

# HDC

## ADMINISTRATIVE APPROVALS

May 12, 2021

1. 33 Johnson Court (LUHD-330) - TBD
2. 381 Middle Street (LUHD-336) - TBD
3. 44 Gardner Street (LUHD-337) - TBD

**1. 33 Johnson Court**

**- TBD**

**Background:** The applicant is seeking approval to replace a current kitchen window with a new window of a larger size.

**\*\*please note the applicant has been asked to supply a window spec. and cut sheet for this project. The information will be forwarded as received. \*\***

**Staff Comment:** TBD

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



City of Portsmouth, NH

05/07/2021

## LUHD-330

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Apr 23, 2021

### Applicant

Justin Heald  
kimberlee@healdbuilders.com  
120 Ham Road  
Barrington, NH 03825  
603-664-5040

### Location

33 JOHNSON CT  
Portsmouth, NH 03801

### Owner:

MORALES FAMILY 2020 TRUST & MORALES  
ALBERT R & KRISTIN M TTEES  
33 JOHNSON CT PORTSMOUTH, NH 03801

### Application Type

**Please select application type from the drop down menu below**

Administrative Approval

### Project Information

#### Brief Description of Proposed Work

We will be completing a kitchen remodel on this property and we plan to change out the kitchen window to a larger unit. We would like to obtain any permissions necessary to complete the work in this historic district home. Work is expected to begin September of this year.

#### 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.**

**Al and Kristin Morales -- 33 Johnson Court, Portsmouth NH 03801**

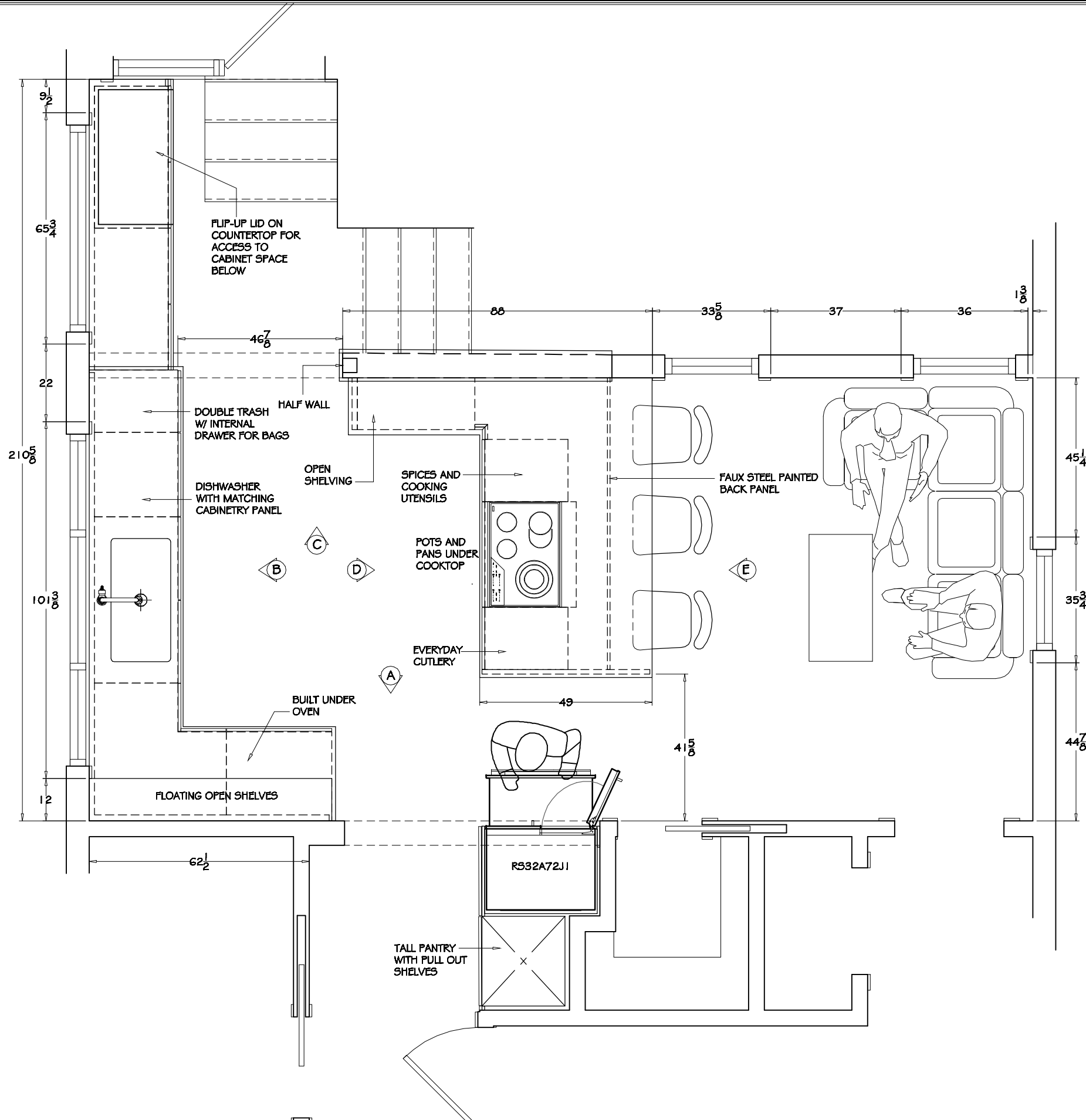
[kmillermorales@gmail.com](mailto:kmillermorales@gmail.com); [albert.raul.morales@gmail.com](mailto:albert.raul.morales@gmail.com) -- 603-867-0721 – Kristin’s cell

