

HDC

ADMINISTRATIVE APPROVALS

April 14, 2021

1. 264 South Street (LUHD-300) - Recommended Approval
2. 100 Gates Street (LUHD-299) - TBD
3. 124 State Street (LUHD-301) - Recommended Approval
4. 410 Islington Street (LUHD-304) - Recommended Approval
5. 254 South Street (LUHD-305) - Recommended Approval
6. 266 Middle Street (LUHD-307) - TBD
7. 75 Salter Street, Unit #1 (LUHD-308) - Recommended Approval
8. 381 Middle Street (LUHD-309) - Recommended Approval
9. 9 Prospect Street, Unit #3 (LUHD-310) - Recommended Approval
10. 232 South Street (LUHD-311) - Recommended Approval
11. 49 Mt. Vernon Street (LUHD-312) - Recommended Approval
12. 405 Pleasant Street (LUHD-313) - Recommended Approval
13. 14 Mechanic Street (LUHD-314) - Recommended Approval
14. 229 Pleasant Street, Unit #2 (LUHD-289) - Recommended Approval
15. 16 Porter Street (LUHD- 270) - Recommended Approval
16. 166 New Castle Avenue (LUHD-298) - Recommended Approval
17. 17 Hunking Street (LUHD-302) - Recommended Approval

1. 264 South Street - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment ((2) A/C condensers and screening).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-300

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 30, 2021

Applicant

Denise Todd
dentodd@gmail.com
254 South St
South St
Portsmouth, NH 03801
6039785329

Location

264 SOUTH ST Unit B
Unit B
Portsmouth, NH 03801

Owner:

Denise Todd
254 South St 254 SOUTH ST Portsmouth, NH
03801-4527

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Requesting a variance to install 2 AC 13 SEER Rheem condenser units to both 262 & 264 South St (all specs/dimensions attached) outside on the West side of the property. The property doesn't have the required side setback which is 10' from the sidelines where we only have 7' & 6'. The front unit will be 4' away from the side property line and 41' from the front property line, the rear unit will be 3' from the side property line. A 4' x 4' fence will be erected in front of the front unit 35' from the front property line and will hide both units from the street and will match the existing fence in the rear, as near as possible.

Description of Proposed Work (Planning Staff)

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254 South St
Portsmouth NH 30801

March 29th 2021

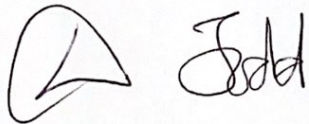
To the Planning board,

We are requesting a variance to install two - 13 SEER Rheem AC condenser units to the exterior of our property next door at 264/262 South St, Portsmouth NH, Map/Lot 0111-0005-0000

We'd like to request forgiveness on the required side set back which is 10', where we only have **7' for the 1st unit** at 264 South St and **6' for the 2nd unit** at 262 South St. Unit 1, for 264 South St, will leave a **4' +/- setback, once installed** and unit 2, for 262 South St, will leave a **3'+/- setback, once installed**, from the west side of the property. With the units placed in these locations no piping conduits will run on the outside of the property.

Please see drawings for locations and dimentions.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Denise Todd". The signature is stylized and written in a cursive-like font.

Denise Todd
Property Owner

③ ②



Parcel Legend

- Line for cover sheet for the computer legend
- 7.5A Lot or parcel number
- 7.5B Lot or parcel number (if it appears last 04)
- 7.5C Address number
- 200-107 Parcel number from a neighboring map
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- 200-200 Parcel number from a neighboring map



This map is for assessment purposes only. It is not intended for legal description or conveyance. Building footprints are 2006 data and may not represent current structures. Lot numbers on this map may be subject to change. Lot numbers base precedence over address numbers. Lot numbers on this map may not represent posted or legal addresses.

Nearby Tax Maps



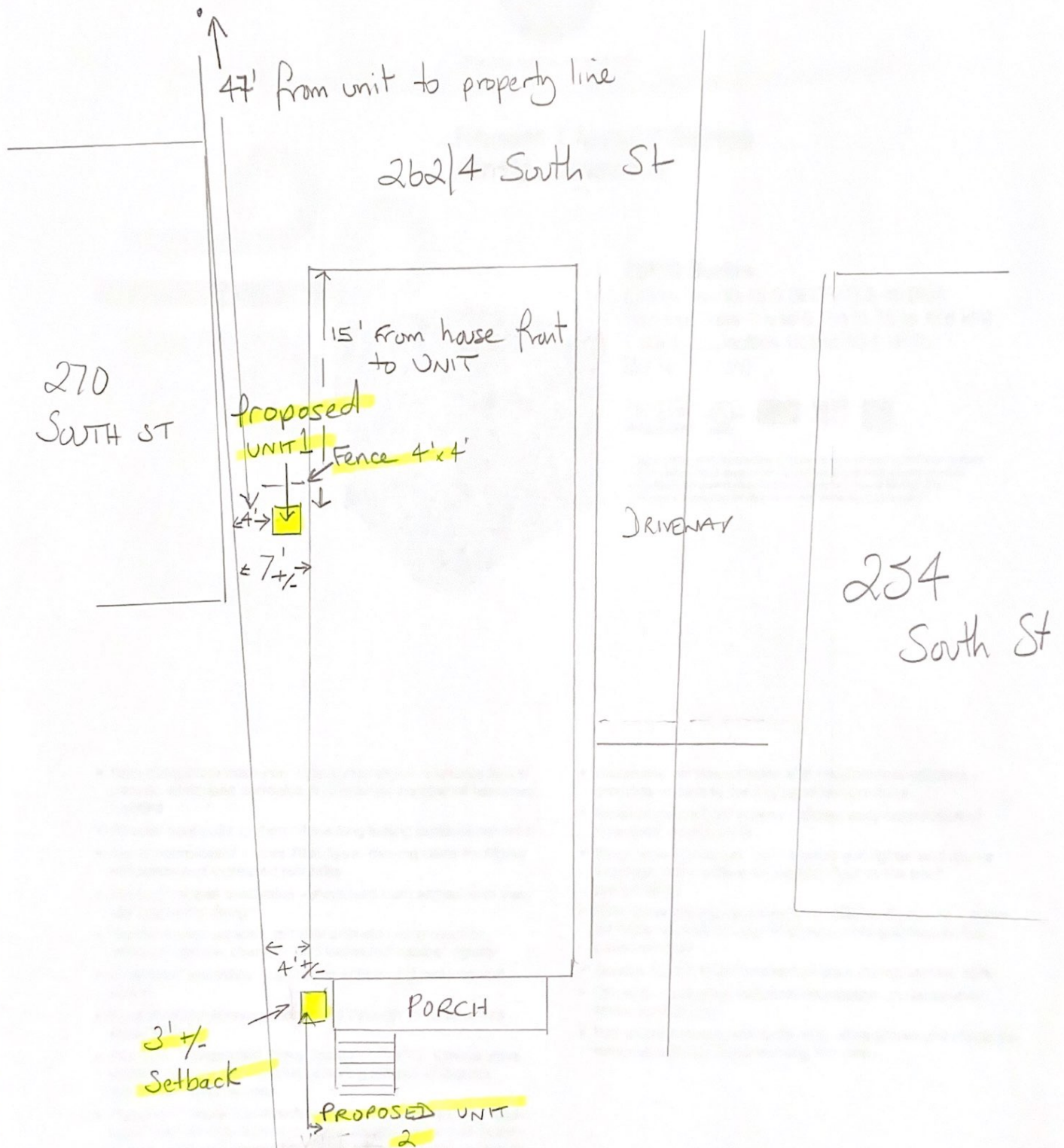
Map Location



Portsmouth, New Hampshire
2020

Tax Map 111

SOUTH ST



③ VARIANCE APPLICATION FOR 2 outside AC units



The new degree of comfort.™

Rheem Classic® Series Air Conditioners

RA13 Series

Efficiencies 13-15.5 SEER/11.5-13 EER
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]
Cooling Capacities 17.3 to 60.5 kBTU
[5.7 to 17.7 kW]



"Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet Energy Star. Ask your Contractor for details or visit www.energystar.gov."



- New composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Powder coat paint system – for a long lasting professional finish
- Scroll compressor – uses 70% fewer moving parts for higher efficiency and increased reliability
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ **Expanded Valve Space** – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- PlusOne™ **Triple Service Access** – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the high and low pressure.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra long wires allows unit top to be removed without disconnecting fan wire.

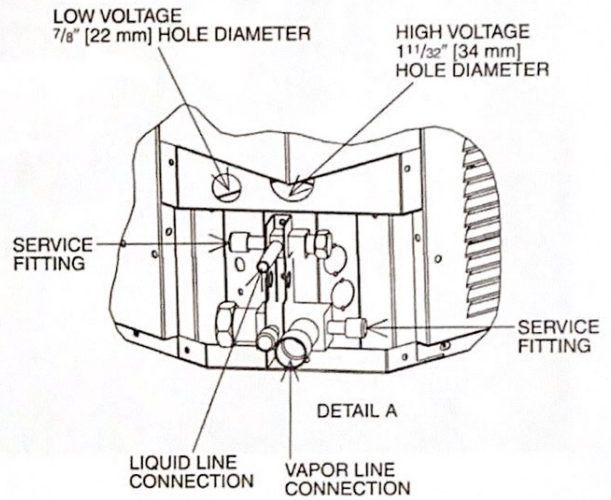
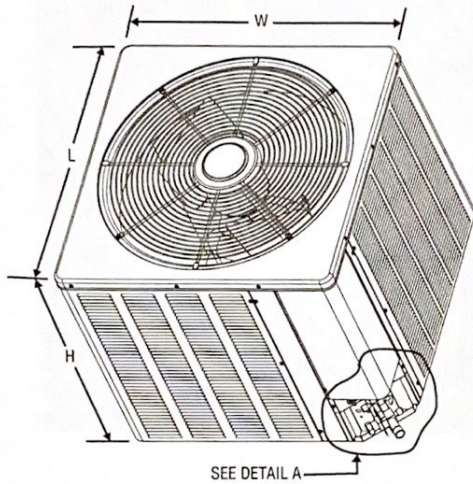


Unit Dimensions

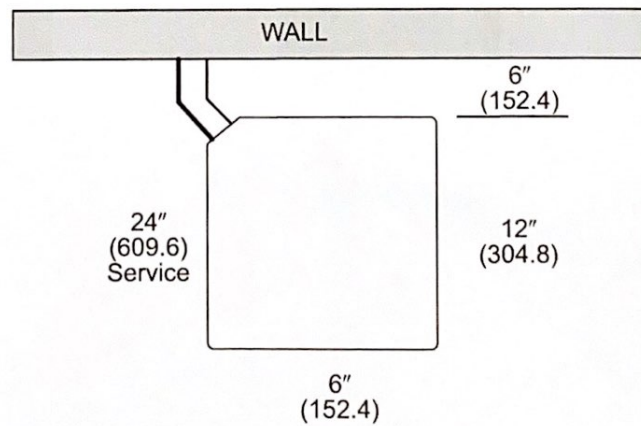
Model No. 13A*A	Unit Dimensions		
	Width "W" Inches	Length "L" Inches	Height "H" Inches
18, 24	23 ⁵ / ₈ [600]	23 ⁵ / ₈ [600]	24 ¹ / ₄ [616]
30	27 ⁵ / ₈ [702]	27 ⁵ / ₈ [702]	24 ¹ / ₄ [616]
36, 42, 48	31 ⁵ / ₈ [803]	31 ⁵ / ₈ [803]	27 ¹⁵ / ₁₆ [710]
60	31 ⁵ / ₈ [803]	31 ⁵ / ₈ [803]	35 ¹⁵ / ₁₆ [913]

*J, C, or D

[] Designates Metric Conversions



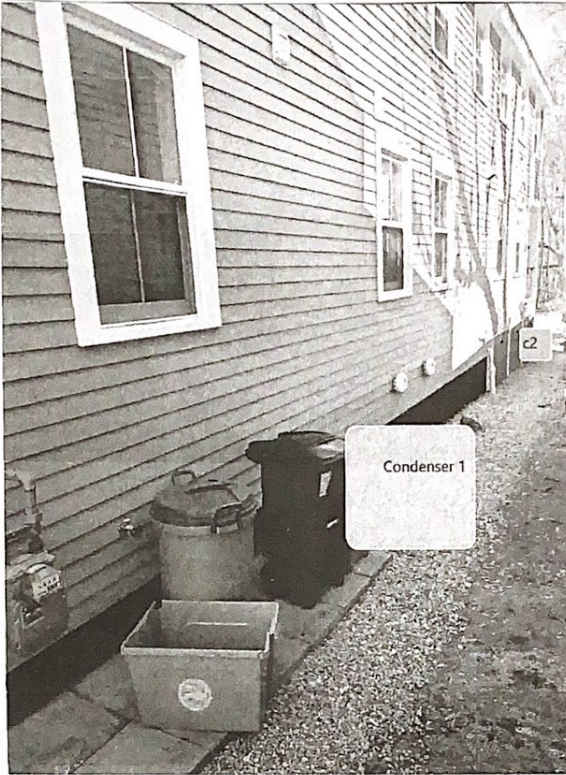
CLEARANCES



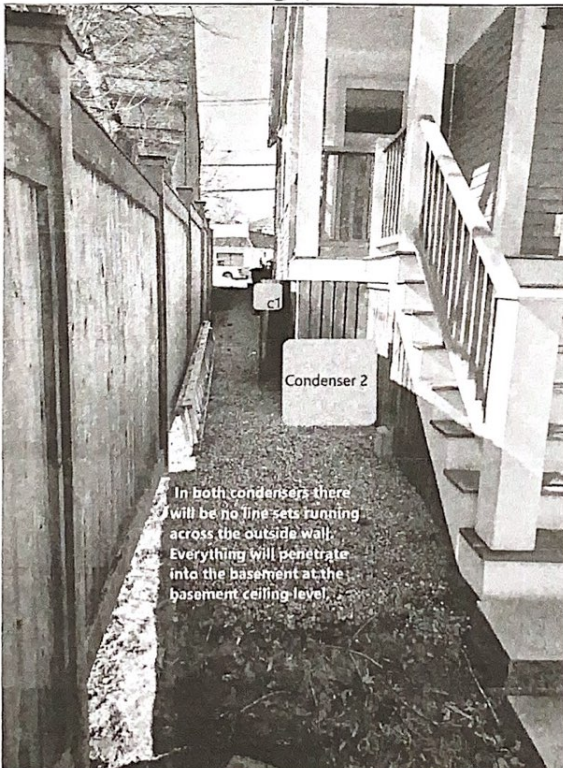
26214 FRONT VIEW

Proposed location of A/C units

FRONT



REAR VIEW



In both condensers there will be no line sets running across the outside wall. Everything will penetrate into the basement at the basement ceiling level.

REAR VIEW



2. 100 Gates Street

- TBD

Background: The applicant is seeking approval for (3) replacement windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-299

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Mar 30, 2021

Applicant

Peter Whelan
pawhelan@comcast.net
100 Gates Street
Portsmouth , NH 03801
6032055318

Location

100 GATES ST
Portsmouth, NH 03801

Owner:

WHELAN PETER A & WHELAN KAREN A
100 GATES 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

Replace Rear 3 windows on Back L

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**

3. 124 State Street

- Recommended Approval

Background: The applicant is seeking approval for an awning design, as well as landscape, hardscape, and mechanical equipment for the rear yard.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-301

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 31, 2021

Applicant

Josh Butkus
kscannell@destefanomaugel.com
22 ladd st
portsmouth, NH 03801
2034000802

Location

124 STATE ST
Portsmouth, NH 03801

Owner:

LUDES GREG & LUDES LAURA
PO BOX 822 NEW CASTLE, NH 03854

Application Type

Please select application type from the drop down menu below

Administrative Approval

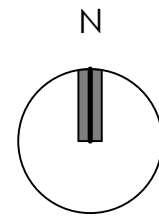
Project Information

Brief Description of Proposed Work

Included in this application is an updated awning design per the direction of the planning dept. and the HDC following our previous application in February. Also included are the design and specifications for the landscaping, hardscaping, and mechanical elements proposed to the rear yard of the property. The area to be modified is approximately 65 feet removed from the public way at Court St. The existing fence and gate will be replaced with a new fence and gate which will also enclose 3 new AC units adjacent to the building. AC lines will be run internally and pass into the building hidden from public view behind the mechanical units. A new pergola will shade a new patio, and the pergola will be constructed and finished to match the one previously approved for the roof deck. Retaining wall caps, and basement access stairs (hidden from public view) will be finished with antique granite to match existing granite elements.

Description of Proposed Work (Planning Staff)

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LOCUS MAP WITH SITE OUTLINE



COURT STREET IMAGERY

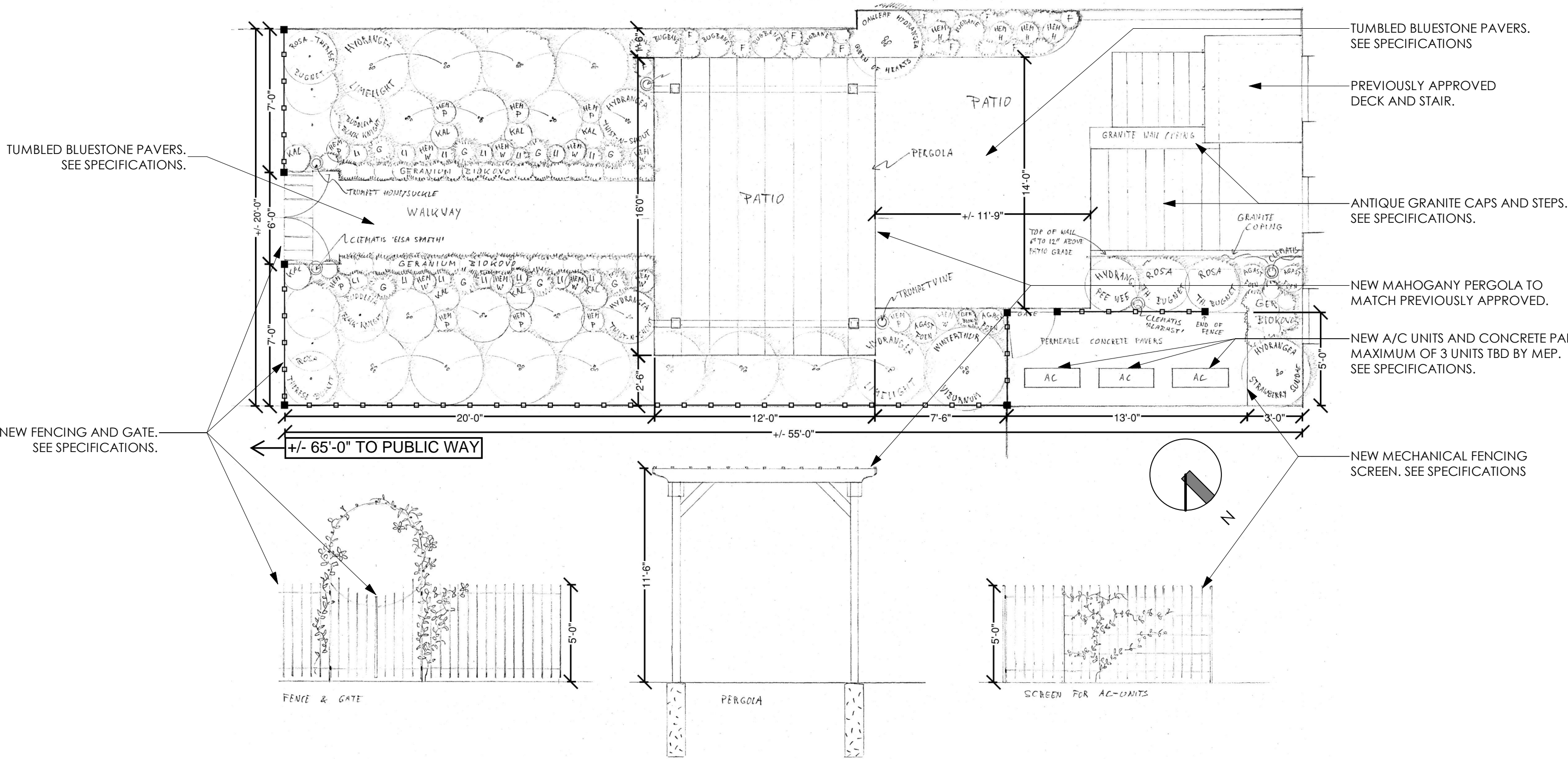


Ludes Residence
 124 State Street
 Portsmouth, NH 03801

CONTEXT AND LOCUS MAP

SHEET **1** OF 6
 APRIL 7, 2021





TUMBLING BLUESTONE PAVERS. SEE SPECIFICATIONS.

TUMBLING BLUESTONE PAVERS. SEE SPECIFICATIONS

PREVIOUSLY APPROVED DECK AND STAIR.

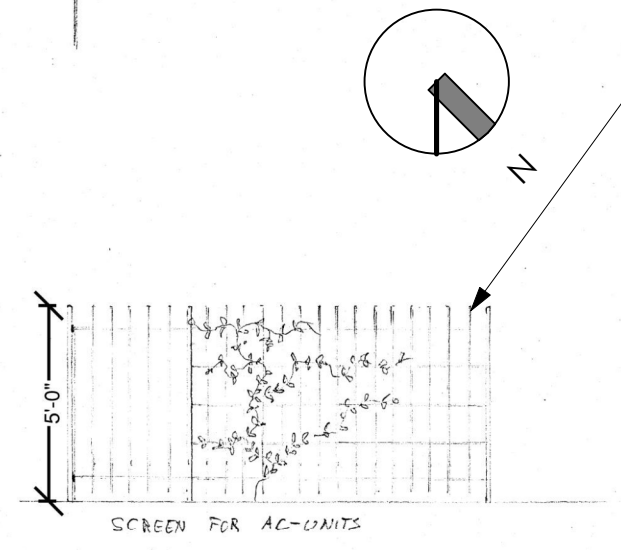
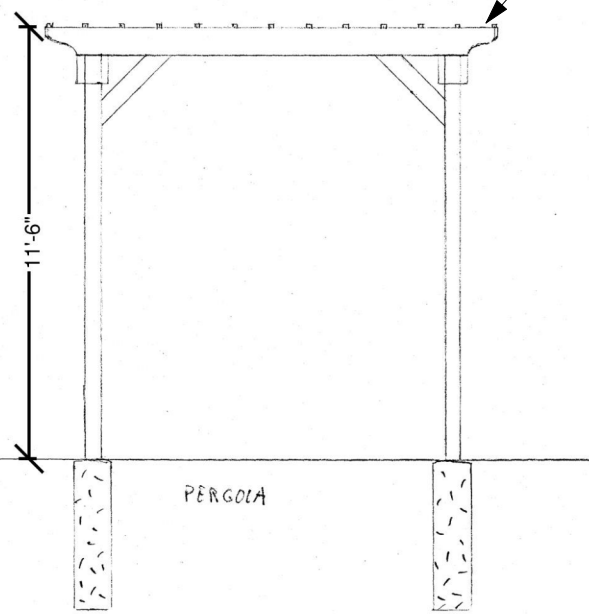
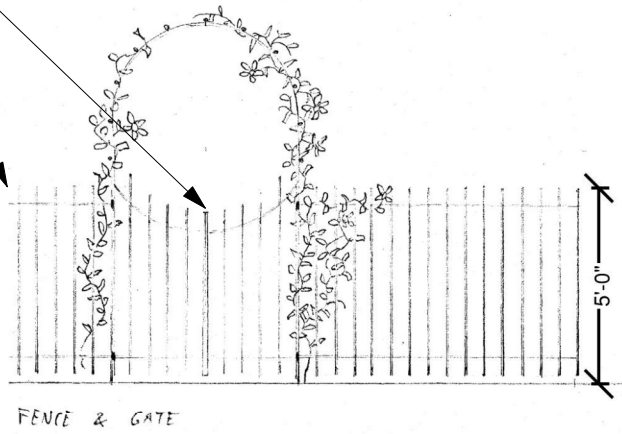
ANTIQUE GRANITE CAPS AND STEPS. SEE SPECIFICATIONS.

