

**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.**

**June 07, 2023**

**AGENDA (revised on June 06, 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. 333 New Castle Avenue (LUHD-610)
2. 795 Middle Street (LUHD-613)
3. 49 Sheafe Street (LUHD-612)
4. 394 Pleasant Street (LUHD-614)
5. 18 Walden Street (LU-23-52)
6. 177 State Street, Unit 1 (LUHD-616)
7. 135 Daniel Street, Unit A102 (LUHD-619)
8. 172 South Street (LUHD-620)
9. 11 Market Street, Unit 3 (LUHD-621)
10. 28 New Castle Venue (LUHD-622)
11. 50 Daniel Street (LUHD-617)
12. 60 Penhallow Street (LUHD-623)
13. 111 State Street (LUHD-624)

**II. CERTIFICATE OF APPROVAL- EXTENSIONS**

1. One year extension of the Certificate of Approval originally granted on May 04, 2022 requested by, **2082 IL 50 VZ, LLC, owner**, for property located at **404 Islington Street**, wherein permission was requested to allow exterior renovations to an existing structure (removal and infill of (1) door, installation of mechanical equipment and installation of an ADA compliant ramp) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 33 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-22-74)

**III. WORK SESSIONS (OLD BUSINESS)**

- A. **REQUEST TO POSTPONE- Work Session** requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as

per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

#### IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (add masonry parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

#### V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Portsmouth Housing Authority, owner**, for property located at **444 Pleasant Street**, wherein permission is requested to allow exterior renovations to existing structures (replace windows on both structures) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-64)

2. Petition of **Torrington Brown, LLC & Single Venture, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (repair rotted trim, repair roof, repoint bricks, replace gutters, etc.) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lot 12 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-23-70)

3. Petition of **Shawn and Michiyo Bardong, owners**, for property located at **39 Dearborn Street**, wherein permission is requested to allow exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 3 and lies within the General Residence A (GRA) and Historic Districts. (LU-23-5)

#### VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **JJCM Realty, LLC & Topnotch Properties, LLC, owners**, for property located at **232 South Street**, wherein permission is requested to allow the new construction of a detached one car garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 2 and lies within the Single Residence B (SRB) and Historic Districts. (LUHD-615)

#### VII. ADJOURNMENT

*\*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\\_hQT3eaJcTQG4AzBv3EraUA](https://us06web.zoom.us/webinar/register/WN_hQT3eaJcTQG4AzBv3EraUA)



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

**6:30 p.m.**

**April 05, 2023**

**MEMBERS PRESENT:** Chairman Jon Wyckoff; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Reagan Ruedig, Martin Ryan, David Adams, Dr. Dan Brown, and Karen Bouffard

**MEMBERS EXCUSED:** Alternate Johanna Landis

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

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**I. APPROVAL OF MINUTES**

**1. March 01, 2023**

Vice-Chair Doering and Dr. Brown abstained from the vote.

Ms. Bouffard asked that the last sentence on Petition 5, page 13, be changed to indicate that she left the meeting at that point *due a previous commitment*.

*Mr. Adams moved to **amend** the March 1 minutes, seconded by Ms. Bouffard. The motion passed unanimously by a vote of 6-0.*

**Note:** the administrative approval items were done out of order because certain commission members recused themselves.

**II. ADMINISTRATIVE APPROVALS**

**1. 11 Sheafe Street (LUHD-552)**

Ms. Bouffard recused herself. The applicant's representative Kinnon Nolan-Finkel of Profile Homes was present and said they wanted to get approval for the architectural shingles that would match the other roofs in the neighborhood and that they also wanted to install heat pumps. He said the condenser would be in the back of the building. In response to the commission's questions, he said the HVAC unit would be to the left and that he didn't know whether it would be screened but that they could use the same style and size screening as 13 Sheafe Street. Ms. Ruedig noted that the commission approved the screening for that property, so they could stipulate that it be copied. Mr. Ryan said he didn't think it was necessary. Vice-Chair Doering said the court was very tight and the condenser would be visible and noisy. Mr. Adams said people wandered through the alleyway, but he didn't think it would be a quality-of-life issue with the next-door neighbor and that it might be one more bit of clutter for that alleyway. Chairman Wyckoff suggested a stipulation.

*Mr. Adams moved that a stipulation be placed on the administrative item, seconded by City Council Representative Blalock.*

*The motion for a 5-ft screening for the condenser unit **failed** by a vote of 4-3, with Mr. Adams, City Council Representative Blalock, Ms. Ruedig, and Dr. Brown voting in opposition.*

*All were in favor of the improvements.*

**2. 303 Pleasant Street (LUHD-579)**

The request was to remove and replace the rear stairs along Washington Street. The applicant Mary Thomas was present and said the stairs were in disrepair. She said they were not original to the building but the concern was about the steps going down into the basement from grade level. She said a small wooden hatch covered the well space and that they wanted to replace it with a slightly larger one. She said the renderings showed railings on two sides in case the Inspection Department said they were needed.

Ms. Ruedig said the commission was previously concerned that the well space would look like a giant hole, but keeping a cover on it would be fine. She asked that the cover be the same design indicated. She said she didn't think railings were necessary. Ms. Thomas said she would work with the Inspection Department but hoped the railings weren't needed.

*Mr. Ryan moved to **approve** the administrative item, seconded by City Council Representative Blalock. The motion passed unanimously, 7-0.*

**3. 138 Gates Street (LUHD-596)**

Architect Anne Whitney was present on behalf of the applicant and said they wanted to shift the two right-side windows 40 inches due to the impact on the frame of the structure. She said changes were also made in the addition's half-bath to add a washer and dryer, so the window location had to shift into the bathroom from the mudroom. City Council Representative Blalock remarked that it made the structure look more symmetrical.

**4. 48 Manning Street (LUHD-595)**

Mr. Cracknell said the request was to remove the fence along the street edge, the garden structures, and a skylight on the rear surface of the gambrel; remove and replace a terminal vent on the back of the structure; and do drainage work. He said the applicant was evaluating a new fencing option that they would return with. He said they would remove the aluminum storm windows and replace them with wood ones. He said the mechanicals would have to return because of issues with their location, screening, and so on.

The applicant Jim Laverdiere was present and said he had been restoring antique houses for 35 years in Marblehead. He distributed photos of work he had done and showed examples of condenser fence screening. He said he would not change the home's aesthetics but would paint the house and eventually install a wood roof. He said the fence had to be removed to fix

the drainage issue but that he really didn't want to put up a new fence. The commission discussed it. Ms. Ruedig said she didn't have a preference. Mr. Adams said in the mid-1900s, fencing became bland and capped board but that the commission had never held anyone to a moment in time for their fencing. Mr. Laverdiere said the HVAC equipment wouldn't be seen and that he would probably do a board-on-board screen.

**Stipulation:** the applicant shall provide screening for the condenser.

#### **5. 93 Pleasant Street (LUHD-597)**

The applicant's representative architect Tracy Kozak was present. She said the first request was for acceptance of the wall's deconstruction plan and eventual reconstruction, and the second request was to switch the proposed windows for the main house to a Pella Architectural series. City Council Representative Blalock asked if the prior windows were aluminum clad. Ms. Kozak said they were fiberglass. Mr. Ryan asked if the finished grade at the top of the wall would be the same height. Ms. Kozak said it would be within 4-5 inches. She said there was a fence in the proposed landscape plan that they moved from the top of the wall to the back of it. Mr. Ryan asked if the fence could be pushed away from the wall towards the building to be less of a component that one would think was part of the wall. Ms. Kozak agreed. Mr. Cracknell clarified that the fence could be shifted to the edge of the walkway instead of the edge of the wall. Mr. Adams asked why the applicant would build a fence on top of the wall if no one walked there. Mr. Ryan said it was a like roof drop-off, but if there were a walkway and public access, there would be a public safety issue. Ms. Kozak said they could do the hedge the whole way instead of a fence, and it was further discussed. Ms. Ruedig asked for a stipulation that the fence, if used by the project, should be along the walkway and a hedge should be halfway.

**Stipulation:** If a fence is used, it shall be installed alongside the walkway, with a hedge halfway.

#### **6. 303 Pleasant Street (LUHD-599)**

Ms. Ruedig and Dr. Brown recused themselves. Mary Thomas was present and said she represented a committee of city residents who were trying to get a historic plaque program reinvigorated. Chairman Wyckoff asked about the approval that the commission gave five years ago. Ms. Thomas said it was a new plaque similar to that one but somewhat different. She said the previous approval didn't work because the order method got bogged down and the man who was going to fabricate the plaque passed away. She said they wanted to start it back up because it was Portsmouth's 400<sup>th</sup> anniversary. She showed the commission an example of the plaque. Mr. Cracknell noted that the one shown on the screen had more text on it. Ms. Thomas said it was a mockup but that they were working with the Portsmouth 400<sup>th</sup> Anniversary group as well as the Portsmouth Historical Society and Portsmouth Advocates to use their tagline and the name of the Advocates because they would be the ones vetting the research that residents could do to order a plaque.

Chairman Wyckoff said what was shown was acceptable, but the signs would last 30 years and the 400<sup>th</sup> anniversary wouldn't. He also noted that there was too much text. Ms. Thomas said they had a sponsor who would underwrite some of the costs and that they hoped to continue the program into the future. She said they would not keep the Portsmouth 400<sup>th</sup> tag on the bottom at the end of the year and that it would probably say Portsmouth Advocates. City Council Representative Blalock said he agreed with the Chair and thought the bottom of the plaque was like an advertisement and that it was putting a group's name on the buildings all over the place. He said he was supportive of the historical information, however. It was further discussed. Ms. Thomas said the fabrication underwriting offer was contingent upon having the wording and the dates. Mr. Ryan said he could support it because the organizations did great work and the lettering was so small that one wouldn't see it until they walked up to it. He said it also balanced out the sign. Vice-Chair Doering agreed and said it marked a moment in history. Mr. Adams said it wasn't protected speech but that he didn't know what to think about it. Ms. Thomas said the Portsmouth Advocates was a committee under the aegis of the Historical Society and that they received good feedback on the ship design and the phrase 'History lights our way' from residents. Mr. Adams said the appropriate thing was to allow them to put whatever text they wanted in order to secure the funding, so he would accept their text as proposed. Mr. Cracknell asked what the cost estimate was, and Ms. Thomas said she thought it was upwards of \$100.

*Mr. Adams moved to **approve** the item, seconded by City Council Representative Blalock. The motion passed unanimously, 6-0.*

**7. 45 Market Street (LUHD-538)**

The request was to modify the entryway doors on Market Street, which were originally approved to be clear. Mr. Cracknell said the applicant wanted a three-quarter on the left of the storefront and a solid door on the residential access on the right. Mr. Adams said he did a survey of the buildings on that side and found that the most consistent line was the glazed doors and solid doors mimicking each other, with only one just having a solid panel. He said it was probably the best flushed out example of what he saw on that other side and that the applicant's proposal looked like that.

**8. 237 Islington Street, Unit 2 (LUHD-583)**

Mr. Cracknell said it was the last unit in the building that didn't have an awning window and that the applicant wanted it on the second floor and that it would match the others.

**9. 121 Bow Street (LUHD-584)**

Mr. Cracknell noted that the item was approved the previous month as 123 Bow Street instead of 121 Bow Street and that nothing else needed to be done.

*Ms. Ruedig moved to **approve** Items 3, 4, 5, 7, 8, and 9 with their respective stipulations, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

### III. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

#### WORK SESSION

Mr. Ryan recused himself. The owner Christopher Freund reviewed the petition. He said changes were made to the style of the barn's entrance door. He said changes were also made to the back of the house to replace the two center doors with a split sliding door with four panels. He said an alternative option would be a French style door. He said there were two new variations on the shed dormer and that he preferred the one that would encompass a third of the existing barn with the shed dormer as well as the new construction. He said a minor change on the front elevation was the side door that he wanted to replace with a door similar in style to the barn entrance door. Mr. Freund said he also wanted to pull the carport back a foot to reveal the corner of the house.

Chairman Wyckoff asked if Mr. Freund would rebuild the carport or accent the posts. Mr. Freund said he would like to make it post-and-beam and put four 3-posts in the carport section. Ms. Ruedig said the proposed designs were all great but she was worried about taking off the corner of the roofline and extending it forward because it would lose the history of the barn. Mr. Freund said he wouldn't take off the structural rafter, so it would still be visible inside the structure. Ms. Ruedig said the mudroom would be a nice addition and make everything more cohesive. Mr. Adams said there were very few complete small barns left and that any changes made to it set him off a bit. He said he saw the dormer being constructed on the roof and wasn't warmed by that either. He said he was bothered by the fact that the building was already in seven parts. He said he wasn't a fan of carports and thought it would be cottagey or agricultural and wouldn't fit an 18<sup>th</sup> century house. City Council Representative Blalock said he approved the changes because the historical house would still be seen. Vice-Chair Ruedig said she agreed with Mr. Adams and that his concerns were her exact ones.

Chairman Wyckoff asked what period the barn was. Mr. Adams said he thought it was Georgian, and it was further discussed. Ms. Bouffard said she saw the carport as an agricultural use more than an historic part of the new house. Ms. Ruedig said they couldn't ask the applicant to remove it if he wasn't changing it, and it was further discussed. Chairman Wyckoff said it was a good project but agreed with Mr. Adams's comments. He said if the dormer weren't on the barn, he'd feel better about it. Options A and B were discussed, with Option A being the one with the dormer over the new construction. Chairman Wyckoff said he favored Option A. Ms. Ruedig said that option would be the one that would change the barn the least. It was further discussed. Chairman Wyckoff said it would be good to have a vertical break between the new structure attached to the barn and the old barn itself, even if it was just a trim board coming down. Mr. Freund said he planned for that in Option B, with vertical barn boards. Ms. Ruedig said she'd support a different cladding to differentiate the barn so that it was highlighted as authentic. Ms. Bouffard asked if Mr. Freund was willing to lose one of the two dormers on the barn, and Mr.



Fruend agreed. She asked if the dormer ridge height could be lowered. Ms. Ruedig noted that it was drawn that way and the top of the dormer in Option B was a little below the ridge line. The commission agreed that the better option was to have the lower dormer. Chairman Wyckoff said Mr. Fruend and his designer should think more about the carport having an urban look and present a good plan at the next work session. Mr. Adams asked that a few floor plans and a foundation plan also be submitted.

## DECISION OF THE COMMISSION

*Mr. Adams moved to **continue** the work session to a future meeting, seconded by City Council Representative Blalock. The motion passed unanimously, 7-0.*

B. Work Session requested by **Shawn and Michiyo Bardong, owners**, for property located at **39 Dearborn Street**, wherein permission is requested to allow exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 3 and lies with and the General Residence A (GRA) and Historic Districts. (LUHD-568)

## WORK SESSION

Project designer Amy Dutton was present on behalf of the applicants, along with the owners Shawn and Michiyo Bardong. She said two options were presented, Versions 7 and 8, with one preserving the Cape 100 percent and creating a glass connector between it and the new modern living quarters. She said the goal was to be able to look through the connector to see the front door and the backyard. She said the connector would have trim work and windows. She said the modern living section would be in a separate structure with a family room and a family suite on the second floor. She said the second floor was a bit tricky because they were trying to balance the mass with the existing Cape. She said the differences between Versions 7 and 9 were: In Version 7, the connector was 9'7" wide, and in Version 8, it was 7'7" wide. She said they preferred Version 7, the Colonial with the wider connector.

Ms. Ruedig said it was an interesting approach and thought Version 7 would be the better option because the old Cape would be preserved. She said it was a nice separation of the old house and the new living space. She said she'd like to see the Colonial option simplified more, noting that there were lots of windows on the front that looked very busy. She said the massing and the roofline were probably the lowest that could be got per code. Dr. Brown said he liked that option too because it preserved the Cape. Mr. Ryan asked about the property setbacks. Ms. Dutton said they were looking for an easement so that they could windows on that side of the house. Mr. Ryan said Version 7 was a better approach and thought the architecture distinguished itself from the original house. Ms. Bouffard said she liked both options because she liked the congruity of the two Capes, but she thought the Colonial worked well with the Cape also. Mr. Adams said he was supportive of the handling of the old Cape because it had a sense of re-emerging. He said he agreed with Ms. Bouffard as far as making the new piece a Cape also so that it didn't seem that it had the same level of towering over the old building, but he also found the modern fenestration carried better by the Cape form, with the dormer on the top with the extra window in it. He said there was an implication of scale that the modified Cape had to the old building, with the

connector making that contact area very small. City Council Representative Blalock said he was concerned that the story would be lost but was supportive of either option. He agreed with Ms. Ruedig that the Colonial had a lot of windows on the top. Ms. Dutton said she was trying to get a window in the bathroom. Vice-Chair Doering said she looked forward to the next iteration. She said the busy-ness by the fenestration was giving her the most concern and thought the new building already had enough modern elements. Chairman Wyckoff asked if the historic front door on the Cape would be kept, and Mr. Bardong said it would. He said there would be no difference between the height of the Colonial and the Cape. It was further discussed. Chairman Wyckoff said he preferred the Cape version.

Skylights were discussed. Ms. Dutton said they were added to provide light to the back bedrooms. Mr. Cracknell asked why there weren't windows instead. Mr. Bardong said he didn't want to infringe on the neighbors. Mr. Cracknell suggested breaking up the big blank wall. He asked what the sliding door was for. Ms. Dutton said it was like an interior shed and that they couldn't go any closer to the water. The windows, chimney and blank wall were discussed.

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

*Mr. Adams moved to **continue** the work session to a future meeting, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

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

1. Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street, Units 4L-15R**, wherein permission is requested to allow renovations to an existing structure (remove and replace existing cantilevered deck with new raised decks on concrete footings) as per plans on file in the Planning Department. Said property is shown on assessor Map 120 as Lot 2 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-23-34)

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

Michael Street of CP Management was present on behalf of the applicant. He said the decks were original to the building and built in 1983. He said the steel beams were rusted and the doors couldn't open anymore because the rust was growing under the foundation. He said they wanted to cut the steel beams off and enclose the condensers with the same decking material and same footprint. He said the decking material would be a composite with a similar grayish color.

Vice-Chair Doering asked if it was the same work that was approved a few years before. Mr. Street agreed and said they went through the bidding process but the lumber prices skyrocketed so they waited a year, and then the approval expired. Vice-Chair Doering said she approved it before and would approve it again. Ms. Ruedig asked if the concrete posts would stick out. Mr. Street said the decks didn't extend over the drop-off. Mr. Adams asked if the concrete piers were held back from the edge of the deck. Mr. Street said they were two feet in from the edge. He said the construction of the individual decks would be the same.

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

No one was present, and Chairman Wyckoff closed the public hearing.

**DECISION OF THE COMMISSION**

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented and advertised, seconded by Ms. Ruedig.*

Mr. Blalock said the project would conserve and enhance property values and would have compatibility of innovative technology with surrounding properties.

*The motion passed unanimously, 7-0.*

2. Petition of **James William Woods and Anna Roeline Meinardi, owners**, for property located at **1 Walton Alley**, wherein permission is requested to allow renovations to an existing structure (install new windows and replace existing windows) as per plans on file in the Planning Department. Said property is shown on assessor Map 103 as Lot 27 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-39)

Mr. Adams recused himself from the petition.

**SPEAKING TO THE PETITION**

Architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant. Mr. Gianniny said they were back for a few modifications to the previous approvals. He said they wanted to add a second-floor window to the addition to balance out the elevation and restore an attic window from an egress window since the attic was no longer needed. He said the roof canopy was part of the addition and stuck out about nine inches, and the owner wanted something more substantial and was requesting a gable overhang of two feet deep and five feet wide. He said the owner wanted to add a second-floor window so that a bedroom could have two windows instead of one and that he wanted to replace the existing casement window in the kitchen with one of the windows being removed from another elevation. He said the changes would be more appropriate for the building.

Chairman Wyckoff said he noticed that the concrete was poured where normally there would be a wooden sill. He asked if there would be sheathing brought over it or a mud sill. Mr. Gianniny said the entire sill was deteriorated, so they chose to build a grade beam to stabilize the top of the foundation. He said it would be covered and would appear the same as when the work was started. Dr. Brown said he liked the addition of a fourth window on the south elevation but asked if there should be alignment between the top and bottom windows. Mr. Gianniny said there were currently three windows on the top and four on the ground.

Chairman Wyckoff opened the public hearing.

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

No one spoke, and Chairman Wyckoff closed the public hearing.

## DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition, seconded by Vice-Chair Doering.*

Ms. Ruedig said it was a simple project that made a lot of sense and added a lot of symmetry. She said the project would complement and enhance the architectural and historic character and would be consistent with the special and defining character of surrounding properties.

*The motion passed unanimously, 7-0.*

At this point in the meeting, Chairman Wyckoff announced the two postponements for Public Hearings – Old Business, Petition A for 129 State Street and Petition B for 765 Middle Street.

*Ms. Ruedig moved to **postpone** the two petitions to the may meeting, seconded by Dr. Brown. The motion passed unanimously.*

3. Petition of **Marcia C. Piel and Gary Evan Lowe, owners**, for property located at **105 South Street**, wherein permission is requested to allow renovations to an existing structure (add solar panels to the existing roofline) as per plans on file in the Planning Department. Said property is shown on Assessor Map 110 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-38)

## SPEAKING TO THE PETITION

The owner Gary Lowe and his solar panel representative Vasilis Papazacharias were present to review the petition. Mr. Lowe said the panels were black and surrounded by gray shingles. He said they would be invisible from the front of the house. Mr. Papazacharias said there was no squirrel guard but that typically critters didn't go underneath the panels because they didn't like the temperature. Mr. Lowe said the panels were a temporary leased system and would last about 35 years or so. Dr. Brown asked whether there was any coating for the panel. Mr. Papazacharias said they didn't carry any coating films because if they fiddled with the system, it would void the warranty.

Vice-Chair Doering said she looked at the site and that there was a very long view down South Street of the house and roof. She said the panels would also stand out because there were black against gray. She asked if the small addition on the back was capable of taking on some of the visible panels from the front. Mr. Papazacharias said that back section was the kitchen and lower than the main roof, so it wasn't a good option. Dr. Brown said he also worried about the panels being made more visible by the alleyway. He said the glazing would help. Mr. Lowe said they couldn't find a glass covering that had the highest transparency with lower than 8 percent absorption. City Council Representative Blalock said he had to be supportive of solar panels as a City Council member in Portsmouth due to rising tides and so on. He suggested that the applicant remove the first two panels closest to the street to make it less visible. Mr.

Papazacharias said he could redesign it and perhaps push the system a few inches over to fit them on the back side. Ms. Ruedig said she also wanted more solar in town but that her concern was that solar panels in the Historic District should not be visible from public ways or on the fronts of buildings. She said she could not support the project as presented because it was inconsistent with what the commission had done in the past. Mr. Lowe said the original roof was black but that he could take the gray surround away and make the shingles black. Ms. Ruedig said it would be helpful but the issue was the visibility of the glass. Mr. Ryan said he couldn't support the panels in the Historic District. City Council Representative Blalock said the commission should treat each case individually. He said solar panels was a new technology and that the commission had to start moving forward. He noted that 90 Pleasant street had solar panels. He said he would do more research and present a policy change at the City Council level.

Mr. Adams said he was concerned about the textural and reflectivity issues and that he wasn't ready for solar panels in the south end. He said the time for the commission to reconsider solar panels was when they were done filling in flat roofs. It was further discussed. Chairman Wyckoff said he was in full support of the project because it was a 1900s New England style house with asbestos siding. He said the panels could be removed and it was a rental situation. He said if the commission started to really buckle down on solar panels like it appeared they did, they would be part of the problem and not the solution. He said he did not see solar panels as a problem in the Historic District. Flat-roof buildings and solar panels were further discussed.

Chairman Wyckoff opened the public hearing.

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

David Sinclair said he was concerned about the visual component of the solar panels and thought there was a safety issue with solar panels reflecting sun on people driving on South Street. Mr. Lowe said the panels would not reflect to the north if someone were driving down South Street.

No one else spoke, and Chairman Wyckoff closed the public hearing.

### **DECISION OF THE COMMISSION**

Ms. Ruedig said there was talk of moving some of the panels around and asked if anything could be done to improve the non-visibility of the panels toward the front of the building. Mr. Papazacharias said if the panels came forward a few inches, he could put some flush with the roofing. He said he would talk to his engineer about it. Mr. Cracknell said the applicant would have to look at reduced production. Mr. Papazacharias said he thought three panels could be moved to the left and the other six might be able to go on top of the kitchen in the back.

*Dr. Brown moved to **continue** the petition to the May meeting, seconded by City Council Representative Blalock. The motion passed unanimously, 7-0.*

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

A. **REQUEST TO POSTPONE**- Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (add masonry parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

**DECISION OF THE COMMISSION**

The petition was **postponed** to the May meeting.

B. **REQUEST TO POSTPONE**- Petition of **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

**DECISION OF THE COMMISSION**

The petition was **postponed** to the May meeting.

**VI. ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

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

**6:30 p.m.**

**May 03, 2023**

**MEMBERS PRESENT:** Chairman Jon Wyckoff; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Reagan Ruedig, Martin Ryan, David Adams, Dr. Dan Brown, Karen Bouffard, and Alternate Johanna Landis

**MEMBERS EXCUSED:** None.

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

.....

**Note:** Dr. Brown recused himself from Item 5, and Ms. Bouffard recused herself from Items 3 and 6. The three items were pulled for separate votes. Item 5 was addressed and voted on separately, and Items 3 and 6 were addressed separately and voted on together.

**I. ADMINISTRATIVE APPROVALS**

**1. 285 Union Street (LUHD-598)**

The request was for a small 6'x17' deck at the rear of the house, with a rail and stairs. The owner Jeff White was present and said the deck would be wood and the rail and stairs would be painted white. Ms. Ruedig said she walked her dog by the house and that the deck wouldn't be seen.

**2. 260 Marcy Street (LUHD-600)**

The request was to replace the existing wood fence with a vinyl one. Ms. Ruedig said the fence needed to be wood in such a prominent location right on the street. Vice-Chair Doering agreed.

**Stipulation:** The fence style as designed is appropriate provided it is constructed out of wood.

**3. 70 Court Street (LUHD-602)**

The request was to add lighting to a sign. The applicant Andrew Samonas was present and said they wanted to do dark sky-compliant lighting and to mimic the lighting on the neighboring properties. He said there would be minimal lighting on the front of the building and that the lighting would be projected onto the landscaping. In response to the commission's questions, he said the light fixture itself would be in the garden and the gas light sconces would be placed on the sides of the front door. He said they had fire code approval for the sconces and that they would be located on the pilasters. The commission discussed whether the pilaster was the appropriate spot for the sconces. Mr. Adams asked if the control box for the lights would be

mounted against the wall. Mr. Samonas said it would depend on the installer, and it was further discussed. Mr. Samonas said the box would be painted the color of the trim and that he would submit a photo of the pilaster and trim. Mr. Ryan asked if an LED system would light the front of the building, and Mr. Samonas agreed and said it would be placed in the garden. He said the ground-mounted lighting system would be installed in a month, and Mr. Cracknell asked Mr. Samonas to return with the details for it at a future meeting. Mr. Samonas said he also wanted to replace the front steps with granite. Mr. Cracknell suggested that Mr. Samonas look at the steps that were replaced at a residence on The Hill as a good example.

**Stipulation:** The gas lights shall be located on the pilaster, and the control box shall be painted the trim color and located on the rear against the building.

4. **333 New Castle Avenue (LUHD-609)**

The request was to remove and replace an existing white lattice fence with a fence of a different design. Mr. Adams asked if the chain link fence would remain. Mr. Cracknell said the applicant would have to let the Commission know what would be done with the chain link fence.

**Stipulation:** The proposed new open grill fence will replace the existing white lattice fence and the applicant will let the Commission know what will be done with the chain link fence.

5. **170 Mechanic Street (LUHD-611)**

The request was to install a generator near the back of the garage. The owner Peter Morin was present. Mr. Cracknell asked if Mr. Morin proposed any screening or landscaping to hide the generator. Mr. Morin said there was currently a two-rail fence in front of it that was about four feet away but that it wasn't really a screening fence. He said he didn't think the generator would be seen from the street. Vice-Chair Doering said she could see the back of the garage from Pickering Street. The commission further discussed it. [See timestamp 30:24 for more detail]. Mr. Morin said the neighbors were in support of the generator.

6. **9 Sheafe Street (LUHD-604)**

Mr. Cracknell noted that the applicant was before the commission previously and the request was now for approval for the skylights, condenser, and garage door design. The owner/applicant Michael Febonio was present. He showed photos to the commission. He said the skylights would not be visible from the street. He said he moved the condenser per the commission's request and mounted it to the rear of the house. He said the condenser would be painted black and wouldn't be visible from the street, but that he could also screen it with a black screen to match the window trim. The commission suggested that the preferred screen be painted to match the color of the brick. The garage door design was discussed. The applicant said his engineer designed the flooring and garage door opening and thought it was a feasible function. Mr. Adams said the door was a new intrusion into the building. The door was discussed in detail (timestamp 38:28).

**Stipulation:** The applicant shall use the preferred condenser screening option (not the fence style) and shall be painted to match the brick.



7. **123 State Street, Unit 1 (LUHD-605)**

Mr. Cracknell said the property was a two-unit condominium and the deck behind the condos that faced State Street was lagged into the wall of the abutting property, with no easement for the board that was holding the deck up. He said the applicant wanted to place a post there until a better solution was worked out. He said the post would match the existing ones. He said both condo owners discussed it and that the post would most likely be temporary.

8. **161 Deer Street (LUHD-603)**

Mr. Cracknell said the building was converted to a mixed-use one and the owner was proposing a decorative screen for the utilities stemming from a previous stipulation from the commission.

9. **179 Pleasant Street (LUHD-608)**

The request was approval for changes on a previously-approved design. Mr. Cracknell said they were minor changes relating to the skylights and windows. He said the windows were slightly different and some had been moved to different locations and that nothing stuck out to him as detrimental to the project.

*City Councilor Representative Blalock moved to **approve** Items 1, 2, 4, 7, 8 and 9. Dr. Brown seconded. The motion **passed** by unanimous vote, 7-0.*

*Note:* the commission then addressed Items 3, 5, and 6 due to recusals.

*Ms. Ruedig moved to **approve** Item 5, seconded by Vice-Chair Doering. The motion **passed** unanimously, 7-0, with Dr. Brown recused.*

*City Council Representative Blalock moved to **approve** Items 3 and 6 with their respective stipulations. Ms. Ruedig seconded. The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition and Ms. Bouffard recused.*

Chairman Wyckoff noted that there were two petitions that had requests to postpone.

*Vice-Chair Doering moved to **approve** the Request to Postpone for Petition III.A, 37 Prospect Street. City Council Representative Blalock seconded. The motion **passed** unanimously, 7-0.*

*Vice-Chair Doering moved to **approve** the Request to Postpone for Item IV.A, 129 State Street LLC. Dr. Brown seconded. The motion **passed** unanimously, 7-0.*

## **II. CERTIFICATE OF APPROVAL - EXTENSIONS**

1. One year extension of the Certificate of Approval originally granted on August 03, 2022 requested by, **One Market Square, LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow renovations to an existing structure (repair and upgrade

building facades along Congress and High Streets) and new construction to an existing structure (replace rear shed additions with new 4 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 14 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts. (LU-22-12)

### DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the request for a one-year extension, seconded by Ms. Bouffard. The motion **passed** unanimously, 7-0.*

2. One year extension of the Certificate of Approval originally granted on May 04, 2022, requested by **85 Daniel Street, LLC, owner**, for property located at **85 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (remove and replace rear addition and remove and replace roof with new dormers) and renovations to an existing structure (replace windows, siding, trim, and front stoop) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

### DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the one-year extension, seconded by Vice-Chair Doering. The motion **passed** unanimously, 7-0.*

### III. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE- Work Session** requested by **Christopher Daniel Freund, owner**, for property located at **37 Prospect Street**, wherein permission is requested to allow new construction to an existing structure (add separate first and second floor additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 16 and lies within the General Residence A (GRA) and Historic Districts. (LUHD-563)

### DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **approve** the Request to Postpone. City Council Representative Blalock seconded. The motion **passed** unanimously, 7-0.*

B. Work Session requested by **Shawn and Michiyo Bardong, owners**, for property located at **39 Dearborn Street**, wherein permission is requested to allow exterior construction to an existing structure (replace existing roofing structure, add a new side and entry additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 3 and lies with and the General Residence A (GRA) and Historic Districts. (LUHD-568)

### WORK SESSION

Architect Amy Dutton was present on behalf of the applicants and reviewed the petition. She said they decided to go with option Version 7, the historic Cape preservation with the Colonial

addition. She noted that the door entry and front windows were simplified, and the skylights were removed. She said the windows in the connector area would be longer so that the whole area would be mostly glass. She said the proposed windows for the Cape would be 2/1, with 6/1 windows on the Colonial and connector to match the kitchen addition's windows.

Mr. Ryan said there were concerns about some of the adjacent property being right up against the applicants, and he asked if a variance was sought to put the building closer within the setbacks and property line. Ms. Dutton agreed and said they had to go back before the Board of Adjustment. Mr. Ryan said there were new windows at certain locations. Ms. Dutton said she was showing them so that the commission would know what it would look like if the easement was approved. Mr. Ryan said the windows for the addition were very large for the body of the house, whereas the windows on the back of the house seemed to be small for the bottom of the house. Vice-Chair Doering agreed. She said the windows on the front façade were ganged together and thought there could be a compromise of having one larger window instead of two ganged ones on the right and left. Ms. Dutton said she was copying the three kitchen windows in the primary building.

Ms. Ruedig said the Cape made the property and the house more interesting because it showed how it had developed over time, so she appreciated keeping the historic structure. She said the new wing would meet the applicant's needs so it would meet the criteria that preservationists liked to see. She agreed with Vice-Chair Doering that the windows could be simplified but said she was fine with the windows in general. Ms. Landis said the project looked great. Dr. Brown said the big front windows were the view, so he was fine with them. Ms. Bouffard said the two windows in the Cape seemed too large. Ms. Dutton said there were egress windows. Mr. Adams agreed that the windows were out of scale with the other part of the house, the cornice was too diminished, and the chimney was spindly [timestamp 1:04:37]. City Council Representative said he was glad that the history of property was decipherable. Chairman Wyckoff said the front door simplification was a big improvement.

The materials were discussed. Ms. Dutton said they would re-use the natural shakes and wood clapboards and that the windows would be replicated with what was already there. She said the roof would be replaced with asphalt and all new roofs would match. The chimney was discussed, and the commission felt that it could be made wider to make it more in scale and that it needed to be a bit higher. The windows were further discussed. [Timestamp 1:12:27].

Ms. Dutton said she would return for a public hearing at a future meeting.

## **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **close** the work session, seconded by Dr. Brown. The motion **passed** unanimously, 7-0.*

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

**A. REQUEST TO POSTPONE-** Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an

existing structure (add masonry parapet) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-78)

*Vice-Chair Doering moved to **approve** the Request to Postpone, and Dr. Brown seconded. The motion **passed** unanimously, 7-0.*

B. Petition of **David A. Sinclair & Nicole J. Giusto, owners**, for property located at **765 Middle Street**, wherein permission is requested to allow the new construction of a detached garage with living space above as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

### **SPEAKING TO THE PETITION**

Architect Jennifer Ramsey was present on behalf of the applicant. She reviewed the petition, noting that the property was on a corner lot but had two fronts and two sides, with no rear setback, so the building would sit in the middle of both side setbacks. She said more of the open space was preserved and that there would be pavers throughout the lot instead of blacktop. She said the deck was reduced 90 percent and was more of a balcony style. She reviewed the elevation and materials, noting that all the materials would match the ones on the main house.

City Council Representative Blalock thanked the applicant for reducing the deck scale. Ms. Ruedig said the project had evolved nicely and thought it would fit in better with the property.

Chairman Wyckoff opened the public hearing.

### **SPEAKING AGAINST THE PETITION**

Nicole Bodoh of 733 Middle Street said she was present on behalf of herself and Craig Crowell of 729 Middle side, the other side of the duplex, and also present on behalf of the association. She said they wanted to request changes to the plans that were resubmitted. She referred to her submitted letter dated May 3 and said the proposed garage would have an impact on the value of condominiums # 729 and 733 and would interfere with the property's access to light, air, and view. She said the garage would be about 15 feet in front of 733 Middle Street's window. She explained why the appropriate changes were not made to the design and location of the garage, as the commission had requested previously, and said the garage was too large and not in keeping with the neighborhood. She noted that two large trees in front of her dining room would have to be cut down to put the garage in. She said the deck wasn't really eliminated but was instead substituted with a balcony, which would still cause privacy issues. She asked the commission to ensure that the applicant complied with their previous instructions to eliminate the deck and reduce the garage size. [Refer to timestamp 1:31:54 for entire presentation].

### **SPEAKING IN FAVOR OF THE PETITION**

**Note:** The following people all phoned into the meeting.

Scott Healey of 208 Willard Avenue said the proposed structure was immaculate and fit into a spot where there was plenty of land for it and would also eliminate some on-street parking.

Peter Dawson of 640 Lincoln Avenue said he lived across from the applicants and thought they did a tasteful job in creating a structure that would be consistent with their residence and other nearby residences. He said he was glad the owners were renovating instead of selling.

Bob Graham of 664 Lincoln Avenue said he lived directly across from the applicants. He said the home was a very large one that many people could have subdivided into numerous apartments and would have had a driveway that looked like a parking lot. He said the neighborhood felt that the project was the best thing that could happen to the property.

Jake Weinstein of 373 Lincoln Avenue said he lived a few blocks down and was impressed with the details of the project and the similarity that the new structure had to the main house and carriage house. He said it would be a tasteful and lovely addition to the neighborhood.

Brian Ratay of 457 Broad Street said the property was unique because it was a very large parcel, and he thought a significant amount of attention had been paid to its character. He said the garage was within the applicants' rights and thought it was a tastefully done project.

Sam Dushkin of 149 Cass Street said he walked his dog by the property frequently and was amazed by the design, the pavers, and the landscaping. He said the attention to detail brought everything together and that it made the best use of the property as opposed to a subdivision.

Blake Dublin of 336 Miller Avenue said the applicants paid meticulous attention to detail so that the project fit into the neighborhood. He said the garage was appropriately sized for the number of units on the property and he thought the architecture was wonderful.

Chairman Wyckoff also noted that three letters of support were received.

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

No one else spoke, and Chairman Wyckoff closed the public hearing.

### **DECISION AND DISCUSSION OF THE COMMISSION**

*Mr. Adams moved to **grant** the Certificate of Approval for the project as presented, seconded by Dr. Brown.*

Mr. Adams said the structure is in relative scale to the dwelling it's being built next to and has relative compliance with materials, features, and design of the building that leads it on the lot. He said it's a fine example of making something look like it's part of that lot and that the applicant showed a reasonable amount of restraint in rolling the design back to the level they did. He said the pavers made the property much more textured. Dr. Brown concurred. He said he sympathized with the opposing neighbors because he lived in the south end and knew how close

the houses were to one another, but he also saw that more than half of that corner was still wide open, so there were plusses and minuses for the neighbor.

Vice-Chair Doering said she did sympathize with what that neighbor would face in terms of atmosphere, light, and so on. She said she had seen what happens when one's privacy and view scape are dependent on someone else's assets and knew it was difficult to not be in control of that, but she said it was within the applicant's rights to make those changes and she noted that the applicant made some alterations to accommodate some of the neighbors' concerns. She said the commission had to balance all the rights involved. Ms. Landis agreed and said the abutters' property values would be increased by the project.

Mr. Adams said the building would contribute to the economic well-being of the neighborhood, would be consistent with the special and defining character of the property, and would fit in well with the neighborhood.

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

C. Petition of **Maria C. Piel and Gary Evan Lowe, owners**, for property located at **105 South Street**, wherein permission is requested to allow renovations to an existing structure (add solar panels to the existing roofline) as per plans on file in the Planning Department. Said property is shown on Assessor Map110 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-38)

### **SPEAKING TO THE PETITION**

The owner/applicant Gary Lowe was present to speak to the petition. He said he wanted to move the solar panels toward the rear of the street in response to the commission's request. He noted that two of the panels on the back were moved to the north face because the front dormer was a like a flat roof and got 90 percent of the sun.