Background info about the house

Original portion of house from 1920s. Garage, room above garage (“Rec room”) and bump-outs added ~2000. Gas heat. Forced hot air in main portion of home; radiant in rec room and space next to it (landing at top of garage stairs). Central air in main portion of house. Located in the Portsmouth Historic District. House is within 15 feet or so of the water (South Mill Pond). Basement is easily accessible. We are working with Mari Woods.

Kitchen renovation – principal items

- Peninsula
  - Remove existing
  - Build new attached to the wall adjoining garage stairs
  - New countertop, new cabinets
  - Will have range or cooktop/stove
- Remove door to pantry and replace with a pocket door
- Relocate refrigerator into wall space next to current peninsula
  - Will be integrated, with panels matching cabinets
  - Can fit 36” fridge, or need to stick with 33”?
  - Would like to understand if can easily open up the doorway into the powder room hallway
- Counter/wall with sink:
  - Remove cabinets
  - Add one more window; increase all to the next size up (or can just do a big single window all the way across? Note we’re in historic district)
  - New countertop; new cabinets underneath
  - Wall on left will just have floating shelves
  - Plan to keep existing dishwasher
- Landing
  - Replace banister with new
  - Install built-in storage unit next to stairs up to rec room
- Wall/doors separating landing/stairs from kitchen:
  - Remove sliding doors and open up the wall as much as possible (within reason). We’d like to understand what architectural/engineering limitations exist.
- Floors
  - Replace the pergo floors that are currently in the kitchen, landing, garage stairs and rec room with new wood floors. (note that there is radiant heat in the landing and rec room)
  - Refinish existing wood floors in remainder of the ground floor to match new floors.
  - Floors in living room are sloping/uneven. We’d like to understand what can be done to improve (within reason). Also, thresholds between room are bulky. Can streamline?
- Lighting: pendants over island; replace recessed cans with smaller; replace light over table



ALL DIMENSIONS AND SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT JOB CONDITIONS

