

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

December 13, 2023

AGENDA (revised on December 08, 2023)

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

I. ADMINISTRATIVE APPROVALS

1. 95 Court Street
2. 85 Daniel Street
3. 45 Market Street
4. 66 South Street, Unit 2
5. 425 Islington Street- **REQUEST TO POSTPONE**
6. 182 Market Street

II. CERTIFICATE OF APPROVAL- EXTENSIONS

1. Petition of **Robin & Cyrus Noble, owners**, for property located at **15 Mt. Vernon Street**, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on November 02, 2022 for new construction to an existing structure (extend roofline of the existing house over the attached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 33 and lies within the General Residence B (GRB) and Historic Districts.

III. REQUEST FOR REHEARING

- A. **REQUEST TO POSTPONE-** Request for Rehearing of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

- A. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer**, for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per

plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Point of View Condominium Association, owner**, for property located at **57 Salter Street, Unit #1**, wherein permission is requested to raise and relocate the Boat House further inland and allow exterior renovations to an existing structure (add new stairs and railings to the Boat House and new siding and installation of electrical equipment on the Play House) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 32-2 and lies within the Waterfront Business (WB) and Historic Districts.

VI. OTHER BUSINESS

VII. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_LepgrAW_TvGVRKNMexPpjA

HDC

ADMINISTRATIVE APPROVALS

December 13, 2023

- | | | |
|----|-------------------------|-----------------------|
| 1. | 95 Court Street | -TBD |
| 2. | 85 Daniel Street | -Recommended Approval |
| 3. | 45 Market Street | -Recommended Approval |
| 4. | 66 South Street, Unit 2 | -TBD |
| 5. | 425 Islington Street | -Request to Postpone |
| 6. | 182 Market Street | -Recommended Approval |

1. 95 Court Street

-TBD

Background: The applicant is seeking approval for the replacement windows. The current windows are estimated to be from the 1950's. They are warped, missing panels, and or do not operate in some cases. The applicant is proposing to use Harvey Majesty windows which will have the same grill pattern as the existing.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



LUHD-711

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

Primary Location

95 COURT ST
Portsmouth, NH 03801

Owner

105 COURT ST LLC
95 Court St PORTSMOUTH,
NH 03801

Applicant

Glenn Gardner
 212-810-9907
 abasabat@yahoo.com
 95 Court St
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*

Replacement Windows to match historical aesthetics 6/6 double hung, retaining original frame

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*







Portsmouth Athenaeum



HARVEY
WINDOWS + DOORS



MAJESTY WOOD PRODUCTS GUIDE



MAJESTY WINDOW FEATURES



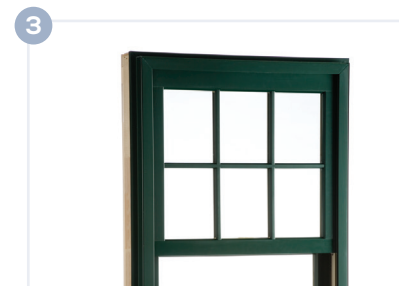
AT A GLANCE

- ▶ The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, splitting, warping, and mildew.
- ▶ The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.



MAJESTY COMPONENTS

- 1 Majesty weatherseals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window operation. An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.
- 2 The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.
- 3 An electrostatic paint process adheres paint evenly onto exterior surfaces for an extremely durable finish that resists fading.










CUSTOMIZATION OPTIONS

MAJESTY FINISHES

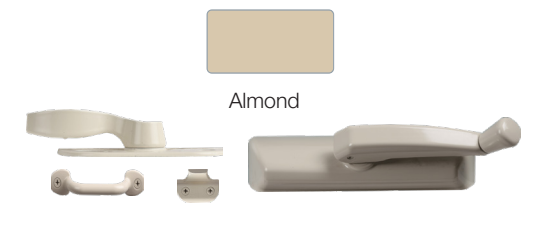
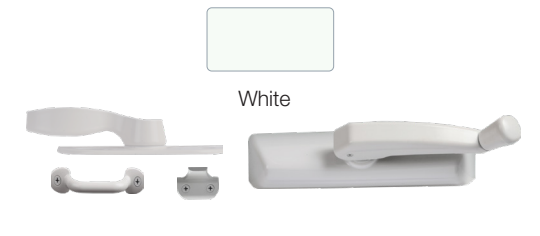
Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.

Interior	Exterior	
		
Prefinished White*	White	Almond
		
Pine	Black	Dark Bronze
		
	Forest Green	

STANDARD HARDWARE FINISHES



PREMIUM HARDWARE FINISHES



CUSTOMIZATION OPTIONS

GRIDS

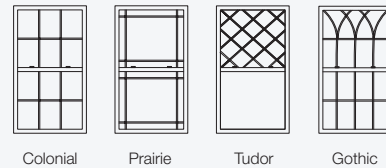
Both 5/8" and 1" grids in either contoured or flat are available for most products. Grids can also be painted.

See product pages for grid options per window/doors style.



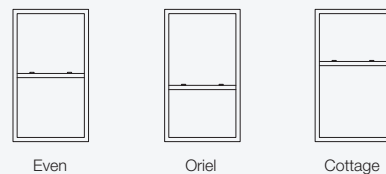
CONFIGURATIONS

Fully customize any grid design. Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



SASH ORIENTATION

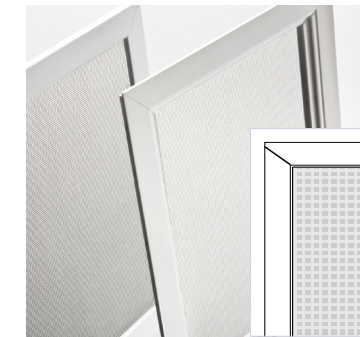
Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



SCREENS

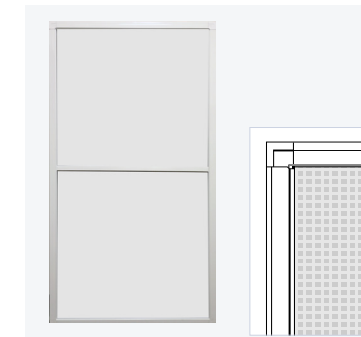
An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

FRAMES



EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.



ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

FLEXSCREEN FRAME



This barely visible frame is almost completely hidden by the screen track, and its innovative, flexible construction makes it effortless to remove or install.

Durable:

FlexScreen frames are made from dent and break resistant high performance steel, with a tough powder coating that resists scratching.



Easy to Use:

FlexScreen springs into an opening, making storing, installing and removing the screens easy.

Elegant:

Without a bulky screen frame, FlexScreen disappears into the screen box of the window so there's less to get in way of the view. Plus, since FlexScreen's edges are hidden, there's no need to worry about matching a frame color to the window. Combine with VIEWS mesh for the clearest view.

Screens come in half and full sizes. See product pages for screen options per window/doors style.

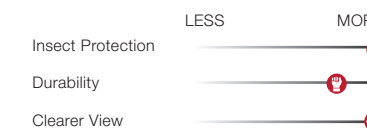
MESH



VIEWS

Standard Screen

VIEWS



Upgrade to Virtually Invisible Screens, for a brighter view, 25% better airflow, and maximum protection against small insects.

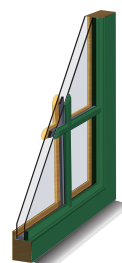
FIBERGLASS



A popular choice for its durability, fiberglass is flexible and does not crease, dent, or unravel.

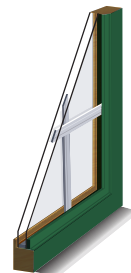
SIMULATED DIVIDED LITES (SDL)

For a dramatic and upscale look, choose the SDL grid system which utilizes a pewter in-glass grid with grids applied on both the interior and exterior. Available for most Majesty Wood windows.



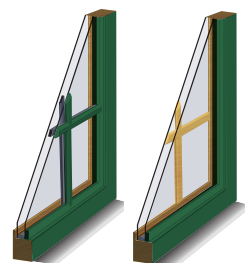
GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most Majesty Wood windows.



EXTERIOR APPLIED/ INTERIOR SNAP-INS

Exterior applied grids provide a more defined architectural style on the exterior, with the ease of grids between glass on the inside. Pine interior snap-in grids are also available for Majesty Wood windows.



MAJESTY WOOD DOUBLE HUNG



OPTIONS

GLASS PACKAGES

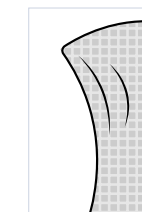


SunShield PLUS
SunShield



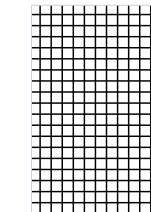
ThermaLock

SCREEN | FRAME

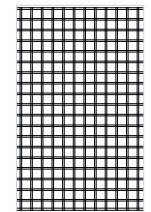


FlexScreen

SCREEN | MESH



VIEWS



Fiberglass

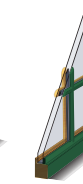
GRID | TYPE



GBG

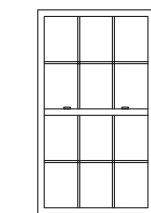


Exterior
Applied/
Interior
Snap-in

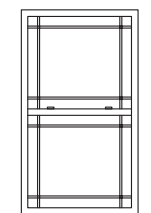


SDL

GRID | STYLE



Colonial



Prairie

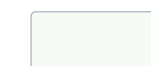
COLORS | INT./EXT.



Int. Pine or White



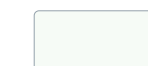
Ext. Almond



White



Coppertone



Ext. White



Ext. Black



Brushed Nickel



Oil-Rubbed
Bronze



Ext. Forest
Green



Ext. Dark
Bronze

STANDARD

PREMIUM

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. The top and bottom sash have weatherstripping around them that prevents air infiltration and both tilt in for easy cleaning.

RECESSED SASH LOCK



LIFT OPTIONS



Routed Bottom Sash



Hook and Loop

FEATURES

Solid pine interior with aluminum clad exterior

Recessed hardware provides unobstructed views and elegant, streamlined appearance

Jamb liner is standard in Almond; also available in White

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel & cottage sash options

Obscured, Bronze or Tempered glass available

Full size screens

Interior options include warm, unfinished pine or professionally prefinished white (includes 10-year paint warranty)



Harvey Majesty Wood Windows can be customized to fit any design aesthetic and performance level, with a lineup that include double hung, casement, awning, picture, shapes, bay, bow, and gliding windows.





