

**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](mailto:planning@cityofportsmouth.com). For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7216.*

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.**

**January 06, 2021**

**AGENDA**

*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. December 02, 2020
2. December 09, 2020

**II. ADMINISTRATIVE APPROVALS**

1. 232 Court Street
2. 34 blossom Street
3. 51 Islington Street
4. 124 State Street
5. 232 South Street

**III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of **Nobles Island Condominium Association, owner,** and **Michael Street, applicant,** for property located at **500 Market Street,** wherein permission is requested to allow

renovations to existing structures (replace rear decks for buildings A, B, and C) 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.

2. (Work Session/Public Hearing) requested by **PNF Trust of 2013, owner**, for properties located at **266-278 State Street and 84 Pleasant Street**, wherein permission is requested to allow exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) and exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition at 84 Pleasant Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and all lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

3. Petition of **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts.

#### IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts.

B. Work Session requested by **Michael Stasiuk, owner**, and **Louis Canotas, applicant**, for property located at **41 Dearborn Street**, wherein permission is requested to allow exterior renovations to an existing structure (construct addition between existing home and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

C. 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.

D. 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.



**V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow 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.

**VI. ADJOURNEMENT**

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

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**6:30 p.m.**

**December 02, 2020**

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

**MEMBERS EXCUSED:** Martin Ryan

**ALSO PRESENT:** Nick Cracknell, Principal Planner, Planning Department

.....  
Chairman Lombardi welcomed new Commission member Karen Bouffard.

**I. APPROVAL OF MINUTES**

1. November 04, 2020
2. November 10, 2020

*It was moved, seconded, and passed by unanimous vote (7-0) to **approve** both sets of minutes as presented.*

**II. ADMINISTRATIVE APPROVALS**

Mr. Cracknell requested that Items 1 and 3 be removed for a separate discussion and vote after Items 2 and 4 were addressed. (Note: the items are kept in the original numerical order).

### 1. 292 State Street

Alyssa Murphy was present on behalf of South Church and said they wanted to replace the existing slate roof with a new slate roof. She said they could probably retain 10 percent of the old slate and use it on the portico. She said they also wanted to replace in kind the bell tower roof, the copper details on the ridge, and the chimney flashing as well as repoint the granite along the top of the roof. She said the snow guards would be the only visible change.

City Council Representative Trace asked if the snow guards would be left untreated so that they would oxidize naturally. Ms. Murphy said she assumed they would but would confirm it.

*Vice-Chair Wyckoff moved to **approve** Administrative Item 1, and City Council Representative Trace seconded. The motion **passed** unanimously by a vote of 7-0.*

### 2. 111/145 Maplewood Avenue

Mr. Cracknell said the applicant wanted to add two roof decks and railings, access doors, and lighting fixtures. He noted that the Commission previously approved the existing deck and that the new decks would be in kind and have limited visibility. In response to City Council Representative Trace's questions, Mr. Cracknell said the new decks would have light fixtures consistent with the other deck's lights but wasn't sure if it would be the exact same fixture.

### 3. 209 Marcy Street

Mr. Cracknell said the request was for three air conditioning units and one compressor that needed a conduit run up the side of the house that would be painted to match. The applicant Harold Lorencic was present and said he wanted to plant a shrub to shield the compressor.

Vice-Chair Wyckoff suggested that the compressor be screened with the picket fence design instead of a shrub. In response to other questions from the Commission, Mr. Lorencic said the compressor would be closer to the Marcy Street side of the house and that he didn't want to put it on the other sides of the house because of the outdoor furniture and the soffit. Mr. Adams said that no conduit should be put on Marcy Street. Mr. Lorencic said there were similar installations along Marcy Street and that his was less obtrusive. Ms. Trace agreed with Mr. Adams and said there were other options, and it was further discussed. Ms. Ruedig said it would be preferable to keep everything off Marcy Street and suggested tucking the conduit around the side, noting that it was a reversible application and could be yanked out when the technology improved. She also suggested placing a box-type unit around the compressor instead of a shrub. Vice-Chair Wyckoff recommended that the compressor be screened and placed on the Gates Street side because the dormer in the back didn't line up with the first-floor wall and the piping wouldn't work.

Mr. Cracknell said there were two options: 1) that the screen have three sides to it and could be mounted on the building, and 2) that the compressor have a removable box.

Vice-Chair Wyckoff made a motion to approve, but Ms. Trace asked that it be amended to qualify which side of the house the conduit would be on, and Mr. Cracknell also suggested that the conduit be painted to match the siding. Vice-Chair Wyckoff agreed to amend his motion.

*Vice-Chair Wyckoff moved to **approve** the administrative item, with the following **stipulations**:*

- 1. The condenser shall be screened with a 3-sided lattice work screen.*
- 2. The conduit line to the front of the building shall be moved to the Gates Street side of the building (Labelled as Alternative Dining Room on the plan set).*
- 3. All conduit lines shall be field painted to match the color of the siding.*

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

#### **4. 37 South Street**

The request was to add deck skirting on the rear of the building using a vertical composite board lattice instead of a previously-approved design. Ms. Ruedig confirmed that the board would just replace the spot where the lattice was.

*Ms. Ruedig moved to **approve** Administrative Approval Items 2 and 4, and Vice-Chair Wyckoff seconded. The motion **passed** by a vote of 6-1, with City Council Representative Trace voting in opposition.*

### **III. PUBLIC HEARINGS (OLD BUSINESS)**

Chairman Lombardi recused himself, and Vice-Chair Wyckoff was Acting Chair.

A. Petition of **Andrea L. Ardito and Brad R. Lebo, owners**, for property located at **121 Northwest Street**, wherein permission was requested to allow new construction to an existing structure (construct covered porch off main bedroom) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 1 and lies within the General Residence A (GRA) and Historic Districts. *(This item was continued at the November 10, 2020 meeting to the December, 2020 meeting.)*

#### **SPEAKING TO THE PETITION**

Project architect Alyssa Murphy representing the applicant was present. She said that the porch would be the same size and shape as previously presented, but the columns and pilasters would match the dimensions of the front porch and the balustrades would have the same height spacing and size as those on the front porch. She said everything would be painted white to match the front porch but the screen panels would be left natural and would not be visible.

Ms. Doering said the changes were much more in fitting with the New England look. The other Commissioners said it was a much better project and an improvement from the previous stark design. The applicant Andrea Ardito was also present and thanked the Commission for their help with the design and thanked Ms. Murphy for doing a wonderful job.

Acting-Chair Wyckoff opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one was present to speak, and Acting Chair Wyckoff closed the public hearing.

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, and Mr. Adams seconded.*

Ms. Ruedig said the project was in keeping with the architectural style of the house and with the District.

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

### **IV. PUBLIC HEARINGS (NEW BUSINESS)**

Chairman Lombardi resumed his role as Chairman and Acting-Chair Wyckoff resumed his role as Vice-Chair. Mr. Adams and Alternate Ms. Bouffard recused themselves from the petition.

1. Petition of **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein a third 1-year extension of a Certificate of Approval originally granted on February 14, 2018 is requested to allow demolition of an existing structure (demolish existing building) and allow a new freestanding structure (construct new mixed-use building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts.

### **SPEAKING TO THE PETITION**

Attorney Kevin Baum was present on behalf of the applicant, and the applicant Kim Rogers was also present. Attorney Baum stated that they were requesting a third extension for several reasons, including that a one-year delay was due to construction of the public garage, the other buildings on Lots 3 and 6 had to be constructed prior to the building on Lot 4, and cost increases also slowed the project down. He said the criteria were still met, however. Mr. Rogers said they were working with the City Attorney and Staff to finalize the parking agreement and had site plans approvals that depended on that agreement. He said Lot 4 was an integral part of the Lot 3 project, which had a foundation permit issued by the City, and that the project would move forward when the parking agreement was resolved.

City Council Representative Trace asked if the foundation permit was granted for Lots 3 and 6 and whether the Commission had ever given a third extension to a project. Mr. Cracknell said he had not seen a third extension request granted during his tenure. Attorney Baum said Lot 3 had foundation approval and that Lot 6 would allow service to Lot 3. Ms. Trace asked for verification of the foundation permit for Lot 3, noting that the issue was the process and not the design itself. Ms. Ruedig said the process wasn't the Commission's purview and that the building's design had

received unanimous approval before. She thought the building still worked very well and was willing to grant the extension so that the building could be constructed. Ms. Doering said all the approvals were starting to come due and were based on the assumption of what the area would look like, but that the neighborhood's context had changed a lot due to several new buildings. She thought the Commission should look at the petition anew.

Mr. Cracknell said the foundation permit for 165 Deer Street was issued in April for Lot 3 but would expire in February. He said Lot 5 would expire in July. He said if the extension was granted, it would carry to February 2022 but that the applicant would have to file with the Planning Board to get through site plan over the next six months for Lots 4 and 5. Mr. Rogers said they had to resolve Phase 1 first, but that there was no limit on the number of extensions that the Commission could issue if they felt it was appropriate.

Vice-Chair Wyckoff asked why a contractor was not digging a foundation for Lot 3. Mr. Rogers said the site plan approval for that lot and for Lot 6 depended on a parking agreement, which was up in the air because the City had concerns about how the garage was constructed and how the parking agreement would work. He said the revised parking agreement was turned down by the City Council. Vice-Chair Wyckoff said the garage was still 75 percent vacant. He asked why Lot 6 wasn't started. Mr. Rogers said it took a while to go through the process. Vice-Chair Wyckoff noted that three or four new buildings by another contractor had gone up in the area within a year since the original project approval from the Commission. Mr. Rogers said they were in a quagmire with site plan approvals and permits that pended on parking meeting the zoning. Chairman Lombardi said the Commission thought the Lot 4 building had the best design of all the Deer Street project buildings and wanted to see it come to fruition, and that it was important that the Lot 4 building fit in with the neighborhood's new structures. He said he was disappointed that there had been no progress in the building's development. Attorney Baum said the project was being done in phases and that the building was contingent on the two adjacent ones. He said it was an award-winning building and still appropriate to meet the criteria for granting the extension. Ms. Doering reiterated that the building would be a good design a year from now but should be looked at again in light of the other new buildings around it.

Chairman Lombardi opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

Commissioner Dave Adams said that buildings in different contexts and times looked different. He said that one design couldn't persist forever and thought the Commission should revisit the application.

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the one-year extension.*



She said the design was just a few years old. She said it was true that the context was evolving and that she didn't see the building being constructed in the next year, but that she'd rather kick the can down the road one more year than revisit the building, seeing that the Commission didn't know when the surrounding buildings would be built. She said the building's design was a very good one and that the Commission would look at again before the building got constructed.

*Vice-Chair Wyckoff seconded the motion.*

*The motion **failed** by a vote of 4-2, with City Council Representative Trace, Mr. Sauk-Schubert, Ms. Doering, and Chairman Lombardi voting in opposition.*

Mr. Adams and Ms. Bouffard resumed their voting seats.

2. Petition of **Nobles Island Condominium Association, owner, and Dean Mello, applicant**, for property located at **500 Market Street**, wherein permission was requested to allow 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 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

#### **SPEAKING TO THE PETITION**

Architect Sarah Howard was present on behalf of the applicant, as well as the owner Dean Mello. Ms. Howard said they wanted to add a brick ramp, pilaster, a brick wall to match existing, and a decorative metal railing. She said the two condensers would be replaced and screened in kind.

Mr. Cracknell said the Commission needed to see what the screening would look like, and Ms. Howard said they would do a louver screen. Ms. Ruedig asked if the existing screen was on some of the other buildings. Mr. Mello agreed but said it was a funky design and that not all the condenser units were screened. He said the condo association would have to approve the updated louver screen. Mr. Adams said all the decks would be redone on the other buildings and that they would use the deck railing as part of the screening, so they might come up with a site-specific compressor screen. He said the railing looked like it had brackets bolted to the side wall of the building and asked whether balusters would be placed up against the building. Ms. Howard said they would just put a hand rail and that the brackets would be painted to match. Ms. Doering asked why the extra baluster would be added and why the whole process was to the right side of the building. Ms. Howard said the ramp only fit that side of the building and it was a nice way to tie it into the building and screen it from the parking lot.

Chairman Lombardi opened the public hearing.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

#### **DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would maintain the special character of the District in that area and would also preserve the integrity of the District.

Chairman Lombardi suggested that the screening for the condenser be stipulated.

The motion was **amended** as follows:

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, with the following **stipulation**:*

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

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

3. Petition of **Michael George Petrin and Katie Marie Laverriere, owners**, for property located at **239 Northwest Street**, wherein permission was requested to allow new construction to an existing structure (construct new rear dormer, side porch, and add basement access) and renovations to an existing structure (replace windows, roofing, and repair trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 3 and lies within the General Residence A (GRA) and Historic Districts.

### **SPEAKING TO THE PETITION**

Architect Martin Ryan was present on behalf of the applicant. He said the building's two additions were built in the 20<sup>th</sup> century and that the new design would be within the existing style and language. He reviewed the petition, noting that most of the work would be in the back of the house, the chimneys would be replaced by faux chimneys, and HardiePlank clapboard would be used on the new extension.

Ms. Ruedig asked why the new back addition would have HardiePlank instead of wooden clapboards like the rest of the house. Mr. Ryan said the back of the house was off the highway and got a lot of dust and grit, so the Hardiboard would need less maintenance. He said it would have the same profile and exposure. Ms. Ruedig noted that the house looked like it originally had Greek detailing around the door. Mr. Ryan said they would keep the door and that the clapboards on the inside would be repainted and kept in character.

Vice-Chair Wyckoff said he was satisfied with the proposal, noting that the additions had details from the original Greek revival cottage and that the location up against the highway was terrible. He said he had no problem with the faux chimneys, especially with real brick at the top with capstones. He said he didn't care for the front porch but that it wasn't a deal breaker. Mr. Ryan said the porch would be a passive solar gain. City Council Representative Trace said she was sympathetic to the original house and all the iterations and could support the petition. Ms. Doering said she didn't like the bathroom bump-out because it stuck out, but she assumed that it

wouldn't look like that from the street. Chairman Lombardi said the loss of the chimneys bothered him because they were defining characteristics of the house. Mr. Ryan said the chimneys weren't functioning ones, and it was further discussed.

Chairman Lombardi opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

### **DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and City Council Representative Trace seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and the significant architectural value of the existing structure, and that the new construction's scale, mass, and general size would work well.

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

4. Petition of **Lassen Family Revocable Trust, Charles L. & Susan E. Trustees, owners**, for property located at **34 Blossom Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace (10) windows on the 1<sup>st</sup> floor, (8) windows on the 2<sup>nd</sup> floor, and replace (1) door and (1) window with new doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 41 and lies within the General Residence B (GRB) and Historic Districts.

### **SPEAKING TO THE PETITION**

Project architect Anne Whitney was present on behalf of the applicant. She said the existing windows had been replaced at various stages and were not in good condition. She reviewed the petition, noting that the window would be replaced with Marvin Elevate 6/6 windows, a French door would replace one window, and a wood door would be added.

Vice-Chair Wyckoff said the kitchen door looked like it was recessed back and asked if there was a porch there. Ms. Whitney said it was a one-story addition that projected out and the existing door swung in and would be replaced. Ms. Doering asked about the condenser on the ground by the back addition. Ms. Whitney said it was existing. City Council Representative Trace suggested that it be screened with a 3-sided lattice or vertical board.

Chairman Lombardi opened the public hearing.

### **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**:*

1. *That all windows shall have half-screens*

*City Council Representative Trace seconded.*

Ms. Ruedig said the project would preserve the integrity of the District and the special and defining features and characteristics of the surrounding properties. She noted that the replacement choice for the wooden windows was acceptable because the wooden windows were not historic and were in very poor shape.

*The motion **passed** unanimously, 7-0.*

5. Petition of **Dika Family Trust Fund, John A. & Sandra S. Trustees, owners**, for property located at **333 Marcy Street**, wherein permission was requested to allow exterior renovations to an existing structure (replace (6) windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 13 and lies within the General Residence B (GRB) and Historic Districts.

### **SPEAKING TO THE PETITION**

The applicant John Dika reviewed the petition and said he wanted to replace the six windows with LePage H100 Series windows, which was a combination of wood and aluminum clad. He said he also wanted to replace the shingles on the back of the building and wanted the option of putting a corner board on one side to match the front of the building.

Chairman Lombardi asked when the structure was built. Mr. Dika said he wasn't sure but thought it was originally a one-story shed. Chairman Lombardi asked if a corner board would be consistent with the rest of the building. Mr. Dika said the building was a mishmash and the back of it wasn't seen much. Mr. Adams said it would be easier to put a corner board if only one wall was redone and that he preferred the formality of the corner board with the single wall because it made the building look less cottage-like.

Chairman Lombardi opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

## DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented and with the option of using a corner board, and City Council Representative Trace seconded.*

Vice-Chair Wyckoff said the project would preserve the integrity of the District and also preserve the special and defining character of the surrounding properties.

*The motion **passed** unanimously, 7-0.*

**V. ADJOURNMENT**

The meeting was adjourned at 9:11 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

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**6:30 p.m.**

**December 09, 2020**

**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

.....  
*It was moved, seconded, and passed unanimously (7-0) to **approve** the applicant's request to withdraw Work Session 3, 21 Fernault Court.*

**I. ADMINISTRATIVE APPROVALS**

**1. 37 South Street**

The request was to place a lattice screen on three sides beneath a deck that was previously approved by the Commission. Mr. Cracknell showed an example of the vertical lattice and reviewed the dimensions.

**2. 50 New Castle Avenue**



Mr. Cracknell said the applicant modified the bracket design for his previously-approved petition. He showed a diagram of the submitted bracket design. Vice-Chair Wyckoff said the bracket shouldn't have sharp edges and suggested that it be chamfered, and the Commission agreed. Project architect Amy Dutton was present and said she was fine with the suggestion.

*It was stipulated that the bracket shall have a one-inch chamfered edge.*

### **3. 553-559 Islington Street**

Mr. Cracknell said the applicant simplified the trim on his small building in response to a previous stipulation for his approved petition. Mr. Ryan said the design was better than the previous one, and Ms. Ruedig said it was fine.

*It was stipulated that the two-light door option shown in the elevation shall be used.*

### **4. 21 South Street**

The request was to replace an existing fence with a new fence of a different design and material (natural cedar instead of pine) and to move it a few inches onto the property.

*Vice-Chair Wyckoff moved to **approve** Administrative Items 1, 2, 3, and 4, with the stipulations as noted on Items 2 and 3. Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

## **II. PUBLIC HEARINGS (OLD BUSINESS)**

1. Petition of **Jewell Court Properties, LLC, owner, and Jessica Kaiser, Applicant**, for property located at **33 Jewell Court**, wherein permission was requested to allow renovations to an existing structure (replace slate roofing with slate asphalt shingle) as per plans on file in the Planning Department. Said property is shown on Assessor Map 155 as Lot 5-S1 and lies within the Character District 4-W (CD4-W) and Historic Districts. *(This item was continued at the November 02, 2020 meeting to the December, 2020 meeting.)*

### **SPEAKING TO THE PETITION**

The applicant Jessica Kaiser was present and reviewed the petition. She said the slate roof was badly deteriorating and causing shingles to fall. She said it was also leaking and that most of the leaking was coming from the cupolas. She said the engineer and architect that she consulted did not recommend putting the slate back on the roof, due to its age, so she wanted to use a slate-like material as a replacement. She reviewed replacement options, including natural slate, composite slate, and asphalt shingles. Ms. Kaiser noted that some of the Commissioners had suggested removing the cupolas and replacing them with slate. Vice-Chair Wyckoff verified that the cupolas were open to the inside of the building and performed a function. He said they were a more modern style but that there were very few 170-year-old cupolas that had not been significantly rebuilt. He said the leaking might be due to not being able to properly flash the cupolas with the slate roof. He said he preferred that the cupolas be preserved and repaired.

City Council Representative Trace said the slate was as much of a defining historic aspect of the building as the cupolas. Mr. Sauk-Schubert said the present use of the building didn't comport to the part of history that the applicant claimed to be preserving. Ms. Kaiser said it was an office building and her goal was to preserve the exterior of the building. She said the composite slate replacement was expensive and that the surrounding buildings in the complex had asphalt roofs. Chairman Lombardi noted that each building was reviewed by the Commission as a separate entity. Mr. Ryan said buildings in Portsmouth gained value because the City's architectural heritage was protected and that Ms. Kaiser would put money back into her property by replacing the slate. He thought the roof was failing because it hadn't been properly vented, and ice damming was breaking up the edge. He said the roof could be saved if the damming effect was repaired on the first five feet of the building and the ridge was repaired and properly flashed. The project contractor Adam Butler was present and said the Commission had approved a non-slate roof on a private building and that the applicant's roof posed a safety problem. Mr. Ryan said the Commission cared about safety but had to preserve the District. Ms. Doering said the Commission's scope was the historic nature of the building and that they couldn't solve maintenance or financial problems.

Ms. Ruedig said it was clear that the applicant had exhausted all the options. She thought the replacement option would be an appropriate alternative because the other buildings in the complex all had asphalt shingles. She said the applicant's building was a piece of a significant set of historic buildings in the west end but that it wasn't a focal building. She said it was a private building and not a large entity that an owner could fundraise or get grants for. She said there had to be a balance and thought the applicant's proposal was appropriate because it matched the context and was an acceptable solution.

Ms. Kaiser said the Slateline asphalt shingle was her choice because it was historic-looking, durable, and affordable. Vice-Chair Wyckoff said the Commission's third criteria was that the project's proposed exterior, design, scale, texture and so on complement or enhance the existing structure and be compatible with surrounding properties. He agreed with the applicant that it was best to replace the roof and have it match the rest of the buildings in the complex.

Chairman Lombardi opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

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

### **DECISION OF THE COMMISSION**

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, including that the cupolas be retained. Ms. Ruedig seconded.*

Vice-Chair Wyckoff referred to his previous statement regarding Criteria 3. Mr. Ryan said he wouldn't support an asphalt shingle replacement but would accept a composite, even though it really couldn't compare with slate. Council Representative Trace said the Commission didn't

have a say in the other buildings, but the applicant's building fell under their purview. She said she could not support replacing a slate roof with asphalt.

*The motion **failed** by a vote of 5-2, with Mr. Ryan, Mr. Adams, Ms. Trace, Ms. Margot, and Chairman Lombardi voting in opposition. The Certificate of Approval was denied.*

### III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **100 Market Street, LLC, owner**, for property located at **100 Market Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace existing front corner entrance) and renovations to an existing structure (remove sunshades) as per plans on file on the Planning Department. Said property is shown on Assessor Map 118 as Lot 6 and lies within the Character District 5 (CD5) and Historic Districts. *(This item was continued at the November 10, 2020 meeting to the December, 2020 meeting.)*

Project designer Tim Hart representing the applicant was present and said modifications were made based on the Commission's feedback from the previous work sessions, as follows:

- The thin canopy at the corner entry would be replaced with a different steel and glass canopy;
- The entry system would remain in its proposed location as a full-glass storefront;
- The stainless steel material would be replaced with a dark anodized aluminum for the columns and cladding material on the precast pillars;
- The exterior pavers would include a granite paver; and
- The awnings along the street would be removed.

Ms. Doering said she liked the new design a lot better. Vice-Chair Wyckoff said it was a much better proposal and was happy that the Paul Revere bronze tablet was preserved. Mr. Ryan agreed and said maintaining the pedestrian experience at the entrance and the walkway was important. In response to Mr. Ryan's questions, Mr. Hart said the columns would be clad with aluminum composite material and the existing precast concrete would be removed. He said the columns would have seams at the side. Mr. Ryan said the texture would be a good thing. He said the new signage had a rich material and looked terrific. Mr. Sauk-Schubert agreed and said the entrance was much improved. He asked if the actual entry door could be black to match the anodized black material, and Mr. Hart said they could consider it.

Chairman Lombardi said it was a great improvement but that he was disappointed that the awnings would be removed from the sides of the building, noting that they were a defining characteristic of the building. He asked if the column on the Hanover Street side at the back entrance would be treated the same as the other columns. Mr. Hart said the other entrance was more of an office one and that the goal was to mark the entrance as a special place that addressed retail. He said he would talk to his client about keeping the awnings on the sides. Ms. Ryan agreed that the loss of the awnings made the sides of the building look barren. Mr. Heinz-Schubert asked what would happen to the remnants of the removed awning brackets. Mr. Hart said he didn't think there was a way to hide the remnants.

There was no public comment.

## DECISION OF THE COMMISSION

The applicant said he would return for a public hearing at a future meeting.

### IV. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **City of Portsmouth, owner**, for property located at **Marcy Street (Prescott Park)** wherein permission is requested to allow exterior construction to an existing structure (elevate, remove additions, and re-locate the Shaw Warehouse on-site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 5 and lies within the Municipal (M) and Historic Districts.

City Facilities Manager Joe Almeida and landscape architect Sheri Ruane were present. Mr. Almeida said the project was a high-profile one that would impact some of the historic architecture at Prescott Park. Ms. Ruane reviewed the petition. She said the Shaw Warehouse was vulnerable at its present site, so they wanted to elevate it and move it toward Marcy Street. She said the lean-to building and the garage would probably not survive a raising and moving and had less historic value. She said the Prescott Park stage could be placed in a better space as well. She said they wanted a new addition that would preserve the Shaw Warehouse better.

City Council Representative Trace asked why the applicant would put a temporary stage in a location that was sensitive to flooding. Ms. Ruane said the stage was there for only one season and the materials were more resilient than the Shaw building. Ms. Trace said the stage would be moved closer to a residential neighborhood. Ms. Ruane said they were working with audio consultants and would be able to mitigate the sound from the stage and direct it to the performance lawn. Ms. Ruedig said she was pleased that the City was taking a lead on addressing water issues that were occurring due to climate change and sea level rises. She said the water retention base was a great option and that the option to pick up historic wooden structures and move them out of harm's way was the best one. She asked if the Sheafe Warehouse would also be lifted up. Ms. Ruane said that it eventually would but was four feet higher than the Shaw Warehouse and was the safer building of the two. She said the Shaw building would have a new foundation and that the site would be regraded. Ms. Ruedig recommended that the addition be smaller than the Shaw Warehouse.

Vice-Chair Wyckoff asked if the Shaw Warehouse would be stripped of its shingles and redone. Ms. Ruane said they wanted to preserve the Shaw Warehouse in its historic context and allow people to have meetings in it and so on. Vice-Chair Wyckoff said he had no problem if new shingles were put on the building because it happened to historic shingled buildings every 30 or 40 years. He said he was concerned with the look of the new addition and preferred to see a simple rustic style on it, with maybe the windows being similar to the Shaw Warehouse. Chairman Lombardi asked about the permanent stage's location. Ms. Ruane said they would remove the platform and shift it back. She said the phasing intention was to put a temporary stage back but not all the way, and if an addition was approved, it would allow some of the trailers to be removed and the first floor of the addition to be used for dressing rooms and so on.

## **PUBLIC COMMENT**

Kerry Vautrot representing the Portsmouth Advocates said the Shaw Warehouse was a contributing resource and one of the few examples of maritime architecture, and she wanted to ensure that the National Park Service guidelines were considered. She recommended that the applicant consider what documentation would be done before the relocation and that the height change and grading be compatible with the building's scale.

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

## **DECISION OF THE COMMISSION**

The applicant said they would return for a future work session.

2. Work Session requested by **Michael Stasiuk, owner,** and **Louis Canotas, applicant,** for property located at **41 Dearborn Street,** wherein permission is requested to allow exterior renovations to an existing structure (construct addition between existing home and garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

The applicant Louis Canotas was present and said he wanted to consolidate the four additions to the original structure. He said the gap between the garage and the original structure would go away and that the house would become larger.

Vice-Chair Wyckoff said it wasn't right that the applicant was trying to emulate the house's Colonial style by adding the saltbox because the roof didn't have enough pitch to it. He said he didn't like a building that was right up against the garage because the garage roof would have to be removed, and he thought the house should be connected with a new structure that was larger and came across and hit the garage. He said he wasn't sure if there was a way to get two full stories over to the garage. Mr. Adams agreed and said the idea of completely filling the space between the house and the garage to get ten feet of living space seemed to be going too far. Mr. Canotas said there was only five feet between the garage and the addition's west end and that he wasn't proposing to go any farther. Ms. Ruedig said that doubling the size of the house by moving the outside wall wasn't appropriate because the house was old and simple. She said it would be better to take down the garage and design an addition that was a self-contained one to preserve the original shape of the house. She said some square footage could be gained that way and that it could still be two stories but set back.

Ms. Doering said she had looked at the addition at the back and that it wasn't subordinate to the primary building. She said the Commission didn't want to see additions that radically changed or obscured the original structure. She recommended an alternative for dealing with the back water-side addition by getting rid of it or building off of it to get an ell so that it would be subordinate and wouldn't change the original footprint of the historic structure. Mr. Ryan asked if the zoning would allow the project. Mr. Canotas said it was open to interpretation as far as the lot coverage and further discussed it. Mr. Ryan said the proposed design was not a very attractive addition and wouldn't work as presented. City Council Representative Trace said the applicant might have

issues with the New Hampshire Department of Environmental Services (NHDES) if the foundation was dug that close to the water. She said the historic form, structure, and size of the building had to be respected rather than just trying to double its size, and she recommended that the applicant find a good architect.

Mr. Ryan asked the applicant to return with views of the elevations to show the massing and scale. Ms. Trace said Ms. Doering's idea of doing an ell of the back was a good one.

## **PUBLIC COMMENT**

Mr. Cracknell said he received a letter from the abutter Mike Brandzel at 39 Dearborn Street that raised many issues, including the saltbox design and the building's geometry. He said Mr. Brandzel suggested that the garage be detached and pushed back because it was only ten feet off the pavement and that he could not support the addition tied to the garage.

## **DECISION OF THE COMMISSION**

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to the January 6, 2021 meeting.*

3. Work Session requested by **James P. Fernald owner**, and **Michael Schwartz, applicant**, for property located at **21 Fernald Court** wherein permission is requested to allow exterior construction to an existing structure (construct side addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 55 and lies within the Single Residence B (SRB) and Historic Districts.

*It was moved, seconded, and passed unanimously (7-0) to **withdraw** the item.*

4. 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.

The applicant Anne Moodey and the project architect Michelle Shields were present. Ms. Shields reviewed the petition. She said the two chimneys were visible from the back of the house but not the road and that the right chimney had a large base. She said they wanted to remove the right chimney and the base and replicate it in kind. Ms. Moodey said she found a company that restored historic brick with restoration veneer brick. Ms. Shields said they also wanted to widen the front porch and make it five feet deep instead of four.

Vice-Chair Wyckoff said he had no problem with removing the right chimney as long as the contractor guaranteed that he would use historic bricks and slice them up as proposed. He said it was sad to see interior bricks removed, but he knew how much room they took up and it wasn't the Commission's purview. He said he was torn about the front stairs because the original stairs



had probably been granite steps with no landing. He said the return of the railing on the front on both sides of the steps probably made it look too contemporary. He asked why the applicant wanted it that wide. Ms. Shields said it would be nice to put a chair out there and that it would add to the street view. Vice-Chair Wyckoff said it was difficult to replicate a porch from the 1800s and that it should be as simple as possible. Mr. Adams said that granite steps would go in easily and last forever. He said if the original chimney was removed, it would never really be there again. Ms. Bouffard said the chimneys were necessary for the balance of the back of the house. Ms. Doering said the chimneys were like twin sisters on the house and thought it would be difficult to take one down and put replace it and match the twin. Ms. Moodey said her neighbors said they didn't have an issue with a replacement chimney and that a lot of patchwork had been done on the brick, so the chimneys didn't really match anyway.

