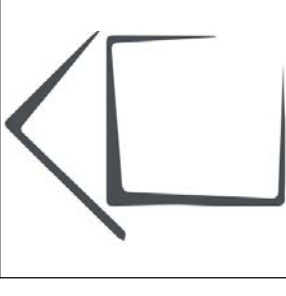
CAD BLOCK GUIDE

- PROPOSED ADDITION (754 SF)
- PROPOSED DECK (138 FT)



PORTSMOUTH MAP GEO SITE

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



SITE PLAN

DRAWING INDEX

- OVERVIEW
- GLASS HOUSE
- OVERLAY
- SITE PLAN
- SITE PLAN
- DEMO
- FOUNDATION
- FIRST FLOOR
- SECOND FLOOR
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CLIENT:

TIM & ALEX LIETO
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PORTSMOUTH, NH

CONTACT:

AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

9/17/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A4




NORTH ELEVATION PHOTO | FRONT VIEW

SCALE: NOT TO SCALE



NORTH ELEVATION EXISTING | FRONT VIEW (NO CHANGES)

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



VICOMTE SCONCE
\$495 REGULAR
\$371 MEMBER

Jonathan Browning elevates the classic industrial safety cage, applying his signature design sensibility to Vicomte's openwork composition. Retaining its pure modernist form, Browning refines the aesthetic with thin vertical bars and precisely angled corners, creating an harmonious interplay between positive and negative space.

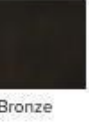


HIDE DETAILS -

- Crafted of solid brass
- Rated for one 40W max. E26-base bulb
- Bulb included
- If brighter light is preferred, consider an LED bulb with a higher lumen output. [View our assortment](#)
- Dimmer switch compatible
- 110-120V manufactured to US standards for US and Canadian markets. Requires outlet adapter and voltage converter for use internationally.
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- ADA compliant (not more than 4"D when installed)
- Hardwire; professional installation required
- Wipe with a soft dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish.

HIDE DIMENSIONS -

Overall: 4 1/2"W x 4"D x 10 1/2"H
Backplate: 4 1/2" diam.
Weight: 5 lbs.

FINISH OPTIONS



Shown in Bronze.