OPTIONS

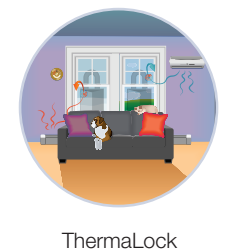
COLORS | INTERIOR AND EXTERIOR FINISHES



COLORS | HARDWARE



GLASS PACKAGES



MORE OPTIONS & FEATURES

Grids come in 3/4" or 1" for GBG and 7/8" or 1-1/4" for SDL

Foot bolt (Gliding)

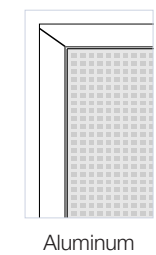
Bronze sill

Colonial, Prairie and custom grid configuration available

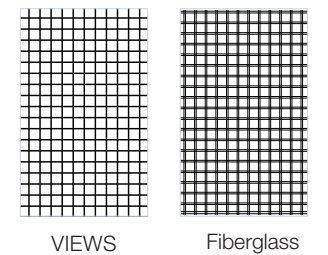
Seacoast Hardware option for corrosion resistance; available in white or almond color-matched: powder coat finish handle and includes Stainless Steel:

- ▶ Panel and screen rollers and roller track cover
- ▶ Fasteners, latch mechanism, offset keeper

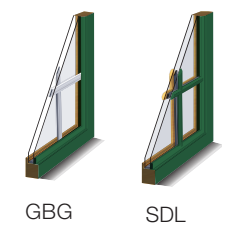
SCREEN | FRAME



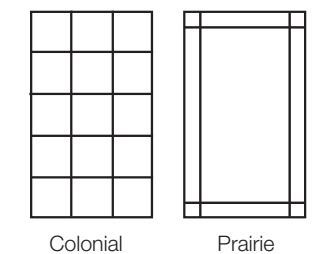
SCREEN | MESH



GRID | TYPE



GRID | STYLE



2. 85 Daniel Street

-Recommended Approval

Background: The applicant is seeking approval for HVAC and mechanical equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-716

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 11/22/2023

Primary Location

85 DANIEL ST
Portsmouth, NH 03801

Owner

SEAPORT REALTY LLC
76 EXETER RD NEWMARKET,
NH 03857

Applicant

Richard Desjardins
 603-430-0274
richard@mchenryarchitecture.com
 4 Market 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*

- MINI-SPLIT CONDENSER UNITS HAVE BEEN LOCATED, WALL MOUNTED AT REAR ADDITION ABOVE PARKING SPACES, 2 SPLIT UNITS PER SIDE OF ADDITION, TOTAL OF 4
- ALL MECHANICAL PENETRATIONS (EXHAUST/INTAKE) HAVE BEEN LOCATED, COLOR TO MATCH ADJACENT SIDING, EAST ELEVATION IS SIMILAR OPPOSITE
- LOCATED ELECTRICAL METER BANK
- ADDED LATTICE UNDER REAR DECK LANDINGS

Description of Proposed Work (Planning Staff)

85 DANIEL STREET RENOVATIONS AND ADDITION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - DECEMBER 2023

PROPOSED WORK CHANGES:

- MINI-SPLIT CONDENSER UNITS HAVE BEEN LOCATED, WALL MOUNTED AT REAR ADDITION ABOVE PARKING SPACES, 2 SPLIT UNITS PER SIDE OF ADDITION, TOTAL OF 4
- ALL MECHANICAL PENETRATIONS (EXHAUST/INTAKE) HAVE BEEN LOCATED, COLOR TO MATCH ADJACENT SIDING, EAST ELEVATION IS SIMILAR OPPOSITE
- LOCATED ELECTRICAL METER BANK
- ADDED LATTICE UNDER REAR DECK LANDINGS

HDC - SHEET LIST

Sheet Number	Sheet Name
C	COVER
A1	PREVIOUSLY APPROVED
A2	PROPOSED CHANGES
A3	SCREENING
APPENDIX 01	MINI-SPLIT CONDENSER CUT SHEETS
APPENDIX 02	EXHAUST / INTAKE PENETRATION CUT SHEET



85 DANIEL STREET
PORTSMOUTH, NH 03801

© 2023 McHenry Architecture

85 DANIEL STREET APARTMENTS

85 DANIEL STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION -
ADMINISTRATIVE APPROVAL

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

11/21/2023

McHA: RD / MG

NOT TO SCALE

Locus



MECHANICAL PENETRATION, TBD, COLOR TO MATCH ADJACENT SIDING, TYP.

THIRD FLOOR
20' - 1"

SECOND FLOOR
10' - 5"

FIRST FLOOR
0' - 0"

REAR GRADE
-2' - 3"

EXISTING ELECTRICAL METERS (3) AND EXPOSED CONDUIT TO BE REMOVED AND RELOCATED TO REAR ADDITION, SEE SHEET A2

1 SOUTH ELEVATION (CUSTOM HOUSE LANE)
1/8" = 1'-0"

2 WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"
NOTE: EAST ELEVATION IS SIMILAR AND OPPOSITE

© 2023 McHenry Architecture

85 DANIEL STREET APARTMENTS
85 DANIEL STREET
PORTSMOUTH, NH 03801

PREVIOUSLY APPROVED
HISTORIC DISTRICT COMMISSION -
ADMINISTRATIVE APPROVAL

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

03/28/2023
McHA: RD / MG
AS INDICATED



1 SOUTH ELEVATION (CUSTOM HOUSE LANE)
1/8" = 1'-0"



2 WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"

THIRD FLOOR
20' - 1"
SURVEY: 122' - 9 1/32"

SECOND FLOOR
10' - 5"
SURVEY: 113' - 1 1/32"

WALL MOUNTED CONDENSERS WITH SCREENING, TYP.

ELECTRICAL METER BANK

FIRST FLOOR
0' - 0"
SURVEY: 102' - 8 1/32"

- SCOPE OF CHANGES (AREAS BUBBLED IN RED):
- MINI-SPLIT CONDENSER UNITS HAVE BEEN LOCATED, WALL MOUNTED AT REAR ADDITION ABOVE PARKING SPACES, 2 SPLIT UNITS PER SIDE OF ADDITION, TOTAL OF 4
 - ALL MECHANICAL PENETRATIONS (EXHAUST/INTAKE) HAVE BEEN LOCATED, COLOR TO MATCH ADJACENT SIDING, EAST ELEVATION IS SIMILAR OPPOSITE
 - LOCATED ELECTRICAL METER BANK
 - ADDED LATTICE UNDER REAR DECK LANDINGS



3 EAST ELEVATION (LEFT SIDE YARD)
1/8" = 1'-0"

THIRD FLOOR
20' - 1"
SURVEY: 122' - 9 1/32"

SECOND FLOOR
10' - 5"
SURVEY: 113' - 1 1/32"

FIRST FLOOR
0' - 0"
SURVEY: 102' - 8 1/32"

© 2023 McHenry Architecture

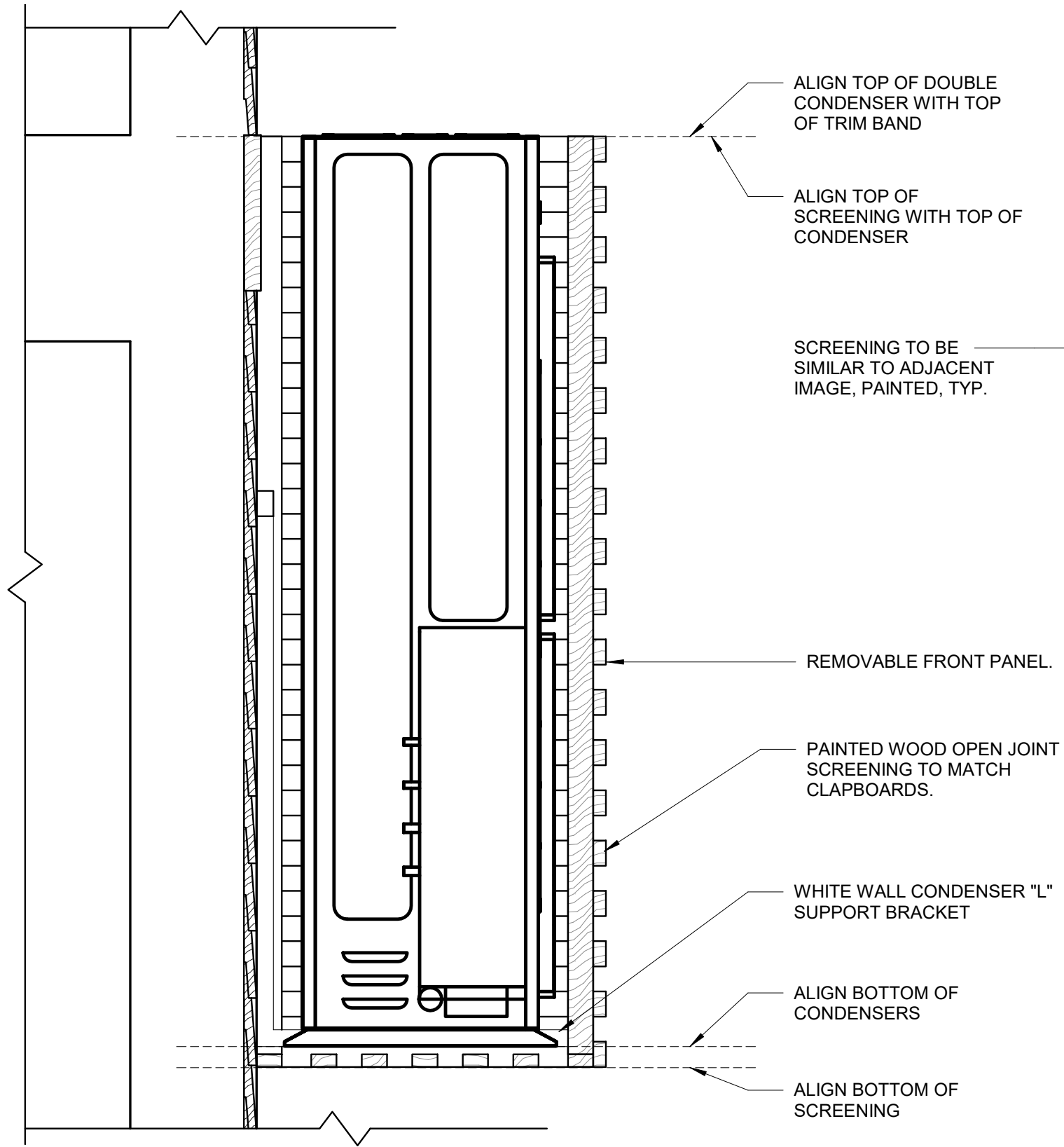
85 DANIEL STREET APARTMENTS
85 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED CHANGES
HISTORIC DISTRICT COMMISSION -
ADMINISTRATIVE APPROVAL

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

11/21/2023
McHA: RD / MG
AS INDICATED



1 TYPICAL SECTION DETAIL AT CONDENSER SCREENING
 1 1/2" = 1'-0"

© 2023 McHenry Architecture

85 DANIEL STREET APARTMENTS
 85 DANIEL STREET
 PORTSMOUTH, NH 03801

SCREENING
 HISTORIC DISTRICT COMMISSION -
 ADMINISTRATIVE APPROVAL

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

A3

11/21/2023
 McHA: RD / MG
 AS INDICATED

Job Name:

System Reference:

Date:

APPLIES TO INDOOR UNIT:

- SEZ-KD18NA4.TH
- SEZ-KD18NAR1.TH
- SEZ-KD18NA4R1.TH

Outdoor Unit:

SUZ-KA18NAHZ



INDOOR UNIT FEATURES

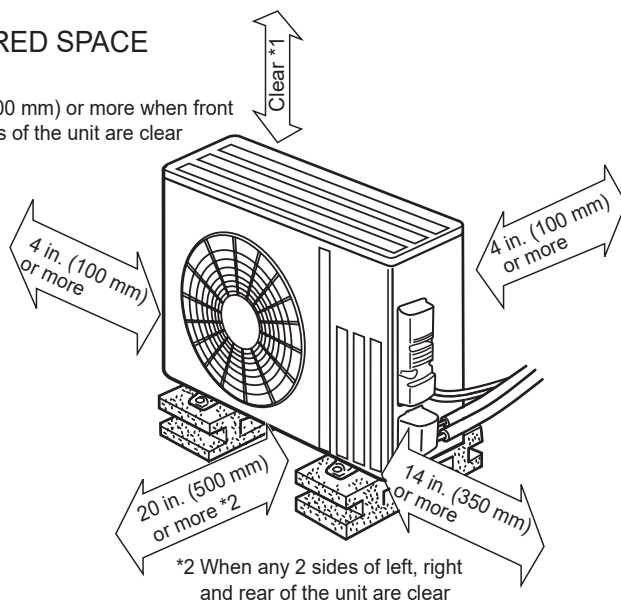
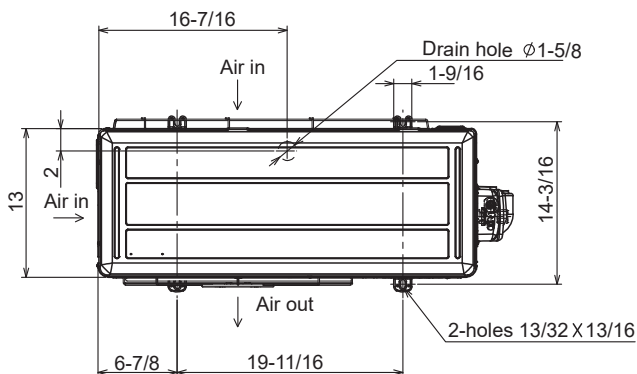
- Concealed horizontal-ducted unit for applications with short duct runs
- Quiet operation
- Ultra-thin body: 7-7/8" high
- Built-in condensate lift mechanism (lifts to 21-21/32")
- Multiple control options available:
 - kumo cloud[®] smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Static capability up to 0.20 in. WG