City Council Representative said he was very much in support, noting that he was still working on a City Council policy change on keeping the city above water. He said he appreciated the panels being moved away from the street. Dr. Brown agreed. Mr. Ryan said he didn't approve of solar panels in the Historic District and said they would be seen, especially from the sidewalk across the street. He asked if the examples shown of other houses in the area with solar panels were in the Historic District, and the applicant said they were not. Mr. Ryan said that's what he was worried about, noting that the commission was starting to suggest that the city would be underwater if there weren't solar panels, but he thought that only clouded the issue. He said he didn't know how the commission could tell applicants to put screens around their condensers yet still allow a whole roof system to be covered in solar panels. He said he could support solar panels outside of the Historic District but not in it. Ms. Bouffard agreed.

Chairman Wyckoff opened the public hearing.

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

No one spoke, and Chairman Wyckoff closed the public hearing.

## **DECISION OF THE COMMISSION**

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Ms. Ruedig.*

Councilor Blalock said the project would conserve and enhance property values and would have compatibility of innovative technology with surrounding properties.

Ms. Ruedig said it still was a difficult issue for her, but she appreciated the applicant setting back the panels as far as possible. She said there were examples of the panels being visible, but just not on the main face of the building. She said a compromise would eventually have to be found because solar panels would become more popular, like condensers and mini splits. Chairman Wyckoff said he agreed with Councilor Blalock and didn't have a problem with the solar panels.

A roll call vote was taken. *The motion **passed** by a vote of 4-3, with Mr. Martin, Vice-Chair Doering, and Mr. Adams voting in opposition.*

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

1. Petition of **Portsmouth Housing Authority, owner**, for property located at **444 Pleasant Street**, wherein permission is requested to allow renovations to existing structures (repair multiple entryways: cover concrete steps with composite material and replace existing porch supports and overhang) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 54 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-48)

### **SPEAKING TO THE PETITION**

Portsmouth Housing Facilities Director Mark Lentz was present to speak to the petition. He said the concrete and supports for the porch were failing at the two main entrances of the building. He said the posts were rusted on the inside and condensation had gotten into the concrete. He said they had been doing patching and repairing for the last 15 years or so, but the posts were compromised. He said several residents had tripped on the stairs. He noted that they had similar projects at two other facilities where they were replacing steel posts with wood ones and supporting them with wood brackets, and also putting in composite decking with new posts and rails. He said nothing would be done to the porch roof.

Mr. Ryan asked if it was a replacement in kind and Mr. Lentz agreed, noting that the composite deck and vinyl posts would be in keeping with the building's vinyl siding and vinyl windows. Dr. Brown asked what the box on top of the peak was and if it could be hidden. Mr. Lentz said it was the fire call box and was at all their locations. Mr. Cracknell suggested putting it on the wall next to the window. Mr. Lentz said there would also be handrails on the side with some slats to keep people safe and would be metal instead of vinyl. Vice-Chair Doering verified that there would be no change to the portico but just to the supporting columns and the deck.

Chairman Wyckoff opened the public hearing.

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

No one spoke, and he closed the public hearing.

### **DECISION OF THE COMMISSION**

*City Council Representative Blalock moved to **grant** the Certificate of Approval for the petition as presented, seconded by Vice-Chair Doering.*

Councilor Blalock said the project would conserve and enhance property values and would have compatibility of design with surrounding properties.

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

## **VI. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by **Charles J. Silvia Jr. and Margaret M. Moran, owners**, for property located at 434 Marcy Street, wherein permission is requested to allow new construction to an existing structure (create 2<sup>nd</sup> floor and attic addition over existing 1-story footprint with overhang, create a 1-story rear entry and bay addition with new landing and stairs, and remove and replace existing shed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 41 and lies within the General Residence B (GRB) and Historic Districts. (LUHD-601)

### **WORK SESSION**

Architect Anne Whitney was present on behalf of the applicant. She reviewed the petition, noting that most of the work would be done on the back of the house. She described how they wanted to add some living space to the existing one-story addition on the back by adding a second story and an attic. [Timestamp 2:15:54].

Dr. Martin asked how the balcony would get around the fire code. Ms. Whitney said the code stated that someone just had to be able to get out of the window onto the balcony. It was further discussed. She said the balcony would have wood posts. Ms. Ruedig said she thought the project was a big addition to the roofline and wanted to ensure that it was reasonable and compatible. Ms. Whitney said she took photos from the driveway of 28 South Street. She said the chimneys might have to be raised but that she had to talk to the code official. The chimney was further discussed. Mr. Adams said he knew that the whole thing would be detailed as if it were a traditional addition but was bothered by all the ‘busyness’ on the roof and thought the design looked top heavy. He said he would be more comfortable without the dormer pieces. Mr. Ryan asked that the shed design be included at the next session. Chairman Wyckoff agreed with Mr. Adams. Vice-Chair Doering asked if there was work planned for the rotting front steps. Ms. Whitney said the houses needed some maintenance, but she would talk to the owner about it. Ms. Whitney said she’d like to go into a public hearing at the July meeting.



There was no public comment.

## **DECISION OF THE COMMISSION**

*Mr. Adams moved to **continue** the work session into a public hearing at the July meeting, seconded by City Council Representative Blalock. The motion **passed** unanimously, 7-0.*

At this point in the meeting, other business was discussed. Vice-Chair Doering said she had talked about looking back at previous projects and using them as a way of approving new projects going forward. She said Mr. Cracknell came up with a list of 20 properties and she suggested breaking it up into Buildings 1-3 and 13-20 on the north end as listed on the map. She said the commissioners could look at the buildings using the same criteria and a rating scale so that they could be measured. The commissioners said they would walk around the properties individually instead of as a group because of conflicting schedules. Ms. Doering said the commission's feedback would be incorporated into a more formal document. The commission agreed to meet on Wednesday, May 10 at 5:00 to discuss their findings. [Timestamp 2:34:42].

## **VII. ADJOURNMENT**

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary

# HDC

## ADMINISTRATIVE APPROVALS

June 07, 2023

1. 333 New Castle Avenue (LUHD-610) - Recommended Approval
2. 795 Middle Street (LUHD-613) - Recommended Approval
3. 49 Sheafe Street (LUHD-612) - TBD
4. 394 Pleasant Street (LUHD-6614) - Recommended Approval
5. 18 Walden Street (LU-23-52) - Recommended Approval
6. 177 State Street, Unit 1 (LUHD-616) - Recommended Approval
7. 135 Daniel Street, Unit A102 (LUHD-619) - Recommended Approval
8. 172 South Street (LUHD-620) - Recommended Approval
9. 11 Market Street, Unit 3 (LUHD-621) - Recommended Approval
10. 28 New Castle Avenue (LUHD-622) - Recommended Approval
11. 50 Daniel Street (LUHD-617) - Recommended Approval
12. 60 Penhallow Street (LUHD-623) - Recommended Approval
13. 111 State Street (LUHD-624) - Recommended Approval

**1. 333 New Castle Avenue - Recommended Approval**

**Background:** The applicant is seeking approval to finish siding the remaining portion of the house with Hardie siding (the applicant started the work in 2018/2019 and would like to finish it).

**Staff Comment:** Recommended Approval

**Stipulations:**

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













**2. 795 Middle Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a front yard scalloped wooden fence.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



**3. 49 Sheafe Street**

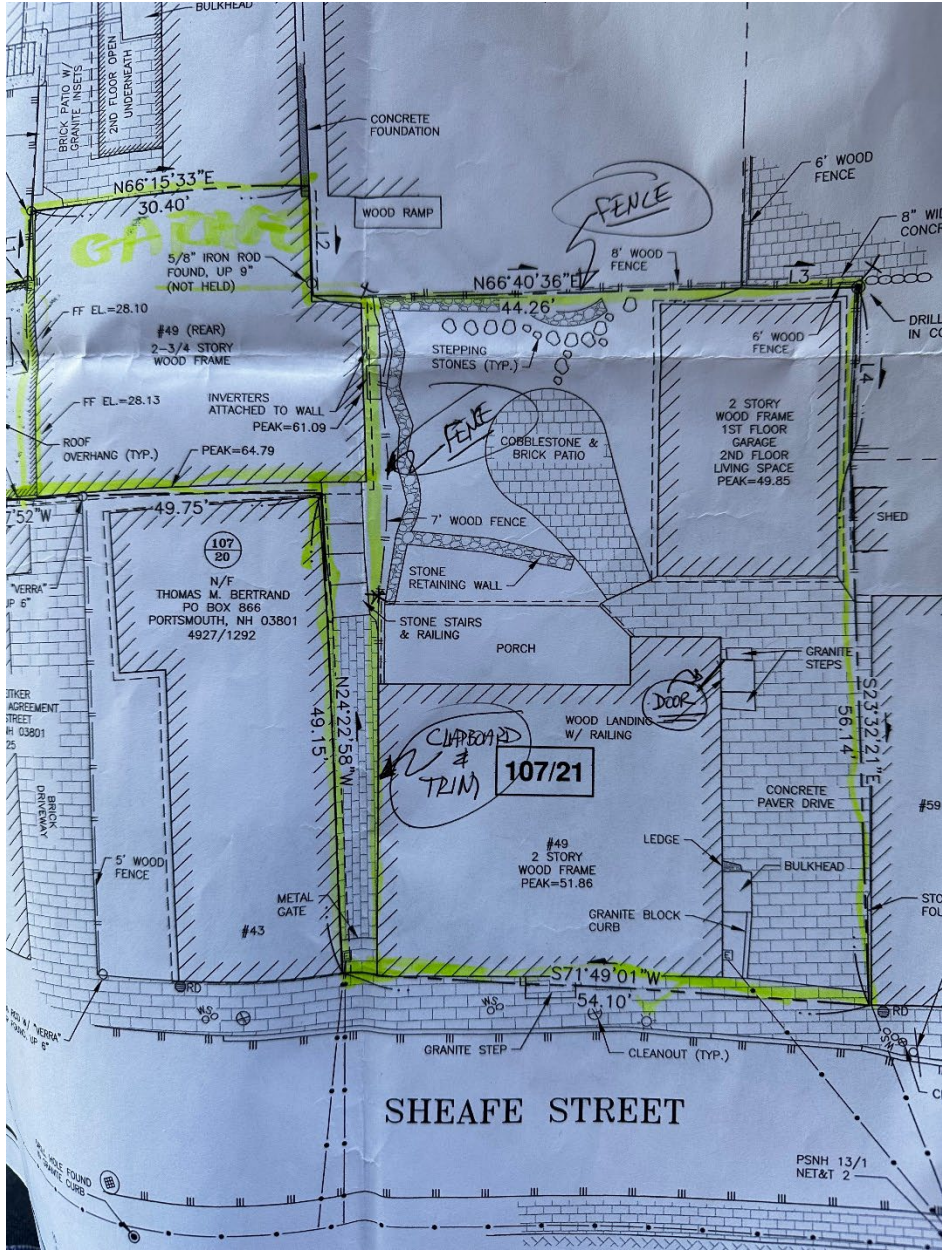
**- TBD**

**Background:** The applicant is seeking approval for a fence replacement in-kind, replace (1) door, and replace existing clapboards with Hardie siding on the west façade of the structure.

**Staff Comment:** TBD

**Stipulations:**

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













**4. 394 Pleasant Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a fence and aluminum gutters.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

Gutter information below.

Downspouts:

½ round gutter: 3 inch round downspouts

OG gutter: 2 x 3 inch rectangular downspouts

Begin forwarded message:

**From:** Dave Anderson <[dave3210@outlook.com](mailto:dave3210@outlook.com)>

**Date:** May 2, 2023 at 12:53:45 PM EDT

**Subject:** Fwd: gutter estimate

This just in.

Sent from my iPhone

Begin forwarded message:

**From:** Andy Chick <[andy@ronbet.com](mailto:andy@ronbet.com)>

**Date:** May 2, 2023 at 12:51:42 PM EDT

**To:** [dave3210@outlook.com](mailto:dave3210@outlook.com)

**Subject:** gutter estimate

I have 3 options for you:

1. To supply and install white aluminum 5 inch standard OG box gutter 2 sections on road side of house, each with downspout, Total installed \$2,050.00
2. To supply and install 5 inch half round white aluminum gutter, same location as above with downspouts, Total installed \$3,028.00
3. To supply and install 6 inch half round almond color aluminum gutter, same location as above with downspouts, Total installed \$6,874.00

We require a 50% deposit with all orders.

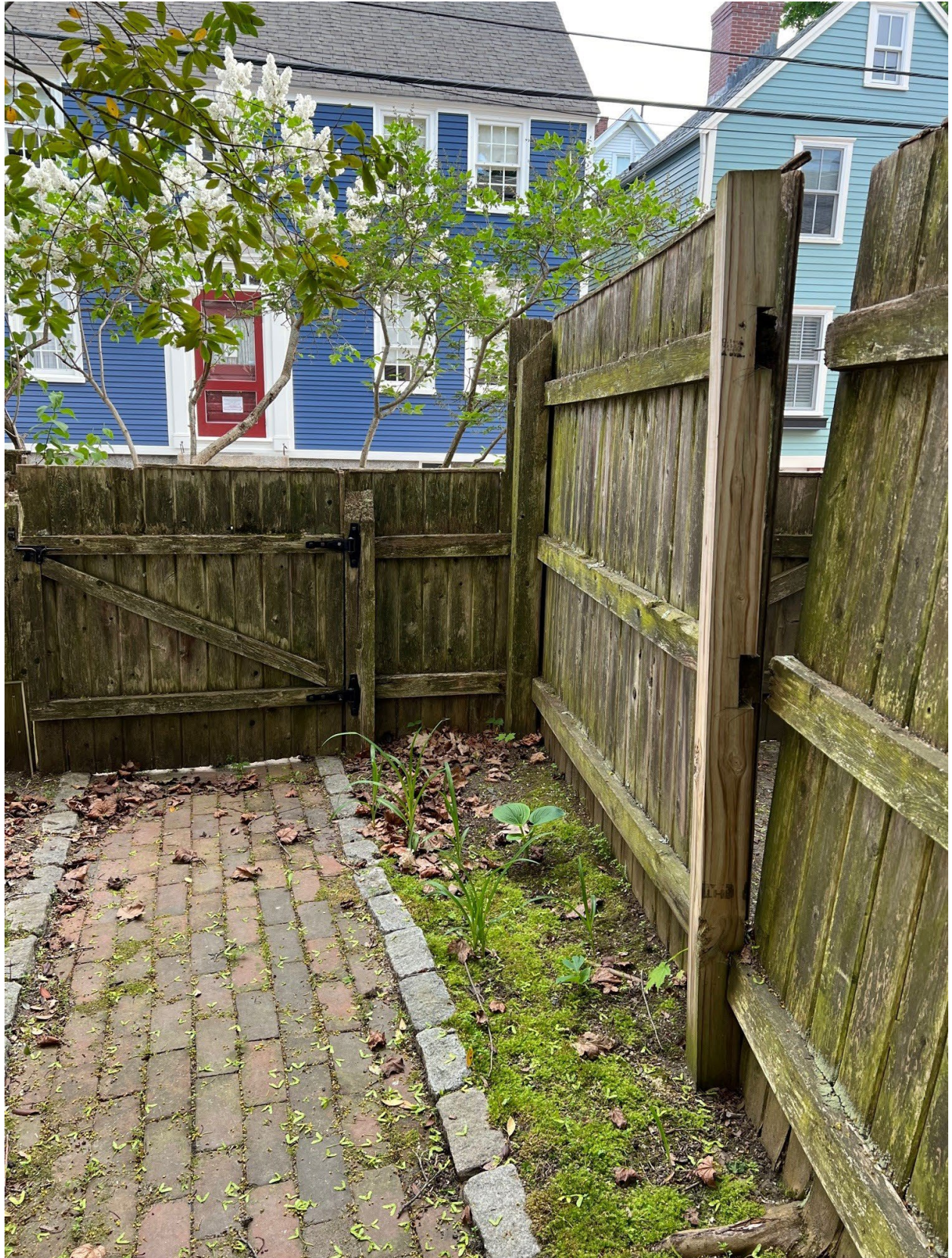
Regards,

Andy Chick

Ron-Bet Company



















**5. 18 Walden Street**

**- Recommended Approval**

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

**Staff Comment:** Recommended Approval

**Stipulations:**

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

**Scott and Marta Day  
18 Walden Street  
Portsmouth, NH 03801**

David Rheame, Chairman  
Historic District Commission  
1 Junkins Ave  
Portsmouth, NH 03801

RE: Variance Application and HDC Building application

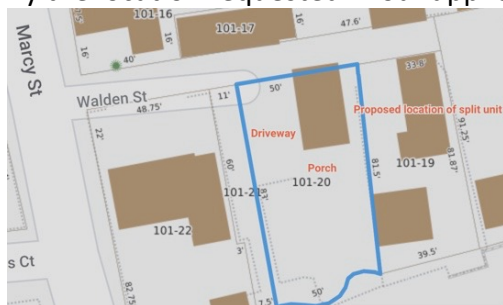
**To permit the following:** Installation of splits for air conditioning, with the outdoor unit being placed on the side of the house with a set back +/- 7 ft where 10 ft is required.

**The property owner declares that:** The small lot with existing structures and site improvements has few locations to locate the required split unit. Moving it an additional two feet from the property line cannot be achieved due to the exterior of the home being there. The location is out of any public view, screened by a fence, but could be seen by our neighbors.

**Criteria for the Variance:**

1. The variances are not contrary to the public interest in that this location will have no public view of the split unit, it will be fenced in from the abutter's driveway, and possibly seen by one neighbor. This neighbor has been notified of this addition and is in agreement with this update.
2. The variances are consistent with the spirit of the ordinance as noted in Item 1.
3. Substantial justice will be done, as this work will allow the upgrade of the existing mechanical system without impacting the neighborhood.
4. This variance will not diminish the value of surrounding properties.
5. The special condition of this property is the existing non-conforming side setback and room for this unit cannot be created without removal/change of exterior home structure.

Furthermore, we would like to identify alternative possible locations for the split unit, and establish why the location requested in our application is the only feasible one.



(Exhibit 1)

As you can see in Exhibit 1, there is no option to put the split unit off the side of the house on Walden Street as the home sits directly on the property line and the unit would be in the street. There is no structural way we would be able to place the split unit on the driveway side of the house, without removing granite landscaping. Another option would be under the porch, and we were informed this could create a safety issue. We had standing water under our porch from tidal storms this past winter, and continue to get standing water with extremely high tides. As you can see in the photos below, our contractor showed the under-deck option, but strongly advised against it. This leaves the only option being on the right side of the home, as indicated in Exhibit 1. Our gas is located on this side of the house, and the proposed A/C unit will be in a safe distance away from the gas line.

## Proposal from contractor:

4/11/23, 8:07 PM

Proposal

 East Coast HVAC

CALL US TODAY  
(603) 430-9414

## Your Proposal Option 1

Scott Day

Address: 18 Walden Street Portsmouth, NH 03801

Phone: (303) 818-2323

Email: scottday1033@gmail.com

Consultation Code: ENGVACGRL

Date Presented: Mar 8, 2023

Date Accepted: Mar 15, 2023

Presented by: Josh Davis

Phone: (603) 430-9414

Email: joshd@eastcoasthvac.com

### About Us

We are a family-owned and operated company that was established in 1986. We specialize in the sales, service and installation of residential and light commercial heating and air conditioning systems including Mitsubishi Electric Ductless (<https://eastcoasthvac.com/ductless-heating-air-conditioning/>). Our technicians are factory trained and certified specialists in the HVAC field and specialists with a variety of furnace and boiler repair experience. We stand behind everything we do with warranties to ensure that you're never left without assistance. Our promise is to provide you with the highest quality service and installation at guaranteed competitive prices with superior post-project service. That's why we are one of the most recognized HVAC companies in the Greater Seacoast area of New Hampshire and Southern Maine. Don't pay more than necessary for your heating and air conditioning needs, call East Coast and Pay Fair.



Fully licensed, insured, and here for you 24/7!!

### PROPOSAL NOTE

**\*\*EXCLUDES ELECTRICAL UPGRADE PRICING\*\***

Our electrician would need to be involved on the proper set up that will allow you to power this equipment safely. I do not know what the overall final pricing will be, on top of this cost. let me be clear again, i do not think changing the panel to one with more space solves your electrical issues. I think this stems from not having a large enough

service to the home. Adding in another double pole 25amp breaker (this system) will cause even more issues without some sort of change.

<https://app.oncallair.com/#/view/accepted/13b7cb6c090ae835bc8496d960be43efccc90a0096d532deb6f30f994ca4fd86/655/767505/2214365>

1/5

Master bedroom: 6,000 btu wall mount

Nursery: 6,000 btu wall mount

First Floor: 12,000 btu wall mount

**System**

Mitsubishi MXZ Ductless 2 Ton

Subtotal: **\$14,300.00**  
See total investment below

**EQUIPMENT**

1 ITEMS



Category: Outdoor Unit

Name: Mitsubishi Ductless M-Series Multi-Zone (3) Outdoor Heat Pump Unit 24K BTU

Number:

**INCLUDES**

4 ITEMS



Category: Mitsubishi Wall Mounted M-Series GL Models (Heat Pump) / Quantity: 1

Name: Mitsubishi Ductless M-Series 12000 Btu Heat Pump Wall Mounted (Matches MUZ-GL)

Number:



Category: Mitsubishi Wall Mounted M-Series GL Models (Heat Pump) / Quantity: 2

Name: Mitsubishi Ductless M-Series 6000 Btu Heat Pump Wall Mounted (Matches MUZ-GL)

Number:



Category: Services / Quantity: 1

Name: 100% Satisfaction Guarantee

Number:



Category: Services / Quantity: 1

Name: Mitsubishi Elite Diamond Contractor & 12-Year Warranty

Number:

**WHAT YOU'LL GET**

31 ITEMS

2.5 Day Installation - Your system will take us roughly 2.5 days to complete!

Condenser Mount: We will help you choose the best mounting option for the outdoor unit. The two most commonly used are a foundation wall mount, or a pad and stand set on crushed stone. Either way, our main goal is to make the outdoor installation professional and clean.

Ductless (Small AMP) Power Up Level 1 - Our licensed electricians will run a new and complete line voltage feed from your existing electrical panel, to your new outdoor unit. This includes everything needed, right from the breaker, to an outdoor rated disconnect switch, and into the unit itself. BONUS! We include a surge protector with every installation, to protect your Mitsubishi investment during power spikes or outages. This line item DOES NOT include any upgrades to your existing electrical services, or existing electrical panel(s). Any service upgrades or sub-panels that are including in your pricing, will be included as a separate line item in the installation items. \*\*Please note that ALL Ductless installations in the State of NH require switches at the indoor unit!!\*\*

Ductless Drainage: Your system will produce water in the summer, as it dehumidifies and cools off the home. Each one of your indoor heads comes equipped with the proper drainage, which is generally a combination of plastic corrugated and PVC piping.

Quantity: 3

Ductless Unit Line Set Installation Per 10FT

Quantity: 16

Our Installations always include the required town permitting and inspection fees, so you can rest assured that you are safe and compliant.

System Pressure Testing & Evac Pump Down - We take our AC lines seriously! Your pricing includes an industry standard dry nitrogen pressure-test of the line sets, and an evacuation and pump down process that will leave your lines as clean and dry as physically possible. This sets your system up for success in the long-term, with lines that are tight and free of refrigerant leaks.

White Fortress Enclosure 3.5" (Per 10FT) - To keep the exterior impact to a minimum, we will hide your lines in a decorative enclosure, that can also be painted to match the home. Our installers are always as creative as possible, to keep these lines neat and clean.

Quantity: 7

## INVESTMENT DETAILS



Sale Price	\$14,300.00
DISCOUNT	
Spring Time Promotion: Multi Zone Heat Pump	- \$500.00
<b>Total Investment</b>	<b>\$13,800.00</b>
The Total Investment is the total cost of the goods and services described in this proposal	
CUSTOMER DIRECT REBATE	
NH SAVES: MXZ3C24NA (Standard Heat Pump)	- \$450.00
<b>Net Investment</b>	<b>\$13,350.00</b>
The Net Investment After All Rebates reflects total cost after rebates that are fulfilled directly by the customer	

#### PAYMENT TERMS

If a financing option is selected, there will be no deposit required, as the transaction will be handled by Synchrony Financial.

If a cash, check, or credit card will be used for payment, a 50% Deposit required. Remaining balance due upon completion.

Deposit	- \$6,900.00
<b>Balance Due After Deposit</b>	<b>\$6,900.00</b>

#### SIGNATURE



#### TERMS AND CONDITIONS

All work is to be completed in a workman like manner according to standard practices. Any alteration or changes from the

4/11/23, 8:07 PM

Proposal

above specifications involving extra work, materials or costs will be undertaken only upon a written change order and will become an extra charge over and above the payment terms set out herein. This proposal is subject to acceptance within 30 days and is void thereafter at the option of East Coast. Work will not begin until after the first payment called for above is made, and the commencement of work is further contingent upon strikes, accidents or delays beyond our control. The parties to this Contract agree that Jurisdiction as to any dispute in any way related to this Contract shall lie exclusively in the State of New Hampshire, Rockingham County. The parties further agree to submit any claim or claims in any way related to this Contract to binding arbitration before the American Arbitration Association in Rockingham County, New Hampshire, provided the parties may mutually agree to an alternate arbitrator or arbitrators. East Coast has the right to stop work if progress payments are not timely made and shall be entitled to recover all its Costs, Expenses, and Attorney Fees, in any way related to the enforcement of the terms of this Contract. Payments due and unpaid shall bear Interest from the date the payment was due at the rate of 18% per annum. You confirm your acceptance of the above Terms & Conditions and this proposal becomes a binding CONTRACT when you click on the above "Approve This Proposal Now." The above prices and conditions will also thereby be accepted. East Coast will be authorized to do the work as specified for the sums set out above. Payment will be made as outlined above.

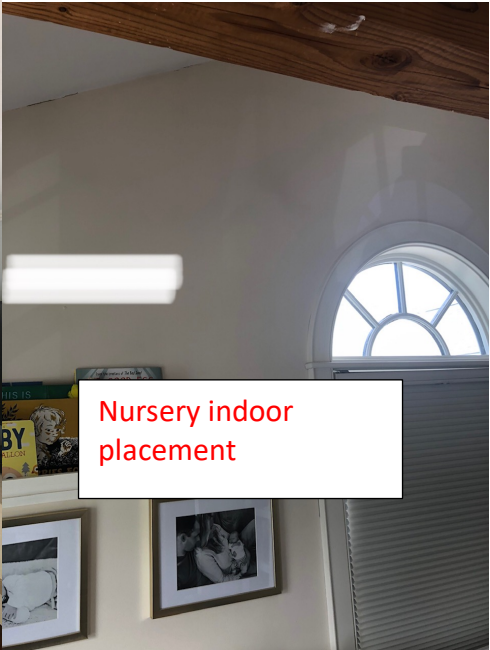
Nursery line set run to be as close to the side to hide as much as possible, can be painted to match.



\*Bathroom unit will not be installed. Contactor drew this to show what it would look like.



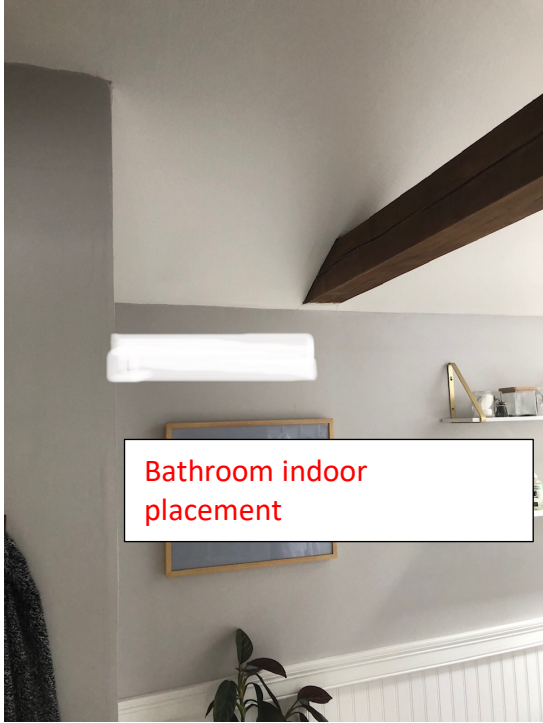
Living room placement



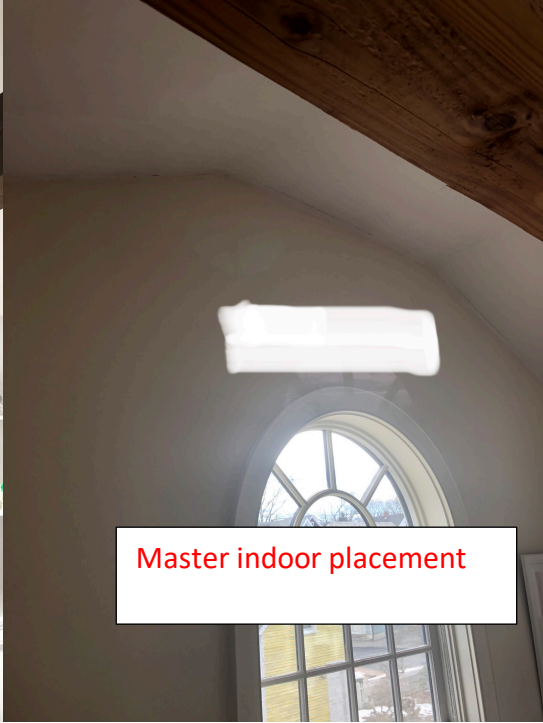
Nursery indoor placement



Living room exterior piping



Bathroom indoor placement



Master indoor placement


**6. 177 State Street, Unit 1 - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of signage.

**Staff Comment:** Recommended Approval

**Stipulations:**

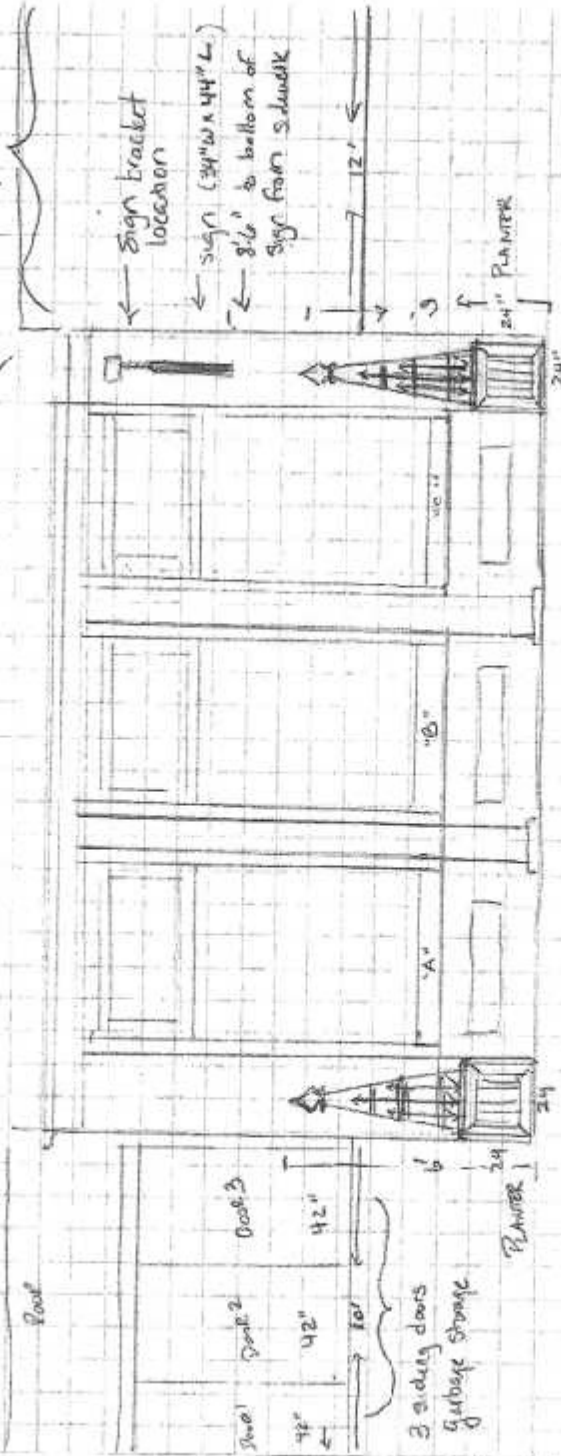
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Approved  Owner 5-11-2023

Showroom front windows

Storage / storage

Vestibule  
entrance to Bathroom



WINDOWS MEASURE 60" LONG X 80" H (5'1" x 7'5")

A = PROVIDING A SECOND CHANCE FOR URBAN TREES BECAUSE EVERY TREE HAS A STORY..

B = **LEAD WOODWORK** (Logo) cabinetry, furniture, Urban lumber

C = SAWYER, DRYER, CABINET - FURNITURE MAKER FOR A SUSTAINABLE FUTURE.

TWO LINES total height 6" FORT: RAILWAY

TWO LINES total height 8" x 55" L FORT: RAILWAY

TWO LINES total height 6" FORT: RAILWAY length 59"

PLANTER 24"

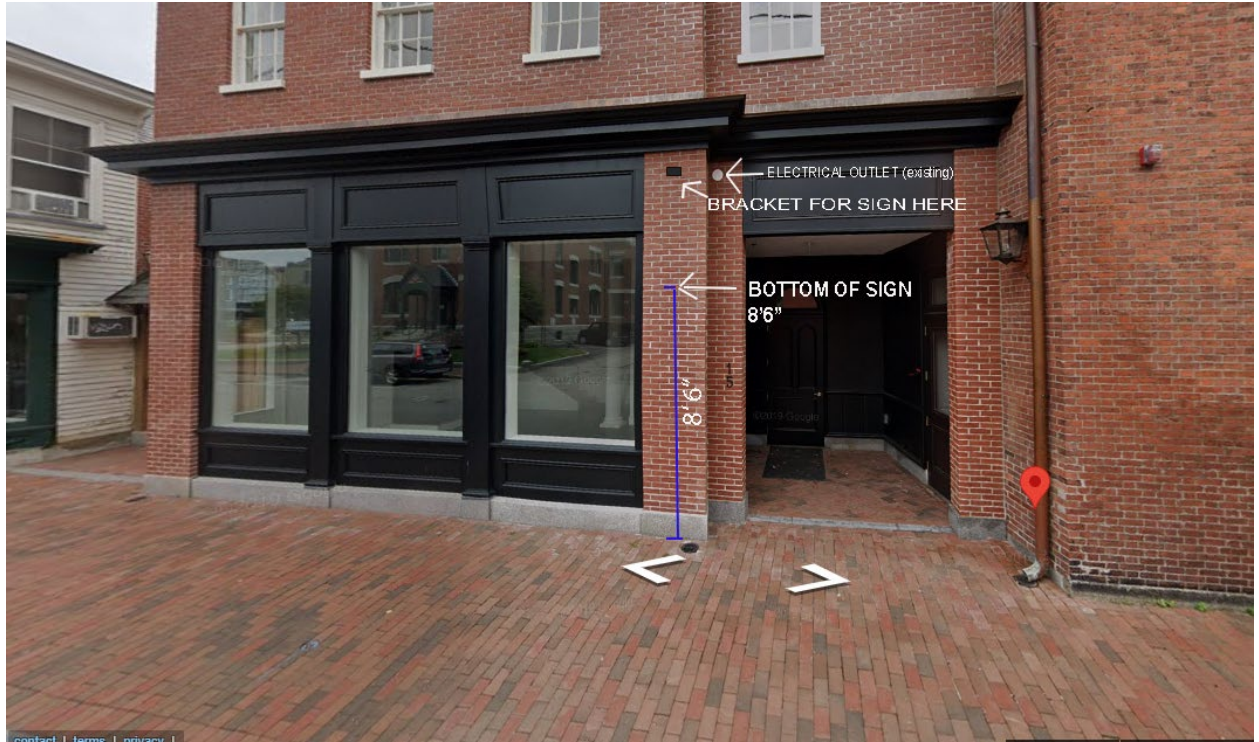
24" PLANTER

Sign bracket location

Sign (34" W x 44" L)

8'6" to bottom of Sign from sidewalk

7' 12"



← ELECTRICAL OUTLET (existing)  
← BRACKET FOR SIGN HERE

← BOTTOM OF SIGN  
8'6"

8'6"



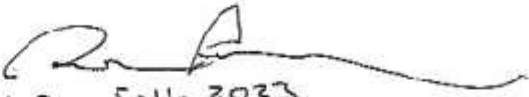


HANGING SIGN EAD Woodwork 15 PENHALLOW ST  
(177 STATE (PENHALLOW  
RETAIL UNIT a)



44" h

Natural or stained composite or wood  
w/ high contrast lettering (logo is 2/w)

Approved   
owner 5-11-2023



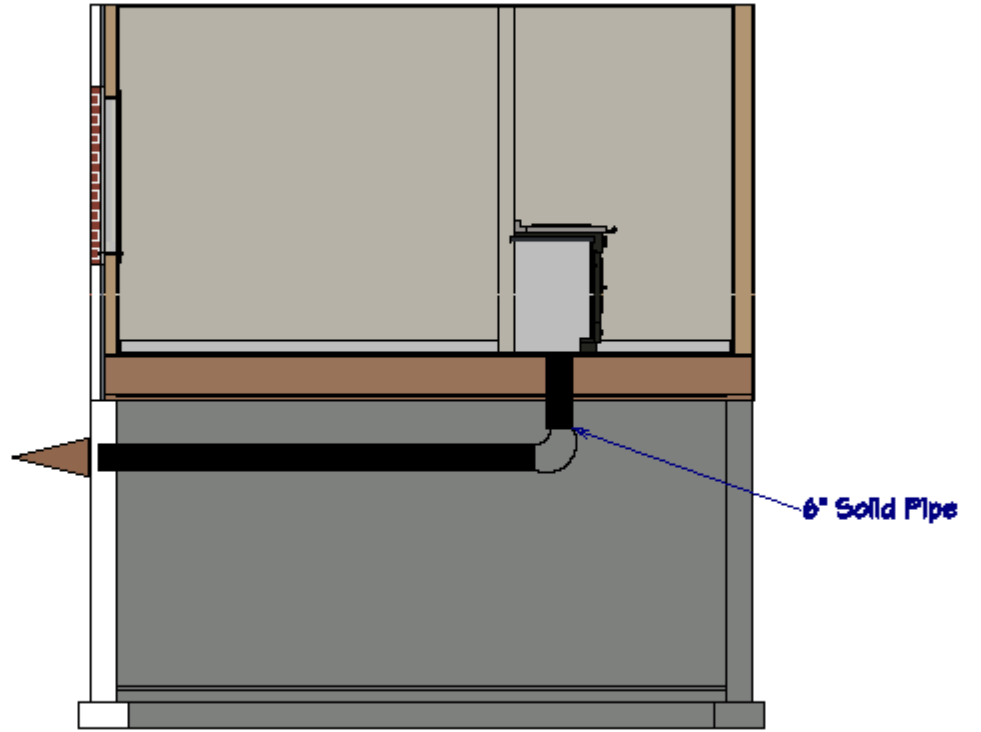
**7. 135 Daniel Street, Unit A102 - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a copper vent.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



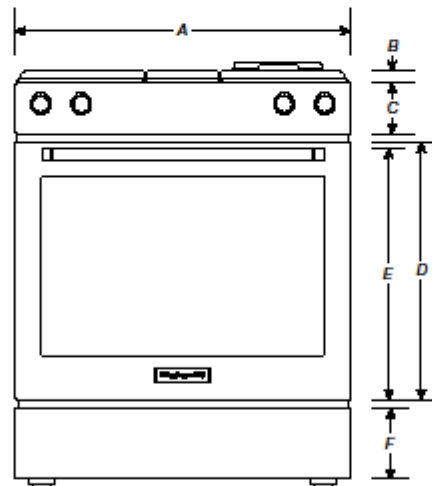
## DIMENSIONS

1 of 16

### FREE-STANDING DOWNDRAFT RANGES

#### PRODUCT DIMENSIONS

MODEL#	30" (76.2 cm) Slide-in Downdraft Ranges KSDG950E	
Unit of Measurement	in	cm
Overall Width (A)	29 <sup>3</sup> / <sub>4</sub>	75.9
Grates Height (B)	2 <sup>7</sup> / <sub>16</sub>	5.6
Control Panel Height (C)	5 <sup>7</sup> / <sub>16</sub>	13.5
Door Height (D)	20 <sup>11</sup> / <sub>16</sub>	52.6
Door Bottom to Handle Top (E)	20	50.8
Toe-Kick Height (F)	5 <sup>1</sup> / <sub>2</sub>	14

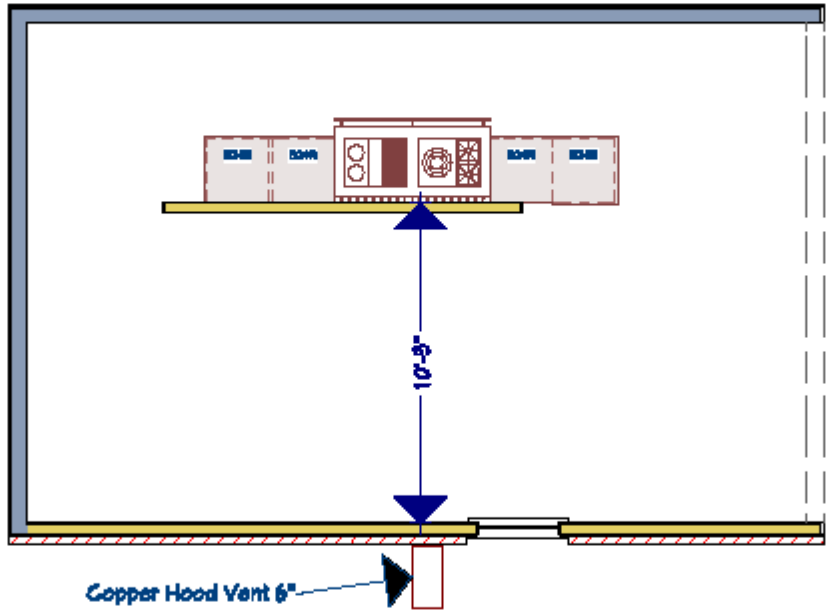


FRONT VIEW

**IMPORTANT:** Dimensional specifications are provided for planning purposes only. Do not make any cutouts based on this information. Refer to the Installation Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation. All KitchenAid® appliances are appropriately UL, CUL or CSA approved.

