

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

Remote Meeting Via Zoom Conference Call

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

https://zoom.us/webinar/register/WN_pN5L5JUWSI2yIx-pHuOnrg

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-01, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

March 10, 2021

AGENDA (revised on March 5, 2021)

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

I. ADMINISTRATIVE APPROVALS

1. 124 State Street
2. 65 Bow Street
3. 105 Daniel Street
4. 93 High Street

II. PUBLIC HEARINGS (NEW BUSINESS)

1. (Work Session/Public Hearing) requested by **Nobles Island Condominium Association, owner and Michael Street, applicant**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (replace brick dumpster enclosures) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by **Anne Moodey, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (expand front deck and rebuild (1) chimney) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts. *(This item was postponed at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- B. Work Session requested by **Mary H. and Ronald R. Pressman, owners**, for property located at **449 Court Street**, wherein permission is requested to allow renovations to an existing structure (add 4th floor addition and roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. *(This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- D. Work Session requested by **Stone Creek Realty, LLC, owner**, for property located at **53 Green Street**, wherein permission is requested to allow the demolition of the existing structure and the new construction of a 3-5 story mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD5) and Historic Districts. *This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*
- E. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, wherein permission is requested to allow new construction to an existing structure (construct recessed deck on 3rd floor) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 45-3 and lies within the General Residence B (GRB) and Historic Districts. *This item was continued at the February 10, 2021 meeting to the March 10, 2021 meeting).*

IV. ADJOURNEMENT

HDC

ADMINISTRATIVE APPROVALS

March 10, 2021

1. 124 State Street (LUHD-276) - TBD
2. 65 (53-67) Bow Street (LUHD-281) - Recommended Approval
3. 105 Daniel Street (LUHD-283) - Recommended Approval
4. 93 High Street (LUHD-284) - Recommended Approval

1. 124 State Street - Recommended Approval

Background: The applicant is seeking approval for a new rear entry with canopy, window and door replacements, and add a pergola to the existing roof deck.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/05/2021

LUHD-276

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 12, 2021

Applicant

Lisa DeStefano
info@destefanomauigel.com
22 Ladd St
Portsmouth, NH 03801
6034318701

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

Minor improvements to previously permitted including a new rear entry with canopy, window and door replacements to meet code requirements, and pergola at existing roof deck.

Description of Proposed Work (Planning Staff)

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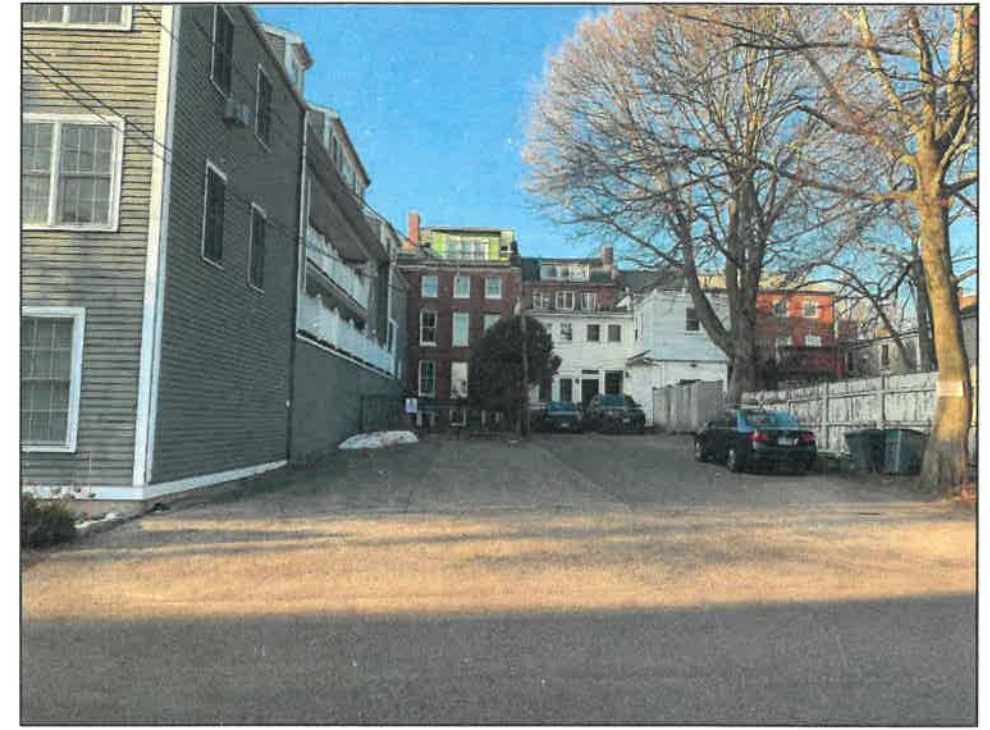
Project Representatives

Relationship to Project

Architect

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

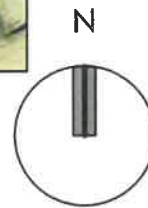
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STATE STREET IMAGERY



LOCUS MAP WITH SITE OUTLINE



COURT STREET IMAGERY



Ludes Residence
 124 State Street
 Portsmouth, NH 03801

CONTEXT AND LOCUS MAP

SHEET 1 OF 6
 MARCH 3, 2021



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EXISTING UTILITY LINES TO BE RELOCATED BY CONTRACTOR AND UTILITY COMPANY TO LEFT OR RIGHT SIDE OF THE STATE STREET ELEVATION

NEW WINDOWS AT EXISTING INFILLED WINDOW WELLS

WROUGHT IRON SECURITY BARS AT NEW WINDOWS, SEE SPECIFICATION SHEET



EXISTING STATE STREET ELEVATION

N.T.S.

2

PROPOSED STATE STREET ELEVATION

N.T.S.

1

Ludes Residence

124 State Street
Portsmouth, NH 03801

STATE STREET ELEVATIONS

SHEET 2 OF 6

MARCH 3, 2021

202050

D|M|A
DESTEFANO
MAUGEL
ARCHITECTS

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DOORS AND WINDOWS TO BE REPLACED

1
4

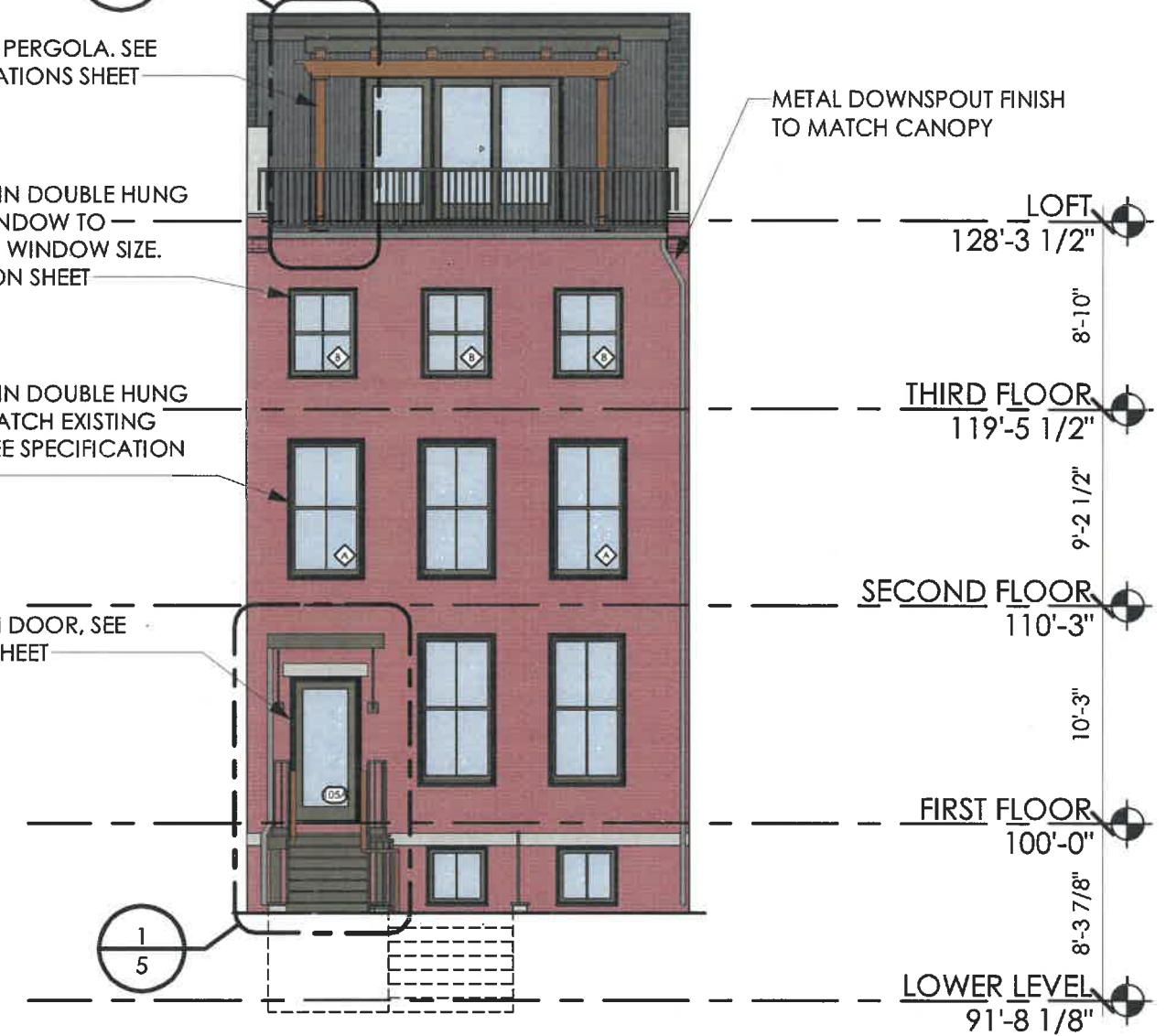
CUSTOM WOOD PERGOLA. SEE ENLARGED ELEVATIONS SHEET

GREEN MOUNTAIN DOUBLE HUNG EGRESS STYLE WINDOW TO MATCH EXISTING WINDOW SIZE. SEE SPECIFICATION SHEET

GREEN MOUNTAIN DOUBLE HUNG WINDOWS TO MATCH EXISTING WINDOW SIZE. SEE SPECIFICATION SHEET

MARVIN FRENCH DOOR, SEE SPECIFICATION SHEET

METAL DOWNSPOUT FINISH TO MATCH CANOPY



EXISTING COURT STREET ELEVATION

N.T.S.

2

PROPOSED COURT STREET ELEVATION

1/8" = 1'-0"

1

Ludes Residence

124 State Street
Portsmouth, NH 03801

COURT STREET ELEVATIONS

1/8" = 1'-0"

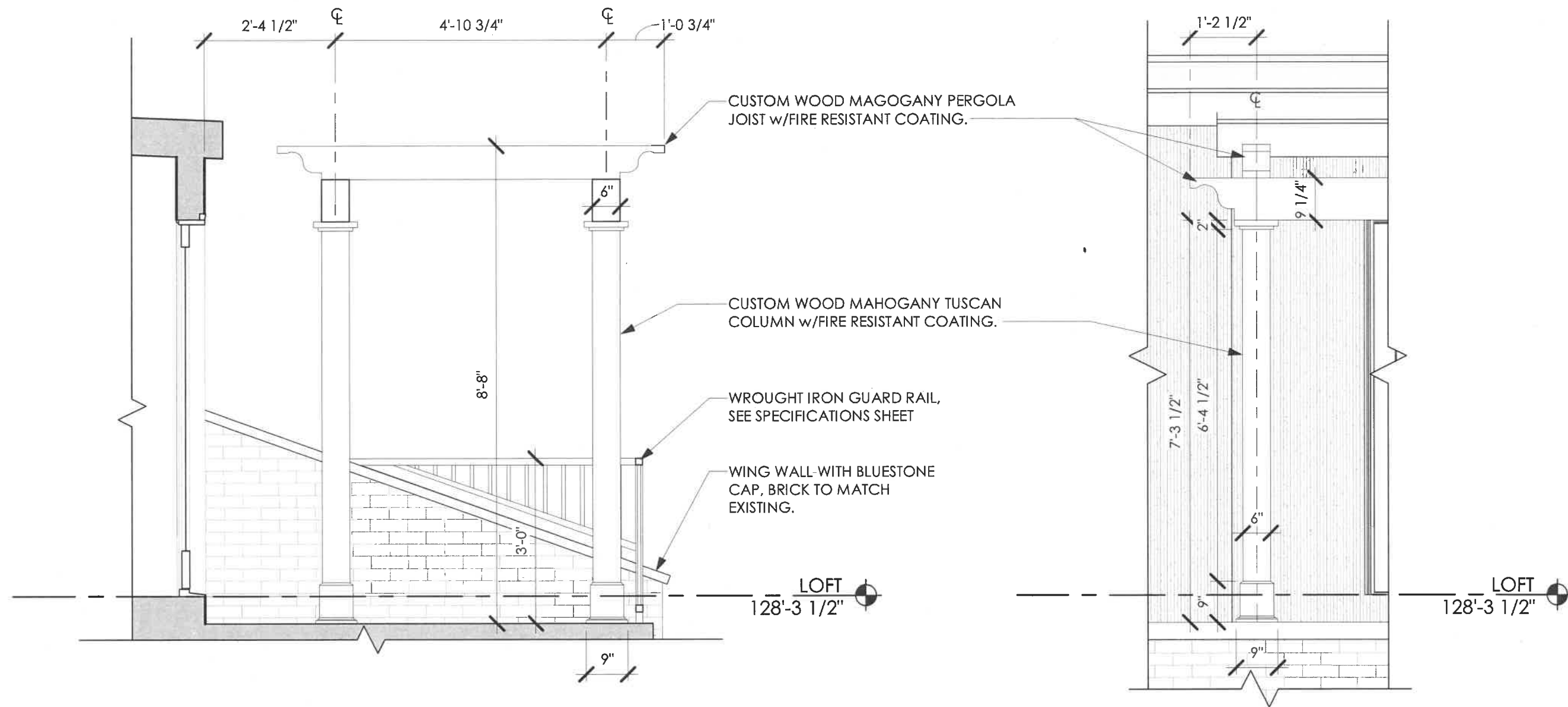
SHEET 3 OF 6

MARCH 3, 2021

202050

DMA
DESTEFANO
MAUGEL
ARCHITECTS

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BUILDING SECTION AT PROPOSED BALCONY 2
 1/2" = 1'-0"

PROPOSED PERGOLA ELEVATION 1
 1/2" = 1'-0"

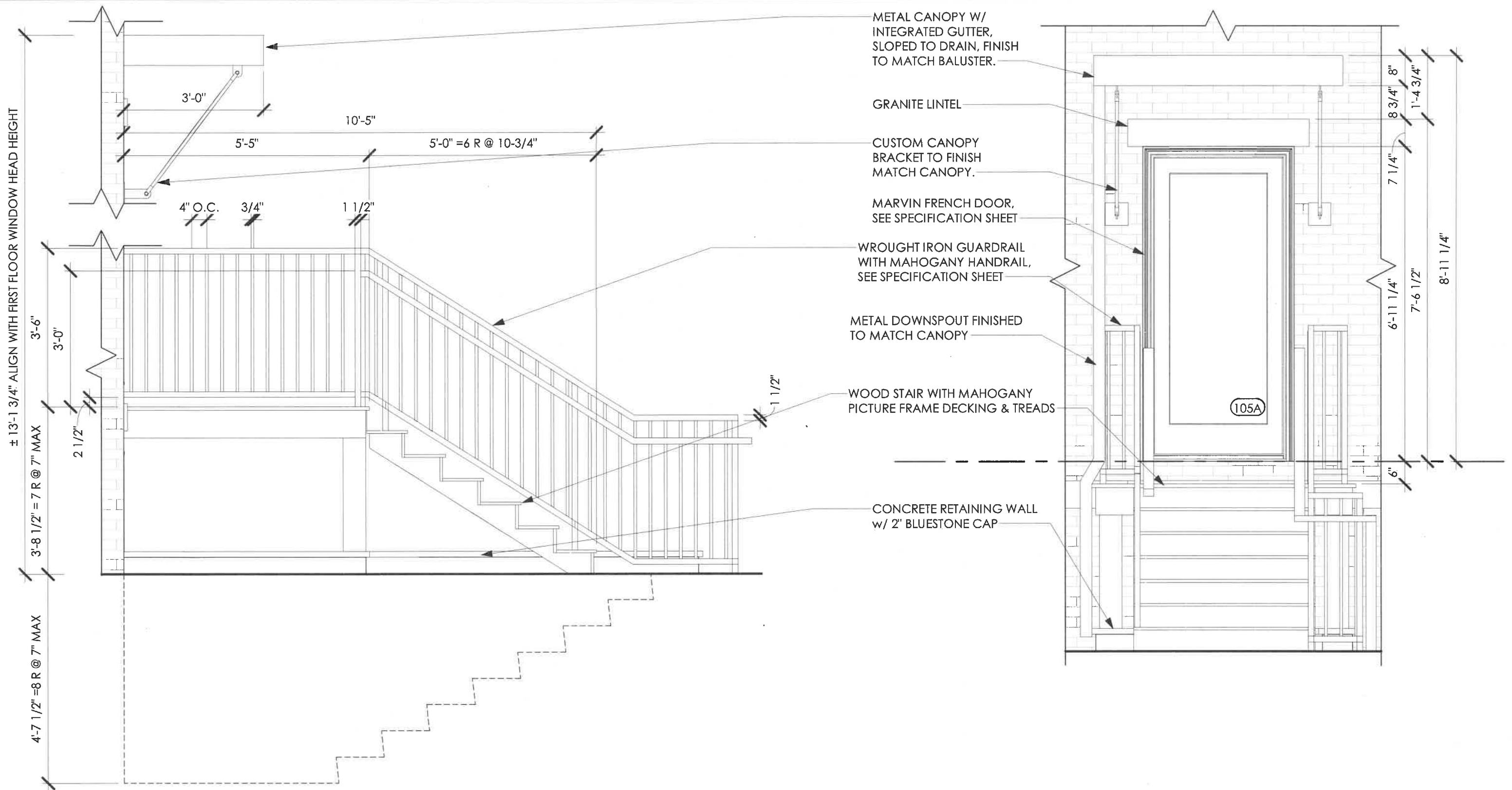
Ludes Residence
 124 State Street
 Portsmouth, NH 03801

PROPOSED SECTION AND ENLARGED ELEVATION
 1/2" = 1'-0"

SHEET **4** OF 6
 MARCH 3, 2021

202050

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 ARCHITECTS



PROPOSED GUARDRAIL & STAIR ELEVATION 2
1/2" = 1'-0"

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

Ludes Residence
124 State Street
Portsmouth, NH 03801

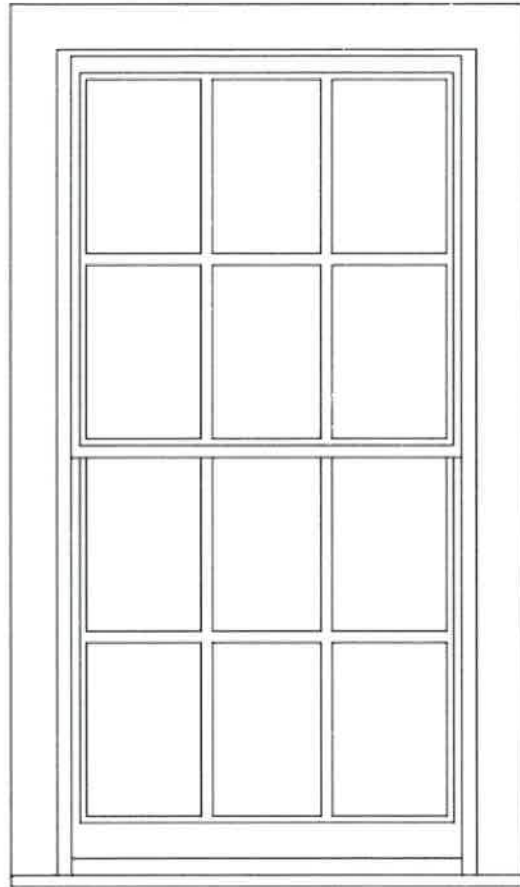
PROPOSED SECTION AND ENLARGED ELEVATION
1/2" = 1'-0"

SHEET **5** OF 6
MARCH 3, 2021

202050

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MAUGEL
ARCHITECTS

GREEN MOUNTAIN CLASSIC
DOUBLE HUNG WINDOW
WINDOW TYPE - A

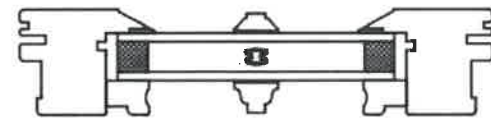


GREEN MOUNTAIN DOUBLE HUNG
EGRESS STYLE WINDOW
WINDOW TYPE - B



Green Mountain Window's DH Style Egress Window®

SDL STICKING WITH BLACK PUTTY SPACER
BAR TO MATCH EXISTING MUNTIN
THICKNESS. 5/8" SPACER USED AS EXAMPLE.
CONTRACTOR TO VERIFY IN FEILD.

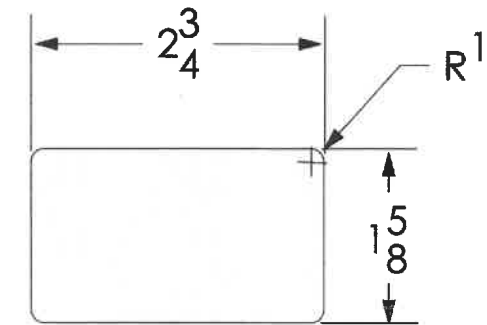


5/8" SDL
with Spacer Bar

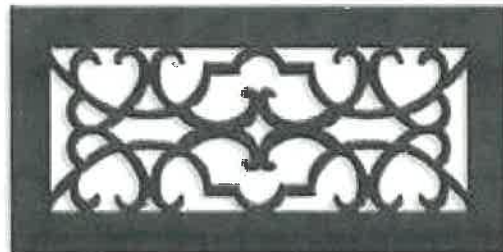
MARVIN SIGNATURE ULTIMATE
SWINGING FRENCH DOOR
DOOR TYPE - 105A



CUSTOM - MINIMALIST WROUGHT
IRON GURDRAIL WITH INTEGRATED
MAHOGANY HANDRAIL



CUSTOM WROUGHT IRON
SECURITY BARS AT WINDOW WELLS



2. 65 (53-67) Bow Street - Recommended Approval

Background: The applicant is seeking approval to replace the roofing with asphalt shingles, replace (10) skylights, remove (2) skylights, and all associated flashing.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/05/2021

LUHD-281

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Feb 19, 2021

Applicant

Ben Auger
ben@augerbuildingcompany.com
255 Portsmouth Avenue
Greenland, NH 03840
603-430-9004 ext. 202

Location

65 BOW ST
Portsmouth, NH 03801

Owner:

RYE ATLANTIC PROPERTIES LLC
PO BOX 300 RYE, NH 03870-0300

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Removal and replacement in-kind of asphalt shingles; removal and replacement of ten skylights; deletion of two skylights; reflashing of walls, chimney, and roof penetrations.

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



53-67 Bow Street



Property Information

Property ID 0106-0055-0000
Location 109-111 BOW ST
Owner 109-111 BOW ST CONDOS MASTERCARD

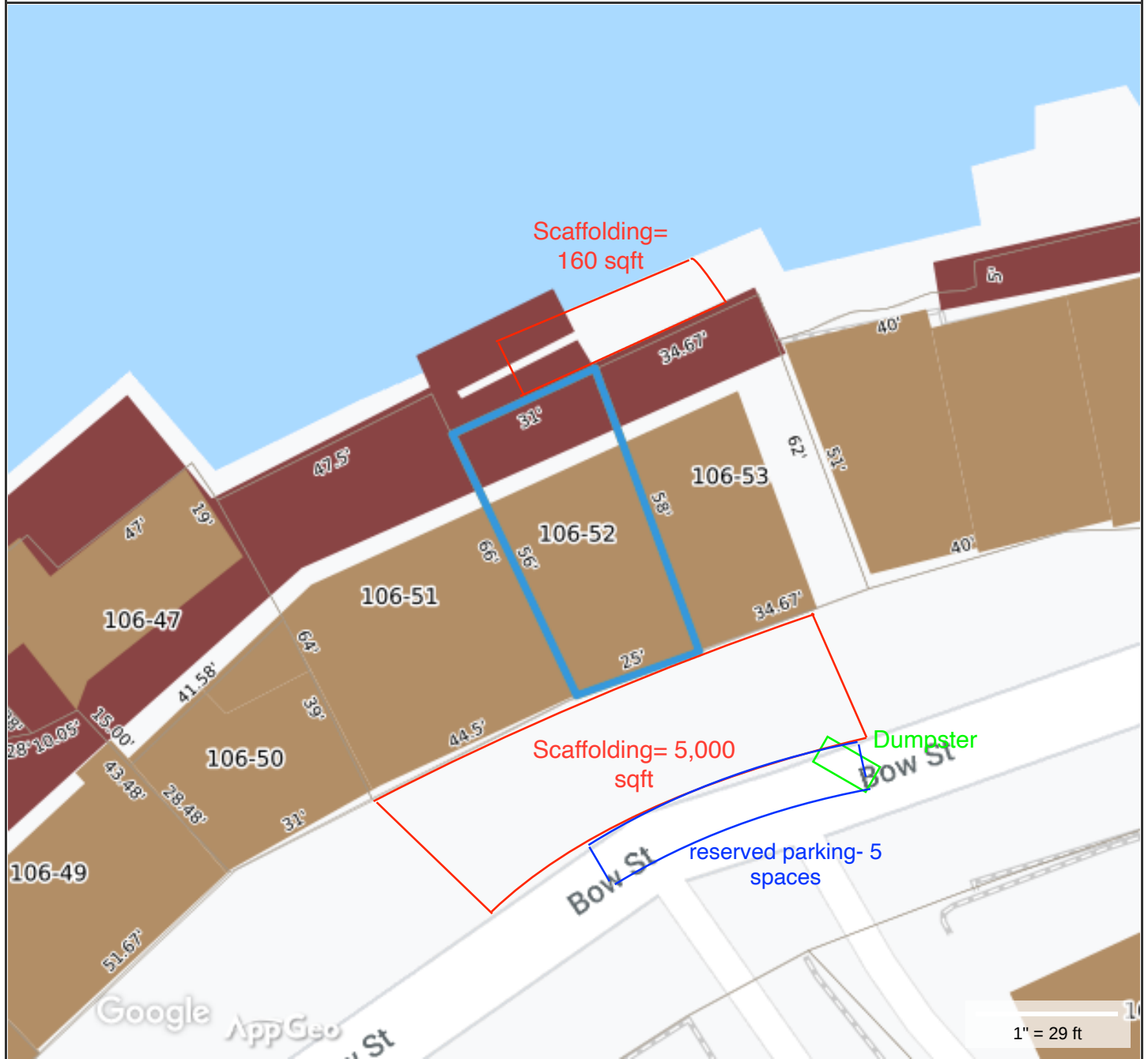


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

65 bow



Property Information

Property ID 0106-0052-0000
 Location 65 BOW ST
 Owner RYE ATLANTIC PROPERTIES LLC