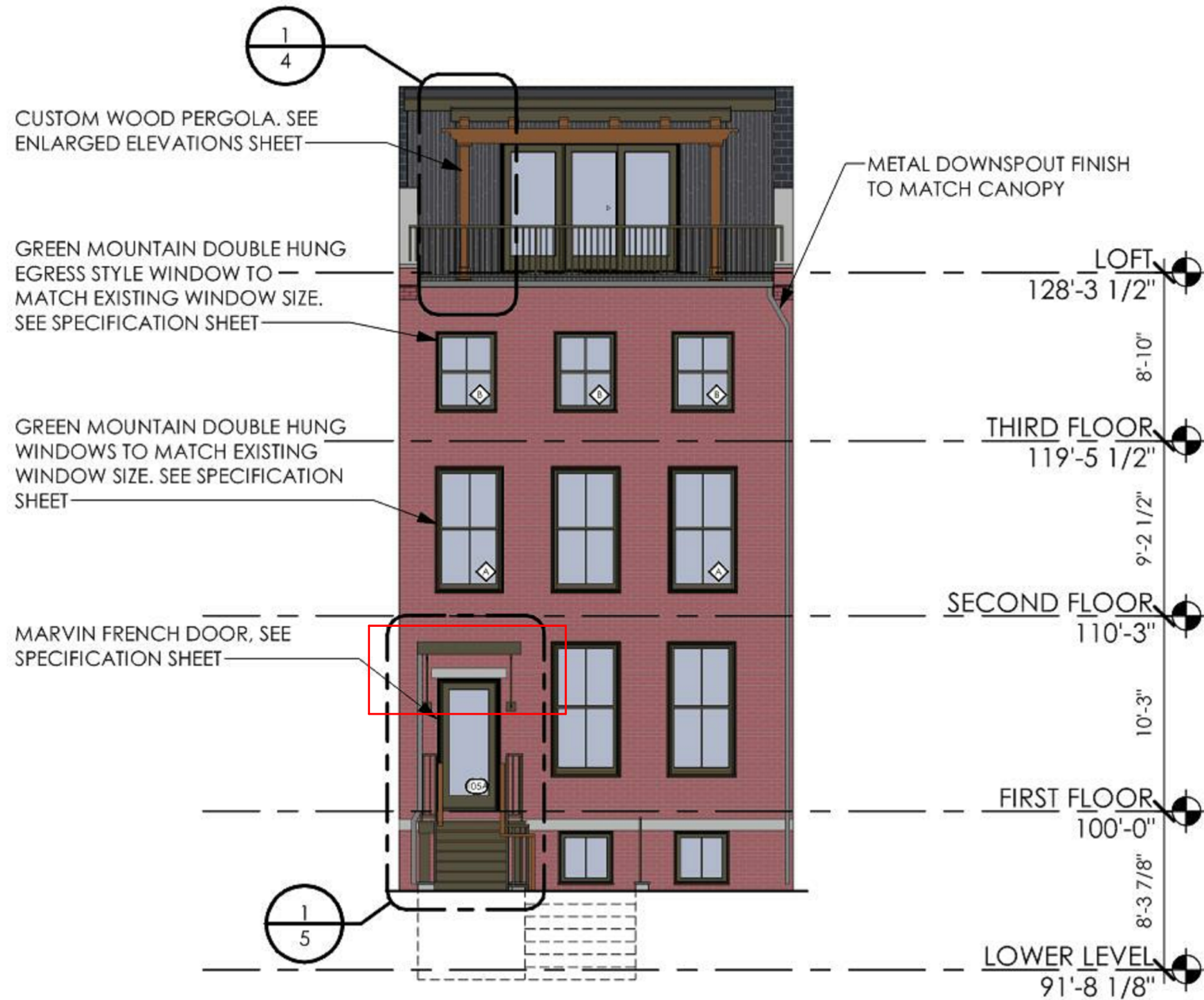
NEW MAHOGANY PERGOLA TO MATCH PREVIOUSLY APPROVED.

NEW A/C UNITS AND CONCRETE PAD. MAXIMUM OF 3 UNITS TBD BY MEP. SEE SPECIFICATIONS.

NEW FENCING AND GATE. SEE SPECIFICATIONS.

NEW MECHANICAL FENCING SCREEN. SEE SPECIFICATIONS





PREVIOUSLY APPROVED COURT STREET ELEVATION 2
 1/8" = 1'-0"

PROPOSED COURT STREET ELEVATION 1
 1/8" = 1'-0"

Ludes Residence
 124 State Street
 Portsmouth, NH 03801

COURT STREET ELEVATIONS
 1/8" = 1'-0"

SHEET **3** OF 6
 APRIL 7, 2021

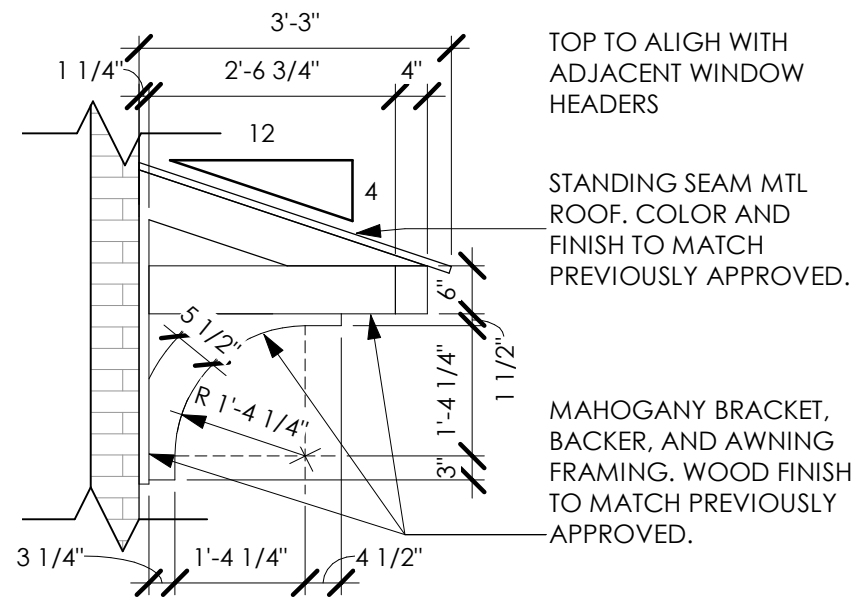
202050

D|M|A
 DESTEFANO
 MAUGEL
 ARCHITECTS

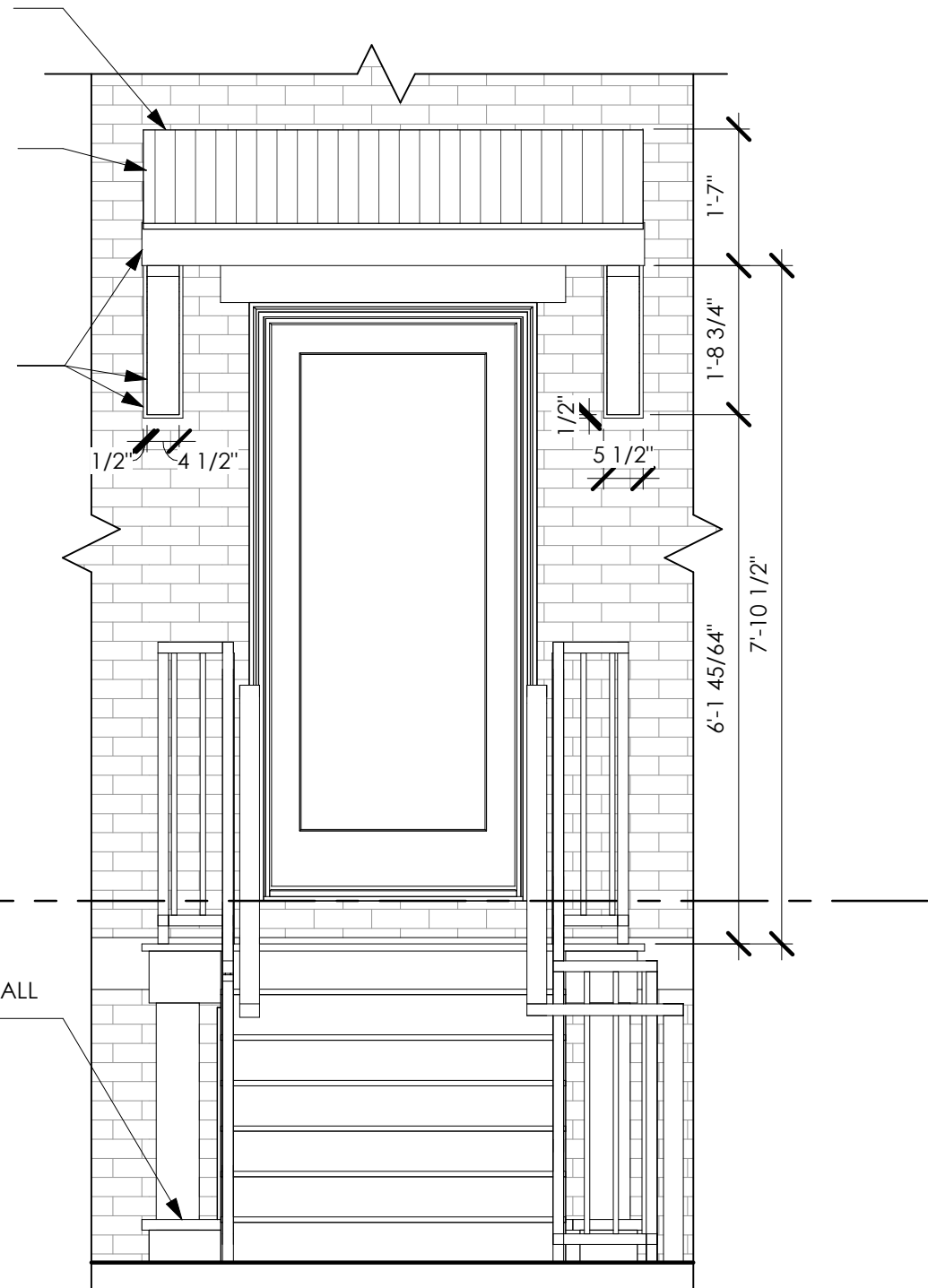
© 2021



AWNING APPROACH PERSPECTIVE (3)



PROPOSED AWNING ELEVATION (2)
1/2" = 1'-0"



ENLARGED ELEVATION AT PROPOSED ENTRY (1)
1/2" = 1'-0"

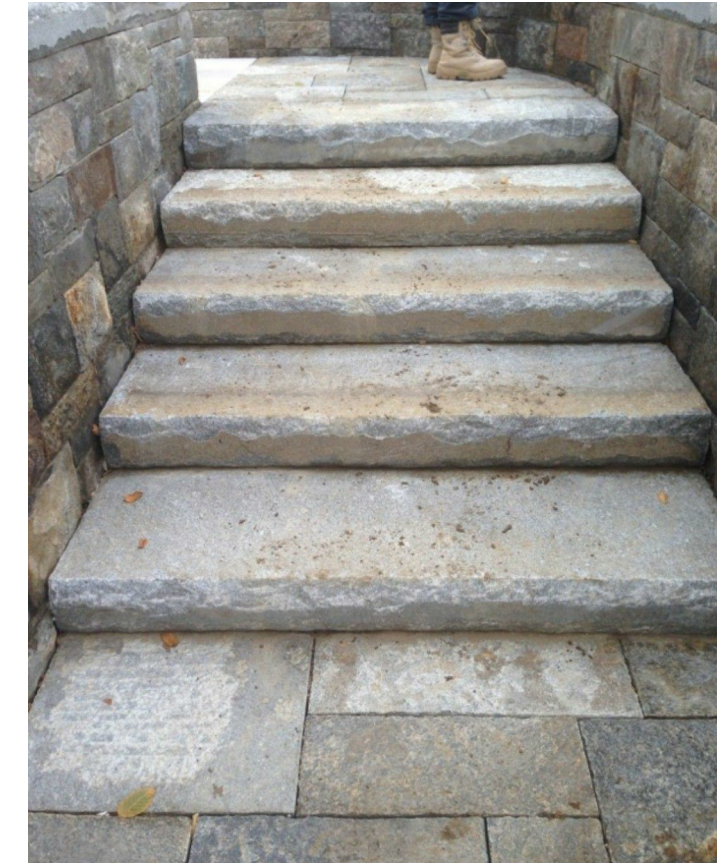
TYPICAL STANDING SEAM METAL ROOFING FOR AWNING



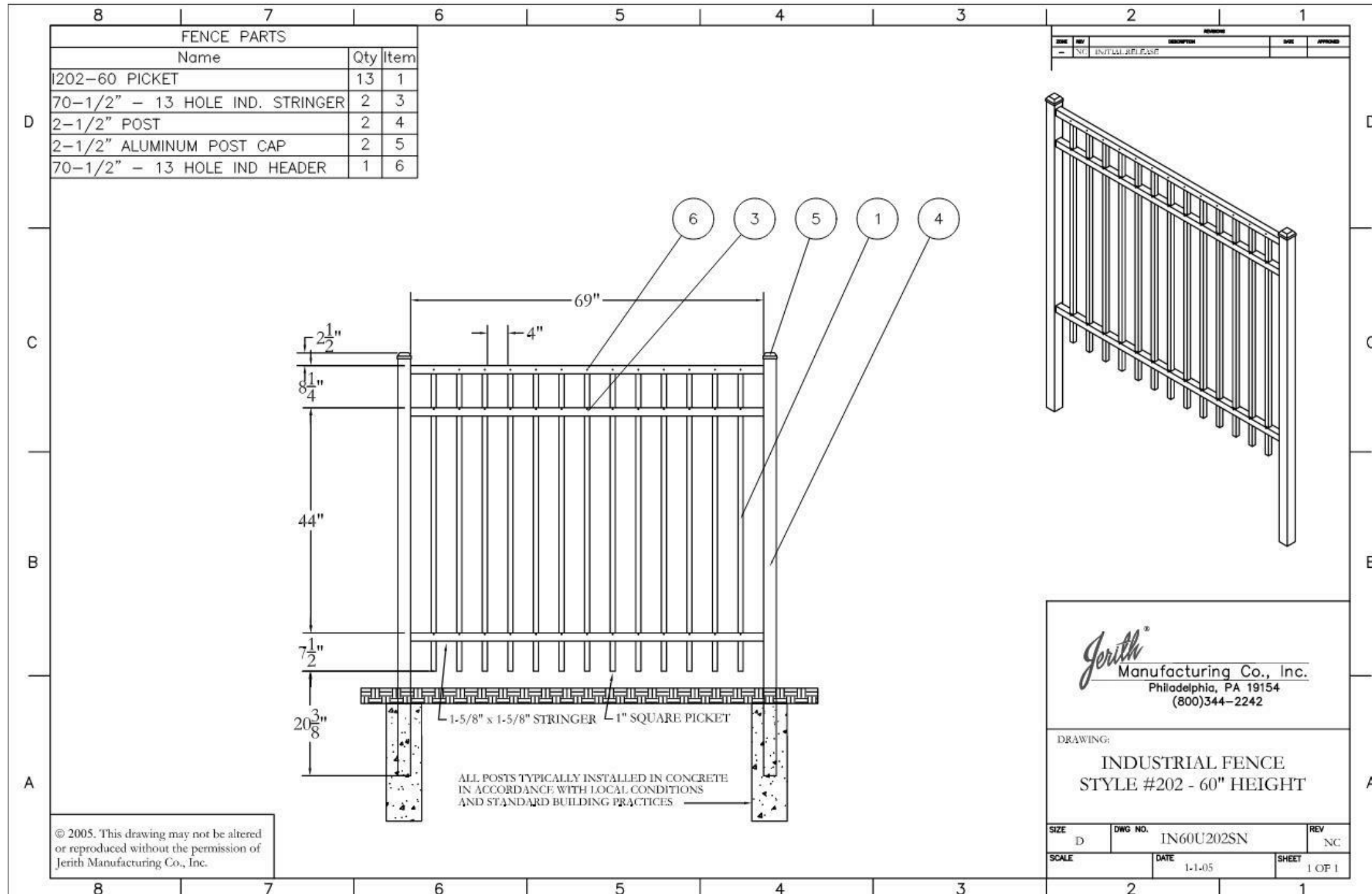
TYPICAL MAHOGANY FINISH FOR PERGOLA AND AWNING



ANTIQUE GRANITE STEPS



SCREENING & FENCING



TUMBLED GARDEN PATH BLUESTONE



Ludes Residence

124 State Street
Portsmouth, NH 03801

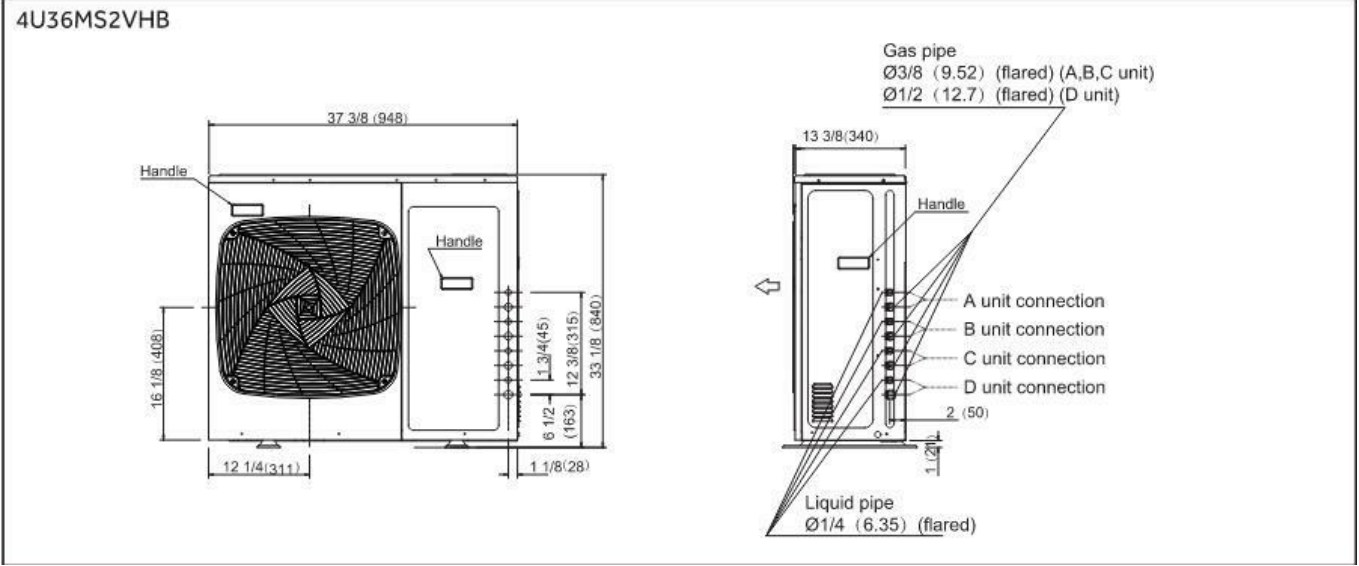
SPECIFICATIONS

SHEET 5 OF 6

APRIL 7, 2021

202050

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS



Installation Instructions

MINIMUM CLEARANCES
 (Appearance may vary)

This picture is for reference only. Your product may look different. Read your manual before installation. Explain the operation of the unit to the user according to this manual.

more than 4in.
 more than 4in.
 more than 4in.
 more than 4in.
 more than 4in.
 more than 6in.
 more than 24in.
 more than 6in.

Attention must be paid to the pitch of drain hose

Piping Exit Options
 Rear left
 Rear right
 Right
 Below

Fixing of outdoor unit
 • Fix the unit to concrete or block with bolts 7/16" (10mm) securely.
 • When fitting the unit to wall surface, roof or rooftop, fix the unit securely in consideration of earthquake and strong wind.
 • If vibration may affect the house, fix the unit by attaching a vibration-proof mat.

Floor fixing dimensions of the outdoor unit
 Refer to Submittal Document for unit dimensions.

• The distance between the indoor unit and the floor should be more than 6 feet.

Proper Installation for Drainage

Correct installation
 Drainage

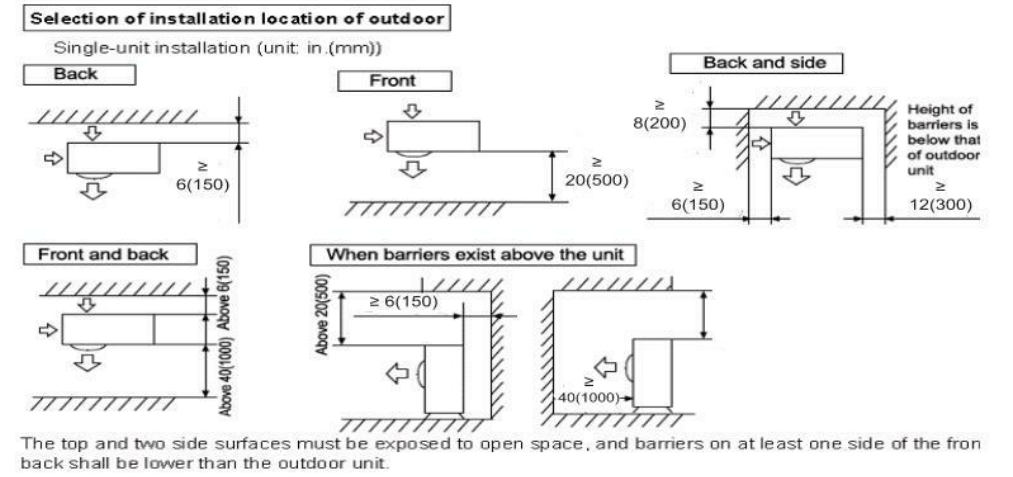
Wrong installation
 stand top is covered
 Drainage
 Clearance is too small, causing inadequate drainage.

Set the unit on mount or pad. If located in snow area, use heat pump risers to elevate the outdoor unit.

If the unit is located in an area where freezing can occur, do not install the drain elbow.

Correct installation
 Minimum height (H) should be higher than the highest snowfall depth (D) (H=D+8")

Wrong installation
 unit may become covered in snow if the stand height is insufficient.



4. 410-430 Islington Street - Recommended Approval

Background: The applicant is seeking approval for changes to previously approved designs on several units)

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-304

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 31, 2021

Applicant

Danielle Cain
dcain@marketsquarearchitects.com
104 Congress St
Suite 203
Portsmouth, NH 03801
603-501-0202

Location

410 ISLINGTON ST
Portsmouth, NH 03801

Owner:

ISLINGTON COMMONS LLC & C/O EAMONN
HEALY
21 MADBURY RD DURHAM, NH 03824

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

- 414/416: ENTRY CANOPY FASCIA HEIGHT
- 414/416: NEW FOUNDATION WINDOWS
- 418/420: DORMER SHIFT
- 426: PORTICO MODIFICATIONS DUE TO AS BUILT GRADE
- 426: SKYLIGHTS AT WEST ELEVATION
- 426: ADJUST DORMER WINDOW ON WEST ELEVATION TO PREVIOUSLY APPROVED TYPE "F.1"
- 428/430: ENTRY STAIRS & RAILING FROM ISLINGTON STREET
- 428/430: CHIMNEY HEIGHT ADJUSTMENT
- 428/430: EAST ELEVATION ENTRY ADJUSTMENT

Description of Proposed Work (Planning Staff)

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ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, APRIL 2021



#410

#412

#430

GENERAL PROJECT DESCRIPTION:

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

- ◇ 414/416: ENTRY CANOPY FASCIA HEIGHT
- ◇ 414/416: NEW FOUNDATION WINDOWS
- ◇ 418/420: DORMER SHIFT
- ◇ 426: PORTICO MODIFICATIONS DUE TO AS BUILT GRADE
- ◇ 426: SKYLIGHTS AT WEST ELEVATION
- ◇ 426: ADJUST DORMER WINDOW ON WEST ELEVATION TO PREVIOUSLY APPROVED TYPE "F.1"
- ◇ 428/430: ENTRY STAIRS & RAILING FROM ISLINGTON STREET
- ◇ 428/430: CHIMNEY HEIGHT ADJUSTMENT
- ◇ 428/430: EAST ELEVATION ENTRY ADJUSTMENT

CURRENT SCOPE

ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

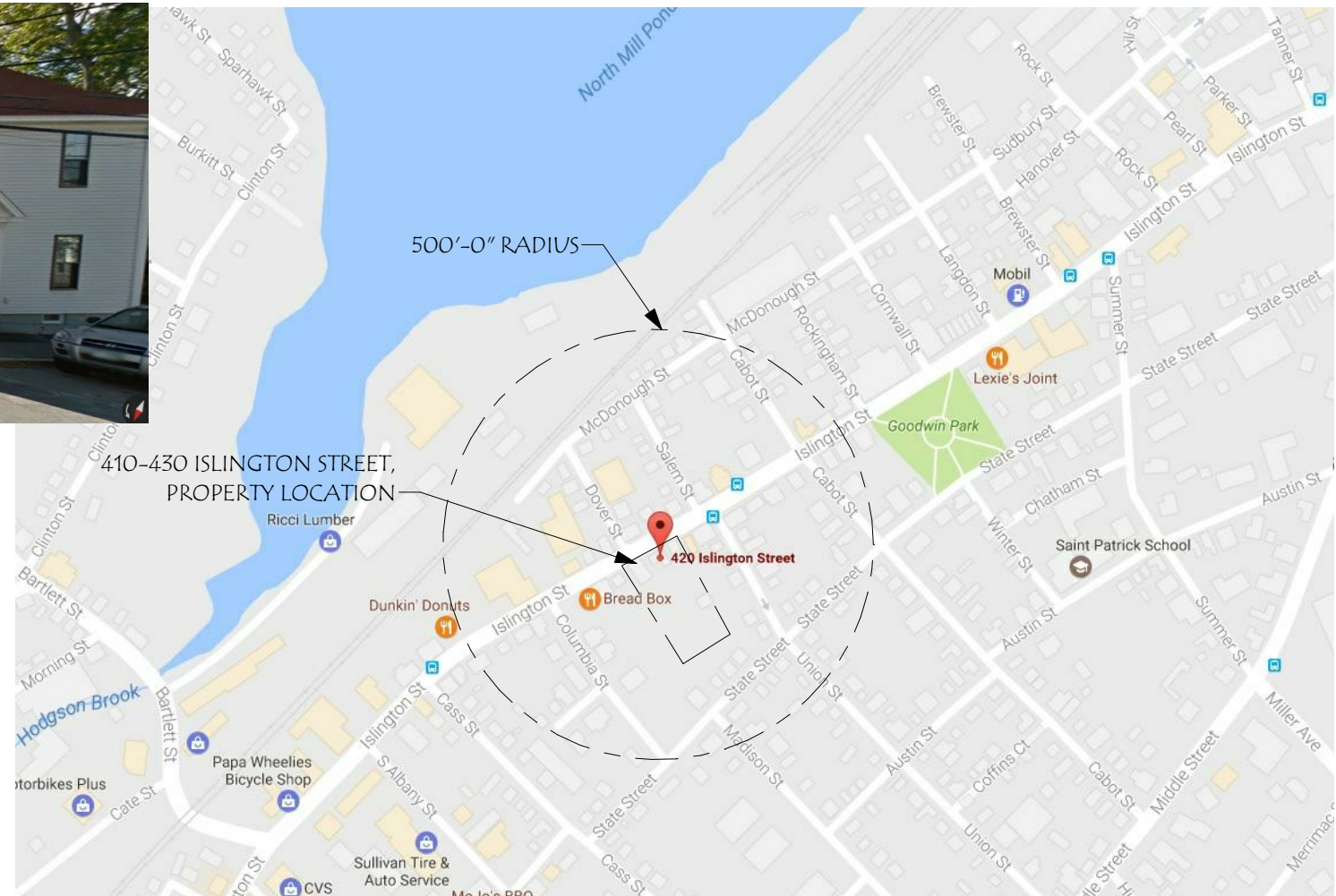
LOT SIZE: 40,075 SF

REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF

BUILDING HEIGHT: 35'-0" MAX

GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX

MIN GROUND STORY HEIGHT: 11'-0"