**KitchenAid**

W11399241A



**8. 172 South Street**

**- Recommended Approval**

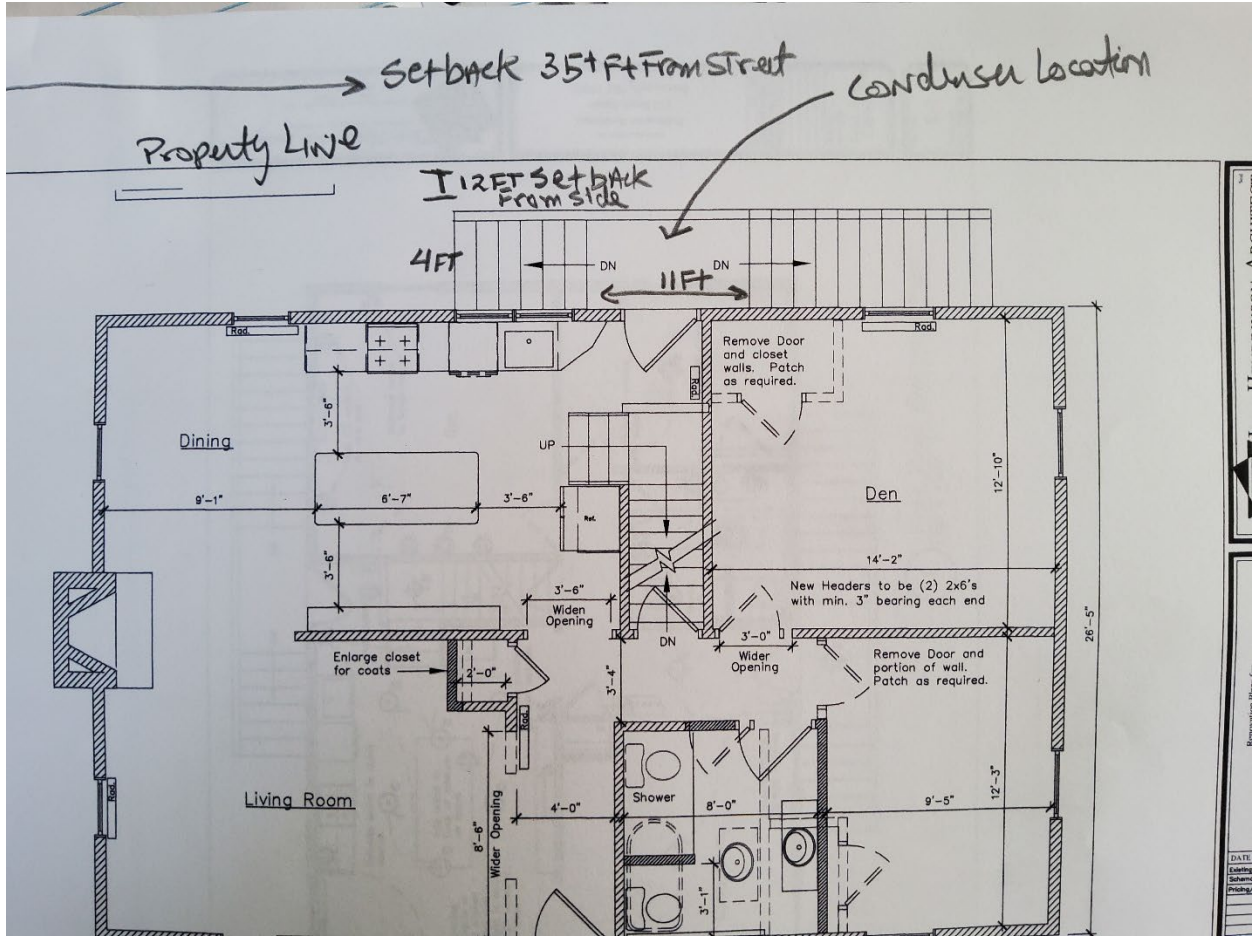
**Background:** The applicant is seeking approval for the installation of HVAC equipment (AC condenser).

**Staff Comment:** Recommended Approval

**Stipulations:**

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









**9. 11 Market Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of HVAC equipment (AC condenser with new conduit line path).

**Staff Comment:** Recommended Approval

**Stipulations:**

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





**10. 28 New Castle Avenue**

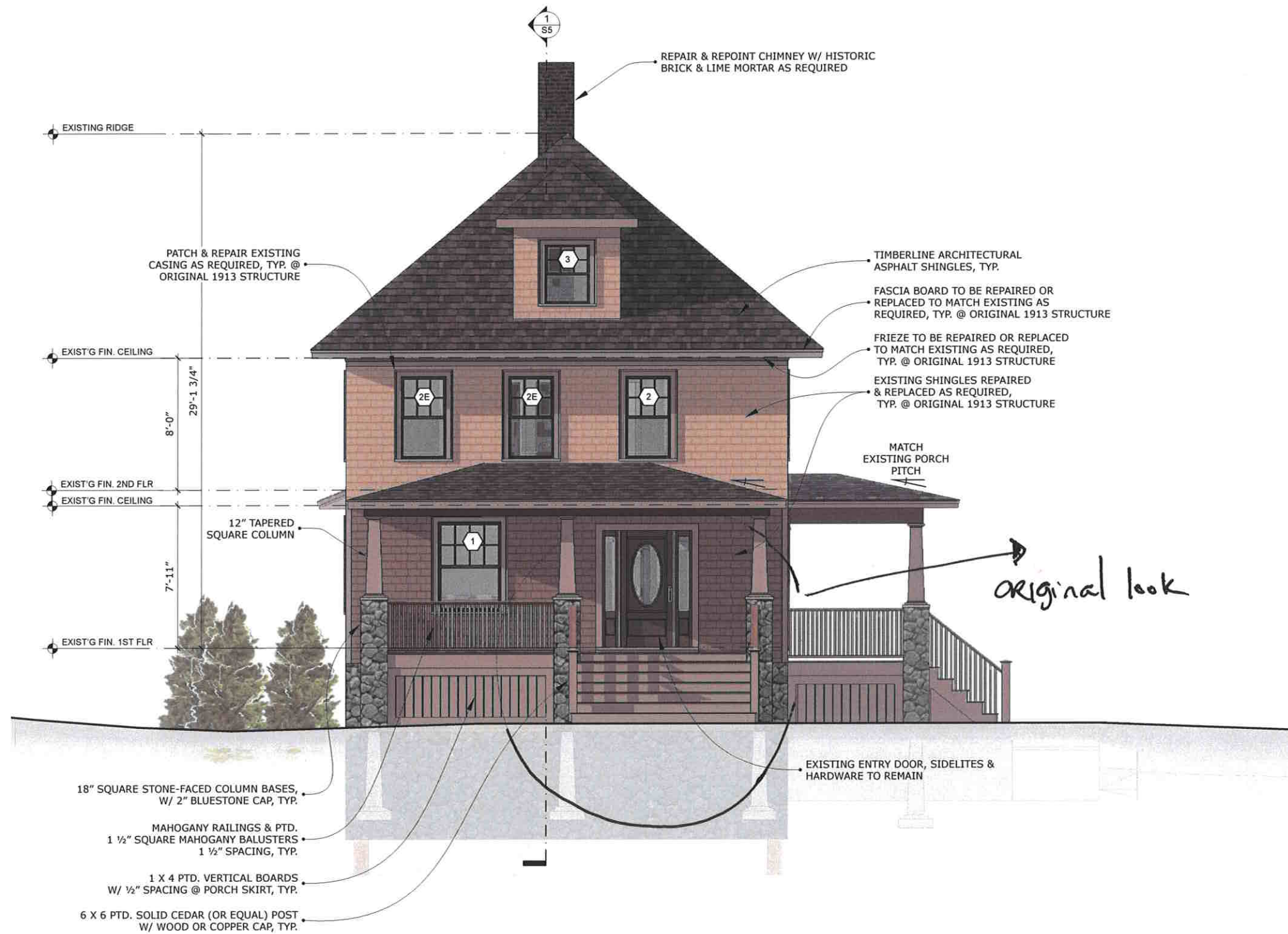
**- Recommended Approval**

**Background:** The applicant is seeking approval for the relocation of previously approved condensers, a revised front stair layout, stone veneers for the front columns). Cladding will be cedar shake.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

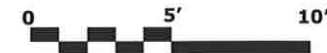


*original look*

**GENERAL NOTES:**

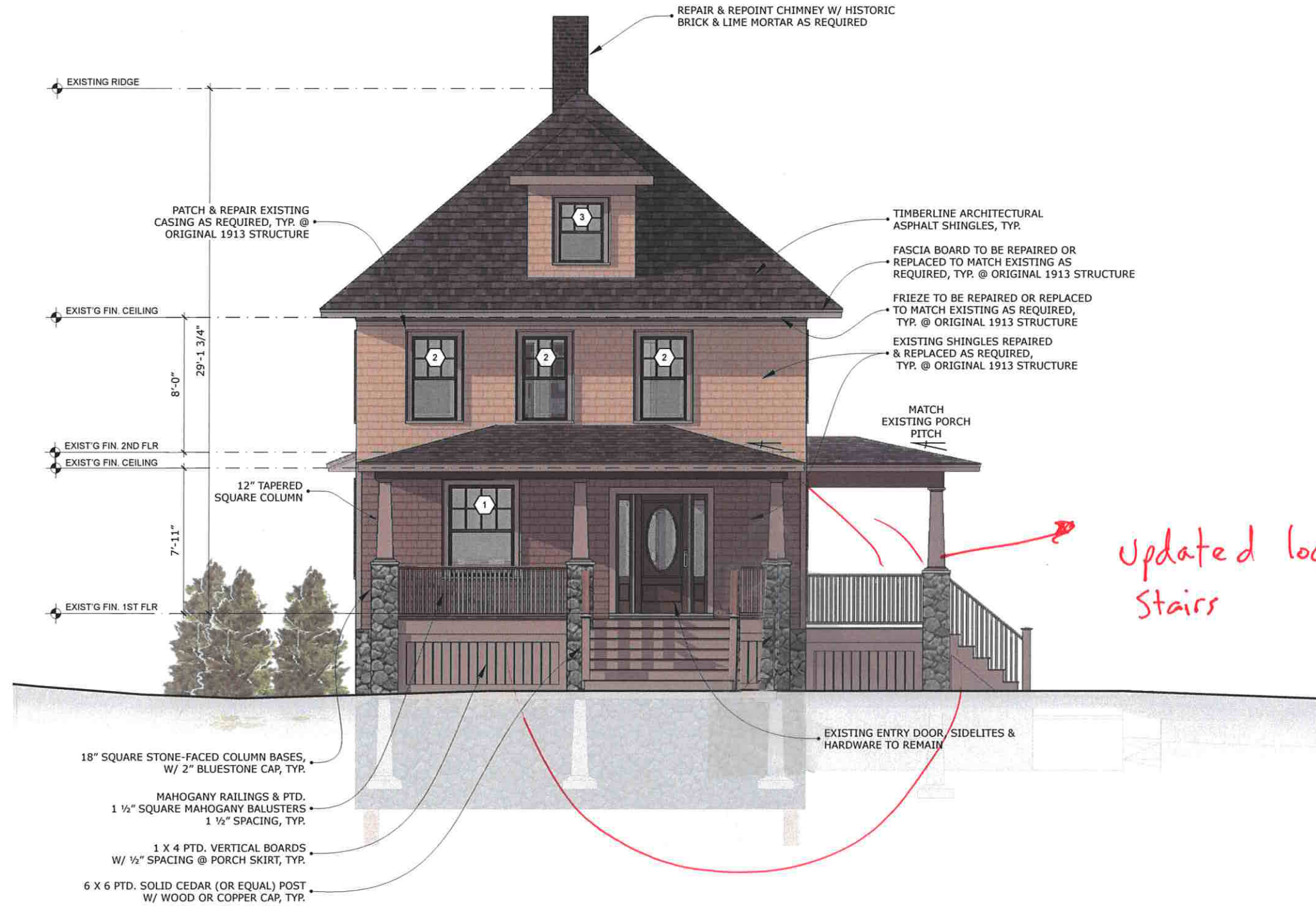
- 1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE
- 2 ALL EXISTING SIDING AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 3 ALL EXISTING WOOD TRIM AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 4 NOTIFY ARCHITECT OF ANY SIGNIFICANT COMPROMISE IN CONDITION OF EXISTING MATERIAL INTENDED TO REMAIN
- 5 ALL BATHROOM VENTING TO BE THROUGH THE ROOF, MINIMUM 36" FROM ANY WINDOW OPENING

1 NORTH ELEVATION



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO. 1	DESCRIPTION PERMIT REISSUE	DATE 2-16-23	SCALE 1/4" = 1'-0"	<b>A.10</b>
								ISSUE DATE PERMIT 2-3-2023	





Updated look with 8'0" Stairs

GENERAL NOTES:

- 1 SEE A.16 FOR WINDOW & EXTERIOR DOOR SCHEDULE
- 2 ALL EXISTING SIDING AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 3 ALL EXISTING WOOD TRIM AT ORIGINAL 1913 STRUCTURE TO BE REPAIRED AND REPLACED AS REQUIRED, EXCEPT AS NOTED & DEPENDENT ON CONDITION
- 4 NOTIFY ARCHITECT OF ANY SIGNIFICANT COMPROMISE IN CONDITION OF EXISTING MATERIAL INTENDED TO REMAIN

1 NORTH ELEVATION



	42 Madison Street Newburyport, MA 978.914.1900	CONSULTANTS:	<b>BARBER/POLDRACK RESIDENCE</b> 28 NEW CASTLE AVE. PORTSMOUTH, NH	SEAL:	NO.	DESCRIPTION	DATE	SCALE: 1/4" = 1'-0"	<b>A.10</b>
					ISSUE DATE: PERMIT 2-3-2023				
DRAWING: PROPOSED EXTERIOR ELEVATIONS									

# Original Plan



# Revised Plan



New Condenser Locations. Previous location was too close to gas line. New location maximizes efficiency. Hedges will be planted to block view from public path..

**11. 50 Daniel Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the final store-front façade design as requested by the HDC.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



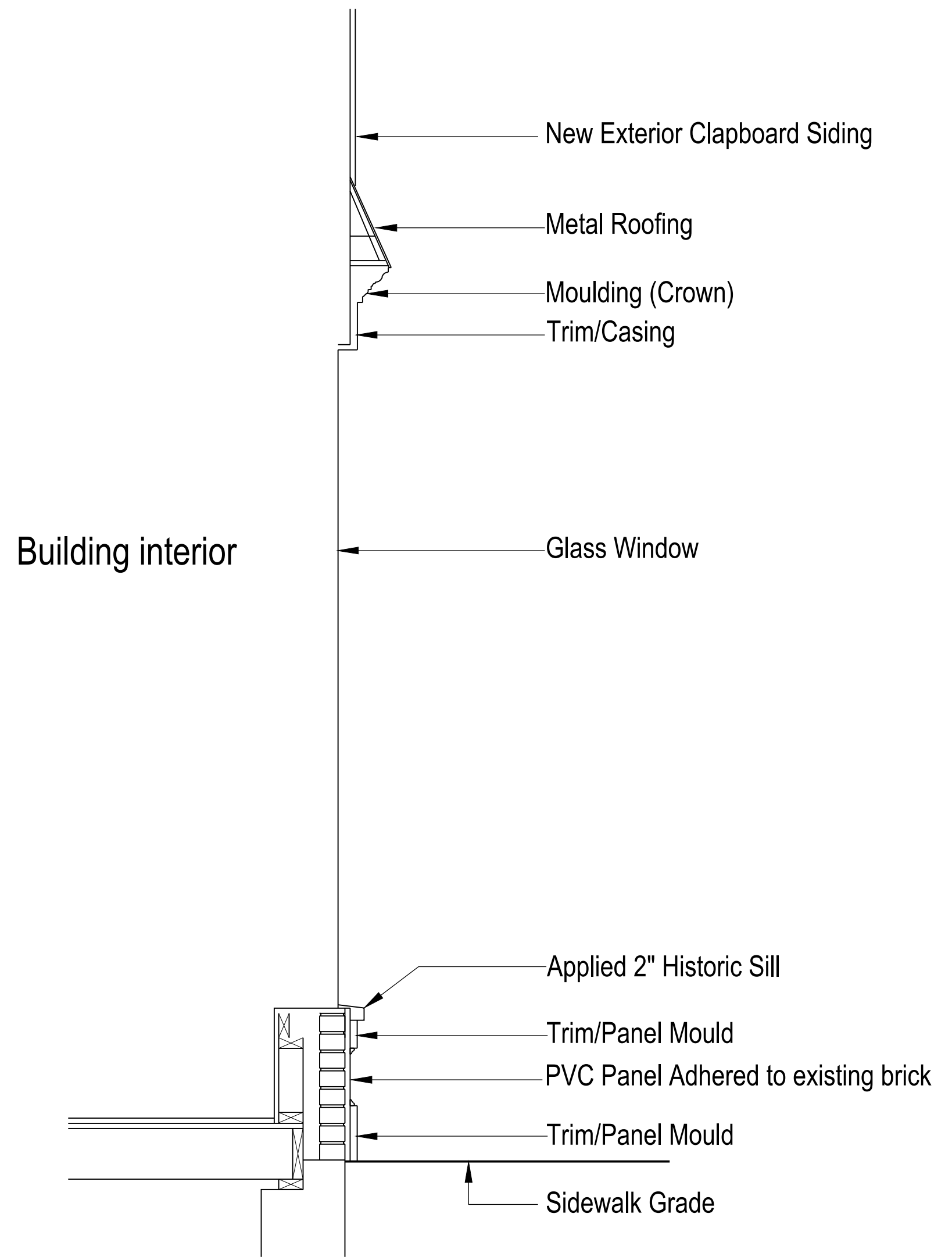
T U C K E R  
Architecture & Landscape

59 Atlantic Avenue, Marblehead, MA  
www.TuckerArch.com  
(781) 631-3546

Tucker Architecture and Landscape LLC



1 Street Elevation  
Scale: 3/8=1'-0"



2 Section Through Facade at Street Level  
Scale: 3/4=1'-0"

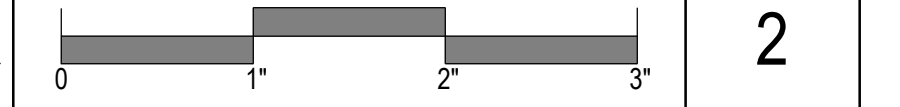
REVISION DATE:  
2022 08 02 Street Section

FOR APPROVALS

Portsmouth, New Hampshire

Building Elevation/Section

NOTE: ORIGINAL DRAWING SET TO 24X36 FULL SCALE PAGE NO.



2

DO NOT SCALE - GC TO VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCY

**12. 60 Penhallow Street**

**- Recommended Approval**


**Background:** The applicant is seeking approval for the installation of lighting for signage.

**Staff Comment:** Recommended Approval

**Stipulations:**

- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

**TO:** City of Portsmouth  
HDC Committee  
c/o Izak Gilbo

**FROM:** Marie J. Bodi, CEO   
McNabb Properties as agent for  
Dagny Taggart, LLC (owner)

**RE:** Administrative Approval Request – HDC June 7, 2023 Meeting  
Addition of Lights to Projecting Sign Previously Approved by HDC:  
60 Penhallow Street (Hearth Food Garden)

**DATE:** May 18, 2023

As the owner's representative for Dagny Taggart, LLC for property located at 60 Penhallow Street, and on behalf of owner/operator known as Hearth Food Garden, we hereby request administrative approval to add exterior lighting as depicted and approximately located as noted on Attachment #1 of this submittal and specifically utilizing the fixtures as noted on Attachment #2, & #3 of this submission.

Please refer to Attachment #4 for additional architectural information on lumens, etc., and note the installation cited within the last paragraph (installation).

Thank you for your consideration.

APPROX. LOCATION OF THE LIGHTS. THEY CAN SHIFT UP OR DOWN IF NEEDED FOR CLEANER INSTALL



CENTER LIGHTS ON TIMBER

AIM LIGHTS AT SIGNS. ORIENT THE 45 DEGREE CUT OFF SO THAT IT'S LEADING EDGE IS TO THE OUTSIDE (CLOSEST TO THE STREET)

RHI H68  
RJM-JSA  
4/28/2023





# E8-S TYPE BBW

The E8 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.

- Construction** All brass components. 1/8" [3mm] thick brass housing.
- Lens** Tempered soda lime glass. Stepped to prevent pooling of water on lens.
- Voltage** 12 Volts AC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.
- Lamps** Triac dimmable: MLV >6% typ., ELV >16% typ.



Cree XPE2 LED 2 Watt Amber (1500K)	<input type="checkbox"/> 2W-A-SP	Spot	10° Beam, 20° Field
	<input type="checkbox"/> 2W-A-NFL	Narrow Flood	15° Beam, 32° Field
	<input type="checkbox"/> 2W-A-FL	Flood	29° Beam, 61° Field
	<input type="checkbox"/> 2W-A-NO	No Optic	46° Beam, 114° Field
Cree XPG2 LED 3 and 4 Watt Warm White (3000K)**	<input type="checkbox"/> 3W-SP	Spot	13° Beam, 24° Field
	<input type="checkbox"/> 3W-NFL	Narrow Flood	17° Beam, 37° Field
	<input type="checkbox"/> 3W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 3W-NO	No Optic	47° Beam, 86° Field
	<input type="checkbox"/> 4W-SP	Spot	13° Beam, 24° Field
	<input checked="" type="checkbox"/> 4W-NFL	Narrow Flood	17° Beam, 38° Field
	<input type="checkbox"/> 4W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 4W-NO*	No Optic	71° Beam, 121° Field

\* When the 4W lamp is specified with No Optic, only one optical accessory may be used.

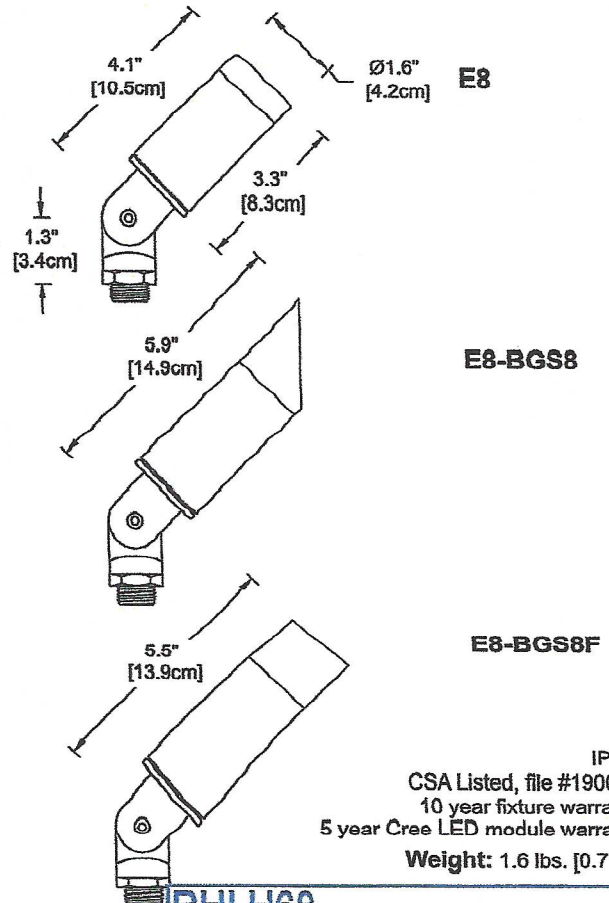
\*\* Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

## Optical Accessories

- BGS8 Brass glare shield, 45° cutoff
- BGS8F Brass glare shield, full cutoff
- FR8 Frosted lens
- HL8 Honeycomb louver, 1/8" [3mm] thick
- PR8 Prismatic spread lens
- RT8 Rectilinear spread lens

## Mounting Accessories

- 1/2" male threads. Mounts into any standard j-box or:
- GS2 Heavy-duty ground spike
  - GS2BC Heavy-duty ground spike with cast brass cap
  - GS4 Standard ground spike with cast brass cap
  - JB Cast brass junction box
  - SA Sure Aim locking rotation accessory
  - TDM1 Brass tree/deck mount with stainless steel screws
  - TDM2 Brass tree mount with nylon strap (48, 72, or 96")
  - TDM2SS Brass tree mount with stainless steel strap (48, 72, or 96")
  - TDM3 Brass low-profile deck/wall mount (SA accessory recommended)
  - TDM4 Brass low-profile tree mount with notch for wire (SA accessory recommended)
  - TMJB Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
  - TMJB2 Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")
  - TMJBX Brass tree-mounted junction box, single fixture mount, stainless steel screws
  - TMJB2X Brass tree-mounted junction box, double fixture mount, stainless steel screws



IP 66  
CSA Listed, file #190030  
10 year fixture warranty  
5 year Cree LED module warranty  
Weight: 1.6 lbs. [0.7 kg]

RHI H68  
RJM-JSA  
4/28/2023

Project	By
For ordering purposes, please specify (example: E8-2W-A-SP-TDM)	
E8	Lamp
Fixture	

2



3

## REQUEST FOR INFORMATION NO. H68

Date: 4/28/23

Project: Hearth Market  
60 Penhallow  
JSA Project No. P19081.02

Owner: DAGNY TAGGART LCC, McNABB PROPERTIES

To Contractor: McNABB PROPERTIES

### Description

---

#### Added Lights for Hearth Entry Sign

##### Contractor Question:

Owner requests lights to illuminate Hearth sign at main entrance. Please advise on details

##### Response:

- Permitting
  - Added lights may be required to go through the sign permitting process.
- Light Fixture
  - We will re-use 2 of the 4 BBW light fixtures that were originally planned for illuminating signs at the takeout windows. Cut sheet is included in this pdf
  - Reuse power supply BB-TRA-1 to serve fixtures
  - \*Note: fixture will patina to a brownish hue within a few months
  - \*Note: If, after install, the cone of light is not wide enough to properly illuminate the sign, then a replacement optic with a wider angle should be ordered. McNabb Properties to advise if needed.
- Circuit:
  - Wire to Hearth lighting control panel to same circuit originally planned for the Pizza takeout window. LCP3-101
- Installation
  - See attached marked up photo for location of lights
  - If wiring proceeds on top of timber and fastening through Revere Gray flashing cap is required, provide sealant in penetration to prevent water from entering and pooling beneath cap
  - Provide wiremold to conceal wire, paint to match timbers



**13. 111 State Street**

**- Recommended Approval**


**Background:** The applicant is seeking approval for the installation of lighting for signage.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

**TO:** City of Portsmouth  
HDC Committee  
c/o Izak Gilbo

**FROM:** Marie J. Bodi, CEO   
McNabb Properties as agent for  
Coventry Realty, LLC (owner)

**RE:** Administrative Approval Request – HDC June 7, 2023 Meeting  
Addition of Lights to Projecting Sign Previously Approved by HDC:  
111 State Street, (Sol Southern Kitchen & Lounge) Portsmouth, NH

**DATE:** May 18, 2023

As the owner's representative for Coventry Realty, LLC for property located at 111 State Street and on behalf of owner/operator Sol Southern Kitchen & Lounge I hereby request administrative approval to add exterior lighting as depicted and approximately located as noted on Attachment #1 of this submittal and specifically utilizing the fixtures as noted on Attachment #2, & #3 of this submission.

Please refer to Attachment #4 for additional architectural information on lumens, etc., and note the installation cited within the last paragraph will be modified for this location (installation).

Thank you for your consideration.

SOL SOUTHERN KITCHEN & LOUNGE

111 STATE STREET

PORTSMOUTH, NH



“\*” denotes approximate location of fixture on either side of building façade – facing sign

# E8-S TYPE BBW

The E8 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E8 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.

**Construction** All brass components. 1/8" [3mm] thick brass housing.

**Lens** Tempered soda lime glass. Stepped to prevent pooling of water on lens.

**Voltage** 12 Volts AC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

**Lamps** Triac dimmable: MLV >6% typ., ELV >16% typ.



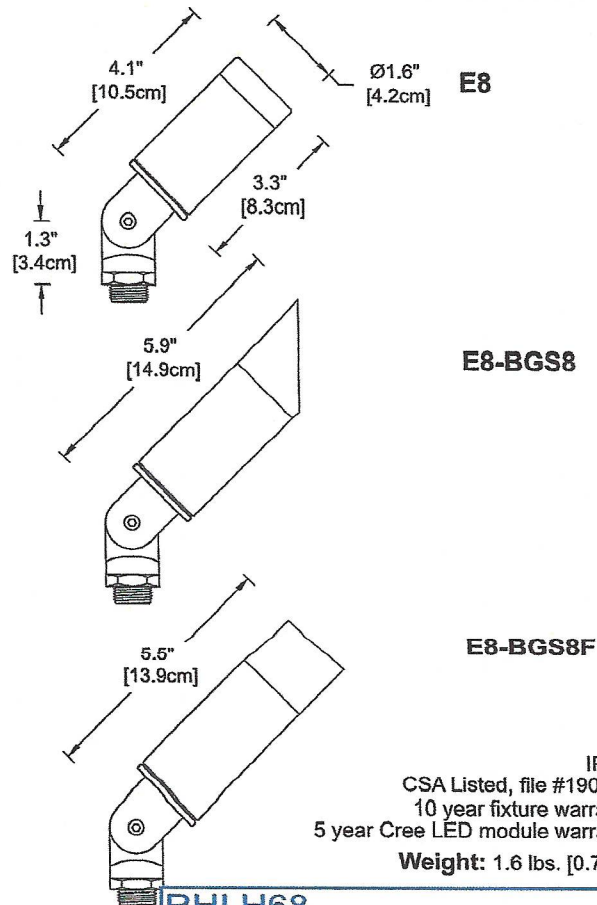
Cree XPE2 LED 2 Watt Amber (1500K)	<input type="checkbox"/> 2W-A-SP	Spot	10° Beam, 20° Field
	<input type="checkbox"/> 2W-A-NFL	Narrow Flood	15° Beam, 32° Field
	<input type="checkbox"/> 2W-A-FL	Flood	29° Beam, 61° Field
	<input type="checkbox"/> 2W-A-NO	No Optic	46° Beam, 114° Field
Cree XPG2 LED 3 and 4 Watt Warm White (3000K)**	<input type="checkbox"/> 3W-SP	Spot	13° Beam, 24° Field
	<input type="checkbox"/> 3W-NFL	Narrow Flood	17° Beam, 37° Field
	<input type="checkbox"/> 3W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 3W-NO	No Optic	47° Beam, 86° Field
	<input type="checkbox"/> 4W-SP	Spot	13° Beam, 24° Field
	<input checked="" type="checkbox"/> 4W-NFL	Narrow Flood	17° Beam, 38° Field
	<input type="checkbox"/> 4W-FL	Flood	30° Beam, 62° Field
	<input type="checkbox"/> 4W-NO*	No Optic	71° Beam, 121° Field

\* When the 4W lamp is specified with No Optic, only one optical accessory may be used.

\*\* Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

<b>Optical Accessories</b>	<input checked="" type="checkbox"/> BGS8	Brass glare shield, 45° cutoff
	<input type="checkbox"/> BGS8F	Brass glare shield, full cutoff
	<input type="checkbox"/> FR8	Frosted lens
	<input type="checkbox"/> HL8	Honeycomb louver, 1/8" [3mm] thick
	<input type="checkbox"/> PR8	Prismatic spread lens
	<input type="checkbox"/> RT8	Rectilinear spread lens

<b>Mounting Accessories</b>	1/2" male threads. Mounts into any standard j-box or:	
	<input type="checkbox"/> GS2	Heavy-duty ground spike
	<input type="checkbox"/> GS2BC	Heavy-duty ground spike with cast brass cap
	<input type="checkbox"/> GS4	Standard ground spike with cast brass cap
	<input type="checkbox"/> JB	Cast brass junction box
	<input checked="" type="checkbox"/> SA	Sure Aim locking rotation accessory
	<input type="checkbox"/> TDM1	Brass tree/deck mount with stainless steel screws
	<input type="checkbox"/> TDM2-	Brass tree mount with nylon strap (48, 72, or 96")
	<input type="checkbox"/> TDM2SS-	Brass tree mount with stainless steel strap (48, 72, or 96")
	<input checked="" type="checkbox"/> TDM3	Brass low-profile deck/wall mount (SA accessory recommended)
	<input type="checkbox"/> TDM4	Brass low-profile tree mount with notch for wire (SA accessory recommended)
	<input type="checkbox"/> TMJB-	Brass tree-mounted junction box, single fixture mount, stainless steel strap (48, 72, or 96")
<input type="checkbox"/> TMJB2-	Brass tree-mounted junction box, double fixture mount, stainless steel strap (48, 72, or 96")	
<input type="checkbox"/> TMJBX	Brass tree-mounted junction box, single fixture mount, stainless steel screws	
<input type="checkbox"/> TMJB2X	Brass tree-mounted junction box, double fixture mount, stainless steel screws	



IP 66  
CSA Listed, file #190030  
10 year fixture warranty  
5 year Cree LED module warranty  
**Weight: 1.6 lbs. [0.7 kg]**

**Finish:** Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

RHI H68  
RJM-JSA  
4/28/2023



Project	By
For ordering purposes, please specify (example: E8-2W-A-SP-TDM)	
E8	Lamp
Fixture	





## REQUEST FOR INFORMATION NO. H68

Date: 4/28/23

Project: Hearth Market  
60 Penhallow  
JSA Project No. P19081.02

Owner: DAGNY TAGGART LCC, McNABB PROPERTIES

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  - We will re-use 2 of the 4 BBW light fixtures that were originally planned for illuminating signs at the takeout windows. Cut sheet is included in this pdf
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  - See attached marked up photo for location of lights
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  - Provide wiremold to conceal wire, paint to match timbers

# Historic District Commission

## Staff Report – June 7<sup>th</sup>, 2023

### June 7<sup>th</sup> MEETING

#### Administrative Approvals:

- 1. 333 New Castle Ave. (LUHD-610) - Recommended Approval
- 2. 795 Middle Street St. (LUHD-613) - Recommended Approval
- 3. 49 Sheafe St. (LUHD-612) - TBD
- 4. 394 Pleasant St. (LUHD-614) - Recommended Approval
- 5. 18 Walden St. (LU-23-52) - Recommended Approval
- 6. 177 State St. (LUHD-616) - Recommended Approval
- 7. 135 Daniel St. (LUHD-619) - Recommended Approval
- 8. 172 South St. (LUHD-620) - Recommended Approval
- 9. 11 Market St. (LUHD-621) - Recommended Approval
- 10. 28 New Castle Ave. St. (LUHD-622)- Recommended Approval
- 11. 50 Daniel St. (LUHD-617) - Recommended Approval
- 12. 60 Penhallow St. (LUHD-618) - Recommended Approval

#### EXTENSION REQUESTS – NEW BUSINESS:

- 1. 404 Islington St. (LU-22-74) (door and ADA Ramp)

#### WORK SESSIONS – OLD BUSINESS:

- A. 37 Prospect Street (LUHD-563) (barn addition & connector)

#### PUBLIC HEARINGS – OLD BUSINESS:

- A. 129 State St. (LU-22-78) (parapet wall)

#### PUBLIC HEARINGS – NEW BUSINESS:

- 1. 444 Pleasant St. (LU-23-64) (replace windows)
- 2. 132-134 Middle St. (LU-23-70) (trim, roof & other repairs)
- 3. 39 Dearborn St. (LU-23-5) (connector and addition)

#### WORK SESSIONS – NEW BUSINESS:

- 1. 232 South St. (LUHD-615) (add 1-car garage)

### June 14<sup>th</sup> MEETING

#### WORK SESSIONS – NEW BUSINESS:

- 1. 64 Vaughan St. (LUHD-618) (roof pavilion)



LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: June 7<sup>th</sup> and 14<sup>th</sup>  
APPLICATIONS: 13

# Historic District Commission

**Project Address:** 37 PROSPECT ST. (LUHD-563)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Colonial
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To construct an addition, connector and repurpose the barn.