**MARIWOODS**  
KITCHEN • BATH • HOME

DESIGNED FOR:  
MORALES KITCHEN  
33 JOHNSON COURT  
PORTSMOUTH, NH 03801

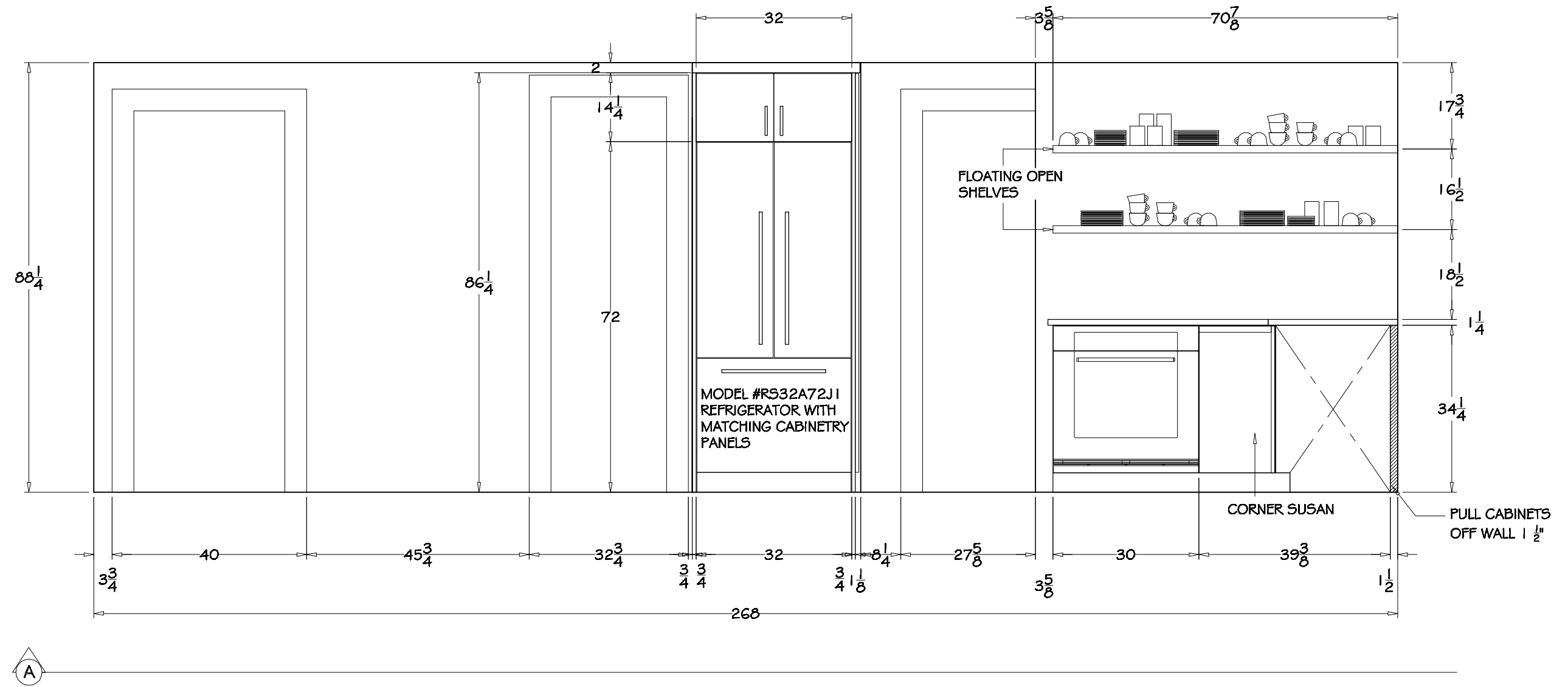
DESIGNED BY:  
MARI WOODS  
SCALE:  
3/8" = 1'-0"

APPROVED BY:  
DATE:

DESIGN PLANS ARE PROVIDED FOR THE FAIR USE BY THE CLIENT OR HIS/HER AGENT IN COMPLETING THE PROJECT AS LISTED WITHIN THIS CONTRACT. DESIGN PLANS REMAIN THE PROPERTY OF THIS FIRM AND CAN NOT BE USED OR REUSED WITHOUT PERMISSION.

