

# HDC

## ADMINISTRATIVE APPROVALS

July 06, 2022
---------------

- |    |  |                       |
|----|--|-----------------------|
| 1. | 10 Prospect Street (LUHD-483)          | -Recommended Approval |
| 2. | 50 So. School Street (LUHD-485)        | -Recommended Approval |
| 3. | 82 Congress Street (LUHD-486)          | -Recommended Approval |
| 4. | 238 Deer Street (LUHD-487)             | -TBD                  |
| 5. | 114 Maplewood Avenue (LUHD-490)        | -Recommended Approval |
| 6. | 454 Marcy Street (LUHD-493)            | -Recommended Approval |
| 7. | 10 Commercial Alley, Unit 2 (LUHD-494) | -Recommended Approval |
| 8. | 266 Middle Street (LUHD-495)           | -TBD                  |
| 9. | 12 South Street (LUHD-497)             | -Recommended Approval |

## 1. 10 Prospect Street - Recommended Approval

**Background:** The applicant is seeking approval for the installation of a railing for the front stairs.

**Staff Comment:** Recommended Approval

### Stipulations:

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

**LUHD-483**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 8, 2022**Applicant**

Mike Brown  
mb2development@gmail.com  
Prospect North Partners LLC  
PO Box 372  
greenland, NH 03840  
6032347521

**Location**

10 PROSPECT ST  
Portsmouth, NH 03801

**Owner:**

PROSPECT NORTH PARTNERS LLC  
3510 LAFAYETTE RD PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

Front Railing selection request for approval

**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****I hereby certify that as the applicant for permit, I am**

Owner of this property

**If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.**

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted****HDC Approval Date**

--

**Planning Staff Comments**

--

**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

--

**Owner Addressee Prefix and Last Name**

--



1 1-Railings  
Proposed Railing for 10 Prospect St.



## 2. 50 So. School Street, Unit 6 - Recommended Approval

**Background:** The applicant is seeking approval for the installation of an A/C condenser at the rear of the building.

**Staff Comment:** Recommended Approval

### Stipulations:

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

**LUHD-485**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 15, 2022**Applicant**

Phyllis Eldridge  
phyllis917@gmail.com  
50 South School Street, #6  
Portsmouth, NH 03801  
6032053579

**Location**

50 SOUTH SCHOOL ST Unit 6  
Unit 6  
Portsmouth, NH 03801

**Owner:**

ELDRIDGE PHYLLIS 1998 REVOC TRUST & ELDRIDGE PHYLLIS Z  
TRUSTEE  
50 SOUTH SCHOOL ST #6 PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

i am installing an AC unit and need permission to put condenser on brackets at the rear of the building.

**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****I hereby certify that as the applicant for permit, I am**

Owner of this property

**If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.**

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted****HDC Approval Date**

--

**Planning Staff Comments**

--

Dear Chair and members of the Historic District Commission,

My request is to allow an air conditioning condenser to sit on brackets outside of my second floor apartment. I live in a six unit condominium building. There is no room in the tiny backyard which is crowded with a deck and other AC condensers.

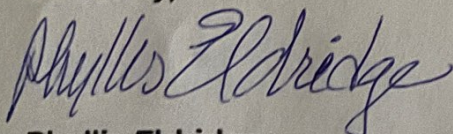
Product information and the location of the unit are included in the packet. In addition to the unit there will be a small metal box and some connectors. The installer has assured me that only six to eight inches of pipe will show, because much of it will be hidden behind the condenser. It will be situated one foot above the roof below.

The unit will be visible to only two backyard neighbors. And, probably only when the leaves are off the trees.

This is my only hope to get air conditioning into the unit. Much time has been spent looking at alternatives.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phyllis Eldridge". The script is fluid and cursive, with the first name being more prominent.

Phyllis Eldridge

---



**Haven School Condominium Association**

50 South School St.  
Portsmouth, NH 03801

**2 May 2022**

**City of Portsmouth,  
Historic District Commission, Building Department and  
other interested parties  
1 Junkins Ave.  
Portsmouth, NH 03801**

**To whom it may concern,**

**On behalf of the Haven School Condominium Association, located at 50 South School St., Portsmouth, I hereby confirm the association's consent to Phyllis Eldridge (unit 6) to mount an HVAC unit to the back wall of the building per the information provided.**

**Please feel free to contact me for any additional information you may require.**

**With kind regards,**



**Alan E. Gold  
President,  
Haven School Condominium Association**



## 50 South School Street



## Property Information

Property ID 0101-0060-0000  
Location 50 SOUTH SCHOOL ST  
Owner HAVEN SCHOOL CONDO MASTERCARD


MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT


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

Geometry updated 3/9/2022  
Data updated 3/9/2022

Print map scale is approximate.  
Critical layout or measurement  
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this resource.



 Shop By Category

 Deliver to 02492 [Change Location](#)

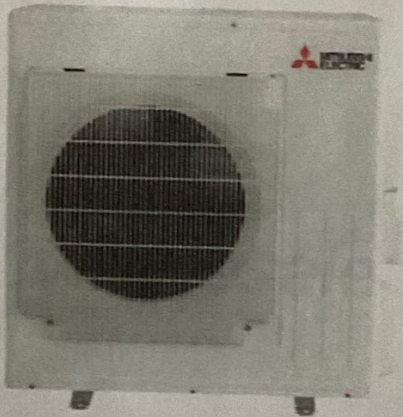
[Home](#) / [Shop by Brand](#) / [Mitsubishi](#) / MUZ-GS30NA-U1

# Mitsubishi - 30k BTU - GS-Series Outdoor Condenser - Single Zone Only

Model: MUZ-GS30NA-U1    Item Number: 114923



**Not For Individual Sale**





[Enlarge Image](#)

[CLICK HERE FOR MORE REVIEWS](#)



## Specification Highlights


Condition	New 
Weight	121 Pounds 
Type	Outdoor Condenser
Product Line	GS-Series

[View More](#)

## Specifications


[General Information](#)




 [Shop By Category](#) [Deliver to 02492](#) [Change Location](#)

## Specifications

### General Information

Type	Outdoor Condenser
Product Line	GS-Series
Operating Mode 	Heating and Cooling
Maximum Number of Zones	1
Multi-Zone Compatible	No
Refrigerant Type	R-410A
Installation Location	Outdoor



### Performance

Cooling BTU	30600
Cooling Capacity	30600 BTU
Minimum Outdoor Temperature for Heating 	-4 F
Minimum Outdoor Temperature for Cooling	17 F

### Electrical Data

Voltage	208/230 Volts
Phase	1
Frequency	60 Hz
Recommended Breaker Size	20 Amps



 [Shop By Category](#) [Deliver to 02492](#) [Change Location](#)

## Dimensions

Maximum Line Length	100 Feet
Gas Connection Size	5/8 Inch
Liquid Connection Size	1/4 Inch
Product Height	39 Inches
Product Width	38 3/4 Inches
Product Depth	16 3/4 Inches
Product Weight	121 Pounds
Shipping Weight	138 Pounds

## Warranty Information

Parts Warranty ⓘ	5 Years
Compressor Warranty	7 Years

## Reviews

### Do You Own This Product?

Give us your opinion on this product and help any future buyer's make an informed decision.

[Write The First Review](#)

## Product Q&A

Be the first to ask a question.





Phyllis Eldridge  
To: Phyllis Eldridge >

2:26 PM

No Subject



Condenser will be here





Phyllis Eldridge  
To: Phyllis Eldridge >

Tuesday



No Subject

Existing Conditions





No Subject

## PROPOSED CONDITIONS







Phyllis Eldridge  
To: Phyllis Eldridge >

3:12 PM

No Subject

just one for  
my unit.



### 3. 82 Congress Street - Recommended Approval

**Background:** The applicant is seeking approval for the replacement of (3) existing condensers, the installation of a new 4<sup>th</sup> condenser, and the installation of an intake louvre (painted to match adjacent brick).

**Staff Comment:** Recommended Approval

#### **Stipulations:**

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



07/01/2022

**LUHD-486**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 16, 2022**Applicant**

Richard Desjardins  
richard@mchenryarchitecture.com  
4 Market Street  
Portsmouth, NH 03801  
603-430-0274

**Location**

82 CONGRESS ST  
Portsmouth, NH 03801

**Owner:**

82-86 CONGRESS LLC  
3 PLEASANT ST 4TH FLR PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

- Replacing 3 existing exterior condensers in kind and adding 1 exterior condenser
- Installation 24"x18" intake louver with ductwork, painted to match adjacent brick

**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)**

Richard Desjardins

**Business Name (if applicable)**

McHenry Architecture

**Mailing Address (Street)**

4 Market Street

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603-430-0274

**Email Address**

richard@mchenryarchitecture.com

**Relationship to Project**

Architect

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

--

**Full Name (First and Last)**

Mark Gianniny

**Business Name (if applicable)**

McHenry Architecture



# SUMMER SESSIONS INTERIOR FIT-UP

Historic District Commission Administrative Approval - July 2022, Portsmouth, New Hampshire

## PROPOSED WORK:

- REMOVAL OF THREE EXISTING EXTERIOR CONDENSERS
- INSTALLATION 18" X 30" INTAKE LOUVER, PAINTED TO MATCH ADJACENT BRICK

## SHEET LIST - HDC

Sheet Number	Sheet Name
C	COVER
A1	PHOTOGRAPHS INDICATING CONDENSER AND LOUVER LOCATIONS
SKH-1	EXTERIOR_ACCUS
APPENDIX 01	EXTERIOR LOUVER CUT SHEET

25 CHESTNUT STREET  
PORTSMOUTH, NH 03801



ORANGE AREA REPRESENTS  
LOCATION OF CONDENSERS AND  
PROPOSED INTAKE LOUVER



SUMMER SESSIONS INTERIOR FIT-UP  
25 CHESTNUT STREET SUITE 100  
PORTSMOUTH, NH 03801

COVER

McHENRY  
ARCHITECTURE

Project Number: 22042

Date: 06/23/2022

Drawn By: RD

Checked By: MG

C

Scale 12" = 1'-0"