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Demolition

**F. Sensitivity of Context:**

- Highly Sensitive     Sensitive     Low Sensitivity     "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

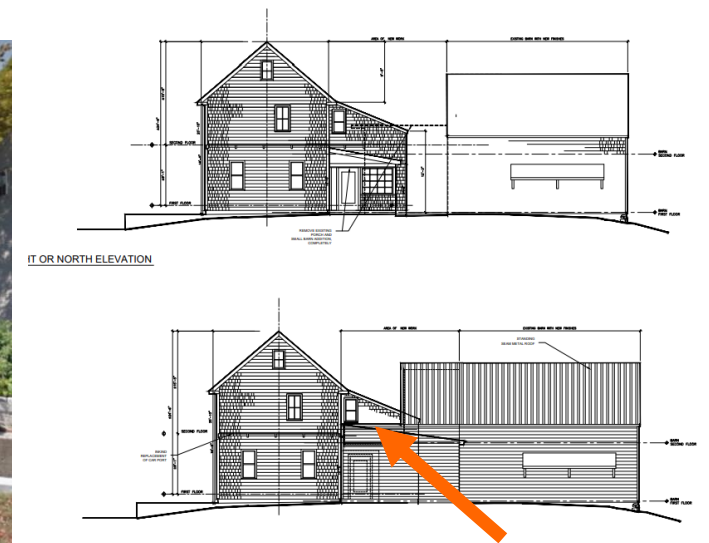
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

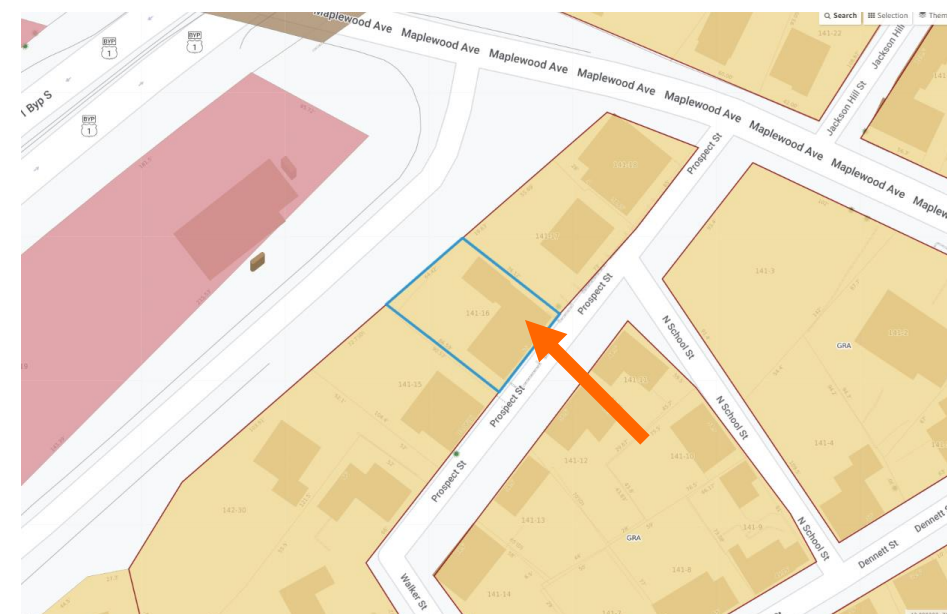
- The applicant is proposing to:
  - Add a 2-story rear addition with a connector and repurpose the barn.
  - **Note, the applicant has requested to postpone this item to the July meeting.**

• **Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 37 PROSPECT STREET (LUHD-563) – WORK SESSION #A (MODERATE PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- Barn Conversion, Connector and Addition -</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width (ROW) Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
	7	Building Coverage (% Building on the Lot)				
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
27		<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
34	<b>Garages / Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
SITE DESIGN	35	<b>Fence / Walls / Screenwalls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 37 PROSPECT ST. Case No.: A Date: 6-7-23

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |  |   |  |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No          | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No       | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No                                |  |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**I. Review Criteria / Findings of Fact:**

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 129 STATE ST. (LU-22-78)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To install a masonry parapet wall.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

- Highly Sensitive       Sensitive       Low Sensitivity       "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

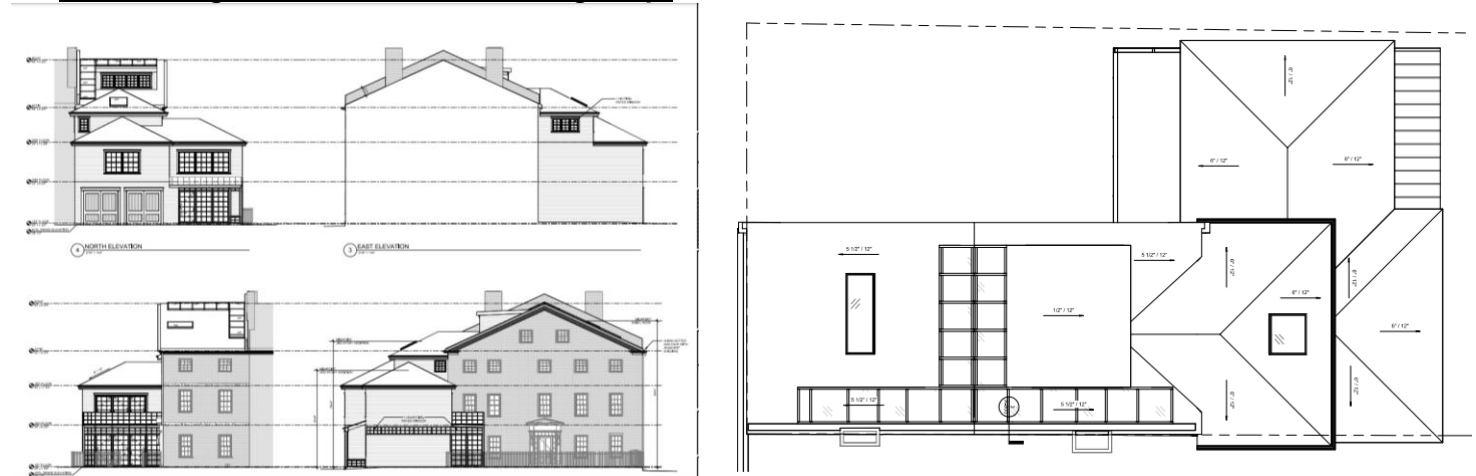
- The building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

- The applicant is proposing to:
  - Add a masonry parapet wall between 129 and 123 State Street.
  - Change the window pattern and wall design from the previously-approved design.

**Design Guideline Reference – Guidelines for Roofing (04), Masonry & Stucco (07) & Windows and Doors (08)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

**129 STATE ST. (LU-22-78) – PUBLIC HEARING #A (MINOR PROJECT)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<p><b>MODERATE PROJECT</b></p> <p><b>- Add a Masonry Parapet Wall &amp; Change Window Design -</b></p>				
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width (ROW) Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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SITE DESIGN			30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 129 STATE STREET Case No.: A Date: 6-7-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Evaluation Form:** 444 PLEASANT ST. (LU-23-64)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Multi-Family
- Land Area: 19,600 SF +/-
- Estimated Age of Structure: c.1960
- Building Style: Utilitarian
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: View from Pleasant and Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To replace the existing windows.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Significant Demolition

**F. Sensitivity of Context:**

- Highly Sensitive     Sensitive     Low Sensitivity     "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- This non-contributing structure is located at the intersection of Marcy and Pleasant Streets. The structure is owned by the Portsmouth Housing Authority and is surrounded with many wood-sided, 2.5 -3 story contributing historic structures.

**J. Staff Comments and Suggestions for Consideration:**

- The applicant proposes to:
  1. Replace the windows.

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

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC SURVEY RATING**

**C**



**444 PLEASANT ST. (LU-23-64) – PUBLIC HEARING #1 (MINOR)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
1	Gross Floor Area (SF)		<b>MINOR PROJECT - WINDOW REPLACEMENT ONLY -</b>			
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio					
4	Building Height – Zoning (Feet)					
5	Building Height – Street Wall / Cornice (Feet)					
6	Number of Stories					
7	Building Coverage (% Building on the Lot)					

HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
		8	<b>Scale</b> (i.e. height, volume, coverage...)		
9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	21	<b>Doors and windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
SITE DESIGN	33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	34	<b>Garages</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 444 PLEASANT ST. Case No.: 1 Date: 6-7-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | Compatibility of innovative technologies with surrounding properties:  | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Evaluation Form:** 132-134 MIDDLE STREET (LU-23-70)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 11,060 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3,0
- Historical Significance: Focal
- Public View of Proposed Work: View from Middle Street & Haymarket Square
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown

**B. Proposed Work:** To repoint brick, replace the roof & made entryway improvements.

**C. Other Permits Required:**

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

**D. Lot Location:**

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

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

- Principal
- Accessory
- Significant Demolition

**F. Sensitivity of Neighborhood Context:**

- Highly Sensitive
- Sensitive
- Low Sensitivity
- "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

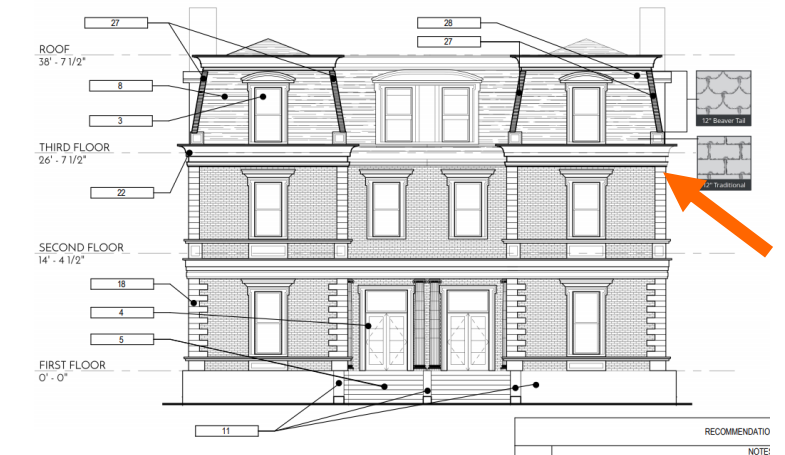
- This focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that the structure is located on two separate lots.

**J. Proposed Work:**

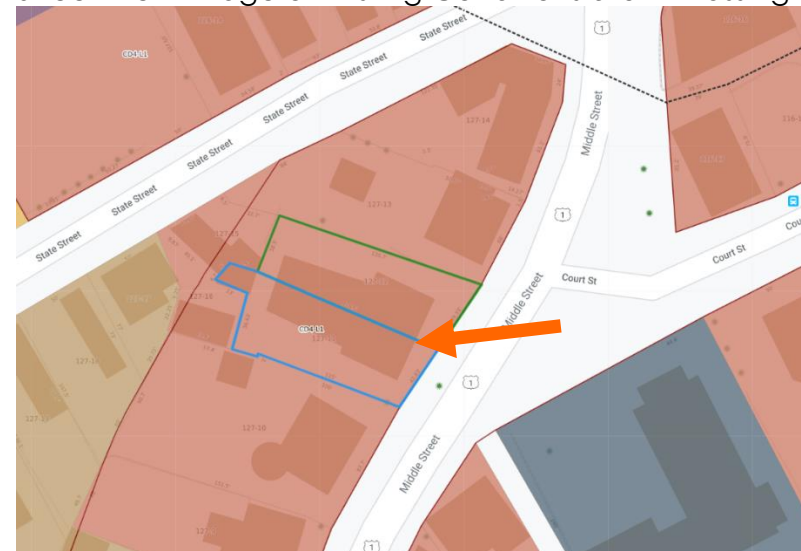
- The applicant proposes t:
  - Repoint the bricks;
  - Replace deteriorated roofing material;
  - Replace the front steps and railings;
  - Repair the entrance doors;
  - Repair windows and storms; and
  - Replace downspouts and gutters.

**Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).**

**L. Proposed Design, 3d Massing View and Aerial View:**



Street View Image of Existing Conditions & 3-D Massing Model



Zoning Map

**HISTORIC SURVEY RATING**

**F**

**132-134 MIDDLE STREET (LU-23-70) – PUBLIC HEARING #2 (MODERATE)**

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

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 132-134 MIDDLE ST Case No.:2 Date:6-7-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |  |  |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 39 DEARBORN LANE (LUHD-568)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #3

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 11,600 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Dearborn Street
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To replace the roof structure and adding a connector & addition.

**C. Other Permits Required:**

- Board of Adjustment       Planning Board       City Council

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

- Highly Sensitive       Sensitive       Low Sensitivity       "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along Dearborn Lane off of Dearborn Street. It is surrounded with many wood-frame 2.5 story structures with little to no setbacks from the sidewalk.

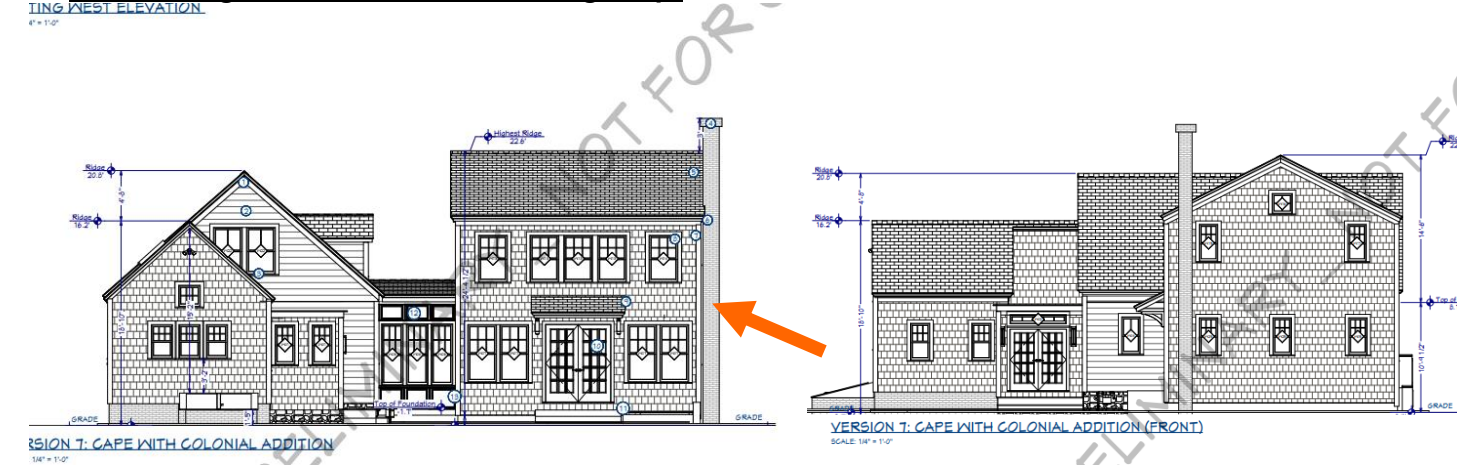
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

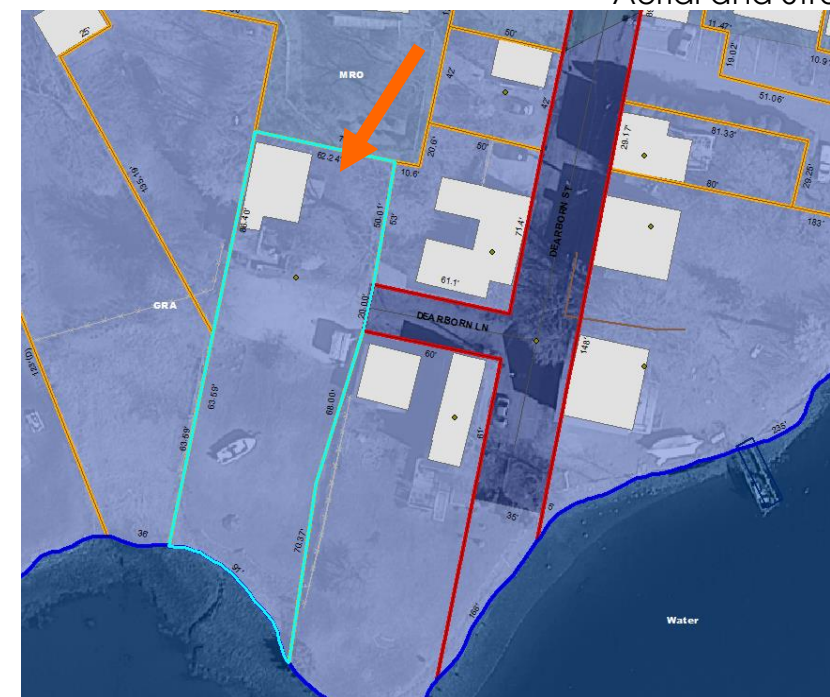
- Add a new roof structure;
- Add an addition for a family room; and
- Expanding a section of the kitchen.
- **Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a new variance approval from the BOA for the revised project.**

**Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (05), Porches, stoops and Decks (06) & Windows and Doors (08)**

**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 39 DEARBORN LANE – PUBLIC HEARING #3 (MODERATE PROJECT)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">- ADD A CONNECTOR, ADDITION AND MODIFICATION TO EXISTING STRUCTURE -</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
BUILDING DESIGN & MATERIALS	12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate			
SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	36	<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	38	<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	39	<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	40	<b>Accessory Buildings</b> (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 39 DEARBORN STREET Case No.: 3 Date: 6-7-23

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



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

# Historic District Commission

**Project Address:** 232 SOUTH STREET (LUHD-615)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #1

**Existing Conditions:**

- Zoning District: SRB
- Land Use: Two-Family
- Land Area: 7,890 SF +/-
- Estimated Age of Structure: c.1870
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from South Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** To add a one-car garage to the sideyard.

**C. Other Permits Required:**

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

**D. Lot Location:**

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

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

- Principal       Accessory       Demolition

**F. Sensitivity of Context:**

- Highly Sensitive       Sensitive       Low Sensitivity       "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along South Street. It is surrounded with many contributing 2.5 story structures with shallow setbacks and small side yards and larger rear yards.

**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

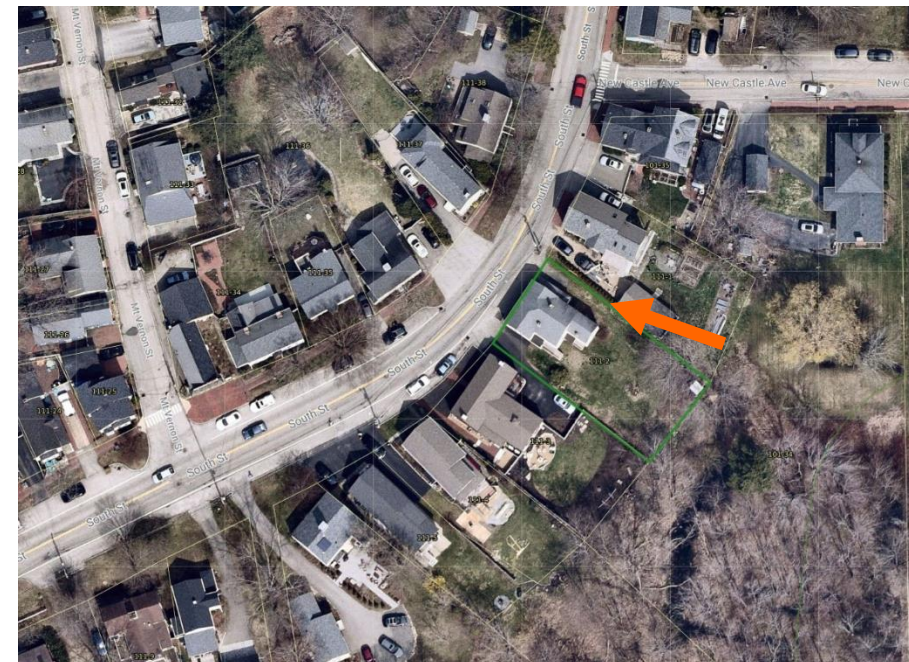
- Add a single-car garage to the side yard and add cobblestones or textured pavers on the driveway.
- Note that this project will require a variance from the BOA for the sideyard setback.

**Design Guideline Reference – Small Scale New Construction & Additions (10), Exterior Woodwork (05), & Windows & Doors (08).**

**K. Aerial Image, Street View and Zoning Map:**



Proposed Elevation and Street View Image



Aerial Map

**HISTORIC  
SURVEY  
RATING**

**C**

## 232 SOUTH STREET (LUHD-615) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		1	Gross Floor Area (SF)	<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– Add a Single-Car Garage –</h4>			
		2	Floor Area Ratio (GFA/ Lot Area)				
		3	Building Height / Street-Width Ratio				
		4	Building Height – Zoning (Feet)				
		5	Building Height – Street Wall / Cornice (Feet)				
		6	Number of Stories				
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
	CONTEXT	8	<b>Scale</b> (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	<b>Roofs</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	<b>Cornice Line</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	<b>Walls</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	<b>Doors and Windows</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	<b>Porches and Balconies</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	<b>Lighting</b> (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	<b>Signs</b> (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	<b>Mechanicals</b> (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	<b>Decks</b>			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	<b>Fence / Walls</b> (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
	36		<b>Grading</b> (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37		<b>Landscaping</b> (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38		<b>Driveways</b> (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39		<b>Parking</b> (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 232 SOUTH STREET Case No.: 1 Date: 6-7-23

Decision:  Approved  Approved with Stipulations  Denied  Continued  Postponed  Withdrawn



**H. Purpose and Intent:**

- |  |   |  |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No          | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No       | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No                                |  |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

**I. Review Criteria / Findings of Fact:**

- |   |   |  |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No                      | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No |  |

# Historic District Commission

**Project Address:** 64 VAUGHAN MALL (LUHD-618)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #1

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from the Vaughan Mall and Hanover St.
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To add a rooftop pavilion.

**C. Other Permits Required:**

- Board of Adjustment     Planning Board     City Council

**D. Lot Location:**

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

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

- Principal     Accessory     Demolition

**F. Sensitivity of Context:**

- Highly Sensitive     Sensitive     Low Sensitivity     "Back-of-House"

**G. Design Approach (for Major Projects):**

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

**H. Project Type:**

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

**I. Neighborhood Context:**

- The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks.

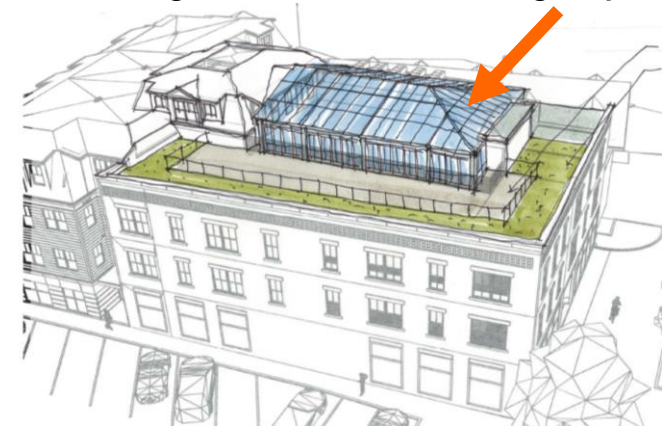
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

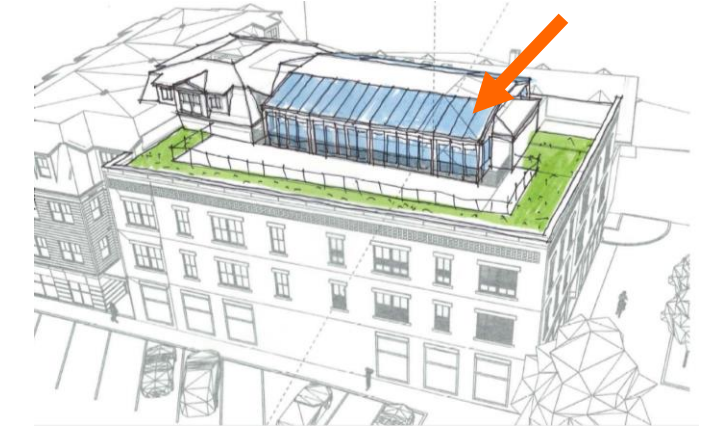
- Add a rooftop pavilion between the two previously approved rooftop appurtenances.
- **Note that the rooftop pavilion requires a dimensional variance for height so the applicant is seeking guidance on which option they should present to the BOA.**

**• Design Guideline Reference – Guidelines for Roofing (04) and Small Scale New Construction and Additions (10).**

**K. Aerial Image, Street View and Zoning Map:**



Option 1



Option 2



Zoning Map

**HISTORIC SURVEY RATING**

**C**



## 64 VAUGHAN MALL (LUHD-618) – WORK SESSION #1 (MAJOR PROJECT)

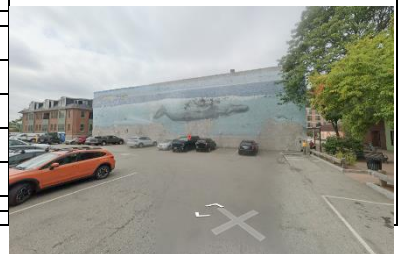
		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
<b>STAFF</b>	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<h1 style="margin: 0;">MAJOR PROJECT</h1> <h2 style="margin: 0;">– Add a Rooftop Pavilion –</h2>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>CONTEXT</b>	8	<b>Scale</b> (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	<b>Placement</b> (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	<b>Massing</b> (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		11	<b>Architectural Style</b> (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	<b>BUILDING DESIGN &amp; MATERIALS</b>		12	<b>Roofs</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			16	<b>Cornice Line</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			18	<b>Walls</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			21	<b>Doors and Windows</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			27	<b>Porches and Balconies</b>				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			30	<b>Lighting</b> (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			31	<b>Signs</b> (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			32	<b>Mechanicals</b> (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			33					
			34	<b>Garages/ Barns / Sheds</b> (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		<b>SITE</b>	35	<b>Fence / Walls</b> (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	<b>Grading</b> (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	<b>Landscaping</b> (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	<b>Driveways</b> (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

# PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 64 VAUGHAN MALL Case No.: 1 Date: 6-14-23

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



**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
| 1. Preserve the integrity of the District:          | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District:   | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance:       | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character:                                | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**I. Review Criteria / Findings of Fact:**

- |  |  |
|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties:                      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Relation to historic and architectural value of existing structure:       | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |

**ATTN: Historic District  
Commission**

**RE: June 7, 2023 Meeting  
129 State Street  
Portsmouth, NH 03801**

**129 State Street  
Doyle Residence – Bill Doyle & Stephanie Nam**

**CONTACT:  
Shayne Forsley  
Hampshire Development Corp.  
[Shayne.forsley@hdcgc.net](mailto:Shayne.forsley@hdcgc.net)  
603.997.2519**

# HAMPSHIRE DEVELOPMENT CORPORATION

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General Contractor

May 24, 2023

City of Portsmouth  
Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Attention: Historic District Commission  
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street request approval of the attached design changes for their property and have included elevations not previously submitted in the last plan set. The requested items are as follows:

- Installation of a masonry parapet to address the co-mingling of roofs between 129 State Street & 121-123 State Street building. See attached plans for details (**DSK-01**)
- **North Elevation (A-200.00)**
  - Removal of the oculus skylight and opting for a ridge skylight & linear skylight along the proposed parapet.
  - Proposed (4) windows in shed dormer (approved 5).
  - Proposed 3<sup>rd</sup> floor window.
  - Proposed (2) windows instead of (3) on 2<sup>nd</sup> floor.
  - Consolidation of Entry way with egress hatch from basement.
- **South Elevation (A-200.00)**
  - Proposed single skylight instead of two individuals on State St. roof.
  - Proposed linear skylight (continuous with North Elevation)
  - Proposed metal & glass solarium attached to kitchen.
- **East Elevation (A-200.00)**
  - Elevation not provided in previous HDC submission; 1 window proposed at 3<sup>rd</sup> floor.
- **West Elevation (A-200.00)**
  - Removal of ridge skylight.
  - Proposed 3<sup>rd</sup> floor window.
  - Proposed clear story windows at 1<sup>st</sup> floor kitchen.
  - Proposed steel & glass solarium.
  - Proposed Egress hatch to basement.

The proposed architectural design is included in the package for your review and comment. We look forward to hearing from you.

Sincerely,

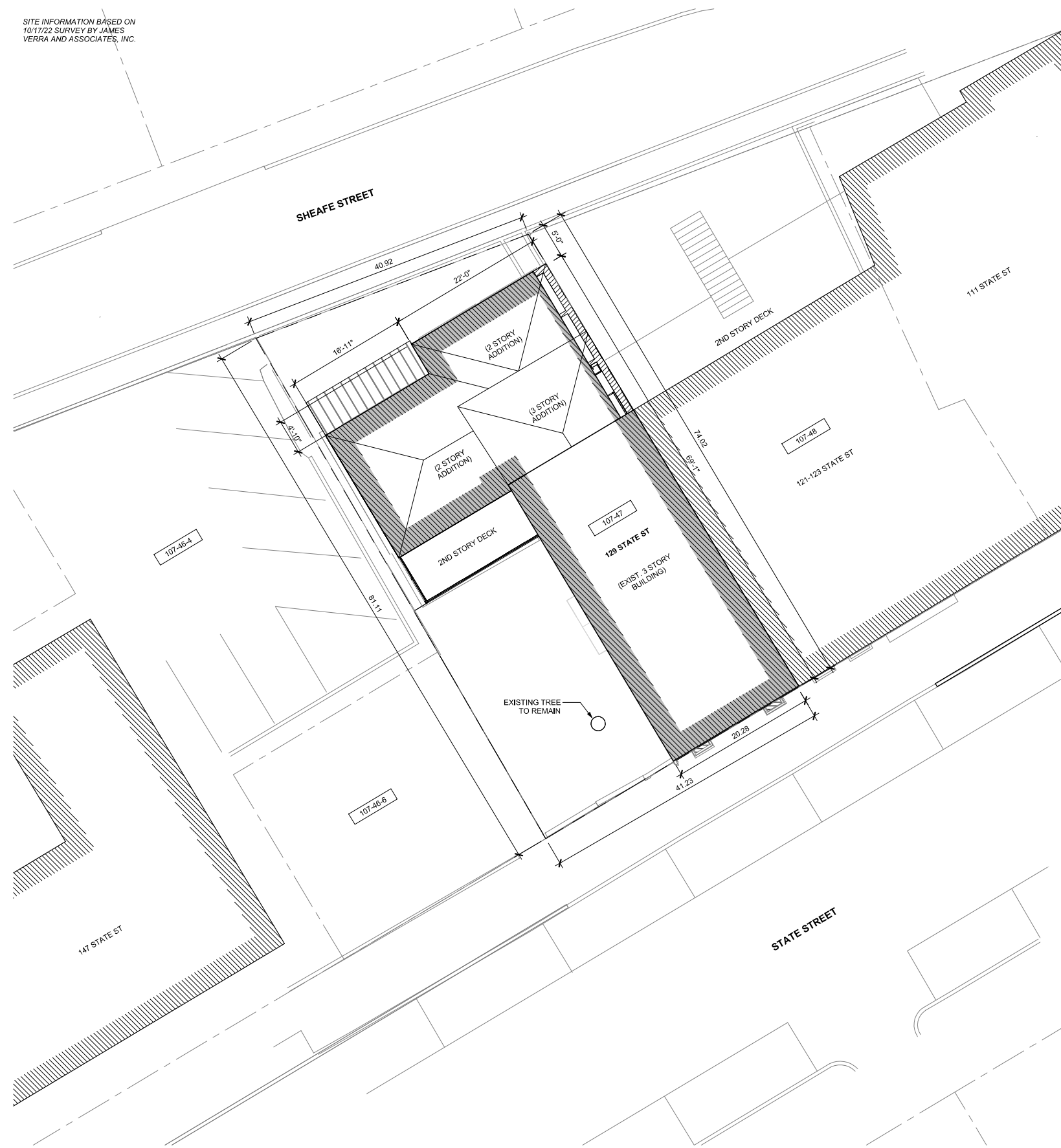
Shayne Forsley  
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners  
129 State Street  
Portsmouth, NH 03801

PROPERTY INFORMATION	
BUILDING ADDRESS:	129 STATE ST
TAX SHEET:	107
LOT NUMBER:	47
ZONING DISTRICT:	CD4 (CHARACTER DISTRICT 4)
OVERLAY DISTRICT:	HISTORIC DISTRICT
USE GROUP:	SINGLE-FAMILY DWELLING
OCCUPANCY:	RESIDENTIAL (R-3)
TYPE OF CONSTRUCTION:	VB
SPRINKLER SYSTEM:	NOT EXISTING, PROPOSED
FLOOD PLAIN:	NO

ZONING ANALYSIS			
	EXISTING	PROPOSED	ALLOWED
STORIES:	3	NO CHANGE	2-3 STORIES ALLOWED (PER ZONING MAP 10.5A21B)
BUILDING HEIGHT:	33'-6"	34'-0" (ADDITIONAL INSULATION)	40' MAX HEIGHT (PER ZONING MAP 10.5A21B)
LOT AREA:	3,164 SF	NO CHANGE	NO REQUIREMENT
BUILDING FOOTPRINT:	1914 SF	NO CHANGE	15,000 SF MAX
BUILDING COVERAGE:	60%	NO CHANGE	90% MAX
OPEN SPACE:	40%	NO CHANGE	10% MIN
FRONT YARD:	0 FT	NO CHANGE	10 FT MAX
SIDE YARD:	0 FT / 1 FT 10 IN	NO CHANGE	NO REQUIREMENT
REAR YARD:	5 FT	NO CHANGE	5 FT FROM REAR LOT LINE OR 10 FT FROM CENTER OF ALLEY
FRONT LOT LINE BUILDOUT:	49%	NO CHANGE	50% MIN

SITE INFORMATION BASED ON 10/17/22 SURVEY BY JAMES VERRA AND ASSOCIATES, INC.



Area Schedule (Gross Building)	
Floor	Area
BASEMENT	2,378 SF
1ST FLOOR	1,915 SF
2ND FLOOR	1,783 SF
3RD FLOOR	1,169 SF
ATTIC	445 SF
TOTAL	7,699 SF

6 ATTIC AREA  
1" = 20'-0"

5 3RD FLOOR AREA  
1" = 20'-0"

4 2ND FLOOR AREA  
1" = 20'-0"

3 1ST FLOOR AREA  
1" = 20'-0"

2 BASEMENT AREA  
1" = 20'-0"

1 SITE PLAN  
1/8" = 1'-0"

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMOUTH, NH 03801  
603.433.8639

NO.	ISSUE / REVISION	DATE
	ISSUED TO HDC	05/24/2023
	ISSUED TO DOB	05/12/2023

DOB APPROVAL STAMP:

**FOR PLANNING AND APPROVAL**

**NOT FOR CONSTRUCTION**

**Spivak Architects**  
152 MADISON AVENUE, 15TH FLOOR  
NEW YORK, NEW YORK 10016-5424  
T:(212)943-1166 F:(212)943-0225

PROJECT: 21006  
**DOYLE NAM RESIDENCE**  
129 STATE ST  
PORTSMOUTH, NH 03801  
DOB NOW JOB #:

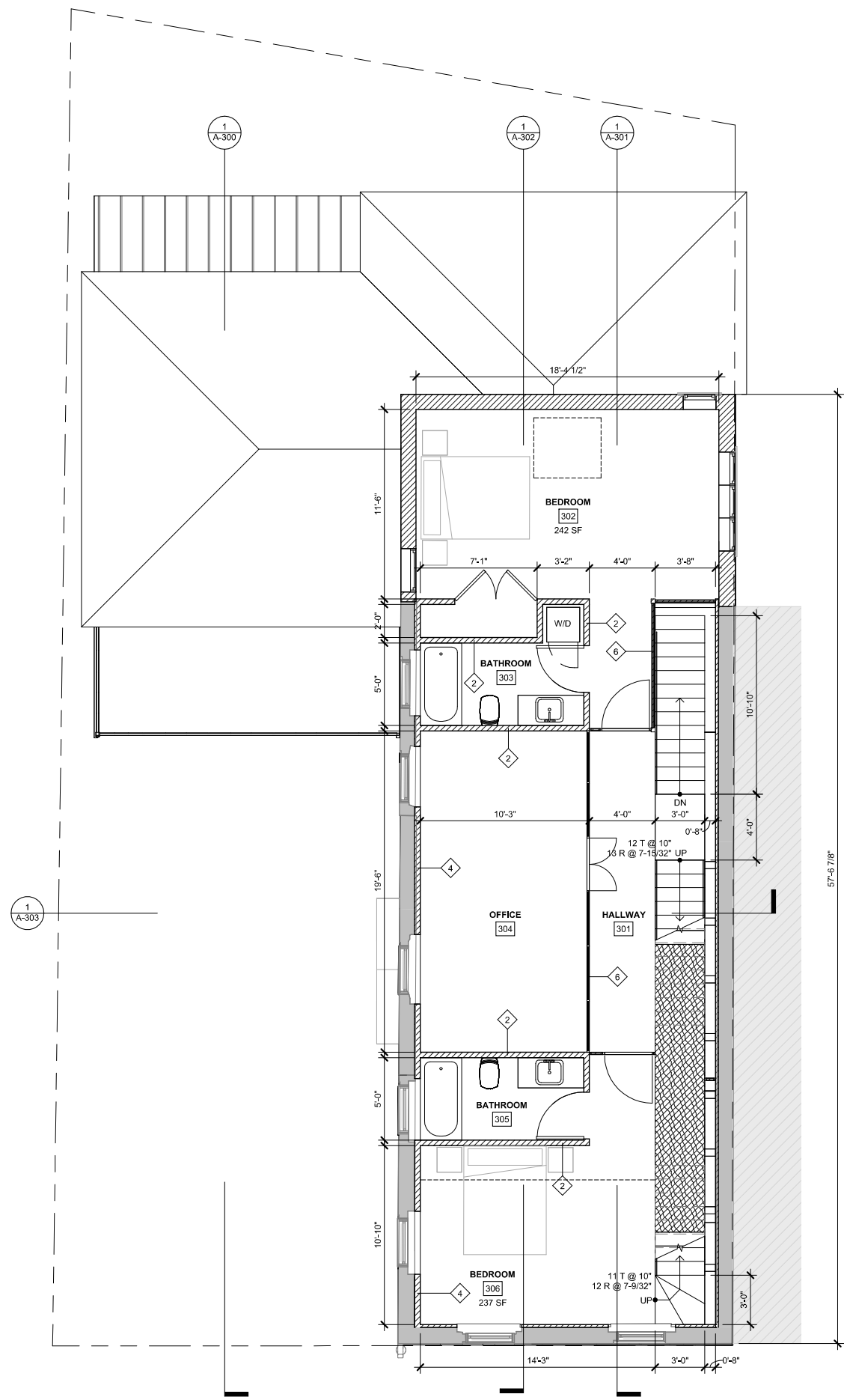
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**SITE PLAN AND ZONING**

DATE: 4/19/2023  
SCALE: As indicated  
DRAWN BY: Author  
CHECKED BY: Checker

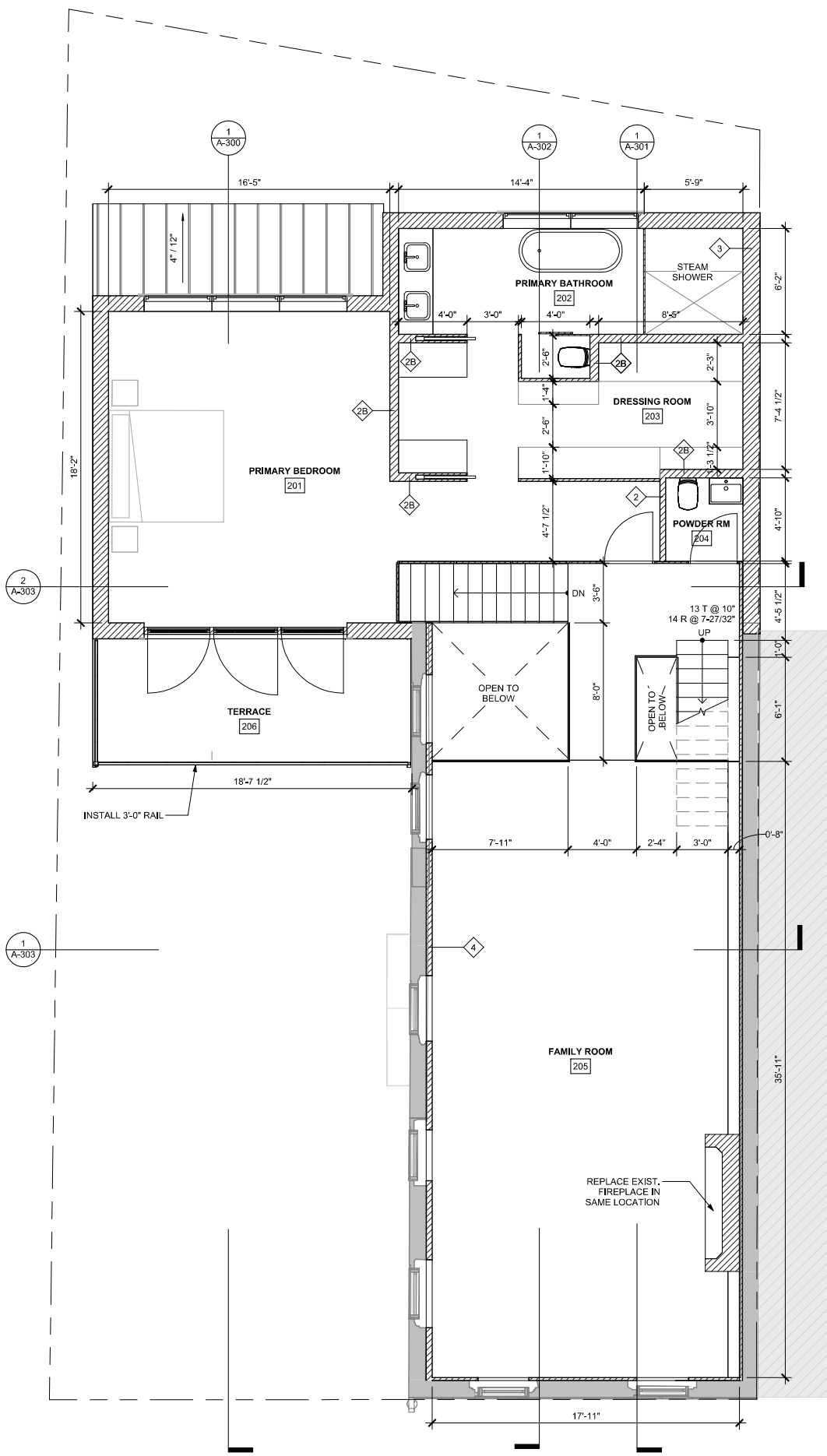
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1 OF 9