OUTDOOR UNIT FEATURES

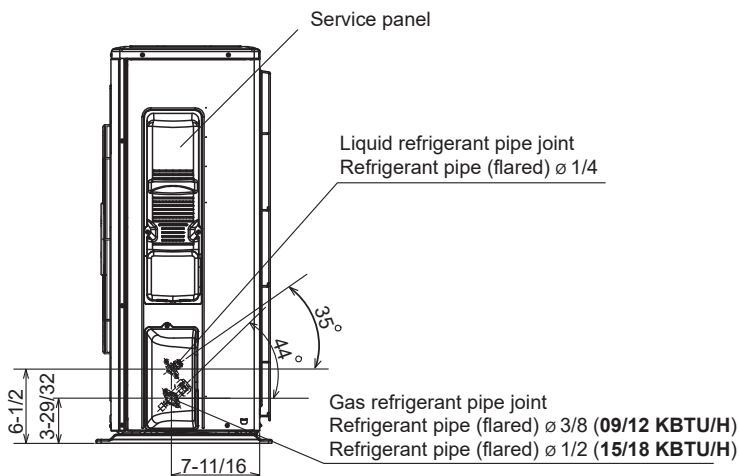
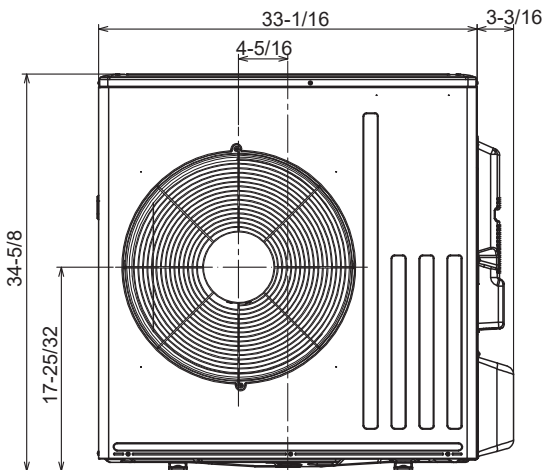
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2[®] hyper heat performance offers 100% heating capacity at 5°F
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
- Built-in base pan heater
- Innovative Joint Lap DC Motor leads to high efficiency and reliability
- Pulse Amplitude Modulation technology

REQUIRED SPACE

*1 20 in. (500 mm) or more when front and sides of the unit are clear



*2 When any 2 sides of left, right and rear of the unit are clear



1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



MXZ-SM36NAMHZ-U1 3-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 49 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® certified (non-ducted, mixed & ducted)

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

Specifications are subject to change without notice.

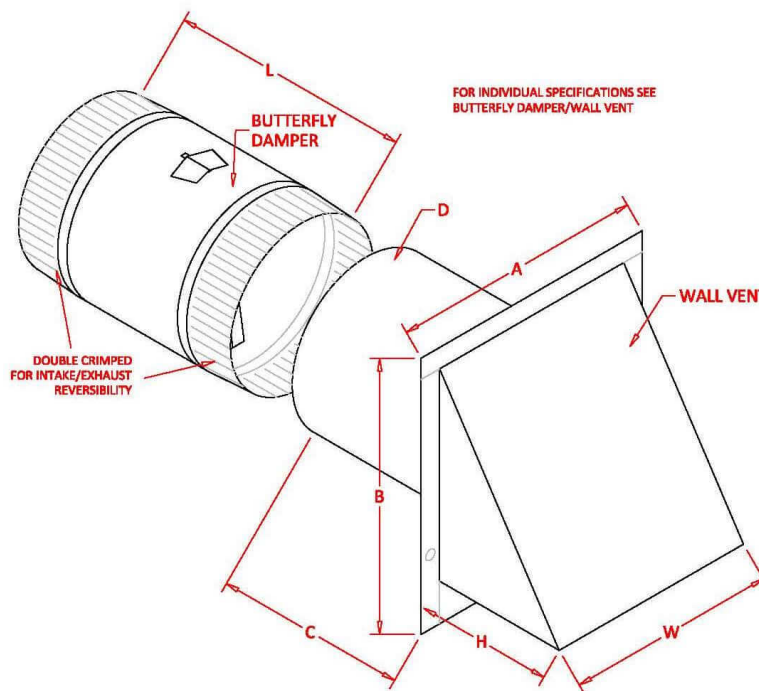
© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.



Aluminum Wall Vent - Reversible Backdraft Damper

SKU: RDWVA

ALL EXHAUST AND INTAKE VENTS TO BE PAINTED TO MATCH ADJACENT SIDING/TRIM



WALL VENT WITH BUTTERFLY DAMPER								
ITEM #	SIZE	A	B	C	D	H	W	L
RDWV4	4	6	6 ⁷ / ₁₆	4 ½	4	3 ¼	5	6
RDWV5	5	7	7 ⁷ / ₁₆	4 ½	5	3 ¼	6	6
RDWV6	6	8	8 ⁷ / ₁₆	4 ½	6	4 ½	7	6
RDWV7	7	9	9 ⁷ / ₁₆	4 ½	7	5	8	7 ¼
RDWV8	8	10	10 ³ / ₈	4 ½	8	5 ¾	9	7 ¼
RDWV10	10	13	12 ½	4 ½	10	6 ¾	12	7 ¼
RDWV12	12	15	14 ½	4 ½	12	8	14	9

Description

Quality constructed from heavy-duty 0.02 mill-finish aluminum Primarily used for air intake, air supply, or exhaust applications (not rated for dryer ventilation) Comes with a gasketed backdraft damper that can be oriented in the duct run for either intake or exhaust Wall vent includes 1/8 inch insect screen to prevent birds and many kinds of insects from entering the duct Angled hood design for balanced profile and air flow Available in

REFERENCE	REMARKS	PROJECT	QTY

3. 45 Market Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (chimney approval, screens, and storefront changes).

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

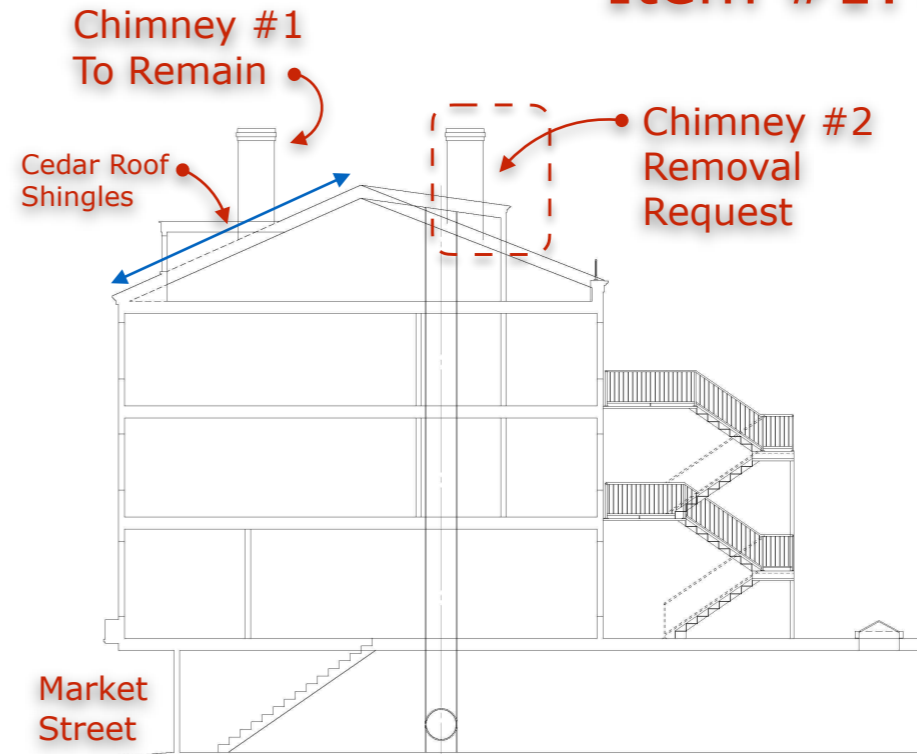


Previously Approved 10-7-2020 (LU-20-143)

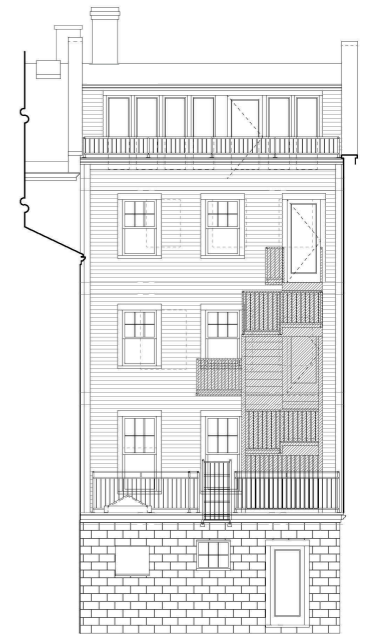
Request:

- 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.

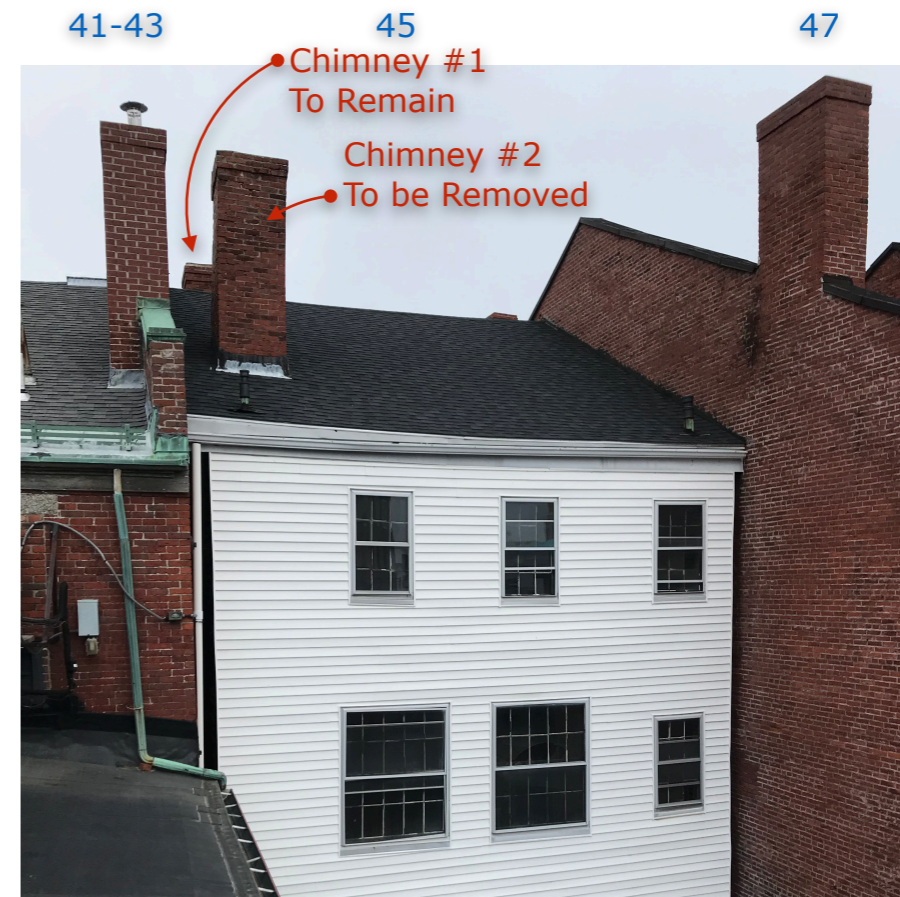
HDC Application Addendum Item #1: East Chimney