ALL EXISTING GROUND MOUNTED CONDENSER UNITS (3) TO BE REMOVED, REFER TO SHEET SKH-1



LOCATION OF 18" x 30" INTAKE LOUVER, PAINTED TO MATCH ADJACENT BRICK, REFER TO SKH-1 AND APPENDIX

SUMMER SESSIONS INTERIOR FIT-UP  
25 CHESTNUT STREET SUITE 100  
PORTSMOUTH, NH 03801

PHOTOGRAPHS INDICATING CONDENSER AND  
LOUVER LOCATIONS

McHENRY  
ARCHITECTURE

Project Number: 22042

Date: 06/23/2022

Drawn By: RD

Checked By: MG

A1

Scale





125 AVIATION AVE SUITE 4  
PORTSMOUTH, NH 03801  
603-319-8244

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## SUMMER SESSIONS

25 CHESTNUT  
PORTSMOUTH, NH

**Job #** 2022-085

**Drawn by** VJS **Checked by** JCH

**Date** 2022-06-23

**Reference Drawing** H101

**Scale** 1/4"=1'-0"

### Revisions


**EXTERIOR\_ACCUS**

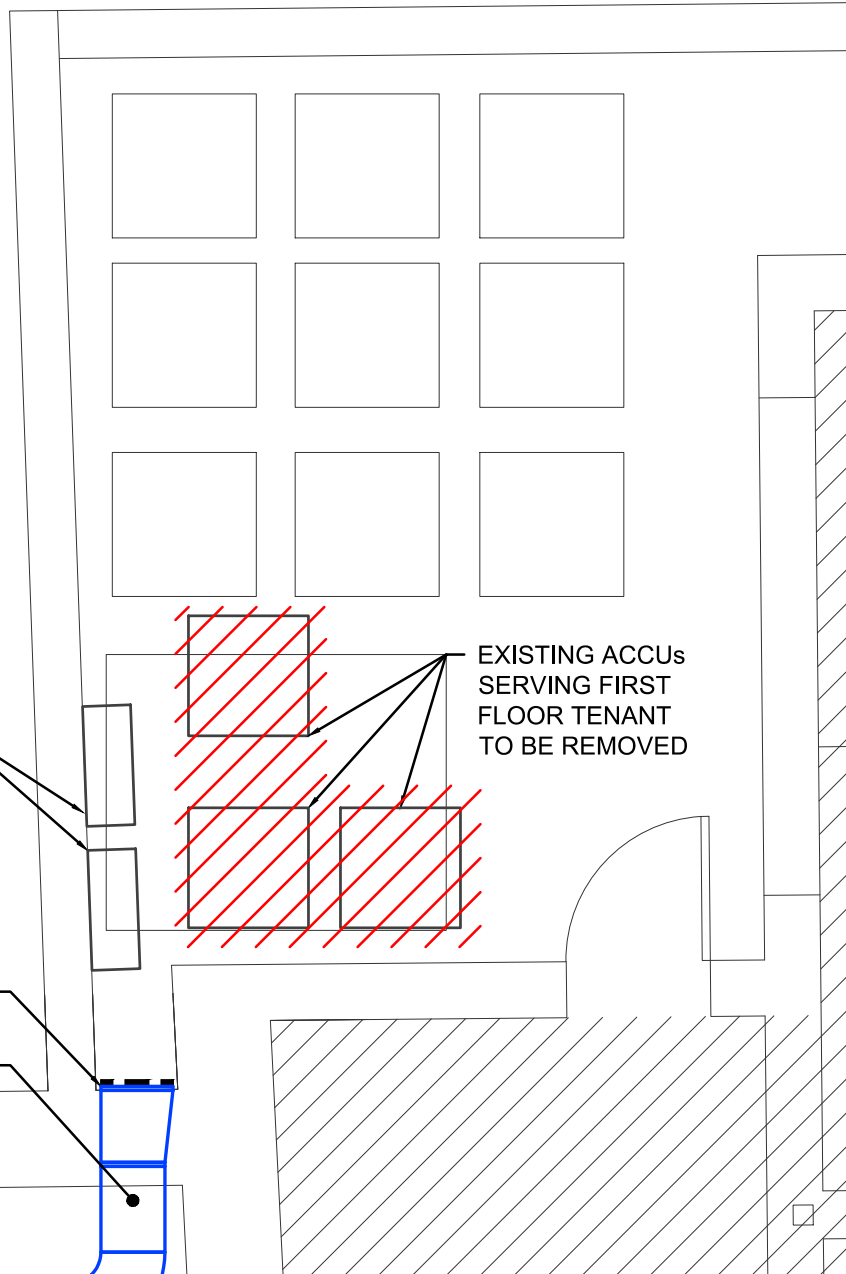
# SKH-1

EXISTING WALL MOUNTED CONDENSERS  
SERVING THE BASEMENT TO REMAIN

EXISTING ACCUs  
SERVING FIRST  
FLOOR TENANT  
TO BE REMOVED

CONTRACTOR TO PROVIDE 18x30  
GREENHECK EDJ-401 LOUVER.

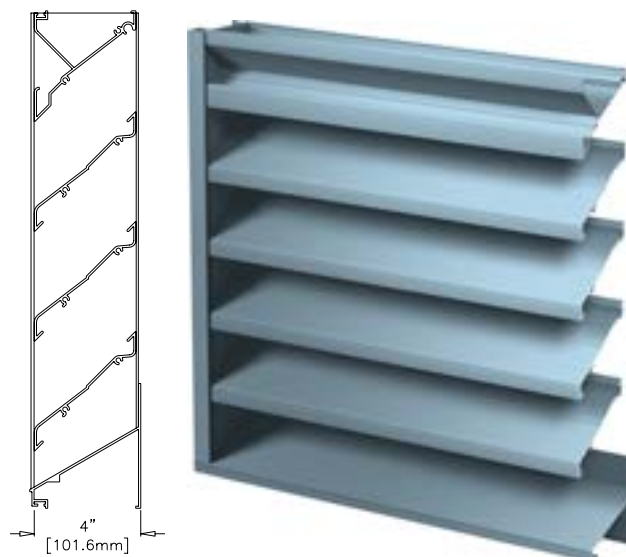
16X12 OA EA



**APPENDIX 01 - INTAKE LOUVER CUTSHEET**

## Standard Construction

<b>Frame</b>	Heavy gauge extruded 6063-T5 aluminum, 4 in. (102 mm) x 0.081 in. (2 mm) nominal wall thickness
<b>Blades</b>	J style, heavy gauge extruded 6063-T5 aluminum, 0.081 in. (2 mm) nominal wall thickness, positioned 37° and 45° on approximately 4 in. (102 mm) centers
<b>Louver Depth</b>	4 in. (102 mm)
<b>Construction</b>	Mechanically fastened
<b>Finish</b>	Mill
<b>Minimum Size</b>	12 in. W x 12 in. H (305 mm W x 305 mm H)
<b>Maximum Single Section Size</b>	120 in. W x 120 in. H (3048 mm W x 3048 mm H) Limited to 70 ft. sq. (6.5 sq. m)
<b>Wind Load</b>	25 PSF (1.2 kPa)



## Performance Ratings



Greenheck Fan Corporation certifies that the EDJ-401 louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to Water Penetration and Air Performance ratings.

### Performance of 48 in. x 48 in. (1219 mm x 1219 mm) Louver

<b>Free Area</b>	
Area	8.32 sq. ft. (0.773 sq. m)
Percent	52.0%
<b>Performance at Beginning Point of Water Penetration</b>	
Free Area Velocity	963 fpm (4.892 m/s)
Max Intake Volume	8,012 cfm (3.781 m³/s)
<b>Performance at 6,000 CFM (2.832 m³/s) Intake</b>	
Pressure Drop	0.085 in. wg (0.021 kPa)

## Document Links

[Louver Finishes & Colors](#)
[Louver Product Selection Guide](#)
[Louver Products Catalog](#)
[Louver Warranty Statement](#)

## Options and Accessories

- [Bird Screen](#)
- [Blank Off Panels](#)
- [Extended Sill](#)
- [Filter Rack/Filter](#)
- [Flange Frame](#)
- [Glazing Frame](#)
- [Hinged Frame](#)
- [Insect Screen](#)
- [Mounting Angles](#)
- [Security Bars](#)
- [Variety of Architectural Finishes](#)
- Welded Construction
- 0.125 in. (3 mm) Nominal Frame and/or Blade Thickness

## Standard Details

### EDJ-401 Standard Details

Structural reinforcing members may be required to adequately support and install multiple louver sections within a large opening. Structural reinforcing members along with any associated installation hardware is not provided by Greenheck unless indicated otherwise by Greenheck. Options and accessories including, but not limited to, screens, filter racks, louver doors, and blank off panels are not subject to structural analysis unless indicated otherwise by Greenheck.

#### 4. 238 Deer Street

- TBD

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: TBD

#### Stipulations:

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



07/01/2022

**LUHD-487**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 16, 2022**Applicant**

Richard Desjardins  
richard@mchenryarchitecture.com  
4 Market Street  
Portsmouth, NH 03801  
603-430-0274

**Location**

238 DEER ST  
Portsmouth, NH 03801

**Owner:**

238 DEER STREET LLC  
238 DEER ST PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021:
- CHANGE IN BRICK SELECTION
- NEW PARAPET RAILING DESIGN AT FRONT VOLUME
- ADDITION OF BLACK METAL FABRICATED LADDER TO MAIN ROOF FROM FOURTH FLOOR ROOF
- ADDITION OF MECHANICAL LOUVERS, COLOR TO MATCH SIDING
- REMOVED OVERHANG AT UTILITY BANK

**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)**

Richard Desjardins

**Business Name (if applicable)**

McHenry Architecture

**Mailing Address (Street)**

4 Market Street

**City/Town**

Portsmouth

**State**

NH

**Zip Code**

03801

**Phone**

603-430-0274

**Email Address**

richard@mchenryarchitecture.com

**Relationship to Project**

Architect

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

# 238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL- JULY 2022  
PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION (ZONING BOARD OF ADJUSTMENT APPROVAL 09/28/2021, HISTORIC DISTRICT COMMISSION APPROVAL 11/10/2021, PLANNING BOARD APPROVAL 03/17/2022):

- PROJECT SCOPE:
  - REMOVAL OF EXISTING MASONRY BUILDING
  - CONSTRUCT NEW 3 STORY, WITH A PENTHOUSE, MIXED-USE BUILDING TO INCLUDE:
    - GROUND FLOOR RETAIL
    - 21 APARTMENTS (400-500 SF EACH) ON UPPER FLOORS
- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021:
  - CHANGE IN BRICK SELECTION
  - NEW PARAPET RAILING DESIGN AT FRONT VOLUME
  - ADDITION OF BLACK METAL FABRICATED LADDER TO MAIN ROOF FROM FOURTH FLOOR ROOF
  - ADDITION OF MECHANICAL LOUVERS, COLOR TO MATCH SIDING
  - REMOVED OVERHANG AT UTILITY BANK



SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	DEER STREET ELEVATION
PA-A7	PREVIOUSLY APPROVED - DEER STREET ELEVATION
A2	BRIDGE STREET ELEVATION
PA-A8	PREVIOUSLY APPROVED - BRIDGE STREET ELEVATION
A3	PUBLIC WALKWAY ELEVATION
PA-A9	PREVIOUSLY APPROVED - PUBLIC WALKWAY ELEVATION
A4	REAR ELEVATION
PA-A10	PREVIOUSLY APPROVED - REAR ELEVATION
A5	DETAILS AND MATERIALS
A6	PERSPECTIVES
PA-A2	PREVIOUSLY APPROVED - DEER STREET RENDERING
PA-A3	PREVIOUSLY APPROVED - AERIAL RENDERING

PA: PREVIOUSLY APPROVED SHEET FROM 11/10/0221 HDC PACKAGE



238 DEER STREET  
PORTSMOUTH, NH 03801

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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

C

07/06/2022  
McHA: RD / MG  
NOT TO SCALE

Locus





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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

DEER STREET ELEVATION

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A1

07/06/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



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

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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