410 ISLINGTON STREET

412 ISLINGTON STREET

428/430 ISLINGTON STREET



Islington Commons
LANDSCAPE PLAN
410-430 Islington Street Portsmouth, New Hampshire
L-1



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL APRIL 2021

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

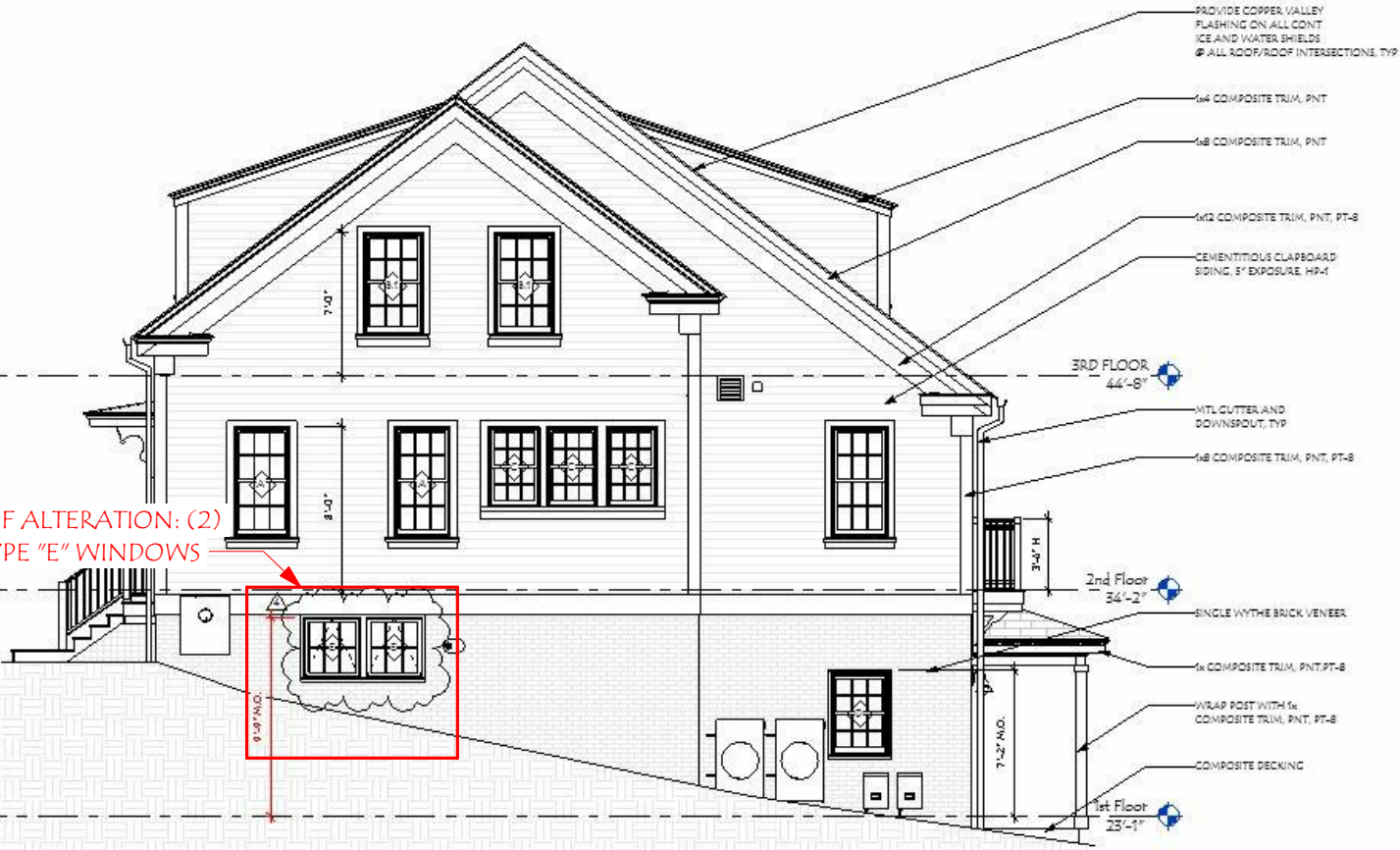
Revisions: #	Description	Date

SCALE:	SNH	R/JH	2017008	03/31/21
DRAWN BY:				
CHECKED BY:				
PROJECT NO.:				
DATE:				

TITLE: COVER	1
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EAST ELEVATION- PROPOSED



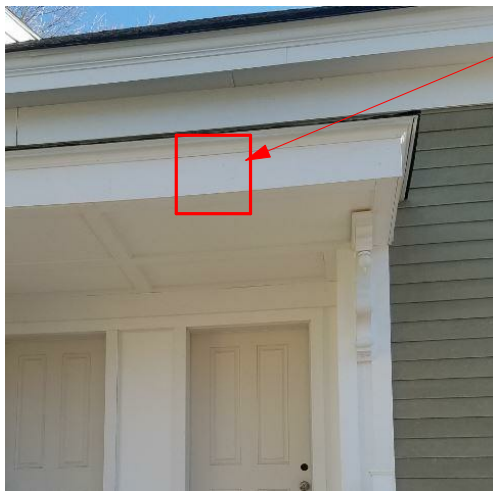
② D2- EAST ELEVATION PREVIOUSLY APPROVED
1/8" = 1'-0"



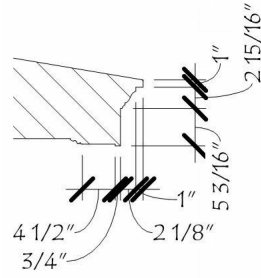
② D2- WEST ELEVATION PREVIOUSLY APPROVED
1/8" = 1'-0"

Revisions #	Description	Date

SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:
	SNH	Checker	207008	03/31/21



AREA OF ALTERATION:
AS BUILT FASCIA
HEIGHT= 8 3/8"

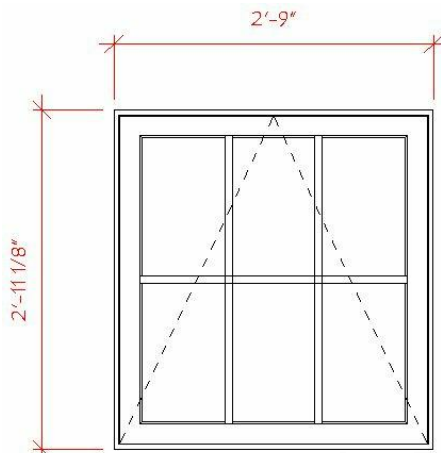


PREVIOUSLY APPROVED

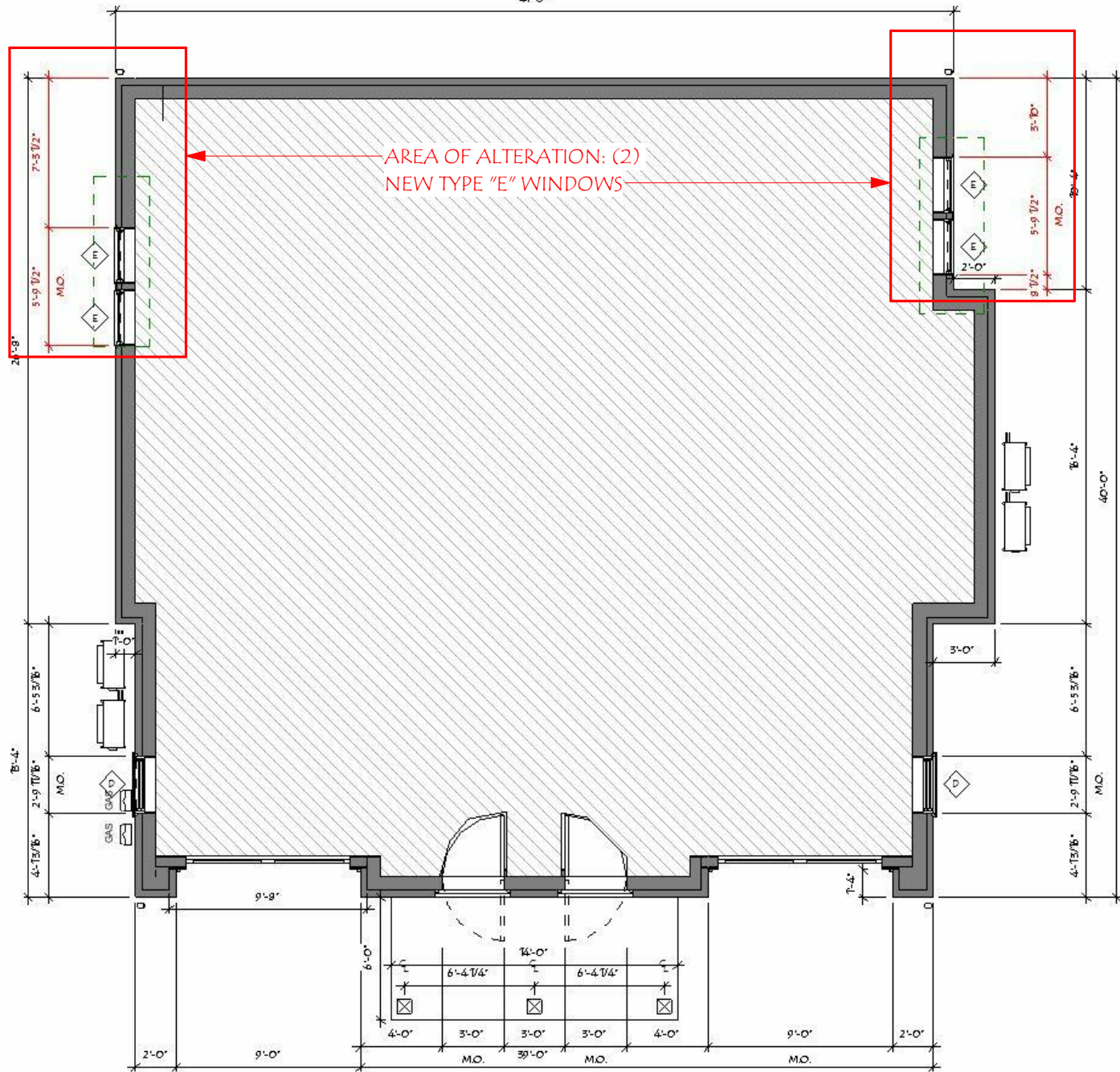
7 PROFILE 4 @ D2

1/2" = 1'-0"

41'-0"

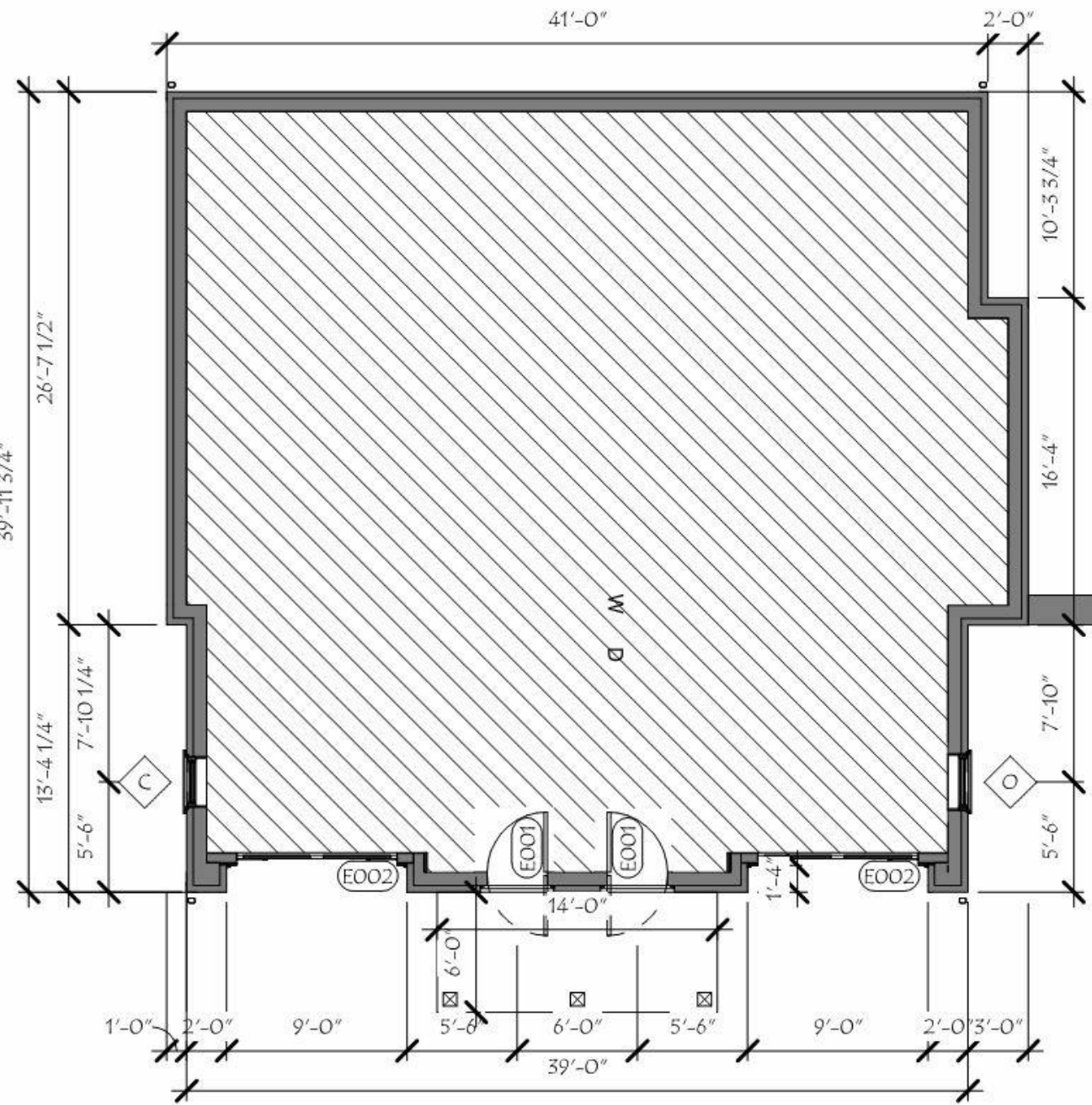


TYPE "E" WINDOW- NEW
MARVIN WINDOWS TO
MATCH INSTALLED



AREA OF ALTERATION: (2)
NEW TYPE "E" WINDOWS

FIRST FLOOR- PROPOSED



1 1ST FLOOR PLAN- D2

PREVIOUSLY APPROVED

1/8" = 1'-0"

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	Checker
CHECKED BY:	2017008
PROJECT NO.:	03/31/21
DATE:	3/31/2021 11:37:50 PM

TITLE:	414/ 416 PLANS
	3



AREAS OF ALTERATION:
DIMENSIONAL ADJUSTMENT
FOR AS- BUILT TRIPLE
WINDOWS



418/420 SOUTH ELEVATION- AS BUILT



② 418/420- SOUTH ELEVATION
1/8" = 1'-0"

PREVIOUSLY APPROVED

HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL
APRIL 2021

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	RJH
CHECKED BY:	2017008
PROJECT NO.:	03/31/21
DATE:	

TITLE:	418/420 DORMER
	4

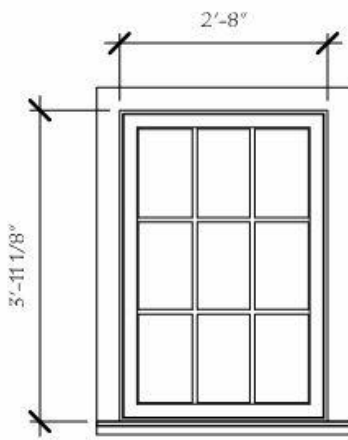
ISLINGTON COMMONS

410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

Revisions #	Description	Date

SCALE:	SNH	Checker
DRAWN BY:		
CHECKED BY:		
PROJECT NO.:	2017008	03/31/21
DATE:		

TITLE:	426 WEST ELEVATION	5
--------	--------------------	---



PREVIOUSLY APPROVED

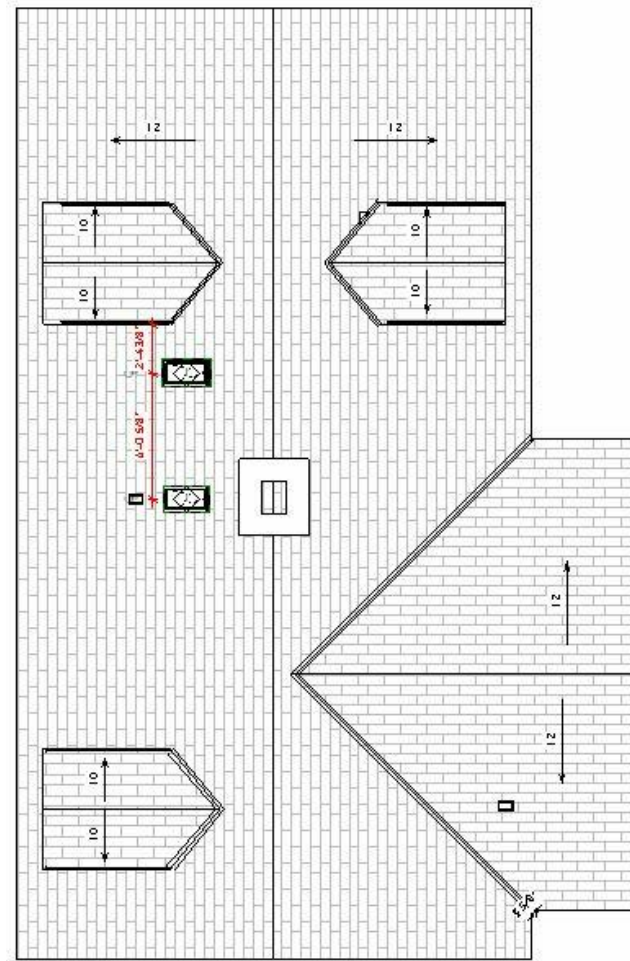
TYPE F.1

MARVIN INTEGRITY WOOD
 ULTREX CASEMENT
 WINDOW

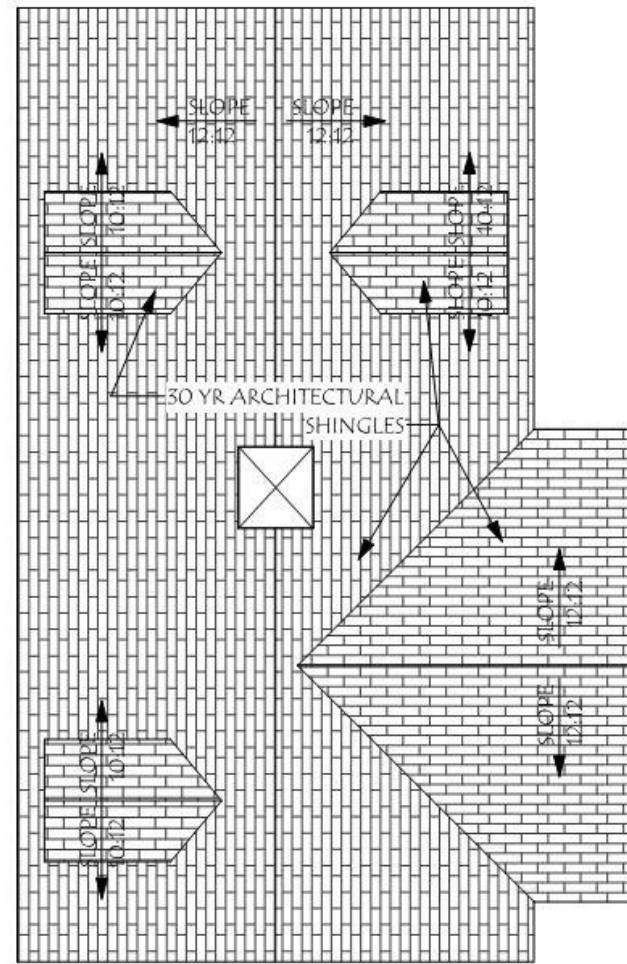
WINDOW TYPE- 426
 1/2" = 1'-0"

AREA OF ALTERATION:
 TWO NEW SKYLIGHTS, TYPE "J", TO BE
 MARVIN AWAKEN OPERABLE SKYLIGHT

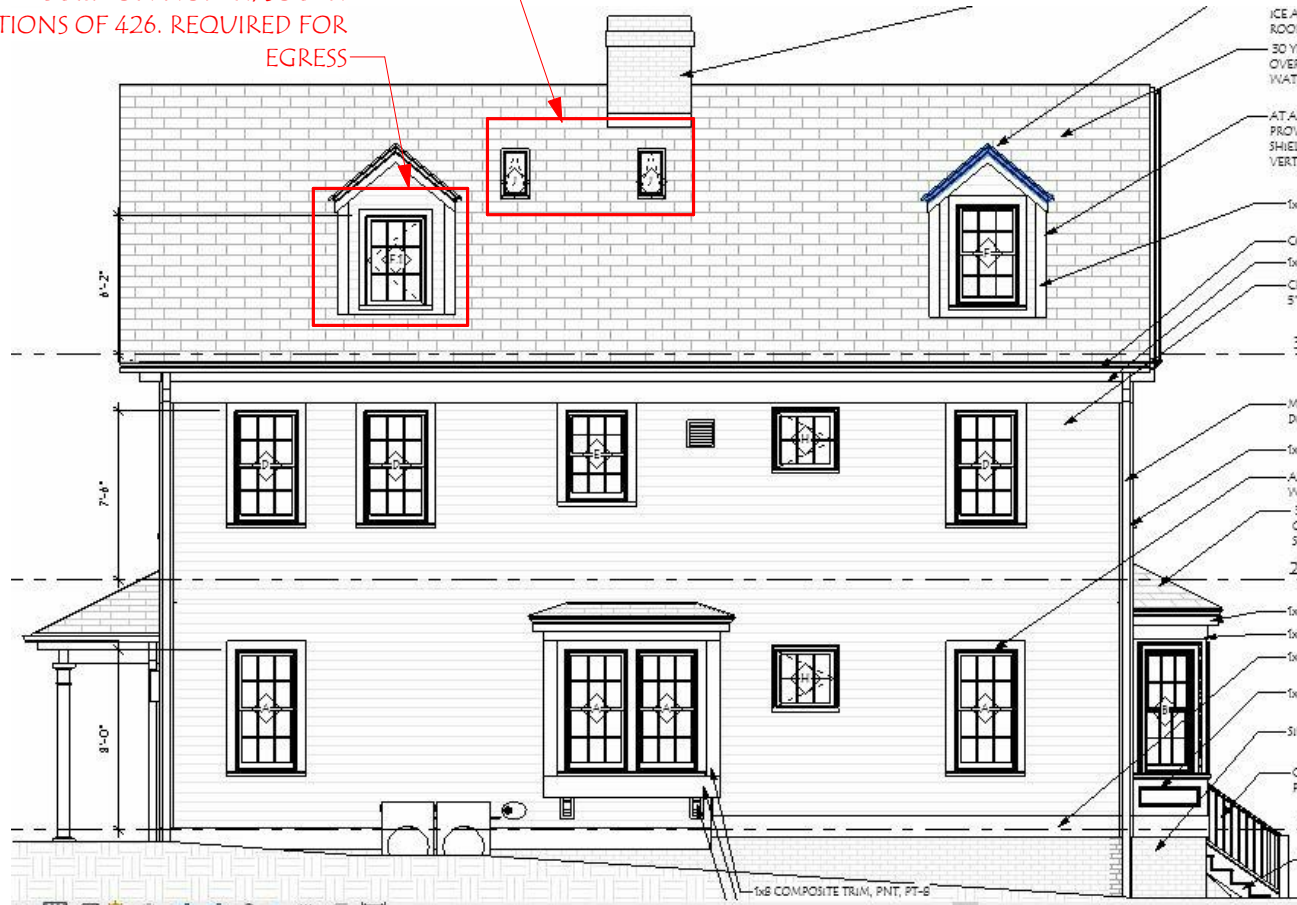
AREA OF ALTERATION:
 NEW WINDOW F.1, SAME AS AS-
 BUILT ON NORTH/SOUTH
 ELEVATIONS OF 426. REQUIRED FOR
 EGRESS