Ms. Ruedig suggested that the applicant find someone who would do a good job with real brick. She said most of the chimneys the Commission had approved in the District were short and squat and more stable, so she was concerned about such a tall, thin chimney stack and its exposure, expansion and contraction and so on. Mr. Ryan said removing the chimney would be like cutting the heart out of the house just to have more space in the interior. He suggested adding onto the back of the house to expand the kitchen. Ms. Moodey said the center portion of the chimney was enormous and the bedrooms were small, so she wanted to get additional space on the second floor. Vice-Chair Wyckoff said he felt that the contractor would do a good job in removing the chimney. He suggested that the front steps be solid granite going up, with an iron railing and a stone platform. City Council Representative Trace said something less obvious could be done, where the entrance was to one side or the other or both, which would leave space for a few chairs. It was further discussed. Mr. Ryan said he had no problem with the stairs as proposed and that they may not need to be so wide. He suggested that the first two steps be granite and then transition into wooden stairs. Ms. Doering agreed and said she would keep the chimney.

There was no public comment.

## **DECISION OF THE COMMISSION**

*Mr. Ryan moved to **continue** the work session to the January 6, 2021 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** unanimously, 7-0.*

5. 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 property is 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.

Eben Tormey of North Mill Pond Holdings and project architects Adam Morrill and Christopher Lizotte were present. Mr. Tormey reviewed the petition, saying they wanted to redevelop the site with a 5-story hotel and a four or five story mixed-use building. Mr. Morrill showed context photos and reviewed the proposed massing of the buildings.

Mr. Ryan said the amount of the project's surface parking lot in the District gave him heartburn and that it was painful to see it up against North Mill Pond. Mr. Adams agreed. Ms. Doering said she found the mass of the buildings from the North Mill Pond side distressing, noting that buildings should get smaller and lower as they approached the waterfront and not be big walls that blocked off everything. City Council Representative Trace agreed. She said the applicant was offering to give the City a path that connected with another park on the perimeter of the parking in exchange for an extra floor. She said she could not support a wall of building that was five stories tall and probably even taller with the condensers and so on. She said a beautiful waterfront path would be destroyed by a parking lot and a wall of buildings.

Ms. Ruedig said the North End Vision Plan talked about moving the heights of the buildings away from Maplewood Avenue, so she didn't have as much of a problem with the hotel in the back being bigger and taller. She said she'd like to see the 5-story building be four stories and have better stepping back and better shaping so that it wasn't so much of a wall. She said the buildings would be viewed from all sides and that the view from Maplewood Avenue was important. She said it would be hard to hide the back of the building, with its dumpsters and so on, because all the elevations would be prominent. Vice-Chair Wyckoff said it was important to get the pathway along the pond. He said some of the parking could be gotten rid of by reducing the size of the project. He said the residential building should tier back like a pyramid so that it gradually got taller toward the left-hand side coming down from Maplewood Avenue. He said the hotel was just another corporate hotel that was controlled by the hallways on the inside and the elevator, and that he was sick of that design and that it was time to come up with creative ideas. He said he didn't like the 5-story massing and noted that less parking spaces would be required if 20 or 30 hotel rooms were eliminated. Mr. Sauk-Schubert said he didn't have anything to say because he was speechless and couldn't believe what was being presented.

Chairman Lombardi said the North Mill Pond Vision Plan's purpose was to respond to the surrounding context by stepping down building heights and densities toward the waterfront and existing historic structures. He said the Commission had to fight with the AC hotel to reduce its massing against the 3S building and that the applicant's project was showing a huge wall up against the 3S building as well. He said the massing was way off the mark, and that defiling the Mill Pond edge with parking was unacceptable. He said people in Portsmouth were sick of the corporate architectural style of hotels and agreed that there had to be some creativity on that particular site because it was a gateway to the city. City Council Representative Trace noted that the terrace was the one interesting thing the proposed apartment building had but that no one in Portsmouth would be able to use it because it would be private. She said the applicant was creating a wall that people would see coming over the bridge onto Maplewood Avenue and into town and would also affect the nearby historic structures.

There was no public comment.

## **DECISION OF THE COMMISSION**

*Ms. Doering moved to **continue** the petition to the January 6, 2021 meeting, and Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

**V. ADJOURNMENT**

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

# HDC

## ADMINISTRATIVE APPROVALS

January 06, 2021

- |    |                                |                        |
|----|--------------------------------|------------------------|
| 1. | 232 Court Street (LUHD-244)    | - TBD                  |
| 2. | 34 Blossom Street (LUHD-245)   | - Recommended Approval |
| 3. | 51 Islington Street (LUHD-247) | - Recommended Approval |
| 4. | 124 State Street (LUHD-249)    | - Recommended Approval |
| 5. | 232 South Street (LUHD-250)    | - Recommended Approval |

**1. 232 Court Street**

**- TBD**

**Background:** The applicant is seeking approval to replace the front doors of the units: 108 Pleasant Street and 232 Court Street.

**Staff Comment:** TBD

**Stipulations:**

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



City of Portsmouth, NH

12/30/2020

# LUHD-244

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 17, 2020

### Applicant

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

### Location

232 COURT ST  
Portsmouth, NH

**Owner:** TOPNOTCH PROPERTIES LLC & JJCM REALTY LLC  
9 PASTURE LN, null, BEDFORD, NH 03110

### Application Type

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

Administrative Approval

### Project Information

#### Brief Description of Proposed Work

swapping out front door of 108 pleasant sr unit and 232 court st unit, as existing doors are not original and are all cracked, warped over time and hav email slots in each which take away from the "period" look.

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

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### Acknowledgement

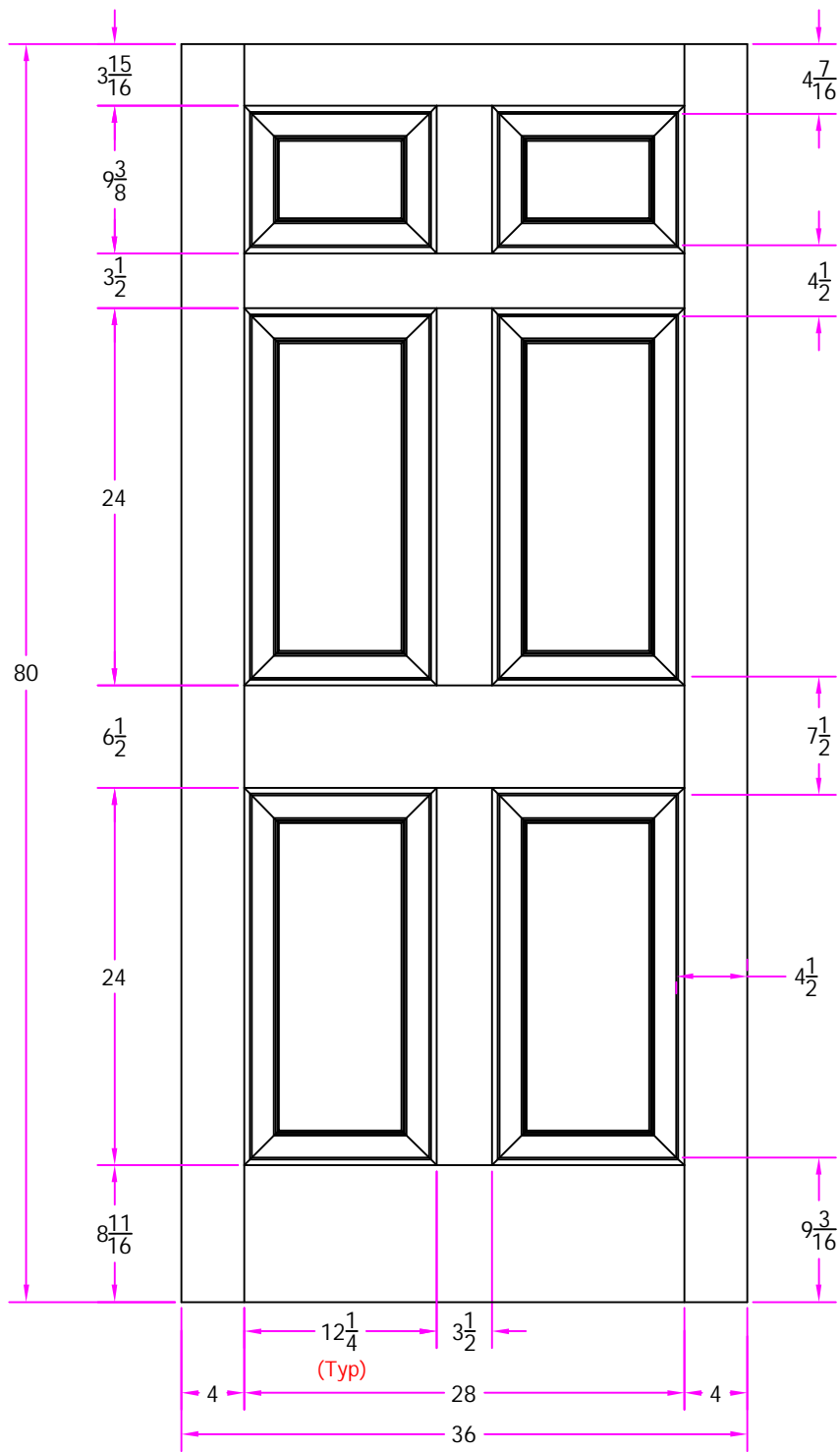
**I certify that the information given is true and correct to the best of my knowledge.**



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







THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE **7130 3/0 x 6/8**  
**Customer Layout**

DRAWING NO. **D-7130-300-608-0700**

Revisions			
Rev. #	Description	Date	by Whom

LAYOUT **00** SCALE **NTS** PATTERN # **7108**  
DRAWN BY: **J. Decker** DATE **11/29/2007**



## Quote Form



RICCI SUPPLY COMPANY INC  
105 BARTLETT STREET  
PORTSMOUTH NH 03801  
603-436-7480



### Project Information (ID #4463018) [Hide](#)

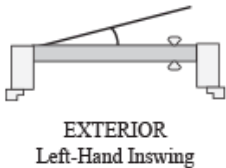
<b>Project Name:</b> 232 COURT STREET	<b>Quote Date:</b> 11/25/2020
<b>Customer:</b>	<b>Submitted Date:</b>
<b>Contact Name:</b>	<b>PO#:</b>
<b>Phone (Main):</b>	
<b>Phone (Cell):</b>	<b>Sales Rep Name:</b> David Sullivan
<b>Customer Type:</b>	<b>Salesperson:</b>
<b>Terms:</b>	

### Delivery Information [Hide](#)

<b>Shipping Contact:</b>	<b>Comments:</b>
<b>Shipping Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	

### Unit Detail [Hide All Configuration Options](#)

<b>Item: 0001: Ext 36" x 80" SM77130 LHI 4 9/16" FrameSaver</b>	<b>Location:</b>	<b>Quantity: 2</b>
	Sapele Mahogany 36"x80" Single Door	2,026.71



#### Configuration Options [Hide](#)

- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Wood Exterior
- **Product Type:** Exterior
- **Region:** East
- **Product Material:** Nantucket Series Wood
- **Material Type:** Sapele Mahogany
- **Configuration (Units viewed from Exterior):** Single Door
- **Factory Finish Option:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Glass Type:** Panel (No Glass)
- **Panel Type:** 1-7/16" Double Hip Raised
- **Model:** SM77130
- **Sticking:** Ovolo

- **Handing:** Left Hand Inswing
- **Frame Material:** FrameSaver
- **Jamb Depth:** 4 9/16"
- **Casing/Brickmould Pattern:** None
- **Hinge Type:** Radius Corner Ball Bearing
- **Hinge Brand:** Reeb
- **Hinge Finish:** US10B Oil Rubbed Bronze
- **Sill:** Mahogany Sill (New England Profile) 1-15/16 High Dam
- **Extend Sill Horns:** No
- **Multi-Point Lock:** None
- **Bore:** Double Lock Bore 2-3/4" Backset
- **Strike Jamb Prep:** DBMNS
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Mail Slot:** None
- **Finish Frame Exterior Color:** Unfinished
- **Finish Frame Interior Color:** Unfinished
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 83"
- **Total Unit Width(Includes Exterior Casing):** 37 5/8"
- **Total Unit Height(Includes Exterior Casing):** 82 1/2"

**Item Total: \$ 2,026.71**  
**Item Quantity Total: \$ 4,053.42**

<b>Unit Summary</b>	<a href="#">Hide</a>
---------------------	----------------------

Item	Description	Quantity	Unit Price	Total Price
<a href="#">0001</a>	Ext 36" x 80" SM77130 LHI 4 9/16" FrameSaver	2	\$ 2,026.71	\$ 4,053.42

SUBMITTED BY:		SUBTOTAL:	\$ 4,053.42
ACCEPTED BY:		TAXES ( %):	\$ 0.00
DATE:		GRAND TOTAL:	\$ 4,053.42

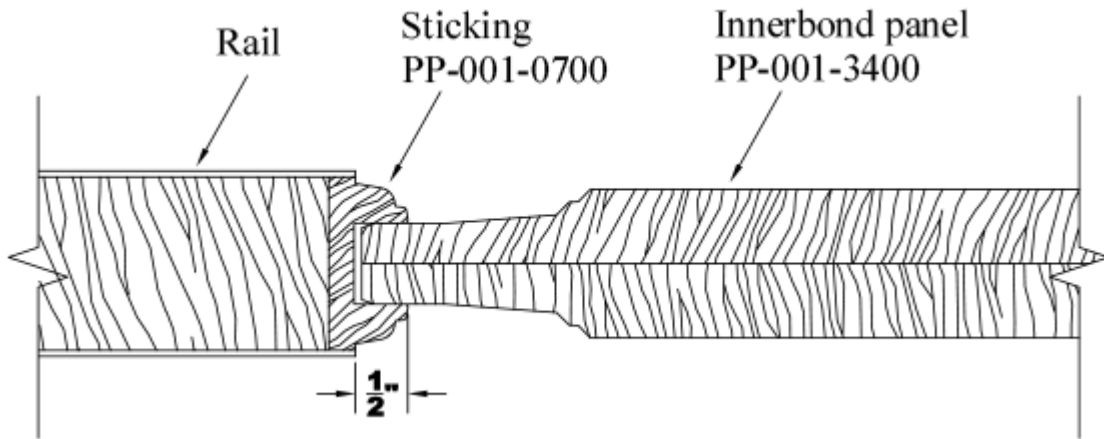
**Additional Information:**

I understand that this order will be placed according to these specifications and is non-refundable. All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer.

Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other

specifications will be considered special and invoiced as such.



## 2. 34 Blossom Street

- Recommended Approval

**Background:** The applicant is seeking approval for changes to a previously approved design (change (2) doors from approved 10 lite to proposed 15 lite).

**Staff Comment:** Recommended Approval

### Stipulations:

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



City of Portsmouth, NH

12/30/2020

## LUHD-245

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 17, 2020

---

### Applicant

Anne Whitney  
archwhit@aol.com  
9 Sheafe St  
Portsmouth, NH 03801

### Location

34 BLOSSOM ST  
Portsmouth, NH

**Owner:** LASSEN FAMILY REVOCABLE TRUST &  
LASSEN CHARLES L AND SUSAN E TRUSTEES  
34 BLOSSOM ST, null, PORTSMOUTH, NH  
03801

---

### Application Type

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

Administrative Approval

---

### Project Information

#### Brief Description of Proposed Work

Change previously approved 10 Lite Glazed Doors, to 15 Lite. Wood Door Specs to be the same.

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

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### Acknowledgement

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



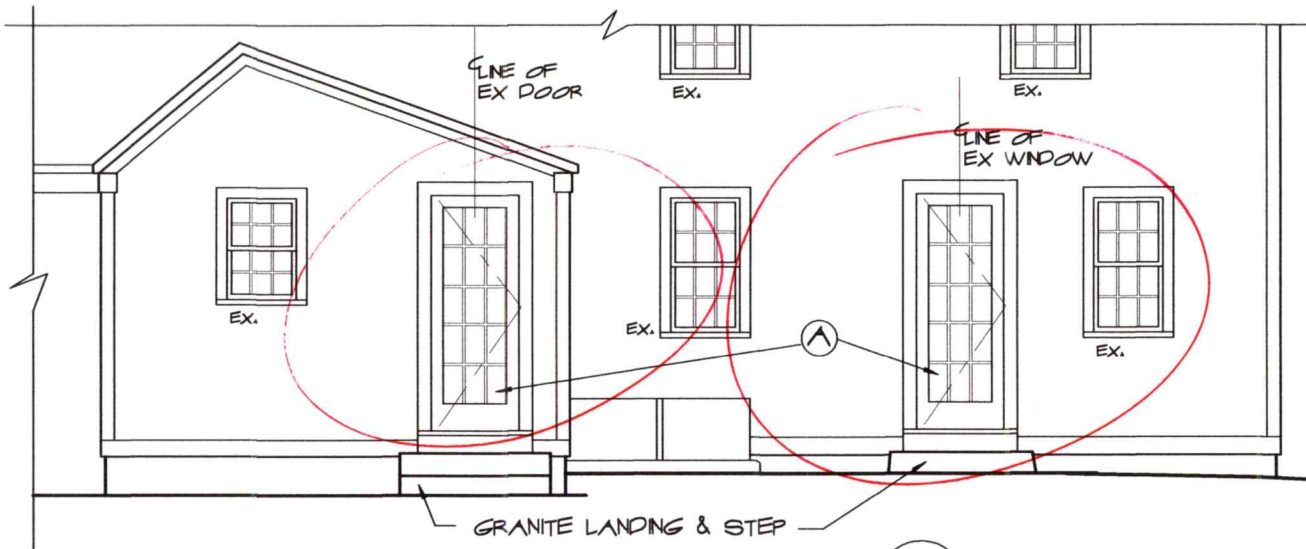
**By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**







EXISTING REAR VIEWS



Ⓐ SIMPSON FIR DOOR #37010,  
 15 → ~~2~~ LITE 7/8" SDL, WITH OAK SILL.  
 RO = 2' 8" X 6' 8.5"

REAR ELEVATION  
 SCALE : 3/16" = 1'-0"

CHANGE 2 DOORS  
 to 15 LITE, SAME  
 AS APPROVED POOL  
 SPEC. 12/17/20

34 BLOSSOM STREET

9 Sheafe Street  
 Portsmouth  
 NH 03801  
 603-427-2832

AW

ANNE WHITNEY ARCHITECT

Project: # 2010	Date: <del>11/10/20</del>
--------------------	------------------------------



### 3. 51 Islington Street

- Recommended Approval

**Background:** The applicant is seeking approval for changes to a previously approved design (Tanner Street door design change).

**Staff Comment:** Recommended Approval

#### Stipulations:

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



City of Portsmouth, NH

12/30/2020

## LUHD-247

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 18, 2020

---

### Applicant

### Location

51 ISLINGTON ST  
Unit 101  
Portsmouth, NH

**Owner:** 51 ISLINGTON STREET LLC  
117 BOW ST STE 102, null, PORTSMOUTH, NH  
03801

---

### Application Type

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

Administrative Approval

---

### Project Information

#### Brief Description of Proposed Work

Change Tanner Street entry door style.

#### 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**





TANNER STREET ELEVATION- EXISTING

51 ISLINGTON STREET Portsmouth, New Hampshire  
SOMMA 603.766.3760  
HDC- AA  
JANUARY 2021 SH.1



51 ISLINGTON STREET Portsmouth, New Hampshire

HDC- AA

JANUARY 2021

SH. 2

SOMMA 603.766.3760

**TANNER STREET ELEVATION- PROPOSED**

REMOVE EXISTING ALUM. CLAD FRENCH DOOR AND SIDELIGHT.  
REPLACE W/ NEW SINGLE ALUM. CLAD DOOR AND SOLID SIDE PANELS WITHIN EXISTING MASONRY OPENING.  
NEW DOOR TO MATCH PREVIOUSLY APPROVED ISLINGTON STREET ENTRY DOORS IN STYLE & COLOR

DOOR SOLID PANEL

#### 4. 124 State Street

- Recommended Approval

**Background:** The applicant is seeking approval to remove the existing skylights on the flat roof on the Court Street elevation.

**Staff Comment:** Recommended Approval

#### Stipulations:

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



City of Portsmouth, NH

12/30/2020

# LUHD-249

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 28, 2020

### Applicant

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

### Location

124 STATE ST  
Portsmouth, NH

**Owner:** Greg Ludes and Laura Ludes  
PO Box 822, null, New Castle, NH 03854

### Application Type

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

Administrative Approval

### Project Information

#### Brief Description of Proposed Work

Removal of existing skylights on flat roof on Court Street elevation.

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

--

### Project Representatives

#### Relationship to Project

Architect

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

--

#### Full Name (First and Last)

Joshua Butkus

#### Business Name (if applicable)

DeStefano Maugel Architects





**PREVIOUSLY APPROVED COURT ST. ELEVATION**

APPROVAL FEBRUARY 2019



**PROPOSED COURT ST. ELEVATION:**

REMOVAL OF SKYLIGHTS AT LOFT

EXISTING SKYLIGHTS WERE INSTALLED AND BECAUSE OF THE LOW PITCH ROOF, AND INSUFFICIENT FLASHING, THERE HAS BEEN WATER INFILTRATION. AS PROPOSED, THE EXISTING SKYLIGHTS WOULD BE REMOVED AND THE ROOF WOULD BE INFILLED TO MATCH EXISTING ROOF MATERIAL.

124 STATE STREET

PORTSMOUTH, NEW HAMPSHIRE 03801

PROPOSED SKYLIGHT REMOVAL

6 JANUARY, 2021



202050

© 2021





COURT STREET ELEVATION



124 STATE STREET  
PORTSMOUTH, NEW  
HAMPSHIRE 03801

AS-BUILT IMAGERY

6 JANUARY, 2021

202050  
D|M|A  
DESTEFANO  
MAUGEL  
ARCHITECTS

© 2021



5. 232 South Street

- Recommended Approval

**Background:** The applicant is seeking approval for a change to a previously approved design (relocate egress stair location).

**Staff Comment:** Recommended Approval

**Stipulations:**

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



City of Portsmouth, NH

12/30/2020

## LUHD-250

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 29, 2020

---

### Applicant

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

### Location

232 SOUTH ST  
Portsmouth, NH

**Owner:** Topnotch Properties LLC & JJCM Realty LLC  
9 Pasture Lane, null, Bedford , NH 03110

---

### Application Type

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

Administrative Approval

---

### Project Information

#### Brief Description of Proposed Work

we wish to move the stairway that appears on the plans that were presented and approved at the September 9 2020 historical commissions meeting..The approved plan shows the first floor stairs exiting the deck to the south side of the house. We wish to have them exit as shown on the proposed east elevation . The main entrance to the first floor unit is on the north side (see proposed north elevation ). It makes sense to have the first floor deck stairs lead to the north side where there will be parking and where their other entrance is

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

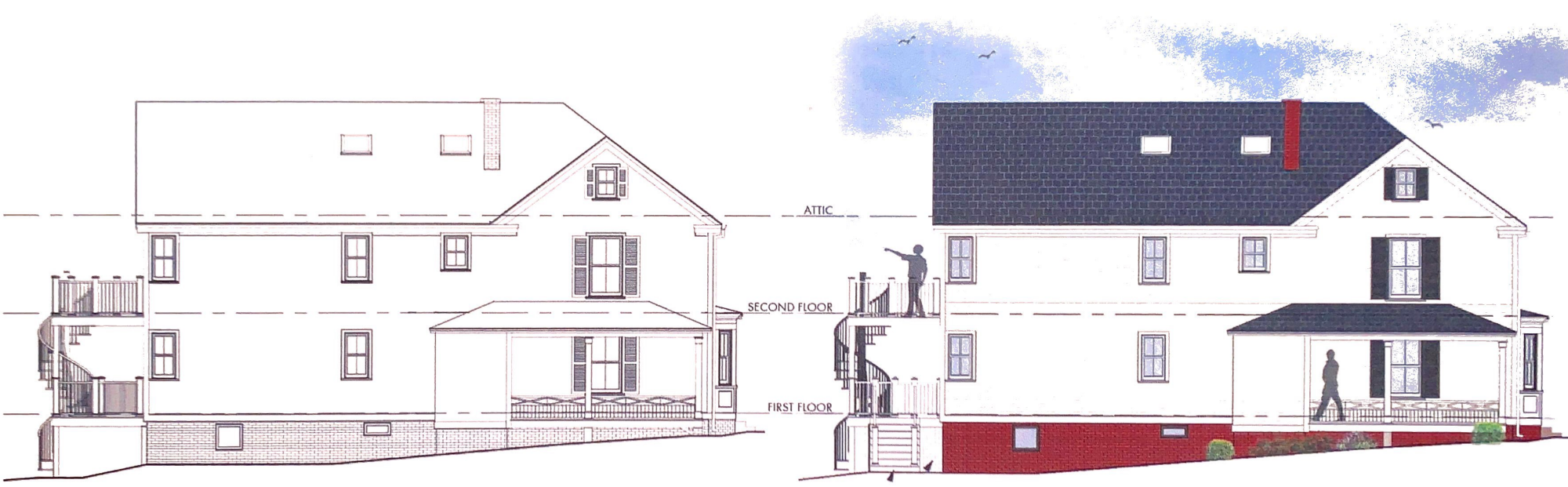
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---

### Acknowledgement

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





RELOCATED EGRESS STAIR  
1x4 LATTICE PRIVACY SCREEN

PREVIOUSLY APPROVED NORTH ELEVATION (2)  
1/8" = 1'-0"

PROPOSED NORTH ELEVATION (1)  
1/8" = 1'-0"

232 SOUTH STREET  
PORTSMOUTH, NH

PROPOSED ELEVATIONS  
1/8" = 1'-0"

SHEET 1 OF 3  
6 JANUARY, 2021

202020

**D|M|A**  
DESTEFANO  
MAUGEL  
ARCHITECTS



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

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

232 SOUTH STREET  
 PORTSMOUTH, NH

PROPOSED ELEVATIONS  
 1/8" = 1'-0"

SHEET 2 OF 3  
 6 JANUARY, 2021

202020  
**D|M|A**  
 DESTEFANO  
 MAUGEL  
 ARCHITECTS





PREVIOUSLY APPROVED EAST ELEVATION

2

1/8" = 1'-0"



PROPOSED EAST ELEVATION

1

1/8" = 1'-0"

RELOCATED ACCESS DOOR TO THE LOWER LEVEL

RELOCATED EGRESS STAIR  
1x4 LATTICE PRIVACY SCREEN

232 SOUTH STREET  
PORTSMOUTH, NH

PROPOSED ELEVATIONS  
1/8" = 1'-0"

SHEET 3 OF 3  
6 JANUARY, 2021

202020

**D|M|A**  
DESTEFANO  
MAUGEL  
ARCHITECTS

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3. EAVE AND RETURN DETAILS TO MATCH OR BE SIMILAR TO EXISTING
4. SHUTTERS/BLINDS TO BE WOOD WITH 1 1/2" LOUVERS, SIZED TO HALF WINDOWS OPENINGS, POST MOUNTED.
5. MASONRY INFILL BELOW FRONT BAYS TO MATCH, AS CLOSE AS POSSIBLE TO EXISTING BRICK/MORTAR AT FOUNDATION.
6. THRESHOLDS AT EXISTING FRONT DOORS, IF REPLACED, TO BE OAK



PROPOSED SOUTH ELEVATION (2) 1/8" = 1'-0"

PROPOSED EAST ELEVATION (1) 1/8" = 1'-0"



**500 Market Street**

**LU-20-236**

**Public Hearing**



City of Portsmouth, NH

12/30/2020

## LU-20-236

Land Use Application

**Status:** Active**Date Created:** Nov 24, 2020

---

### Applicant

Michael Street  
michaels@cpmanagement.com  
11 Court Street  
Suite 100  
Exeter, NH 03833

### Location

500 MARKET ST  
Portsmouth, NH

**Owner:** Nobles Island Condominium  
Association  
11 Court Street, 100, Exeter, NH 03833

---

### 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**

**Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure**



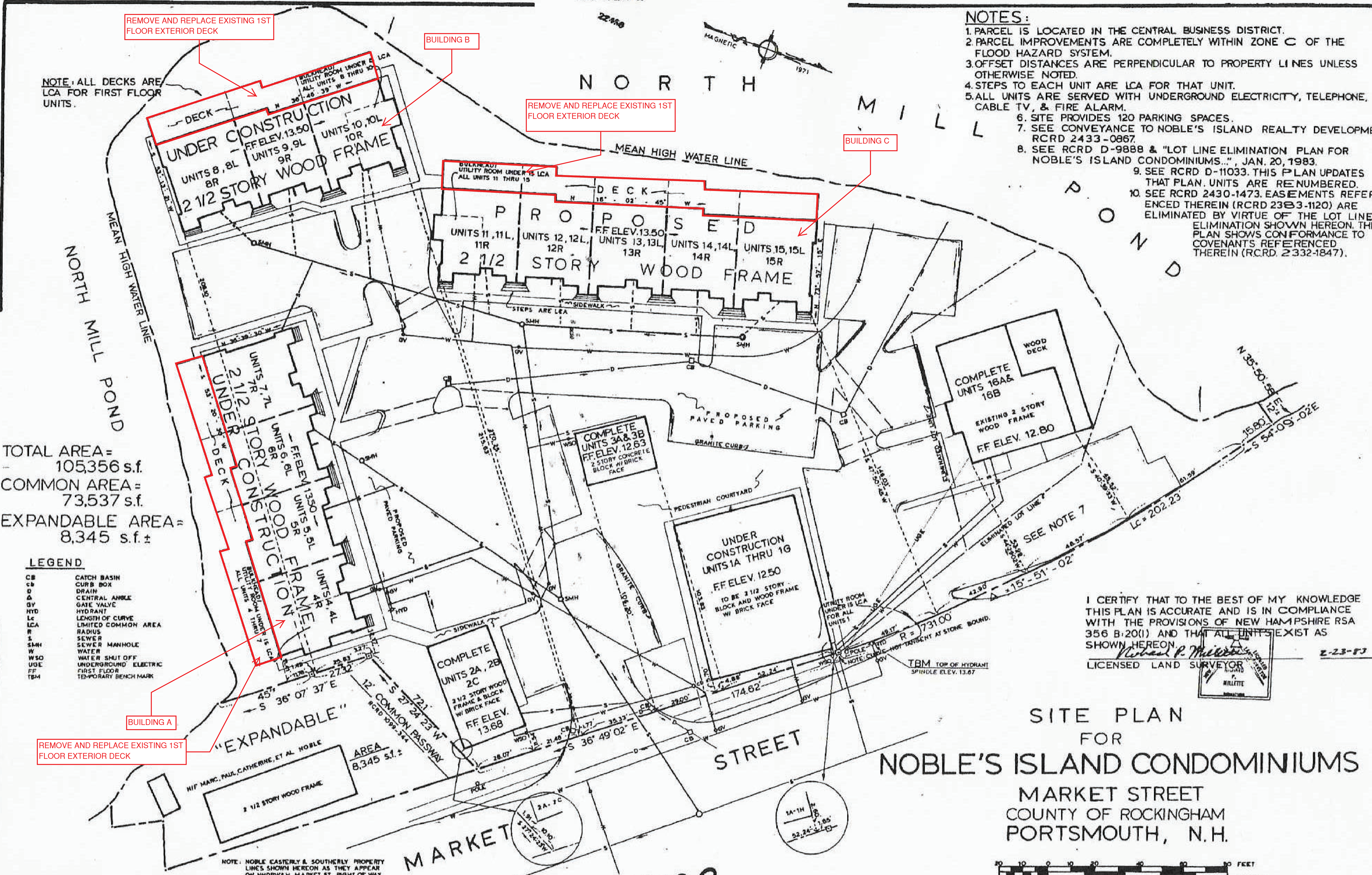
NOTES:

1. PARCEL IS LOCATED IN THE CENTRAL BUSINESS DISTRICT.
2. PARCEL IMPROVEMENTS ARE COMPLETELY WITHIN ZONE C OF THE FLOOD HAZARD SYSTEM.
3. OFFSET DISTANCES ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED.
4. STEPS TO EACH UNIT ARE LCA FOR THAT UNIT.
5. ALL UNITS ARE SERVED WITH UNDERGROUND ELECTRICITY, TELEPHONE, CABLE TV, & FIRE ALARM.
6. SITE PROVIDES 120 PARKING SPACES.
7. SEE CONVEYANCE TO NOBLE'S ISLAND REALTY DEVELOPMENT RCRD 2433-0867.
8. SEE RCRD D-9888 & "LOT LINE ELIMINATION PLAN FOR NOBLE'S ISLAND CONDOMINIUMS..." JAN. 20, 1983.
9. SEE RCRD D-11033. THIS PLAN UPDATES THAT PLAN. UNITS ARE RE-NUMBERED.
10. SEE RCRD 2430-1473. EASEMENTS REFERENCED THEREIN (RCRD 2303-1120) ARE ELIMINATED BY VIRTUE OF THE LOT LINE ELIMINATION SHOWN HEREON. THIS PLAN SHOWS CONFORMANCE TO COVENANTS REFERENCED THEREIN (RCRD. 2332-1847).

