

HDC

ADMINISTRATIVE APPROVALS

March 03, 2021

1. 81 Washington Street (LUHD-273) - Recommended Approval
2. 18 Pickering Street (LUHD-275) - Recommended Approval
3. 49 Hunking Street (LUHD-279) - Recommended Approval
4. 65 Lafayette Road (LUHD-282) - Recommended Approval

1. 81 Washington Street

- Recommended Approval

Background: The applicant is seeking approval for the addition of entry stairs to an existing side door entrance.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-273

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 04, 2021

Applicant

Rodney Rowland
rrowland@sbmuseum.org
17 Hancock Street
Portsmouth, NH 03801
603-422-7525

Location

81 WASHINGTON ST
Portsmouth, NH

Owner:

STRAWBERRY BANKE INC & DANIEL WEBSTER
HOUSE
PO BOX 300, null, PORTSMOUTH, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

add entry stairs to side door

Description of Proposed Work (Planning Staff)

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Project Representatives

Relationship to Project

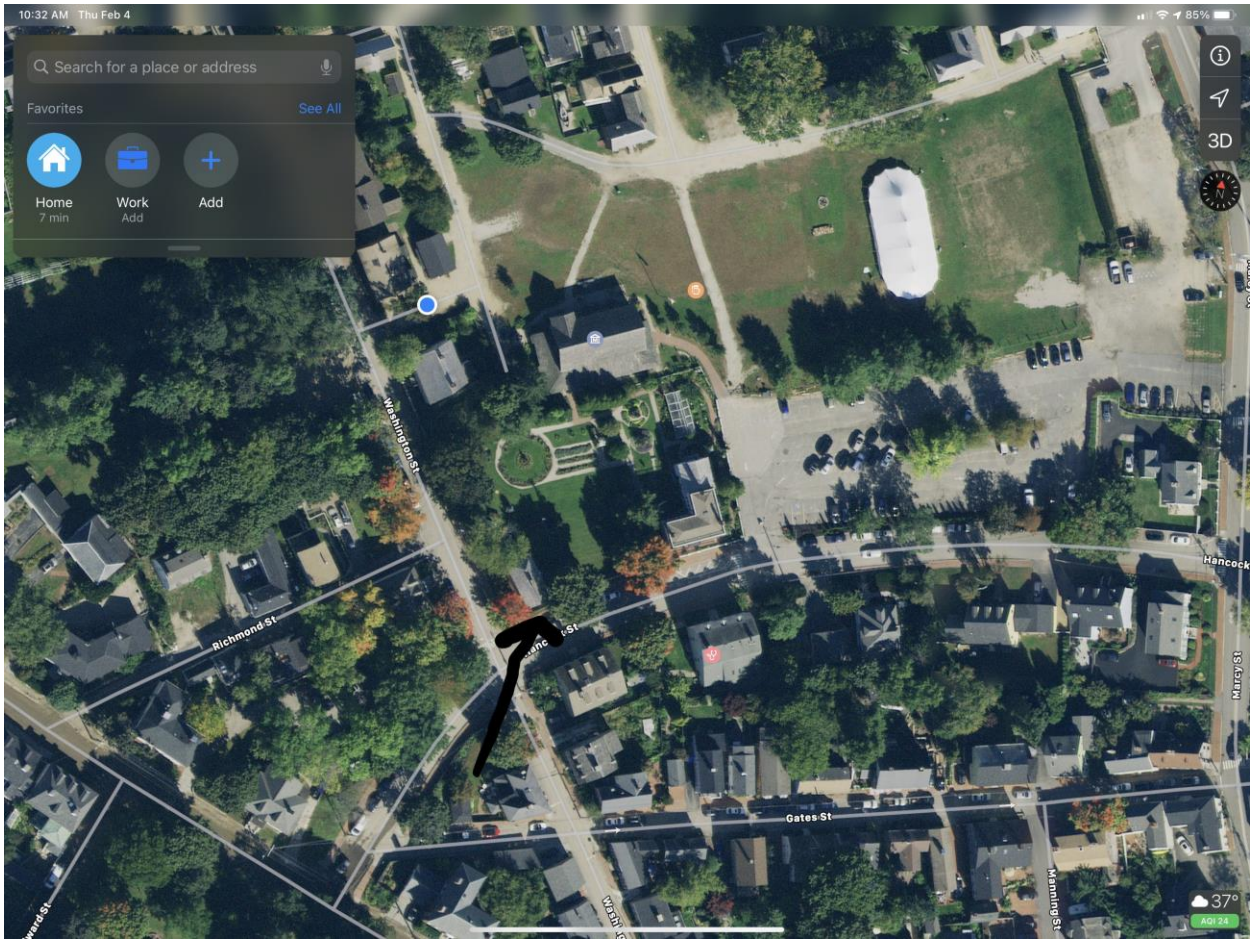
Other

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

Director of Facilities

Existing Conditions:







2. 18 Pickering Street - Recommended Approval

Background: The applicant is seeking approval for the addition of (2) windows to the left elevation and the replacement of an existing bay window.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-275

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 12, 2021

Applicant

Anne Whitney
archwhit@aol.com
9 Sheafe St
Portsmouth, NH 03801
603-427-2832

Location

18 PICKERING ST
Portsmouth, NH

Owner:

ELLMER KRISTY R & CARWELL MATTHEW L
18 PICKERING ST, null, 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 2 windows on the Left Side Elevation & Replace Rear Kitchen Bay. This work is a change within BLDG-20-177 and part of the Kitchen Renovation.

Description of Proposed Work (Planning Staff)

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Acknowledgement

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



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





VIEW OF LEFT ELEVATION



VIEW OF REAR ELEVATION AT NEW BAY

WINDOW SCHEDULE

SYM.	UNIT	LITES	RO	REMARKS	QUAN.
WINDOWS					
A	UDHG2 2218	2/2	1' 9" X 2' 3 5/8"	MARVIN INC., SIGNATURE. Clad Doublehung 7/8" SDL w/ Low E Glazing, Cladding - "Stone White" Hardware to be chosen by Owner.	2
B	UDHG2 30° BAY 16-28-16 / 18	2/2 1 2/2	+/- 6' 3" X 3' 8"	DITTO, 30 DEG BAY	1

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AWA

Project: 1911 DATE: 2/11/21

Revisions:

WINDOWS CHANGES
FOR KITCHEN RENOVATION

ANNE WHITNEY ARCHITECT

RENOVATIONS, CARWELL / ELLMER RESIDENCE

18 PICKERING STREET PORTSMOUTH, NH

3. 49 Hunking Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of (3) sections of fencing around the property. The first being a decorative and privacy board fence along Hunking Street. The second, a vertical board privacy fence abutting 33 Hunking Street. Lastly, the third, is a capped picket fence to match the rear neighbor's fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-279

