

HDC

ADMINISTRATIVE APPROVALS

December 06, 2023

- | | | |
|-----|---------------------------|-----------------------|
| 1. | 466 Marcy Street | -Request to Postpone |
| 2. | 425 Islington Street | -Request to Postpone |
| 3. | 295 Maplewood Avenue | -Recommended Approval |
| 4. | 45 Market Street | -Recommended Approval |
| 5. | 135 Market Street, Unit B | -Recommended Approval |
| 6. | 507 State Street, Unit 2 | -Recommended Approval |
| 7. | 10 Ceres Street | -Recommended Approval |
| 8. | 138 Gates Street | -Recommended Approval |
| 9. | 111 State Street | -Recommended Approval |
| 10. | 20 Congress Street | -Recommended Approval |
| 11. | 242 State Street | -Recommended Approval |

1. 466 Marcy Street

-Request to Postpone

Background: The applicant is seeking approval for the replacement of the front stairs.

Staff Comment: The applicant has requested to postpone to the January 03, 2024 meeting.

Stipulations:

1. _____
2. _____
3. _____

2. 425 Islington Street

-Request to Postpone

Background: The applicant is seeking approval for replacement windows on the 2nd floor.

Staff Comment: The applicant has requested to postpone to the December 13, 2023 meeting.

Stipulations:

1. _____
2. _____
3. _____

3. 295 Maplewood Avenue

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (1) window.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-700

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 10/27/2023

Primary Location

295 MAPLEWOOD AVE
Portsmouth, NH 03801

Owner

35 PINES LLC
295 MAPLEWOOD AVE #1
PORTSMOUTH, NH 03801

Applicant

Phyrom Oum
 603-312-7206
 poum@hjd.builders
 27 Aspen Drive
Somersworth, NH 03878

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Side window replacement

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Other

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

Builder/Contractor





Ricci Lumber
105 Bartlett Street Portsmouth NH 03801

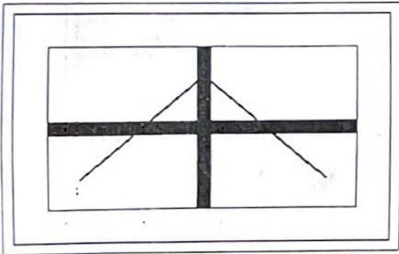
QUOTE BY : Ian Krause
SOLD TO :
PO# : IK-HJDBUILDERS
Ship Via : Ground

QUOTE # : JW230800P75 - Version 0
SHIP TO :
PROJECT NAME : IK-HJDBUILDERS
REFERENCE :

U-Factor Weighted Average: 0.27

SHGC Weighted Average: 0.17

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 27 X 17 3/4	Frame Size : 26 1/4 X 17 (Outside Casing Size: 32 1/4 X 20 15/16), Sitrine Wood Awning, Auralast Pine, Primed Exterior, Primed Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 8 9/16 Jamb, 5/4 JE - 4/4 Reveal Thick, Venting, Nesting Crank Handle, Matte Black Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 2 High BetterVue Mesh Black Screen Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), U-Factor: 0.27, SHGC: 0.17, VLT: 0.40, Energy Rating: 16.00, CR: 61.00, CPD: JEL-N-882-02806-00001 PEV 2023.2.0.4290/PDV 7.017 (06/07/23)NW		1	\$1167.52
Total:					\$1167.52



Viewed from Exterior. Scale: 1/2" = 1'

Total Units: 1

AuraLast Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

4. 45 Market Street

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-703

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/7/2023

Primary Location

45 MARKET ST
Portsmouth, NH 03801

Owner

C5 45 MARKET STREET LLC
45 MARKET ST
PORTSMOUTH, NH 03801

Applicant

Shannon Alther
 603-436-4274
 pod1@tms-architects.com
 1 Cate Street
Portsmouth , NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Request for 3 items:
Removal of rear chimney from project scope, Review of screens at Market Street and Review of Storefront element for project close in December 2023.

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Architect

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

45 Market Street

Portsmouth NH

Chimney #1
To Remain

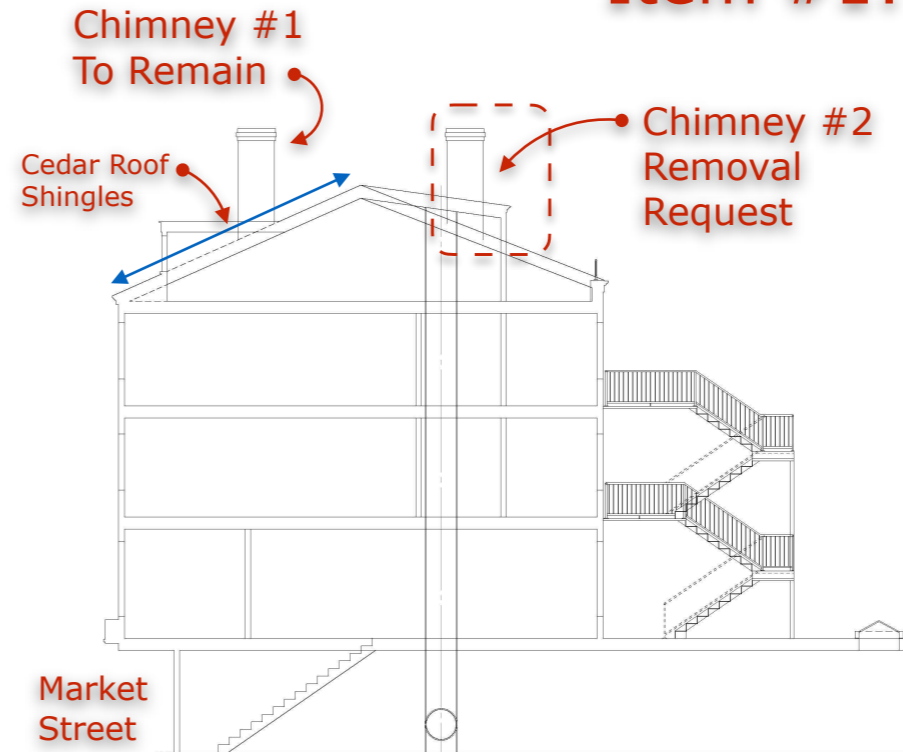


Previously Approved 10-7-2020 (LU-20-143)

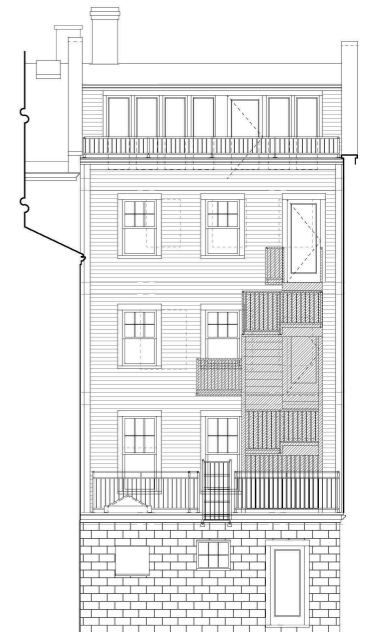
Request:

- Asking for approval of rear (east chimney) to NOT be constructed
- Existing rear chimney was not needed for exhaust piping as originally intended. Is not facing Market Street.
- Project added Cedar Shingles at Market Street with earlier chimney work review with Nick C.

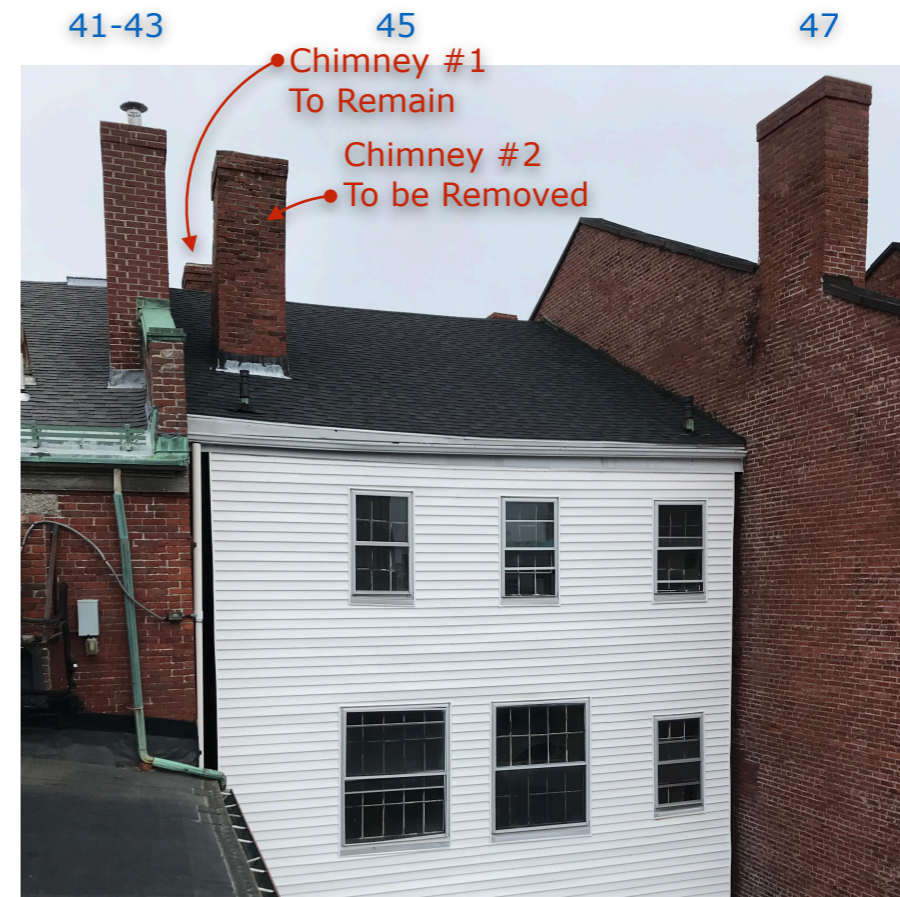
HDC Application Addendum Item #1: East Chimney



