

**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:

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

Per NH RSA 91-A:2, III (b) the Chair has declared 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.

April 07, 2021

AGENDA (revised on April 01, 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. APPROVAL OF MINUTES

1. March 03, 2021
2. March 10, 2021

II. ADMINISTRATIVE APPROVALS

1. 37 South Street
2. 58 South Street
3. 319 Vaughan Street
4. 500 Market Street, Unit #2A
5. 229 Pleasant Street, Unit #2
6. 135 Congress Street, Unit #145
7. 74 Congress Street
8. 22 Daniel Street
9. 38 Chapel Street
10. 261 South Street

11. 16 Porter Street
12. 166 New Castle Avenue
13. 17 Hunking Street
14. 99 Marcy Street

III. CERTIFICATE OF APPROVAL- RE-HEARINGS (OLD BUSINESS)

A. Petition of **Jewell Court Properties, LLC, owner and Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested for a re-hearing to allow renovations to an existing structure (replace existing slate roof with an asphalt shingle roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-W (CD4-W) and Historic Districts.

IV. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

A. Petition of **Maher Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein a one-year extension of the Certificate of Approval granted by the Historic District Commission on June 03, 2020, is requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136, Lot 1 and lies within the General Residence C (GRC) and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Thomas P. and Kimberley S. Lyng, owners**, for property located at **333 New Castle Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (remove two casement windows and replace with new picture window and two double hung windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts.

2. Petition of **Ronald Furst Revocable Trust, Ronald & Taylor Diane Furst Trustees, owners and Peter Furst, applicant**, for property located at **238 Marcy Street**, wherein permission is requested to allow the installation of mechanical equipment (solar panels on the south side of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 52 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of **Sally E. Elshout and Bruce Addison, owners**, for property located at **17 Pray Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows and new doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 37 and lies within the General residence B (GRB) and Historic Districts.

4. Petition of **Timothy R. and Alison E. Malinowski, owners**, for property located at **91 Lafayette Road**, wherein permission is requested to allow the new construction of a detached

garage on the property) as per plans on file in the Planning Department, Said property is shown on Assessor Map 151 as Lot 11 and lies within the General Residence (GRA) and Historic Districts.

VI. ADJOURNEMENT

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

Remote Meeting via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-24, 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 03, 2021

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

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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I. APPROVAL OF MINUTES

1. February 03, 2021

*The minutes were **approved** as amended by a vote of 7-0.*

2. February 10, 2021

*The minutes were **approved** as presented by a vote of 7-0.*

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the Jewell Court Properties rehearing and the One Raines Avenue LLC/203 Maplewood Avenue work session to the April 7, 2021 meeting.*

II. ADMINISTRATIVE APPROVALS

City Council Representative Trace recused herself from the following item, and the Commission voted to pull the item and address it separately. Mr. Sauk-Schubert took a voting seat.

1. 81 Washington Street

The request was to replace two granite steps with a set of stairs, landing, and railing system made of either mahogany wood or pressure-treated composite. The Commission noted that there wasn't enough detail presented and no site plan. The applicant wasn't present to answer questions, so Mr. Cracknell recommended that the item be postponed to the March 9 meeting.

*Vice-Chair Wyckoff moved to **continue** the item to the March 10 meeting, and Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

At this point, the applicant joined the meeting. He said the landing would be centered on the door and that it might extend beyond the corner a bit. He said the fence on the side of the building would shield the railing system except for perhaps the tops of the rail. In response to the Commission's questions, he said the back of the house was on Washington Street and didn't have a door, and the fence wrapped around the building, so the landing system wouldn't be seen. He said the stairs went in the other direction so that the tenants could park in the back corner off Washington Street. He said the granite was installed when the house was moved in the 1970s.

*Mr. Adams moved to **re-introduce** the item as part of the agenda, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

*Vice-Chair Wyckoff moved to **approve** the item as presented, with the following stipulation:*

- *That the stairs and landing shall have mahogany threads and be wood throughout.*

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

City Council Representative Trace resumed her voting seat and Mr. Sauk-Schubert returned to alternate status.

2. 18 Pickering Street

Mr. Cracknell said the request was to add two windows to the left elevation and replace a bay window on the rear elevation. Mr. Sauk-Schubert asked if the two windows could be centered on the second floor. Project architect Anne Whitney said the kitchen was complicated and the windows were close enough to not necessitate changing the kitchen design. She noted that the window size on the schedule was wrong and was actually a 2/3-ft double window.

3. 49 Hunking Street

The request was to install three different designs of fencing around the house, including a fence to separate the property from the larger parcel. Mr. Cracknell described the three fence styles.

Vice-Chair Wyckoff said the post on the decorative section was 4-1/2 feet high on the side, and the fence that swept up to it was six feet. He said it made sense that the fence would emulate the May House fence, but he noted that the May House fence had urns on top of it. He said the applicant was omitting the finials and leaving a solid flat top, and he thought the top should be beveled. He didn't think the posts were high or proud enough. Ms. Doering said she wasn't comfortable making a decision on the suggested fence style because she had no historic perspective on the house. Ms. Ruedig said the fence seemed very grand for such a simple house.

The project designer Steven Foster was present and said he was just using the May House as an example and not trying to emulate it. He said the idea of the front fencing was to have the privacy fencing shield a garden behind it. He said the decorative fence across the front of the house would move to a privacy fence. He referred to several historic homes in the area that had the same fence. He said the Tobias Lear House was simpler than those homes, which was the reason there were no large finials or a lot of decoration. He said there would be a bevel. He said the fence at the back boundary replicated the Wentworth Gardner House fence.

The Commission further discussed the fencing and whether there should be a fence between the front of the house and the street. Most of the Commissioners supported it. Mr. Adams said he didn't think a 19th-century fence was appropriate for the Tobias Lear House. Mr. Sauk-Schubert said he had a problem seeing the actual proportions of the fence details and thought the posts would be much taller than shown. Ms. Ruedig said fences were usually a substantial change throughout time and that it was hard to know if one particular fence would be appropriate. She said she thought the presented fence was an appropriate style because it was in the time period of the age of the house. Chairman Lombardi said he thought the hand-drawn sketches represented the idea well, if not the exact dimensions, and that he would support the project.

4. 65 Lafayette Road

Mr. Cracknell said it was discovered during a construction document review and land use compliance check that a 20-inch wide Azek board with a slotted panel in the middle had to be replaced with a pair of 12-inch boards and an aluminum soffit between them.

*Ms. Ruedig moved to **approve** Items 2, 3, and 4 as presented, and City Council Representative Trace seconded. The motion **passed** by a vote of 6-1, with Ms. Doering voting in opposition.*

III. PUBLIC HEARINGS (NEW BUSINESS)

City Council Representative Trace recused herself from the following petition, and Alternate Sauk-Schubert took a voting seat.

1. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission was requested to allow the demolition of the existing garage and rear 1-story addition on the existing home, new construction to an existing structure (construct 2-story rear addition, 1-story side addition, and dormer addition), and the construction of a new detached garage and screen-house as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION

Project architect Anne Whitney was present to review the petition.

Vice-Chair Wyckoff asked why the awning window on the one-story addition seemed out of proportion and tall. Ms. Whitney said the addition was more of an infill and the awning window was really a 3/5 casement window, along with three others. She said it looked odd from the front view because it was set back quite a bit. In response to other questions, Ms. Whitney said the garage door's texture would be smooth and the chimney wasn't tied to a wood fireplace.

Vice-Chair Wyckoff said the manufactured railing system wasn't appropriate on the front of the house. Ms. Whitney said she could do it in wood, but Vice-Chair Wyckoff said he didn't think the Commission had ever allowed a railing system on the façade of a house in the District. He said he was in support of everything but the front railing. He praised Ms. Whitney for making a complicated project easy to understand.

In response to Mr. Adam's questions, Ms. Whitney said there would be an aluminum gutter on both sides of the roof. She said the suggested 4-inch cedar clapboard was a nominal size and that she would match the original siding as well as the cornerboards. She said the heat pumps would not be seen from the street and that its piping would be in the interior. Ms. Ruedig agreed with Vice-Chair Wyckoff and thanked Ms. Whitney for simplifying the project and incorporating a lot of the Commission's prior comments. She said the remodel was still a bit busy but would improve the house, and she thought the garage and greenhouse were great additions.

Chairman Lombardi agreed and opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval, with the following stipulations:*

- *The landing and railing shall be wood and not composite;*
- *Either an aluminum or wood gutter shall be used on both sides of the roof;*
- *The proposed siding and trim details shall match the existing siding and the cornerboard profile as determined during the demolition process; and*
- *Half-screens shall be used.*

Ms. Ruedig seconded the motion.

Vice-Chair Wyckoff said the Commission encouraged the designs for new buildings, structures, and additions and the re-use of the existing building. He said the significant or architectural value of the existing structure was set in scale, mass, and general size of the new construction. For those reasons, he said it was a good project.

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

City Council Representative Trace resumed her voting seat, and Mr. Sauk-Schubert went back to alternate status.

2. Petition of **Blue Pointe Condominium Association, owner and Stefanie Burra, applicant**, for property located at **46 Dennett Street, Unit #2**, wherein permission was requested to allow new construction to an existing structure (install gate at the end of an existing walkway, materials to match existing fence) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 12-2 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Mr. Cracknell said the petition should have been an administrative approval item but was on the hearing agenda because the legal ad was posted in error. He said the request was to install a gate at the end of the walkway. City Council Representative Trace asked if it was a PVC gate. The applicant Stefanie Burra was present and said the gate would be wood. Mr. Cracknell suggested stipulating that the presented wood fence example would be the choice for installation.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- *That the fence shall be wood and not PVC.*

City Council Representative Trace seconded.

Ms. Ruedig said the project would preserve the integrity of the District and would be compatible with the designs of surrounding properties.

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

IV. CERTIFICATE OF APPROVAL - RE-HEARING

1. Petition of **Jewell Court Properties, LLC, owner and Jessica Kaiser, applicant**, for property located at **33 Jewell Court**, wherein permission is requested for a re-hearing to allow renovations to an existing structure (replace existing slate roof with an asphalt shingle roof) as per plans on file in the Planning Department. Said property is shown on Assessor Map as Lot and lies within the Character District 4-W (CD4-W) and Historic Districts.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the rehearing to the April 7, 2021 meeting.*

V. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts. *(This item was postponed at the February 10, 2021 meeting to the March 03, 2021 meeting).*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **postpone** the work session to the April 7, 2021 meeting.*

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Ronald Furst Revocable Trust, Ronald & Taylor Diane Furst Trustees, owners and Peter Furst, applicant**, for property located at **238 Marcy Street**, wherein permission is requested to allow the installation of solar panels on the south side of the structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 52 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

The applicant Peter Furst and the project solar panel representative Dan Hackett were present to speak to the petition. Mr. Furst said it was an 18-panel project and that 14 panels would be on the main south-facing roof and four panels would be on the extension on the west side of the building. He said the panel material was non-glossy and black and was the type used on sensitive projects. He said it would be slightly visible from Marcy Street, partially visible from Meeting House Hill Road, and minimally visible from other views.

Ms. Ruedig said the panels would only be viewable from Manning Street and Meeting House Hill and that someone would really have to be looking for it. She said she was impressed that the panels were well hidden and would also produce 75 percent energy of the house's energy. Ms. Ruedig said it was a reversible installation, so it wouldn't have a huge impact on the house. She said she could support the project. Vice-Chair Wyckoff agreed and said it helped that the roof and aluminum were black. He said it wasn't much of a price to pay for the improvement and the energy. Mr. Ryan said he typically didn't support solar panels in the District, especially in the south end, because they were ahistorical, machine-made and hideous. However, he said he would grudgingly support the panels because they would be well hidden and would do no harm.

Mr. Adams asked what kind of modifications had to be done to the roof to support the installation. Mr. Hackett said any necessary changes would be made to the interior space of the roof. Mr. Adams asked about a frame. Mr. Hackett said the panels would not have to be angled due to the roof's pitch, so they would be flush-mounted and 2-3 inches to the roof.

City Council Representative Trace said she echoed Mr. Ryan's thoughts and that she also would grudgingly support the project but was concerned that her support would set a precedent for similar requests in the District. Mr. Cracknell said the Commission's decisions had bearing on future applications, even if it was done on a case-to-case basis, but a big factor of approving this application was that the panels were largely out of sight of the public view. Ms. Ruedig noted that solar panels were addressed in the guidelines. Mr. Ryan said that one of the Commission's findings was 'compatibility of design with surrounding properties' and that future applicants could say that their solar panel requests were consistent with this applicant's. He asked how far the Commission would go with sustainability, noting that vinyl siding was also sustainable.

There was no public comment.

DECISION

*The applicant said he would **return** for a **public hearing** at the April 7, 2021 meeting.*

2. Work Session requested by **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (add a 4th floor, revitalize storefronts, and create entry points to the Worth Lot) and additional site improvements as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

WORK SESSION

The owner Shane Forsythe and applicant Steve Wilson were present. Mr. Forsythe introduced the project, and Mr. Wilson reviewed it.

The Commission discussed the roof pattern. Vice-Chair Wyckoff asked why the separated building on the left should have the same fourth story penthouse as the other building, noting that there was finally a change to break away from the monotonous roof pattern in the City and have some other type of roof structure instead of a repetitious fourth floor. Ms. Ruedig disagreed, saying that the building historically had a flat roof and that there was nothing wrong with a monolithic block of a building and a flat roof. She said she didn't see the need to have a penthouse to give the roof variation, adding that it would also raise the building's height. She suggested pulling the building forward on the Hanover Street elevation and having an active storefront or entrance instead of the pocket park. She said the original plan was more appropriate for the District and fit the historic design.

Ms. Doering asked if the new building's footprint, with the pocket park, would build up over the 1960s loading dock and take up that footprint. She also asked where the current parking lot was. Mr. Wilson said the expansion of the building's footprint was 700 square feet, so it took over the first parking space. Ms. Doering said the open space would actually be smaller than what presently existed and the building would be bigger, and she asked whether the City wouldn't be better off having a more historic building without the extra height and building on what was now

a parking lot. She said she didn't think a pocket park in that particular location would give the public a lot of benefit and would not be the best use of space. Mr. Wilson said he thought the park was a positive thing because it would provide benches and walkways, and he didn't think the entrance would detract from it. Ms. Ruedig said she had no problem with the building looking like two different ones and thought additions should be visually distinct from historic buildings. Mr. Ryan said he thought it was great to restore the front façade facing Vaughan Mall but was concerned what would happen after the third-floor windows. He said something needed to transition into the penthouse area, like a band. Mr. Wilson said there was a patterned brick façade shown on the photo, and it was further discussed. Mr. Ryan said he hated to see a flat roof. He said he liked the balcony on the corner of the Hanover Street side and would like to see it reflected on the parking lot side corner to articulate the building better. He said he had no problem with the pocket park but didn't think there were enough elements to support the streetscape. He suggested a garden wall that carried the base of the new building to the front of Hanover Street and could be lit at night. He said the project was off to a good start overall.

City Council Representative Trace asked what the City would get in return for the extra story, noting that there was parking under the greenspace. Mr. Wilson said there was no parking under the greenspace and that they were trying to replace the building footprint with a commensurate addition, which was the penthouse. He said the park would be open to the public and that he was asking for the vertical expansion to replace the building that would go on the park. Ms. Trace said she had no problem with making one building look like two different ones from a massing standpoint and was interested to see how it would go forward before other land boards.

Ms. Bouffard said she thought the two different materials on the building broke it up nicely. She asked how big the pocket park was. Mr. Wilson said it was 2,100 square feet and slightly smaller than the parking lot. Ms. Bouffard said she felt that the park was incongruent with the rest of the street and that it was a good policy to build out to the sidewalk. She said the penthouse looked good until one looked up to the top and saw the same penthouse stretched across two disparate materials because it was obvious that it was really just one new building. She said the penthouse's design looked like most of the penthouses being built around the City and detracted from the project's uniqueness. It was further discussed. Mr. Wilson said the mechanicals would be on top of the third floor and would not be heard from the park.

Mr. Adams said the building could change in character by introducing a cornice or some decorative material at the roof's edge. He said he found it curious that the largest module of siding would be used on the side of the building because it seemed way too large an incremental feature to put on the smallest part of the building. He said the open corner drove him crazy. Ms. Trace said the penthouse could be just on the brick building and the yellow part of the building could have a flat roof. She said she didn't know if the pocket park was a good swap for the massive floor of penthouse. Vice-Chair Wyckoff said there was some pushback from 25 Maplewood Avenue, which he thought was for the penthouse on the yellow part of the building. He thought it might be better to do the penthouse on the historic section only. He said it wasn't necessarily traditional for a Conditional Use Permit (CPU) to be for 20 percent of the space to be greenspace and thought the applicant would ask for a variance from the height requirement to get the penthouse. It was further discussed.

Ms. Doering said there were several buildings on Congress Street that were flat but had beautiful cornices and arched windows. She suggested that the applicant keep the original concept of the building without the extra story but work with the added space of the corner to see what came of it. Chairman Lombardi said he thought the new building should be new and subservient to the historic building. He said he didn't care for the whale mural and suggested that a local artist replace it with a more appropriate one. He opened the public comment session.

Public Comment

Andrew Bagley of 40 Chauncey Street said he didn't care for the yellow portion of the building but thought anything would be an improvement and would add a lot of vibrancy to the street. He said the whale mural had run its course.

Allison Griffin of 25 Maplewood Avenue said she and her husband wanted something less severe right next to their building and thought the new building should be smaller and less daunting. She said they had thought that a fourth floor would be done on a smaller scale.

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

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to the April 7, 2021 meeting.*

3. Work Session requested by **Michael Peter Lewis and Arna Dimambro Lewis, owners**, for property located at **41 Salter Street**, wherein permission is requested to allow new construction to an existing structure (construct new 2nd floor addition over the existing first floor foot print) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 30 and lies within the Waterfront Business (WB) and Historic Districts.

WORK SESSION

Architect Carla Goodnight was present on behalf of the applicant and reviewed the petition. Applicants Michael and Arna Lewis were also present.

City Council Representative Trace asked if the applicant had discussed with the abutter whether the raised roof height would detract from the abutter's water view or privacy. Ms. Goodnight said the owners purchased the property from the abutter. She said it was a petite structure and didn't have a lot of headroom or options. Mr. Lewis said the abutter was in support of the project. Ms. Goodnight said the abutter's third floor looked out over the applicant's house.

Ms. Doering said the addition should be subservient in size and scale and that she bemoaned the loss of the quirky back structure because quirkiness was part of the District's fabric and part of what made the area beloved, and the waterfront was losing some of the variety of architectural forms that it used to have. She asked if there were other forms the applicant could consider that weren't so traditional. Ms. Goodnight said they considered not having a dormered look but that

there wasn't much headroom at the top. Mr. Ryan said he was a big fan of 'quirky' but thought the existing quirky additions were bad for the beautiful little structure and that they wouldn't be allowed today. He said the house would get the same treatment that all the other houses in the area had received. He said the house presented itself very proud and that someone had no sense of what occurred behind it. He said it was a good addition. Ms. Ruedig agreed and said the historic façade would be preserved. Mr. Adams said there a water-facing side had the draw of the water, which created the same need over and over again. He said the addition was in keeping with what had happened along the waterfront. He said he saw no great excitement in the design but thought it was a decent thing that the building could be developed more by extending it. He said he missed the delineation of what used to be the back shed before the most current shed was put on, and he appreciated the continuation of the cornice line on the three-quarter roof. Vice-Chair Wyckoff agreed and said the addition was perfectly acceptable for the property's waterside, noting that the little house was very unusual and difficult to build upon. Mr. Sauk-Schubert said he agreed with Mr. Adams and Vice-Chair Wyckoff. Ms. Doering said the shed dormer was very close to the front, and she asked if there was a way to give relief to the back by stepping the dormer back a bit so that there would be more depth to the front façade. Chairman Lombardi said the design was appropriate, and he agreed with Mr. Adams' remarks.

There was no public comment.

DECISION

*The applicant said they would **return** for a **public hearing** at the April 7, 2021 meeting.*

VII. ADJOURNMENT

The meeting was adjourned at 10:18 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

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

Remote Meeting Via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-24, 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

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

MEMBERS EXCUSED: None

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi read the four Requests to Postpone work sessions into the record.

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the work sessions for 500 Market Street, 180 New Castle Avenue, 449 Court Street, and 279 Marcy Street to the April 7, 2021 meeting.*

I. ADMINISTRATIVE APPROVALS

1. 124 State Street

The request was for a rear entry canopy on the back of the building. Mr. Cracknell said the front basement windows would be replaced, and that the previously-approved top egress windows and door on the back elevation would also be replaced. He said the applicant also wanted to place a mahogany pergola on the rear roof balcony and a metal downspout that would match the canopy.

The project architect Joshua Butkis. In response to the Commission's questions, he said a window would be replaced with a door because they had to create separate entries for the two units and that egress and fire codes required the window replacements. He explained that the new bricks on the second floor would be filled in to match the existing bricks and that there would be no perceptible seam. He explained how the new door on the lower level would be hidden behind the new flight of stairs and said there would be guard and hand rails per code on the lower level. He said the casement windows would have inside screens and that the other windows had half screens. Mr. Cracknell suggested stipulating that the brick infill sections be infilled with

restoration brick to match the existing bricks. Ms. Doering asked about the canopy's thickness. Mr. Butkis said it had a simple finish that would match the guard rails and would look like a rectangular metal box supported by one-inch brackets. In response to further questions, he said the awning gutter would likely have an aluminum finish to match the wrought iron supports. City Council Representative Trace said she wanted to see more specifications for the awning because it was a 21st century architectural element that would be seen from Court Street. It was decided to stipulate that the canopy component would return for a separate administrative approval.

Stipulations:

- 1) The brick infill sections as shown shall be infilled with restoration brick to match the existing bricks; and
- 2) The rear canopy shall be resubmitted for administrative approval, with additional details and cross-sections.

2. 65 Bow Street

The request was to remove 13 skylights and replace 10 of them. Mr. Cracknell noted that the applicant was also doing re-roofing and flashing work.

3. 105 Daniel Street

The request was to place a drier vent on the rear of the building that would be painted to match the color of the brick.

4. 93 High Street

Mr. Cracknell said the condominium association decided to restore all 25 windows on the building and replace the storm windows with triple-track ones. The Commission decided to stipulate that a dark green color would be used to match that would best match the sash.

Stipulation:

- 1) The storm windows shall be the darkest green color available from the manufacturer, or field painted to match the sash.

*Vice-Chair Wyckoff moved to **approve** Administrative Items 1 through 4, with respective stipulations as shown above. Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

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.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the work session to the April 7, 2021 meeting.*

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).*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the work session to the April 7, 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).*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the work session to the April 7, 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).*

WORK SESSION

Project architect Carla Goodnight was present, along with Jeff Johnston and Rob Simmons of Cathartes. Ms. Goodnight reviewed the site plan and focused on the massing, setbacks, greenspace, parking, and walkways. She said the building's mass was decreased and that a larger space was made between the proposed building and the AC Hotel. Mr. Johnston briefly reviewed the landscaping, the proposed mural, the wayfinding, and commercial spaces.

Ms. Doering said there was only one option for the massing shown as a fait accompli instead of a variety of options that could fit on the site and match the Historic District guidelines in terms of

shape, size, and setback. She said she didn't understand how the applicant got to that point because she didn't see any other options. Ms. Goodnight said the volume of the building for the size of the site was extremely restricted and defined by zoning and other constraints. Mr. Johnston said the plan wasn't fully maxed out but that it incorporated the Commission's prior comments and was moved away from the AC Hotel.

Mr. Ryan agreed that there were forces on the project that left the applicant with very few options. He said the landscape plan looked great but suggested that the applicant provide public access to the back lawn. He said he missed the arches and thought they would break up the building's monotony by being placed throughout its base. He suggested a vertical green wall to supplement the granite on the building. He said the signature features of the balconies helped break up the massing and thought some of the commercial elements could be pushed to the pond side. He said the buildings were too flat and suggested putting decks along the roof. Vice-Chair Wyckoff said he liked the separation between the AC Hotel and the proposed building. He said the existing dock added a whole new element that could allow the public to dock for a while and visit the building. He said an entrance could be made on the back of the building, or a grand staircase could be built going up to the second-floor balcony level so that the people on the path and boaters could access it. He said it was important to retain the arches and maybe put more of them on a small section closer to the path. He said the 50-ft shoreline buffer demanded the applicant's site plan. He thought continuing the sidewalk from the AC Hotel was a positive thing and liked the way the parking was hidden.

City Council Representative Trace said the back of the second-floor balcony was relegated by separation to each of the apartments on every balcony level and wasn't accessible to the public, so people on the path would only be looking into the garage and there wasn't much activation for them. She agreed that the path between the AC Hotel and the building was much better because there was more open space. She said she still had concerns with the massing of the building on the front side because it was so vertical, with no relief. She said the long stretch of building was visible from other viewpoints and thought the building was much too massive for the space.

Ms. Ruedig said she agreed that it would be helpful to see some preliminary sketches so that the Commission could understand what was tried and proposed. She said it was a big building but it was on a large parcel, and the context around it was other large buildings, so the site plan made sense. She said she liked a lot of what she saw and thought the building's general design was pretty simple, and she thought the treatment of the first-floor level had improved. She said the art work with the connector space was great. She agreed with Vice-Chair Wyckoff that the commercial space on the front was an improvement to what existed and she appreciated the rework of the front of the building, noting that the parking grills gave the building more texture. She also agreed that the arches should be incorporated and referred to. She said she wasn't sure if the massive building could be made smaller because the footprint was so large but thought it could be carved back here and there to make it less imposing. She said the building would be a big change from the building that was there now, but she also noted that the existing building wasn't really contributing to the City.

Ms. Doering asked the applicant to include viewpoints from the pathway. Chairman Lombardi said he agreed with the comments about the arches and thought the garage screening could have some art. He said the first floor of parking needed some work visually. He said he was concerned

about the high wall mass and wondered if the top floor could be set back more. He said the project had come a long way from the previous meeting. Mr. Ryan said the private deck could have an element that helped tie the building to the back lawn, which would help keep the architecture from looking like it was a fortress. He said he liked that the front courtyard would be nicely done but didn't think there was a distinction between the walking surface and the vehicle surface, so he suggested that bollards separate the vehicle area. He said he liked the way the front met the ground as opposed to the way the rest of the building did.

City Council Representative Trace said she would like to see closer views from the towers looking up to get a better perspective and she thought the tower's base. She suggested shaving off more of the fifth floor because it added to the overwhelming size and mass of the building. Ms. Doering said the pond side of the building was alienated from the public and suggested that the landscape be backed up against the garage by placing terraces so that people could sit and enjoy the views of the pond. Mr. Johnson suggested a site walk before the April meeting.

PUBLIC COMMENT

Rick Becksted of 1395 Islington Street said he was speaking as a resident. He said he appreciated the intent of providing housing, especially with the current shortage in Portsmouth, but he thought the proposed building looked like all the other surrounding buildings and had no distinction. He pointed out that the Sheraton Hotel had dormers that differentiated it, and he thought the proposed building's fifth floor could have that detail. He said the building would be the first thing people would see driving in from Market Street Extension and that it should stand out. He said he was intrigued by the arches at first but thought the building now looked like a hotel. He said the building had to say 'Portsmouth' and be unique.

Ms. Bouffard said the building looked like everything else and wasn't exciting, especially for a gateway building. She said the massing seemed huge and that she would have liked to see more options that would make the building look different. Ms. Doering suggested incorporating some elements from the building that was proposed at the North End Vision Project. Vice-Chair Wyckoff said there were only quick sketches of the building that were presented then. He said the proposed building looked similar to the surrounding buildings because it took a lot of design cues from Maplewood Avenue, especially with the window fenestration. He said the massing could be kept but that punched openings similar to the Sheraton could be introduced, which would be something different that could be done to the fifth floor instead of dormers. He said the building looked like a hospital-type building instead of a residential one. City Council Representative Trace said all the recent buildings in the north end were the same rectangular style and that the applicant's building wasn't anything special. Ms. Ruedig agreed that the buildings did look similar but that a lot of present-day architecture was bland because it wasn't the historic architecture people liked, with gable and hip roofs and built in the same time period. She said the modern buildings would perhaps be appreciated in the future for what they were – all built at the beginning of the 21st century. She said she was amazed that anyone would want to praise the Sheraton building because it was completely out of context with its surroundings, but it created a context for all the new buildings.

Mr. Adams said the building had no corners and had walls of glass instead of windows, noting that the glazing panels were larger than some of the sides of his house. He said the building wasn't appropriate at all. Mr. Sauk-Schubert (via a phone call with Mr. Cracknell due to a mike that didn't work) said the current iteration was far better than the previous one and better than all the surrounding buildings in terms of scale, massing, appeal, and consistency. He thought more work had to be done on the interface between the private and public spaces, and he agreed with Ms. Ruedig about the architectural challenge of putting buildings in the north end in the 21st century and recognizing the context.

Mr. Johnston said he would study the Commission's comments and give them a building they could respond to. Mr. Ryan said the massing was fine and would be successful due to the signature elements, which he thought had to be played up, along with the greenspace that was the building's distinction from the surrounding buildings. He said it was a modern building and that removing the fifth floor wouldn't look right with the surrounding buildings. Ms. Doering said she would agree more with the massing if the building weren't on the water and seen from a roadway at water level and from residences across the pond.

Chairman Lombardi closed the public session.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session to the April 7, 2021 meeting, and Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

E. Work Session requested by **Ross D. Ellenhorn and Rebecca J. Wolfe, owners**, for property located at **279 Marcy Street, Unit #3**, where 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.*

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **postpone** the work session to the April 7, 2021 meeting.*

IV. ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

April 07, 2021

- | | | |
|-----|---|------------------------|
| 1. | 37 South Street (LUHD-286) | - Recommended Approval |
| 2. | 58 South Street (LUHD-285) | - Recommended Approval |
| 3. | 319 Vaughan Street (LUHD-287) | - Recommended Approval |
| 4. | 500 Market Street, Unit #2A (LUHD-288) | - Recommended Approval |
| 5. | 229 Pleasant Street, Unit #2 (LUHD-289) | - Recommended Approval |
| 6. | 135 Congress Street, Unit #145 (LUHD-293) | - Recommended Approval |
| 7. | 74 Congress Street (LU-21-35) | - Recommended Approval |
| 8. | 22 Daniel Street (LUHD-294) | - Recommended Approval |
| 9. | 38 Chapel Street (LUHD-295) | - Recommended Approval |
| 10. | 261 South Street (LUHD-297) | - Recommended Approval |
| 11. | 16 Porter Street (LUHD-270) | - Recommended Approval |
| 12. | 166 New Castle Avenue (LUHD-298) | - Recommended Approval |
| 13. | 17 Hunking Street (LUHD-302) | - Recommended Approval |
| 14. | 99 Marcy Street (LUHD-303) | - Recommended Approval |

1. 37 South Street - Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (A/C Condenser with drain-pipes) on the rear Northwest corner of the house. Screening to be determined.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-286**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 08, 2021**Applicant**

kevin charette
ktc@comcast.net
37 south street
portsmouth, nh 03801
8607127136

Location

37 SOUTH ST
Portsmouth, NH 03801

Owner:

CHARETTE KEVIN THOMAS & CHARETTE
LORI WILLS
37 SOUTH ST PORTSMOUTH, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Install a Mitsubishi ductless/ducted mini split air conditioner system consisting of 1) one outdoor condenser; 2) one indoor floor mounted ductless head in 1st floor dining room; and 3) one air handler in attic to support ducted A/C to all 2nd floor rooms.

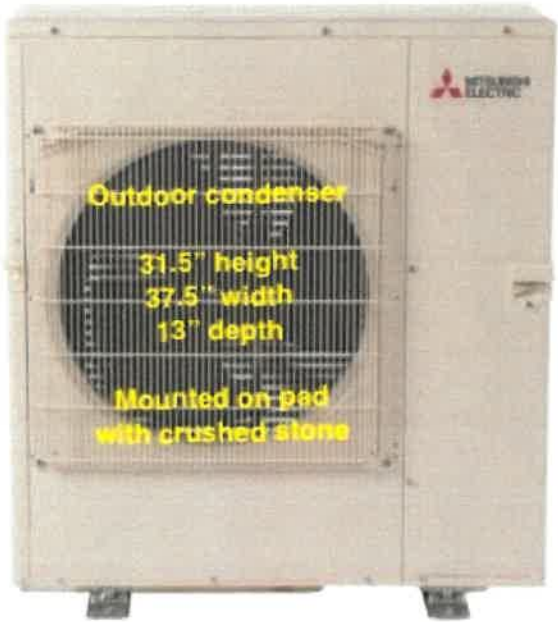
Condenser: Model MXZ-3C30NA2-UI Dimensions: 31.5" high (approx. 50" with stand) , 37.5" wide, 13" deep

Outdoor condenser location: rear of house on northwest corner; will landscape around unit and possibly include cedar lattice to minimize visibility

Outdoor line-sets / drain lines: connections to 1st floor unit will primarily be via the basement with only a 1-2 feet section visible outside the dining room; outdoor connections to the attic air handler will be on the rear of house (northwest corner) and follow the trim board; all outdoor connections will be covered with Fortress line cover and can be painted to match exterior finish.









small section of
fortress covered line
set and drain
(painted to blend
with house)
connected to floor
standing ductless
unit in southwest
dining room

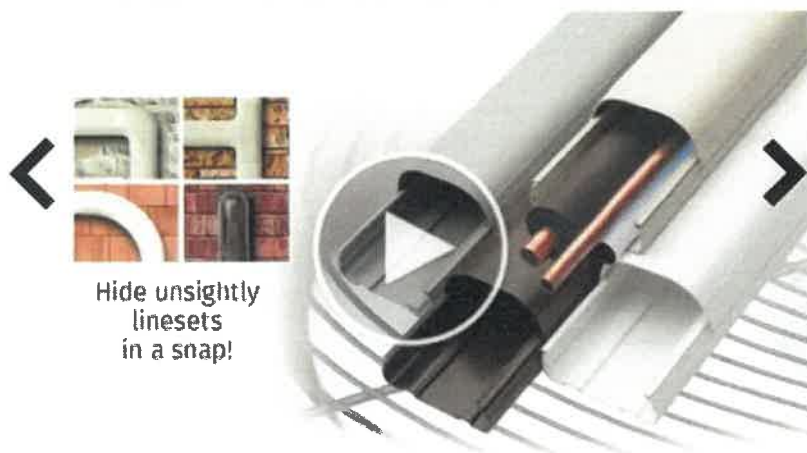
majority of line set
from backyard
condenser will travel
through basement
to this connection



11:56



rectorseal.com

**4.5" wide x 3.25 deep**

Fortress Lineset Covers

4.5"12'Wall Duct Kit

White 122

Fortress Lineset Covers provide a durable and cosmetically appealing solution to protect components on the building exterior. Moderately priced, Fortress is compatible with a variety of A/C systems, conceals and protects linesets, wiring and drain hoses from weather and damage.



2. 58 South Street - Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) double hung windows on the left side of the house.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-285**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 08, 2021**Applicant**

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

Location

58 SOUTH ST
Portsmouth, NH 03801

Owner:

NATKIEL LUCIANNA
PO BOX 238 HILL, NH 03243

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Replace 2 double hung windows on left side of house with marvin CN 2016 sdl double hung windows. The windows to be replaced are not original, I've included a photo . We plan on moving the more rearward unit up to match the other window,

Description of Proposed Work (Planning Staff)

--

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

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





3. 319 Vaughan Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of existing mechanical equipment (roof-top ventilation), the replacement unit will be larger than the outgoing unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-287

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 09, 2021

Applicant

Domenic Armano
darmano@guardian-energy.com
420 Northboro Rd Central
Marlborough, MA 01752
6033610979

Location

319 VAUGHAN ST
Portsmouth, NH 03801

Owner:

319 VAUGHAN STREET CENTER LLC & C/O
KITTYHAWK COMPANY
PO BOX 21948 PORTSMOUTH, NH 03802

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

The customer (3S Artspace) is replacing an existing rooftop unit with a newer more efficient unit. The unit we're replacing is on the 2nd story roof and is not visible from the road. It is approximately 120' from the road and 65' setback from the roof edge. The new unit is larger than existing due to the need to provide more ventilation.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Engineer

3S Artspace Rooftop Unit Replacement

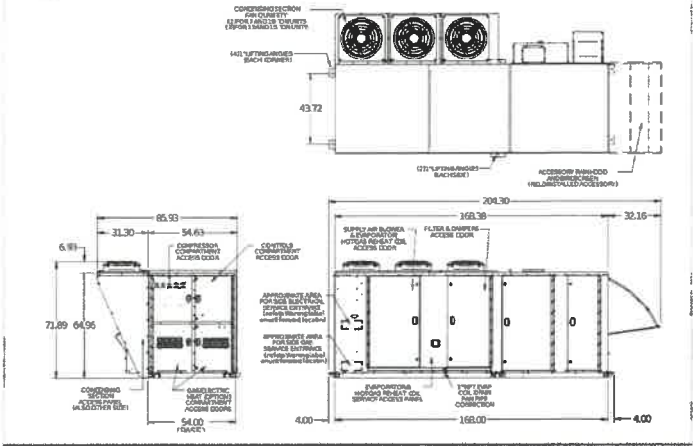


Existing Rooftop to be replaced



New Rooftop Dimensional Data

Model MPR10B with Integral Energy Recovery Wheel with Side Economizer Bypass
Dimensions (Inches)
Tag:





**AccuSpec V4.31b
Transaction #: 15345156**

JOB TITLE: 319 VAUGHAN

Date: 12/10/2020

Approved By:

A handwritten signature in blue ink, appearing to read "Domenic Am".

January 26, 2021

Submittal review and approval required prior to listed unit(s) being released for production and shipment. Unit(s) configured based on information provided. The Approver is responsible for ensuring the units, options, and accessories meet the job specifications.



AccuSpec V4.31b

SUBMITTAL SCHEDULE & DATA

Atherion® Commercial Packaged Ventilation and Make-up Air Units

Job Name: 319 VAUGHAN
 Location:
 Submitted by: Mike Generelli

Engineer:
 Architect:
 Contractor:

UNIT TAG			
MODEL NUMBER		MPR10BB1A1A8WA4M2HLDG3T2	
UNIT QUANTITY		1	
UNIT CONFIGURATION		Fresh & Return Air Dampers, with Energy Recovery Exhaust	
Discharge Arrangement		Bottom Supply	
Supply Voltage		208/60/3	
Altitude (ft. above sea level)		0-2000	
FULL LOAD COOLING CAPACITY¹			
Refrigerant Type		R-410A	
DX Cooling Capacity Data			
Total – Nominal Tons		10	
Total – (Gross / Net) Btu/hr		154,838 / 135,177	/
Sensible – (Gross / Net)		128,206 / 108,544	/
Energy Wheel Capacity Tons²		6.6	
FULL LOAD HEATING CAPACITY³		250,000	
HEATING TYPE		Natural Gas	
SUPPLY FAN			
Nominal Supply Airflow (CFM)		5,000	
Maximum Outside Airflow		5,000 (100% OA)	(% OA)
VAV Range (CFM) (if applicable)	Cooling	Constant Speed	
	Heating	Constant Speed	
Ext/Total Static Pressure		1.00 / 3.45	/
Fan Quantity		1	
Fan Diameter (inches) and		16 ANPA	
Fan BHP (Per Fan) / Speed (RPM)		6.84 / 2,896	/
Motor Size (Per Fan) / Motor Type		10 / ODP HE	/
Motor Speed Nominal / Typical		3600 / 3492	/
Design VFD Frequency (Hz)		49.8	
POWERED EXHAUST		46" Total Energy Recovery Wheel - 3A	
Nominal Airflow (CFM)		4,000	
Ext/Total Static Pressure		1.00 / 2.04	/
Fan Diameter (inches)		20	
Fan Power (BHP) / Speed (RPM)		2.14 / 1,304	/
Motor Size (HP) / Motor Type		3 / ODP HE	/
OPERATING WEIGHT EACH (lbs)			
Base Model (model MPR)		4,338	
Total Unit/Option/Accessories ⁴		4,433	

1. For complete Cooling conditions and capacity data, please refer to the Cooling Performance section.
2. Applies only to units selected with an Energy Recovery Module, otherwise blank. For complete energy recovery data in both cooling and heating modes, please refer to the Energy Recovery Performance section.
3. For complete Heating conditions and capacity data, please refer to the Heating Performance section.

4. If an Energy Recovery Module and/or Roof Curb has been selected, the weight is included with Total Unit/Option/Accessories.