	DATE	BY
DRAWN	09.24.20	MFW
REVISED	11.04.20	MFW

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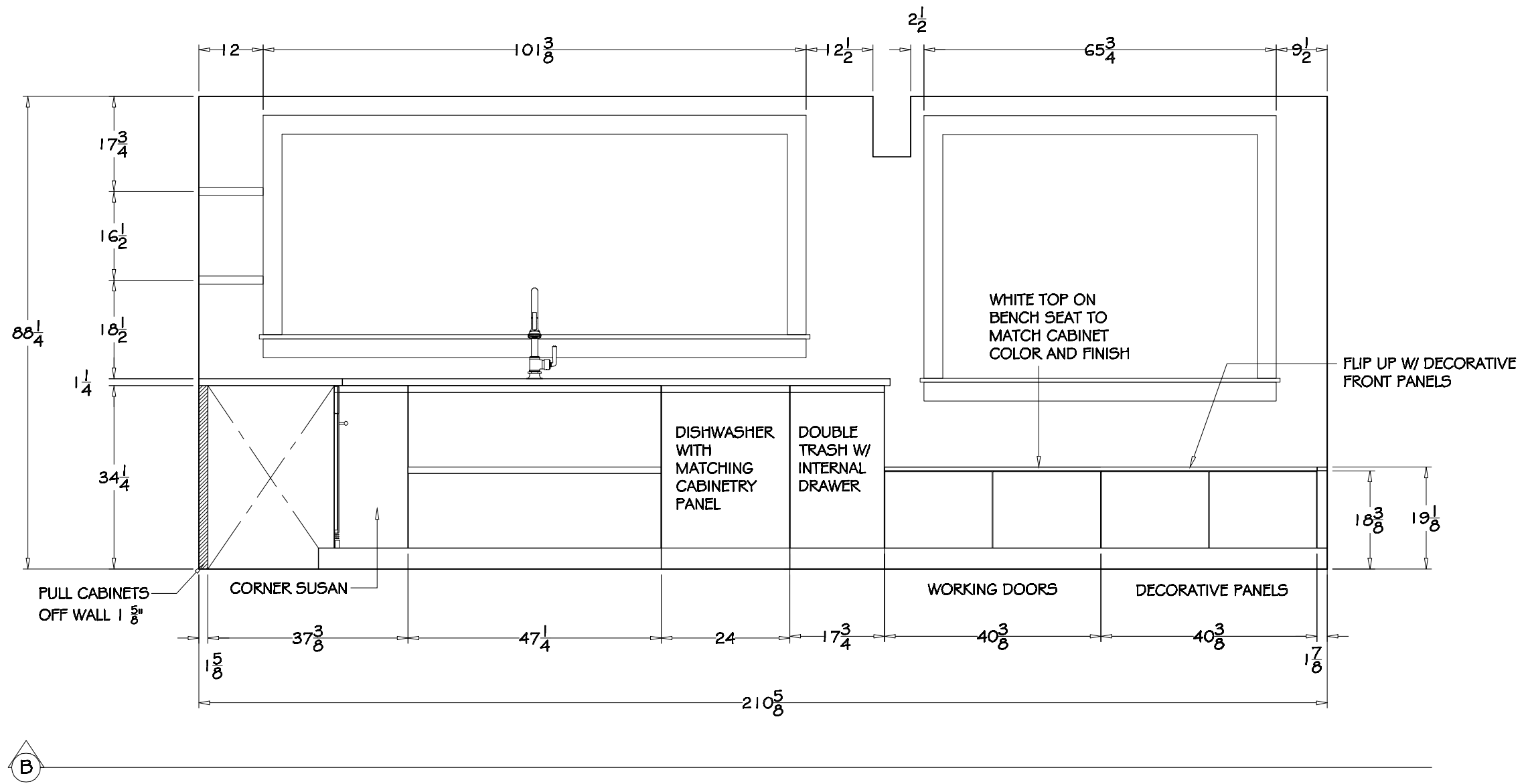