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

65 Bow St,
Portsmouth, NH 03801

Tugboat Alley
Gift shop

Old Ferry Landing
Temporarily closed

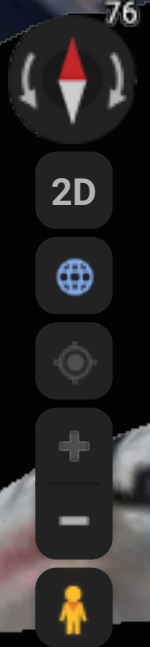
scaffolding

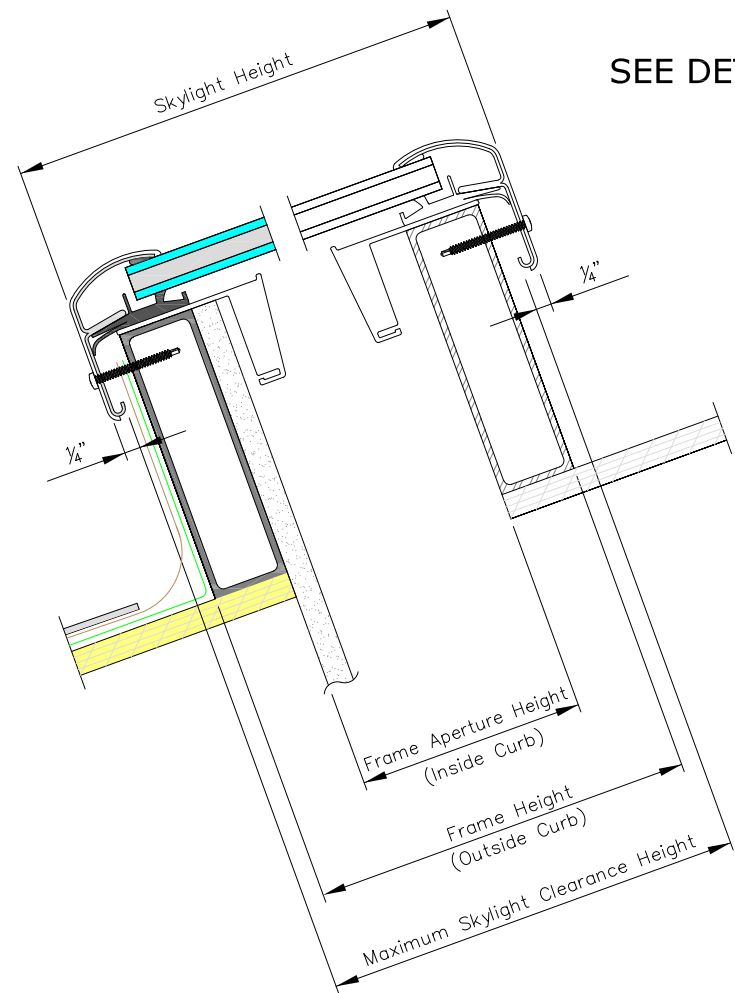
dumpster

reserved
parking

Bow St

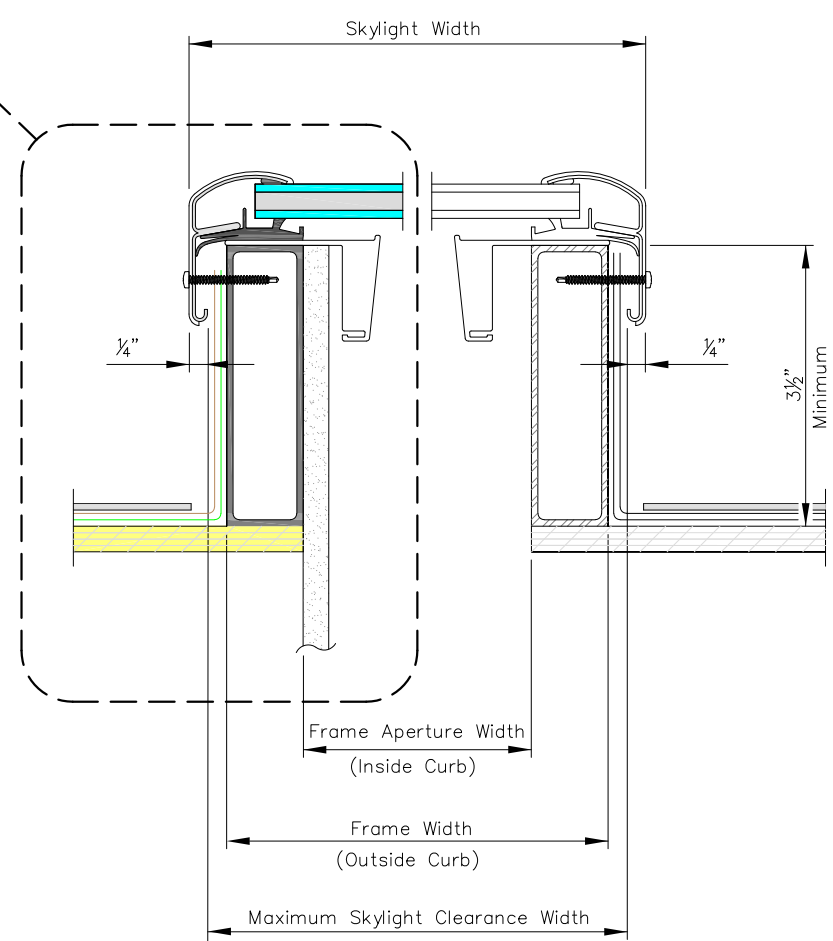
Google



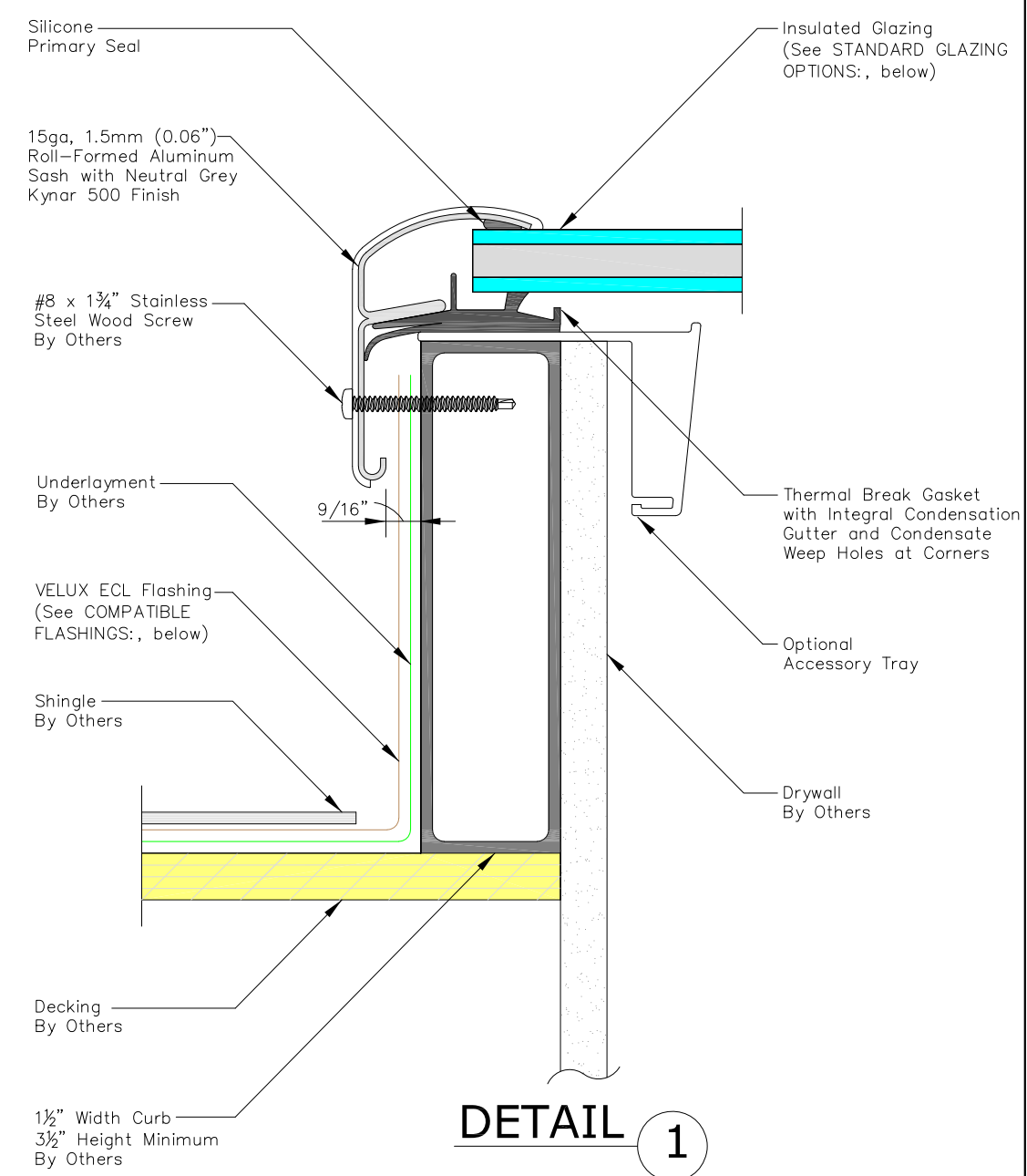


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Frame Width	Frame Aperture Width	Skylight Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Area (Sq. Meters)	Size	Frame Width	Frame Aperture Width	Skylight Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Area (Sq. Feet)
1430	445	368	485	473	851	775	892	879	0.28	1430	17 1/2	14 1/2	19 1/8	18 5/8	33 1/2	30 1/2	35 1/8	34 5/8	3.07
1446	445	368	485	473	1257	1181	1299	1286	0.43	1446	17 1/2	14 1/2	19 1/8	18 5/8	49 1/2	46 1/2	51 1/8	50 5/8	4.68
2222	648	572	689	676	648	572	689	676	0.33	2222	25 1/2	22 1/2	27 1/8	26 5/8	25 1/2	22 1/2	27 1/8	26 5/8	3.52
2230	648	572	689	676	851	775	892	879	0.44	2230	25 1/2	22 1/2	27 1/8	26 5/8	33 1/2	30 1/2	35 1/8	34 5/8	4.76
2234	648	572	689	676	953	876	994	981	0.50	2234	25 1/2	22 1/2	27 1/8	26 5/8	37 1/2	34 1/2	39 1/8	38 5/8	5.39
2246	648	572	689	676	1257	1181	1299	1286	0.68	2246	25 1/2	22 1/2	27 1/8	26 5/8	49 1/2	46 1/2	51 1/8	50 5/8	7.27
2270	648	572	689	676	1867	1790	1908	1895	1.02	2270	25 1/2	22 1/2	27 1/8	26 5/8	73 1/2	70 1/2	75 1/8	74 5/8	11.01
3030	851	775	892	879	851	775	892	879	0.60	3030	33 1/2	30 1/2	35 1/8	34 5/8	33 1/2	30 1/2	35 1/8	34 5/8	6.46
3046	851	775	892	879	1257	1181	1299	1286	0.92	3046	33 1/2	30 1/2	35 1/8	34 5/8	49 1/2	46 1/2	51 1/8	50 5/8	9.85
3055	851	775	892	879	1486	1410	1527	1514	1.09	3055	33 1/2	30 1/2	35 1/8	34 5/8	58 1/2	55 1/2	60 1/8	59 5/8	11.76
3434	952	876	994	981	952	876	994	981	0.77	3434	37 1/2	34 1/2	39 1/8	38 5/8	37 1/2	34 1/2	39 1/8	38 5/8	8.27
3446	952	876	994	981	1257	1181	1299	1286	1.03	3446	37 1/2	34 1/2	39 1/8	38 5/8	49 1/2	46 1/2	51 1/8	50 5/8	11.14
4622	1257	1181	1299	1286	648	572	689	676	0.68	4622	49 1/2	46 1/2	51 1/8	50 5/8	25 1/2	22 1/2	27 1/8	26 5/8	7.27
4646	1257	1181	1299	1286	1257	1181	1299	1286	1.39	4646	49 1/2	46 1/2	51 1/8	50 5/8	49 1/2	46 1/2	51 1/8	50 5/8	15.02
4672	1257	1181	1299	1286	1918	1842	1960	1947	2.18	4672	49 1/2	46 1/2	51 1/8	50 5/8	75 1/2	72 1/2	77 1/8	76 5/8	23.47

- STANDARD GLAZING OPTIONS:**
- Laminated LowE3 (04 and 14)
 - Tempered LowE3 (05 and 15)
 - Impact (06 and 16)
 - White Laminated (08)
- *Tempered Exterior Pane used with all options

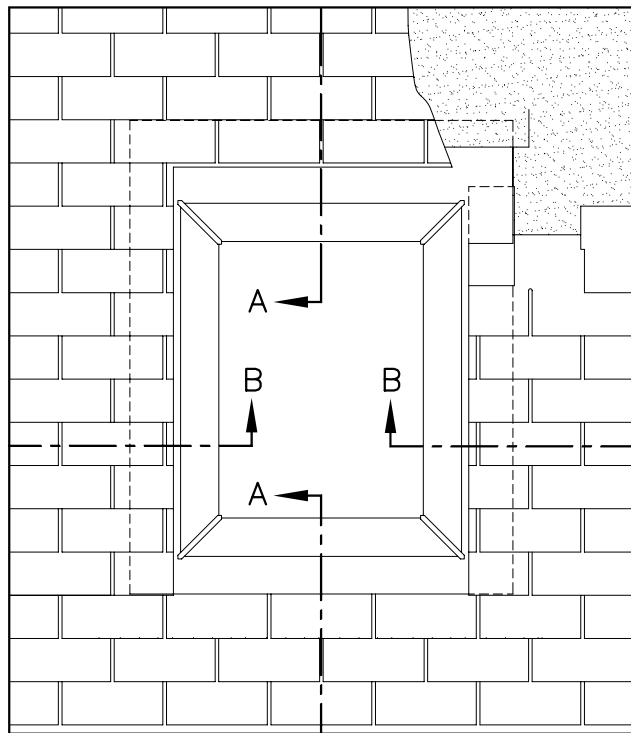
- COMPATIBLE FLASHINGS:**
- ECL Step flashing
 - ECW Tile flashing



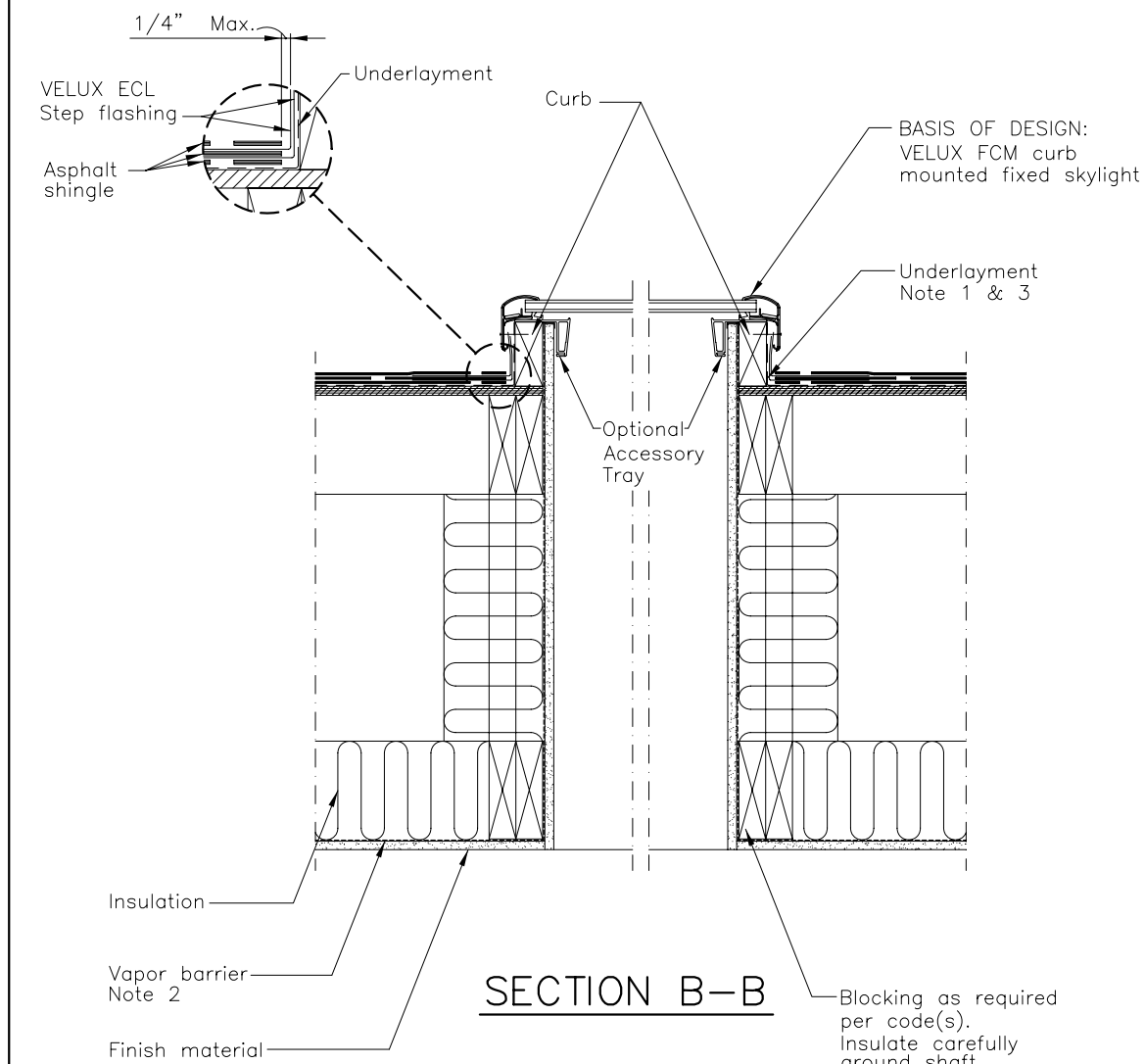
Sky-Global Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

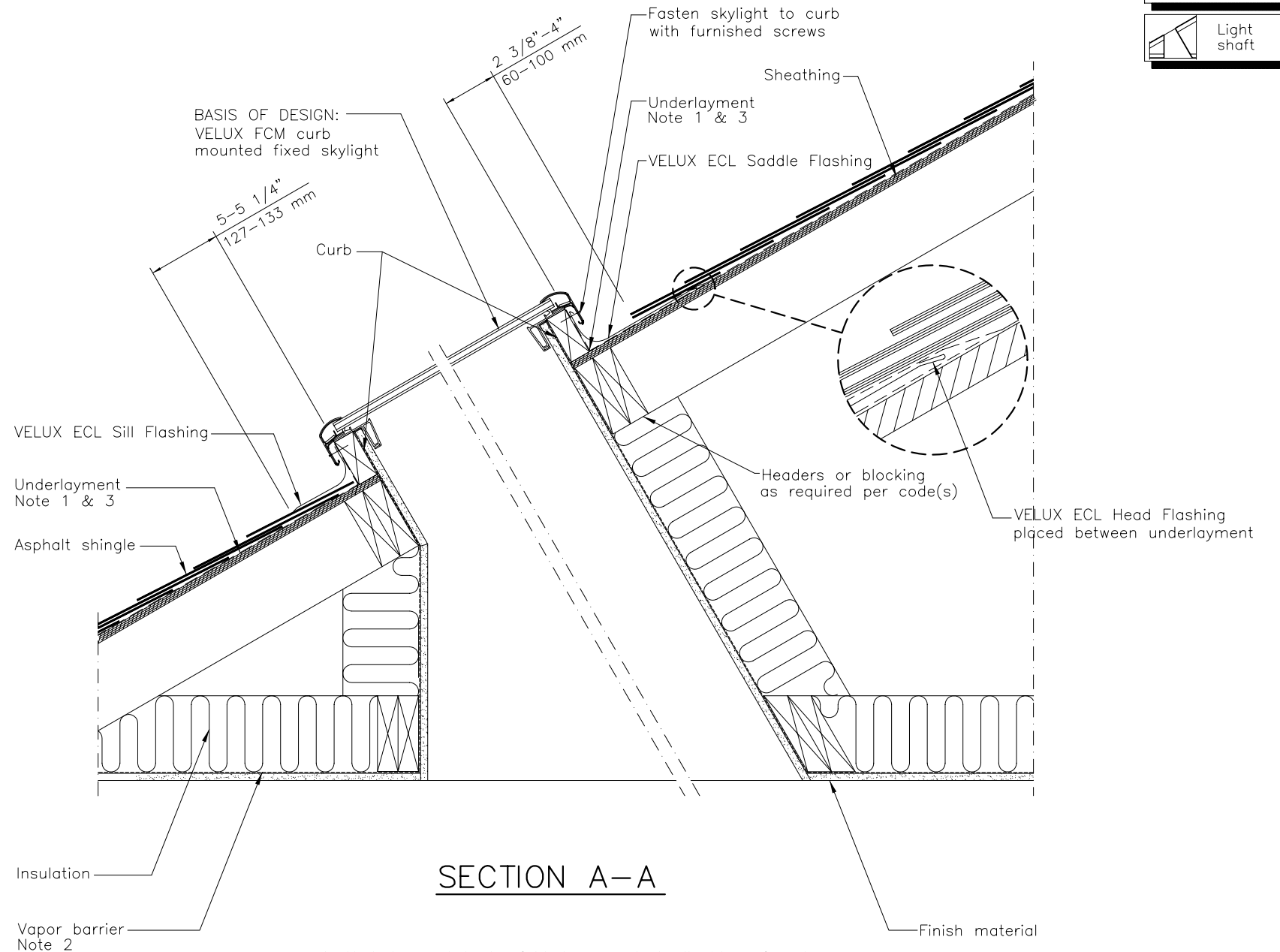
FCM - Fixed Curb Mounted Skylight



ELEVATION

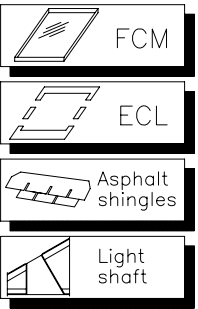


SECTION B-B



SECTION A-A

1. Underlayment to be folded up against all sides of curb.
2. Vapor barrier should be used to avoid moisture.
3. Wrap curb in underlayment. VELUX recommends use of VELUX type ZOZ 216 adhesive underlayment.



	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name JDH	Date Mar 10
	Sky-Product Management		Checked by WQ	Mar 10
FCM-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)			Drawing No. FCM-01-0310	

This drawing is an instrument of service and is provided for informational use only.



Fixed Curb Mount (FCM) Unit Skylight - Guide Specification

For over 70 years, VELUX has been delivering energy efficient daylight to living spaces where people, live, work, and play. VELUX is the world leader in harnessing the benefits of the sun, providing energy efficient top lighting solutions, and recognized as one of the strongest brands in the global materials and home improvement industry.

VELUX FCM skylights are designed for commercial and residential flat and sloped roof applications. Daylighting provided through VELUX skylights improves the energy efficiency and visual comfort of these residential and commercial spaces. The VELUX FCM skylight is a category leader with a maintenance free frame, structural seal, and durable thermal pane options with performance levels meeting project specifications. The thermal pane glazing options carry a 20 year warranty against seal failure, and have a specially formulated LoE³ – 366™ coating. This coating, specifically designed for skylight applications, provides a high visible light transmission while reducing solar heat gain and UV penetration.

VELUX test facilities ensure that new products comply with regulations and market demands for technical performance. VELUX testing ensures that our products are able to withstand the most difficult climatic conditions to which VELUX products are typically exposed to in the markets where they are sold. Our test procedures include load capacity, air and water tightness in a test chamber and a weather simulator, mechanical tests, impact test results, durability tests, U-factor and solar heat gain tests, burn brand resistance and visual inspection of the surface quality.

Contact **VELUX America Inc.**, Greenwood, SC 29648; www.VELUXusa.com; 800-888-3589, specifications@veluxusa.com.

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SECTION 08 62 00 –UNIT SKYLIGHTS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Fixed curb mount unit skylight with formed curb counterflashing for mounting on prefabricated roof curbs, for flat, low-slope and steep-slope roofing applications.

1.2 RELATED REQUIREMENTS

Specifier: If retaining optional "Related Sections" article, edit to include sections applicable to Project.

- A. Section 061053 "Miscellaneous Rough Carpentry" for site-built wood roof curbs for unit skylights.
- B. Division 07 roofing section for flashing and roofing terminations at unit skylight curbs.
- C. Section 077200 "Roof Accessories" for manufactured metal roof curbs for tubular unit skylights.
- D. Section 086300 "Metal-Framed Skylights" for aluminum-framed sloped glazing assemblies.

1.3 REFERENCE STANDARDS

Specifier: If retaining optional "References" article, edit to include standards cited in edited Section.

- A. General: Applicable edition of references cited in this Section is current edition published on date of issue of Project specifications, unless otherwise required by building code in force.
- B. American Architectural Manufacturers Association (www.aama.net), Window & Door Manufacturers Association (www.wdma.com), Canadian Standards Association (www.csagroup.org/us/en/services)
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/ Specification for Windows, Doors, and Skylights (NAFS)
 - 2. CSA A440S1-09 – Canadian Supplement to AAMA/WDMA/CSA 101/I.S.2/A440
 - 3. AAMA 501.2 - Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems
 - 4. AAMA 2603 – Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum and Panels
- C. ASTM International: www.astm.org:
 - 1. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate
 - 2. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings
 - 3. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
 - 4. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
 - 5. ASTM E 408 - Standard Test Methods for Total Normal Emittance of Surfaces Using Inspection-Meter Techniques

6. ASTM E 1886 - Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials
 7. ASTM E 1996 - Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes
- D. Code of Federal Regulations:
1. 29 CFR 1910.23 (e) (8) - Occupational Safety and Health Standards for Walking-Working Surfaces to Guard Floor and Wall Openings and Holes
- E. Illuminating Engineering Society of North America (IESNA): www.ies.org:
1. IESNA – The Lighting Handbook.
- F. National Fenestration Rating Council: www.nfrccommunity.org:
1. NFRC 100 - Procedure for Determining Fenestration Product U-factors
 2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence
- G. National Fire Protection Association: www.nfpa.org:
1. NFPA 70 - National Electrical Code

1.4 COORDINATION

[Specifier: Retain option in paragraph below that corresponds to the type of curb used on Project.](#)

- A. Coordinate dimensions, locations, and details of skylight curbs [specified in Section 061053 "Miscellaneous Carpentry"] [specified in Section 077200 "Roof Accessories"] with unit skylight curb flashings. Verify requirements for roofing system terminations.
- B. Coordinate unit skylight interior termination locations with structural layout, ceiling grid layouts, and other ceiling-mounted items.

1.5 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site prior to delivery of unit skylight and installation of roof deck.

1.6 ACTION SUBMITTALS

- A. Product Data: For unit skylights. Include standard construction details, product performance characteristics, and material descriptions, dimensions of individual components and profiles, and finishes.
 1. Include test reports of qualified independent testing agency or third party certificates verifying compliance with performance requirements.

Specifier: Retain "LEED Submittals" Paragraph when required for Project; this Paragraph stipulates documentation required from Contractor to support cited construction-phase credits.

Review design-phase credits available related to unit skylights, including contribution to IEQ Cr 6.1 Controllability of Systems, IEQ Cr 8.1. Daylighting, EA Cr 1 Energy Optimization, and ID Cr 1 Innovation in Design credits. Consult VELUX representative for detailed support data.

B. LEED Submittals:

1. Credit MR 4 Recycled Content: Documentation indicating the following:

- a. Percentages by weight of post-consumer and pre-consumer recycled content.
- b. Total weight of products provided.
- c. Include statement indicating costs for each product having recycled content.

C. Shop Drawings: For unit skylight work. Include plans, elevations, sections, details, and connections to supporting structure and other adjoining work.

1. Lighting photometric study indicating compliance with performance requirements in accordance with IESNA. Include layout, spacing criteria and foot-candle report.

1.7 INFORMATIONAL SUBMITTALS

Specifier: Retain paragraphs below when Project requirements include compliance with Federal Buy American provisions. VELUX Fixed Curb Mount skylights complies with requirement.

A. Buy American Act Certification: Submit documentation certifying that products comply with provisions of the Buy American Act 41 U.S.C 10a – 10d.

B. Florida State Product Approval Listing Number: Indicating that products comply with requirements of Florida State Building Code. www.floridabuilding.org/pr/pr_app_srch.aspx

C. Warranty: Sample of special warranty.

1.8 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data.

1.9 QUALITY ASSURANCE

Specifier: VELUX America, Inc. has been producing skylights in the US for over 30 years and in Europe for an additional 30 years prior to that. VELUX has a reputation among architects and contractors as the most reliably performing skylight in the world.

A. Manufacturer Qualifications: A qualified manufacturer listed in this Section with minimum 30 years' experience in the US manufacturing similar products in successful use on similar projects and able to provide unit skylights meeting requirements.

Specifier: Retain "Approval of Manufacturers and Comparable Products" Subparagraph if Owner will consider product substitutions.

1. Approval of Manufacturers and Comparable Products: Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
 - a. Completed and signed Substitution Request form.
 - b. Product data, including photometric data and independent test data indicating compliance with requirements.
 - c. Sample product warranty.

1.10 WARRANTY

- A. Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of unit skylights that fail in materials or workmanship under normal use within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Deterioration of metals, metal finishes, dome, and other materials beyond normal weathering.
 - b. Breakage of glazing.
 2. Warranty Period:
 - a. Unit Skylight and Flashing Product Warranty: 10 years from date of purchase.
 - b. Unit Skylight and Flashing Installation "No Leak" Warranty: 10 years from date of purchase.
 - c. Hail Breakage Warranty for Skylight Glass: 10 years from the date of purchase on all insulated glass units using laminated glass.
 - d. Insulating Glass Seal Failure Warranty: 20 years from date of purchase.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide products of **VELUX America Inc.**, Greenwood, SC 29648; www.VELUXusa.com; (800) 878-3589, specifications@veluxusa.com.

Specifier: Retain "Substitutions" Paragraph and select one of two options based upon Project requirements.

- B. Substitutions: [None allowed by Owner] [As permitted under Instructions to Bidders and Section 012500 "Substitution Procedures"].
- C. Source Limitations: Obtain unit skylights through single source from single manufacturer.

2.2 Fixed Curb Mounted (FCM) Unit Skylights

- A. System Description: Fixed curb mounted unit skylight with a roll-formed aluminum frame counter-flashing joined by corner keys, an interior condensation drainage gasket, an insulated glass unit, structural sealant, mounting fasteners, flashing and accessories, as required to meet installation and performance requirements indicated. FCM skylights shall be suitable for installation on roof curbs ranging from 0 degrees up to 60 degrees from horizontal.

1. Basis of Design: **VELUX America, Inc, Model FCM Fixed Curb Mount Skylight.**

Specifier: **FCM** standard unit sizes are not available as a stocked product for all glazing options. Specify special width and height sizes by "make sizes" which are maximum skylight clearance dimensions. The minimum make size width is 18.75 inches (476 mm) and maximum make size width is 50.75 inches (12.9 cm). The minimum make size height is 18.75 inches (476 mm) and maximum make size height is 76.5 inches (19.4 cm). Make size dimensions are only available in ¼ inch (6 mm) increments (0, ¼, ½, ¾) for width and height.

- B. Aluminum Frame Counter-flashing: Maintenance-free, roll-formed aluminum, 15 gauge, 0.06 inch (1.5 mm) thick with neutral grey Kynar® 500 polyvinylidene fluoride resin finish. Counter-flashing frames joined with neutral grey corner keys constructed from injection molded Acrylonitrile Styrene Acrylate (ASA)-Luran.
 - 1. Unit Sizes: [1430], [1446], [2222], [2230], [2234], [2246], [2270], [3030], [3046], [3434], [3446], [4646], [special order] [as indicated on Drawings].
- C. Condensation Drainage Gasket: Factory applied black thermoplastic rubber gasket mounted around the entire interior aluminum frame assembly providing a thermal break weather seal and drainage for interior condensation.
- D. Insulated Glass Unit: Factory assembled with low emissivity exterior pane and clear interior pane separated by a stainless steel spacer sealing the space between panes with 95% argon gas.

Specifier: Retain 0.125 inch thick pane for FCM sizes less than 4646, and for FCM sizes 4646 and greater retain 0.16 inch thick pane. Retain "Neat® exterior coating" when specifying laminated interior pane.

- 1. Exterior Pane: [0.125 inch (3mm)] [0.16 inch (4mm)] thick tempered glass with [Neat® exterior coating and] interior surface coated with three layers of low emissivity silver (LoE³) coatings.

Specifier: Retain one of the three interior pane options below. VELUX product codes list the tempered interior pane as 05 glazing. Laminated panes are listed by VELUX as 04 with clear interlayer, 08 "White laminated" with white interlayer. VELUX offers two interior pane options for wind-borne debris regions. The wind-borne debris laminated interior pane with standard polyvinyl butyral interlayer is listed by VELUX as an impact 06 glazing for use in wind zone 3 regions requiring a class C missile level. VELUX lists the wind-borne debris pane with Sentryglasplus® interlayer as Miami-Dade 07 glazing which is certified for use in Miami-Dade portions of Florida. Laminated panes are typically required by building codes when any portion of the glass is higher than 12 feet above finished floor. VELUX laminated panes are marketed as "Clean, Quiet and Safe" glass.

- 2. Interior Pane:
 - a. Tempered, Clear 0.125 inch (3mm) tempered glass
 - b. Laminated, Two clear 0.090 inch (2.3 mm) heat-strengthened panes with a 0.030 inch (0.76 mm) [clear] [white] polyvinyl butyral interlayer sandwiched together.
 - c. Laminated for wind-borne debris regions, Two clear 0.090 inch (2.3 mm) heat-strengthened panes with a 0.090 inch (2.3 mm) clear [polyvinyl butyral] [Sentryglasplus®] interlayer sandwiched together.

- E. Structural Sealant: Factory applied silicone sealant, black color, bonding the glass pane to the aluminum frame and suitable for external exposure.

Specifier: FCM skylight sizes 1430, 1446, 2222, 2230, 2234, 2246 supplied with 12 mounting fasteners, and FCM skylights sizes 2270, 3030, 3046, 3434, 3446 and 4646 supplied with 14 mounting fasteners. FCM skylights using Miami-Dade 07 glazing in sizes larger than 2222 require 20 screws.

- F. Mounting Fasteners: #8 x 1.75 inch (44 mm) stainless steel, black zinc coated, self-drilling screws provided with skylight. [12] [14] [20] field installed screws secures skylight to site built curb as indicated in manufacturer's installation instructions.

2.3 Flashings

Specifier: Type ECL step flashing designed for use with roofing material less than 0.75 inch (19 mm) thick (typically asphalt shingles, cedar shingles and slate) and for use on roof slopes 10 degrees or greater and not more than 60 degrees. Type ECW high profile flashing designed for use with high profiled roofing materials (clay tile, concrete tile and cedar shakes) not greater than 4.75 inches (120 mm) in height, and for use on roof slopes 14 to 60 degrees. ECL or ECW flashing is required with skylight in order for VELUX 10 year "No Leak" warranty to be valid.