Section



Rear Elevation

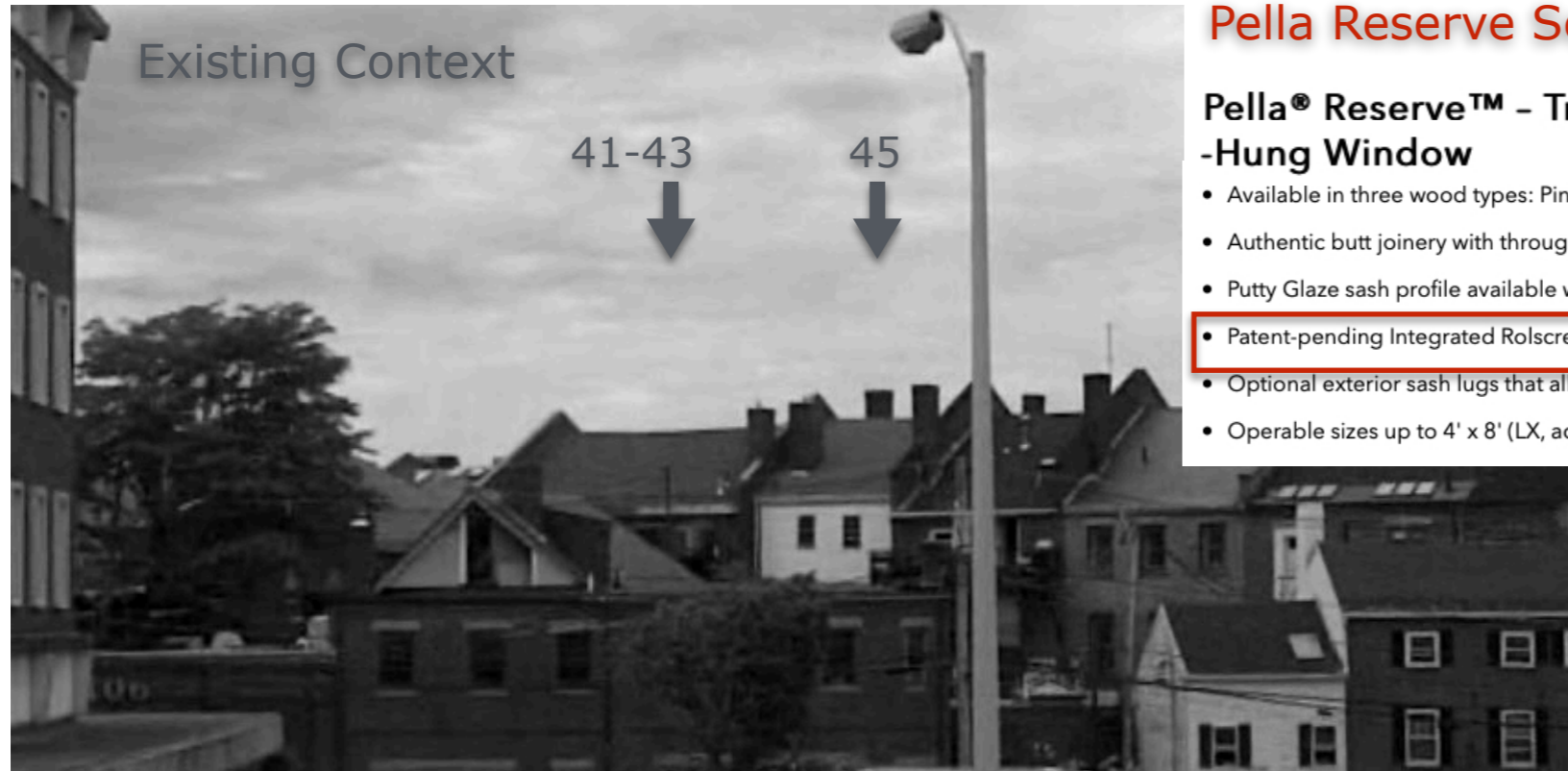


45 Market Street

Portsmouth NH

Early HDC Meeting, No specific review of screens. Did change Pella to Marvin due to Covid material delays. Reviewed with Nick C.

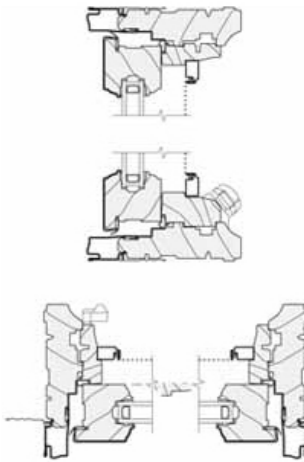
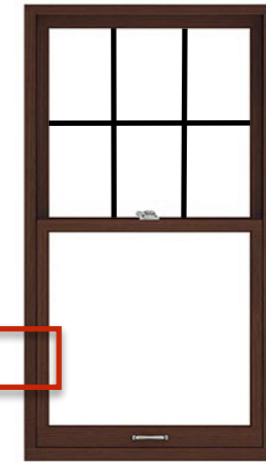
HDC Application Addendum Item #2: Screens



Pella Reserve Series (Black)

Pella® Reserve™ - Traditional Double-Hung Window

- Available in three wood types: Pine, Mahogany, and Douglas Fir.
- Authentic butt joinery with through-stile construction.
- Putty Glaze sash profile available with matching grilles.
- Patent-pending Integrated Rolscreen® retractable screen is optional.
- Optional exterior sash lugs that allow for tilting.
- Operable sizes up to 4' x 8' (LX, additional sizes in [Monumental](#))



Siding / Trim

- Replace existing vinyl siding and trim with matching style / To-the-weather with James Hardie or similar material
 - Color of trim to be = White / Cream @ Front
 - Color of body to be = Pastel Color @ Front
 - Color of trim to be = White @ Rear
 - Color of body to be = White @ Rear
- Roofing material = Remains asphalt

Gutters

- Remove existing gutters and replace in kind (size and style)
- Add new gutter material as needed for proper water flow
- Add necessary fasteners (matching style)

Condenser Units

- New HVAC condensers with small footprint
- Coordinate new piping and conduits for least intrusive look



45 Market Street

Portsmouth NH

HDC Application Addendum Item #3: Storefront

Previously Approved
10-7-2020
(LU-20-143)

- This image just shows Storefront
- Upper band and side columns not shown black here
- But they are black in photo



Updated Coloring
Outline to Align
with Actual Photo



10-20-2023 Photo

1. Less Glass at corners Due to Wood Construction
2. Slightly Raised Sill for Sprinkler Piping in Basement
3. Door Updates: With Nick C. Changed to:
 - Half Glass @ 47
 - Solid Door @ 45
 - Mimic 41-43 Doors
4. Add horizontal muntin, last thing to complete at close out

5. 135 Market Street, Unit B

-Recommended Approval

Background: The applicant is seeking approval for the installation of a roof hatch to access HVAC equipment.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-707

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 11/14/2023

Primary Location

135 MARKET ST

Portsmouth, NH 03801


Owner


Florence Ann Roskey

Market St 135 Portsmouth,

NH 03801

Applicant

 Florence Ann Roskey

 774-278-0323

 annroskey@yahoo.com

 135 Market St

Apt B

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address 

Administrative Approval

Project Information

Brief Description of Proposed Work*

Install a roof access window on the roof of the building to allow contractors to have safe access to the roof for repairs, maintenance and emergency egress. The window will be mounted in a position that is not visible from anywhere other than the roof. Of note, there are already 7 skylights installed on the roof top for Units A and B which are depicted in the attached drawing. A picture of the building is also included for reference.

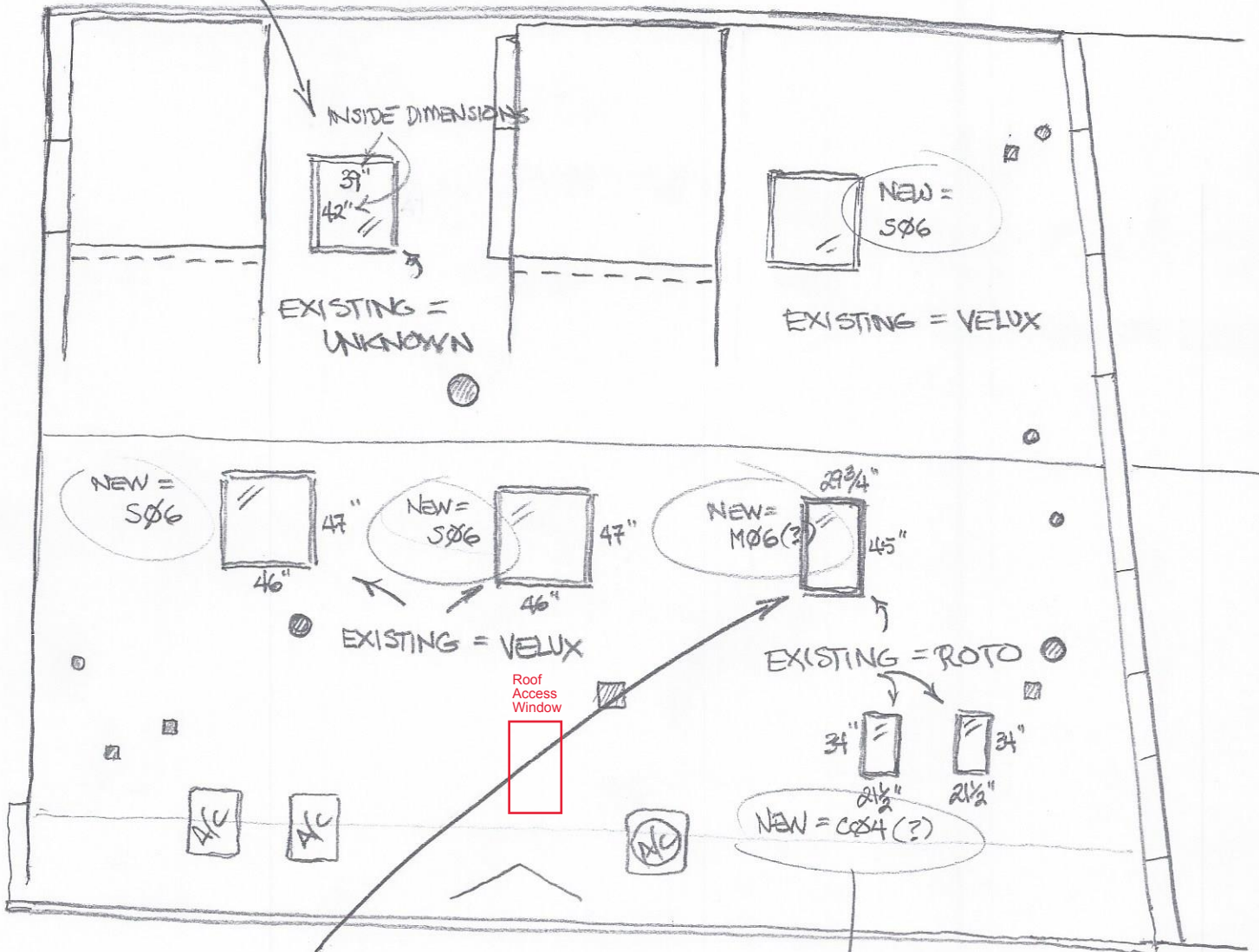
 Description of Proposed Work (Planning Staff)

JPK PROPERTIES

135 MARKET ST.
PORTSMOUTH, NH 03801

← CERES ST →

* NEW SØ6 IS 3" WIDER THAN EXISTING. NEXT SIZE DOWN IS APPROX 14" NARROWER.