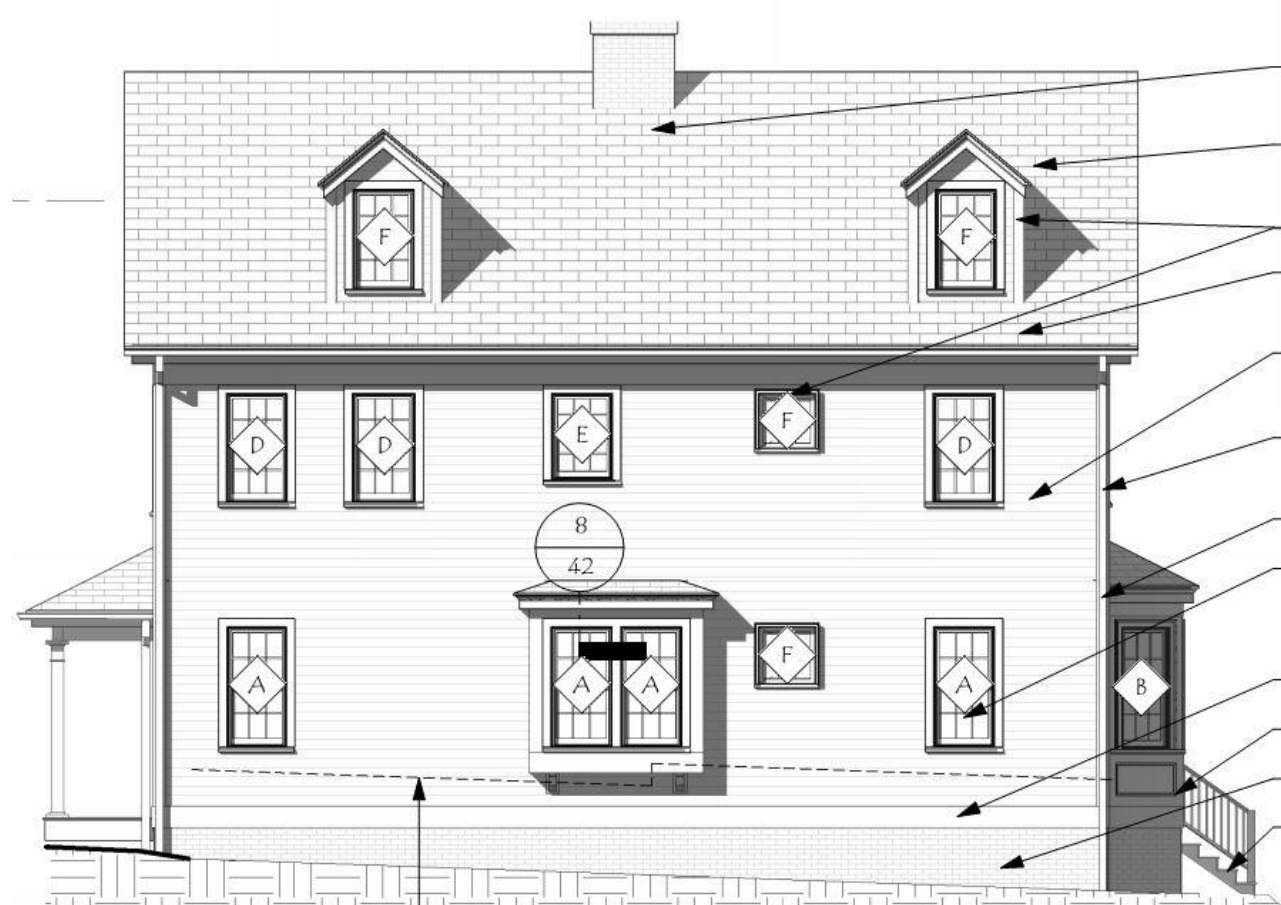
ROOF PLAN- PROPOSED



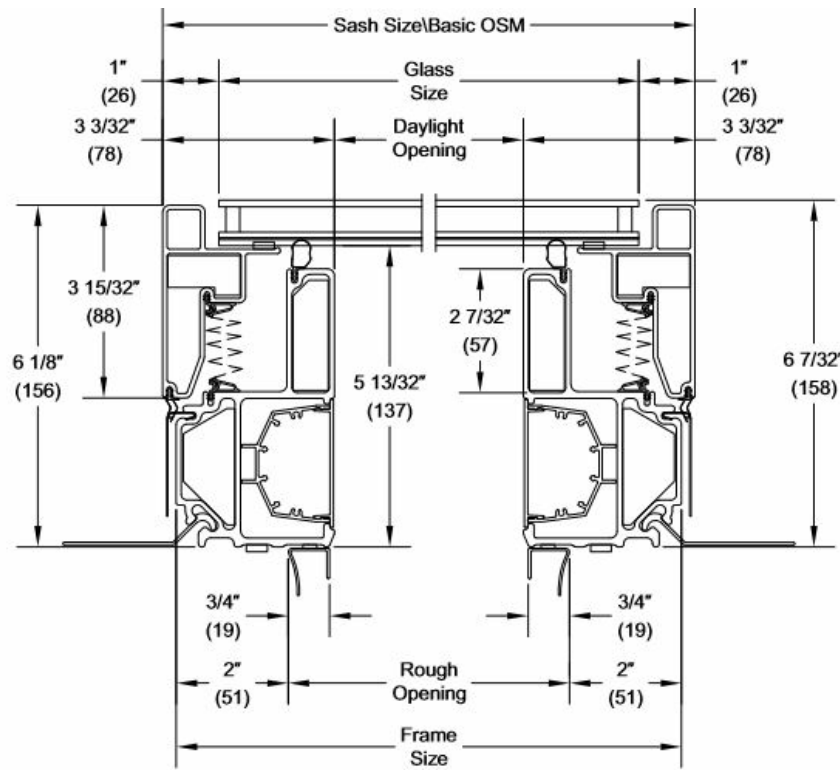
ROOF PLAN- PREVIOUSLY APPROVED



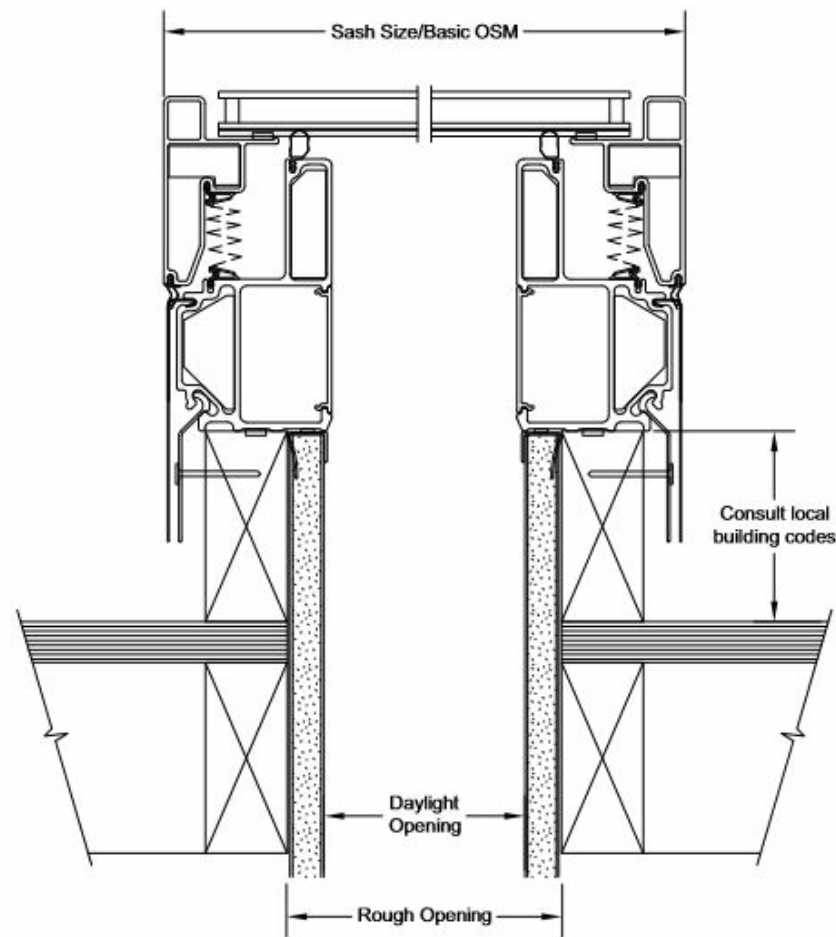
WEST ELEVATION- PROPOSED



WEST ELEVATION- PREVIOUSLY APPROVED



SKYLIGHT SECTION WITH DIMENSIONS



SKYLIGHT CURB MOUNT INSTALLATION



AREA OF ALTERATION

426 SOUTH ELEVATION- AS BUILT

PORTICO MODIFICATIONS DUE TO AS BUILT GRADE



Unit Features: Awaken Skylights

Marvin Awaken Venting Skylight: SKLTAWKV
 Marvin Awaken Stationary Skylight: SKLTAWKSTAT

Frame and Sash:

- Fiberglass reinforced pultrusion exterior sash
 - Available exterior colors: Ebony, Gunmetal.
- Fiberglass reinforced pultrusion interior with fiberglass and polymer reinforced frame covers
 - Available interior color: White
- Indoor air quality sensor measures interior temperature, humidity, and air quality

Glass and Glazing:

- 7/8" insulating glass with gas fill and thermal edge spacer bar technology
- Tempered exterior pane and an annealed laminated interior pane
- Glazing seal: Black silicone beading, exterior
- Black Stainless Steel Spacer Bar
- Glass Coatings: Low E3
- Gas fill: Argon
 - Capillary tubes are required for high altitude. Argon gas is not available for units that require capillary tubes.

Screen (Awaken Venting Skylight only):

- A pleated screen makes a continuous hoop between the sash and the frame and is minimally visible from the interior or exterior when the unit is open
- The screen does not impede upon the daylight opening (DLO) of the unit
- The screen is barbed into the sash and frame using a PVC clasp and ribbed barb

Awaken



Standard Size Chart: Awaken Venting and Stationary Skylight

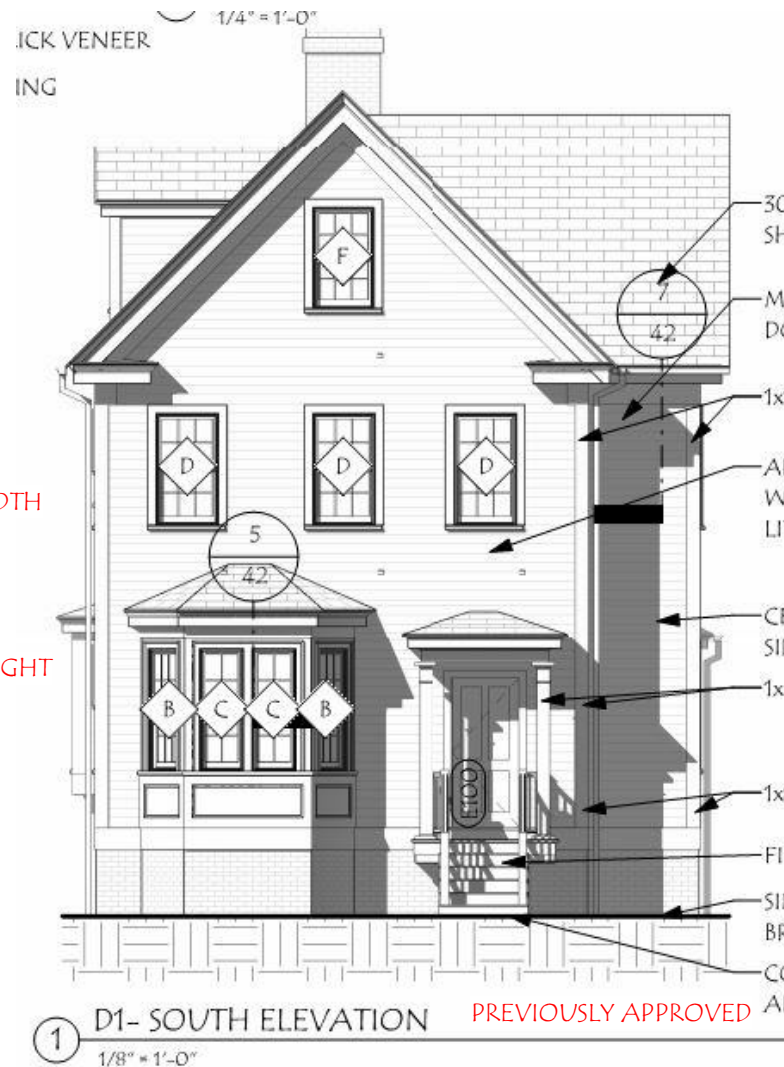
Skylight Awaken

Call Number	Frame Size Width		RO Width		Daylight Opening Width		Glass Size Width	
	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm
16	1-6 19/64	(465)	1-2 1/2	(368)	1-0 39/64	(320)	1-4 57/64	(429)
24	2-2 19/64	(668)	1-10 1/2	(572)	1-8 39/64	(524)	2-0 57/64	(632)
32	2-10 19/64	(871)	2-6 1/2	(775)	2-4 39/64	(727)	2-8 57/64	(835)
48	4-2 19/64	(1278)	3-10 1/2	(1181)	3-8 39/64	(1133)	4-0 57/64	(1242)

Call Number	Frame Size Height		RO Height		Daylight Opening Height		Glass Size Height	
	ft-in	mm	ft-in	mm	ft-in	mm	ft-in	mm
36	3-2 19/64	(973)	2-10 1/2	(876)	2-8 39/64	(828)	3-0 57/64	(937)
48	4-2 19/64	(1278)	3-10 1/2	(1181)	3-8 39/64	(1133)	4-0 57/64	(1242)
60	5-2 19/64	(1582)	4-10 1/2	(1486)	4-8 39/64	(1438)	5-0 57/64	(1547)
90	7-8 19/64	(2344)	7-4 1/2	(2248)	7-2 39/64	(2200)	7-6 57/64	(2309)

Maximum glass size is 16 square feet for Venting units. Refer to standard size charts below for specific size availability.

Awaken



D1- SOUTH ELEVATION PREVIOUSLY APPROVED
 1/8" = 1'-0"



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL APRIL 2021

ISLINGTON COMMONS
 410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

Revisions:	Date
# Description	

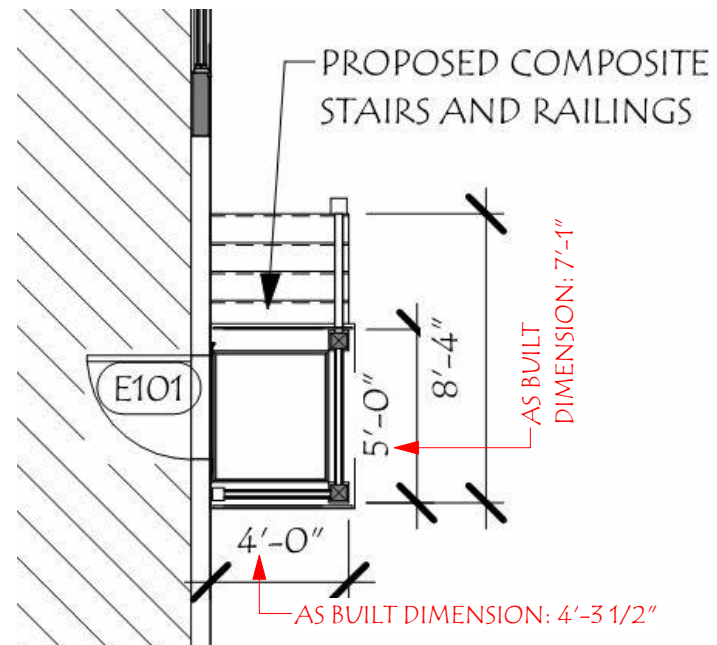
SCALE:	SNH	RJH
DRAWN BY:		
CHECKED BY:		
PROJECT NO.:	207008	
DATE:	03/31/21	

TITLE: 426 SOUTH ELEVATION
 6



AREA OF ALTERATION

428/430 EAST ELEVATION ENTRY- AS BUILT



428/430 EAST ELEVATION ENTRY PREVIOUSLY APPROVED



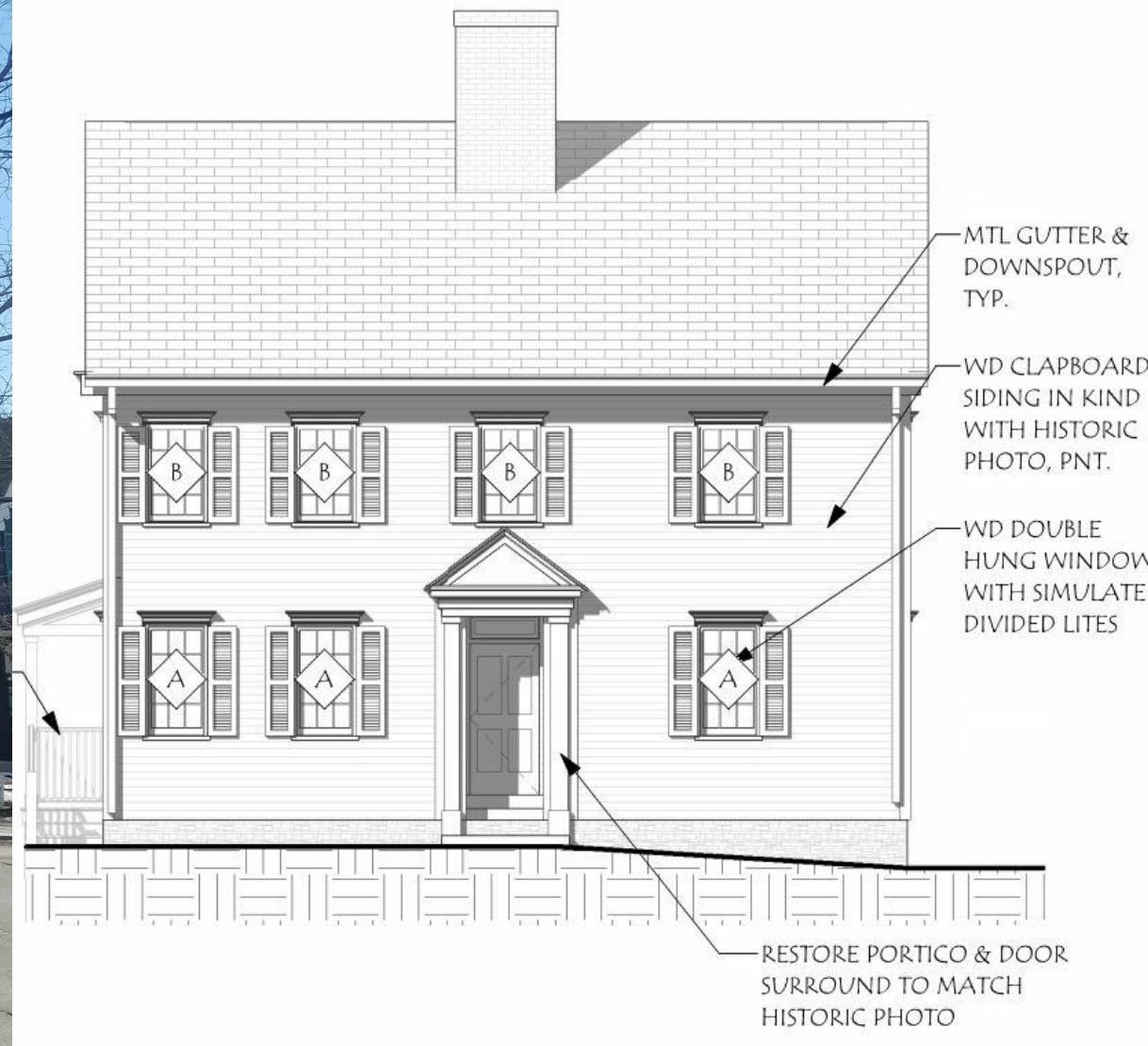
428/430 HISTORIC IMAGE

COURTESY OF PORTSMOUTH ATHENAEUM



AREA OF ALTERATION

428/430 NORTH ELEVATION- AS BUILT



1 430- PROPOSED NORTH ELEVATION
1/8" = 1'-0"

ISLINGTON COMMONS

410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

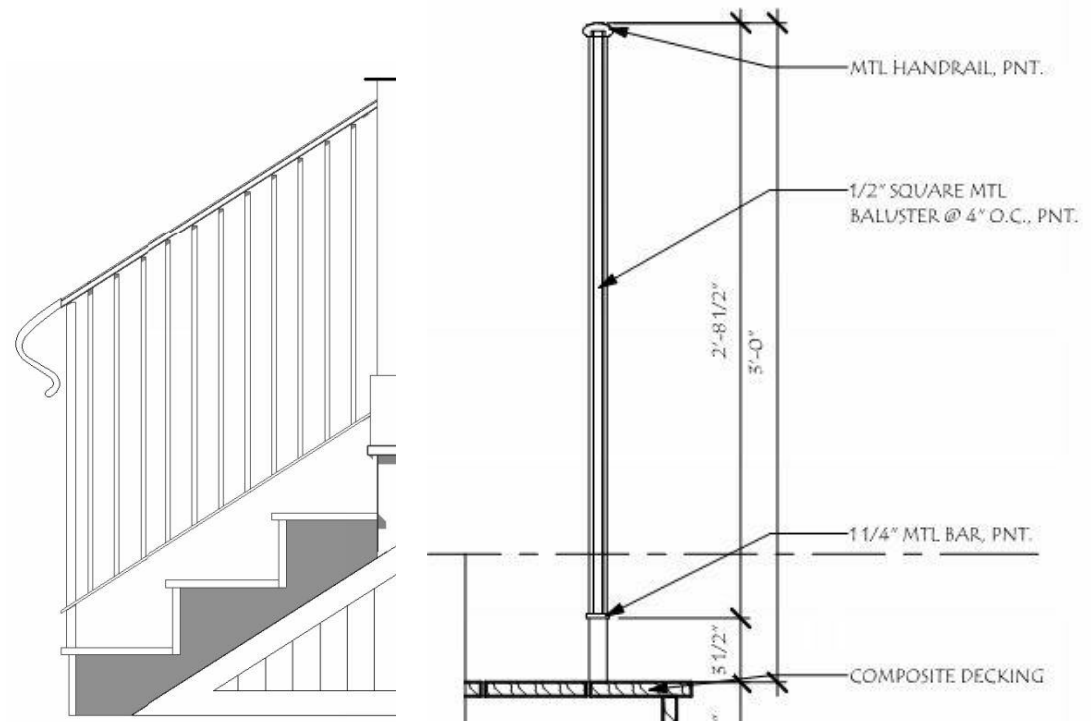
Revisions #	Description	Date

SCALE:	SNH	Checker	201708	03/31/21
DRAWN BY:				
CHECKED BY:				
PROJECT NO.:				
DATE:				

TITLE:	428/430 FRONT ELEVATION	7
--------	-------------------------	---



IMAGE OF HANDRAIL AT 412



ELEVATION & SECTION OF HANDRAIL AT 412- PREVIOUSLY APPROVED



INSTALL NEW METAL HANDRAIL SIMILAR TO 412- REQUIRED BY IRC 2015 DUE TO CHANGE IN GRADE

EXISTING STAIR TREADS ARE REPAIRED



IMAGE OF REPAIRED STAIRS

IMAGE OF PROPOSED HANDRAILS AT STAIRS

ISLINGTON COMMONS

410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	RJH
CHECKED BY:	2017008
PROJECT NO.:	03/31/21
DATE:	

TITLE: 430 FRONT ENTRY	8
---------------------------	---

5. 254 South Street

- Recommended Approval

Background: The applicant is seeking approval for mechanical equipment (A/C condenser with screening).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-305

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 02, 2021

Applicant

Denise Todd
dentodd@gmail.com
254 South St
South St
Portsmouth, NH 03801
6039785329

Location

254 SOUTH ST
Portsmouth, NH 03801

Owner:

Denise Todd
254 254 SOUTH ST Portsmouth, NH
03801-4527

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Requesting permission to install a Mitsubishi AC Pump Unit on the exterior wall on the west, driveway, side of the property. The unit will provide ac to the upstairs bedrooms on this side of the property. All specs and dimensions of the unit are attached in this application. There will be a 5' x 3-4' fence installed in front of the unit to hide it from the street view. The fence will match the existing rear fence as close as possible.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Narrative for the Historic Committee for permission to install an outdoor Cooling Unit with Consideration of Zoning Ordinance Section 10.233

254 South St
Portsmouth NH 03801

April 2nd 2021

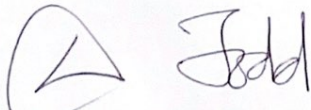
We are requesting permission to install a Mitsubishi Cooling Unit on the exterior West side of our property at 254 South St Map/Lot 0111-005-000, in order to cool the remaining upstairs bedrooms on this side of the property.

All specs, dimensions, photos & drawings are included in this application.

This application would not appear to be contrary to public interests or compromise surrounding property values as it will increase the said property value. A fence will be installed in front of the unit to hide it from the street view. The fence will match the existing rear fence as close as possible. The fence will be approximately 3'6" wide x 4'6" tall. Plantings will also be put in place of any removed.

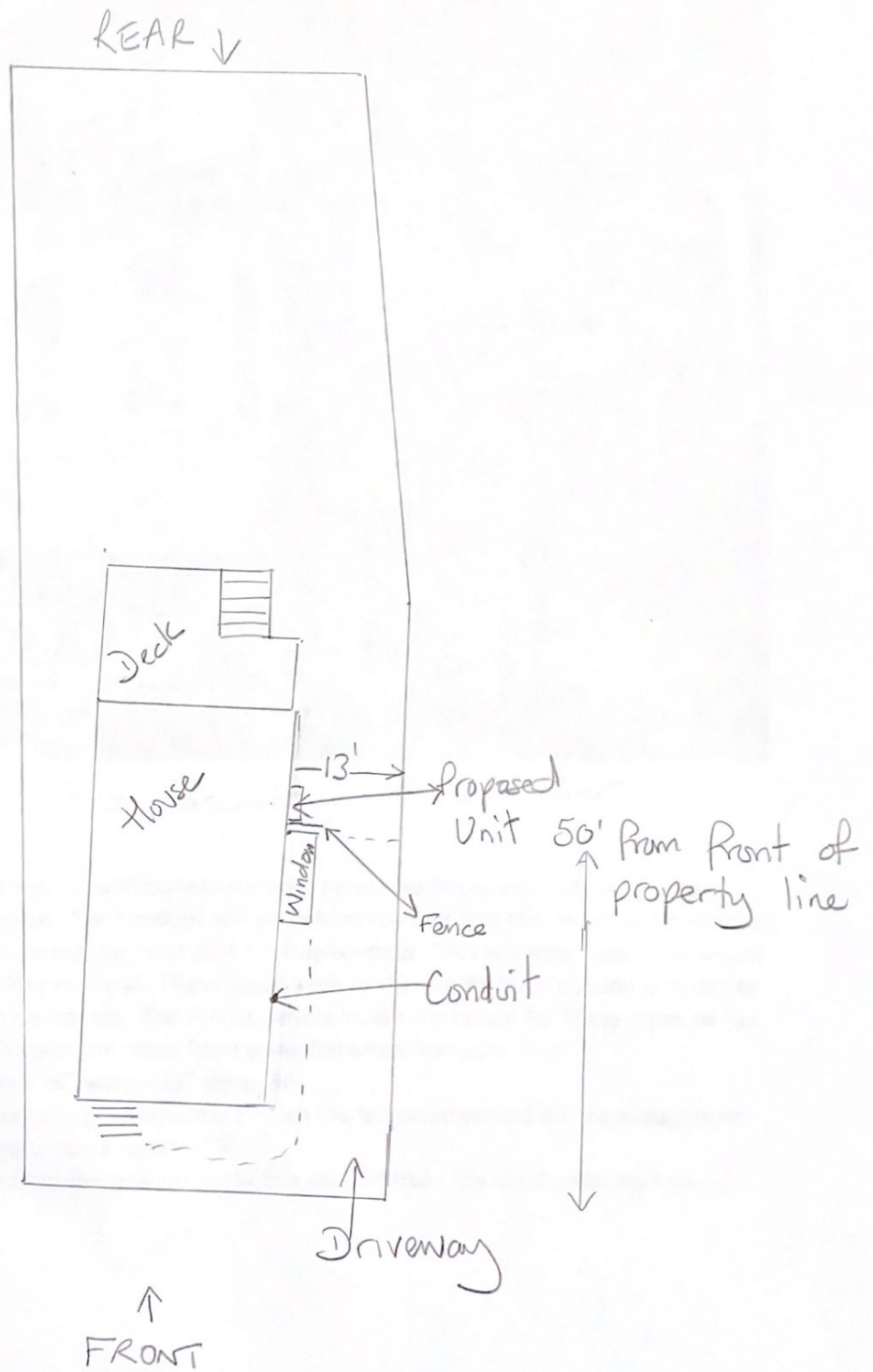
The spirit of the ordinance will be observed as it will not damage the health, safety or general welfare of the community. The mechanic has deemed this location to be the best one in order to service the bedrooms and be the least obtrusive/visible and denying this approval would deny AC to our remaining bedrooms. Many of our neighboring properties have cooling units in similar positions.