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 14, 2021

Applicant

Stephen Foster
sfoster@orbispub.com
1924 47th Street, NW
Washington, DC 20007
2023020202

Location

49 HUNKING ST
Portsmouth, NH

Owner:

TOBIAS LEAR HOUSE HISTORIC INN LLC
1924 47TH STREET NW, null, WASHINGTON, DC
20007

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Fencing

Description of Proposed Work (Planning Staff)

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Project Representatives

Relationship to Project

Owner

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

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Request for Historic District Commission Administrative Approval for Fencing

Stephen Foster, Manager/Owner
Tobias Lear House Historic Inn, LLC
49 Hunking Street, Portsmouth NH 03801

February 14, 2021

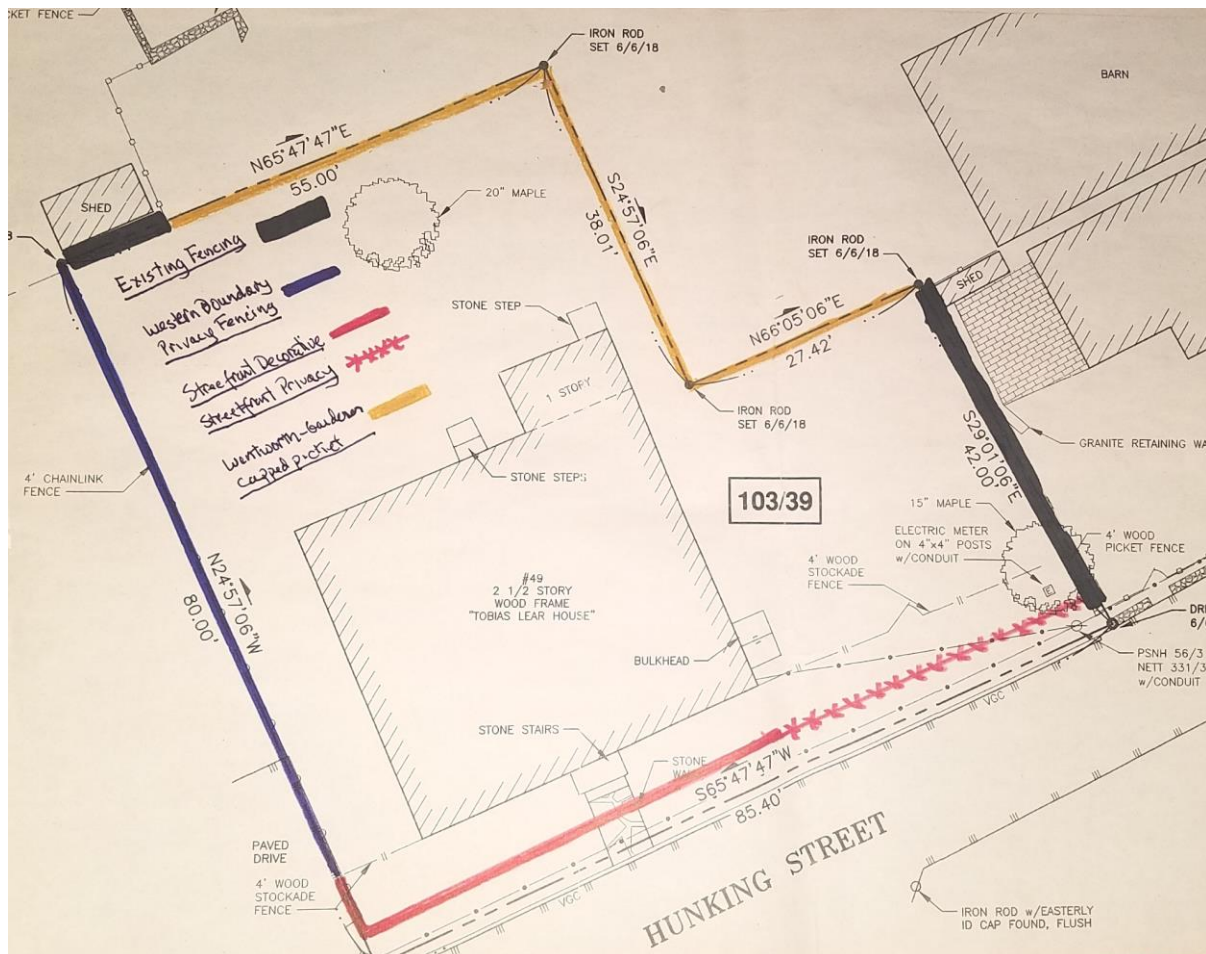
Introduction

This is a request to approve fencing for the Tobias Lear House at 49 Hunking Street. There are three sections of proposed fencing. These are:

- (1) historically resonant decorative and privacy board fencing along the front of the property facing Hunking Street (marked in red in the plan below);
- (2) vertical-board privacy fencing along the western property line abutting 33 Hunking Street (blue in the sketch below); and
- (3) capped picket fencing replicating the neighbor's fencing along the northern (rear) property line with the Wentworth-Gardner House (ochre in the sketch below).

Existing neighbor fencing in the plan is shown in black.