AccuSpec V4.31b

SUBMITTAL SCHEDULE & DATA

Atherion® Commercial Packaged Ventilation and Make-up Air Units

Model	Description	Qty	Tag
MPR10BB1A1A8WA4M2HLDG3T2	Packaged Commercial Ventilation System	1	
	MPR10BB1A1A8WA4M2HLDG3T2	1	
#76963	WIRING DIA 8H007413_____	1	
#68337	Power Wire/Dist Block Assembly (Factory Info)	1	
#71842	ERM Power Wire Assembly (Factory Info)	1	
#77002	Carel pCOe Expansion Module (Required)	1	
#68104	2" MERV 10 Primary Filters (Qty 6 - 16x25)	1	
#65175	Dirty Filter Pressure Switch	1	
#65215	ERM - Outside Air Filter Pressure Switch	1	
#78412	Energy Recovery Wheel Contactor	1	
#76247	ERM-B 18x Shv Assy: 1258-1477 RPM	1	
#25538	Exh Sheave Setting 4 Turns Open	1	
#65403	CNTRL-SUP FAN-CONSTANT SPEED	1	
#24000	CNTRL-SUP FAN MIN OUTPUT COOL=80%	1	
#24001	CNTRL-SUP FAN MIN OUTPUT HEAT=80%	1	
#24004	CNTRL-SUP FAN MAX VOLTAGE=7.7VDC	1	
#65404	CNTRL-EXH FAN-CONSTANT SPEED	1	
#65408	CNTRL-DAMPER-ENTHALPY ECON CO2 OVERRIDE	1	
#65166	CNTRL(SRVC)-SA TEMP RESET - SPACE-OA	1	
#67313	CNTRL(SRVC)-DEHUM - SPC RH-MIX AIR DEWPT	1	
#24034	CNTRL(SRVC)-OA DAMPER MIN OPEN=30%	1	
#24035	CNTRL(SRVC)-OA DAMPER MAX OPEN=100%	1	
#62941	VFD SETUP: SUP FAN - VFD MAX FREQ - 65HZ	1	
#62944	VFD SETUP: EXH FAN - VFD MAX FREQ - 60HZ	1	
66798	Supply Air Sensor - Fixed Length	1	
65193	Digital Wall Stat - Temp and Humidity	1	
65197	Space CO2 Sensor	1	
68093	Inlet Rainhood	1	
	ADAPTER CURB	1	



AccuSpec V4.31b

MODEL NOMENCLATURE

Atherion® Commercial Packaged Ventilation and Make-up Air Units

Tag:

1,2,3	4,5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
MPR	10	B	B	1	A	1	A	8	W	A	4	M	2	H	L	D	G	3	T	2

Digit – Nomenclature	Value	Description
1, 2, 3 – Product Type	MPR	Modine Packaged Commercial Ventilation Unit
4,5 – Unit Tons Nominal	10	10 Tons
6 – Casing Size	B	B Cabinet
7 – Air Configuration	B	Fresh & Return Air Dampers, with Energy Recovery Exhaust
8 – Evaporator Coil	1	High Capacity, 4 Row Extended Surface Area Evap Coil
9 – Compressor Staging	A	Tandem Digital Scroll
10 – Hot Gas Reheat	1	Modulating Hot Gas Reheat
11 – Condenser Configuration	A	Standard Fans - VFD Head Pressure Control
12 – Supply Blower Configuration	8	16 Inch Backward Curved Airfoil Plenum Fan (ANPA)
13 – Supply Blower Motor HP	W	10 HP
14 – Supply Blower Motor Type	A	A - ODP - High Eff - 3600 RPM
15 – Unit Supply Voltage	4	208/60/3
16 – Power Options	M	Deadfront Disconnect, Non-Powered Convenience Outlet
17 – Heating Section Type	2	Natural Gas
18 – Heat Capacity	H	250,000 Btu/hr
19 – Heating Air Temperature Rise	L	Gas - 30-Under 70F Temp Rise
20 – Heat Control	D	Modulating
21 – Energy Recovery Wheel Size	G	46" Total Energy Recovery Wheel - 3Å MS
22 – Exhaust Blower Size & Type	3	20 Inch Backward Curved Airfoil Plenum Fan
23 – Exhaust Motor HP (Type Matches Digit 14)	T	T - 3 Hp
24 – Energy Wheel Preheat	2	14.9kW ERM Preheat



AccuSpec V4.31b

PERFORMANCE DATA – COOLING

Atherion® Commercial Packaged Ventilation and Make-up Air Units

UNIT TAG		
MODEL NUMBER		MPR10BB1A1A8WA4M2HLDG3T2

DESIGN CONDITIONS				
		Outside Air	Return Air	Evap Inlet Air
Temperatures (DB/WB)	°F	91.0/71.0	75.0/62.6	80.8 / 66.4
Nominal Airflow	CFM	5,000		
Coil Face Area / Velocity		11.11 ft² / 450 FPM		
DX COOLING CAPACITY ¹				
Total – Nominal	Tons	10		
Total – Actual		Total	Sensible	Latent
Gross	Btu/hr	154,838 (12.9 Tons)	128,206	26,633
Net	Btu/hr	135,177 (11.3 Tons)	108,544	26,633
DX + ENERGY WHEEL CAPACITY ²				
Total – Actual (Gross / Net)	Tons	19.5 / 17.8		
Moisture Removal Capacity	Lb/hr	47.3		
Hot Gas Reheat Capacity @ 70°F	Btu/hr	69,775		
Supply Air Temperature Data		Evaporator Coil	Unit Discharge	Dew Point
Air Off Temperatures	°F	57.1 / 56.5	60.7 / 57.9	56.1
Additional Data				
Compressor Loading	%	100.0		
Total Unit Power	Watts	18,296		
Base Unit Efficiency ³		11.7 EER / 14.7 IEER		
Application Efficiency ⁴	EER	11.7 CEF		
	MRE ⁵	2.6 lb/kWh CEF		
REFRIGERANT DATA				
Refrigerant Type		R-410A		
Charge per Circuit x Circuit Qty	lbs.	20.5 x 1		

- Capacities and temperatures shown at full load job specific design conditions.
- DX + Energy Wheel Capacity is the equivalent capacity of the combination of the wheel capacity and the DX capacity. The energy recovery performance is shown later in this submittal.
- The Base Unit Efficiencies shown for a base model MPR10B unit without energy recovery exhaust, when rated in accordance with ANSI/AHRI Standard 340/360 at a design airflow of 3400 CFM, are for reference only. The configuration of the selected unit and/or conditions of operation may not match the base unit, which will impact the actual unit efficiency, and may be outside the scope of ANSI/AHRI 340/360.
- The Application Efficiency is based on actual design conditions and selected unit configuration at full load. Because the unit selected includes energy recovery exhaust, the full load EER is shown as CEF (Combined Efficiency) as defined by AHRI Guideline V to include the combined efficiency of the DX unit and the energy recovery section. The MRE shown as CEF, while not defined by AHRI Guideline V, follows the same calculation methodology of combining capacity of the DX unit and the energy recovery section.

5. MRE (Moisture Removal Efficiency) is a measure that best represents the unit performance at full load for applications with high latent loads, typically 100% outside air applications. If the application is less than 100% outside air or the entering air has a low dew point, the calculated MRE may be low and not applicable.



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PERFORMANCE DATA – HEATING

Atherion® Commercial Packaged Ventilation and Make-up Air Units

UNIT TAG	
MODEL NUMBER	MPR10BB1A1A8WA4M2HLDG3T2

HEATING CONDITIONS		
Outside Air Temp (DB)	°F	8.0
Return Air Temp (DB)	°F	70.0
Mixed Air Temperature (DB)	°F	45.8
HEATING TYPE		Natural Gas
HEAT EXCHANGER MATERIAL		Tubular 409 Stainless Steel
HEAT CONTROL TYPE		Modulating
GAS MODULATION RANGE		20-100%
FULL LOAD HEATING CAPACITY ¹		
Heating Capacity Input	Btu/hr	250,000
Thermal Efficiency	%	81%
Heating Capacity Output	Btu/hr	202,500
Temperature Rise	°F	37.5
Supply Air Temperature	°F	83.3
GAS CONNECTION SIZE		3/4"

1. Capacities and temperatures shown for Design Conditions.



AccuSpec V4.31b

PERFORMANCE DATA – ENERGY RECOVERY

Atherion® Commercial Packaged Ventilation and Make-Up Air Unit

UNIT TAG		
WHEEL SIZE AND TYPE	46" Total Energy Recovery Wheel - 3Å MS	
WHEEL AIRFLOW DATA	SUPPLY	EXHAUST
Nominal Airflow	5,000 CFM	4,000 CFM
External Static Pressure	1.00 "W.C.	1.00 "W.C.
Wheel Static Pressure	0.92 "W.C.	0.74 "W.C.
Total Static Pressure	3.45 "W.C.	2.04 "W.C.
Exhaust Air Transfer Ratio (EATR)	0.62 %	
Outside Air Correction Factor (OACF)	1.08	

Wheel Performance Data – Summer (Cooling) Mode

SUPPLY AIR		OUTSIDE AIR	
Temperature	80.8 / 66.4 DB/WB (°F)	Temperature	91.0 / 71.0 DB/WB (°F)
Relative Humidity	47.1 %	Relative Humidity	37.5 %
Humidity Ratio	73.9 (gr/lb)	Humidity Ratio	81.7 (gr/lb)
RETURN AIR		EXHAUST AIR	
Temperature	75.0 / 62.6 DB/WB (°F)		
Relative Humidity	50.0 (%)		
Humidity Ratio	64.7 (gr/lb)		

ENERGY RECOVERY	
Total	78,810 Btu/hr
Sensible	52,422 Btu/hr
Latent	26,388 Btu/hr
Total Equivalent Tons	6.6

EFFECTIVENESS	
Total	67.0 %
Latent	53.4 %
Sensible	77.1 %
RECOVERY RATIO	
Enthalpy	54.7 %
Sensible	62.4 %
ECONOMIZER BYPASS	
	Yes



AccuSpec V4.31b

PERFORMANCE DATA – ENERGY RECOVERY

Atherion® Commercial Packaged Ventilation and Make-Up Air Unit

UNIT TAG		
WHEEL SIZE AND TYPE	46" Total Energy Recovery Wheel - 3Å MS	
WHEEL AIRFLOW DATA	SUPPLY	EXHAUST
Nominal Airflow	5,000 CFM	4,000 CFM
External Static Pressure	1.00 "W.C.	1.00 "W.C.
Wheel Static Pressure	0.92 "W.C.	0.74 "W.C.
Total Static Pressure	3.45 "W.C.	2.04 "W.C.
Exhaust Air Transfer Ratio (EATR)	0.62 %	
Outside Air Correction Factor (OACF)	1.08	

Wheel Performance Data – Winter (Heating) Mode



SUPPLY AIR

Temperature 45.8 / 37.7 DB/WB (°F)
 Relative Humidity 45.0 %
 Humidity Ratio 20.4 (gr/lb)

OUTSIDE AIR

Temperature 8.0 / 5.6 DB/WB (°F)
 Relative Humidity 50.0 %
 Humidity Ratio 4.7 (gr/lb)

RETURN AIR

Temperature 70.0 / 55.8 DB/WB (°F)
 Relative Humidity 40.0 (%)
 Humidity Ratio 43.5 (gr/lb)

EXHAUST AIR

ENERGY RECOVERY	
Total	267,969 Btu/hr
Sensible	209,158 Btu/hr
Latent	58,811 Btu/hr
FROST DATA	
Threshold	19.0 °F
Control Point	12.1 °F
Electric Preheat	14.9kW ERM Preheat
Preheat Temp Rise	11.8 °F

EFFECTIVENESS	
Total	70.1 %
Latent	53.1 %
Sensible	78.5 %
RECOVERY RATIO	
Enthalpy	53.9 %
Sensible	59.7 %
ECONOMIZER BYPASS	
	Yes



AccuSpec V4.31b

PERFORMANCE DATA – ELECTRICAL

Atherion® Commercial Packaged Ventilation and Make-up Air Units

UNIT TAG	
MODEL NUMBER	MPR10BB1A1A8WA4M2HLDG3T2

COMPONENT/SYSTEM		COOLING MODE	HEATING MODE
Compressor 1	Amps	20.4	n/a
Compressor 2	Amps	19.0	n/a
Compressor 3 (D-Cabinet Only)	Amps	0.0	n/a
Compressor 4 (D-Cabinet Only)	Amps	0.0	n/a
Condenser Fan Motors (Total)	Amps	5.6	n/a
Supply Fan Motor 1	Amps	30.8	30.8
Supply Fan Motor 2	Amps	0.0	0.0
Exhaust Fan Motor 1	Amps	10.6	10.6
Exhaust Fan Motor 2	Amps	0.0	0.0
Energy Recovery Wheel Motor	Amps	0.6	0.6
Energy Recovery Preheat	Amps	n/a	41.4
Heating Circuit	Gas	Amps	1.7
	Electric	Amps	0.0
Unit Controls	Amps	1.2	1.2
Powered Convenience Outlet	Amps	0.0	0.0
Unit Full Load Amps	Amps	88.2	86.3
Min Circuit Ampacity (MCA)	Amps	95.9	107.9

FINAL UNIT ELECTRICAL DATA		
Nameplate Full Load Amp (FLA)	Amps	88.2
Min Circuit Ampacity (MCA)	Amps	107.9
Max Overcurrent Protection (MOP)	Amps	125.0



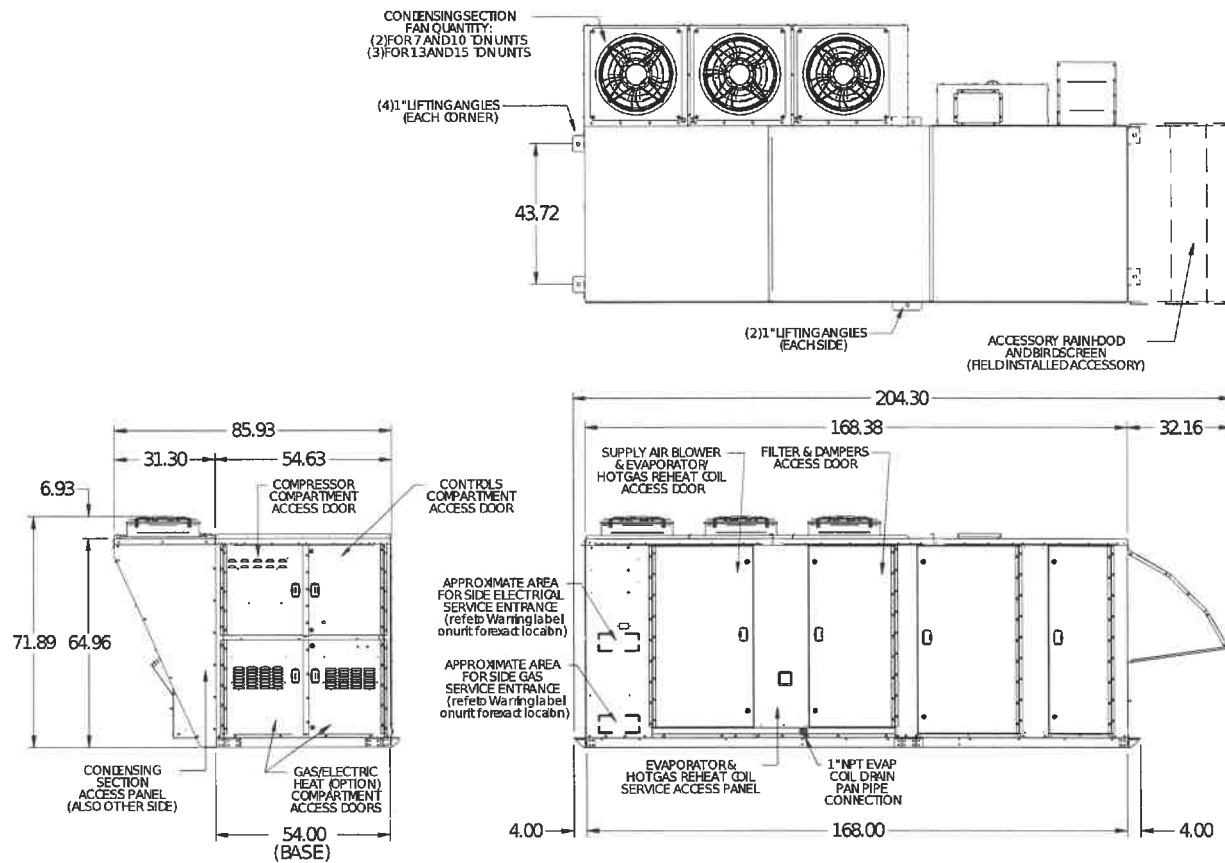
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DIMENSIONS – UNIT WITH INTEGRAL ENERGY RECOVERY

Model MPR10B with Integral Energy Recovery Wheel with Side Economizer Bypass

Dimensions (inches)

Tag:



Approximate Weight: See Submittal Schedule & Data page.

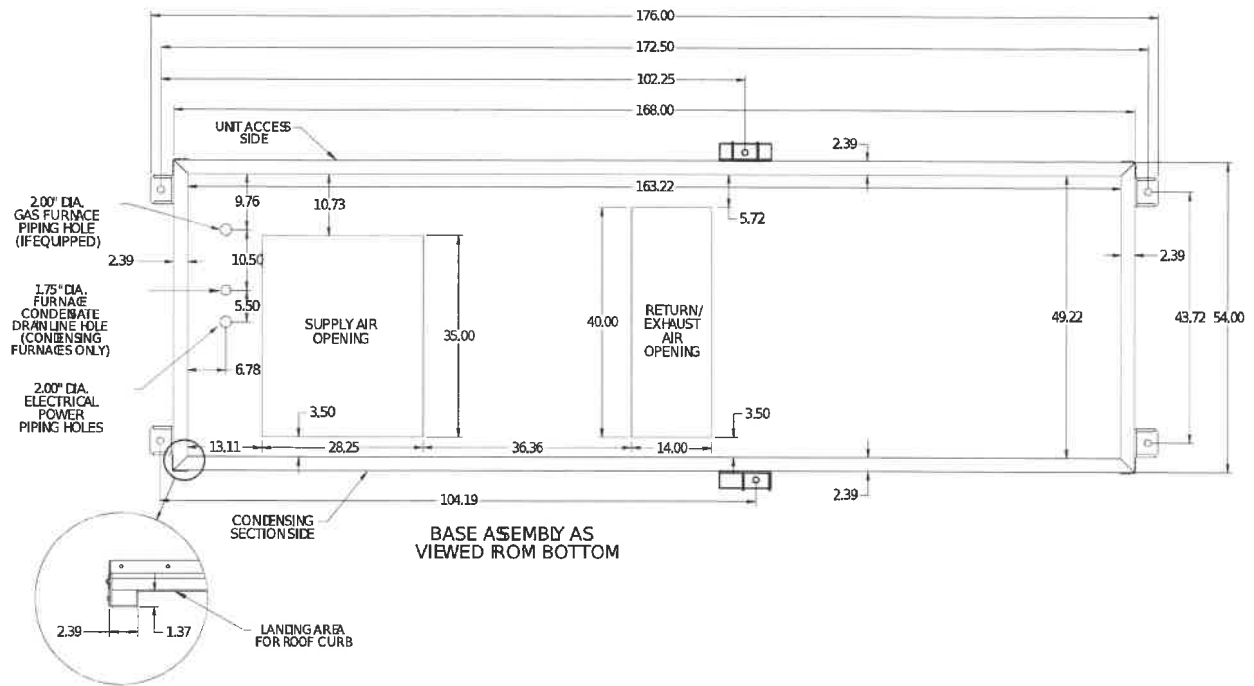


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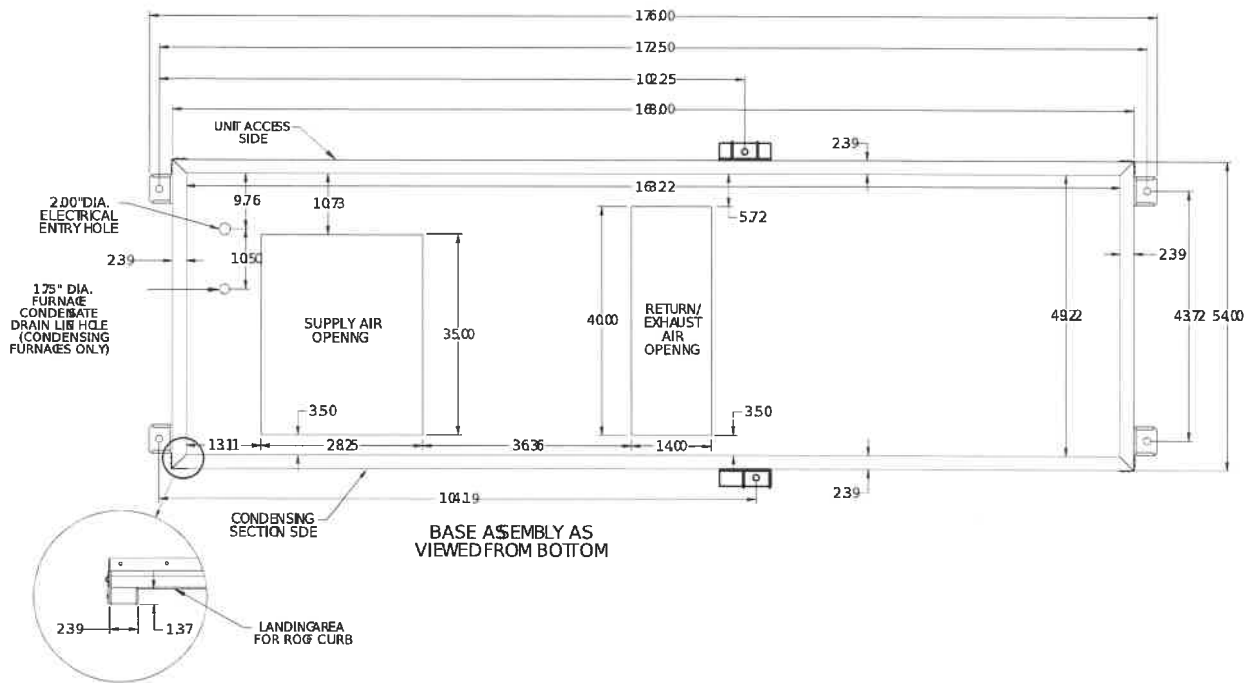
DIMENSIONS – UNIT BASE

Model MPR10B Unit with Integral Energy Recovery Base Dimensions (inches)

Tag:



INSIDE BASE ASSEMBLY DETAIL
VIEW AS VIEWED FROM SIDE



INSIDE BASE ASSEMBLY DETAIL
VIEW AS VIEWED FROM SIDE



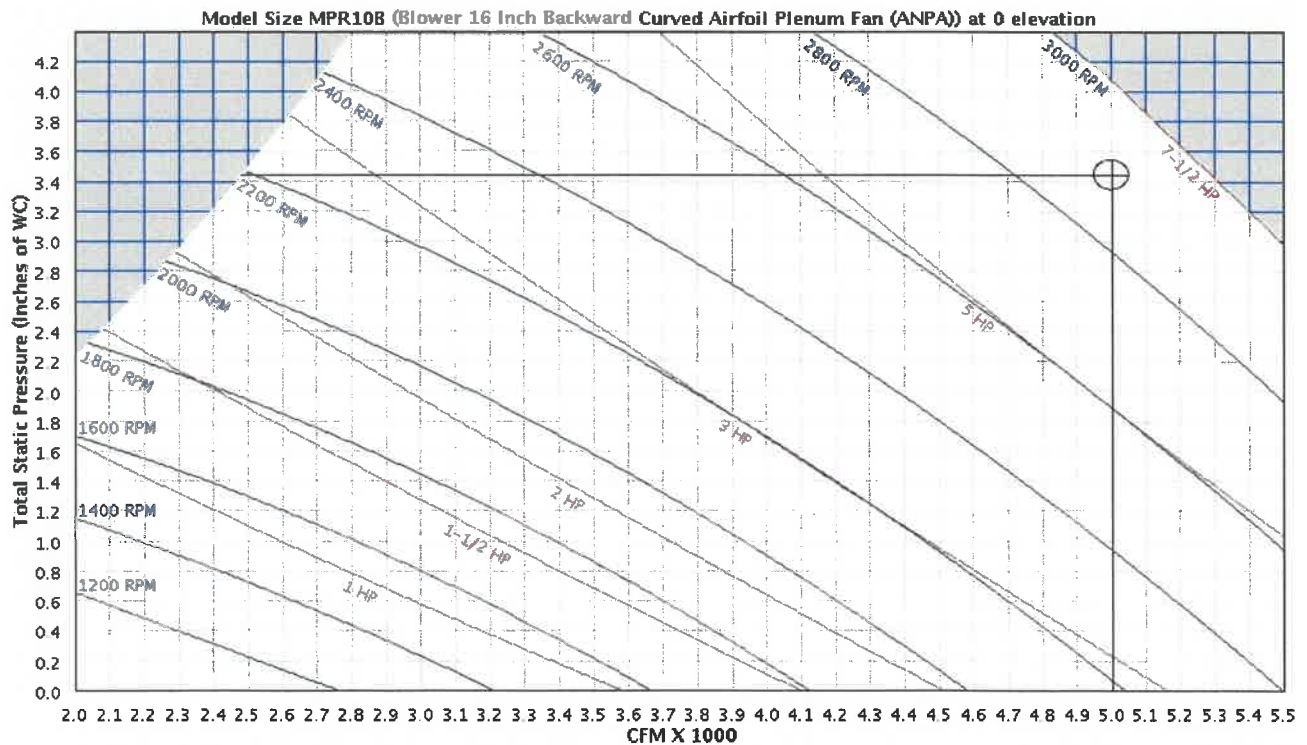
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SUPPLY BLOWER CURVE

Atherion® Commercial Packaged Ventilation and Make-up Air Units

Tag:

Model Number	MPR10BB1A1A8WA4M2HLDG3T2
Airflow (CFM)	5,000
Altitude (ft. ASL)	0-2000
External Static Pressure ("W.C.)	1.00
Total Static Pressure ("W.C.)	3.45
Blower Size x Qty - RPM	16 ANPA x 1 - 2,896 RPM
Rated Motor Size (Per Fan) - RPM	10 HP - 3600 RPM





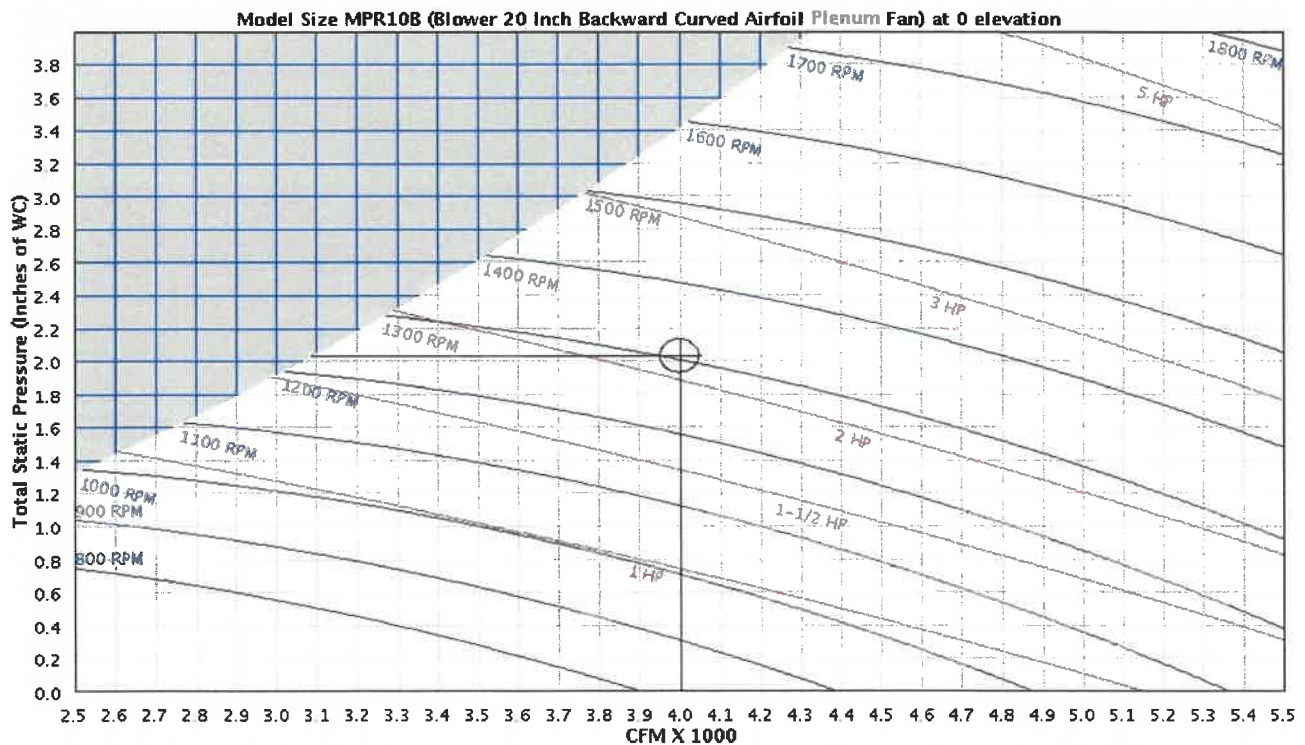
AccuSpec V4.31b

EXHAUST BLOWER CURVE

Atherion® Commercial Packaged Ventilation and Make-up Air Units

Tag:

Model Number	MPR10BB1A1A8WA4M2HLDG3T2
Airflow (CFM)	4,000
Altitude (ft. ASL)	0-2000
External Static Pressure ("W.C.)	1.00
Total Static Pressure ("W.C.)	2.04
Blower Size x Qty - RPM	20 x 1 - 1,304 RPM
Rated Motor Size (Per Fan) - RPM	3 HP - 1800 RPM



SECTION 23 74 33
PACKAGED, OUTDOOR, HEATING AND COOLING
MAKEUP AIR-CONDITIONERS

SPECIFICATIONS

Tag:

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes rooftop heating and cooling units. Each unit shall be constructed in a horizontal configuration and shall incorporate additional product requirements as listed in the "PRODUCTS" section of this specification. If unit is intended for installation on a concrete slab, verify design requirements and construction responsibility for the slab.

1.2 SUBMITTALS

- A. All information in this document, as provided by Modine Manufacturing Company, is provided without representation or warranty of any kind as to the user or any other party, including, without limitation, ANY IMPLIED WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, OR NON-INFRINGEMENT. To the greatest extent permitted by applicable law, Modine Manufacturing Company assumes no liability, and the user assumes all liability and risk, for the use or results from the use of this document or the information contained herein, whether as modified by the user or not. This document must be carefully reviewed by the Engineer to ensure it meets the requirements of the project and local building code(s).
- B. As Modine Manufacturing Company has a Continuous Product Improvement program, it reserves the right to change design and specifications without notice.

1.3 QUALITY ASSURANCE

- A. Gas-fired furnace options shall be certified in accordance with ANSI Z83.8/CSA 2.6, "Safety Standard Gas-Fired Furnaces."
- B. Units shall comply with applicable requirements in ASHRAE 62.1-2013, Section 5 - "Systems and Equipment".
- C. Units shall comply with applicable requirements in ASHRAE 90.1-2016, Section 6 - "Heating, Ventilating, and Air-Conditioning."
- D. Unit shall be safety certified by ETL in accordance with UL Standard 1995/CSA C22.2 No. 236, Safety Standard for Heating and Cooling Equipment. Unit nameplate shall include the ETL/ETL Canada listed mark.

- E. Energy recovery wheel performance shall be AHRI 1060 certified and bear the AHRI certified label. Components that are independently tested or "rated in accordance with" shall not be acceptable. Manufacturer membership in AHRI is not an acceptable substitute. Certified components must be listed as active in the AHRI Directory. (www.ahridirectory.org)
- F. The energy recovery wheel cassette shall be an Underwriters Laboratory UR recognized component for fire, smoke, and electrical safety and bear the UR symbol. Recognized components shall be listed in the UL directory. (<http://database.ul.com>)
- G. The energy recovery wheel cassette shall comply with NFPA 90A by virtue of UL standard 1812 and UL900 or UL723 fire test for determination of flammability and smoke density.

1.4 WARRANTY

- A. Standard Unit Warranty:
 - 1. Gas-Fired Heat Exchangers: Ten years from date of first beneficial use by buyer or any other user, within ten years from date of resale by buyer in any unchanged condition, or within 126 months from date of shipment from seller, whichever occurs first.
 - 2. Compressors: Two years from date of first beneficial use by buyer or any other user, within two years from date of resale by buyer in any unchanged condition, or within 30 months from date of shipment from seller, whichever occurs first.
 - 3. Coil Heat Exchangers, Sheet Metal: One year from date of first beneficial use by buyer or any other user, within one year from date of resale by buyer in any unchanged condition, or within 18 months from date of shipment from seller, whichever occurs first.
 - 4. All Other Parts: Two years from date of first beneficial use by buyer or any other user, within two years from date of resale by buyer in any unchanged condition, or within 30 months from date of shipment from seller, whichever occurs first.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Furnish and install a rooftop heating and cooling unit. Safety certified by ETL in accordance with UL Standard 1995/CSA C22.2 No. 236, Safety Standard for Heating and Cooling Equipment. Unit nameplate shall include the ETL/ETL Canada listed mark. Unit shall be fully assembled, charged, wired, and tested prior to shipment. If unit is intended for installation on a concrete slab, verify design requirements and construction responsibility for the slab.

2.2 MANUFACTURERS

- A. The basis-of-design product for the Rooftop Heating and Cooling Unit is based on the Modine Atherion® Model MPR.

2.3 CABINET

- A. The casing shall be designed for outdoor application with a fully weatherproof cabinet.
 - 1. Rigging Provisions: Unit shall include lifting angles with 1" diameter holes on the base of the unit for rigging.
 - 2. Roof Construction: Roof shall have a standing roof seam for maximum roof rigidity and prevention of standing water and perimeter drip edges to prevent water from dripping into the access doors.
 - 3. Exterior Cabinet Construction: Exterior casing parts shall be 18 gauge pre-painted G90 galvanized steel with a finish capable of withstanding a minimum 2500 hour salt spray and fog atmosphere exposure in accordance with ASTM B117 test procedure.
 - 4. Exterior Cabinet Finish: Paint color shall be standard Modine Commercial Gray Green.
 - 5. Internal Cabinet Construction: Unit shall be internally insulated on all surfaces with exterior exposure, including walls, floor, and ceiling. Insulation shall be completely encased within standard 20 gauge galvanized steel liners to provide double wall construction that complies with ASHRAE 62.1 to prevent mold growth, allow easy cleaning, and protection of the insulation from the airstream and from entering the airstream.
 - 6. Insulation: Insulation shall be 2 inch R-8 faced fiberglass, 1-1/2 lb. density.
 - 7. Unit shall be designed to reduce air leakage and infiltration through the cabinet. Continuous sealing shall be included between panels and between access doors and openings to reduce air leakage. Refrigerant piping and electrical conduit through cabinet panels shall include sealing to reduce air leakage.
- B. Service and Maintenance Access: Access to items needing periodic inspection or maintenance shall be through hinged access doors.
 - 1. Access Door Construction: Access doors shall have full length hinges, painted to match the unit color and the hinge pin is to be stainless steel to prevent corrosion and rust staining. Doors are to have full perimeter gasketing.
 - 2. Access Door Hardware: Hinged doors shall have recessed door handles. Doors shall be secured closed with quarter turn latches. Doors shall be secured open with mechanical door stays to prevent movement of the door from wind.

2.4 AIR CONTROL CONFIGURATION

- A. Unit airflow control configuration shall be fresh and return air dampers and shall include integral energy recovery exhaust.
 - 1. Dampers: Dampers shall be constructed of extruded aluminum, hollow core, airfoil blades with rubber edge seals and aluminum end seals. Dampers shall have a maximum leakage of Class 1A (3

- CFM/sq. ft. of damper area @ 1" w.g. air pressure differential) when tested in accordance with AMCA Standard No. 500, Test Methods for Louvers, Dampers, and Shutters.
2. Actuator: Fresh and return air direct drive damper actuators shall be spring return to close when not powered.
- B. Controls: Damper controls shall be as outlined in the "CONTROLS" section.

2.5 REFRIGERATION SYSTEM

- A. Compressor: Single Modulating Digital Scroll with Single Stage Scroll in Tandem Arrangement (2 compressors total).
1. Modulation: Compressor set shall be capable of system capacity modulation from 12.5%-100%.
 2. Refrigerant: Unit shall be factory charged with R-410A refrigerant.
 3. Service Access: Compressor(s) shall be mounted in an isolated compartment to permit operation of the unit without affecting air flow when the compartment door is open.
 4. Vibration Isolation: Compressor(s) shall be mounted on the compressor manufacturer's recommended rubber vibration isolators to reduce transmission of vibration to the building structure.
 5. Internal Overload Protection: Compressor(s) shall include internal thermal overload protection to protect against excessive motor temperatures.
 6. Crankcase Heater: Compressor(s) shall include a crankcase heater to protect against liquid flood-back and the elimination of oil foaming on startup.
- B. Refrigerant Circuit Safety Controls: The standard refrigerant circuit safety controls include:
1. Compressor anti-short cycle delay timer (default 5 minutes, adjustable).
 2. Modulating condenser fan speed control to allow cooling system operation with outside air temperature as low as 45°F.
 3. Ambient temperature compressor lockout (default 45°F, adjustable).
 4. An airflow proving switch is monitored to ensure proper airflow before the refrigeration circuit is energized.
 5. A liquid line sight glass.
 6. Automatic reset low pressure and manual reset high pressure refrigerant controls.
 7. Schrader type valves on both the high pressure and low pressure sides.
 8. Refrigerant liquid line filter/drier.
- C. Evaporator Coil: Evaporator coil shall be a single circuit high capacity 4 row design with copper tubes and mechanically bonded aluminum fins at a spacing of 14 fins per inch. The coil shall feature vertical tube headers and galvanized steel end casings with stainless steel lower bracket.

1. Expansion Valve: Each evaporator coil circuit shall be equipped with an electronic expansion valve with evaporator coil pressure transducer for precise refrigerant control over widely varying outside air conditions. Thermal expansion valves are not permitted.
 2. Evaporator Coil Drain Pan: The coil shall include a double sloped, 316 stainless steel drain pan for positive drainage of condensate. The drain pan shall include a condensate drain pan float switch to disable the compressors if the pan is not draining properly.
- D. Hot Gas Reheat Coil: The unit shall include a hot gas reheat coil to allow the unit to have a dehumidification mode of operation.
1. Hot Gas Reheat Control: The unit shall include hot gas reheat modulating valves, electronic controller, and supply air temperature sensor for enhanced dehumidification control.
 2. Hot Gas Reheat Coil Spacing: The hot gas reheat coil shall be located no less than 6" downstream of the evaporator coil to prevent condensate re-evaporation.
- E. Condenser Coil: The air-cooled condenser shall be a Modine Parallel Flow PF™ micro-channel aluminum fin/tube condenser coil.
1. Condenser Coil Orientation: The condenser coil shall be sloped approximately 60° from horizontal to protect the coil from hail damage.
 2. Condenser Fans: The condenser section shall have vertical discharge axial flow direct drive fans with variable frequency drive for condenser head pressure control.
- F. Controls: The refrigeration system controls shall be as outlined in the "CONTROLS" section.

2.6 HEATING SYSTEM

- A. The unit shall have an indirect fired gas heating section.
1. The gas heat section shall consist of a single furnace.
 2. The gas heating section shall be configured for use with Natural Gas. The inlet gas pressure shall be between 8" and 14" W.C.
 3. The thermal efficiency of the section shall be a minimum of 81% for all air flow ranges.
 4. Primary Heat Exchanger: Heat exchanger shall be tubular type with 18 gauge, 409 stainless steel tubes and header.
 5. The heat exchanger shall be certified to withstand 5.0" W.C. external static pressure without burner flame disturbance.
 6. The burners shall be in-shot type, directly firing each heat exchanger tube individually and designed for good lighting characteristics without noise of extinction.
 7. The unit shall be power exhausted and tested to insure proper ignition when the unit is subjected to 40 mile per hour wind velocities. The unit shall also include a factory mounted differential pressure switch designed to prevent main burner ignition until positive venting has been proven.

8. The solid state ignition system shall directly light the gas by means of a direct spark igniter each time on a call for heat. The ignition control shall be 100% shut-off with multi-retry and lockout.
 9. The heating section shall be provided with electronic modulating gas control valve(s), main combination gas valves/regulators, ignition controllers, and automatic reset high limit switches. An airflow proving switch is included to ensure proper airflow before the heating circuit is energized.
 10. The gas controls can modulate the system gas flow between 20-100% of full fire.
 11. Gas supply piping can be brought in through the unit base for through-the-curb piping, or in the outside cabinet wall for across-the-roof piping.
- B. The heating section controls shall be as outlined in the "CONTROLS" section.