Thank you for your consideration,

Handwritten signature of Denise & Michael Todd, consisting of a stylized 'D' and 'M' followed by the name 'Todd'.

Denise & Michael Todd (Owners)

PROPOSED AC UNIT ON WEST/DRIVENAY SIDE OF PROPERTY



254 SOUTH ST

254 SOUTH ST SIDE/REAR VIEW OF
PROPOSED AC UNIT

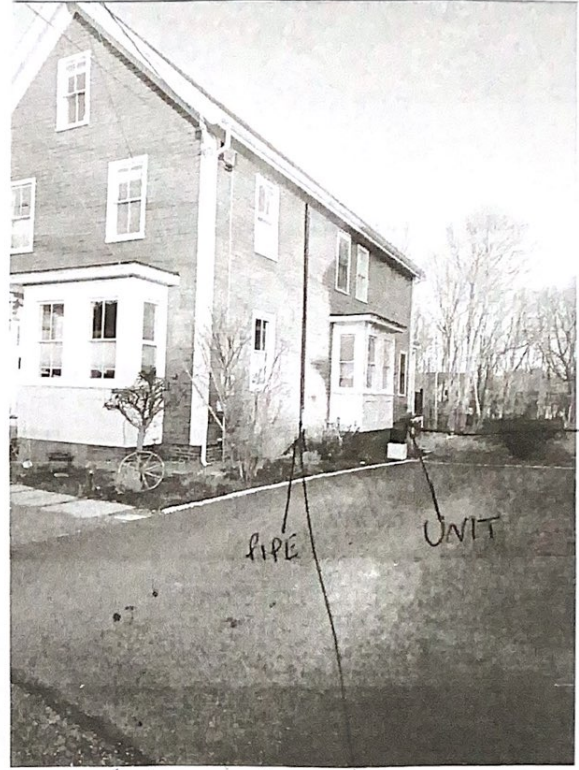


254 South St, Drive West Side view from rear showing proposed Mitsubishi Outside Pump location and conduit location. The conduits will go behind the unit into the basement then run along the basement wall toward the front past the bay window. This will hide pipes that would have to go up & over the bay window. These pipes have to then come back outside in order to run up the outside to the bedrooms. There is no where inside the house for these pipes to run and blown-in insulation inhibits the pipes from going between the walls. The Pump Unit is 42" high x 36" wide x 13" deep +/-.

When installed the unit will sit approximately 1' from the house so overall will be a maximum depth of 2'. The bay window has a depth of 3'.

The unit will be 11' away from the side property line and 50' from the front property line, +/-.

234 SOUTH ST FRONT & SIDE VIEW



UNIT

PIPE

UNIT

pipe



PIPE

UNIT

CONDUIT PIPE

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-SG76R-J-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	6,000 - 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	7,200 - 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
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		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. — Eight Ports	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		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		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 / WB, 23.9°C (75°F)

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

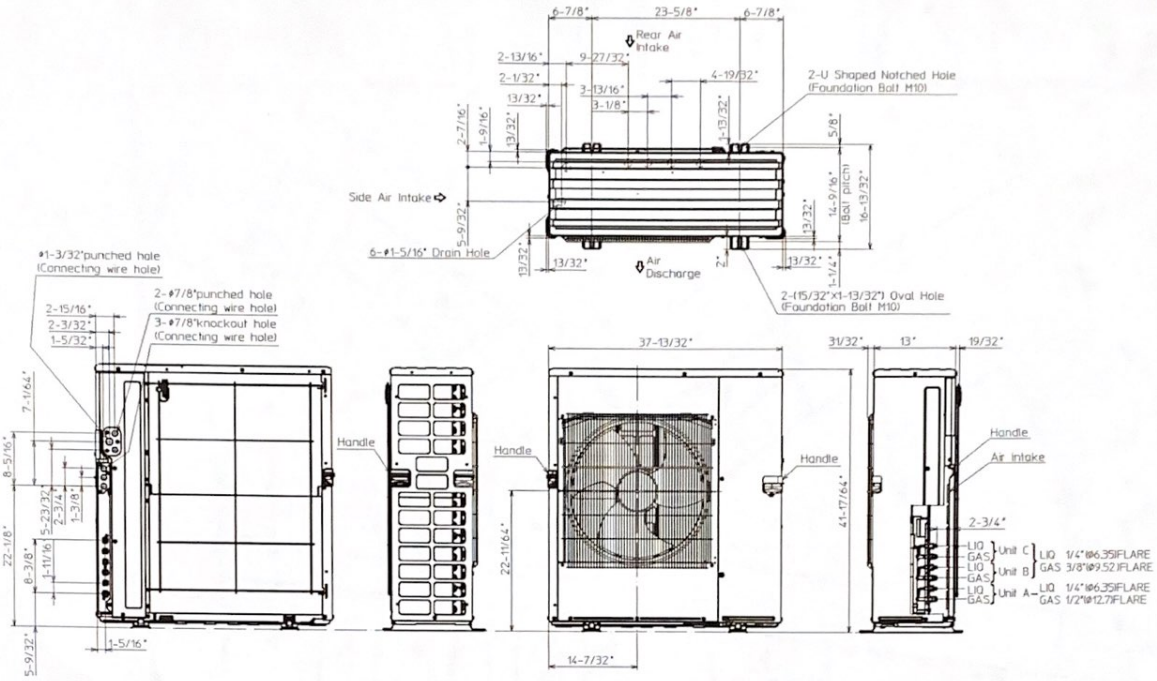
Heating at 47°F | Outdoor: 47°F (8°C) DB / 43°F (6°C) WB

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

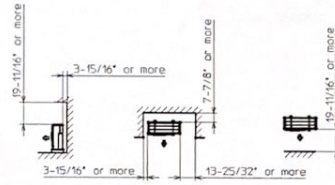
Heating at 17°F | Outdoor: 17°F (-8°C) DB / 15°F (-9°C) WB

DIMENSIONS: MXZ-3C30NAH2

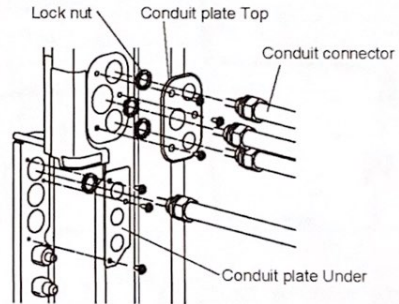
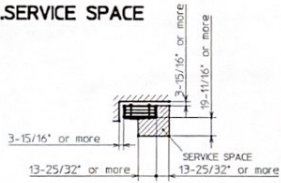
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



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

FORM# MXZ-3C30NAH2 for Multiple Indoor Unit Styles - 201712



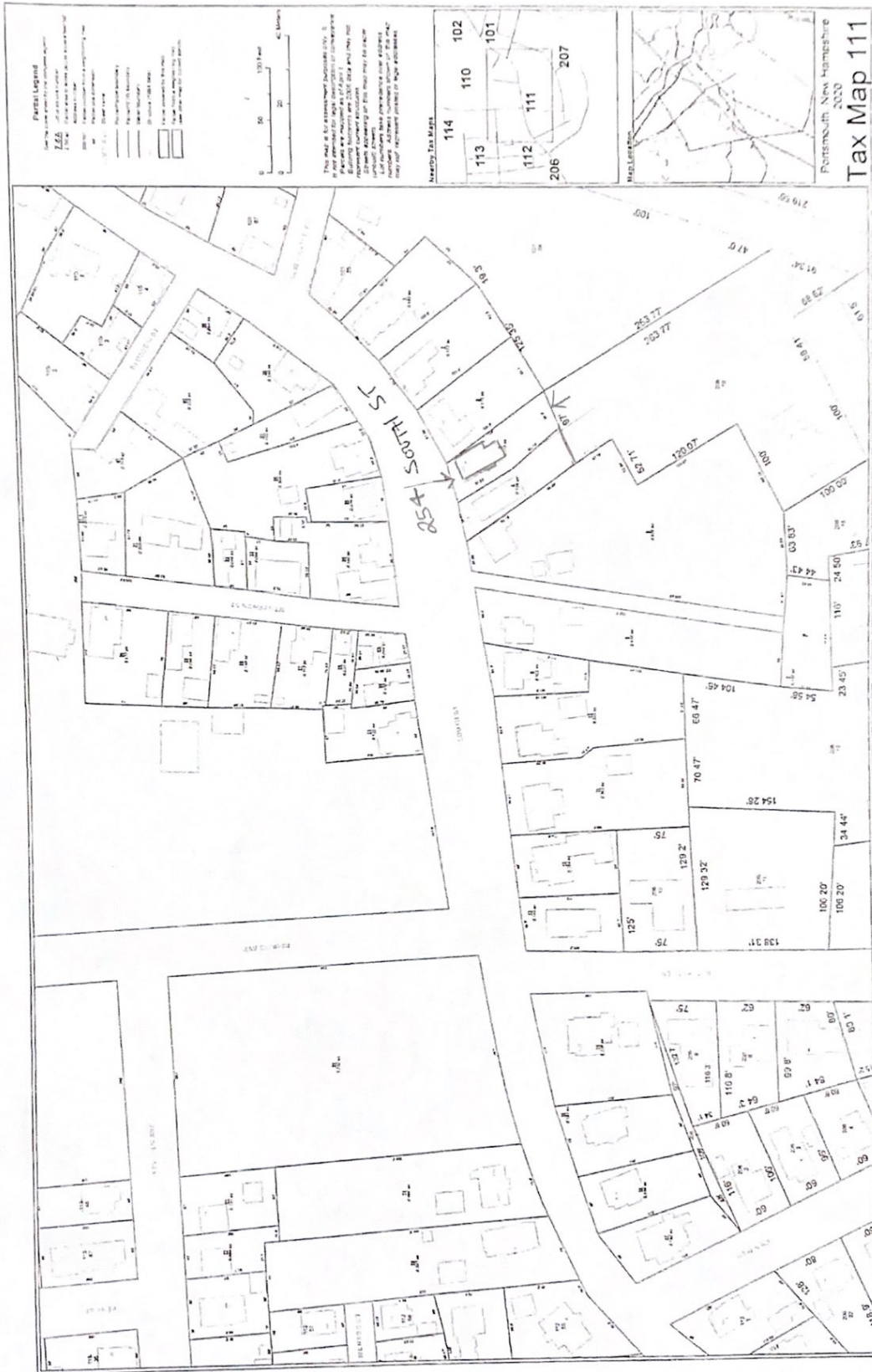
Specifications are subject to change without notice.

© 2017 Mitsubishi Electric US, Inc.

b

8

254 SOUTH ST



Portsmouth New Hampshire
2000
Tax Map 111

7

6. 266 Middle Street

- TBD

Background: The applicant is seeking approval for the replacement of vinyl siding and windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-307

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 06, 2021

Applicant

John Bosen
jbosen@bosenandassociates.com
266 Middle Street
Portsmouth, New Hampshire 03801
603 427-5500

Location

266 MIDDLE ST
Portsmouth, NH 03801

Owner:

DANNY PARKER LLC
266 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

Replace existing vinyl siding with wood clapboards
Replace existing vinyl windows

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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

--

7. 75 Salter Street, Unit #1 - Recommended Approval

Background: The applicant is seeking approval for changes to previously approved design (decking, railing posts, fence, vent, stairs, gutters and playhouse residing with windows and door).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-308

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 06, 2021

Applicant

Margot L. Thompson
ept1955@aol.com
75 Salter Street
Portsmouth, New Hampshire 03801
603-475-2763

Location

75 SALTER ST Unit 1
Unit 1
Portsmouth, NH 03801

Owner:

Margot L. Thompson
75 SALTER 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

Clean-up project approvals for work; decking, railing posts, fence, vent, stair nosing, gutter and children's playhouse residing with door and windows.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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



Composite Posts in lieu of Mahogany

Composite Decking



Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: April 6, 2021
Drawn By: Ned Thompson

**COMPOSITE DECKING
& POSTS**



New England Cedar Fence Company - Two Sided T & G w/no center rail



Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: April 6, 2021
Drawn By: Ned Thompson

**REMOVE EXISTING FENCE AND
REPLACE W/NEW CEDAR FENCE**

Gas Fireplace Vent Relocated

TO here

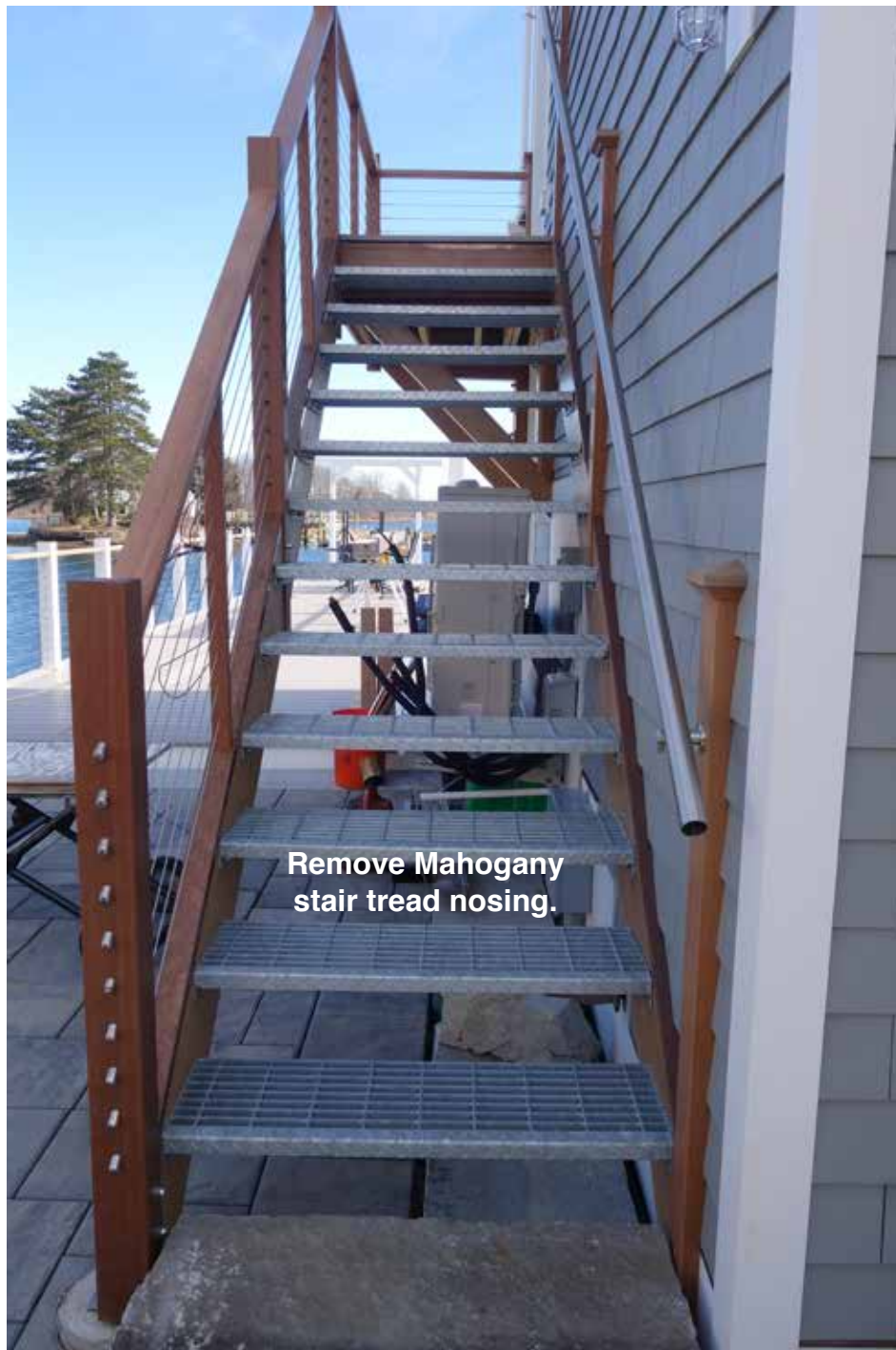
FROM here



Building Code mandated relocation.

Project:	Thompson Boat House 75 Salter Street Portsmouth, NH 03801
Drawn:	April 6, 2021
Drawn By:	Ned Thompson

VENT RELOCATION



Remove Mahogany stair tread nosing.

Gutters matches what was there before.



Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: April 6, 2021
Drawn By: Ned Thompson

**REMOVE STAIR TREAD NOSING
& GUTTER**



BEFORE



Originally matched big house - yellow clapboards and shingles.

Now matches adjacent Boat House - gray shingles.

Project: Thompson Boat House
75 Salter Street
Portsmouth, NH 03801
Drawn: April 6, 2021
Drawn By: Ned Thompson

**GRANDCHILDREN'S PLAYHOUSE
SYMPATHETIC RENOVATION**

8. 381 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment ((2) A/C condensers with screening).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-309

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Apr 06, 2021

Applicant

Sally Mulhern
sally@mulhernlaw.com
381 Middle St
Portsmouth, New Hampshire 03801
(603) 498-6709

Location

381 MIDDLE ST
Portsmouth, NH 03801

Owner:

MULHERN REAL ESTATE HOLDINGS LLC
381 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

Installation of (2) Mitsubishi high efficiency heat pump mini splits on side of building with lattice screen barrier and foundation plantings

Description of Proposed Work (Planning Staff)

--

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**





Mini splits next to building here

Lattice barrier with foundation plantings on each side



Mini splits
here
with lattice
barrier



mini
splits
here with
lattice
barrier

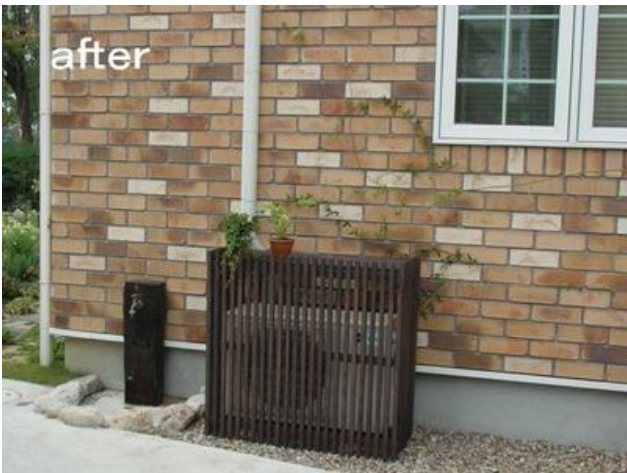












9. 9 Prospect Street, Unit #3 - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (A/C condenser).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-310

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 07, 2021

Applicant

Sharon Chaplin
admiral@admiralclimate.com
44 Allen Street
Rochester, New Hampshire 03867
6033303014

Location

9 PROSPECT ST Unit 3
Unit 3
Portsmouth, NH 03801

Owner:

SIMMONS SANDRA GALE & BROOKS
WILLIAMS A JR
340 S LEMON AVE #2219N WALNUT, CA
91789

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Apply for permit to have Mitsubishi minisplit installed by other contractor inspected & make any repairs necessary. NOTE: I have been working with David Gilchrest and Nicholas Cracknell. This application was requested to be done by Nicholas so it could be reviewed during 4/7/2021 meeting.

Description of Proposed Work (Planning Staff)

--

Acknowledgement



10. 232 South Street

- Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change from approved Marvin Signature Line to Marvin Elevate windows).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-311

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 07, 2021

Applicant

Matthew Beaulieu
mattbeaulieu13@gmail.com
287A Hanover St
Portsmouth, NH 03801
6034943797

Location

232 SOUTH ST
Portsmouth, NH 03801

Owner:

JJCM REALTY LLC (1/2 INT) & TOPNOTCH
PROPERTIES LLC (1/2 INT)
23 WHITTEMORE ST BEDFORD, NH 03110

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

substituting marvin elevate windows formally known as the integrity from a previously approved signature line at prior historical meeting. The only difference between the two windows is one is a 5/8 in as approved and the elevate is a 7/8 in SDL with internal spacer bar. Everything else being the same, light patterns etc. The supplier, local lumber yard, says that window was successful installed in the building on the corner of Ladd St and Market St, "wiglesworth's mercantile".

Description of Proposed Work (Planning Staff)

--

Acknowledgement



WIGLESWORTH'S
MERCANTILE

AVEDA

Clean water. clear mission

AVEDA

NOT
ENTER

SLOW BURN
LOUNGE
LIBATIONS & CIGARETTES

GARY BEAULIEU GARY BEAULIEU

Quote #: DFRBDLE

A Proposal for Window and Door Products prepared for:

Job Site:

03061

Shipping Address:

MILLWORK MASTERS MDG- SWANZEY
362 Flat Roof Mill Rd
Swanzy, NH 03446-2706

Featuring products from:



MILLWORK MASTERS



A MARVIN DESIGN GALLERY

CHRIS O'CONNOR
MILLWORK MASTERS MDG- SWANZEY
362 FLAT ROOF MILL RD
SWANZEY, NH 03446-2706
Phone: (603) 880-3212

Email: coconnor@millworkmasters.com

This report was generated on 4/6/2021 9:19:55 AM using the Marvin Order Management System, version 0003.07.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

GLOBAL SPECS

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

UNIT SUMMARY

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

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

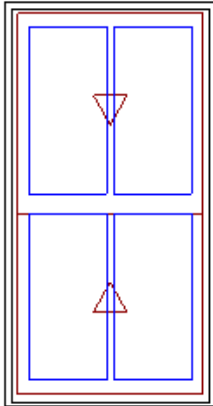
NUMBER OF LINES: 11 TOTAL UNIT QTY: 32 EXT NET PRICE: USD 26,033.48

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A	Elevate	Double Hung CN 2648 RO 26 1/2" X 48 1/4" Entered as CN 2648	502.41	10	5,024.10
2	B	Elevate	Casement CN 2935 RO 29" X 35 5/8" Entered as CN 2935	428.38	1	428.38
3	C TEMP	Elevate	Double Hung CN 2636 RO 26 1/2" X 36 1/4" Entered as CN 2636	533.83	1	533.83
4	D	Elevate	Double Hung RO 22 1/2" X 33 1/2" Entered as CN 22 X RO 33 1/2"	563.32	2	1,126.64
5	E EGRESS	Elevate	Double Hung CN 3664 RO 36 1/2" X 64 1/4" Entered as CN 3664	634.06	4	2,536.24
6	F	Elevate	Double Hung RO 28" X 52 1/4" Entered as RO 28" X CN 52	640.60	3	1,921.80
7	G	Elevate	Double Hung RO 18 3/4" X 56 1/4" Entered as RO 18 3/4" X 56 1/4"	611.78	4	2,447.12
8	H	Elevate	Double Hung CN 3456 RO 34 1/2" X 56 1/4" Entered as CN 3456	573.14	2	1,146.28
9	J	Elevate	Double Hung CN 2640 RO 26 1/2" X 40 1/4" Entered as CN 2640	472.27	2	944.54
10	J TEMP	Elevate	Double Hung CN 2640 RO 26 1/2" X 40 1/4" Entered as CN 2640	550.21	1	550.21
11	107A-208A	Elevate	Sliding Patio Door RO 108 5/16" X 80" Entered as RO 108 5/16" X CN 65	4,687.17	2	9,374.34

LINE ITEM QUOTES

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

Line #1	Mark Unit: A	Net Price:	502.41
Qty: 10		Ext. Net Price:	5,024.10
		USD	

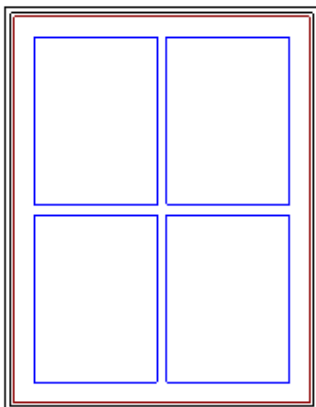


As Viewed From The Exterior

Entered As: CN
 FS 25 1/2" X 47 3/4"
 RO 26 1/2" X 48 1/4"