DEER STREET ELEVATION

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street

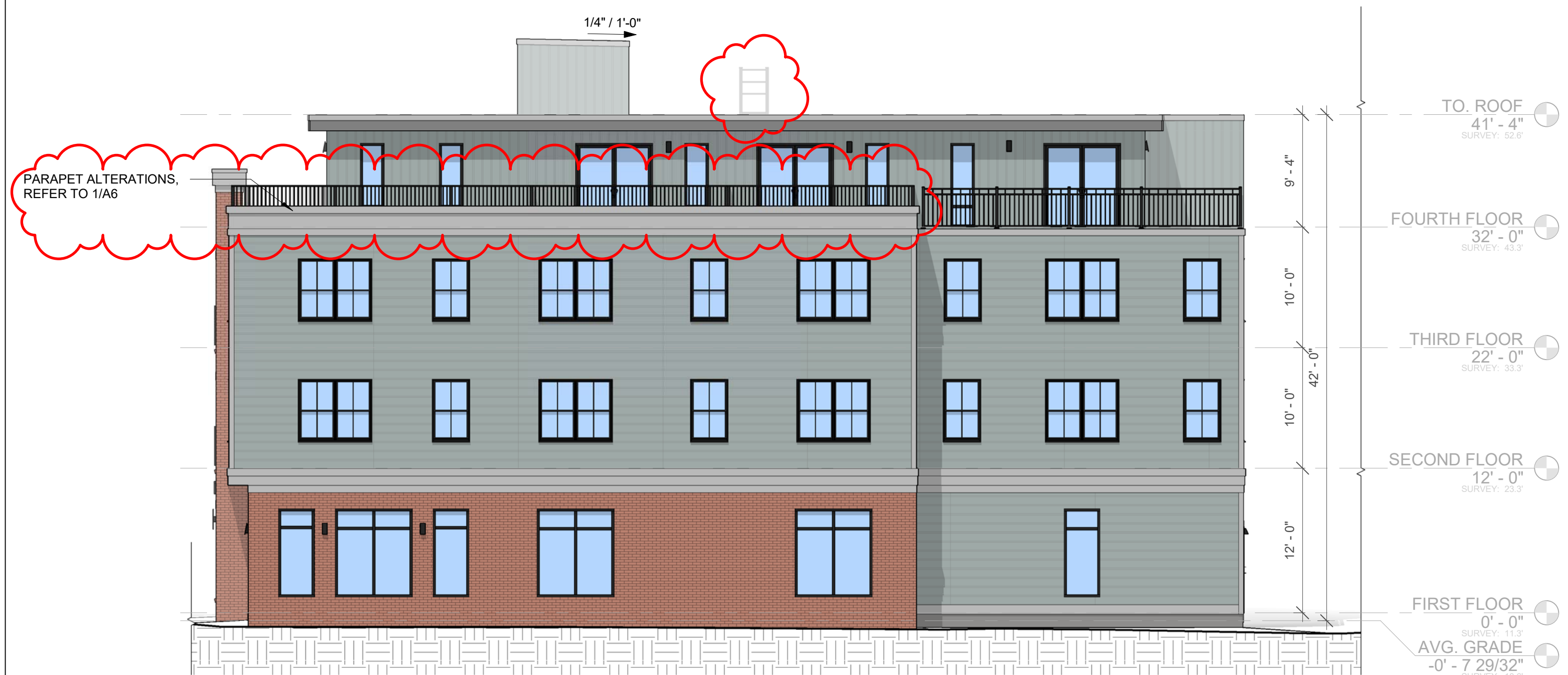
Portsmouth, New Hampshire

A7

11/03/2021

McHA: SM/RD/MG

Scale: 1/8" = 1'-0"



1 WEST ELEVATION (BRIDGE STREET)  
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

BRIDGE STREET ELEVATION

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A2

07/06/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



46-64 MAPLEWOOD PROFILE

RIVIERA II ALUMINUM RAILING,  
OR EQUAL, REFER TO  
APPENDIX D

## ELEVATOR OVERRUN

PELLA ALUMINUM CLAD FIXED,  
BLACK, OR EQUAL, REFER TO  
SHEET A13

BORAL VERTICAL CHANNEL  
SIDING, OR EQUAL, REFER TO  
SHEET A14

METAL DRIP EDGE, COLOR  
TO MATCH TRIM

SCUPPER, TYP.

COMPOSITE TRIM WITH  
METAL COPING, COLOR TO  
MATCH TRIM

COMPOSITE CORNICE, REFER  
TO SHEET A14

BORAL PANELING, OR EQUAL,  
REFER TO SHEET A14

COMPOSITE CORNERBOARDS,  
REFER TO SHEET A14

WINDOW MANUFACTURER  
APPLIED BRICKMOULD TRIM,  
BLACK, REFER TO SHEET A13

BORAL HORIZONTAL CHANNEL  
SIDING, OR EQUAL, REFER TO  
SHEET A14

PELLA LIFESTYLE SERIES,  
BLACK, OR EQUAL, REFER  
TO SHEET A13

COMPOSITE TRIM, REFER TO  
SHEET A14

LIGHT FIXTURE, TYP.  
REFER TO SHEET A14

PORTSMOUTH BRICK, OR  
EQUAL, REFER TO SHEET A14

KAWNEER ALUMINUM  
STOREFRONT, BLACK, OR  
EQUAL, REFER TO SHEET A13

COMPOSITE TRIM, REFER TO  
SHEET A14

TO. ROOF  
41' - 4"

FOURTH FLOOR 32' - 4" 

THIRD FLOOR 22' - 2" 

SECOND FLOOR 12' - 0"

FIRST FLOOR 0' - 0" 

AVG. GRADE  
-0' - 7 29/32"

1 WEST ELEVATION (BRIDGE STREET)  
1/8" = 1'-0"

$$1/8'' = 1'-0''$$

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# DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

# BRIDGE STREET ELEVATION

HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE

4 Market Street

## Portsmouth, New Hampshire

A8

11/03/2021

McHA: SM/RD/MG

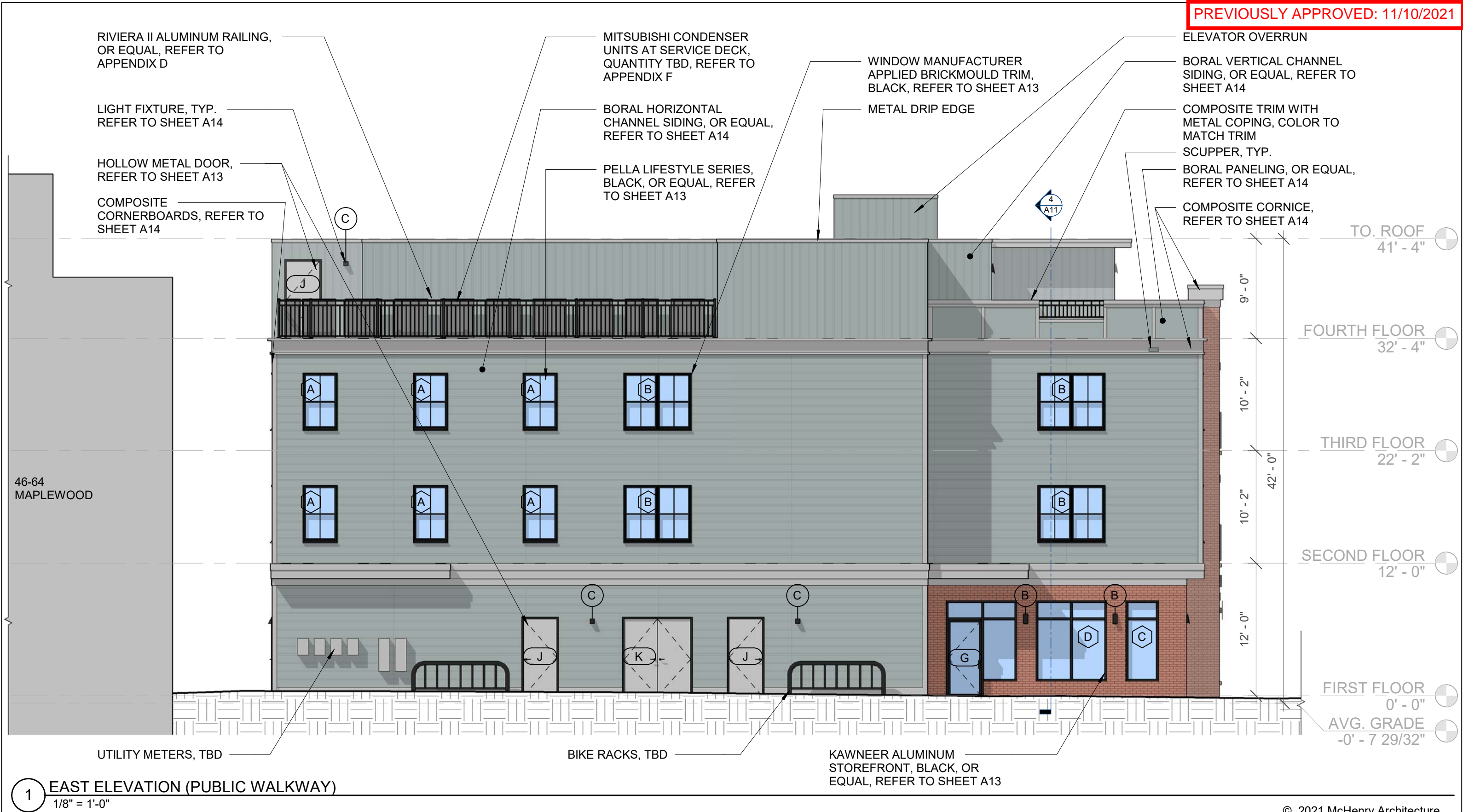
Scale:  $1/8" = 1'-0"$



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

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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	PUBLIC WALKWAY ELEVATION HISTORIC DISTRICT COMMISSION, JULY 2022	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A3	07/06/2022
				McHA: RD / MG
				Scale: 1/8" = 1'-0"







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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

REAR ELEVATION

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

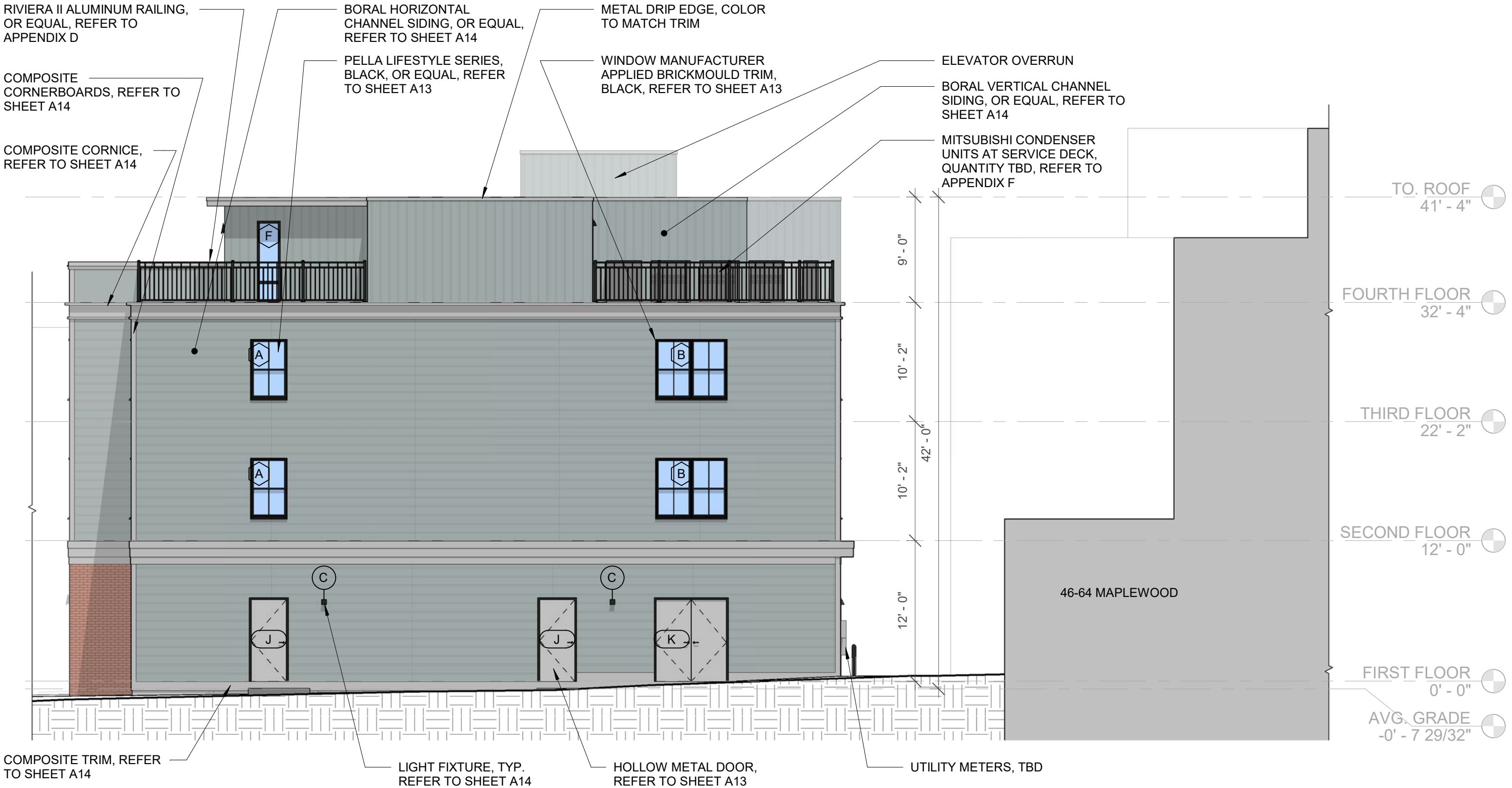
4 Market Street  
Portsmouth, New Hampshire