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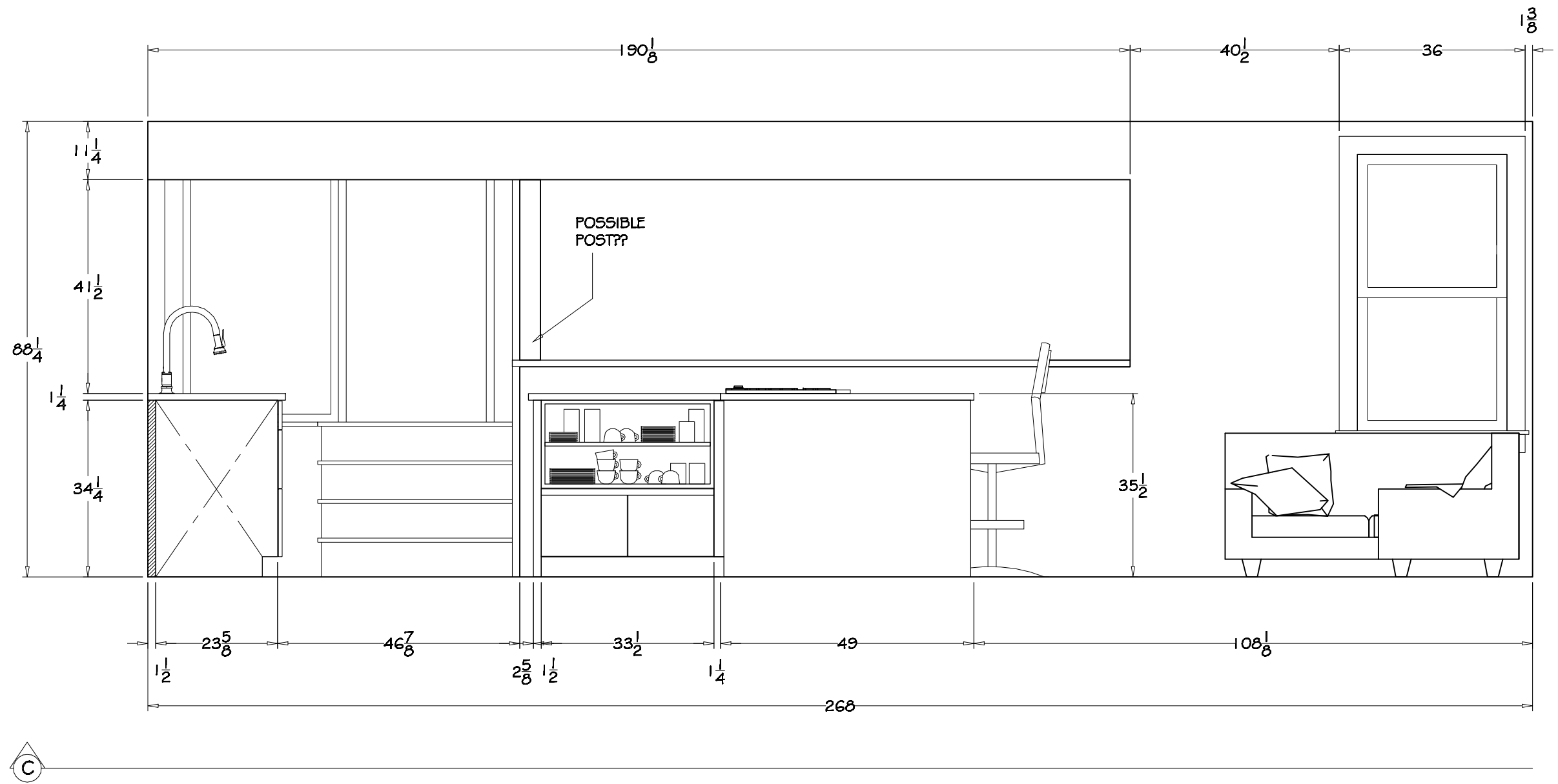
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PORTSMOUTH, NH 03801