N O R T H

M I L L

P O N D



TOTAL AREA = 105,356 s.f.  
 COMMON AREA = 73,537 s.f.  
 EXPANDABLE AREA = 8,345 s.f.±

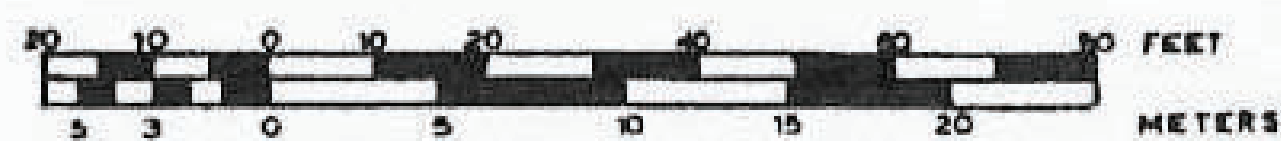
LEGEND

- CB CATCH BASIN
- CB CURB BOX
- DRAIN
- CA CENTRAL ANGLE
- GV GATE VALVE
- HYD HYDRANT
- LCA LENGTH OF CURVE
- LCA LIMITED COMMON AREA
- R RADIUS
- SMH SEWER MANHOLE
- W WATER
- WSO WATER SHUT OFF
- UOE UNDERGROUND ELECTRIC
- FF FIRST FLOOR
- TBM TEMPORARY BENCH MARK

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356 B:20(i) AND THAT ALL UTILITIES EXIST AS SHOWN HEREON.

*Richard P. Millette*  
 LICENSED LAND SURVEYOR  
 2-23-83

SITE PLAN FOR  
 NOBLE'S ISLAND CONDOMINIUMS  
 MARKET STREET  
 COUNTY OF ROCKINGHAM  
 PORTSMOUTH, N.H.



JANUARY 20, 1983

PORTSMOUTH PLANNING BOARD  
*Edward Clarke* 2-25-83

For Recording Purposes Only - Not a sub-division.

D-11709  
 Sheet 1 of 8

RICHARD P. MILLETTE AND ASSOC. THE HILL PORTSMOUTH, NH 0380'



20089 500 Market St / Portsmouth, NH  
Photographs taken by Aaron Wilson, P.E.

DSC00544 3/26/2020 9:03:36 AM



DSC00545 3/26/2020 9:03:42 AM



DSC00551 3/26/2020 9:05:16 AM



DSC00552 3/26/2020 9:05:24 AM



DSC00553 3/26/2020 9:05:32 AM



DSC00558 3/26/2020 9:08:02 AM





20089 500 Market St / Portsmouth, NH  
Photographs taken by Aaron Wilson, P.E.

DSC00559 3/26/2020 9:08:08 AM



DSC00560 3/26/2020 9:08:22 AM



20089 14 9/17/2020 2:13:42 PM



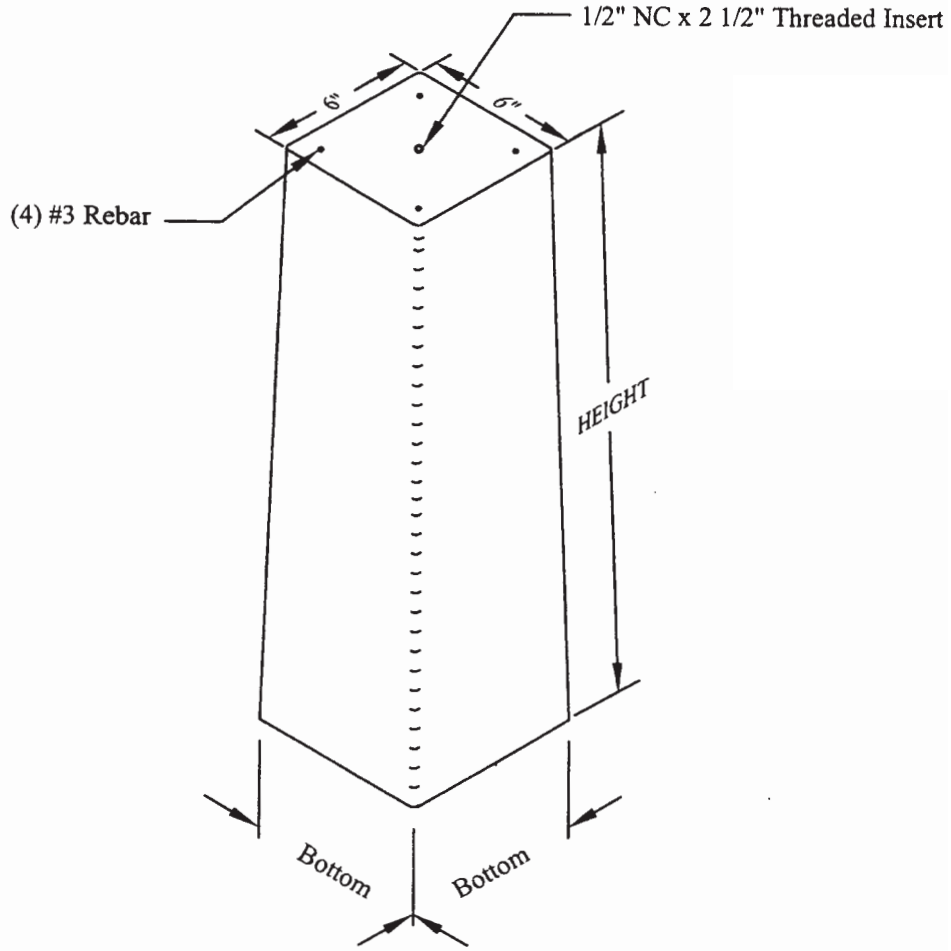
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20089 20 9/17/2020 2:26:14 PM





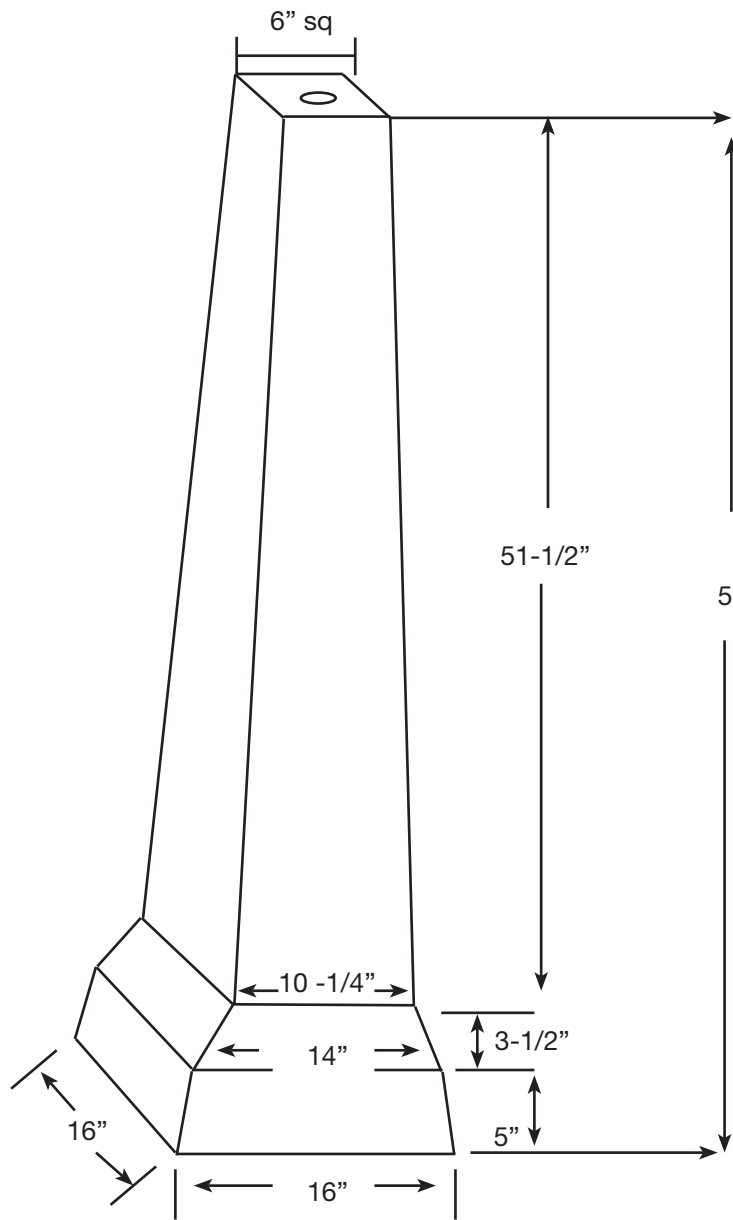


**ELEVATION**

Height (Feet)	Bottom (Inches)	Item #	Weight
4'-0"	9"	21740	230 lbs.
5'-0"	10"	21750	340 lbs.
6'-0"	11"	21760	450 lbs.

**DESIGN NOTES:**

- 1) Concrete Mix Design is 4,000 PSI standard at 28 days, Type 3 Cement.
- 2) Reinforcing Steel ASTM A 615, Grade 60
- 2) Smooth Finish on all exposed surfaces.



**Design Notes:**

1. Concrete Mix Design is 5,000 PSI standard at 28 days, Type 3 Cement.
2. Reinforced Steel ASTM A 615, Grade 60.
3. Smooth Finish on all exposed surfaces.

**266-278 State Street + 84 Pleasant  
Street**

**LU-19-79**

**Public Hearing**



City of Portsmouth, NH

12/30/2020

## LU-19-79

Land Use Application

**Status:** Active**Date Created:** May 01, 2019

---

### Applicant

Michael Keane  
michael@mjkarchitects.com  
101 Kent Place  
Newmarket, NH 03857

### Location

266 STATE ST  
Portsmouth, NH

**Owner:** PNF TRUST OF 2013 & FLOROS PETER  
N TRUSTEE  
282 MIDDLE ST, null, PORTSMOUTH, NH 03801

---

### Applicant Information

---

### 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

**Minor Renovation:** for projects in the **Historic District** only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure

**Home Occupation:** residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: **Waterfront Business, Office Research, Industrial, or Waterfront Industrial**



266, 270, 277 STATE STREET AND 84 PLEASANT STREET  
 PORTSMOUTH, NEW HAMPSHIRE  
 HISTORIC DISTRICT COMMISSION



Michael J. Keane  
 Architects, PLLC

ARCHITECTURE  
 PLANNING  
 DESIGN

101 Kent Place  
 Newmarket, NH  
 03857

603-292-1400  
 mjkaarchitects.com

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CONSULTANTS

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APPROVALS

HDC  
 WORK SESSION  
 JAN 6, 2021

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PROJECT

RESTORATION AND EXPANSION OF  
 266, 270, 278 STATE STREET  
 AND 84 PLEASANT ST,  
 PORTSMOUTH, NH

PNF TRUST OF 2013  
 282 MIDDLE STREET  
 PORTSMOUTH, NH  
 03801

TITLE

COVER

DRAWN BY:

CHECKED BY:

DATE: 12/18/20

SCALE: AS NOTED

DRAWING NO.

C01

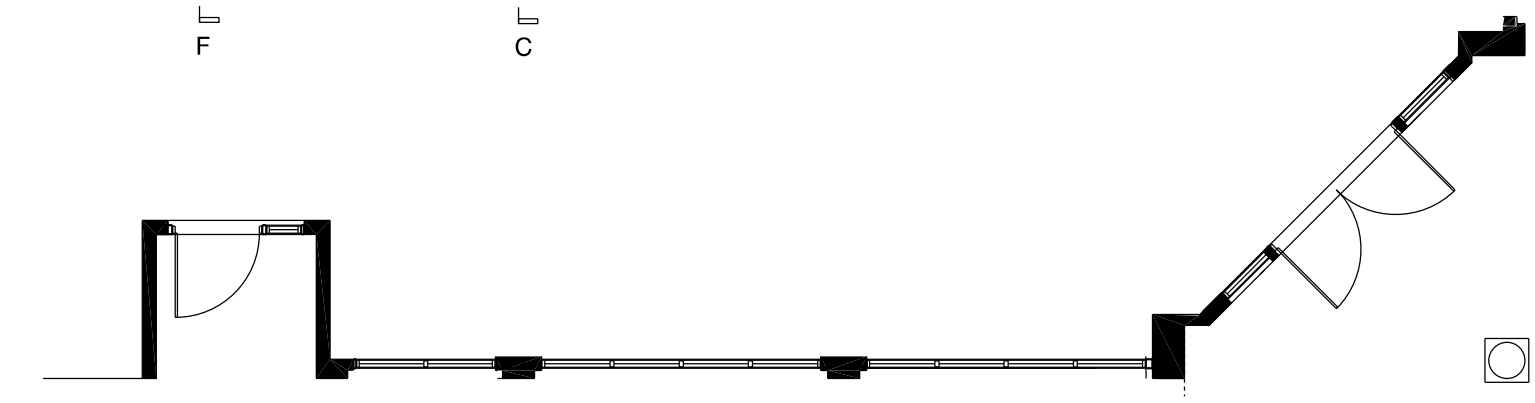


DO NOT SCALE PRINTS





**PLEASANT STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**STATE STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

**mjk**  
Michael J. Keane  
Architects, PLLC  
ARCHITECTURE  
PLANNING  
DESIGN  
101 Kent Place  
Newmarket, NH  
03857  
603-292-1400  
mjkarchitects.com

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01.06.21

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PROJECT  
RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE  
PLEASANT STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

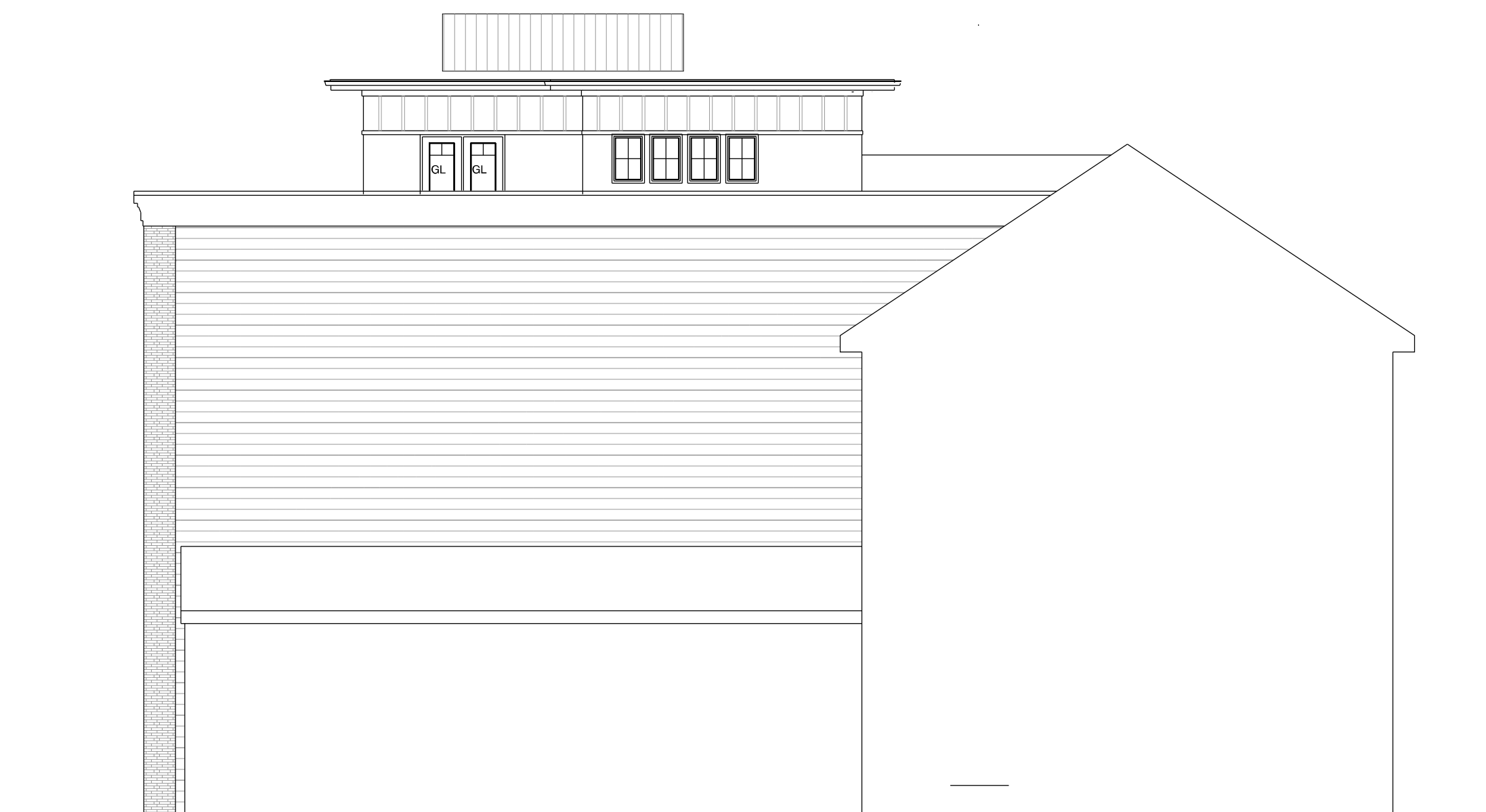
DRAWING NO.

**EL-1**

DO NOT SCALE PRINTS



**CHURCH STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**COURT STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

**mjk**  
Michael J. Keane  
Architects, PLLC  
ARCHITECTURE  
PLANNING  
DESIGN  
101 Kent Place  
Newmarket, NH  
03857  
603-292-1400  
mjkarchitects.com

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RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH  
  
PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

CHURCH STREET ELEVATIONS

DRAWN BY:

CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**EL-2**

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mjk

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

84 PLEASANT ST ELEV

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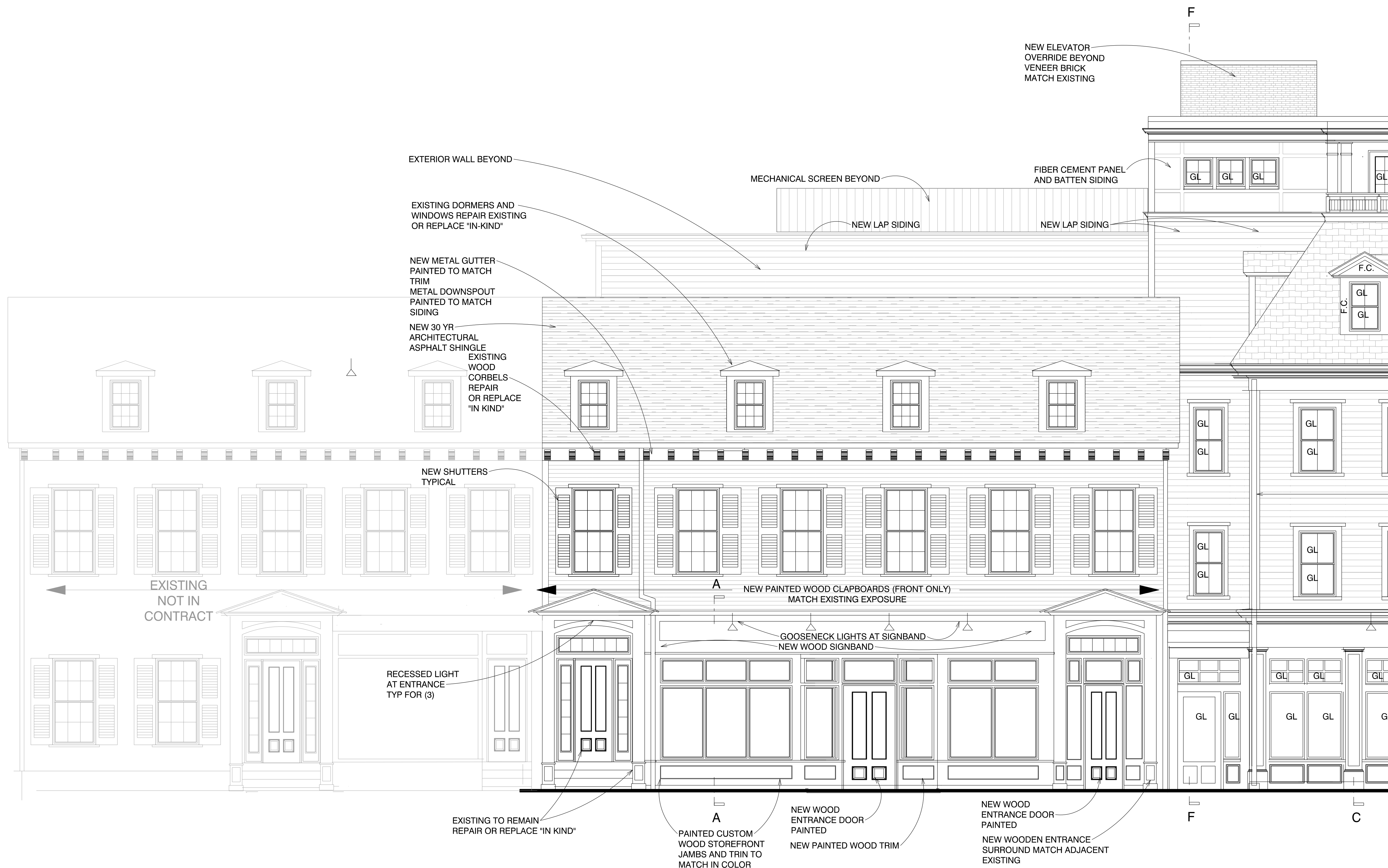
CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

EL-3



84 PLEASANT STREET ELEVATION

SCALE: 1/4" = 1'-0"

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

STATE ST ELEV

DRAWN BY:

CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**EL-5**



**STATE STREET ELEVATION**

SCALE: 1/4" = 1'-0"

DO NOT SCALE PRINTS



mjk

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

CHURCH ST ELEV

DRAWN BY:

CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

EL-6



CHURCH STREET ELEVATION  
SCALE: 3/16" = 1'-0"

DO NOT SCALE PRINTS

**mjk**

Michael J. Keane  
Architects, PLLC

ARCHITECTURE  
PLANNING  
DESIGN

101 Kent Place  
Newmarket, NH  
03857

603-292-1400  
mjkarchitects.com

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NO.	DESCRIPTION

APPROVALS

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

84 PLEASANT ST NORTH ELEV

DRAWN BY:

CHECKED BY:

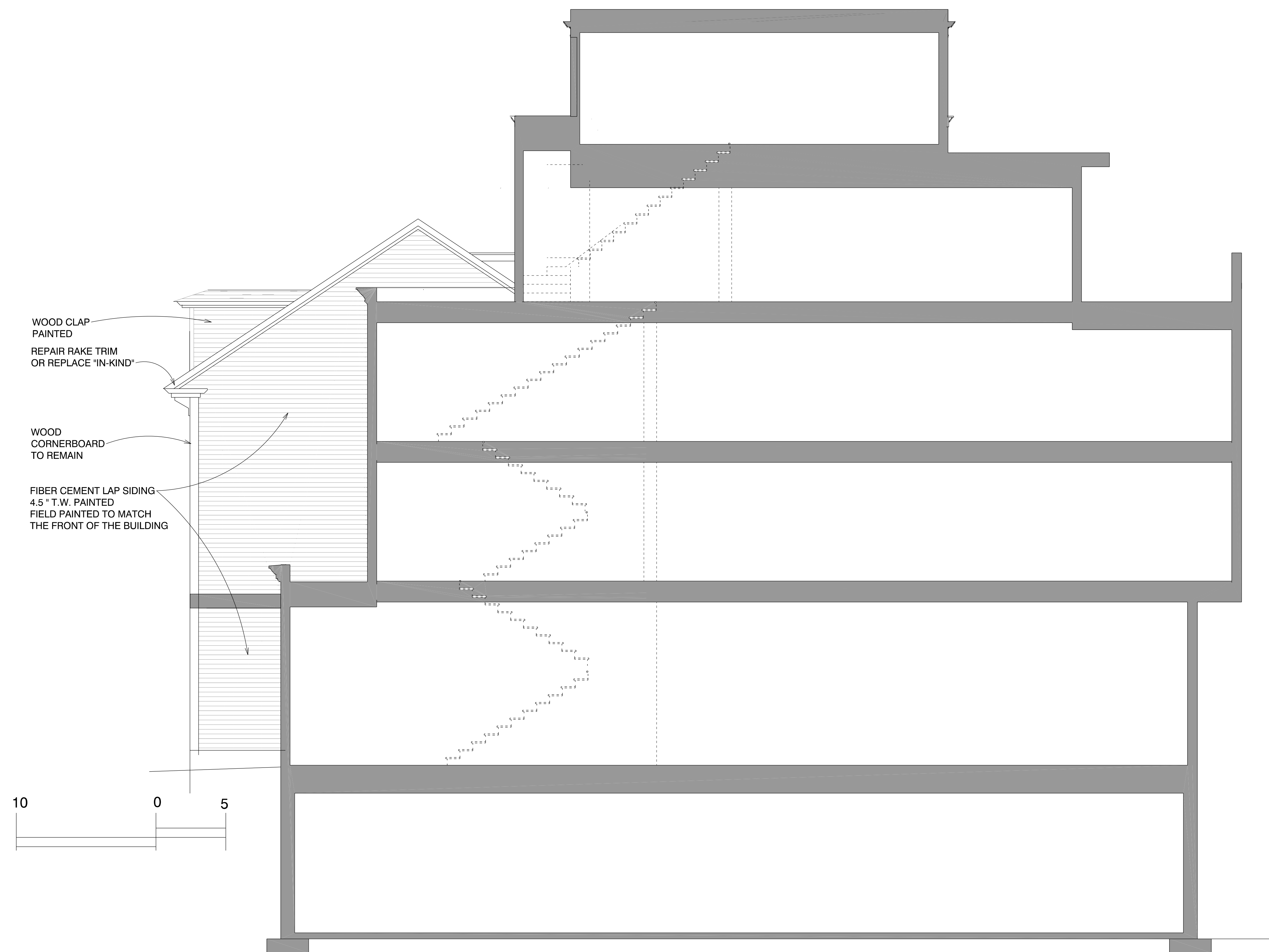
DATE: 12/18/2020

SCALE: AS NOTED

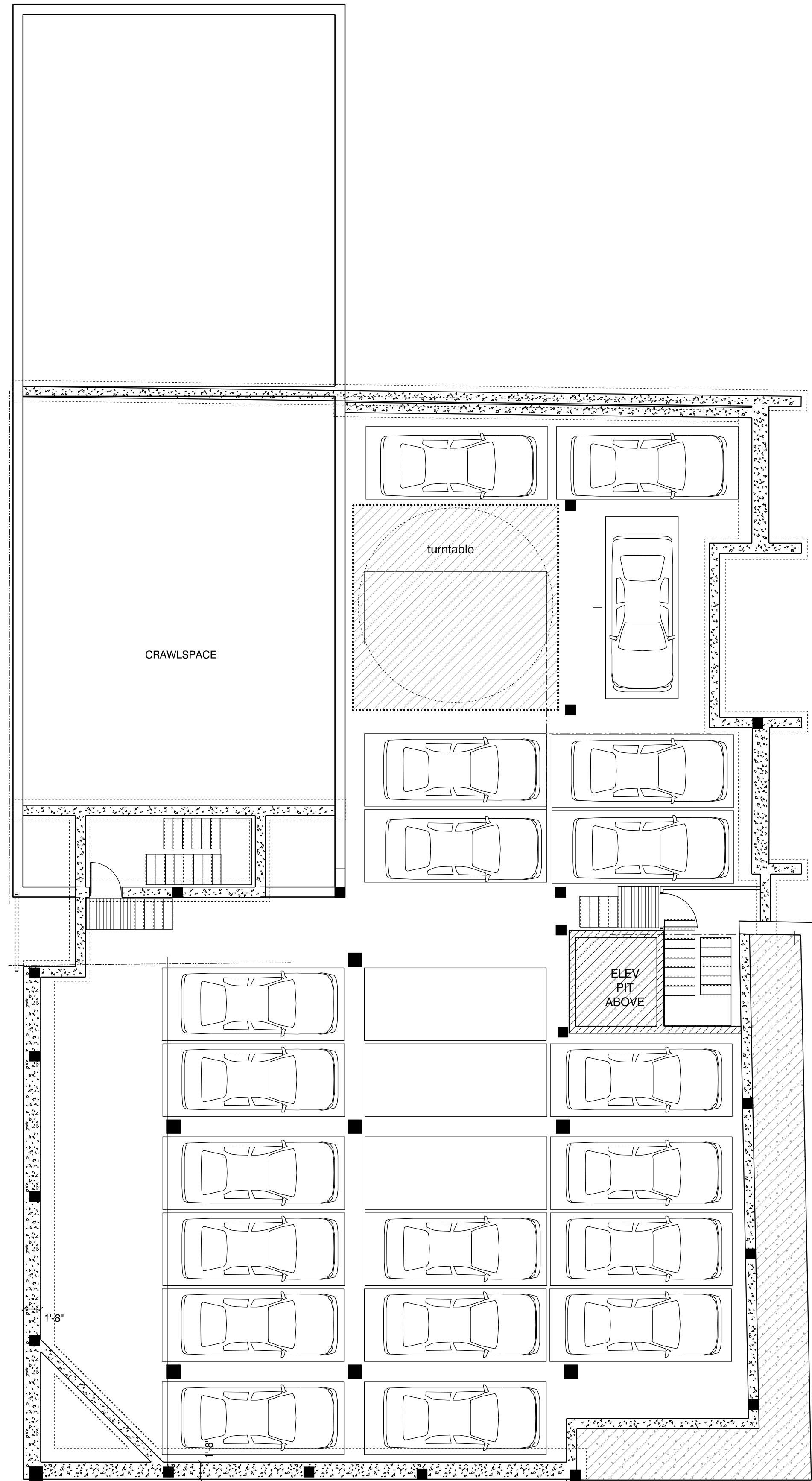
DRAWING NO.