* MØ6 R.O. = $30\frac{1}{16}'' \times 45\frac{3}{4}''$
 NEXT SIZE DOWN IS MØ4, WHICH IS $30\frac{1}{16}'' \times 39\frac{7}{8}''$
 OR CØ4, WHICH IS $21'' \times 37\frac{7}{8}''$

← MARKET ST →

* CØ4 = $21'' \times 37\frac{7}{8}''$ (R.O.)
 NEXT SIZE DOWN IS CØ1
 WHICH IS $21'' \times 26\frac{7}{8}''$ (R.O.)



6. 507 State Street, Unit 2

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) entry doors.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-702

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/3/2023

Primary Location

507 STATE ST
Portsmouth, NH 03801

Owner

HARE FAMILY REVOCABLE
TRUST & HARE WILLIAM E &
CATHERINE E TT
507 STATE ST #2
PORTSMOUTH, NH 03801

Applicant

JAIME Morin
 860-952-4112
renewalbyandersen@gopermits.org
 30
Forbes Road
NORTHBOROUGH, MA
01532

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

TO REMOVE AND REPLACE (2) ENTRY DOORS. LIKE SIZE; NO STRUCTURAL ALTERATIONS.

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Other

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

CONTRACTOR



dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

William & Cathy Hare

507 State St. Unit 2
Portsmouth, NH 03801
H: (714)514-7795

Installation Package

507 State St. Unit 2

Portsmouth, NH 03801

PRODUCTS: 2 WINDOWS: 0 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2
Updated 10/19/23

BUYER

William & Cathy Hare

507 State St. Unit 2
Portsmouth, NH 03801
H: (714)514-7795
Year Built: 2008
billhare213@gmail.com

Est. Duration:

REPRESENTATIVE

Steven Ramey

(978)257-7668
steven.ramey@andersencorp.com

TECH MEASURE

Jesse Lawrence

jesse.lawrence@andersencorp.com

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,



Order Summary

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
 30 Forbes Road | Northborough, MA 01532
 Phone: (508) 351-2200 | Fax: (508) 986-7072 |
 rbabostonoperationsarchive@gmail.com
 Measure Tech: Jesse Lawrence,

William & Cathy Hare

507 State St. Unit 2
 Portsmouth, NH 03801
 H: (714)514-7795

ID#	ROOM	SIZE	DETAILS
-----	------	------	---------

JOB

100	Front	0" 0"	Misc: , Misc, ProVia, Entry Door System, Quantity 1, See attachment for details. Make size 37 9/16 x 84 11/16 Right hand inswing Jamb 7 1/8 Construction: , Entry Door (1), LSWP Hinged Door (1), R&R vinyl Siding - includes new J channel (1), Band (1), Out of area , (1) Material: , None
------------	-------	----------	---

102	Back Door	0" 0"	Misc: , Misc, ProVia, Entry Door System, Quantity 1, See attachment for details. Make size 33 9/16 x 79 1/4 Right hand inswing Jamb 6 3/4 Construction: , Entry Door (1), LSWP Hinged Door (1), R&R vinyl Siding - includes new J channel (1), Band (1) Material: , None
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PRODUCTS: 2 WINDOWS: 0 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 2

Updated 10/19/23

JOB NOTES

LSWP

2 Provia doors.

Front door, pad up bottom so door panel will not drag. Also remove the padding from top of opening before installing our door.

Trim interior with primed 3 1/2 casings. Trim exterior with PVC 5/4x6 and PVC bandmoulding. R&R Vinyl siding reuse j channel of necessary.

Estimated Duration:



Order Summary

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
 30 Forbes Road | Northborough, MA 01532
 Phone: (508) 351-2200 | Fax: (508) 986-7072 |
 rbabostonoperationsarchive@gmail.com
 Measure Tech: Jesse Lawrence,

William & Cathy Hare

507 State St. Unit 2
 Portsmouth, NH 03801
 H: (714)514-7795

JOB PHOTOS



Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7

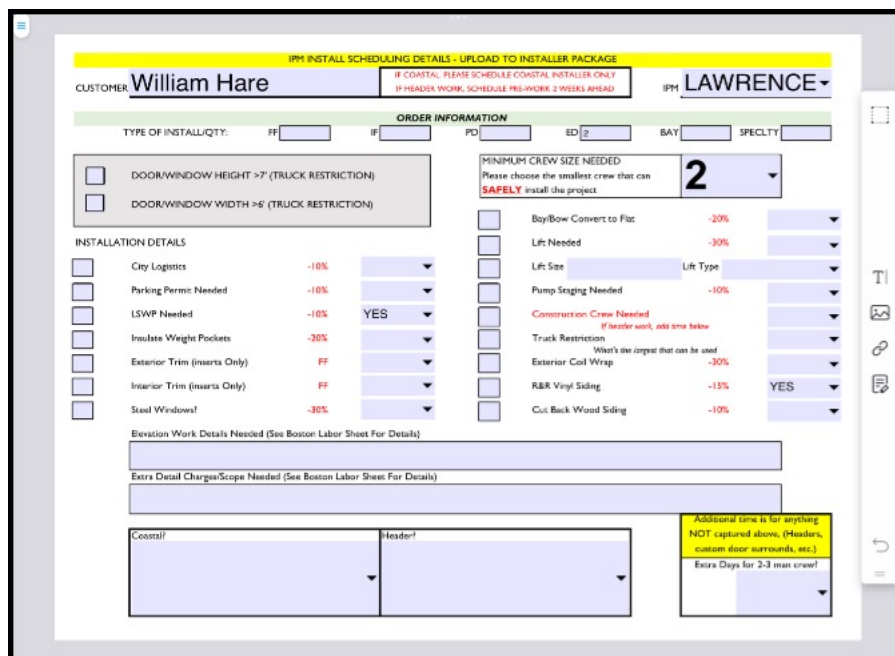


Image 8



100

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
30 Forbes Road | Northborough, MA 01532
Phone: (508) 351-2200 | Fax: (508) 986-7072 |
rbabostonoperationsarchive@gmail.com
Measure Tech: Jesse Lawrence,

William & Cathy Hare
507 State St. Unit 2
Portsmouth, NH 03801
H: (714)514-7795

100 Front
Misc



Misc: , Misc, ProVia, Entry Door System, Quantity 1, See attachment for details Make size 37 9/16 x 84 11/16 Right hand inswing Jamb 7 1/8 Construction: , Entry Door (1), LSWP Hinged Door (1), R&R vinyl Siding - includes new J channel (1), Band (1), Out of area , (1) Material: , None 10/10/23

UNIT NOTES

See attachment for details
Make size 37 9/16 x 84 11/16
Right hand inswing
Jamb 7 1/8

UNIT CONSTRUCTION

Table with 2 columns: Description and Quantity. Rows include Entry Door (1), LSWP Hinged Door (1), R&R vinyl Siding - includes new J channel (1), Band (1), and Out of area (1).

UNIT MATERIALS

UNIT PHOTOS

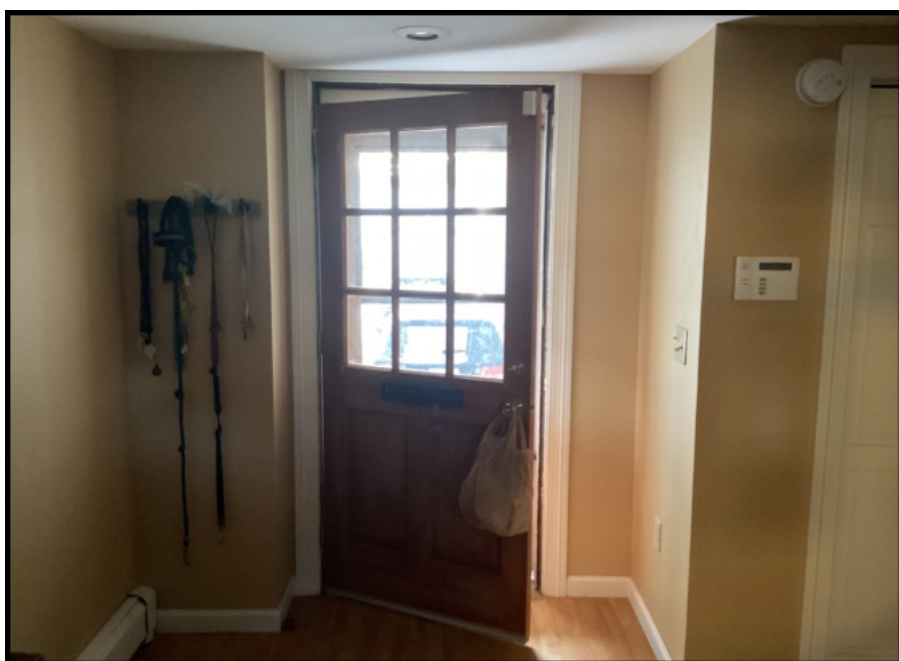


Image 1



Image 2



Buyer Acknowledgement

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810

30 Forbes Road | Northborough, MA 01532

Phone: (508) 351-2200 | Fax: (508) 986-7072 |

rbabostonoperationsarchive@gmail.com

Measure Tech: Jesse Lawrence,

William & Cathy Hare

507 State St. Unit 2

Portsmouth, NH 03801

H: (714)514-7795

I acknowledge that by signing this as the homeowner or on behalf of the homeowner, I hereby confirm that all product details, features and options have been reviewed with the Measure Technician. The features and options include, but not limited to:

- Window Color
- Hardware Color & Style
- Grill Configurations
- Interior Trim Details
- Exterior Trim Details
- Painting/Staining, Blinds
- Product Handling

I acknowledge that I have reviewed this order summary and that the order summary is accurate.