2.7 SUPPLY AIR FAN AND MOTOR

- A. Direct Drive Supply Air Blower: The fan shall be an un-housed 16 Inch Backward Curved Airfoil Plenum Fan (ANPA) to cover specified airflow and total static pressure drop. The blower is to be directly connected to and supported by the motor shaft.
- B. Blower Motor: Motor shall be premium efficiency to meet the Energy Independence and Security Act requirements.
1. Motor Type: Motor shall be Open Drip Proof (ODP).
 2. Motor Speed: Motor shall have a synchronous speed of 3600 RPM.
 3. Inverter Duty: Motor shall be inverter duty rated.
 4. Motor Bearings: Bearings shall be ball bearings rated for 200,000 hours. Motors not marked as having permanently lubricated bearings will include grease fittings for periodic lubrication.
- C. Blower and motor assembly shall be dynamically balanced. The entire blower and motor assembly shall be mounted on rubber-in-shear vibration isolators.
- D. Maintenance: The blower and motor assembly is to be self-contained for service or removal from the cabinet.
- E. Supply air fan controls shall be as outlined in the "CONTROLS" section.

2.8 FILTERS

- A. Primary Filters: The unit shall include 2" thick primary filters located upstream of the refrigeration system evaporator coil to filter fresh and return air.
1. Filter Rating: Filters shall be pleated disposable filters with a Minimum Efficiency Reporting Value of MERV 10 per ASHRAE standard 52.2.

- B. Dirty Filter Pressure Switch: The unit shall include a differential pressure switch wired to the main unit microprocessor controller to warn when the filters may be dirty based on a preset maximum pressure drop.

2.9 POWER EXHAUST

- A. The unit shall include power exhaust to remove relatively clean air from the building. Maximum continuous operating exhaust temperature is 104°F.
- B. Installation: Power exhaust with energy recovery shall be integral within the packaged rooftop unit casing.
- C. The casing shall be designed for outdoor application with a fully weatherproof cabinet.
 - 1. Roof Construction: Roof shall have a standing roof seam for maximum roof rigidity and prevention of standing water and perimeter drip edges to prevent water from dripping into the access doors.
 - 2. Exterior Cabinet Construction: Exterior casing parts shall be 18 gauge pre-painted G90 galvanized steel with a urethane primer and polyester topcoat finish capable of withstanding a minimum 2500 hour salt spray and fog atmosphere exposure in accordance with ASTM B117 test procedure.
 - 3. Exterior Cabinet Finish: Paint color shall be standard Modine Commercial Gray Green.
 - 4. Internal Cabinet Construction: Unit shall be internally insulated on all surfaces with exterior exposure, including walls, floor, and ceiling. Insulation shall be completely encased within standard 20 gauge galvanized steel liners to provide double wall construction that complies with ASHRAE 62.1 to prevent mold growth, allow easy cleaning, and protection of the insulation from the airstream and from entering the airstream.
 - 5. Insulation: Insulation shall be 2" faced fiberglass, 1-1/2 lb. density.
 - 6. Unit shall be designed to reduce air leakage and infiltration through the cabinet. Continuous sealing shall be included between panels and between access doors and openings to reduce air leakage. Electrical conduit through cabinet panels shall include sealing to reduce air leakage.
 - 7. Service and Maintenance Access: Access to items needing periodic inspection or maintenance shall be through hinged access doors.
 - 8. Access Door Construction: Access doors shall have full length hinges, painted to match the unit color and the hinge pin is to be stainless steel to prevent corrosion and rust staining. Doors are to have full perimeter gasketing.
 - 9. Access Door Hardware: Hinged doors shall have recessed door handles. Doors shall be secured closed with quarter turn latches. Doors shall be secured open with mechanical door stays to prevent movement of the door from wind.
- D. The energy recovery section shall feature a rotary energy recovery wheel mounted within a rigid, non-insulated, corrosion resistant G90 galvanized steel framed module containing the wheel drive motor, drive belt, wheel

seals, and maintenance free bearings. The module shall be able to slide out for servicing.

1. Wheel bearings shall be permanently sealed and selected for a minimum 30 year L-10 life of 400,000 hours. Bearings requiring external grease fittings or periodic maintenance are not acceptable.
 2. All diameter and perimeter seals shall be provided as part of the assembly. Seals shall be non-contact nylon pile brush seal orientated in a labyrinth style configuration. Diameter seals shall be fully adjustable and easily accessible and set to within 0.05 inch of the rotor surface. Perimeter seals shall be permanently mounted to the wheel rim and not require adjustment. Seals that mount to the frame are not acceptable.
 3. Wheel drive belt shall be linked belt type without the need for external adjustment.
 4. The energy recovery wheel shall be made of a corrosion resistant aluminum alloy that is composed of alternating corrugated and flat, continuously wound layers of uniform widths that guarantees laminar air flow, and low static pressure loss.
 5. The wheel shall be a Total Energy Recovery type that transfers both sensible and latent energy. All media surfaces shall be coated with a non-migrating solid absorbent layer prior to being formed into the honeycomb media structure to insure that all surfaces are coated and adequate latent capacity is provided. The desiccant shall be inorganic and specifically developed for the selective adsorption of water vapor. The desiccant shall utilize a 3Å (angstrom) molecular certified by the manufacturer and shall allow high capacity and speed of adsorption and desorption without forming odors. Desiccant shall be non-migrating and shall not dissolve or deliquesce in the presence of water or high humidity.
 6. Wheel energy recovery effectiveness shall be a minimum of 50% at rated conditions, as defined in ASHRAE 90.1 - Energy Standard for Buildings Except Low-Rise Residential Buildings.
- E. The ERM shall include economizer wheel bypass to reduce fan energy usage when energy recovery is not required.
- F. The media shall be cleanable by vacuuming the media surface, without degrading the latent recovery. Dry particles up to 800 microns shall pass freely through the media.
- G. The ERM shall have a dedicated microprocessor controller that is networked to the packaged rooftop unit microprocessor controller.
- H. Exhaust Air Fan: The fan shall be a 20 Inch Backward Curved Airfoil Plenum Fan to cover specified airflow and total static pressure drop.
1. Fan Drive: The fan is to be belt driven by an adjustable V-belt drive with a minimum rating of 140% of the motor nameplate brake horsepower when the adjustable pulley is at the minimum RPM. The V-belt drive is to include an auto belt tensioner.
 2. Fan Bearings: Fan(s) shall feature permanently lubricated bearings.

3. Fan Motor(s): Motor shall be premium efficiency to meet the Energy Independence and Security Act requirements.
 4. Motor Type: Motor shall be Open Drip Proof (ODP).
 5. Motor Speed: Motor(s) shall have a synchronous speed of 1800 RPM.
 6. Inverter Duty: Motor(s) shall be inverter duty rated.
 7. Fan Motor Bearings: Bearings shall be ball bearings rated for 200,000 hours. Motors not marked as having permanently lubricated bearings will include grease fittings for periodic lubrication.
 8. Fans, drives, and motors shall be dynamically balanced.
- I. The module shall include gravity exhaust air relief dampers that are sized for 100% relief of the power exhaust airflow capacity. The exhaust outlet shall include a rainhood and birdscreen.
- J. The following ERM options shall be included:
1. The ERM shall include a field assembled and installed inlet rainhood and a factory mounted inlet birdscreen.
 2. Inlet Air Filters: The ERM shall include 2" MERV 10 disposable pleated filters upstream of the wheel on the inlet air side.
 3. Inlet Air Filter Pressure Switch: The ERM shall include a differential pressure switch wired to the microprocessor controller to warn when the inlet air filters may be dirty based on a preset maximum pressure drop.
 4. Wheel Preheat: The ERM shall include an electric pre-heat module to prevent frost formation on the wheel when the outside air temperature falls below the frost control point. The control shall be single stage.
- K. Controls: The exhaust and energy recovery controls shall be as outlined in the "CONTROLS" section.

2.10 ELECTRICAL

- A. Control Panel: The unit shall have an electrical control center where all high and low voltage connections are made.
1. Power Connections: Unit shall have Single Point Power connections consisting of a single set of 3-phase power lugs to which the power feed conductors from a single power source are landed.
 2. Wire Management: All wiring is to be run in conduit that is located between the unit ceiling liner and roof casing with drops from the ceiling to keep wires clear of other internal components, prevent accidental damage to wiring during service, and improve cleanliness of unit interior.
 3. Wiring Diagram: The unit shall have a job specific wiring diagram affixed to the interior of the control compartment access door.
 4. Factory Installed Deadfront Disconnect Switch: Unit shall be provided with a factory installed and wired, dead-front, non-fused disconnect switch.

- B. Access Door Interlock Switch: The unit shall include a fan door switch that disables the unit supply fan operation if the door is opened.
- C. Convenience Outlet: Unit shall be provided with a factory installed 115 volt, 15 amp ground fault service receptacle mounted on the exterior of the unit casing. The outlet requires a separate power supply by others.

2.11 CONTROLS

- A. Control Panel: All components located in the panel shall be clearly marked for easy identification. All terminal blocks and wires shall be individually numbered. All electrical wires in the control panel shall be run in an enclosed raceway.
- B. Microprocessor Controller: All units shall include a Carel programmable microprocessor controller mounted in a controls compartment outside the airstream. The controller will be programmed with the Modine Controls System® to operate the unit in an energy efficient manner using pre-engineered control strategies. The controller will monitor output from sensors within each unit subsystem and automatically adjust unit operating parameters to maintain programmed setpoints and strategies.
 - 1. The controller shall contain LED's and/or LCD interface to indicate the power status, communications status, and fault conditions that arise during operation. Fault conditions indicated include but are not limited to supply air sensor failure, outdoor air sensor failure, space sensor failure, mechanical cooling failure, mechanical heating failure, low supply temperature alarm, high supply temperature alarm, and control temperature cooling or heating failure. The controller shall also monitor outside temperature for heating and cooling circuit lockout during mild conditions. If temperatures fall below the low supply temp alarm point, the unit shall be shut down.
 - 2. The Carel controller shall be capable of independent stand-alone operation with field configuration, setpoint adjustment, and scheduling accomplished at the unit with an integral user interface on the controller that includes a backlit LCD display, keypad, and status LEDs to allow the programming of the control parameters (set point, differential band, alarm thresholds) and basic functions by the user (ON/OFF and display of the controlled values).
 - 3. The unit shall be provided with a Carel space mounted digital module, model pAD, which includes a temperature and humidity sensor and backlit LCD display to review unit setpoints and unit output and operating conditions. The pAD module does not allow remote programming of the control parameters, but does allow temporary override of the unit. The device shall be field wired to the main unit controller via the Carel pLAN network using shielded cable by others.
 - 4. The controller shall have a full calendar schedule for occupied, unoccupied, and holiday scheduling.
 - 5. The controller shall retain all programmed values in non-volatile memory in the event of a power failure.

- C. Damper Controls: The damper controls subsystem shall be controlled by the microprocessor controller as follows:
1. The damper control shall be fully modulating with economizer control based on dual point enthalpy sensing comparing indoor against outdoor enthalpy. The position can be overridden based on the reading from a field installed CO2 sensor to proportionately increase the ventilation rate when the level of CO2 rises over a predetermined set point. The shipped loose sensor shall have the capability of measuring CO2 levels from 0 to 2,000 parts per million (ppm) with an accuracy of $\pm 40 \text{ ppm CO}_2 \pm 3.0\%$ of the reading.
 2. The fresh and return air dampers shall be independently controlled by separate direct mounted damper actuator motors. The damper actuators shall work opposite of one another so that the mixed damper position always totals 100%. The exception is when the unit is in the "OFF" mode of operation, at which point both dampers will be 100% closed to both the outside air and return air.
- D. Supply Fan Controls: The supply fan controls subsystem shall be controlled by the microprocessor controller as follows:
1. The supply fan shall be single speed with variable frequency drive. The fan speed can be adjusted manually, within design limits, from within the Modine Control System.
 2. The variable frequency drive will operate the supply fan at a reduced speed during energy recovery wheel economizer by-pass operation. The reduction in fan speed during economizer bypass mode is to prevent a significant increase in airflow from the reduction in system static pressure when the supply air by-passes the energy recovery wheel.
- E. Exhaust Fan Controls: The exhaust fan controls subsystem shall be controlled by the microprocessor controller as follows:
1. The exhaust fan shall be single speed with variable frequency drive. The fan speed can be adjusted manually, within design limits, from within the Modine Control System.
 2. The variable frequency drive will operate the exhaust fan at a reduced speed during energy recovery wheel economizer by-pass operation. The reduction in fan speed during economizer bypass mode is to prevent a significant increase in airflow from the reduction in system static pressure when the exhaust air by-passes the energy recovery wheel.
- F. Temperature Controls: The temperature controls subsystem shall be controlled by the microprocessor controller as follows:
1. Supply Air Temperature Control with Room and Outside Temperature Reset – The Carel controller shall monitor and control the supply air temperature to maintain the desired setpoint. Additional room and outside air temperature sensors are used and if the temperature does not meet the programmed setpoint for either of those sensors, the supply air temperature setpoint is lowered to increase cooling or raised to increase heating.
 2. Dehumidification Control based on Room Humidity and Mixed Air Dew Point – The Carel controller shall monitor both a room mounted temperature/humidity sensor and mixed air

temperature/humidity sensors and enter dehumidification mode if the space humidity and/or mixed air dew point exceeds the desired setpoints. In dehumidification mode, the Carel controller shall monitor an evaporator coil suction line pressure sensor and calculate corresponding coil temperature. The controller shall then modulate the digital scroll compressor to maintain the desired coil temperature, based on suction line pressure, necessary to increase latent heat (moisture) removal. The hot gas reheat option is highly recommended to avoid overcooling the space.

3. When equipped with the hot gas reheat option, the Carel controller shall monitor a factory supplied, field installed supply air temperature sensor and control the modulating hot gas reheat valve to vary the flow of hot condenser gas through the reheat coil to maintain the desired supply air temperature setpoint and prevent temperature swings and overcooling of the space during dehumidification.
 4. The supply air temperature sensor shall be shipped loose for field installation in the ductwork, downstream from the unit discharge to ensure sensing of properly mixed airflow. The sensor shall be 18" fixed length.
 5. The Carel controller shall monitor the outside air temperature sensor and lockout each compressor at a preset adjustable temperature setpoint.
- G. Energy Recovery Controls: The energy recovery controls subsystem shall be controlled by the microprocessor controller as follows:
1. The energy recovery module wheel operation is controlled to rotate when energy recovery is maximized without causing a rise in latent loading to the mechanical cooling equipment.
 2. Wheel Speed Control: The energy recovery wheel shall be single speed contactor, on/off control.
 3. Economizer Bypass: The module shall include an economizer wheel bypass damper. To maximize energy recovery effectiveness, the energy recovery module bypass damper is closed when the wheel is rotating and to minimize supply fan energy consumption, the damper is open when the wheel is not rotating.
 4. Economizer Bypass Jog Mode: The module shall include energy recovery wheel start-stop-jog control to periodically rotate the wheel position during economizer mode to avoid wheel contamination from the airstream.
 5. Wheel Defrost Mode: The module shall include energy recovery wheel defrost control to periodically stop the wheel rotation to allow the warm exhaust air to defrost the wheel.
 6. Wheel Preheat: The module shall include an optional electric preheat element. The control shall cycle the preheat element on or off based on the outside air temperature and indoor air temperature and relative humidity to ensure the temperature to the wheel exceeds the frost threshold setpoint.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Prior to start of installation, examine area and conditions to verify correct location for compliance with installation tolerances and other conditions affecting unit performance. See unit Installation & Service Manual.
- B. Examine roughing-in of plumbing, electrical and HVAC services to verify actual location and compliance with unit requirements. See unit Installation & Service Manual.
- C. Proceed with installation only after all unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Installation shall be accomplished in accordance with these written specifications, project drawings, manufacturer's installation instructions as documented in manufacturer's Installation & Service Manual, Best Practices and all applicable building codes.

3.3 CONNECTIONS

- A. In all cases, industry Best Practices shall be incorporated. Connections are to be made subject to the installation requirements shown above.
- B. Piping installation requirements are specified in Division 22 (Plumbing). Drawings indicate general arrangement of piping, fittings and specialties.
- C. Duct installation and connection requirements are specified in Division 23 (Heating Ventilating and Air Conditioning).
- D. Electrical installation requirements are specified in Division 26 (Electrical).

3.4 FIELD QUALITY CONTROL

- A. Refer to section 01 40 00 "Quality Requirements" for additional requirements.

3.5 SYSTEM STARTUP

- A. Start-up units in accordance with manufacturer's start-up instructions. Test controls and demonstrate compliance with requirements. Replace damaged or malfunctioning controls and equipment.

4. 500 Market Street, Unit 2A - Recommended Approval

Background: The applicant is seeking approval for proposed screening to surround HVAC Condensers (the design is to match the design of existing screening at Nobles Island).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-288

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Mar 11, 2021**Applicant**

Dean Mello
dmello@onpointccg.com
1 New Hampshire Avenue
Suite 125
Portsmouth, NH - New Hampshire 03801
603-498-5956

Location

500 MARKET ST Unit 2A
Unit 2A
Portsmouth, NH 03801

Owner:

PMC REALTY TRUST & CARROLL JANETTE M
TRUSTEE
500 MARKET ST STE 2C PORTSMOUTH, NH
03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

We are looking for administrative approval as a follow up to our initial HDC Approval Meeting on the 2nd of December 2020. The board had requested we provide additional information on the proposed screening of the new HVAC Condensers. We are planning to match that of the rest of Noble Island behind Building #2. We will provide a (3) sided screening so that the unit is screened from the neighbors and from Market Street as discussed.

Description of Proposed Work (Planning Staff)

--

Project Representatives



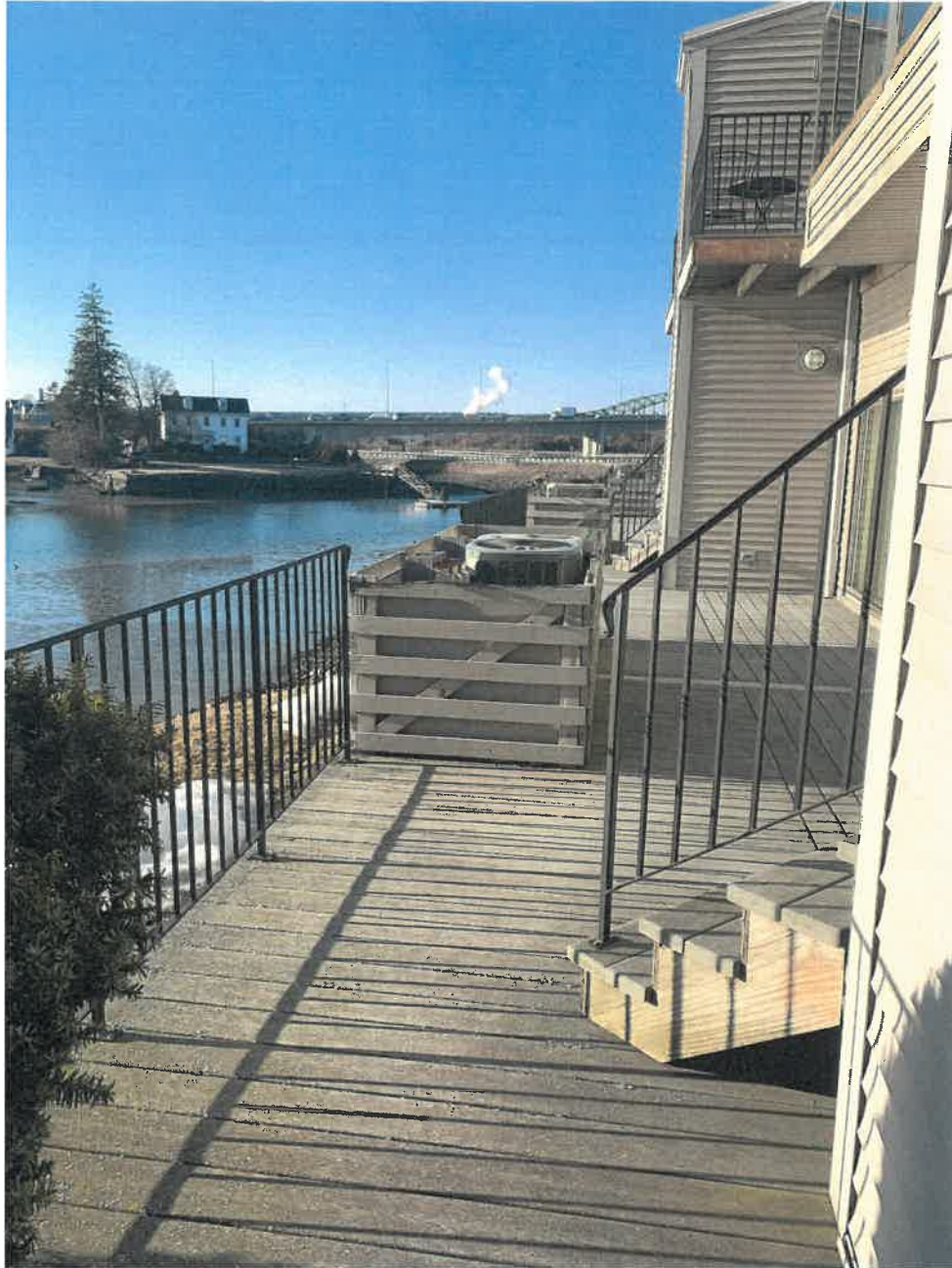
Noble Properties, LLC
500 Market Street – Building 2
HDC Administrative Follow Up
March 11, 2021

As a follow up to our initial HDC meeting that was held on December 2nd 2020, we are now presenting the information as discussed for the condenser screening for our building. Below are some examples of the existing screening behind building #2 as well as some photos of the same screening behind some of the other buildings on Noble Island. The intent will be to match that of the rest of Noble Island. The screens will be three sided so that they screen the units from our neighbors behind us as well as from Market Street. As you will see in the photo of the existing screen behind building #2 as it sits today is only two sided.

Existing Screening Behind Building #2 500 Market Street



Screening Examples Behind Other Buildings on Noble Island



12/7/2020



CITY OF PORTSMOUTH

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

HISTORIC DISTRICT COMMISSION

December 7, 2020

Nobles Island Condominium Association
Attn: Michael Street, Property Manager
11 Court Street, Suite 100
Exeter, NH 03833

RE: **500 Market Street, Building #2**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, December 02, 2020**, considered your application for renovations to existing structure (construct ADA compliant front entrance) as per plans on file in the Planning Department.

Said property is shown on Assessor Map 120, Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulation:

1. The applicant shall submit the louver screening design as an Administrative Approval.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Preserve the integrity of the District.
- Maintain the special character of the District.

12/7/2020

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Compatibility of design with surrounding properties.

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

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

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Nick Cracknell', is written over a horizontal line.

Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Dean Mello, Applicant
Noble Properties, LLC, Perspective Owner

November 4, 2020

Portsmouth Planning Department
Portsmouth City Hall
1 Junkins Ave
Portsmouth, NH 03801

Re: Permit and Approval Efforts at 500 Market Street, Units 2A, 2B & 2C, Portsmouth, NH 03801

Dear Whom it May Concern:

This letter serves as written permission from the current owners, PMC Realty Trust, for the potential buyers, Noble Properties LLC, to seek approvals from the City of Portsmouth City for a special exemption permit, approvals from the City of Portsmouth's Historic District Commission for the proposed alterations to the property, and any other permits and approvals needed for their use of the property located at 500 Market Street, Units 2A, 2B & 2C, Portsmouth, NH 03801.

Sincerely,

A handwritten signature in black ink that reads "Janette Carroll, Trustee". The signature is written in a cursive, flowing style.

Janette Carroll
PMC Realty Trust



Property Management
Trusted. Seasoned. Leaders

November 24, 2020

Subject: Dean Mello Building 2 ramp and condenser approval

Dear Mr. Mello,

Thank you for submitting the enclosed revised design plans dated 11/20/20 from Market Square Architects following Board of Director feedback at the Board Meeting on Friday November 20, 2020. The Nobles Island Condo Association Board of Directors have reviewed these revised plans and approve the ramp installation as designed.

The Board of Directors also approves of the replacement of the two condensers shown in the Market Square design plans. The Board requests replacement of the existing corral and the installation of a corral around the condenser that does not already have one. The corral needs to be constructed in like-kind and painted to match all other corrals around the property.

If you have any questions, please do not hesitate to contact me at (603) 778-6300 or michaels@cpmanagement.com.

On Behalf of the Nobles Island Board of Directors,

Michael Street, AMS, CMCA
Property Manager
CPManagement, Inc.

PERSPECTIVE VIEW:



AERIAL SITE PLANS:



GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A MODIFICATION TO THE EXISTING ENTRY TO ONE BUILDING LOCATED AT 500 MARKET STREET, PORTSMOUTH, NH IN NOBLES ISLAND TO MAKE ENTRY ACCESSIBLE.

THE MODIFICATIONS INCLUDE:

- ◊ REMOVAL OF EXISTING STAIRS ELEVATION, & PLAN EAST
- ◊ THE ADDITION OF A RAILING, BRICK SHELF, AND PILLAR TO MATCH EXISTING
- ◊ THE ADDITION OF AN ACCESSIBLE RAMP IN BRICK TO MATCH EXISTING (NO ALTERATION TO EXISTING CURBING).
- ◊ THE ADDITION OF NEW STAIRS TO MAINTAIN 2ND ENTRY OPTION PLAN EAST.
- ◊ REPLACEMENT/ SUPPLEMENTING OF EXISTING CONDENSERS, TO BE INSTALLED AND SCREENED IN KIND.

MARKET SQUARE ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
603.433.9200
www.market-square-architects.com

HISTORIC DISTRICT COMMISSION / WORKSESSION / PUBLIC HEARING
DECEMBER 2020

NOBLE PROPERTIES, LLC.
500 MARKET ST.
PORTSMOUTH, NH

Revisions	Description	Date

SCALE

DRAWN BY: CJP
CHECKED BY: ALW
PROJECT NO.: 2000076
DATE: 11/20/20

11/20/2020 11:22:25 AM

COVER SHEET
CS

© 2016 Market Square Architects



EXISTING/CURRENT SOUTH ELEVATION FROM ACROSS PARKING LOT



VIEW FROM WEST SIDE OF PROPOSED RAMP TO EAST SIDE OF EXISTING/CURRENT BUILDINGS IN COMPLEX



EXISTING/CURRENT SOUTH ELEVATION



VIEW TOWARDS MARKET STREET



VIEW FROM CURRENT EAST STAIR ENTRY TO EXISTING/CURRENT BUILDING



VIEW FROM PROPOSED RAMP ENTRY TO EXISTING/CURRENT BUILDING

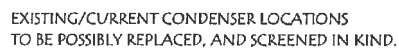
MARKET SQUARE ARCHITECTS
104 Congress St., 2nd Floor
Portland, ME 04101
Tel: 207.553.1234
www.market-square-architects.com

HISTORIC DISTRICT COMMISSION/WORKSESSION/
PUBLIC HEARING
DECEMBER 2020

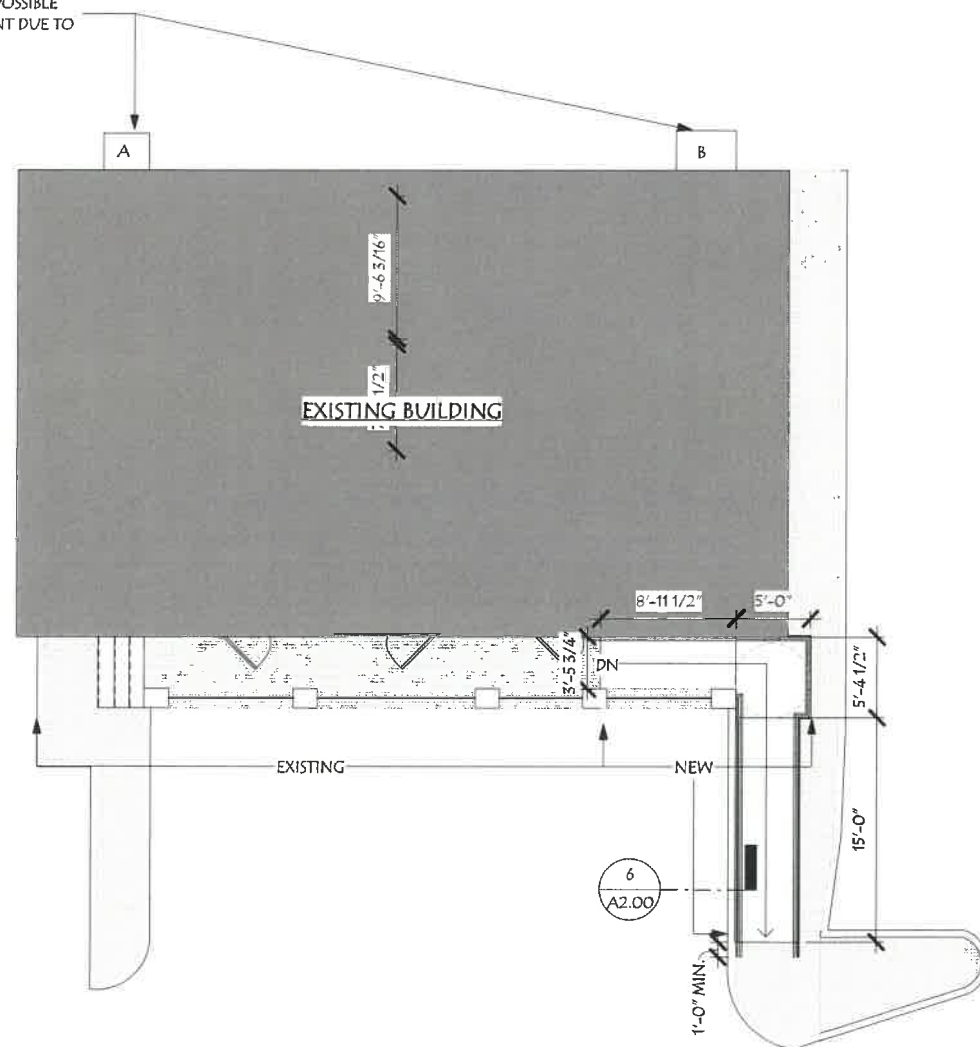
NOBLE PROPERTIES, LLC.
500 MARKET ST.
PORTSMOUTH, NH

Revisions	Description	Date

SCALE	DRAWN BY:	CIP	CHECKED BY:	ALW	PROJECT NO.:	2020076	DATE:	11/20/20
TITLE: EXISTING CONTEXT	1	2016 Market Square Architects 11/20/2020 11:42:20 AM						

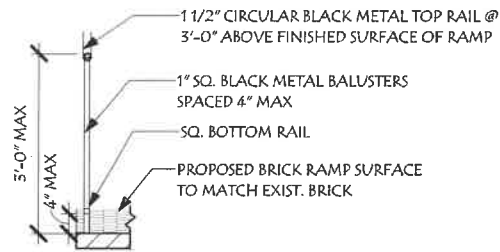


EXISTING CONDENSERS
REQUIRING POSSIBLE
REPLACEMENT DUE TO
AGE

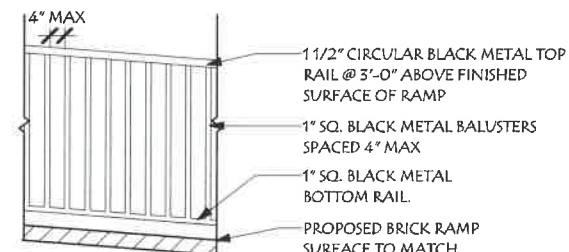


1 OVERALL PLAN - 1ST FLOOR W/ RAMP HDC
1/8" = 1'-0"

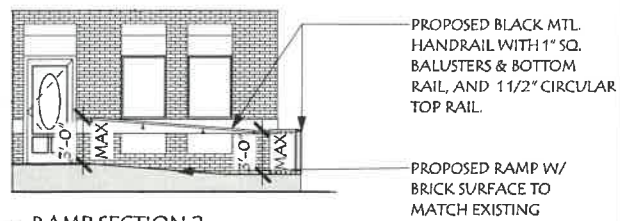
TITLE PLAN	SCALE:	1/8" = 1'-0"	Revisions:	NOBLE PROPERTIES, LLC. 500 MARKET ST. PORTSMOUTH, NH	HISTORIC DISTRICT COMMISSION/ WORKSESSION/ PUBLIC HEARING DECEMBER 2020
	DRAWN BY:	CJP	Date		
	CHECKED BY:	ALW			
	PROJECT NO.:	2000076			
	DATE:	11/20/20			
2016 Market Street Architects 11/20/2020 11:42:20 AM					



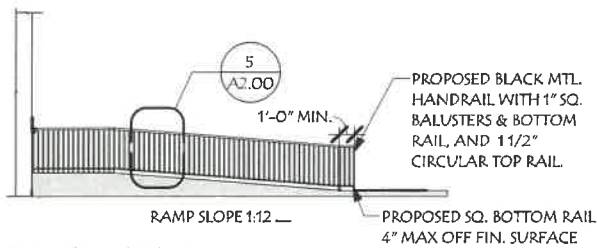
6 RAILING DETAIL 2
1/2" = 1'-0"



5 RAILING DETAIL 1
1/2" = 1'-0"



4 RAMP SECTION 2
1/8" = 1'-0"



3 RAMP SECTION 1
1/8" = 1'-0"



2 FRONT PERSPECTIVE
N.T.S



1 South
1/8" = 1'-0"

NOTE: ALL PROPOSED
NEW BRICK TO
MATCH EXISTING



HISTORIC
DISTRICT
COMMISSION/
WORKSESSION/
PUBLIC
HEARING
DECEMBER 2020

NOBLE PROPERTIES, LLC.
500 MARKET ST.
PORTSMOUTH, NH

Revision #	Description	Date

As Indicated	CIP	ALW	2020076	11/20/20
SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:

TITLE BUILDING ELEV., SECTIONS & DETAILS	A2.00
---	-------

© 2016 Market Square Architects 11/20/2020 11:42:28 AM

5. 229 Pleasant Street, Unit#2 - Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-289**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 11, 2021**Applicant**

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

Location

229 PLEASANT ST Unit 2
Unit 2
Portsmouth, NH 03801

Owner:

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

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Install mini splits

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner

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



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

October 30, 2020

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

RE: Mini Split Quote

Dear Alexis:

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

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

TOTAL QUOTE:

\$ 12,750.00

NOTES:

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

OPTION:

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

TOTAL QUOTE:

\$ 2,500.00


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

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

Terms and Conditions:

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

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

Authorized By: 
Robert C. Hart Jr., President

Date: 10/30/20

Accepted By: 
Customer

Date: 11/2/20

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

Present on Zoom:

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

Bylaws

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

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

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

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

Motion passed.

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

Repairs and renovation plans

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

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

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

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

Grounds

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

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

Geri Hart

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

To Historic District Commission,

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

Best,
Alexis Brode

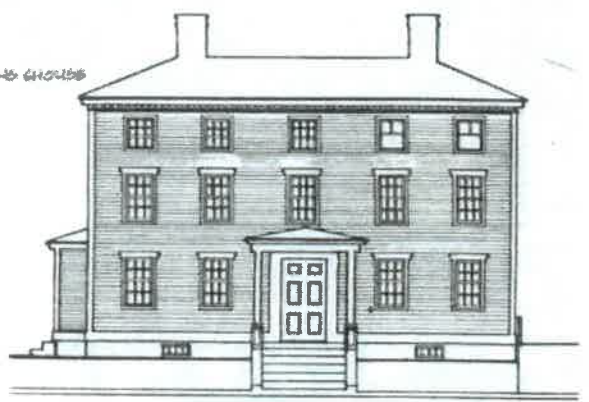
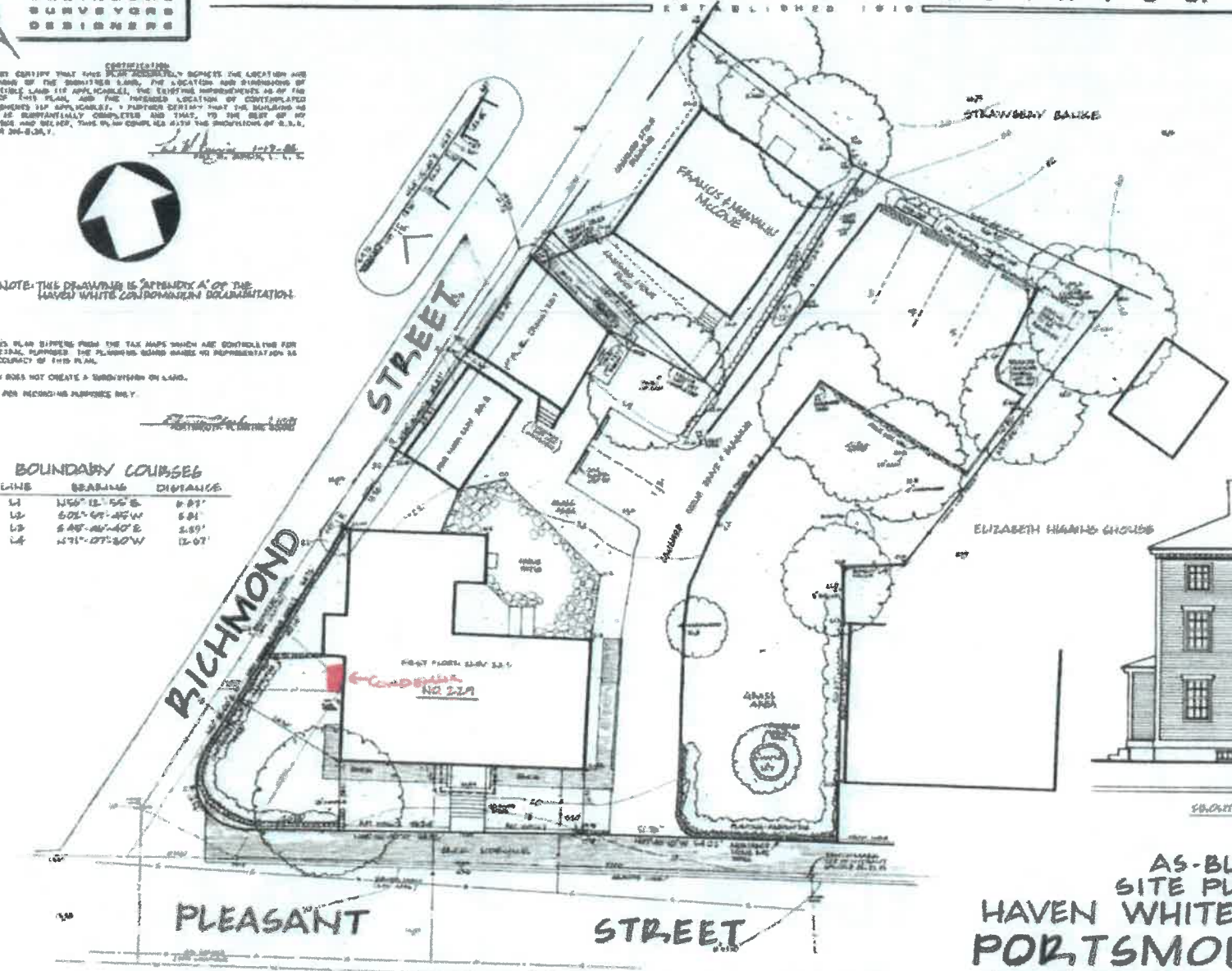
CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN ACCURATELY REPRESENTS THE LOCATION AND
BORN OF THE SUBMITTED DATA, THE LOCATION AND DIMENSIONS OF
EXISTING LAND AND APPLICABLE, THE EXISTING IMPROVEMENTS AS OF THE
DATE OF THIS PLAN, AND THE PROPOSED LOCATION OF CONTINGENT
IMPROVEMENTS IN ACCORDANCE WITH THE PLANNING DESIGN THAT THE BOUNDARY IS
AS SUBSTANTIALLY COMPLETED AND THAT, TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THIS PLAN COMPLETES THE PROJECT OF D.S.S.
FOR THE D.S.S.

NOTE: THIS DRAWING IS APPENDIX A OF THE
HAYEN WHITE CONDOMINIUM DOCUMENTATION.

THIS PLAN DIFFERS FROM THE TAX MAP WHICH ARE CONTROLLING FOR
LEGAL PURPOSES. THE PLANNING BOARD HAS NO REPRESENTATION AS
TO THE ACCURACY OF THIS PLAN.
AND DOES NOT CREATE A SURVEYORSHIP ON LAND.
OR FOR RECORDING PURPOSES ONLY.