A4

07/06/2022

McHA: RD / MG

Scale: 1/8" = 1'-0"



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

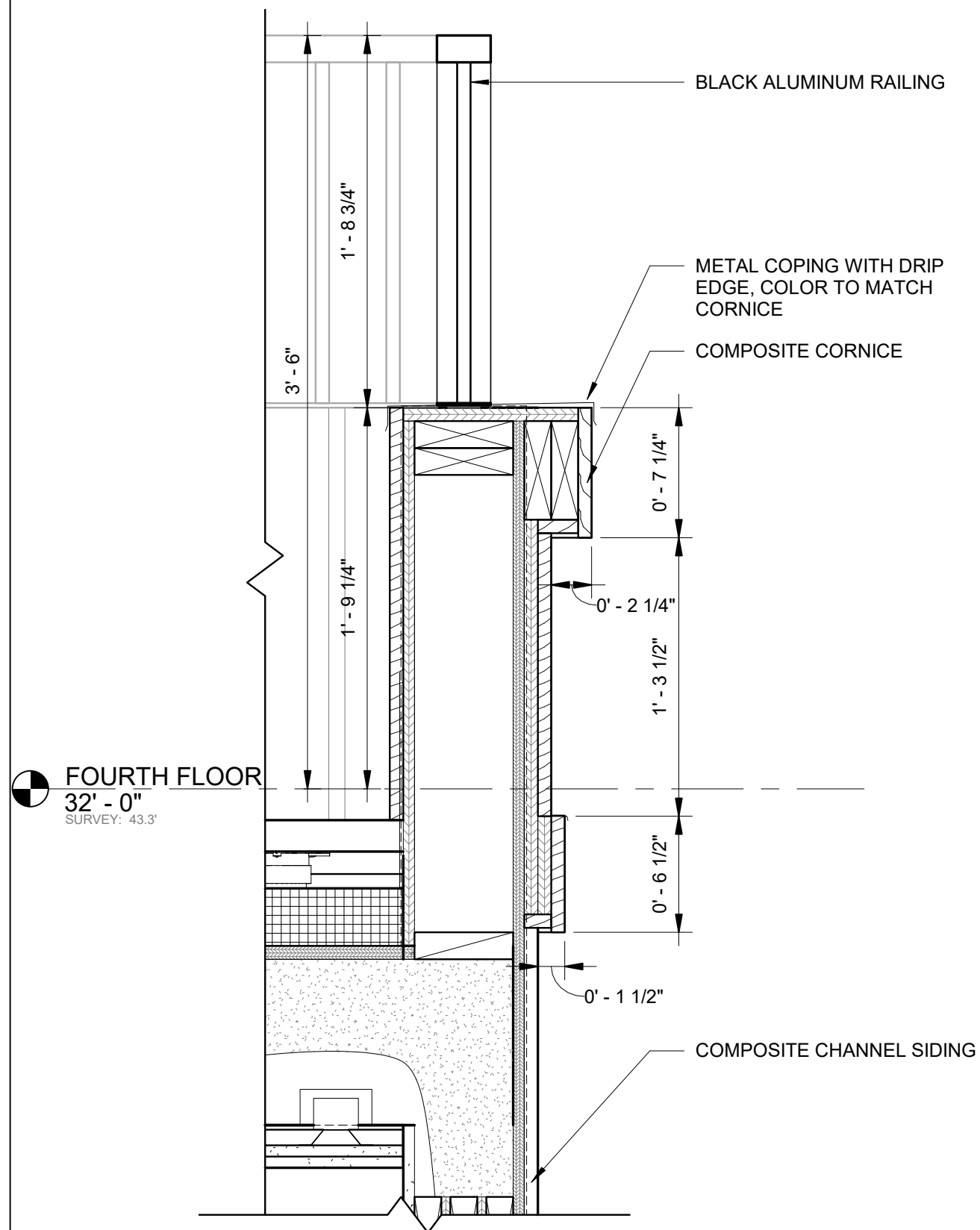
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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

REAR ELEVATION  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

11/03/2021  
McHA: SM/RD/MG  
Scale: 1/8" = 1'-0"  
A10



FOURTH FLOOR  
32' - 0"  
SURVEY: 43.3'

1 DETAIL AT PARAPET WITH RAILING  
1 1/2" = 1'-0"

DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

DETAILS AND MATERIALS  
HISTORIC DISTRICT COMMISSION, JULY 2022

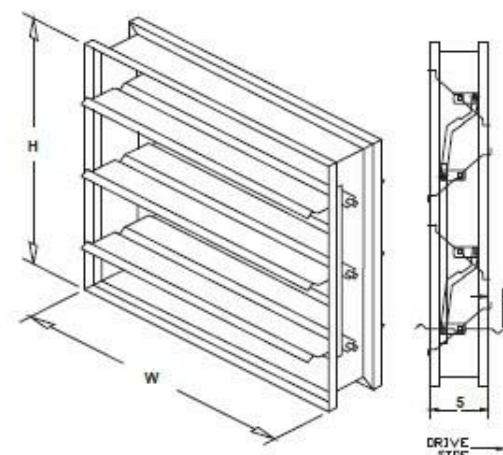
McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A5

07/06/2022  
McHA: RD / MG  
AS INDICATED



GLEN-GERY RED FLASHED VELOUR, MODULAR,  
CONCAVE MORTAR JOINT, COLOR SIMILAR TO ABOVE (G302)



### VCD-23 Low Leakage Control Damper

#### Application & Design

The model VCD-23 is a low leakage control damper for application as an automatic control or manual balancing damper. This model is intended for applications in low to medium pressure and velocity systems. A wide range of electric and pneumatic actuators are available. Non-jackshafted dampers will be supplied with a blade drive lever for internal actuator mounting. When external actuator mounting is specified in which case an extension pin with clip kit will be provided. Note: The extension pin with clip kit includes the extension pin and clip.

#### RATINGS

Pressure: 5 in. wg  
Velocity: 3,000 ft/min  
Leakage: Class 1A @ 1 in. wg, Class 1 @ 4 in. wg  
Temperature: 200.0 F-250.0 F. Consult factory for higher temperatures.

Installation instructions available at [www.greenheck.com](http://www.greenheck.com).

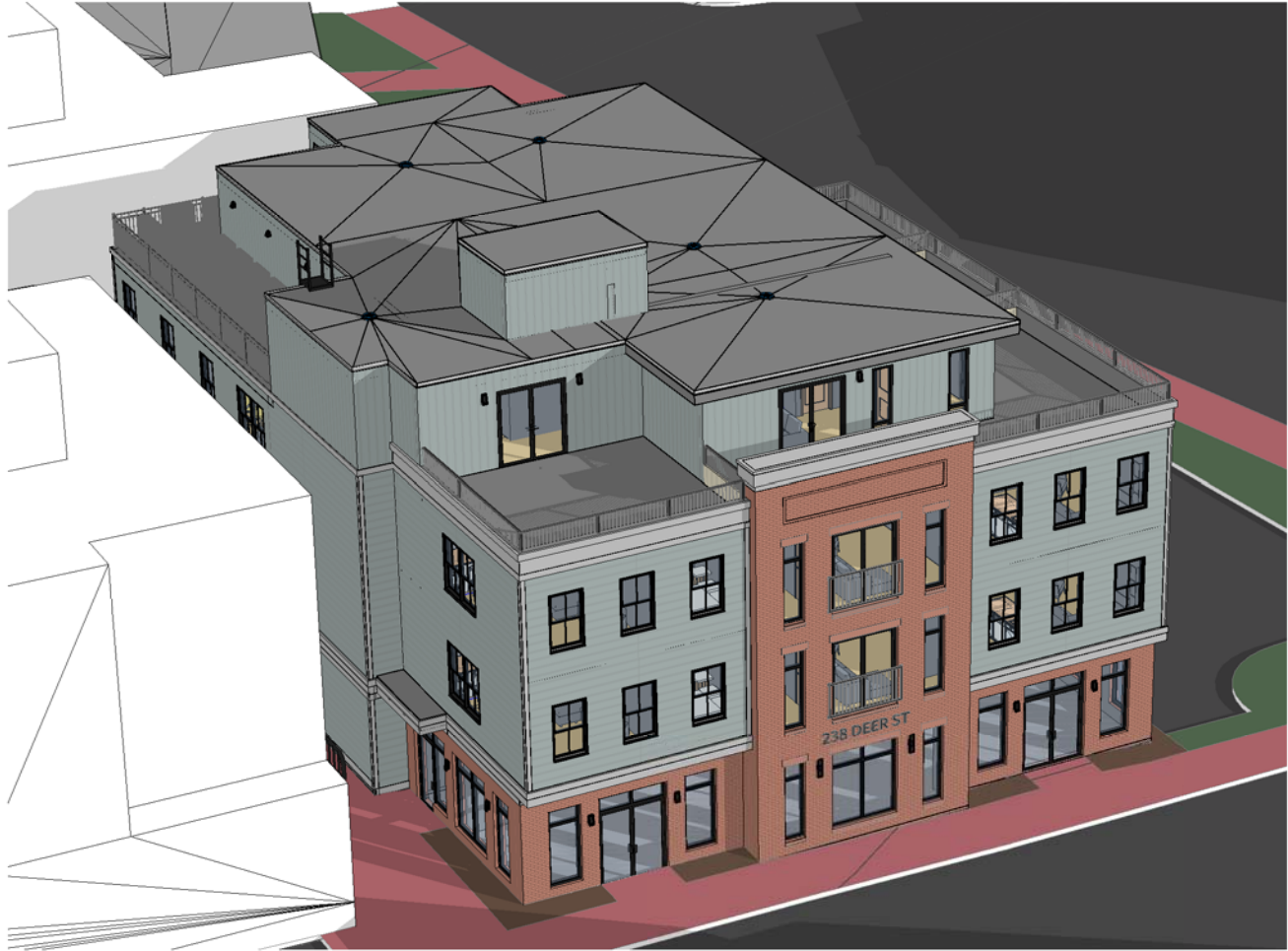
LOUVER SELECTION, COLOR TO MATCH SIDING,  
SIZE PER ELEVATIONS



PERSPECTIVE OF FROM DEER STREET



AERIAL FROM EAST



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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

PERSPECTIVES

HISTORIC DISTRICT COMMISSION, JULY 2022

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A6

07/06/2022  
McHA: RD / MG  
NOT TO SCALE





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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

DEER STREET RENDERING  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A2

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE





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DEER ST. MIXED-USE BUILDING  
238 DEER STREET  
PORTSMOUTH, NH 03801

AERIAL RENDERING  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A3

11/03/2021  
McHA: SM/RD/MG  
NOT TO SCALE



## 5. 114 Maplewood Avenue - Recommended Approval

**Background:** The applicant is seeking approval for window changes from a previously approved design.

**Staff Comment:** Recommended Approval

### Stipulations:

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





07/01/2022

**LUHD-490**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 17, 2022**Applicant**

Anne Whitney  
archwhit@aol.com  
801 Islington St, Suite 32  
Portsmouth, NH 03801  
603-502-4387

**Location**

114 MAPLEWOOD AVE  
Portsmouth, NH 03801

**Owner:**

BOUFFARD KAREN L REVO TRUST & BOUFFARD KAREN L TRUSTEE  
PO BOX 1389 PORTSMOUTH, NH 03802

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

Administrative Approval

**Alternative Project Address**

--

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

Window changes to November 6, 2019 HDC Approval, LU-19-124. Change "C" & "D" windows from Awnings to Casements, At rear elevation, remove 2, "A" double windows and replace with 2, single 42", 8/1 Doublehungs & further detail of entry brackets.