- A. Step Flashing: Roll formed aluminum, neutral grey finish, factory engineered and fabricated seams, consisting of head flashing, sill flashing, step flashing pieces and adhesive underlayment suitable for use with 4 inch (100 mm) and 6 inch (150 mm) curbs on roof pitches 10 to 60 degrees from horizontal.

1. Basis of Design: **VELUX America, Inc, ECL Step Flashing.**

2. Size: As required for skylight sizes indicated.

3. Material:

- a. Head flashing 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
- b. Sill flashing 22 gauge (0.65 mm) thick aluminum with Kynar 500 finish.
- c. Step pieces 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
- d. Adhesive underlayment: 9 inches (229 mm) wide x 21 feet (6.4 m) length x 0.03 inch (0.8 mm) thick, SBS modified bitumen with white polyethylene backing sheet.

- B. High Profile Flashing: Roll formed aluminum, neutral grey finish, factory engineered and fabricated seams, consisting of head flashing, sill flashing, side gutter pieces, counter flashing and adhesive underlayment suitable for use with 4 inch (100 mm) and 6 inch (150 mm) curbs on roof pitches 14 to 60 degrees from horizontal.

1. Basis of Design: **VELUX America, Inc, ECW High Profile Flashing.**

2. Size: As required for skylight sizes indicated.

3. Material:

- a. Head flashing 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
- b. Sill flashing 22 gauge (0.65 mm) thick aluminum with Kynar 500 finish and 9 inch (229 mm) pleated apron.
- c. Side gutter pieces 23 gauge (0.57 mm) thick aluminum with polyester lacquer finish.
- d. Counter-flashing 23 gauge (0.57 mm) thick with 4 inch (100 mm) curb counter flashing, aluminum with polyester lacquer finish.

- e. Adhesive underlayment: 12 inches (305 mm) width x 21 feet (6.4 m) length x 0.03 inch (0.8 mm) thickness, SBS modified bitumen with white polyethylene backing sheet.

2.4 ACCESSORIES

Specifier: VELUX accessory tray (ZZZ 199) required for blind installation in FCM skylight. Accessory tray only available in VELUX standard FCM sizes and for FCM standard sizes mounted at a 90 degree rotation. VELUX recommends installing blinds with at least 10 degrees of pitch to ensure proper operation.

- A. Accessory Tray: Rigid white fiberglass frame, site assembled, mounts directly to site built curb for interior mounting of VELUX blinds. Provide for units in which blinds are indicated.

- 1. Basis of Design: **VELUX America, Inc, Accessory Tray Model ZZZ 199.**

Specifier: Retain only one of two options below based on project requirements. Venetian blind only available in white color.

- B. Blinds: [Field installed] [Factory installed]
 - 1. Manual operation with [blackout] [light filtering] [venetian] blind type with [white] [beige] [special] color as indicated on drawings. [Blind operation controlled by adjustable length telescopic rod.]
 - 2. Solar operation with [blackout] [light filtering] blind type with [white] [beige] [special] color as indicated on drawings. 24 volt dc blinds operated via 2.4 GHz radio frequency [basic wall mounted remote control provided with blind] [control pad provided separately].

2.5 PERFORMANCE REQUIREMENTS

- A. Unit Skylight Standard, FCM 4646 or smaller unit with tempered Lo-E 366 coated exterior glass pane and interior pane as follows:
AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS-11 or previous):

Specifier: Retain first four Subparagraphs below and delete following four Subparagraphs for IBC 2012 and 2015 code requirements; verify requirements of authorities having jurisdiction. In paragraphs "Performance Grade" and "Design Pressure", select only interior glazing option meeting project requirements. Refer to specification section 2.2.D.2 for additional interior pane details and descriptions.

- 1. Performance Grade (Primary Designator):
 - a. [Laminated with 0.030 inch (0.76 mm) Interlayer: "SKG-PG120 Size Tested 1308 x 1308 mm (51 x 51 in.)".]
 - b. [Tempered: "SKG-PG100 Size Tested 1308 x 1308 mm (51 x 51 in.)".]
 - c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: "SKG-PG100 Size Tested 1308 x 1308 mm (51 x 51 in.)".]
- 2. Design Pressure (DP):
 - a. [Laminated with 0.030 inch (0.76 mm) Interlayer: DP = +250/-120 psf (+11.9/-5.75 kPa)]
 - b. [Tempered: DP = +100/-140 psf (+4.9/-6.7 kPa)]

- c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: DP = +100/-80 psf (+4.9/-3.83 kPa)]
- 3. Water Test Pressure: 15 psf (0.72 kPa) with no leakage at 5 gallons per minute spray rate.
- 4. Air Leakage Rate: 0.030 cfm/ft² maximum.

Specifier: Delete first four Subparagraphs above and retain first four Subparagraphs below for IBC 2009 and NBC code requirements, including CSA A440S1-09; verify requirements of authorities having jurisdiction. In paragraphs "Performance Class and Grade" and "Design Pressure", select only interior glazing option meeting project requirements. Refer to specification section 2.2.D.2 for additional interior pane details and descriptions.

- 5. Performance Class and Grade (Primary Designator)
 - a. [Laminated with 0.030 inch (0.76 mm) Interlayer: "Class CW-PG90 Size Tested 1308 x 1308 mm (51 x 51 in.)-SKG".]
 - b. [Tempered: "Class CW-PG100 Size Tested 1308 x 1308 mm (51 x 51 in.)-SKG".]
 - c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: "Class CW-PG60 Size Tested 1308 x 1308 mm (51 x 51 in.)-SKG".]
 - 6. Design Pressure (DP):
 - a. [Laminated with 0.030 inch (0.76 mm) Interlayer: DP = +175/-90 psf (+8.38/-4.3 kPa)]
 - b. [Tempered: DP = +100/-105 psf (+4.9/-5.03 kPa)]
 - c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: DP = +100/-60 psf (+4.9/-2.87 kPa)]
 - 7. Water Test Pressure: 15 psf (0.72 kPa) with no leakage at 5 gallons per minute spray rate.
 - 8. Canadian Air Infiltration/Exfiltration Rating: Fixed. (0.2 L/s/m² maximum)
- B. Unit Skylight Standard, 2270 size and smaller unit with tempered Lo-E 366 coated exterior glass pane and laminated interior pane with 0.030 inch (0.76 mm) interlayer.
AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS-11 or previous):

Specifier: Retain first four Subparagraphs below and delete following four Subparagraphs for IBC 2012 and 2015 code requirements; verify requirements of authorities having jurisdiction.

- 1. Performance Grade (Primary Designator): "SKG-PG100 Size Tested 660 x 1854 mm (26 x 73 in.)".
- 2. Design Pressure (DP): +200/-100 psf (+9.58/-4.79 kPa).
- 3. Water Test Pressure: 15 psf (0.72 kPa) with no leakage at 5 gallons per minute spray rate.
- 4. Air Leakage Rate: 0.030 cfm/ft² maximum

Specifier: Delete first four Subparagraphs above and retain first four Subparagraphs below for IBC 2009 and NBC code requirements, including CSA A440S1-09; verify requirements of authorities having jurisdiction.

- 5. Performance Class and Grade (Primary Designator): "SKG-PG75 Size Tested 660 x 1854 mm (26 x 73 in.).
- 6. Design Pressure (DP): +150/-75 psf (+7.18/-3.59 kPa).

7. Water Test Pressure: 15 psf (0.72 kPa) with no leakage at 5 gallons per minute spray rate.
 8. Canadian Air Infiltration/Exfiltration Rating: Fixed (0.2 L/s/m² maximum).
- C. Daylighting: Provide daylighting photometric performance comparable to basis of design product at layout indicated, based upon daylighting profile of March 21, 9:00 am local time, at Project location by simulation in accordance with IESNA guidelines.
 - D. Air Infiltration: Maximum air leakage through tested size of 0.030 cfm/sq. ft. (1.5 L/s/sq. m) of fixed area as determined according to ASTM E 283 at a static-air-pressure differential of 1.57 lbf/sq. ft. (75Pa.)
 - E. Water Penetration under Static Pressure: No evidence of water penetration through unit when tested according to ASTM E 331 at a static-air-pressure differential of 15 lbf/sq. ft. (720 Pa).

Specifier: Retain one of the "Windborne Debris Resistance" Paragraphs if required by authorities having jurisdiction. Select FCM 0006 or 0007 glazing when retaining this Paragraph. FCM 0006 glazing is typically for use in windborne debris areas classified as Wind Zone 3 or less. FCM 0007 glazing meets Miami-Dade requirements and windborne debris areas classified as High Velocity Hurricane Zone or Wind Zone 4.

- F. Windborne-Debris Resistance:
 1. [Wind Zone 3 or Less: Provide unit skylights capable of resisting impact from windborne debris, based on the pass/fail criteria as determined from testing glazed representative of those specified, according to ASTM E 1886 and ASTM E 1996. Missile Level C, Wind Zone 3 requirements, and +50/-50 psf cycle pressure minimum.]
 2. [Miami-Dade (High Velocity Hurricane Zone) or Less: Provide unit skylights capable of resisting impact from windborne debris, based on the pass/fail criteria as determined from testing glazed representative of those specified, according to TAS 201 and TAS 203: Florida Building Code HVHZ requirements, and +70/-70 psf cycle pressure minimum. ("Miami-Dade" protocols)]
- G. Fire Ratings for Roof Assemblies with Fire Classifications: Unit skylight tested in accordance with ASTM E 108 and listed as passing Burning Brand test with target classification of Class B.
- H. Energy Performance ratings for any size fixed curb mounted unit skylight with tempered Lo-E 366 coated exterior glass pane and interior pane as follows:

Specifier: Retain only interior pane option in the 3 paragraphs below that corresponds to the type of insulated glass pane used on Project.

1. Thermal Transmittance: NFRC 100 maximum U-factor:
 - a. [Clear Laminated with 0.030 inch (0.76 mm) Interlayer: 0.48 Btu/hr*ft²*deg F (2.73 W/m²*deg C).]
 - b. [Tempered: 0.49 Btu/hr*ft²*deg F (2.78 W/m²*deg C).]
 - c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: 0.46 Btu/hr*ft²*deg F (2.61 W/m²*deg C).]
 - d. [Laminated with 0.090 inch (2.3 mm) Sentryglasplus® Interlayer: 0.46 Btu/hr*ft²*deg F (2.61 W/m²*deg C).]

e. [White Laminated with 0.030 inch (0.76 mm) Interlayer: 0.48 Btu/hr*ft²*deg F (2.73 W/m²*deg C).]

2. Solar Heat-Gain Coefficient (SHGC): NFRC 200 maximum SHGC:

- a. [Clear Laminated with 0.030 inch (0.76 mm) Interlayer: 0.27]
- b. [Tempered: 0.27]
- c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: 0.27]
- d. [Laminated with 0.090 inch (2.3 mm) Sentryglasplus® Interlayer: 0.27]
- e. [White Laminated with 0.030 inch (0.76 mm) Interlayer: 0.26]

3. Visible Transmittance (Vt): NFRC 200 maximum Vt:

- a. [Clear Laminated with 0.030 inch (0.76 mm) Interlayer: 0.63]
- b. [Tempered: 0.64]
- c. [Laminated with 0.090 inch (2.3 mm) PVB Interlayer: 0.62]
- d. [Laminated with 0.090 inch (2.3 mm) Sentryglasplus® Interlayer: 0.63]
- e. [White Laminated with 0.030 inch (0.76 mm) Interlayer: 0.47]

I. Fall Protection Standard Compliance: 29 CFR 1910.23: Passed for all laminated fixed curb mount unit skylights.

2.6 MATERIALS

- A. Aluminum Sheet: Flat sheet complying with ASTM B 209/B 209M.
- B. Joint Sealants: As specified in Section 079200 "Joint Sealants."
- C. Mastic Sealants: Polyisobutylene; nonhardening, nonskinning, nondrying, nonmigrating sealant.

2.7 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with unit skylight installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install unit skylights in accordance with manufacturer's written instructions and approved shop drawings. Coordinate installation of units with installation of substrates, air and vapor retarders, roof insulation, roofing membrane, and flashing as required to ensure that each element of the Work performs properly and that finished installation is weather tight.
 - 1. Anchor unit skylights securely to supporting substrates.
 - 2. Install unit skylights on curbs specified in another section with tops of curbs parallel to finished roof slope.
- B. Where metal surfaces of unit skylights will contact incompatible metal or corrosive substrates, including preservative-treated wood, apply bituminous coating on concealed metal surfaces, or provide other permanent separation recommended in writing by unit skylight manufacturer.
- C. For custom flashings, install unit skylight curb counter-flashing to produce weatherproof seal with curb and overlap with roofing system termination at top of curb.

3.3 FIELD QUALITY CONTROL

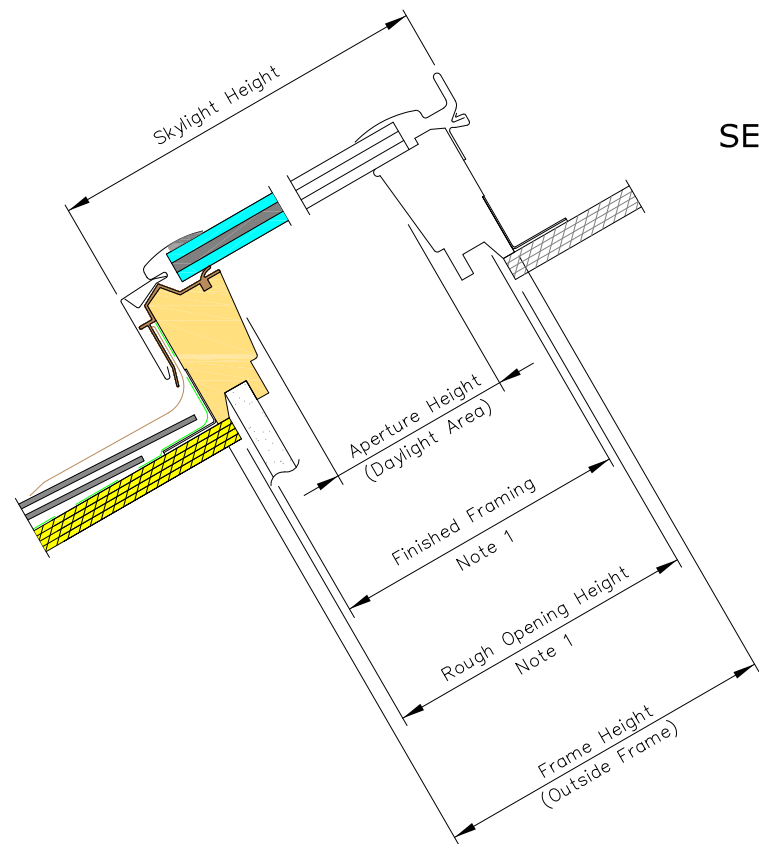
Specifier: Retain option in "Testing Agency" Paragraph below assigning responsibility for testing agency, if required.

- A. Testing Agency: [Owner will engage] [Engage] testing agency to perform tests and inspections.
 - 1. Test for water leaks according to AAMA 501.2 after installation and curing of sealants but prior to installation of interior finishes.
 - 2. Perform test for total area of each unit skylight.
- B. Work will be considered defective if it does not pass tests and inspections.
- C. Additional testing and inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
- D. Prepare test and inspection reports.

3.4 CLEANING AND PROTECTION

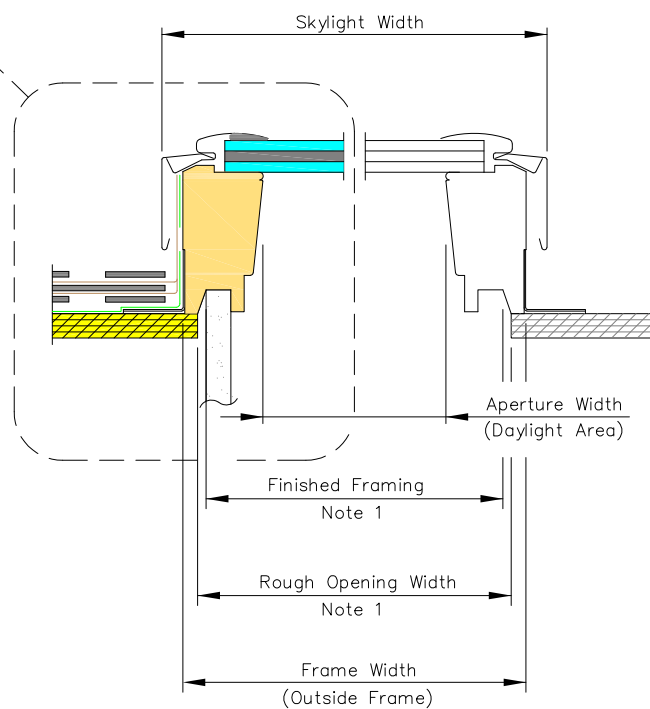
- A. Clean exposed unit skylight surfaces according to manufacturer's written instructions. Touch up damaged metal coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- B. Replace glazing that has been damaged during construction period.
- C. Protect unit skylight surfaces from contact with contaminating substances resulting from construction operations.

END OF SECTION

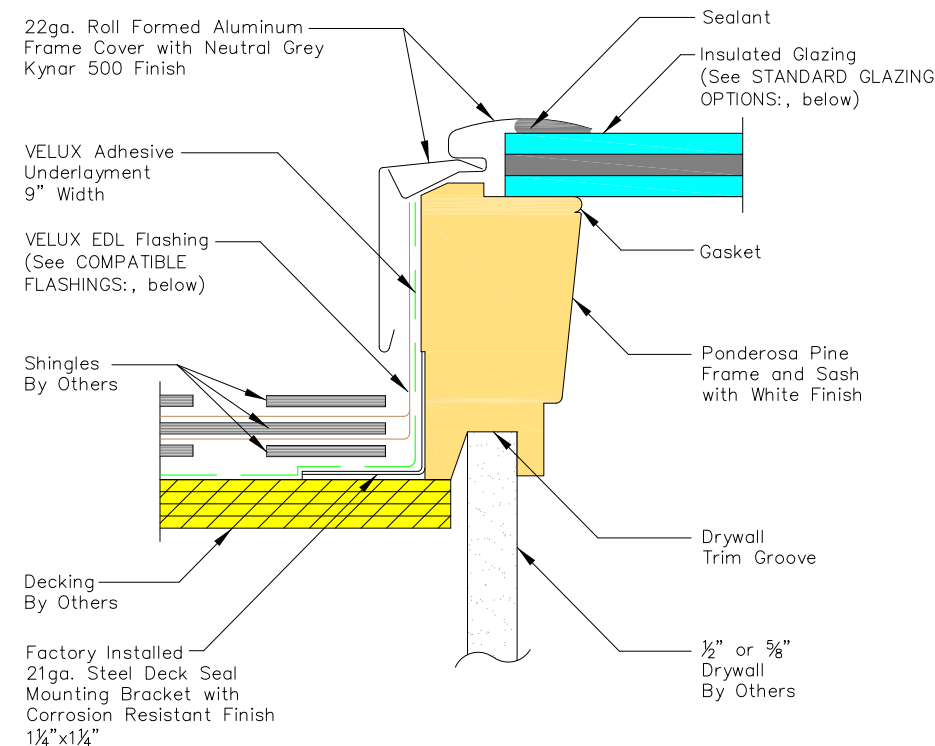


VERTICAL CROSS SECTION

SEE DETAIL 1



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)
A06	368	387	303	409	1162	1175	1091	1200	.333
C01	533	546	462	568	682	695	611	720	.282
C04	533	546	462	568	962	975	891	1000	.412
C06	533	546	462	568	1162	1175	1091	1200	.504
C08	533	546	462	568	1382	1395	1311	1420	.606
C12	533	546	462	568	1784	1797	1713	1822	.792
D26*	572	590	506	612	582	599	511	620	.259
D06*	572	590	506	612	1162	1175	1091	1200	.552
M02	763	776	692	798	762	775	691	800	.486
M04	763	776	692	798	962	975	891	1000	.617
M06	763	776	692	798	1162	1175	1091	1200	.754
M08	763	776	692	798	1382	1395	1311	1420	.909
S01	1123	1136	1052	1158	682	695	611	720	.644
S06	1123	1136	1052	1158	1162	1175	1091	1200	1.148

IMPERIAL UNITS (INCHES)

Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture	Skylight Height	Daylight Area (Sq. Feet)
A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.04
C04	21	21 1/2	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 1/2	18 3/16	22 3/8	45 3/4	46 1/4	42 15/16	47 1/4	5.43
C08	21	21 1/2	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 1/2	18 3/16	22 3/8	70 1/4	70 3/4	67 7/16	71 3/4	8.52
D26*	22 1/2	23 1/4	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06*	22 1/2	23 1/4	19 15/16	24 1/16	45 3/4	46 1/4	42 15/16	47 1/4	5.94
M02	30 1/16	30 9/16	27 1/4	31 7/16	30	30 1/2	27 3/16	31 1/2	5.15
M04	30 1/16	30 9/16	27 1/4	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 1/4	31 7/16	45 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	30 1/16	30 9/16	27 1/4	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 1/4	44 3/4	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 1/4	44 3/4	41 7/16	45 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Snowload (10)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing
- EDM Metal roof flashing
- ECB Counter flashing for curbs

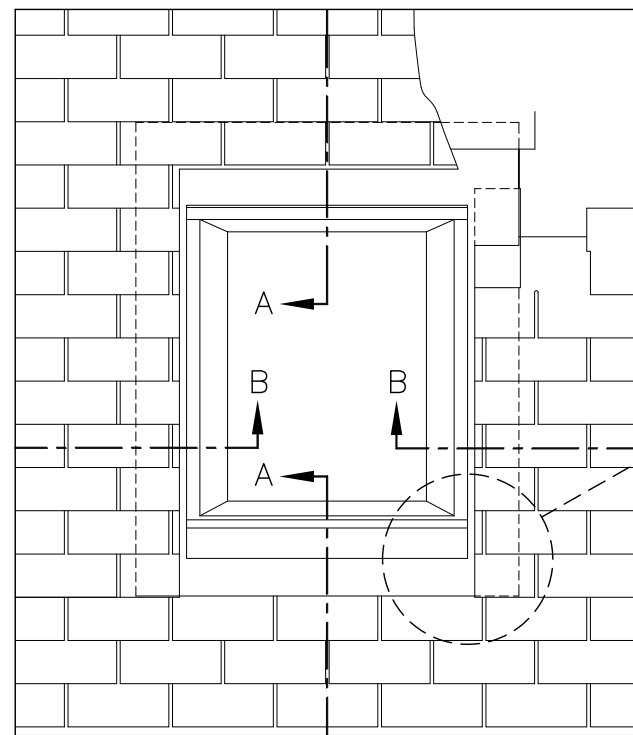
* BUILDER SERIES SKYLIGHT

NOTES:
1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

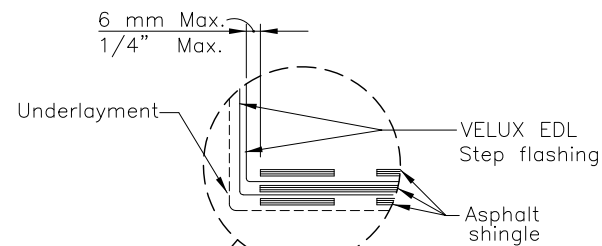
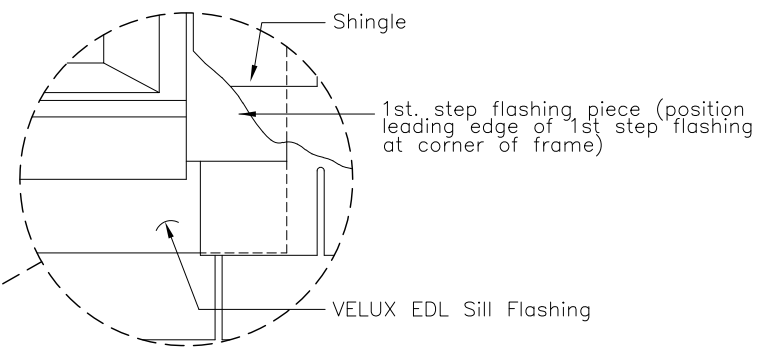


VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

FS - Fixed Skylight



ELEVATION



BASIS OF DESIGN:
VELUX FS
Fixed skylight

Mounting bracket
Attach to roof deck
with nails furnished
with skylight.

Sheathing

Tight joint
between finish
groove and
finish material.

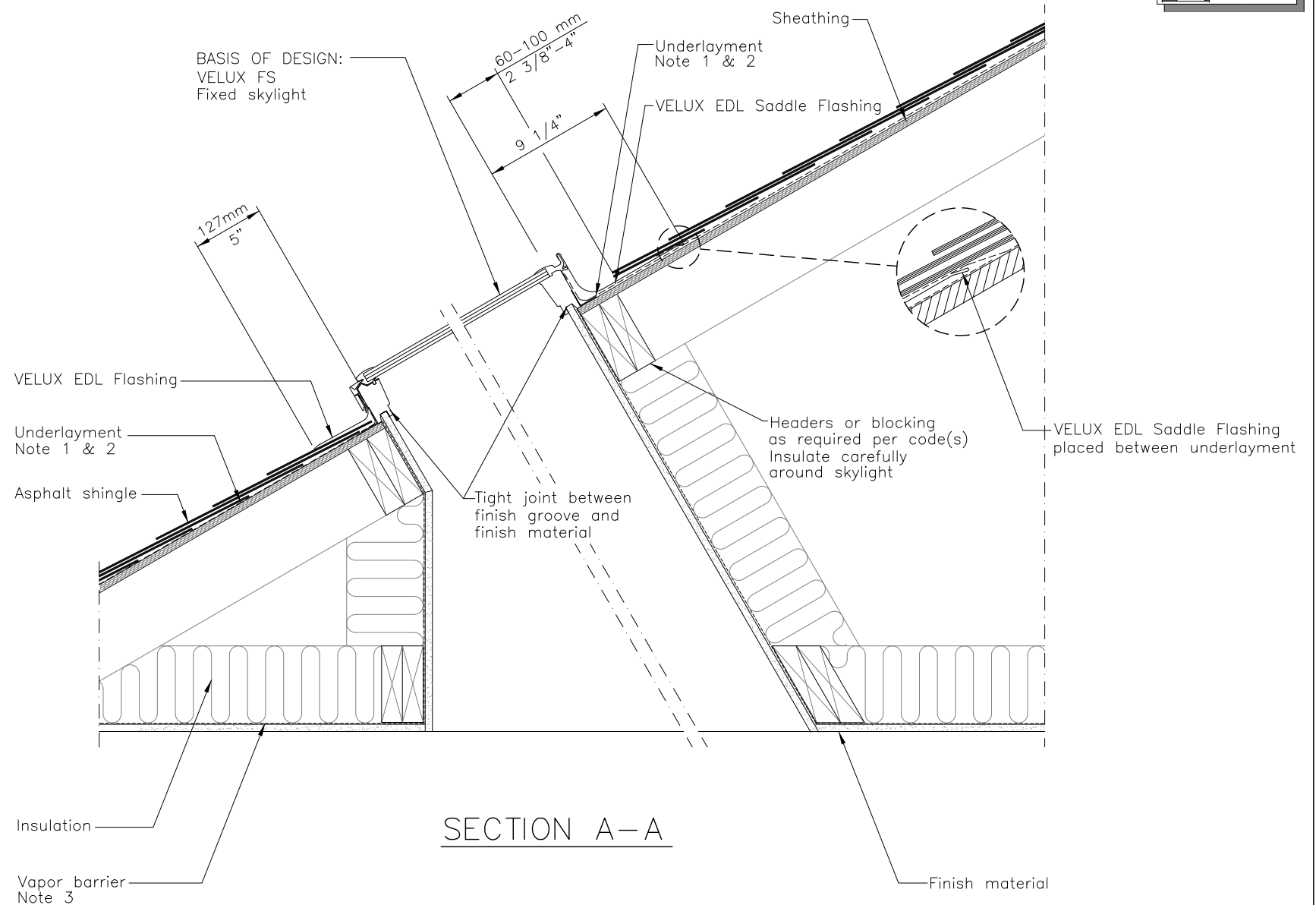
Insulation

Vapor barrier
Note 3

Finish material

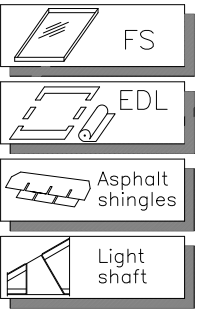
SECTION B-B

Blocking as required
per code(s).
Insulate carefully
around shaft



SECTION A-A

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.



	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name	Date
	Sky-Product Management		Drawn by JDH Checked by WQ	July 2020 July 2020
FS-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)			Drawing No. FS-01-0720	

This drawing is an instrument of service and is provided for informational use only.

VELUX America Inc.
SPECIFICATION FOR MODEL FS
"NO LEAK" FIXED SKYLIGHT

SECTION 08620
UNIT SKYLIGHTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Performance and product component information for VELUX® FS fixed deck mount skylight.
- B. VELUX Skylight Adhesive Underlayment provided with flashing kits.
- C. Engineered flashings [EDL for shingle and thin roofing materials] [EDM for metal roofing materials like standing seam] [EDW for tile or thick roofing material] [EKL for stacking skylight side by side and over and under with thin roofing materials] [EKW for stacking skylights side by side and over and under with thick or high profile roofing materials]

1.02 REFERENCE STANDARDS

- A. ASTM E 283 – *Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specific Pressure Differences Across the specimen.*
- B. ASTM E 330 – *Standard Test Method for Structural Performance of Exterior Windows, and Doors Skylights and Curtain Walls by Uniform Static Air Pressure Difference.*
- C. ASTM E 331 – *Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.*
- D. ASTM E 1886 – *Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure Differentials.*
- E. ASTM E 1996 – *Standard Specification for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.*
- F. National Fenestration Rating Council, NFRC 100, *Procedure for Determining Fenestration Product U-factors.*
- G. National Fenestration Rating Council, NFRC 200, *Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence.*

- H. National Fenestration Rating Council, NFRC 300, *Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems*.
- I. Occupational Safety & Health Administration, OSHA Standards – 29 CFR 1910.23, *Guarding Floor Openings and Holes*.