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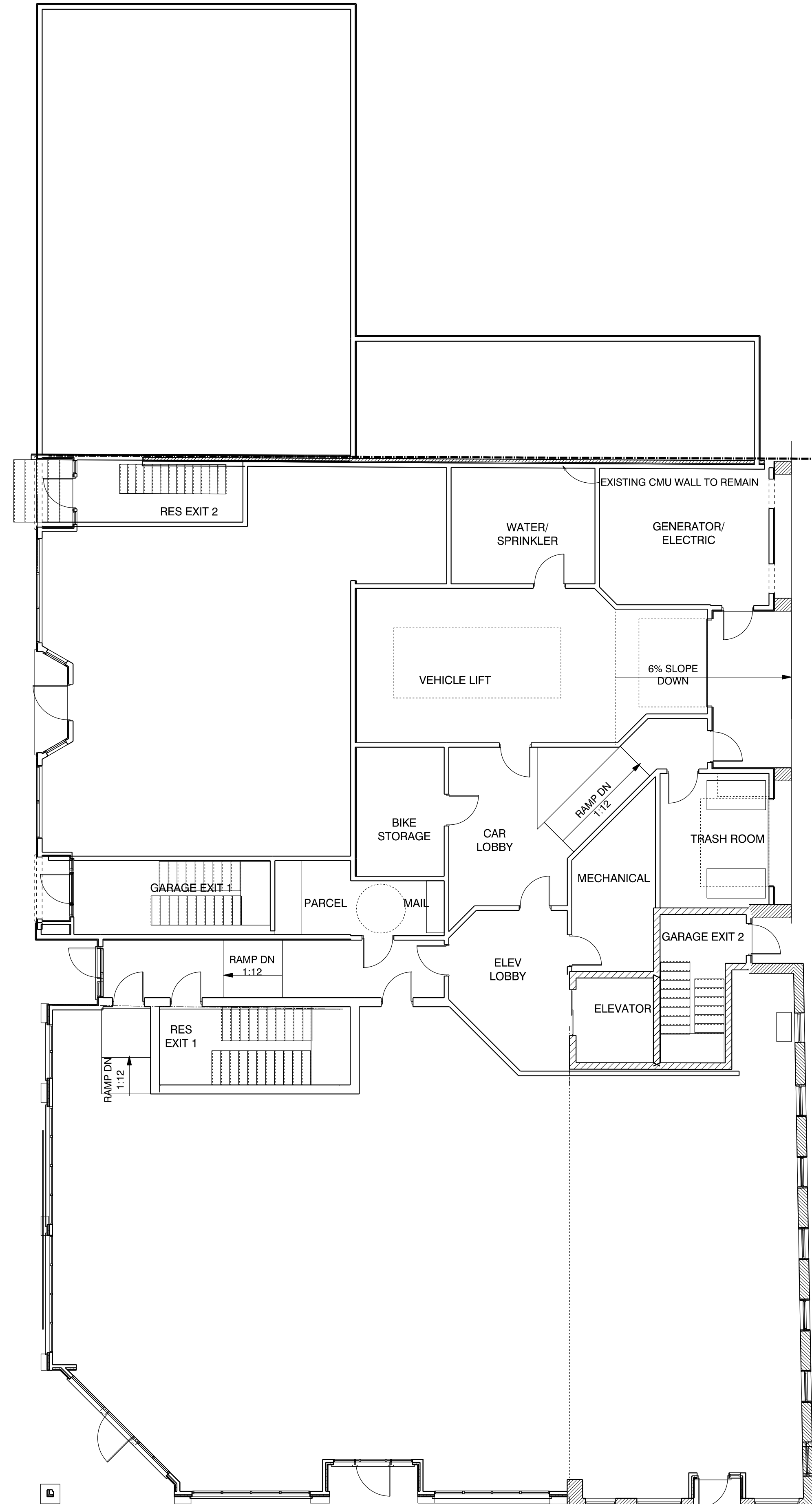
DO NOT SCALE PRINTS



**NORTH ELEV -84 PLEASANT ST**  
SCALE: 1/4" = 1'-0"



**PARKING LEVEL PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**mjk**  
Michael J. Keane  
Architects, PLLC  
ARCHITECTURE  
PLANNING  
DESIGN  
101 Kent Place  
Newmarket, NH  
03857  
603-292-1400  
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PROJECT

RESTORATION AND EXPANSION OF  
266, 270 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

FIRST FLOOR AND PARKING

DRAWN BY:

CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**PL-1**

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PROJECT

RESTORATION AND EXPANSION OF  
266, 270, 278 STATE STREET  
AND 84 PLEASANT ST,  
PORTSMOUTH NH

PNF TRUST OF 2013  
282 MIDDLE STREET  
PORTSMOUTH, NH  
03801

TITLE

UPPER FLOOR PLANS

DRAWN BY:

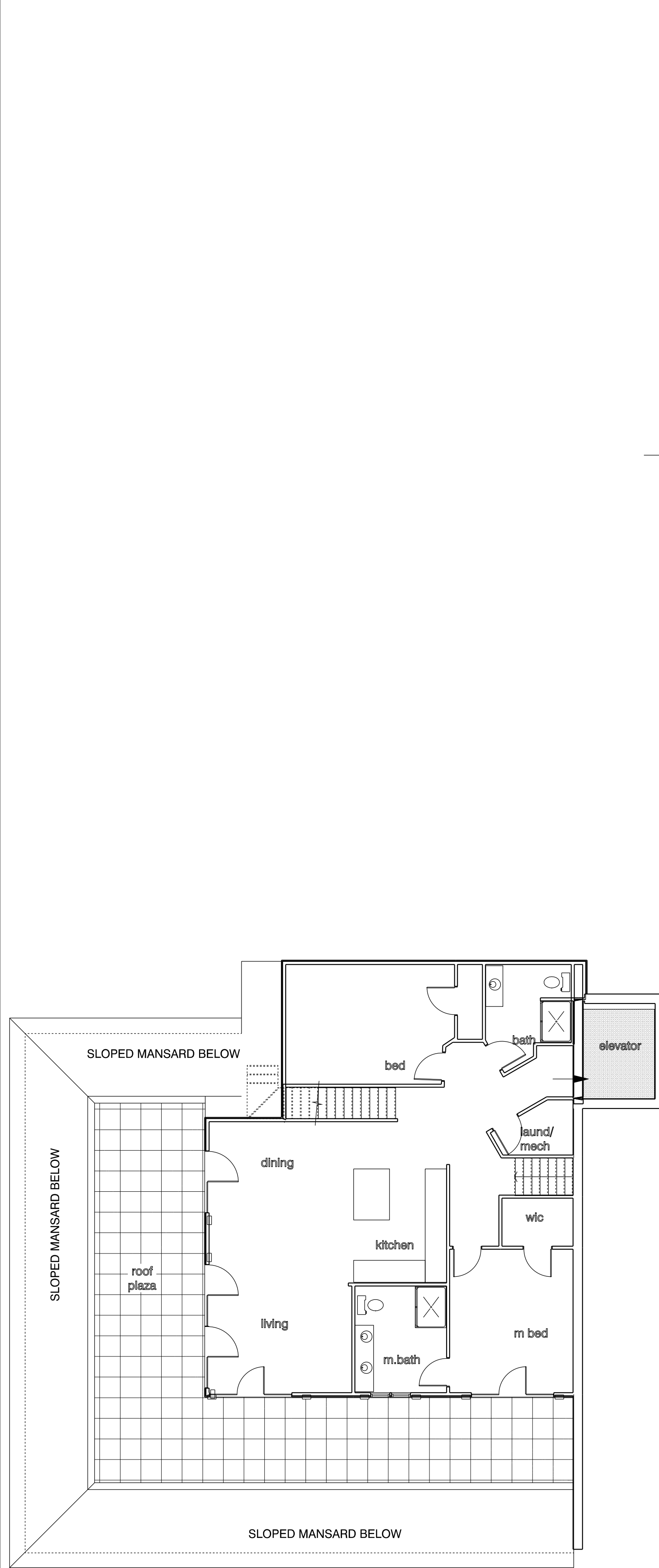
CHECKED BY:

DATE: 12/18/2020

SCALE: AS NOTED

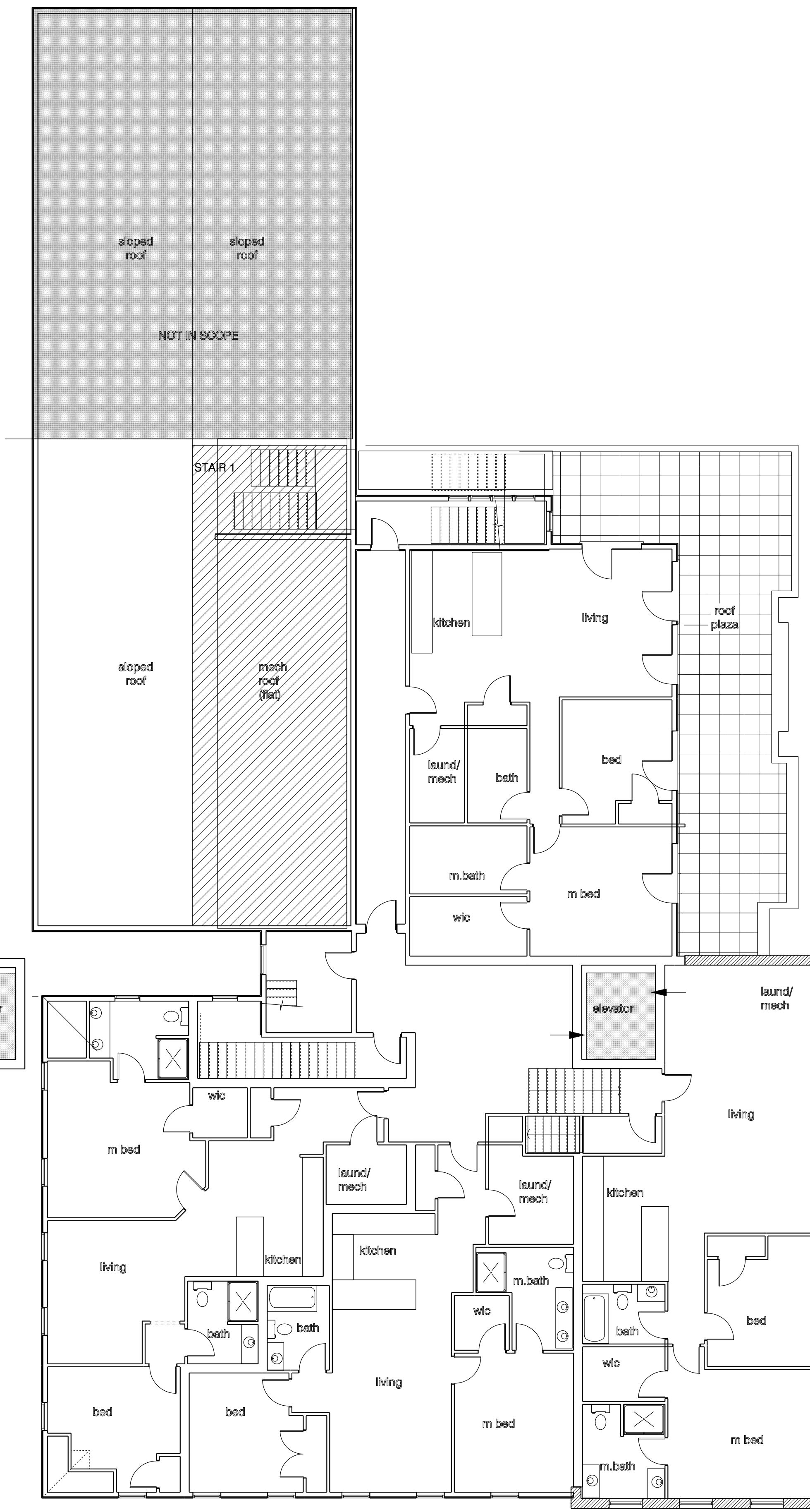
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**PL-2**

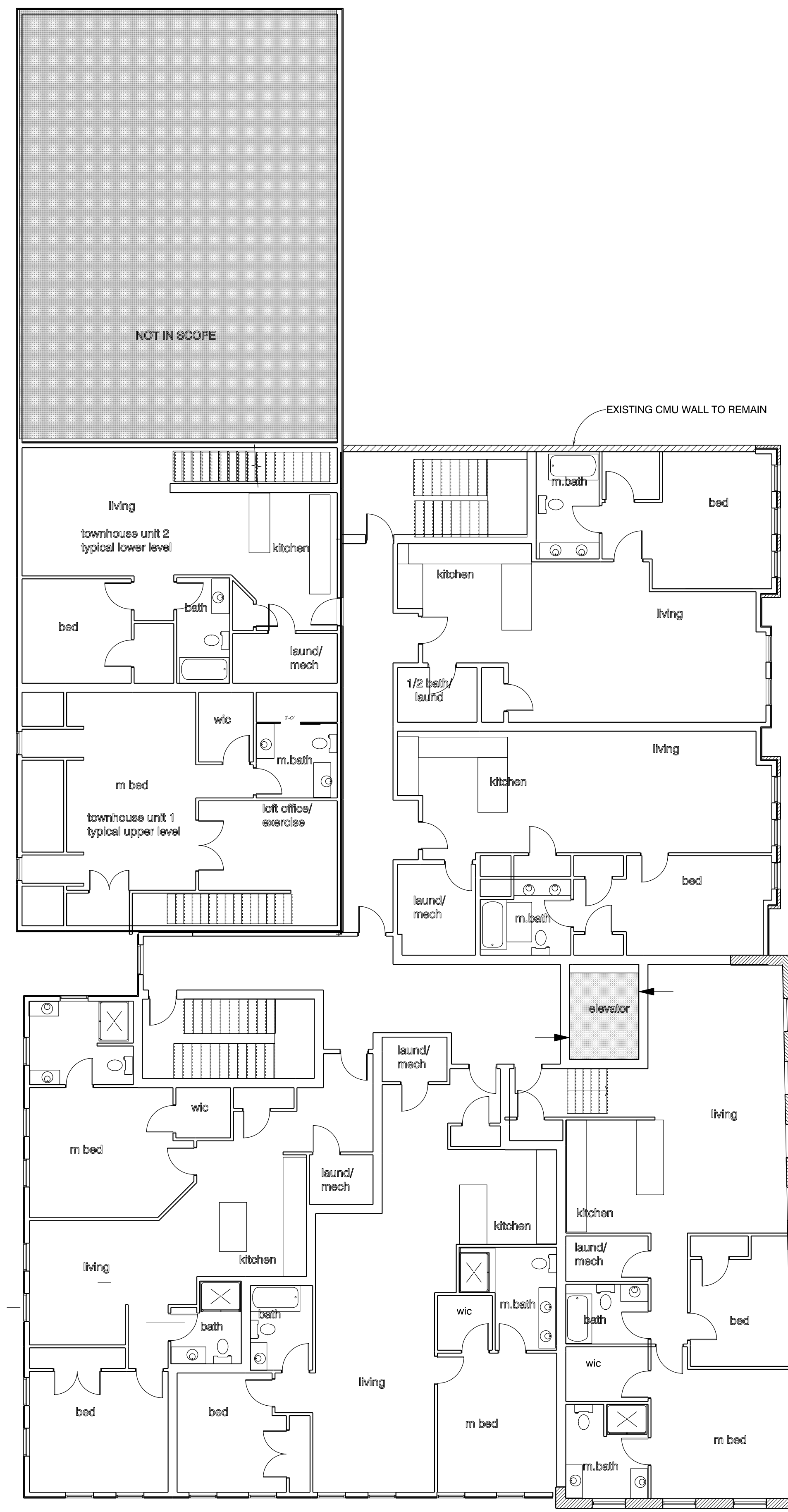


PROPOSED PENTHOUSE 1,400 S.F. +/-  
GROSS FLOOR AREA OF ADDITION FOURTH FLOOR  
(EXCLUDING "TIMES" BUILDING) 2,916 S.F. +/-  
2,2916 S.F./2 = 1458 S.F. +/- ALLOWED PENTHOUSE  
AREA ABOVE ADDITION  
1,400 +/- PROPOSED

PENTHOUSE PLAN

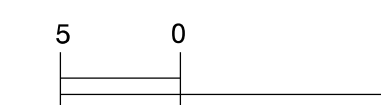


FLOOR 4 PLAN



UPPER FLOOR PLANS  
SCALE: 1/8" = 1'-0"

TYPICAL FLOOR 2-3 PLAN



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**PLEASANT STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**STATE STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**CHURCH STREET ELEVATION**  
SCALE: 1/8" = 1'-0"

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RENDERED ELEVATIONS

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PLEASANT AND COURT STREET VIEW



PLEASANT AND STATE STREET VIEW



STATE STREET VIEW



STATE AND CHURCH STREET VIEW

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RENDERINGS 1

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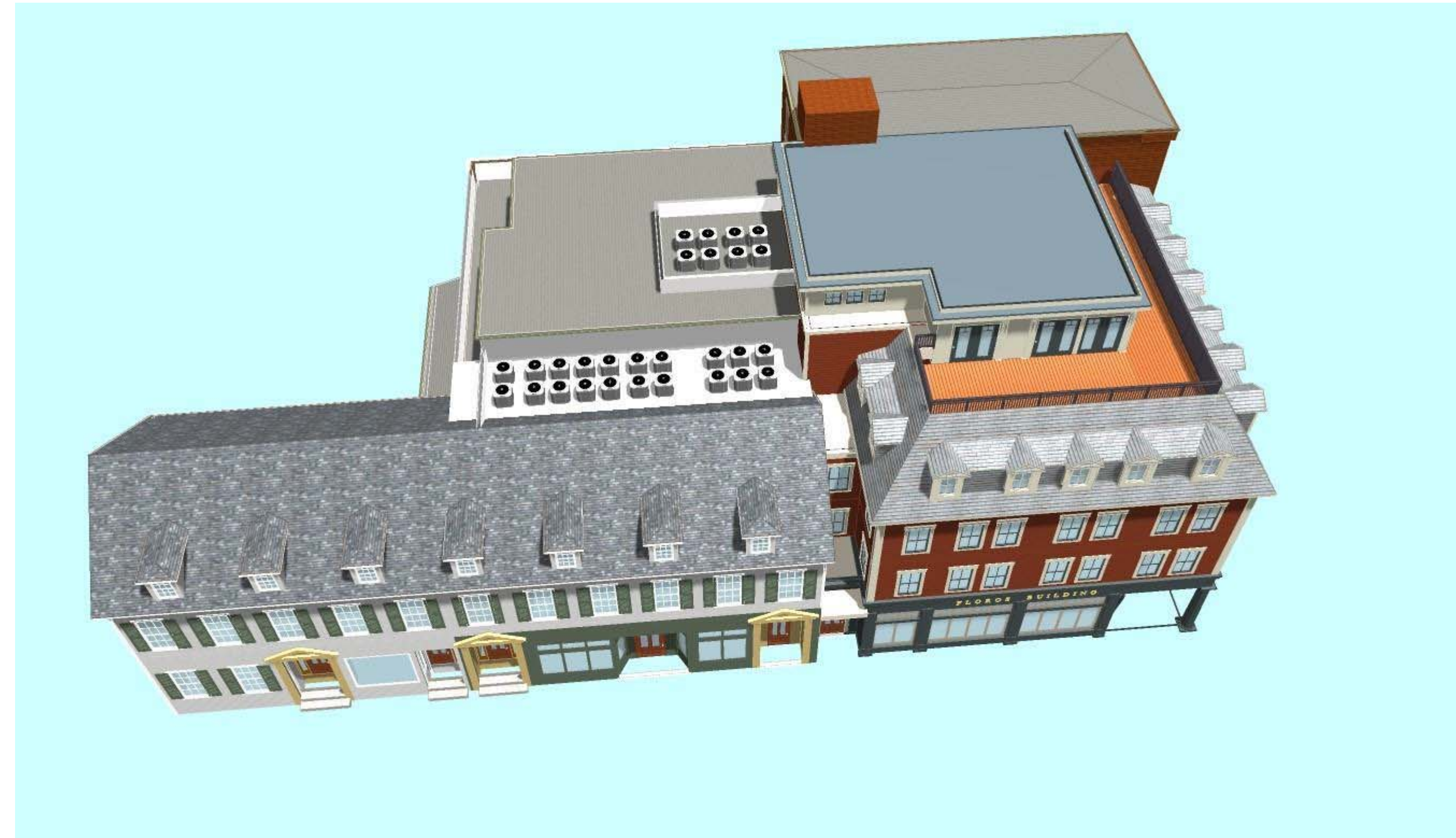
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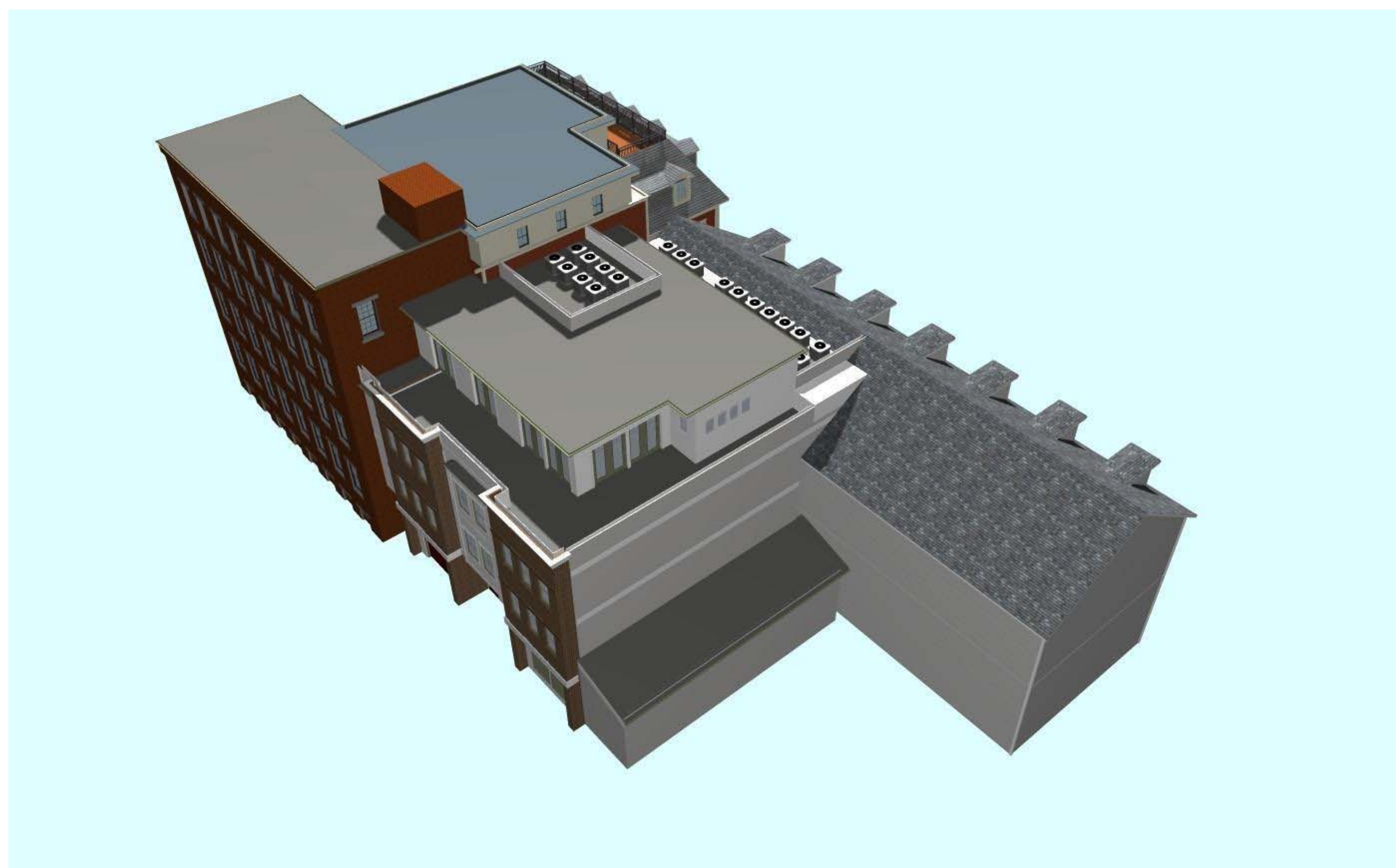




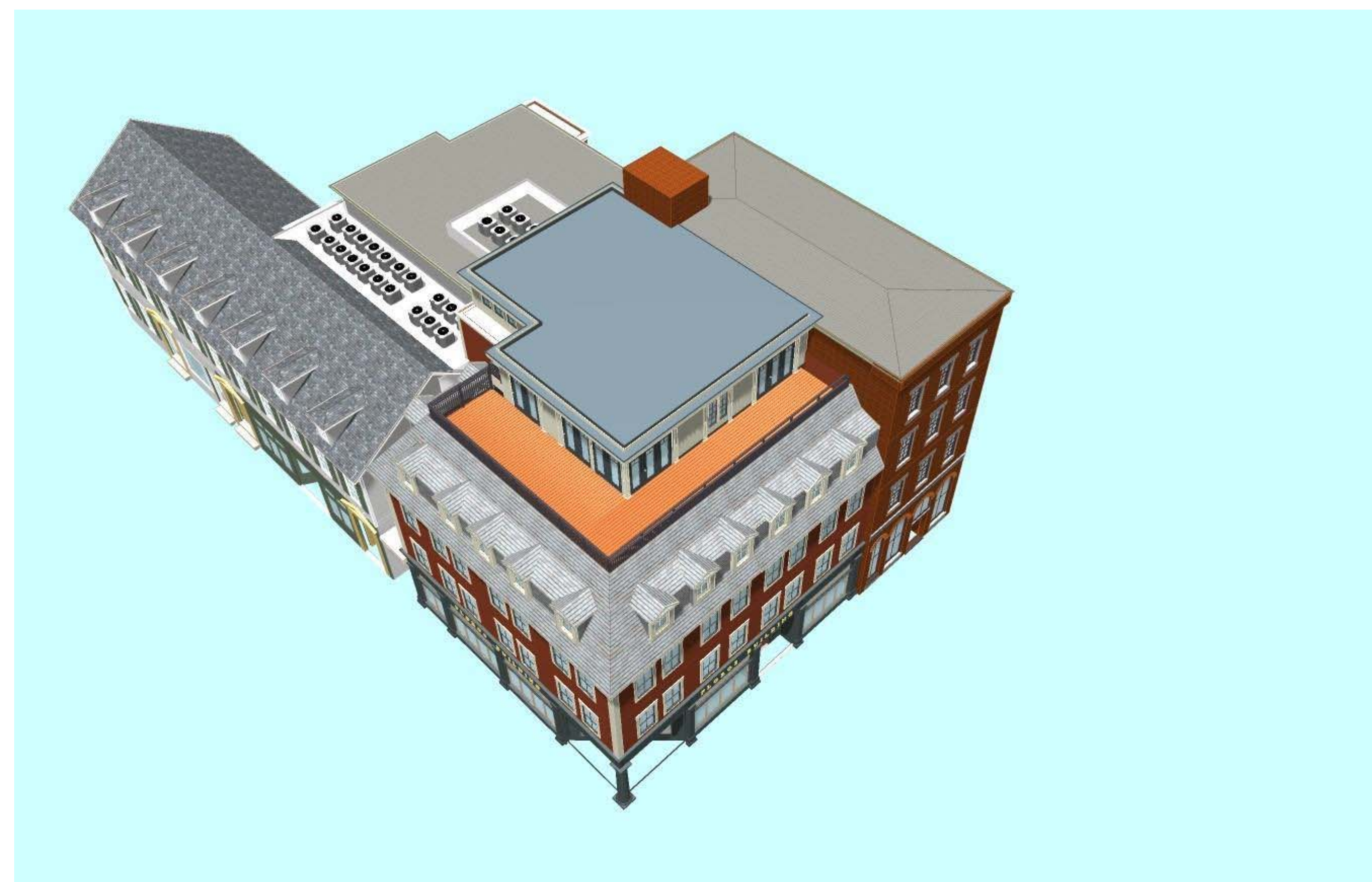
CHURCH AND COURT STREET VIEW



PLEASANT STREET BIRDSEYE VIEW



CHURCH STEET BIRDSEYE VIEW



STATE STREET BIRDSEYE VIEW

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RENDERINGS 2

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DATE: 12/18/2020

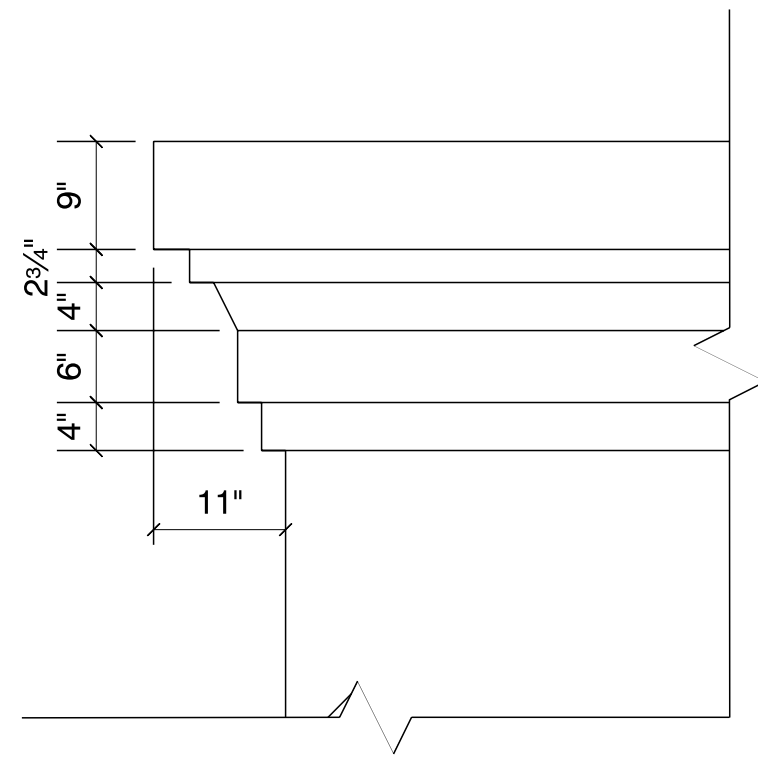
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DRAWING NO.