Buyer

Signature

The homeowner reviewed and signed this order during the measure appointment.

Name

A representative for the homeowner reviewed and signed this order during the measure appointment.

Date

The order was not signed during the measure appointment.

Materials Checklist

William & Cathy Hare

507 State St. Unit 2

Portsmouth, NH 03801

H: (714)514-7795

CATEGORY	DESCRIPTION	QUANTITY	
<hr/>			
This list includes the sum total all of the materials for the entire job.			
<hr/>			
ACCESSORIES	Foam Can	.. 1 can	<input type="checkbox"/>
ACCESSORIES	Ice & Water 9"	.. 1 unit	<input type="checkbox"/>
<hr/>			
LUMBER- AZEK	PVC 5/4 x 6 - 12	..6 units	<input type="checkbox"/>
LUMBER- AZEK	PVC 5/4 x 8 - 12	.. 1 unit	<input type="checkbox"/>
LUMBER- AZEK	PVC 1 5/8" band mold - 12	..5 units	<input type="checkbox"/>
<hr/>			
MATERIAL- CAULK	Kleer Caulking	.. 1 tube	<input type="checkbox"/>
MATERIAL- CAULK	RBA White Caulk	..8 tubes	<input type="checkbox"/>
MATERIAL- CAULK	White paintable DAP	.. 1 tube	<input type="checkbox"/>
<hr/>			
MATERIAL- COIL	Coil - White 10'	.. 1 unit	<input type="checkbox"/>
<hr/>			
TRIM- CLEAR PINE	#2 Pine 1x5 - 12	.. 1 unit	<input type="checkbox"/>
<hr/>			
TRIM- OAK	Oak Threshold/no holes -12	.. 1 unit	<input type="checkbox"/>
<hr/>			
TRIM- PRIME PINE	Primed 1x4 - 12	..3 units	<input type="checkbox"/>
<hr/>			

Materials Checklist

William & Cathy Hare

507 State St. Unit 2

Portsmouth, NH 03801

H: (714)514-7795

CUSTOM	J-Channel, color natural clay	..5 PER UNIT	<input type="checkbox"/>
CUSTOM	Jackson lumber, primed 3 1/2 Poplar casing, KW10210, 12ft	..5 PER UNIT	<input type="checkbox"/>



Product Order Form

dba: RENEWAL BY ANDERSEN OF BOSTON

Legal Name: Renewal by Andersen LLC | License # HIC# 170810
 30 Forbes Road | Northborough, MA 01532
 Phone: (508) 351-2200 | Fax: (508) 986-7072 |
 rbabostonoperationsarchive@gmail.com
 Measure Tech: Jesse Lawrence,

William & Cathy Hare
 507 State St. Unit 2
 Portsmouth, NH 03801
 H: (714)514-7795

Sales	Steven Ramey
Tech	Jesse Lawrence

Windows	0
Specialty	0
Patio Doors	0
Entry Doors	0
Misc.	2

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
100																									

Floor Plan ID#	Product	Insert Frame	Ext. Jamb	Ext. Trim	Checkrail Style	Perf. Upgrade	Exact Order Width	Exact Order Height	Sill Angle	Sash Ratio	Ext. Color	Int. Color	Glazing S1	Glazing S2	Glazing S3	Lifts	Locks	Sash Oper.	Hardware	Hardware Style	Grill Pattern	Grille Type	Lites S1/S3	Lites S2	Screen Type
102																									



Image 7

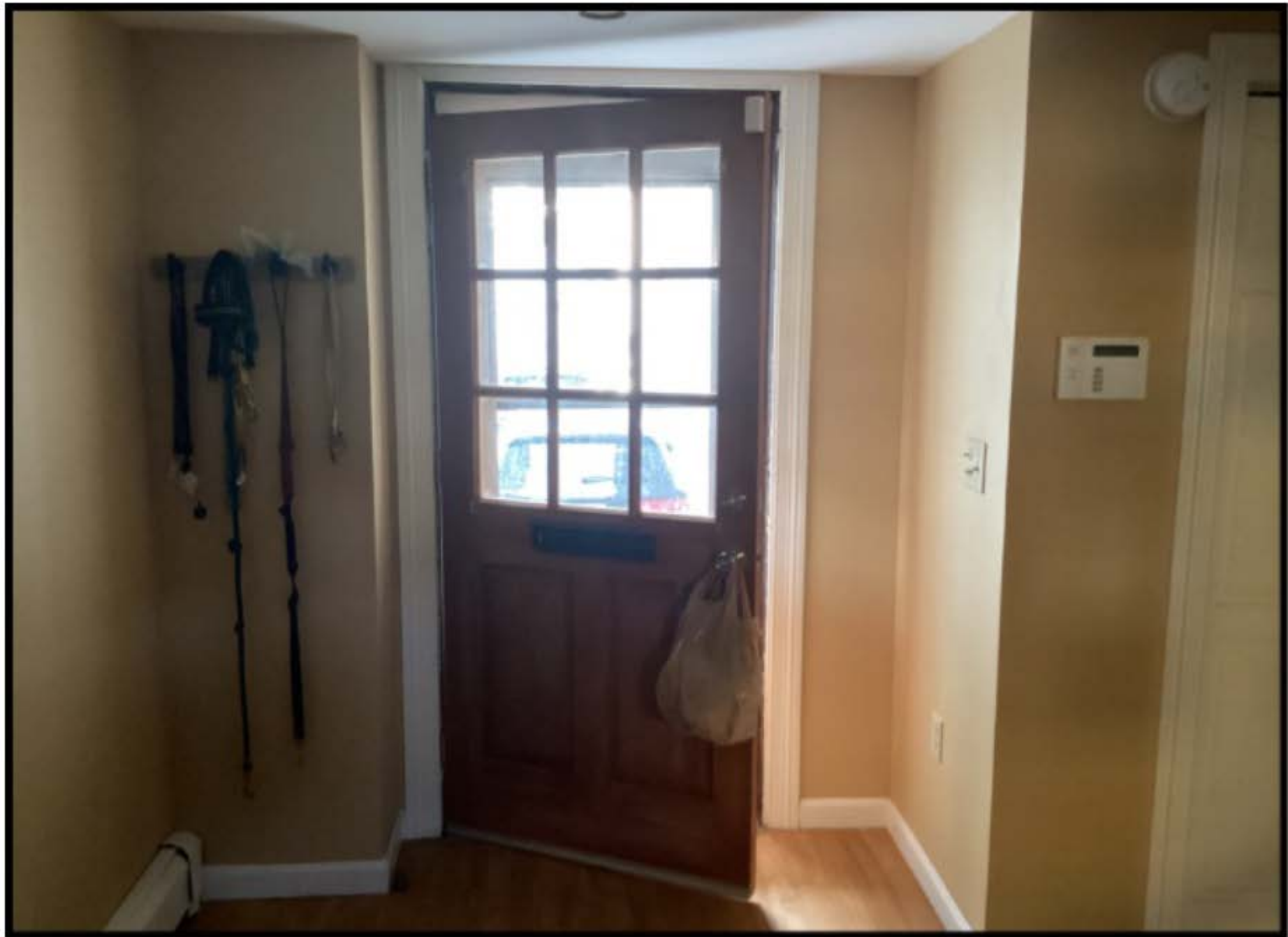


Image 1

PROPOSED FRONT DOOR

YOUR PROFESSIONAL-CLASS PRODUCT

Signet Oak Fiberglass Entry Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Hare
Tag: Front Door
Qty: 1



OUTSIDE VIEW



INSIDE VIEW

DETAILS

Signet Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16"

No Brickmold

Right Hand Inswing - Inside Looking Out

430 Style Signet Oak Fiberglass Door

ComforTech DLA

Colonial SDL Grid - 2V x 2H

Caramel SDL Grids (Dusty Gray Shadow Grids)

Caramel Inside and Outside

Hardware

Antique Brass Addison Grip Entrance Handle Outside
Flair Handle Inside

Antique Brass Addison Thumbturn Deadbolt

Lifetime Antique Brass Mail Slot (3" x 10")

Antique Brass (5-Year) Kickplate - Outside Only

Frame

Textured Snow Mist White Aluminum Frame Cladding - In Separate Box

Caramel Inside Frame

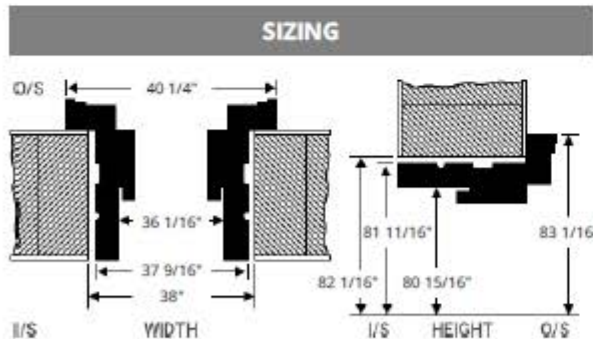
Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)

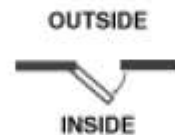
Security Plate

INFORMATION AND WARNINGS

Mail slot location may allow exterior access to interior handleset (potential security concern).