1.03 SYSTEM DESCRIPTION

- A. Skylight: Fixed deck mounted skylight consisting of the following main integrated components – an interior condensation drainage gasket, pre-finished white wooden frame [Special order stain grade wooden frame available on request], exterior maintenance-free [aluminum] [copper] cladding/counter flashing, ASA corner keys, and an insulating thermal pane glass unit with two seals, warm edge spacer system, three coats of LoE³ silver to increase visible light transmittance while reducing solar heat, and a continuous deck seal mounting system with durable foam seal.
- B. Configuration: Fixed unit, engineered deck seal mounting system with durable foam seal to seal the skylight to the roof deck. Pre-installed accessory mounting brackets.
- C. Condensation Control: Integral internal condensation collection system and drainage slots.
- D. Accessories available but sold separately.
 - a. Room darkening double pleated [solar powered] [manually operated] blinds.
 - b. Light filtering single pleated [solar powered] [manually operated] blinds.
 - c. Manually operated venetian blinds.
- E. Power supplies and electric controls are available but sold separately.
 - a. KLR 200 radio frequency remote control pad.
 - b. KLC 500 accessory power supply (controls up to five accessories).
 - c. KLI 110 wall mounted keypad

1.04 PERFORMANCE REQUIREMENTS

- A. The FS deck mount skylight is independently tested in accordance with listed standards for compliance with the unit skylight provisions of the 2003, 2006 and 2009 IBC, IECC, and IRC as follows:
- a. AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS – 08) and/or
AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS – 11)
- Performance Grades must be greater than or equal to:
- i. Downward design pressure = 150 psf
 - ii. Uplift Design Pressure = 40 psf
- B. Air leakage: Maximum of 0.4 l/s/m² (0.08 CFM/ft²) of total unit area, measured at a pressure of 75 Pa (1.57 psf) in accordance with ASTM E 283, per the NAFS standards in (A).
- C. Water infiltration: No water penetration noted as measured in accordance with ASTM E 331 with a test pressure differential of 720 Pa (15.0 psf). Exceeds requirements of NAFS standards in (A).
- D. Thermal Performance: U-factor = 0.45 Btu/hr*ft²*F° or less, SHGC = 0.26 or less and [Vt = 0.52 or greater (clear)] or [Vt = 0.39 or greater (white)]. Tested and certified in accordance with NFRC 100 and 200 procedures. Applicable to aluminum and copper clad models. 2010 ENERGY STAR qualified in all U.S. zones. Applicable to aluminum and copper-clad models.
- E. FS skylights with impact glazing (06): Tested and certified in accordance with ASTM E 1886 and ASTM E 1996, Rated for Wind Zone 3, Missile Level C, Cycle Pressure +50 / -50.
- F. Limit member deflection to flexure limit of glass with full recovery of glazing materials.
- G. System accommodates, without damage to components or deterioration of seals, movement between frame and perimeter components.

1.05 SUBMITTALS

- A. Product Data: Manufacturer's installation details and product data sheets include:
 - a. Preparation details and installation instructions
 - b. Product Data sheets with storage and handling information
 - c. Architectural roof sectional drawings can be found at www.VELUXusa.com.
 - d. Code compliance information can be found within the specification, or by contacting VELUX at 800-888-3589 or by visiting www.VELUXusa.com
- B. Architectural/Cross Sectional Drawings
 - a. Mounting details
 - b. Frame sizes
 - c. Flashing details
- C. Shop Drawings
 - a. Indicate material types, gauge, finishes, and installation details
- D. Maintenance Data: For unit skylights (unit skylight flashing system), (sunscreening accessories) to be included in maintenance manuals.
- E. Warranty: Sample of warranty or special warranty.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
 - a. Skylight manufacturer shall have a minimum of ten years experience in design and fabrication of deck mount glass skylights.
 - b. Skylights shall be manufactured to the highest standards of quality and craftsmanship in ISO 9001 and ISO 14001-certified facilities.
 - c. Flashings shall be engineered and manufactured to match up with the roofing material and skylight.

- d. Skylight installed with three layers of protection; deck seal mounting system, adhesive underlayment wrapped round the skylight frame and onto the roof deck, and engineered flashing, carries a “No Leak” installation warranty.
- B. Source Limitations: Obtain unit skylights, flashings, and accessories from a single source and from a single manufacturer.
- C. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency and marked for intended location and application.
- D. Unit Skylight Standard: Comply with AAMA/WDMA 101/I.S.2./NAFS, *North American Fenestration Standard Voluntary Performance specifications for Windows, Skylights and Glass Doors*, and all later editions, for minimum standards of performance, materials, components, accessories, and fabrication. Comply with more stringent requirements if indicated.
 - a. Provide third-party certified unit skylight with attached label.
- E. Thermal Performance – rated per applicable NFRC procedures.
 - a. Provide NFRC–certified unit skylight ratings on an attached label.
 - b. Qualify under ENERGY STAR® criteria in all 50 states and attach verifying label.

1.07 COORDINATION

- A. Coordinate unit skylight installation requirements with roofing system.
- B. Coordinate size and locations of site built curbs with ECB flashing for actual unit skylight if the slope of the roof is less than 14 degrees.
- C. Pre-installation conference: conduct conference at (project site).

1.08 WARRANTY

- A. Standard VELUX product warranty, as specified in VELUX Warranty, publication XUS 20194.
- B. 10-year “NO LEAK” installation warranty. (Ref. 1.06(d))

1.09 DELIVERY, HANDLING, STORAGE

- A. Deliver products in manufacturer's original containers, dry and undamaged, with seals and labels intact.
- B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Acceptable Manufacturer: VELUX America Inc., P.O. Box 5001, Greenwood, SC 29648; Toll Free Tel: 800-888-3589; Fax: 865-388-1329; Web: www.VELUXusa.com
- B. Substitutions: Not permitted

2.02 MATERIALS

- A. Wood: Kiln-dried, laminated Ponderosa Pine and Eastern White Pine pre-finished white. Wood shall be Forest Stewardship Council (FSC) certified or have an FSC certified chain of custody certification.
- B. Maintenance free exterior cladding: [Roll formed 0.65 mm aluminum frame coverings,] [0.55 mm copper frame coverings,] prefinished, production engineered, and fabricated to fit exterior exposed surfaces (Alloy AA 3003 H12 and AA 3003 H16).
- C. Dual sealed Glazing
 - a. Dual sealed thermal pane with warm edge technology, 95% argon gas fill, and with three layers of LoE³ silver that increases visible light over standard low-e coatings while lowering the solar heat gain. The following glazing options are available:
 - i. 04 – Tempered LoE³ pane with Neat coated exterior over a laminated heat strengthened interior pane with 0.030" interlayer.
 - ii. 05 – Tempered LoE³ pane over tempered interior pane.
 - iii. 06 – Tempered LoE³ pane with Neat coated exterior over laminated heat strengthened interior pane with 0.090" interlayer.
 - iv. 08 – Tempered LoE³ pane with Neat coated exterior over a white laminated heat strengthened interior pane with 0.030" interlayer.
 - v. 10 – Tempered LoE³ pane with Neat coated exterior over a laminated tempered interior pane with 0.030" interlayer to achieve higher snow load ratings.

- D. Sunscreening Control Accessories
 - a. Manual control rods and extension poles available or manual operated sunscreening accessories.
 - b. Battery operated control rod for sunscreening accessories.
- E. Field Fasteners: 1-1/4 inch ring shank nails provided for attaching deck seal mounting flange to roof decking. Ring shank nails are double hot dipped zinc coated.
- F. Weather stripping: Factory applied neoprene and thermoplastic elastomeric weather stripping throughout entire frame, profiled to effect weather seal.
- G. Mounting System: Continuous corrosion resistant mounting system with a durable foam seal and rough opening alignment notches.

2.03 FLASHING OPTIONS

- A. Type EDL Flashing is a prefabricated step flashing system designed for use with roofing materials less than 1/2" thick and for slopes of 14 degrees to 85 degrees.
- B. Type EDW Flashing is a prefabricated gutter flashing system designed for use with roofing material greater than 3/4" thick, or high profile material, and for roof slopes of 14 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.
- C. Type EDM Flashing is a prefabricated flashing system designed for use with metal roofing materials and for roof slopes of 14 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of roofing material profile.
- D. Type ECB Counter Flashing is a flashing systems designed for use on site-fabricated curbs with deck mounted skylights on low-pitched roof slopes of 0 degrees to 14 degrees. ECB counter flashing should be used with membrane roofing.
- E. Type EKL gang flashing system for use with roofing materials less than 5/16" thick and for slopes of 14 degrees to 85 degrees.
- F. Type EKW gang flashing system for use with roofing material greater than 3/4" thick, or high profile material, and for roof slopes of 14 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.

2.04 FABRICATION

- A. Fabricate frame with slip mortise and tendon corners that are glued and nailed for strength and stability.
- B. Fabricate frame components with precision tolerances enabling installation and movement of sash and dynamic movement of perimeter weather stripping.
- C. Provide permanent external drainage channels to manage water flow and drain to the exterior. Provide internal drainage of glazing spaces to exterior through gasketing.
- D. All units factory glazed with hot melt silicone-based exterior seal.
- E. No site fabrication needed.
- F. Rough opening to be framed per manufacturer's listed dimensions.

2.05 FINISHES

- A. Exterior surfaces: Exposed exterior wood surfaces to be covered with roll formed maintenance-free [aluminum] [copper as a special made to order] cladding pieces. [Aluminum has a neutral gray, Kynar® 500 polyvinylidene fluoride resin finish.] [Copper is roll-formed, mill finish.]
- B. Maintenance-free flashing: Roll formed aluminum, neutral gray, baked on polyester polyamid primer and finish coats. Copper is roll-formed, mill finish.
- C. Interior surface: Exposed interior wood surfaces to be prefinished white with factory applied finish.]

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimension and squareness, proper orientation of skylight, proper roof pitch, and flashing.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions and local code requirements.

- B. Use the alignment notches on the deck seal mounting system to align skylight flush with the rough opening, free of warp or twist; maintain dimensional tolerances.
- C. Attach and seal the skylight to roof sheathing by nailing through the predrilled holes in the deck seal mounting system. One fastener required in each predrilled hole.
- D. Apply one layer of VELUX skylight adhesive underlayment around the perimeter of the skylight frame.
- E. Install the manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instruction to achieve a weather tight installation.
- F. Install sun screening products and electrical controls.
- G. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.

3.03 CLEANING

- A. Clean exposed skylight according to manufacturer's written instructions. Touch up damage to metal coatings and finishes.
- B. Remove excess sealants, dirt, and other substances.
- C. Remove and replace glazing that has been broken, chipped, cracked, abraded or damaged during the construction process.
- D. During the construction process, protect the skylight surfaces from contact with contaminants.

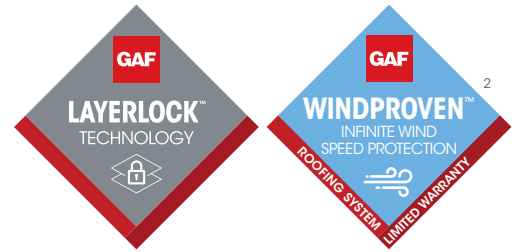
3.04 FIELD QUALITY CONTROL

- A. Install skylight, adhesive skylight underlayment, and flashing in accordance with manufacturer's installation instructions.



America's #1-selling shingle just got better!

The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.



Timberline® HDZ™ Shingles

Benefits:

- **LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.¹
- **WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.²
- Our legendary **Dura Grip™** sealant pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.³
- **High Performance** — Designed with Advanced Protection® Shingle Technology.
- **Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.⁴
- **Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

Product details:

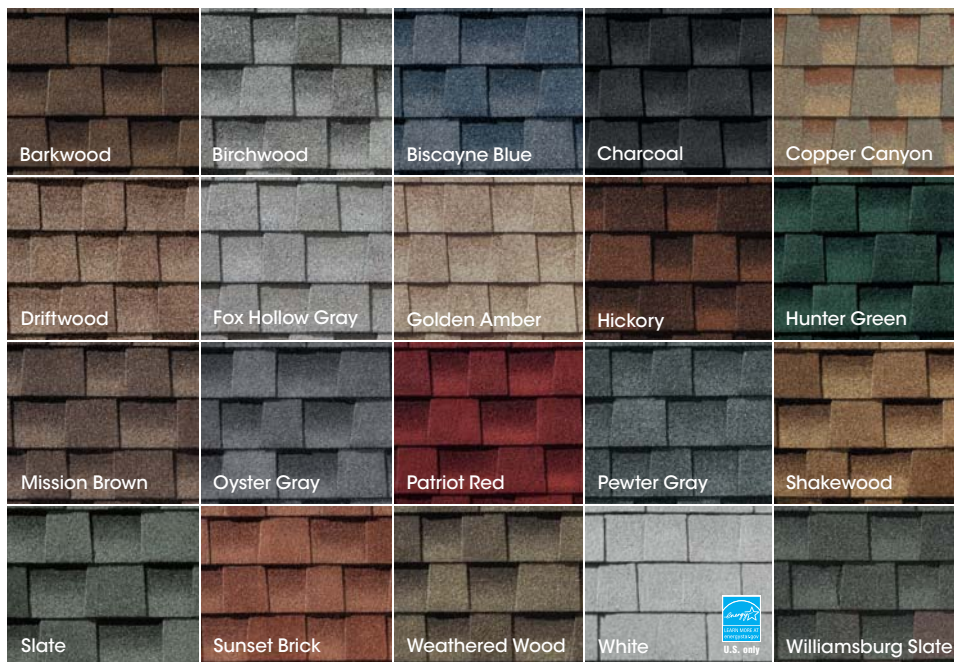
Product/System Specifics

- Fiberglass asphalt construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Algae Protection³
- Hip/Ridge: TimberTex®; TimberCrest™; Seal-A-Ridge®; Z®Ridge; Ridglass®
- Starter: Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁵
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- ENERGY STAR® Certified (White Only) (U.S. Only); Rated by the CRRC; Can be used to comply with Title 24 cool roof requirements

Colors & Availability:



¹ Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

² 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

³ StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

⁴ To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 6-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

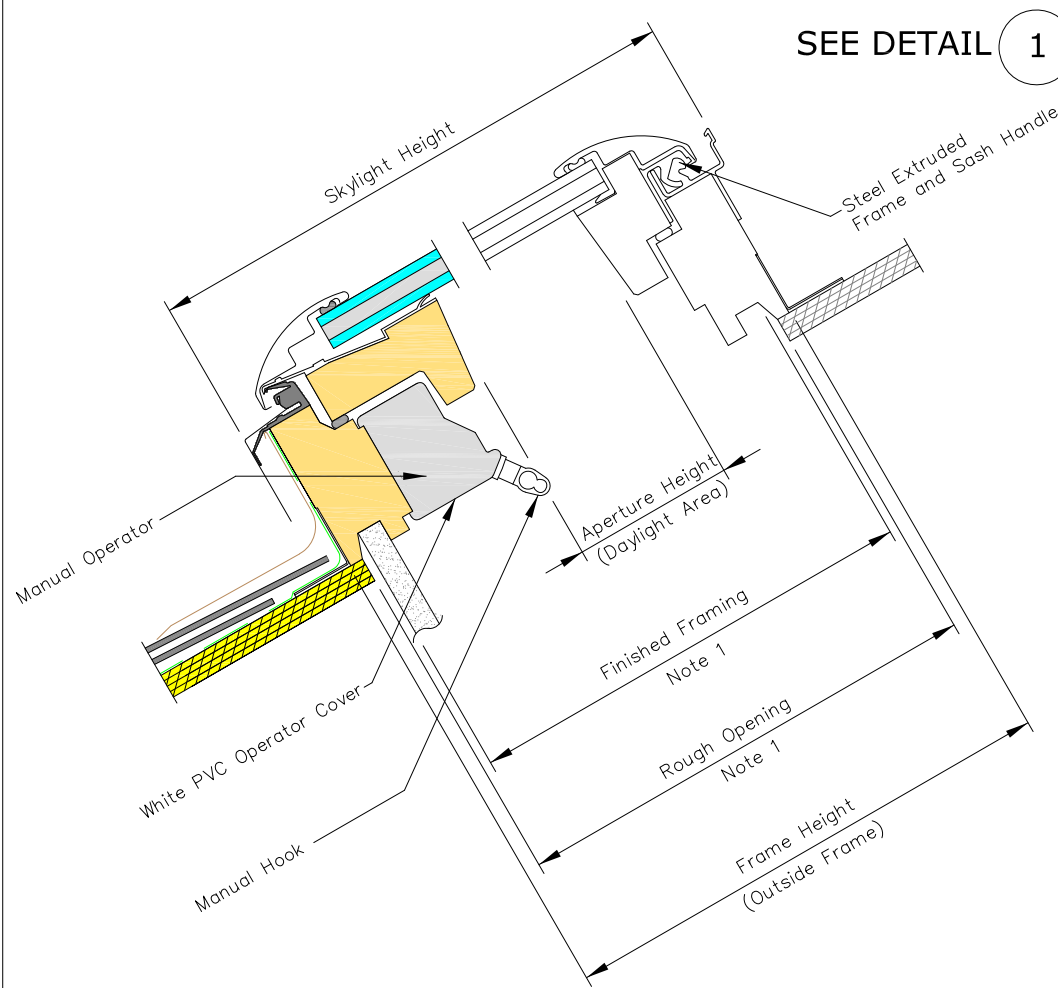
⁶ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

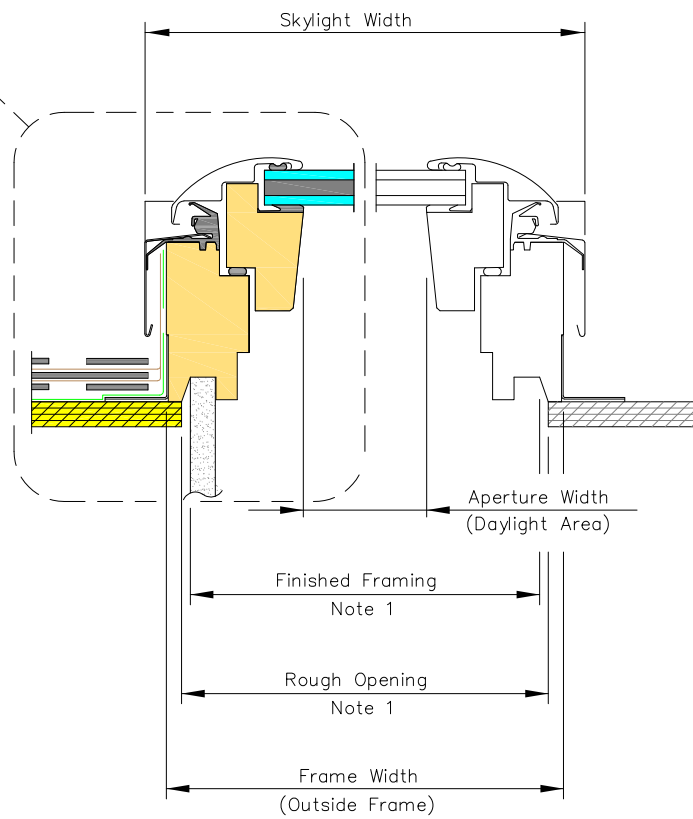


We protect what matters most™

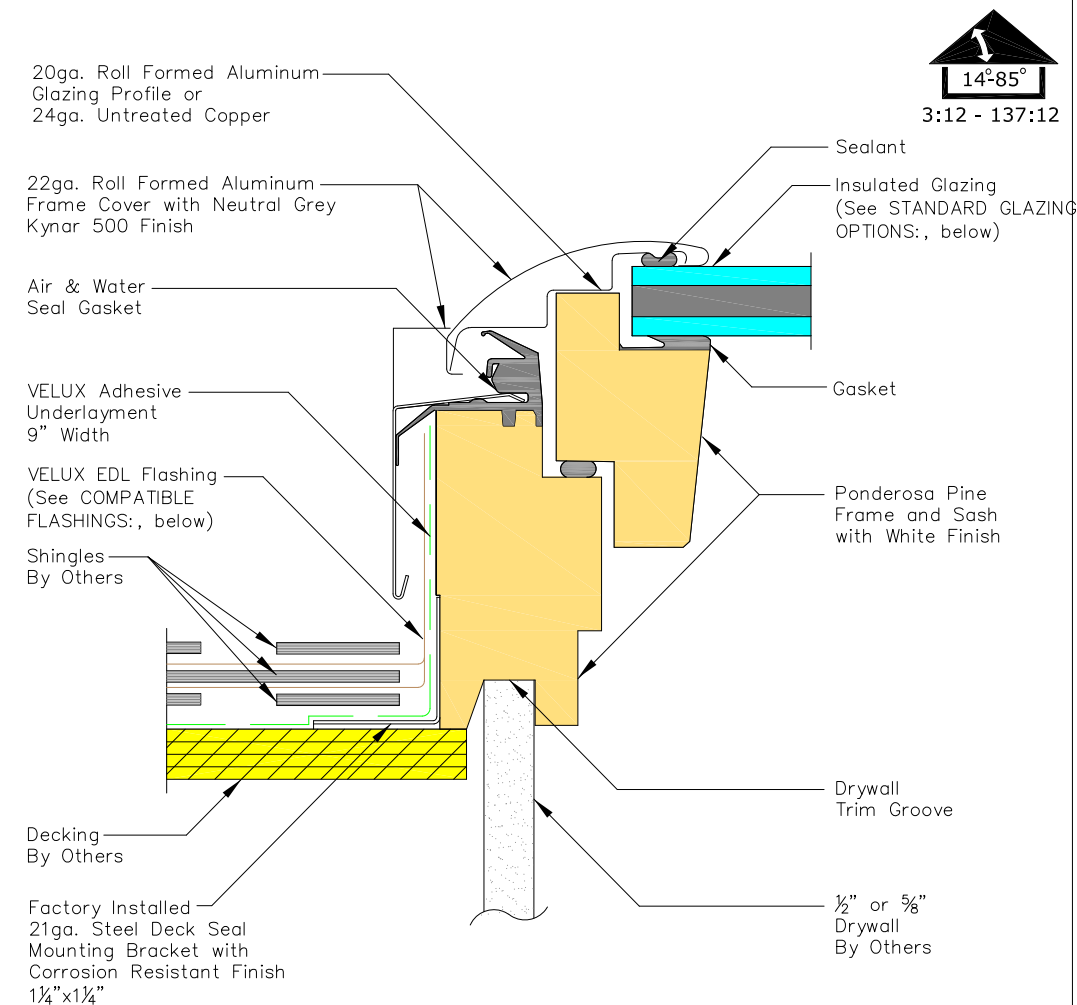




VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
C01	533	546	407	566.7	682	695	519	720	.21	C01	21	21 1/2	16	22 5/16	26 7/8	27 3/8	20 7/16	28 3/8	2.27
C04	533	546	407	566.7	962	975	799	1000	.33	C04	21	21 1/2	16	22 5/16	37 7/8	38 3/8	31 7/16	39 3/8	3.50
C06	533	546	407	566.7	1162	1175	999	1200	.41	C06	21	21 1/2	16	22 5/16	45 3/4	46 1/4	39 5/16	47 1/4	4.38
C08	533	546	407	566.7	1382	1395	1219	1420	.50	C08	21	21 1/2	16	22 5/16	54 7/16	54 15/16	48	55 15/16	5.34
M02	763	776	637	796.7	762	775	599	763	.38	M02	30 1/16	30 9/16	25	31 3/8	30	30 1/2	23 9/16	30	4.11
M04	763	776	637	796.7	962	975	799	1000	.51	M04	30 1/16	30 9/16	25	31 3/8	37 7/8	38 3/8	31 7/16	39 3/8	5.48
M06	763	776	637	796.7	1162	1175	999	1200	.64	M06	30 1/16	30 9/16	25	31 3/8	45 3/4	46 1/4	39 5/16	47 1/4	6.86
M08	763	776	637	796.7	1382	1395	1219	1420	.78	M08	30 1/16	30 9/16	25	31 3/8	54 7/16	54 15/16	48	55 15/16	8.36
S01	1123	1136	997	1156.7	682	695	519	720	.52	S01	44 1/4	44 3/4	39 1/4	45 9/16	26 7/8	27 3/8	20 7/16	28 3/8	5.57
S06	1123	1136	997	1156.7	1162	1175	999	1200	1.0	S06	44 1/4	44 3/4	39 1/4	45 9/16	45 3/4	46 1/4	39 5/16	47 1/4	10.73

- STANDARD GLAZING OPTIONS:**
- Laminated LowE3 (04)
 - Tempered LowE3 (05)
 - Impact (06)
 - Snowload (10)
- *Tempered Exterior Pane used with all options

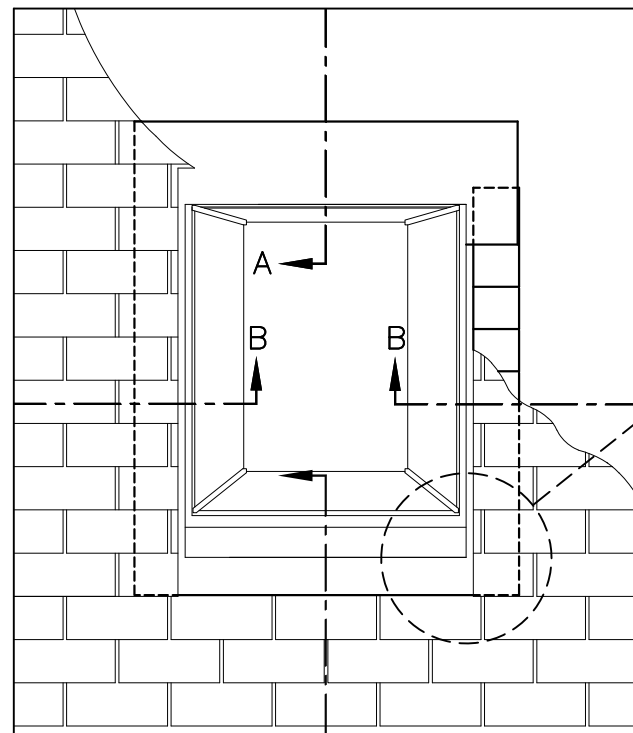
- COMPATIBLE FLASHINGS:**
- EDL Step flashing
 - EKL/EKX Combi flashing
 - EDW Tile flashing
 - EKW/EKX Combi tile flashing
 - EDM Metal roof flashing
 - ECB Counter flashing for curbs

NOTES:

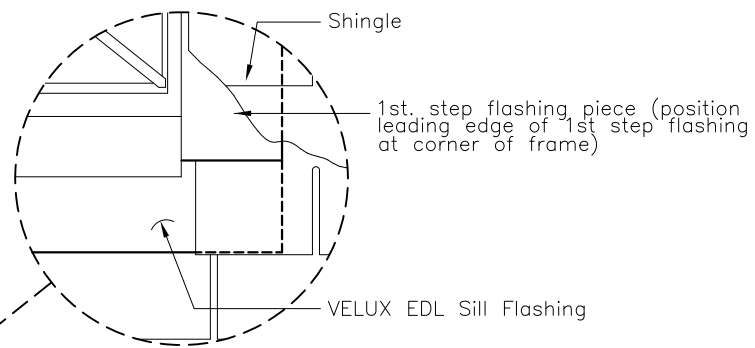
- The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.
- Max sash opening is 11" by stainless steel chain.

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

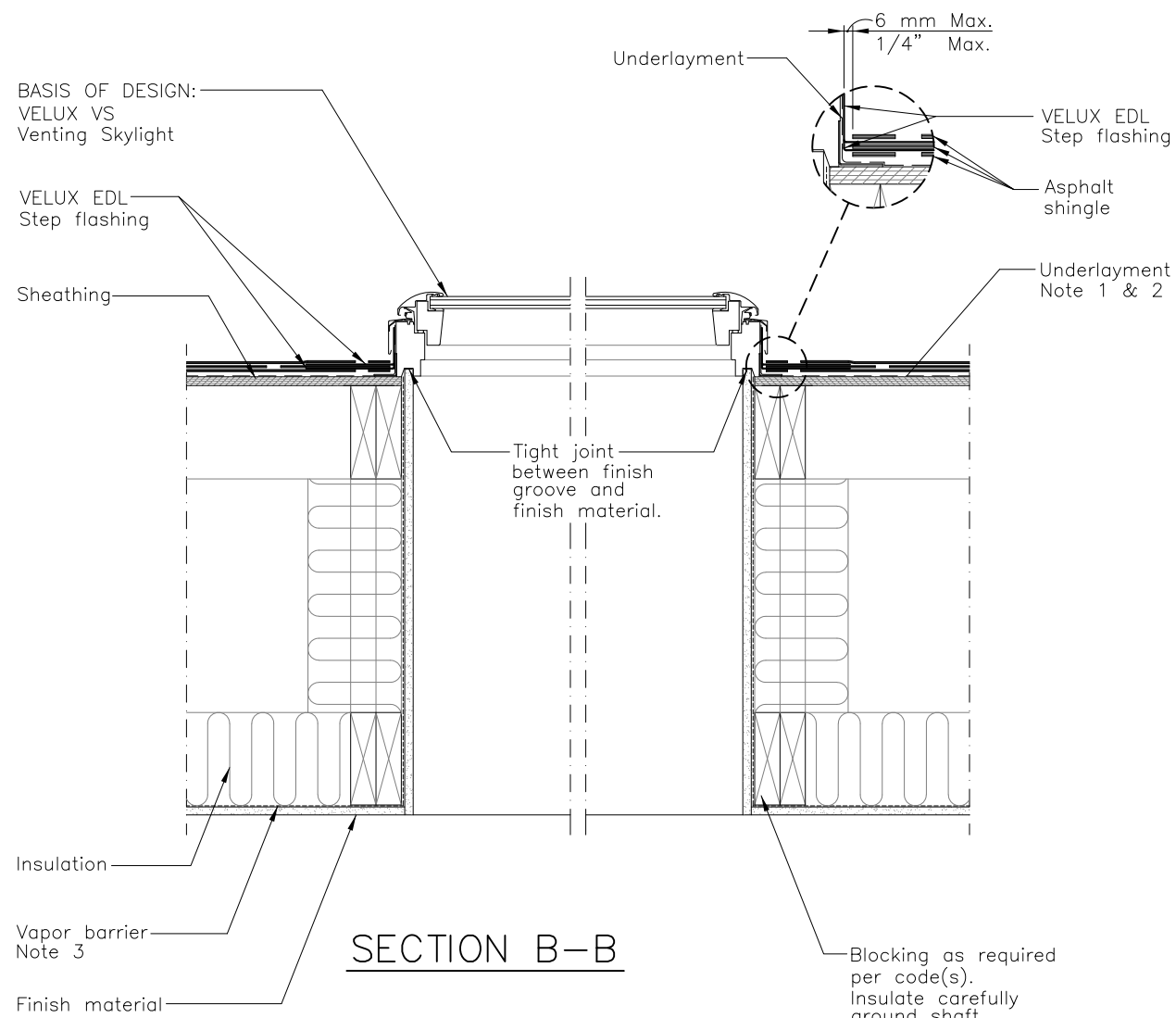
VS - Manual Venting Skylight



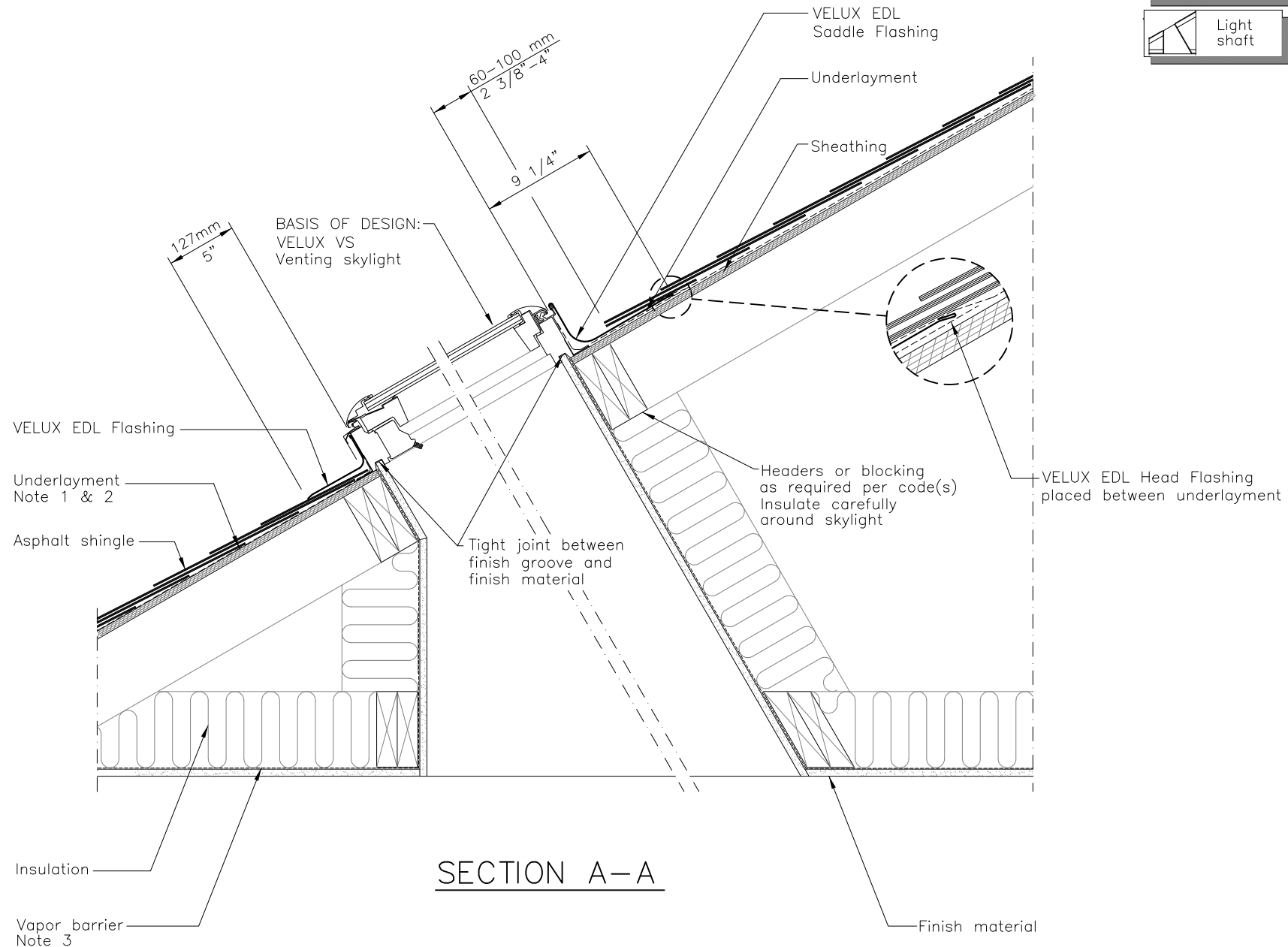
ELEVATION



	VS
	EDL
	Asphalt shingles
	Light shaft



SECTION B-B



SECTION A-A

GENERAL NOTES

1. Wrap frame in Z0Z 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

 Sky-Product Management	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	<table border="1"> <tr> <th>Name</th> <th>Date</th> </tr> <tr> <td>JDH</td> <td>July 2020</td> </tr> <tr> <td>JL, WQ</td> <td>July 2020</td> </tr> </table>	Name	Date	JDH	July 2020	JL, WQ	July 2020
	Name	Date						
JDH	July 2020							
JL, WQ	July 2020							
VS-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Drawing No. VS-02-0720						

This drawing is an instrument of service and is provided for informational use only.