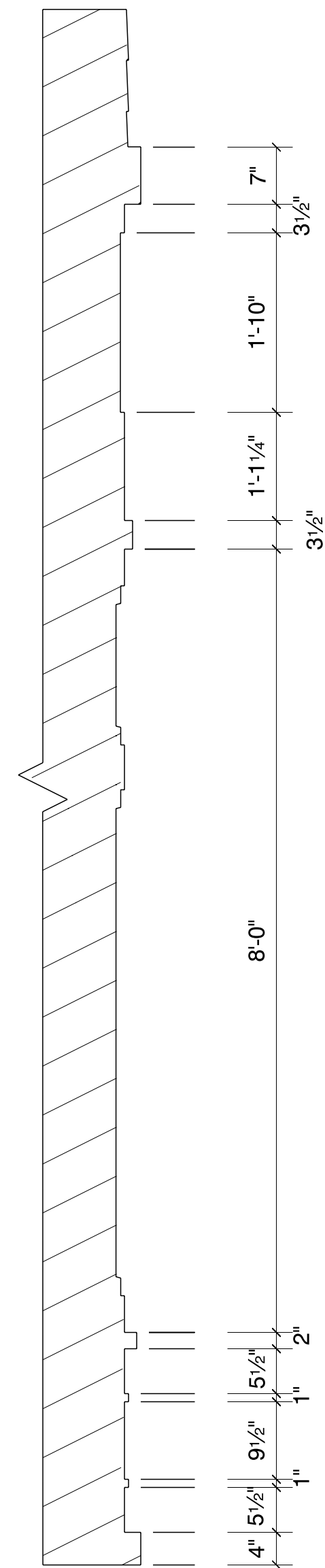
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DO NOT SCALE PRINTS

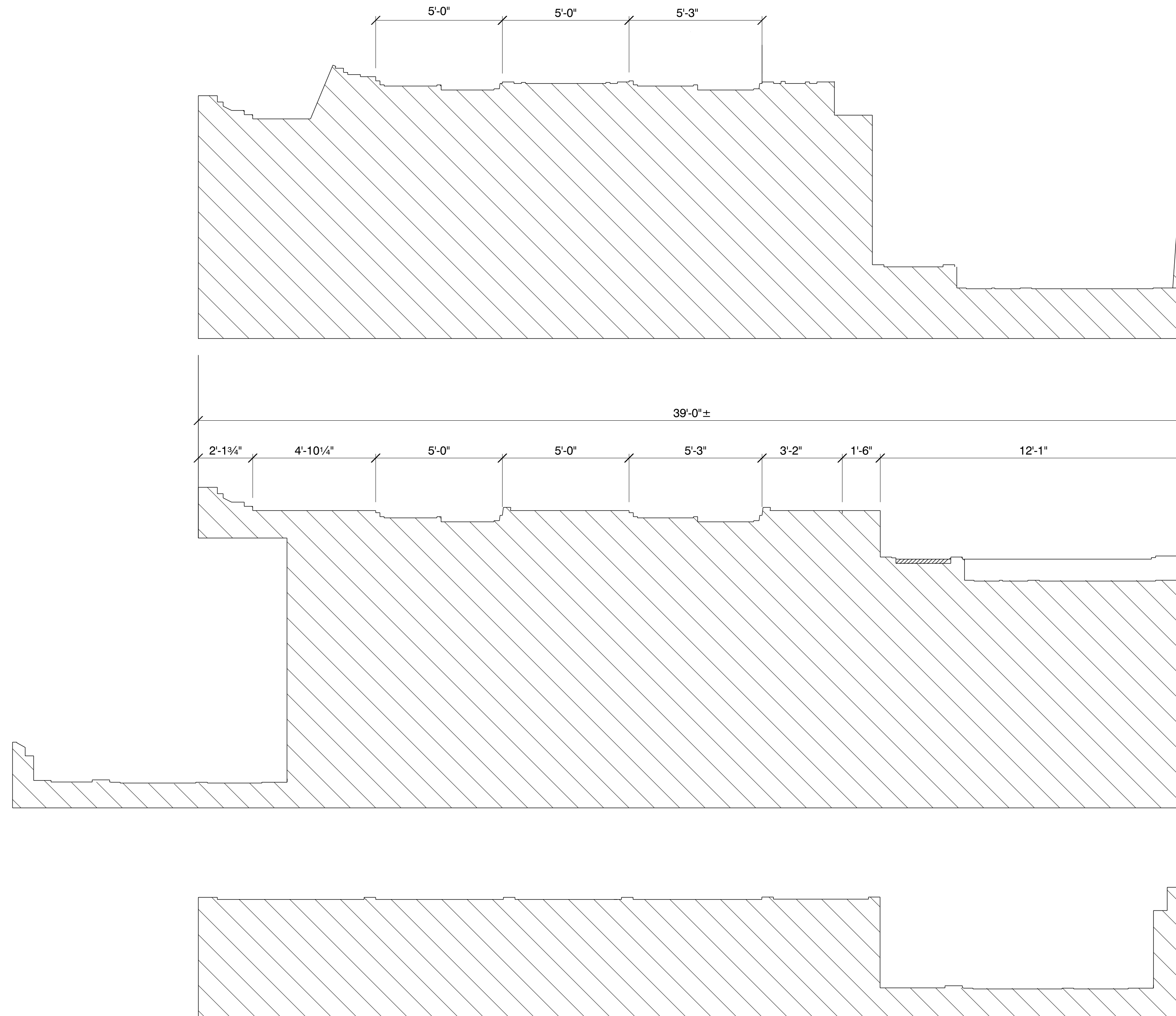




**E-E CHURCH STREET ROOF EDGE PROFILE**  
SCALE: 3/4" = 1'-0"



**STOREFRONT PROFILE**  
SCALE: 3/4" = 1'-0"



**CHURCH STREET PROFILES**  
SCALE: 3/8" = 1'-0"

C-C

B-B

A-A

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PLEASANT AND CHURCH ST PROFILES

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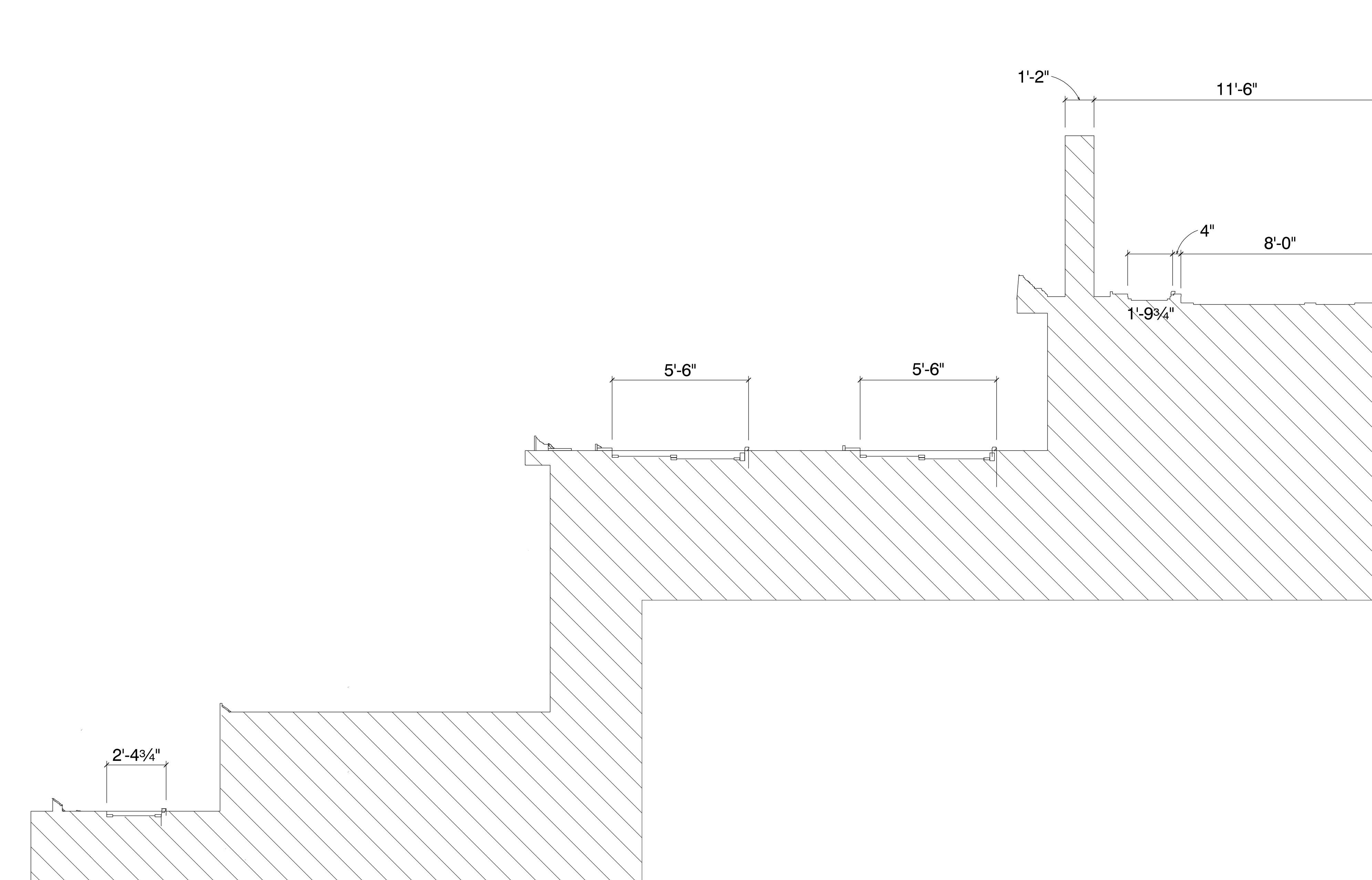
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**F-F LINK ENTRANCE PROFILE**  
 SCALE: 3/8" = 1'-0"

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PROFILES 2

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CHECKED BY:

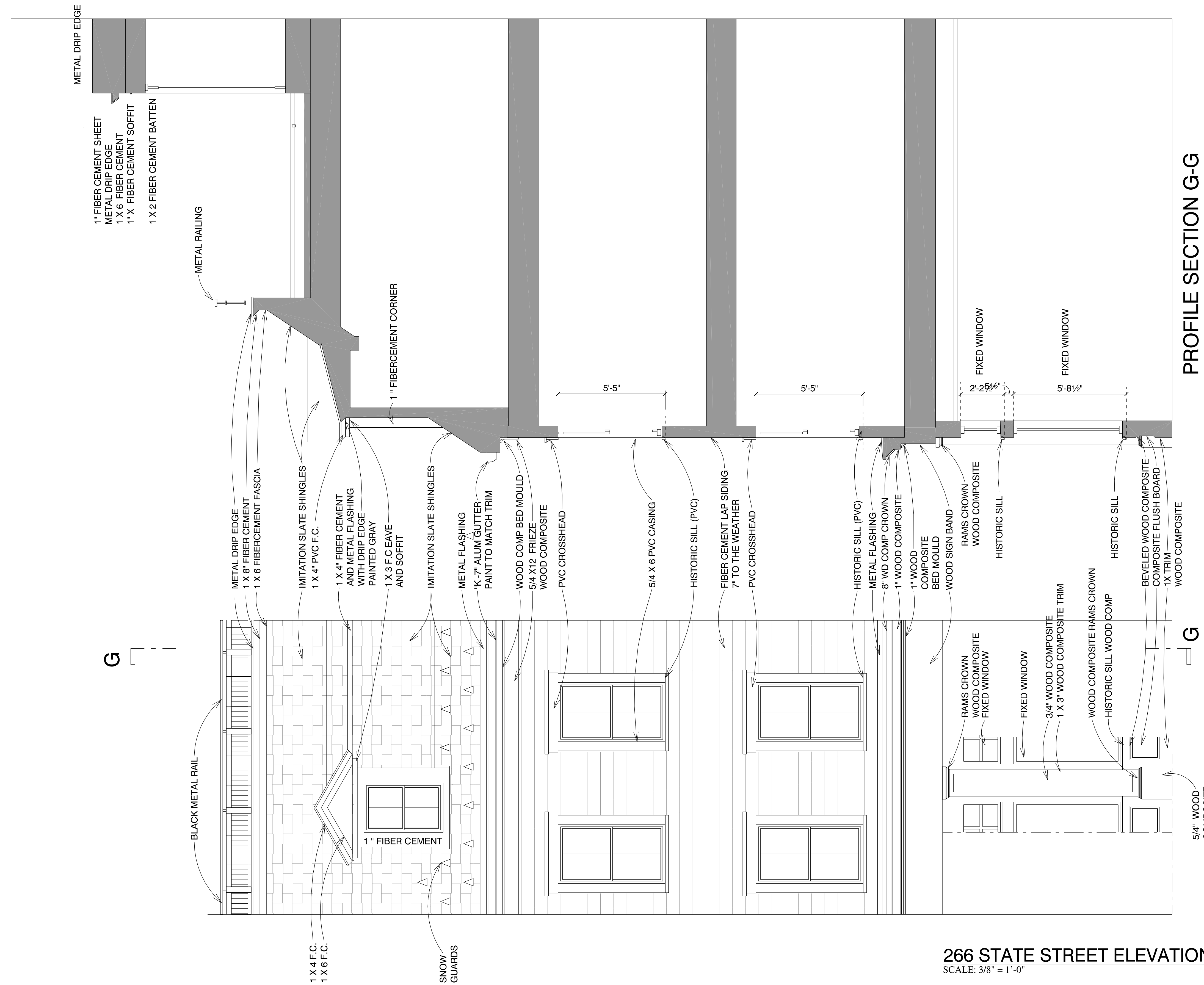
DATE: 12/18/2020

SCALE: AS NOTED

DRAWING NO.

**PR2**

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**PROFILE SECTION G-G**

**266 STATE STREET ELEVATION AND PROFILE**  
SCALE: 3/8" = 1'-0"

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TITLE  
PROFILES 3

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**PR3**

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### NEW ENTRANCE DOORS

266, 270 AND 277 STATE STREET ONLY  
JELDWEN DESIGN PRO OR EQUAL  
FIBERGLASS MAHOGANY FINISH

### IMITATION SLATE ROOF

266 AND 270 STATE STREET LOTS ONLY  
ECOSTAR EMPIRE SERIES  
RANDOM WIDTH BLEND  
ANCIENT QUARRY COLOR BLEND



### EXTERIOR SHUTTER

FRONT ELEVATION OF 84 PLEASANT ONLY  
COMPOSITE WOOD  
EVEN LOUVER  
BY CUSTOM SHUTTER COMPANY  
OR EQUAL  
TRUE PENTIL HARDWARE WITH HOLDBACKS  
CUSTOM SIZES TO OPENING  
HALF LOUVER STYLE  
PRE-PAINTED



### GOOSE NECK SIGN LIGHTING

BARNLIGHT COMPANY FIRE CHIEF SHADE OR EQUAL



### ASPHALT ROOF SHINGLES

FRONT OF 84 PLEASANT STREET ONLY  
IKO ARCHITECTURAL REINFORCED  
FIBERGLASS SHINGLE OR EQUAL  
CAMBRIDGE - HARVARD SLATE



### LAP SIDING - FIBER CEMENT

266 AND 270 STATE STREET - 7" EXPOSURE  
NORTH WALL 84 PLEASANT ST - 4.5" EXPOSURE

SMOOTH FINISH  
HARDIPLANK OR EQUAL



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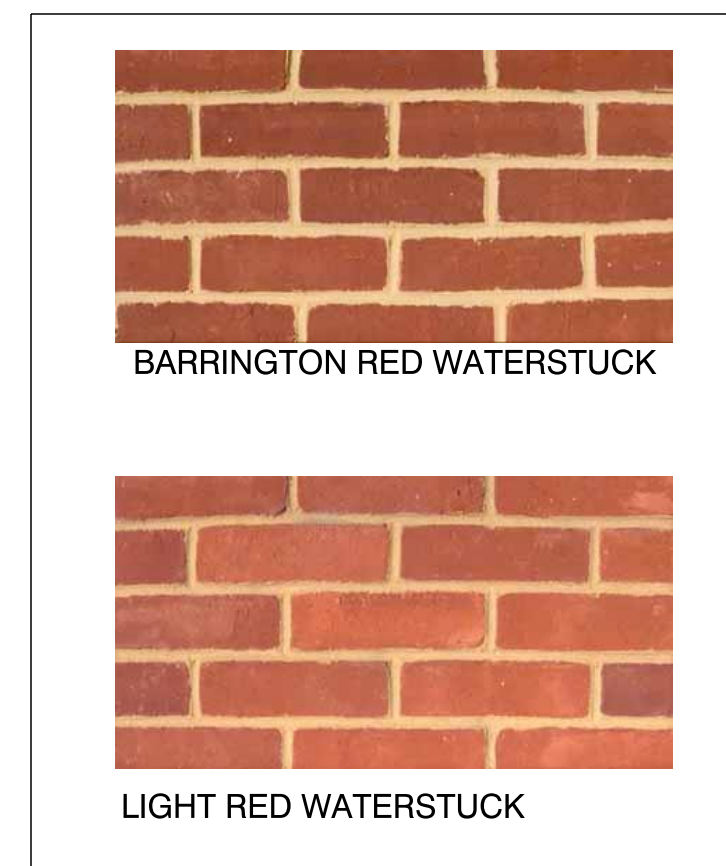
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### RESTORATION BRICK BLEND

"TIMES" BUILDING  
STILES AND HEART BRICK COMPANY



### GRANITE BAND AND BASE

MILFORD GREY  
THERMAL FINISH  
BEVELED TOP EDGE

### NEW BRICK

CHURCH STREET ADDITION  
MORIN BRICK  
BRUSHED VELOUR NARROW FLASH  
OR EQUAL

### NEW STOREFRONT WINDOWS

266, 270 STATE AND "TIMES" BUILDING  
PELLA RESERVE FIXED DIRECT SET  
EDURACLAD ALUM EXTERIOR  
WOOD INTERIOR

### NEW WINDOWS

CHURCH STREET ADDITION  
PELLAIMPERVIA DOUDLE HUNG  
FIBERGLASS

### NEW WINDOWS

266, 270 STATE AND "TIMES" BUILDING  
PELLA RESERVE DOUDLE HUNG  
EDURACLAD ALUM EXTERIOR  
WOOD INTERIOR

1 1/4" PUTTY GLAZE  
SDL MUNTIN

7/8" PUTTY GLAZE  
SDL MUNTIN

### CROSSHEAD WINDOW TRIM

266 AND 270 STATE STREET ONLY  
AZEK PVC WITH 5 1/2" SIDE CASING  
AND HISTORIC NOSING

### EXTERIOR CASING

TIMES BUILDING ONLY  
PELLA ENDURACLAD  
BRICK MOULD

### INSECT SCREEN

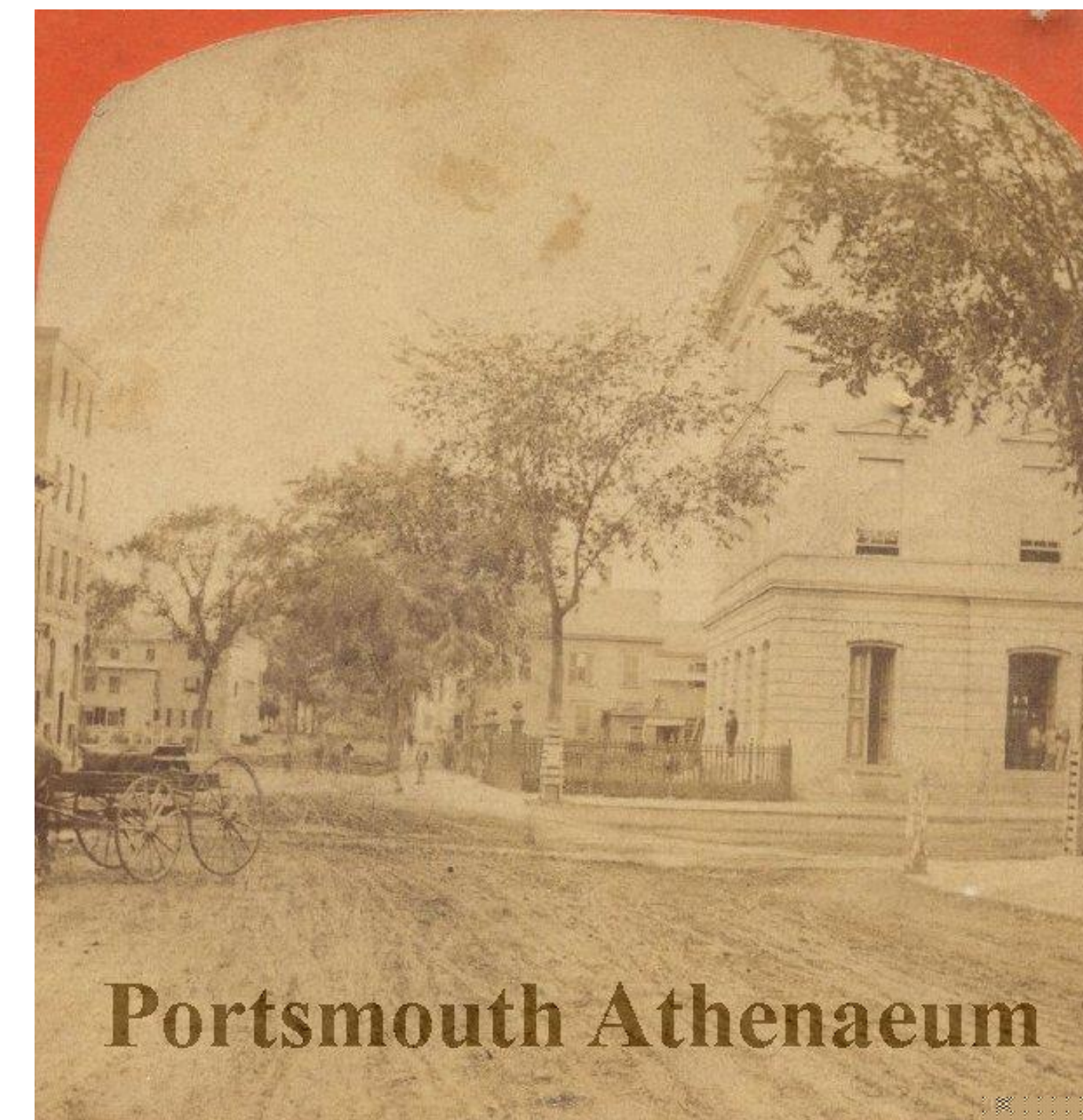
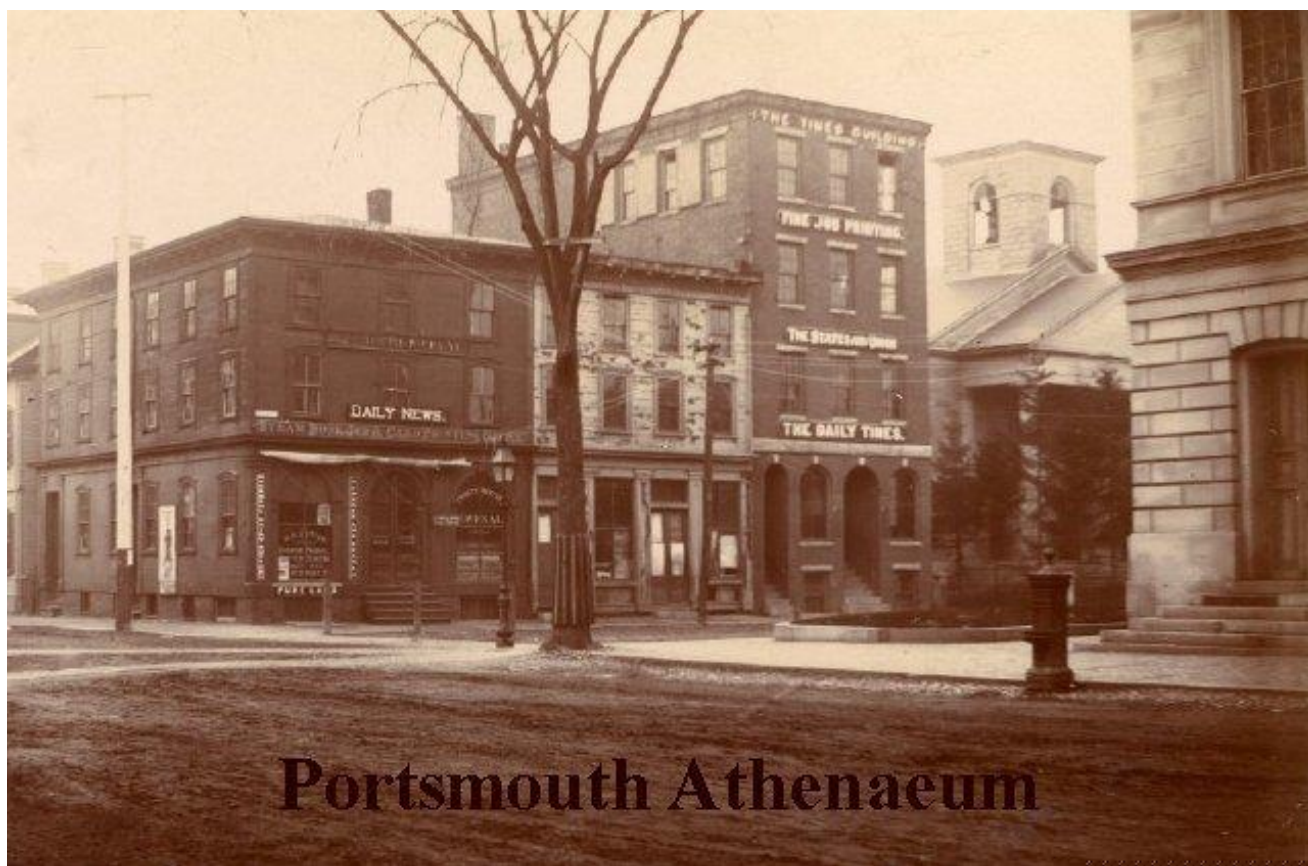
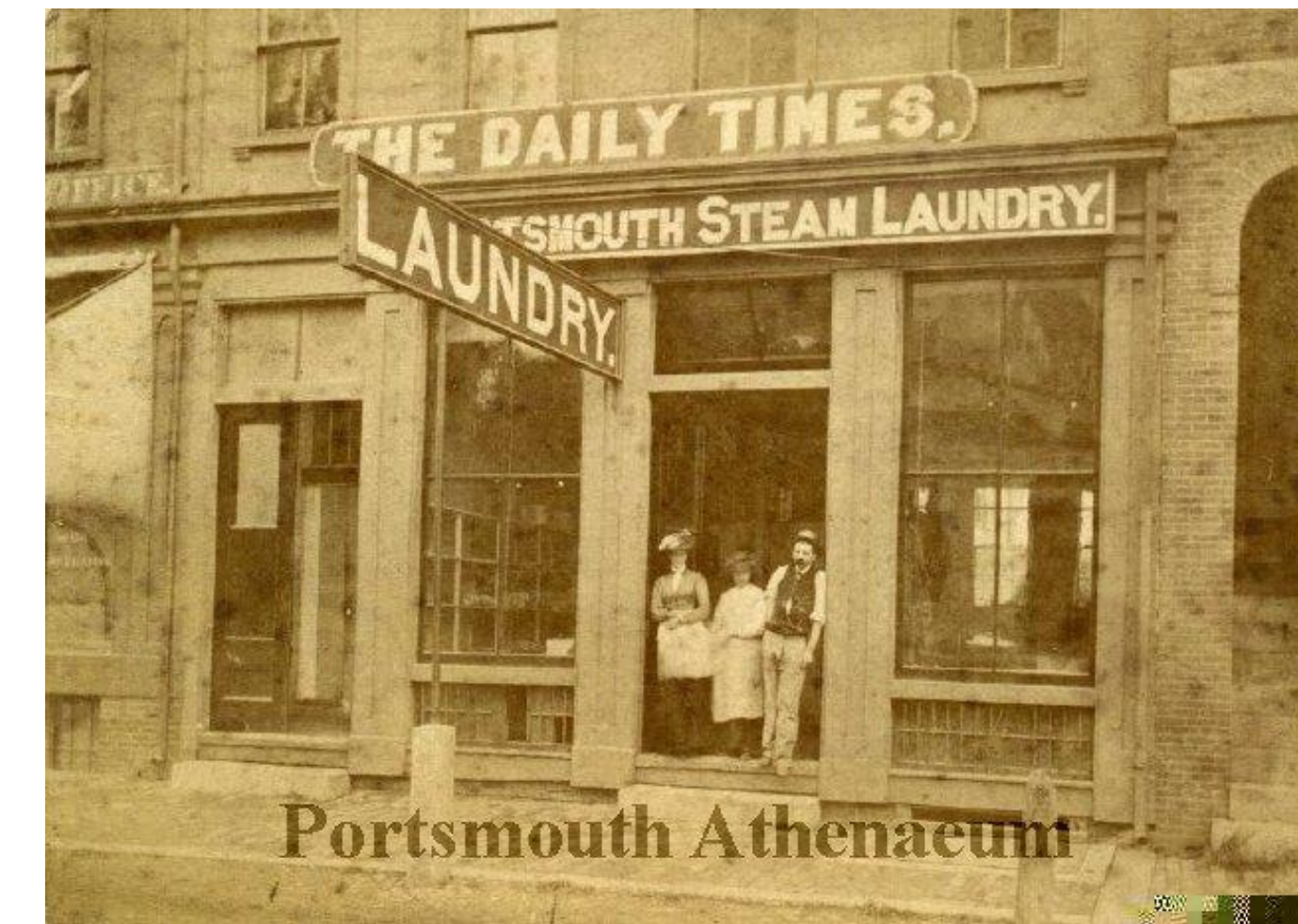
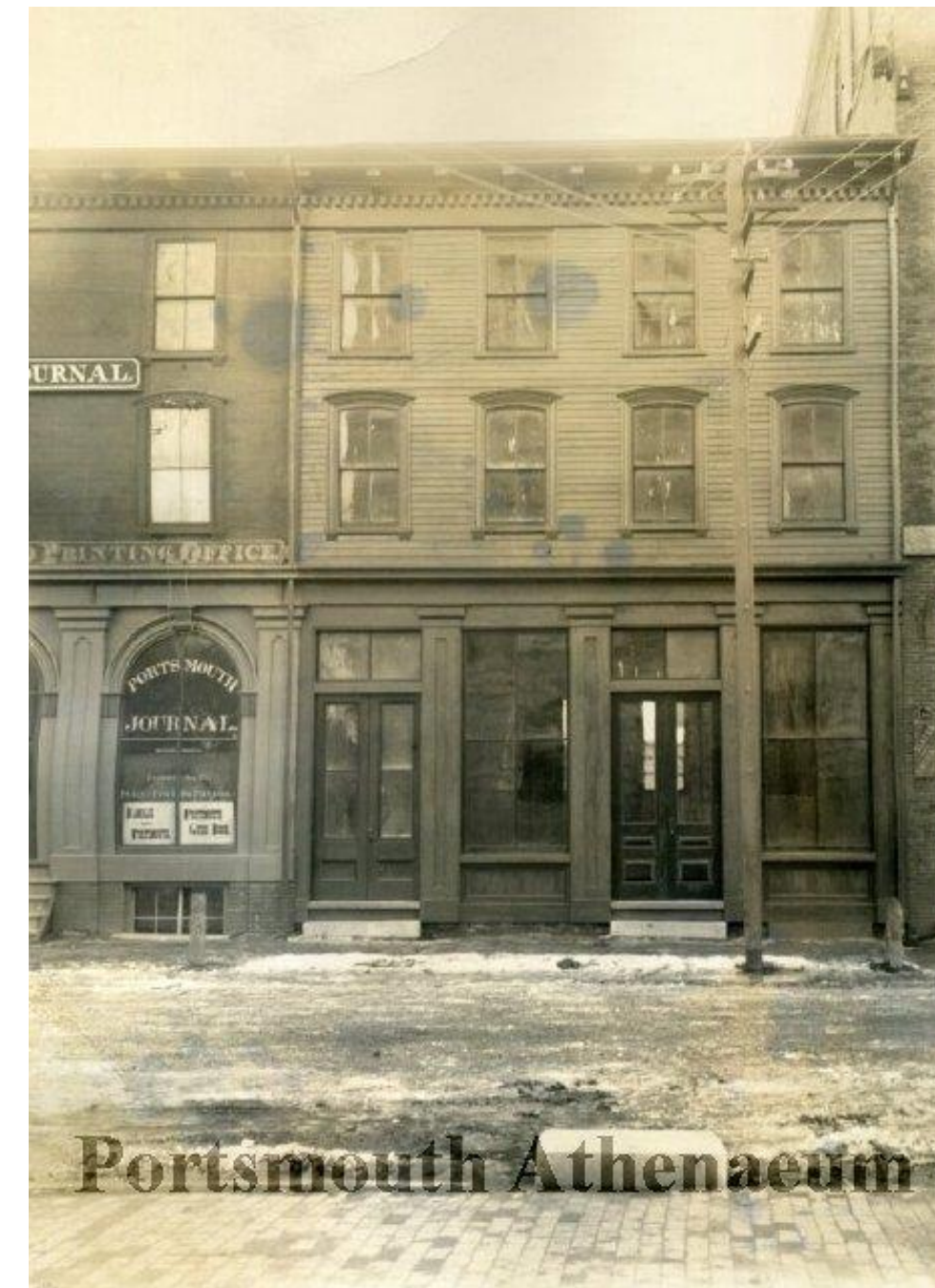
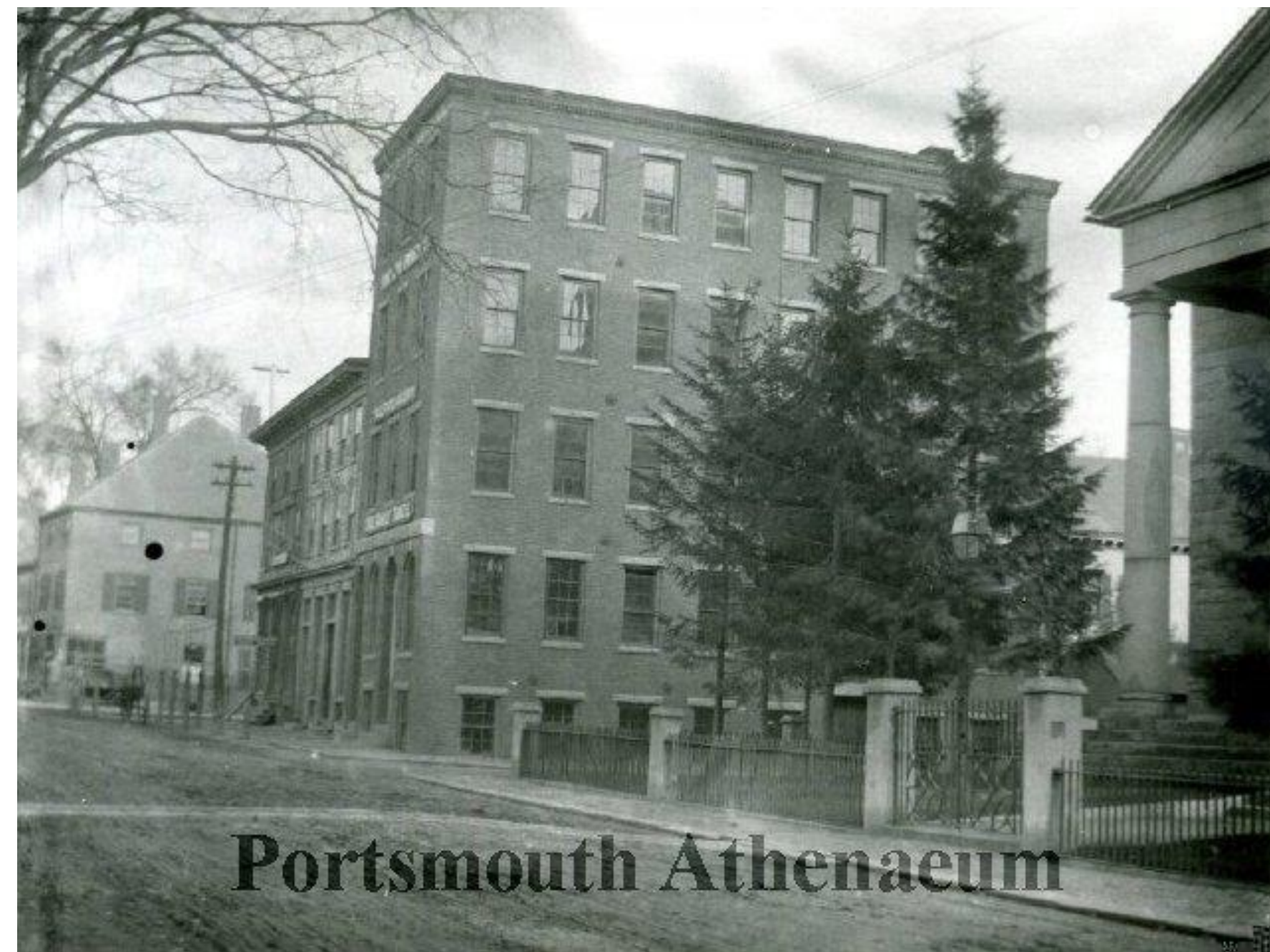
INTEGRATED ROLLSCREEN