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2 3RD FLOOR PLAN  
1/4" = 1'-0"



1 2ND FLOOR PLAN  
1/4" = 1'-0"

LEGEND:

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMITH, NH 03801  
603.433.8639

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	ISSUED TO DOB	05/12/2023
	SCHEMATIC DESIGN	04/19/2023

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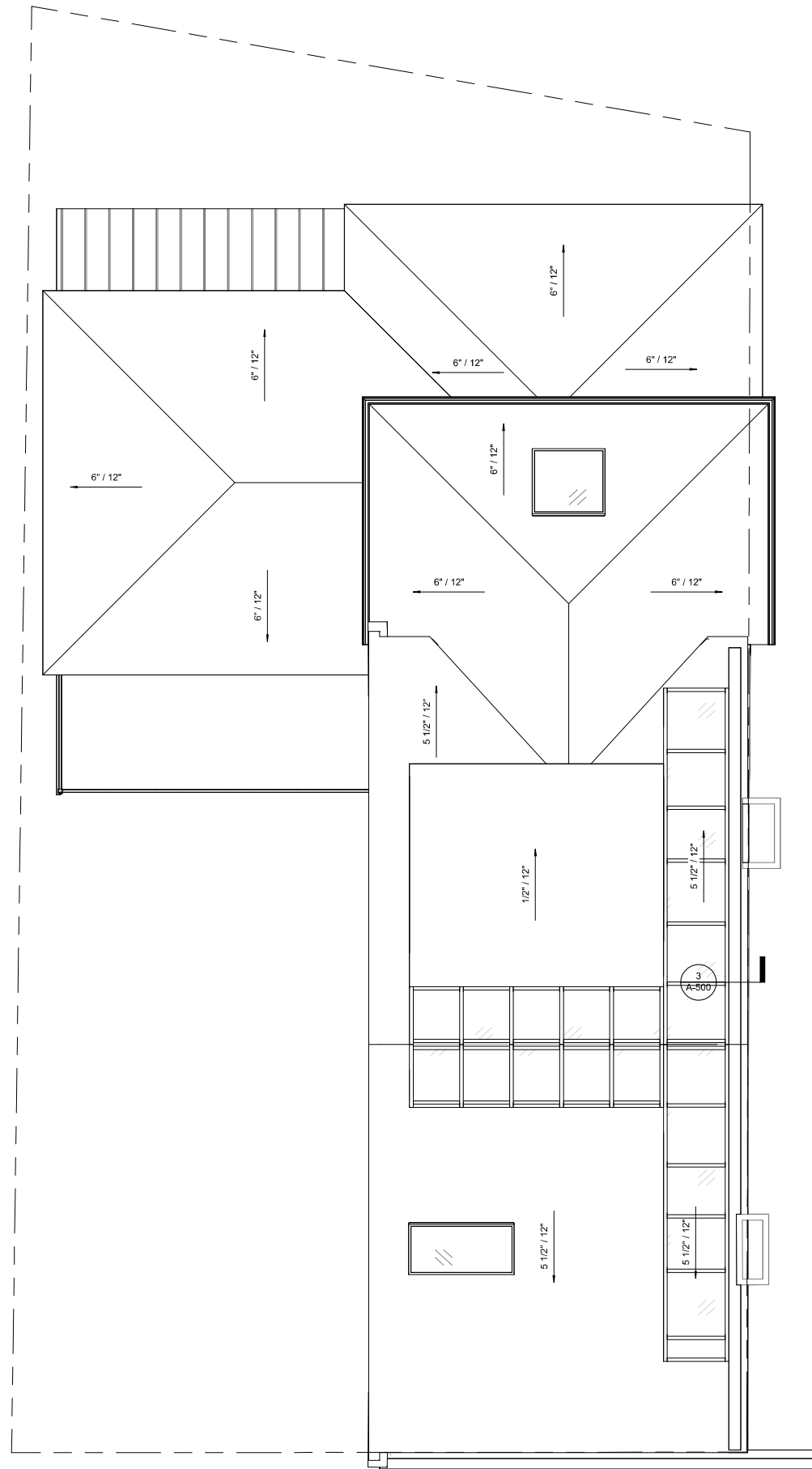
PROJECT: 21006  
**DOYLE NAM RESIDENCE**  
129 STATE ST  
PORTSMITH, NH 03801  
DOB NOW JOB #: 000000

DRAWING TITLE:  
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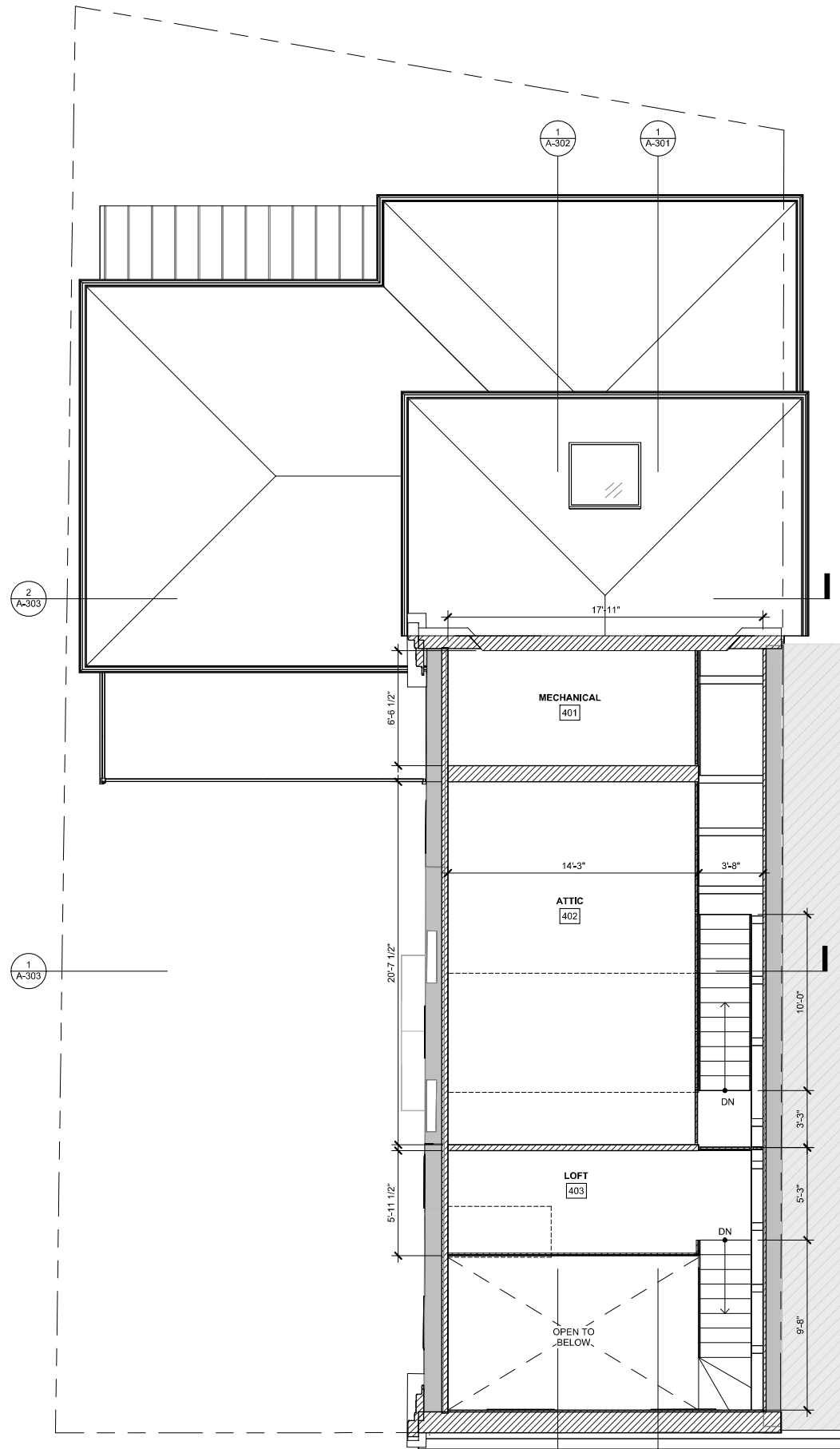
DATE: 4/19/2023  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Author  
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DRAWING NO:  
**A-101.00**  
3 OF 9

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2 ROOF PLAN  
1/4" = 1'-0"



1 ATTIC PLAN  
1/4" = 1'-0"

LEGEND:

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMITH, NH 03801  
603.433.8639

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	ISSUED TO HDC	05/24/2023
	ISSUED TO DOB	05/12/2023
	SCHEMATIC DESIGN	04/19/2023

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PROJECT: 21006

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RESIDENCE

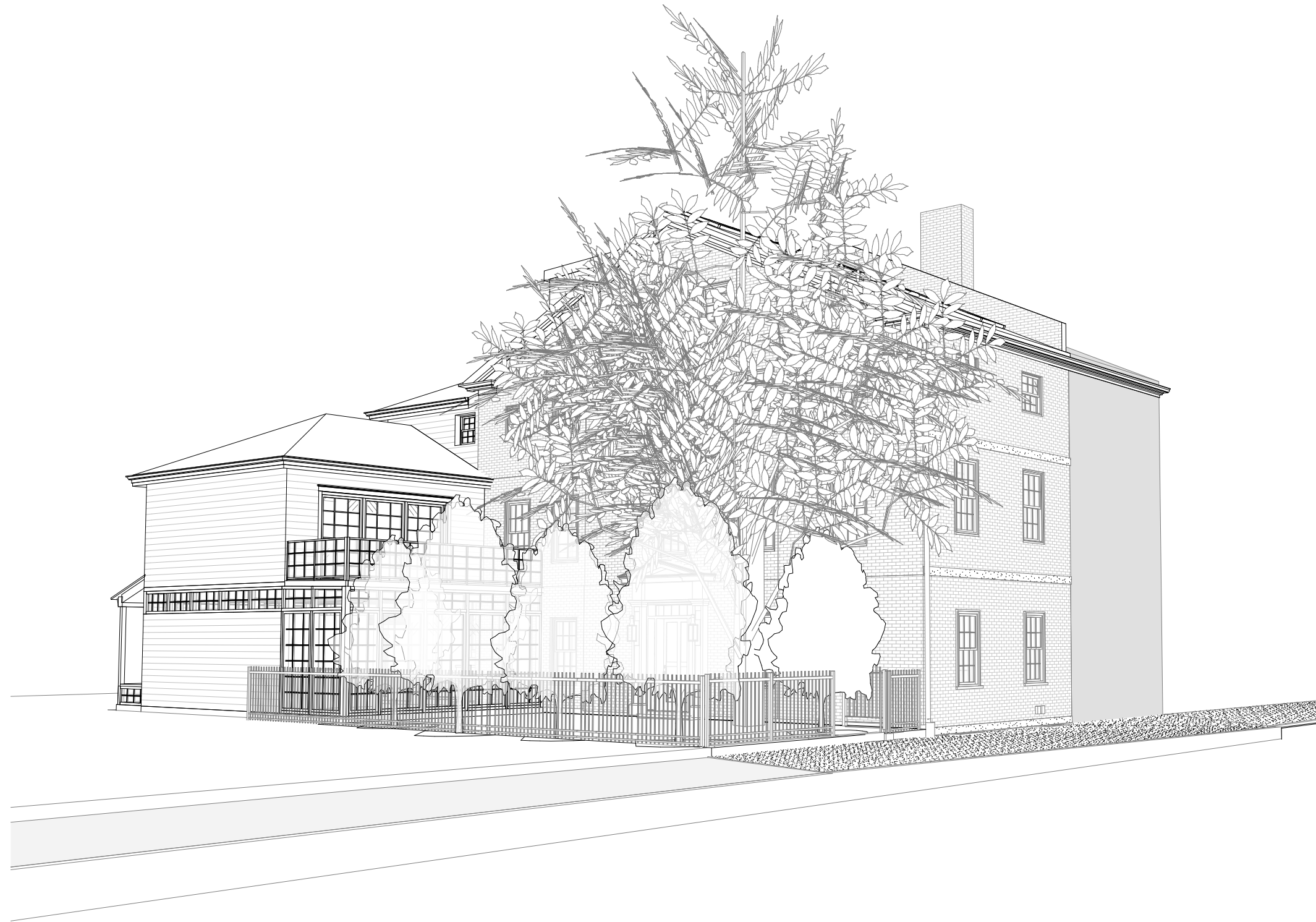
129 STATE ST  
PORTSMITH, NH 03801

DOB NOW JOB #: 000000

DRAWING TITLE:  
4TH FLOOR AND  
ATTIC PLANS

DATE: 4/19/2023  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Author  
CHECKED BY: Checker

DRAWING NO:  
**A-102.00**  
4 OF 9



1 SOUTH VIEW FROM STATE STREET

MEP ENGINEER:  
**SEFCO SOLUTIONS**  
 408 MAIN ST  
 SOUTH BERWICK, ME 03908  
 207.420.8760

STRUCTURAL ENGINEER:  
**JSN ASSOCIATES**  
 1 AUTUMN ST  
 PORTSMITH, NH 03801  
 603.433.8639

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PROJECT: 21006

### DOYLE NAM RESIDENCE

129 STATE ST  
 PORTSMITH, NH 03801  
 DOB NOW JOB #:

DRAWING TITLE:  
**3D VIEW I**

DATE: 4/19/2023  
 SCALE:  
 DRAWN BY: Author  
 CHECKED BY: Checker

DRAWING NO:  
**A-900.00**  
 5 OF 9



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2 SOUTH VIEW FROM STATE STREET (HIDDEN VEGETATION)

MEP ENGINEER:  
**SEFCO SOLUTIONS**  
 408 MAIN ST  
 SOUTH BERWICK, ME 03908  
 207.420.8760

STRUCTURAL ENGINEER:  
**JSN ASSOCIATES**  
 1 AUTUMN ST  
 PORTSMITH, NH 03801  
 603.433.8639

NO.	ISSUE / REVISION	DATE
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PROJECT: 21006  
**DOYLE NAM  
 RESIDENCE**

129 STATE ST  
 PORTSMITH, NH 03801  
**DOB NOW JOB #:**

DRAWING TITLE:  
**3D VIEW II**

DATE: 4/19/2023  
 SCALE: Author  
 DRAWN BY: Checker  
 CHECKED BY:

DRAWING NO:  
**A-901.00**  
 6 OF 9

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MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
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PROJECT: 21006  
**DOYLE NAM  
RESIDENCE**

129 STATE ST  
PORTSMITH, NH 03801  
DOB NOW JOB #:

DRAWING TITLE:  
**3D VIEW III**

DATE: 4/19/2023  
SCALE:  
DRAWN BY: Author  
CHECKED BY: Checker

DRAWING NO:  
**A-902.00**  
7 OF 9



4 VIEW FROM SHEAFE STREET

MEP ENGINEER:  
 SEFCO SOLUTIONS  
 408 MAIN ST  
 SOUTH BERWICK, ME 03908  
 207.420.8760

STRUCTURAL ENGINEER:  
 JSN ASSOCIATES  
 1 AUTUMN ST  
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	ISSUED TO HDC	05/24/2023

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PROJECT: 21006

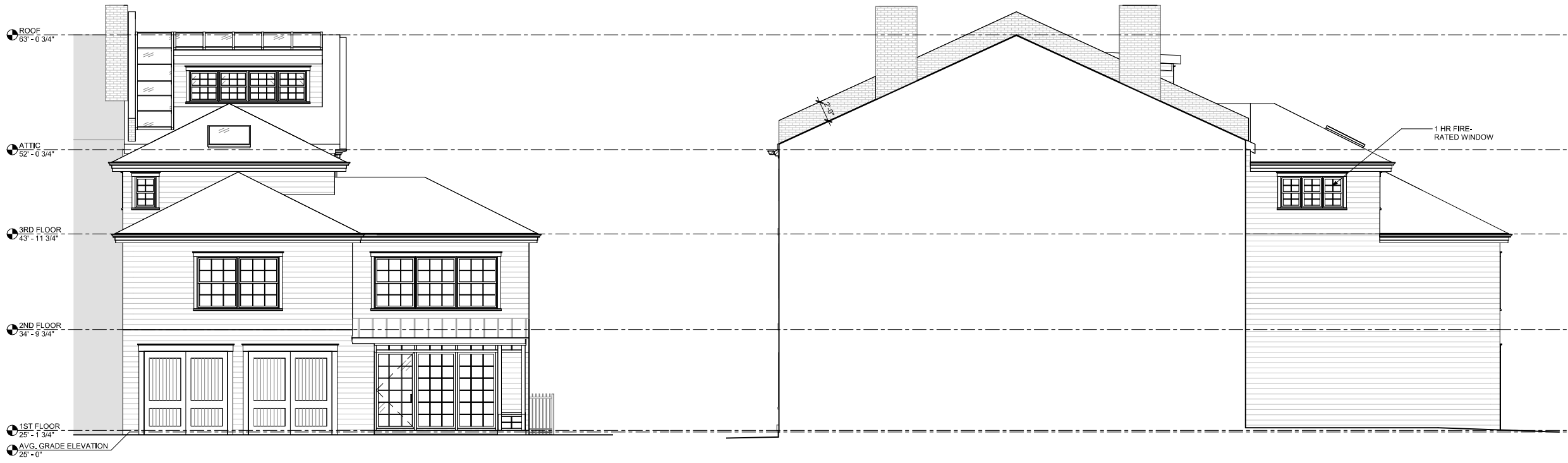
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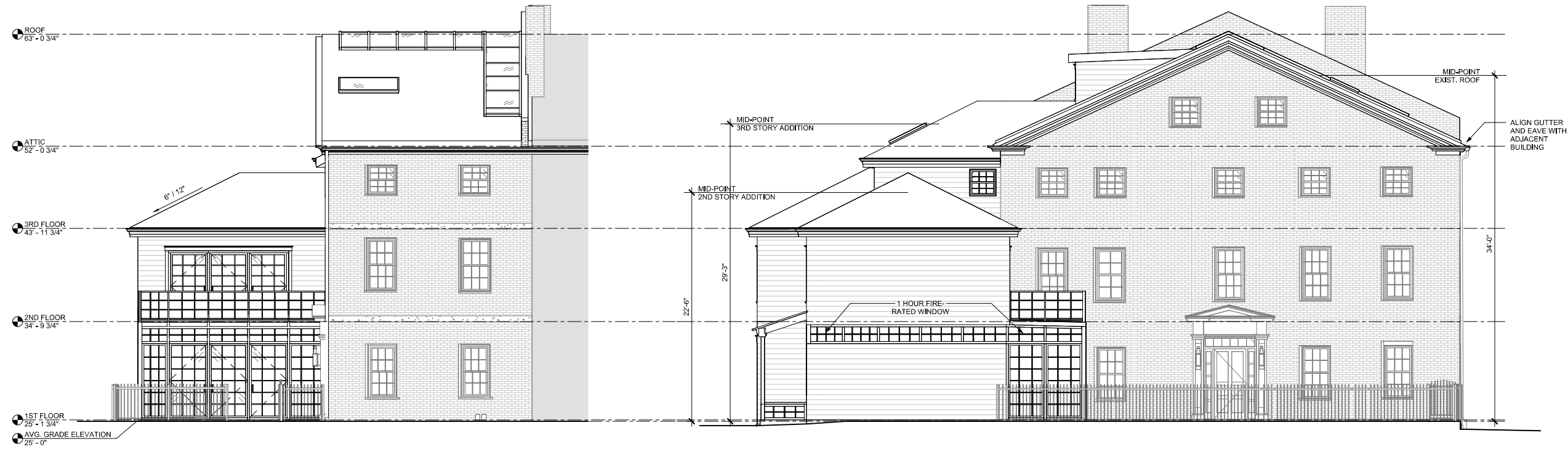
DATE: 4/19/2023  
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 DRAWN BY: Checker  
 CHECKED BY:

DRAWING NO:  
**A-903.00**  
 8 OF 9



4 NORTH ELEVATION  
3/16" = 1'-0"

3 EAST ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

1 WEST ELEVATION  
3/16" = 1'-0"

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMITH, NH 03801  
603.433.8639

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	ISSUED TO DOB	05/12/2023
	SCHEMATIC DESIGN	04/19/2023

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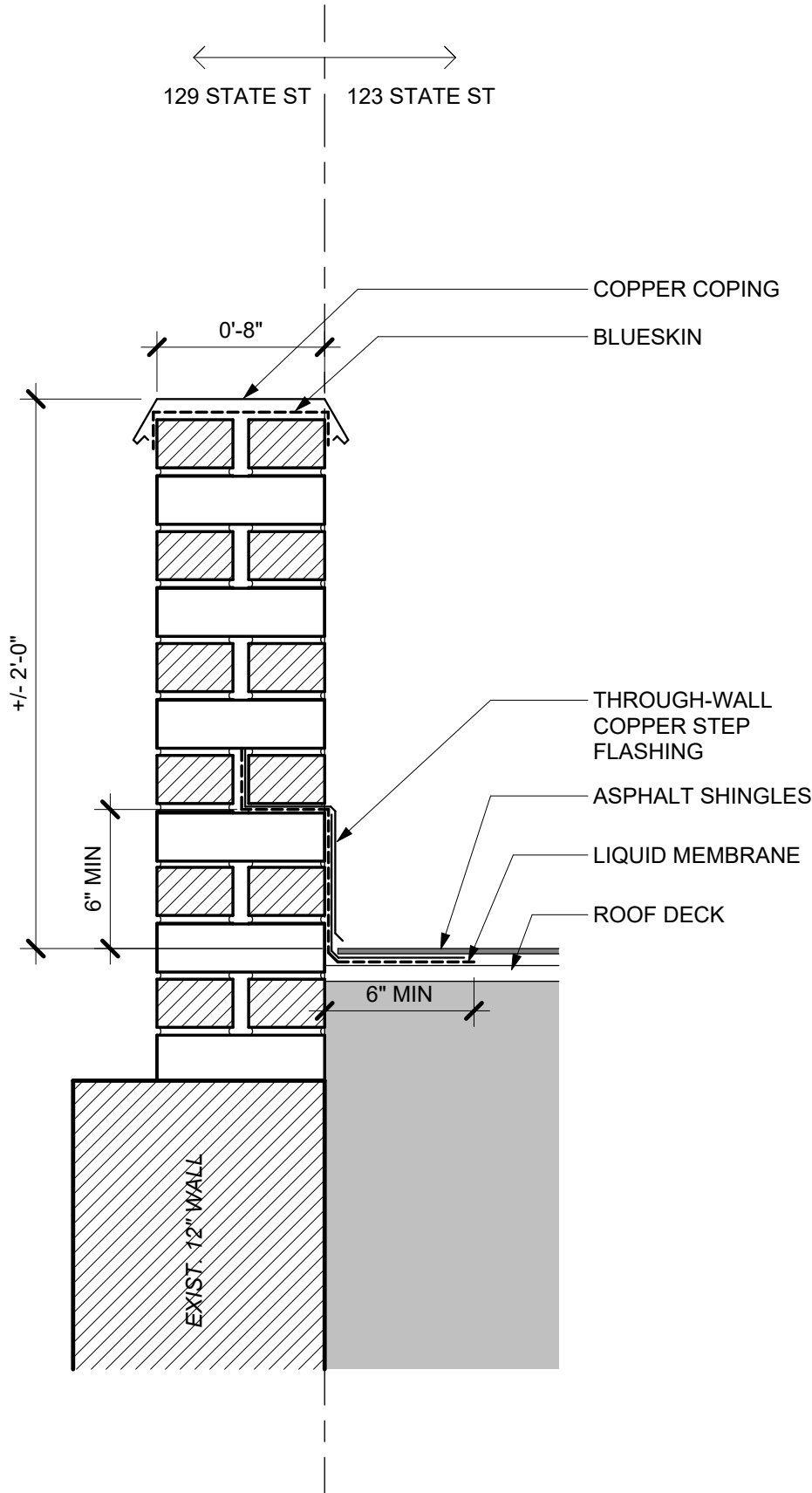
152 MADISON AVENUE, 15TH FLOOR  
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PROJECT: 21006  
**DOYLE NAM  
RESIDENCE**  
129 STATE ST  
PORTSMITH, NH 03801  
DOB NOW JOB #:

DRAWING TITLE:  
**EXTERIOR  
ELEVATIONS**

DATE: 4/19/2023  
SCALE: 3/16" = 1'-0"  
DRAWN BY: Author  
CHECKED BY: Checker

DRAWING NO:  
**A-200.00**  
9 OF 9



129 STATE ST      123 STATE ST

COPPER COPING

BLUESKIN

THROUGH-WALL  
COPPER STEP  
FLASHING

ASPHALT SHINGLES

LIQUID MEMBRANE

ROOF DECK

+/- 2'-0"

0'-8"

6" MIN

6" MIN

EXIST. 12" WALL

DATE: 04/14/23  
 SCALE: 1 1/2" = 1'-0"  
 DRAWN BY: Author  
 CHECKED BY: Checker

DRAWING TITLE:  
**PARAPET  
 DETAIL**

PROJECT:  
**DOYLE NAM  
 RESIDENCE**  
 129 STATE ST  
 PORTSMOUTH, NH 03801

**Spivak Architects**  
 152 Madison Avenue, 15th Floor  
 New York, New York 10016-5424  
 T:(212)343-1166 F:(212)343-0225

**DSK-01**  
 1 OF 1

RECTANGULAR RIDGE SKYLIGHT INSTEAD OF OCULUS SKYLIGHT

ROOF 63'-0 3/4"

PROPOSED SKYLIGHT

ATTIC 52'-0 3/4"

PROPOSED 3RD FLOOR WINDOW

3RD FLOOR 43'-11 3/4"

2 WINDOWS INSTEAD OF 3

2ND FLOOR 34'-9 3/4"

1ST FLOOR 25'-1 3/4"

AVG. GRADE ELEVATION 25'-0"

4 NORTH ELEVATION

3/16" = 1'-0"

GARAGE EXPANDED AT 1ST FLOOR

RECONFIGURED ENTRY

PROPOSED GLASS CELLAR EGRESS HATCH

2'-3/4"

3 EAST ELEVATION

3/16" = 1'-0"

1 HR FIRE-RATED WINDOW

PROPOSED 3RD 1-HR RATED FLOOR WINDOW

RECTANGULAR RIDGE SKYLIGHT INSTEAD OF OCULUS SKYLIGHT

1 SKYLIGHT INSTEAD OF 2

PROPOSED SKYLIGHT

NO RIDGE SKYLIGHT

PROPOSED 3RD FLOOR WINDOW

MID-POINT EXIST. ROOF

ALIGN GUTTER AND EAVE WITH ADJACENT BUILDING

ROOF 63'-0 3/4"

ATTIC 52'-0 3/4"

3RD FLOOR 43'-11 3/4"

2ND FLOOR 34'-9 3/4"

1ST FLOOR 25'-1 3/4"

AVG. GRADE ELEVATION 25'-0"

2 SOUTH ELEVATION

3/16" = 1'-0"

PROPOSED 1-HR RATED CLEARSTORY FIXED WINDOWS

1 HOUR FIRE-RATED WINDOW

STEEL AND GLASS SOLARIUM

PROPOSED GLASS CELLAR EGRESS HATCH

1 WEST ELEVATION

3/16" = 1'-0"

MEP ENGINEER:  
SEFCO SOLUTIONS  
408 MAIN ST  
SOUTH BERWICK, ME 03908  
207.420.8760

STRUCTURAL ENGINEER:  
JSN ASSOCIATES  
1 AUTUMN ST  
PORTSMITH, NH 03801  
603.433.8639

NO.	ISSUE / REVISION	DATE
	ISSUED TO HDC	05/24/2023
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	SCHEMATIC DESIGN	04/19/2023

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NEW YORK, NEW YORK 10016-5424  
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PROJECT: 21006  
DOYLE NAM RESIDENCE

129 STATE ST  
PORTSMITH, NH 03801  
DOB NOW JOB #:

DRAWING TITLE:  
EXTERIOR ELEVATIONS

DATE: 4/19/2023  
SCALE: 3/16" = 1'-0"  
DRAWN BY: Author  
CHECKED BY: Checker

DRAWING NO:  
A-200.00  
9 OF 9

# DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION - RENDERINGS 06.012023

**Spivak Architects**



VIEW FROM CORNER OF STATE STREET



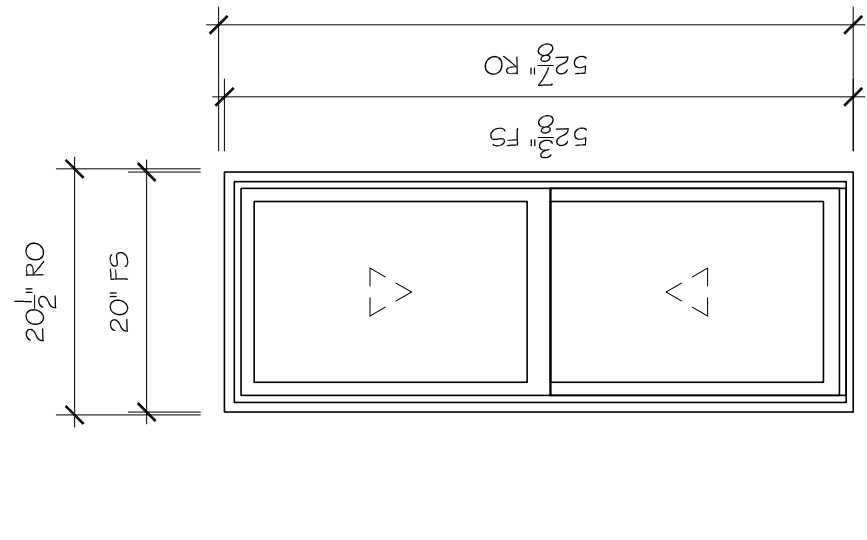


VIEW FROM ACROSS STATE STREET



VIEW FROM SHEAFE STREET

# PLEASANT STREET - TYPICAL HIGH RISE - (2) UNITS



**TYPE F-A (VINYL)**  
SCALE: 3/4" = 1'-0"

Qty:	6
Mark Unit:	Type F-A (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	20' X 52' 7/8"
Masonry Opening:	20' 1/2" X 51' 3/4"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	Sash Lock
Screen Type:	Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

Qty:	6
Mark Unit:	Type F-A (Brick)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	20' X 52' 7/8"
Masonry Opening:	20' 1/2" X 51' 3/4"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	Sash Lock
Screen Type:	Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

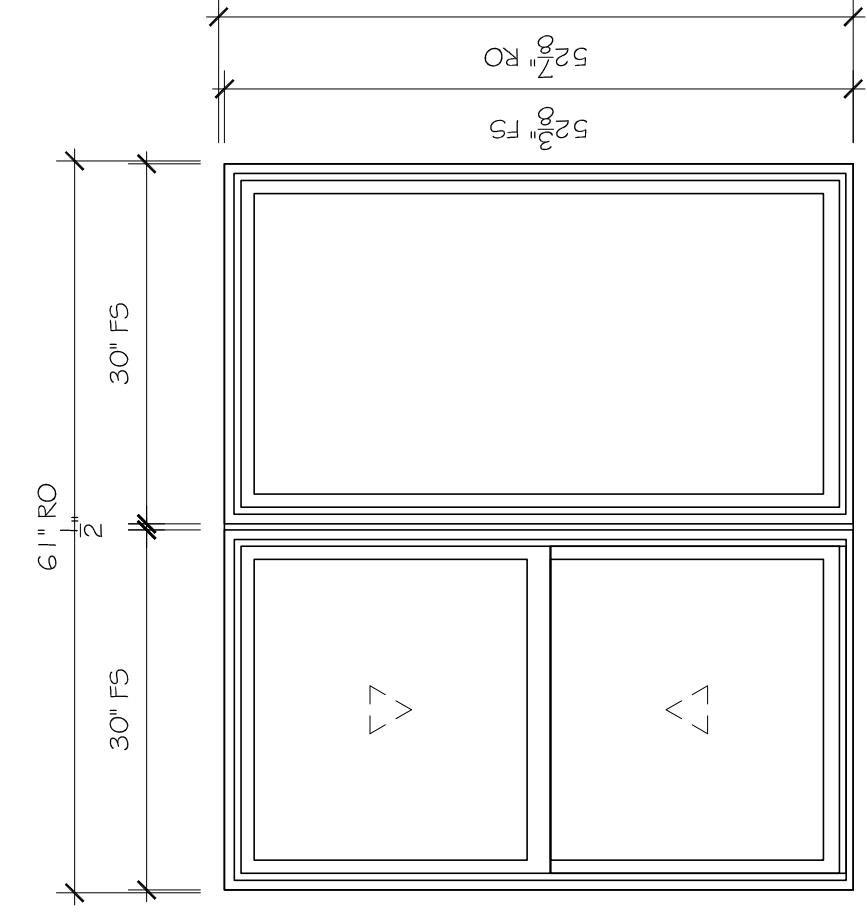
Qty:	4
Mark Unit:	Type F-B (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	6' X 52' 7/8"
Masonry Opening:	6' 1" X 52' 5/8"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	[A1] Sash Lock
Screen Type:	[A1] Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

Qty:	4
Mark Unit:	Type F-C (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	6' X 52' 7/8"
Masonry Opening:	6' 1" X 52' 5/8"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	[A1] Sash Lock
Screen Type:	[A1] Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

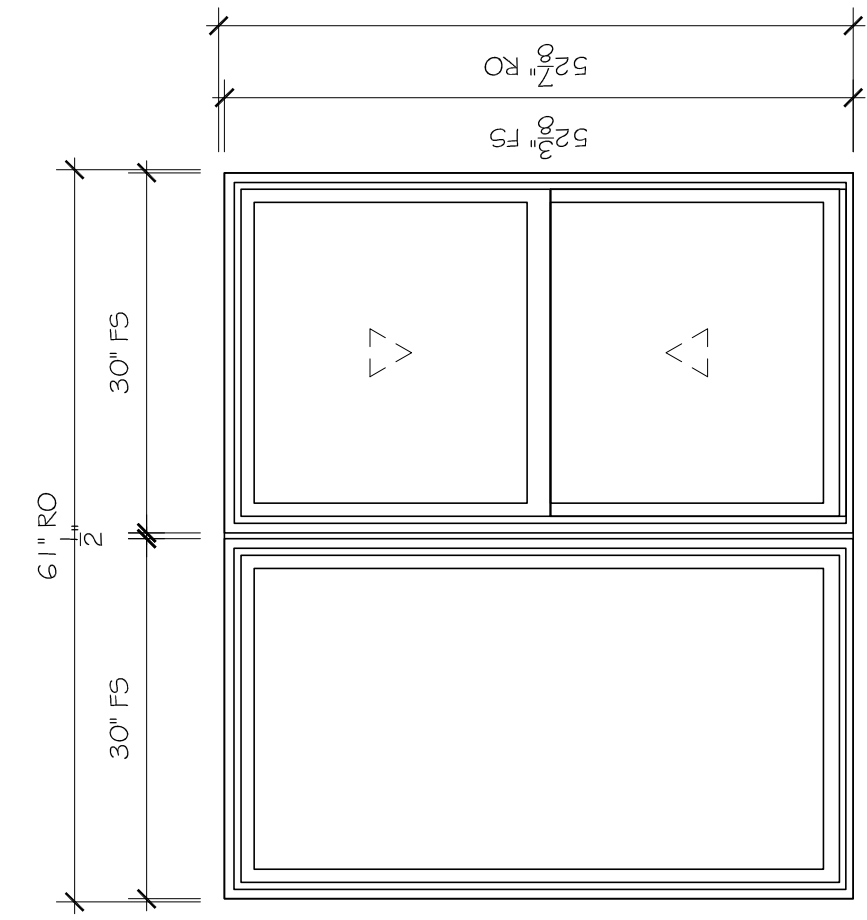
Qty:	2
Mark Unit:	Type F-D (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	6' X 52' 7/8"
Masonry Opening:	6' 1" X 52' 5/8"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	[A1] Sash Lock
Screen Type:	Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

Qty:	4
Mark Unit:	Type F-E (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	6' X 52' 7/8"
Masonry Opening:	6' 1" X 52' 5/8"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	[A1] Sash Lock
Screen Type:	[A1] Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

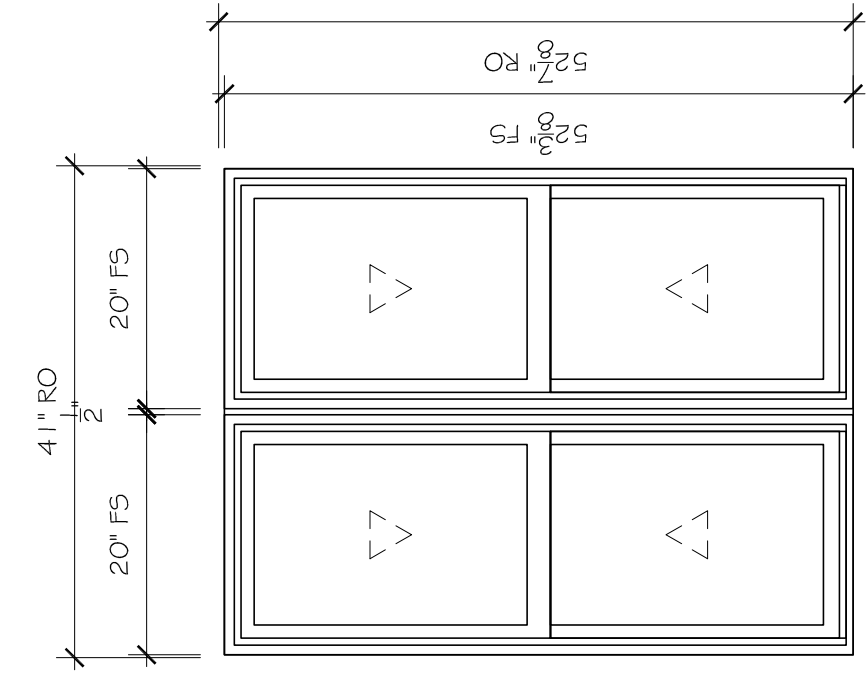
Qty:	4
Mark Unit:	Type F-F (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	6' X 52' 7/8"
Masonry Opening:	6' 1" X 52' 5/8"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	[A1] None, [A2] Aluminum Screen
Screen Type:	[A1] None, [A2] Aluminum Screen
Hardware Color:	[A1] None, [A2] White
Screen Surround Color:	[A1] None, [A2] Stone White
Screen Mesh Type:	[A1] None, [A2] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None