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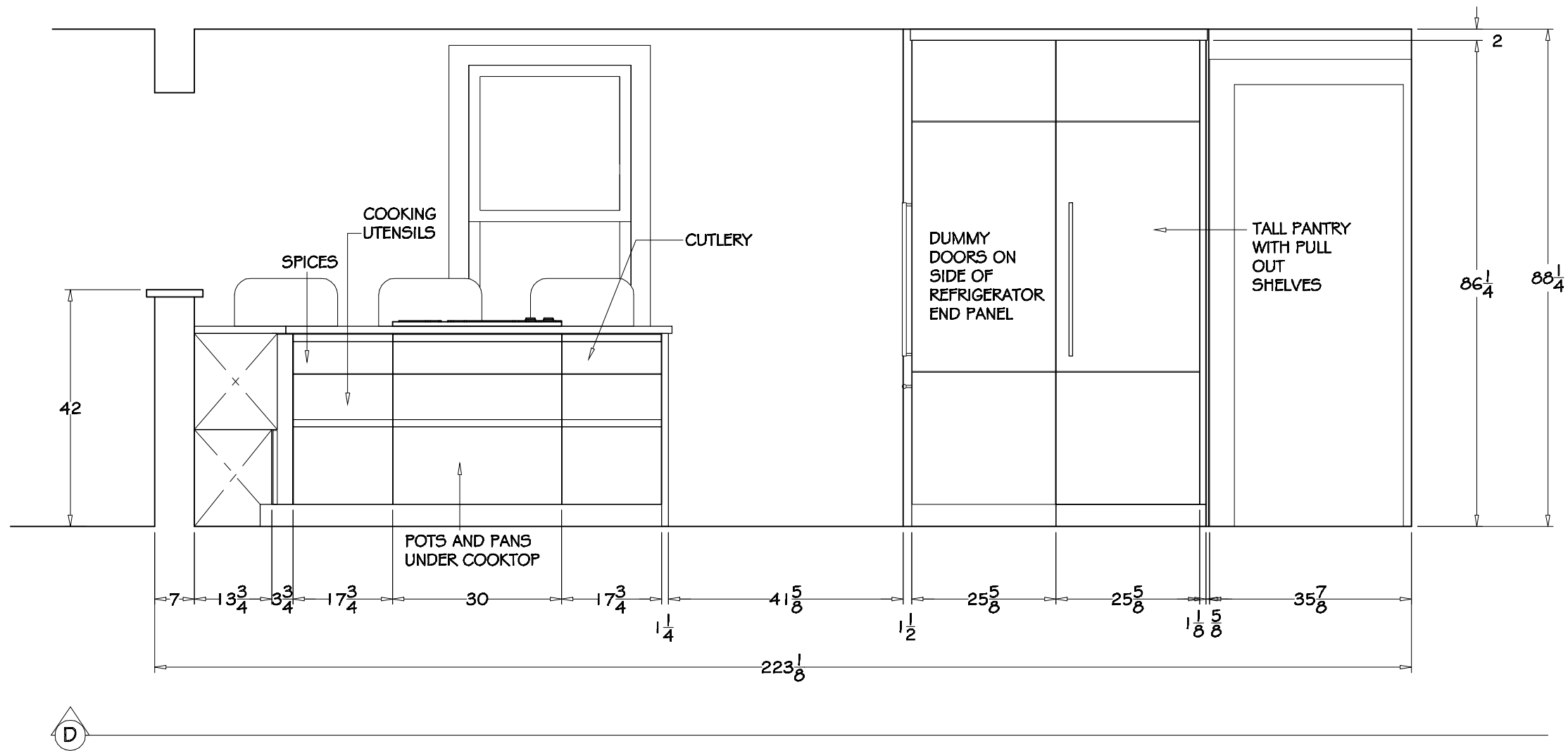
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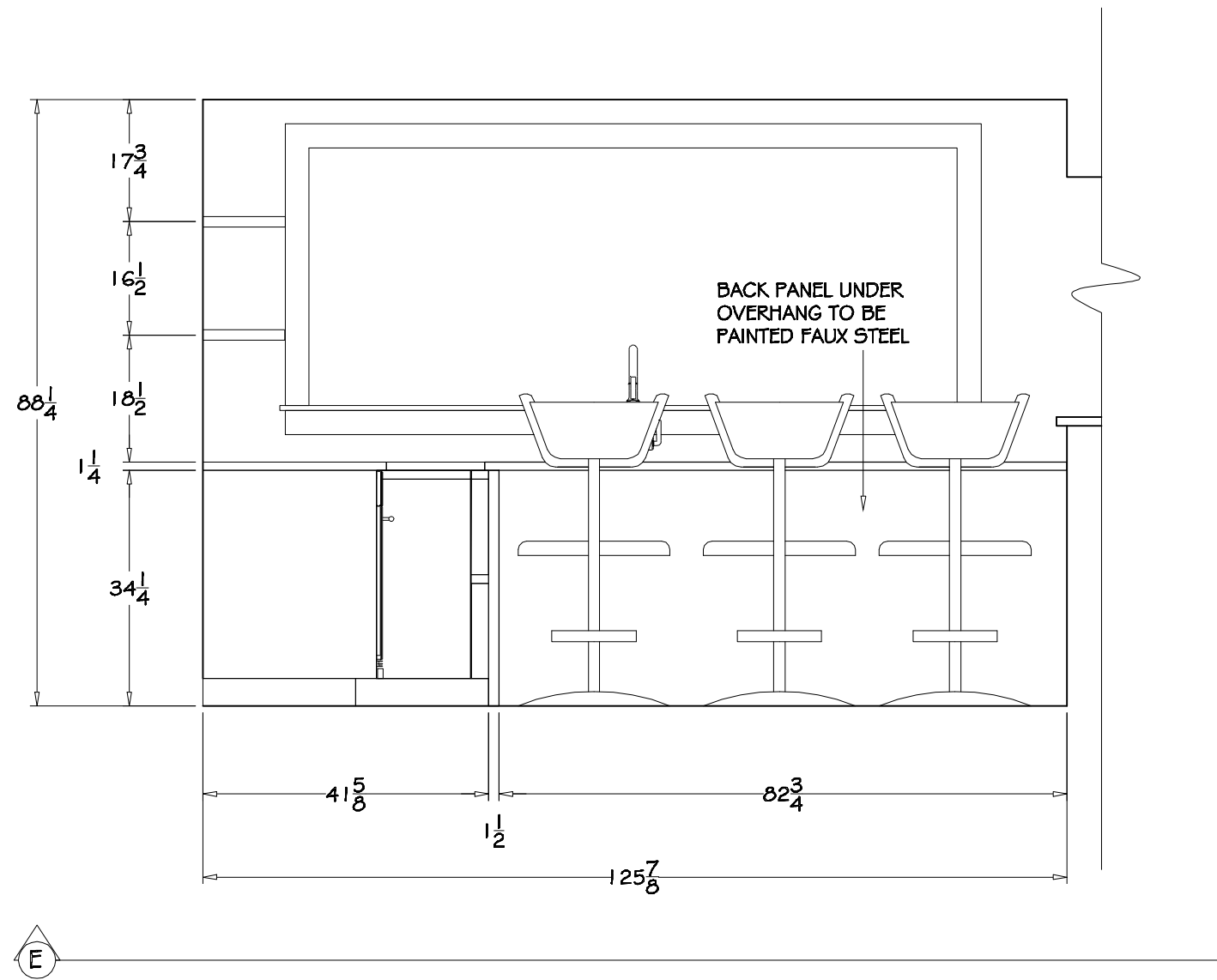
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**2. 381 Middle Street**