Section



Rear Elevation

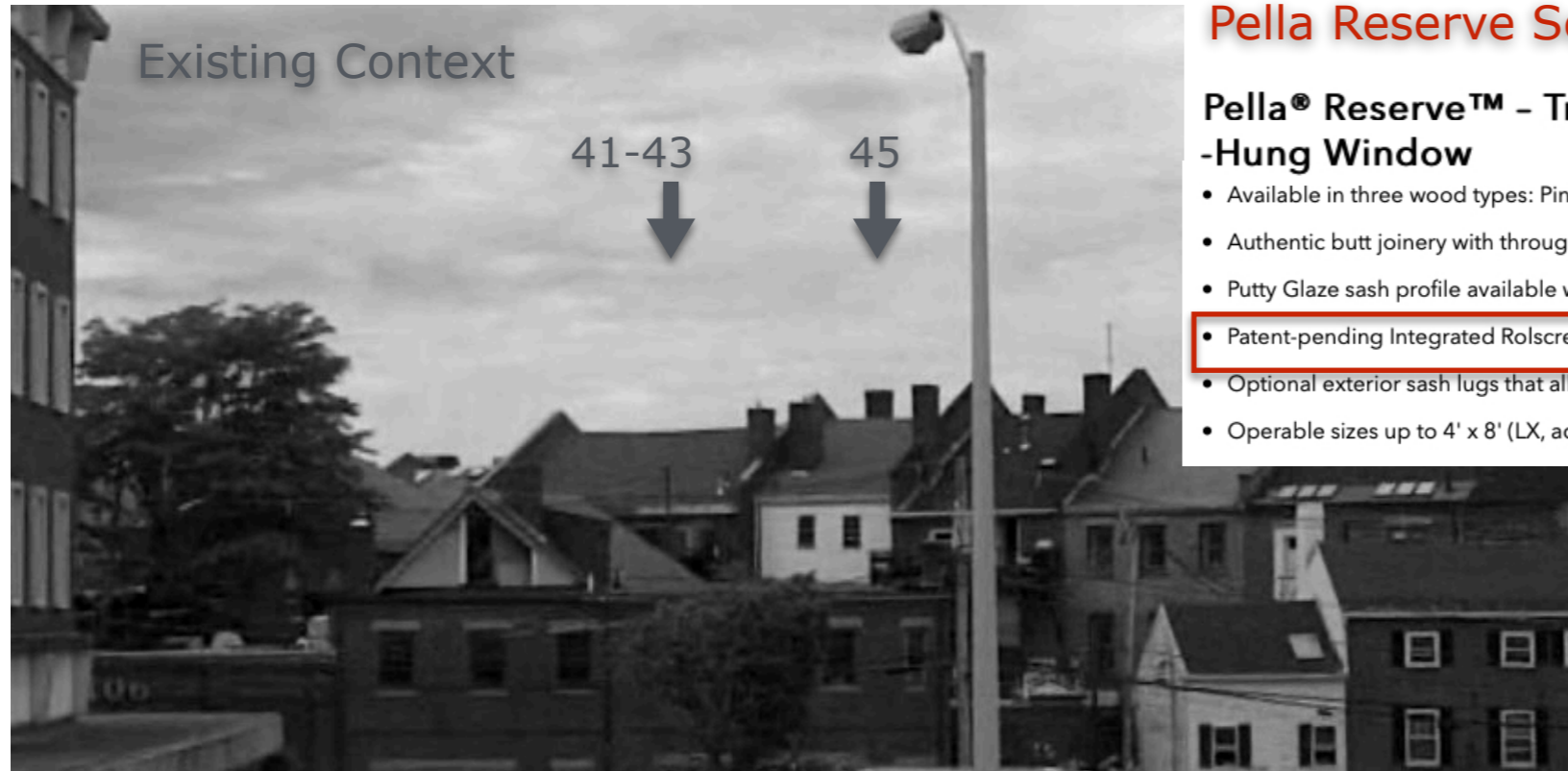


45 Market Street

Portsmouth NH

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

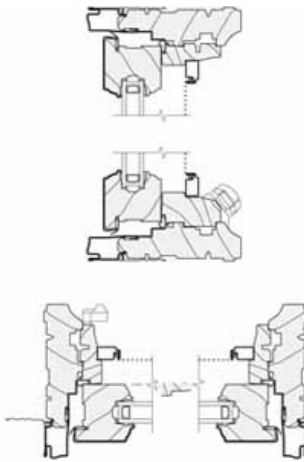
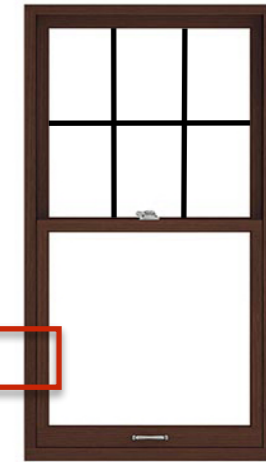
HDC Application Addendum Item #2: Screens



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

4. 66 South Street, Unit 2

-TBD

Background: The applicant is seeking approval for changes to the rear addition of the structure (remove and in-fill (1) existing entry door and replace (2) existing windows and replace (1) existing picture window with new 36" French door with granite landing and stairs.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



LUHD-708

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 11/15/2023

Primary Location

66 SOUTH ST

Portsmouth, NH 03801

Owner


P&L 66 South, LLC

66 South St 19 Cherry Lane


Portsmouth, NH 03801

Applicant

 Lisa Amarosa

 603-969-9345

 lisaamarosa@comcast.net

 19 CHERRY LANE
MADBURY, Select 03823

Application Type

Please select application type from the drop down menu below

Alternative Project Address 

Administrative Approval

Project Information

Brief Description of Proposed Work*

We would like to remove an existing 46x70 picture window located at the back of the building and replace it with a single 36" French door from either Andersen or Therma-Tru. Existing window is rotting and leaking. We would also like to remove existing door in same portion of building and replace 2 existing windows. Replacement windows would be either Andersen or Mathews Brothers, both are either wood or fiberglass finish per the HDC window requirements. We would also like to re-side a small portion of back of building with James Hardie siding. Please see attachments of plan and window, door, and siding choices.

 Description of Proposed Work (Planning Staff)





Door to be removed and (2) windows to be replaced.



Window to be removed and French door with granite 36"x36" landing and stairs to be intalled.

TILT-WASH DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

1 A Fibrex® material exterior protects the frame – beautifully. Best of all, its low maintenance and never needs painting.

2 For exceptional long-lasting performance, all members are constructed with a wood core and a Fibrex material exterior. Sill ends are protected and sealed with weather-resistant covers.

3 Manual wood steps are available in pine, and prefinished white, dark bronze and black.

4 Weatherstripping throughout the unit provides a long-lasting, energy-efficient, weather-resistant seal. For the top and bottom rails, an enclosed foam material is used. The head jamb liner and sill have a rigid vinyl rib for the weatherstripping material. Compression against the meeting rail, compressible vinyl bulb material is used. Side jamb liners use leaf-type weatherstripping with foam inserts.

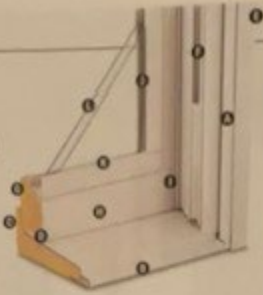
5 Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/2" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

6 Jamb liners are available in white or gray, and must be specified when ordering. Contact your Andersen supplier for details.



Unique block-and-ackle balancers feature steel-to-steel, non-resistor springs that require no adjustment. Glass-reinforced nylon balancer shoes provide smooth, reliable wash operation. They automatically lock the balances into position when sash are closed into wash mode.



SASH

Wash assists make it easy to tilt the sash into wash mode.

7 Wood sash members are treated with a water-repellent preservative for long-lasting protection and performance. Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are also available.

8 A polyester-stabilized coat with a Fluorocarbon® finish is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous look.

9 Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

10 In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

11 Silicone bead glazing provides superior weathertightness and durability.

12 High-performance options include:

- Low-E4® glass
- Low-E4 HeatLock™ glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable insulator film helps shield the glass from damage during delivery and construction, and simplifies finishing or the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

SILL

Sill Angles

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 93 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Covers



An exterior stop cover prevents operation from the new window's existing window casing.

Included Installation Materials



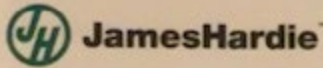
For self-hanging drins, drins & weatherstripping screws and complete instructions are included with each insert window. See the measurement guide and website or andersenwindows.com/learn

SASH OPTIONS*



Cottage

Reverse Cottage



QUICK START INSTALLATION GUIDE

JamesHardiePros.com

IMPORTANT: This document is not intended to take the place of James Hardie published installation instructions. Failure to install and finish this product in accordance with applicable

building codes and James Hardie published instructions may lead to personal injury, affect system performance, violate local building codes, and void the product only warranty. For the latest

set of complete installation instructions applicable to your job site location, visit JamesHardiePros.com or call 1-866-942-7343 (866-9-HARDIE).



IMPORTANT FASTENING INFORMATION: James Hardie® siding, trim and soffit products must be installed in a manner that meets local building code and wind load requirements. It is the responsibility of the installer, builder, architect or other building professional and the home or property owner to ensure the fasteners and fastening schedules used result in an installation that is code compliant.

Consult ESR 1844 and ESR 2390 or other applicable local code compliance documentation for guidance on fastener selection and placement to achieve design wind loads for the specific James Hardie siding product, framing type, building height, wind exposure category and other factors relevant to your project.

For special circumstances outside the scope of these documents, please refer to the Technical Document Library at www.jameshardiepros.com or contact James Hardie's Technical Services at 1-866-942-7343 (1-866-942-7343).

Standard Frame Features

- 4-1/2" Master Frame
- Performance Grade 50 without upgrades
- Fusion-welded for added strength
- Integral nailing fin provides air and water seal around frame
- Integral "Fat" 1/2" J-channel accepts virtually every siding thickness
- Balance Covers for a neater interior appearance
- Pre-sloped sills for water runoff
- Extruded White interior and exterior

Optional Frame Features

- Extruded Adobe interior and exterior
- Wood-based stain-grade laminate
- J-channel cover
- 1/2" Drywall returns
- Extension Jambos
- Window-Opening Control Device
- 1/2 x 3-1/2" Flat Casing
- 4-1/2" Banded Casing
- Historic Staff Brad Brickmould
- Standard and Historic Sill Nose
- Custom exterior color finishes
- Full or Half Screen-BetterView™ insect screen



1000 Double Hung
1 1/2" Triple Glazing
Non-conductive Hardware Anchor
Compression and Ins. Weatherstripping

Standard Sash Features

- 1-1/2" Sides and Rails
- 1" Dual-Pane Insulating Glass Unit with Low-E glass/Argon gas fill. Ultra seal removed.
- Non-visible color-matched hardware
- Equal glass size on sash simulate traditional wood appearance
- Cam-action lock action draws sashes closer for a tighter positive lock
- Low profile sill latches
- Integral interlocking meeting rail provides additional security
- Dual-pane™ warm-air technology for

Optional Sash Features

- 1-1/2" Triple Pane Insulating Glass Unit
- Extruded Adobe interior and exterior
- Custom exterior color finishes
- Grilles Between Glass
- Simulated Divided Lites
- Ovolo sticking on 1/2" IGU interior
- Trapezoidal Putty on 1/2" IGU exterior
- Trapezoidal Putty on 1-1/2" IGU both sides



Double Hung

Traditional, classic, durable — double-hungs give you all of that plus energy efficiency and peace of mind. Top and bottom sash operate smoothly allowing you to control air flow, and they both tilt-in for easy cleaning and care. Grilles can be added to further enhance the traditional look of your home.