HANDING



ENERGY

Energy rating information is not available for this product.

Installation Instructions





Image 5

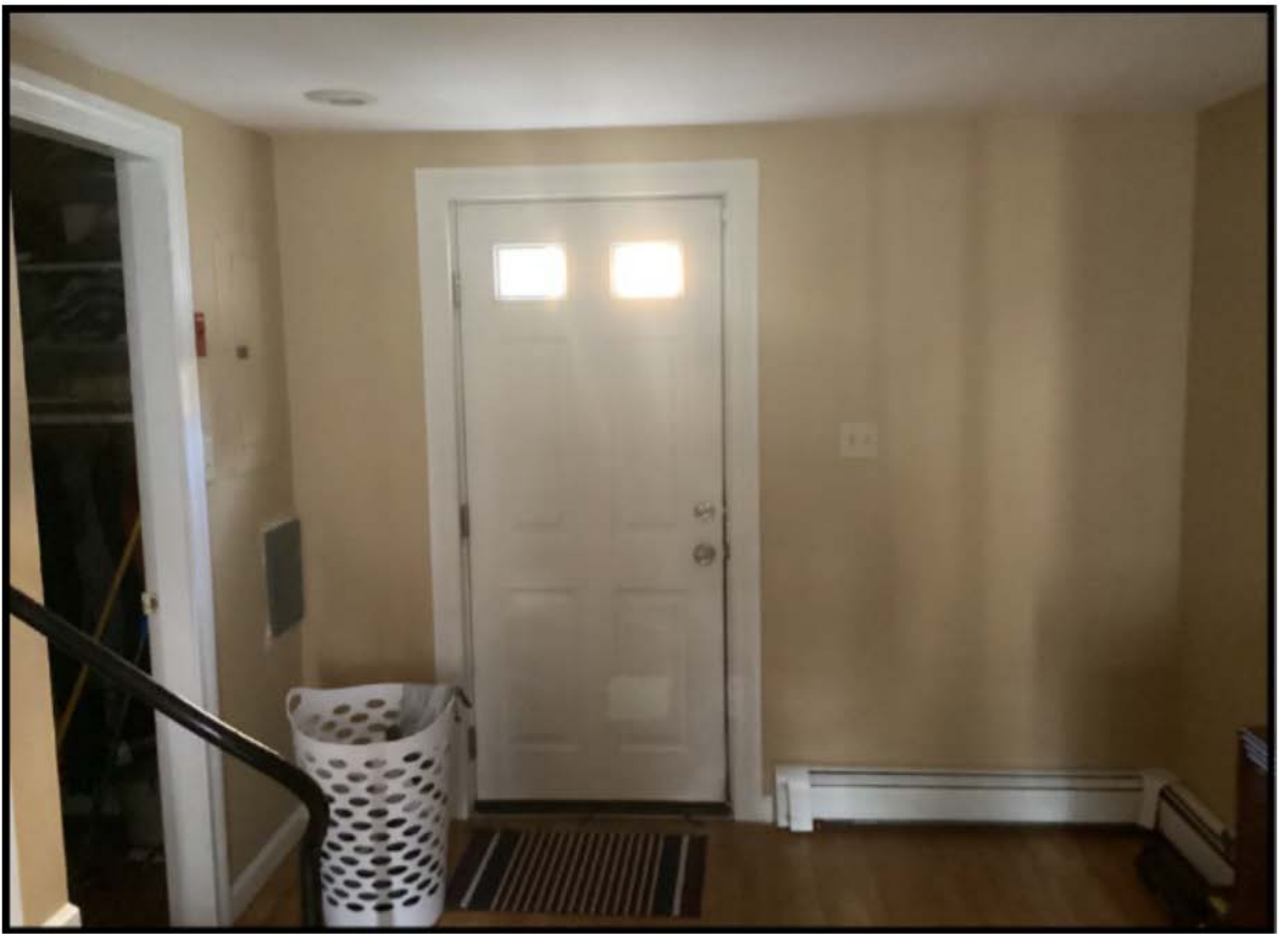


Image 2

YOUR PROFESSIONAL-CLASS PRODUCT

Signet Oak Fiberglass Entry Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Hare

Tag: Back Door

Qty: 1

DETAILS

Signet Single Entry Door in FrameSaver Frame

32" Nominal Width

77" Custom Unit Height

Unit Size: 33 9/16" x 77"

Frame Depth: 4 9/16"

No Brickmold

Right Hand Inswing - Inside Looking Out

430 Style Signet Oak Fiberglass Door

ComforTech DLA

Colonial SDL Grid - 2V x 2H

Caramel SDL Grids (Dusty Gray Shadow Grids)

Caramel Inside and Outside

Hardware

All Hardware in Antique Brass Finish

Flair Lockset (2 3/8" Backset)

Thumbturn Deadbolt (2 3/8" Backset)

Frame

Textured Snow Mist White Aluminum Frame Cladding - In

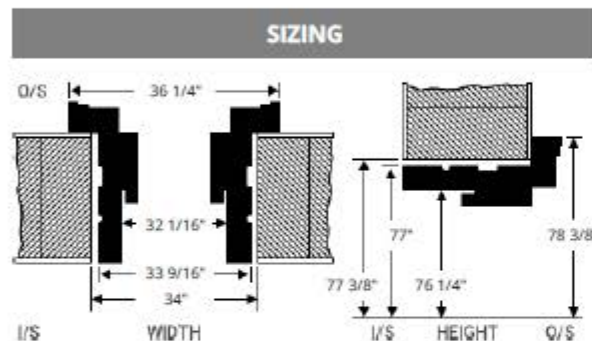
Separate Box

Caramel Inside Frame

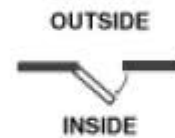
Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)

Security Plate



HANDING



Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.23 0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.14

Air Infiltration (cfm/ft²)

≤ 0.05



ENERGY STAR® Certified
In All 50 States.

7. 10 Ceres Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of an oil collection system and screening.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-701

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/1/2023

Primary Location

10 CERES ST
Portsmouth, NH 03801

Owner

BLALOCK FAMILY LLC
148 BRACKETT RD
PORTSMOUTH, NH 03801

Applicant

Peter Labrie
 603-661-9090
 peterlabrie@yahoo.com
 PO Box 300
Rye, New Hampshire
03870

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Currently used cooking oil is removed from the fryolators by emptying them into a oil shuttle and rolled down the alleyway to the dumpster enclosure where a large grease dumpster stores the grease until it can be removed by a recycling company. This labor intensive process causes employee burns from dealing with hot grease, spills which attract pests, causes slip and falls and unsightly stains in the alley.

The Cooking Oil Mangement system we would like to install would eliminate all of the above. This is a two small tank sealed system which is piped directly to the fryolators to store and supply clean cooking oil and remove and store the used oil.

Two food grade polyethylene tanks would be installed under the current HVAC equipment, between its existing support structure and then fully screened will metal screening to hide it from view. Servicing the tanks is done simply by accessing a small stainless steel access door on one end of the tanks.

Site Location

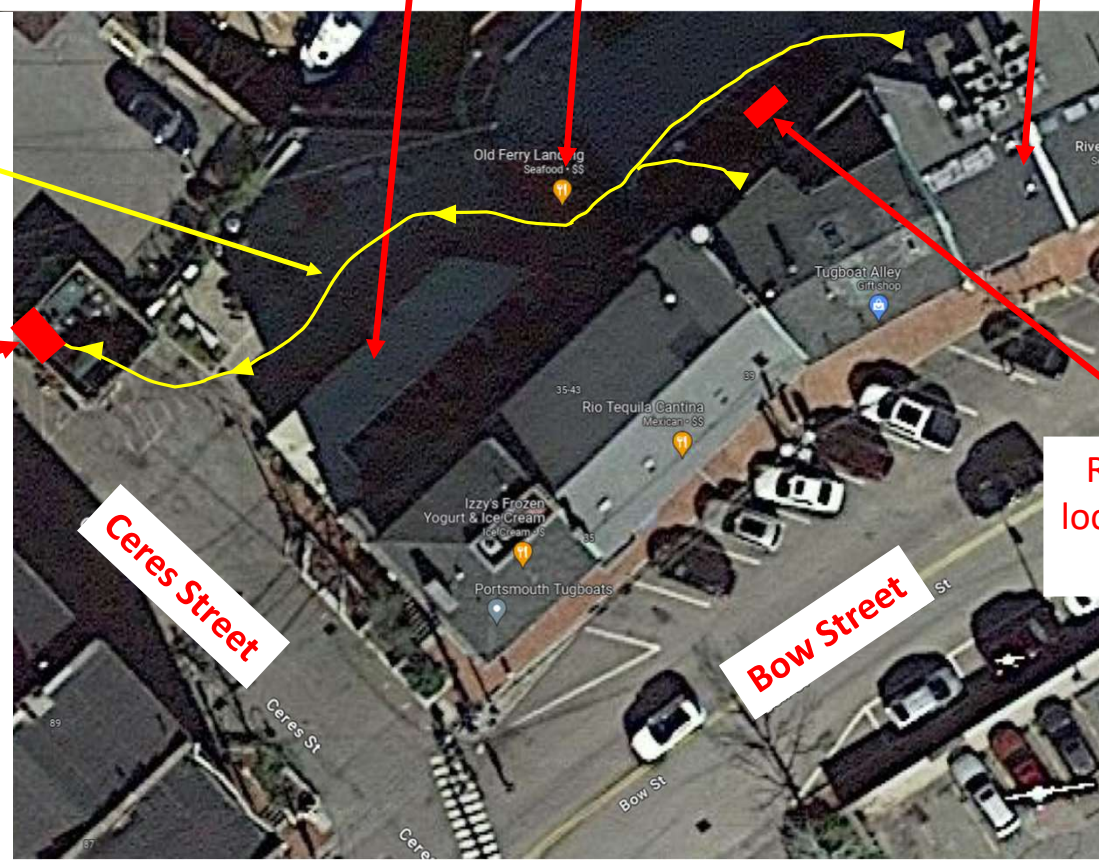
Travel lane of waste Oil from kitchens to waste oil recycling tank