AZEK BUILDING PRODUCTS, INC.  
WWW.AZEK.COM  
(877) AZEK-AZEK

AZEK  
HISTORIC SILL  
ALUM-4130  
1-3/4"x2-1/32"x1/8"



PORTSMOUTH ATHENAEUM



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HISTORIC PHOTOS

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TITLE

TIMES BUILDING -EXISTING

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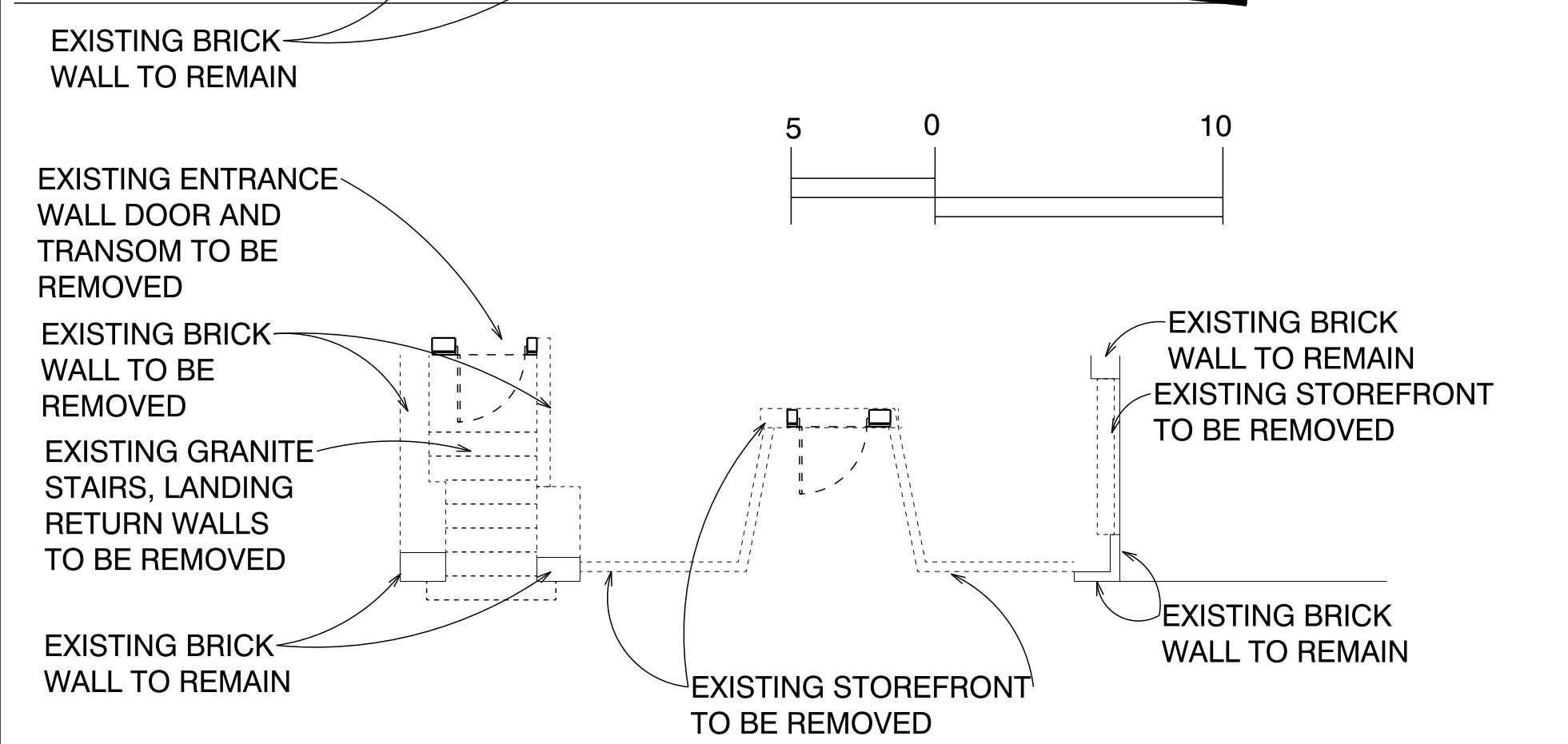
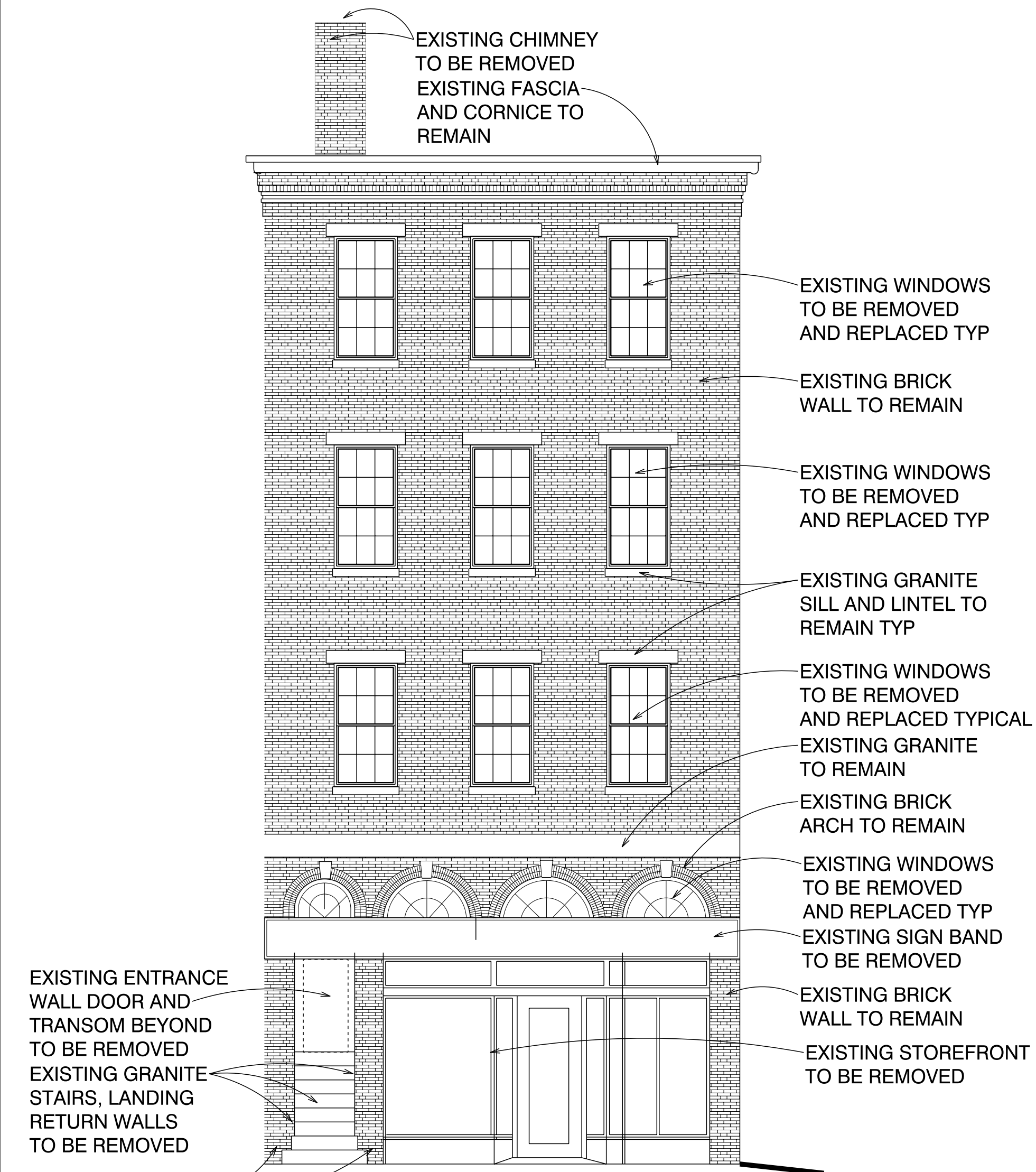
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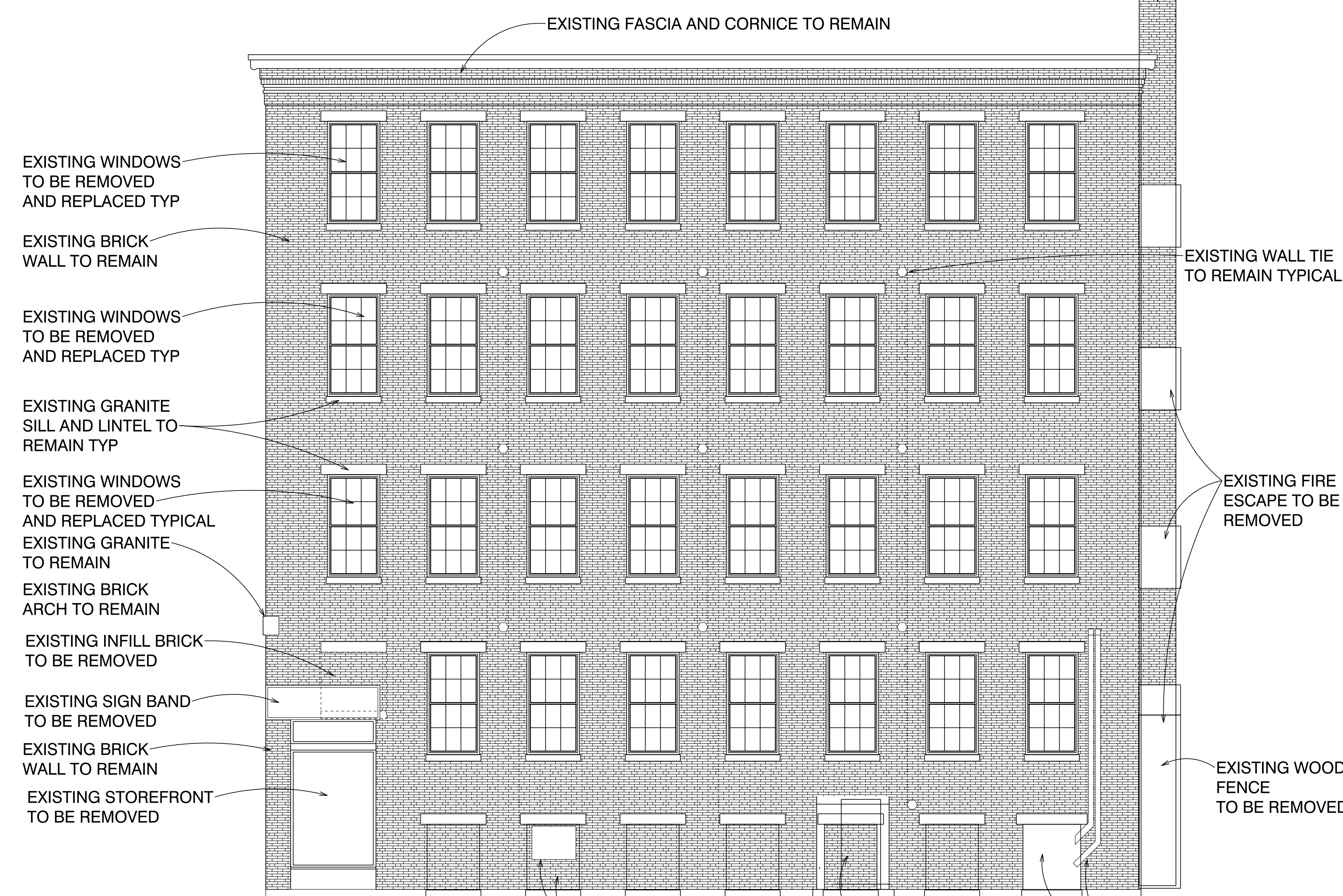
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EX1



NORTH ELEVATION  
SCALE: 3/16" = 1'-0"







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TITLE

TIMES BUILDING S&W - EXISTING

DRAWN BY:

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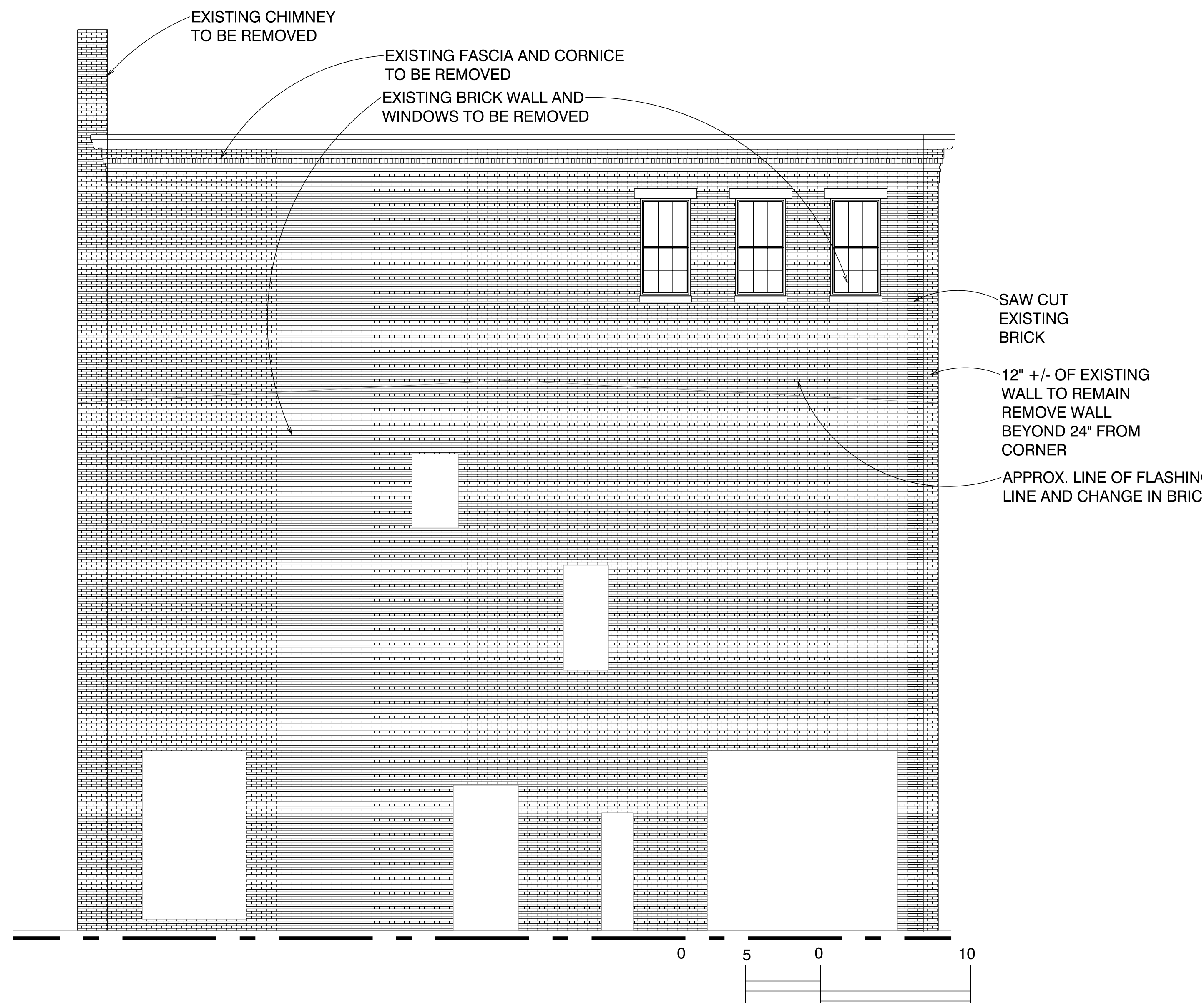
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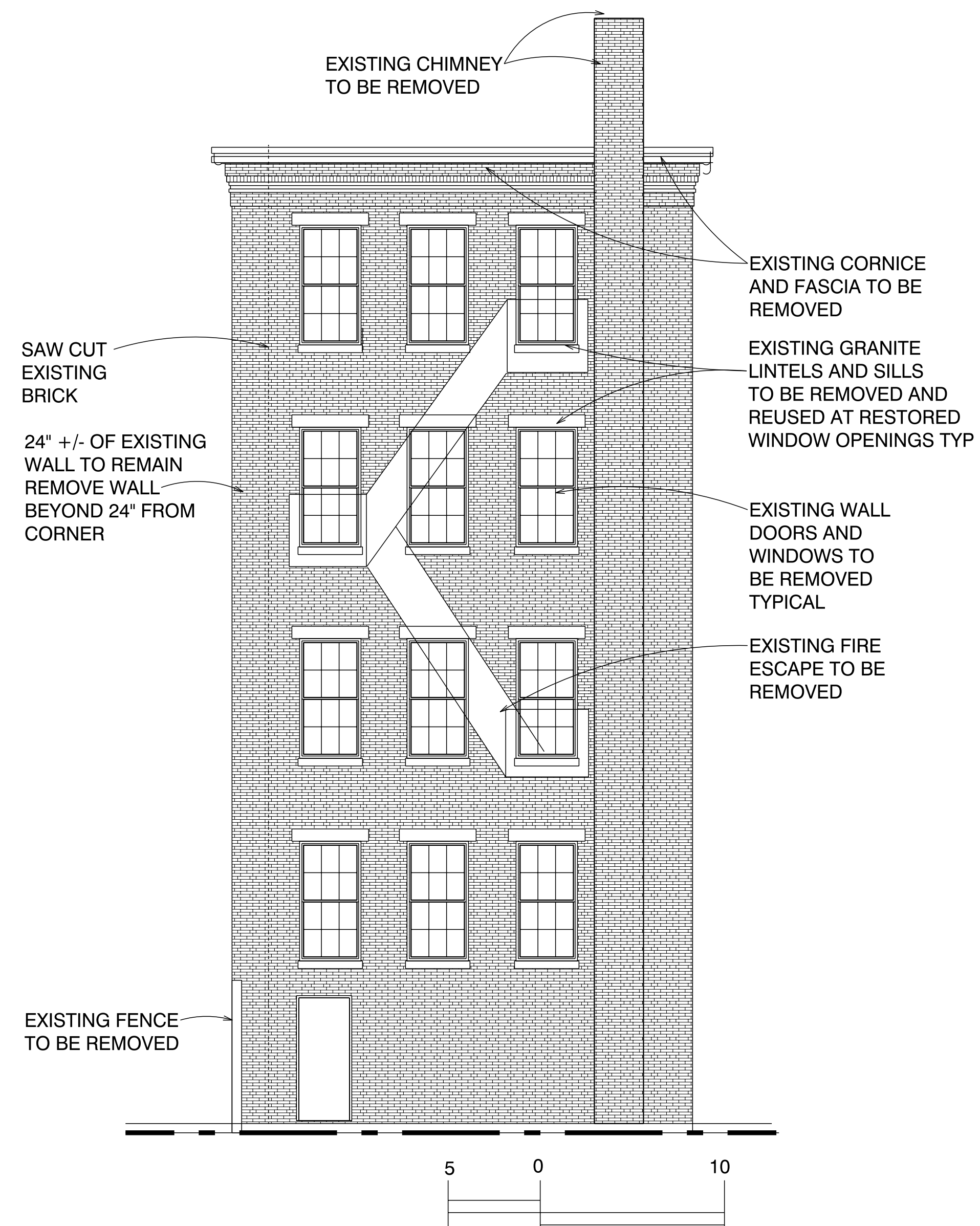
EX2

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WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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TITLE

84 PLEASANT FRONT

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SCALE: AS NOTED

DRAWING NO.

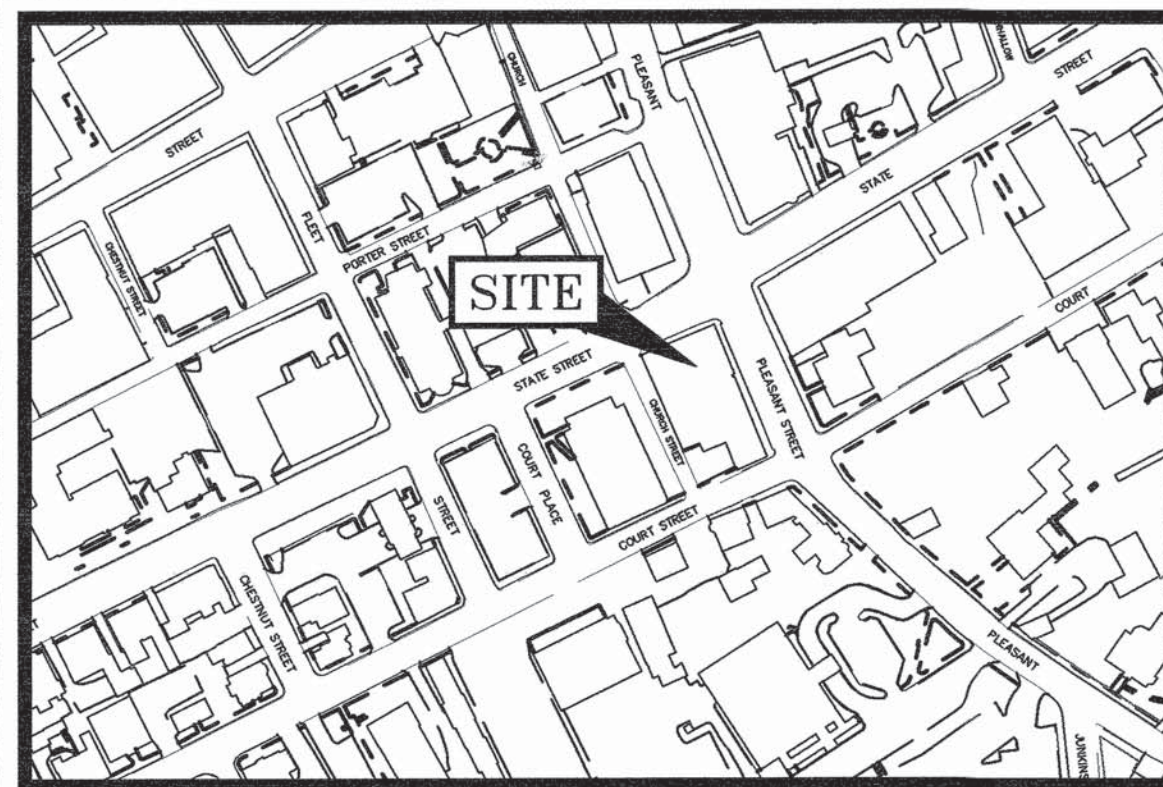
DO NOT SCALE PRINTS

EX3



84 PLEASANT STREET EXISTING  
SCALE: 0.3125" = 1'-0"





LOCATION MAP

SCALE: 1" = 200'

**PLAN REFERENCES:**

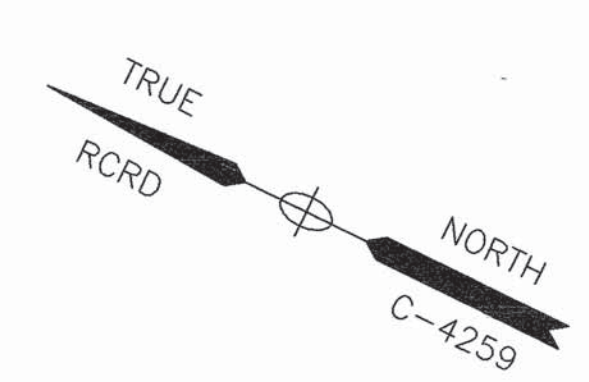
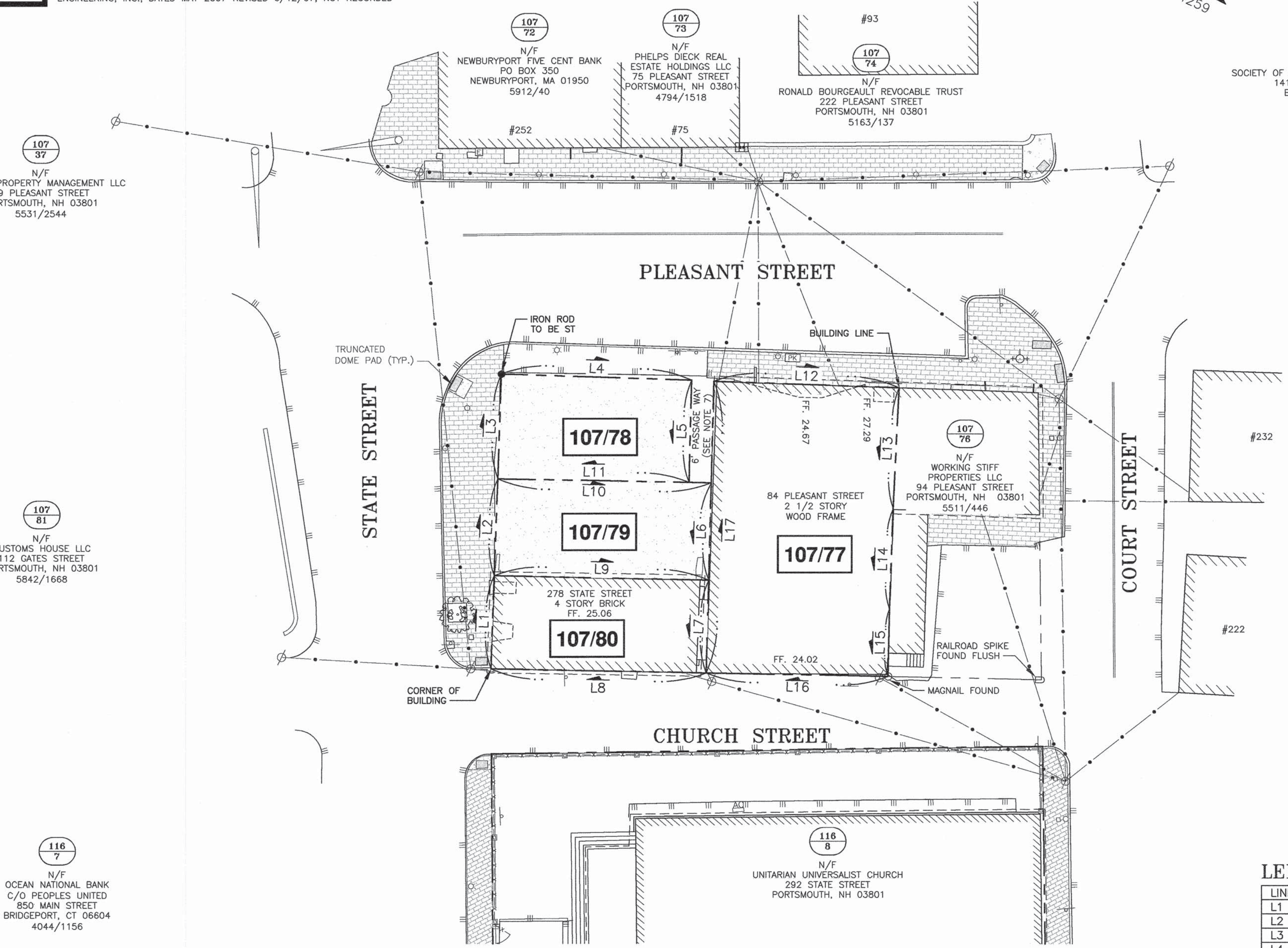
- 1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATAQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.
- 2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.
- 3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.
- 4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.
- 5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.
- 6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.
- 7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

**MERGER NOTE:**

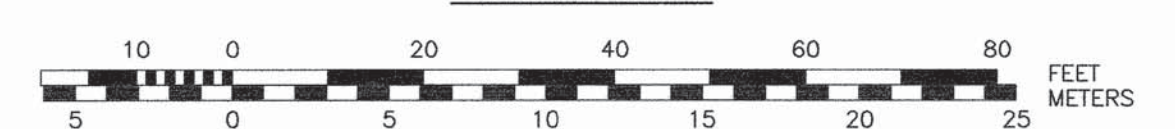
THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

**LEGEND:**

- |           |                            |
|-----------|----------------------------|
| N/F       | NOW OR FORMERLY            |
| RP        | RECORD OF PROBATE          |
| RCRD      | ROCKINGHAM COUNTY          |
|           | REGISTRY OF DEEDS          |
|           | MAP 11 / LOT 21            |
| BOUNDARY  |                            |
| - - - - - | SETBACK                    |
| ○         | RAILROAD SPIKE FOUND       |
| ○         | IRON ROD/PIPE FOUND        |
| ○         | DRILL HOLE FOUND           |
| ○         | STONE/CONCRETE BOUND FOUND |
| ○         | RAILROAD SPIKE SET         |
| ○         | IRON ROD SET               |
| ○         | DRILL HOLE SET             |
| ○         | GRANITE BOUND SET          |



GRAPHIC SCALE



**LENGTH TABLE**

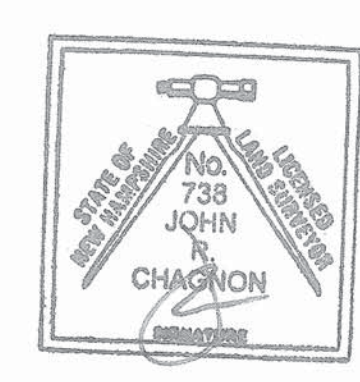
LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" E	50.06'
L13	S 66°47'06" W	32.82'
L14	S 65°52'55" W	26.82'
L15	S 65°14'37" W	18.24'
L16	N 24°54'06" W	49.17'
L17	N 65°27'29" E	78.68'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

PAUL A. DOBBERSTEIN, LLS #1000

DATE 3-4-20



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
- 2) OWNERS OF RECORD:  
107/77  
KC REALTY TRUST  
KEITH & KATHLEEN MALINOWSKI, TRUSTEES  
1475 ELWYN RD, PORTSMOUTH, NH 03801  
BK 3386, PG 2417  
  
107/78-80  
PNF TRUST OF 2013  
PETER N. FLOROS, TRUSTEE  
282 MIDDLE ST, PORTSMOUTH, NH 03801  
BK 5540, PG 0293 (78)  
BK 5540, PG 0298 (80)  
  
107/79  
282 MIDDLE STREET LLC  
282 MIDDLE ST, PORTSMOUTH, NH 03801  
BK 5877, PG 511
- 3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E, EFFECTIVE 5/17/2005.
- 4) EXISTING LOT AREA:  
LOT 107/ 77  
EXISTING: 3,866 SF, 0.0887 ACRES  
  
LOT 107/ 78  
EXISTING: 1,440 SF, 0.0331 ACRES  
  
LOT 107/ 79  
EXISTING: 1,518 SF, 0.0348 ACRES  
  
LOT 107/ 80  
EXISTING: 1,458 SF, 0.0335 ACRES  
  
6' PASSAGE WAY  
EXISTING: 165 SF, 0.0038 ACRES  
  
TOTAL COMBINED LOT AREA:  
8,447 SF, 0.1939 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.
- 7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 MAY HAVE FEE OWNERSHIP.