**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****I hereby certify that as the applicant for permit, I am**

Other

**If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.**

Architect

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted****HDC Approval Date**

--

**Planning Staff Comments**

--

**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

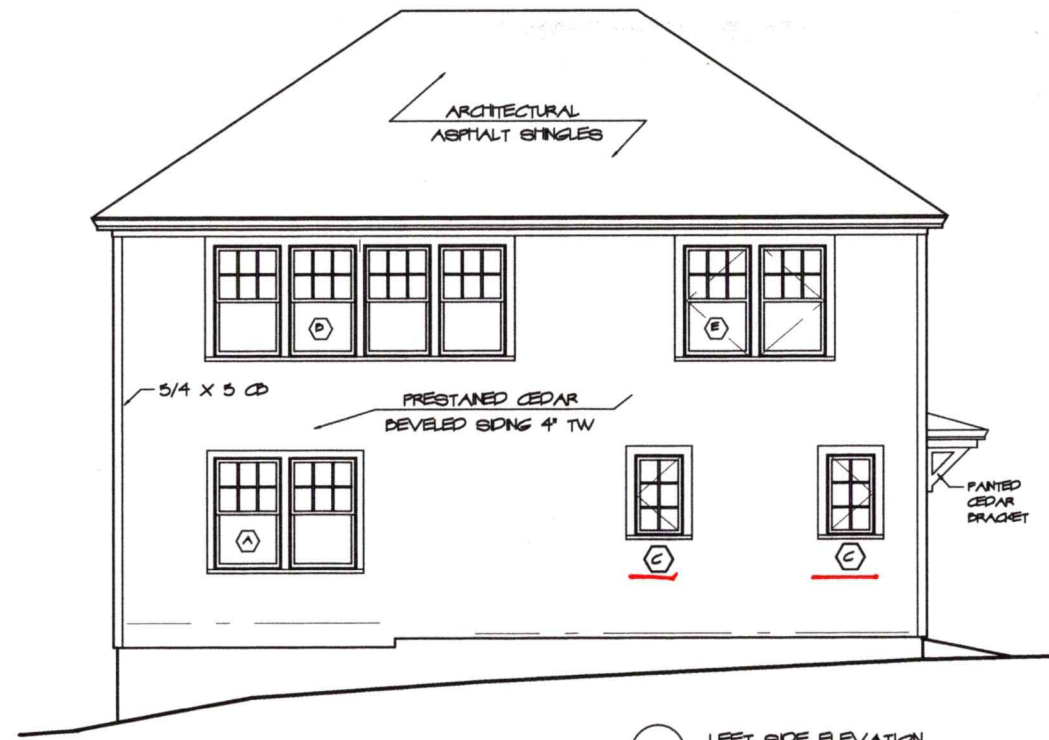
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**Owner Addressee Prefix and Last Name**

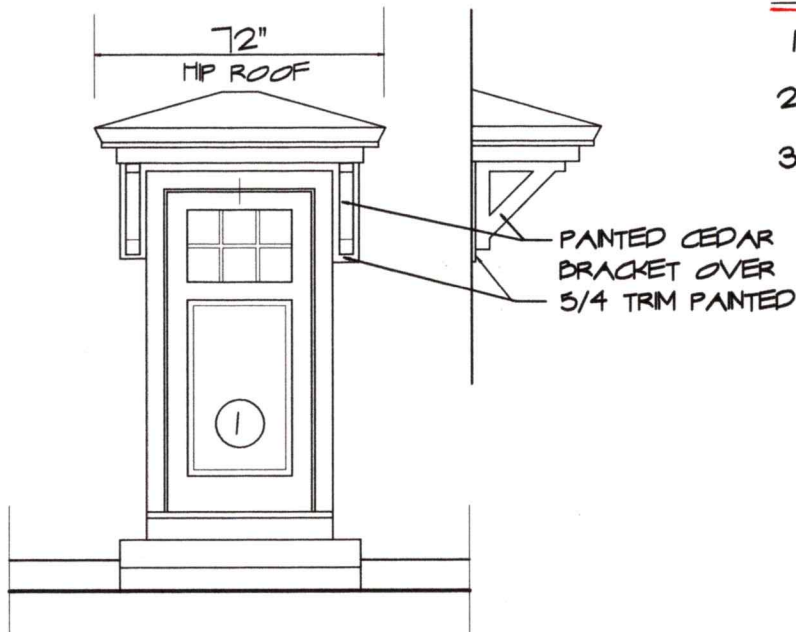
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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



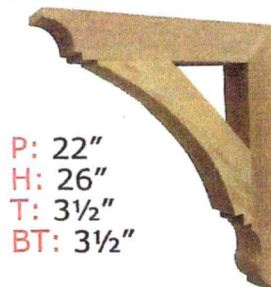
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



MDC ADMIN. 6 / 15 / 22

1. DETAIL NOTE ON ENTRY BRACKET
2. CHANGE "C" & "D" WINDOWS FROM AWNINGS TO CASEMENTS
3. AT REAR ELEVATION, 2-WIDE DOUBLETUNG "A" WINDOWS CHANGE TO SINGLE 42" DOUBLETUNG.

**Bracket 10T1**



P: 22"  
H: 26"  
T: 3 1/2"  
BT: 3 1/2"

114 MAPLEWOOD AVE  
PORTSMOUTH, NH

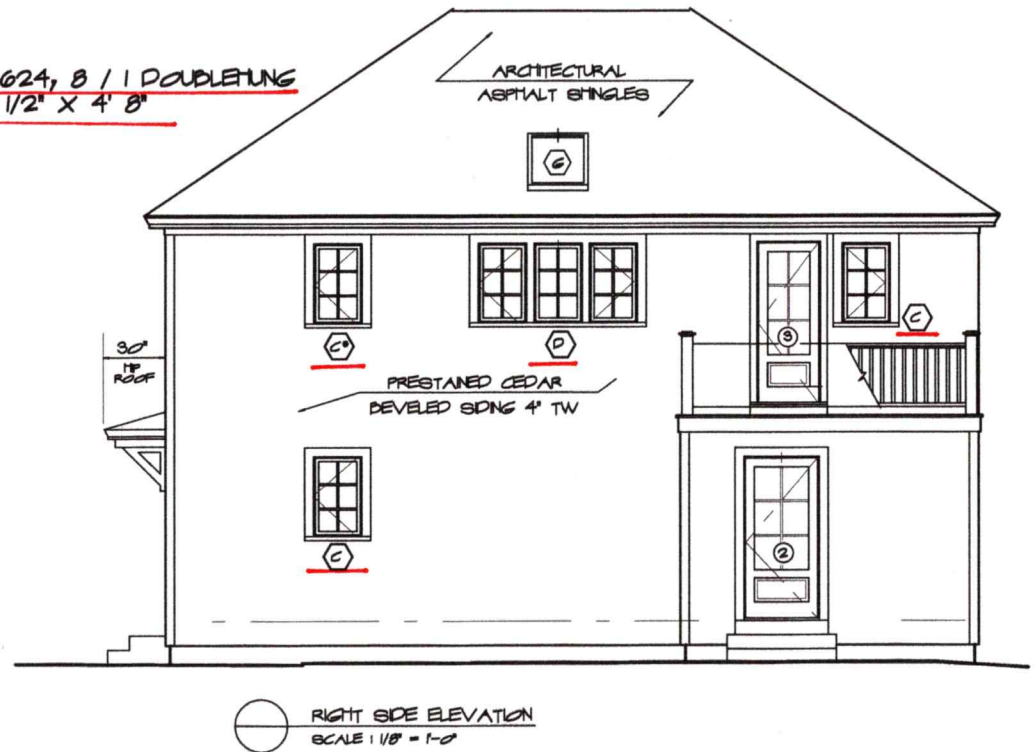
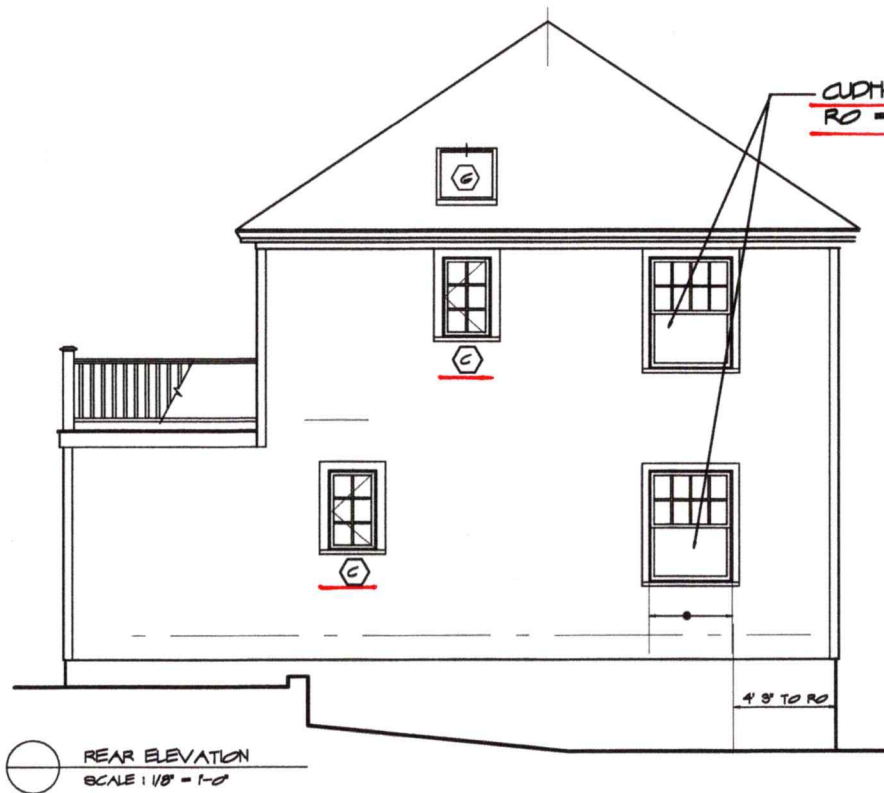
801 Islington St, Suite 32  
Portsmouth, NH 03801  
603-502-4387

**A/W**

**ANNE WHITNEY ARCHITECT**

Project:	Date:
#1904	6/15/22 1 OF 2





MDC ADMIN. 6 / 15 / 22

1. DETAIL NOTE ON ENTRY BRACKET
2. CHANGE "C" & "D" WINDOWS FROM AWNINGS TO CASEMENTS
3. AT REAR ELEVATION, 2-WIDE DOUBLETUNG "A" WINDOWS CHANGE TO SINGLE 42" DOUBLETUNG.