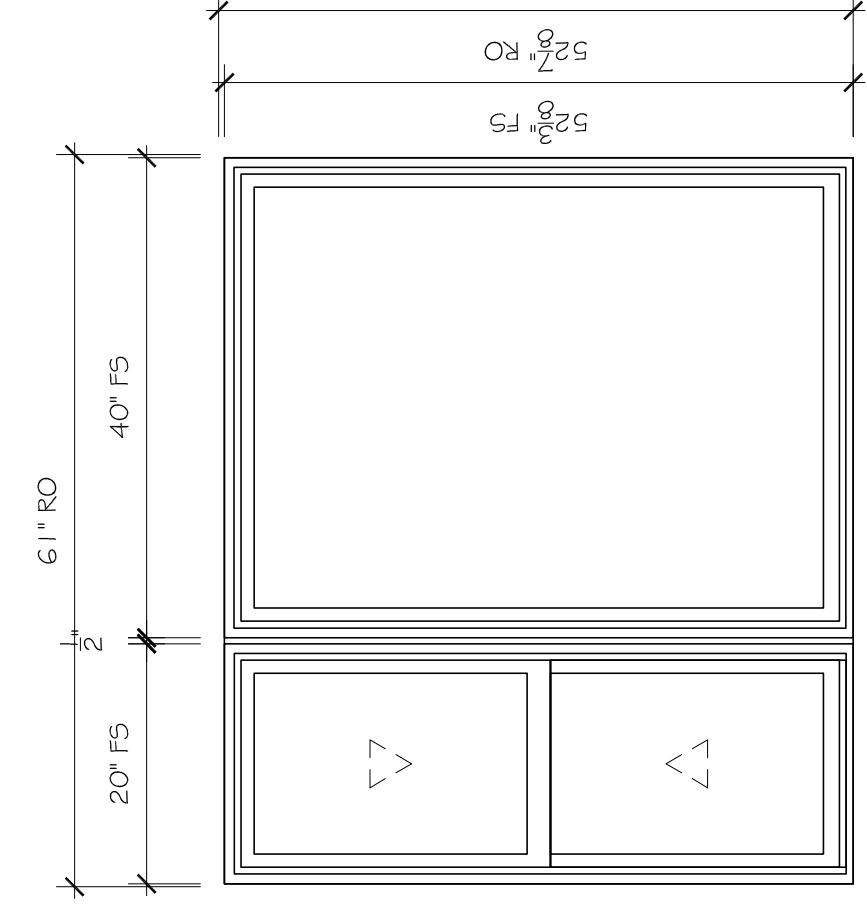
**TYPE F-B (VINYL)**  
SCALE: 3/4" = 1'-0"



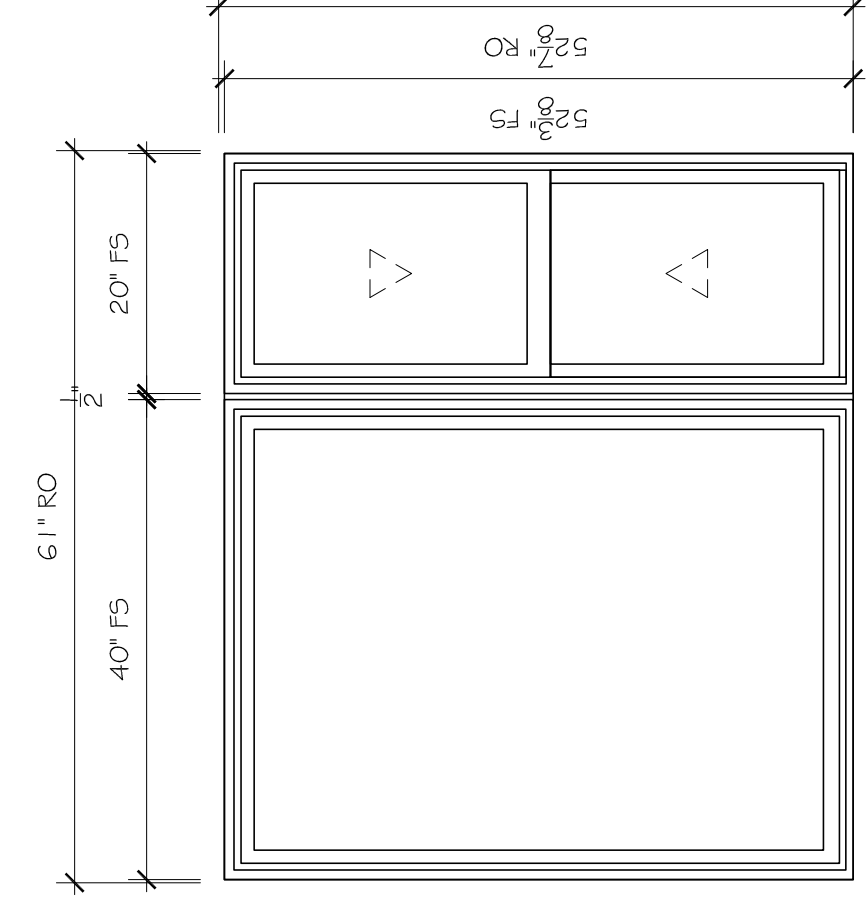
**TYPE F-C (VINYL)**  
SCALE: 3/4" = 1'-0"



**TYPE F-D (VINYL)**  
SCALE: 3/4" = 1'-0"



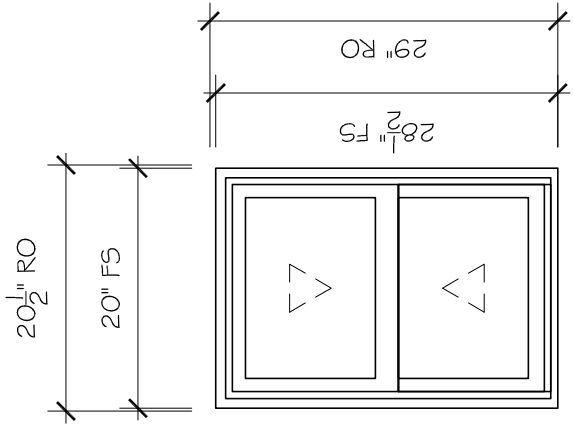
**TYPE F-E (VINYL)**  
SCALE: 3/4" = 1'-0"



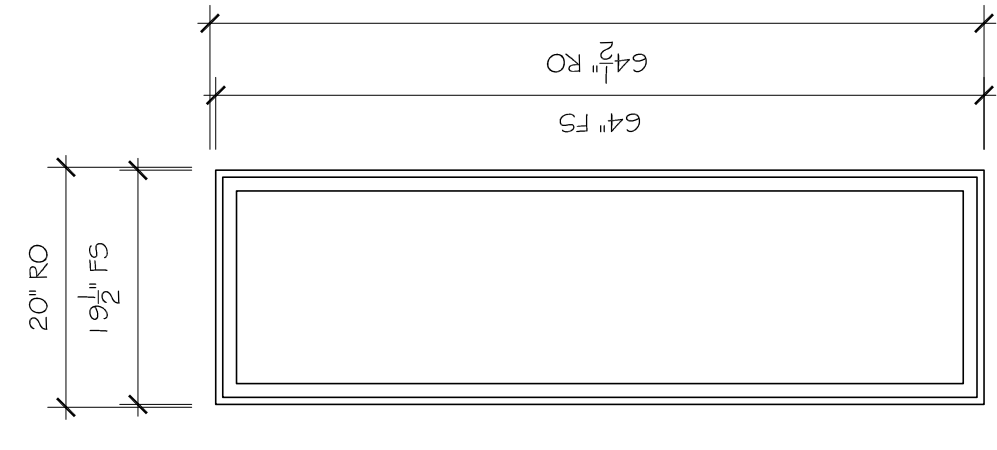
**TYPE F-F (VINYL)**  
SCALE: 3/4" = 1'-0"

Qty:	6
Mark Unit:	Type F-G (Vinyl)
Product Line:	Essential
Unit Description:	Double Hung
Height Opening:	20' 1/2" X 29"
Masonry Opening:	20' 1/2" X 28' 3/4"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Double Hung
Call Number:	None
Glass Information:	IG, Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	Sash Lock
Screen Type:	Aluminum Screen
Hardware Color:	White
Screen Surround Color:	Stone White
Screen Mesh Type:	[A1] Bright View Mesh
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None

Qty:	4
Mark Unit:	5/3 (Vinyl)
Product Line:	Essential
Unit Description:	Glaze Rectangle
Height Opening:	20' X 64' 1/2"
Masonry Opening:	20' X 64' 1/4"
Exterior Finish:	Stone White
Species:	None
Interior Finish:	Stone White
Unit Type:	Direct Glaze Rectangle
Call Number:	None
Glass Information:	IG, Tempered Low E2 w/Argon, Stainless
Divider Type:	None
Hardware Type:	None
Screen Type:	None
Hardware Color:	None
Screen Surround Color:	Stone White
Screen Mesh Type:	None
Jamb Depth:	2" Base Frame
Interior Trim:	None
Exterior Casings:	Casing Type : None
Subsill:	None



**TYPE F-G (VINYL)**  
SCALE: 3/4" = 1'-0"



**5/3 (VINYL)**  
SCALE: 3/4" = 1'-0"

Portsmouth Housing Authority  
245 Middle Street  
Portsmouth, NH 03801

DISTRIBUTOR: Millwork Masters  
CONTRACTOR: Millwork Masters  
ARCHITECT: Millwork Masters  
DRAWING NO: FHA 2021.dwg  
DRAWN BY: Fbmg  
DATE: 04/18/23  
REVISION DATE:

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Windows and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department of Marvin Windows and Doors, P.O. Box 100, Worland, Minnesota 56783. Marvin products are ordered without reference to the approved shop drawings. Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.



DRAWING INDEX	
Sheet Number	Sheet Name
H0.1	Cover Page
H1.1	ROOF PLAN
H2.1	EXISTING CONDITIONS PHOTOS
H2.2	EXISTING CONDITIONS PHOTOS
H2.3	EXISTING CONDITIONS PHOTOS
H2.4	EXISTING CONDITIONS PHOTOS
H3.1	SOUTHWEST ELEVATION
H3.2	NORTHEAST ELEVATION
H3.3	SOUTHEAST ELEVATION
H3.4	NORTHWEST ELEVATION
H4.1	EXTERIOR STAIR-RAILING
H4.2	EXTERIOR STAIR-RAILING
H4.3	EXTERIOR STAIR-RAILING
H5.1	MATERIALS

# PROJECT NARRATIVE

Renovation and restoration of multifamily buildings at middle street, (building 132-134). The buildings will be rehabilitated and restored in compliance with building and life safety codes.

The scope of work will include repointing the existing bricks, replacing deteriorated roofing, replacing the front entrance (steps and railing), repairing entrance doors, repair of windows and storms, replacement of downspouts and gutters. The work will include repairing the existing wood soffits and restoring brownstone masonry. The scope will also include cleaning existing masonry.



LOCATION OF WORK



# 132-134 MIDDLE STREET

RENOVATION + RESTORATION

HISTORIC DISTRICT COMMISSION  
WORK SESSION 1



28

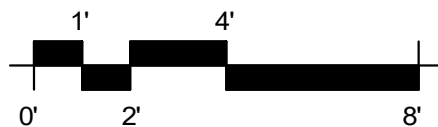
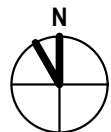
9

8

1 ROOF  
1/16" = 1'-0"



2 3D Back View  
1 1/2" = 1'-0"



ROOF PLAN

132-134 MIDDLE ST HOUSING

RECOMMENDATIONS	
NOTES	

8	Replace existing asphalt shingles with new synthetic slate shingles to match existing slate shingles.
9	Replace existing EPDM roofing on the deck with new EPDM roofing with new copper edge metal/drip edge, etc.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.



FRONT, NORTH  
& REAR SIDES

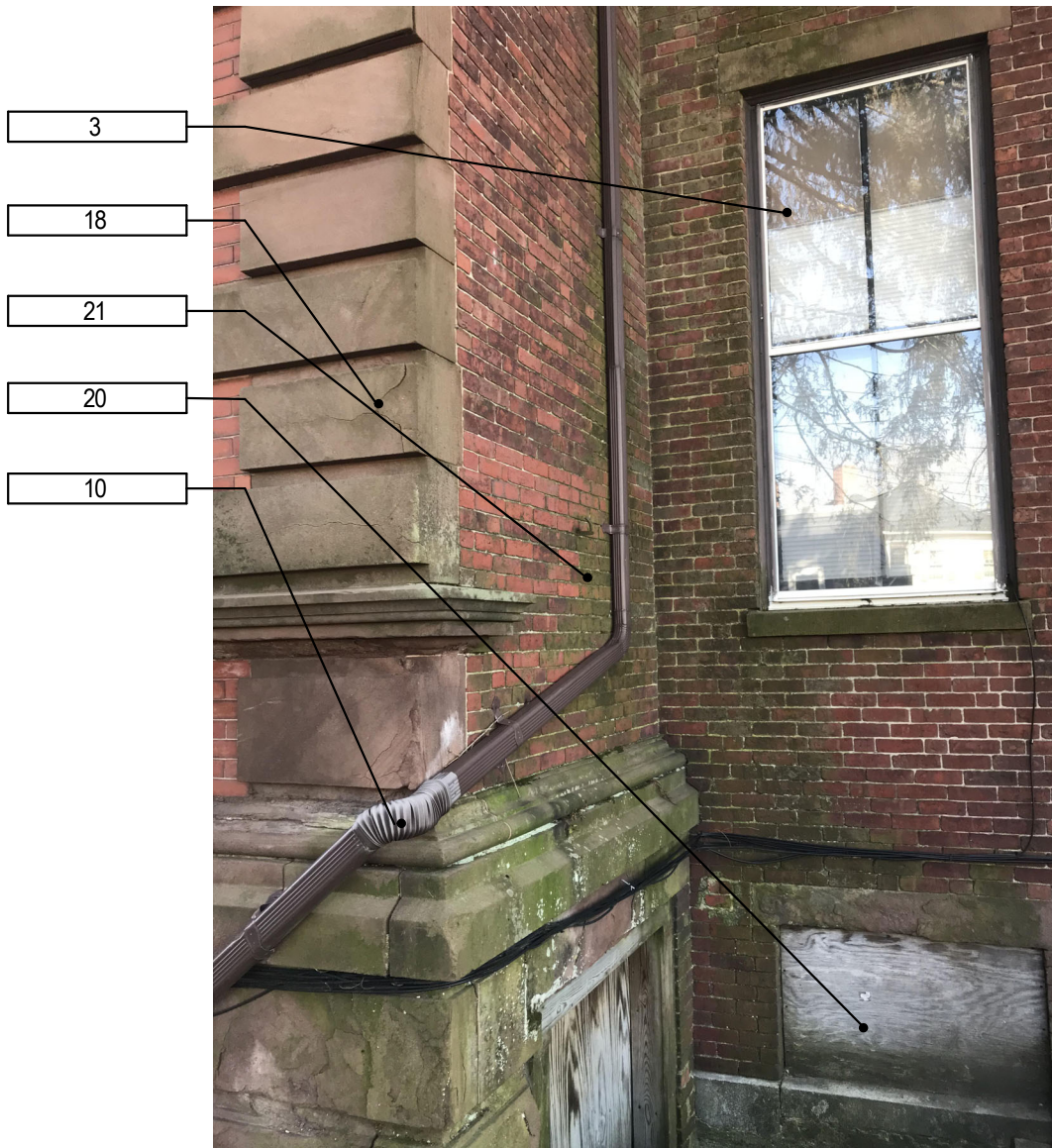


FRONT &  
SOUTH SIDES





RECOMMENDATIONS	
	NOTES
3	Repair rotting existing windows and storms.
4	Clean, patch, and paint the front entry door front/back.
5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
10	Replace gutters and downspouts with new copper gutters and downspouts.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.
18	Repair brownstone, trims, and paints on the exterior.
19	Repaint and repair existing roof over steps.
20	Fill with bricks matching the existing bricks.
21	Clean mold, moss and lichen.
22	Repair and repaint the existing soffit.
23	Repair and repaint existing wooden steps.
24	Repoint the infilled bricks with a mortar color matching the existing to blend with the existing bricks.
27	Repair or replace wood hip trim and plinth detail.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.







Option 01

Option 02



RECOMMENDATIONS	
NOTES	
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.
30	Test patch for brownstone repair.



General Note:  
All fire escapes to be removed reference attached images



1 **SOUTHWEST ELEVATION Presentation**  
1/8" = 1'-0"



RECOMMENDATIONS	
	NOTES

18	Repair brownstone, trims, and paints on the exterior.
21	Clean mold, moss and lichen.
22	Repair and repaint the existing soffit.
26	Copper hip flashing.
27	Repair or replace wood hip trim and plinth detail.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.

SOUTHWEST ELEVATION  
132-134 MIDDLE ST HOUSING

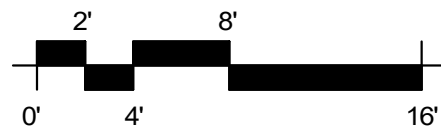
H3.1

05/12/23  
PROJECT NO:1020

General Note:  
All fire escapes to be removed reference attached images



1 **NORTHEAST ELEVATION Presentation**  
1/8" = 1'-0"



NORTHEAST ELEVATION  
132-134 MIDDLE ST HOUSING

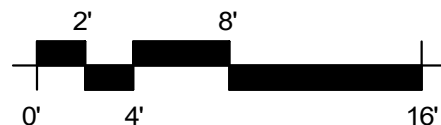
RECOMMENDATIONS	
	NOTES

3	Repair rotting existing windows and storms.
8	Replace existing asphalt shingles with new synthetic slate shingles to match existing slate shingles.
18	Repair brownstone, trims, and paints on the exterior.
22	Repair and repaint the existing soffit..
24	Repoint the infilled bricks with a mortar color matching the existing to blend with the existing bricks.
26	Copper hip flashing.
27	Repair or replace wood hip trim and plinth detail.

General Note:  
All fire escapes to be removed reference attached images

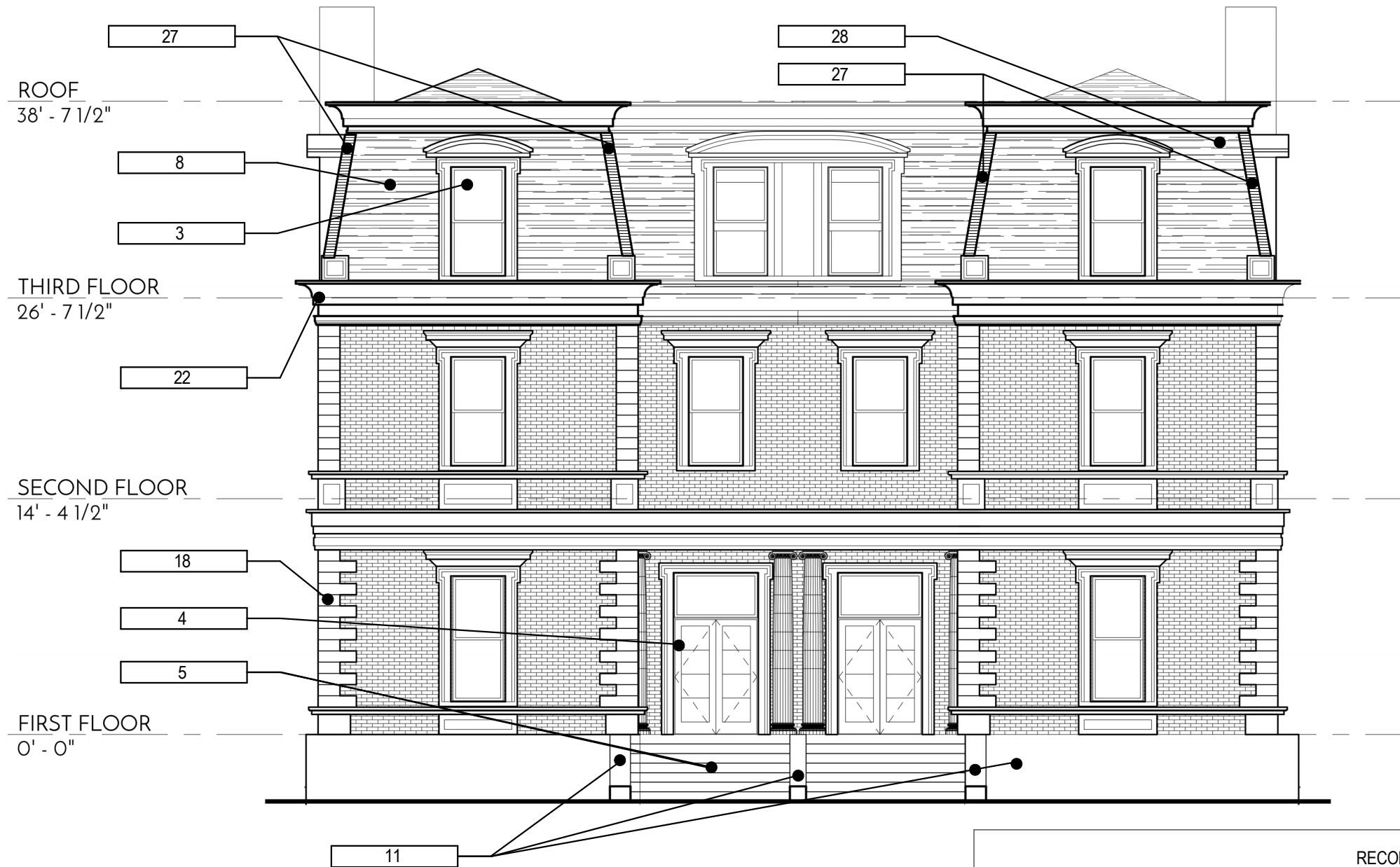


1 **SOUTHEAST ELEVATION**  
1/8" = 1'-0"



SOUTHEAST ELEVATION  
132-134 MIDDLE ST HOUSING

RECOMMENDATIONS	
	NOTES
3	Repair rotting existing windows and storms.
8	Replace existing asphalt shingles with new synthetic slate shingles to match existing slate shingles.
18	Repair brownstone, trims, and paints on the exterior.
22	Repair and repaint the existing soffit.
26	Copper hip flashing.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.



**1 NORTHWEST ELEVATION**  
1/8" = 1'-0"



RECOMMENDATIONS	
	NOTES

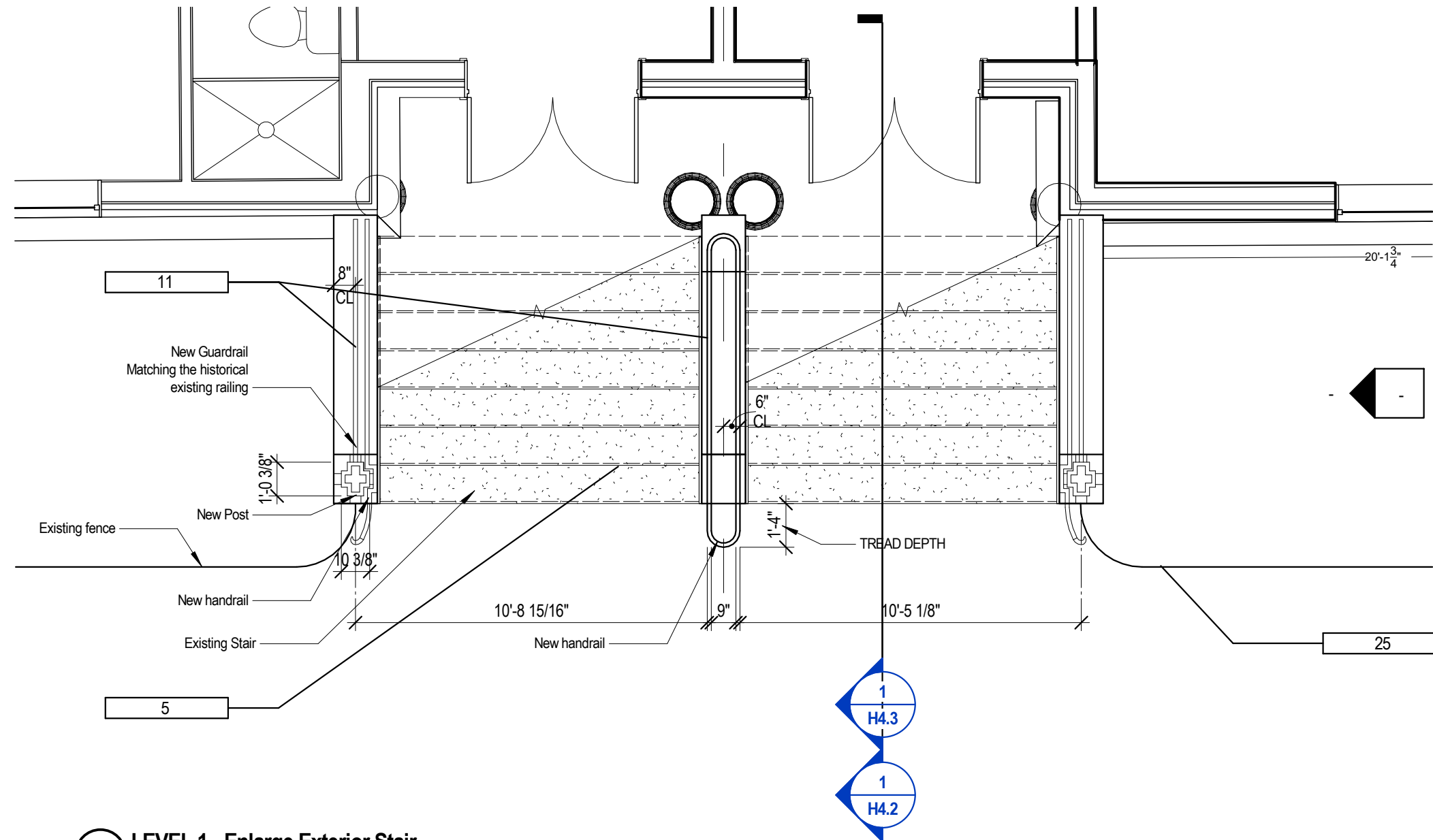
3	Repair rotting existing windows and storms.
4	Clean, patch, and paint the front entry door front/back.
5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
8	Replace existing asphalt shingles with new synthetic slate shingles to match existing slate shingles.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.
18	Repair brownstone, trims, and paints on the exterior.
22	Repair and repaint the existing soffit.
27	Repair or replace wood hip trim and plinth detail.
28	Replace existing slate shingles with new synthetic slate shingles to match existing slate shingles.

NORTHWEST ELEVATION  
132-134 MIDDLE ST HOUSING

RECOMMENDATIONS

NOTES

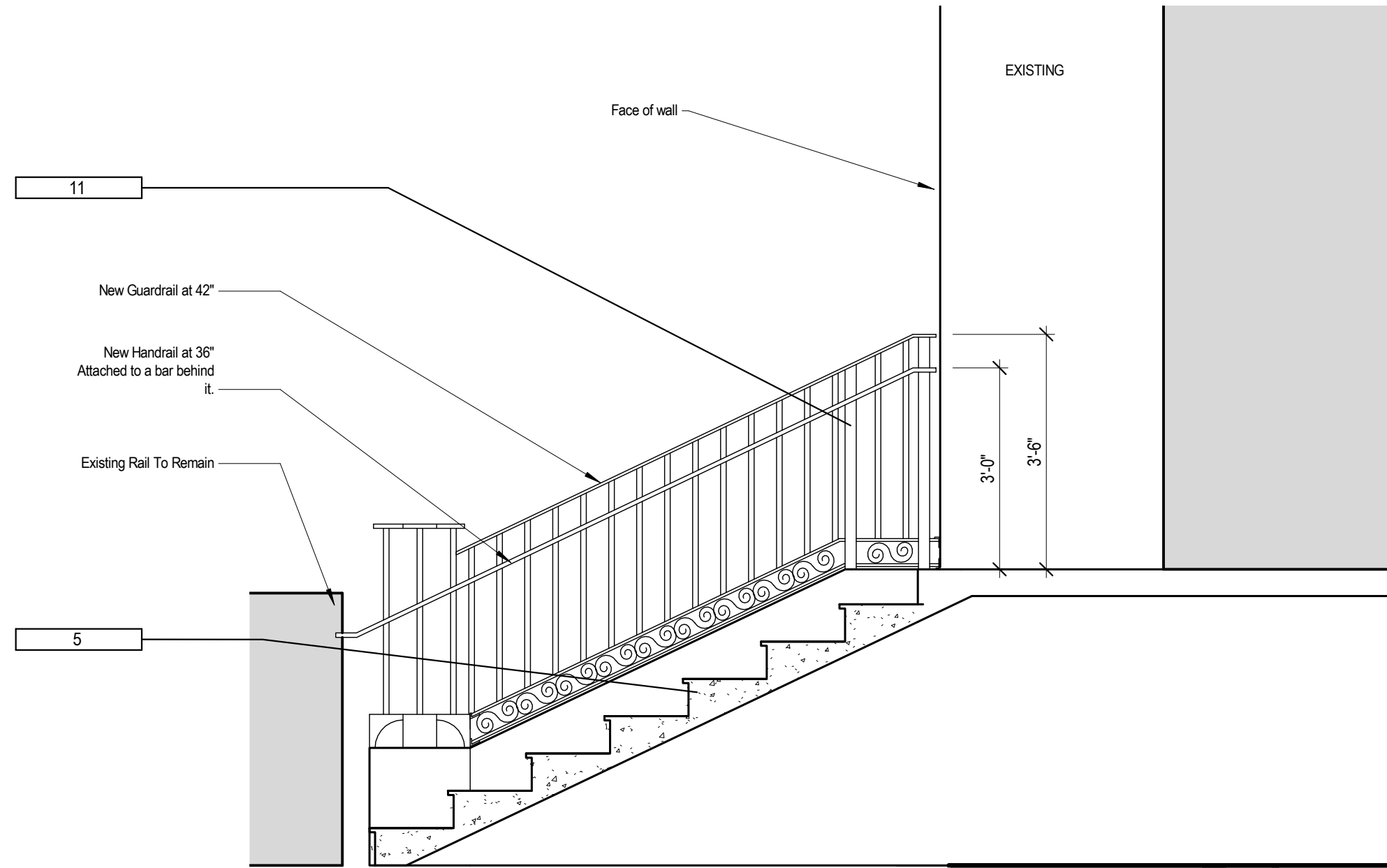
5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.
25	Build new fence matching the existing fence.



1 LEVEL 1 - Enlarge Exterior Stair  
1/4" = 1'-0"



RECOMMENDATIONS	
NOTES	
5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.



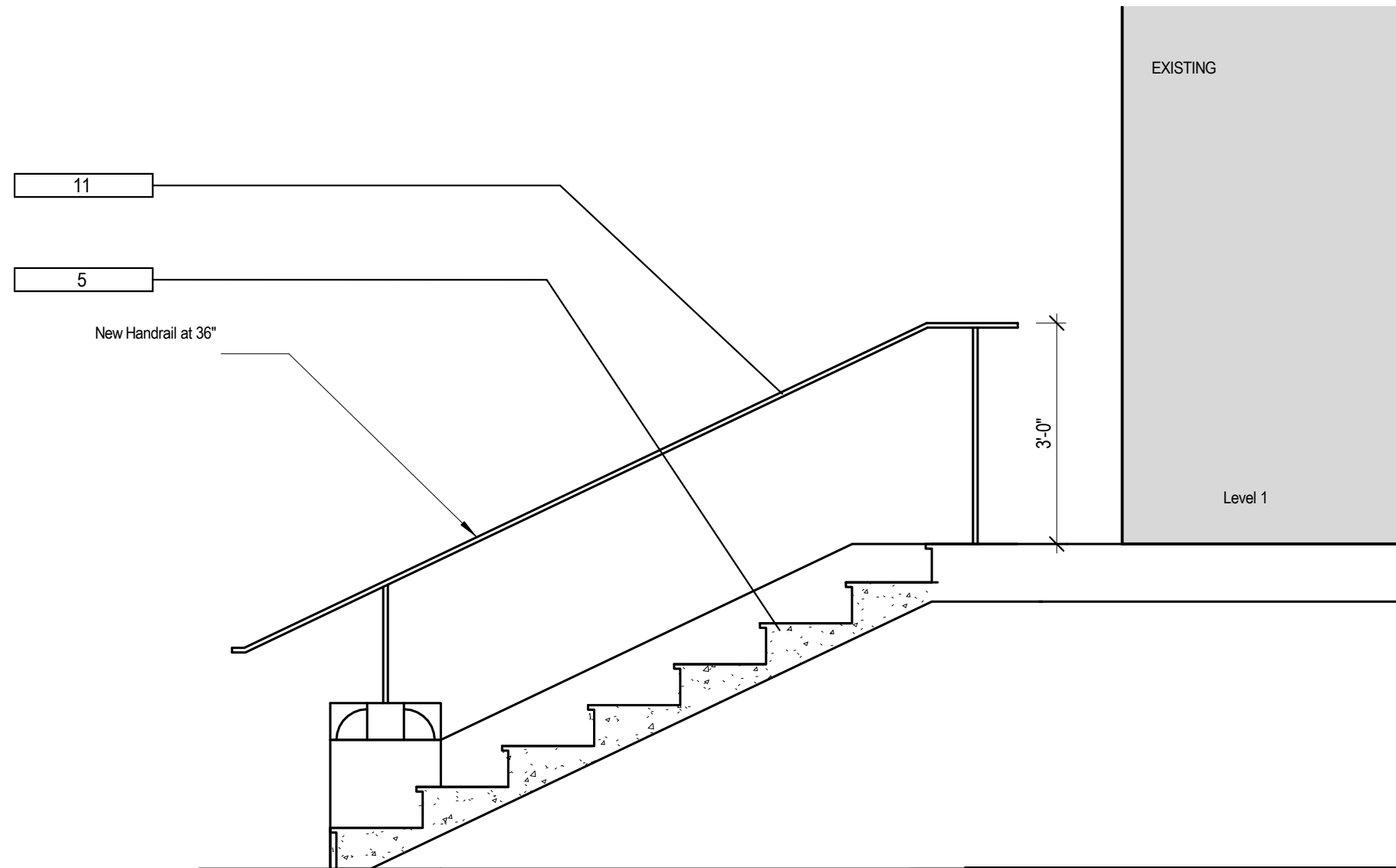
1 **Guardrail+Handrail**  
1/2" = 1'-0"



RECOMMENDATIONS

NOTES

5	Replace front treads and risers with colored concrete to match existing brownstone. Existing brownstone sidewalls to be repaired to match. Existing brownstone to be repaired.
11	Replace and install missing railings at front stoop with new wrought iron railings to match existing historic fencing.



1 Middle Handrail  
1/2" = 1'-0"







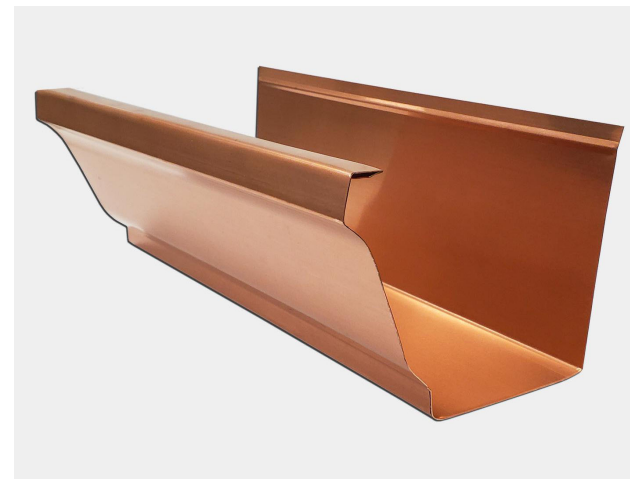
Option 01  
Ecostar Majestic, beaver tail.  
Color: Gray and red



All the exterior railing materials to be metal matching the look and the color of the existing railing



Option 02  
Ecostar Majestic, beaver tail  
Color: Gray



Gutters



Downspouts



Copper flashing

Existing brownstone

Proposed custom colored precast concrete to match existing brownstone



Custom colored precast concrete



# Sustainable Roofing



## Designer Series Slate

*Beaver Tail | Beveled Edge | Chisel Point*



*Environmentally friendly synthetic slate roofing tiles proudly made in the USA*

*Pioneers of sustainable roofing since 1993*

# Designer Series Slate



Many unique shapes and designs have been seen in slate roofing throughout history. Designer Series Slate tiles allow building owners the opportunity to continue that expression of individuality. EcoStar LLC, the leading manufacturer of premium synthetic steep-slope roofing products, offers three classic shapes as part of the Designer Series Slate collection. Made with the same formulas and offering the same benefits as Majestic Slate and Empire Slate, Designer Series Slate offers unlimited creative possibilities.



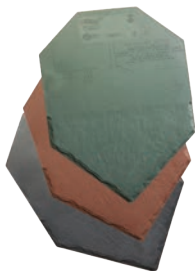
## Beaver Tail

The rounded look makes this classic slate tile perfect for designing unique roof patterns or creating a true carriage house appeal.

Colors: Federal Gray & Stone Red

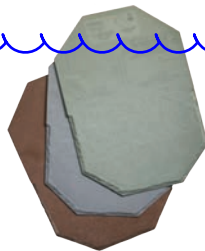
## Beveled Edge

The look of scalloped edges in a hexagonal pattern makes beveled edge tiles a classic. This rare style can be intermixed with traditional slate tiles or used separately for historical applications.



## Chisel Point

Chisel Point tiles form a beautiful diamond pattern on the roof, reminiscent of European roof designs.



## Advantages

- Weighs significantly less than natural slate
- Minimum 4" of headlap protection
- Easy application keeps installation costs down

## Architectural Flexibility

- The various styles of Designer Series Slate can be blended together with Majestic Slate or Empire Slate traditional tiles to create unique designs
- Special shapes replicate those found in historical, carriage house and European architecture
- Available in a wide array of standard and custom colors
- Available in three different shapes: Beaver Tail, Beveled Edge and Chisel Point
- Natural appearance of real slate roofing

## Strength & Durability

- Provides superior durability and protection from extreme weather conditions that include wind, hail and wind-driven rain
- Significant life cycle savings

## Warranty Options

- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available
- 110 mph Wind Warranty available



## Environmental Sustainability

- Manufactured with up to 80% post-industrial recycled materials

## Technical Information

- UL listed Class C/A fire resistance (UL 790)
- UL listed wind resistance to 110 mph (D3161)
- UL Class 4 impact resistance (UL 2218)
- Prolonged UV Exposure (ASTM G155)
- UL Evaluation Reports, AC07-ULER 18920-01 and 18920-02
- May contribute to LEED® points
- Manufactured in strict adherence to ISO 9001:2015 Quality Management

## Available Colors:

Majestic Slate: 11 standard colors

Empire Slate: 14 standard colors and unlimited custom colors

Note: Sample pieces, photographs or color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Before installation, ten tiles or so should be laid out and reviewed for conformity to desired color level. If color levels are unsatisfactory, advise your dealer before proceeding with installation. Colors and specifications are subject to change without notice. EcoStar is not liable for color variations or shading. Tiles must be randomly blended for best results. Limited warranties carry terms and conditions.



42 Edgewood Drive | Holland, NY 14080

800.211.7170 | [www.ecostarllc.com](http://www.ecostarllc.com)

# Innovative Design, Classic Slate Look

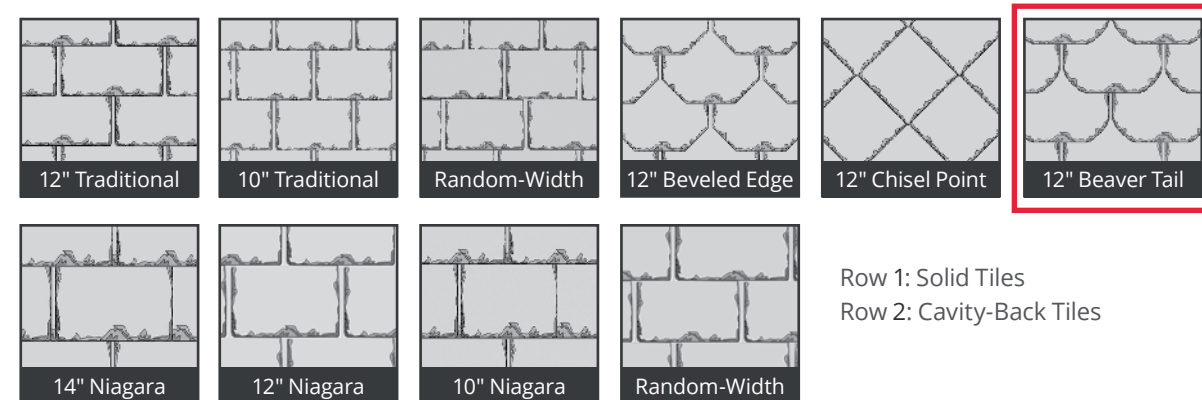
## EcoStar Slate

Post-industrial recycled compounds are utilized to create a lightweight and environmentally responsible alternative to natural slate. An EcoStar roof offers beautiful, yet proven protection for your most prized investment. It is an inspiration to homeowners looking for affordable style and uncompromised performance.