Use singly, or factory milled with transoms or other fixed or operable units to add a dramatic accent to your home's appearance, while providing a brighter, more open interior.



4 1/2" Master Frame
1 1/2" Triple Glazing
Non-conductive Hardware Anchor
Compression and Ins. Weatherstripping

Stained Divided Lites (SDLs) with Grilles Between Glass (GBGs)

Choose wood-grained or smooth-textured SDL bars layered over flat bronze GBG bars to achieve the most authentic divided lite look.

Look for the  icon.

Stained Divided Lites (SDLs)

Wood-grained or smooth-textured bars are adhered to the exterior pane of tempered glass. Can be stained or painted any color to complement the door and trim.

Look for the  icon.

Grilles Between Glass (GBGs)

Contour or flat GBG bars are thermally sealed between two panes of tempered glass for the convenience of a smooth, easy-to-clean glass surface.

Look for the  icon.

Fixed Grilles

Fixed grilles are mounted to the frame on the exterior and interior of tempered glass. Can be stained or painted to complement the home's exterior.

Look for the  icon.



DL Bar Options

Grained Smooth

SDL 6 mm / 1/8" thick
Look for the  icon.

Grained Smooth

SDL 6 mm / 1/8" thick
Look for the  icon.

GBG Bar Options

Grained Smooth

Flat Contour

GBG 2 mm / 3/16" thick
GBG 3 mm / 1/8" thick

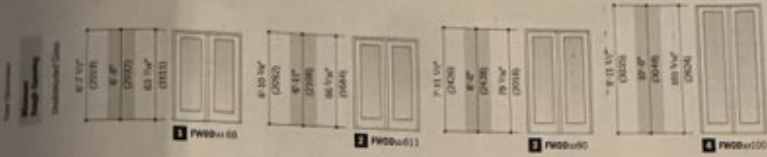
Key

-  Stained Divided Lite (SDL) with Grilles Between Glass (GBG)
-  Stained Divided Lite (SDL)
-  Stained Divided Lite (SDL) with Grilles Between Glass (GBG)
-  Flat or Contour Grille Options Between Glass (GBG / GBGC)
-  Flat or Contour Grille Options Between Glass (GBG / GBGC)
-  Fixed Grilles (FG)

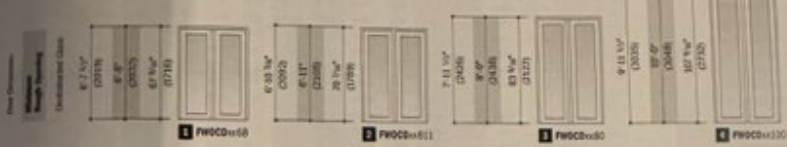
Flat and Bronze GBGs available in Flat bars only. See the Stained Glass Program.

Rear Patio Door Heights

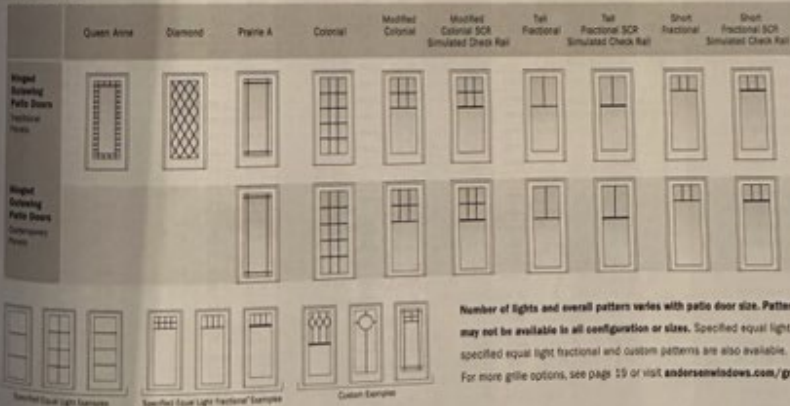
Traditional Panels



Contemporary Panels



Grille Patterns



*Minimum horizontal bar located at center or at custom dimensions

A-Series Winged Surrounding Patio Doors

5. 425 Islington Street

-Request to Postpone

Background: The applicant is seeking approval replacement windows.

Staff Comment: Request to Postpone

Stipulations:

1. _____
2. _____
3. _____

6. 182 Market Street

-Recommended Approval

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

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-717

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/5/2023

Primary Location

182 MARKET ST
Portsmouth, NH 03801

Owner

ONE HUNDRED EIGHTY TWO
MARKET ST LLC
154 MARKET ST
PORTSMOUTH, NH 03801

Applicant

Brad Sweet
 603-765-9000
morganhillproperties@gmail.com
 25 Holmgren Rd
Stratham, NH 03885

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Replace in kind 2 windows on back side of building

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Other

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

Property Manager





ST ON YOUR PHONE
KT
2
Monday-Friday
4 pm - 2 am
Saturday-Sunday
ay
RKING

W/2 PERMIT
PARKING
MON-FRI
5AM-5PM
PAID PARKING
ALL OTHER HOURS

W/2 PERMIT
PARKING
MON-FRI
5AM-5PM
PAID PARKING
ALL OTHER HOURS



Specifications

Dimensions: H 48.875 in, W 33.625 in, D 5.8 in

Jamb Depth (in.)

4.563 in

Product Depth (in.)

5.8 in

Product Height (in.)

48.875 in

Product Width (in.)

33.625 in

Rough Opening Height (in.)

48.875 in

Rough Opening Width (in.)

34.125 in

Width (in.) x Height (in.)

33.625 x 48.875

Details

Exterior Color/ Finish

White

Exterior Color/Finish Family

White

Features

Paintable/Stainable, Tilt-In Cleaning

Frame Material

Wood

Frame Type

Nail Fin

Glass Type

Low-E Glass

Glazing Type

Double-Pane

Grid Pattern

No Grid

Grille Type

No Grille

Hardware Color/Finish Family

White

Interior Color/Finish Family

White

Solar Heat Gain Coefficient

0.31

U-Factor

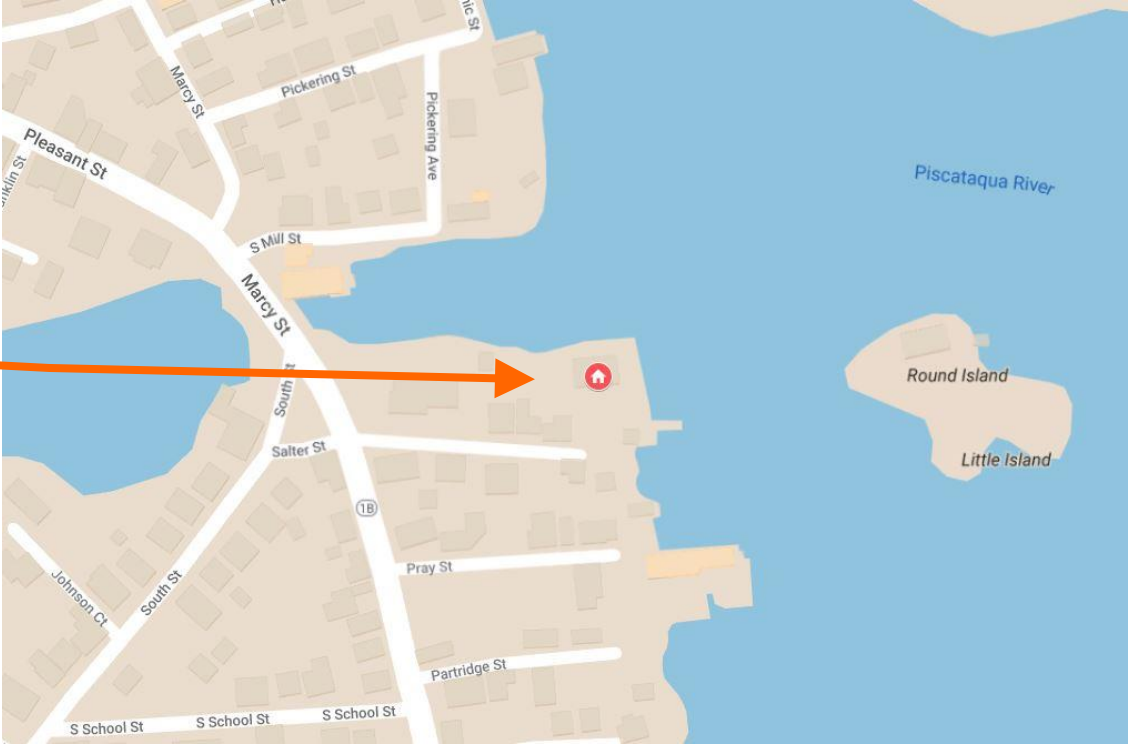
0.29

Historic District Commission

Staff Report

Wednesday, December 13, 2023

PH-1



Historic District Commission Applications

Administrative Approvals:

1. 95 Court Street
2. 85 Daniel Street
3. 45 Market Street
4. 66 South Street, Unit 2
5. 425 Islington Street- **REQUEST TO POSTPONE**
6. 182 Market Street

Certificate of Approval Extensions:

1. 15 Mt. Vernon Street- First 1-year extension request

Request for Rehearing:

- A. 700 Middle Street

Public Hearings (Old Business):

- A. 195 Washington Street

Public Hearings (Old Business):

1. 57 Salter Street, Unit #1

Project Address: 57 SALTER STREET, UNIT #1
Permit Requested: CERTIFICATE OF APPROVAL
Application: PUBLIC HEARING 1

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Residential
- Land Area: 10,700 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View Salter Street and Riverfront
- Unique Features: Outbuilding
- Neighborhood Association: South End



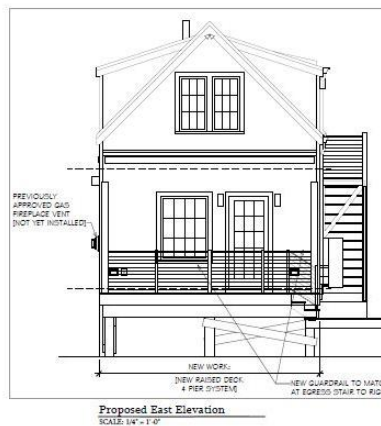
EAST ELEVATION

B. Proposed Work: To relocate the Boat House structure and add stairs and railings to connect to existing railings and walkways and to add electrical equipment to the “Play House”

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Relocation of the Boat House per NHDES requirements.
- Add electrical equipment to the “Play House”
- The applicants have already received BOA approval for the relief needed.