40W INCANDESCENT BULB | DARK SKY COMPLIANT

BRONZE FINISH



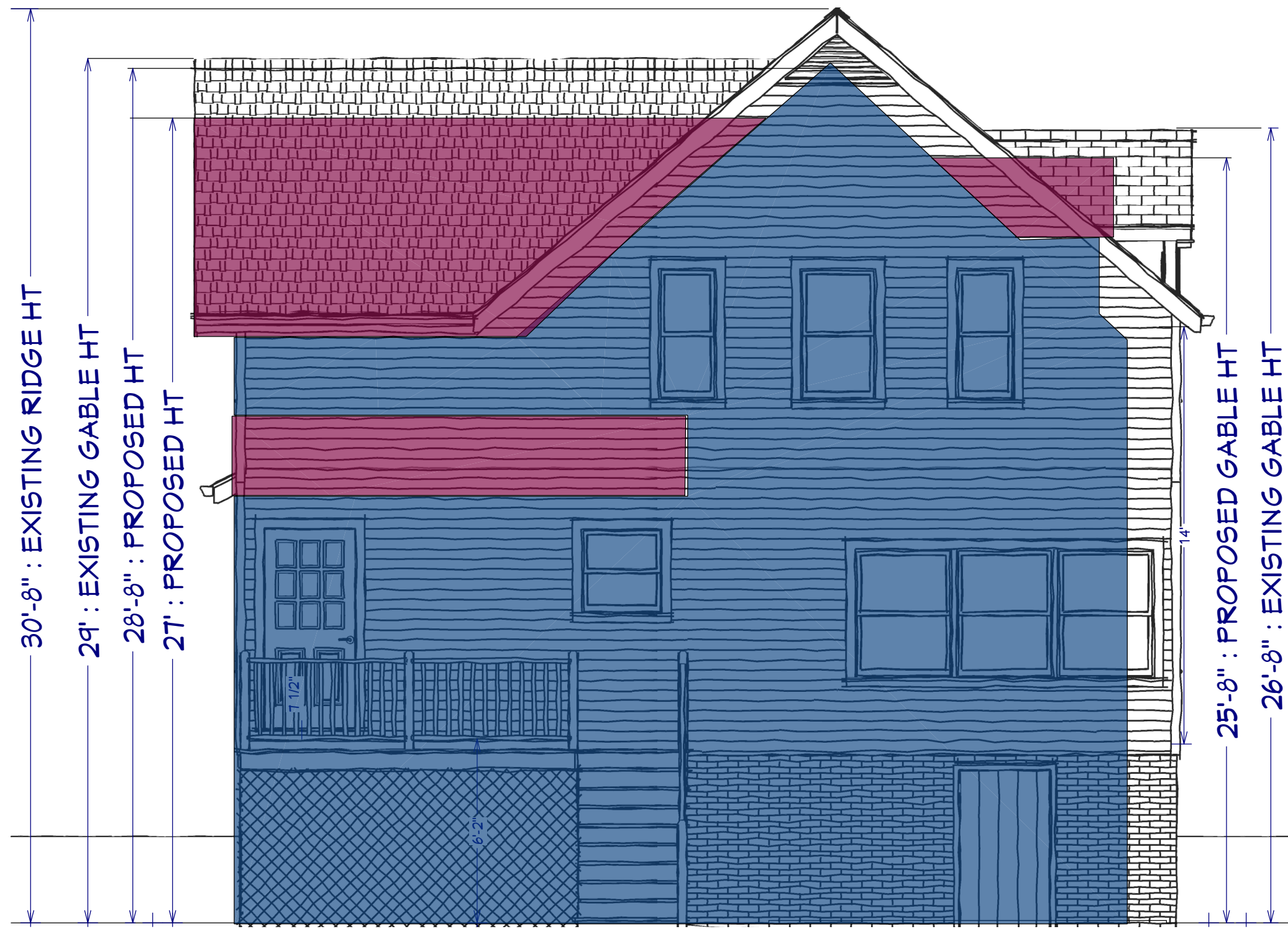
SOUTH ELEVATION PHOTO | REAR VIEW

SCALE: NOT TO SCALE



SOUTH ELEVATION EXISTING | REAR VIEW


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



SOUTH ELEVATION PROPOSED | REAR VIEW

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

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



ELEVATIONS

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3	OVERLAY
4	SITE PLAN
5	SITE PLAN
6	DEMO
7	FOUNDATION
8	FIRST FLOOR
9	SECOND FLOOR
10	WINDOW & DOOR
11	SCHEDULE
12	ELEVATIONS
13	ELEVATIONS
14	HDC WORK
15	SESSION 1 CODE
16	LUHD-185
17	SECTION
18	FRAMING
19	FRAMING
20	OVERVIEW
21	ROOFS
22	DETAILS
23	ELECTRICAL
24	PLUMBING
25	KITCHEN
26	BATH
27	CABINETRY
28	PERSPECTIVES