### Significant advantages:

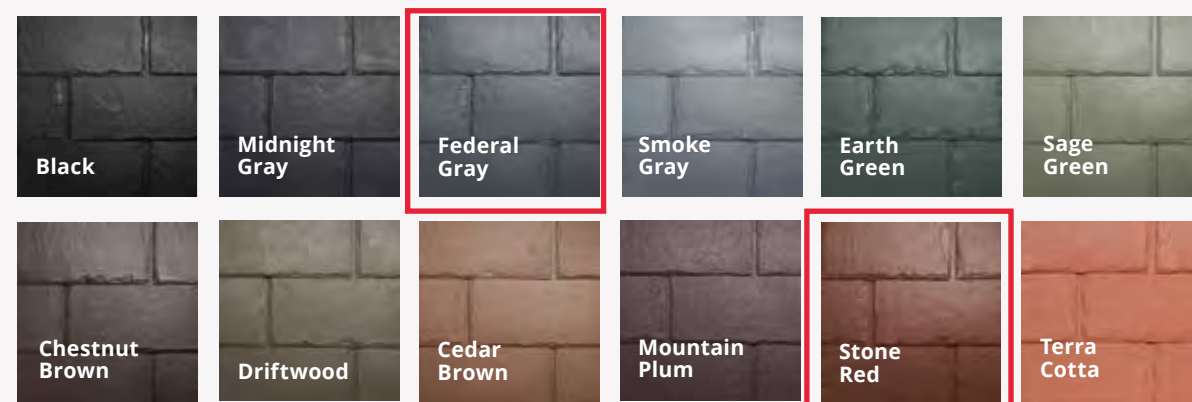
- Weighs significantly less than natural slate
- Protects against extreme weather conditions
- Reduces need for maintenance and repair
- Lessens environmental impact
- Exceeds industry performance standards
- 50-year warranty

### Profiles



Row 1: Solid Tiles  
Row 2: Cavity-Back Tiles

### Majestic Standard Colors



## The right tile for any property

Whether you are looking to elevate the look of a residential property, meet the performance needs of a commercial property, or preserve the look of a historical property, EcoStar offers the right tile.

### Majestic Slate

EcoStar's original eco-friendly tile, made of 80% recycled materials, meeting the needs of most residential applications.

### Niagara Slate

Niagara Slate is available in the Majestic and Empire formulas and offers an increased tile size and thickness for enhanced shadow lines and increased aesthetic appeal.

### Empire Slate

The same classic slate look as Majestic Slate with additional energy-saving benefits, and design features that meet the needs of commercial and historical properties.

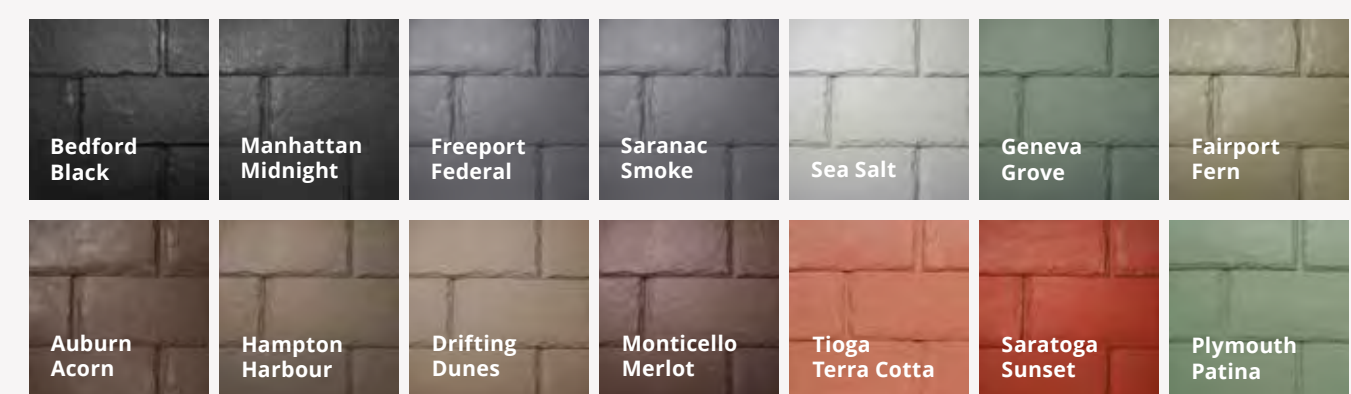
Our slates replicate real slate in so many ways - the beauty and durability, the slight sheen after installation, and the gentle patina of the surface over time.

Tile Features	Majestic Slate		Empire Slate	
	Traditional	Niagara	Traditional	Niagara
Recycled Material	80%	80%	25%	25%
Tile Widths	12", 10", 9", 6"	14", 12", 10"	12", 10", 9", 6"	14", 12", 10"
Profile	Solid	Cavity-back	Solid	Cavity-back
Tile Thickness	1/4"	5/8"	1/4"	5/8"
Reveal	7", 6"	10", 9"	8", 7", 6"	10", 9"
Weight per Square (at maximum reveal)	275 lbs. (12" tile)	250 lbs. (14" tile)	308 lbs. (12" tile)	290 lbs. (14" tile)
Fire Rating	Class C	Class C	Class C/A	Class C/A
Impact Rating	Class 4	Class 4	Class 4	Class 4
Miami-Dade	No	No	Yes	Yes
Standard Colors	12	12	14	14
Cool Roof Colors	No	No	11	11
Custom/Marbled Colors	No	No	Yes	Yes
Designer Tiles	Yes	No	Yes	No

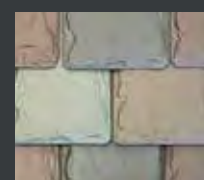
### Cool Colors

Enjoy additional energy savings from our line of Cool Colors, available in all Empire colors. (excludes Bedford Black, Tioga Terra Cotta and Plymouth Patina)

### Empire Standard & Cool Colors



Color samples may not accurately represent the true color level or variations of color blends that will appear on the roof. Colors and specifications subject to change without notice. EcoStar is not liable for color variations or shading.



Looking for a more unique look? Achieve a custom look by combining multiple profiles and/or colors. See page 20 to learn more.

All EcoStar products are factory pre-blended for both color and width.

"EcoStar synthetic slate was just what we were looking for. We were able to select the size, shape, and blend of colors required to give our home the look of a well-preserved nineteenth-century structure."

- Jay Panzer, Homeowner

EcoStar representatives are available for information about energy savings and homeowners insurance discounts. Visit our website to find your local representative.

**Project Submittal Package:**

132-134 Middle Street

Portsmouth, NH

4-18-23

MP Masonry, Inc.  
60 John L Dietsch BLVD  
North Attleboro Ma 02760  
PH: 508-384-2800

**General Contractor:**  
Torrington Properties

**Mortar- Brick**

**Spec mix Types N**

**Cleaner**

**Diedrich 101 Restoration cleaner**

**Brownstone patch**

**Matrix**

**Precast**

**Preferred Precast**

# MORTAR

**SPEC MIX**

Product Certification Letter

September 5, 2019

**Product Description:** 80 lb. SPEC MIX® Portland Lime & Sand Mortar / Type N  
3000 lb. Mix 204 N (PLN)

**Item Number:** 19008  
SM19008

**Manufacturing Plant:** QUIKRETE® - Boston

To: Whom It May Concern

This letter certifies that SPEC MIX Portland Lime & Sand Mortar / Type N as referenced above meets the requirements of ASTM C 1714 and the *property* specifications for an ASTM C 270, *Standard Specification for Mortar for Unit Masonry, Type N Mortar*. Please reference the Material Test Report for Item Number SM19008 for test results of the design.

The raw materials used in this product formulation meeting the standard specifications include: Type I/II Portland Cement meeting ASTM C 150, *Standard Specification for Portland Cement*, Hydrated Lime Type S meeting ASTM C 207, *Standard Specification for Hydrated Lime for Masonry Purposes*, and Mason Sand meeting ASTM C 144, *Standard Specification for Aggregate for Masonry Mortar*.

It is available as a standard gray, as well as in a variety of standard and custom colors. For custom colors, or versions with integral water repellent, the finished product item number will vary from the base design item number above depending upon the integral water repellent and / or specific pigment. These versions will also meet the specifications described above.

Mortar property characteristics including compressive strength are specified according to ASTM C 270 with laboratory testing. ASTM C 270 (property specification) is not for use to specify minimum compressive strengths to be achieved by field mixed mortars. Field mixed mortar may be tested according to ASTM C 780 to evaluate mortar properties such as mortar water content or consistency. As defined in ASTM C 1586, compressive strength values determined through ASTM C 780 in the field are **not expected nor required** to achieve the compressive strengths of laboratory tested ASTM C 270 specification mortars.

We are pleased to be of service to you. If you have any questions, please let us know.



Wendy Henry  
Quality Assurance Manager

WMH

THE QUIKRETE® COMPANIES, LLC  
Technical and Engineering Center  
500 Marathon Parkway  
Lawrenceville, GA 30046  
770.216.9580 • www.quikrete.com  
651.994.7120 • www.specmix.com

**MORTAR**

LANXESS Corporation

**LANXESS**  
Energizing Chemistry

**1. Product Name**  
Bayferrox® Iron Oxide Pigments

**2. Manufacturer**  
LANXESS Corporation  
111 RIDC Park West Drive  
Pittsburgh, PA 15275-1112  
(800) 526-9377  
(412) 809-2212  
Fax: (412) 809-3599  
E-mail: paul.croushore@lanxess.com  
www.Bayferrox.com

**3. Product Description**

**BASIC USE**

Bayferrox® synthetic iron oxide pigments are one of the most popular color pigments worldwide for coloring concrete. Bayferrox is suitable for all types of concrete products, including ready-mixed and architectural concrete, concrete blocks, bricks and paving stones, concrete roofing tiles, segmental retaining wall units, architectural precast products, colored mortar cement, stucco and grout. New applications are always being developed. Consult manufacturer.

**COMPOSITION & MATERIALS**

The most widely used pigments for coloring concrete are synthetic iron oxides. Bayferrox pigments meet stringent color and quality specification parameters set forth by ASTM C979. To help meet these standards, the LANXESS production facilities are ISO 9000-2000 certified.

**SIZES**

Bayferrox pigments are available in 50 lb (23 kg) bags, bulk bags, and in custom sized packaging.

**FINISHES**

Final color and appearance are functions of a number of variables, including amount of pigment in the mix, water-to-cement ratio, other mix components such as aggregates and admixtures, finishing technique and curing conditions.

**COLORS**

At low pigment level concentrations, these pigments can turn gray concrete into a wide range of earth tone colors which show virtually no fading after many years of weather exposure. A full range of high quality color pigments, including yellows, reds, blacks and browns, is produced for a variety of applications. These pigments are available in more than 24 primary colors and hundreds of blends. The shades indicated on the manufacturer's color cards have been chosen for their popularity. Numerous other shades are available.

**LIMITATIONS**

Consult manufacturer's technical literature for recommended and excluded uses.

**4. Technical Data**

**APPLICABLE STANDARDS**

ASTM International - ASTM C979 Standard Specification for Pigments for Integrally Colored Concrete

International Organization for Standardization (ISO) - ISO 9000-2000 Quality Management and Quality Assurance Standards, Parts 1 - 3

**APPROVALS**

The LANXESS manufacturing plants for Bayferrox are ISO 9000-2000 series certified by the International Organization for Standardization (ISO).

**ENVIRONMENTAL CONSIDERATIONS**

The LANXESS manufacturing process converts scrap iron into premium iron oxides; minimal salts, no sulfur dioxide or crystalline silica is produced. Use of these products can produce nominal amounts of dust. Use appropriate protective clothing and respiratory protection. Material Safety Data Sheets (MSDS) are available upon request.

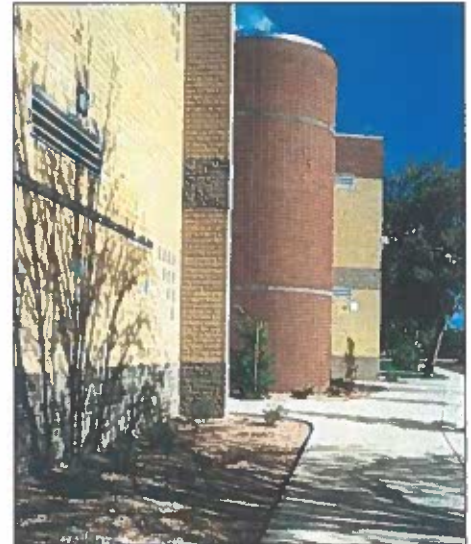
**PHYSICAL/CHEMICAL PROPERTIES**

These pigments are stable under exposure to sunlight and ultraviolet (UV) radiation, and are alkali and weather resistant.

**5. Installation**

**PREPARATORY WORK**

Handle and store product according to LANXESS recommendations. Keep materials dry and in their original packaging until ready for use. Once the specific mix design and sequencing of raw materials have been established, it should not be altered. Consistency of



Bayferrox® Iron Oxide Pigments impart color in concrete products.

raw materials in all phases of manufacturing is the most important element in making quality colored concrete.

**METHODS**

Bayferrox pigments should be added to the concrete mix, not sprinkled or dusted onto the surface of the concrete. The amount of color to be used ranges from 1/2 lb (0.23 kg) up to 7 lb (3 kg) per 94 lb (43 kg) bag of cement. ASTM limits the maximum amount of color per batch to 10% of the cementitious material in the mix. For colored ready-mixed concrete, add carefully weighed aggregates, then add 1/2 to 2/3 of total batch water. Add exact amount of pigment, and mix for 1 minute. Add accurate amount of cement, approved admixtures and remaining water. Mix for a minimum of 5 minutes at high speed. Complete use recommendations for various applications are available from LANXESS.

**PRECAUTIONS**

Pigmentation levels greater than 10% of cementitious material content, per ASTM standard, can reduce concrete strength.

Health and safety recommendations must be observed when handling Bayferrox synthetic iron oxide pigments. Before working with any product mentioned in the Bayferrox product information, user must read and become familiar with hazards, proper use and handling recommendations. Consult LANXESS for more information.

# MORTAR

SM100 - GRAY

SM200 - WHITE

SM250 - ANTIQUE WHITE

SM270 - TANGLEWOOD

SM290 - NANTUCKET

SM300 - LIGHT BUFF

SM330 - BURLYWOOD

SM350 - SUEDE

SM400 - MEDIUM BUFF

SM500 - DARK BUFF

SM550 - MEDIUM BROWN

SM570 - TUMBLEWEED

SM580 - DARK BROWN

SM610 - AMBER

SM620 - TANGERINE

SM650 - DUSTY ROSE

SM660 - SALMON

SM670 - BURGUNDY

SM680 - ROSEWOOD

SM800 - FIRESTONE

SM700 - RED

SM730 - BRIARWOOD

SM750 - SILVERSTONE

SM770 - SABLE

Color to match  
existing



310 Wayto Road | Schenectady, NY 12303 ● TEL: 800-283-3888 | FAX: 518-357-9636  
EMAIL: moreinfo@sandellmfg.com | www.diedrichtechnologies.com

# 101 MASONRY RESTORER

## 1. PRODUCT DATA

**Date of Preparation:** March 1, 2015  
**Product Name:** 101 Masonry Restorer  
**Producer:** Diedrich Technologies, A Hohmann & Barnard Company, 310 Wayto Road, Schenectady, NY 12303  
**Company Contact:** Ken Eglin  
**Telephone:** 800-283-3888 **Fax:** 518-357-9636  
**Email:** KenE@h-b.com **Web:** www.diedrichtechnologies.com

*This product is manufactured for Commercial/Industrial use. Not recommended for: Household use.*

## 2. PRODUCT DESCRIPTION

DIEDRICH 101 Masonry Restorer combines acids and a biodegradable detergent into a powerful concentrated cleaner for masonry surfaces. This formula penetrates, dissolves, and suspends grime for easy removal by flushing the treated areas with a pressure washer. Removes most airborne dirt, atmospheric carbon, rust, mildew, algae, fungus, exhaust residue, industrial pollutants, weathering discoloration, fire and smoke damage, and most other stains from rough and smooth surfaces of brick, sandstone, field stone, stucco, swimming pools, clay tiles, some limestones (*do not use on Indiana Limestone as it will cause oxidation rust burns; use 707X or 808X Limestone Cleaners*), asbestos and slate shingles, metal and wood. The 101 Masonry Restorer is applied by low pressure spray, roller, or soft fiber brush. Diedrich 101 Masonry Restorer offers a sensible alternative to damaging sandblasting with these advantages:

- Retains the original outer masonry "skin" for natural color and appearance.
- Keeps mortar joints intact and structurally sound, thus avoiding costly and unnecessary tuckpointing.
- Preserves delicate architectural carvings and delicate moldings.
- Water-soluble & biodegradable formula and creates no ecological problems of sand nuisance and dust pollution.

**Limitations:** Products ability to clean is limited where walls, in a bad state of repair, are deeply stained by water penetration through parapets, copings, cornices, belt courses, sills and missing joints. On granite, terra-cotta, glazed tile and face brick, use DIEDRICH 101G. Do not use

DIEDRICH 101 on marble surfaces, use 910 or 910 PM. 101 is not recommended for cleaning concrete surfaces, use 900X, 960 or 101G.

## 3. TECHNICAL DATA

**Physical State:** Liquid.  
**Color:** Clear aqueous light amber  
**Specific Gravity:** 1.09  
**pH:** <1.0 (1:10 dilution - 5.3)

**Coverage:** Coverage will vary according to the porosity of the masonry and the amount of accumulated dirt. As a rule of thumb, however, 1 gallon of diluted (1:1) 101 will clean up to 200 sq. ft. of surface. Increased coverage with dilution.

## 4. PREPARATIONS

**Personnel:** All workers must be protected by rubber or polyethylene complete body coverage suits, boots, gloves, face shield, splash goggles, and protective head gear. Avoid contact with eyes and skin.

**Adjacent Areas:** Protect all glass, vegetation, electrical, anodized aluminum, painted surfaces, asphalt roofing, cars and other adjacent items, buildings and occupants with proper precautions, plastic coverings, and by soaking with water. Avoid drift as it may injure passersby or damage vehicles. Divert traffic.

### KEEP OUT OF REACH OF CHILDREN AND ANIMALS.

Safety lines and suspended scaffolding must be equipped with steel or synthetic fiber ropes. **THIS PRODUCT WILL ETCH GLASS AND ALUMINUM. PROTECTION WITH PLASTIC SHEETS IS IMPERATIVE.**

**Test Procedures:** A test patch **MUST** be cleaned prior to full scale cleaning operations. The test patch is necessary to determine compatibility, dilution rates, and required end results. **Individual surface types must be tested.** Inspection of the test areas should occur after the surface has thoroughly dried. The test patch should be available for inspection and approval, then remain as the standard for the project.

310 Wayto Road | Schenectady, NY 12303 ● TEL: 800-283-3888 | FAX: 518-357-9636  
EMAIL: [moreinfo@sandellmfg.com](mailto:moreinfo@sandellmfg.com) | [www.diedrichtechnologies.com](http://www.diedrichtechnologies.com)

## 5. APPLICATION

101 MASONRY RESTORER can be diluted one part cleaner to up to 10 parts water, depending upon the type of masonry, the degree of accumulated dirt and the method of application and rinse to be used. Best time to rise is within 2 to 5 minutes. In most cases, pre-wet wall to avoid streaking or bleaching of masonry surface. The most effective method of application is with an ACID-RESISTANT AIRLESS LOW-PRESSURE APPLICATOR PUMP - THE **DIEDRICH ACID EXPRESS**, or with a soft densely fibered synthetic acid brush, followed by a pressure washer equipped to produce 500 PSI. Wash until sudsing ceases. Working from top to bottom or bottom to top are all acceptable techniques. To avoid streaking on hard face brick keep lower areas wet and rinsed OR apply and wash from bottom working up

and then a final rinse coming down. When applying outside occupied building, all windows, air intakes and exterior air-conditioning vents should be covered or shut down during and for 30 minutes following application. Hot water will improve cleaning and also extends the season.

## 6. AVAILABILITY AND COST:

Available through a network of 1500 dealers and over 2000 contractors located throughout the United States, Canada, Mexico and Europe. Cost will fluctuate according to the type of masonry to be cleaned, freight and labor costs and other variables.

# REMOVE SELF CLEANING PAINT AND OXIDIZED ALUMINUM SIDING CHALK RUN-DOWN FROM MASONRY SURFACES

When certain types of self-cleaning paints weather, their surfaces powder off and wash down the wall during rains and streaks the masonry. One of the most unsightly and difficult to remove stains is that of chalking paint run-down. White residue particles lodge deeply in the pores of the masonry and are extremely difficult to remove. The same problem can occur when aluminum siding oxidizes. These types of chalking will not wear off but will worsen. Paint strippers or removers will not remove this streaking even though it is caused by the paint. Muriatic acid likewise will not remove or have any effect on this. Muriatic acid mixtures are dangerous and could damage, etch, or bleach the brick and mortar. The only product on the market that safely and effectively removes this chalky run-down are **Diedrich's 101 Masonry Restorer, 101G, or Envirestore 100**.

Diedrich's 101 Masonry Restorer in a 5 to 1 dilution was applied to this wall and simply washed-off with a high pressure water spray. *Note the like-new condition of the results.* To retain this appearance and prevent future streaking we suggest our Diedrich 303-S Siloxseal or Omegaseal 333 series of water-repellents.



**BEFORE**



**AFTER CLEANING WITH 101**

## Masonry Restoration Standard Colors

Matrix  
Matrix TR  
Injection Grout  
RePoint

**K1**  
Light Limestone



Formerly  
Matrix M1 and Mimic #1

**K2**  
Medium Limestone



Formerly  
Matrix M2 and Mimic #2

**K3**  
Dark Limestone



Formerly  
Matrix M3 and Mimic #3

**K4**  
Sandstone



Formerly  
Matrix M4 and Mimic #4

**K5**  
Dark Sandstone



Formerly  
Matrix M5 and Mimic #5

**K6**  
Terracotta



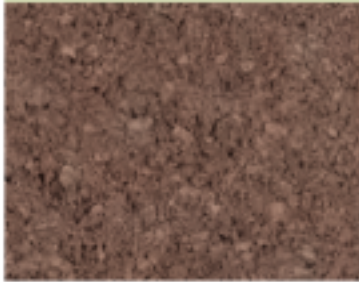
Formerly  
Matrix M6 and Mimic #7

**K7**  
Light Brownstone



Formerly Matrix M7  
No equivalent for Mimic

**K8**  
Brownstone with Mica



Formerly  
Matrix M8 and Mimic #13

**K9**  
Dark Brownstone



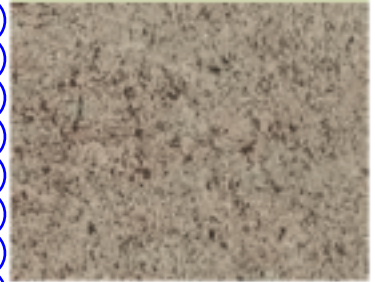
Formerly  
Matrix M9 and Mimic #14

**K10**  
Union Brownstone



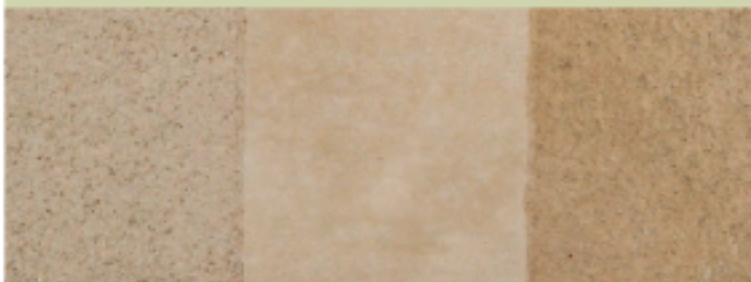
Formerly Mimic #15  
No equivalent for Matrix

**K11**  
Precast



Formerly Mimic #6  
No equivalent for Matrix

### Difference in Color



Created by – shaved finish (left)  
smooth finish (center) sandblast finish (right).

Each of the listed products are available in colors K1 – K11.

**This color card is to provide an approximation of the color.**

**Always request a sample of the product in desired color for accurate matching.**

The colors shown are standard for Matrix, Matrix TR (formerly Mimic TR), Injection Grout and RePoint.

Color matching is available for each of these products with the exception of Injection Grout.

Refer to the current data bulletin for application and finishing detail for each product.

For custom color matching contact Conproco customer support at 800.258.3500.

# BROWNSTONE REPAIR





**PRECAST ARCHITECTURAL CONCRETE  
034500**

**1.5a SUBMITTALS**

**WHITE CEMENT PRODUCT DATA**

**Technical Data Sheet**

**ASTM C-150**



**PRODUCT NAME:**  
**White Portland Cement:**  
**Federal**  
**White Type I**  
**ASTM Designation C-150**

SDS

**MANUFACTURER:**  
 Federal White Cement  
 P.O. Box 548  
 Woodstock, Ontario  
 Canada  
 N4S 7Y5

Phone: 800-265-1806  
 Phone: 519-485-5410  
 Fax: 519-485-5892

**DESCRIPTION:**

Federal White Type I Cement is a true portland cement manufactured with selected raw materials to insure negligible amounts of iron and manganese oxides so as not to produce the gray color of normal portland cement.

**INSTALLATION:**

Architect should approve the color and surface texture of samples submitted by the contractor or precaster. Contact Federal White Cement for further information or assistance.

**MAINTENANCE:**

Concrete and other products manufactured with Federal White Cement should require no additional maintenance if designed and constructed following proper and accepted procedures.

**TECHNICAL DATA:**

Federal White Portland Cement is manufactured to conform to all current requirements of ASTM Designation C-150.

See table for physical properties.

**BASIC USE:**

Federal White Cement can be used for all types of architectural or structural concrete construction where a whiter or brighter color may be needed for aesthetic or safety reasons. Such application as pre-cast panels and systems, cast-in-place, masonry units, tilt-up panel systems, roofing tiles, terrazzo floors, highway median barriers, tile grout, swimming pools, stucco, colored masonry products, cement paints and coatings and ornamental precast concrete items lend themselves to using Federal White Cement. Federal White Cement may also be used to satisfy low alkali requirements.

**WARRANTY:**

Federal White Type I Portland Cement complies with the current ASTM C-150. Federal White Cement makes no guarantee or warranty, expressed or implied, including, without limitation, warranties of fitness or merchantability with respect to this product.

**TECHNICAL SERVICES:**

Technical service, consultation, and additional product information are available by contacting Federal White Cement.

PHYSICAL PROPERTY	FEDERAL WHITE Typical Type I	ASTM C - 150 Specification Type I
<b>Fineness:</b>		
Specific Surface (sq. m / kg)	400	280 minimum
Setting Time - Vicat Minutes	120	
not less than		45
not more than		375
Air Content %	8	12 maximum
Compressive Strength, psi(MPa)		
1 day	2000 (13.9)	--
3 day	3900 (26.9)	1740 (12.0) minimum
7 day	4800 (33.1)	2760 (19.0) minimum
28 day	6500 (44.8)	--

**RECEIVED  
6/30/2021**

# PREFERRED PRECAST

2 Titus Street, Cumberland, RI 02864

Phone: (401) 475-5560

E-Mail: Preferredprecast@gmail.com

**PRECAST**

## **MIX DESIGN FOR ARCHITECTURAL PRECAST CONCRETE (034500)**

PER 6.25 CUBIC FEET

<b>MATERIALS</b>	<b>QTY</b>	<b>DESCRIPTION</b>	<b>WEIGHT</b>	<b>UNIT</b>
<b>WHITE CEMENT:</b>	2	92.6 lb. Bags of Cement	185.2 lbs.	
<b>MAX ALLOW H2O FOR WHITE CEMENT:</b>	8.89	Gallons of Potable Water	74.08 lbs.	
<b>IRON CLAD CEMENT:</b>	2	94lb. Bags of Cement	188 lbs.	
<b>MAX ALLOW H2O FOR GRAY CEMENT:</b>	9.02	Gallons of Potable Water	75.2 lbs.	
<b>SAND:</b>	1	Mason Sand	232 lbs.	
<b>STONE:</b>	1	3/8" Pea Stone	290.4 lbs.	
<b>WATER/CEMENT RATIO:</b>	0.4	MAX	SEE ABOVE	
<b>AIR ENTRAINING ADMIX:</b>	3.00	FL. OZ. PER 100 LBS OF CEMENT	5.64 Oz.	
<b>WATER REDUCER ADMIX:</b>	5 to 7	% MAX	7.52 Oz.	
<b>COLOR PIGMENT:</b>	1.8	% OR LESS THAN CEMENT WEIGHT	TBD	

**Mix Design based upon minimum compressive strength of 6,500 PSI at 28 Days**

- 1.) Architectural Precast Concrete manufactured for this project complies with ASTM C1364
- 2.) Slight color variations are expected due to naturally miss-colored products (i.e. Sand & Stone).
- 3.) Aggregate supplied for this project complies with ASTM C33
- 4.) Cement supplied for this project complies with ASTM C150
- 5.) Air entrainment admixtures supplied for the above mentioned project comply with ASTM C260/C260M.
- 6.) H2O reducer/strength enhancer meets ASTM C494/C494M & contains no more than 0.1% of chloride ions.
- 7.) All Reinforcing Bars supplied for this project comply with ASTM A615, Grade 60
- 8.) Calcium Nitrate Corrosion Inhibitor at minimum dosage rate of 2 Gal./Cubic Yard

**PRECAST ARCHITECTURAL CONCRETE  
034500  
1.5b SUBMITTALS  
MIX DESIGN**

**PRECAST**

\* Any Color Selected marked with (\*) will have an up-charge

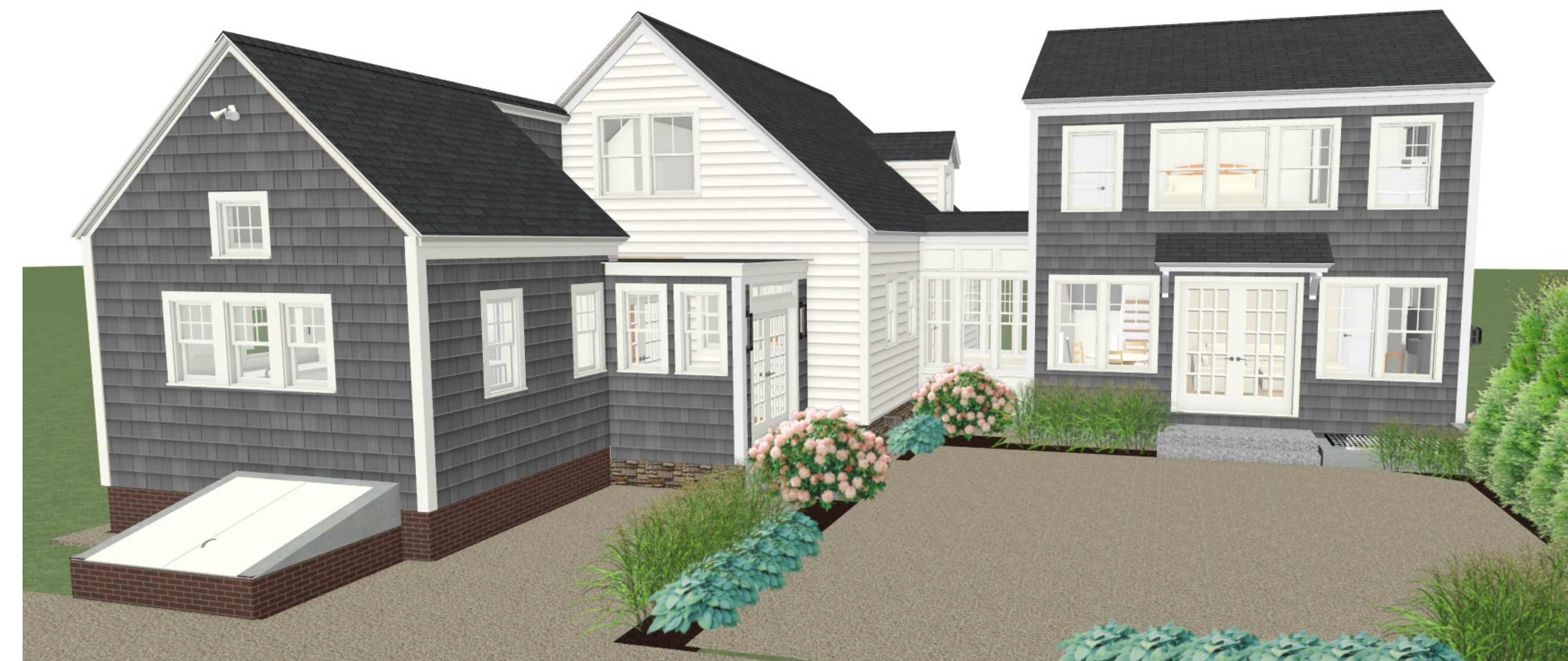


**ATTENTION:**

Colors in photo may vary when compared to a physical sample  
Please request a 12x12 sample to best depict the true color & texture of our product



FRONT VIEW FROM DEARBORN ST.



LEFT SIDE VIEW FROM WATER

EXISTING PROPERTY PHOTOS



HEIGHT STUDY IN RELATIONSHIP TO ABUTTER



RELATIONSHIP OF SHED TO PROPERTY LINE (ON OTHER SIDE OF FENCE)



SHED IN RELATIONSHIP TO CAPE & ENTRY

EXISTING NEIGHBORHOOD PHOTOS



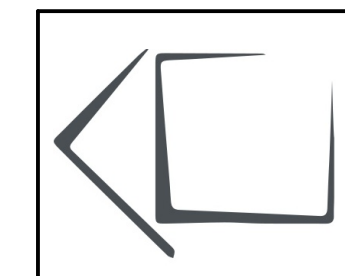
VIEW FROM DENNETT



VIEW FROM DEARBORN



VIEW FROM MAPLEWOOD



Revision Table	
Number	Description

OVERVIEW

**CLIENT:**  
 ABRIGO HOME  
 39 DEARBORN EXT  
 PORTSMOUTH, NH

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 PORTSMOUTH, NH 03801  
 207.345.6050

DATE:

5/18/2023

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SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

0-2



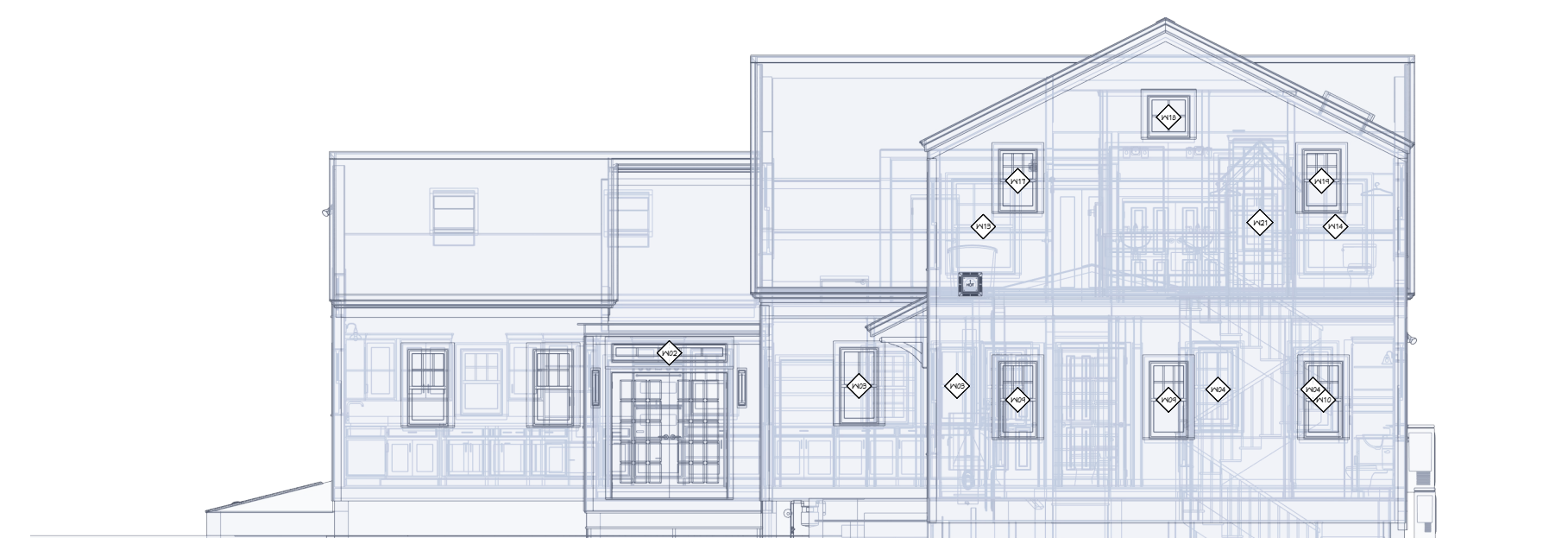


CITY OF PORTSMOUTH - MAP GEO GIS

SITE PLAN

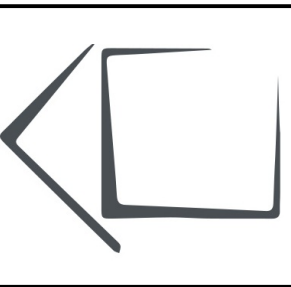


GOOGLE SATELITE SITE



GLASS HOUSE ELEVATION FROM EAST

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



Revision Table	Description
Number	Date

PLOT PLAN

CLIENT:  
 ABRIGO HOME  
 39 DEARBORN EXT  
 PORTSMOUTH, NH

CONTACT:  
 ABRIGO HOME  
 PO BOX 1564  
 PORTSMOUTH, NH 03801  
 201.345.6050

DATE:

5/18/2023

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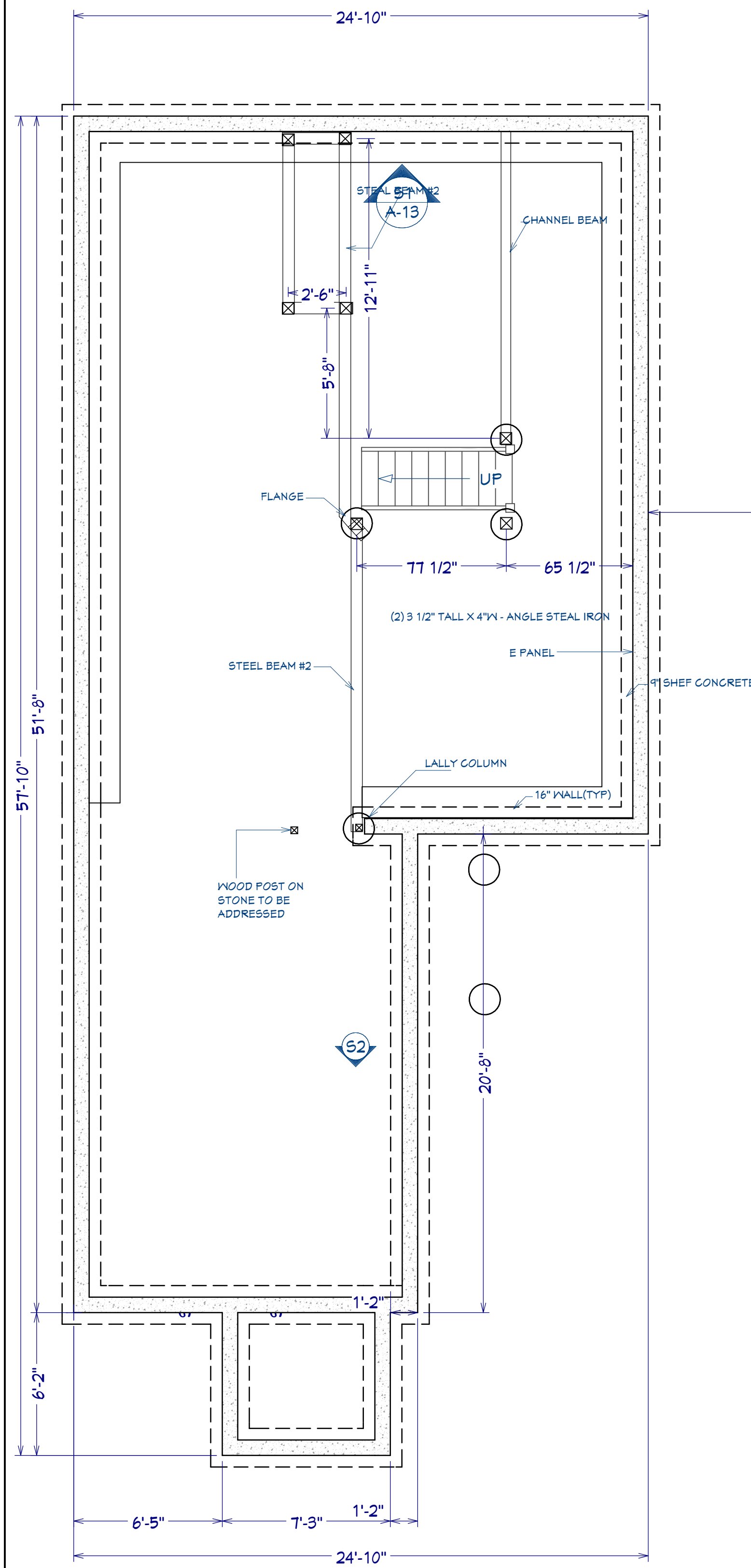
SCALED FOR:  
 24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A1