0	ISSUED FOR COMMENT	3/4/20
NO.	DESCRIPTION	DATE
REVISIONS		

**STANDARD BOUNDARY SURVEY TAX MAP 107 - LOTS 77-80**

PROPERTY LOCATED AT:  
266, 270, 278 STATE STREET  
& 84 PLEASANT STREET  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE



**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4  
 DOWNTOWN OVERLAY DISTRICT AND HISTORIC DISTRICT

**BUILDING PLACEMENT (PRINCIPAL):**

	REQUIRED	MAP 107 AS LOTS 77, 78, 79, AND 80.	
		EXISTING †	PROPOSED
MAX. PRINCIPAL FRONT YARD:	10 FEET	0	0
SECONDARY FRONT YARD	NR	15	0
MIN. SIDE YARD:	NR	N/A	N/A
MIN. REAR YARD:	5 FEET	0	0
FRONT LOT LINE BUILDOUT:	50% MIN	100%	100%
REAR SETBACK: 5' (REAR LINE) OR 10' (ALLEY CENTERLINE)			

**BUILDING TYPES:**  
 BUILDING TYPES: OFFICE, FOOD SERVICE, COMMERCIAL, RESIDENTIAL, PARKING  
 DOWNTOWN OVERLAY DISTRICT DOES NOT PERMIT RESIDENTIAL USES FOR GROUND FLOOR. ENTRY CAN NOT EXCEED 20% OF GROUND FLOOR AREA. PROPOSED 12%  
 FACADE TYPE: SHOPFRONT, OFFICE FRONT

**BUILDING FORM:**

	REQUIRED	EXISTING	PROPOSED
MAX. STRUCTURE HEIGHT:	45 FEET	53 FT	55 FT*
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	2"	2"
MIN. GROUND STORY HEIGHT:	12 FEET	14-15 FT	13'-3"
MIN. SECOND STORY HEIGHT	10 FEET	11'-4"	10
FACADE GLAZING (WINDOW/PERIMETER):	70% SHOP 20-50% OTHER	DESTROYED	TO COMPLY

**ROOF TYPE:** FLAT, MANSARD, GABLE

**LOT OCCUPATION:**

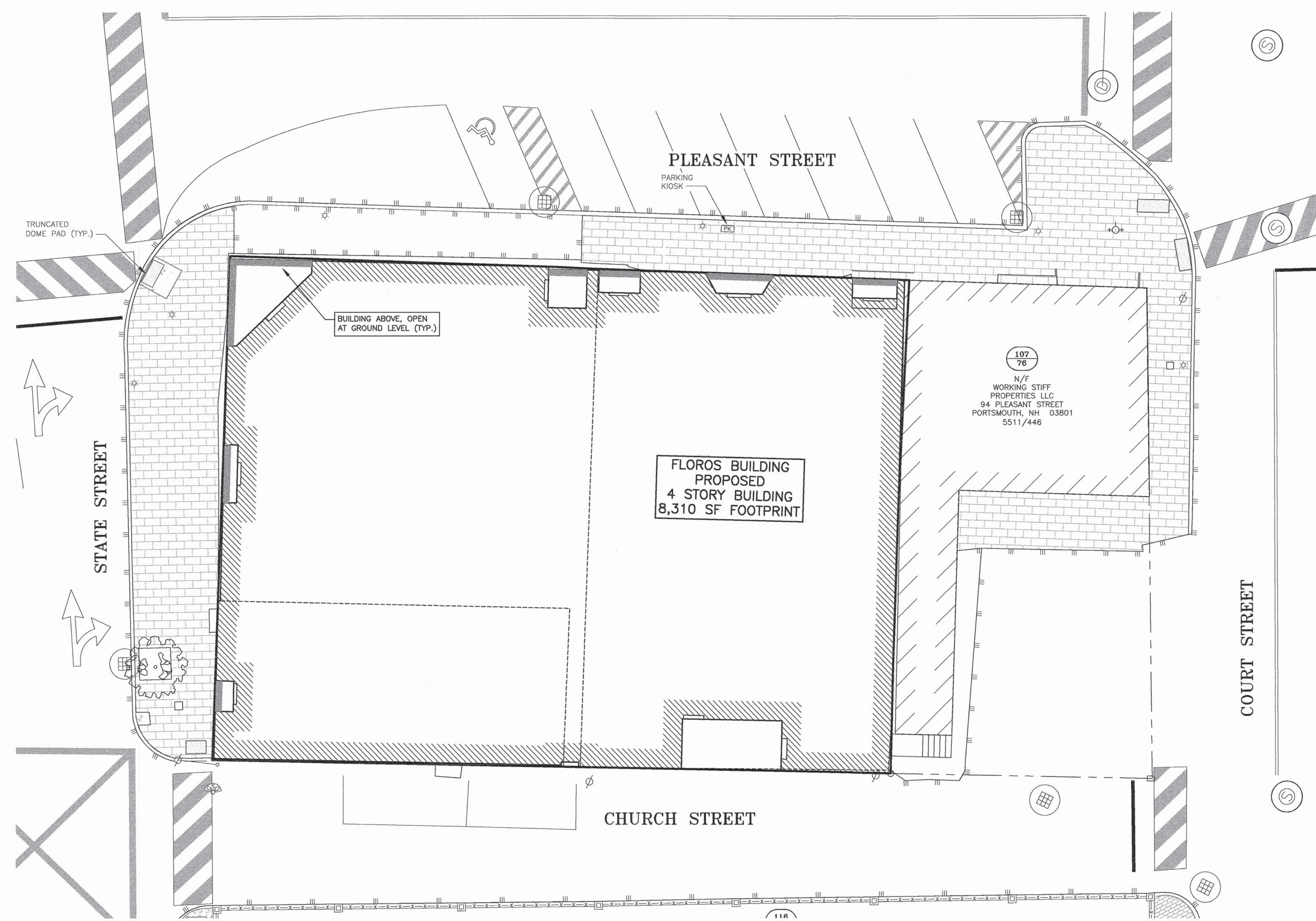
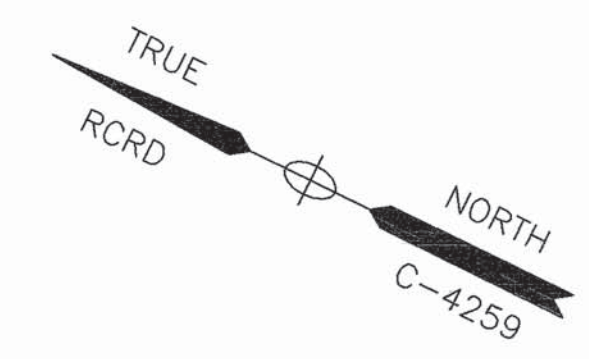
	REQUIRED	EXISTING	PROPOSED
MAX. BUILDING BLOCK:	200 FEET	146	146
MAX. FACADE MOD. LENGTH:	80 FEET	50	50
MAX. ENTRANCE SPACING:	50 FEET	58	50
MAX. BUILDING COVERAGE:	90%	DESTROYED	98.4%
MAX. BUILDING FOOTPRINT:	15,000 SF	DESTROYED	8,338
MIN. LOT AREA:	NR	8,447	8,447
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	497	497
MIN. OPEN SPACE :	10%	2%	1%
MAX. GROUND FLOOR GFA PER USE	15,000 SF	N/A	8,061

\* WITH VARIANCE  
 † PRE- 2017 FIRE

**IMPERVIOUS SURFACE AREAS**  
 (TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,310
STAIRS/LANDING	87	0
ENTRANCE DRIVE	0	128
RETAINING WALL	15	0
CONCRETE	62	9
GRAVEL	3,129	0
<b>TOTAL</b>	<b>8,447</b>	<b>8,447</b>
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

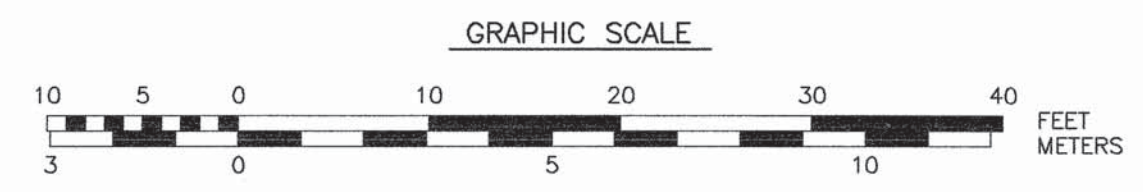
NOTE: FIRST FLOOR OPEN ENTRANCE AREAS: 405 S.F., 4.8%



- PORTSMOUTH APPROVAL CONDITIONS NOTES:**
- ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.
  - THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
  - FOUNDATION EXCAVATION WILL REQUIRE SHORING TO PROTECT CITY STREETS AND INFRASTRUCTURE.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOTS 77, 78, 79, AND 80.
  - OWNERS OF RECORD:  
SEE COVER SHEET
  - PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.
  - EXISTING COMBINED AREA:  
8,447 SF  
0.1939 ACRES
  - THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).
  - PARKING SPECIFICATIONS: NO PARKING REQUIRED  
SUBSURFACE PARKING PROVIDED:
  - THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH.
  - PROPOSED USE:  
BASEMENT: STORAGE, PARKING, MECHANICAL  
FIRST FLOOR: COMMERCIAL, OFFICE, FOOD SERVICE  
FLOORS 2-4 AND PENTHOUSE: 17 RESIDENTIAL UNITS

**FLOROS BUILDING  
 STATE AND PLEASANT STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/6/20
REVISIONS		



SCALE: 1" = 10' MARCH 2020

**SITE LAYOUT PLAN C3**



**100 Market Street**

**LU-20-246**

**Public Hearing**





City of Portsmouth, NH

12/30/2020

## LU-20-246

Land Use Application

**Status:** Active**Date Created:** Dec 21, 2020

---

### Applicant

Timothy Hart  
thart@canal5studio.com  
One Canal Plaza, #888  
Portland, Maine 04101

### Location

100 MARKET ST  
Portsmouth, NH

**Owner:** 100 Market Group Ltd.  
null PO Box 1267, null, Portsmouth, NH 03802

---

### Applicant Information

**Please indicate your relationship to this project**

F. Applicant's Representative Filing on behalf of C., D. or E. above

---

### 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**

**Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure**



COVER

DRAWINGS

- A1 - ENTRY FLOOR PLAN
- A2 - ENTRY ELEVATION
- A3 - CEILING PLAN
- A4 - HANOVER STREET ELEVATION
- A5 - CORNER ELEVATION
- A6 - MARKET STREET ELEVATION
- A6 - CORNER PERSPECTIVE

SPEC SHEET ATTACHMENTS:

- S1 - CR LAURENCE CUT SHEETS
- S2 - SWENSON GRANITE CUT SHEETS
- S3 - ALUCOBOND CLADDING CUT SHEETS



# SPRINGER'S JEWELERS PORTSMOUTH EXTERIOR RENOVATIONS

100 MARKET STREET, PORTSMOUTH, NH

HDC APPLICATION

DECEMBER 16, 2020

**CANAL 5 STUDIO**  
Architecture / Planning / Interior Design

**207 553 2115**  
One Canal Plaza, Suite 888  
Portland, Maine 04101

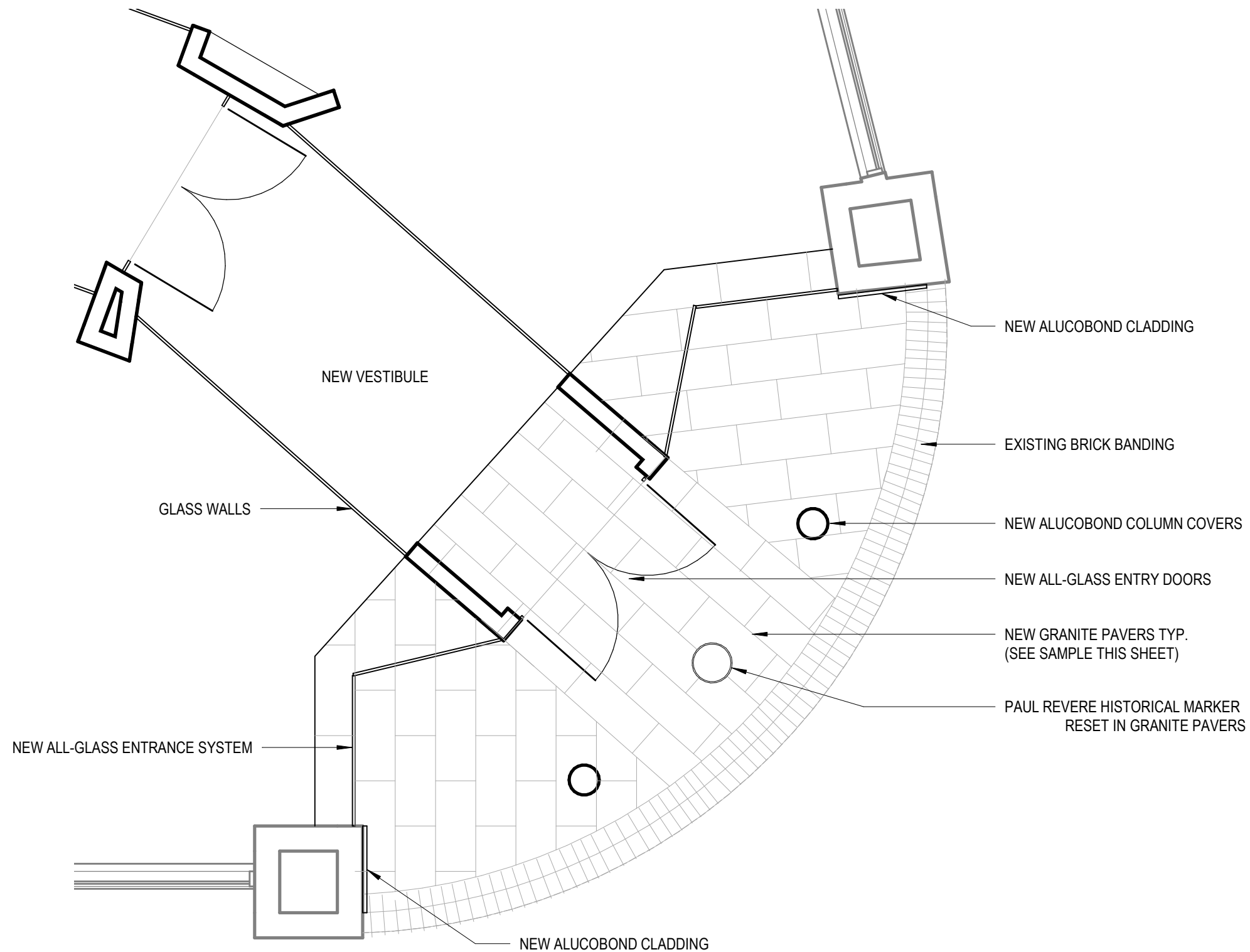
canal5studio.com

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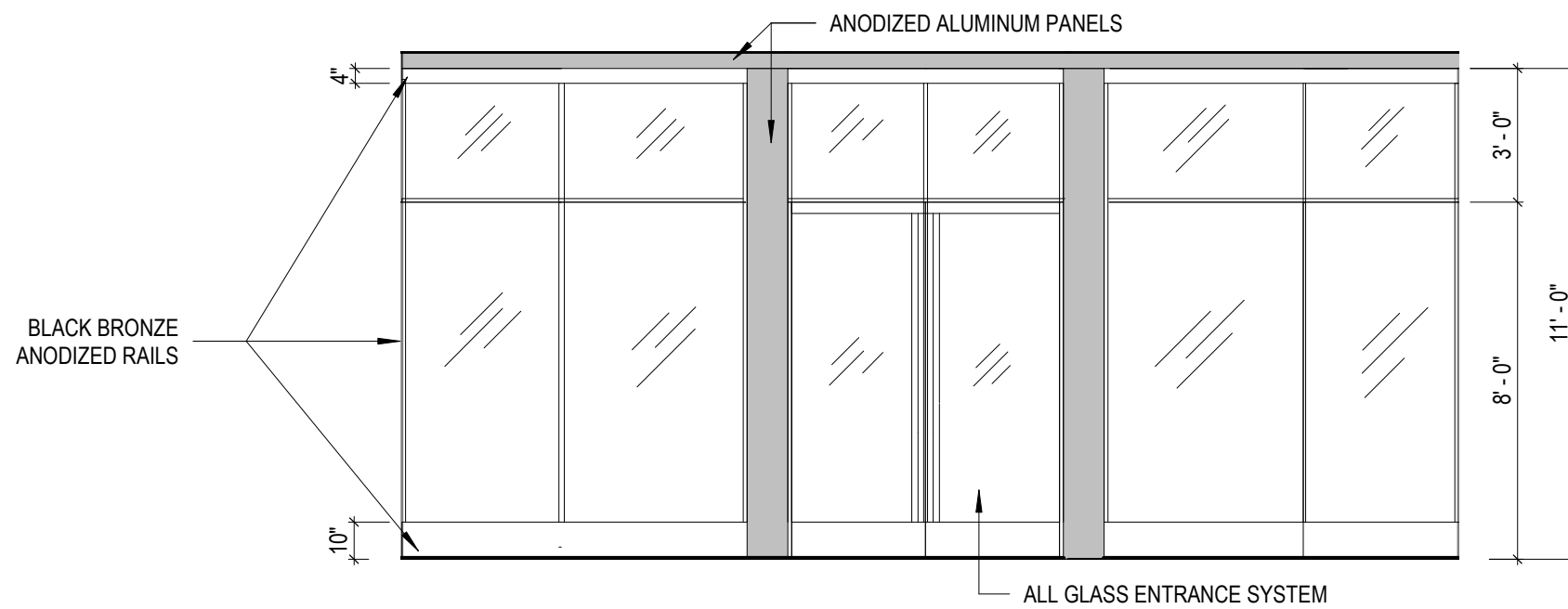
GRANITE: WOODBURY GRAY.  
2" THICK., 16" X 36" (SEE INCLUDED SPEC SHEET)



DECEMBER 16, 2020

<p>One Canal Plaza, Suite 888 Portland, Maine 04101</p> <p>207 553 2115 canal5studio.com</p>	<p>THIS DRAWING IS THE PROPERTY OF CANAL 5 STUDIO AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE. 2018 © CANAL 5 STUDIO</p>	Scale:	Project Title	REV.	DATE	DESCRIPTION	Project Status	Drawing Title	Drawing Number
		1/4" = 1'-0"	EXTERIOR RENOVATIONS				HDC APPLICATION	ENTRY FLOOR PLAN	A1
		C5S Project No. 20002							





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

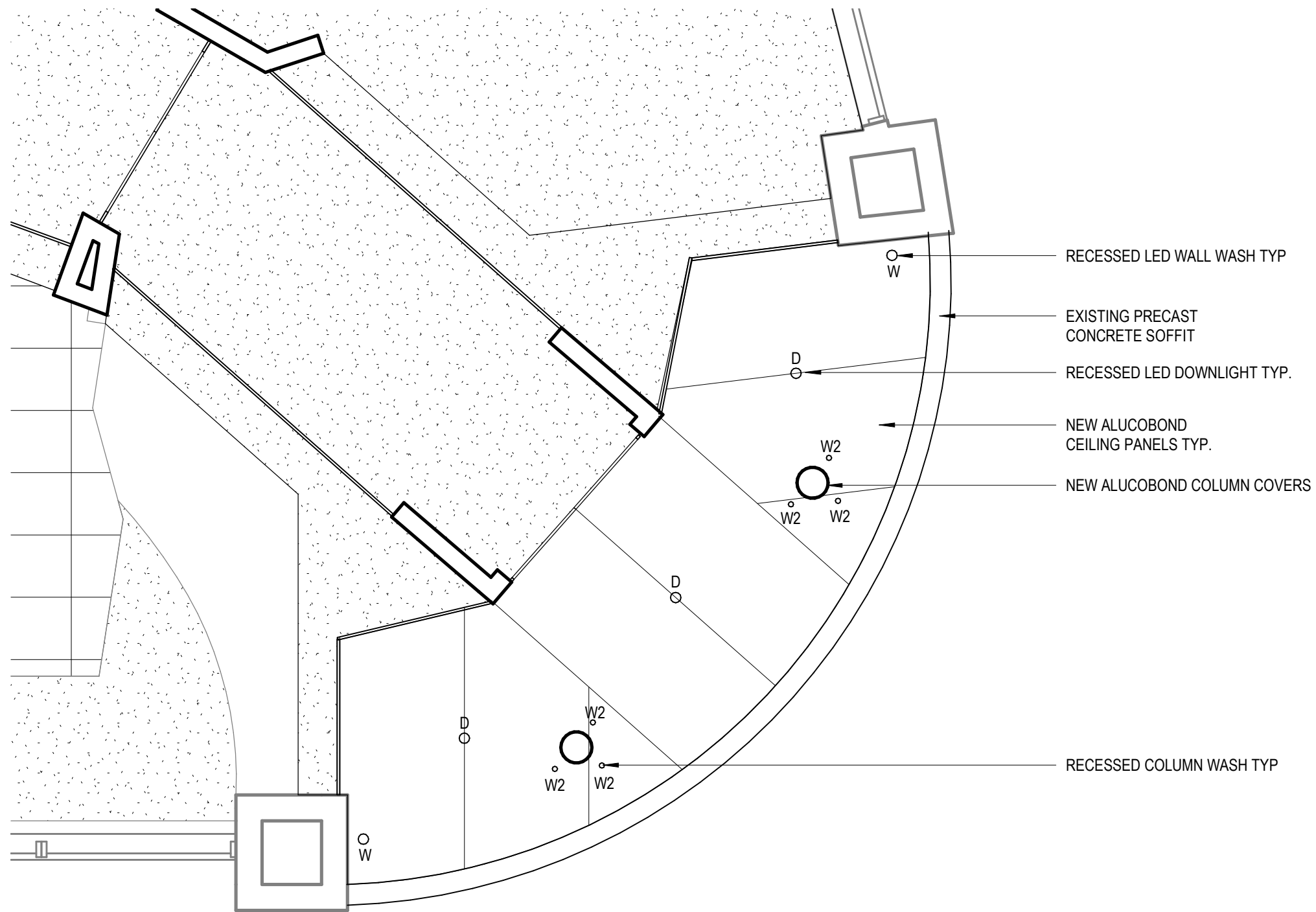


ENTRANCE SYSTEM - CR LAURENCE BLACK BRONZE ANODIZED WITH LONG "F-STYLE" HANDLES

DECEMBER 16, 2020

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		1/4" = 1'-0"	EXTERIOR RENOVATIONS				HDC APPLICATION	ENTRANCE ELEVATION	A2
		C5S Project No. 20002							





**1 REFLECTED CEILING PLAN NEW**  
 1/4" = 1'-0"

DECEMBER 16, 2020

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		1/4" = 1'-0"	EXTERIOR RENOVATIONS				HDC APPLICATION	REFLECTED CEILING & LIGHTING PLAN	A3
		C5S Project No. 20002							





DECEMBER 16, 2020

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		NOT TO SCALE	EXTERIOR RENOVATIONS				HDC APPLICATION	Hanover Street Elevation	A4
		C5S Project No. 20002							



EXISTING WINDOW FRAMES & MULLIONS PAINTED BLACK TYP.



EXISTING HANOVER STREET AWNINGS TO REMAIN TYP.  
PAINT METAL BLACK

NEW SIGNAGE (SEE  
SPECS INCLUDED)

NEW CORNER AWNING TO  
REPLACE EXISTING AWNING.  
BLACK PAINTED STEEL AND GLASS

EXISTING MARKET STREET AWNINGS TO REMAIN TYP.  
PAINT METAL BLACK

DECEMBER 16, 2020

**CANAL 5 STUDIO**

One Canal Plaza, Suite 888  
Portland, Maine 04101

207 553 2115  
canal5studio.com


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STUDIO

Scale:	Project Title	REV.	DATE	DESCRIPTION	Project Status	Drawing Title	Drawing Number
NOT TO SCALE	EXTERIOR RENOVATIONS				HDC APPLICATION	Corner Elevation	A5
C5S Project No.							
20002							






DECEMBER 16, 2020

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		NOT TO SCALE	EXTERIOR RENOVATIONS				HDC APPLICATION	Market Street Elevation	A6
		C5S Project No. 20002							





DECEMBER 16, 2020

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		NOT TO SCALE	EXTERIOR RENOVATIONS				HDC APPLICATION	CORNER PERSPECTIVE	A7
		C5S Project No. 20002							



**45 Richmond Street**

**LUHD-243**

**Work Session**





City of Portsmouth, NH

12/30/2020

## LUHD-243

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active

**Date Created:** Dec 15, 2020

---

### Applicant

Anne Whitney  
archwhit@aol.com  
9 Sheafe St  
Portsmouth, NH 03801

### Location

45 RICHMOND ST  
Portsmouth, NH

**Owner:** HOLMES CHERIE A & GOLDSBERRY  
YVONNE P  
1087 COUNTY RD, null, WALPOLE, NH 03608

---

### Application Type

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

Work Session

---

### Project Information

#### Brief Description of Proposed Work

Exterior Renovations of Existing. Remove Exist. 1-story Rear Addtions & Garage. 1 & 2-Story, plus Porch Additions. Attic Dormer Addition. New Garage with attached Greenhouse. New Front Landing & Steps.