114 MAPLEWOOD AVE  
PORTSMOUTH, NH

801 Islington St, Suite 32  
Portsmouth, NH 03801  
603-502-4387

A//

ANNE WHITNEY ARCHITECT

Project:	Date:	2 OF 2
• 1904	6/15/22	

**6. 454 Marcy Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation an A/C condenser (to be screened).

**Staff Comment:** Recommended Approval

**Stipulations:**

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



**LUHD-492**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 21, 2022**Applicant**

Jeremiah Comeford  
jeremiah@prohvac1.com  
PO Box 1173  
Dover, NH 03821  
603-743-4822

**Location**

454 MARCY ST  
Portsmouth, NH 03801

**Owner:**

EBERLEIN JOHN & EBERLEIN CAROL  
454 MARCY ST PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

install a ductless heat pump air handler on the outside back wall orf the room with a condenser in back of the house. The condenser will be screened with a 3 sided fenced in latticed wooden screen. The piping will be installed in a plastic pipe chase painted to match the house siding. The condenser has the low decibel rating of 56 compared to a standard condenser with a decible rating of 72.

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

--

**Project Representatives****Relationship to Project**

Other

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

Salesman

**Full Name (First and Last)**

MIKE MESERVE

**Business Name (if applicable)**

PROHVAC

**Mailing Address (Street)**

PO BAX 1173

**City/Town**

DOVER

**State**

NH

**Zip Code**

03851

**Phone**

603-507-0908

**Email Address**

mikem@prohvac1.com

**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 combination qualifies for a Federal Energy Efficiency Tax Credit when placed in service between 1/1/2015 and 12/31/2020.

# Certificate of Product Ratings

AHRI Certified Reference Number : 202490340

Date : 04-03-2021

Model Status : Active

AHRI Type : HRCU-A-CB-O (Mini-Split Heat Pump, with Remote Outdoor Unit Air-Source, Free Delivery)

Series Name : M-Series

Outdoor Unit Brand Name : Mitsubishi Electric

Outdoor Unit Model Number : MUZ-GL24NA-U2

Indoor Type : Mini-Splits (Non-Ducted)

Indoor Model Number(s) : MSZ-GL24NA-U1

Rated as follows in accordance with the latest edition of AHRI 210/240 with Addendum 1, Performance Rating of Unitary Air-Conditioning & Air-Source Heat Pump Equipment and subject to rating accuracy by AHRI-sponsored, independent, third party testing:

Cooling Capacity (95F) : 22400

EER (95F) : 12.50

SEER : 20.50

High Heat (47F) : 27600

Low Heat (17F) : 16000

HSPF : 10.00

Sold in? : USA

†"Active" Model Status are those that an AHRI Certification Program Participant is currently producing AND selling or offering for sale; OR new models that are being marketed but are not yet being produced. "Production Stopped" Model Status are those that an AHRI Certification Program Participant is no longer producing BUT is still selling or offering for sale. Ratings that are accompanied by WAS indicate an involuntary re-rate. The new published rating is shown along with the previous (i.e. WAS) rating.

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## CERTIFICATE VERIFICATION

The information for the model cited on this certificate can be verified at [www.ahridirectory.org](http://www.ahridirectory.org), click on "Verify Certificate" link and enter the AHRI Certified Reference Number and the date on which the certificate was issued, which is listed above, and the Certificate No., which is listed at bottom right.

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we make life better™

CERTIFICATE NO.:

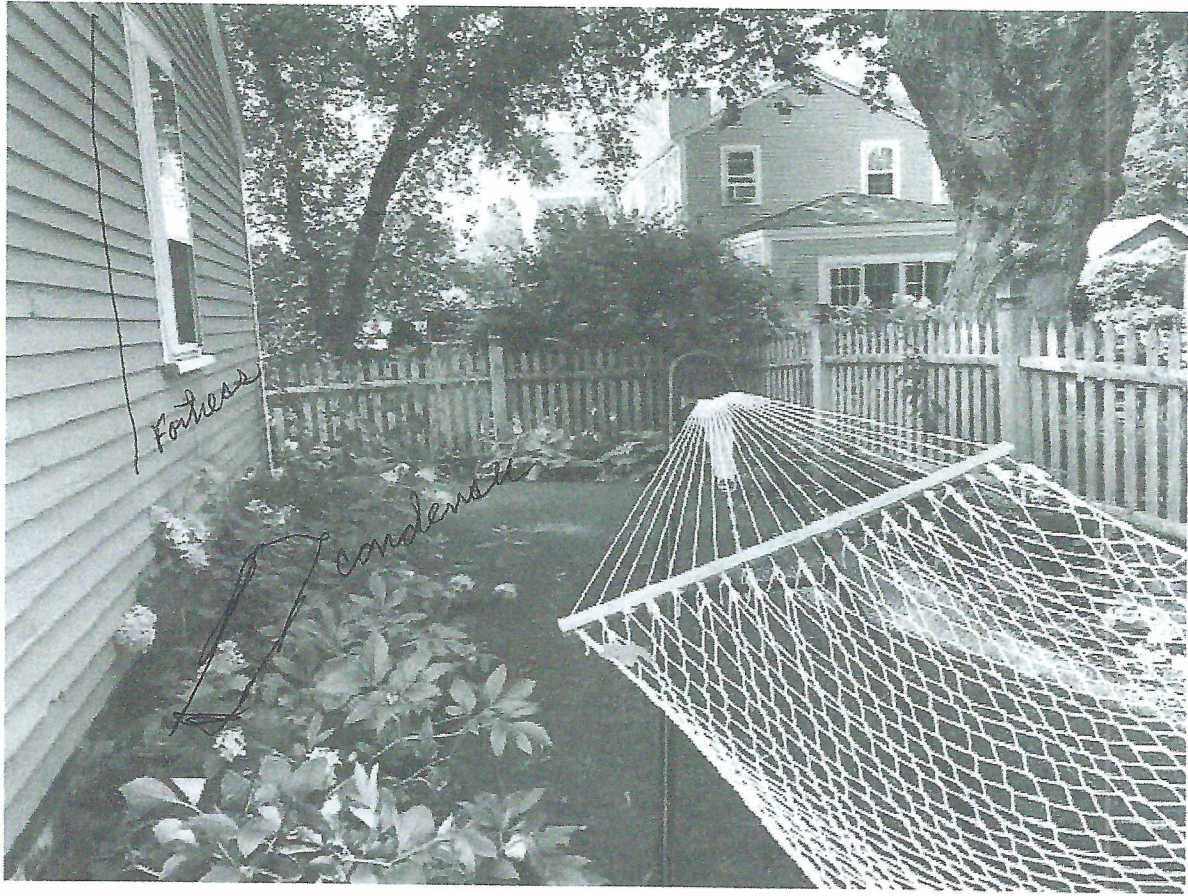
132619282761703194





Forthess to be  
painted same as house color.







**FW Webb Company**  
 218 Knox Marsh Road - Dover, New Hampshire 03820  
 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street  
 454 Marcy Street  
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

## **Heat Pump (Average Load Procedure)**

### **Design Conditions**

Location: Portsmouth Pease International Tradeport,	Elevation: 102 ft	Daily Range: Medium
Input Data: Outdoor Dry Bulb      Indoor Dry Bulb      Latitude: 43° N	Design Grains: 26	
Summer:                      95                      72	Heated Area    240 Sq.Ft.	
Winter:                      5                      72	Cooled Area    240 Sq.Ft.	

### **Heat/Loss Summary (July Heat Load Calculations)**

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	332	1438	588	0
Windows	16	612	1056	0
Doors	0	0	0	0
Ceilings	240	864	465	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load			0	0
Hot Water Piping Load		0	0	0
Winter Humidification Load		747	0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain EHLF=0 ESGF=0		0	0	0
AED Excursion		n/a	0	n/a
<b>Subtotal</b>		<b>6199</b>	<b>4046</b>	<b>717</b>



**Approved ACCA  
 MJ8 Calculations**

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard

\*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.

**FW Webb Company**  
 218 Knox Marsh Road - Dover, New Hampshire 03820  
 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street  
 454 Marcy Street  
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

## 2nd Floor Room (Average Load Procedure)

### Design Conditions

Location:	Portsmouth Pease International Tradeport,	Elevation:	102 ft	Daily Range:	Medium
Input Data:	Outdoor Dry Bulb	Indoor Dry Bulb	Latitude:	43° N	Design Grains:
Summer:	95	72	Heated Area	240 Sq.Ft.	
Winter:	5	72	Cooled Area	240 Sq.Ft.	

### Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	332	1438	588	0
Windows	16	612	1056	0
Doors	0	0	0	0
Ceilings	240	864	465	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load		747	0	0
Hot Water Piping Load			0	0
Winter Humidification Load			0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain		0	0	0
AED Excursion		n/a	0	n/a
<b>Subtotal</b>		<b>6199</b>	<b>4046</b>	<b>717</b>

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard



**Approved ACCA  
 MJ8 Calculations**

\*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.



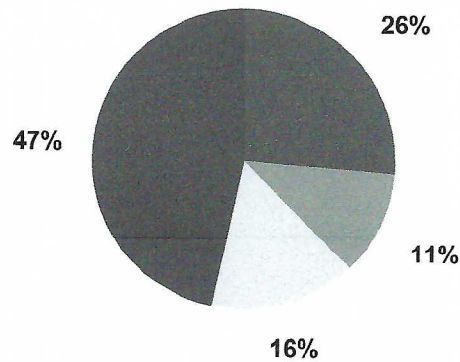
Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

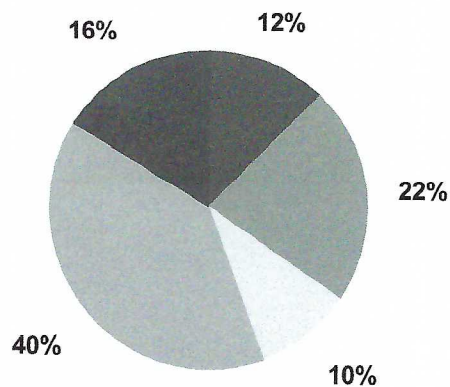
## 2nd Floor Room Load Chart

**Heat Loss Percentages**



- Walls
- Windows & Skylights
- Doors
- Ceilings
- Floors
- Misc System Loss
- Infiltration
- Ventilation
- Duct Loss

**Heat Gain Percentages**



- Walls
- Windows & Skylights
- Doors
- Ceilings
- Floors
- Internal Gains
- Infiltration
- Ventilation
- Duct Loss

**FW Webb Company**  
 218 Knox Marsh Road - Dover, New Hampshire 03820  
 603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street  
 454 Marcy Street  
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

### Heat Pump Breakdown

Item Name	U-Value /SHGC	Net Area	Htg. HTM.	Clg. HTM	Sens. Htg.	Sens. Clg.	Lat. Clg.	Total Clg.
Construction Type								
Heat Pump					747	0	0	0
2nd Floor Room					0	1484	400	1884
Ceiling	0.051	252.98	3.417	1.84	864	465	0	465
Ceiling Below Roof Joists Dark or Bold Color Asphalt Shingles NA R-19 blanket or loose fill								
East Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	62	4.556	1.85	282	115	0	115
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
Window-2x4	0.57/0	8	38.19	66	306	528	0	528
Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								
East Wall	0.068	62	4.556	1.85	282	115	0	115
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
Window-2x4	0.57/0	8	38.19	66	306	528	0	528
Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								



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Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

### 2nd Floor Room Breakdown

Item Name	U-Value /SHGC	Net Area	Htg. HTM.	Clg. HTM	Sens. Htg.	Sens. Clg.	Lat. Clg.	Total Clg.
Construction Type								
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Ceiling Below Roof Joists Dark or Bold Color Asphalt Shingles NA R-19 blanket or loose fill								
East Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	96	4.556	1.86	437	179	0	179
Frame Wall/Partition NA NA Wood R-19 None NA Siding or Stucco NA								
West Wall	0.068	62	4.556	1.85	282	115	0	115
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Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								
East Wall	0.068	62	4.556	1.85	282	115	0	115
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Window-2x4	0.57/0	8	38.19	66	306	528	0	528
Operable Normal Window Clear 2 Pane Wood, Wood with Metal Clad, or Vinyl								

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Residence at 454 Marcy Street  
 454 Marcy Street  
 Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

## Heat Pump (Average Load Procedure)

### Design Conditions

Location: Portsmouth Pease International Tradeport,	Elevation: 102 ft	Daily Range: Medium
Input Data: Outdoor Dry Bulb      Indoor Dry Bulb      Latitude: 43° N	Design Grains: 26	
Summer:                      95                      72	Heated Area    240 Sq.Ft.	
Winter:                      5                      72	Cooled Area    240 Sq.Ft.	