CLIENT:
TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

DATE:
9/17/20

SCALE:
SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:
A10
ELEVATIONS



EAST ELEVATION PHOTO | SIDEVIEW

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



EAST EXISTING ELEVATION | SIDEVIEW

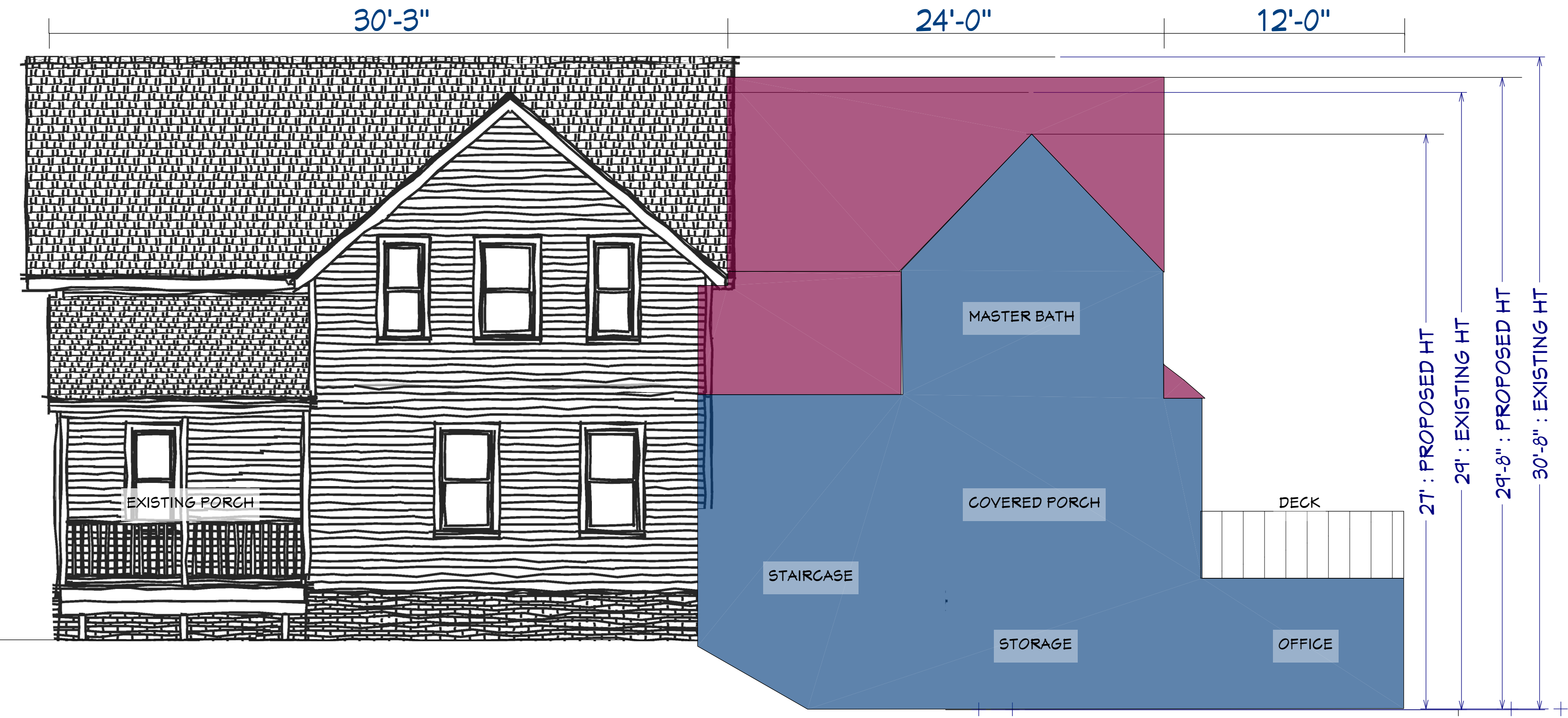
SCALE: 1/4" = 1'-0"



MARVIN - ELEVATE SERIES
SWINGING FRENCH DOOR

Features of the Elevate Swinging French Door


- Available in heights up to 8 feet or widths up to 9 feet
- Inswing or outswing motion to meet design and weather constraints
- Multi-point locking system ensures a tight seal and security from top to bottom
- Fiberglass sill that stands up to foot traffic and weather
- Available with IZ3 coastal/hurricane certification
- CE certified