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

--

---

### Acknowledgement

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



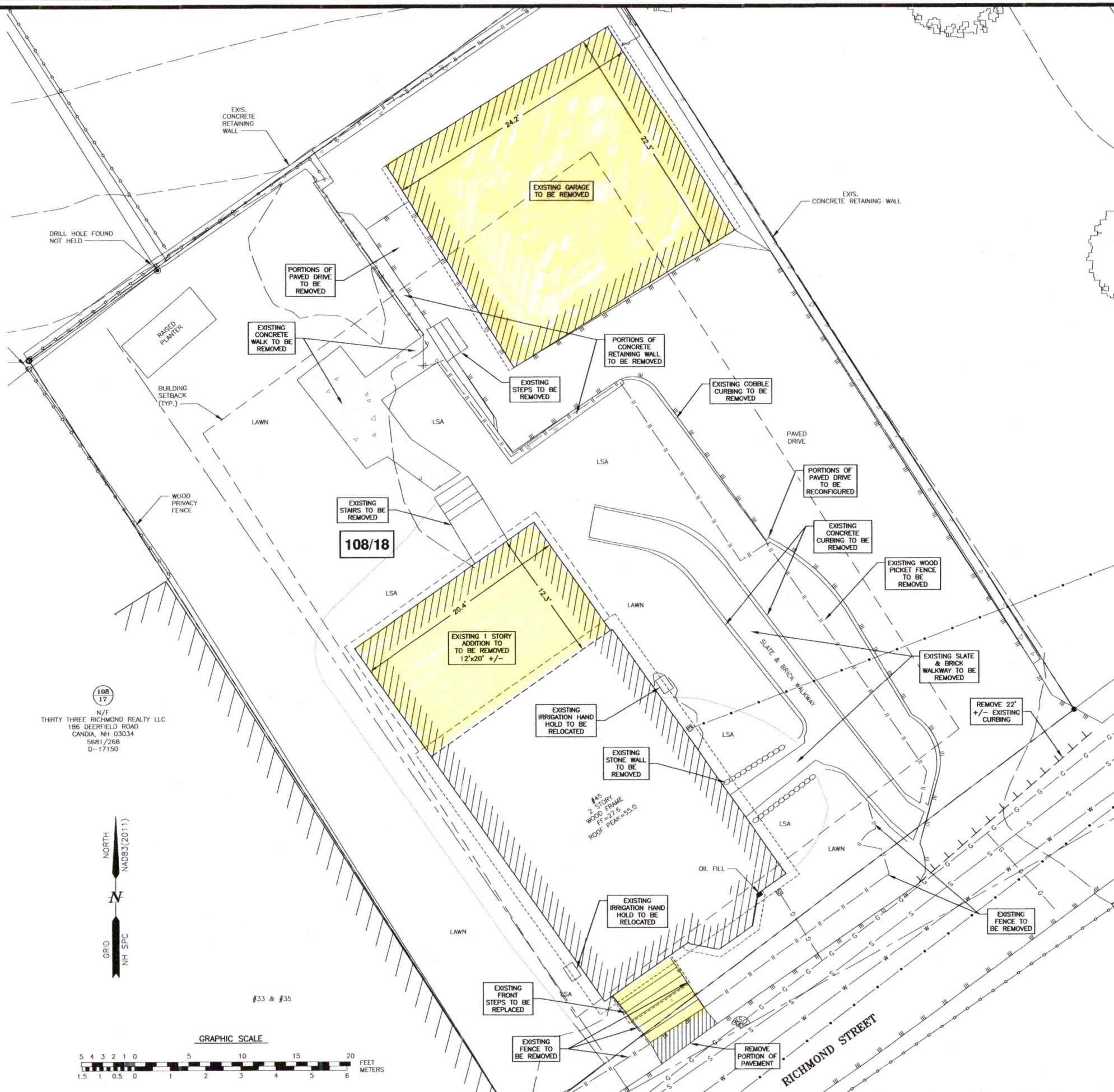
**By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction**





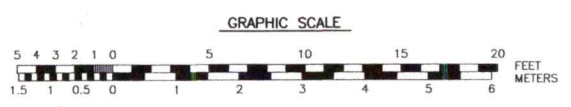
**DEMOLITION NOTES**

- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- J) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- K) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- L) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- M) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- N) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



108/17  
N/F  
THIRTY THREE RICHMOND REALTY LLC  
186 DEERFIELD ROAD  
CANDIA, NH 03034  
5681/268  
D-17150

NORTH  
NADES(2011)  
GRID  
NH SPC



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
  - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

**HOLMES & GOLDSBERRY  
RESIDENCE  
45 RICHMOND STREET  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	12/8/20
0	ISSUED FOR COMMENT	11/23/20



SCALE 1"=5' NOVEMBER 2020

DEMOLITION PLAN **C2**



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 108 AS LOT 18.
  - 2) OWNERS OF RECORD:  
CHERIE A. HOLMES & YVONNE GOLDSBERRY  
1087 COUNTY ROAD  
WALPOLE, NH 03608  
5957/665  
R.C.R.D. PLAN #522
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
  - 4) EXISTING LOT AREA:  
5,417 S.F.  
0.1244 ACRES
  - 5) PARCEL IS LOCATED IN THE MIXED OFFICE RESEARCH (MRO) ZONING DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 7,500 S.F.  
FRONTAGE: 100 FEET  
DEPTH: 80 FEET  
SETBACKS: FRONT 5 FEET  
SIDE 10 FEET  
REAR 15 FEET  
MAXIMUM STRUCTURE HEIGHT: 40 FEET  
MAXIMUM STRUCTURE COVERAGE: 40%  
MINIMUM OPEN SPACE: 25%
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED CONSTRUCTION AND VARIANCES REQUIRED ON ASSESSOR'S MAP 108 LOT 18 IN THE CITY OF PORTSMOUTH.
  - 8) BUILDING/SITE PLANS BASED ON ARCHITECTURAL DESIGN BY ANNE WHITNEY ARCHITECT.

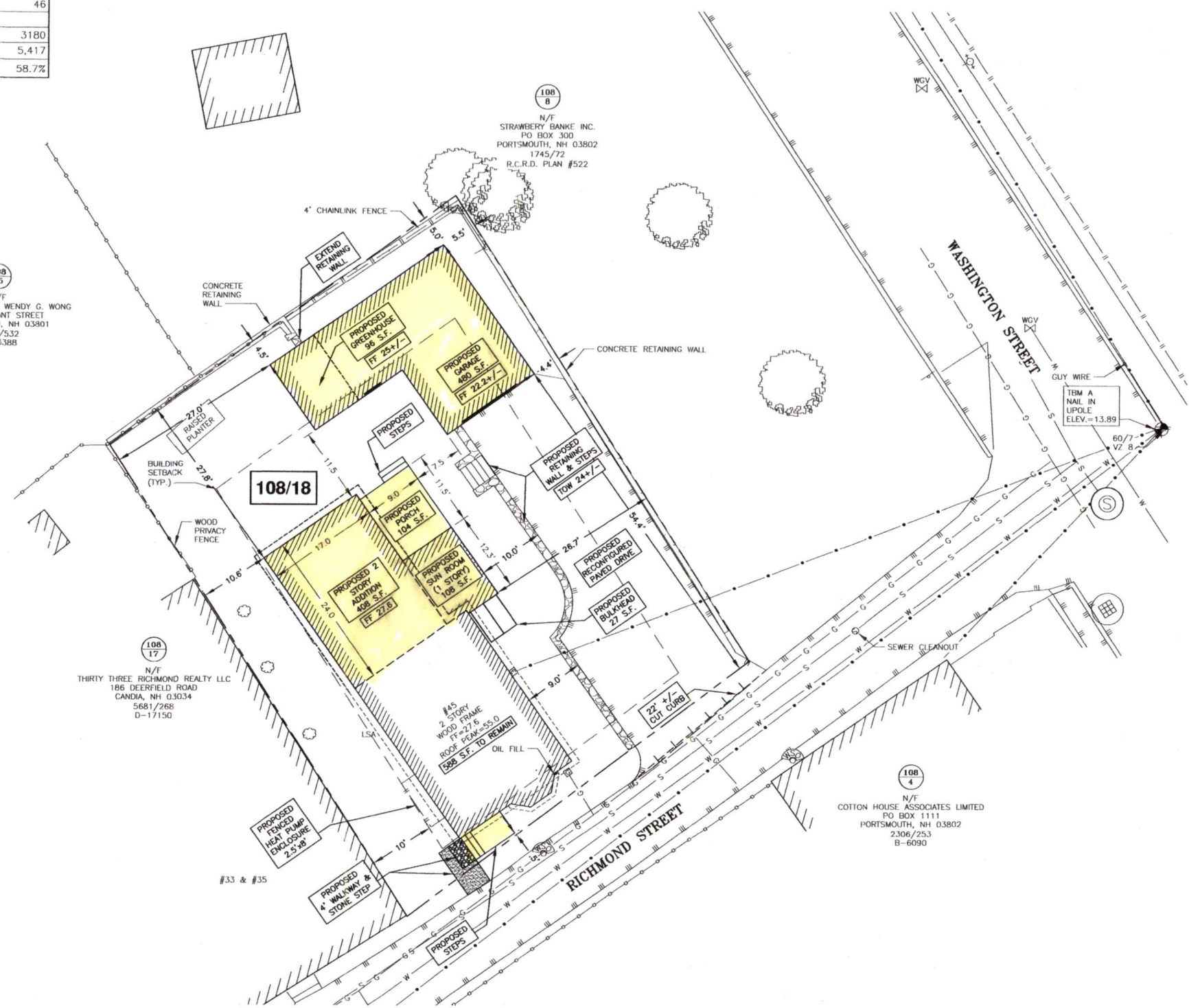
**HOLMES & GOLDSBERRY  
RESIDENCE  
45 RICHMOND STREET  
PORTSMOUTH, N.H.**

1	ISSUED FOR APPROVAL	12/8/20
0	ISSUED FOR COMMENT	11/23/20
NO.	DESCRIPTION	DATE
REVISIONS		

SCALE 1"=10'  
NOVEMBER 2020

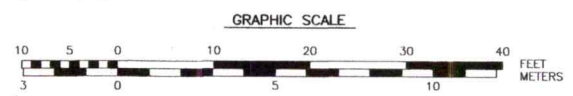
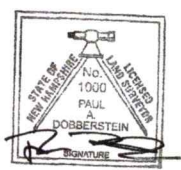
VARIANCE PLAN  
C3

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE & PORCHES	839	1,208
GARAGE	539	576
BULKHEAD	0	26
CONCRETE WALK	97	0
PAVED DRIVEWAY	982	1099
RETAINING WALLS	165	203
WALKWAY	144	22
STEPS	61	46
TOTAL	2827	3180
LOT SIZE	5,417	5,417
% LOT COVERAGE	52.2%	58.7%



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS  
DATE: 12/8/2020



APPROVED BY THE PORTSMOUTH ZONING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_





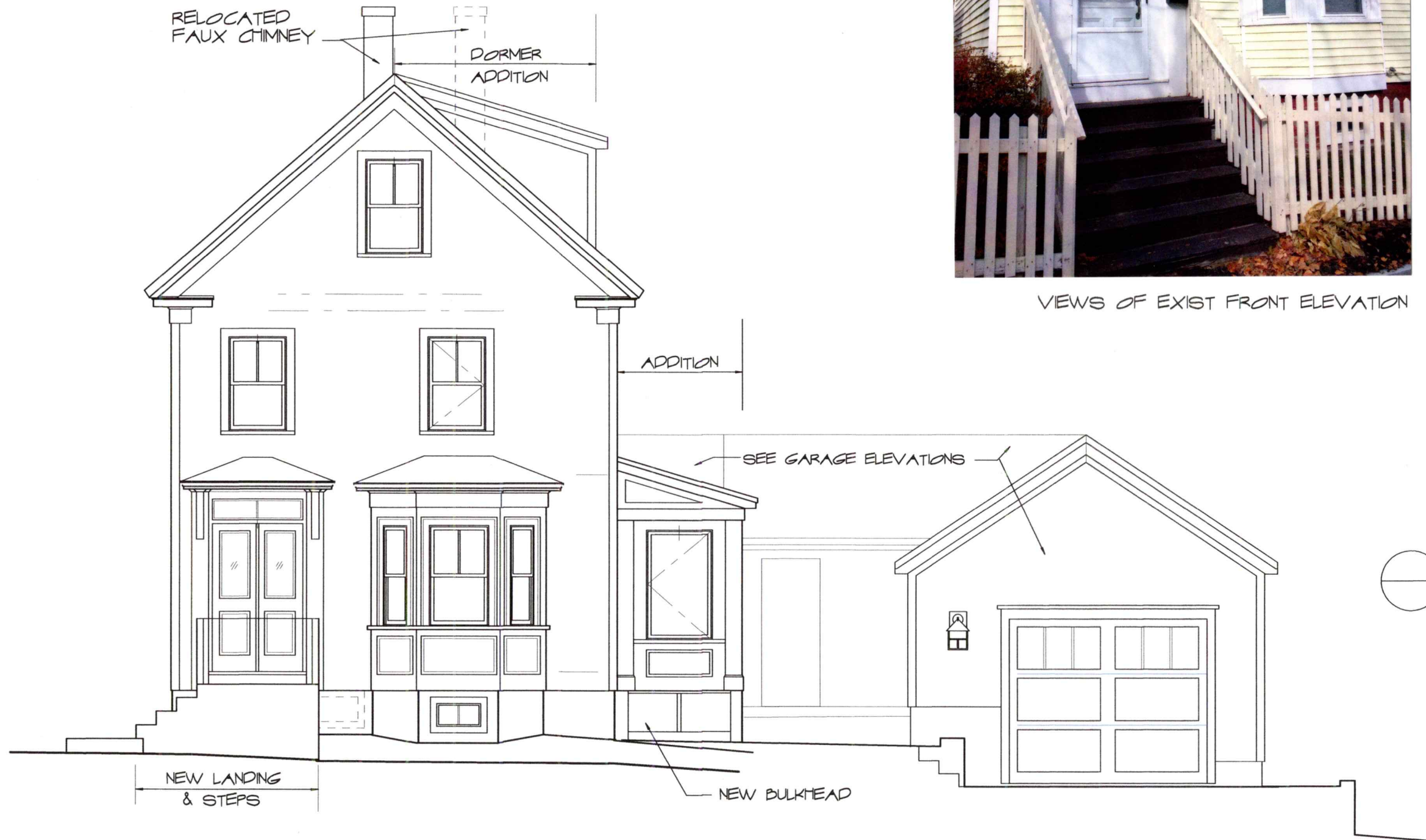
EXIST GARAGE FRONT ELEVATION



VIEW FROM MANCOCK STREET



VEWS OF EXIST FRONT ELEVATION



FRONT ELEVATION  
SCALE : 3/16" = 1'-0"

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

*AW*

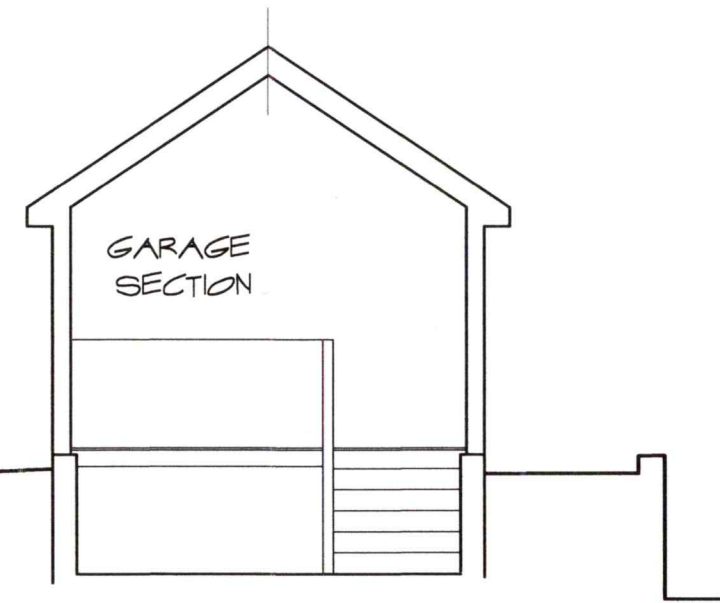
**ANNE WHITNEY ARCHITECT**

Project:	Date:	1 OF 5
# 2008	12/14/20	





1-STORY ADDITIONS TO BE REMOVED



VEWS OF EXIST EAST ELEVATION

⊙ EAST, RIGHTSIDE ELEVATION  
SCALE: 3/16" = 1'-0"

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

*AW*

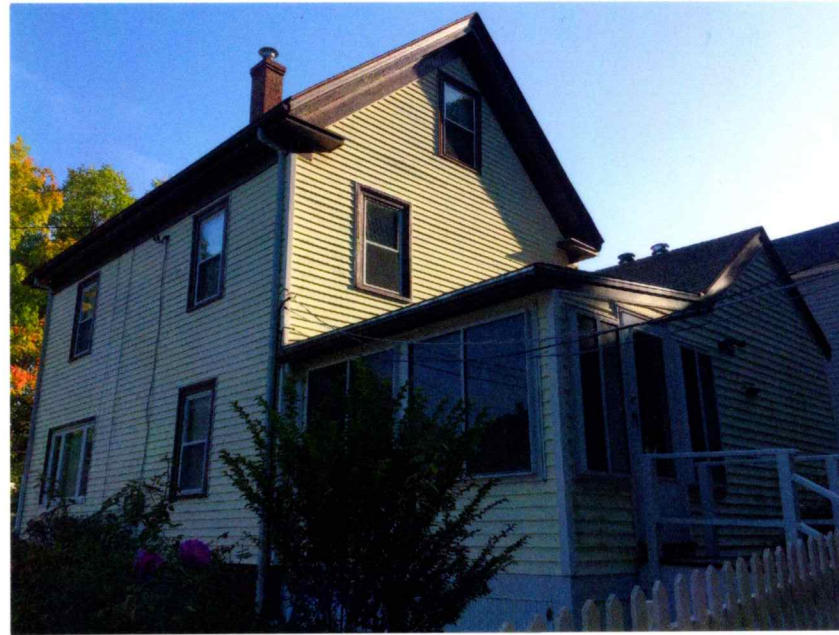
**ANNE WHITNEY ARCHITECT**

Project:	Date:	
# 2008	12/14/20	2 OF 5

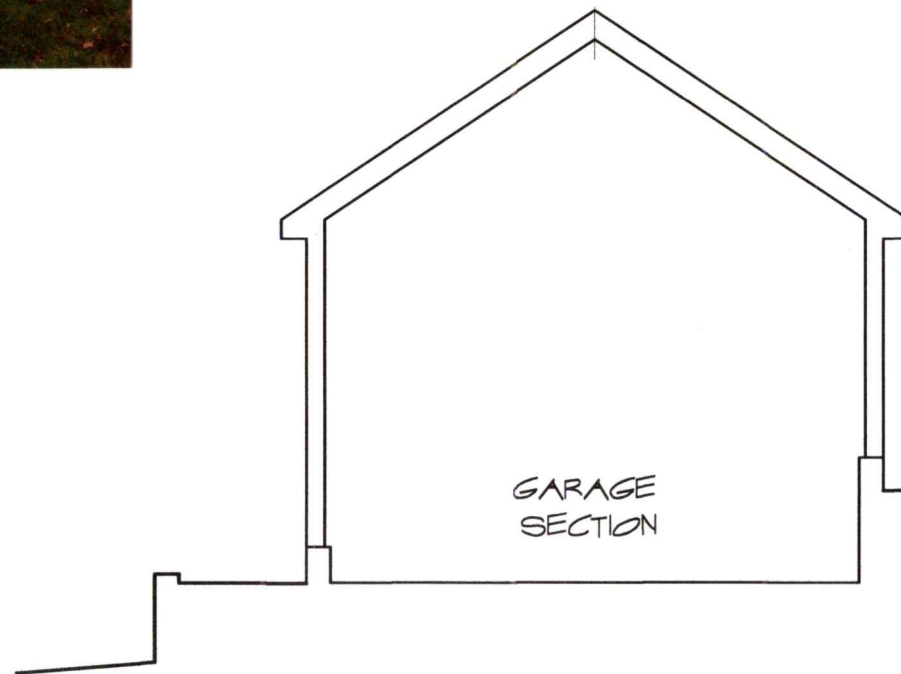




EXIST REAR ELEVATION



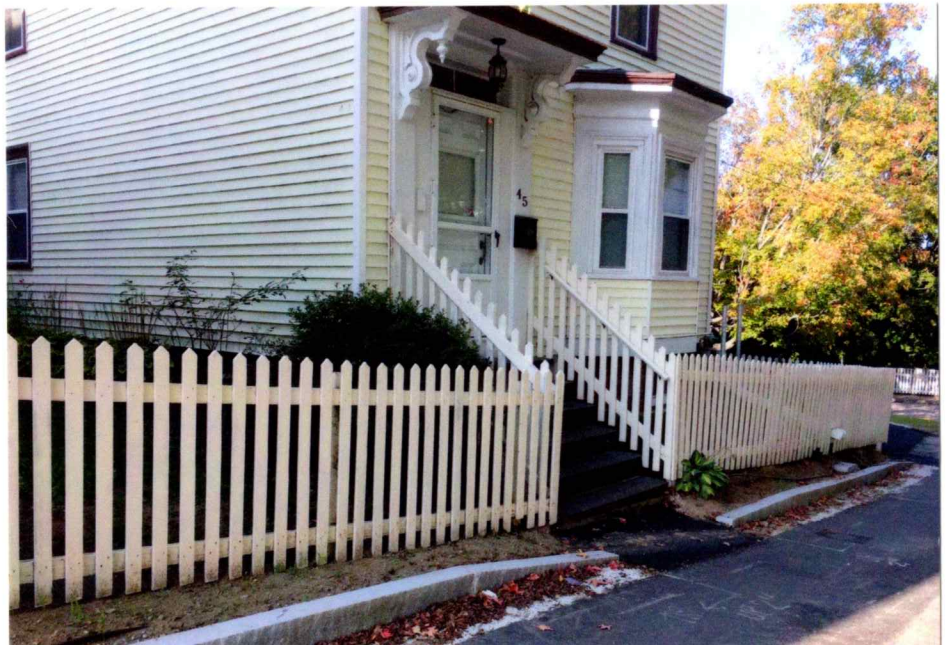
VIEW FROM REAR YARD



○ REAR ELEVATION  
SCALE: 3/16" = 1'-0"

9 Sheafe Street Portsmouth NH 03801 603-427-2832		
<b>ANNE WHITNEY ARCHITECT</b>		
Project: # 2008	Date: 12/14/20	3 OF 5





VIEWS OF EXIST WEST ELEVATION

WEST, LEFTSIDE ELEVATION  
 SCALE : 3/16" = 1'-0"

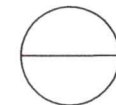
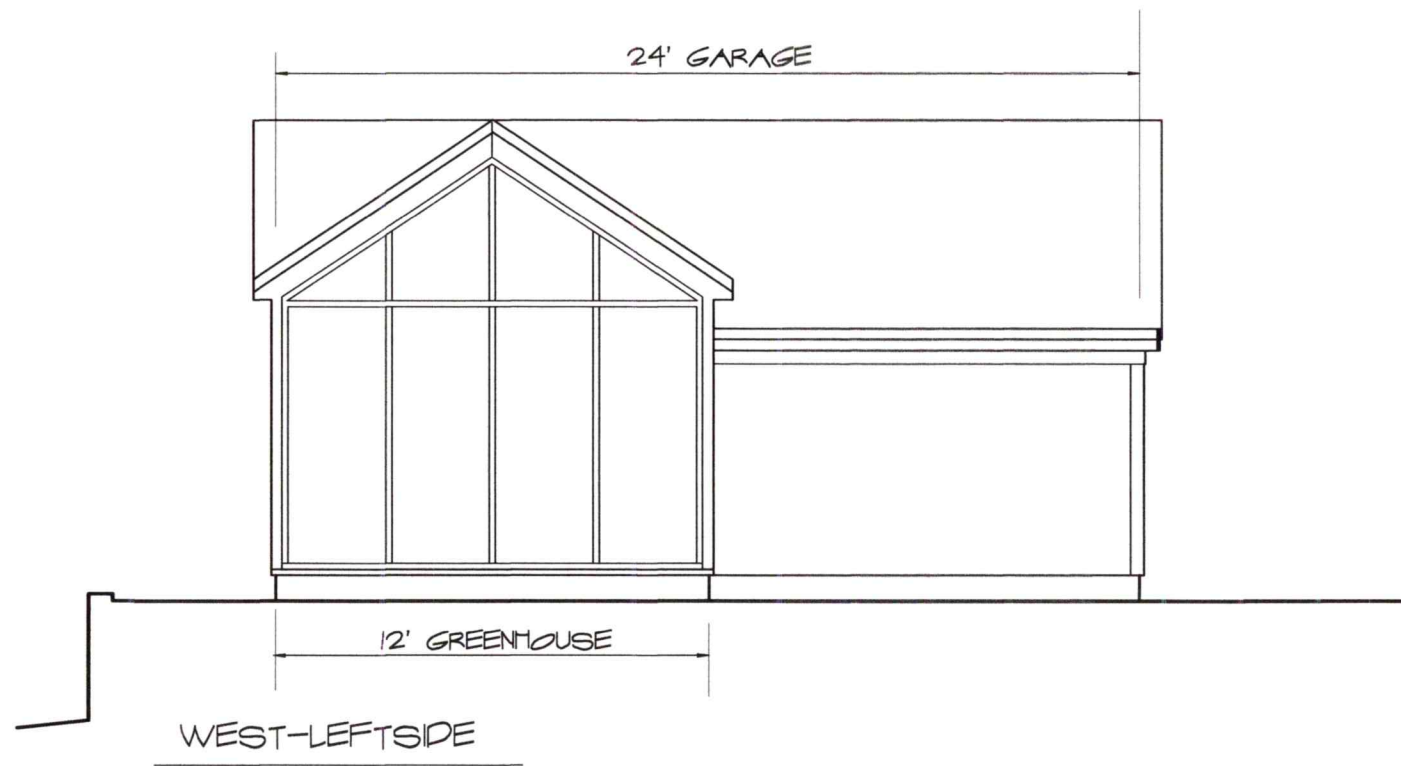
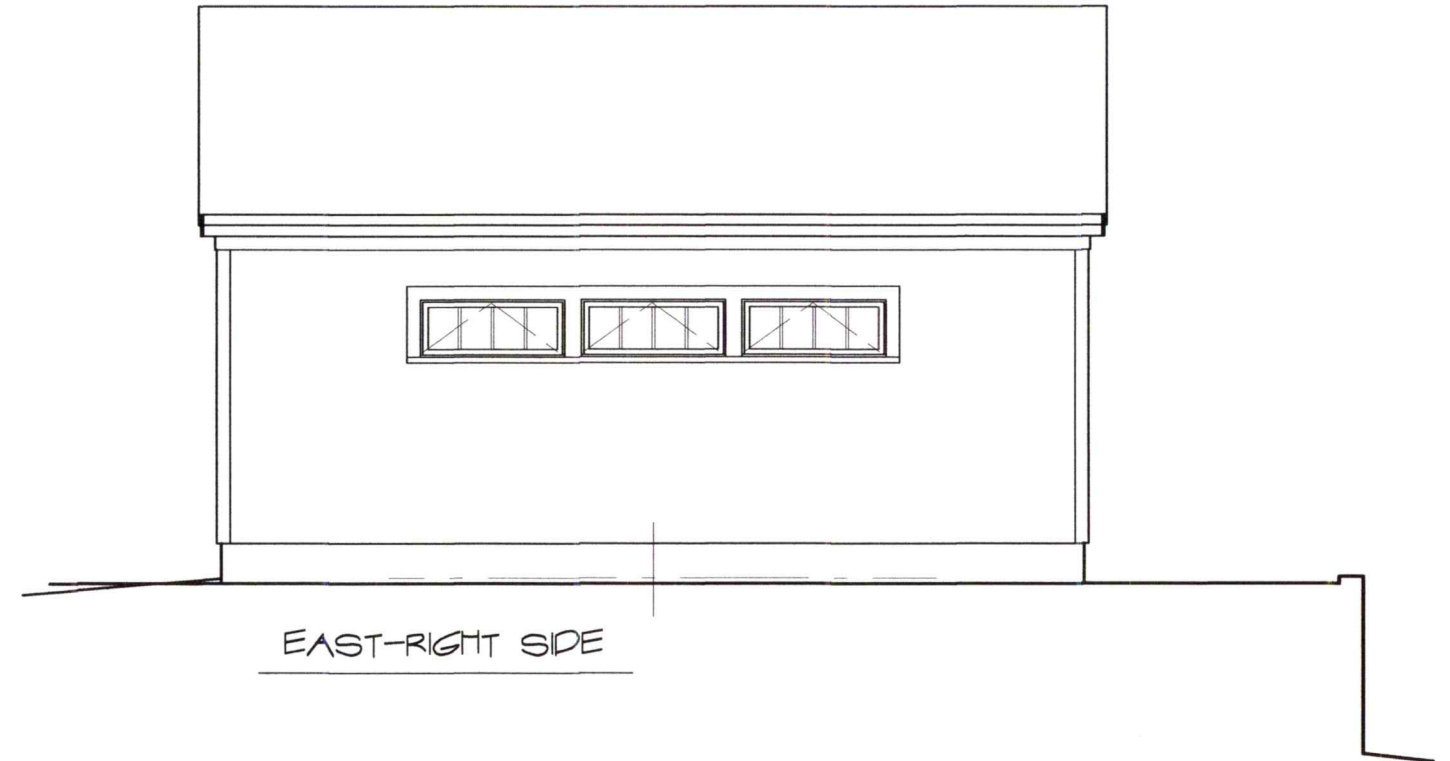
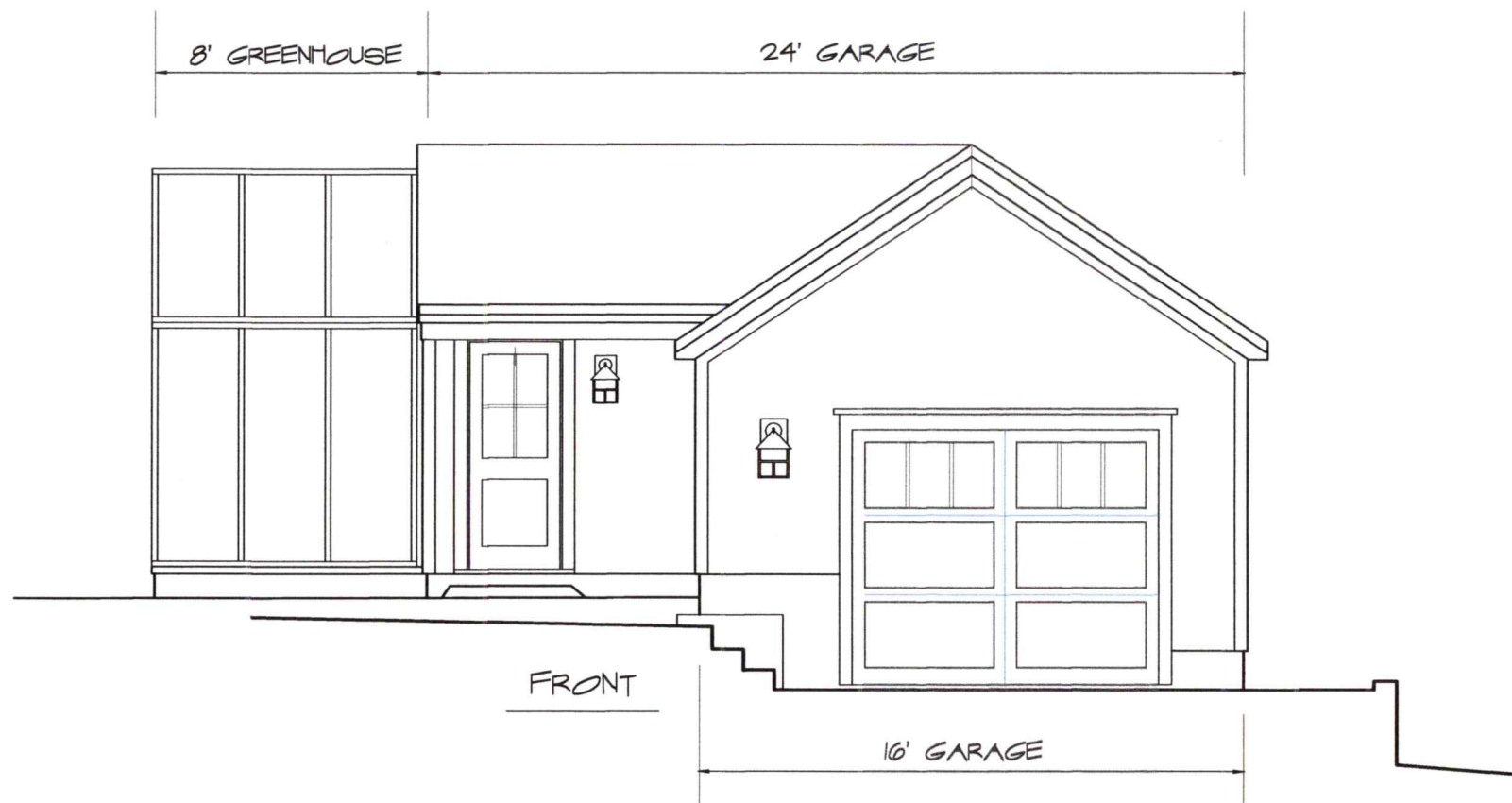
9 Sheafe Street  
 Portsmouth  
 NH 03801  
 603-427-2832



**ANNE WHITNEY ARCHITECT**

Project: # 2008	Date: 12/14/20	4 OF 5
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GARAGE & GREENHOUSE ELEVATIONS  
 SCALE: 3/16" = 1'-0"

9 Sheafe Street  
 Portsmouth  
 NH 03801  
 603-427-2832

AW

ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2008	12/14/20	5 OF 5