Tobias Lear House, Schematic Plan of Existing and Proposed Fencing



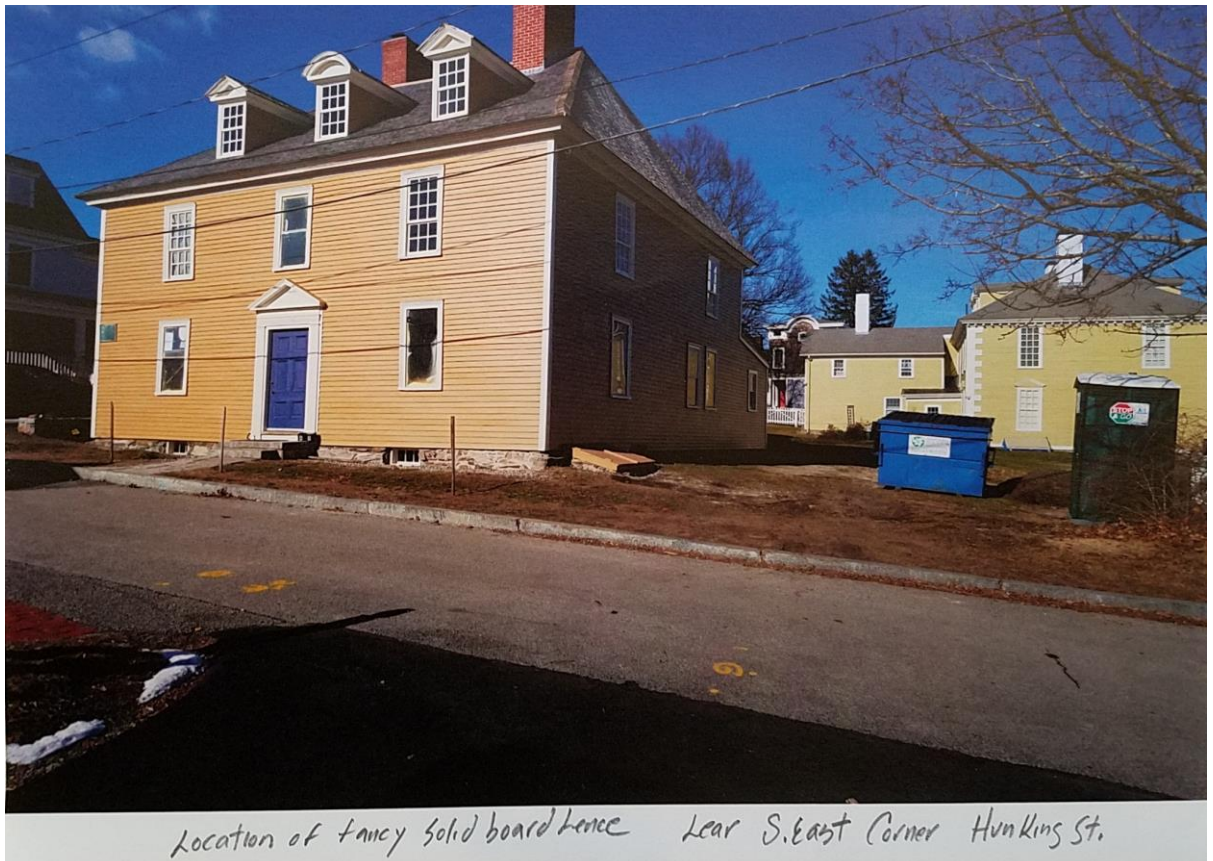
1. Street Front Fencing

The property has 85 feet of frontage along Hunking Street, with a drop in elevation, west to east of about 18 inches. The proposed fencing divides the street front roughly equally into two types of fencing, the one a decorative fence beginning at the western boundary and continuing along the front façade of the house, the other a vertical-board privacy fence. Both fences will be set back three feet from the Hunking Street curb, with plantings planned for the space between the fence and the curb

Existing Conditions, Hunking Street Front (view 1)



Existing Conditions, Hunking Street front (view 2)



The proposed street front fencing seeks to strike an appropriate historical chord for the mid-18th century Tobias Lear House. The use of two distinct fence types follows a pattern well documented among prominent Portsmouth houses of the 18th and early 19th centuries. This pattern calls for formal, often elaborate, decorative fencing co-extensive with the front façade of the house, and vertical-board privacy fencing along the remainder of the street front. The street front fencing at the Rundlett-May house, pictured below, is just one of many existing examples that reflect this historic precedent. (See, Howells, “The Architectural Heritage of the Piscataqua,” p. 179 fig. 238, Jeremiah Mason House, 1808; p. 174, fig. 229, William Haven House, ca. 1800; Size-Leighton House, p. 174, fig. 228; Austin-Lyman House, p. 159, fig. 199; Moffatt-Ladd House, p. 33, fig. 35; Rev. Samuel Langdon House, p. 121, fig. 143.)

Rundlett-May House Street front Fencing



Owner's Sketch, Proposed Street Front Fencing



Street Front Fencing: Decorative Portion. The decorative part of the proposed front-façade fencing is simpler than that seen on grand houses such as Rundlett-May. This is consistent with the character of the Tobias Lear House, which could perhaps be described as grand in size but otherwise straightforward. Accordingly, the proposed fencing, which has 12" square posts, a capped rail over simple pickets, and no elaborate finials, seeks to strike a restrained but dignified note. The one decorative embellishment is the initial curve to the cap where it

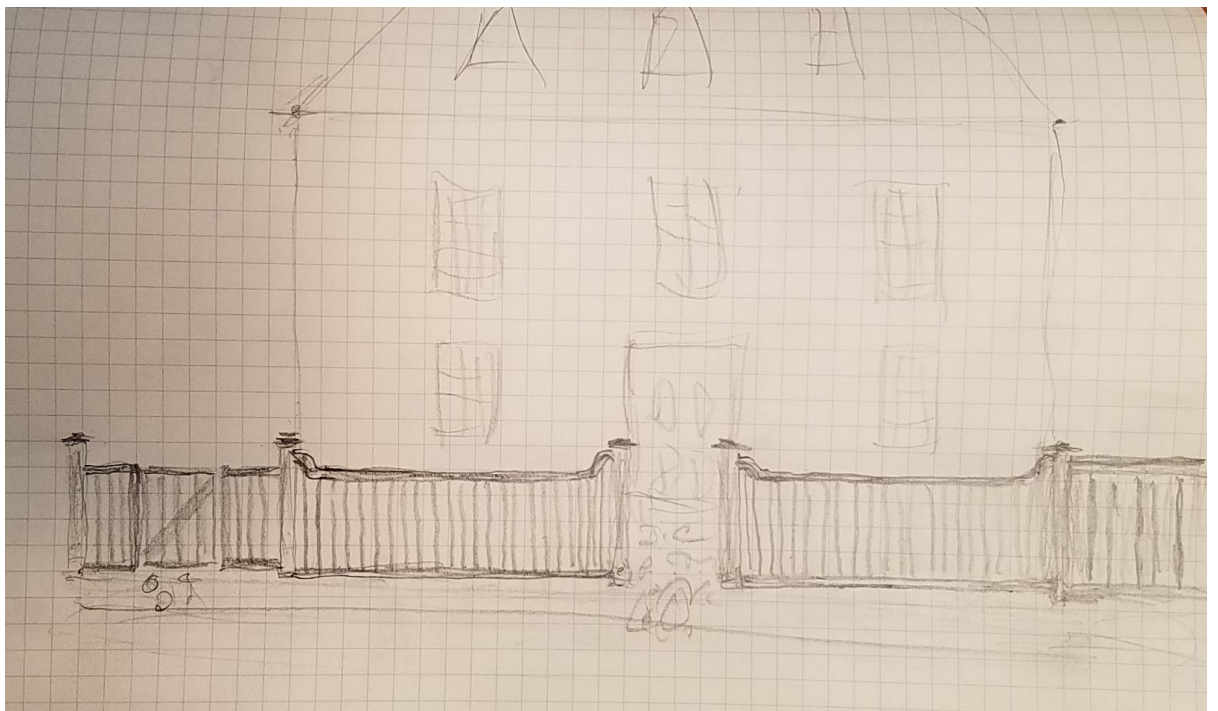
joins the four main posts, a cue taken from the Colonial Revival fence of the Lady Pepperell house in Kittery (pictured below).