EAST PROPOSED ELEVATION | SIDEVIEW

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

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ELEVATIONS

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3 SITE PLAN

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5 DEMO

6 FOUNDATION

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8 SECOND FLOOR

9 WINDOW & DOOR

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18 OVERVIEW

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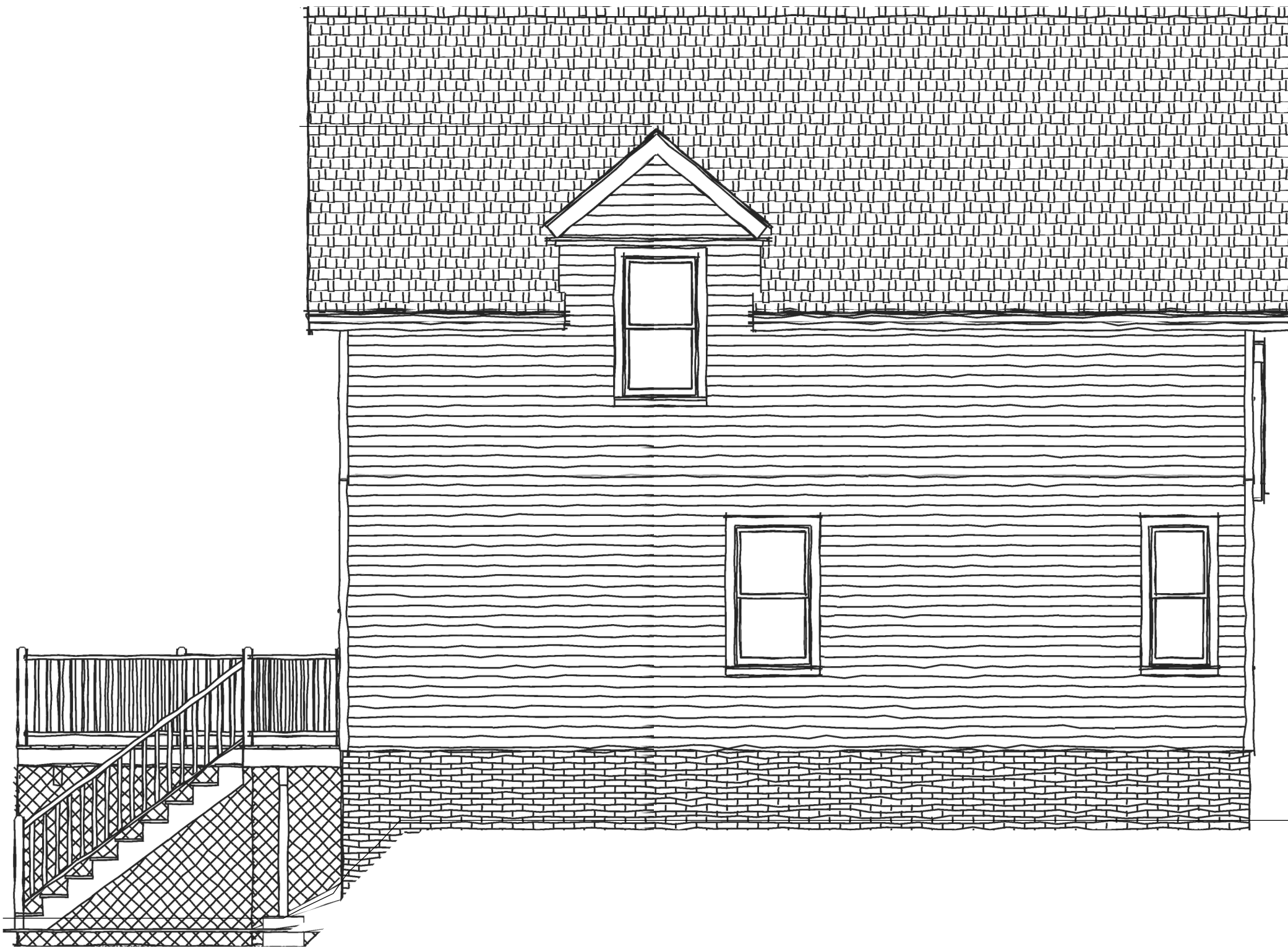
SHEET:

A11
ELEVATIONS



WEST ELEVATION PHOTO | SIDEVIEW

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



WEST EXISTING ELEVATION | SIDEVIEW

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

SIMPSON - 37482
THERMAL SASH DOOR

[Back to Search Results](#)



37482 THERMAL SASH
(SDL)

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, Dutch Door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel

Glass: 3/4" Insulated Glazing

GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH 3'0"

HEIGHT 6'8"