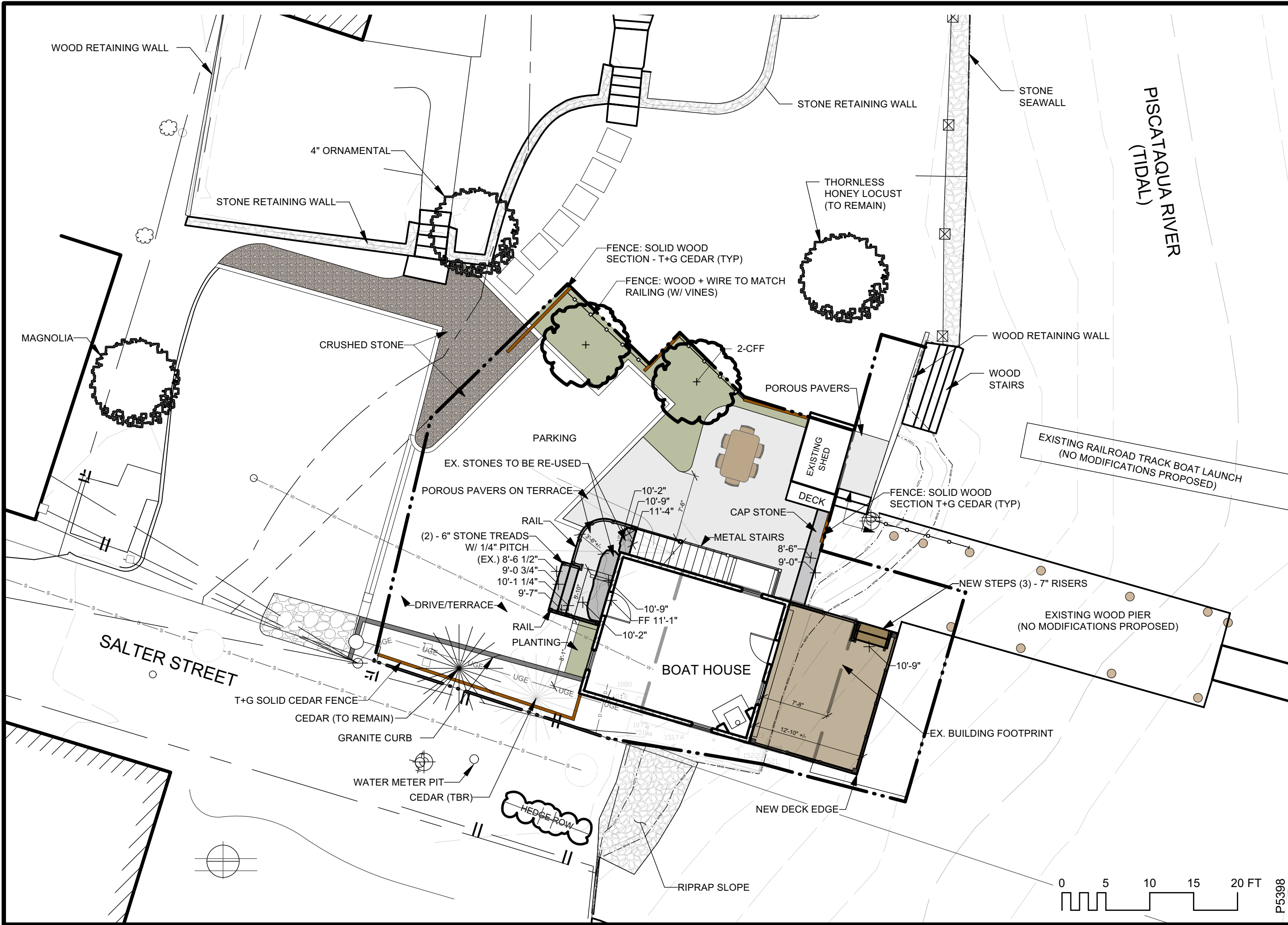


D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



NOT FOR CONSTRUCTION
ISSUED FOR:
CLIENT REVIEW
ISSUE DATE:
MAY 23, 2023

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	SUBMISSION	TMC	07/14/23
2	SUBMISSION	TMC	11/17/23

DRAWN BY: TMC
APPROVED BY: TPP
DRAWING FILE: THOMPSON_V2023

SCALE:
(22"x34") - 1" = 5'
(11"x17") - 1" = 10'

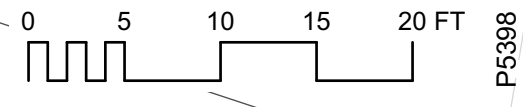
OWNER:
POINT OF VIEW
CONDOMINIUM
57 SALTER STREET
PORTSMOUTH, NH 03801

APPLICANT:
POINT OF VIEW
CONDOMINIUM
57 SALTER STREET
PORTSMOUTH, NH 03801

PROJECT:
SITE
IMPROVEMENTS
75 SALTER STREET (UNIT #1)
PORTSMOUTH, NH
MAP 102 LOT 32

TITLE:
AREA OF DETAIL
CONDOMINIUM UNIT
#1

SHEET NUMBER:
1 OF 1



P5398

APPROVAL SCOPE:

The primary purpose of this application is to review attributes related to a DES requirement for the home and it's deck to be raised up by 2'-0" and moved back by 7'-8", landward.

The impact this creates is what we are illustrating in this Application:

- A dimensional change from the home's First Floor and Egress Stair to grade have been addressed with Landscape Elements
- A dimensional change from the home's Deck to the adjacent pier has been addressed with a new set of Stairs
- Parking and Landscape Elements have been designed to accommodate the new location of the home

Additionally, the homeowners are re-siding an adjacent, existing Outbuilding, referred to as 'The Playhouse':

- Mechanical aspects of this refurbishment have been identified



SOUTH ELEVATION



EAST ELEVATION

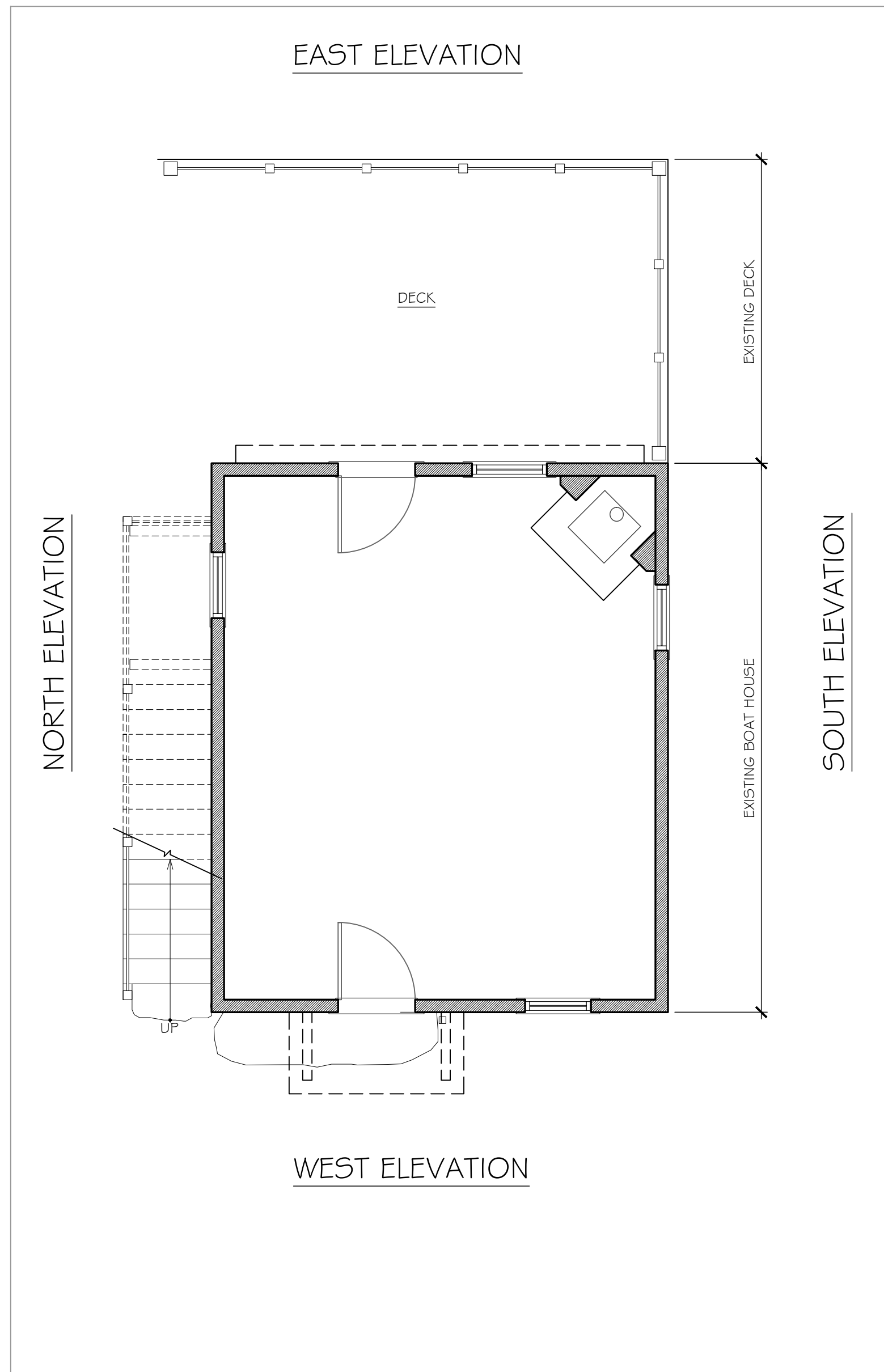


NORTH ELEVATION

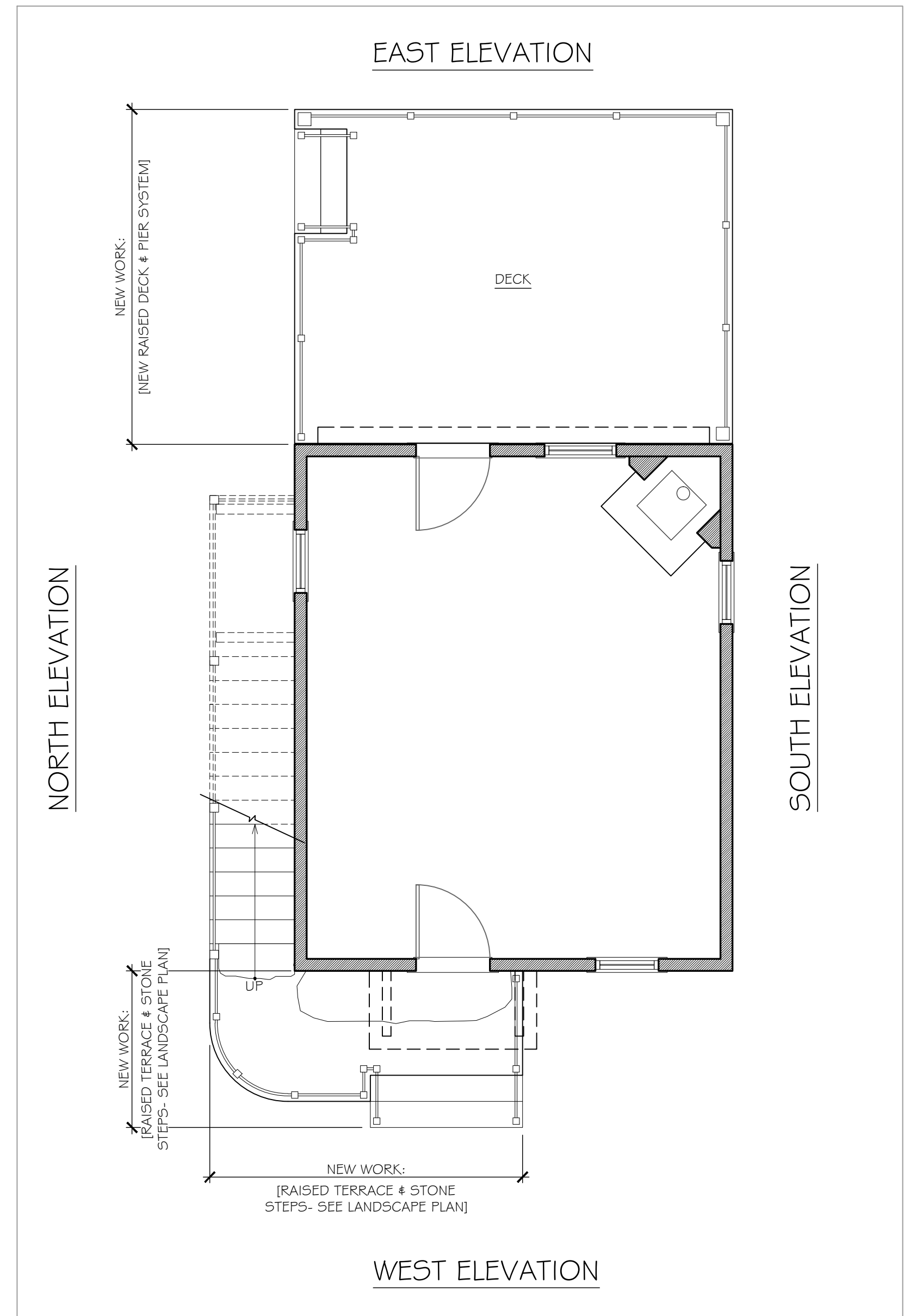


WEST ELEVATION





Existing Floor Plan
SCALE: 3/16" = 1'-0"