### Heat/Loss Summary (July Heat Load Calculations)

	Gross Area	Loss	Sensible Gain	Latent Gain
Walls	332	1438	588	0
Windows	16	612	1056	0
Doors	0	0	0	0
Ceilings	240	864	465	0
Skylights	0	0	0	0
Floors	0	0	0	0
Room Internal Loads		0	1484	400
Blower Load			0	0
Hot Water Piping Load		0	0	0
Winter Humidification Load		747	0	0
Infiltration		2538	453	317
Ventilation		0	0	0
Duct Loss/Gain EHLF=0 ESGF=0		0	0	0
AED Excursion		n/a	0	n/a
<b>Subtotal</b>		<b>6199</b>	<b>4046</b>	<b>717</b>

Total Heating	6199	Btuh
Total Cooling	4763	Btuh

12 Linear ft. of Hydronic Baseboard



**Approved ACCA  
 MJ8 Calculations**

\*Calculations are based on the ACCA Manual J 8th Edition and are approved by ACCA. All computed calculations are estimates based on building use, weather data, and inputted values such as R-Values, window types, duct loss, etc. Equipment selection should meet both the latent and sensible gain as well as building heat loss.



**FW Webb Company**  
218 Knox Marsh Road - Dover, New Hampshire 03820  
603-749-3100 - lyman@fwwebb.com

Residence at 454 Marcy Street  
454 Marcy Street  
Portsmouth, NH 03801

Sales Consultant:

Job#: 111621-ProHVAC

Date: 11/16/2021

## Equipment Selection

### Design Conditions

Design Location: Portsmouth Pease

Elevation: 102 ft

Latitude: 43° N

Daily Range: Medium

Design Grains 26

Relative Humidity: 50%

Summer Outdoor Design: 95

Winter Outdoor Design: 5

Summer Indoor Design: 72

Winter Indoor Design: 72

### Heating Equipment

Mfg:

Altitude Correction Factor: 0

Model:

Heating Input (btuh):

AHRI Ref #:

Heating Output (btuh): 11000

Efficiency (AFUE):

Calculated HeatPump  
Output @ Design (btuh): 9100

### Cooling Equipment

Mfg: SAMSUNG

Altitude Correction Factor: 0

Outdoor Unit Model: AR09TSFACWKX

Rated Total Cooling (btuh): 9000

Coil: AR09TSFABWKN

Sensible Cooling (btuh): 6750

Furnace:

Latent Cooling (btuh): 2250

AHRI Ref #: 205132628

SEER - EER@95:

Heat Pump HSPF:

## Summary

### MJ8 Calculations

### Status

### Equipment Capacities

Sensible Gain (btuh): 4046

Sufficient

Sensible Capacity (btuh): 6750

Latent Gain (btuh): 717

Sufficient

Latent Capacity (btuh): 2250

Total Heat Gain (btuh): 4763

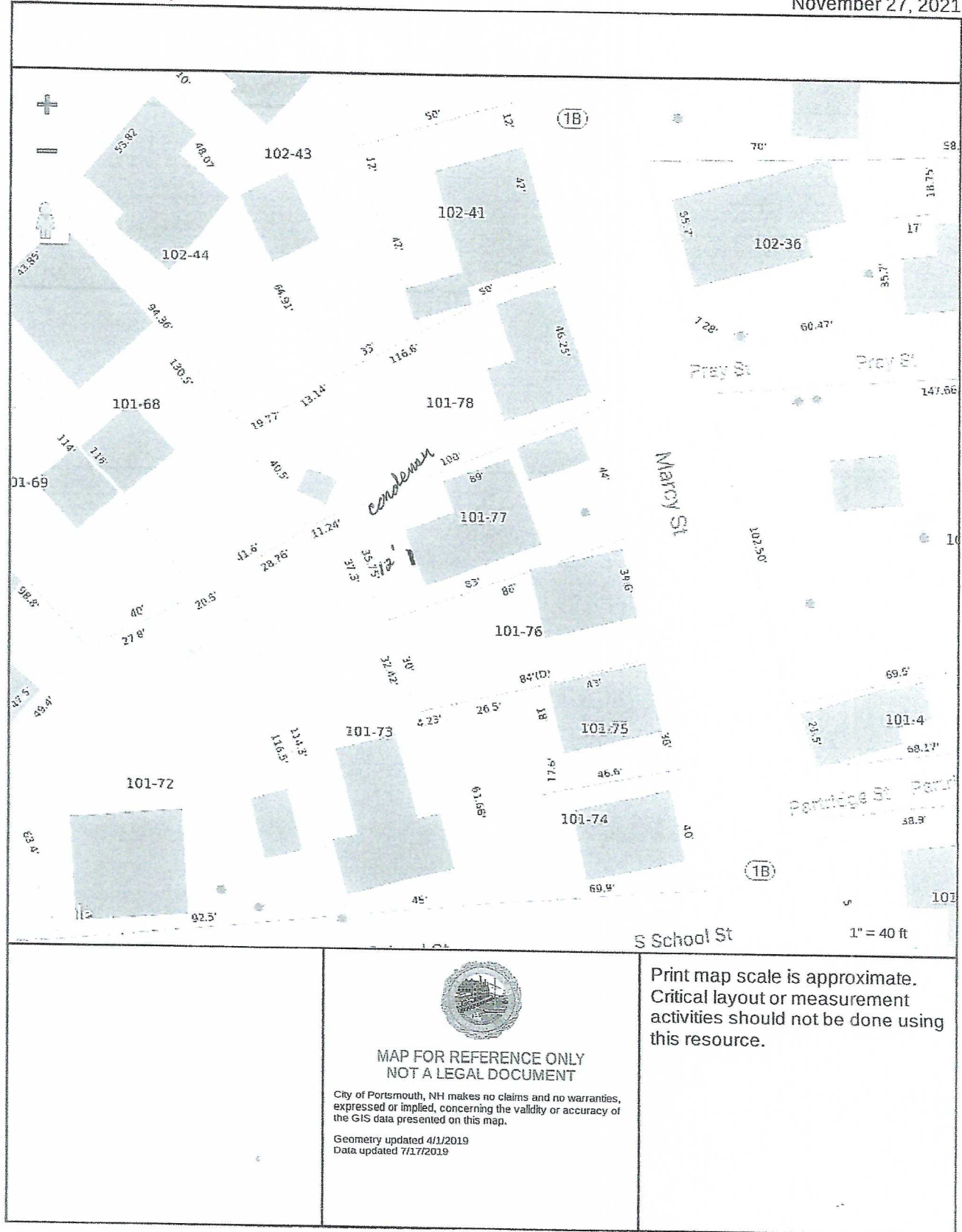
Sufficient

Total Capacity (btuh): 9000

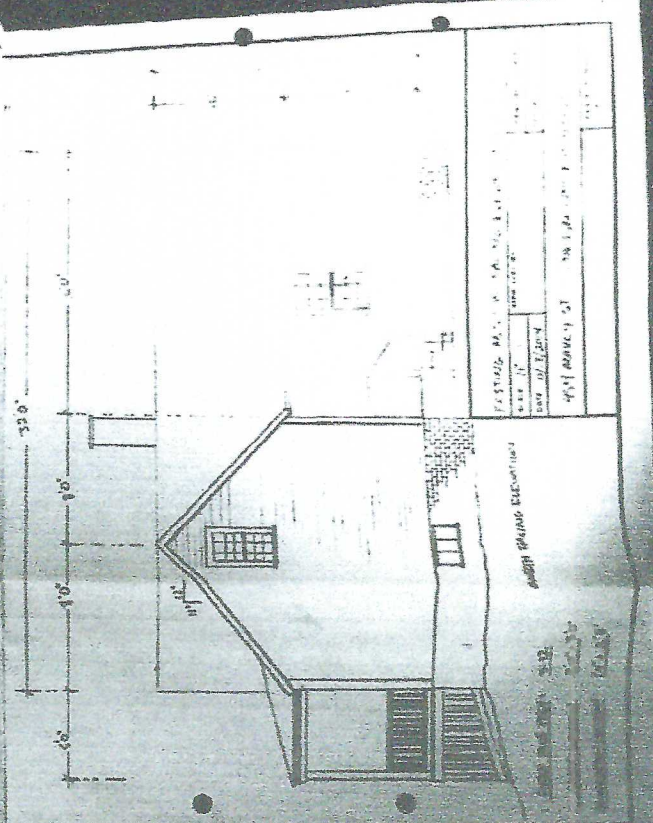
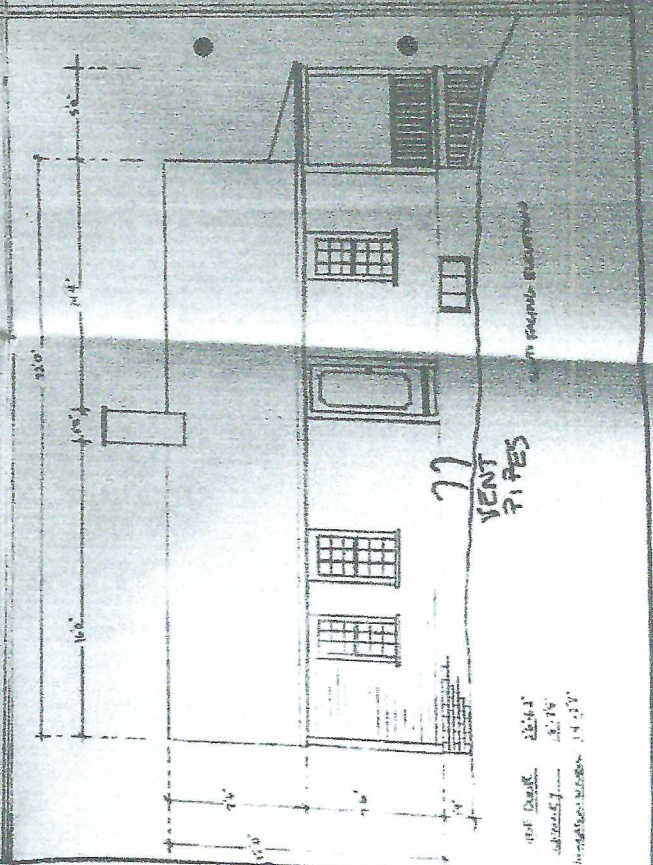
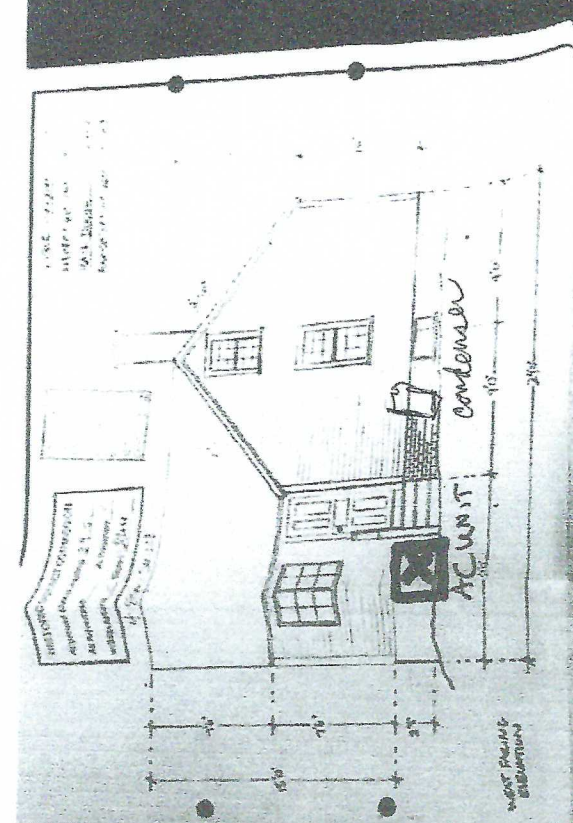
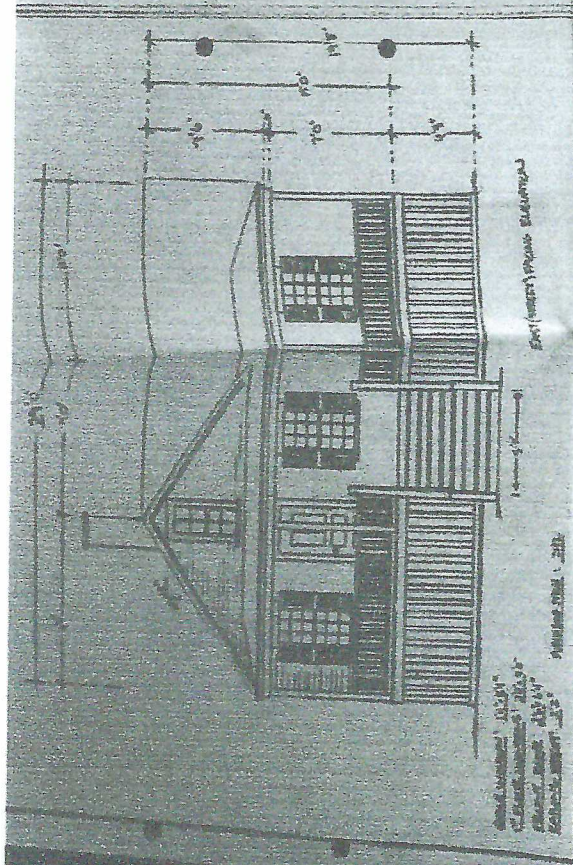
Heat Loss (btuh): 6199