Lady Peperell Fence, Decorative Rail Detail

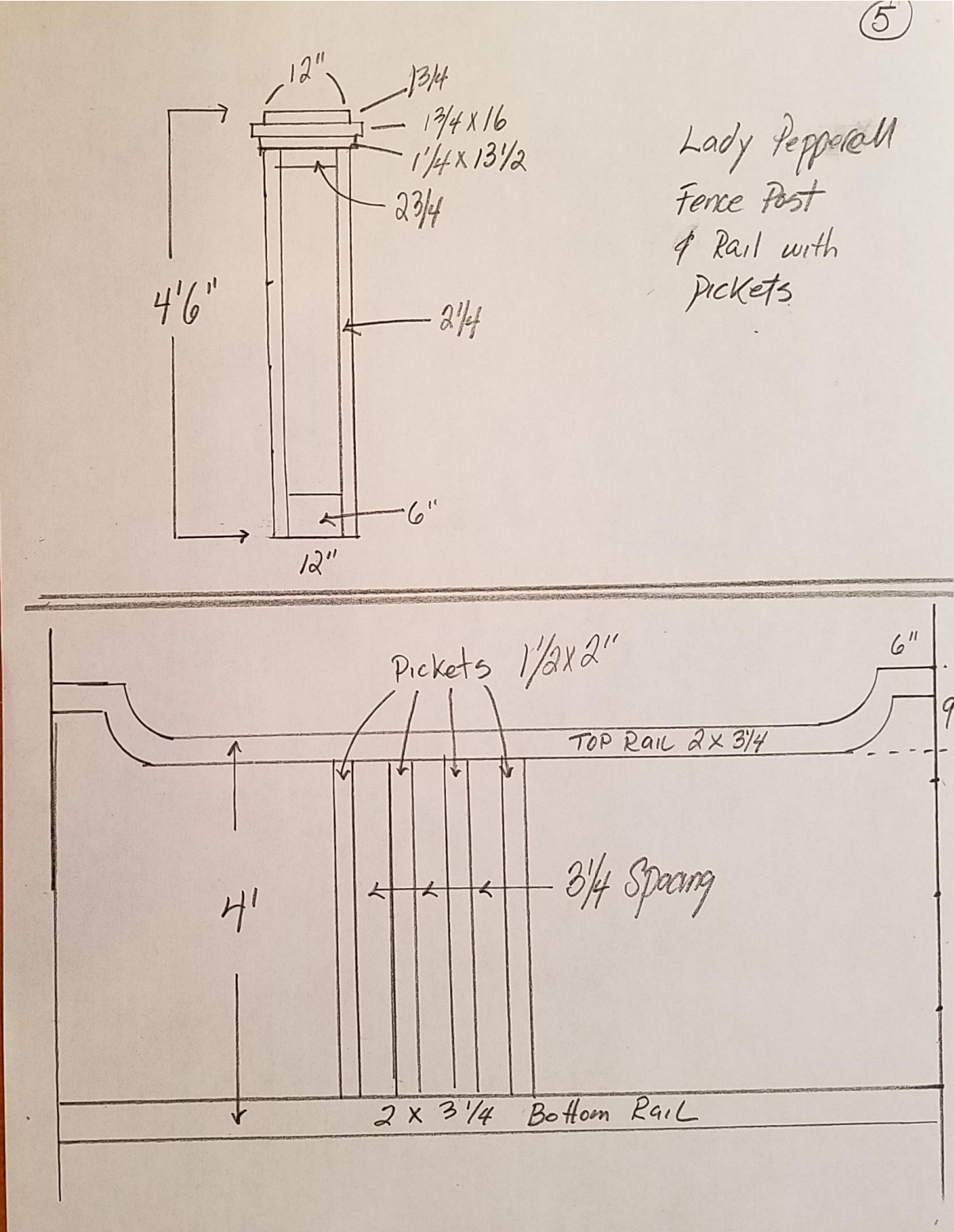


Fence post tops start at 4'6" at the western, upstreet end and reach 5'6" at the terminus, maintaining a level top and capped rail along this 42-foot section. The fence will be set back three feet from the Hunking Street curb. A sketch of this portion of the fence and a detailed builder's drawing follow.

Owner's Sketch, Street Front Fencing, Decorative Section



Builder's Detail, Street Front Fencing, Decorative Portion



Appropriate plantings will screen utility and HVAC mechanicals, otherwise visible from the street, in the passage between the house and the western boundary fencing.

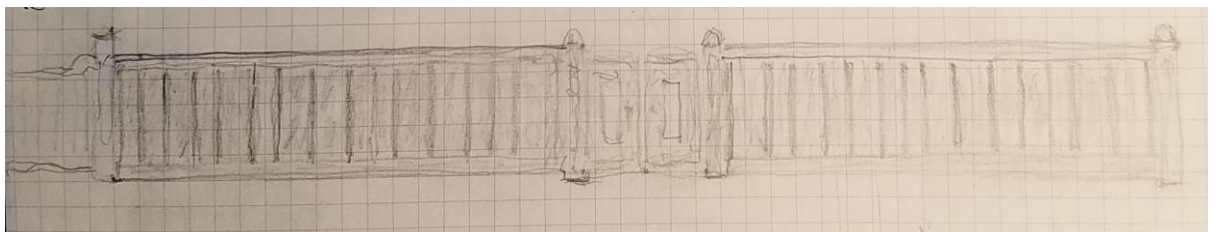
Street Front Fencing, Privacy Portion. The vertical-board privacy fence portion along the remaining street front is modeled after the privacy fence at the Walsh House, a ca. 1796 Strawberry Banke property on Washington Street (pictured below). The Walsh fence is a modest embellishment of a simple vertical-board fence; it has random width planks set behind 4" vertical boards with top and bottom rails and a cap profile of some size and detail.