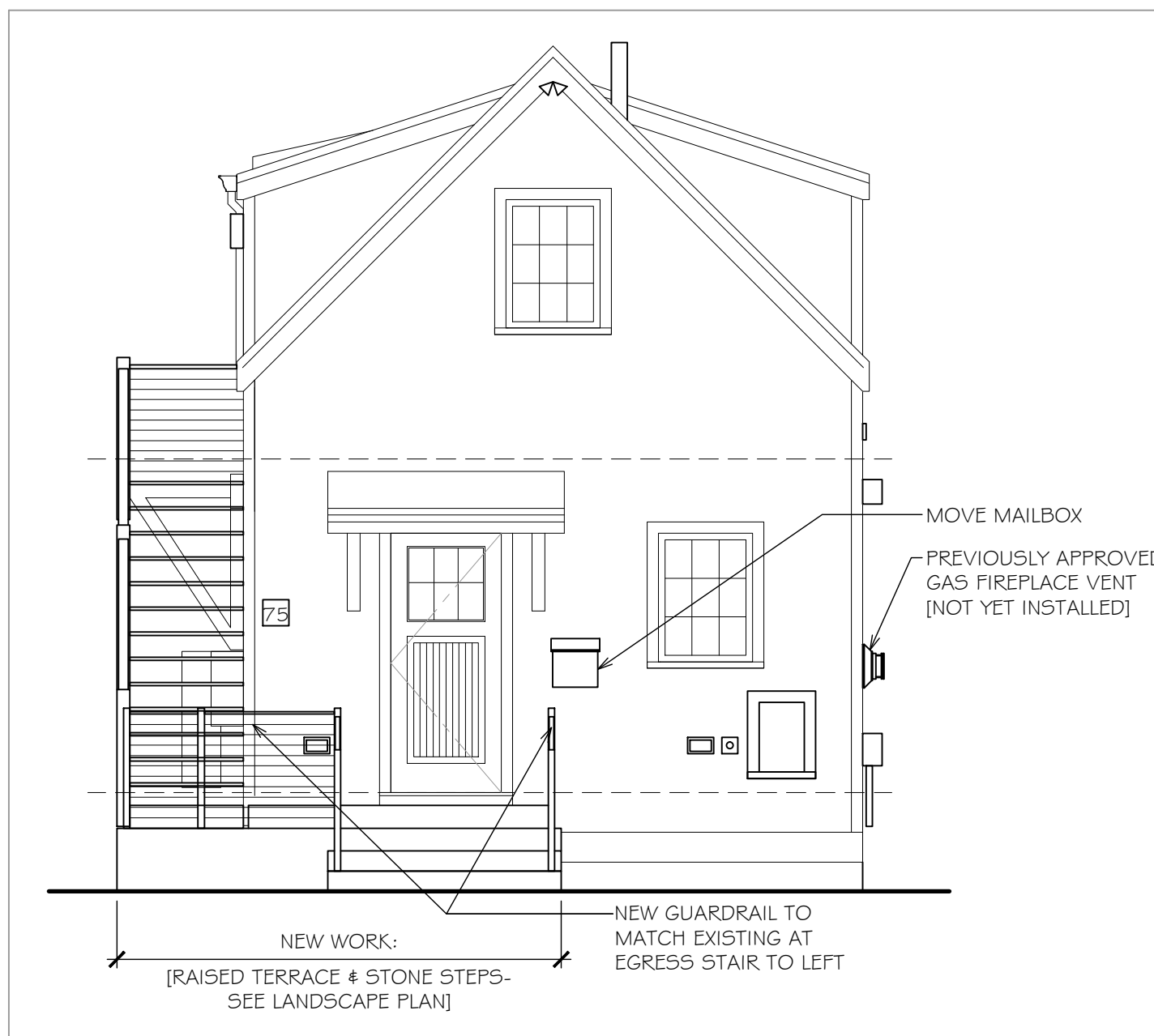
First Floor Plan w/Proposed Deck & Landscape Features
SCALE: 3/16" = 1'-0"





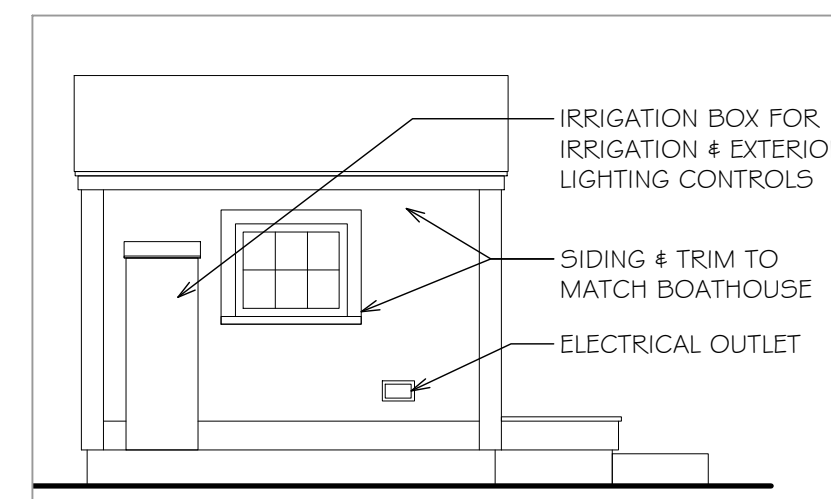
Existing West Elevation

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



Proposed West Elevation

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



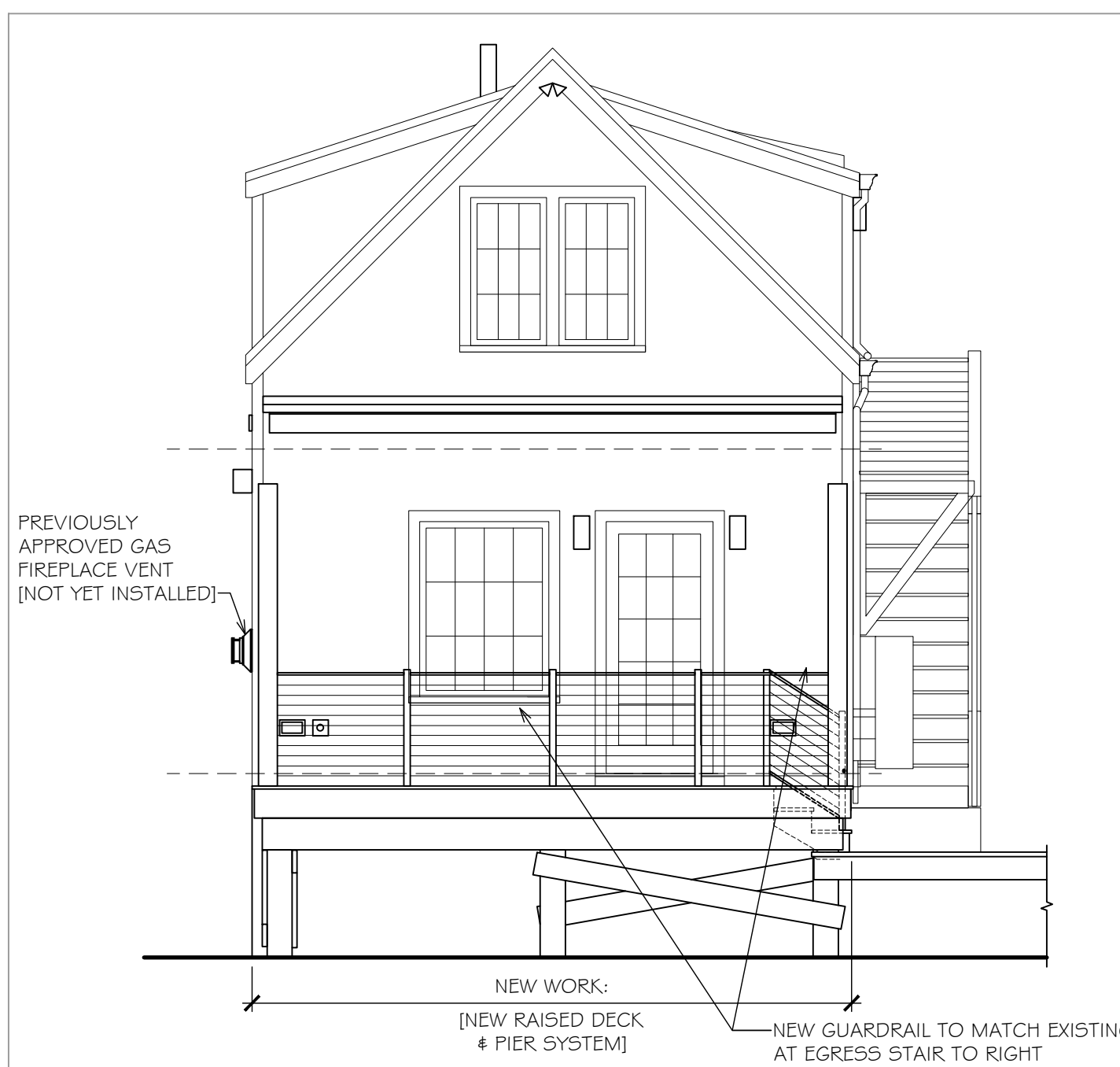
'Play House' West Elev.