Sufficient

Heating Capacity (btuh): 11000







Project No.	10-1-10000-150
Date	10-1-10000-150
Scale	1/4" = 1'-0"
Author	J. H. Smith
Checker	J. H. Smith
Engineer	J. H. Smith

## **7. 10 Commercial Alley, Unit 2 - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a wall mounted A/C condenser (facing Penhallow St.)

**Staff Comment:** Recommended Approval

### **Stipulations:**

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





07/01/2022

**LUHD-494**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 27, 2022**Applicant**

Sherif Farag  
sifarag@gmail.com  
10 Commercial Alley  
Suite 2  
Portsmouth, NH 03801  
6037672428

**Location**

10 COMMERCIAL ALY Unit 2  
Unit 2  
Portsmouth, NH 03801

**Owner:**

Perry Silverstein  
10 Commercial Aly Portsmouth, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

Install/Mount AC Condenser Unit on exterior wall of 10 Commercial Alley -- wall facing Penhallow Street.

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

--

**Project Representatives****Relationship to Project**

Other

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

Contractor

**Full Name (First and Last)**

Mihai Popescu

**Business Name (if applicable)**

MCP HVAC

**Mailing Address (Street)**

86 Lafayette Road, Unit 4

**City/Town**

North Hampton

**State**

NH

**Zip Code**

03862

**Phone**

(603) 501-9454

**Email Address**

install@mcphvac.com

**Relationship to Project**

Other

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

Electrician

**Full Name (First and Last)**

Al Nadeau

**Business Name (if applicable)**

--

Current view of Exterior Side Wall of Elephantine Bakery – Facing Penhallow Street





Proposed location of Air Conditioner Condensor underneath 2<sup>nd</sup> Floor Bay Window





Air Conditioner Condensor Unit will be painted Red to match the color of the bricks to blend in



The fan will also be painted red, I just left it as white so the location would be known.



**8. 266 Middle Street**

**- TBD**

**Background:** The applicant is seeking approval for the removal of metal trim surrounding the windows and building to be replaced with wood. Replace vinyl siding in-kind.

**Staff Comment:** TBD

**Stipulations:**

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

**LUHD-495**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 29, 2022**Applicant**

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

**Location**

266 MIDDLE ST  
Portsmouth, NH 03801

**Owner:**

DANNY PARKER LLC  
266 MIDDLE ST PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

remove metal trim around window and replace with wood  
remove all metal trim around building and replace with wood  
replace vinyl siding

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

--

**Project Representatives****Relationship to Project**

Owner

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

--

**Full Name (First and Last)**

John Bosen

**Business Name (if applicable)**

Bosen &amp; Associates

**Mailing Address (Street)**

266 Middle Street

**City/Town**

Portsmouth

**State**

New Hampshire

**Zip Code**

03801

**Phone**

6032055171

**Email Address**

jbosen@bosenandassociates.com

**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**



Following the HDC approval to replace the vinyl siding with wood, I removed the rear deck and siding on the westerly side and rear of the building. The rear of the building was completely rotten and had to be rebuilt from the sills up. Due to the increased cost of this repair, coupled with the rising cost of materials and labor, replacement of the vinyl siding to wood clapboards is no longer economically feasible or possible at this time. I am therefore requesting an alternative to remove all metal trim around the windows and building and will replace with wood. However, the existing vinyl will be repaired or replaced in the front and easterly side of the building and new vinyl will be added to the rear and westerly side of the building.

**9. 12 South Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for

**Staff Comment:** Recommended Approval

**Stipulations:**

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



**LUHD-497**

Historic District Commission Work Session or Administrative Approval Application

**Status:** Active**Date Created:** Jun 30, 2022**Applicant**

Anne Whitney  
archwhit@aol.com  
801 Islington St, Suite 32  
Portsmouth, NH 03801  
603-502-4387

**Location**

12 SOUTH ST  
Portsmouth, NH 03801

**Owner:**

MANFULL WILLIAM T & MANFULL SUSAN  
12 SOUTH ST PORTSMOUTH, NH 03801

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

Administrative Approval

**Alternative Project Address**

--

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

Change the height of the approved Chimney from 3 feet above roof ridge to 7 feet. Mason requested this change to ensure adequate draft for the fireplace.

**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****I hereby certify that as the applicant for permit, I am**

Other

**If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.**

Architect

**INTERNAL USE ONLY -- Historic District Commission Review and Approval****HDC Certificate of Approval Granted****HDC Approval Date**

--

**Planning Staff Comments**

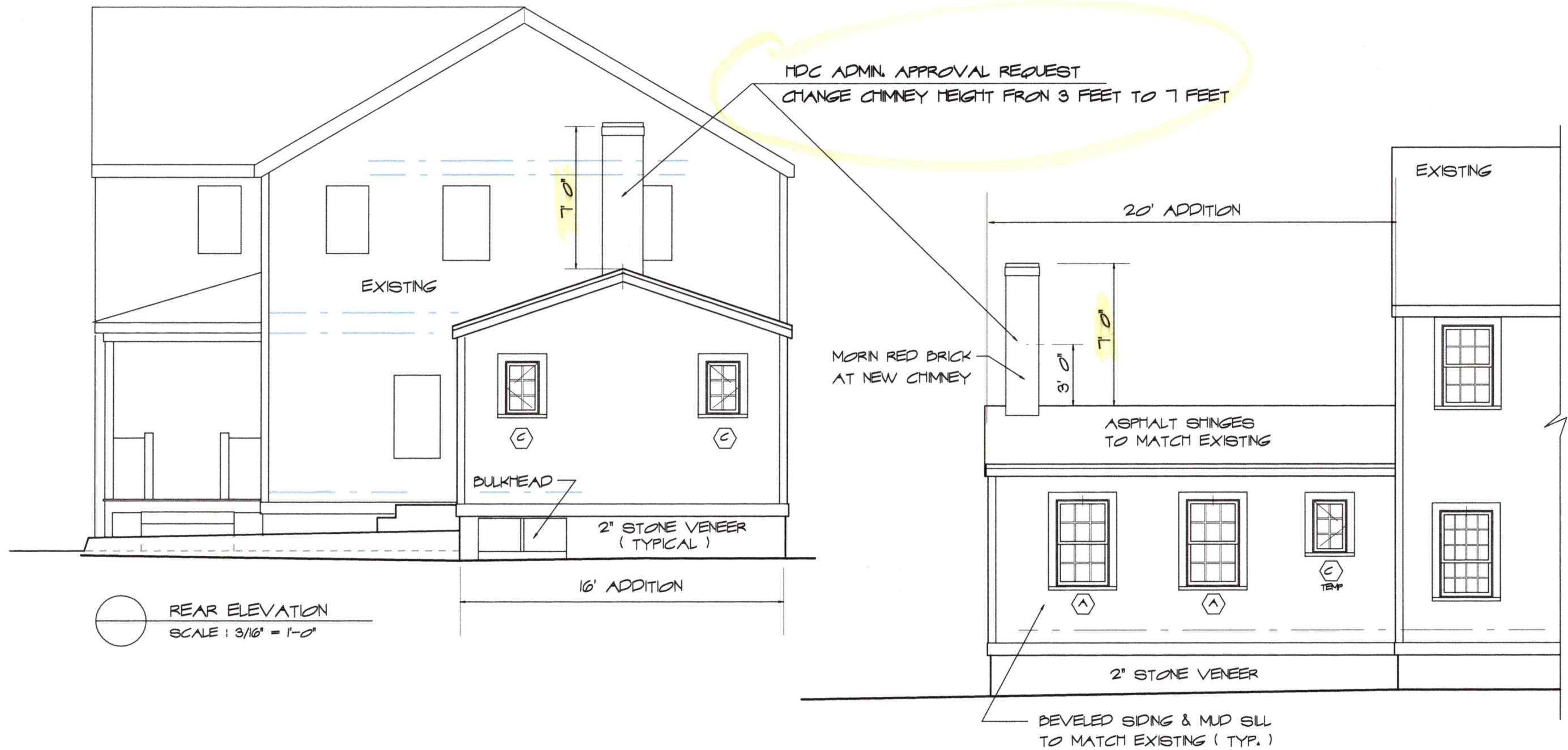
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**INTERNAL USE ONLY -- Letter of Decision Information****Owner Addressee Full Name and Title**

--

**Owner Addressee Prefix and Last Name**

--



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

LEFT, MARCY STREET ELEVATION  
SCALE: 3/16" = 1'-0"

REAR & LEFT  
ELEVATIONS

ADDITIONS & RENOVATIONS, MANFULL RESIDENCE

12 SOUTH STREET

9 Sheafe Street  
Portsmouth  
NH 03801  
603-427-2832

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: 2012

Revisions:

Date: 6/30/20