Walsh House

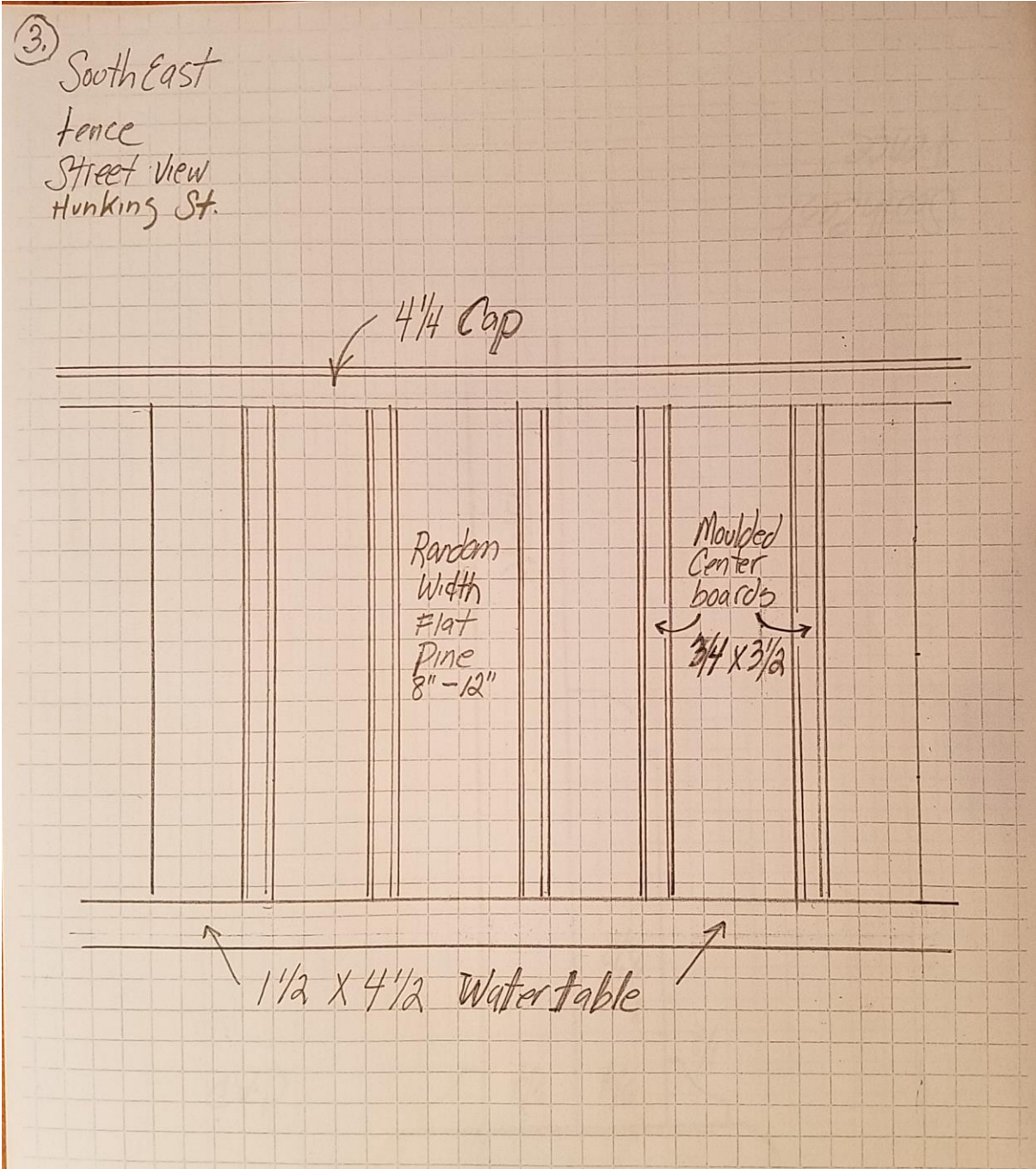


At the Tobias Lear House, the height of this fence will be 5'6" at the western, upstreet end and 6'0" at its terminus, maintaining a level top over its entire 40-foot plus length. In addition to being historically appropriate, privacy is in order here as behind the fence will be a garden and patio area. An owner's sketch and two builder's drawings follow.

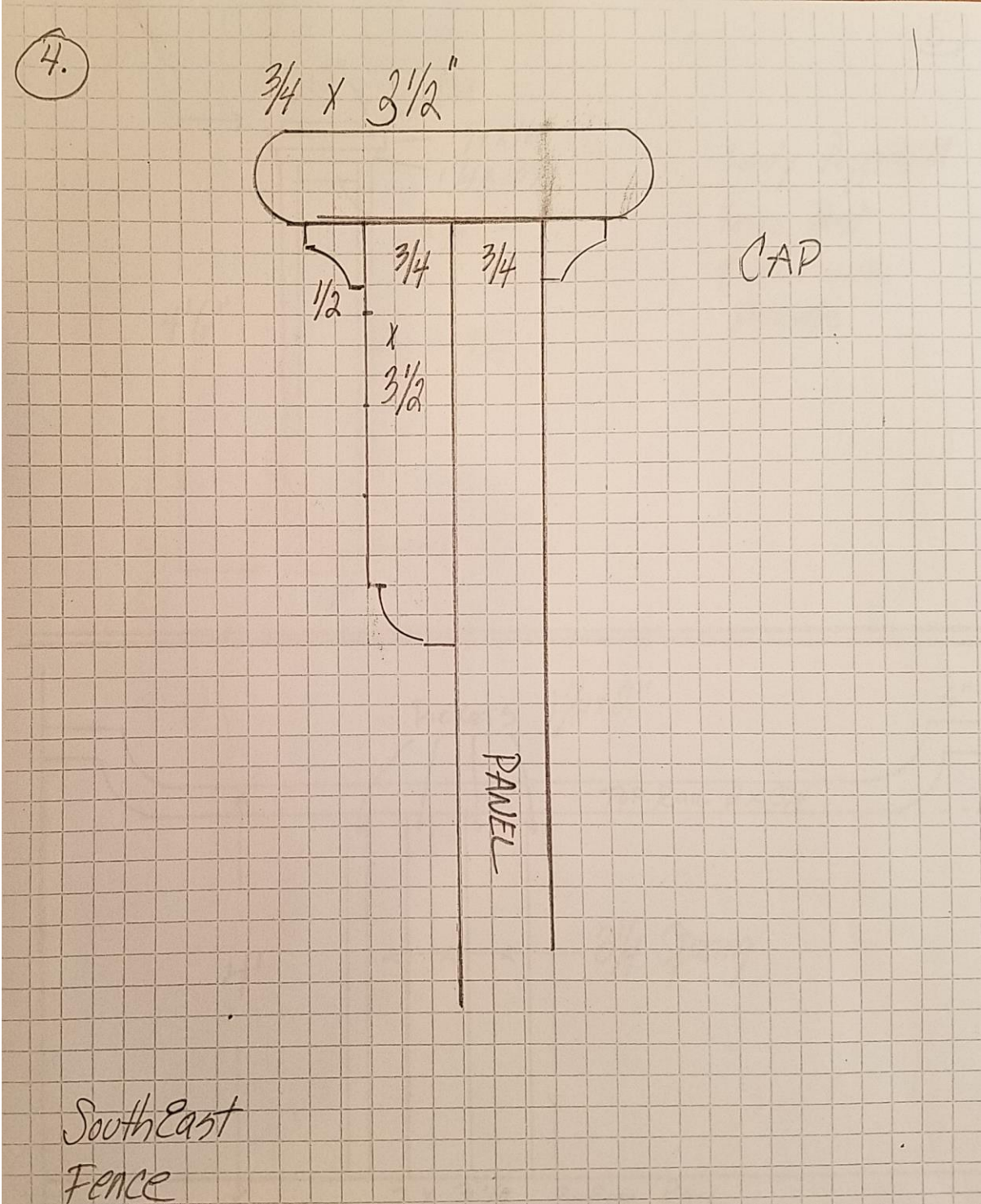
Owner's Sketch, Street front, Privacy Fence Section,



Builder's Detail, Street Front, Privacy Fence Section



Builder's Detail, Cap, Privacy Fence, Street Front



2. Fencing Along the Western Property Line Abutting 33 Hunking Street, Neighbor to the West.

A chain link fence was removed along the western property line in the summer of 2020 to allow for the construction of an approved low stone wall, approximately 45 feet in length. HDC subsequently approved an additional 16 +/- feet of low stone wall running to the rear (north) property line, scheduled to be built in the Spring of 2021.