Existing Location of waste oil tank

RIO & Old Ferry Landing

River House

Requested location of RTI tanks



Requested Tank Location

RTI – Oil Management System

River House

Existing Mechanical

Old Ferry Landing

RIO

- Outdoor Tank – Standard Size (1,400 lbs. capacity)
- Dimensions – 88" Long x 48" Wide x 50" Tall
- Vessel Material = Food-Grade Polyethylene
- Enclosure Material = Polyethylene
- Hard wired, shut off switch, maximum draw = 25 amp
- Storage Capacity
 - Fresh oil tank = 1,426 lbs.
 - Waste oil tank = 1,351 lbs.
- Tank Weights
 - Fresh oil tank = 1,584 lbs gross weight
 - Waste oil tank = 1,584 lbs gross weight
- Overfill switch provided on both tanks.
- Enclosure 100% sealed to guarantee oil containment
- Heated enclosure (500W max draw). –
- Fresh oil tank certified by NSF to ANSI/NSF Standard 4



Existing View - East

RTI Equipment Specifications – Outdoor Tank

- Dimensions– 88” Long x 48” Wide x 50” Tall
 - NOTE: Fill box door will stick up an additional 2” when open.
- Tank Material = Food-Grade Polyethylene
- Enclosure Material = Polyethylene
- 120 VAC power required (maximum draw = 25 amp)
- Net Storage Capacity, at overfill switch trip point
 - Fresh oil tank = 1,300 lbs. (169 gallons)
 - Waste oil tank = 1,300 lbs. (169 gallons)
- Weight
 - Empty = 883 lbs.
 - Full = 2,183 lbs. (typical max weight, fresh tank full and waste tank empty)
 - Max = 3,483 lbs. (both tanks full – unlikely scenario)
- Features:
 - Overfill protection provided on both tanks.
 - Heated enclosure (500W max enclosure heater draw).
 - Fresh oil tank provided with remote level gauge, located inside kitchen, that reads in “pounds of oil”.
 - Space inside enclosure for locating supporting equipment.
 - Enclosure 100% sealed, provides secondary containment.
 - Fresh oil tank certified by NSF to ANSI/NSF Standard 4.
 - Assembly listed to UL 499.



Proposed Screening

East View down alley



River House

Proposed Mesh Metal screening

Old Ferry Landing

RIO

8. 138 Gates Street

-Recommended Approval

Background: The applicant is seeking approval to change the rear entry landing and steps to granite with iron handrail and the installation of an HVAC condenser with screening.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-709

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/16/2023





Primary Location

138 GATES ST
Portsmouth, NH 03801

Owner

WIESE FREDERICK &
SANDRA RV TR & WIESE F K
& SMITH WIESE S L TTEE
138 GATES ST
PORTSMOUTH, NH 03801

Applicant

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

Application Type

Please select application type from the drop down menu below

Alternative Project Address 

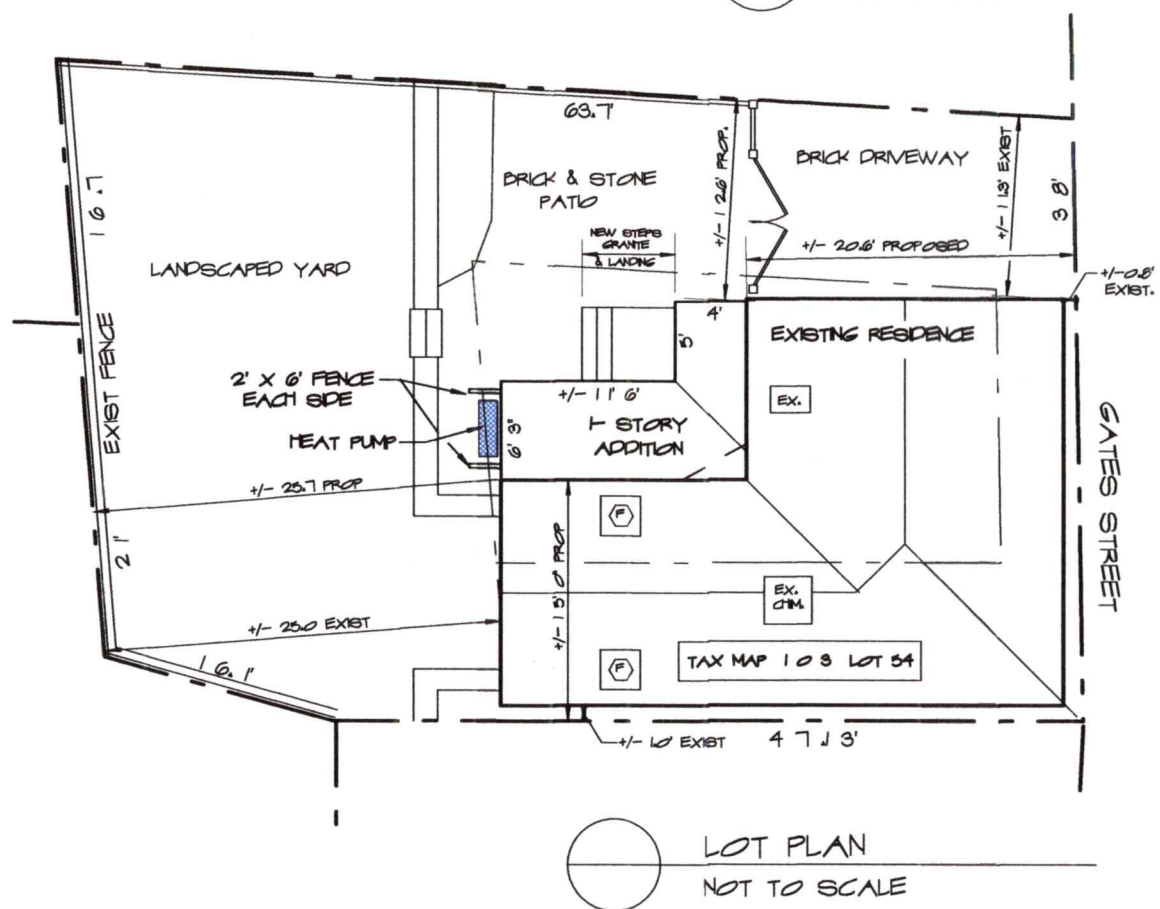
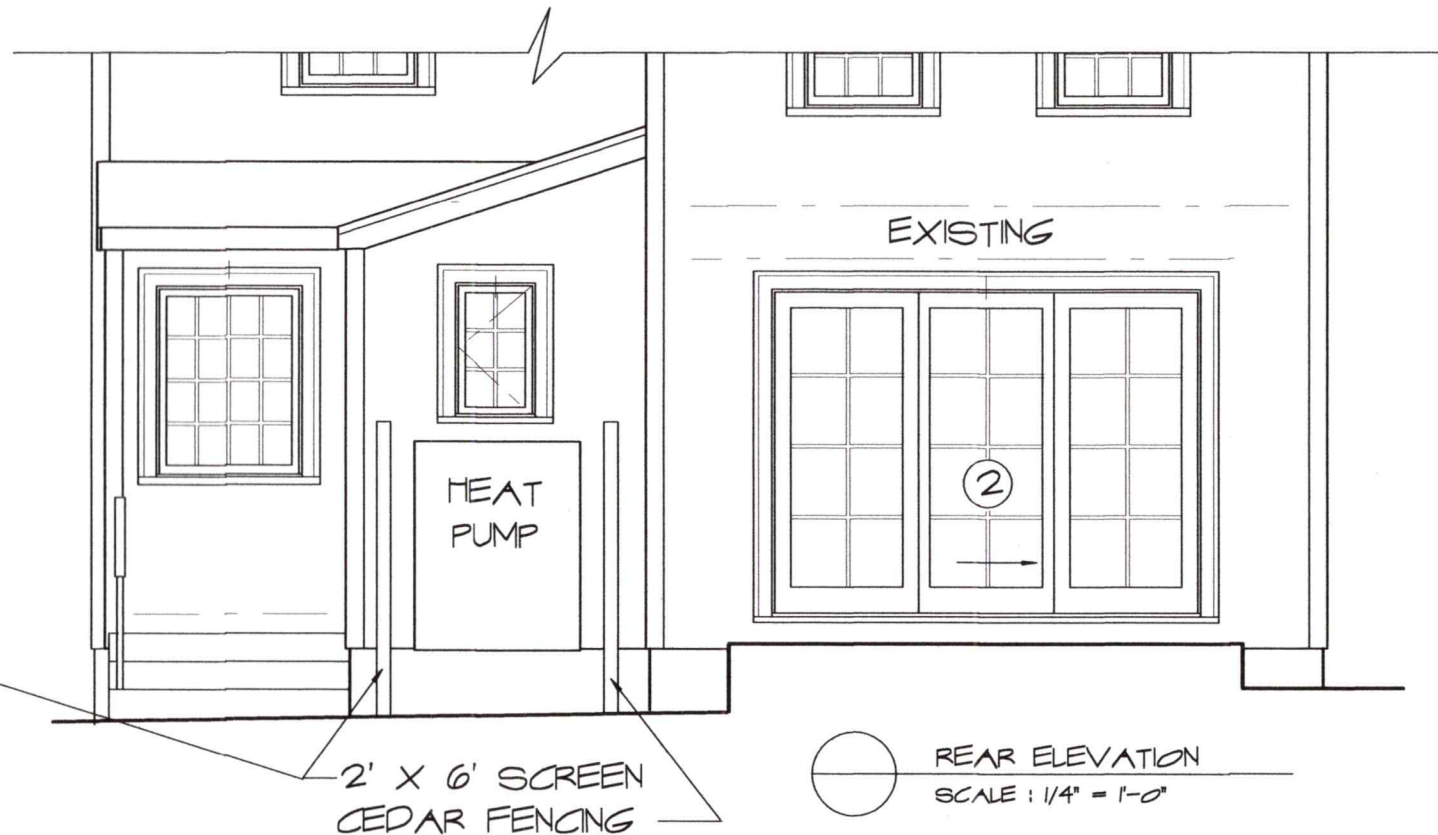
Administrative Approval