VELUX America Inc.
SPECIFICATION FOR MODEL VS, VSS and VSE
"NO LEAK" VENTILATING SKYLIGHT

SECTION 08620
UNIT SKYLIGHTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Performance and product component information for VELUX top hinged [VS manual deck mount venting skylight] [VSE electric deck mount venting skylight] or [VSS solar deck mount venting skylight]
- B. VELUX Skylight Adhesive Underlayment provided with flashing kits.
- C. Engineered flashings [EDL for shingle and thin roofing materials][EDM for metal roofing materials like standing seam] [EDW for tile or thick roofing material] [EKL for stacking skylight side by side and over and under with thin roofing materials] [EKW for stacking skylights side by side and over and under with thick roofing materials]

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- E. ASTM E 1996 – *Standard Specifications for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Windborne Debris in Hurricanes.*
- F. National Fenestration Rating Council, NFRC 100, *Procedure for Determining Fenestration Product U-factors.*

- G. National Fenestration Rating Council, NFRC 200, *Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence*.
- H. National Fenestration Rating Council, NFRC 300, *Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems*.
- I. Occupational Safety & Health Administration, OSHA Standards – 29 CFR 1910.23, *Guarding Floor Openings and Holes*.
- J. Underwriters Laboratories Inc., UL 325, *Standard for Door, Drapery, Gate, Louver and Window Operators and Systems, Fifth Edition*.

1.03 SYSTEM DESCRIPTION

- A. Skylight: Top hinged ventilated deck mounted skylight that consists of the following integrated components – an interior condensation drainage gasket, [pre-finished white wooden frame and sash for all sizes] or [Stain grade wooden frame and sash for C06 and M06 sizes], a [manual] or [electric] or [solar] operator, exterior maintenance free [aluminum] or [copper] cladding/counter flashing, ASA corner keys, and an insulating thermal pane glass unit with two panes, warm edge spacer system, three coats of low e silver to increase visible light transmittance while reducing solar heat and a continuous deck seal mounting system with durable foam seal.
- B. Configuration: Outward opening, continuous top hinged, production-installed electric, solar or manual chain operator, engineered deck seal mounting system with durable foam seal to seal the skylight to the roof deck. Pre-installed accessory mounting brackets and pre-wired for VSE electric venting models.
- C. Operation: Sash is operated by either an [electric skylight operator for (VSE)] or [manual skylight operator for (VS)] or [solar skylight operator for (VSS)]
 - a. Electric operator (VSE) 2.4 GHz radio frequency remote control and a chain driven operator. Power requirements 40 watts, 60 Hz, and UL listed.
 - b. Manual skylight (VS) is operated by a manual, gear driven Truth operator.
 - c. Solar operator (VSS) 2.4 GHz radio frequency remote control and a chain driven operator is powered by a solar charged battery operator. Battery pack is a 9 cell Panasonic NiMH 10.8V, 2100 mAh.

- D. Condensation Control: Integral internal condensation collection system and drainage slots.
- E. Accessories available but sold separately
 - a. Room darkening double pleated solar powered blinds.
 - b. Light filtering single pleated solar powered blinds.
 - c. Venetian blinds available in manual operation only for VS
- F. Power supplies and electric controls are available but sold separately.
 - a. KLB 100 Battery backup for VSE
 - b. KLI 110 Wall mounted keypad
 - c. KLR 200 Radio frequency remote control pad
 - d. KLF 100 Home automation integration kit and signal repeater
 - e. ZMT 300 6-10' motorized rod
- G. Manual Controls are available but sold separately.
 - a. ZCT 300 6-10' telescopic rod
 - b. ZCT 100 3' extension to ZCT 300 or ZMT 300
 - c. ZZZ 201 Crank handle
 - d. ZZZ 203 Angle adaptor for chain operator

1.04 PERFORMANCE REQUIREMENTS

- A. The VS, VSS and VSE deck mount skylights independently tested in accordance with listed standards for compliance with the unit skylight provisions of the 2006, 2009 and 2012 IBC, IECC, and IRC. Performance is dependent on skylight size and glazing type. The maximum values have been listed below.
- B.

- a. AAMA/WDMA/CSA 101/I.S.2/A440-08 (NAFS – 08) and/or AAMA/WDMA/CSA 101/I.S.2/A440-11 (NAFS – 11) performance grades must be greater than or equal to the following listed in i and ii.
 - i. Downward design pressure = 175 psf
 - ii. Uplift Design Pressure = 50 psf

- C. Air leakage: Less than or equal to 0.7 l/s/m² (0.13 CFM/ft²) of total unit area, measured at a pressure of 75 Pa (1.57 psf) as measured in accordance with ASTM E 283, on test sizes listed per the NAFS in (A).

- D. Water infiltration: No water penetration noted as measured in accordance with ASTM E 331 with a test pressure differential of 720 Pa (15.0 psf). Exceeds requirements of NAFS standards in (A).

- E. Thermal Performance: No greater than U = 0.43 Btu/hr*² * F°, SHGC = 0.23 and Vt = 0.52 or greater (clear) or Vt = 0.39 (white). Tested and certified in accordance with NFRC 100 and 200 procedures. Meets ENERGY STAR® criteria for all zones.

- F. VS, VSS and VSE skylights with impact glazing (06): Tested and certified in accordance with ASTM E 1886 and ASTM E 1996, cycle pressure +/- 50, Missile level C, Wind Zone 3.

- G. Limit member deflection to flexure limit of glass with full recovery of glazing materials.

- H. System accommodates without damage to components or deterioration of seals, movement between sash and frame and perimeter framing.

- I. Weep drainage system designed to channel water entering joints, condensation, or migrating moisture occurring within system to exterior by means of Santoprene® gasket with integrated condensation gasket.

- J. Listed Florida product approval number

1.05 SUBMITTALS

- A. Product Data: Manufacturer’s installation details and product data sheets included:
 - a. Preparation details and installation instructions

- b. Product Data sheets with storage and handling information
 - c. Architectural roof sectional drawings can be found at www.VELUXusa.com.
 - d. Code compliance information can be found within these specifications, or by contacting VELUX at 800-888-3589, or by visiting www.VELUXusa.com.
- B. Architectural/Cross Sectional Drawings
- a. Mounting details
 - b. Frame sizes
 - c. Flashing details
- C. Shop Drawings
- a. Indicate material types, gauge, finishes, and installation details.
- D. Maintenance data: For unit skylights (unit skylight flashing system) (sunscreening accessories) to include in maintenance manuals.
- E. Warranty: Sample of warranty or special warranty.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
- a. Skylight manufacturer shall have a minimum of ten years experience in design and fabrication of deck mount glass skylights.
 - b. Skylights shall be manufactured to the highest standards of quality and craftsmanship in ISO 9001 and ISO 14001-certified facilities.
 - c. Flashings shall be engineered and manufactured for the roofing material and skylight.
 - d. Skylight installed with three layers of protection: Deck seal mounting system, adhesive underlayment wrapped round the skylight frame and onto the roof deck, and engineered flashings, carries a “No Leak” installation warranty.
- B. Source Limitations: Obtain unit skylights, flashings, and accessories from single source and from a single manufacturer.

- C. Electrical Components, Devices, and Accessories: Listed and Labeled as defined in NFPA 70, by a qualified testing agency and marked for intended location and application.
- D. Unit Skylight Standard: Comply with AAMA/WDMA 101/I.S.2./NAFS, *North American Fenestration Standard Voluntary Performance specifications for Windows, Skylights and Glass Doors*, and all later editions for minimum standards of performance, materials, components, accessories, and fabrication. Comply with more stringent requirements if indicated.
 - a. Provide WDMA Hallmark certified unit skylight with an attached label.
- E. Thermal Performance – rated per applicable NFRC procedures.
 - a. Provide NFRC certified unit skylight ratings on an attached label.
 - b. Qualify under Energy Star criteria in all 50 states and attach verifying label.

1.07 COORDINATION

- A. Coordinate unit skylight flashing requirements with roofing system.
- B. Coordinate size and locations of site built curbs with ECB flashing for actual unit skylight if the slope of the roof is less than 14 degrees.
- C. Pre-installation conference: conduct conference at (project site).

1.08 WARRANTY

- A. Standard VELUX warranty, as specified in VELUX Warranty, publication XUS 20194.
- B. 10-Year “No Leak” installation warranty, as specified in VELUX Warranty, publication XUS 20194.

1.09 DELIVERY, HANDLING, STORAGE

- A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- B. Store and protect products in accordance with manufacturer's recommendations.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. Acceptable Manufacturer: VELUX America Inc., P.O. Box 5001, Greenwood, SC 29648-5001; Toll Free Tel: 800-888-3589; Fax: 864-943-2631; Web: www.VELUXusa.com
- B. Substitutions: Not permitted

2.02 MATERIALS

- A. Wood: Kiln-dried, laminated Ponderosa Pine pre-painted with two coats of white finish. Special order stain grade variant available upon request. Wood shall be Forest Stewardship Council (FSC) certified or have an FSC certified chain of custody certification.
- B. Maintenance free exterior cladding: Roll formed 0.65 mm aluminum frame coverings, 0.57 mm aluminum sash coverings, 0.55 mm copper frame coverings, 0.50 copper sash coverings prefinished, production engineered, and fabricated to fit exterior exposed surfaces.
- C. Dual sealed Glazing
 - a. Dual sealed thermal pane with warm edge technology, 95% argon gas, and with three layers of LoE³ silver that increases visible light over standard low e coatings while lowering the solar heat gain. The following glazing options are available:
 - i. 04 – Tempered LoE³ pane with Neat coated exterior over a laminated heat strengthened interior pane with a (0.030”) vinyl interlayer.
 - ii. 05 – Tempered LoE³ pane over tempered pane
 - iii. 06 – Tempered LoE³ pane with Neat coated exterior over laminated heat strengthened interior pane with a (0.090”) vinyl interlayer.
 - iv. 08 – Same as 04 but with a white vinyl interlayer.
 - v. 10 – Tempered LoE³ pane with Neat coated exterior over a laminated tempered interior pane with a (0.030”) vinyl interlayer to achieve higher snow load ratings.

- D. Operators and Manual Operator Accessories
- a. Electric Motors: Standard on all electric venting skylights (VSE) 120 V, 40 watts, 60 Hz rating assembly that uses a robust chain driven system to open the skylight 11 inches. A 2.4 GHz radio frequency remote control pad is standard component with each VSE. Optional interface controls include the KLF/repeater sensor interface and the KLI 110 wall mounted keypad.
 - b. Solar operator (VSS) is powered by a solar charged battery operator. Battery pack is a 9 cell Panasonic NiMH 10.8V, 2100 mAh. 60 Hz rating assembly that uses a robust chain driven system to open the skylight 11 inches. A 2.4 GHz radio frequency remote control pad is standard component with each VSS. Optional interface controls include the KLF/repeater sensor interface and the KLI 110 wall mounted keypad.
 - c. Manual control rods and extension poles available for manually operated venting skylights (VS).
 - d. Battery operated control rod.
 - e. In reach crank handles
- E. Fasteners: 1-1/4 inch ring shank nails provided for attaching deck seal mounting flange to roof decking. Ring shank nails are double hot dipped zinc coated.
- F. Weather stripping: Factory applied neoprene and thermoplastic elastomer weather stripping throughout entire frame and sash, profiled to effect weather seal.
- G. Screen: Aluminum screen profile, spring metal clip attachment, 0.28 mm glass fiber thread with PVC coating, charcoal in color.
- H. Mounting System: Continuous corrosion resistant steel mounting system with a durable foam seal and rough opening alignment notches.

2.03 FLASHING OPTIONS

- A. Type EDL Flashing is a prefabricated step flashing system designed for use with roofing materials less than 1/2" thick and for slopes of 14 degrees to 85 degrees.

- B. Type EDW Flashing is a prefabricated gutter flashing system designed for use with roofing material greater than 3/4" thick, or high profile material, and for roof slopes of 14 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of high profile material.
- C. Type EDM Flashing is a prefabricated flashing system designed for use with metal roofing materials and for roof slopes of 14 degrees to 85 degrees. Sill flashing section consists of corrugated apron to allow form fit of roofing material profile.
- D. Type EKL for stacking skylights side by side and over and under with thin roofing materials
- E. EKW for stacking skylights side by side and over and under with thick roofing materials
- F. Type ECB site-built curb counter flashing kit for sloped applications less than 14 degrees.

2.04 FABRICATION

- A. Fabricate frame with slip mortise and tendon corners that are glued and nailed for strength and stability.
- B. Fabricate frame components with precision tolerances enabling installation and movement of sash and dynamic movement of perimeter weather stripping.
- C. Provide permanent external drainage channels to manage water flow and drain to the exterior. Provide internal drainage of glazing spaces to exterior through gasketing.
- D. Assemble insect screen of rolled aluminum rectangular sections. Sections are square cut and assembled using square corner keys. Fit mesh taut and secure with vinyl spline.
- E. All units factory glazed with hot melt silicone-based exterior seal.
- F. No site fabrication needed.
- G. Rough opening to be framed per manufacturer's listed dimensions.

2.05 FINISHES

- A. Exterior surfaces: Exposed exterior wood surfaces to be covered with roll formed maintenance free [aluminum] [copper as a special order] cladding pieces. Aluminum has a neutral gray, Kynar® 500 polyvinylidene fluoride resin finish. Copper is roll-formed, mill finish.
- B. Maintenance-free flashing: Roll formed aluminum, neutral gray, baked on polyester polyamid primer and finish coats. Copper is roll formed, mill finish.
- C. Interior surface: All exposed interior wood surfaces to be finished white with a 10-year maintenance free finish.
- D. Screens: Frames – white aluminum, mesh – charcoal.
- E. Operator - concealed beneath white removable cover.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify rough opening dimensions and proper orientation of skylight.

3.02 INSTALLATION

- A. Install skylight in accordance with manufacturer's installation instructions.
- B. Use the alignment notches on the deck seal mounting system to align skylight flush with the rough opening, free of warp or twist; maintain dimensional tolerances.
- C. Attach and seal the skylight to roof sheathing by nailing through the predrilled holes in the deck seal mounting system.
- D. Apply one layer of adhesive underlayment around the perimeter of the skylight frame.
- E. Install the manufacturer's engineered perimeter flashing in accordance with manufacturer's installation instructions to achieve weather tight installation.
- F. Install sun screen products and electrical controls.
- G. Provide thermal isolation when components penetrate or disrupt building insulation. Pack fibrous insulation in rough opening to maintain continuity of thermal barriers.

3.03 Cleaning

- A. Clean exposed skylight according to manufacturer’s written instructions. Touch up damage metal coatings and finishes.
- B. Remove excess sealants, dirt, and other substances.
- C. Remove and replace glazing that has been broken, chipped, cracked, abraded, or damaged during the construction process.
- D. During the construction process, protect the skylight surfaces from contact with contaminants.

3.04 Field Quality Control

- A. Install skylight in accordance with manufacturer's installation instructions.







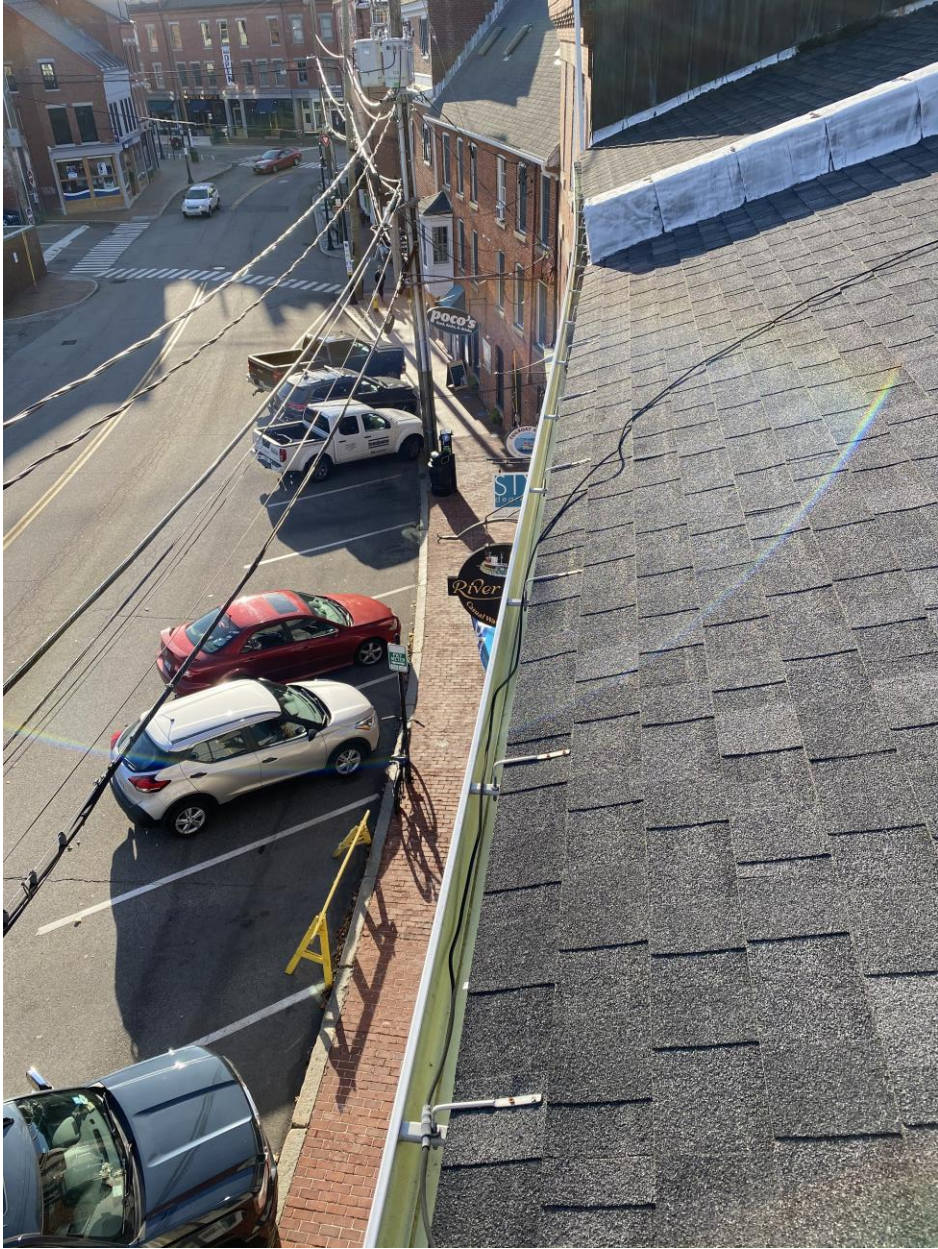












3. 105 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of a dryer vent on the second floor, venting out to an alley way.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

02/26/2021

LUHD-283

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Feb 24, 2021**Applicant**

KAREN WIESE
karenwiese777@gmail.com
105 Daniel Street, Floor 2
Floor 2
Portsmouth, NH 03801
207-636-0583

Location

105 DANIEL ST
Portsmouth, NH

Owner:

WIESE KAREN P
105 DANIEL ST FLR 2, null, PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information**Brief Description of Proposed Work**

Vent a dryer out the left side of the brick building on the second floor. It vents out into the alley between the building and the Daniel Street Tavern. The vent is 4" and will be painted red to match the brick.

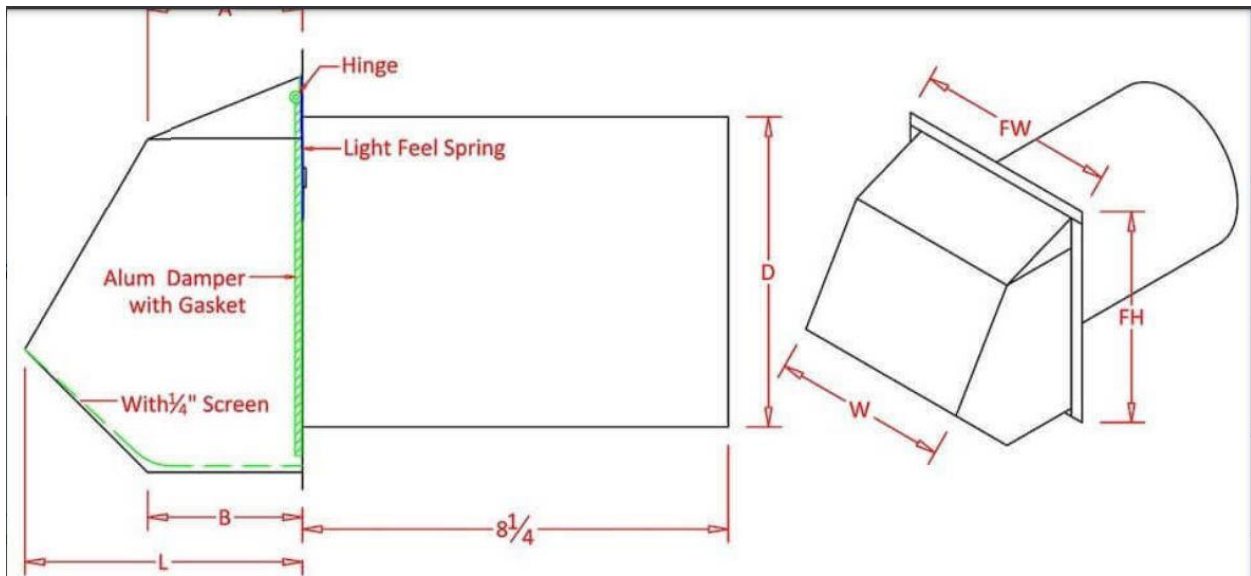
Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

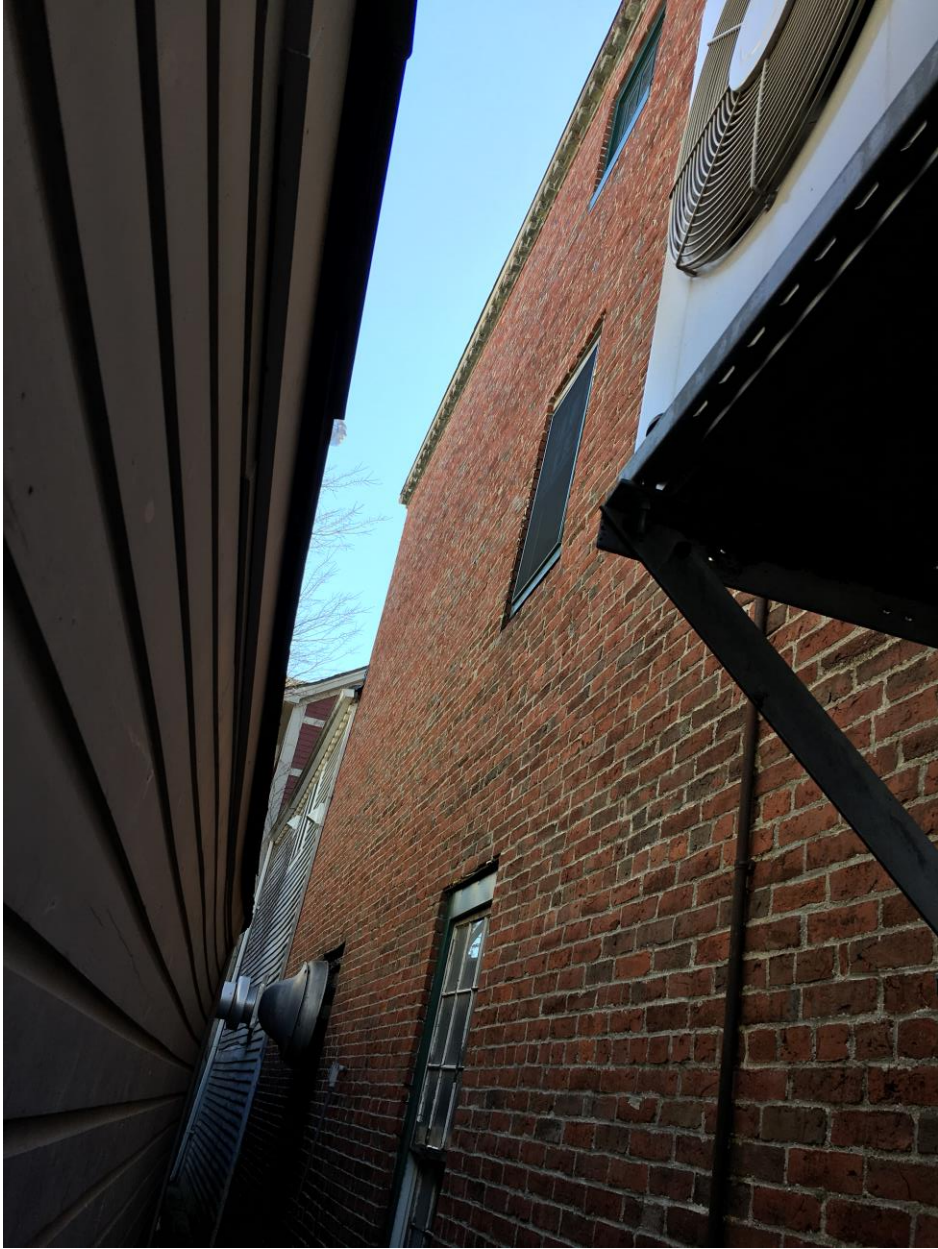
Other

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



ITEM #	D	A	B	L	W	FW	FH
WVEB3__	3	2 3/4	2 3/4	4 3/8	4 7/8	6	6 1/2
WVEB4__	4	2 3/4	2 3/4	4 1/8	4 7/8	6	6 1/2
WVEB5__	5	3	3	5 3/8	6 7/8	8	8 1/2
WVEB6__	6	3	3	5 3/8	6 7/8	8	8 1/2
WVEB7__	7	3	4 7/16	6 11/16	8 7/8	10	10 1/2
WVEB8__	8	3	4 7/16	6 11/16	8 7/8	10	10 1/2
WVEB10__	10	2 7/8	4 3/16	6 11/16	11 7/8	13	12 1/2







4. 93 High Street

- Recommended Approval

Background: The applicant is seeking approval to have (25) windows restored on Units: 1-4 and to replace aluminum storm-windows with new aluminum storm windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

03/05/2021

LUHD-284

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Mar 04, 2021

Applicant

Debbie Mae Kershaw
srebrokers@gmail.com
96 Coakley Road
Portsmouth, NH 03801
6034311443

Location

93 HIGH ST Unit 1
Unit 1
Portsmouth, NH 03801

Owner:

SMITH RICHARD A & D/B/A CUZIN RICHARD
ENTERTAINMENT
93 HIGH ST #1 PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Will be "Restoring" (not replacing) 25 double hung Windows and replacing existing aluminum storm windows with triple track aluminum combination storm windows recommended by Luka and supplied by Coastal Industries (see attached, these are available in a variety of colors). All Restoration work will be performed by Luka Windows, method of removal and installation would be using ladders working both inside and out. Luka is Lead certified and fully Insured.