Stone White Exterior	
White Interior	56.33
Elevate Double Hung	315.06
CN 2648	
Rough Opening 26 1/2" X 48 1/4"	
Top Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	37.34
Rectangular - Special Cut 2W1H	
Stone White Ext - White Int	
Bottom Sash	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	37.34
Rectangular - Standard Cut 2W1H	
Stone White Ext - White Int	
White Weather Strip Package	
White Sash Lock	
Exterior Aluminum Screen	16.38
Stone White Surround	
Charcoal Fiberglass Mesh	
6 9/16" Jamb	39.96
Jamb Extension from 4 9/16" to 6 9/16"	
Nailing Fin	
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.	
***Note: Unit Availability and Price is Subject to Change	

Line #2	Mark Unit: B	Net Price:	428.38
Qty: 1		Ext. Net Price:	428.38
		USD	

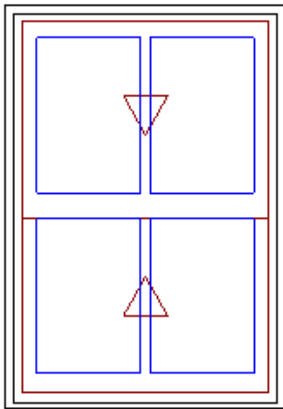


As Viewed From The Exterior

Stone White Exterior	
White Interior	56.33
Elevate Casement - Stationary	273.14
CN 2935	
Rough Opening 29" X 35 5/8"	
Stone White Exterior	
White Interior	
IG	
Low E2 w/Argon	
Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	74.02
Rectangular - Special Cut 2W2H	
Stone White Ext - White Int	
6 9/16" Jamb	24.89
Jamb Extension from 4 9/16" to 6 9/16"	
Nailing Fin	
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.	
***Note: Unit Availability and Price is Subject to Change	

Entered As: CN
 FS 28" X 35 1/8"
 RO 29" X 35 5/8"

Line #3	Mark Unit: C TEMP	Net Price:	533.83
Qty: 1		Ext. Net Price:	533.83
		USD	

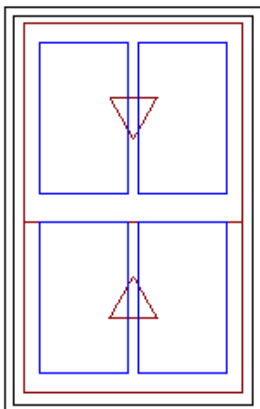


As Viewed From The Exterior

Entered As: CN
 FS 25 1/2" X 35 3/4"
 RO 26 1/2" X 36 1/4"

Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 279.68
 CN 2636
 Rough Opening 26 1/2" X 36 1/4"
 Glass Add For All Sash 70.08
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 13.10
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: D	Net Price:	563.32
Qty: 2		Ext. Net Price:	1,126.64
		USD	



As Viewed From The Exterior

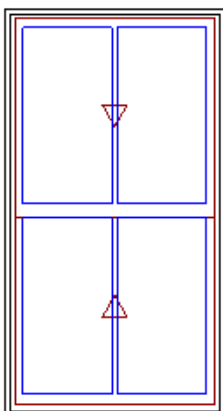
Entered As: CN x RO
 FS 21 1/2" X 33"

Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 373.35
 CN 22 X Rough Opening 33 1/2"
 Rough Opening 22 1/2" X 33 1/2"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H

RO 22 1/2" X 33 1/2"

Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 19.00
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: E EGRESS	Net Price:	634.06
Qty: 4		Ext. Net Price:	2,536.24
		USD	



As Viewed From The Exterior

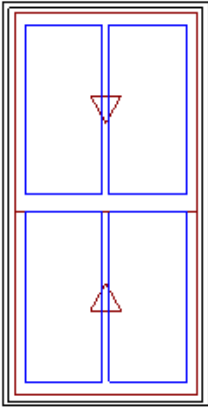
Entered As: CN
 FS 35 1/2" X 63 3/4"
 RO 36 1/2" X 64 1/4"

Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 441.47
 CN 3664
 Rough Opening 36 1/2" X 64 1/4"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 21.62
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: F	Net Price:	640.60
Qty: 3		Ext. Net Price:	1,921.80
		USD	



Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 444.09
 Rough Opening 28" X Call Number 52
 Rough Opening 28" X 52 1/4"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int

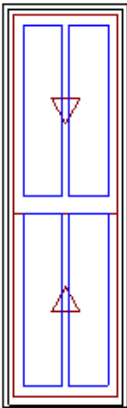


As Viewed From The Exterior

Entered As: RO x CN
 FS 27" X 51 3/4"
 RO 28" X 52 1/4"

- Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless..... 37.34
 - Rectangular - Special Cut 2W1H
 - Stone White Ext - White Int
 - White Weather Strip Package
 - White Sash Lock
 - Exterior Aluminum Screen..... 25.54
 - Stone White Surround
 - Charcoal Fiberglass Mesh
 - 6 9/16" Jamb..... 39.96
 - Jamb Extension from 4 9/16" to 6 9/16"
 - Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: G	Net Price:	611.78
Qty: 4		Ext. Net Price:	2,447.12
		USD	



As Viewed From The Exterior

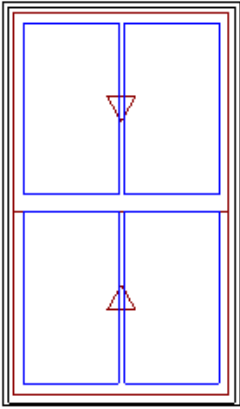
Entered As: RO
 FS 17 3/4" X 55 3/4"
 RO 18 3/4" X 56 1/4"

- Stone White Exterior
 - White Interior..... 56.33
 - Elevate Double Hung..... 417.89
 - Rough Opening 18 3/4" X 56 1/4"
 - Standard CN Height 56
 - Top Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless..... 37.34
 - Rectangular - Special Cut 2W1H
 - Stone White Ext - White Int
 - Bottom Sash
 - Stone White Exterior
 - White Interior
 - IG
 - Low E2 w/Argon
 - Stainless Perimeter and Spacer Bar
 - 7/8" SDL - With Spacer Bar - Stainless..... 37.34
 - Rectangular - Special Cut 2W1H
 - Stone White Ext - White Int
 - White Weather Strip Package
 - White Sash Lock
 - Exterior Aluminum Screen..... 22.92
 - Stone White Surround
 - Charcoal Fiberglass Mesh
 - 6 9/16" Jamb..... 39.96
 - Jamb Extension from 4 9/16" to 6 9/16"
 - Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: H	Net Price:	573.14
Qty: 2		Ext. Net Price:	1,146.28
		USD	



- Stone White Exterior
- White Interior..... 56.33
- Elevate Double Hung..... 382.52
- CN 3456
- Rough Opening 34 1/2" X 56 1/4"

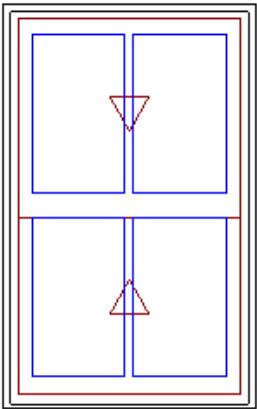


As Viewed From The Exterior

Entered As: CN
 FS 33 1/2" X 55 3/4"
 RO 34 1/2" X 56 1/4"

Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 19.65
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: J	Net Price:	472.27
Qty: 2		Ext. Net Price:	944.54
		USD	



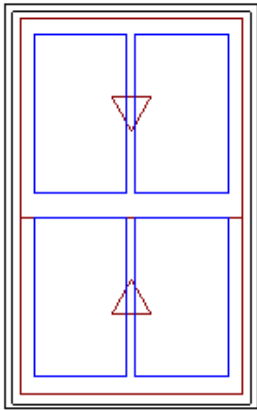
As Viewed From The Exterior

Entered As: CN
 FS 25 1/2" X 39 3/4"
 RO 26 1/2" X 40 1/4"

Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 285.58
 CN 2640
 Rough Opening 26 1/2" X 40 1/4"
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 15.72
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: J TEMP	Net Price:	550.21
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Qty: 1		Ext. Net Price:	USD	550.21
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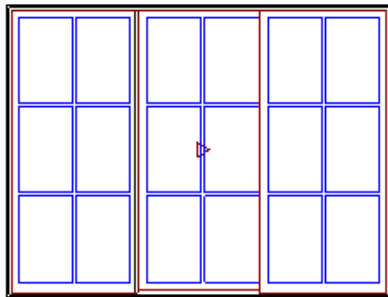


As Viewed From The Exterior

Entered As: CN
 FS 25 1/2" X 39 3/4"
 RO 26 1/2" X 40 1/4"

Stone White Exterior
 White Interior 56.33
 Elevate Double Hung 285.58
 CN 2640
 Rough Opening 26 1/2" X 40 1/4"
 Glass Add For All Sash 77.94
 Top Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Special Cut 2W1H
 Stone White Ext - White Int
 Bottom Sash
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 37.34
 Rectangular - Standard Cut 2W1H
 Stone White Ext - White Int
 White Weather Strip Package
 White Sash Lock
 Exterior Aluminum Screen 15.72
 Stone White Surround
 Charcoal Fiberglass Mesh
 6 9/16" Jamb 39.96
 Jamb Extension from 4 9/16" to 6 9/16"
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the
 OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #11	Mark Unit: 107A-208A	Net Price:		4,687.17
Qty: 2		Ext. Net Price:	USD	9,374.34



Stationary Primary Stationary
 As Viewed From The Exterior

Entered As: RO x CN
 FS 107 5/16" X 79 1/2"
 RO 108 5/16" X 80"

Stone White Exterior
 White Interior 306.54
 Elevate Sliding Patio Door OXO Right Hand 3,537.00
 Rough Opening 108 5/16" X Call Number 65
 Rough Opening 108 5/16" X 80"
 **Operator Panels Ship Separate
 Left Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 132.96
 Rectangular - Special Cut 2W3H
 Stone White Ext - White Int
 Center Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless 132.96
 Rectangular - Special Cut 2W3H
 Stone White Ext - White Int
 Right Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon

Stainless Perimeter and Spacer Bar	
7/8" SDL - With Spacer Bar - Stainless	132.96
Rectangular - Special Cut 2W3H	
Stone White Ext - White Int	
White Interior Weather Strip Package	
Cambridge Handle Satin Nickel PVD Exterior Primary Handle Set	85.15
Cambridge Handle Satin Nickel PVD Interior Primary Handle Set	85.15
Exterior Sliding Screen	191.92
Stone White Surround	
Charcoal Fiberglass Mesh	
***Screen/Combo Ship Loose	
Beige Ultrex Sill / Beige Weather Strip	
6 9/16" Jamb	82.53
Jamb Extension from 4 9/16" to 6 9/16"	

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.

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

Project Subtotal Net Price: USD	26,033.48
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	26,033.48

TERMS AND CONDITIONS

We would like to take this opportunity to thank you for your order. This order is being made specifically for you and to your exacting specifications. In order to provide you with the best service possible and most rewarding experience, we would like to make you aware of, and be sure you have confirmed, a few items.

1. Please make sure that we take the time to review your entire order with you, verifying quantities, specifications, layout, special requirements, etc. Once your special order has been placed, it cannot be cancelled or revised.
2. Any returns of special-order items are subject to the return charges and policies of the specific manufacturer and are NOT returnable to Millwork Masters until such return is pre-authorized by the manufacturer or management of Millwork Masters. Set up units and specially manufactured items are NOT returnable.
3. You agree to adhere to all installation instructions and warranty information.
4. You have an option of three (3) payment terms (circle the appropriate letter):
 - a. ALL ORDERS \$3,500.00 AND BELOW ARE TO BE PAID IN FULL PRIOR TO ORDER PLACEMENT. A minimum 50% deposit is required on ALL special orders over \$3,500.00. An invoice will be sent to you for the balance in full upon the products receipt into our Distribution Center. Delivery must be accepted within seven (7) days. PAYMENT MUST BE RECEIVED IN FULL PRIOR TO DELIVERY. NO EXCEPTIONS.
 - b. Payment in full upon order placement. If the order is paid in full at the point of order, you will be notified by phone when your order has been received at our Distribution Center. We will hold the order up to a maximum of fourteen (14) days with this payment option. Orders not delivered within this timeframe are subject to storage charges.
 - c. An open, approved in-store, charge account subject to the stated terms and conditions set forth therein.
 - d. NOTE: All checks are to be made payable to Woodbury Supply Co., Inc., our parent company.
5. Product delivery to the local area will incur a \$15.00 service fee. Additional delivery and storage charges may apply to your order. Please make sure we explain our delivery and storage fee policy clearly. We hope that this clears up any questions that you may have. Once you have reviewed and understand this, we ask that you sign below. Your signature is required before we can place your special order. Thank you for your order and your patronage. May you realize many years of enjoyment from our fine family of products.

Authorized buyer signature: _____

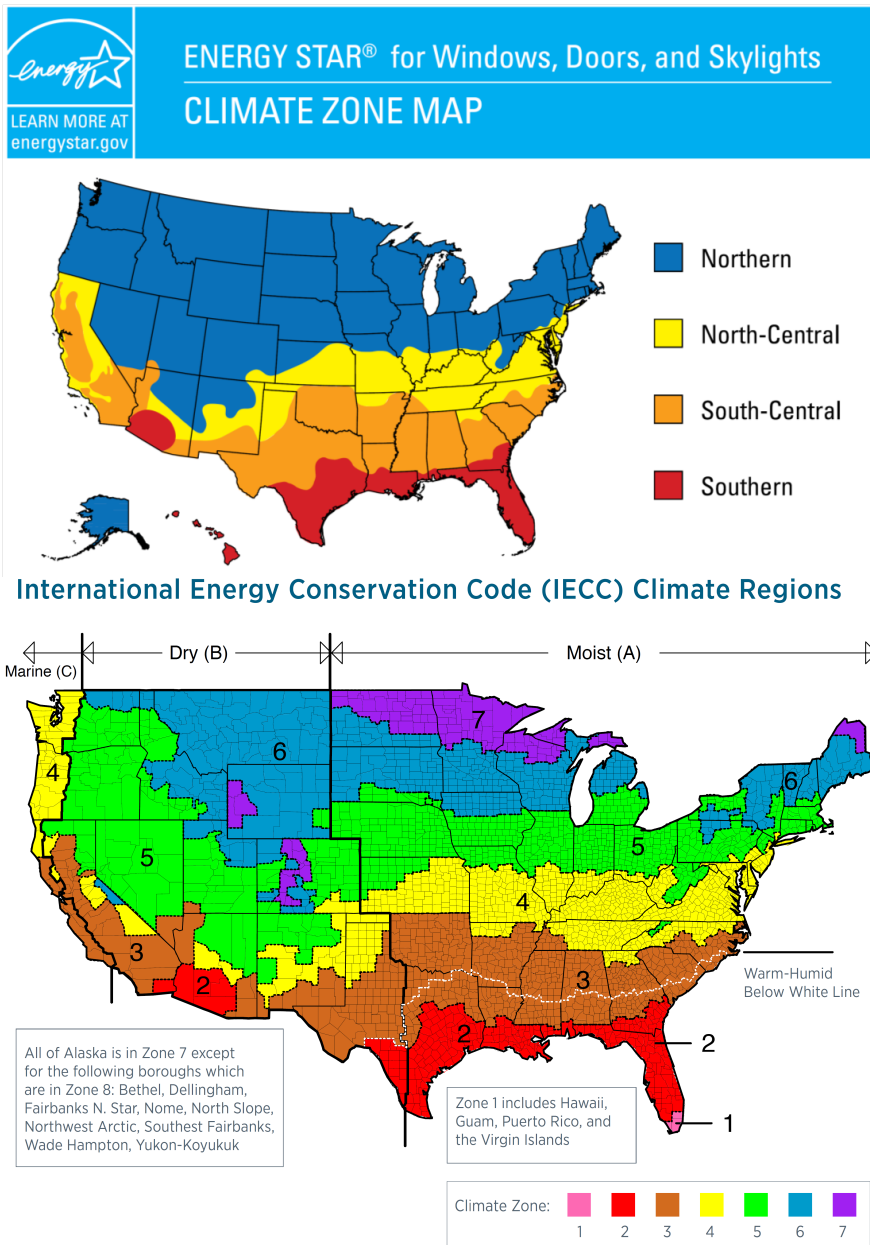
Date:

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 26,033.48
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 26,033.48

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

Seller: _____

Buyer: _____

11. 49 Mt. Vernon Street

- Recommended Approval

Background: The applicant is seeking approval for a cable rail assembly for the front porch to mimic the style already approved for the rear deck railings.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-312

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 07, 2021

Applicant

Matthew Beebe
matthewdbeebe@comcast.net
81 Lincoln Ave
Portsmouth, NH 03801
603-234-7398

Location

49 MT VERNON ST
Portsmouth, NH 03801

Owner:

SPEAR ERIC A & SPEAR JEAN CM
49 MT VERNON ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Provide cable rail assembly at front porch adjacent to landscaped wall to mimic railing details previously approved by HDC for rear deck railings...

Description of Proposed Work (Planning Staff)

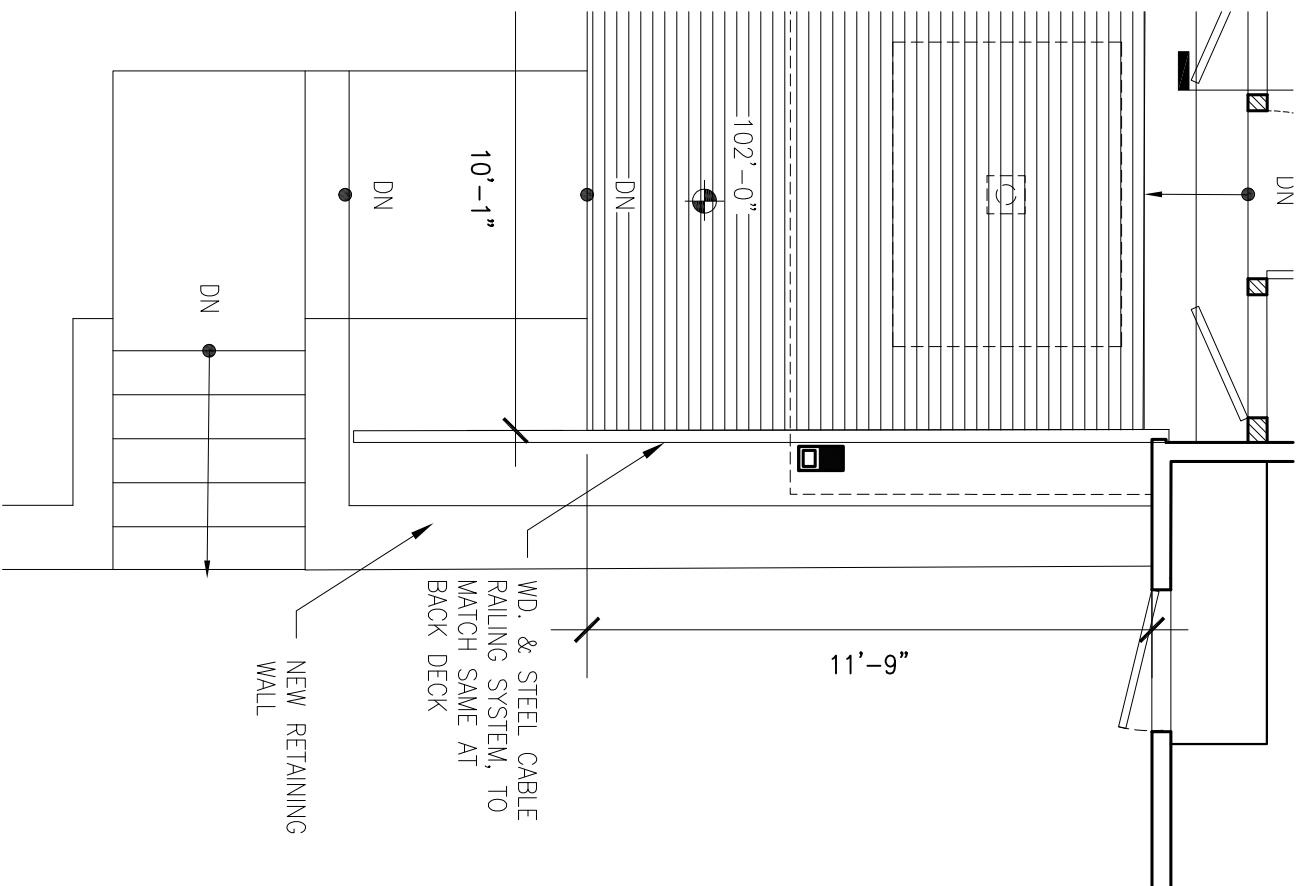
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Project Representatives

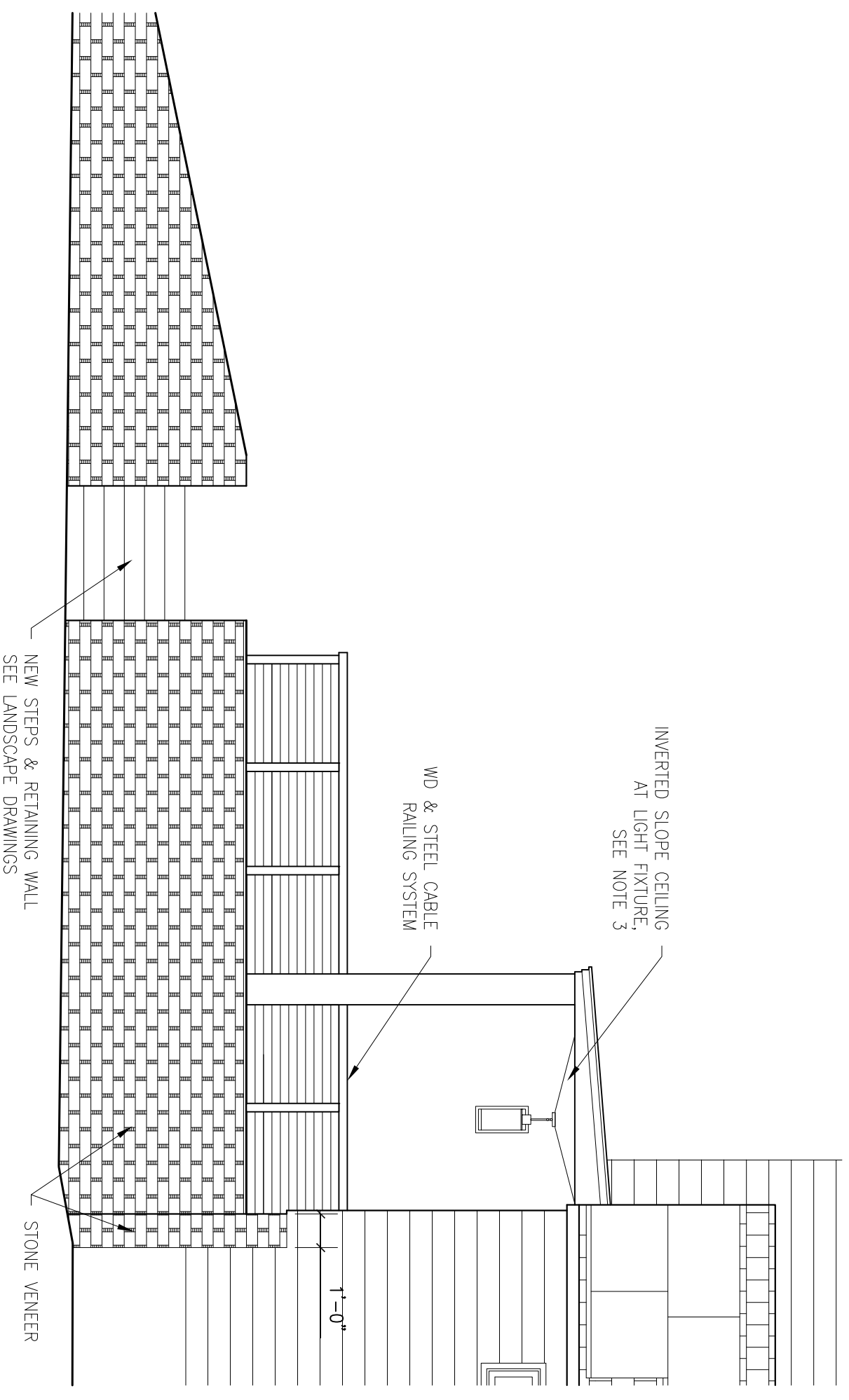
Relationship to Project

--

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



01 FIRST FLOOR PLAN DETAIL
SCALE 1/4" = 1'-0"



02 SOUTH DET. ELEV. AT GUARDRAIL
SCALE 1/4" = 1'-0"

12. 405 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval to replace an existing door from the kitchen to the rear yard.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-313

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 07, 2021

Applicant

James Martin
jamieandchris@comcast.net
405 Pleasant St.
Portsmouth, NH 03801
6034981970

Location

405 PLEASANT ST
Portsmouth, NH 03801

Owner:

MARTIN JAMES & MARTIN CHRISTINE
405 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

Replace exterior door from kitchen to backyard

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

Contractor

EXTERIOR DOOR REPLACEMENT – 405 Pleasant St., Portsmouth

Current door (single pane glass- uninsulating and drafty)



Not visible from road

We'd like to choose one of the below two styles if can get approval. Door and threshold will both be wood. From **RICCI Lumber (Jon Cherry)**

Simpson Exterior Wood Doors **BOSCO**

PERFORMANCE SERIES FIR DOORS – 1 1/4" Thick

- UltraBlock™ technology eliminates rot
- Weather Seal™ process minimizes Stile and Rail separation
- 5-Year Warranty
- Performance Series

7/8" BAR SIMULATED DIVIDED LIGHTS

1 1/4" Innerbond Split-Proof Raised Panels
1/4" Low-E Argon Insulating Glass

Doors over 2'-0" width have 5/16" wide Stiles

F-7002U 2'-0", 2'-6", 2'-8", 3'-0" x 6'-8" 3'-0" x 7'-0"	F-37010U 2'-0" x 6'-8"	F-37015U 2'-6", 2'-8", 3'-0" x 6'-8" 3'-0" x 7'-0"	F-37109U 2'-0", 2'-6", 3'-0" x 6'-8" (2'-0" x 6'11")
1/4" Insulating Glass			
F-37506U 2'-6", 2'-8", 3'-0" x 6'-8"	F-37512U 2'-6", 2'-8", 3'-0" x 6'-8"	F-37944U 2'-6", 2'-8", 3'-0" x 6'-8" 3'-0" x 7'-0"	F-37120U 2'-8", 3'-0" x 6'-8"

F-37120 Glass and Panels do not align

Door Location:

City of Portsmouth, NH

Property

Zoom To Share Print Property Quick Search

Q Search Selection Themes Markup Q Search

Refine Search

Download Results More

Showing 1-1 results. Scroll to see more.