Project Information

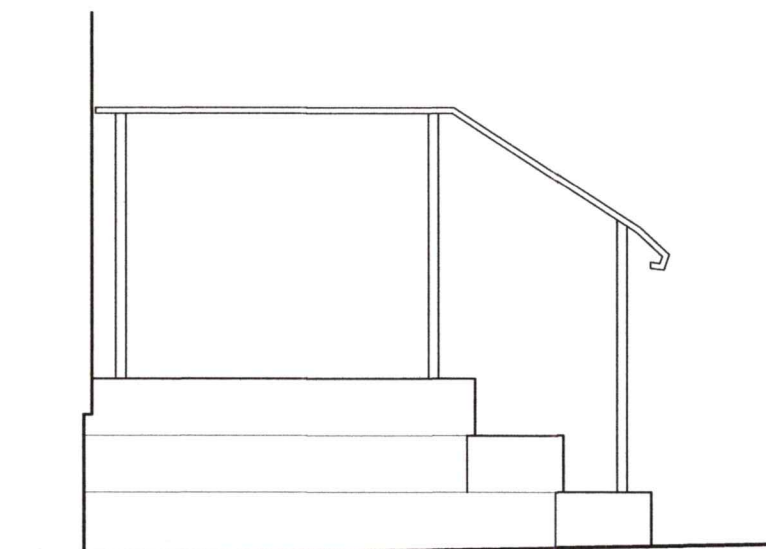
Brief Description of Proposed Work*

1. Change rear entry landing & steps to Granite with Iron Handrail.
2. Heat Pump location with fence screening

 Description of Proposed Work (Planning Staff)



SIMILAR GRANITE STEPS



HEAT PUMP & GRANITE STEPS ADDITIONS & RENOVATIONS, WIESE RESIDENCE 138 GATES STREET PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT	Project: 2109	Date: 11/16/23
		Revisions:	

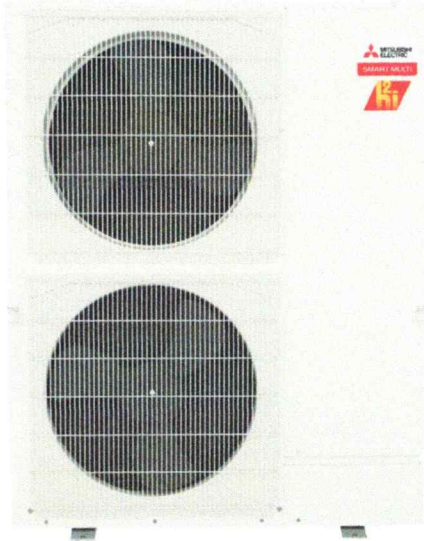
MXZ-SM48NAMHZ2 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

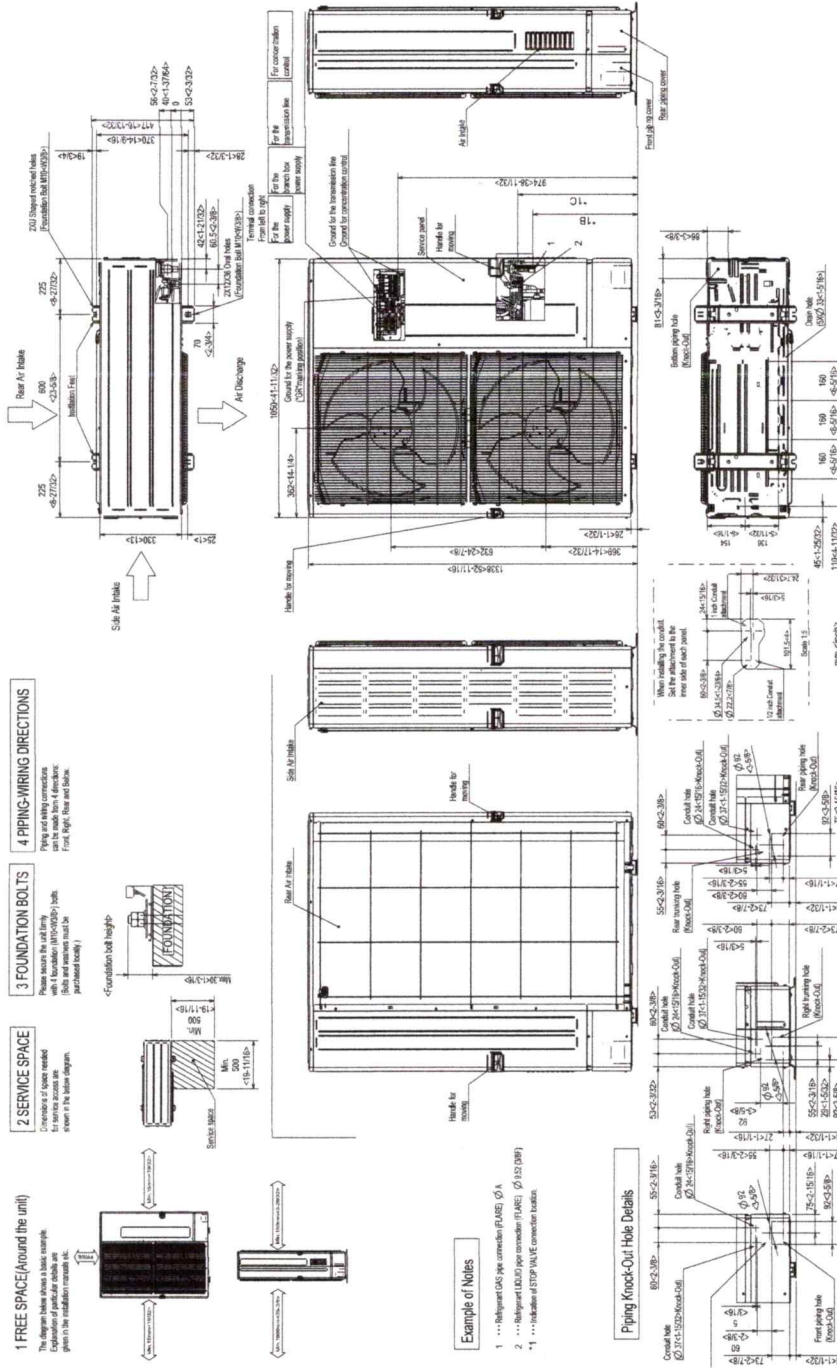
ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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OUTDOOR UNIT DIMENSIONS: MXZ-SM48NAMHZ2

Unit: mm
<inch>



MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
MXZ-SM68NAMHZ	15.88 (58F)	426 <16-2532>	485 <19-3/32>
MXZ-SM48NAMHZ	19.06 (3/4F)	393 <15-1532>	450 <17-23/32>
MXZ-SM68NAM	15.88 (58F)	425 <16-2532>	485 <19-3/32>



9. 111 State Street

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-714

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/17/2023

Primary Location

111 STATE ST
Portsmouth, NH 03801

Owner

COVENTRY REALTY LLC
3 PLEASANT ST 4TH FLR
PORTSMOUTH, NH 03801

Applicant

Tracy Kozak
 603-731-5187
 tracyskozak@gmail.com
 3 Congress Street, Suite 1
Portsmouth, New
Hampshire 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

raise sill height of proposed folding window; add exit door at rear porch

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Architect

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

111 STATE STREET ADDITION & RENOVATION

DRAWING LIST

H0.1 COVER
H2.1 STATE STREET ELEVATION
H2.2 CHAPEL STREET ELEVATION
H3.1 AXONOMETRIC
H3.2 VIGNETTE, CHAPEL STREET
H3.3 VIGNETTE, STATE STREET
H4.3 MATERIALS
H4.4 WINDOW DETAIL



MINOR REVISIONS TO PREVIOUSLY APPROVED APPLICATION

Updates per Construction Document coordination:

- A. Raise the sill height of folding window on state st
- B. Add exit door at rear porch

COVENTRY REALTY, LLC

**HDC PUBLIC HEARING
NOVEMBER 2023**

H0.1

COVER

111 STATE STREET

SCALE:
11/17/23



COPYRIGHT © 2022



**H2.1 STATE STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
11/17/23



COPYRIGHT © 2022



H2.2 CHAPEL STREET ELEVATION
 111 STATE STREET
 SCALE: 1/8" = 1'-0"
 11/17/23





H3.1

AXONOMETRIC
111 STATE STREET

SCALE:
11/17/23



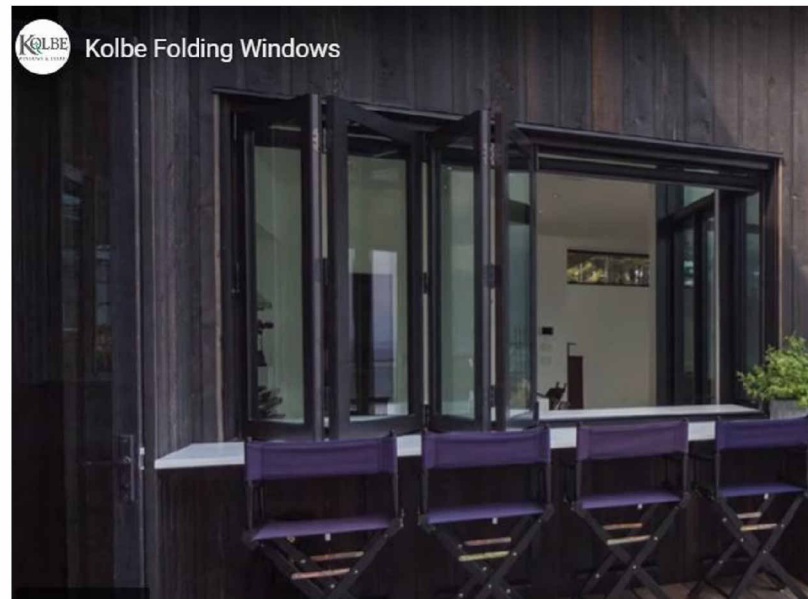
H3.2 VIGNETTE - CHAPEL STREET
111 STATE STREET