93 High Street, Portsmouth, NH [Map 0118/0023/ 001-004](#)

- 93 High Street is a two Story 1820 Condo Conversion building with 5 Individually Owned Units located in the building sitting directly on the corner of High St & Hanover.
- The plan is to RESTORE the original double hung windows and replace the existing aluminum storm windows with new aluminum storm windows. The units Included in this project are:

Unit #1 – Owned by Richard R. Smith- Map 0118/0023/001 – Zone CD4-L2

1st Floor Unit – Total - 13 double hung windows and storms. Age of windows & storms unknown

93 High Street, Portsmouth , NH
Window Restoration & Storm Window Project

Zoned: CD4—L2— Map 0118 / 0023 / 001 also 002, 003 & 004

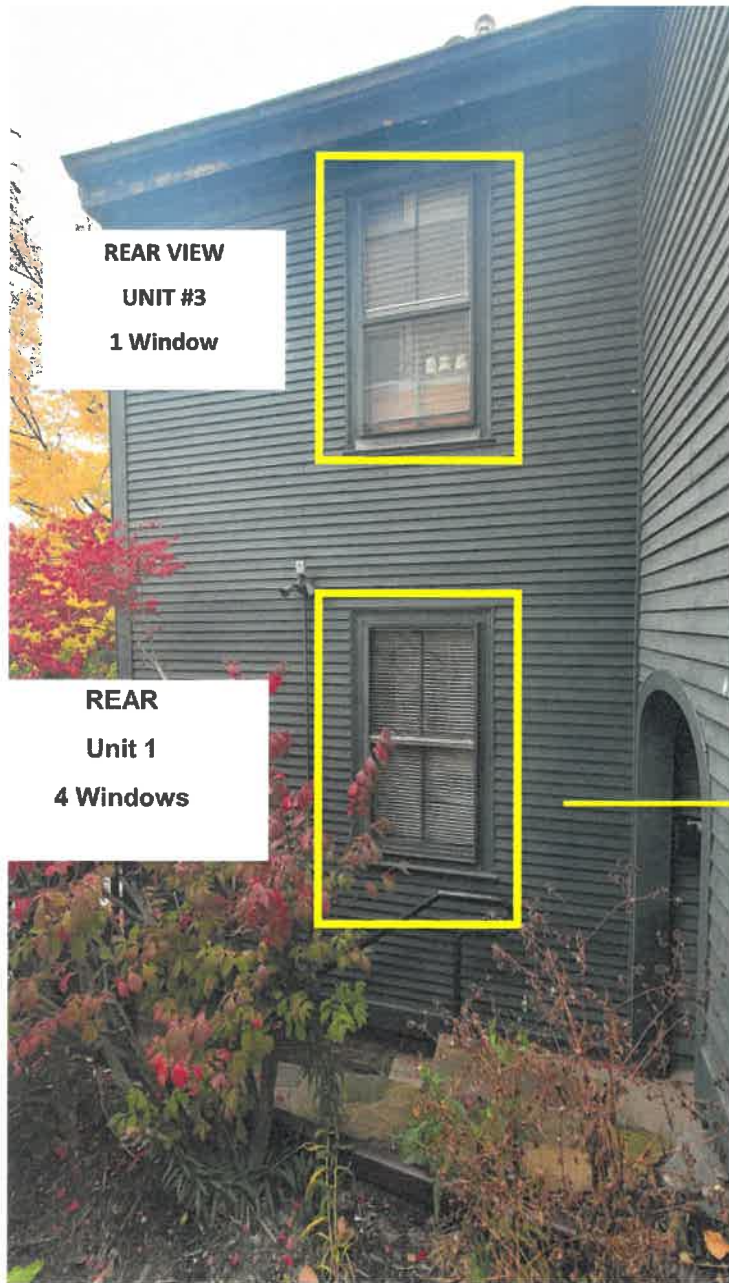


- **Unit #2 – Owned by Tammy Jordan – Map 0118/0023/002 Zone CD4-L2**
- 2nd & 3rd floor
- located on the NW side of the building (with the spiral staircase)
- Total 4 double hung windows– 2 shown on front
- Age of windows & storms unknown.

- **Unit #3 – Owned by John & Britt Santa Maria -**
- Map 0118/0023/003 – Zone CD4-L2
- 2nd & 3rd floor
- located on the NE side of the building (Hanover Street side)
- Total 7 double hung windows .3 windows shown on front
- Age of windows & storms unknown

93 HIGH STREET—FRONT VIEW

Unit #1 – Owned by Richard R. Smith- Map 0118/0023/001 – ZoneCD4-L2
1st Floor Unit – with 13 double hung windows (4 shown on front) . Age of windows & storms unknown



93 High Street Rear Side NO

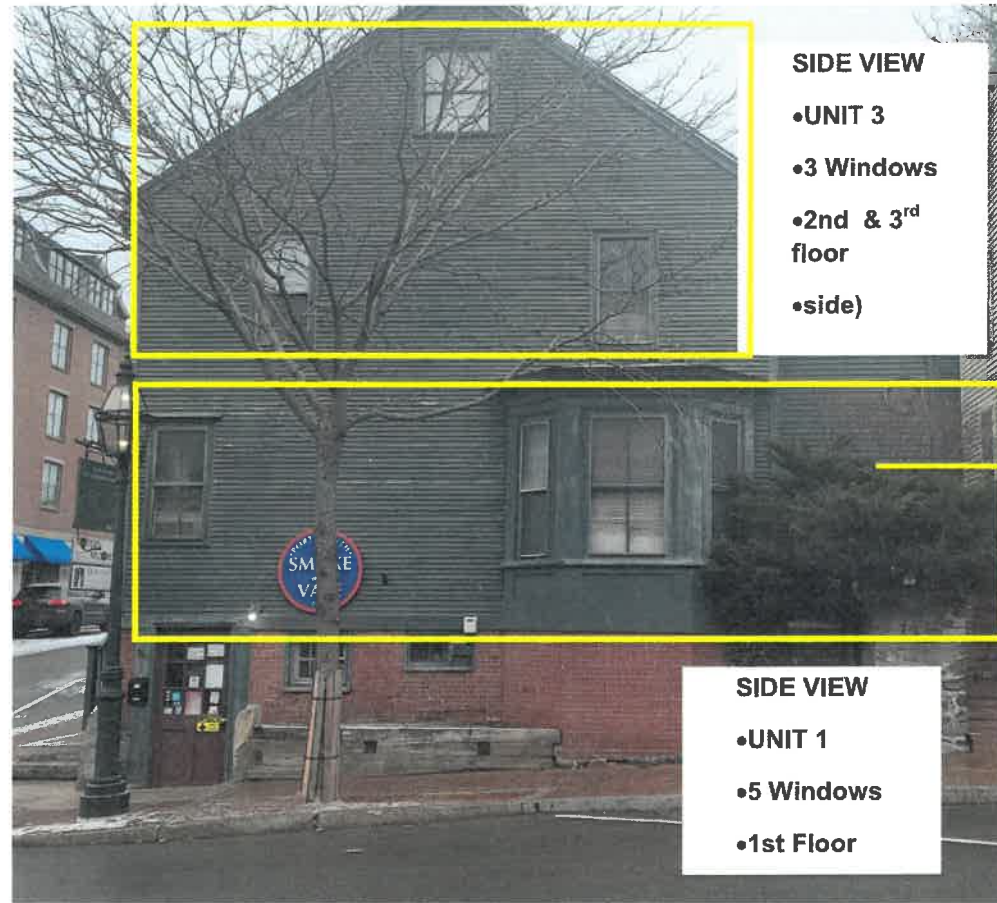
93 High Street, Portsmouth , NH
Window Restoration & Storm Window Progrect



SIDE VIEW
UNIT #2
2 Windows

Side View
Unit 1
1 Window

93 HIGH STREET
SIDE VIEW OFF HIGH



SIDE VIEW
•UNIT 3
•3 Windows
•2nd & 3rd
floor
•side)

SIDE VIEW
•UNIT 1
•5 Windows
•1st Floor



93 HIGH STREET
SIDE VIEW HANOVER SIDE



Coastal
Industries Inc.
MANUFACTURERS OF WINDOWS, DOORS & SCREENS

THE PACER
TRIPLE-TRACK
COMBINATION
STORM WINDOW



One of the finest aluminum storm windows on today's market, the Pacer has been around for 50 years and is still going strong! The Pacer will make your home more energy efficient.

**AVAILABLE IN
MANY COLORS**

**UNEXCELLED
BEAUTY
AND STYLING**

THE PACER TRIPLE-TRACK COMBINATION STORM WINDOW

- Self-storing of all inserts
- Fingertip action with positive action stops
- Automatic tamper-proof locks
- Top or bottom ventilation
- Multi-positioning of all inserts
- Effortless removal of inserts allows for easy cleaning
- Sturdy reinforced construction
- Fully extruded 6063 heat tempered aluminum
- Concealed metal-to-metal interlocks
- Stainless steel screws and springs
- Adjustable bottom expander
- Wool pile weather-stripped
- Fiberglass insect screening 18 x 14 mesh
- Marine glazing
- Individually tested and inspected

(Specifications subject to change without notice.)

COLORS, COLORS, COLORS, COLORS

Don't miss out on COLOR! We also offer Powder-Coating on all Aluminum Storm products!
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3009 Brick Red



7045 Grey



6002 Forest Green



8022 Black



6020 Green



1014 Yellow



77 Newark St., Haverhill, MA 01832
Tel.: 800-351-1065
www.ciiwindows.com
sales@ciiwindows.com

Historic District Commission

Staff Report – March 3rd and 10th, 2021

March 3rd MEETING

Administrative Approvals:

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

PUBLIC HEARINGS – NEW BUSINESS:

- 1. 45 Richmond Street (LU-21-249) (Rear addition & dormers)
- 2. 46 Dennett St. (LU-21-25) (Fence Gate)

REQUEST FOR REHEARING:

- 1. 33 Jewell Court (LU-21-234) (Roof Replacement)

WORK SESSIONS – OLD BUSINESS:

- A. 1–31 Raynes Ave. (LUHD-234) (2, 5 story Buildings)

WORK SESSIONS – NEW BUSINESS:

- 1. 238 Marcy St. (LUHD-274) (Solar panels)
- 2. 64 Vaughan Mall (LUHD-277) (Penthouse addition)
- 3. 41 Salter St. (LUHD-278) (2nd Floor addition)

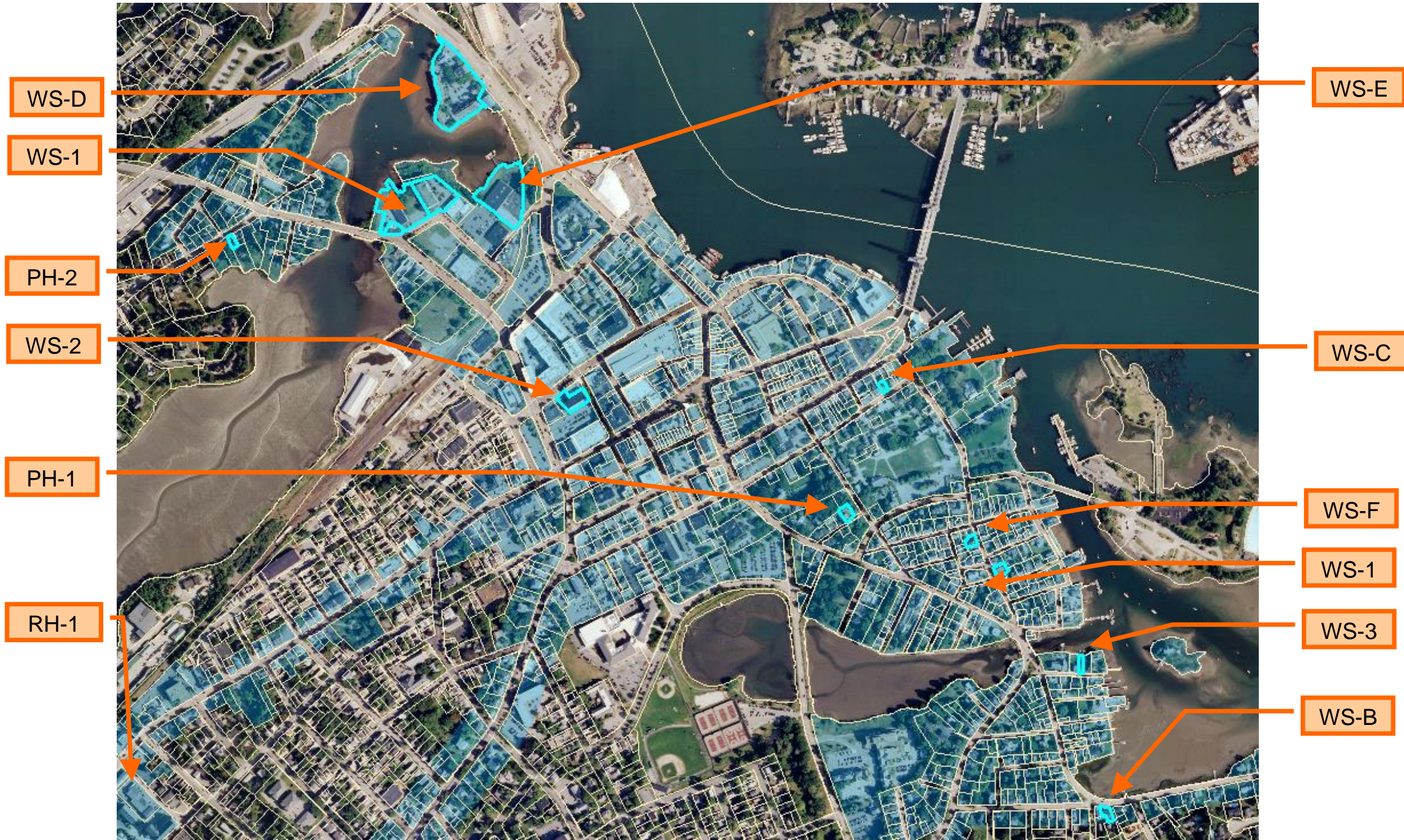
March 10th MEETING

Administrative Approvals:

- 1. 53-67 Bow St. (LUHD-281) - Recommend Approval
- 2. 105 Daniel St. (LUHD-283) - Recommend Approval
- 3. ...

WORK SESSIONS – OLD BUSINESS:

- B. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 449 Court St. (LUHD-235) (Stairs & Chimney)
- D. 500 Market St. (LUHD-236) (Trash Enclosure)
- E. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- F. 279 Marcy St. (LUHD-259) (Recessed Deck)



LOCATER MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: March 3rd & 10th, 2021
APPLICATIONS: 19

Historic District Commission

Project Address: 45 RICHMOND ST. (LU-20-249)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

Existing Conditions:

- Zoning District: MRO
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from Richmond and Washington Streets.
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace rear addition and garage and add an attic dormer.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located near the intersection of Richmond and Washington Streets in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish and replace the existing single-story rear addition and garage with a 2 story addition and new garage with an attached greenhouse;
- Relocate a faux chimney, and
- Add a new front landing and steps.

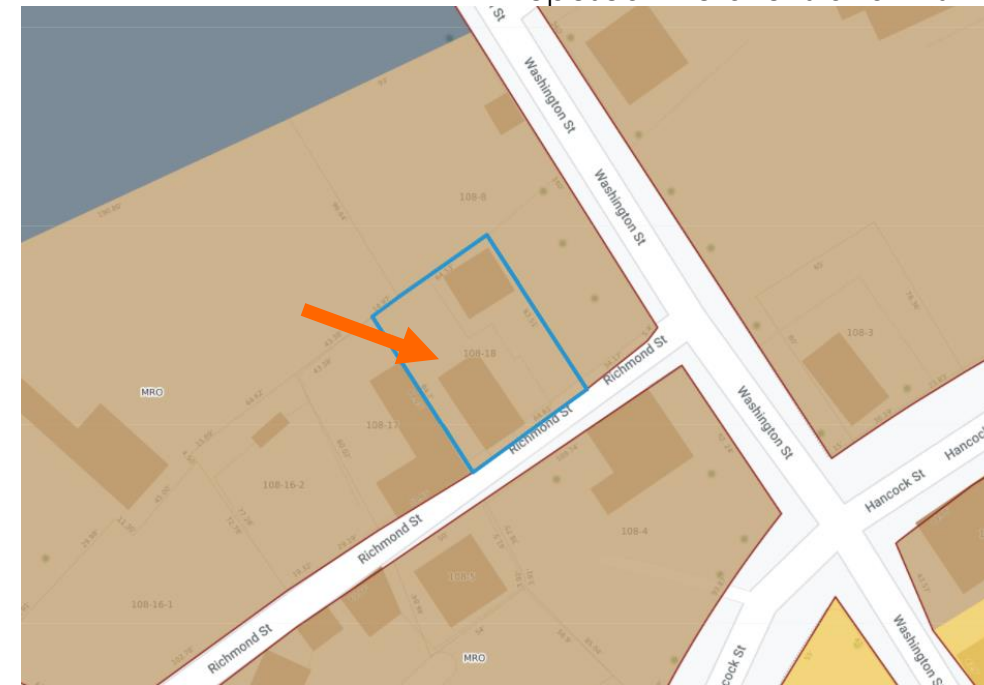
Note that applicant has modified the spacing on the windows.

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

C

45 RICHMOND ST. (LU-20-249) – PUBLIC HEARING #1 (MODERATE)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 45 RICHMOND ST. Case No.: 1 Date: 3-3-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 46 DENNETT STREET (LU-21-25)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District A (GRA)
- Land Use: Single-Family
- Land Area: 2,825 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Colonial
- Historical Significance: Contributing Structure
- Public View of Proposed Work: Limited View from Dennett Street.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To install a new gate to connect the house to the fence.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Dennett Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

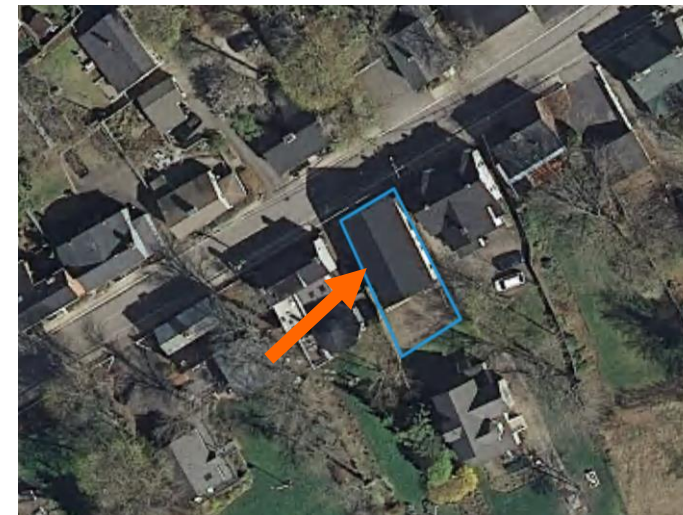
J. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Add a gate between the house and existing fence.
- The gate is proposed to match the wooden fence design.
- **Please note that we have requested additional information to confirm the gate design is consistent with the existing fence. Once submitted we will forward to the Commission.**

• **Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)**

K. Aerial Images and Maps:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

46 DENNETT STREET (LU-21-25) – PUBLIC HEARING #2 (MINOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 46 DENNETT ST. Case No.: 2 Date: 3-3-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 33 JEWELL COURT (LU-20-191)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: RE- HEARING #1

Existing Conditions:

- Zoning District: CD4-W
- Land Use: Commercial
- Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: NA
- Historical Significance: C
- Public View of Proposed Work: View from Islington and S. Albany Streets
- Unique Features: Former Frank Jones Brewery
- Neighborhood Association: West End

B. Proposed Work: To replace slate shingles with asphalt.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This contributing structure is located within the former Frank Jones Brewery Complex in the heart of the West End. The existing building was constructed c. 1830.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

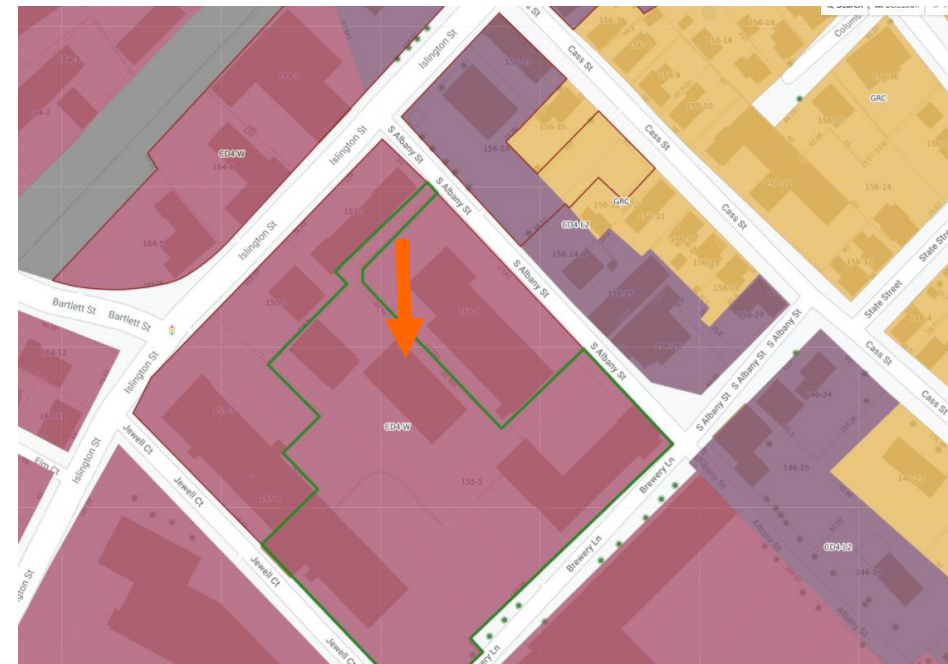
- To replace the existing slate roof (c.1830) with asphalt shingles.
- **Note that the applicant is seeking estimates from contractors for repairing the existing roof and replacing the slate with composite slate shingles. As such, she has requested a continuance to the April 7th meeting.**

Design Guideline Reference – Guidelines for Roofing (04).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

33 JEWELL COURT (LU-20-191) – RE-HEARING #1 (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 Jewell Court Case No.: 1 Date: 3-4-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 1 & 31 RAYNES AVE. (LUHD-234)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

Existing Conditions:

- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/-
- Estimated Age of Structure: c.1960s
- Building Style: Contemporary
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To construct a 4-5 story mixed-use building(s).

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- **Note that the applicant has requested a continuance of this application until April.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

1 & 31 RAYENES AVE. (LUHD-234) – WORK SESSION #A (MAJOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 1 & 31 Raynes Ave. Case No.: A Date: 3-4-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 238 MARCY ST. (LUHD-274)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #1

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 3,860 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Late 19C Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To install solar panels.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along Marcy Street and is set back for the street edge. It may have previously been a barn structure. It is surrounded with many 2-3 story historic structures with little to no front yard setbacks and small lots.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Install 18 solar panels on the south-facing roof surface.

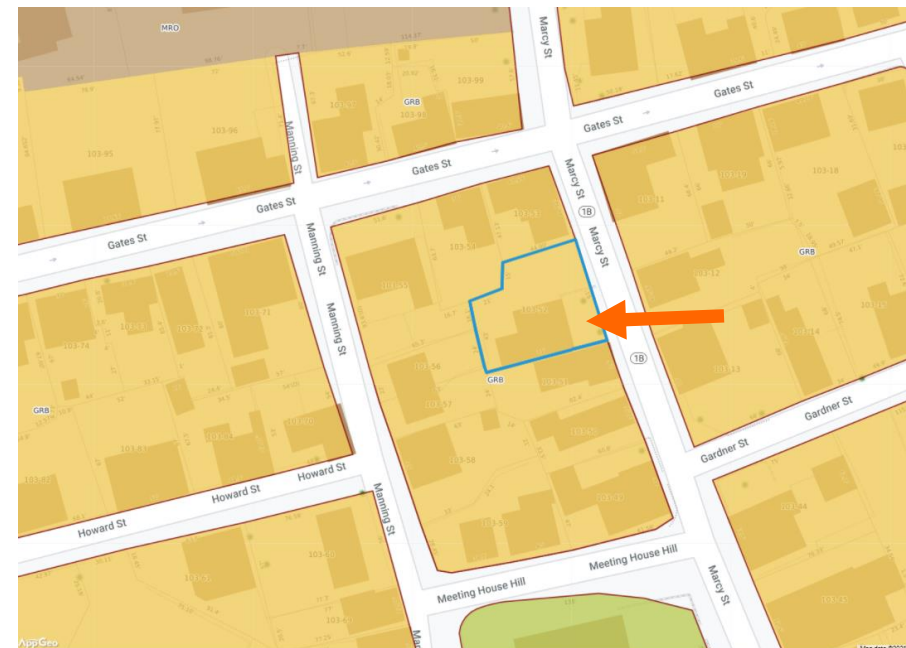
Note that the panels area low profile design, dark in color, and with minimum reflective glare. That said, they will be partially visible along Marcy Street.

Design Guideline Reference – Guidelines for Roofing (04).

K. Aerial Image, Street View and Zoning Map:



Aerial and 3D Massing Model Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

238 MARCY STREET (LUHD-274) – WORK SESSION #1 (MODERATE PROJECT)

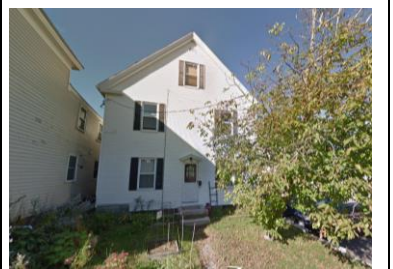
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 238 MARCY STREET Case No.: 1 Date: 3-4-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 64 VAUGHAN MALL (LUHD-277)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #2

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To make façade improvements to the storefront and add a penthouse.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

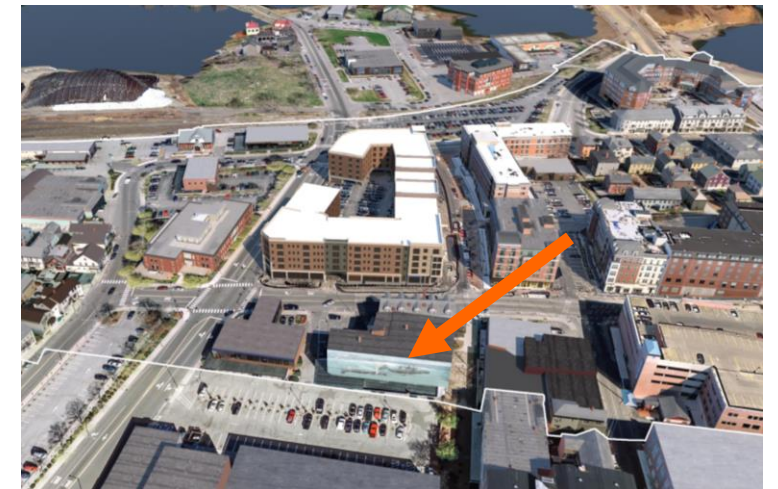
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

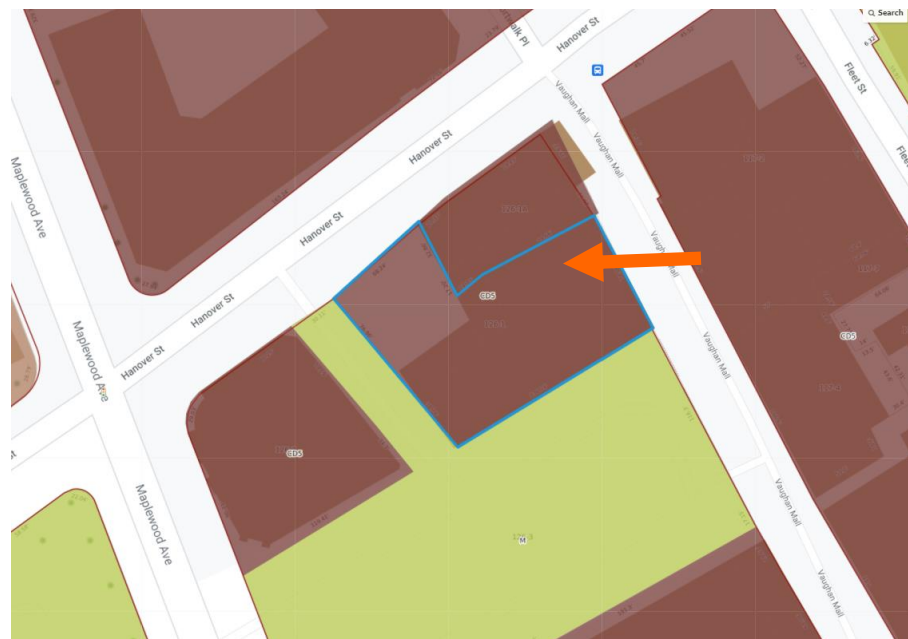
- Modify the front storefront and facade.
- Install window, door and storefront openings along the Worth Lot.
- Add a 4th floor with a penthouse level.

• **Design Guideline Reference – Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).**

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

64 VAUGHAN MALL (LUHD-277) – WORK SESSION #2 (MAJOR PROJECT)

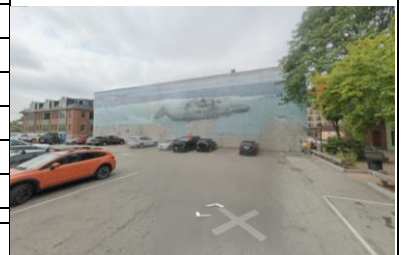
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div style="border: 2px solid black; padding: 10px;"> <h3 style="margin: 0;">MAJOR PROJECT</h3> <p style="margin: 0;">- Add a 4th Floor penthouse, modify the storefront & add new openings -</p> </div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS		HDC SUGGESTIONS		APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and Windows						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls (i.e. materials, type...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
39	Accessories (i.e. signs, lighting...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
40	Accessory Buildings (i.e. sheds, greenhouses...)						<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 64 VAUGHAN MALL Case No.: 2 Date: 3-4-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

Project Address: 41 SALTER STREET (LUHD-278)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #3

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Single Family
- Land Area: 2,970 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add a 2nd floor addition on rear elevation.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

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

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This historically-significant and contributing building is located along Salter Street. The property is surrounded with many historically significant structures and most have shallow setbacks along the street and narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

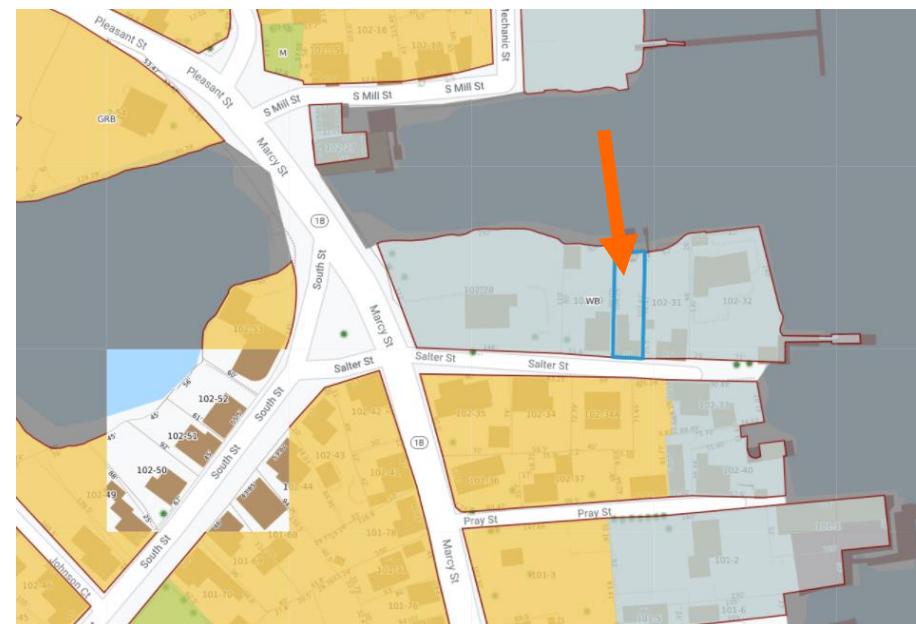
- Add a 2nd floor addition on the rear of the structure.
- Dormers are proposed within the addition.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05) and Windows and Doors (08)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

41 SALTER STREET (LUHD-278) – WORK SESSION #3 (MINOR)

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

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 41 SALTER STREET Case No.: 3 Date: 3-4-21
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 180 NEW CASTLE AVE. (LUHD-233)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

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

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

C. Other Permits Required:

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

D. Lot Location:

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

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

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Background & Suggested Action:

The applicant is proposing to:

- Replace the deck and stairs along New Castle Ave.
- Replace the existing chimney with a faux brick veneer chimney.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:



Elevations & Streetview Image



Zoning Map

HISTORIC SURVEY RATING

C

180 NEW CASTLE AVE. (LUHD-233) – WORK SESSION #B (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 180 New Castle Ave Case No.: B Date: 3-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 449 COURT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Multi-Family
- Land Area: 2,613 SF +/-
- Estimated Age of Structure: c. 1996
- Building Style: Traditional
- Historical Significance: NA
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: Add a 4th Floor Addition and roof deck along Court Street.