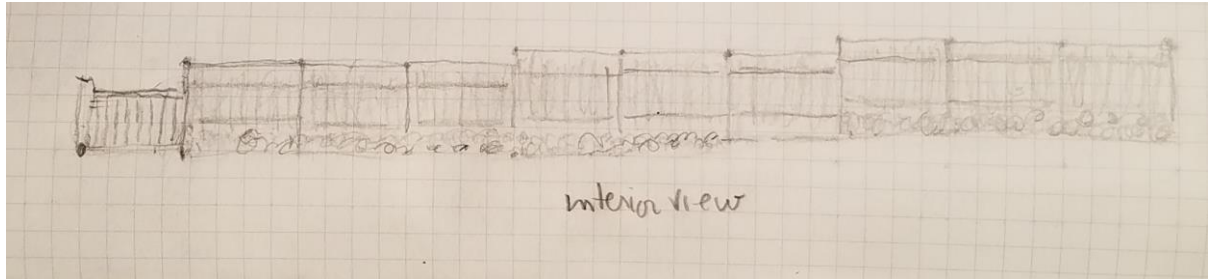
Existing Conditions, Western Boundary Line



This fence will be made up of ten 8-foot sections. The first 8-foot section, the one closest to Hunking Street (left, in the owner's sketch below), follows the form of the formal

decorative picket fence along the front of the house described in fencing section 1 above. It serves as a transition to the street front fence. It is also lower in height (4'6" post, 4' capped rail) than the adjacent section of the vertical-board fence (about 5'3" above grade). The lower height and pickets give the neighbors better visibility for entering and exiting their parking area, which is directly adjacent to this section of proposed fencing.

Owner's Sketch: Schematic View, Elevations, Western Boundary Privacy Fencing



The remaining nine 8-foot sections of this fence are vertical-board privacy fencing sitting atop the low stone wall (but for the one 8-foot section mid-fence where there will be no stone wall). As seen in the sketch above, these nine sections are divided into three groups of three sections each, with ascending absolute heights for each group. The top of the fence of the second group of three sections is 9 inches higher than the first, and the third group is another 9 inches higher than the second. These increasing absolute heights reflect the gentle rise of the grade along this property line toward the rear. But, the actual fence height, as measured from the grade level on the neighboring property and including any elevation provided by the low stone wall, is lowest at the rear. Thus, the fence heights of each of these three sections will be, on average, 4'6", 5' 0", and 4'0," respectively. (The corresponding heights of the wood fencing from the top of the stone wall will be 3'9," 4'6," and 4'0".) This fencing plan allows the neighbors continuing easterly views to the back channel of the Piscataqua from their porch and from various points in their yard and garden.

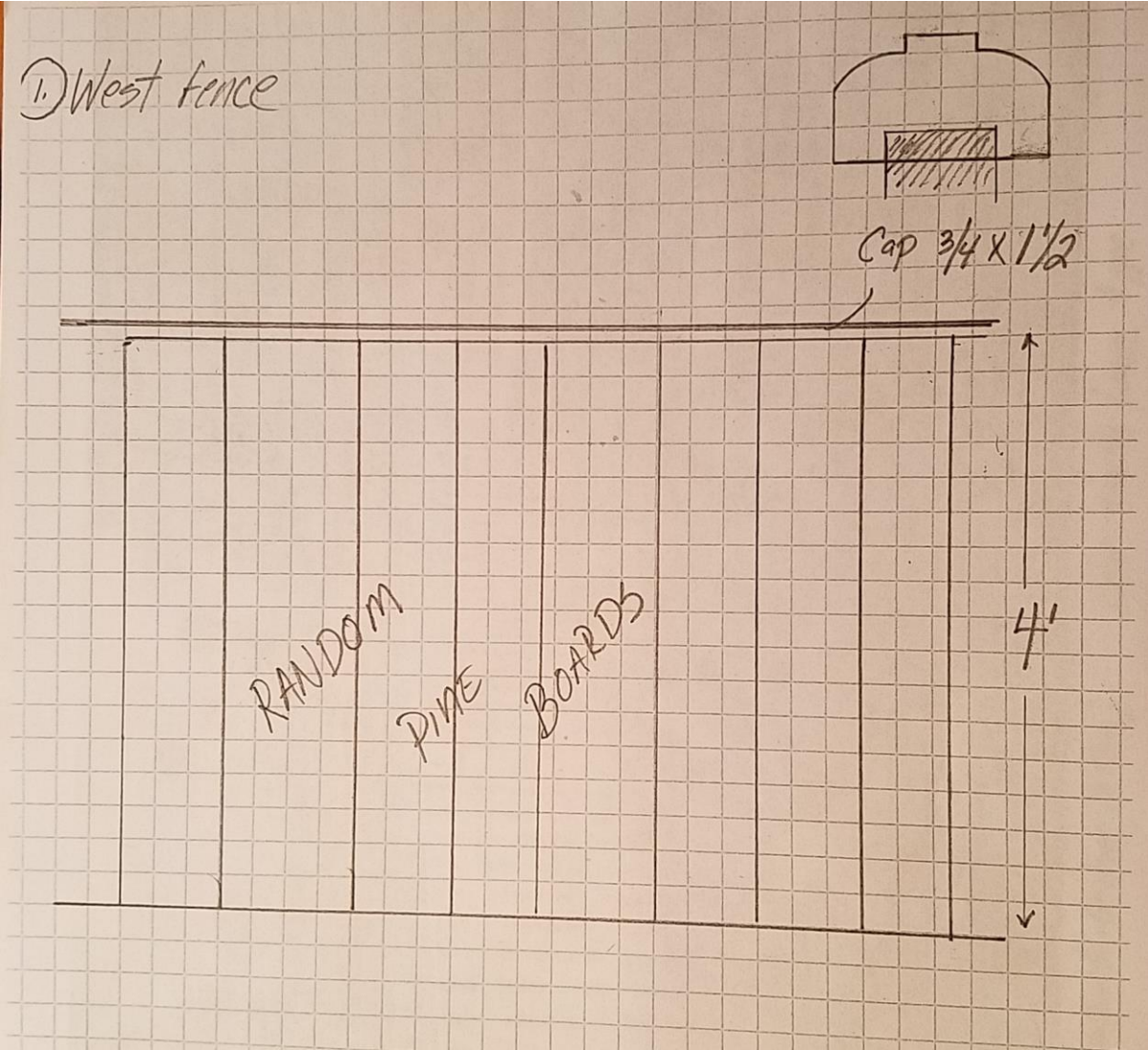
The photo below is an example of the proposed fencing (interior view) and the following builder's drawing shows an exterior view with detail for the fence cap.