WOOD SPECIES

Fir

GLASS 3/4" Clear IG

PANEL 1 1/16" Pnl Ext FP/Int RP

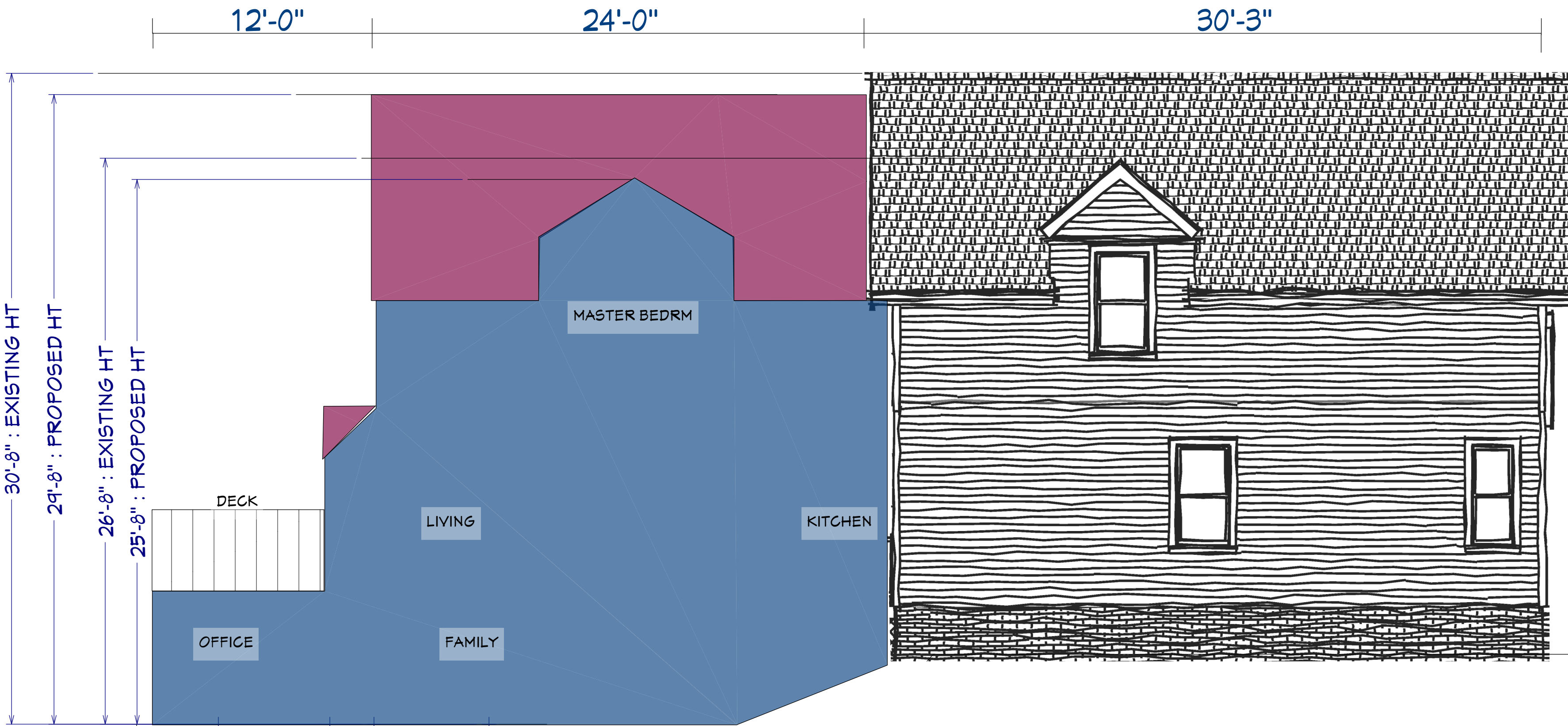
UPGRADES

☐ UltraBlock Technology

☐ WaterBarrier Technology

REQUEST DEALER QUOTE

DUTCH DOOR TO BE USED ON FRONT DECK
REGULAR TO BE USED AT MUDROOM ENTRANCE



WEST PROPOSED ELEVATION | SIDEVIEW

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

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DRAWING SCALE

SHEET:

A12
ELEVATIONS



SOUTH ELEVATION PROPOSED | REAR VIEW
HDC WORK SESSION 1 CODE LUHD-185

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



EAST PROPOSED ELEVATION | SIDEVIEW
HDC WORK SESSION 1 CODE LUHD-185

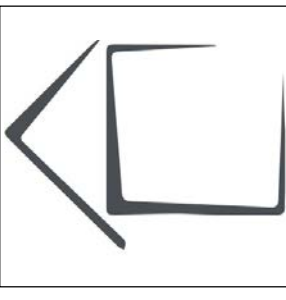
SCALE: 1/4" = 1'-0"



WEST PROPOSED ELEVATION | SIDEVIEW
HDC WORK SESSION 1 CODE LUHD-185

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

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HDC WORK

SESSION 1 CODE

LUHD-185

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