BOUNDARY COURSES

LINE	BEARING	DISTANCE
1A	N 66° 15' 00" E	6.81'
1B	S 05° 45' 00" W	6.81'
1C	S 48° 40' 00" E	2.59'
1D	S 71° 07' 30" W	12.07'



FRONT ELEVATION NO. 117 PLEASANT ST
NOT TO SCALE

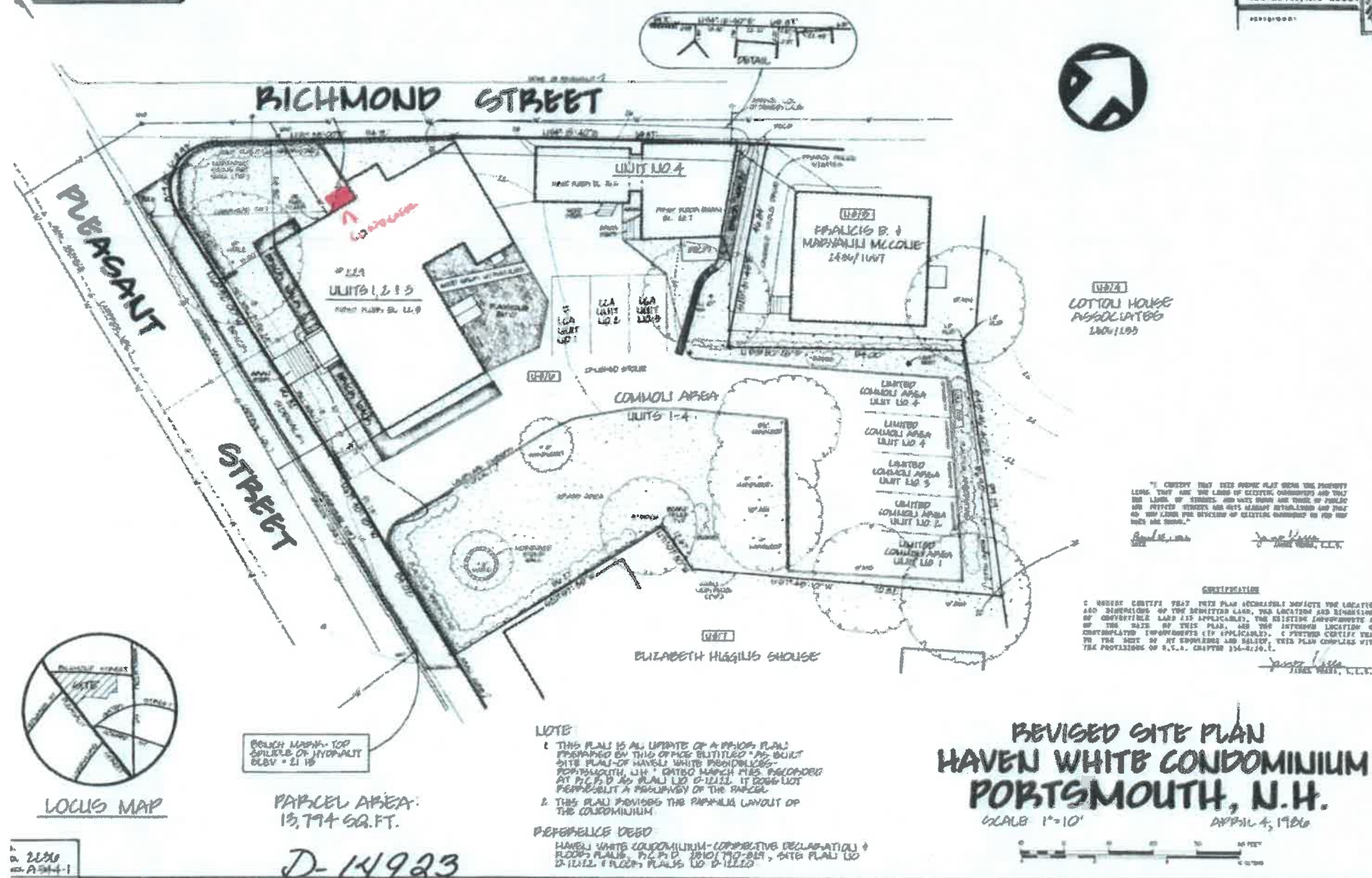
AS-BUILT
SITE PLAN OF
HAVEN WHITE RESIDENCES
PORTSMOUTH, N.H.
SCALE: 1 INCH = 10 FEET
MARCH 1983

LOT AREA 13,794 SQ. FT. D-12122

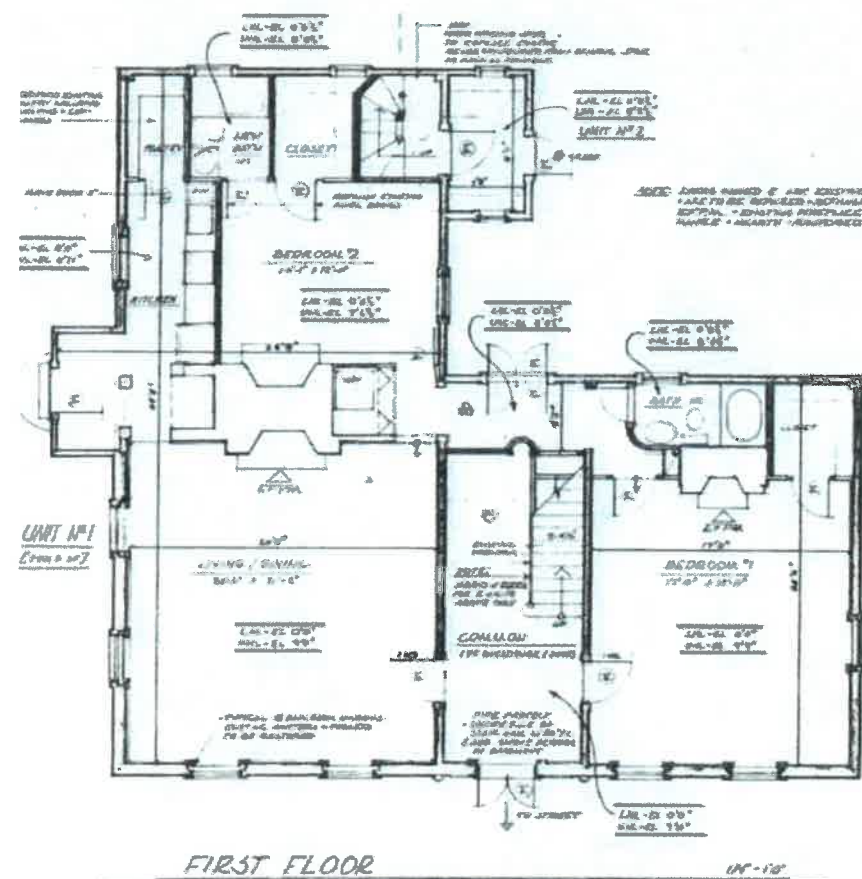
555 WOODLAND ROAD
PORTSMOUTH, N.H. 03801
1 WAREHOUSE STREET
SUITE 200
PORTSMOUTH, N.H. 03801

017-8-002-
1. JAN 15, 1984 - FOR NEW FIELDS, ATLAS, BAY
AND AMSTER, BUILDING OFFICE

LOCATION MAP
NOT TO SCALE



Re 1, 10-20-74

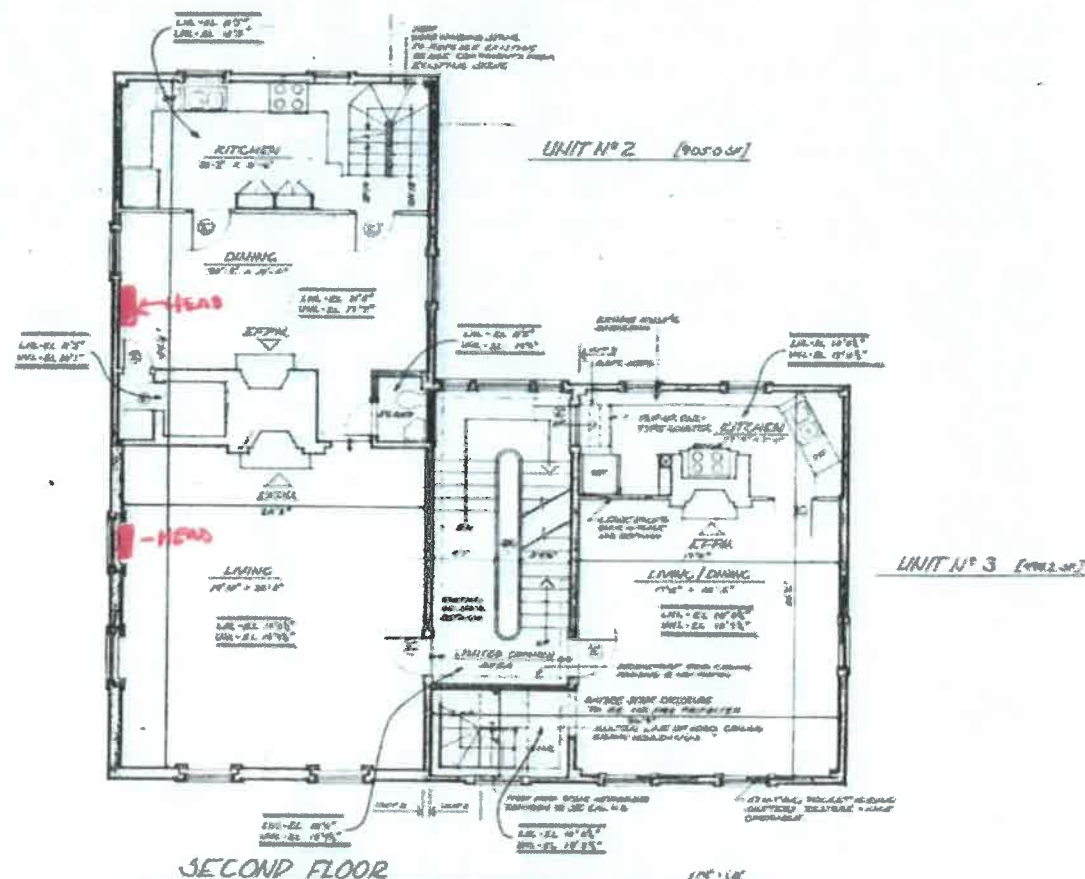


TOTAL SQUARE FOOTAGE	
UNIT #1	1000 SF
UNIT #2	1000 SF
UNIT #3	1000 SF
UNIT #4	1000 SF
TOTAL	4000 SF

NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
- 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

Sheet 2 of 3
D-12220



GENERAL NOTES:

PROJECT CONSISTS OF CONSTRUCTION OF EXISTING ADJUTANT GENERAL'S QUARTERS, THREE STORY RESIDENCE WITH ONE AND A HALF STORY GARAGE AND TWO DOUBLE STORY RESIDENCES.

STRUCTURE IS A BRICK BUILDING WITH THE EXISTING FRAME IN GOOD 15% OR BETTER CONDITION AND IS TO BE RECONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS.

ALL ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PROFESSIONALS.

ALL MECHANICAL WORK TO BE DONE BY LICENSED PROFESSIONALS.

ALL PAINT WORK TO BE DONE BY LICENSED PROFESSIONALS.

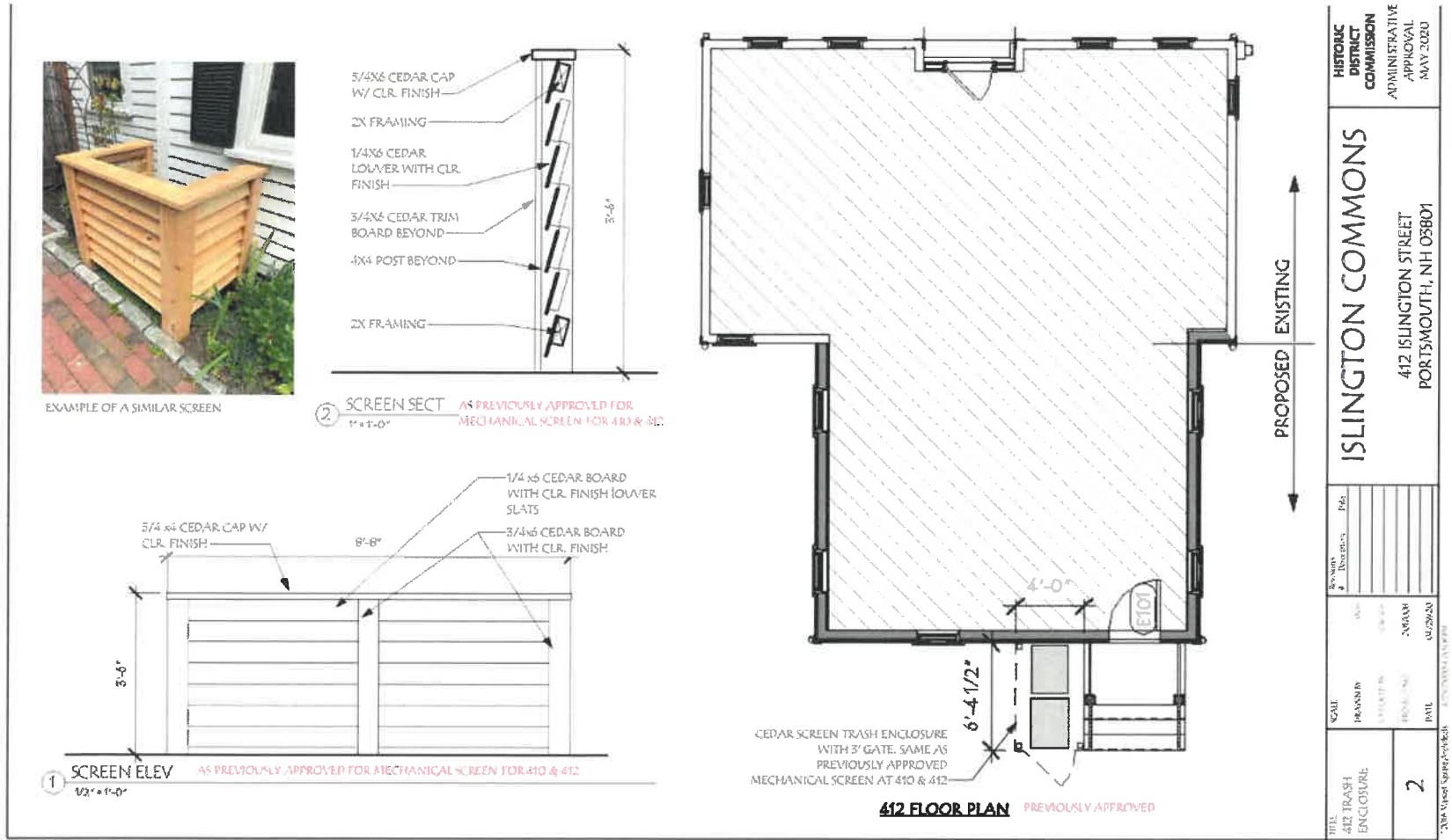
ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

THIS INSTRUMENT AUTHORIZES THE ARCHITECT TO BE
ISSUED AND TO CONSTITUTE WITH THE PROJECT
OF THE 1000 - 1000 PARADISE ST.



ARING SCHROEDER ARCHITECTS
1000 - 1000 PARADISE ST.
WASHINGTON, D.C.
FIRST & SECOND FLOOR PLANS
A1



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

6. 135 Congress, Unit #145 - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (change in design of approved lanterns).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-293

Historic District Commission Work Session or Administrative Approval Application

Status: Active**Date Created:** Mar 19, 2021**Applicant**

Andrew Sidford
kgezzer@asidfordarchitects.com
44 Merrimac Street
Newburyport, Massachusetts 01950
9784621657

Location

135 CONGRESS ST Unit 145
Unit 145
Portsmouth, NH 03801

Owner:

BLUESTONE PROPERTIES OF RYE 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**

We propose changing the originally selected and approved front lanterns to ones that look more like the original gas lanterns.

The West side existing window openings were filled with CMU to maintain fire ratings. This existing CMU wall is not structurally sound. We are proposing to re-build the wall and finish with brick to match the existing. We plan to set the brick back +/- 1/4" so there is a shadow line to signify the original window openings. Original granite lintels and sills to remain.

Description of Proposed Work (Planning Staff)

--

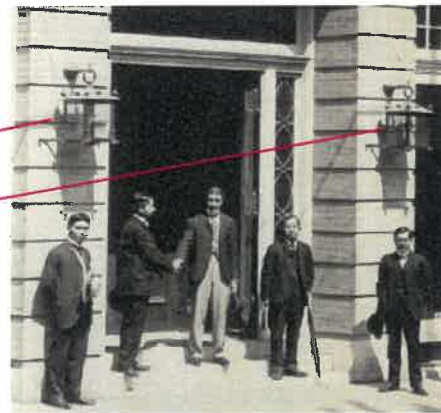
Project Representatives



FRONT LANTERNS:



HUBBARDTON FORGE MASON SCONCE
ORIGINALLY APPROVED ON 7/5/2017



**PROPOSED GAS LANTERN TO LOOK
SIMILAR TO ORIGINAL LANTERNS**



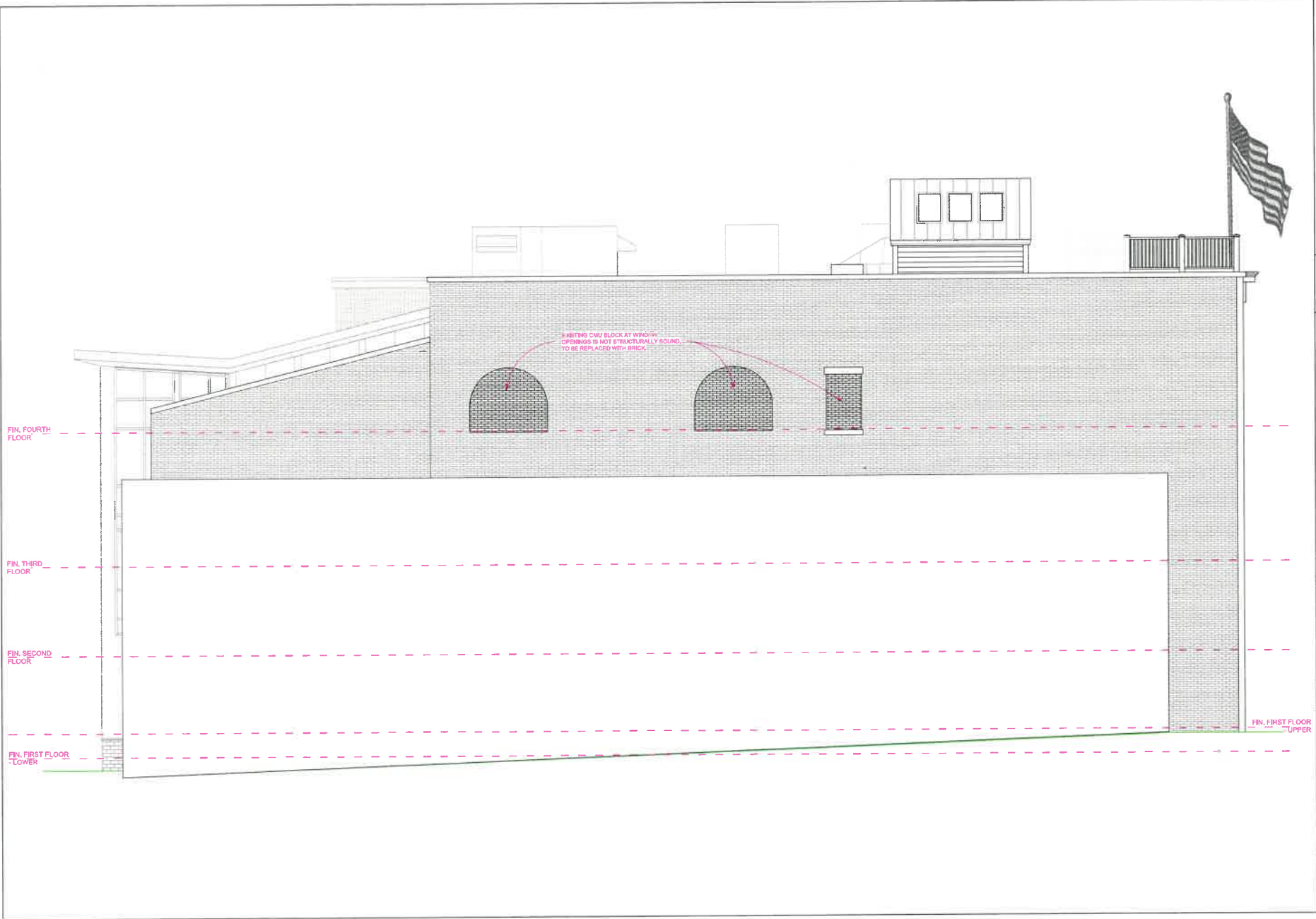
A-201 YMCA BUILDING 135 CONGRESS STREET PORTSMOUTH, NH	DATE:	REV. NUMBER:
	REVISION:	DATE:
	BY:	DATE:

DRAWING TITLE:

DRAWING SCALE:

PROPOSED SOUTH-FRONT ELEVATION

1/4" = 1'-0"



YMCA BUILDING
100 SOUTH STREET
POWERSVILLE, NH
DRAWING TITLE
PROPOSED WEST SIDE ELEVATION

DATE: 08/01/2024
BY: J. J. JONES
CHECKED: J. J. JONES
APPROVED: J. J. JONES

REVISIONS
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100.00

1/8" = 1'-0"

ANDREW SIDFORD ARCHITECTS
44 Main Street, Newburyport, MA 01950
978.482.1857 www.andrewsidford.com

A-202

7. 74 Congress Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LU-21-35

Land Use Application

Status: Active**Date Created:** Feb 22, 2021**Applicant**

Jeff Brideau
jeff@intelligentheatandpower.com
PO BOX 1081
Stratham, New Hampshire 03885
9785780504

Location

74 CONGRESS ST
Portsmouth, NH 03801

Owner:

COLACO LLC
PO BOX 31 RYE BEACH, NH 03871-0031

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type**Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it☐**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above☐



See travel times, traffic and nearby places



PLA-A36EA7 & PUZ-HA36NKA
36,000 BTU/H 3' X 3' CEILING CASSETTE
36,000 BTU/H HYPER-HEATING UNIVERSAL OUTDOOR



Job Name:

System Reference:

Date:



Indoor Unit.....PLA-A36EA7

Outdoor Unit.....PUZ-HA36NKA

INDOOR UNIT FEATURES

- Space-efficient ductless installation
- Equipped with 3D i-see Sensor® for enhanced comfort and energy efficiency
- Airflow settings for high and low ceiling applications
- Individual vane settings for direct/indirect airflow control or variable airflow patterns
- Knockouts for outside-air intake and branch-duct run
- Filter indicator signal
- Easy-to-clean, washable filter (optional high-efficiency filter available - requires multi-function casement)
- Built-in condensate lift mechanism
- Ideal for retail shops, classrooms, office spaces, conference centers, building lobbies, and more
- Multiple control options available:
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers

OUTDOOR UNIT FEATURES

- Variable speed INVERTER-driven compressor
- High heating capacity: flash injection circuit maintains 100% heating capacity at 5°F outdoor temperature
- Wide heating range: heating performance down to -13°F (average of 80% heating capacity)
- High speed heating at start up: Hyper-Heating INVERTER® reduces the time for heating at start up by about half compared to standard models
- Suction accumulator pre-charged with refrigerant volume for piping length up to 100 ft.
- Twinning of two indoor units possible with the 36 KBTU/H model
- High pressure/temperature protection
- Built-in base pan heater
- Flash injection circuit provides efficient high heating capacities at low ambient temperatures

SPECIFICATIONS: PLA-A36EA7 & PUZ-HA36NKA

Cooling at 95°F ¹	Maximum Capacity	BTU/H	36,000
	Rated Capacity	BTU/H	36,000
	Minimum Capacity	BTU/H	14,800
	Maximum Power Input	W	2,750
	Rated Power Input	W	2,750
	Moisture Removal	Pints/h	5.5
	Sensible Heat Factor		0.83
Heating at 47°F ²	Power Factor	%	98.0/98.0
	Maximum Capacity	BTU/H	40,000
	Rated Capacity	BTU/H	38,000
	Minimum Capacity	BTU/H	16,700
	Maximum Power Input	W	2,880
Heating at 17°F ³	Rated Power Input	W	2,650
	Power Factor	%	98.0/98.0
	Maximum Capacity	BTU/H	38,000
	Rated Capacity	BTU/H	24,200
Heating at 5°F ⁴	Maximum Power Input	W	4,785
	Rated Power Input	W	2,715
	Maximum Capacity	BTU/H	38,000
Heating at -13°F ⁷	Maximum Power Input	W	5,465
	Maximum Capacity	BTU/H	30,400
Efficiency	SEER		20.0
	EER ¹		13.0
	HSPF [IV]		10.4
	COP at 47°F ²		4.2
	COP at 17°F at Maximum Capacity ³		2.3
	COP at 5°F at Maximum Capacity ⁴		2.0
	COP at -13°F at Maximum Capacity ⁷		1.5
Electrical	ENERGY STAR® Certified		Yes
	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	198 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	35
Indoor Unit	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	MCA	A	2.0
	Fan Motor Full Load Amperage	A	0.95
	Fan Motor Output	W	120
	Airflow Rate at Cooling, Dry	CFM	670-850-1020-1200
	Airflow Rate at Cooling, Wet	CFM	630-810-980-1160
	Airflow Rate at Heating, Dry	CFM	670-850-1020-1200
	Sound Pressure Level [Cooling]	dB[A]	32-37-41-44
	Sound Pressure Level [Heating]	dB[A]	32-37-41-44
	Drain Pipe Size	In. [mm]	1-1/4 [32]
	Condensate Lift Mechanism, Maximum Distance	In. [mm]	33-7/16 [849]
	Coating on Heat Exchanger		—
	External Finish Color		White Munsell 6.4Y 8.9/0.4
	Unit Dimensions	W x D x H: In. [mm]	33-1/16 // 37-13/32 x 33-1/16 // 37-13/32 x 11-3/4 // 1-9/16 [840 // 950 x 840 // 950 x 298 // 40]
	Package Dimensions	W x D x H: In. [mm]	35-9/16 // 39-6/16 x 34-5/16 // 38-3/16 x 16-9/16 // 4-12/16 [903 // 1000 x 871 // 970 x 421 // 121]
	Unit Weight	Lbs. [kg]	56 // 11 [25 // 5]
	Package Weight	Lbs. [kg]	77 [35]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	95 DB, 71 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

²Heating at 47°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 47 DB, 43 WB

³Heating at 17°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

⁵Heating at -4°F (Indoor // Outdoor)

°F 70 DB, 60 WB // -4 DB, -5 WB

⁶Heating at -5°F (Indoor // Outdoor)

°F 70 DB, 60 WB // -5 DB, -6 WB

⁷Heating at -13°F (Indoor // Outdoor)

°F 70 DB, 60 WB // -13 DB, -14 WB

*Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

• Wind baffles required to operate below 23°F DB in cooling mode.

• Cooling-only system with wind baffle: -40°F - 115°F.

• Heat pump system with wind baffle: 0°F - 115°F.

• Refer to wind baffle documentation for further information.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

SEACOAST PROTECTION (-BS MODELS)

• External Outer Panel: Phosphate coating + Acrylic-Enamel coating

• Fan Motor Support: Epoxy resin coating (at edge face)

• Separator Assembly Valve Bed: Epoxy resin coating (at edge face)

• Blue Fin treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants.

SPECIFICATIONS: PLA-A36EA7 & PUZ-HA36NKA

Outdoor Unit	MCA	A	26.0
	MOCP	A	42
	Fan Motor Output	W	74
	Airflow Rate	CFM	3880/3880
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Sound Pressure Level, Cooling ¹	dB(A)	52
	Sound Pressure Level, Heating ²	dB(A)	53
	Compressor Type		Scroll
	Compressor Model		ANB33FJMMT
	Compressor Rated Load Amps	A	18.0
	Compressor Locked Rotor Amps	A	27.5
	Compressor Oil Type // Charge	oz.	FV50S // 1.4,47
	External Finish Color		Ivory Munsell 3Y 7.8/1.1
	Base Pan Heater		Built-in
	Unit Dimensions	W x D x H: In. [mm]	41-5/16 x 14-3/16 x 52-11/16 [1050 x 360 x 1338]
	Package Dimensions	W x D x H: In. [mm]	43 x 18 x 57 [1110 x 480 x 1440]
	Unit Weight	Lbs. [kg]	261 [118]
	Package Weight	Lbs. [kg]	285 [129]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 0 DB
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-22.0 / -13
Refrigerant	Type		R410A
	Charge	Lbs, oz	11, 7
	Chargeless Piping Length	Ft. [m]	0.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.6 [56]
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	5/8 [15.88]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Maximum Piping Length	Ft. [m]	245 [75]
	Maximum Height Difference	Ft. [m]	100 [30]
	Maximum Number of Bends		15

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

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• Fan Motor Support: Epoxy resin coating (at edge face)

• Separator Assembly Valve Bed: Epoxy resin coating (at edge face)

• Blue Fin treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants.

INDOOR UNIT ACCESSORIES: PLA-A36EA7

Control Interface	3-Pin Connector	<input type="checkbox"/> PAC-715AD
	BACnet® and Modbus Interface	<input type="checkbox"/> PAC-UKPRC001-CN-1
	CN24 Relay Kit	<input type="checkbox"/> CN24RELAY-KIT-CM3
	IT Extender	<input type="checkbox"/> PAC-WHS01IE-E
	kumo station® for kumo cloud®	<input type="checkbox"/> PAC-WHS01HC-E
	Lockdown bracket for remote controller	<input type="checkbox"/> RCMKP1CB
	Remote Operation Adapter†	<input type="checkbox"/> PAC-SF40RM-E
	Thermostat Interface	<input type="checkbox"/> PAC-US444CN-1
	USNAP Adapter	<input type="checkbox"/> PAC-WHS01UP-E
Remote Sensor	Wireless Interface for kumo cloud®	<input type="checkbox"/> PAC-USWHS002-WF-2
	Flush Mount Temperature Sensor	<input type="checkbox"/> PAC-USSEN001-FM-1
	Remote Temperature Sensor surface mount	<input type="checkbox"/> PAC-SE41TS-E
Wired Remote Controller	Wireless temperature and humidity sensor for kumo cloud®	<input type="checkbox"/> PAC-USWHS003-TH-1
	Deluxe Wired MA Remote Controller†	<input type="checkbox"/> PAR-40MAAU
	Simple MA Remote Controller†	<input type="checkbox"/> PAC-YT53CRAU-J
Wireless Remote Controller	Touch MA Controller†	<input type="checkbox"/> PAR-CT01MAU-SB
	kumo touch™ RedLINK™ Wireless Controller	<input type="checkbox"/> MHK2
	Wireless Remote Controller	<input type="checkbox"/> PAR-SL100A-E
Casement	Wireless Signal Receiver Panel	<input type="checkbox"/> PAR-SR4LU-E
	Multi-function Casement	<input type="checkbox"/> PAC-SJ41TM-E
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	<input type="checkbox"/> X87-721
	Blue Diamond (MegaBlue Advanced) Condensate Pump w/ Reservoir & Sensor	<input type="checkbox"/> X87-835
	Blue Diamond Sensor Extension Cable — 15 Ft.	<input type="checkbox"/> C13-103
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	<input type="checkbox"/> TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	<input type="checkbox"/> TAZ-MS303W
Filter	High Efficiency Filter Element	<input type="checkbox"/> PAC-SH59KF-E
i-see Sensor® Panel	Grille with 3D i-see Sensor® (required)	<input checked="" type="checkbox"/> PLP-41EAEU
Lineset	10' x 3/8" x 10' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-10
	100' x 3/8" x 100' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-100
	15' x 3/8" x 15' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-15
	30' x 3/8" x 30' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-30
	50' x 3/8" x 50' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-50
	65' x 3/8" x 65' x 5/8" Lineset (Twin-Tube Insulation)	<input type="checkbox"/> MPLS385812T-65
Shutter Plate	Drain Pan	<input type="checkbox"/> PAC-SJ37SP-E
Space Panel	Architectural Surround for Ceiling Recessed Units	<input type="checkbox"/> PLFY-ITP1
	Space Panel	<input type="checkbox"/> PAC-SJ38AS-E

NOTES:

†PAC-SF40RM-E (Unable to use with wireless remote controller)

- Ceiling Cassette, Ceiling Suspended, Horizontal-ducted and Multi-position Air Handler

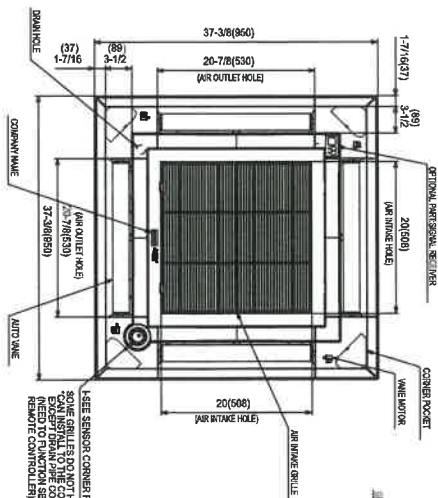
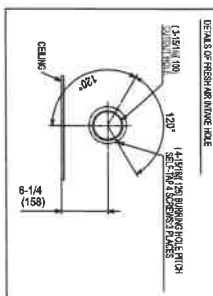
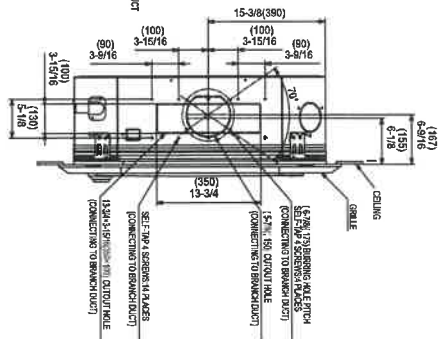
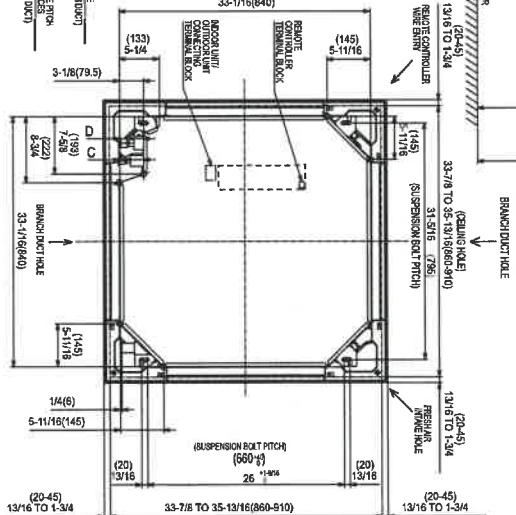
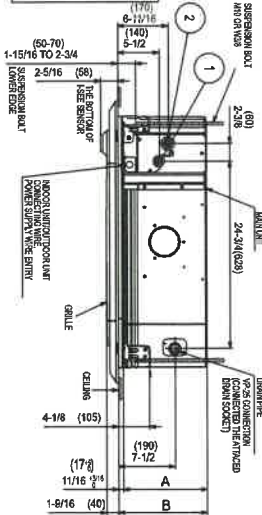
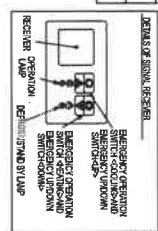
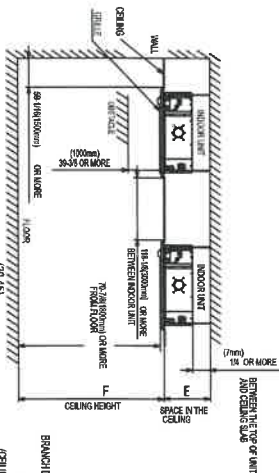
OUTDOOR UNIT ACCESSORIES: PUZ-HA36NKA

Air Outlet Guide	Air Outlet Guide (1 Piece)	<input type="checkbox"/> PAC-SH96SG-E (two pieces are required)
Centralized Drain Pan	Drain Pan	<input type="checkbox"/> PAC-SH97DP-E
Control/Service Tool	Control/Service Tool	<input type="checkbox"/> PAC-SK52ST
Drain Socket	Drain Socket	<input type="checkbox"/> PAC-SG61DS-E
Hail Guards	Hail Guard	<input type="checkbox"/> HG-A2
M-NET Converter	M-NET Converter	<input type="checkbox"/> PAC-SJ85MA-E
	M-NET Converter	<input type="checkbox"/> PAC-SJ95MA-E
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	<input type="checkbox"/> ULTRILITE2
Optional Defrost Heater	Optional Defrost Heater	<input type="checkbox"/> PAC-SJ20BH-E
Stand	18" Dual Fan Stand	<input type="checkbox"/> QSMS1802M
	24" Dual Fan Stand	<input type="checkbox"/> QSMS2402M
	Condenser Wall Bracket	<input type="checkbox"/> QSWB2000M-1
	Condenser Wall Bracket -Stainless Steel Finish	<input type="checkbox"/> QSWBSS
	Outdoor Unit Stand — 12" High	<input type="checkbox"/> QSMS1202M
Wind Baffle	Front Wind Baffle	<input type="checkbox"/> WB-PA3 (two pieces are required)

INDOOR UNIT DIMENSIONS: PLA-A36EA7

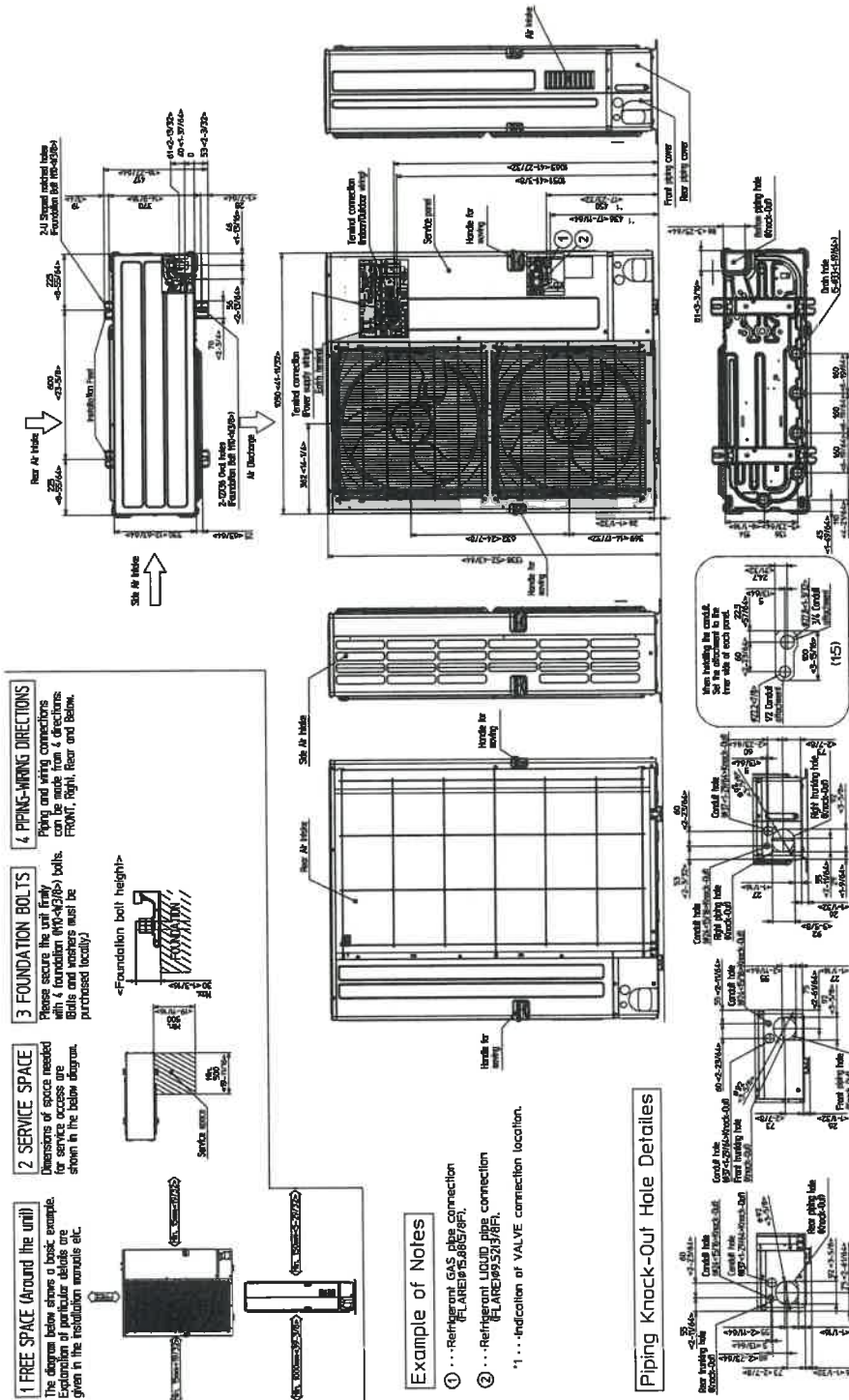
Unit: inch (mm)

MODELS	(1)	(2)	A	B	C	D	E	F
12/10/20/30/42 NET/UM	REFERENCE/PEER- RATED CONNECTION- 14%	REFERENCE/PEER- RATED CONNECTION- 15%	5-1/2 (11-16)	10-3/16 (24-30)	3-7/8 (30-35)	40-1/2 (26-28) ON MOORE	120-150 (100-140) ON LASS	
12/19 NET/UM	REFERENCE/PEER- RATED CONNECTION- 14%	REFERENCE/PEER- RATED CONNECTION- 15%	5-1/2 (11-16)	10-3/16 (24-30)	3-7/8 (30-35)	40-1/2 (26-28) ON MOORE	120-150 (100-140) ON LASS	
24/30/42 NET/UM	REFERENCE/PEER- RATED CONNECTION- 14%	REFERENCE/PEER- RATED CONNECTION- 15%	5-1/2 (11-16)	10-3/16 (24-30)	3-7/8 (30-35)	40-1/2 (26-28) ON MOORE	120-150 (100-140) ON LASS	

[illegible]

OUTDOOR UNIT DIMENSIONS: PUZ-HA36NKA

Unit: mm<in>





8. 22 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of a new front window due to vandalism.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-294**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 24, 2021**Applicant**

Cheryl Pagano
cherylpagano@me.com
22 Daniel Street
portsmouth , NH 03801
603-425-3700

Location

22 DANIEL ST
Portsmouth, NH 03801

Owner:

PAGANO ELAINE M
22 DANIEL ST PORTSMOUTH, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Replace front window with new design. Our previous window was vandalized and we are currently boarded up.

Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Other

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

Daughter/ building manager

Moe's Italian Sandwiches

Cheryl

22 Daniel Street

Portsmouth, NH 03801

(603)425-3700

cherylpagano@me.com

Portland Glass.®

A Glass Doctor Company

70 Heritage Avenue

Portsmouth NH 03801

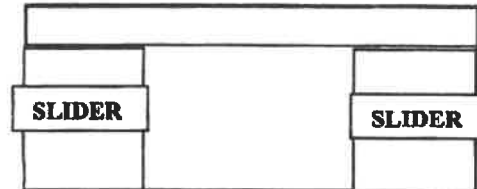
(603) 431-1500 (ph)

(603) 431-1322 (fax)

PGShop0360@portlandglass.com

Historic District Approval Needed

Store Front Glass



Store Front Bronze slider/picture/slider w/ transom

Metal frame with 1/4" tempered glass

\$7500.00 labor included

Removing and Cleanup of existing Window and Frame

\$899.00

Misc. Shims, Blocks, Caulking, Hardware, etc.

\$300.00

\$8699.00

OPTION 7/8" INSULATED GLASS (same price)

Police Detail 1 PO for 8 hrs.

792.00

City of Portsmouth Parking Permits

780.00

City of Portsmouth Construction Permits

470.00

Blocking off sidewalk

\$2042.00

Total of all items \$10,741.00

****Please allow an estimated 6-8-week lead time for materials once ordered***

> Taxes, bonds, permits, etc. not included

****Estimate subject to change based on job specifications or material changes.***

****Price good for 30 days from above date. Please sign and return.***

****A 50% deposit is required for all orders.***

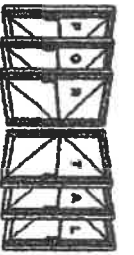
****Term Net 30 for account holders, COD upon completion of work for others***

Accepted: _____

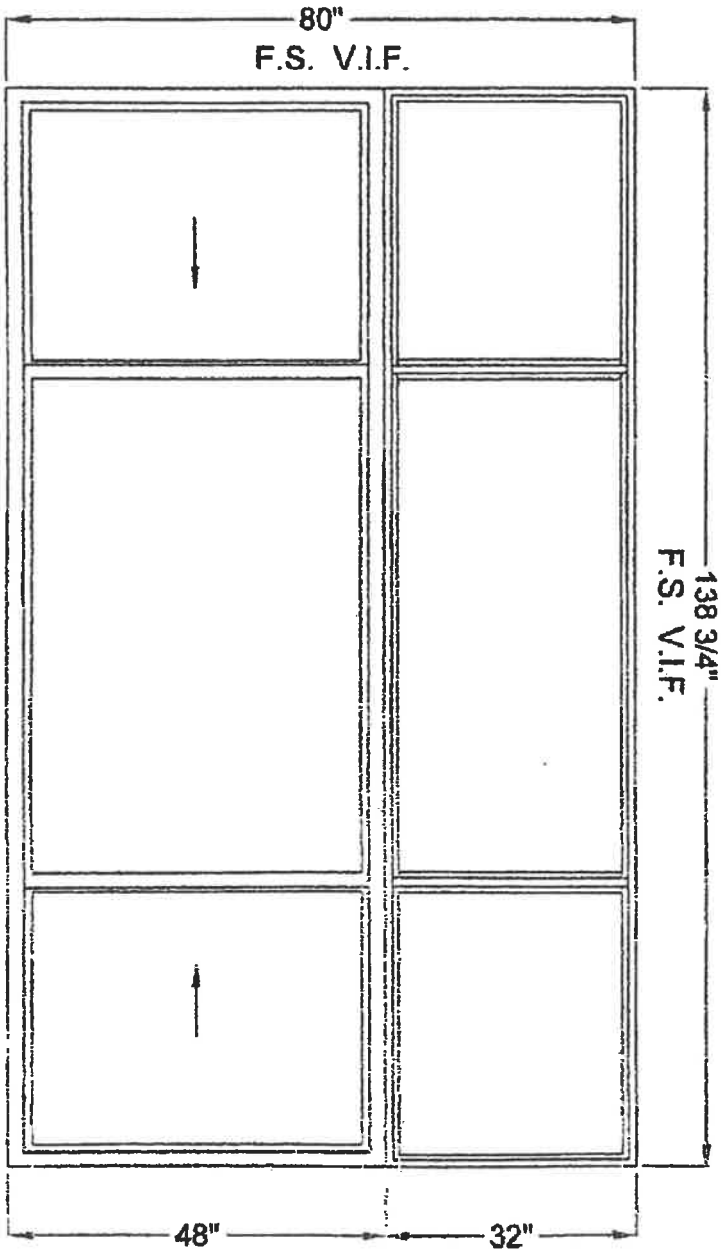
Portland Glass Company

Printed: _____

Date: _____



PORTAL INC.
10 TRACY DRIVE- AVON, MA. 02322



(1-REQ'D.)

10741.80



Existing Conditions – 22 Daniel Street

9. 38 Chapel Street

- Recommended Approval

Background: The applicant is seeking approval for the replacement of (6) windows, to match already replaced and approved windows on the front of the home.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-295**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 28, 2021**Applicant**

Ryan Patrick
ryan.patrick@safehold.com
5 Osprey Cove
Greenland, NH 03840
603-969-5725

Location

38 CHAPEL ST
Portsmouth, NH 03801

Owner:

Ryan Patrick
5 Osprey Cv 5 Greenland, New Hampshire
03840-2195

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

Replace 6 additional windows

Description of Proposed Work (Planning Staff)

--

Acknowledgement**I certify that the information given is true and correct to the best of my knowledge.****By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**





10. 261 South Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (HVAC condenser) with fence surround.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-297

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 29, 2021

Applicant

Thomas Hammer
tom@thammerinc.com
235 West Road
Suite 7
Portsmouth , NH 03801
603-431-6464

Location

261 SOUTH ST
Portsmouth, NH 03801

Owner:

PROJECT NO. 9 LLC
9 DOVER ST DOVER, NH 03820

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Install HVAC condenser as required by code

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

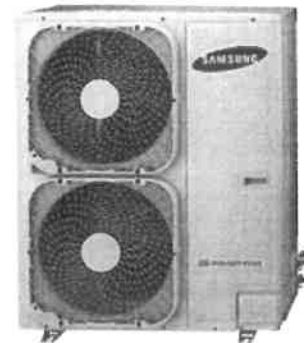
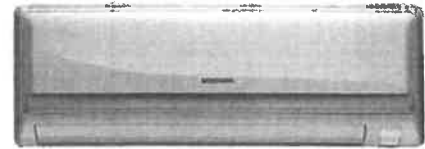
If you selected "Other", please state relationship to project.

Construction Manager

Job Name	Location
Purchaser	Engineer
Submitted to	Reference <input type="checkbox"/> Approval <input type="checkbox"/> Construction <input type="checkbox"/>
Unit Designation	Schedule #

Specifications

Performance	Nominal Capacity*	Cooling (Btu/h)	33,000
		Heating (Btu/h)	34,000
	Capacity Range	Cooling (Btu/h)	9,000 - 38,000
		Heating (Btu/h)	9,000 - 45,000
	SEER / EER		18.0 / 10.8
	HSPF		9.0
	Condensate (pints/h)		8.45
Power	Voltage (øV/Hz)		1 / 208-230 / 60
	Working Voltage Range (VAC)		176 - 254 (max. 3% deviation from each)
	Rated Current	Cooling (A)	3.6 / 14.2 / 18.0
	(Low/Std./Max.)	Heating (A)	3.3 / 15.0 / 21.0
	Max. Breaker (A)		30
	Min. Circuit Ampacity (A)		19.5
Dimensions	W X H X D (in.)	Indoor Unit	50 3/8 X 13 9/16 X 10
		Outdoor Unit	36 11/16 X 45 7/8 X 14 3/4
	Weight (lbs.)	Indoor Unit	40.12
		Outdoor Unit	191.80
	Condensate Connection		11/16" OD
Heat Exchanger	Indoor & Outdoor Unit	Type	Aluminum Fin - Copper Tube
		FPI	18
		Pipe Diameter	1/4 inch
	Indoor Unit		2 row / 18 step
	Outdoor Unit		2 row / 52 step
Sound Pressure Level	Indoor Unit (dB)	(L / H)	33 / 49
	Outdoor Unit (dB)	High	59
Operating Temperatures °F(°C)	Outdoor	Cooling	14 ~ 115°F(-10 ~ 46°C)
		Heating	0 ~ 115°F(-18 ~ 46°C) w/ wind baffle
	Indoor	Cooling	5 ~ 75°F(-15 ~ 24°C)
		Heating	61 ~ 90°F(16 ~ 32°C)
			T ≤ 80°F(27°C)
Pipe Connections	Indoor & Outdoor	High side (flare)	1/4"
		Low side (flare)	5/8"
		Maximum / Minimum Line Set Length (ft.)	164 / 10
		Maximum Vertical Separation (ft.)	98
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge (oz.)		88.1
	Charged for		25 ft.
	Additional Refrigerant		0.43 oz./ft. over 25 ft.
Compressor	Manufacturer		Samsung
	Type		DC, Inverter Driven, Rotary
	RLA (A)		13.8
	Operating Frequency (Hz)	Cooling (low/std./high)	15 / 55 / 63
		Heating (low/std./high)	15 / 50 / 69
Evaporator Fan	Type		BLDC motor with cross-flow fan (1)
	Air Volume (L / M / H)		580 / 750 / 920
	Consumption W		58
	Operating Current (A)		0.22
Condenser Fan	Motor		BLDC motor with axial fan (2)
	Output W		248
	FLA Amps		1.04
Accessories	Condensate pump	<input type="checkbox"/> ASP-MO-UNIV 110-250	
	Wired Controller (includes sub-PCB and MWR-WE13U controller with scheduling)	<input type="checkbox"/> AQN-WRP2	
	Wall bracket (for outdoor unit)	<input type="checkbox"/> CKN-250	
	Line sets - insulated and flared,	<input type="checkbox"/> 25' - ILS2509	
	interconnect cables included	<input type="checkbox"/> 50' - ILS5009	
	Wind Baffle	<input type="checkbox"/> WBF-4M (2 required)	
		<input type="checkbox"/> WBB-9M	
Safety	Certifications		ETL (UL 1995)
	Devices		PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing
Warranty	10 Year compressor, 10 Year Parts, 1 year limited labor (conditions apply)**		



- Low ambient control built in
- Outdoor unit shall provide 208/230V power to indoor unit via 14 AWG X 3 interconnect power cable
- Electro-static, washable, HD (high density) main filter as standard

Construction

Indoor unit chassis shall be UL94 V0 with a galvanized steel mounting bracket

The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

The heat exchanger shall be mechanically bonded fin to copper tube

Refrigerant System

The compressor shall be hermetically sealed, inverter controlled, Twin BLDC Rotary

Refrigerant flow shall be controlled by EEV (electronic expansion valve) at outdoor unit

Indoor Fan

The indoor fan shall be a single, antibacterial cross-flow type

Three fan speed settings and auto setting

Controls

Control signal shall be DDC type signal

Interconnect control wiring shall be 16 AWG X 2 shielded wire between outdoor and indoor unit

Unit shall be operated via wireless controller (included)

Optional wired control available

Convenience

- Auto restart
- Turbo mode (during cooling operation only)
- Auto changeover
- 24 hour timer
- Good'sleep mode
- Quiet mode
- Dry mode

*Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240.

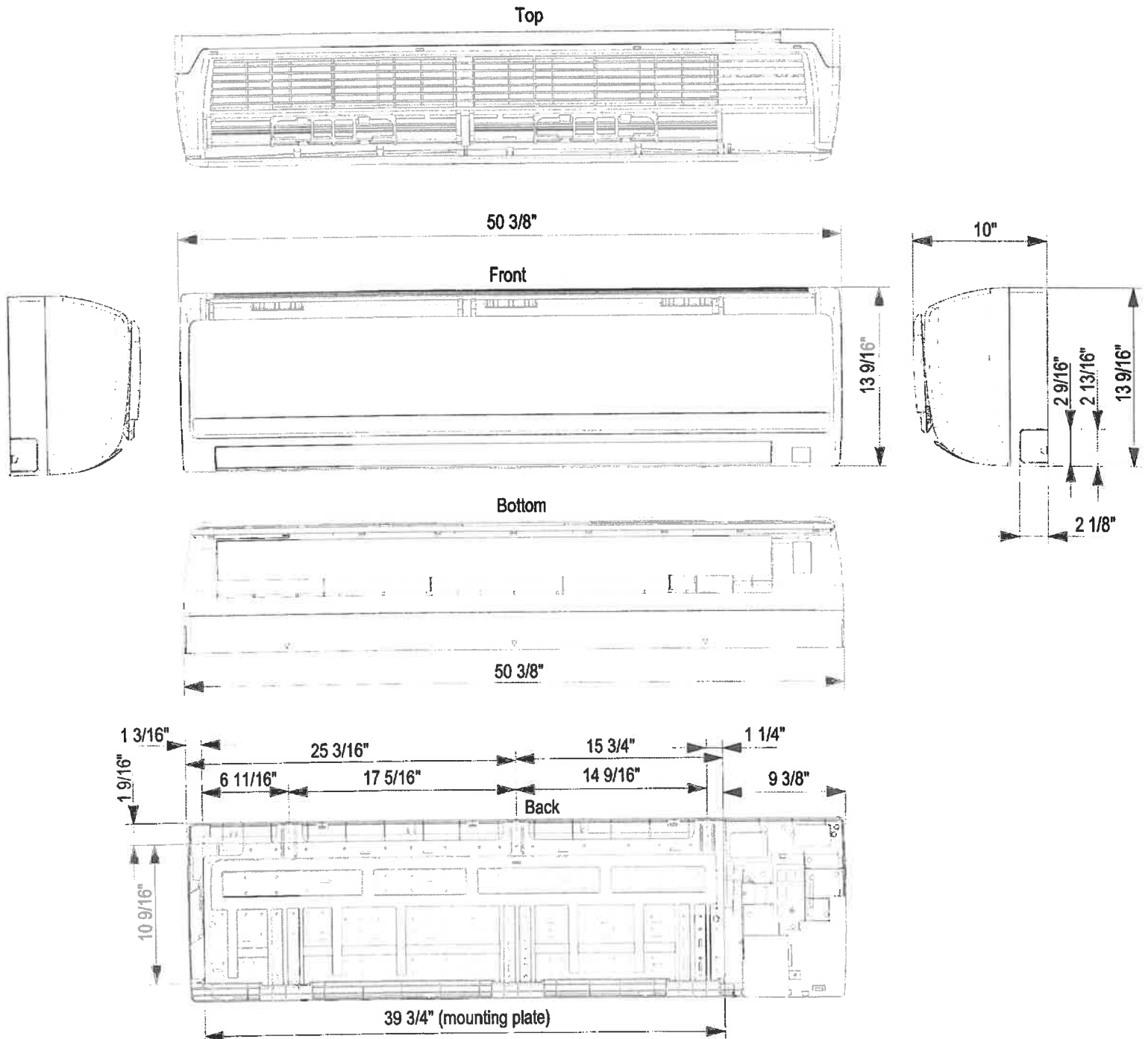
**If registered within 60 days of installation and applies to units manufactured after 2015. Standard warranty is 7 year compressor, 5 year parts

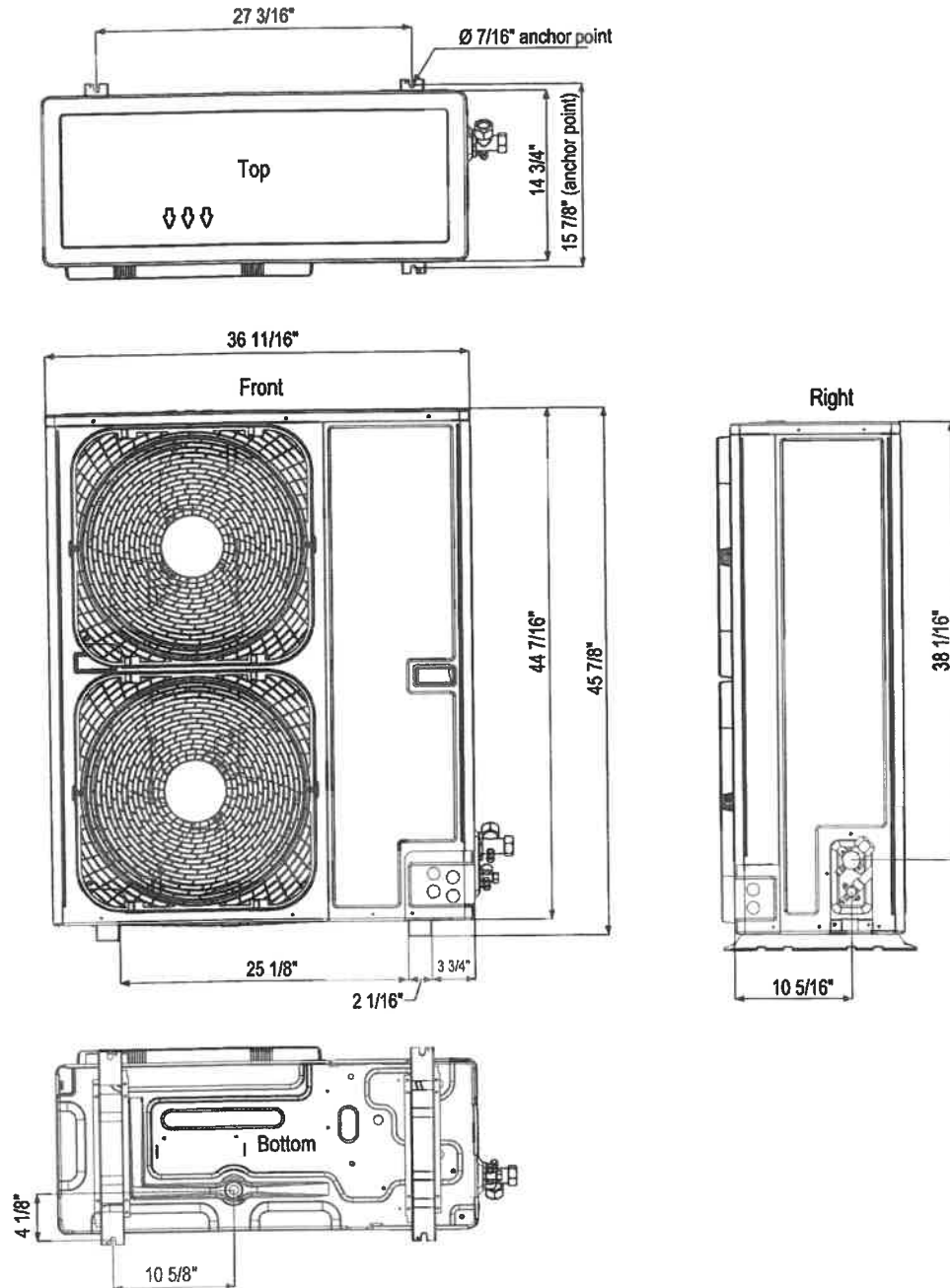
Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.

Refer to www.AHRIdirectory.org for current reference numbers.

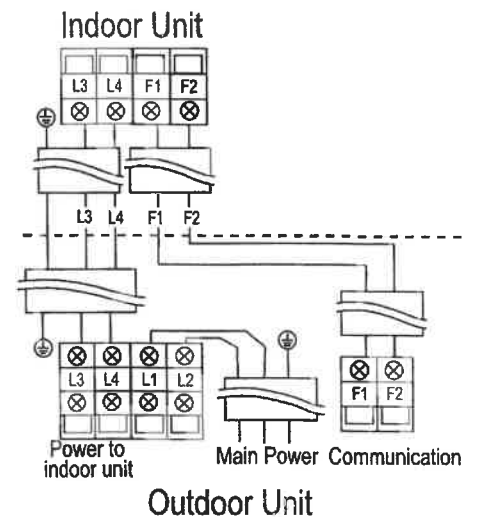
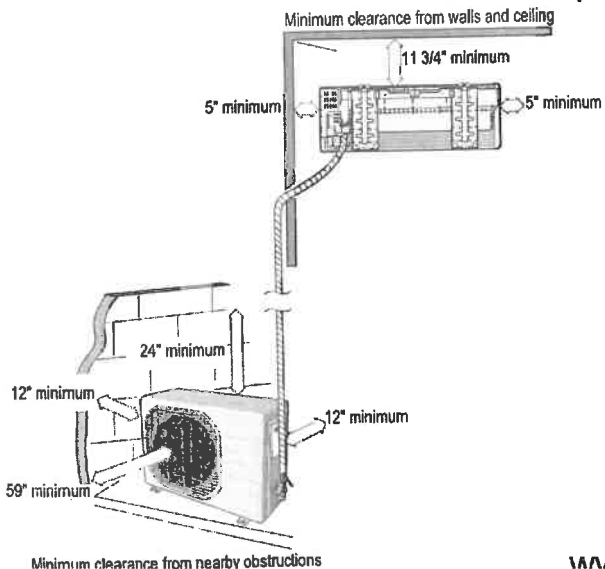
SUBMITTAL AQN36VFUAGM / AQX36VFUAGM

AQN36VFUAGM Max, wall mounted evaporator, single zone split system





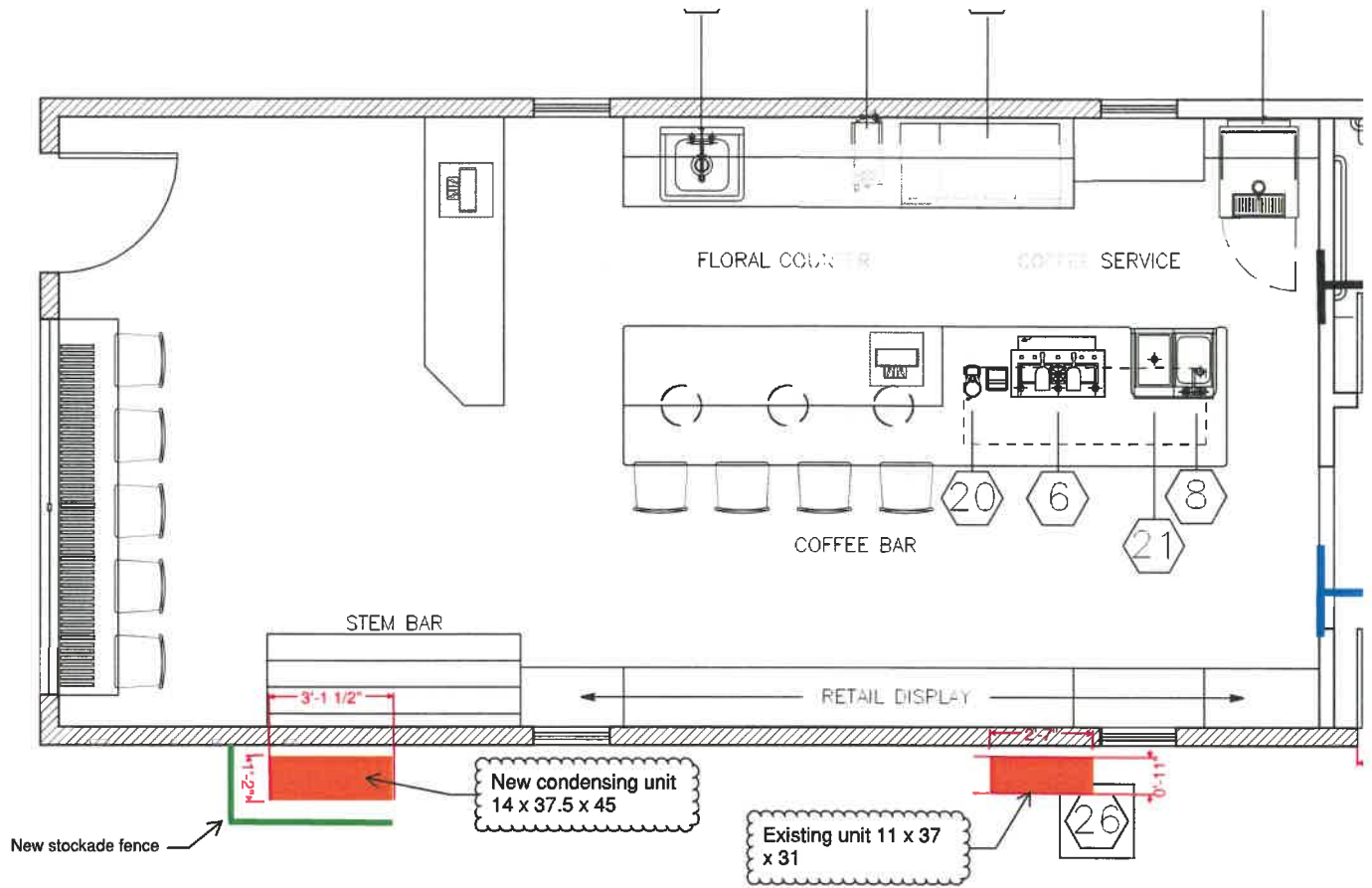
For reference only. Always refer to installation manual for complete details.













11. 16 Porter Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-270**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Feb 02, 2021**Applicant**

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

Location

16 PORTER ST
Portsmouth, NH 03801

Owner:

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

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

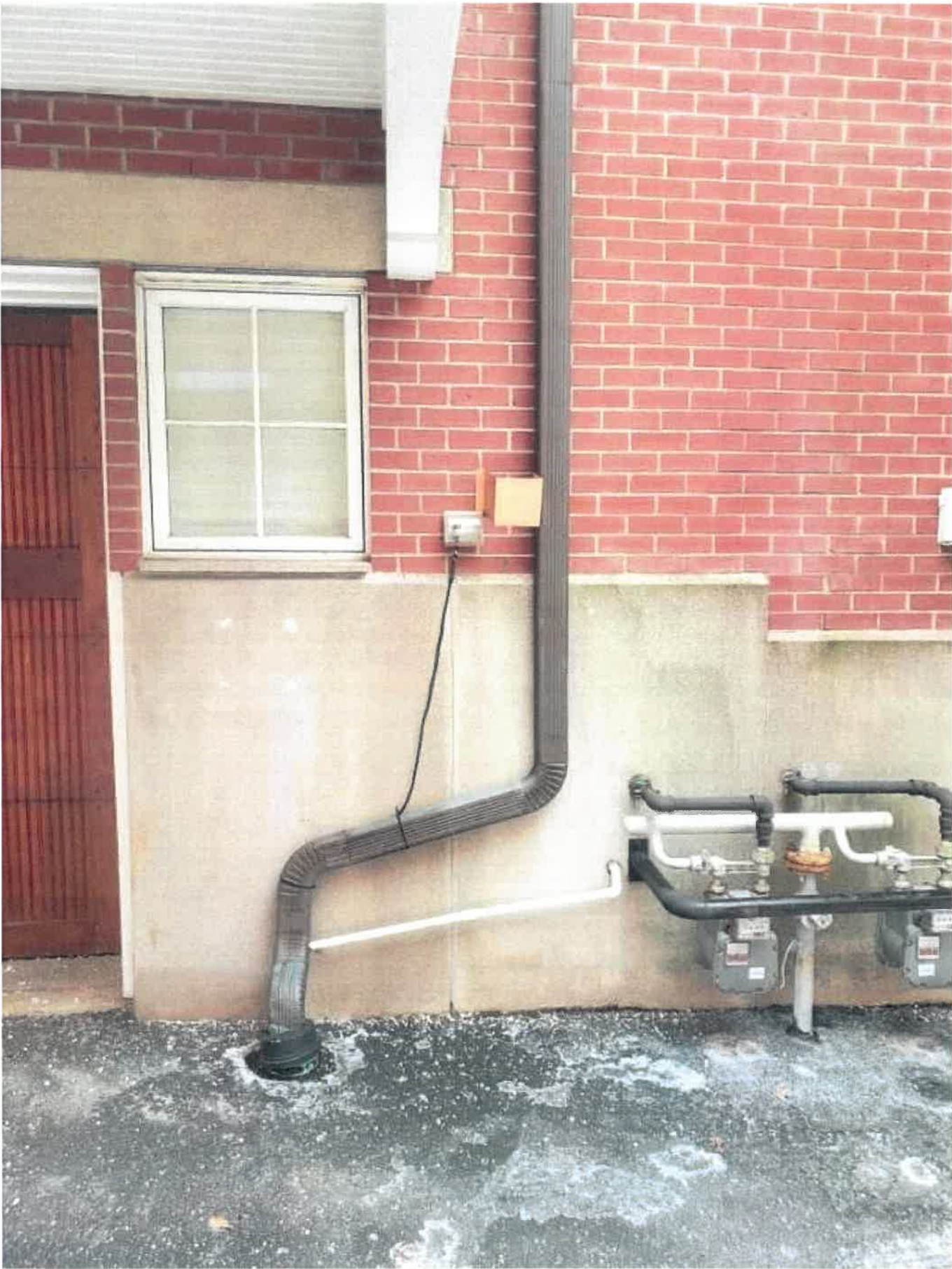
Radon mitigation system installation on the exterior wall up to the roofline. Top of mitigation system will extend 12-18" above roofline where gutter is located. Contractor will run 3" Schedule 40 pipe up the side of the building to first roof line. They will then completely cover system with copper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

Description of Proposed Work (Planning Staff)

installation of a radon mitigation system

Project Representatives**Relationship to Project**

Owner





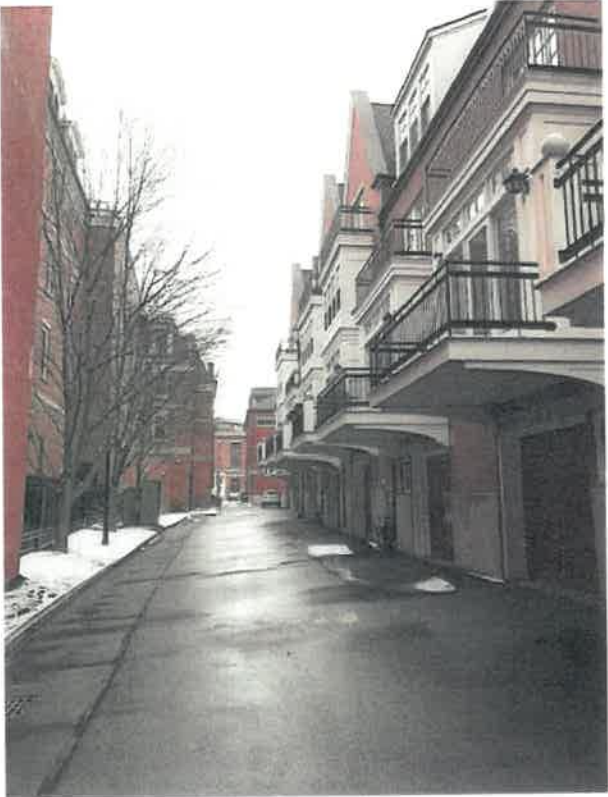
2/4/2021

Porter_Downspout_Pic_1_Tue_Feb_2_2021_13-55-13.jpg (840x480)

2/4/2021

Porter_Downpout_Pic_2_Tue_Feb_2_2021_13-55-44.jpg (640x480)





2/4/2021

Porter_Alleyway_Pic_Tue_Feb_2_2021_13-56-12.jpg (640x480)

12. 166 New Castle Avenue - Recommended Approval

Background: The applicant is seeking approval for the construction of a roof over a patio door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-298

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 30, 2021

Applicant

Vasilia Tooley
btooley@comcast.net
166 New Castle Avenue
Portsmouth, NH 03801
603-770-0347

Location

166 NEW CASTLE AVE
Portsmouth, NH 03801

Owner:

TOOLEY DAVID J & TOOLEY VASILIA
166 NEW CASTLE AVE PORTSMOUTH, NH
03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

A small roof over the patio door to mitigate water issues in the corner of the house and the basement

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

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



13. 17 Hunking Street

- Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-302

Historic District Commission Work Session or Administrative Approval Application

Status: Active

Date Created: Mar 31, 2021

Applicant

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

Location

17 HUNKING ST
Portsmouth, NH 03801

Owner:

COOK-PODRASKY FAMILY TRUST &
PODRASKY E J JR & COOK K C TRUSTEES
17 HUNKING ST PORTSMOUTH, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

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

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

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

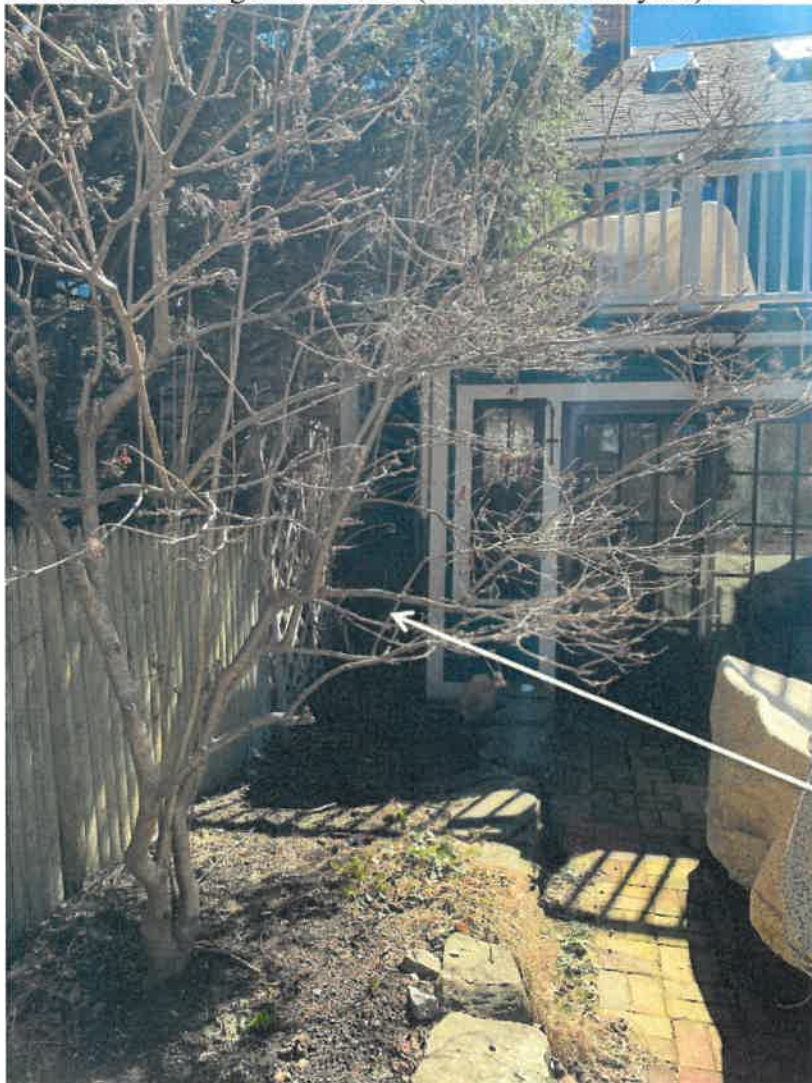
17 HUNKING STREET, PORTSMOUTH, NH

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

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

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

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



Closer view of space:



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



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



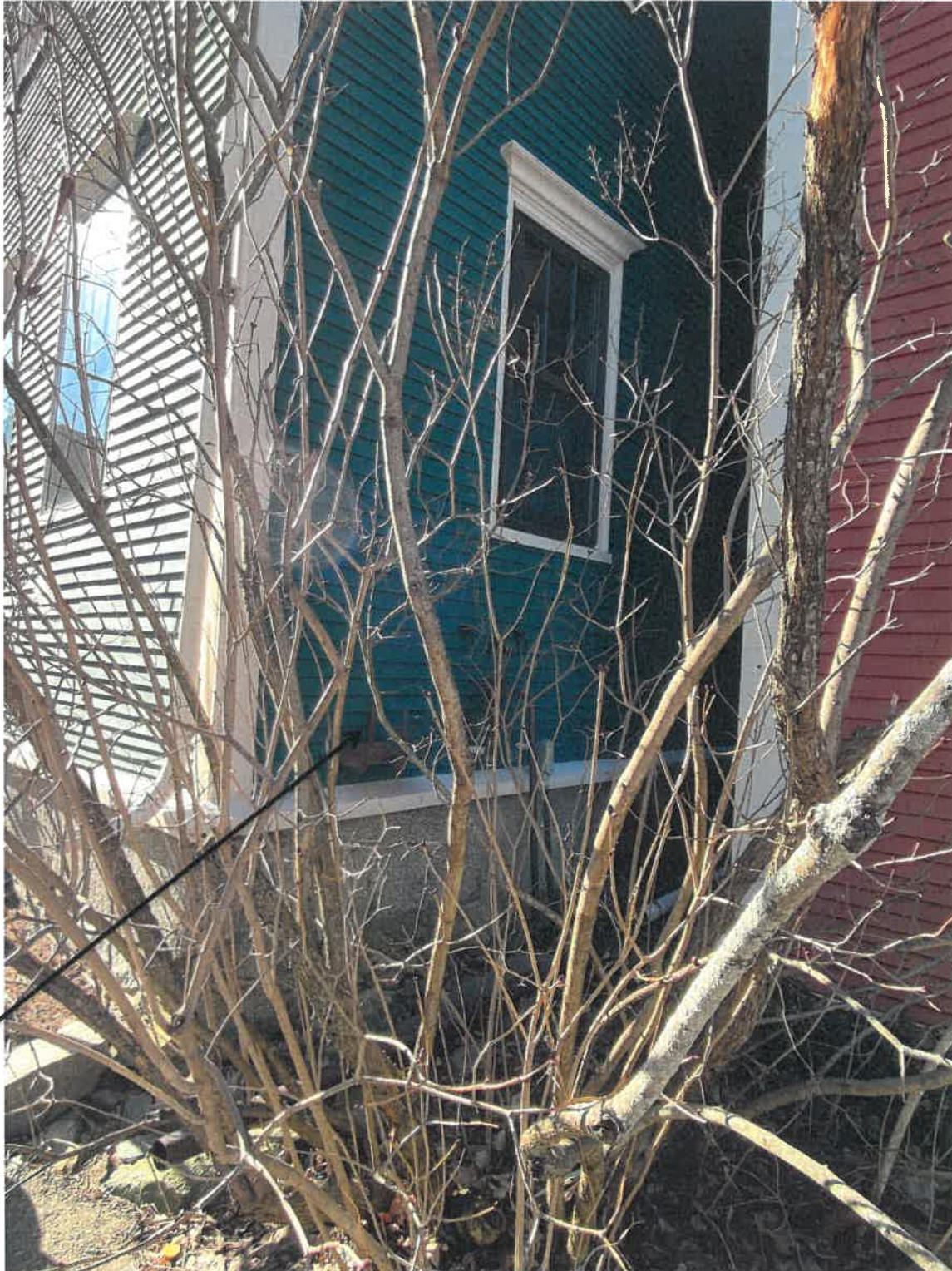
Option #2: Secondary Ventilation Site, North Side of Home