**- TBD**

**Background:** The applicant is seeking approval for the replacement of an existing casement window with 6/6 double hung windows and also to add a new window to the rear of the structure to mimic an existing 4/4 window on the cold pantry.

**\*\*please note the applicant has been asked to supply a window spec. and cut sheet for this project. The information will be forwarded as received. \*\***

**Staff Comment:** TBD

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



City of Portsmouth, NH

05/07/2021

## LUHD-336

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** May 01, 2021

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### 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

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### Application Type

**Please select application type from the drop down menu below**

Work Session

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### Project Information

#### Brief Description of Proposed Work

We mean to replace a casement window on the side of 381 Middle Street with a recreation of the original six over six pane double hung window which would have been there in 1854. The current casement measures 44"x44". The recreated window will be 83"x 48" to match the original six over six windows preserved on our building. We also intend to add a window at the back of the building which mimics the original narrow four over four pane window found in our cold pantry. This new window will match it's 1850s counterpoint at 60"x27".

#### Description of Proposed Work (Planning Staff)

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### Acknowledgement

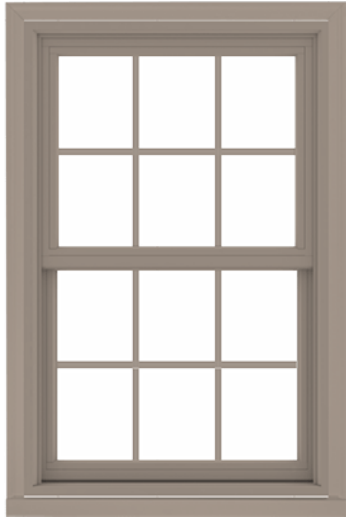
**I certify that the information given is true and correct to the best of my knowledge.**













**3. 44 Gardner Street**

**- TBD**

**Background:** The applicant is seeking approval for repair work to the front porch, deck, and columns of structure, the applicant would like approval for the use of some PVC material on the lower sections of the porch and columns for longevity.

**Staff Comment:** TBD

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



City of Portsmouth, NH

05/07/2021

## LUHD-337

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** May 05, 2021

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**Applicant**

Jay Lawrie  
jay.lawrie13@gmail.com  
270 MEADERBORO RD  
FARMINGTON, NH 03835-4410  
6033124729

**Location**

44 GARDNER ST  
Portsmouth, NH 03801

**Owner:**

IVES JEFFREY L & IVES DOLORES P  
44 GARDNER ST PORTSMOUTH, NH 03801

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**Application Type****Please select application type from the drop down menu below**

Administrative Approval

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**Project Information****Brief Description of Proposed Work**

Repair front porch: replace rotted deck with painted wood 1"x4" - repair/ replace railing as needed- repair/ replace left corner column - repair replace rotted roof trim- replace any rotted trim- replace any rotted deck framing - Any pieces to be replaced will be a copy of the existing

**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**



