Builder's Example, Proposed Vertical Board Fencing, Western Boundary



Example of Solid board fence Lear West fence (S. Banke location)

Builder's Detail, Proposed Vertical Board Privacy Fencing, Western Boundary (exterior view).



3. Northern Boundary with the Wentworth Gardner House.

The 125' property line between the Tobias Lear House and the Wentworth Gardner House makes up the rear (northern) boundary of the property and is currently unfenced.

Existing Conditions, Northern Boundary with Wentworth-Gardner House.

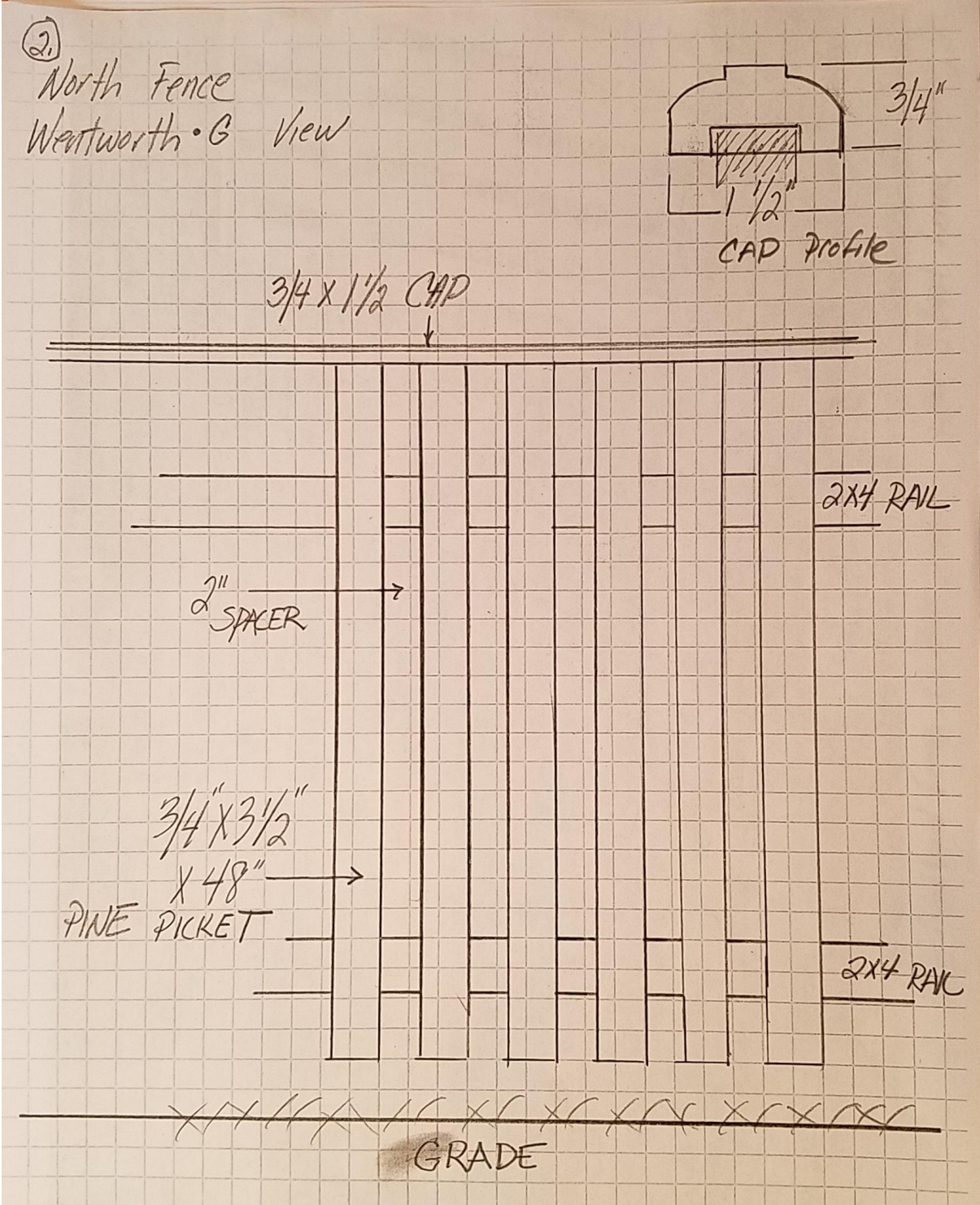


The proposed fence for this boundary line is a replication of the existing Wentworth Gardner fence, pictured below, facing Mechanic Street. A detailed builder's drawing follows.

Wentworth-Gardner House Existing Fencing (view from Mechanic Street)



Builder's Detail, Replication of Wentworth-Gardner Fence



End of submission.

4. 65 Lafayette Road

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (soffit design change).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-282

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 23, 2021

Applicant

Joseph Caldarola
joe@smithfieldconstruction.com
PO Box 370
Portsmouth, NH 03802
603-674-5204

Location

65 LAFAYETTE RD
Portsmouth, NH

Owner:

joseph Caldarola
PO Box 370 , null, Portsmouth, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Revise Soffit Detail. The approval included Azek slotted panel in the 24" width to work with the 2' overhang. They have stopped making the product in 24" width and the 12" slotted in unavailable at this time. Proposed is 2 pc 1x12 Azek with an aluminum strip vent between them, as would typically be done with wood trim.