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

View from the Street



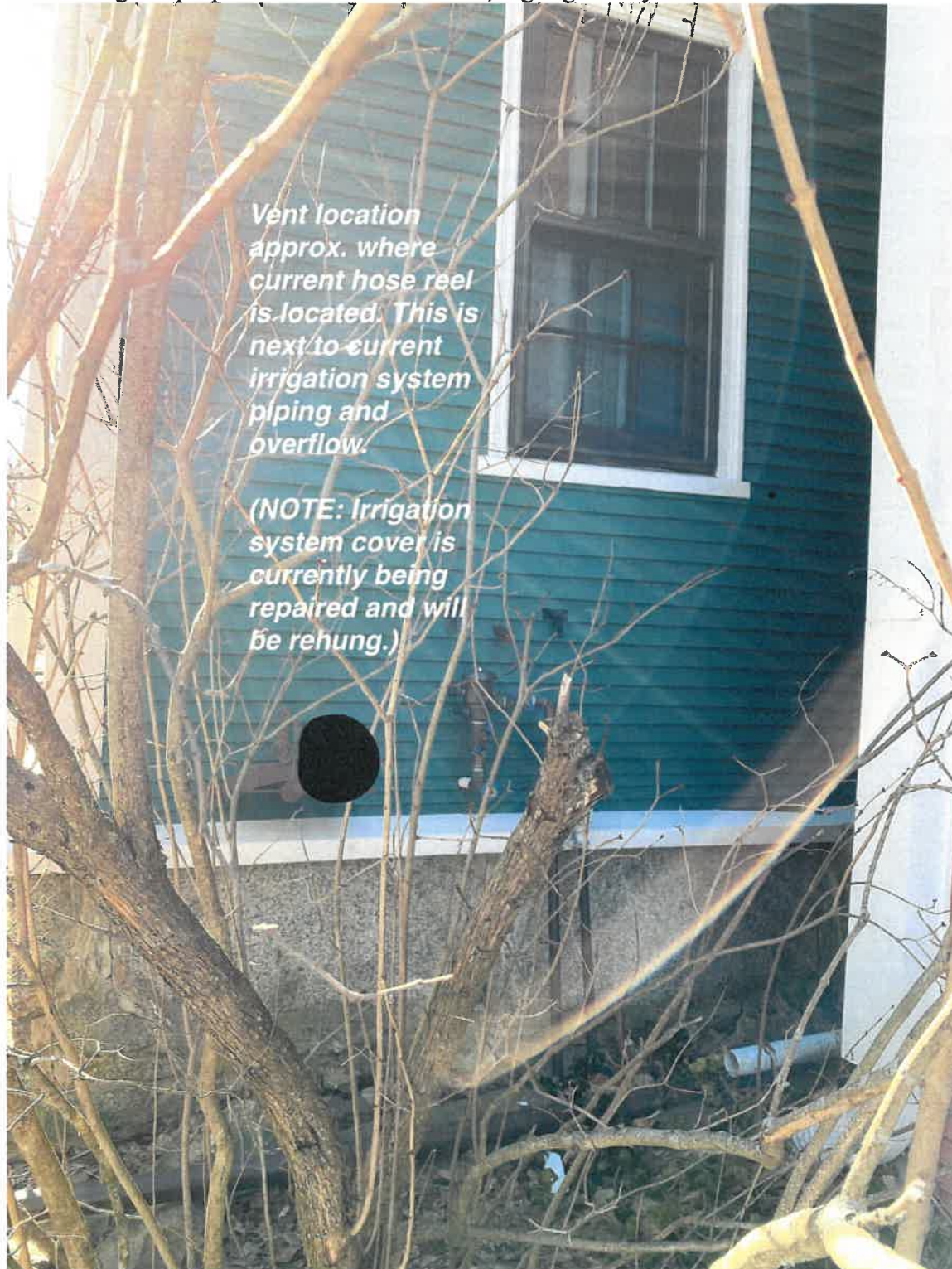
Closer View from Street (vent would be located approximately where current hose reel is located, the hose reel would move forward on the home to provide cover):



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



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



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



(from Neighbor's House, two houses down)

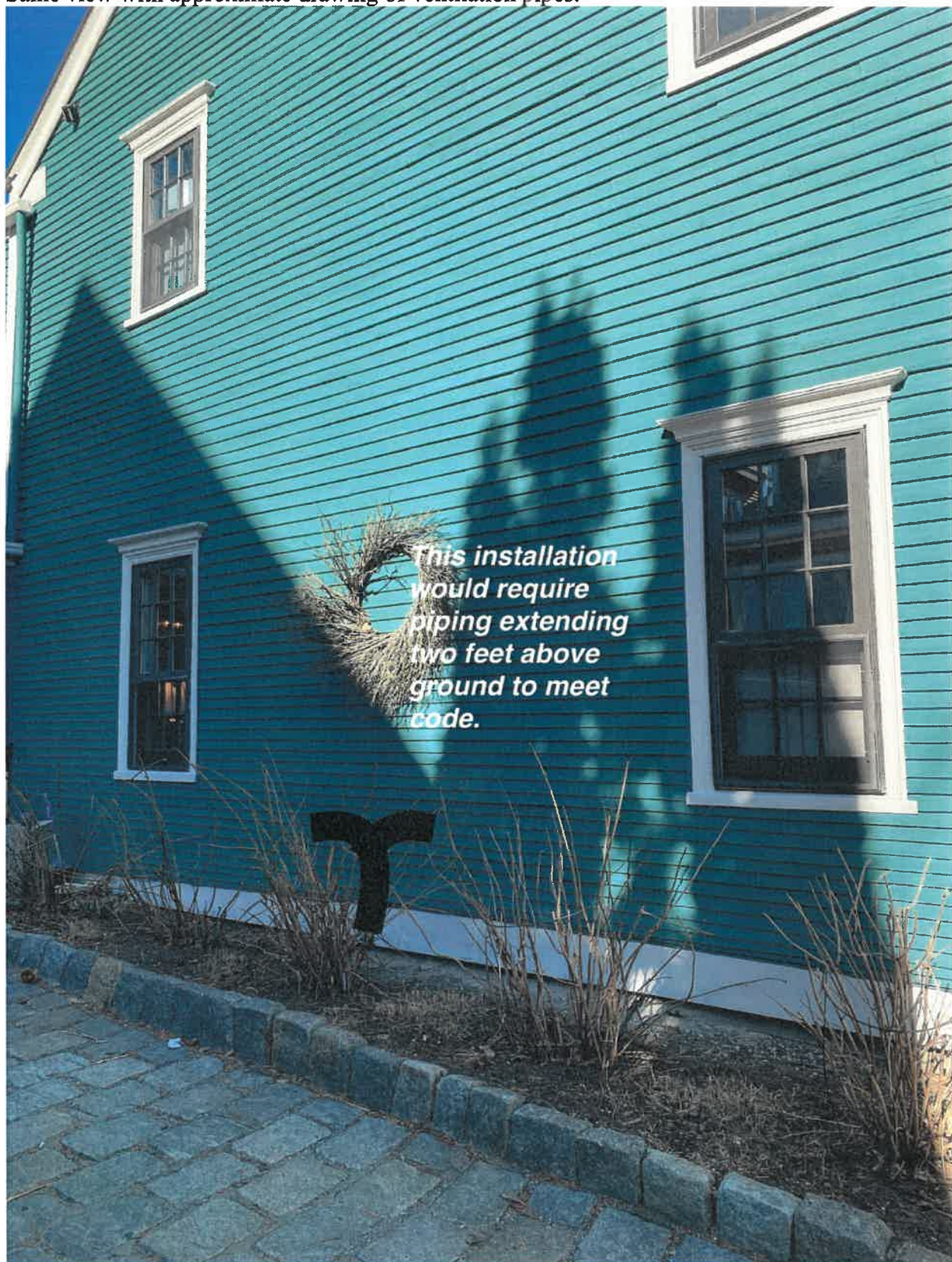


Option #3: Ventilation Last Resort, Driveway Side of Home, South Side of Home

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



Same view with approximate drawing of ventilation pipes:



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



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



14. 99 Marcy Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of mechanical equipment (install (3) condensers with screening.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



City of Portsmouth, NH

04/01/2021

LUHD-303**Historic District Commission Work Session or Administrative Approval Application****Status:** Active**Date Created:** Mar 31, 2021**Applicant**

Margherita Giacobbi
margherita@playersring.org
105 Marcy Street
Portsmouth, NH 03801
6032657462

Location

99 MARCY ST
Portsmouth, NH 03801

Owner:

THE PLAYERS RING & CITY OF PORTSMOUTH
105 MARCY ST PORTSMOUTH, NH 03801

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

Administrative Approval

Project Information**Brief Description of Proposed Work**

The Players' Ring intends to install Air Conditioning in the building.

The selected system consists of two parts: the first is the installation of 2 Mitsubishi mini-splits inside the theatre, while the second adds A/C capabilities to our existing furnace/ductwork system.

This first part of the work requires the installation of 2 mini-split condensing units that will be hanging from the building wall and will be visible from Water Street, while the first part of the work requires the installation of a square condensing unit on a concrete pad on the opposite side of the building.

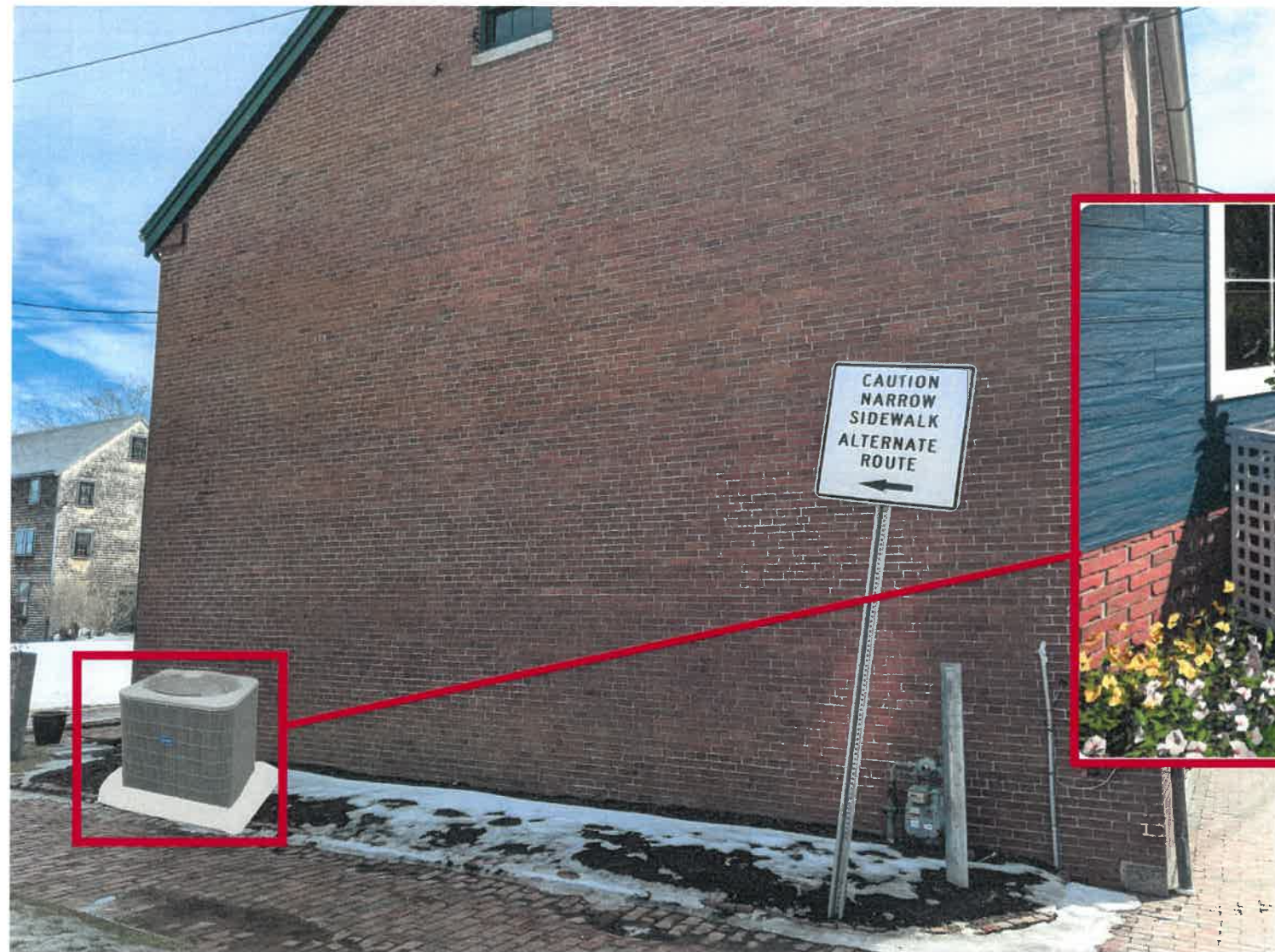
Description of Proposed Work (Planning Staff)

--

Project Representatives**Relationship to Project**

Owner





COVER
(potentially painted
brick-color)





Option 1
COVER
(potentially painted
brick-color)



Option 2
EVERGREEN
PARTITION



Historic District Commission

Staff Report – April 7th & 14th, 2021

April 7th MEETING

Administrative Approvals:

- | | |
|------------------------------------|----------------------|
| 1. 37 South St. (LUHD-286) | - Recommend Approval |
| 2. 58 South St. (LUHD-285) | - Recommend Approval |
| 3. 319 Vaughan St. (LUHD-287) | - Recommend Approval |
| 4. 500 Market St. (LUHD-288) | - Recommend Approval |
| 5. 229 Pleasant St. (LUHD-289) | - Recommend Approval |
| 6. 135 Congress St. (LUHD-293) | - Recommend Approval |
| 7. 74 Congress St. (LU-21-35) | - Recommend Approval |
| 8. 22 Daniel St. (LUHD-294) | - Recommend Approval |
| 9. 38 Chapel St. (LUHD-295) | - Recommend Approval |
| 10. 261 South St. (LUHD-297) | - Recommend Approval |
| 11. 16 Porter St. (LUHD-270) | - Recommend Approval |
| 12. 166 New Castle Ave. (LUHD-298) | - Recommend Approval |
| 13. 17 Hunking St. (LUHD-302) | - Recommend Approval |
| 14. 99 Marcy Street (LUHD-303) | - Recommend Approval |

REQUEST FOR REHEARING:

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

EXTENSION REQUEST:

1. 50 Austin Street (LU-21-249) (Enclosed porch)

PUBLIC HEARINGS – NEW BUSINESS:

1. 333 New Castle Ave. (LU-21-45) (Windows)
2. 238 Marcy St. (LU-21-53) (Solar panels)
3. 17 Pray St. (LU-21-56) (Windows and doors)
4. 91 Lafayette Rd. (LU-21-52) (Garage)

April 14th MEETING

Administrative Approvals:

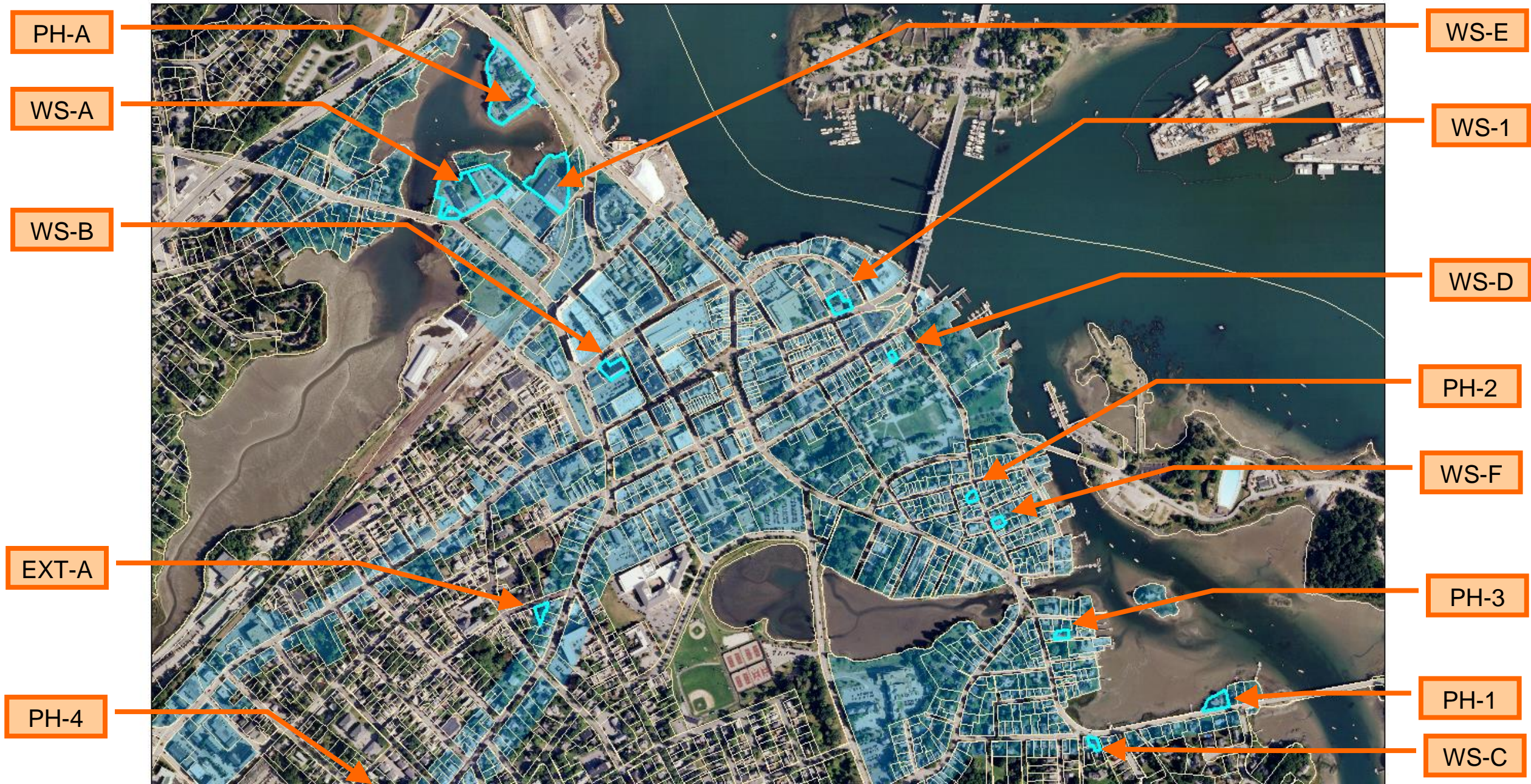
- | | |
|---------------------------------|----------------------|
| 1. 410 Islington St. (LUHD-281) | - Recommend Approval |
| 2. 124 State St. (LUHD-283) | - Recommend Approval |
| 3. 57 Salter St. (LUHD-) | - Recommend Approval |
| 4. ... | |

WORK SESSIONS – OLD BUSINESS:

- A. 1–31 Raynes Ave. (LUHD-234) (2, 5 story Buildings)
- B. 64 Vaughan St. (LUHD-277) (3 Story Addition)
- C. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- D. 449 Court St. (LUHD-235) (Stairs & Chimney)
- E. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- F. 279 Marcy St. (LUHD-259) (Recessed deck and dormer)

WORK SESSIONS – NEW BUSINESS:

1. 150 Daniel St. (LUHD-290) (2 Story carriage house)



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: April 7th & 14th, 2021

APPLICATIONS: 30

☐ 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)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 33 Jewell Court Case No.: 1 Date: 4-7-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

333 NEW CASTLE AVE. (LU-21-45)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #1

- Existing Conditions:
- Zoning District: SRB
 - Land Use: Single Family
 - Land Area: 13,068 SF +/-
 - Estimated Age of Structure: c.1890
 - Building Style: Vernacular
 - Historical Significance: NA
 - Public View of Proposed Work: Limited view from New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace two windows with a different design.

- 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 New Castle Ave. across from Round Island in the South End. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas.
- J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
- Replace two casement windows that were damaged in a recent storm with a picture window and two double-hung windows.

Design Guideline Reference – Guidelines for Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:



Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

—

333 NEW CASTLE AVE. (LU-21-45) – PUBLIC HEARING #1 (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 Two Windows –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:333 NEW CASTLE AVE. Case No.:1 Date: 4-7-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

238 MARCY ST. (LU-21-53)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #2

- 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.

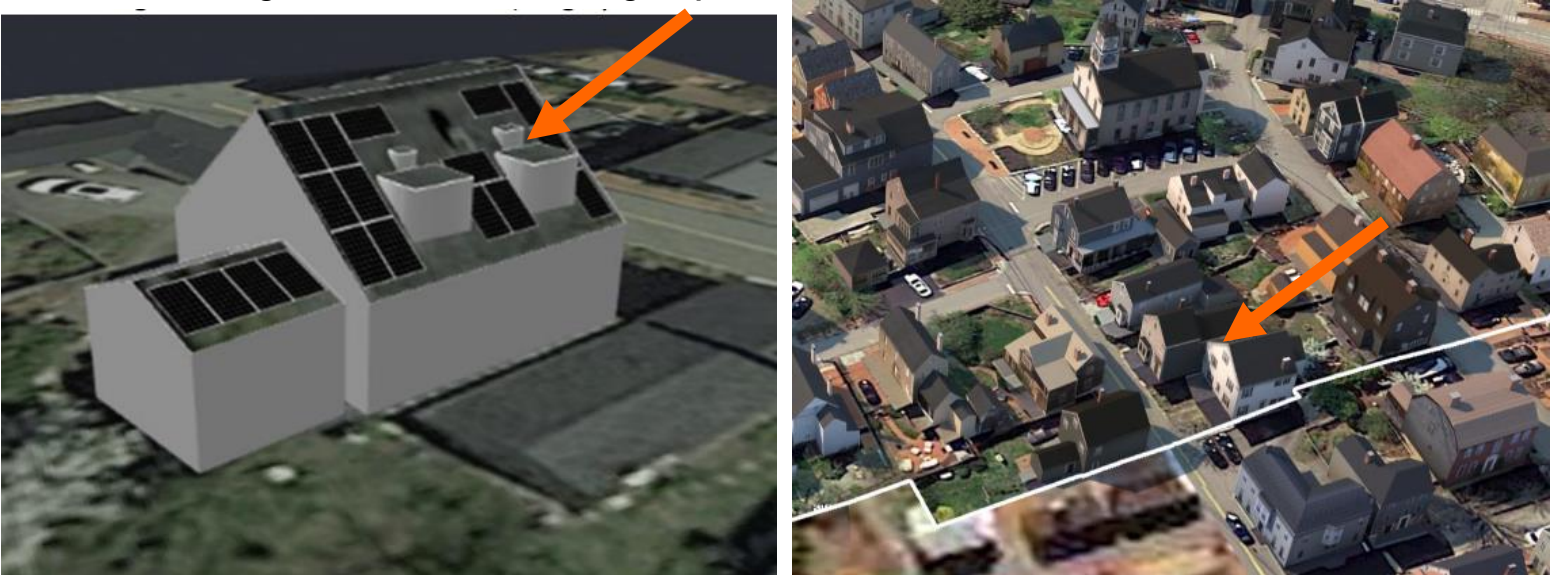
J. Staff Comments and/ or Suggestions for Consideration:

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.

• 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 (LU-21-53) – PUBLIC HEARING #2 (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MODERATE PROJECT – Install 18 Solar Panels –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages/ Barns / Sheds (i.e. doors, placement...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Lighting (i.e. street, landscape...)		<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: 238 MARCY STREET Case No.: 2 Date: 4-7-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Evaluation Form: 17 PRAY STREET (LU-21-56)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

A. Property Information - General:

- Existing Conditions:**
- Zoning District: General Residential District B (GRB)
 - Land Use: Single-Family
 - Land Area: 4,791 SF +/-
 - Estimated Age of Structure: c.1800
 - Building Style: Federal
 - Historical Significance: Contributing
 - Public View of Proposed Work: Limited View from Pray St.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To replace windows and doors.

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:

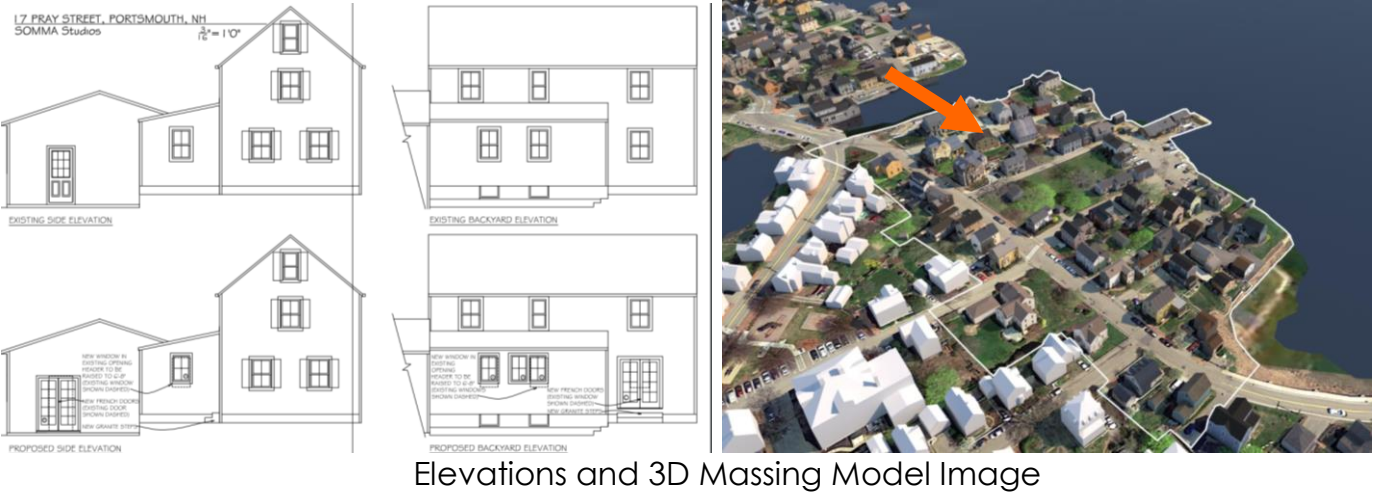
- The building is located along Pray Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:
- Replace several windows and doors.
 - The proposed replacement windows and doors are the Marvin Elevate line.

- **Design Guideline Reference: *Guidelines for Windows and Doors (89)***

K. Aerial Images and Maps:




Elevations and 3D Massing Model Image



Zoning Map

HISTORIC
SURVEY
RATING

C

17 PRAY STREET (LU-21-56) – PUBLIC HEARING #3 (MINOR)									
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 17 PRAY ST. Case No.: 3 Date: 4-7-21</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>		
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)						
	1	Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– Replace Windows and Doors –</div>						
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
		19 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				
		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 / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	37 Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	38 Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	39 Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
- I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

91 LAFAYETTE RD. (LU-21-52)
CERTIFICATE OF APPROVAL
PUBLIC HEARING #4

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRA
 - Land Use: Residential
 - Land Area: 11,632 SF +/-
 - Estimated Age of Structure: NA
 - Building Style: NA
 - Historical Significance: Likely Contributing
 - Public View of Proposed Work: View from Lafayette Street and Willard Ave.
 - Unique Features: NA
 - Neighborhood Association: Wibird

B. Proposed Work: To install a two-car garage.

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 historic structure is located along Willard Ave. and Lafayette Street. It is surrounded with many wood-frame and sided 2.5-3 story structures that are setback from the sidewalk.

J. Staff Comments and/ or Suggestions for Consideration:

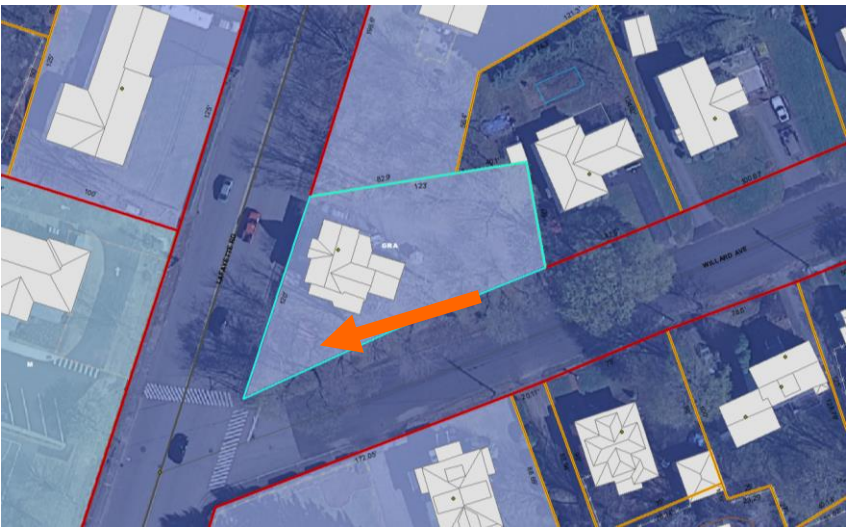
- The Application is proposing to:
- Construct a 24' x 28' two-bay garage with a storage or usable floor space above.

- Design Guideline Reference: *Guidelines for Small Scale New Construction and Additions (10)*

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

91 LAFAYETTE RD. (LU-21-52) – PUBLIC HEARING #4 (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)	MODERATE PROJECT – Install a Two-Car Garage –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15 Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16 Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18 Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19 Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20 Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21 Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22 Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23 Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24 Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25 Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26 Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27 Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28 Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29 Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30 Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31 Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32 Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33 Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34 Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36 Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37 Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38 Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 91 LAFAYETTE RD Case No.: 4 Date: 4-7-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

1 & 31 RAYNES AVE. (LUHD-234)
CERTIFICATE OF APPROVAL
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)

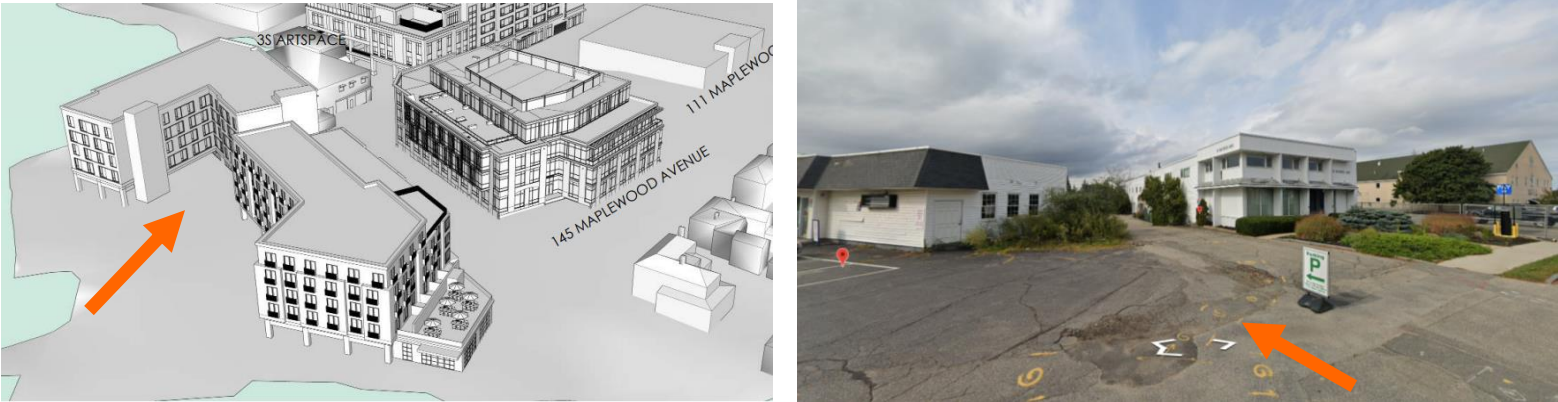
- I. Neighborhood Context:

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. Thus, the revised plans will be available next Wednesday April 7th and will be forwarded to your iPads on Thursday.

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

- H. Purpose and Intent:
1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

- I. Review Criteria / Findings of Fact:
1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

64 VAUGHAN MALL (LUHD-277)
CERTIFICATE OF APPROVAL
WORK SESSION #B

- 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)

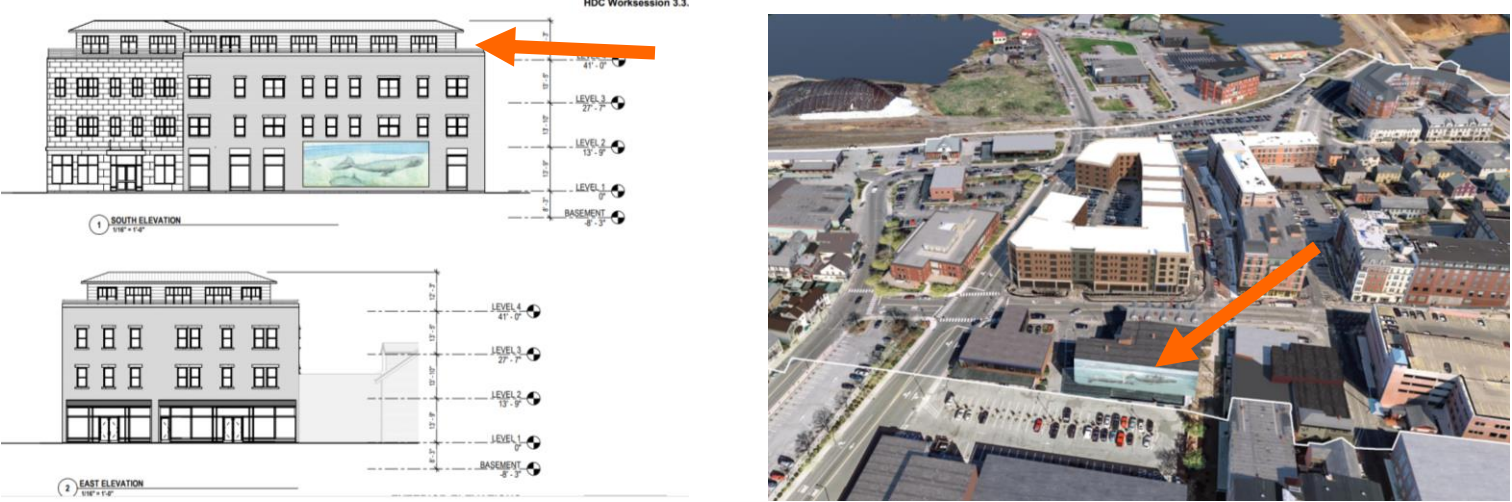
- I. Neighborhood Context:

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 three story addition with an attic (versus the former request for a 4th floor with a penthouse level).
 - Note that the applicant was denied the variances needed to add the former penthouse addition. As such, we have re-advertised this project for a 3 story addition. Thus, the revised plans will be available next Wednesday April 7th and will be forwarded to your IPads on Thursday.

• **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 #B (MAJOR PROJECT)

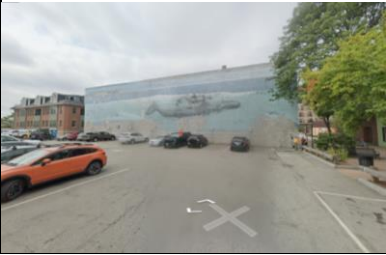
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	No	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT – Add a 3 Story Addition to Existing Building –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and Windows		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)		<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		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					
	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.: B Date: 4-14-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



- H. Purpose and Intent:**

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
3. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

2. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

180 NEW CASTLE AVE. (LUHD-233)
CERTIFICATE OF APPROVAL
WORK SESSION #C

A. Property Information - General:

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

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

C. Other Permits Required:

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

D. Lot Location:

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

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

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- The building is located along the intersection of New Caste Ave. and 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:

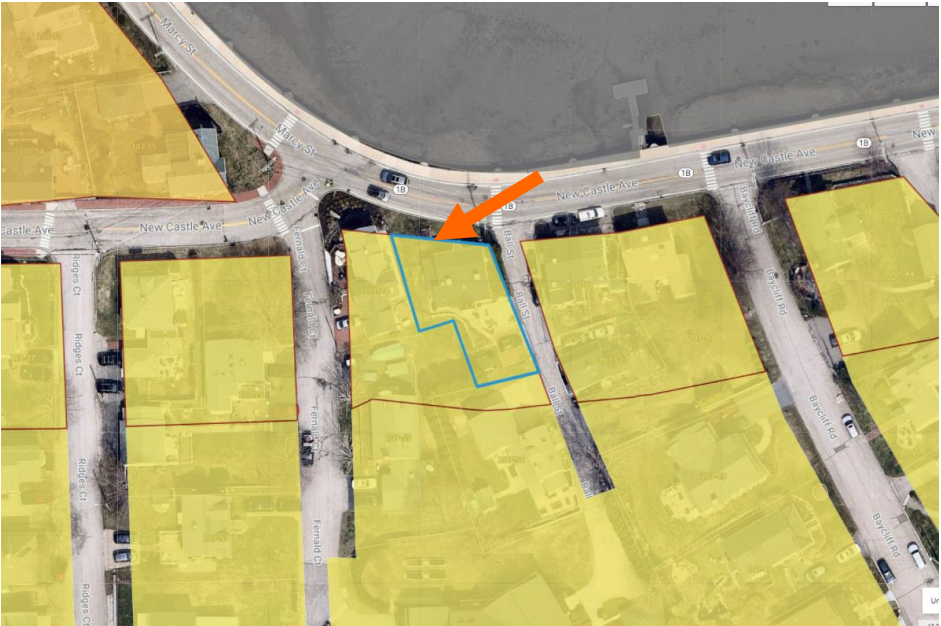
- The applicant is proposing to:
- Replace the deck and stairs along New Castle Ave.
 - Replace the existing chimney with a faux brick veneer chimney.
 - **NOTE – The applicant has submitted a request to withdraw this application.**

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 #C (MODERATE PROJECT)

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:180 New Castle Ave Case No.:C Date: 4-14-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

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

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:

- ☐ 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:

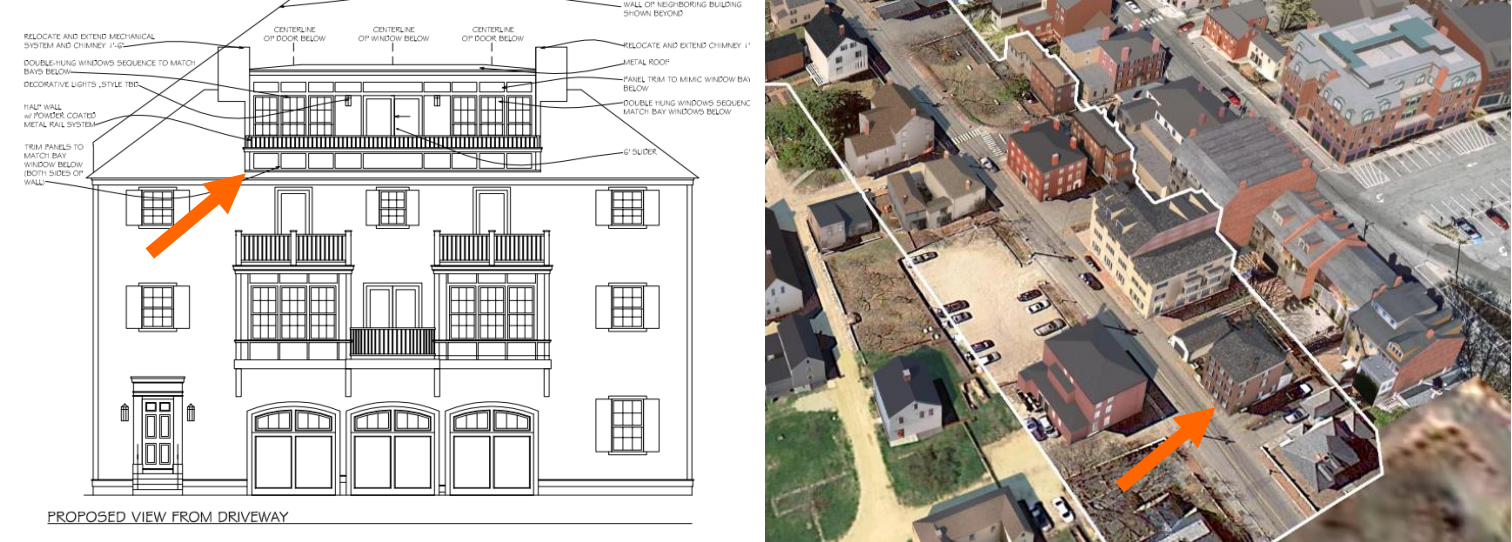
- The buildings are located along lower Court Street. It's surrounded with many wood- and brick-sided structures with no setbacks and shallow sideyards. This structure also abuts Strawberry Banke.

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 Applicant has requested a postponement of this application until May while they continue to study the visual impacts of the project.**

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 449 COURT STREET Case No.: D Date: 4-14-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ Withdrawn



H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project 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. 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 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.
- The applicant is likely to present a number of design alternatives for the shape and style of the building.
- **Note that the deadline for revised submission material is April 7th, thus, the revised plans will be forwarded to your IPads on Thursday April 8th.**

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

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 53 GREEN STREET Case No.:E Date:4-14-21

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No
2. Assessment of the Historical Significance:

☐ Yes ☐ No
3. Conservation and enhancement of property values:

☐ Yes ☐ No
4. Maintain the special character of the District:

☐ Yes ☐ No
5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

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

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

279 MARCY ST. (LUHD-259)
CERTIFICATE OF APPROVAL
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 applicant has submitted a request to postpone this application until the May meeting.