405 PLEASANT ST
MARTIN JAMES
0102-0068-0000

13. 14 Mechanic Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (storm doors, brick veneer on the foundation, and new exposure depth for the shingle siding).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/09/2021

LUHD-314

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Apr 08, 2021

Applicant

Josh Butkus
kscannell@destefanomaugel.com
22 ladd st
portsmouth, NH 03801
2034000802

Location

14 MECHANIC ST
Portsmouth, NH 03801

Owner:

ROESE JOHN J REVOCABLE TRUST OF 2016
& ROESE JOHN JOSEPH TRUSTEE
55 ELM ST EFFINGHAM, NH 03882

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We are seeking administrative approval for revisions to the previously approved storm doors, the addition of brick veneer at the foundation and an updated exposure depth of the shingle siding.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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



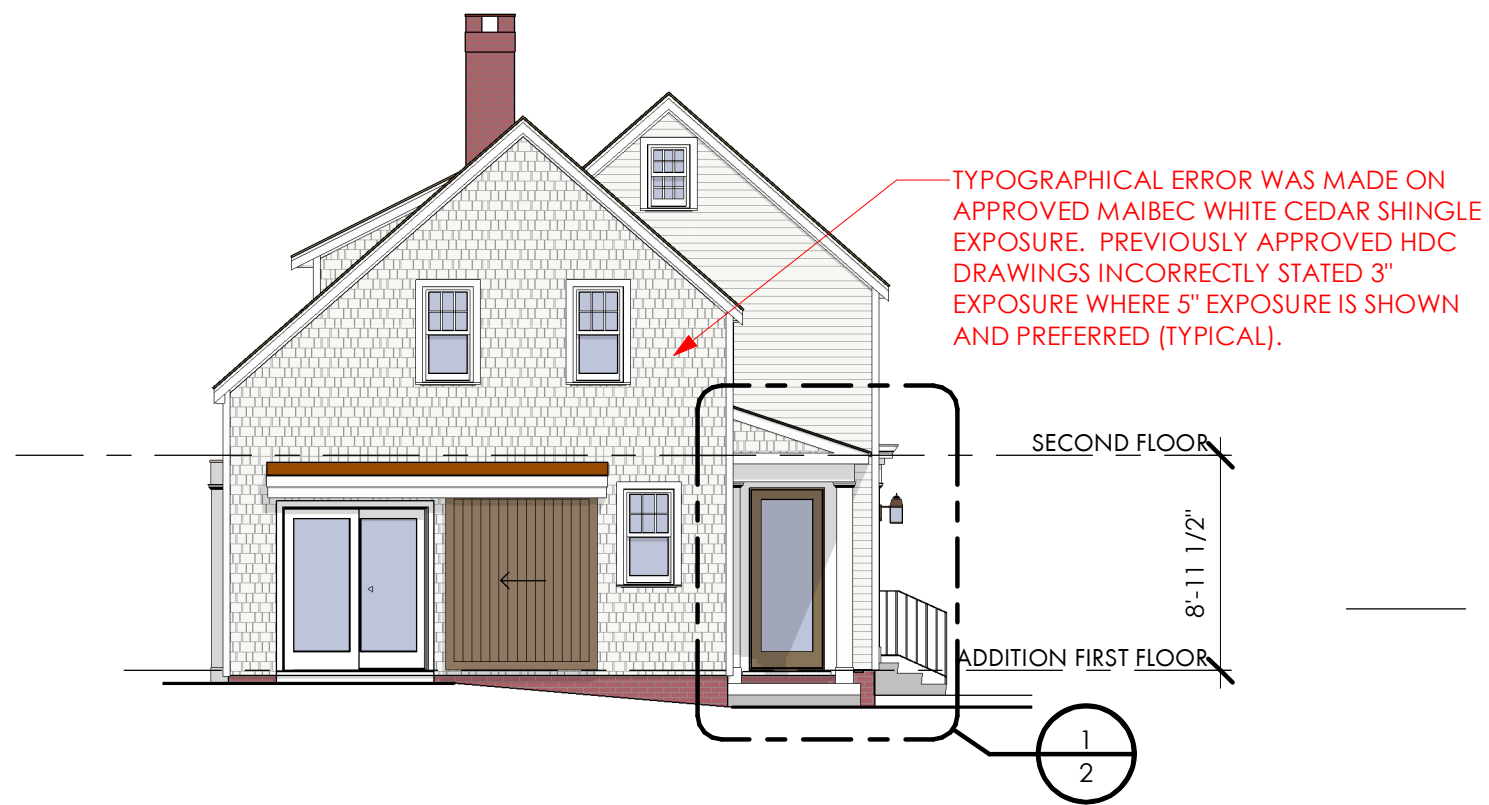
Danville Narrow Flashed Range Matte

MORIN DANVILLE MATTE NARROW RANGE THIN BRICK VENEER.

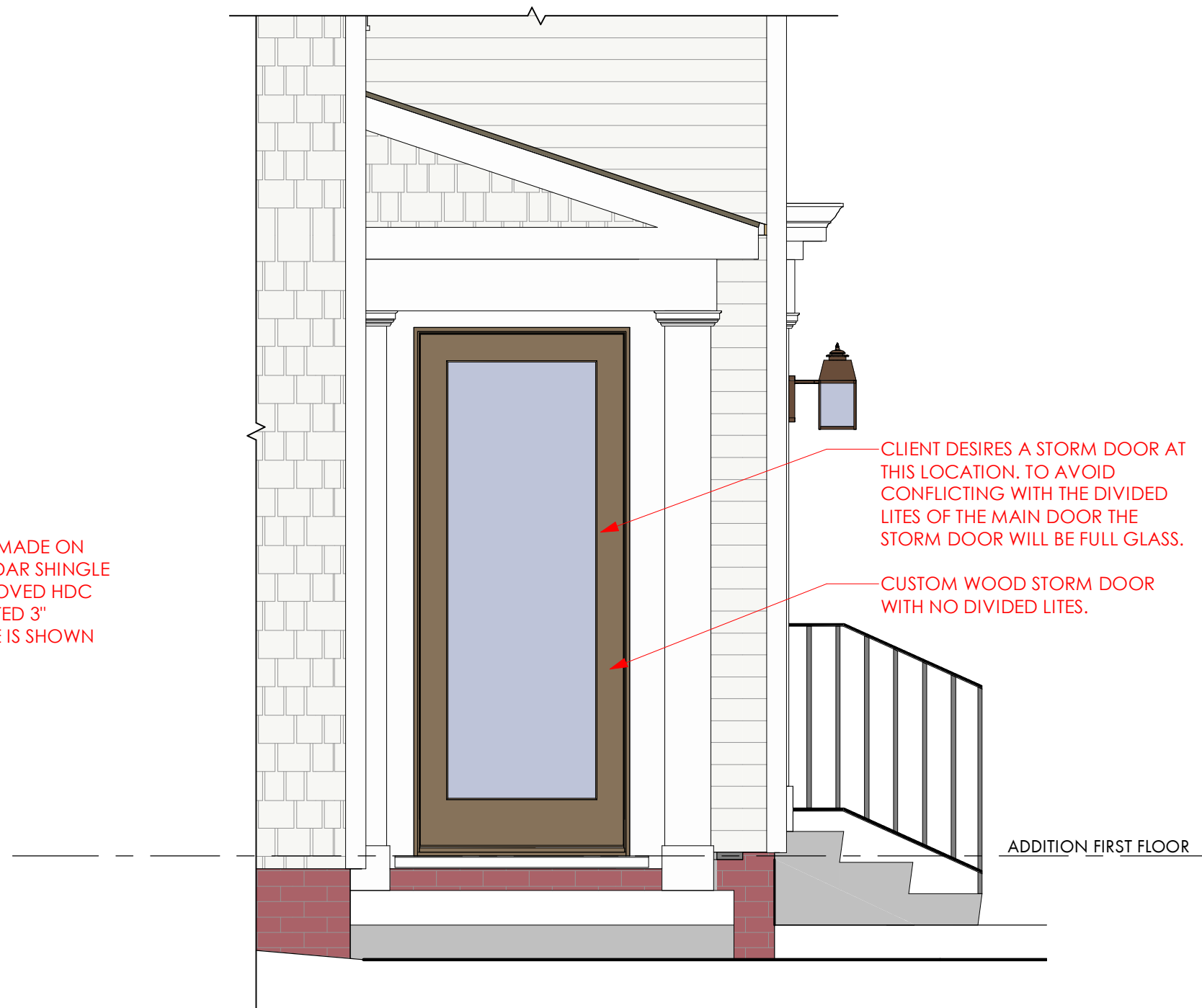


PREVIOUSLY APPROVED FRONT ELEVATION 2
1/8" = 1'-0"

PROPOSED FRONT ELEVATION 1
1/8" = 1'-0"



PROPOSED EAST ELEVATION 2
 1/8" = 1'-0"



ENLARGED ELEVATION AT EAST ELEVATION SIDE ENTRY 1
 1/2" = 1'-0"



PREVIOUSLY APPROVED STORM DOOR AT ENTRY (2)
1/2" = 1'-0"



PROPOSED STORM DOOR AT ENTRY (1)
1/2" = 1'-0"

14. 229 Pleasant Street, Unit #2 - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (HVAC Condenser with screening).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-289

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 11, 2021

Applicant

Hart Plumbing & Heating, Inc.
hartplumbing@comcast.net
PO Box 687
Portsmouth, NH 03802-0687
603-431-8688

Location

229 PLEASANT ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

BRODE ALEXIS K
229 PLEASANT ST UNIT #2 PORTSMOUTH,
NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Install mini splits

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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



*Pulled Permit 11/3/20
Uploaded GTS calc &
HEAT LOSS to permit
11-12-20*

P.O. BOX 687 • Portsmouth, NH 03802-0687
(603) 431-8688

October 30, 2020

Alexis Brode
229 Pleasant St. Unit 2
Portsmouth, NH 03801

RE: Mini Split Quote

Dear Alexis:

We propose to furnish and install the following mini split system:

- LG LAM127HVP Picture frame head for living room
- LG MLMN079HUT head for master bedroom
- LG LSN120HSV5 head for office area
- Line sets to be run up the side of the building and condenser to be located on left side of building (Line set covering to be tan)

TOTAL QUOTE: \$ 12,750.00

NOTES:

1. Our electrician gave us a budget price of \$800.00 for power wiring (not included in our quote)
2. Approval needed by Condominium Association and Historic District Office *(attached)*
3. LG has a full 12-year warranty on all parts (Being an LG Excellence contractor)

OPTION:

- To run gas to existing fireplace place on second floor, pipe to be run along side of line set covering

TOTAL QUOTE: \$ 2,500.00

NOTE: Chimney will need to be inspected before gas line is run

Terms and Conditions:

- All parts and labor, as specified in this proposal, are covered under warranty by Hart Plumbing and Heating, Inc. for a period of (1) one year. All work will be completed in a professional and workman like manner.
- This proposal is only good for thirty (30) days and a signed and dated copy must be returned to Hart Plumbing & Heating for this proposal to be considered valid. We reserve the right to withdraw this proposal any time prior to acceptance.
- If payment in full is not received within 10 days of the date of the invoices, interest will accrue at the rate of 1.5% per month on the unpaid balance. All accounts will be submitted to collections if payment has not been received sixty (60) days following invoicing, and customer agrees that they shall be responsible for all costs of collections including, but not limited to, attorney's fees and cost.

All proposals must be signed, dated and returned to Hart Plumbing & Heating, Inc. in order to be considered valid.

Authorized By: 
Robert C. Hart Jr., President

Date: 10/30/20

Accepted By: 
Customer

Date: 11/2/20

Haven White Condo Association Meeting Minutes
October 31, 2020 – 10:00 AM
(recorded by Brigitte Bailey)

Present on Zoom:

Briggs Bailey, Alexis Brode, Donald Koleman, Irv Canner, Vickie Canner, Judith Castle, Bill Castle.

Bylaws

The purpose of the meeting was to vote on the revised bylaws, now brought into compliance with current NH laws by the law firm of Shaines & McEachern.

After Irv called the meeting to order, we proposed 2 more revisions:

1. Vickie called our attention to the gendered language describing officers on p. 11. We will ask the law firm to update this language to current practice, which is to render the language gender neutral. However, if the firm insists on being paid to do so, we will withdraw that request.
2. The document says that our budget cycle is Jan 1 to Dec 31. We will request that it be changed to July 1 to June 31, as that is our practice, one that works for our association.

Briggs moved that we accept the bylaws as amended (that is, with the budget cycle dates amended).

Motion passed.

Briggs, as secretary, will follow through with Shaines & McEachern.

Repairs and renovation plans

Briggs mentioned that the Palladian window on the landing of the shared staircase has developed 2 problems: a window pane is pulling loose, and the woodwork over one of the window sections leaks considerably in heavy rains. She will contact Mike Goodwin for suggestions for people to do this work—and, finally, the minor roof leak—and get estimates.

Vickie mentioned that there is some wood rot in a window frame (I think) in #4, but this can wait until next year.

Alexis wants to improve her condo unit in 2 ways: by adding the same type of AC the Castles now have (contractor will comply with Historic District regulations) and by installing a gas fireplace. Bill asked if there would be plantings to screen the AC unit; yes, there will be plantings. The Castles and Canners gave advice on their experiences with installing gas fireplaces in units 1 and 4. Everyone was fine with Alexis's moving ahead with these plans.

We all agreed that the brick sidewalk repairs at #4 were well done.

Grounds

Irv said that Mike Tappan, who will plow the snow this year, will also shovel around each entry way, will shovel the path to the trash bins, and will salt walkways. Pricing depends on depth of snow. After the meeting Vickie sent us all Mike's contact information.

Bill said that the gardeners will return for further fall clean up and that they are aware of what's left in the budget.

Geri Hart

From: Alexis Brode <akbrode@gmail.com>
Sent: Wednesday, January 6, 2021 3:53 PM
To: Geri Hart
Subject: Authorization for administration approval application

To Historic District Commission,

I hereby give my authorization to Hart Plumbing and Heating to submit my application to the Historic District Commission on my behalf. Please contact me directly with any questions. Thanks so much.

Best,
Alexis Brode

J O H N M O U R G E I N A S S O C I A T E S , I N C .
 210 5th St. N. #200
 Minneapolis, MN 55401
 TEL: 612-338-8114

THE INFORMATION ON THIS PLAN IS BASED ON THE FOLLOWING:
 1. FIELD SURVEY
 2. RECORD PLANS
 3. PUBLIC RECORDS
 4. AS-BUILT RECORDS
 5. PHOTOGRAPHIC SURVEY

CONSTRUCTION
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTSMOUTH, N.H. BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND SHALL SUBMIT THEM TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

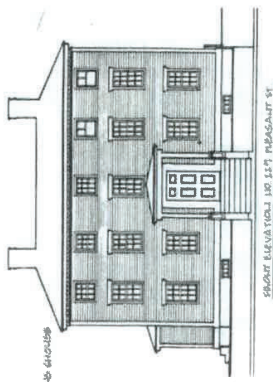
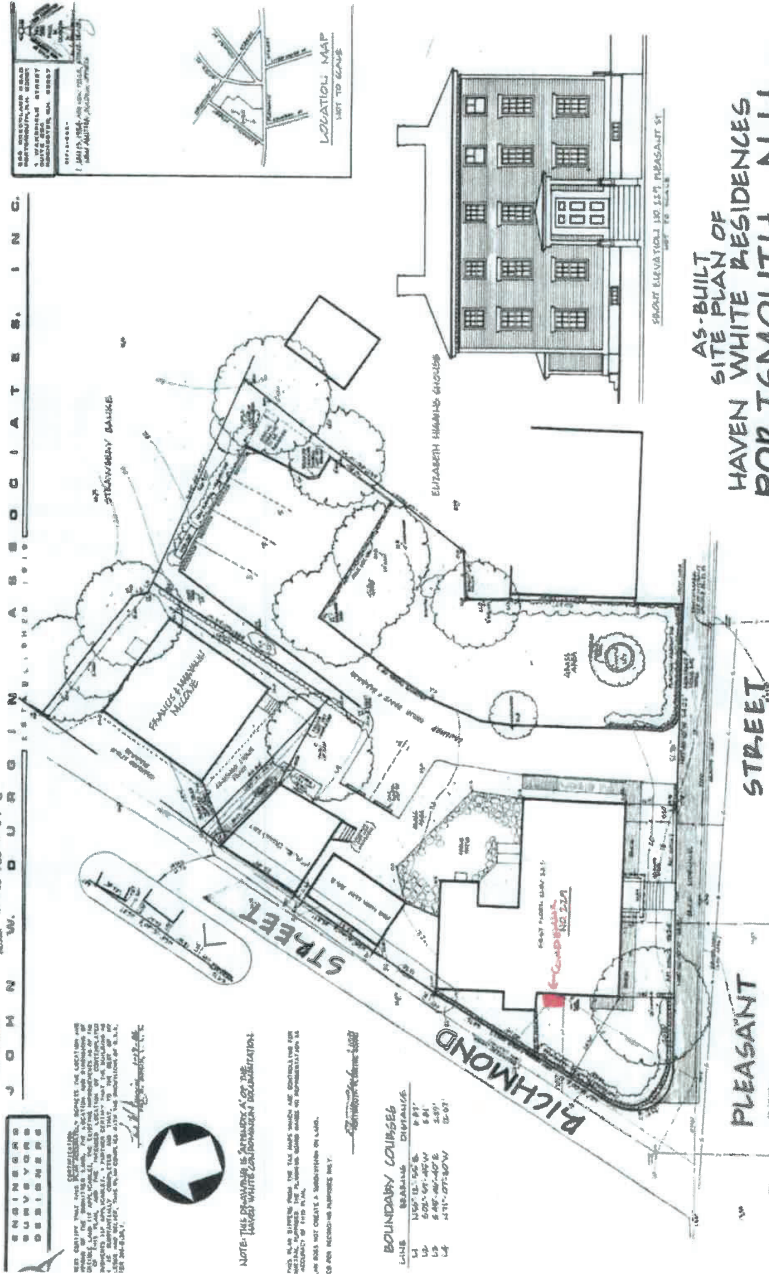


NOTE: THIS DRAWING IS A SUMMARY OF THE FIELD SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION.

THIS PLAN IS BASED ON THE FOLLOWING:
 1. FIELD SURVEY
 2. RECORD PLANS
 3. PUBLIC RECORDS
 4. AS-BUILT RECORDS
 5. PHOTOGRAPHIC SURVEY

DATE: 03/15/18
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LINE	BEARING	DISTANCE
L1	S 89° 12' 00" W	10.00'
L2	S 89° 12' 00" W	10.00'
L3	S 89° 12' 00" W	10.00'
L4	S 89° 12' 00" W	10.00'



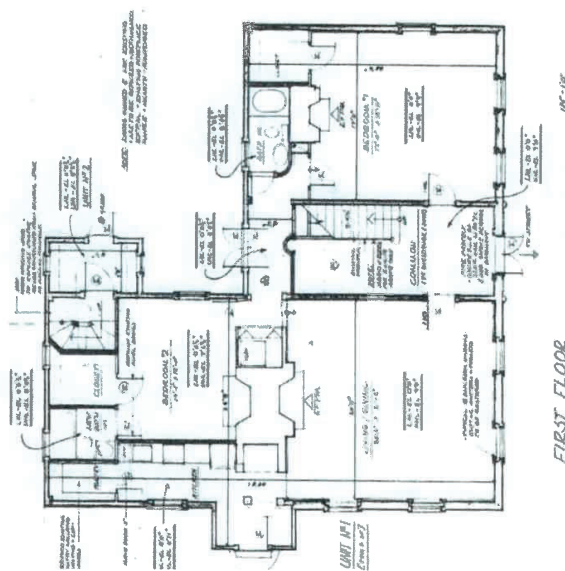
AS-BUILT
 SITE PLAN OF
 HAVEN WHITE RESIDENCES
 PORTSMOUTH, N.H.
 SCALE: 1 INCH = 10 FEET
 MARCH 1998



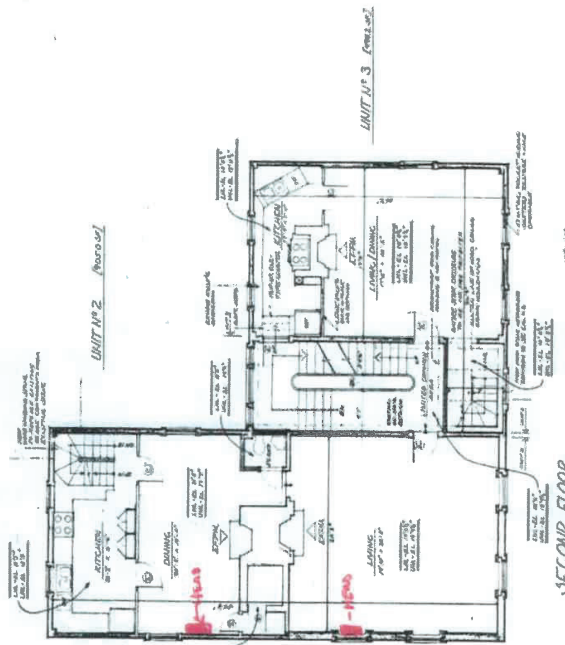
LOT AREA 15,714.50 SF
 D-12122



80 / 1000000



FIRST FLOOR



SECOND FLOOR

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE TO BE CONCRETE ON GRAVEL FILL UNLESS OTHERWISE NOTED.
 4. ALL ROOFS ARE TO BE FLAT UNLESS OTHERWISE NOTED.
 5. ALL CEILING ARE TO BE 8' HIGH UNLESS OTHERWISE NOTED.
 6. ALL DOORS ARE TO BE 3' HIGH UNLESS OTHERWISE NOTED.
 7. ALL WINDOWS ARE TO BE 4' HIGH UNLESS OTHERWISE NOTED.
 8. ALL STAIRS ARE TO BE 10' WIDE UNLESS OTHERWISE NOTED.
 9. ALL HALLWAYS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 10. ALL UTILITY AREAS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 11. ALL MECHANICAL AREAS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 12. ALL ELECTRICAL AREAS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 13. ALL PLUMBING AREAS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 14. ALL FINISHES ARE TO BE AS NOTED ON THE SPECIFICATIONS.
 15. ALL MATERIALS ARE TO BE AS NOTED ON THE SPECIFICATIONS.
 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PHOENIX BUILDING CODES AND ORDINANCES.
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE OF ARIZONA BUILDING CODES AND ORDINANCES.
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES AND ORDINANCES.
 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES AND ORDINANCES.
 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) STANDARDS AND PRACTICES.

PROJECT: PHOENIX APARTMENTS
 ARCHITECT: JAMES SCHROEDER ARCHITECTS
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, ARIZONA 85004
 DATE: 10/15/2010
 SHEET: 2 OF 2
 DRAWING: SECOND FLOOR PLAN

Sheet A of 3
 D-12220



412 FLOOR PLAN	ENCLOSURE	2	DATE: 05/20/21	DRAWN: ZACHARY	CHECKED: [blank]
HISTORIC DISTRICT COMMISSION	ADMINISTRATIVE APPROVAL MAY 2020	412 ISLINGTON STREET PORTSMOUTH, NH 03801			

412 FLOOR PLAN
PREVIOUSLY APPROVED

SCREEN SECT 1
10'-1 1/2"
3'-4"
8'-8"
AS PREVIOUSLY APPROVED FOR MECHANICAL SCREENS AT 412 & 412

SCREEN SECT 2
3'-4"
AS PREVIOUSLY APPROVED FOR MECHANICAL SCREENS AT 412 & 412

EXAMPLE OF A SIMILAR SCREEN

An Example of Appropriate Screening for Mechanical Equipment in the Portsmouth Historic District

15. 16 Porter Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a radon mitigation system.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-270

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 02, 2021

Applicant

Charles Wu
cwu@baynorthcapital.com
16 Porter Street
Portsmouth, NH 03801
6178617758

Location

16 PORTER ST
Portsmouth, NH 03801

Owner:

Porter Street Condo Association
11 Court Street Exeter, New Hampshire 03833

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Radon mitigation system installation on the exterior wall up to the roofline. Top of mitigation system will extend 12-18" above roofline where gutter is located. Contractor will run 3" Schedule 40 pipe up the side of the building to first roof line. They will then completely cover system with copper coated channel shown in the first picture. The existing gutters and downspouts are also copper, although tarnished over many years.