SCALE:
11/17/23



H3.3 VIGNETTE - STATE STREET
111 STATE STREET

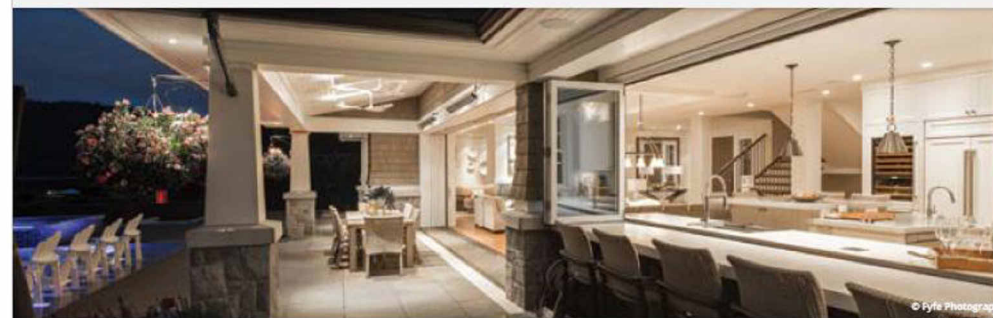
SCALE:
11/17/23



KOLBE - ULTRA-FOLDING WINDOW PASS-THROUGH

Folding Windows

Folding windows can infuse a room with a remarkable amount of fresh air by offering openings up to 52 feet wide. With up to 8 panels per side, folding windows are highly customizable with a number of different configurations available. These made-to-order windows open up rooms dramatically by extending the living space to the outdoors.



Exterior Colors

Kolbe's Ultra Series products are finished with a 70% PVDF fluoropolymer coating, an ideal choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. In addition to the standard palette, custom colors can be specified, as well as Anodized aluminum and Mica[®] fluoropolymer finishes.

	White	Cloud	Ultra Pure White
	Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki	Sahara
		Beige	Natural Cotton
			Spiced Vinegar
Gingersnap	Truffle	Bronze	Rustic
		Shadow	Shale
			Smokestack
Corbeau	Eclipse	Tungsten	Steel Gray
		Slate	Castlerock
			Timberwolf
Coal Black	Onyx	Midnight	Sapphire
		Coastal Storm	Lunar
			Emerald Isle
Cider	Copper Canyon	Basil	Mystic Ivy
		Mediterranean	Green Tea Leaf
			Hartford Green
Chutney	Roma	Maize	Custom Colors Available
Galaxy Silver Mica [®]	Silverstorm Mica [®]	Cosmic Gray Mica [®]	Night Sky Mica [®]
			Mica [®]
	Anodized	Clear Anodized	Champagne Anodized
		Black Anodized	Dark Bronze Anodized

* Mica finishes are 70% PVDF fluoropolymer as standard. Fluoropolymer coatings meet performance requirements of AAMA-2605 and are recommended for coastal applications. Please see your Kolbe dealer for details.
 Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.
 Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer.
 There is a color range with anodized colors. That is, there is an acceptable "light to dark" color range that can be experienced on any job. According to AAMA 6111 file classifications, Section 8.1, the range may be up to 3 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include but are not limited to the angle of the sun, lighting variations and color in the anodizing process. This could mean that a color may appear slightly different in color than a frame part. This will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

Standard Features

- ▶ 1-3/4" thick sash
- ▶ 6-9/16" minimum jamb depth
- ▶ Stiles and rails are a nominal 3" wide
- ▶ Frame set up for units 177" wide x 77-1/8" tall; all others knocked down
- ▶ Constructed of pine, with pine interior stops
- ▶ Exterior wood parts are treated
- ▶ Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (meets performance requirements of AAMA 2605)
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ Multi-point mortise latch with Toronto handle set in Bright Brass finish on configurations with an access panel
- ▶ Hinge handles standard on most panels
- ▶ Face-mounted flush bolt locking hardware on folding panels
- ▶ Bronze anodized weep sill
- ▶ Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- ▶ Thick oak interior threshold
- ▶ Nailing fins with head drip caps*

Options (custom options are also available)

- ▶ Stile and top rail options: 4-5/8" or 6"
- ▶ Bottom rail options: 4-5/8", 6", 7-9/16" or 12-5/8"
- ▶ 2-1/4" thick panel
- ▶ Ovolo and square profile glazing beads and interior divided lite bars
- ▶ Extension jambs in a wide variety of sizes (shipped loose for field application if over 12")
- ▶ Galvanized steel installation clips
- ▶ Black pleated retractable insect screen
- ▶ Recessed floor track sill (interior), weep or non-weep in Bronze anodized; weep sill in Clear anodized

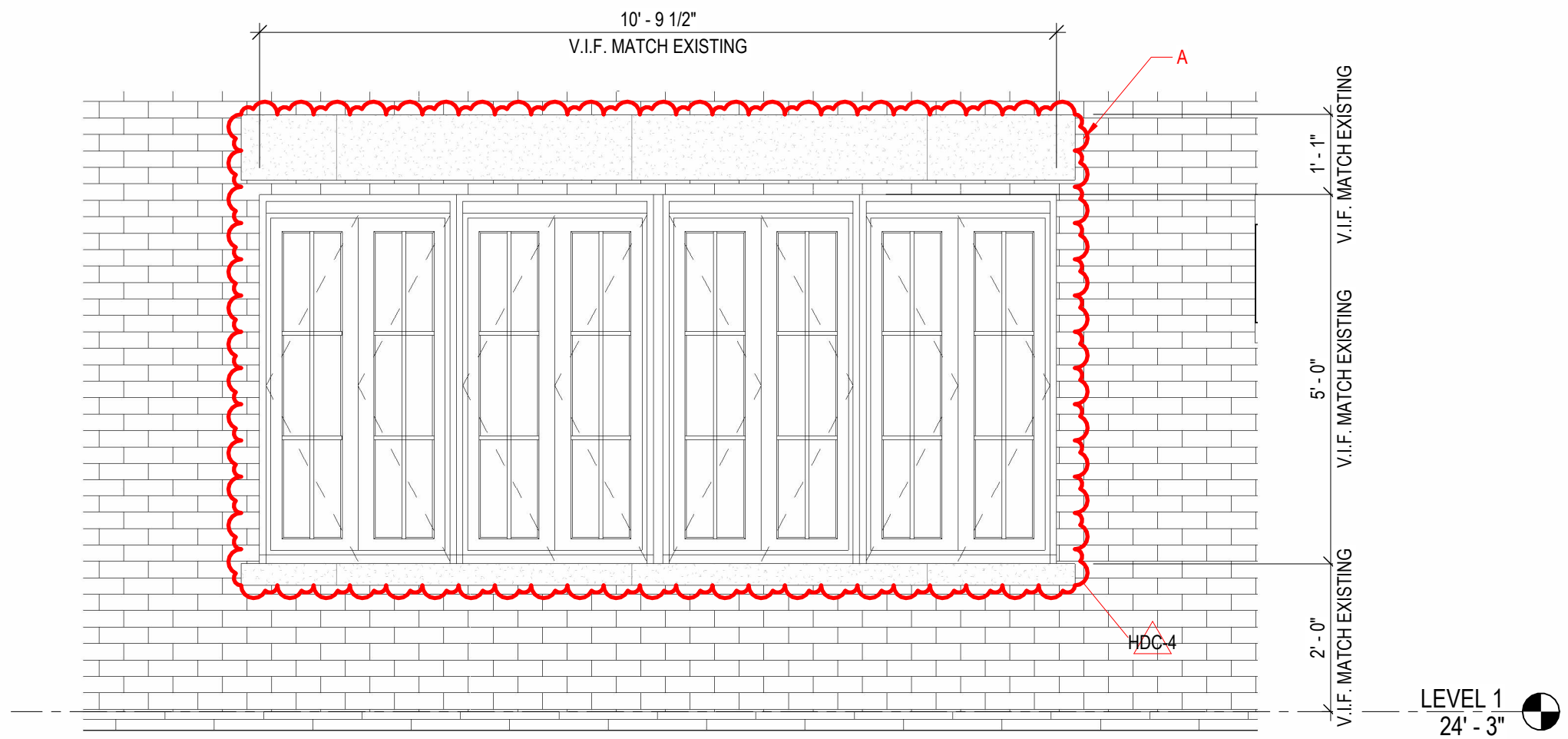
[View Style Options & Technical Data ▶](#)

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
 * Standard only on units without brickmould.
 Minimum panel height is 36", minimum panel width is 16", maximum panel height is 72" and maximum panel width is 39-3/8".

Ultra Series | 17

H4.3 MATERIALS
111 STATE STREET
 SCALE:
 11/17/23



H4.4 WINDOW DETAIL
111 STATE STREET
 SCALE: 1/2" = 1'-0"
 11/17/23

10. 20 Congress Street

-Recommended Approval

Background: The applicant is seeking approval for the removal of the existing black awning.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-710

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/16/2023

Primary Location

20 CONGRESS ST
Portsmouth, NH 03801

Owner

tresdiana
Congress 19 portsmouth,
New Hampshire 03801

Applicant

Diana Tran
 603-305-6984
 dianatranique@gmail.com
 19 congress st
unit C
Portsmouth, New
Hampshire 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

Hi there, I would like to remove exterior awning next to Thirty moose

Project Information

Brief Description of Proposed Work*

I would like to remove the exterior awning next to Thirthy moose

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*





11. 242 State Street

-Recommended Approval

Background: The applicant is seeking approval for the rebuilding of (1) chimney and repairs to a second chimney.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-706

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/14/2023

Primary Location

242 STATE ST
Portsmouth, NH 03801

Owner

242-250 STATE ST CONDOS
242 STATE ST
PORTSMOUTH, NH 01950

Applicant

Southers Construction
 603-617-4337
amandan@southersconstruction.com
 361 Calef Highway
Epping, NH 03042

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Chimney repair like for like

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Other

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

Constructor

Full Name (First and Last)

Ricky Southers

Business Name (if applicable)

Southers Construction









Rebuild to remove the bow

Reflash