Description of Proposed Work (Planning Staff)

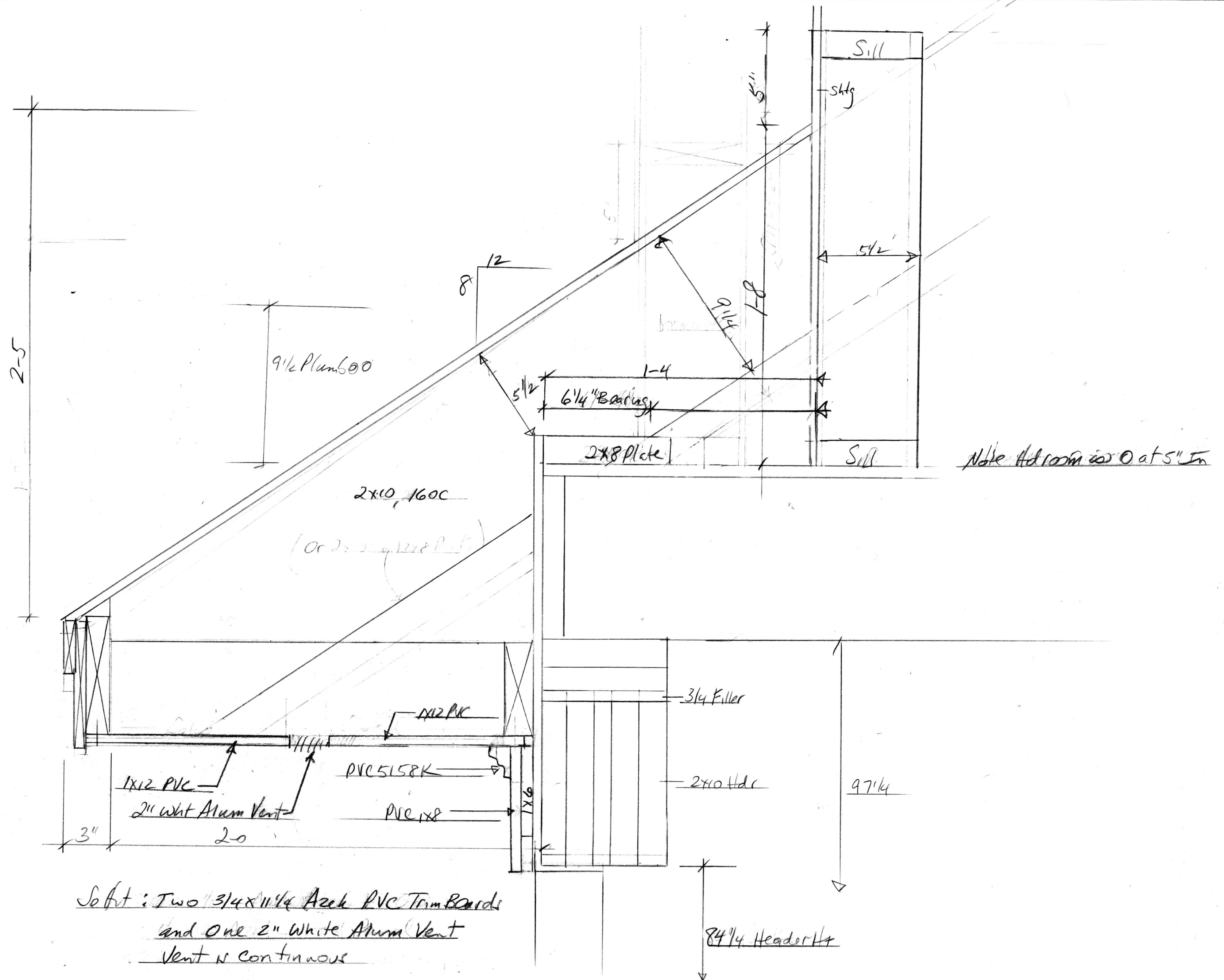
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Project Representatives

Relationship to Project

Owner

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



So ft : Two 3/4 x 1 1/4 Azek PVC Trim Boards
 and One 2" White Alum Vent
 Vent is continuous

Revised 2/22/21

Revised 11/15/20

Sheet 19

65 Lafayette Rd		
SCALE 3/16" = 1'	APPROVED BY:	DRAWN BY
DATE: 10/20/20		REVISED
Jim W. Field		DRAWING NUMBER
Overhang Trim Detail		19



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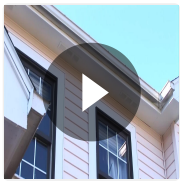
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2.3 in. x 96 in. Rectangular White Weather Resistant Aluminum Soffit Vent (Sold in a carton of 50 only)



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A BEAUTIFUL, EASILY INSTALLED SYSTEM TO SAVE TIME AND MONEY

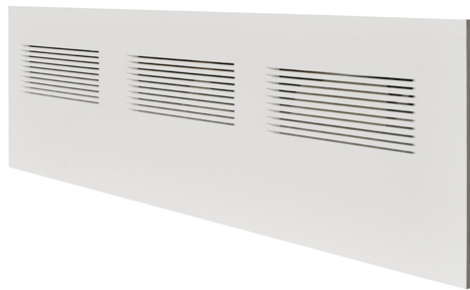
Made from moisture-resistant PVC to provide low-maintenance performance and designed to deliver enduring beauty, the Soffit System from AZEK Exteriors includes soffits (vented and non-vented), notched fascia and frieze boards. Each part easily fits together for simplified installation without specialized labor. All elements of the system are available in smooth Traditional finish.

Vented and Non-Vented Soffit:

Made from durable, moisture-resistant, long-lasting PVC, AZEK® Exteriors Soffits are available in several sizes and complemented by grooved fascia and frieze boards. This system offers easy installation with pieces that fit together effortlessly, creating a clean, beautiful and uniform finish.

The Vented Soffit comes with an industry leading 10 square inches of net free air flow per square foot, allowing circulation through the home's roof system to prevent moisture damage. Screening the vents is optional; vents are slant cut to prevent nesting insect infiltration.

Non-vented soffit is also available in specific sizes to perfectly fit the system avoiding the need to precisely cut PVC sheet. The solid soffit sizes can be used on their own to provide a clean, uniform finish or the two versions can be used together interchangeably.



Fascia

The notched fascia board connects easily to either soffit profile to add architectural style while framing and protecting the roof edges.



Frieze Boards

Get smooth and simple borders with both soffits and siding. The frieze board fits perfectly with soffit edges through the grooved edge on top. Tuck siding into the integrated j-channel on the bottom.





Share:



Sizing

SIZING

SOFFIT

ACTUAL	VENTED 18'	SOLID 18'
1/2" x 12"	•	•
1/2" x 16"	•	•

NOTCHED FASCIA

NOMINAL	ACTUAL	SOLID 18'
4/4 x 8"	3/4" x 7 1/4"	•

FRIEZE BOARD

NOMINAL	ACTUAL	SOLID 18'
5/4 x 6"	1" x 5 1/2"	•

FREQUENTLY ASKED QUESTIONS

Do I need to paint AZEK® Trim?

No. AZEK® Trim products do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled. If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher.

[LEARN MORE](#)

Does AZEK® Trim come in colors?

No, AZEK® Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our Trim Installation Guidelines.

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What can I use to clean AZEK® Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent.

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Similar Style- that shows the continuous vent.