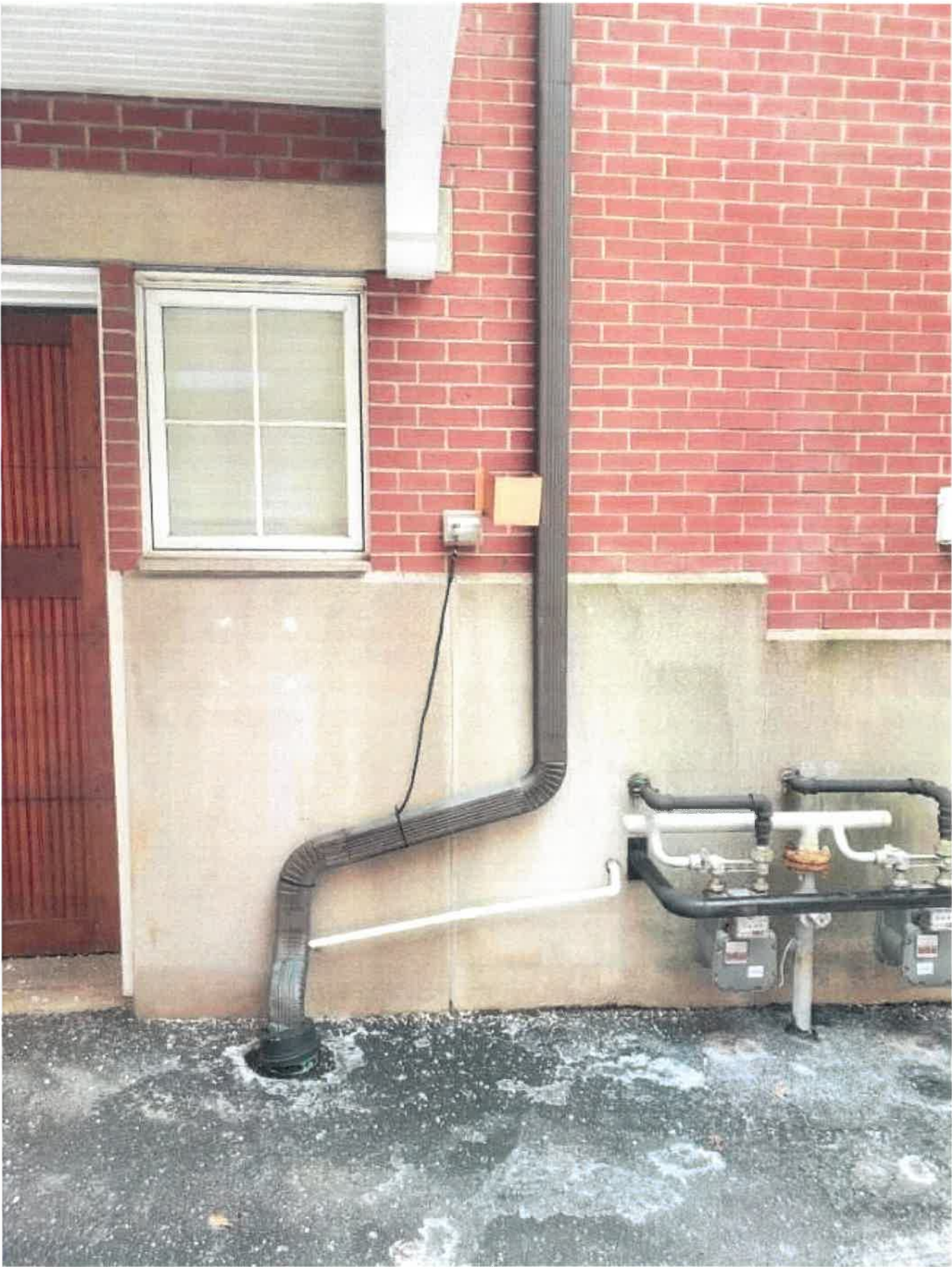
Description of Proposed Work (Planning Staff)

installation of a radon mitigation system

Project Representatives

Relationship to Project

Owner





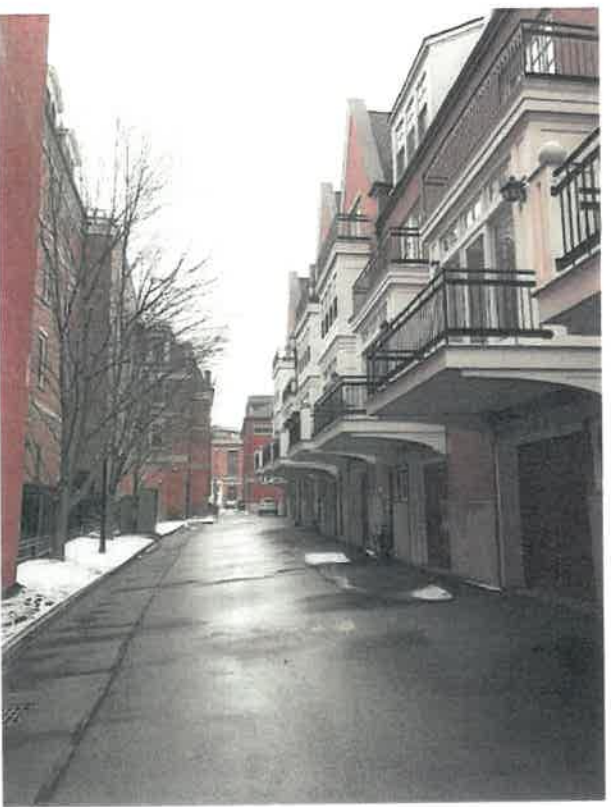
2/4/2021

Porter_Downspout_Pic_1_Tue_Feb_2_2021_13-55-13.jpg (840x480)



2/4/2021

Poster_Download_Pic_2_Tue_Feb_2_2021_13-55-44.jpg (640x480)



2/4/2021

Porter_Aleway_Pic_Tue_Feb_2_2021_13-56-12.jpg (640x480)

16. 166 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for the construction of a rear door overhang.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



17. 17 Hunking Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of ventilation piping for a new furnace.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-302

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 31, 2021

Applicant

Katherine Cook
cookkc@gmail.com
17 Hunking Street
Portsmouth, NH 03801
603-502-6454

Location

17 HUNKING ST
Portsmouth, NH 03801

Owner:

COOK-PODRASKY FAMILY TRUST &
PODRASKY E J JR & COOK K C TRUSTEES
17 HUNKING 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

Ventilation pipes installed for new furnace/combi-boiler natural gas unit (replacing broken oil furnace).

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

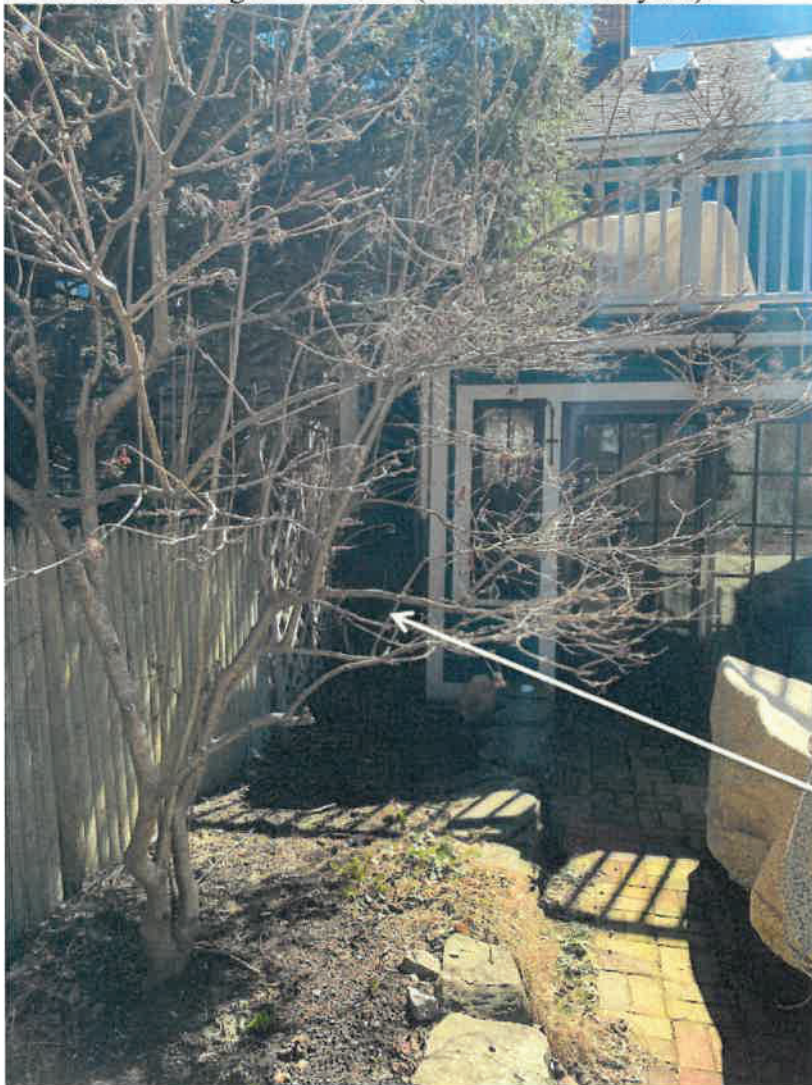
17 HUNKING STREET, PORTSMOUTH, NH

We are planning to install a new furnace/combi-boiler system to replace a broken oil burning furnace and a natural gas traditional water heater. The new system will be more energy efficient, and will eliminate the oil tanks and outdated furnace/water heater ventilation (no longer to code) into the fireplace flue currently located in the basement. This will also allow for future restoration of some of the fireplaces in the home. **We request that the Historic District Commission approve all options below, because we are not sure which option will meet city code. The third option is the least desirable, because it is most visible from the street and would require large ventilation pipes to clear the ground. We are hoping one of the first two options meets code.** It is important also to note that the house sits on a hill, so the north side of the basement is above grade allowing for easier ventilation of the furnace system. This is the reason the ventilation on the south side of the home would have to include a few feet of above grade piping.

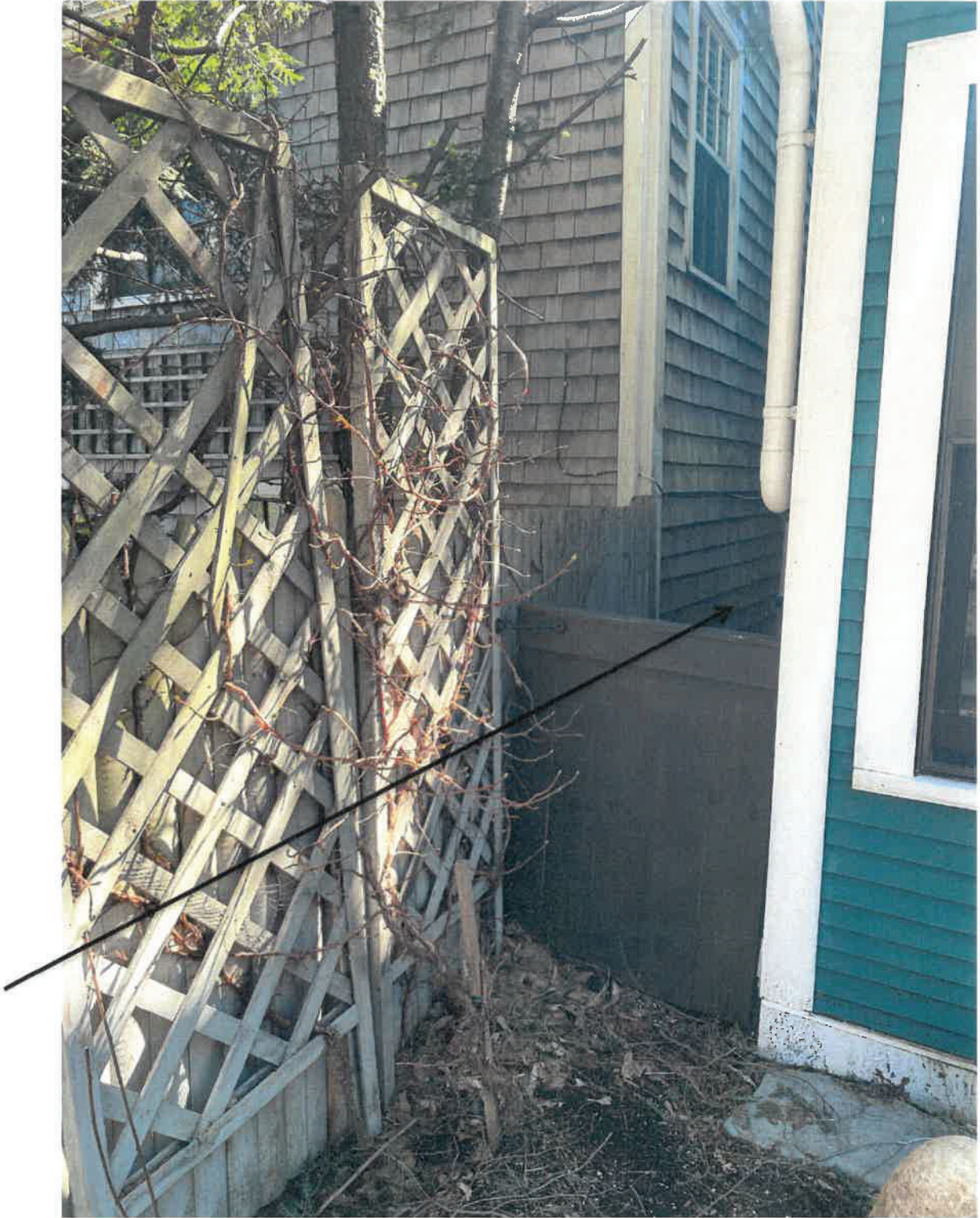
The city inspector will be reviewing the sites after the HDC approves this application, and we hope to install the new system by the middle of April.

Option #1 – Preferred Ventilation Site, Back North Side of Home:

The ventilation is proposed for the back north corner of the home inside a space between the house and the neighbor's home (view from back yard):



Closer view of space:



This is the proposed location of the furnace vent (not drawn accurately or to scale):



This is the style of piping required in this site (from neighbor's home directly across street, visible from Hunking Street), but the piping would extend out of the corner to avoid any ventilation issues as drawn above:



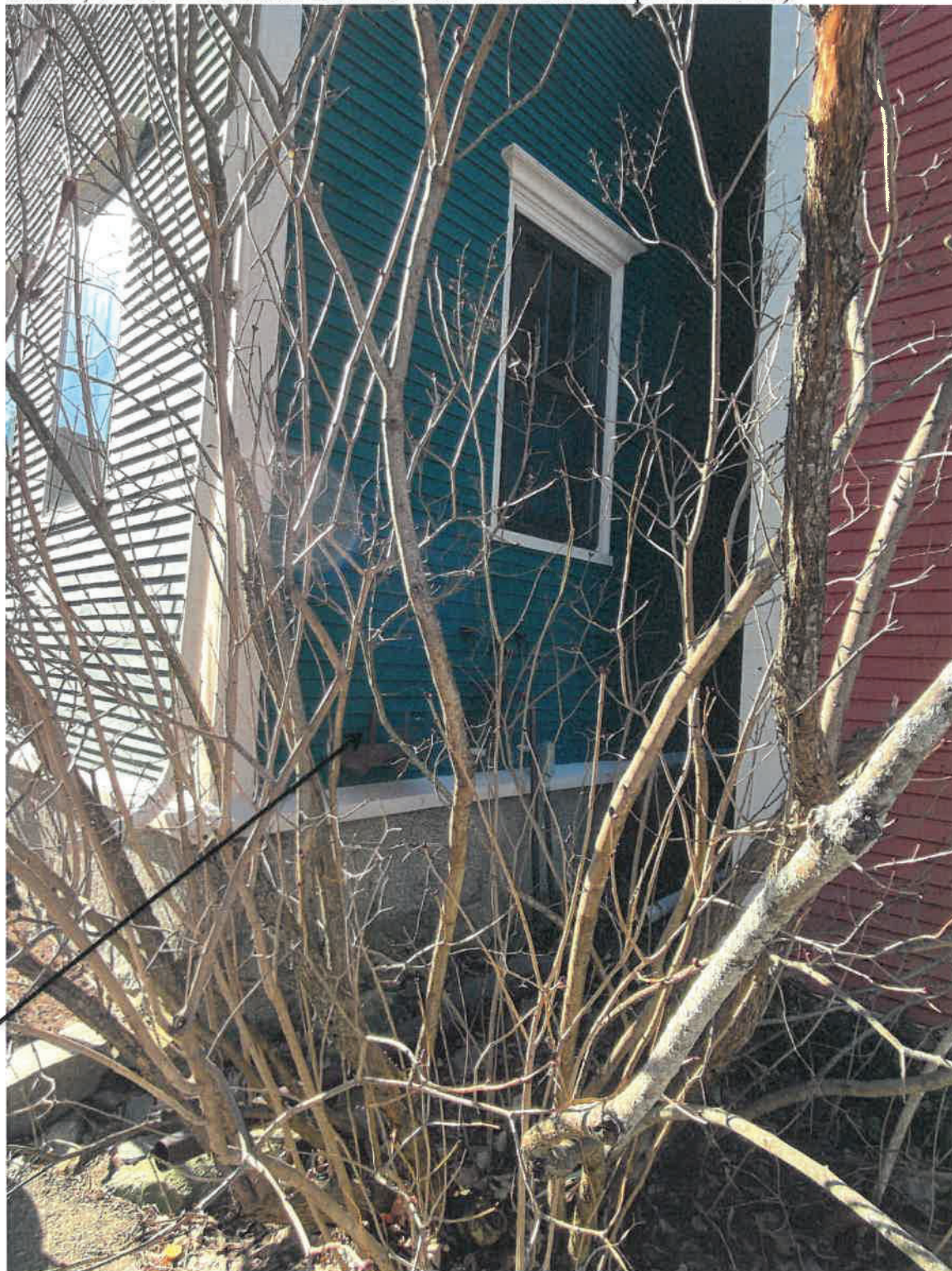
Option #2: Secondary Ventilation Site, North Side of Home

This is our secondary option for ventilation. This is the front north facing side of the house, on the downside of the street. The view of this site is blocked by a lilac bush. It will be blocked from view on the street by a water hose reel.

View from the Street



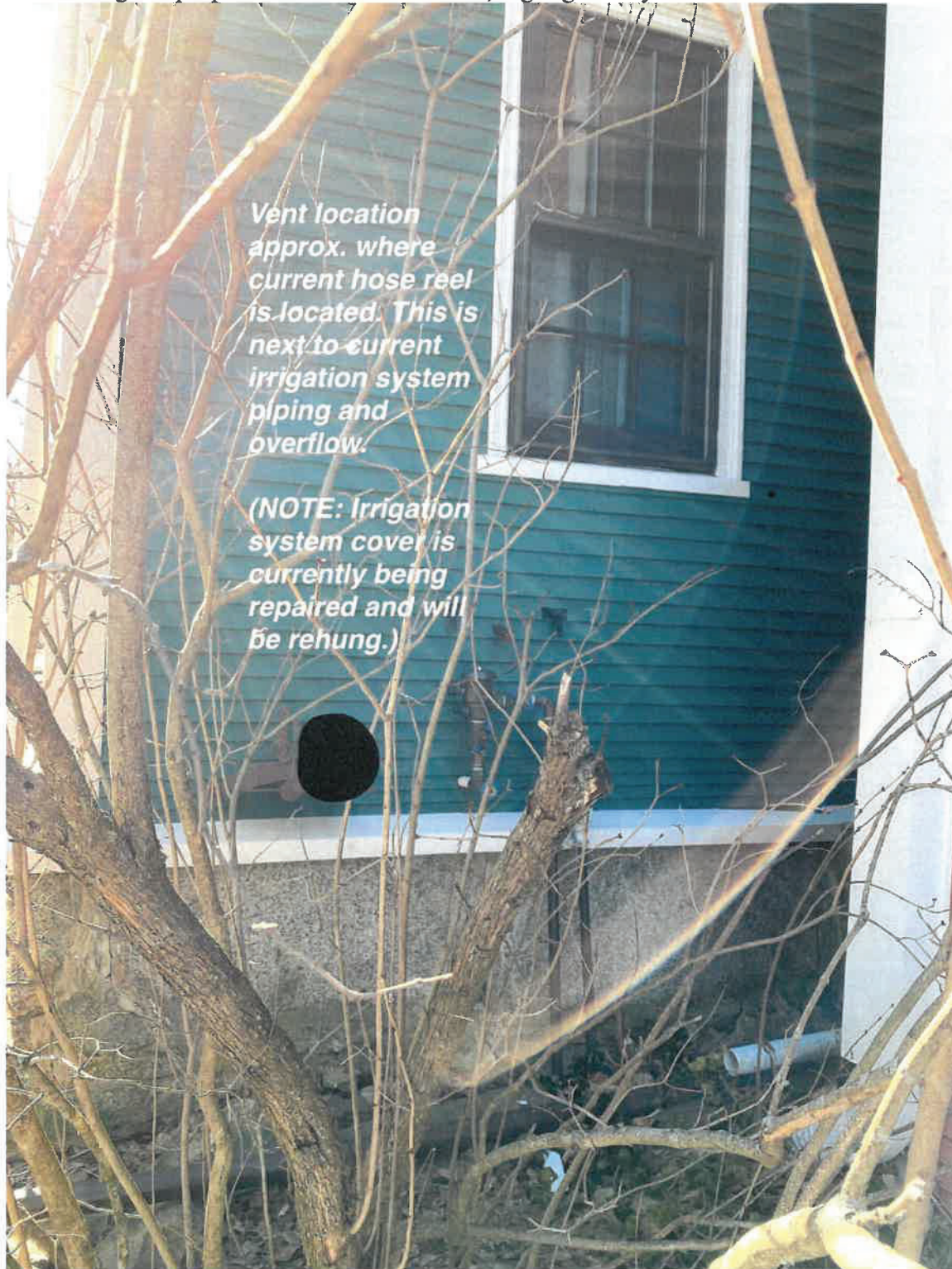
Closer View from Street (vent would be located approximately where current hose reel is located, the hose reel would move forward on the home to provide cover):



Close Frontal View (vent at location of hose reel, which would move forward to hide vent):



Close image of proposed ventilation location, highlighted by black dot:



Vent location approx. where current hose reel is located. This is next to current irrigation system piping and overflow.

(NOTE: Irrigation system cover is currently being repaired and will be rehung.)

At this location, the furnace would be vented using a low-profile vent. While we cannot guarantee the look of the vent, it would be something along the lines of this ventilation style (from Neighbor's House – three houses down):



(from Neighbor's House, two houses down)

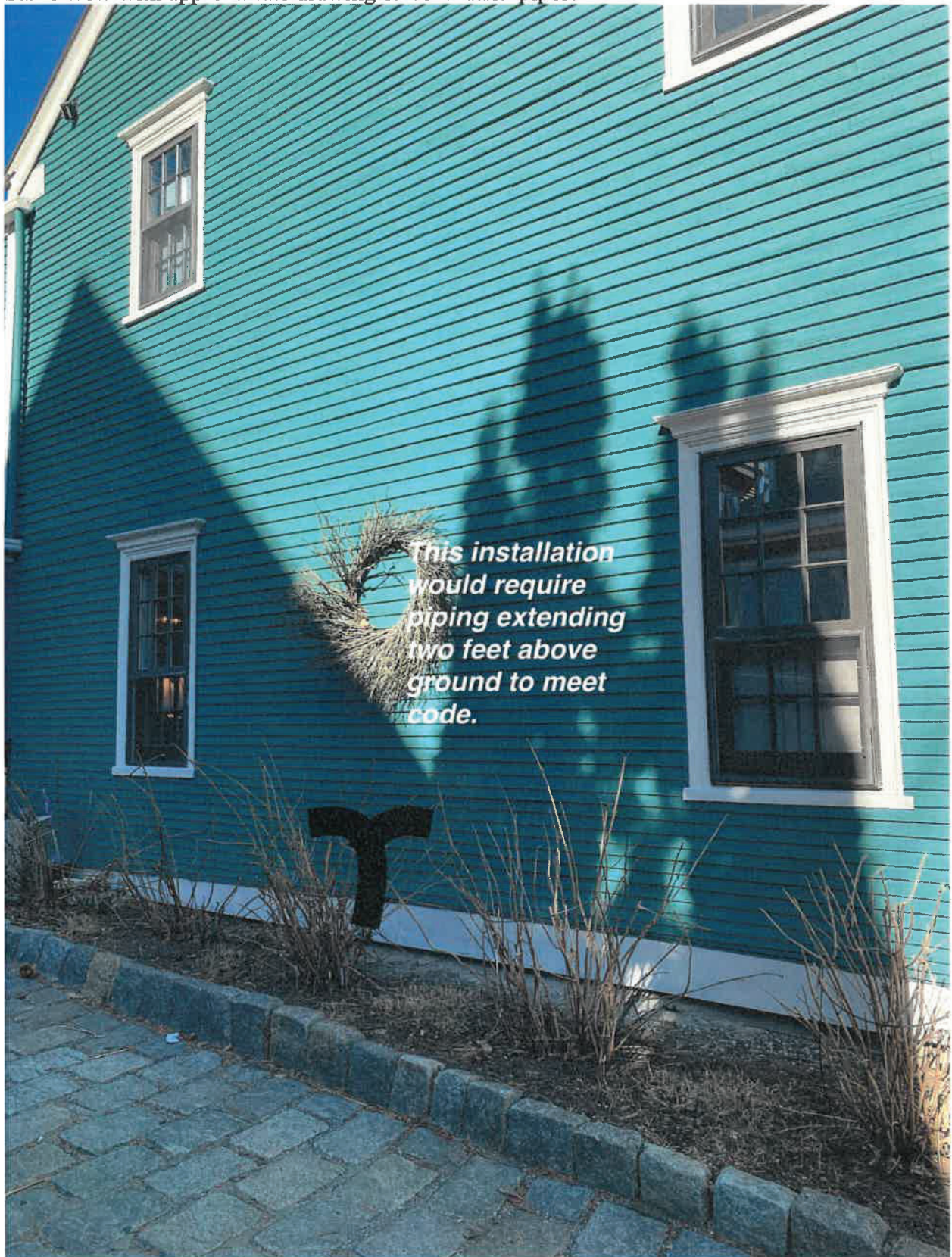


Option #3: Ventilation Last Resort, Driveway Side of Home, South Side of Home

The location is prominent, one of the first locations seen when turning down Hunking Street if the cars are not parked in the driveway. Unfortunately, the ventilation cannot be located towards the front of the home, which is more shielded, because of codes related to placement of ventilation near gas meters and windows. The only available location is directly between the two windows.



Same view with approximate drawing of ventilation pipes:



Again, in this installation, the style of vent would be similar to the ventilation pipes across the street:



Finale note: the removal of the gas furnace will also remove the unsightly oil fill pipes on the front of the house (top two). The bottom pipe is a sump pump drain, which is easily camouflaged by plantings in summer.