C. Other Permits Required:

- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board | <input type="checkbox"/> City Council |
| <input type="checkbox"/> Condo Association | <input type="checkbox"/> Abutting Property Owner | |

D. Lot Location:

- | | | |
|--|-----------------------------------|---|
| <input type="checkbox"/> Terminal Vista | <input type="checkbox"/> Gateway | <input checked="" type="checkbox"/> Mid-Block |
| <input type="checkbox"/> Intersection / Corner Lot | <input type="checkbox"/> Rear Lot | |

E. Existing Building to be Altered/ Demolished:

- | | | |
|---|------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Principal | <input type="checkbox"/> Accessory | <input type="checkbox"/> Demolition |
|---|------------------------------------|-------------------------------------|

F. Sensitivity of Context:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Highly Sensitive | <input checked="" type="checkbox"/> Sensitive | <input type="checkbox"/> Low Sensitivity | <input type="checkbox"/> "Back-of-House" |
|---|---|--|--|

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawberry Banke.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Change the roof design by adding a 4th floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.

• **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

• **Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).**

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING

NA**

449 COURT STREET (LUHD-235) – WORK SESSION #C (MINOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 442 COURT STREET Case No.: C Date: 3-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 500 MARKET STREET (LUHD-236)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c. 1982
- Building Style: Classical Revival
- Historical Significance: C
- Public View of Proposed Work: View from Market Street
- Unique Features: NA
- Neighborhood Association: Nobles Island

B. Proposed Work: Replace trash enclosure.

C. Other Permits Required:

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

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal
- Accessory
- Demolition

F. Sensitivity of Context:

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Replace the brick dumpster enclosure with wooden fencing.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

• Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

500 MARKET STREET (LUHD-236) – WORK SESSION #D (MINOR)

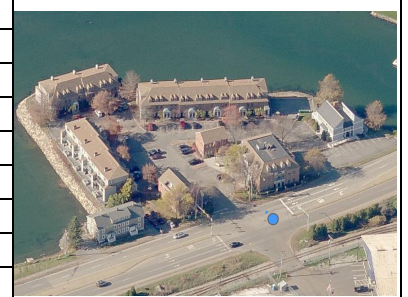
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 500 MARKET STREET Case No.: 2 Date: 2-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Evaluation Form: 53 GREEN STREET (LUHD-257)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #E

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 78,843 SF +/-
- Estimated Age of Structure: c.1920/1970
- Building Style: Industrial
- Number of Stories: 2.0
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Market and Green Streets
- Unique Features: NA
- Neighborhood Association: North End

B. Proposed Work: To add a new 5-Story Mixed-Use Apartment Building

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still to be implemented by the developer.

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:



Proposed Design and Street View Image of Existing Conditions



Aerial View

**HISTORIC
SURVEY
RATING**

NC

53 GREEN STREET (LUHD-257) – WORK SESSION #E (MAJOR)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 53 GREEN STREET Case No.: E Date: 3-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Draw



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 279 MARCY ST. (LUHD-259)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #F

Existing Conditions:

- Zoning District: GRB
- Land Use: Single Family
- Land Area: 5,660 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
- Unique Features: Non-Contributing
- Neighborhood Association: South End

B. Proposed Work: To add a recessed roof dormer.

C. Other Permits Required:

- Board of Adjustment Planning Board City Council

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

- Principal Accessory Demolition

F. Sensitivity of Context:

- Highly Sensitive Sensitive Low Sensitivity "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

a. The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard setback and small rear yards and garden areas.

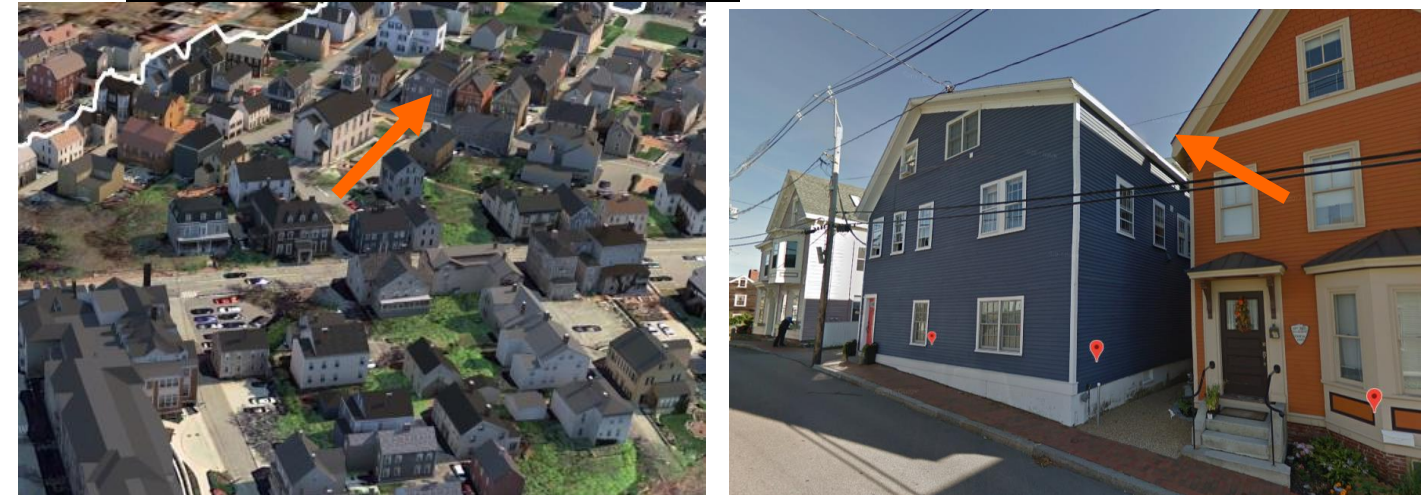
J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- **NOTE – The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.**

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

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

**HISTORIC
SURVEY
RATING**

NC

279 MARCY ST. (LUHD-259) – WORK SESSION #F (MODERATE)

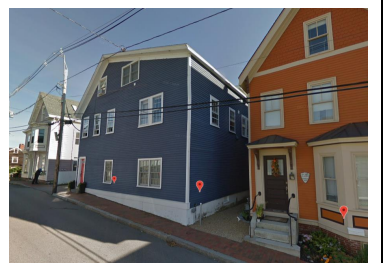
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 279 MARCY ST. Case No.: F Date: 3-10-21

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

AERIAL VIEW OF
SITE AND SURROUNDINGS
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

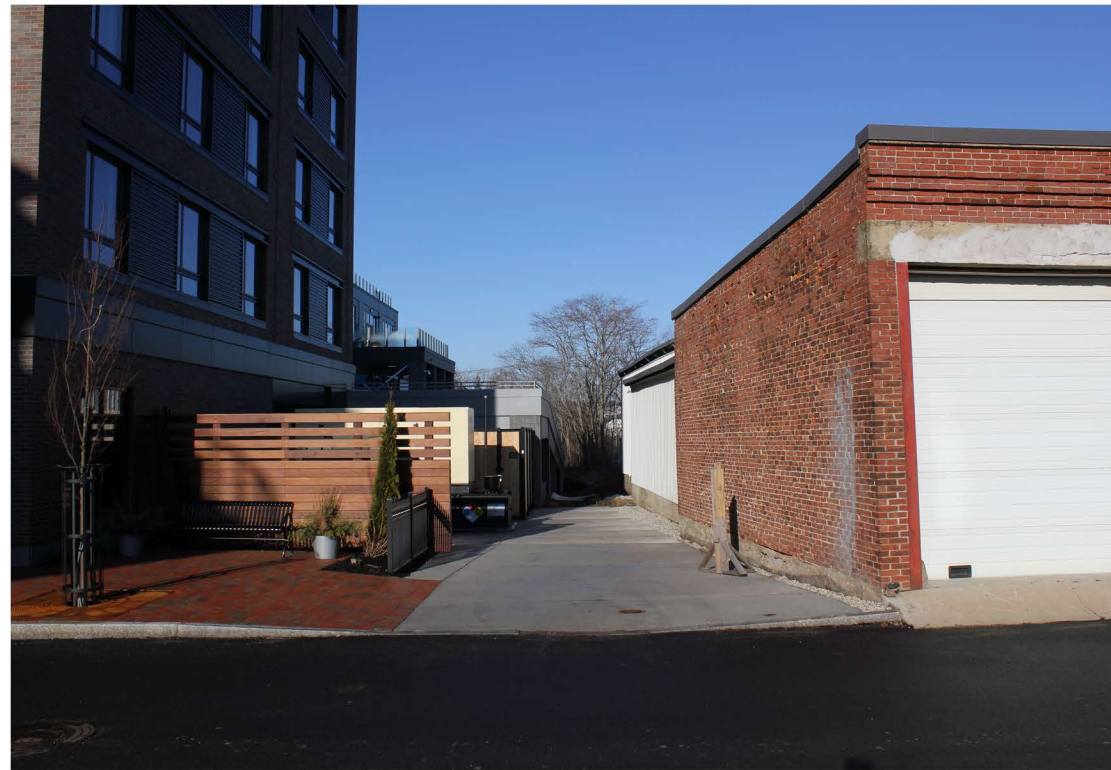
 **CATHARTES**
EMBARC


CJ ARCHITECTS

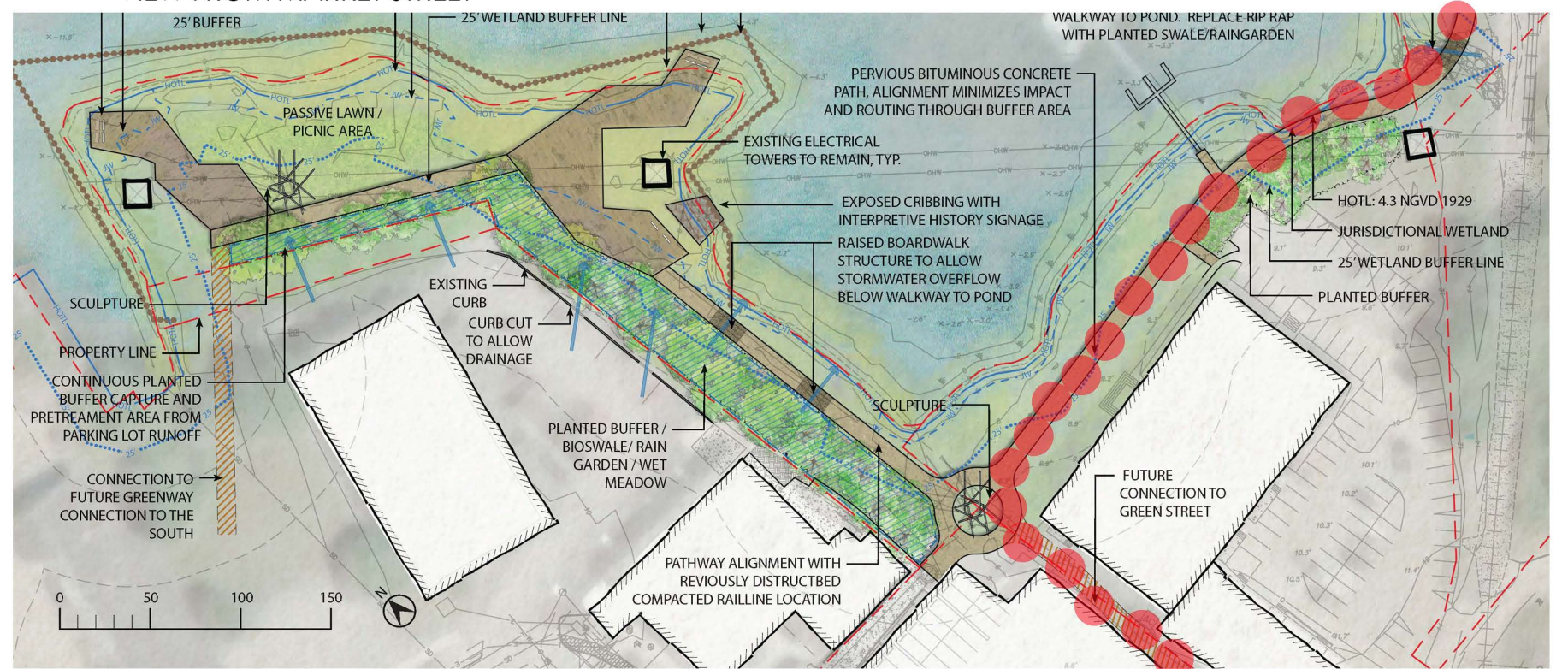
1.0



VIEW FROM MARKET STREET



VIEW TO NORTH MILL POND



PROPOSED GREENWAY CONNECTON ON SITE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

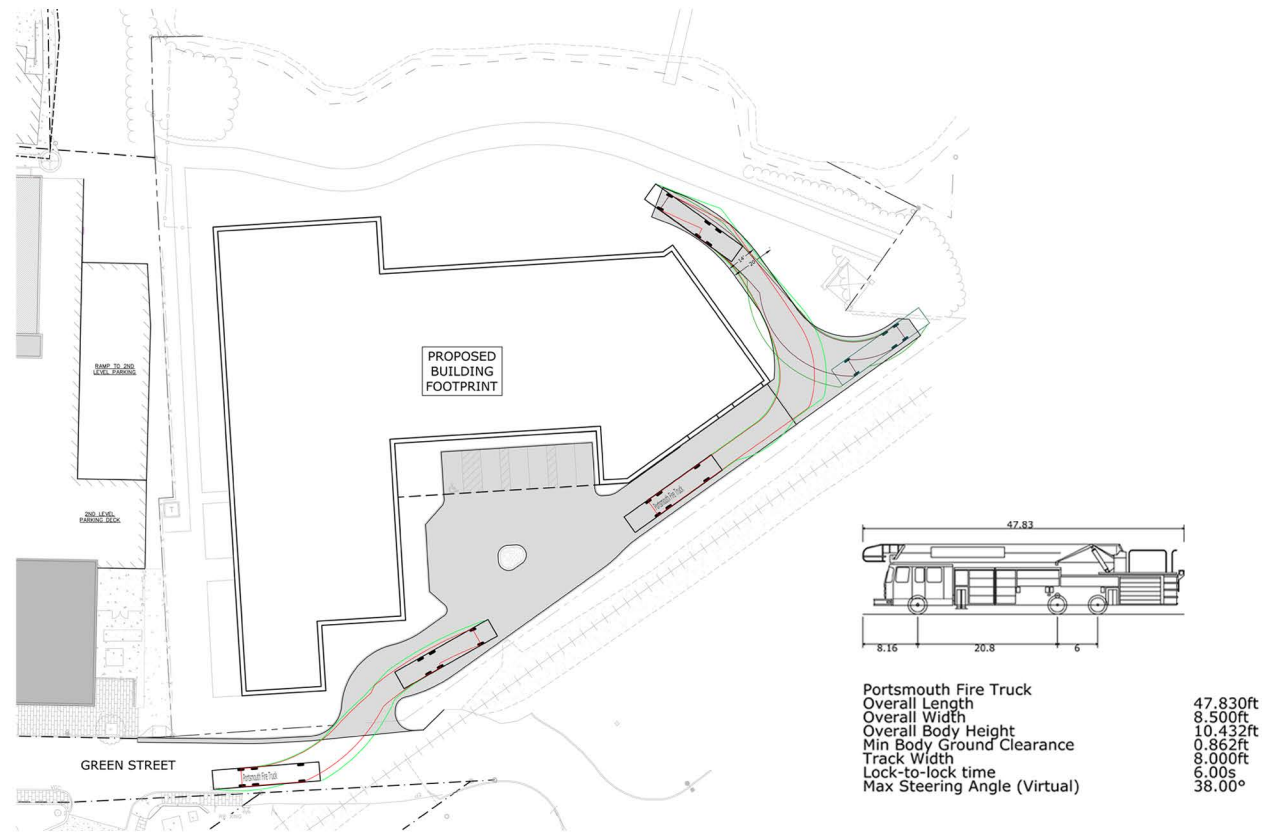
NORTH MILL POND GREENWAY

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

CATHARTES
EMBARC



2.0



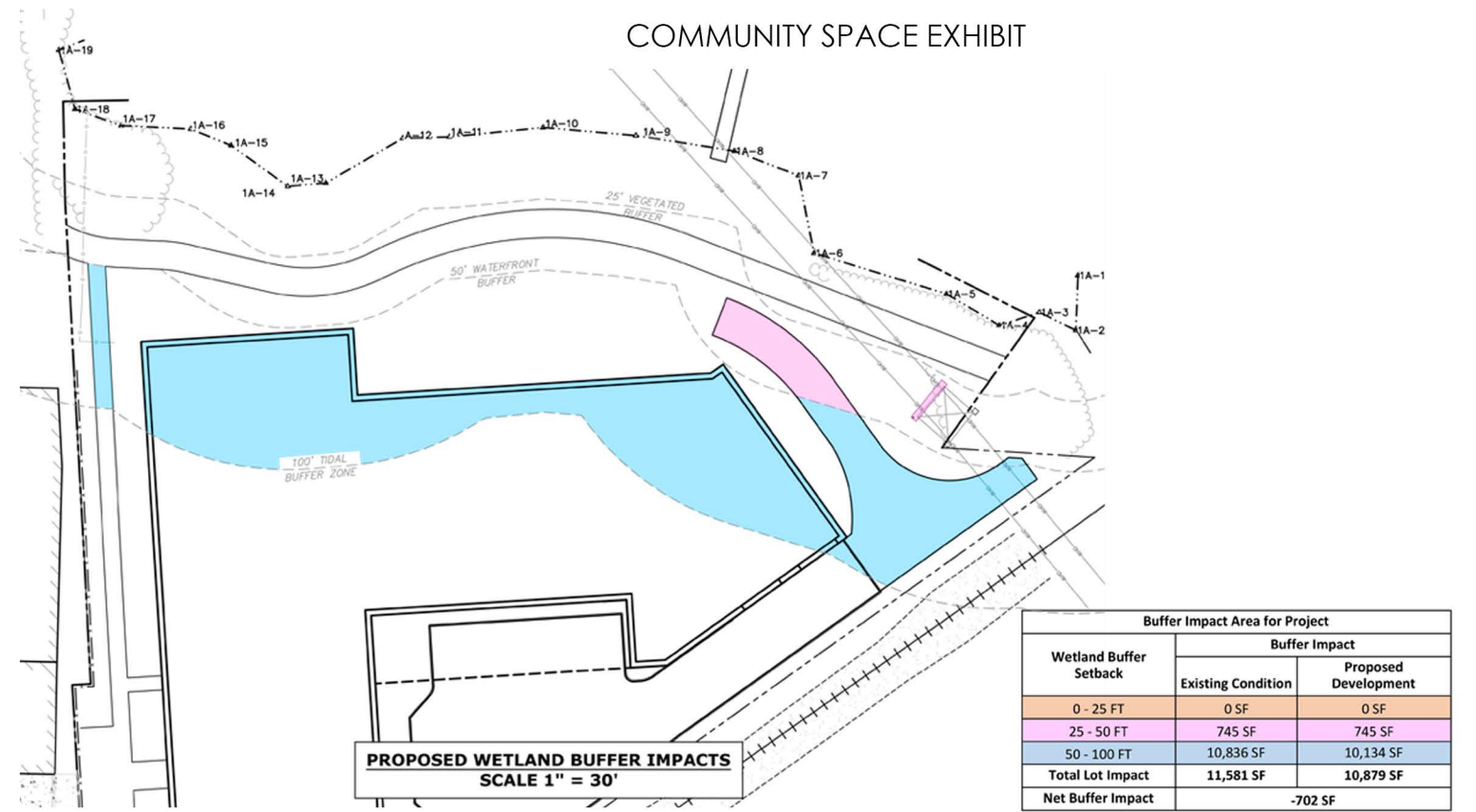
FIRE TRUCK TURNING EXHIBIT



COMMUNITY SPACE EXHIBIT



SITE OVERLAY EXHIBIT



WETLAND BUFFER IMPACT EXHIBIT



PROPERTY AREA:

72,420 SF

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

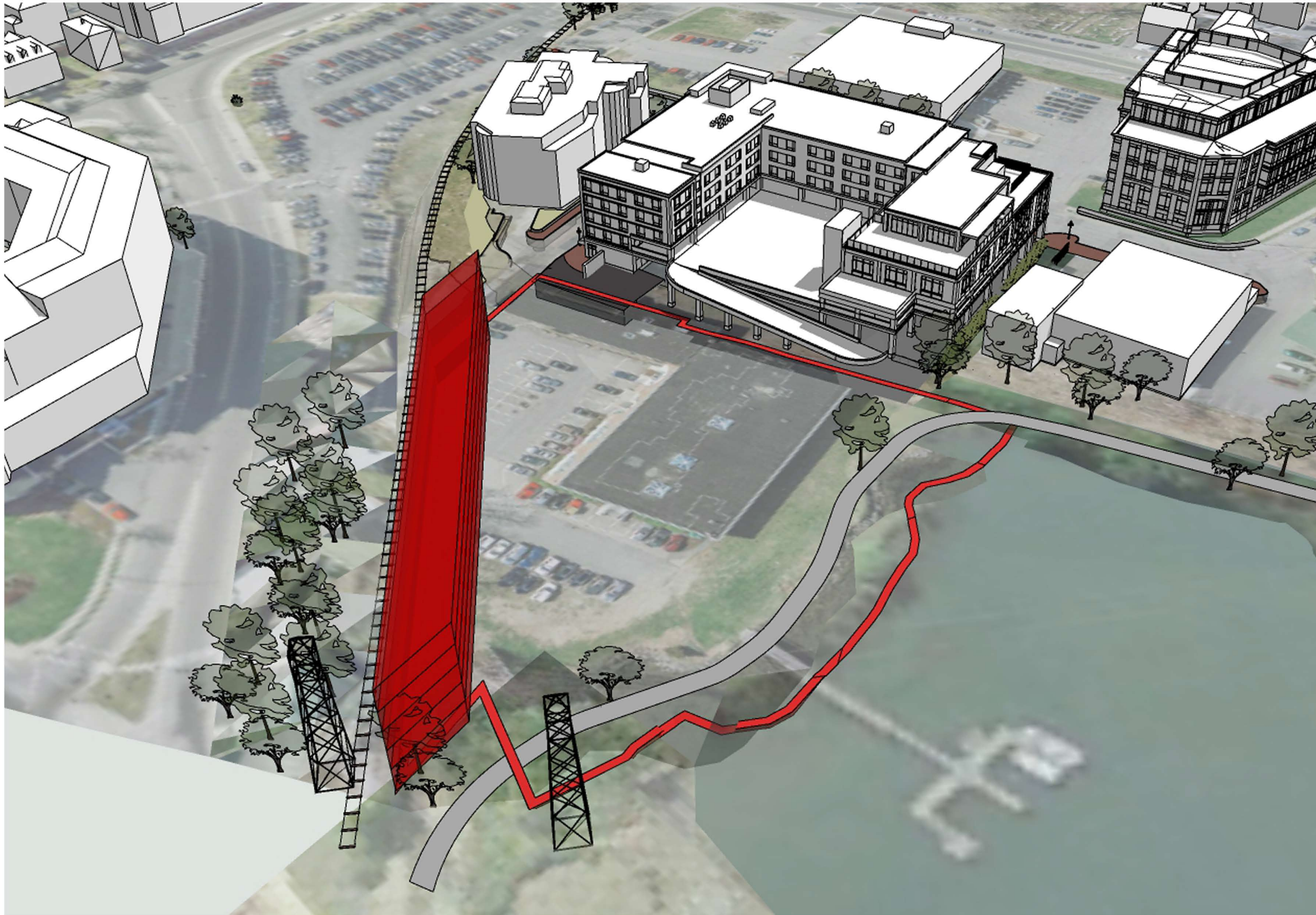
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

 **CATHARTES**
EMBARC



4.0



PROPERTY AREA: 72,420 SF

FIRE DEPARTMENT ACCESS
AS REQUIRED BY TAC: 14 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

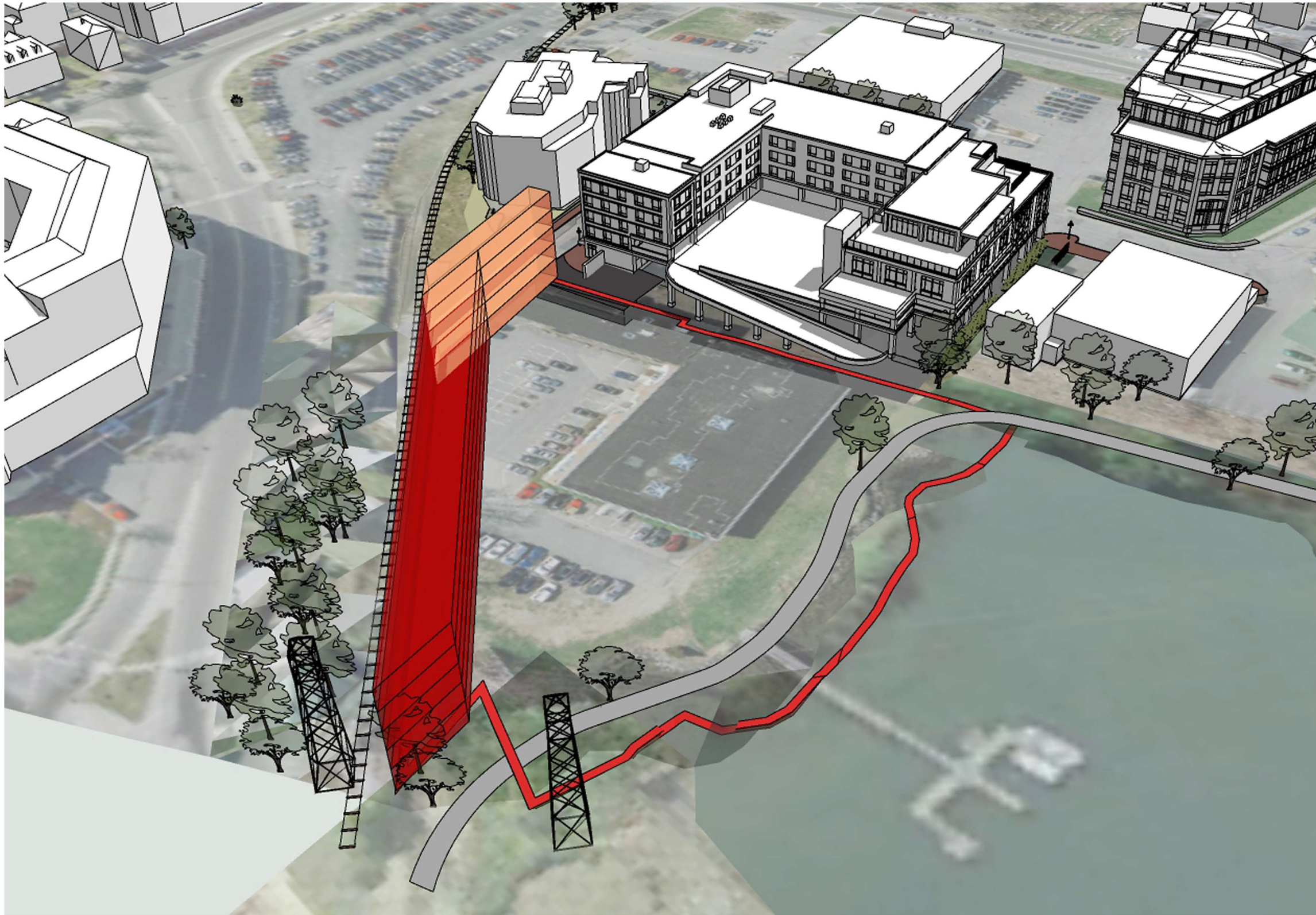
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

 **CATHARTES**
EMBARC



4.1



PROPERTY AREA: 72,420 SF

FIRE DEPARTMENT ACCESS
AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK
EXTENSION ALONG
GREEN STREET INTERFACE: 19 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

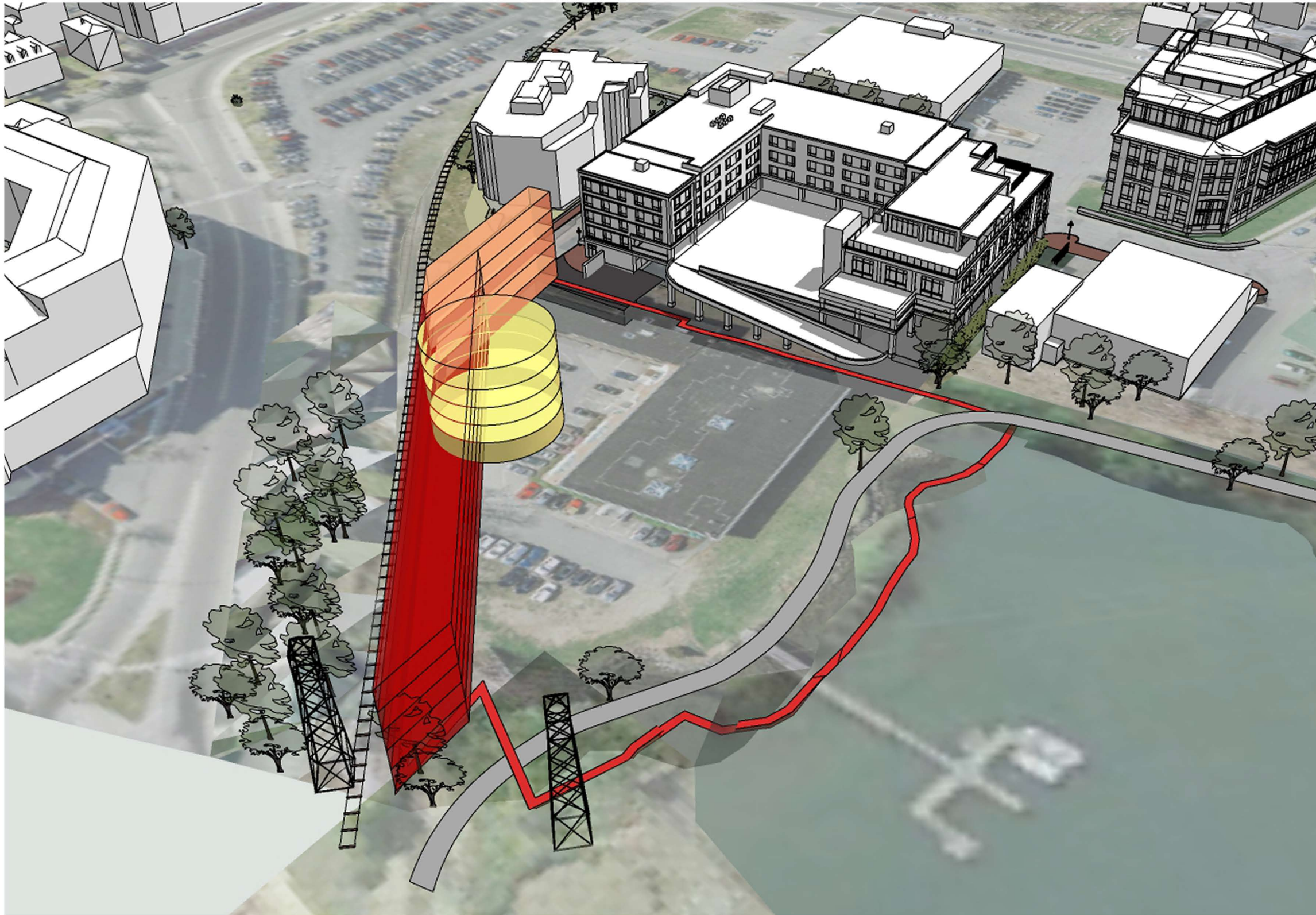
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