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



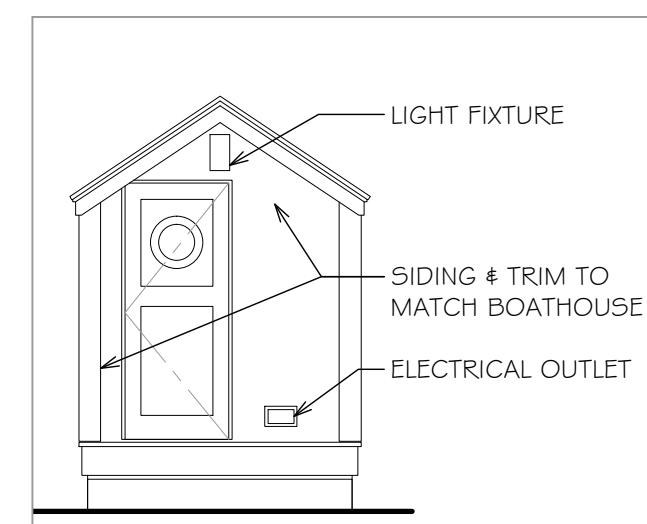
Existing East Elevation

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



Proposed East Elevation

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



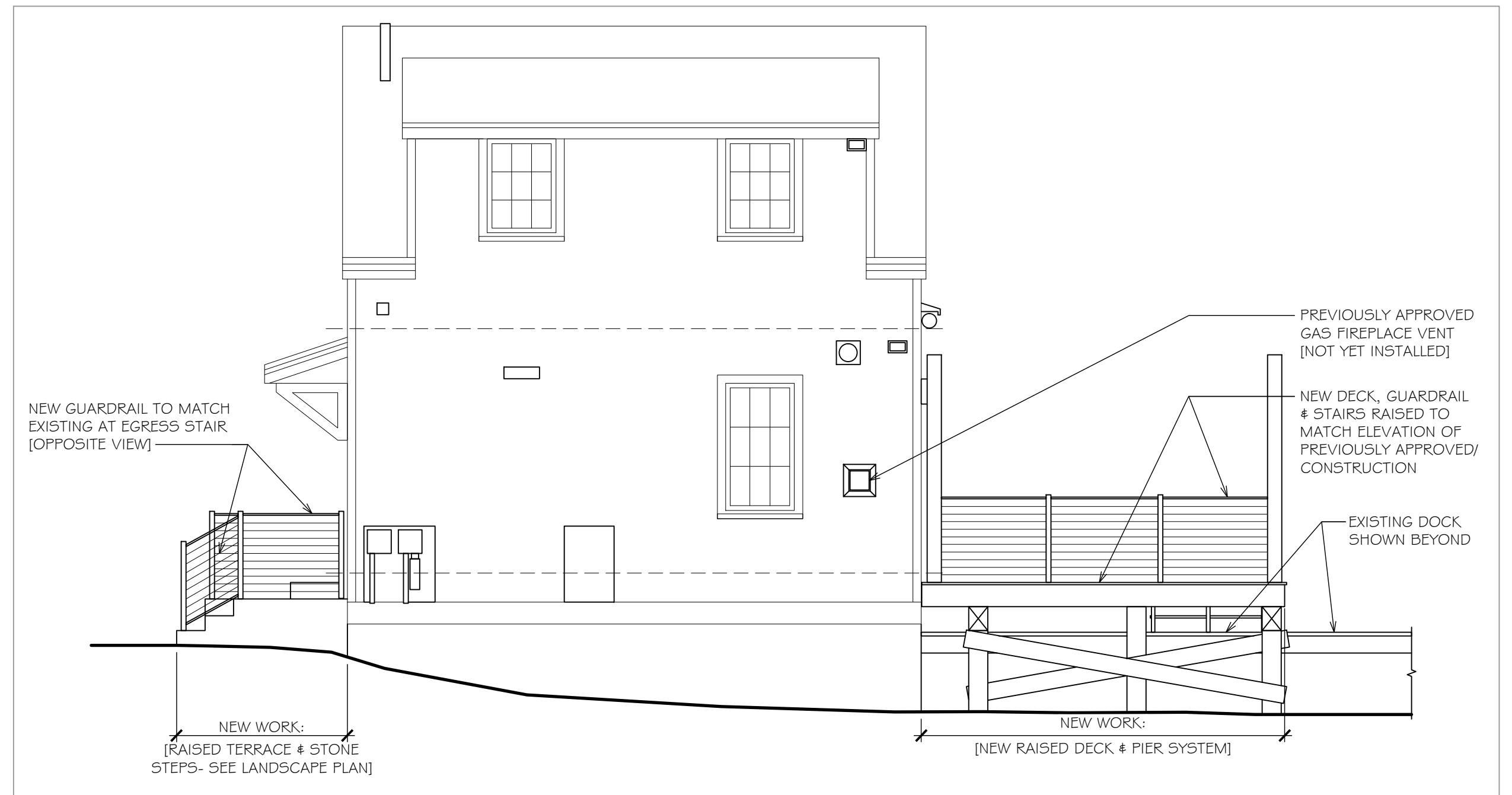
'Play House' South Elev.

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

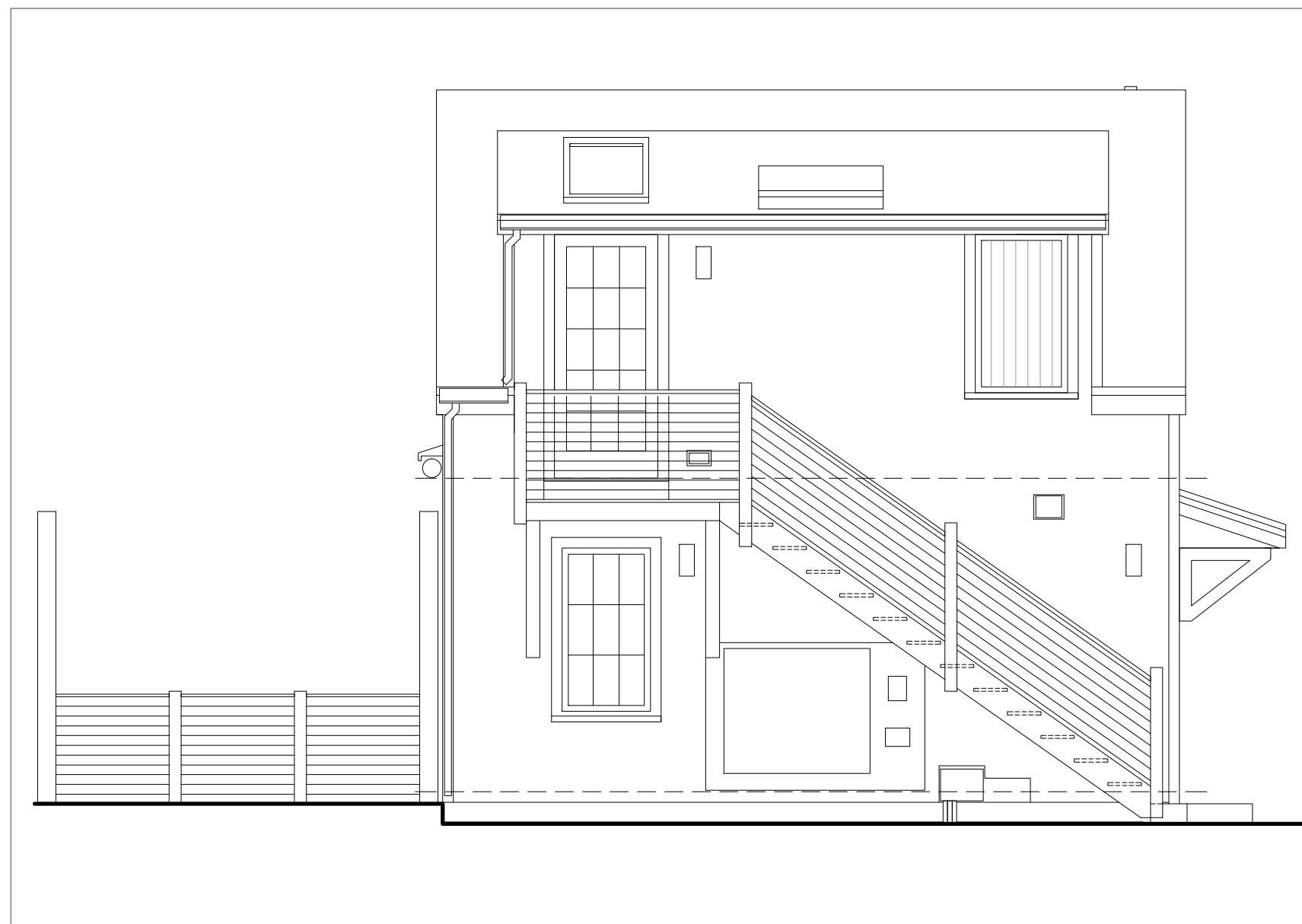




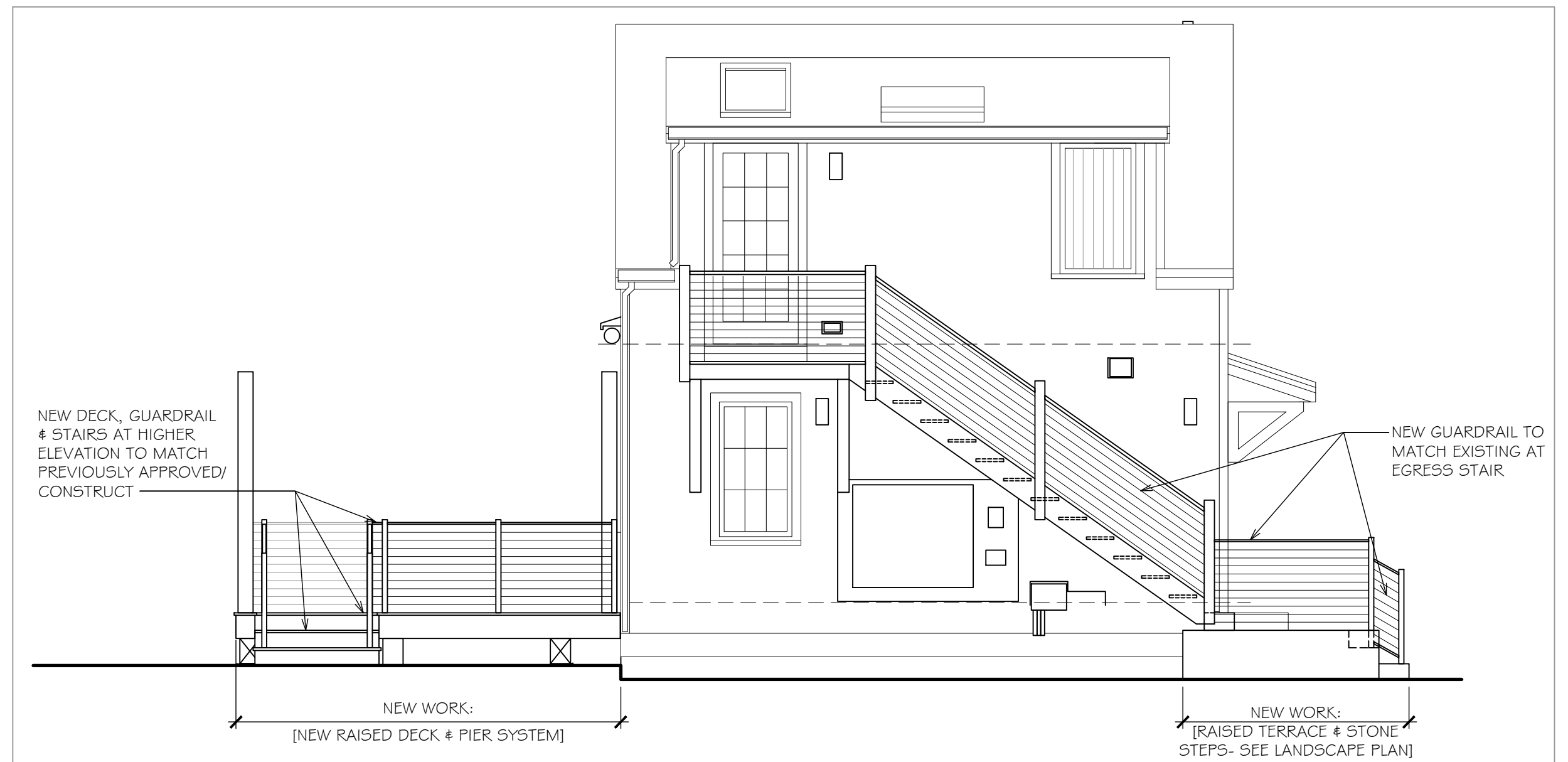
Existing South Elevation
SCALE: 1/8" = 1'-0"



Proposed South Elevation
SCALE: 1/4" = 1'-0"



Existing North Elevation
SCALE: 1/8" = 1'-0"



Proposed North Elevation
SCALE: 1/8" = 1'-0"