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:



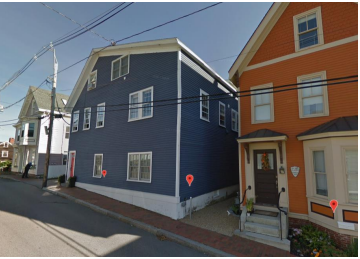
Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC
SURVEY
RATING

NC

279 MARCY ST. (LUHD-259) – WORK SESSION #F (MODERATE)									
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY: 279 MARCY ST. Case No.: F Date: 4-14-21</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div> <div></div>	
STAFF	No.	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<div>MODERATE PROJECT</div> <div>– Construct a Recessed Roof Dormer and Deck –</div>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
7	Building Coverage (% Building on the Lot)								
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		21	Doors and Windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		34	Garages/ Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:

☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

150 DANIEL STREET (LUHD-290)
CERTIFICATE OF APPROVAL
WORK SESSION #1

A. Property Information - General:

- Existing Conditions:
- Zoning District: Civic
 - Land Use: Museum
 - Land Area: 12,632 SF +/-
 - Estimated Age of Structure: c.1716
 - Building Style: Early Georgian
 - Number of Stories: 1.5
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Chapel Street
 - Unique Features: Reconstruction Project
 - Neighborhood Association: Downtown

B. Proposed Work: To reconstruct a two-story carriage house.

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 Warner house is a historically-significant and focal building located along Daniel Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Reconstruct a two-story carriage house structure on the property.
- The carriage house is proposed to be 18' x 32'.
- The first floor is proposed to be used as a meeting room for the museum and the upper floor will be used as a curatorial workroom and storage.

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

150 DANIEL STREET (LUHD-290) – WORK SESSION #1 (MODERATE)										
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		<div>PROPERTY EVALUATION FORM</div> <div>PORTSMOUTH HISTORIC DISTRICT COMMISSION</div> <div>PROPERTY:150 DANIEL STREET Case No.: 1 Date: 4-14-21</div> <div>Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Stipulations <input type="checkbox"/> Denied <input type="checkbox"/> Continued <input type="checkbox"/> Postponed <input type="checkbox"/> Withdrawn</div>		
STAFF	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)	<div>MODERATE PROJECT</div> <div>- Reconstruct of a Two-Story Carriage House Structure -</div>							
	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				
		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				
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		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				
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		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				
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		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
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		SITE DESIGN	35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
	38		Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	39		Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				
	40		Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate				

H. Purpose and Intent:

1. Preserve the integrity of the District:

☐ Yes ☐ No

2. Assessment of the Historical Significance:

☐ Yes ☐ No

3. Conservation and enhancement of property values:

☐ Yes ☐ No

4. Maintain the special character of the District:

☐ Yes ☐ No

5. Complement and enhance the architectural and historic character:

☐ Yes ☐ No

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

☐ Yes ☐ No

2. Compatibility of design with surrounding properties:


☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:

☐ Yes ☐ No

4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No



50 Austin Street

LU-20-47

Request for 1-year Extension



City of Portsmouth, NH

04/01/2021

LU-20-47

Land Use Application

Status: Active**Date Created:** Mar 17, 2020**Applicant**

skye maher
skymaher@gmail.com
PO Box 298
portsmouth, nh 03802
603-498-6799

Location

50 AUSTIN ST
Portsmouth, NH 03801

Owner:

MAHER FAMILY REVOCABLE TRUST OF 2018
& MAHER JOHN R AND SKYE W CO-
TRUSTEES
20 MARTINE COTTAGE RD PORTSMOUTH,
NH 3801

Applicant Information**Please indicate your relationship to this project**

B. Property Owner's Representative

Alternative Project Address**Alternative Project Address**

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it



New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

Skye Maher

PO Box 298
Portsmouth, NH 03802

Cell/text: 603-498-6799

March 29, 2021

**Mr. Vince Lombardi, Chair
Historic District Commission
City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801**

Re: 50 Austin Street
LU-20-47

Dear Mr. Lombardi and Commission,
As the owner of 50 Austin Street, I applied and received approval from the HDC last June (2020) to build a small addition the rear of the building at that address.

The project has stalled due to difficulty getting contractors to commit to a timeline for this building season, therefore, I respectfully request an extension of that approval from the Historic District Commission until the 2022 season. We will be ready for a building permit in the spring.

In hope of your approval, I thank you in advance.

Sincerely,

Skye Maher

333 New Castle Avenue

LU-21-45

Public Hearing



City of Portsmouth, NH

04/01/2021

LU-21-45

Land Use Application

Status: Active**Date Created:** Mar 03, 2021

Applicant

Thomas Lyng
trlyng@comcast.net
333 New Castle Ave
Portsmouth, NH 03801
603-978-5175

Location

333 NEW CASTLE AVE
Portsmouth, NH 03801

Owner:

LYNG THOMAS P & LYNG KIMBERLEY S
333 NEW CASTLE AVE PORTSMOUTH, NH
03801

Applicant Information

Please indicate your relationship to this project

A. Property Owner

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

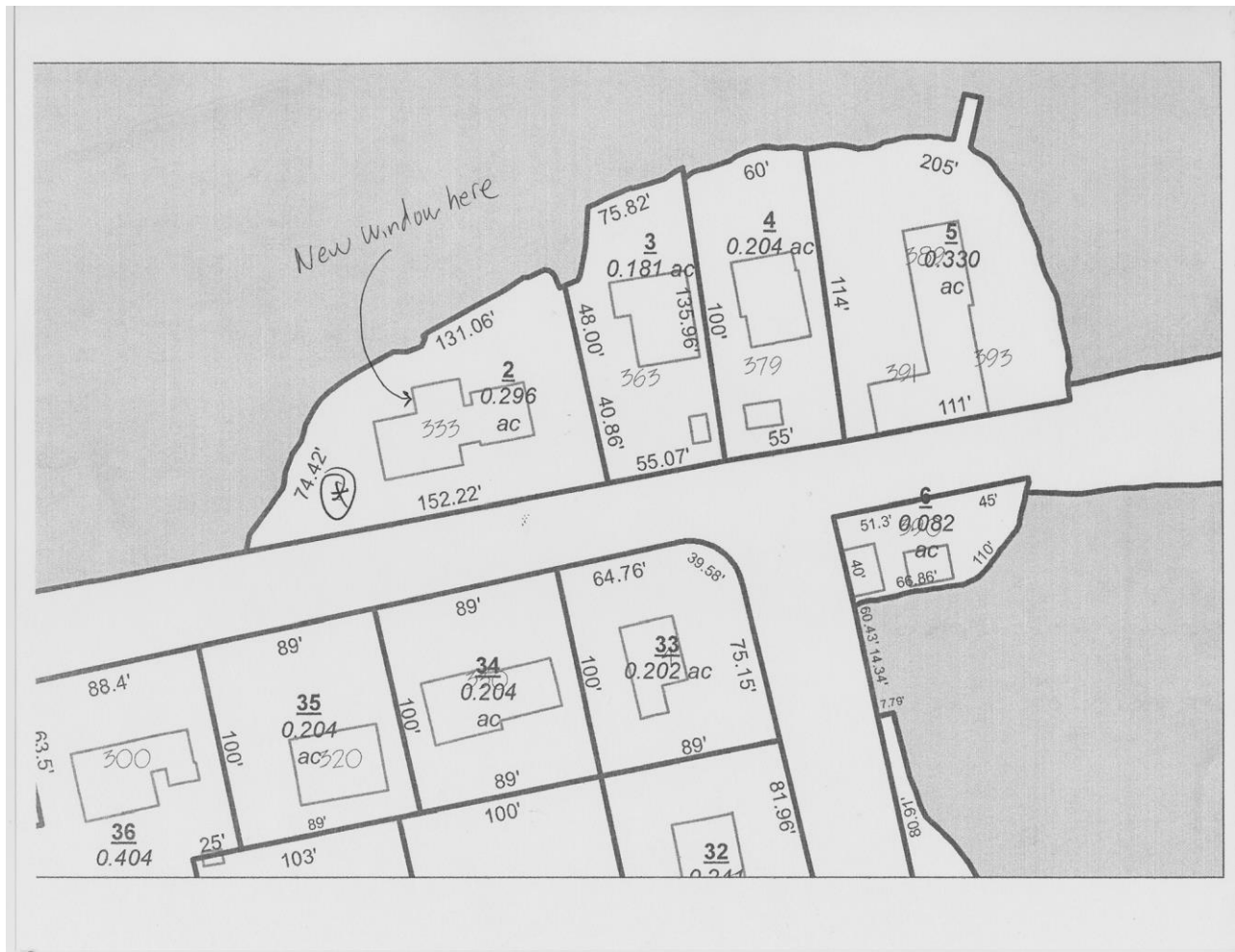
New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐











			Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
1	2	3	0003	1	ADH 3' 1 5/8" x 5' 6"-APW 5' 7 1/4" x 5' 6"-ADH 3' 1 5/8" x 5' 6" (AA-F-AA)		\$ 3313.14	\$ 3313.14
			RO Size = 12' 0 3/4" W x 5' 6 3/4" H Unit Size = 12' 0" W x 5' 6" H					
			A Series					
			Composite Unit, 4 9/16" Frame Depth, Black/Pine, Black - Factory Painted, Black Sash, High Performance Low-E4 Top/Bottom*High Performance Low-E4*High Performance Low-E4 Top/Bottom Glass, No Grille, Mulling Location: Distributor, Mull Type: Non-Reinforced Mull, Mull Priority: Vertical					
			Equal Sash, Insect Screen, Black					
			Perimeter Extension Jambs, 12' 0" x 5' 6" Complete Unit, Pine, Black - Factory Painted, 6 9/16", Distributor Applied					
			Labor, Perimeter Extension Jambs Distributor Applied, Complete Unit					
			Zone: Northern					
			Unit	U-Factor	SHGC	ENERGY STAR® Certified		
			1	0.29	0.30	No		
			2	0.27	0.31	Yes		
			3	0.29	0.30	No		

Viewed from Exterior

Customer Signature

Dealer Signature

** All graphics viewed from the exterior

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Total Load Factor

2.347

Subtotal

\$ 6,427.20

Tax (0.000%)

\$ 0.00

Grand Total

\$ 6,427.20



238 Marcy Street

LU-21-53

Public Hearing



City of Portsmouth, NH

04/01/2021

LU-21-53

Land Use Application

Status: Active**Date Created:** Mar 19, 2021

Applicant

Peter Furst
peterthefurst@gmail.com
238 Marcy Street
None
Portsmouth, NH 03801
2076080369

Location

238 MARCY ST
Portsmouth, NH 03801

Owner:

FURST RONALD REVOCABLE TRUST &
FURST RONALD & TAYLOR DIANE TRUSTEES
10 SCOTLAND BRIDGE RD YORK, ME 03909

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

238 Marcy Street
HDC Work Session Application
March 2021

This application is to install 18 60-cell solar panels on the south roof of 238 Marcy Street. This project will generate 6.6 kilowatts, roughly 75% of the building's current annual electrical power. The proposed solar panels are REC Alpha Black Series 370s, which are constructed from non-glossy materials with a full-black matte finish and hidden wiring preferred by designers where glossy panels are considered inappropriate.

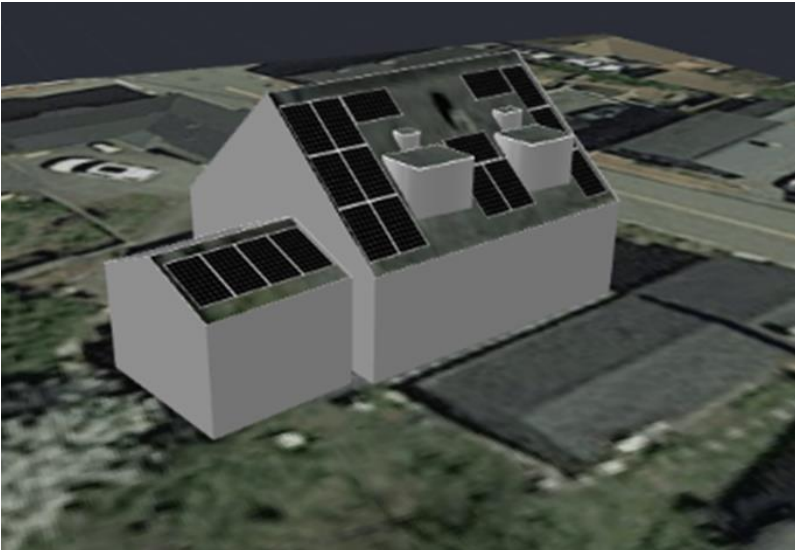
Contextual Map from Portsmouth 3D Map

Building Site Highlighted in Yellow



Proposed Layout Design

West building extension not drawn to size (roughly 15 feet lower in height)



Similar Uses in the South End Neighborhood

There are currently relatively few buildings in Portsmouth's historic district with solar panels installed. Within 600 feet of 238 Marcy Street, there is one building with solar panels located at 44 Pickering Street facing South Mill Street. The proposed project would use solar panels of a similar design as those at 44 Pickering Street, including a black matte finish.

44 Pickering Street



View of 238 Marcy South Roof from Various Locations

The solar panel installation would not be visible from street views along Marcy and Gates Street and partially visible from the street along Manning Street and Meeting House Hill. From the South Meeting House, the view of the installation is partially obstructed at street level due to the presence of other buildings. The 2nd floor of the South Meeting House is currently used as a film studio and the view of the proposed solar installation would be blocked by heavy curtains within the Meeting House used to keep light from entering the studio space. The solar installation would be fully visible from the Meeting House clock tower which is inaccessible to the general public.

West view from Marcy Street
Solar installation not visible from street



North view from 2nd floor of Meeting House
Solar installation partially visible but blocked from interior view due to presence of heavy curtains



North View from clock tower of Meeting House
Solar installation visible but view is inaccessible



Northeast street view from corner of Manning St & Meeting House Hill
Solar installation partially visible



South view from Gates Street

Solar installation not visible

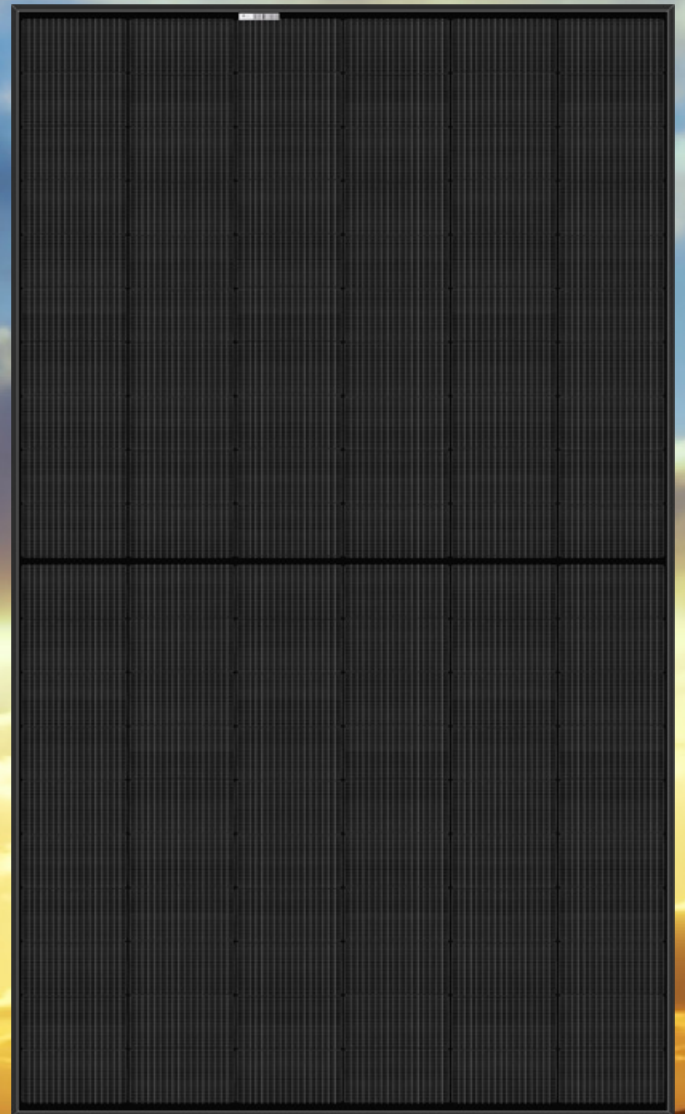


East street view from Manning St

Solar installation not visible



SOLAR'S MOST TRUSTED



REC ALPHA BLACK SERIES

375
WP
POWER



ELIGIBLE



EXPERIENCE



PERFORMANCE

The REC Alpha Black Series is a revolutionary hybrid solar panel which unites the leading cell technologies to create a powerful and reliable 60-cell panel:

- High power density maximizes energy generation from limited spaces - up to 19.9 W/ft²
- The most advanced cell structure for high efficiency performance
- Over 20% more power than conventional panels
- More savings from your roof

Heterojunction cells

- Combine the best of crystalline and thin-film technologies
- Highly efficient bifacial cell architecture for high performance

N-type technology = more power

- No LID protects panel from initial power loss
- You get the power you pay for

Unique Advanced Cell Connections

- Eliminates invasive soldering for better build quality
- Reduces thermal stress on the cells for long-term durability
- Great aesthetics

Higher light transmission

- Special anti-reflective glass increases light transmission for higher power
- Inherently bifacial cells can produce energy from both sides of the panel

Guaranteed better durability

- Super-strong frame withstands up to 146 lbs/sq ft
- Better protection against harsh weather
- Improves cell life for long-lasting high power

Stunning appearance

- Full-black design for a seamless appearance on your roof
- Practically-invisible connections for the best choice for your home

High power density of 19.9 W/ft²

- High power density on a 60-cell panel
- Pack in more power in limited or restricted spaces
- Generate more clean energy

Higher efficiency at the hottest times

- Leading temperature coefficient for more production when the sun shines strongest
- Better performance in hot climates

REC's iconic Twin Design

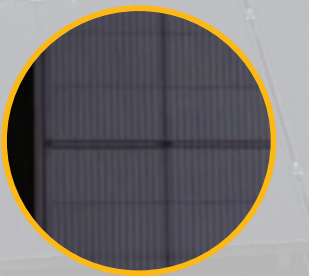
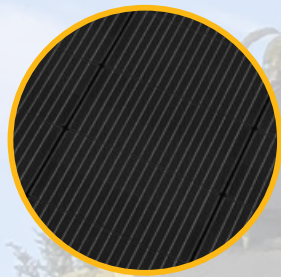
- Reduces internal resistance for more power and reliability
- Improved output when shaded

Environmentally-friendly

- Energy-efficient manufacturing processes minimize carbon footprint
- Colossal 81% reduced lead content, only 0.02% by weight

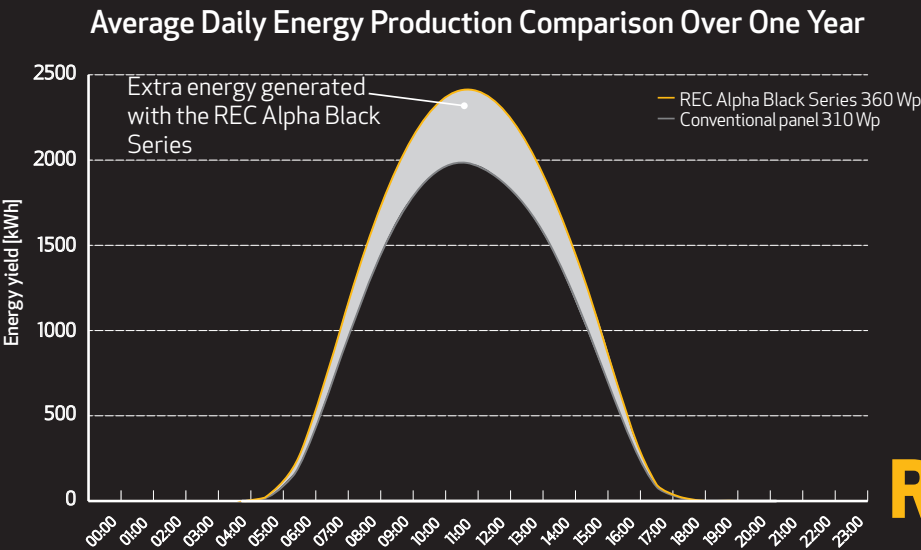
Exceptional quality

- Made in REC's state of the art, energy efficient facility in Singapore
- Highly automated production improves efficiency and reliability
- Consistently one of the lowest warranty claims rate in solar



GREATER YIELDS FROM DAWN TO DUSK

The REC Alpha Black Series packs in more energy than ever before. With no LID, a leading temperature coefficient and its high power density, it is ideal for increasing energy yields and making the most of available rooftop space.



Calculations based on simulation results for full calendar year, based on an 8 kWp system in Palm Springs, CA, USA. Peak REC Alpha Black Series energy yield difference at midday: +21%, with an overall greater annual yield of 17%. Performance may vary dependent on location.

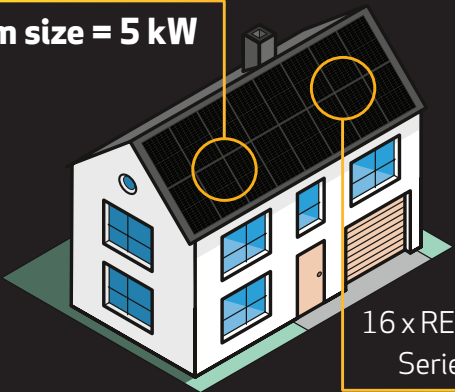
**+20%
MORE
WITH THE
REC ALPHA BLACK!**

MAXIMIZE SYSTEM POWER FOR MAXIMUM SAVINGS

Optimum use of rooftop space is key to a good solar installation. The REC Alpha Black Series allows you to pack in as much power generation as possible, generating more energy and more savings on your bills.

16 x conventional
310 Wp panels:

System size = 5 kW



16 x REC Alpha Black
Series 375 Wp:

System size = 6 kW

The comparison is clear: even in a regular residential installation, the REC Alpha Black Series gives you 1 kW more power than conventional panels for more energy and more savings.

15% MORE WARRANTED POWER AFTER 25 YEARS

REC's consistently low claims rate justifies outstanding warranty terms. Our warranty offering reflects this leadership and supports our premium product quality.



Exclusively offered by REC Certified Solar Professionals, the REC ProTrust Warranty gives enhanced product and labor coverage*, ensuring peace of mind and a lifetime of high power generation:

- 25 years performance warranty
- 25 years product warranty
- Up to 25 year labor warranty*

*Conditions apply. See www.recgroup.com/protrust for more details

MAKE MAJOR REDUCTIONS TO YOUR CO₂ FOOTPRINT

A 6 kW REC Alpha Black Series installation generates over 7,200 kWh of clean energy per year, cutting the CO₂ emissions of a home by 4.7 tons per year*, equivalent to:

84 trees planted and
grown over 10 years

CO₂ sequestered by
6 acres
of forest per year

1.8 tons
of waste recycled
instead of entering landfill

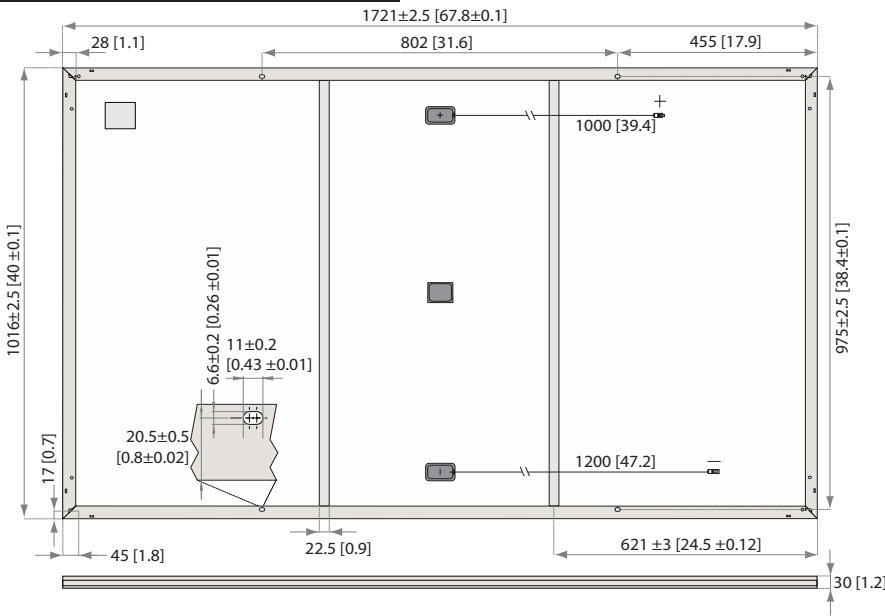


12,500 miles
in a family car

Charging a phone
650,000 times

2.5 tons
of coal burnt for power

*Values may vary dependent on location



Measurements in mm [in]

GENERAL DATA

Cell type:	120 half-cut bifacial cells with REC heterojunction cell technology 6 strings of 20 cells in series	Connectors:	Stäubli MC4PV-KBT4/KST4, 12AWG (4mm ²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12AWG (4mm ²) PV wire, 39+47 in (1+1.2 m) in accordance with EN 50618
Backsheet:	Highly resistant polymeric construction	Dimensions:	67.8 x 40 x 1.2 in (1721 x 1016 x 30 mm)
Frame:	Anodized aluminum	Weight:	43 lbs (19.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

Product Code*: RECxxxAA Black

	355	360	365	370	375
Power Output - P _{MAX} (Wp)	355	360	365	370	375
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V _{MPP} (V)	36.4	36.7	37.1	37.4	37.8
Nominal Power Current - I _{MPP} (A)	9.77	9.82	9.85	9.90	9.94
Open Circuit Voltage - V _{OC} (V)	43.6	43.9	44.0	44.1	44.2
Short Circuit Current - I _{SC} (A)	10.47	10.49	10.52	10.55	10.58
Power Density (W/sq ft)	18.9	19.1	19.4	19.7	19.9
Panel Efficiency (%)	20.3	20.6	20.9	21.2	21.4
Power Output - P _{MAX} (Wp)	271	274	278	282	286
Nominal Power Voltage - V _{MPP} (V)	34.3	34.6	35.0	35.2	35.6
Nominal Power Current - I _{MPP} (A)	7.89	7.93	7.96	8.00	8.03
Open Circuit Voltage - V _{OC} (V)	41.1	41.4	41.5	41.6	41.6
Short Circuit Current - I _{SC} (A)	8.46	8.47	8.50	8.52	8.55

Values at standard test conditions (STC: air mass AM1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). * Where xxx indicates the nominal power class (P_{MAX}) at STC above. Bifaciality coefficient of up to P_{MAX} ~ 4%.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 1703, UL 61730

IEC 62804	PID
IEC 61701	Salt Mist
IEC 62716	Ammonia Resistance
UL 1703	Fire Type Class 2
IEC 62782	Dynamic Mechanical Load
IEC 61215-2:2016	Hailstone (35mm)
AS4040.2 NCC 2016	Cyclic Wind Load
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941	



WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V
Design load (+): snow	4666 Pa (97.5 lbs/sq ft)*
Maximum test load (+):	7000 Pa (146 lbs/sq ft)*
Design load (-): wind	2666 Pa (55.6 lbs/sq ft)*
Maximum test load (-):	4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* Calculated using a safety factor of 1.5
* See installation manual for mounting instructions

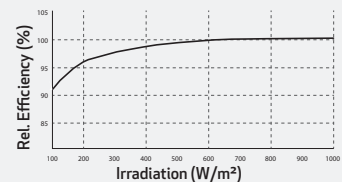
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power in order to facilitate global energy transitions. Committed to quality and innovation, REC offers photovoltaic modules with leading high quality, backed by an exceptional low warranty claims rate of less than 100ppm. Founded in Norway in 1996, REC employs 2,000 people and has an annual solar panel capacity of 1.8 GW. With over 10 GW installed worldwide, REC is empowering more than 16 million people with clean solar energy. REC Group is a Bluestar Elkem company with headquarters in Norway, operational headquarters in Singapore, and regional bases in North America, Europe, and Asia-Pacific.



17 Pray Street

LU-21-56

Public Hearing



City of Portsmouth, NH

04/01/2021

LU-21-56

Land Use Application

Status: Active**Date Created:** Mar 24, 2021

Applicant

Jennifer Ramsey
jramsey@sommastudios.com
36 Maplewood Ave
Portsmouth, NH 03801
603-766-3760 ext. 1

Location

17 PRAY ST
Portsmouth, NH 03801

Owner:

ELSHOUT SALLY E & ADDISON BRUCE
17 PRAY ST PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

☐

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

☐

17 Pray Street

HDC Work Session Application

April 2021



View of home from Pray Street

This application is to replace windows and doors at the rear of the home to facilitate a Kitchen renovation as well as provide access to the yard.

(3) Existing Windows will be replaced by (4) new windows in an existing single-story addition at the back of the home (not visible from Pray Street/photo above).

(1) Existing Window will be replaced with a set of French doors in the back of the main house (not visible from Pray Street/photo above).

(1) Existing Door will be replaced with a pair of French doors at the back of the Garage (not visible from Pray Street/photo above).

Context Photos



View from Pleasant Street



View from Pray Street



View of neighboring driveway and fencing.

All fencing separating the 2 yards was recently approved by the HDC to be taller and solid to provide both yards more privacy.

17 Pray Street and elevations to be renovated.



View of Garage



Opposite side of Garage, viewed from backyard. This door to be replaced by a pair of French doors.



Shed addition at rear of home, viewed from back yard. These (2) first floor windows, plus (1) around the corner (see picture below) will be replaced by (4) new windows.



View of shed addition and third window to be replaced by a new window.

Views from and to 17 Pray Street



View from 17 Pray Street backyard looking toward neighboring properties.

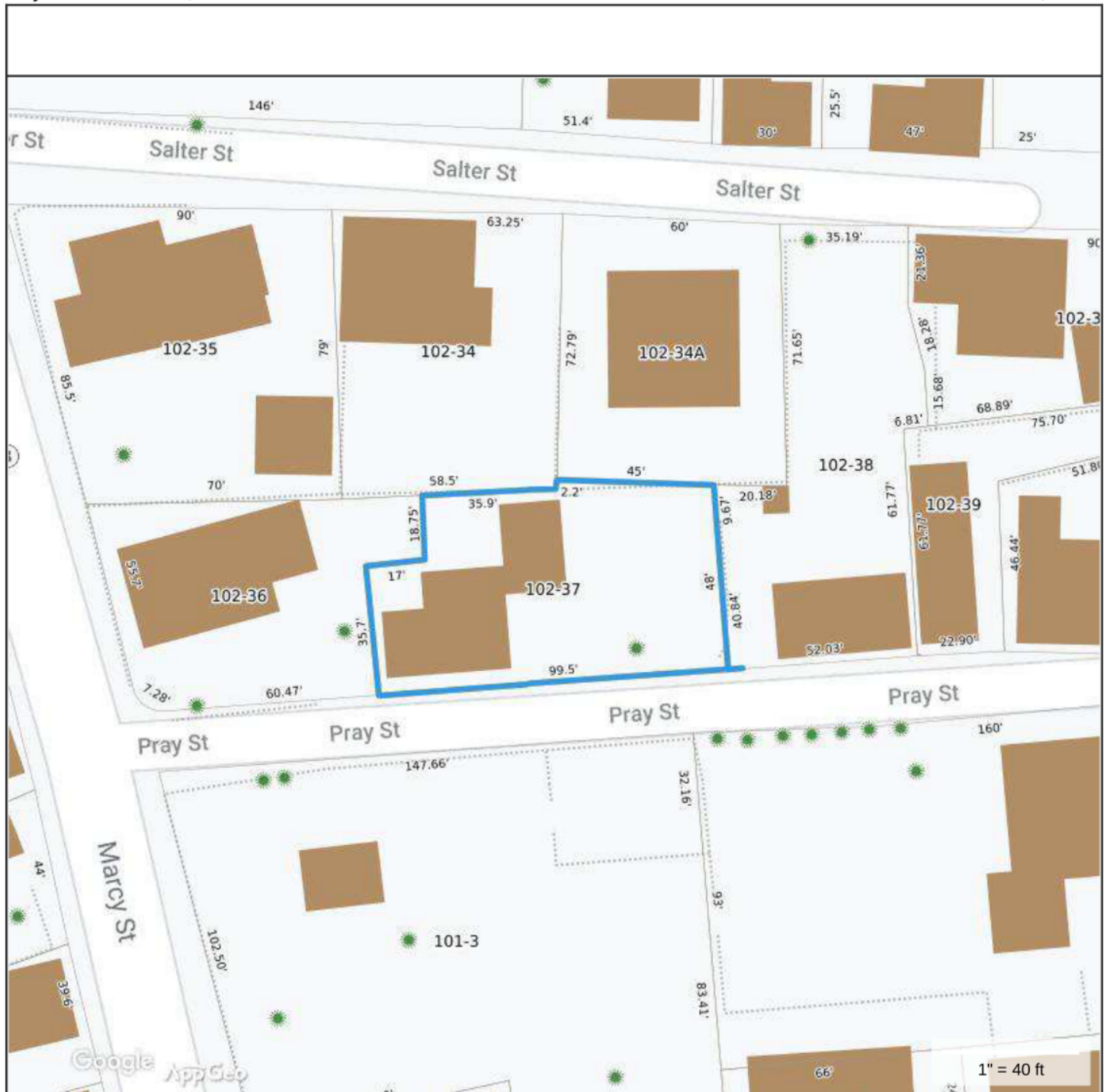
The next 3 pictures pan across the neighboring backyard, but have been taken from the 2nd Floor of the 17 Pray Street property. This is an illustration that most neighbors see each others backyards from 2nd Floor window, rather than from anything viewed at grade.





The next 2 photos have been taken from Salter Street showing the views of 17 Pray Street between neighboring homes.





Property Information

Property ID 0102-0037-0000
Location 17 PRAY ST
Owner ELSHOUT SALLY E



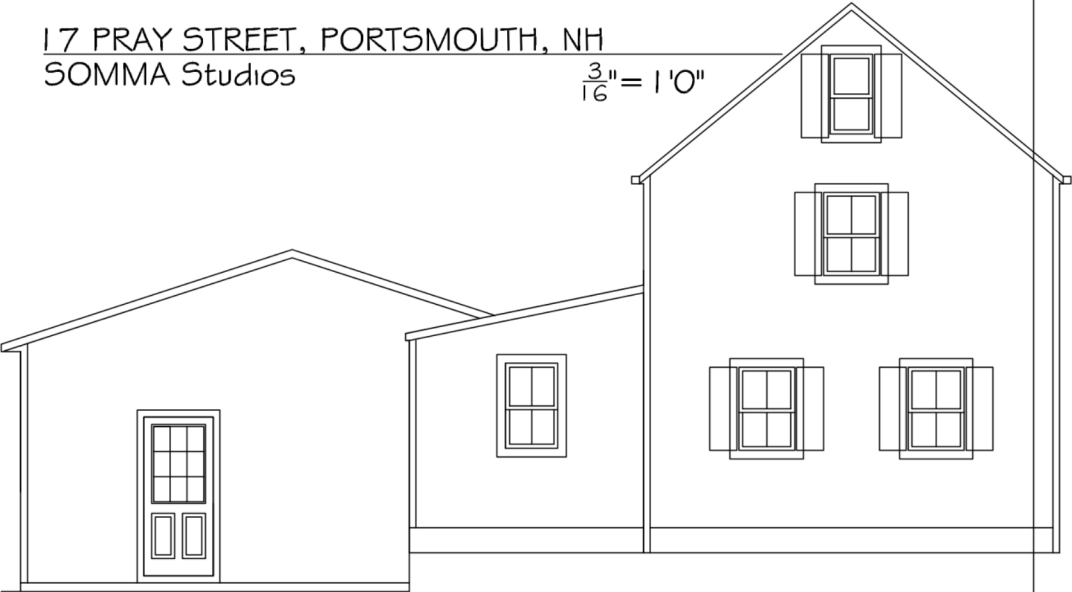
MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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

17 PRAY STREET, PORTSMOUTH, NH
SOMMA Studios

$\frac{3}{16}'' = 1'0''$



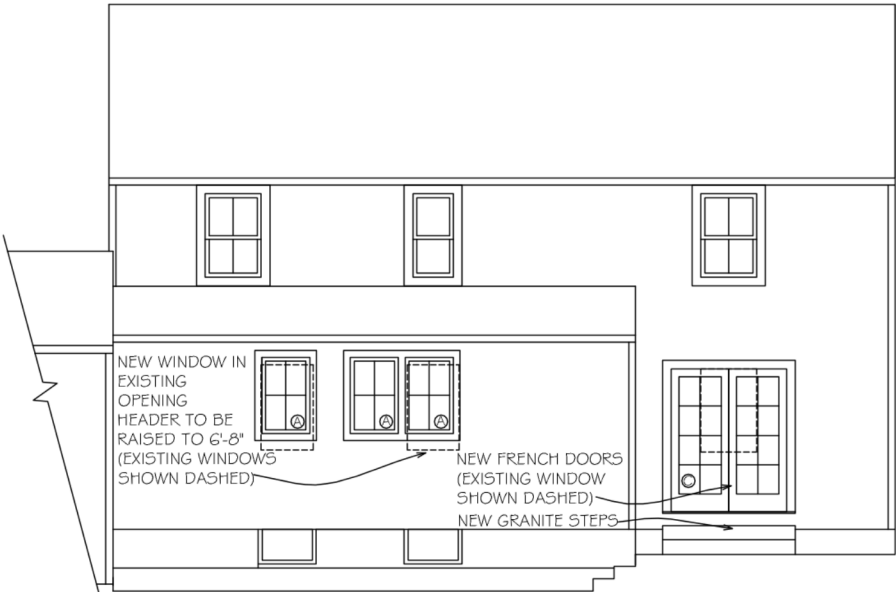
EXISTING SIDE ELEVATION



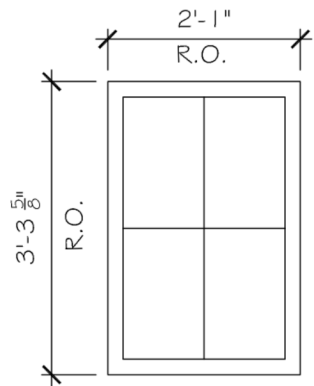
PROPOSED SIDE ELEVATION



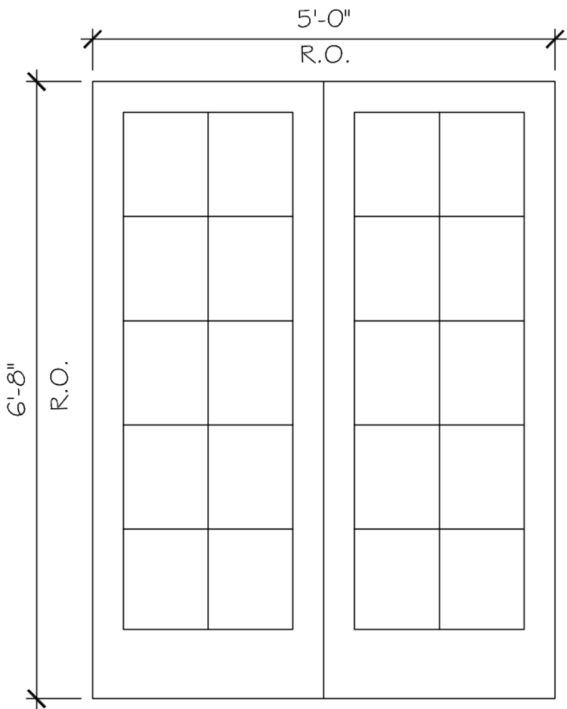
EXISTING BACKYARD ELEVATION



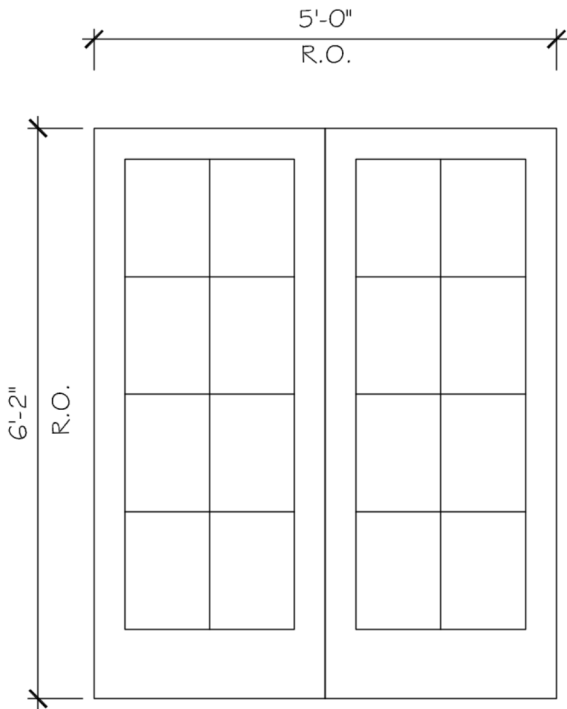
PROPOSED BACKYARD ELEVATION



A MARVIN ELEVATE CASEMENT
WINDOWS ELCA2539
EXISTING WINDOW SIZE COMPARISON:
2'-3" WIDE X 3'-8" HIGH



B MARVIN ELEVATE FRENCH IN-SWING DOOR
ELIFD5065



C MARVIN SIGNATURE FRENCH IN-SWING DOOR
CUSTOM SIZE WITH A 1 48 EXTERIOR KERF COVER
(THIS ACCESSORY MAKES A SIGNATURE DOOR
CASING MATCH THE ELEVATE SERIES CASING)

Jennifer Ramsey

Subject: FW: 17 Pray St

From: Mark Mininberg <mark@hospitalenergy.com>

Sent: Monday, March 22, 2021 4:14 PM

To: Sally Elshout <sallyelshout@yahoo.com>; Addison, Bruce (Wealth Management Field) <Bruce.Addison@morganstanley.com>

Subject: Email to HDC

Dear Historic District Commission,

We are writing in support of the improvements proposed by Sally Elshout and Bruce Addison for their home at 17 Pray Street in Portsmouth.