 **CATHARTES**
EMBARC



4.2



PROPERTY AREA: 72,420 SF

FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE

WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE

ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

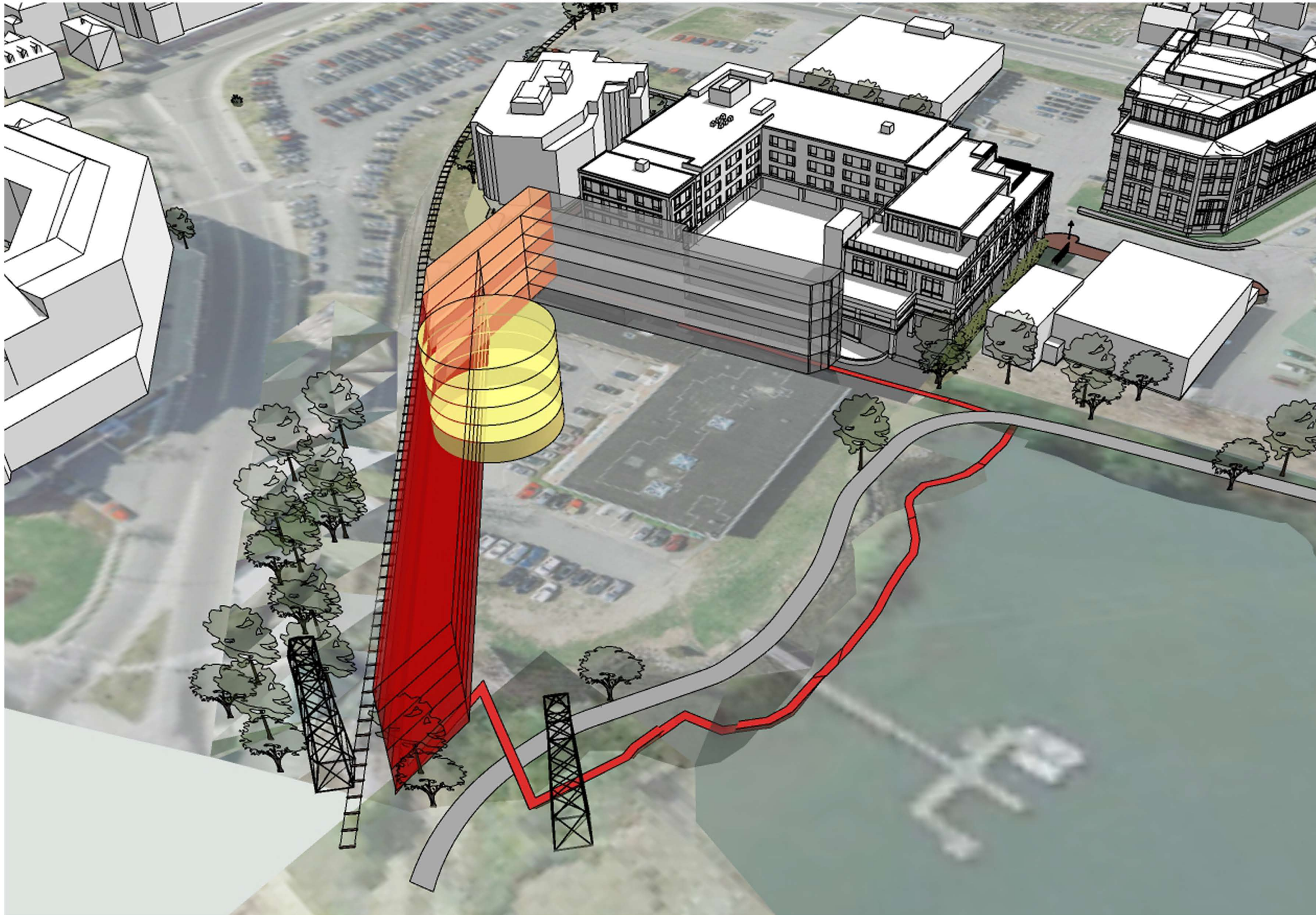
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

CATHARTES
EMBARC



4.3



- PROPERTY AREA: 72,420 SF
- FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE
- WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE
- ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.
- SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET

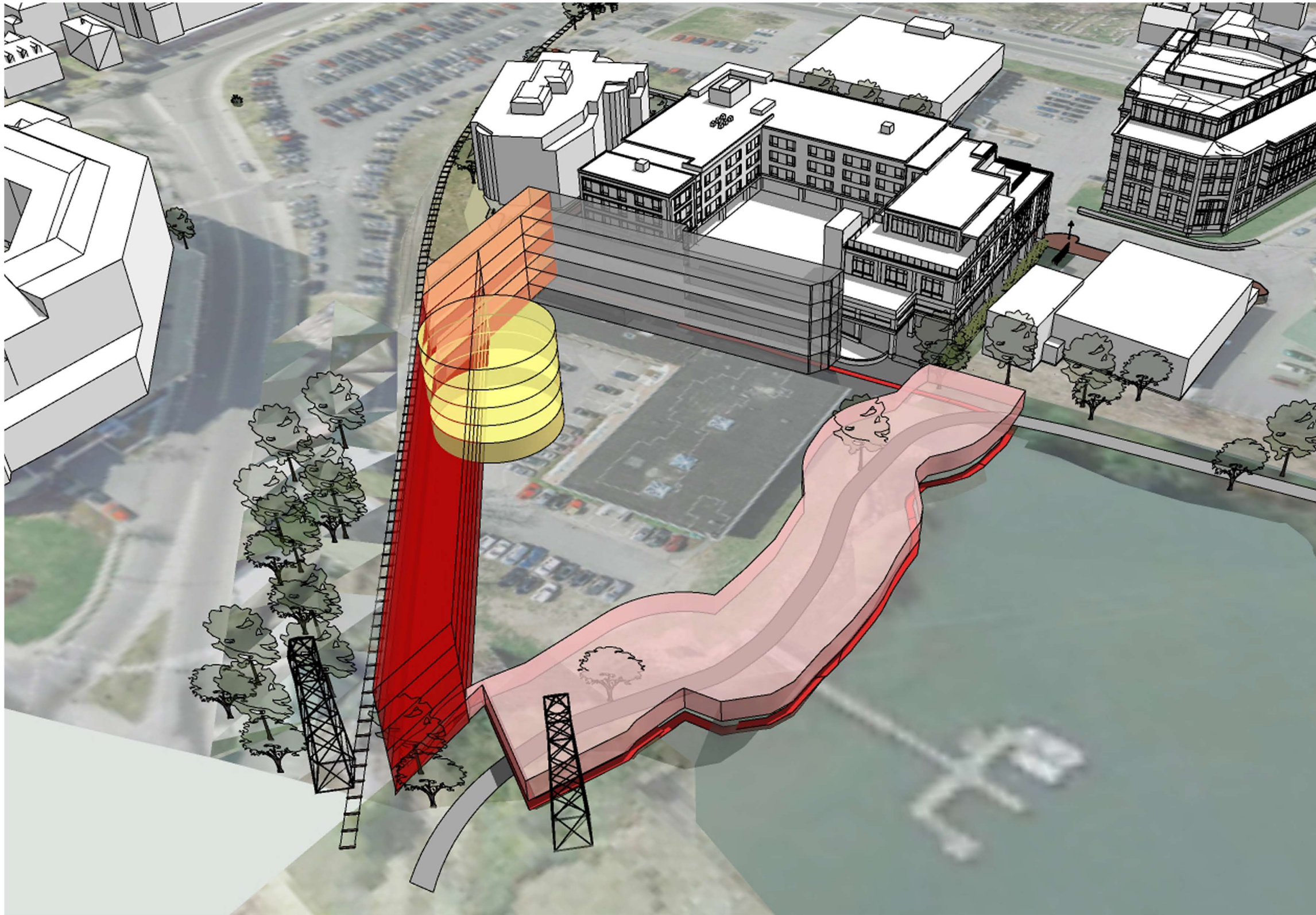
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

CATHARTES
EMBARC





- PROPERTY AREA: 72,420 SF
- FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE
- WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE
- ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.
- SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET
- 50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

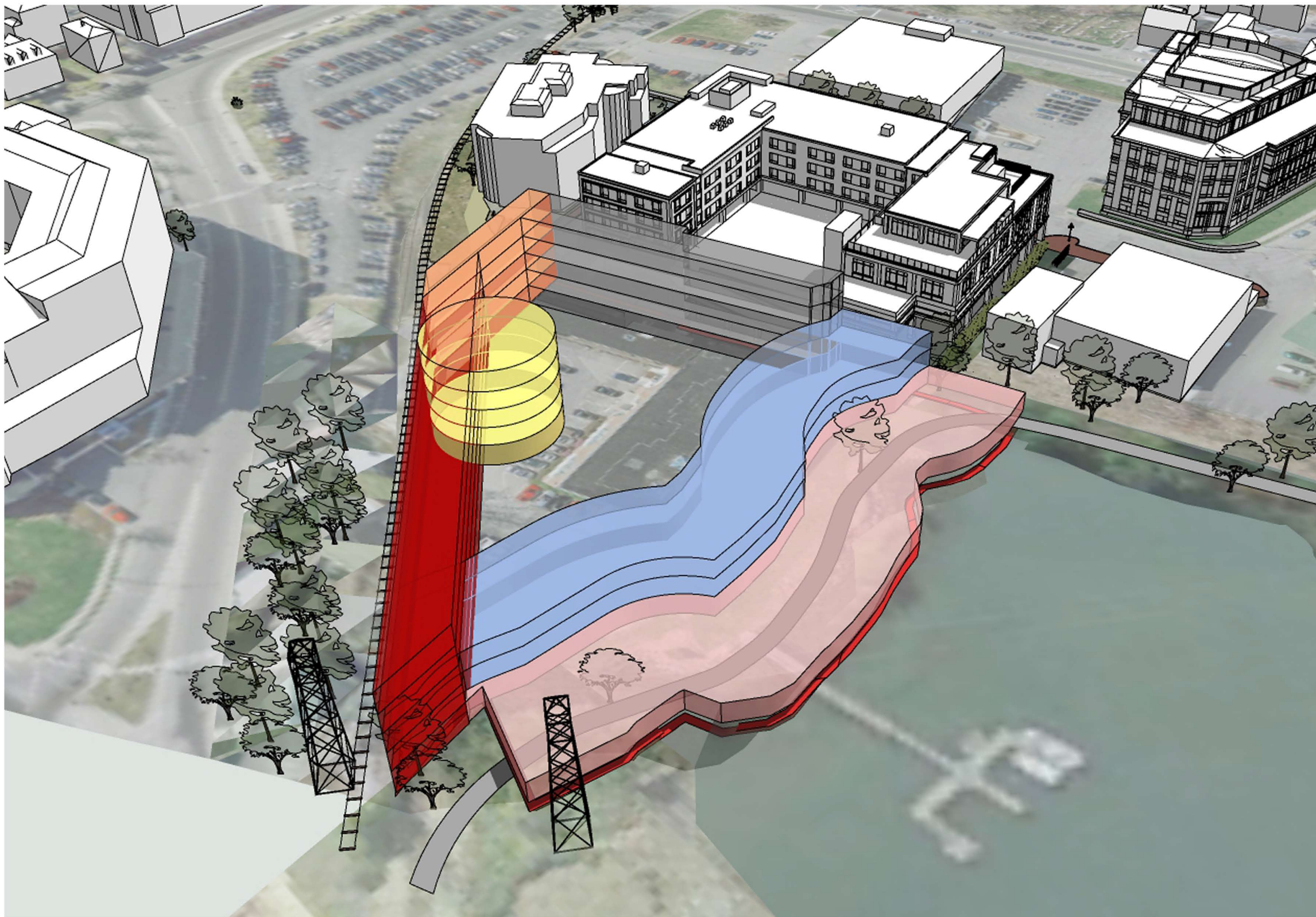
MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

CATHARTES
EMBARC



4.5



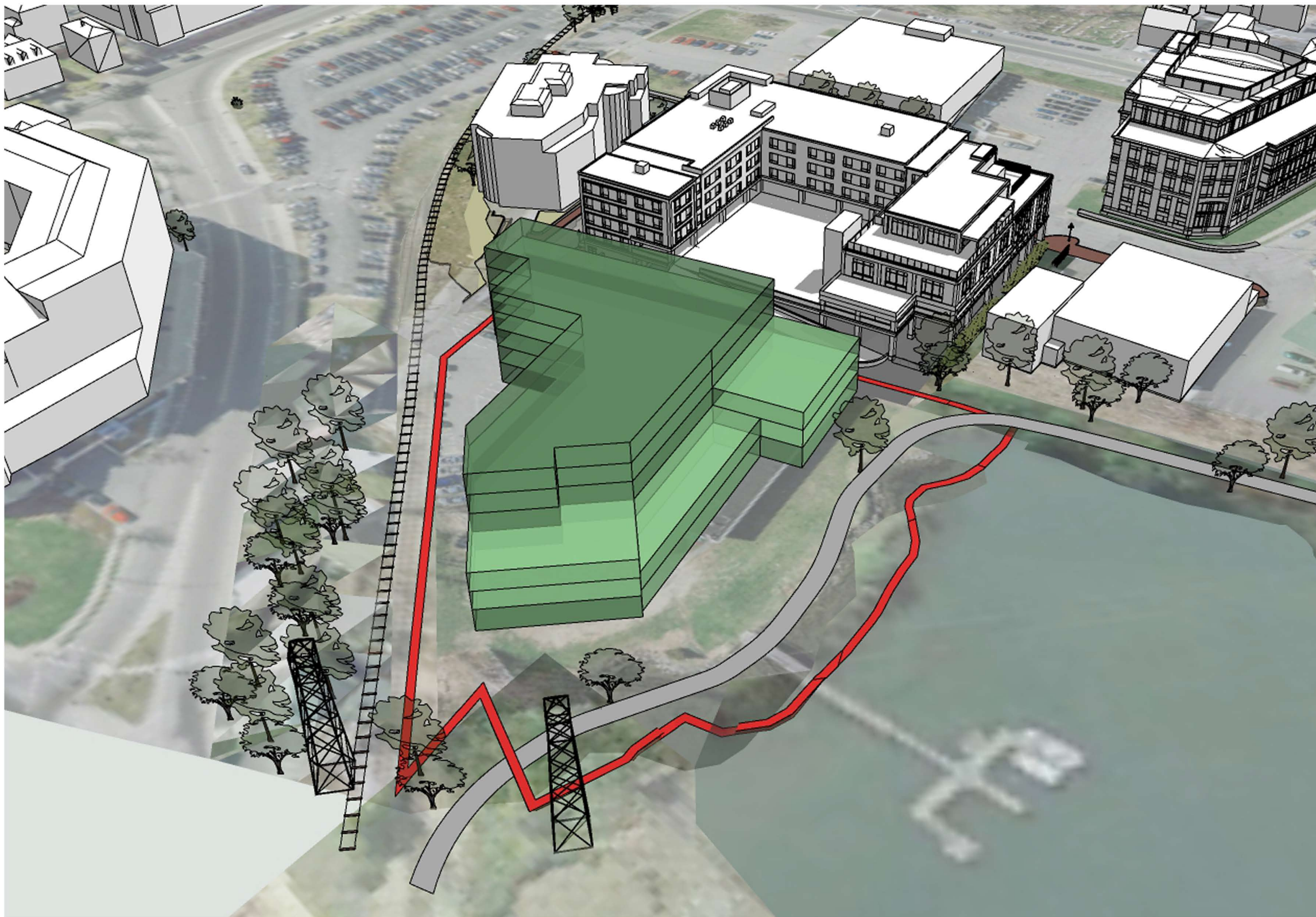
- PROPERTY AREA: 72,420 SF
- FIRE DEPARTMENT ACCESS AS REQUIRED BY TAC: 14 FEET WIDE
- WIDE CITY SIDEWALK EXTENSION ALONG GREEN STREET INTERFACE: 19 FEET WIDE
- ONSITE VEHICULAR TURNAROUND & DROPOFF: 70 FEET DIA.
- SECONDARY LINK FROM GREEN STREET TO 6 FOOT TRAIL PER TRAIL PLAN: 25 TO 32 FEET
- 50 FOOT SETBACK PRIMARY NORTH MILL POND GREENWAY CONNECTION FROM MARKET STREET GATEWAY CORRIDOR TO 1 ACRE PARK: 50 FEET WIDE
- 100 FOOT SETBACK FOR HEIGHT LIMIT PER ZONING FOR A LOT WITH MORE THAN ONE BUILDING HEIGHT (2 & 4 STORIES WITH A 1 STORY INCREASE): 100 FEET WIDE

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





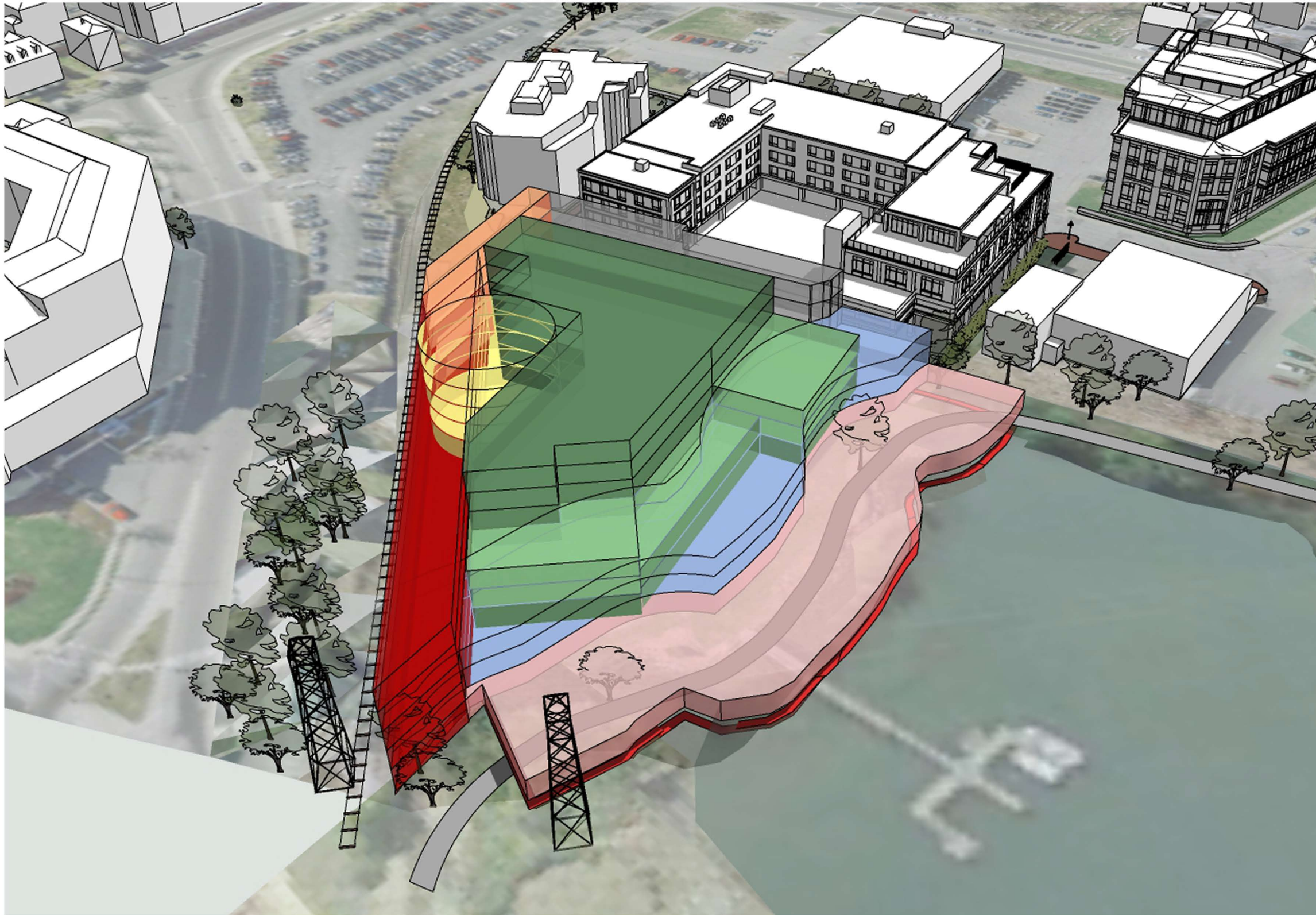
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- RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





- PROPERTY AREA: 72,420 SF
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- RESULTANT BUILDING MASSING: BUILDING AND COVERED PARKING AREA REMAINING (36 % BUILDING COVERAGE): 27,738 SF
- COMPILATION OF MASSING AND SITE REQUIREMENTS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MASSING SERIES

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021





A.



B.



C.



D.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS OF PROPERTY AT ENTRANCE
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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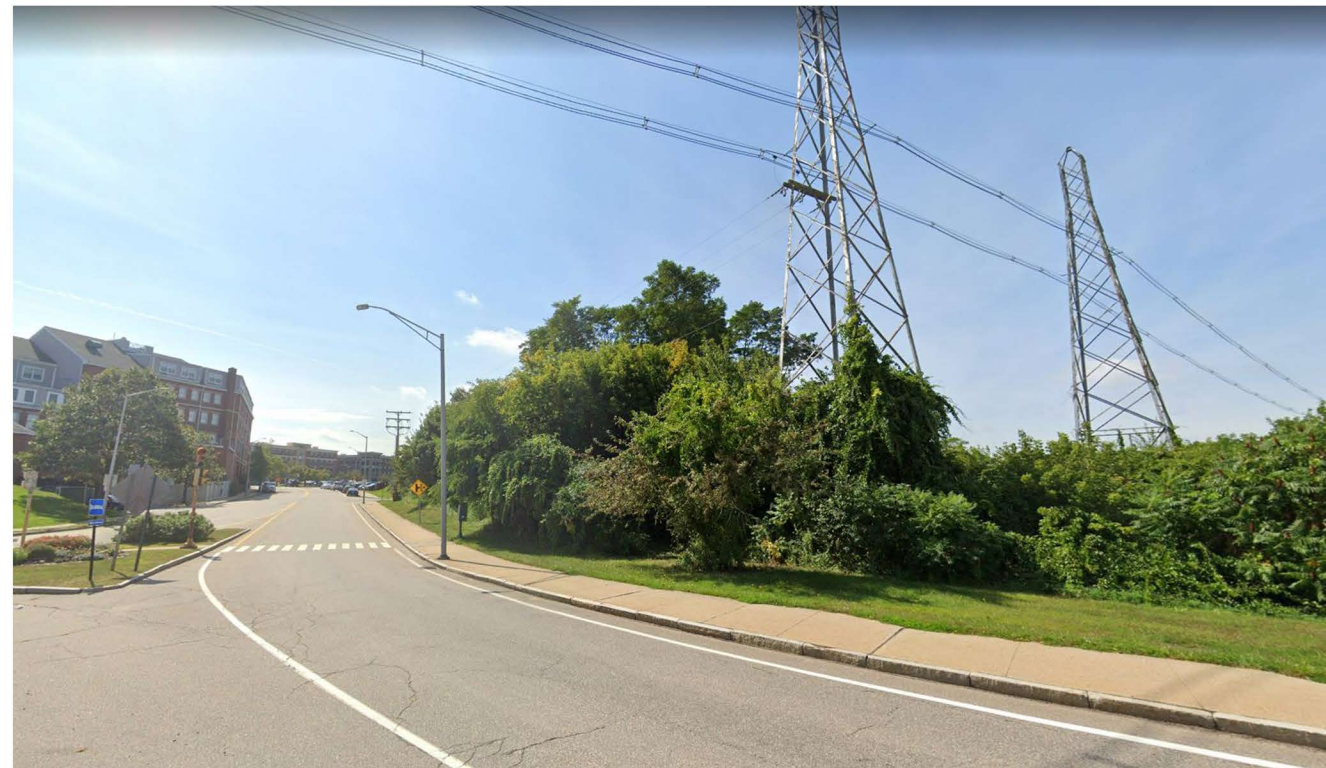
A.



B.



C.



D.

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE AND SURROUNDINGS
VIEWS OF PROPERTY FROM MARKET STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.0



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

GREEN STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

 **CATHARTES**
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6.1



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

 **CATHARTES**
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6.2



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

RUSSELL STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.3



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET
AERIAL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.4



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET
STREET LEVEL VIEW
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.5



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM PARK
ARCHED OPENINGS OPTION
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.6



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM PARK
RECTANGULAR OPENINGS OPTION
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.7



53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW FROM 3S AND PARK
CONNECTION

HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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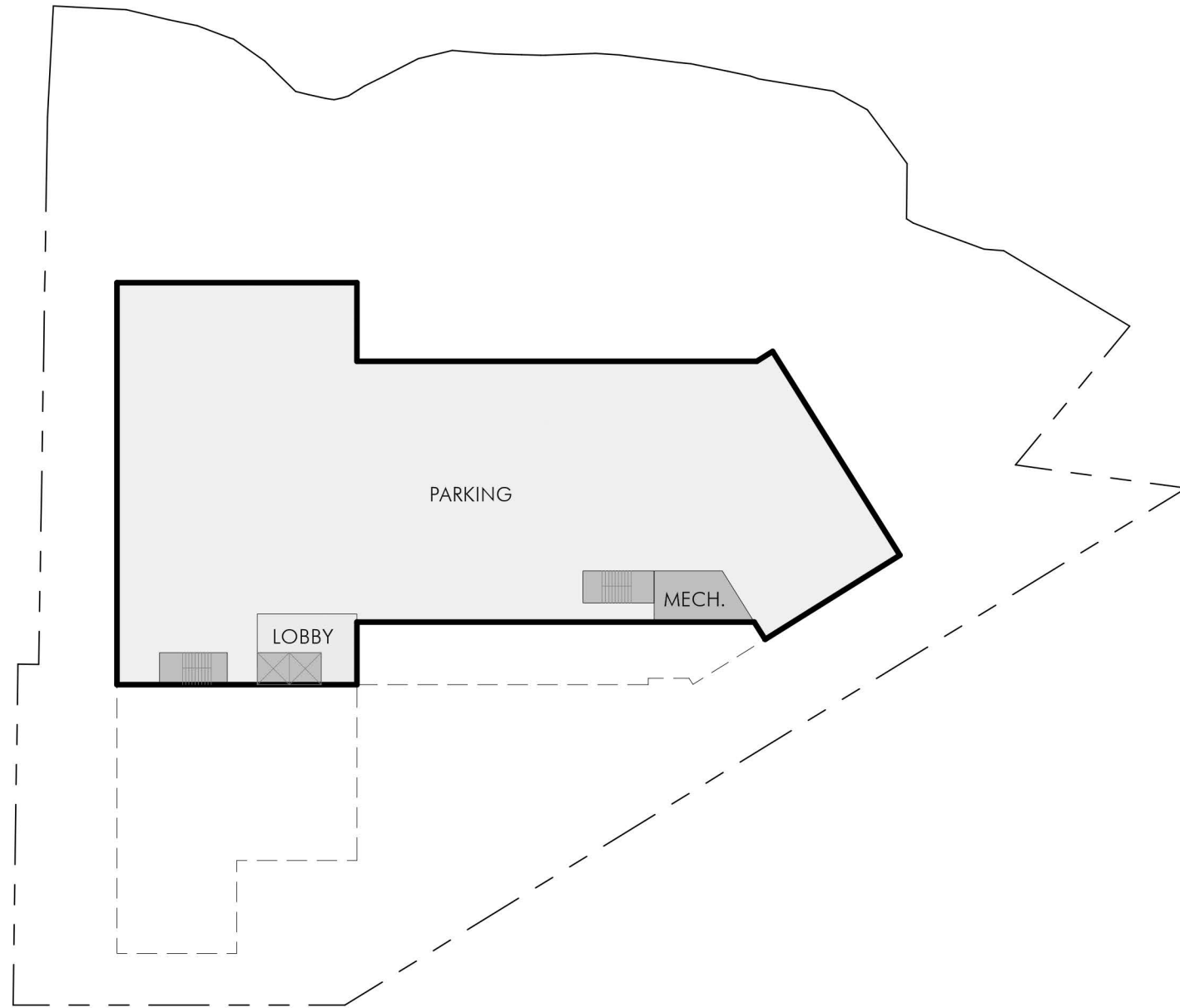
53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

VIEW ALONG THE SIDE OF
299 VAUGHAN STREET
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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6.9



PROPOSED BELOW GRADE PARKING PLAN



PROPOSED FIRST FLOOR PLAN

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PORTSMOUTH, NEW HAMPSHIRE

PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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PROPOSED SECOND & THIRD FLOOR PLANS



PROPOSED FOURTH & FIFTH FLOOR PLANS

53 GREEN STREET
PORTSMOUTH, NEW HAMPSHIRE

PLANS
HISTORIC DISTRICT COMMISSION WORK SESSION 2: MARCH 3, 2021

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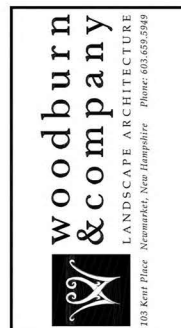
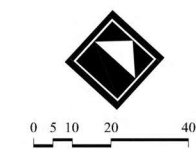
Wayfinding Signage



Murals



Sculptures



Proposed Mixed Use Development
CONCEPTUAL LANDSCAPE PLAN
 53 Green Street Portsmouth, New Hampshire

Drawn By: VM
 Checked By: RW
 Scale: See Plan
 Date: 2020-03-01
 Revisions:

L-1
 Sheet 1 of 1

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