We live directly adjacent to the property and are the neighbors most likely to be affected. We are very pleased that Sally and Bruce's plans will enhance the external beauty and value of their property, while respecting its historic character and that of the neighborhood. We urge you to approve their proposal.

Sincerely,
Mark and Nancy Mininberg

437 Marcy Street
Portsmouth, NH, 03801
(203) 668-3522
mark@hospitalenergy.com

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Jennifer Ramsey

To: Addison, Bruce
Cc: Sally Elshout (Sallyelshout@yahoo.com)
Subject: RE: March 2021 Design Revisions 17 Pray St.

From: Sal Sciretto <ssciretto@comcast.net>
Sent: Friday, March 26, 2021 12:21 PM
To: Addison, Bruce (Wealth Management Field) <Bruce.Addison@morganstanley.com>
Subject: Re: March 2021 Design Revisions 17 Pray St.

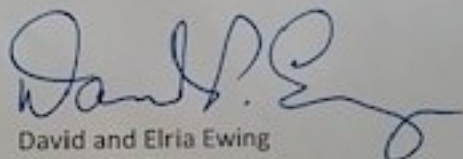
Changes look good. All fine with me.
Sal Sciretto
419 Marcy St
Portsmouth Nh 03801

Sent from my iPhone

24 Salter Street
Portsmouth, NH
March 25, 2021

To Whom it May Concern:

Based on the drawing we have seen, we have no objection to the changes in window and door reconfiguration proposed by our adjacent neighbors at 17 Pray Street, Bruce Addison and Sally Elshout.

A handwritten signature in dark ink, appearing to read "David P. Ewing". The signature is fluid and cursive, with a large initial "D" and a stylized "E" that extends into a long horizontal stroke.

David and Elria Ewing

91 Lafayette Road

LU-21-52

Public Hearing



City of Portsmouth, NH

04/01/2021

LU-21-52

Land Use Application

Status: Active**Date Created:** Mar 19, 2021

Applicant

Tom Emerson
studiob-e@comcast.net
10 Ox Point Drive
Kittery, Maine 03904
207.752.1371

Location

91 LAFAYETTE RD
Portsmouth, NH 03801

Owner:

MALINOWSKI TIMOTHY R & MALINOWSKI
ALISON E
91 LAFAYETTE RD PORTSMOUTH, NH 03801

Applicant Information

Please indicate your relationship to this project

B. Property Owner's Representative

Alternative Project Address

Alternative Project Address

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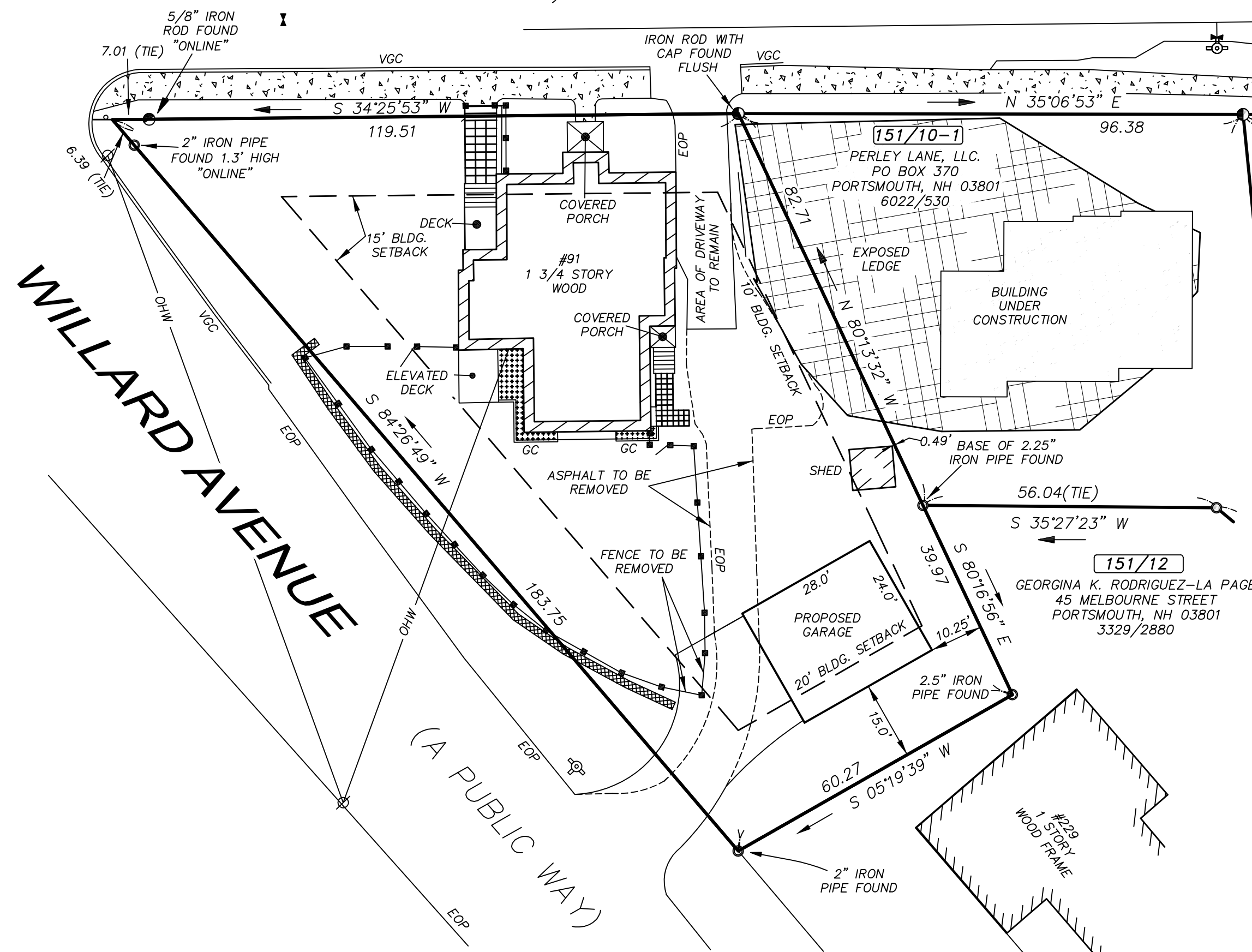
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LAFAYETTE ROAD

(A PUBLIC WAY 66' WIDE)

DOUBLE YELLOW LINE



NOTES:

- OWNER OF RECORD.....TIMOTHY R. & ALISON E. MALINOWSKI
ADDRESS.....91 LAFAYETTE RD, PORTSMOUTH, NH 03801
DEED REFERENCE.....5098/1766
TAX SHEET / LOT.....151-011
- ZONED:.....GENERAL RESIDENCE A & HISTORIC DISTRICT
MINIMUM LOT AREA..7,500 S.F. FRONT YARD SETBACK.....15'
FRONTAGE.....100' SIDE YARD SETBACK.....10'
TOTAL LOT AREA.....17,024 S.F. REAR YARD SETBACK.....20'
MAX. BUILDING COVERAGE.....25% MIN. OPEN SPACE.....30%
LOT DEPTH.....70'
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EASEMENTS OF RECORD, IF ANY, ARE NOT SHOWN HEREON.

REFERENCE PLANS:

- ASSESSOR'S PARCEL 151-011, SUBDIVISION OF LAND, 55 LAFAYETTE ROAD, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 151-010. RECORDED AS RCRD PLAN #D-41568.

LEGEND:

- IRON ROD (AS NOTED)
- IRON PIPE FOUND
- WOOD FENCE
- 151-10 TAX SHEET / LOT NO.
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- EOP EDGE OF PAVEMENT
- SLATE PAVERS
- CEMENT CONCRETE
- STONE RETAINING WALL
- RWB.....LANDSCAPE BLOCK RETAINING WALL
- GC.....VERTICAL GRANITE COBBLESTONES
- VGC.....VERTICAL FACED GRANITE CURB
- EXPOSED LEDGE

PRELIMINARY
SUBJECT TO CHANGE

REV. NO.	DATE	DESCRIPTION	APPR'D
<div>ZONING BOARD OF ADJUSTMENT SKETCH</div> <div>91 LAFAYETTE ROAD</div> <div>PORTSMOUTH, NEW HAMPSHIRE</div> <div>ASSESSOR'S PARCEL 151-011</div> <div>FOR:</div> <div>TIMOTHY R. & ALISON E. MALINOWSKI</div>			
<div>JAMES VERRA and ASSOCIATES, INC.</div> <div>101 SHATTUCK WAY</div> <div>SUITE 8</div> <div>NEWINGTON, N.H., 03801-7876</div> <div>603-436-3557</div>			DATE: PRELIMINARY
			JOB NO: 23893
			SCALE: 1" = 20'
			DWG NAME: 23893
			PLAN NO: 23893
<div>GTD</div> <div>PROJECT MGR</div> <div>COPYRIGHT ©2021 BY JAMES VERRA and ASSOCIATES, INC.</div>			<div>GTD</div> <div>DRAWN BY</div> <div>SHEET: 1 of 1</div>



1. Existing House, Driveway & Shed
2. Driveway & Neighboring House
3. Door, Pad, Pavers & Light Fixture
4. Previous Family Room Addition
5. Gable Detail



10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E.com

Malinowski Garage

91 Lafayette Road
Portsmouth, NH

Ao.o1



studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E.com



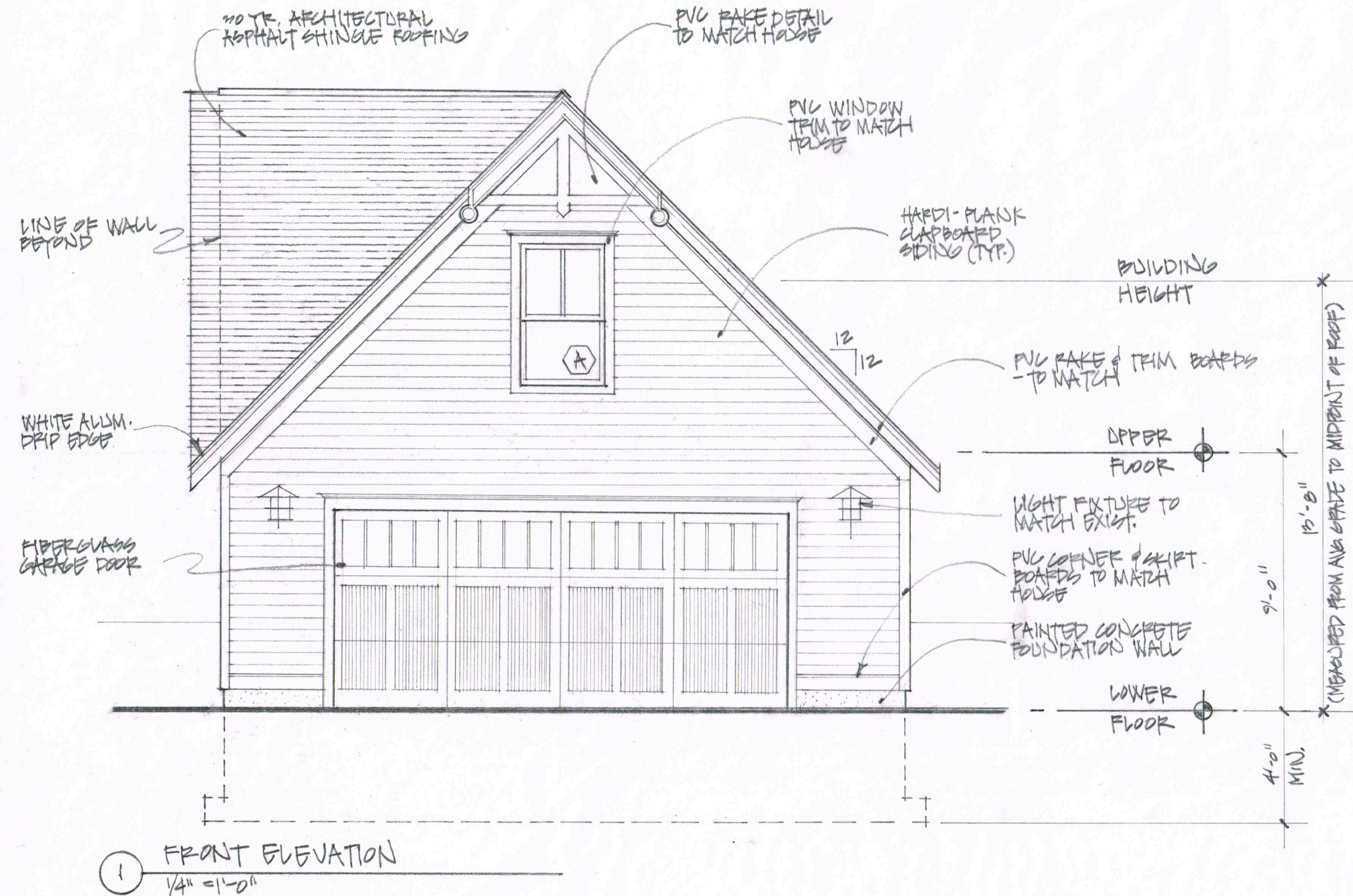
Renovation
& Addition

Malinowski Garage

91 Lafayette Road
Portsmouth, NH

FRONT
ELEVATION

A2.o1





studioB-E
ARCHITECTURE

10 Ox Point Drive
Kittery, ME 03904
207.752.1371
studioB-E.com



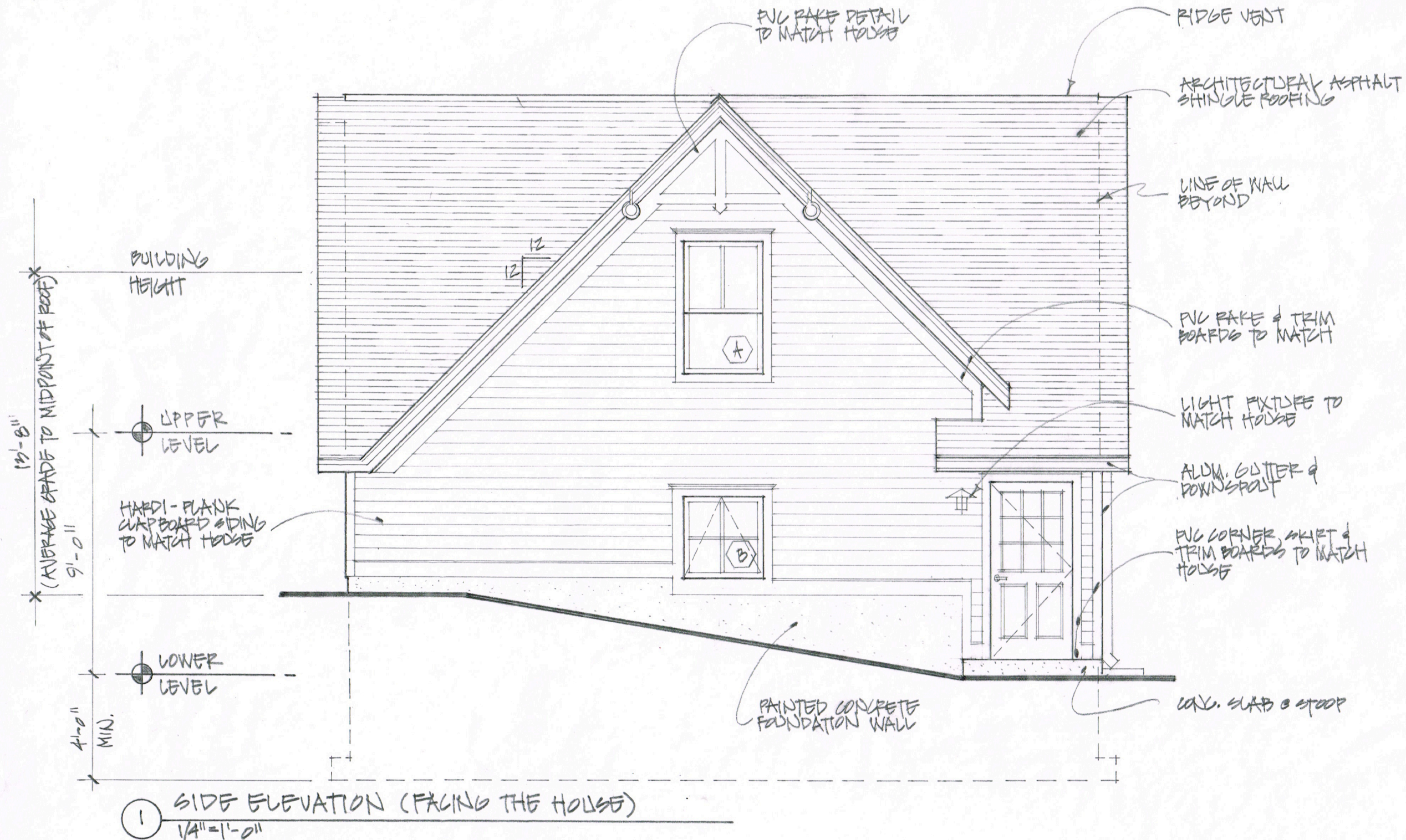
Renovation
& Addition

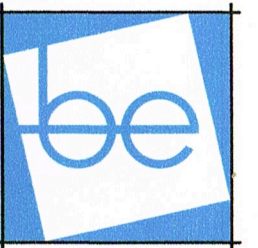
Malinowski Garage

91 Lafayette Road
Portsmouth, NH

SIDE
ELEVATION

A2.o2





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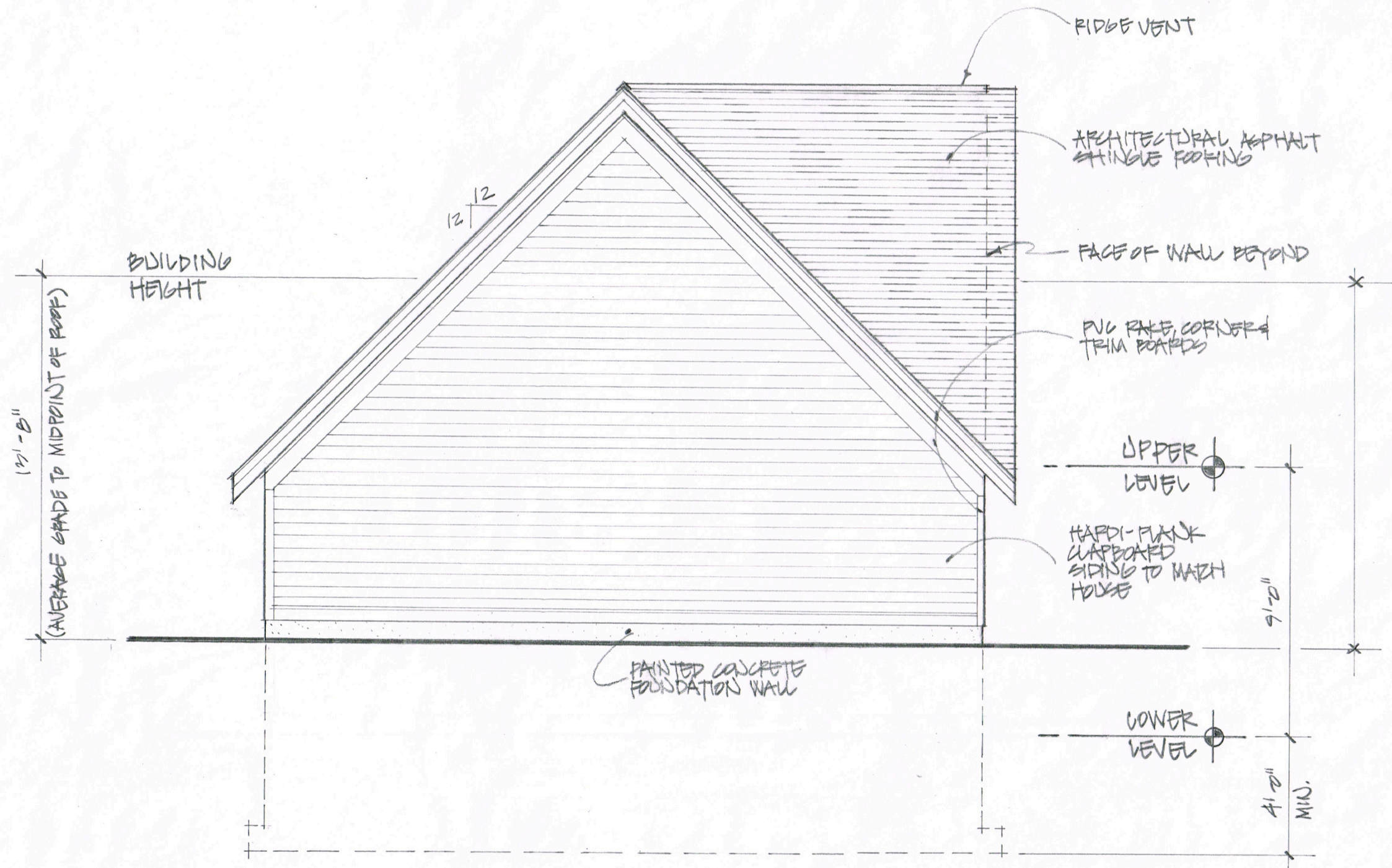
Renovation
& Addition

Malinowski Garage

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Portsmouth, NH

BACK
ELEVATION

A2.o3



1 BACK ELEVATION
1/4" = 1'-0"



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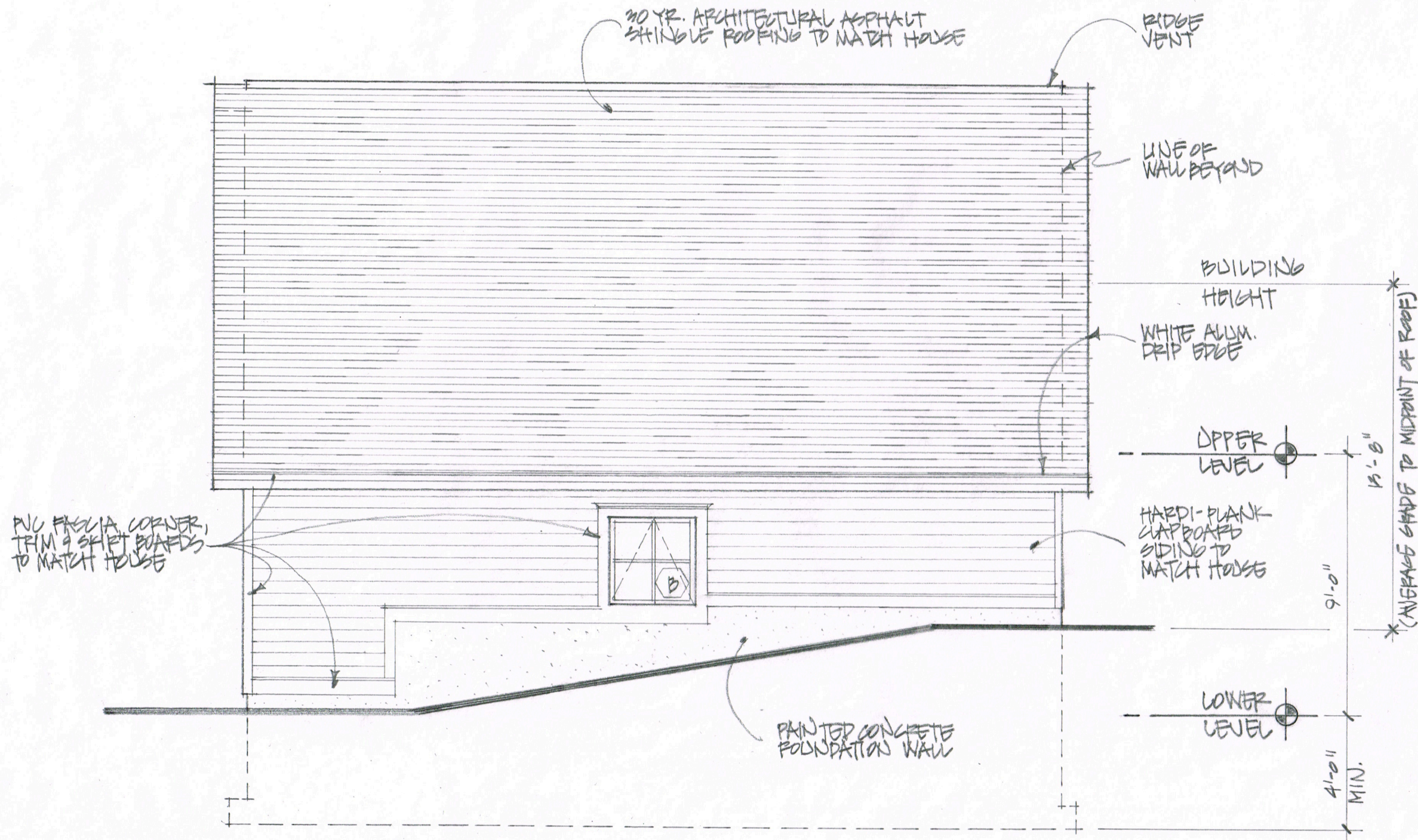
Renovation
& Addition

Malinowski Garage

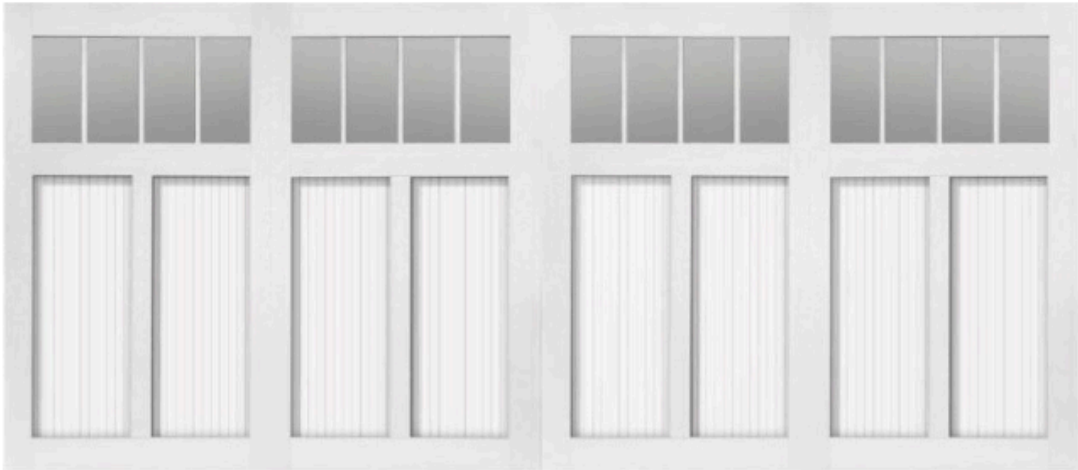
91 Lafayette Road
Portsmouth, NH

SIDE
ELEVATION

A2.o4



① SIDE ELEVATION (FACING THE NEIGHBOR)
1/4" = 1'-0"



Product Summary

Model 5530

Size
Width: 16' 0" X Height: 7' 0"
Products
Carriage Collection : Overlay Carriage House
Style
Fiberglass Overlay
Design
30
Thermal Requirements / Construction
R-10.67 / 2-1/2" Heavy Duty Fiberglass Gace With Wood Grain Poly Trim Boards On Steel Base Door Polystyrene Insulation - 1-13/16" Thick
Color
Solid Colors : White
Windows
Position : SINGLE ROW
Window Inserts : Madison
Glass
Plain
Exterior Hardware
Omit Decorative Handles And Hinges
Optional Upgrades
No Upgrades

Please Note: These woodtones, colors, and door panels are to be used as an indication only. Some sizes not available in all models and configurations. Refer to your local C.H.I. Dealer for the exact look of your garage door and availability.

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Malinowski
Garage

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FIXED EXTERNAL GRILLES & GRILLES BETWEEN GLASS

Internal Muntin Grilles (IM)
5/8" Grilles

Available in Champagne, Bronze or White

Wide Internal Muntin Grilles (WM)
7/8" Grilles

Available in Tan and White

SMOOTH-PRO FIBERGLASS

6'8", 7'0" and 8'0" Doors

3/4 View 2-Panel 12-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-607FG12	•	•	•
SP-607CM12	•	•	•
SP-607IM12	•	•	•

3/4 View 1-Panel 12-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-607FG12-1P	•	•	•
SP-607FG15-1P	•	•	•
SP-607CM12-1P	•	•	•
SP-607CM15-1P	•	•	•
SP-607IM12-1P	•	•	•
SP-607IM15-1P	•	•	•

3/4 View 1-Panel 10-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-607FG10	•	•	•
SP-607CM10	•	•	•
SP-607IM10	•	•	•

1/2 View 2-Panel 9-Light
(12-Light - 8'0")

Door	2'6"	2'8"	2'10"	3'0"
SP-684FG9	•	•	•	•
SP-684FG9	•	•	•	•
SP-684FG12	•	•	•	•
SP-684CM9	•	•	•	•
SP-684CM9	•	•	•	•
SP-684CM12	•	•	•	•
SP-684IM9	•	•	•	•
SP-684IM9	•	•	•	•
SP-684IM12	•	•	•	•

2'6" SP-684CM9 - White Only, CL Only

1/2 View 1-Panel 9-Light
(12-Light - 8'0")

Door	2'8"	2'10"	3'0"
SP-684FG9-1P	•	•	•
SP-684FG9-1P	•	•	•
SP-684FG12-1P	•	•	•
SP-684CM9-1P	•	•	•
SP-684CM9-1P	•	•	•
SP-684CM12-1P	•	•	•
SP-684IM9-1P	•	•	•
SP-684IM9-1P	•	•	•
SP-684IM12-1P	•	•	•

1/2 View 1-Panel Plank 9-Light
(12-Light - 8'0")

Door	2'10"	3'0"
SP-684WM4-1PL	•	•
SP-684FG9-1PL	•	•
SP-684FG12-1PL	•	•
SP-684CM9-1PL	•	•
SP-684CM9-1PL	•	•
SP-684CM12-1PL	•	•
SP-684IM9-1PL	•	•
SP-684IM9-1PL	•	•
SP-684IM12-1PL	•	•

1/2 View 2-Panel 4-Light

Door	2'8"	2'10"	3'0"
SP-684WM4-LE	•	•	•
SP-684WM4-LE	•	•	•

Available in Low-E only
7/8" Grille

1/2 View 1-Panel 4-Light

Door	2'8"	2'10"	3'0"
SP-684WM4-LE-1P	•	•	•
SP-684WM4-LE-1P	•	•	•

Available in Low-E only
7/8" Grille

1/2 View 1-Panel Plank 4-Light

Door	2'10"	3'0"
SP-684WM4-LE-1PL	•	•
SP-684WM4-LE-1PL	•	•

Available in Low-E only
7/8" Grille

Smooth-Pro doors are available in 6'6" height, please inquire.

Low-E Glass Available

121

Jeld-Wen Smooth Pro Fiberglass
3'-0"W x 6'-8"H
5/8" Fixed External Grilles
Nine Light
Clear Glass
White

Malinowski
Garage

91 Lafayette Road
Portsmouth, NH

Ao.o3

DOUBLE-HUNG WINDOWS

Table of Double-Hung Window Sizes

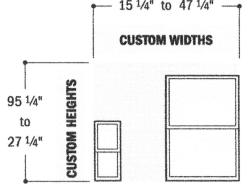
Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	Cottage and reverse cottage are available based on a 60/40 proportion in all widths and heights up to 6'-7 1/4".
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
CUSTOM WIDTHS - 1'-3 1/4" to 3'-11 1/4"												
CUSTOM HEIGHTS - 2'-3 1/4" to 7'-11 1/4"	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH21030	ADH3030	ADH3230	ADH3430	ADH3830*	ADH4030*	
	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH21034	ADH3034	ADH3234	ADH3434	ADH3834*	ADH4034*	
	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH21038	ADH3038	ADH3238	ADH3438	ADH3838*	ADH4038*	
	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH21040	ADH3040	ADH3240	ADH3440	ADH3840*	ADH4040*	
	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH21044	ADH3044	ADH3244	ADH3444	ADH3844*	ADH4044*	
	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH21048	ADH3048	ADH3248	ADH3448	ADH3848*	ADH4048*	
	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH21050	ADH3050	ADH3250	ADH3450	ADH3850*	ADH4050*	
	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH21054	ADH3054	ADH3254	ADH3454	ADH3854*	ADH4054*	
	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH21058	ADH3058	ADH3258	ADH3458	ADH3858*	ADH4058*	
	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860	ADH21060	ADH3060	ADH3260	ADH3460	ADH3860*	ADH4060*	
	ADH1864	ADH2064	ADH2464	ADH2664	ADH2864	ADH21064	ADH3064	ADH3264	ADH3464	ADH3864*	ADH4064*	

Table of Double-Hung Window Sizes (continued)

Unit Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"	3'-1 1/4"	3'-3 1/4"	3'-7 1/4"	3'-11 1/4"	Cottage and reverse cottage are available based on a 60/40 proportion in all widths and heights up to 6'-7 1/4".
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"	3'-2"	3'-4"	3'-8"	4'-0"	
Unobstructed Glass (lower sash only)	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"	30 5/8"	32 5/8"	36 5/8"	40 5/8"	
	(489)	(591)	(692)	(743)	(794)	(845)	(895)	(946)	(997)	(1099)	(1200)	
CUSTOM WIDTHS - 1'-3 1/4" to 3'-11 1/4"												
CUSTOM HEIGHTS - 2'-3 1/4" to 7'-11 1/4"	ADH1868	ADH2068	ADH2468	ADH2668	ADH2868	ADH21068	ADH3068	ADH3268	ADH3468	ADH3868*	ADH4068*	
	ADH1874	ADH2074	ADH2474	ADH2674	ADH2874	ADH21074	ADH3074	ADH3274	ADH3474	ADH3874*	ADH4074*	
	ADH1880	ADH2080	ADH2480	ADH2680	ADH2880	ADH21080	ADH3080	ADH3280	ADH3480	ADH3880*	ADH4080*	
	ADH1884	ADH2084	ADH2484	ADH2684	ADH2884	ADH21084	ADH3084	ADH3284	ADH3484	ADH3884*	ADH4084*	
	ADH1888	ADH2088	ADH2488	ADH2688	ADH2888	ADH21088	ADH3088	ADH3288	ADH3488	ADH3888*	ADH4088*	
	ADH1892	ADH2092	ADH2492	ADH2692	ADH2892	ADH21092	ADH3092	ADH3292	ADH3492	ADH3892*	ADH4092*	
	ADH1896	ADH2096	ADH2496	ADH2696	ADH2896	ADH21096	ADH3096	ADH3296	ADH3496	ADH3896*	ADH4096*	
	ADH1900	ADH2100	ADH2500	ADH2700	ADH2900	ADH21100	ADH3100	ADH3300	ADH3500	ADH3900*	ADH4100*	
	ADH1904	ADH2104	ADH2504	ADH2704	ADH2904	ADH21104	ADH3104	ADH3304	ADH3504	ADH3904*	ADH4104*	
	ADH1908	ADH2108	ADH2508	ADH2708	ADH2908	ADH21108	ADH3108	ADH3308	ADH3508	ADH3908*	ADH4108*	

Custom Sizes & Specifications

Double-Hung Windows



A-Series windows are available in 1/8" increments between minimum and maximum widths and heights shown. Some restrictions apply. Contact your Andersen supplier for custom-sized specialty windows.

For cottage and reverse cottage window sizes and opening specifications contact your Andersen supplier.

Clear Opening	Width - window width - 4.056 Height - (window height + 2) - 4.645	Unobstr. Glass	Width - window width - 6.650 Height - window height - 9.646 Single Sash Height - (window height - 9.646) ÷ 2
Vent Opening	Width - window width - 4.056 Height - (window height + 2) - 4.316	Minimum R.O.	Width - width + 3/4" Height - height + 3/4"

* All custom-size A-Series double-hung windows wider than 3'-1 1/4" and taller than 4'-11 1/4" meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".

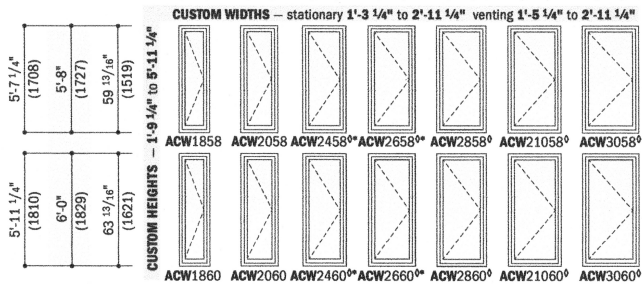
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Table of Casement Window Sizes (continued)

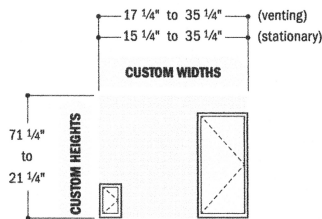
Window Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"
Unobstructed Glass	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"



* "Window Dimension" always refers to outside frame to frame dimension.
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
* Dimensions in parentheses are in millimeters.
* Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
* Available with straight arm operators only; all other sizes have split arm operators only.

Custom Sizes & Specifications

Casement Windows (stationary & venting)



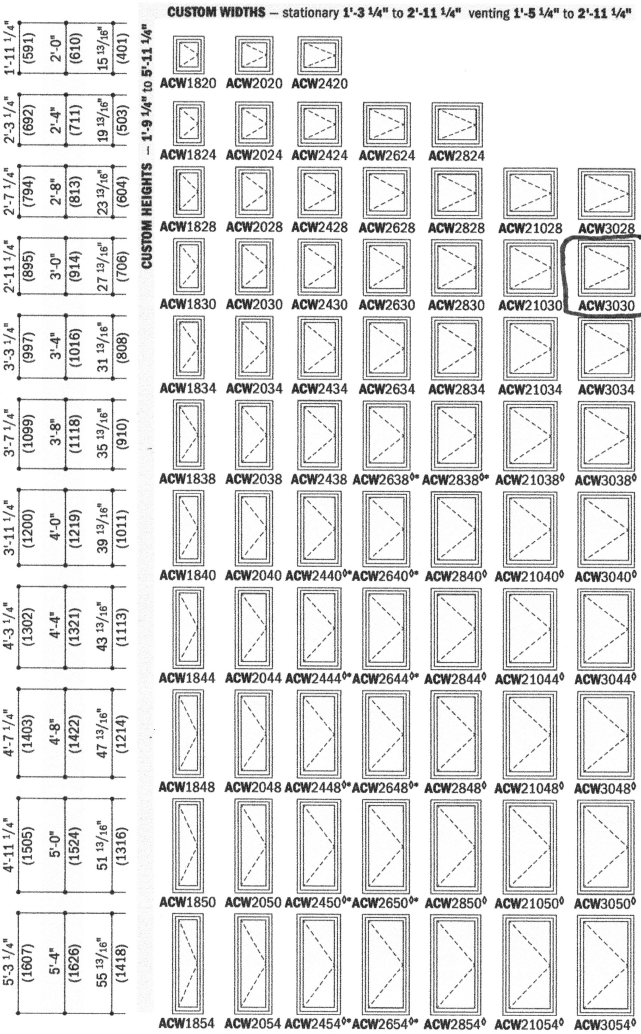
Clear Opening	Width – window width – 9.418 – window width – 6.755 – window width – 10.944 – 2.757 + (0.951057 x (window width – 9.342)) Height – window height – 5.653	<i>Split arm operator and 10" standard hinge</i> <i>Straight arm operator and 10" egress hinge</i> <i>Split arm operator and 13" standard hinge</i> <i>Split arm operator and 13" standard hinge with 72" vent limiter</i>	Unobstr. Glass	Width – window width – 6.650 Height – window height – 7.450
Vent Opening	Width – window width – 6.536 Height – window height – 5.653		Minimum R.O.	Width – width + 3/4" Height – height + 3/4"

* All custom-size A-Series casement windows wider than 2'-3 1/4" and taller than 3'-11 1/4" meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".

CASEMENT WINDOWS

Table of Casement Window Sizes

Window Dimension	1'-7 1/4"	1'-11 1/4"	2'-3 1/4"	2'-5 1/4"	2'-7 1/4"	2'-9 1/4"	2'-11 1/4"
Minimum Rough Opening	1'-8"	2'-0"	2'-4"	2'-6"	2'-8"	2'-10"	3'-0"
Unobstructed Glass	12 5/8"	16 5/8"	20 5/8"	22 5/8"	24 5/8"	26 5/8"	28 5/8"



* "Window Dimension" always refers to outside frame to frame dimension.
* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
* Dimensions in parentheses are in millimeters.
* Meet or exceed clear opening area of 5.7 sq. ft., clear opening width of 20" and clear opening height of 24".
* Available with straight arm operators only; all other sizes have split arm operators only.