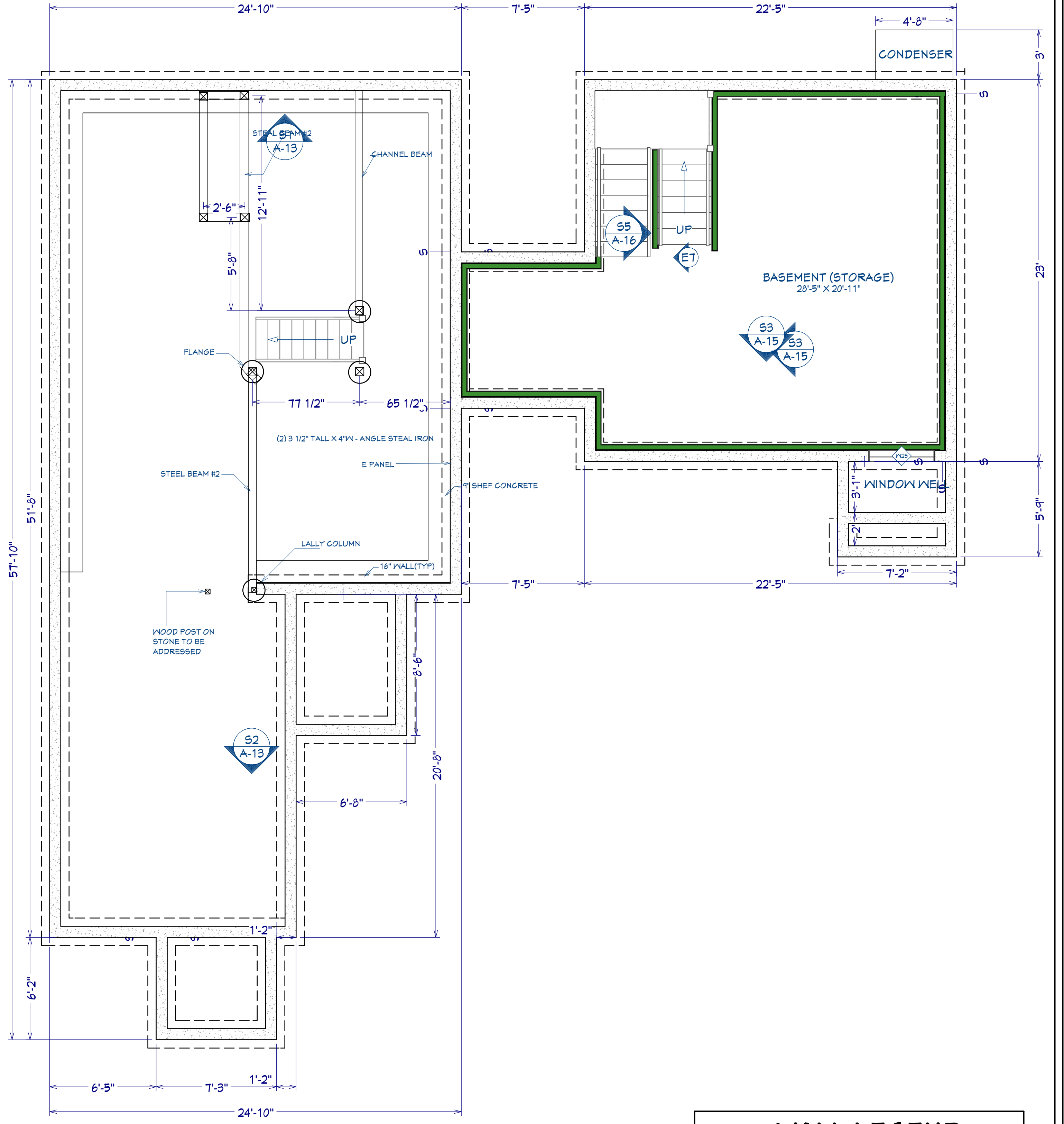
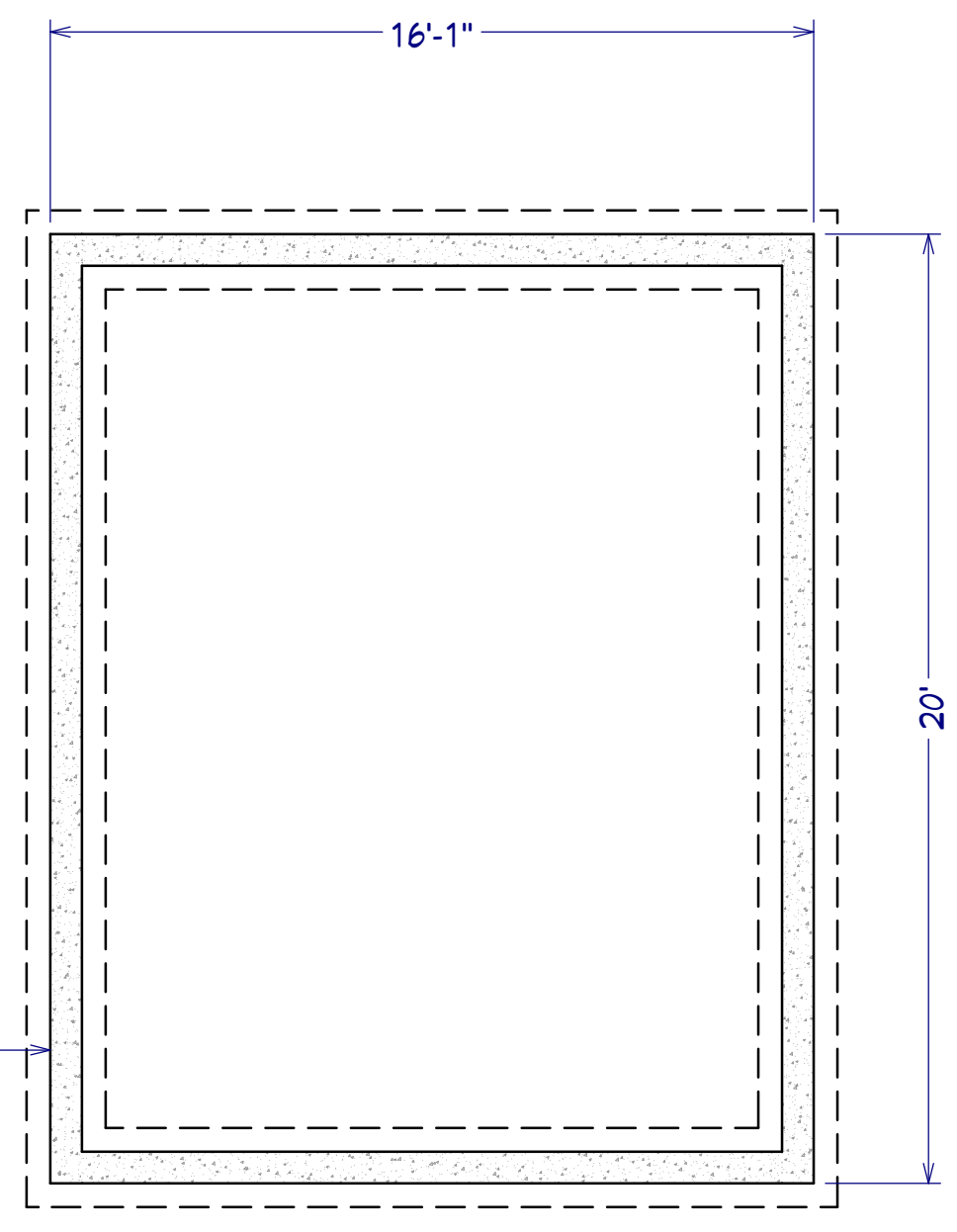


**EXISTING FOUNDATION PLAN**

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

**PROPOSED FOUNDATION PLAN**

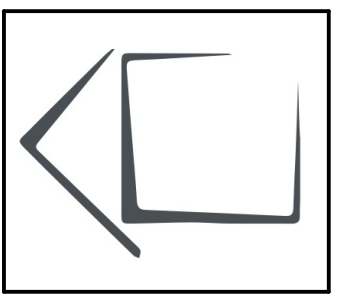
SCALE: 1/4" = 1'-0"



**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL



Revision Table		
Number	Date	Description

**FOUNDATION**

**CLIENT:**  
 BARBONG  
 39 DEARBORN EXT  
 FORTSMOUTH, NH

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 FORTSMOUTH, NH 03801  
 207.345.6050

DATE:

5/18/2023

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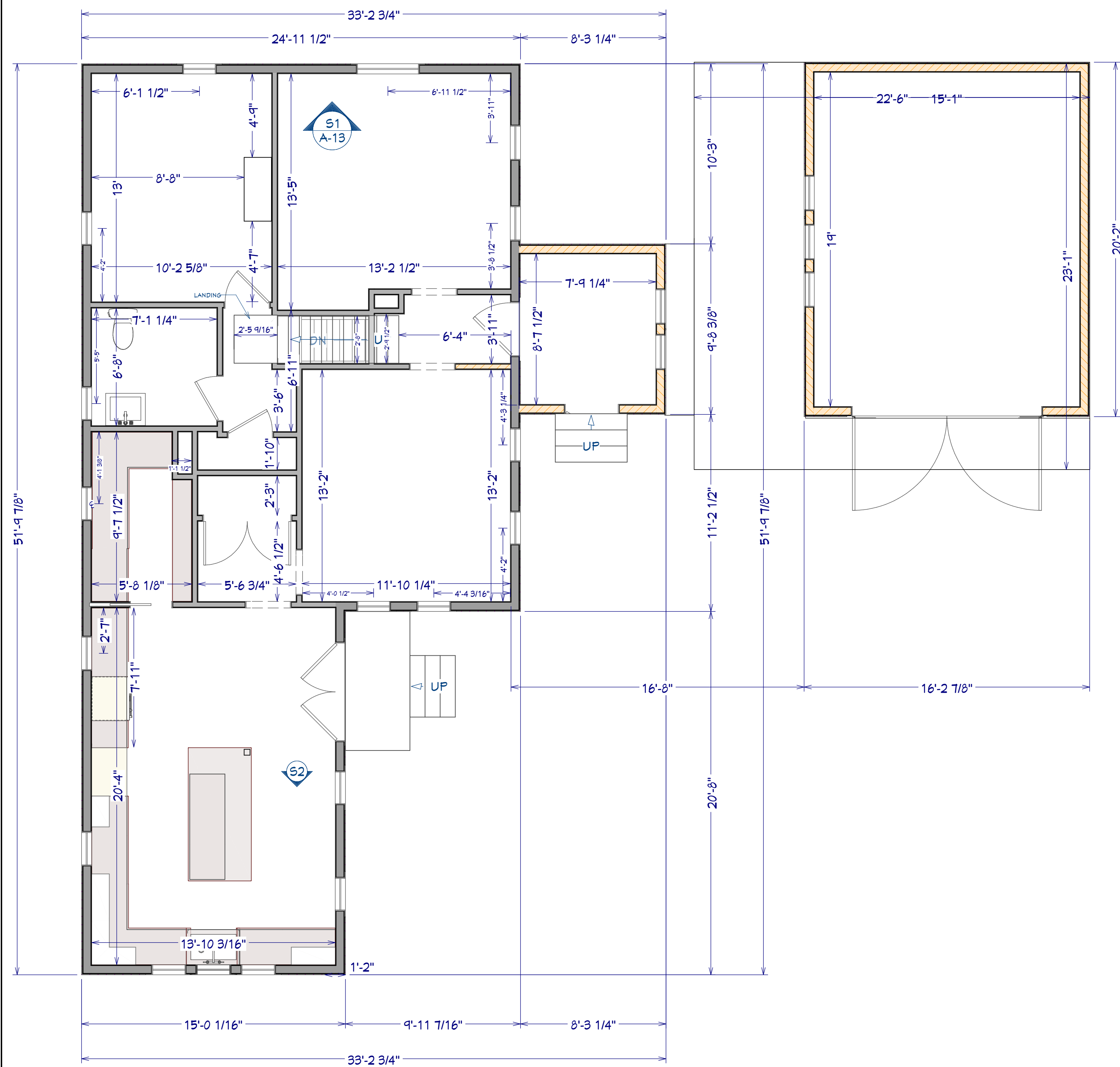
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24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

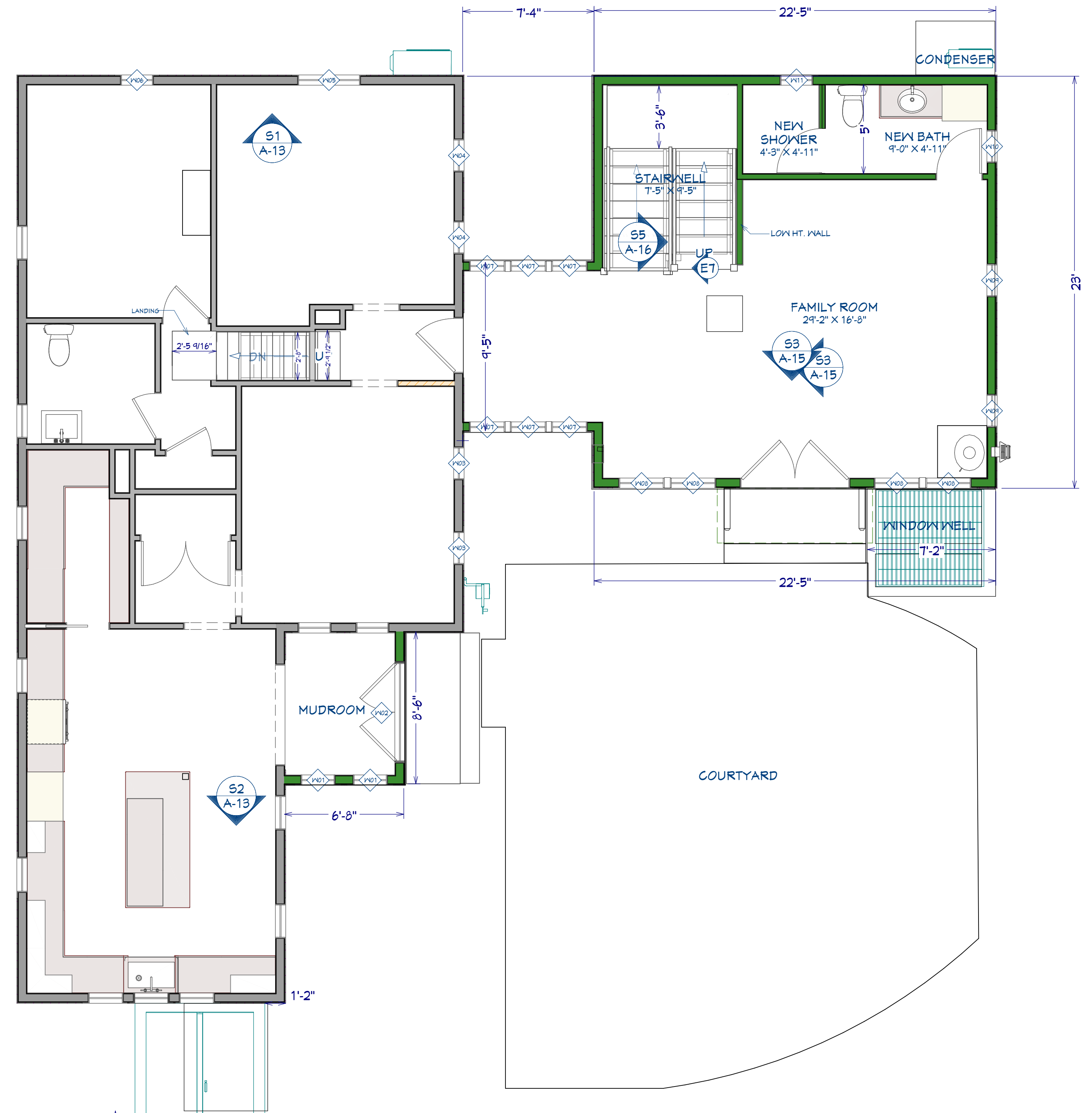
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A-2



**EXISTING FIRST FLOOR PLAN**

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



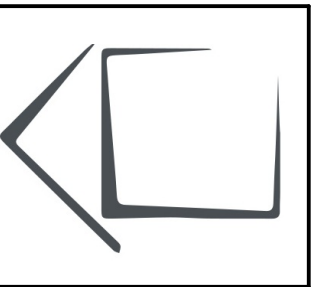
**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL

**PROPOSED FIRST FLOOR PLAN**

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



Revision Number	Date	Description

**FIRST FLOOR**

**CLIENT:**  
 BARBORG  
 39 DEARBORN EXT  
 PORTSMOUTH, NH

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 PORTSMOUTH, NH 03801  
 207.345.6050

**DATE:**

5/18/2023

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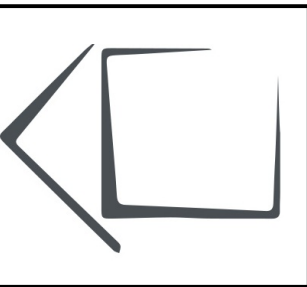
SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-3



Revision Number	Date	Description

**SECOND FLOOR**

**CLIENT:**  
 BARBONG  
 39 DEARBORN EXT  
 FORTSMOUTH, NH

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 FORTSMOUTH, NH 03801  
 201.345.6050

DATE:

5/18/2023

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SCALED FOR:

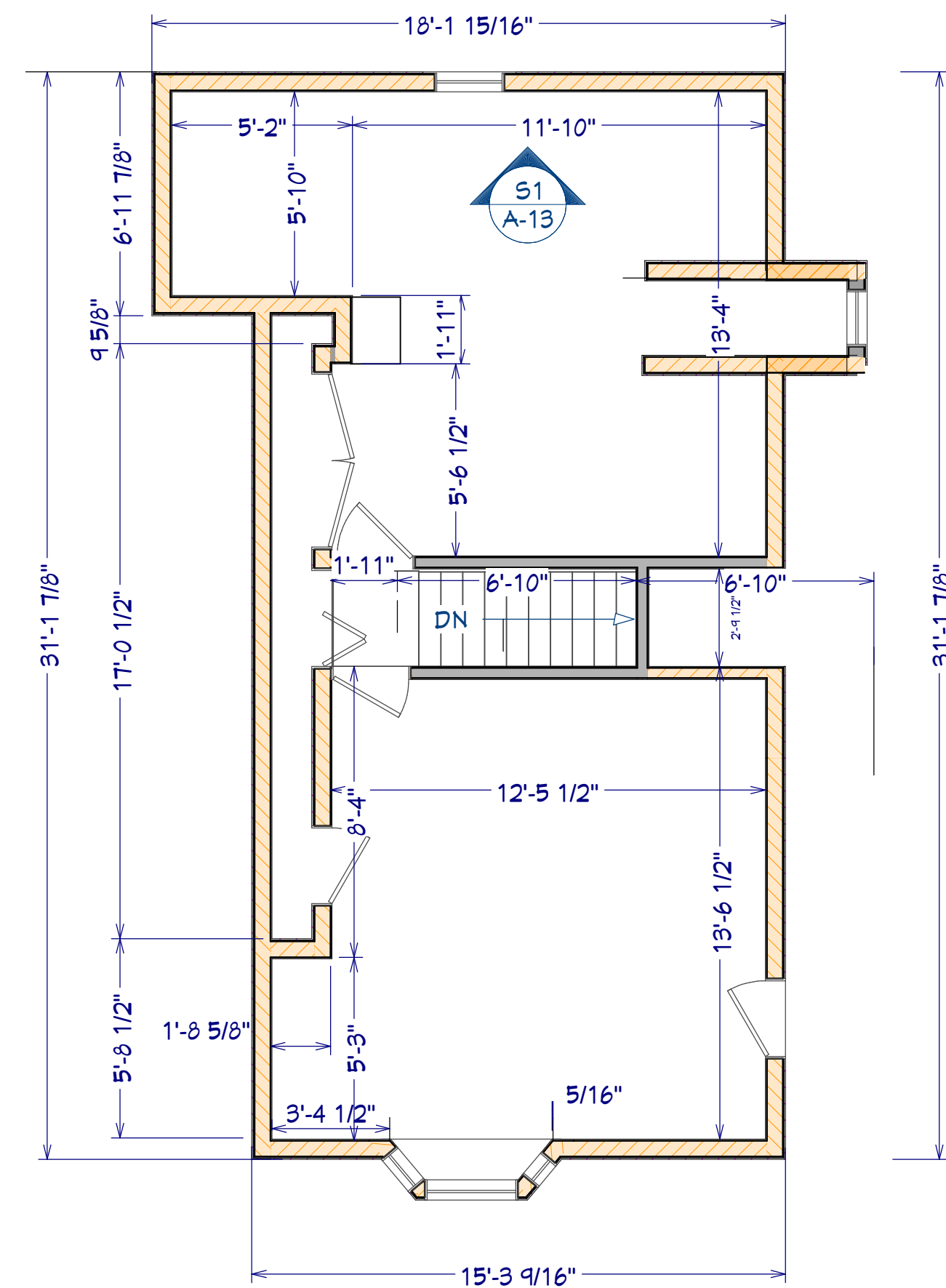
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

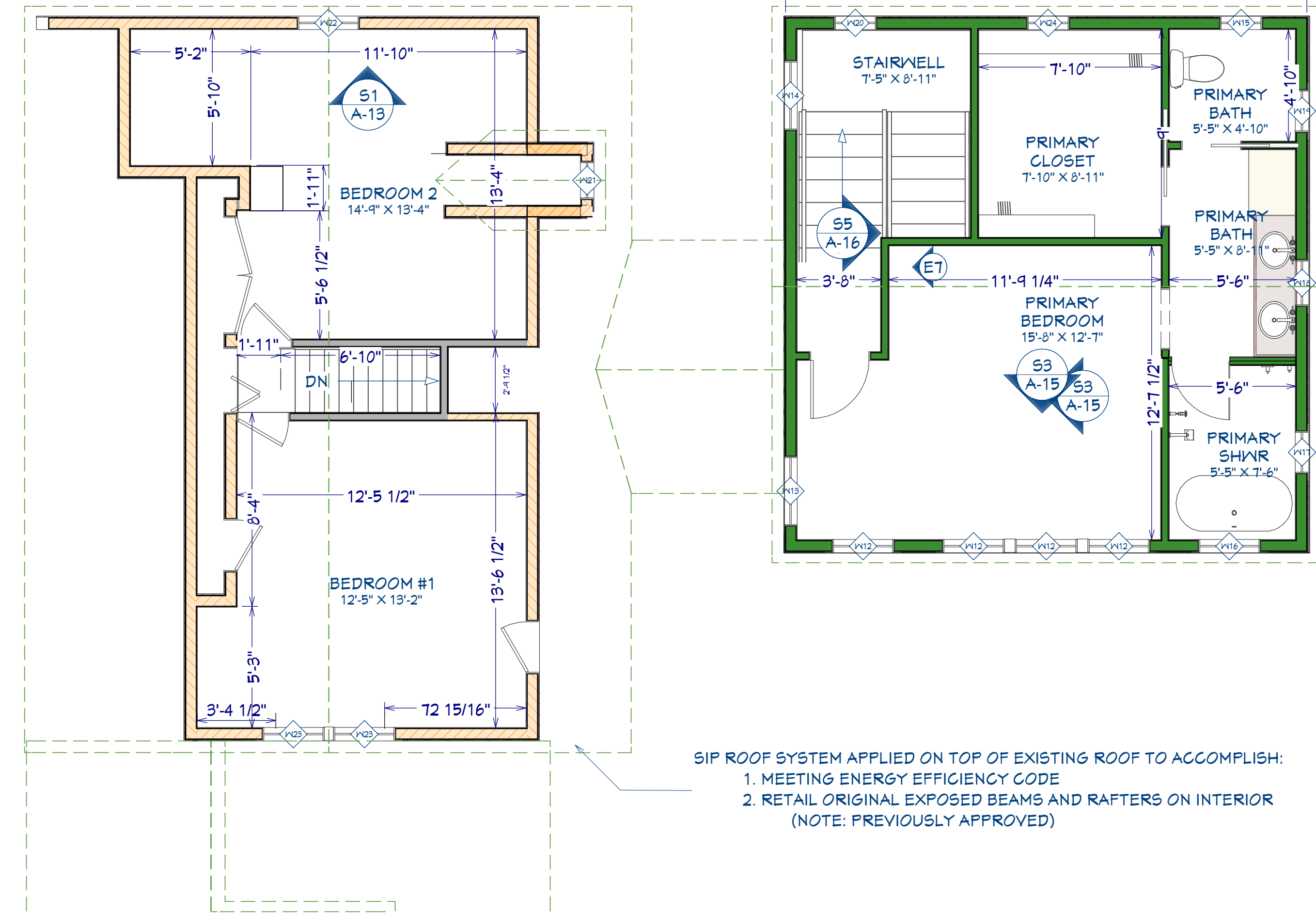
SHEET:

A-4



**EXISTING FIRST FLOOR PLAN**

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



**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

SIP ROOF SYSTEM APPLIED ON TOP OF EXISTING ROOF TO ACCOMPLISH:  
 1. MEETING ENERGY EFFICIENCY CODE  
 2. RETAIL ORIGINAL EXPOSED BEAMS AND RAFTERS ON INTERIOR  
 (NOTE: PREVIOUSLY APPROVED)

WALL LEGEND	
	= EXTERIOR WALL
	= INTERIOR 6
	= INTERIOR 4
	= NEW WALL
	= DEMO WALL
	= GLASS TOP TILE BOTTOM PONY WALL
	= GLASS SHOWER WALL

**PROPOSED SECOND FLOOR PLAN**

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

**WINDOW SCHEDULE:**  
MFG: MARVIN\_ELEVATE  
FIRST FLOOR

WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W01	2		24"X45"	23"	44"	ENTRYWAY	DOUBLE HUNG	1
	W02	1		61 1/2"X11 1/2"	66 1/2"	10 1/2"	ENTRYWAY	FIXED GLASS	1
	W03	2		23"X45"	22"	44"	DINING	DOUBLE HUNG	1
	W04	2		23"X49"	22"	48"	LIVING	DOUBLE HUNG	1
	W05	1		43"X51"	42"	56"	LIVING	DOUBLE HUNG	1
	W06	1		23"X45"	22"	44"	BEDROOM 1	DOUBLE HUNG	1
	W07	6		25"X69"	24"	68"	FAMILY ROOM	DOUBLE HUNG	1
	W08	4		31 1/2"X61"	30 1/2"	60"	FAMILY ROOM	DOUBLE HUNG	1
	W09	2		23"X45"	22"	44"	FAMILY ROOM	DOUBLE HUNG	1
	W10	1		23"X45"	22"	44"	NEW BATH	DOUBLE HUNG	1
	W11	1		23"X45"	22"	44"	NEW SHOWER	SINGLE HUNG	1

**MARVIN INC, ELEVATE DOUBLE HUNG,**  
7/8" SDL, LOW E GLAZING, STONE WHITE CLADDING  
HARDWARE TO BE CHOSEN BY HOMEOWNER, IN 2X6 WALL

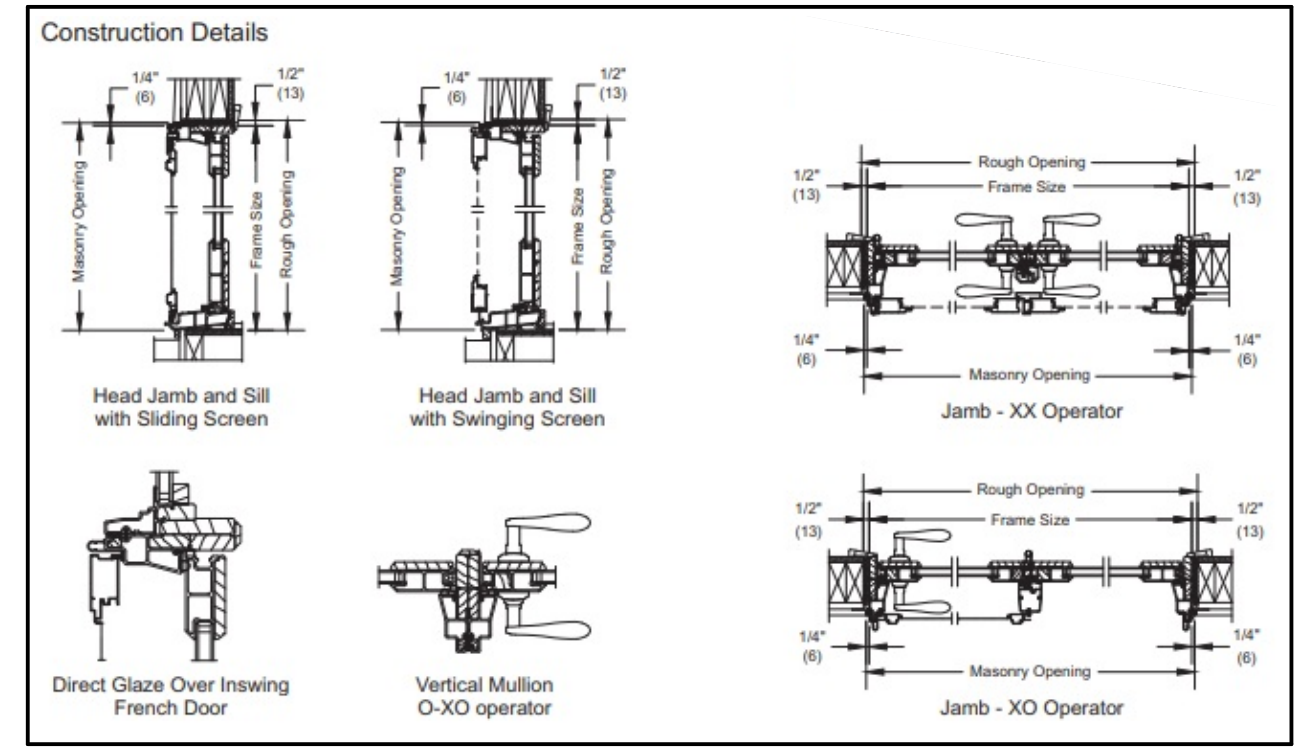
**MARVIN INC, IN-SWING FRENCH DOOR - 15 LITE**

**MARVIN ELEVATE™ COLLECTION**  
**DOUBLE HUNG**

MO (mm)	RO (mm)	PS (mm)	QLO (mm)	ELDH0206	ELDH0208	ELDH0210	ELDH0212	ELDH0214	ELDH0216	ELDH0218	ELDH0220	ELDH0222	ELDH0224	ELDH0226	ELDH0228	ELDH0230	ELDH0232	ELDH0234	ELDH0236	ELDH0238	ELDH0240	ELDH0242	ELDH0244	ELDH0246	ELDH0248	ELDH0250
3-0 (95.4)	1-10 (327)	2-2 (60)	2-4 (76)	2-6 (92)	2-8 (108)	2-10 (124)	2-12 (140)	2-14 (156)	2-16 (172)	2-18 (188)	2-20 (204)	2-22 (220)	2-24 (236)	2-26 (252)	2-28 (268)	2-30 (284)	2-32 (300)	2-34 (316)	2-36 (332)	2-38 (348)	2-40 (364)	2-42 (380)	2-44 (396)	2-46 (412)	2-48 (428)	2-50 (444)
3-0 (95.4)	1-10 (327)	2-2 (60)	2-4 (76)	2-6 (92)	2-8 (108)	2-10 (124)	2-12 (140)	2-14 (156)	2-16 (172)	2-18 (188)	2-20 (204)	2-22 (220)	2-24 (236)	2-26 (252)	2-28 (268)	2-30 (284)	2-32 (300)	2-34 (316)	2-36 (332)	2-38 (348)	2-40 (364)	2-42 (380)	2-44 (396)	2-46 (412)	2-48 (428)	2-50 (444)

**MARVIN ELEVATE™ COLLECTION**  
**IN-SWING FRENCH DOOR**

MO (mm)	RO (mm)	PS (mm)	QLO (mm)	ELDF0206	ELDF0208	ELDF0210	ELDF0212	ELDF0214	ELDF0216	ELDF0218	ELDF0220	ELDF0222	ELDF0224	ELDF0226	ELDF0228	ELDF0230	ELDF0232	ELDF0234	ELDF0236	ELDF0238	ELDF0240	ELDF0242	ELDF0244	ELDF0246	ELDF0248	ELDF0250
3-0 (95.4)	1-10 (327)	2-2 (60)	2-4 (76)	2-6 (92)	2-8 (108)	2-10 (124)	2-12 (140)	2-14 (156)	2-16 (172)	2-18 (188)	2-20 (204)	2-22 (220)	2-24 (236)	2-26 (252)	2-28 (268)	2-30 (284)	2-32 (300)	2-34 (316)	2-36 (332)	2-38 (348)	2-40 (364)	2-42 (380)	2-44 (396)	2-46 (412)	2-48 (428)	2-50 (444)



**Direct Glaze**

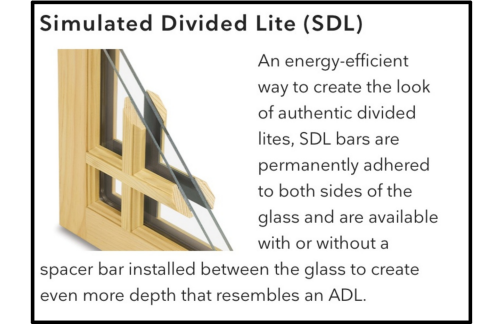
MO (mm)	RO (mm)	PS (mm)	QLO (mm)	ELDG0206	ELDG0208	ELDG0210	ELDG0212	ELDG0214	ELDG0216	ELDG0218	ELDG0220	ELDG0222	ELDG0224	ELDG0226	ELDG0228	ELDG0230	ELDG0232	ELDG0234	ELDG0236	ELDG0238	ELDG0240	ELDG0242	ELDG0244	ELDG0246	ELDG0248	ELDG0250
3-0 (95.4)	1-10 (327)	2-2 (60)	2-4 (76)	2-6 (92)	2-8 (108)	2-10 (124)	2-12 (140)	2-14 (156)	2-16 (172)	2-18 (188)	2-20 (204)	2-22 (220)	2-24 (236)	2-26 (252)	2-28 (268)	2-30 (284)	2-32 (300)	2-34 (316)	2-36 (332)	2-38 (348)	2-40 (364)	2-42 (380)	2-44 (396)	2-46 (412)	2-48 (428)	2-50 (444)

Details and Elevations not to scale.  
\* This product is only available field muller.  
O = Stationary X = Operator  
Optional Direct Glaze (DGL), SDLS and SDLS with Spacer Bar are available in a standard rectangular cut, as shown. Alternative cut sizes are available with doors using select lite cut options shown on page 3.  
For further details and drawings visit the "Tools and Documents" section at Marvin.com.

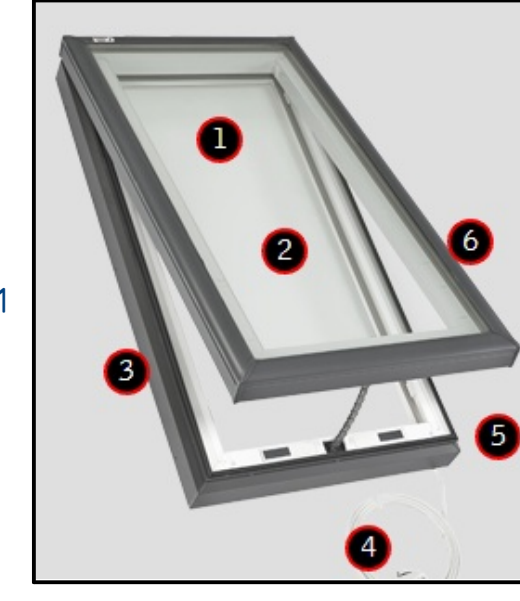
1. SUBMIT FINAL WINDOW/EXT. DOOR SCHEDULE FOR APPROVAL BEFORE ORDERING
  2. BUILDER TO VERIFY ROUGH OPENINGS
- \*EGRESS = SIGNIFIES EGRESS (see window notes for specs)



MARVIN ELEVATE DOUBLE-HUNG 6/1



Simulated Divided Lite (SDL)  
An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.



VELUX SKYLIGHTS

Revision Table	Description
Number	Date

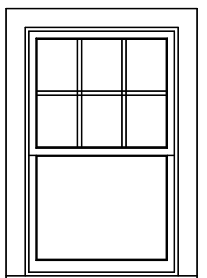
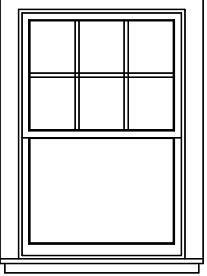
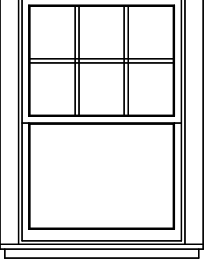
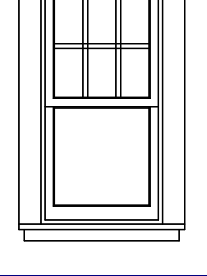
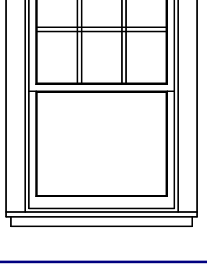
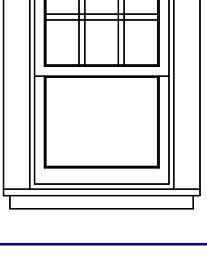
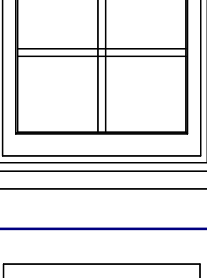
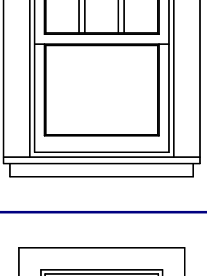
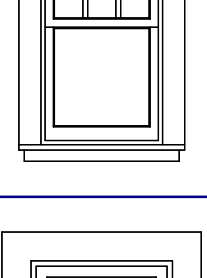
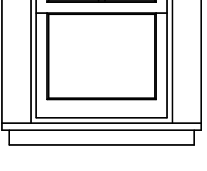
**WINDOW AND DOOR SCHEDULE**

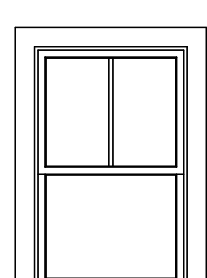
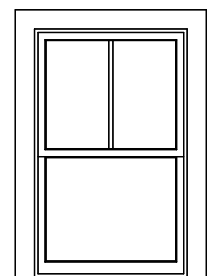
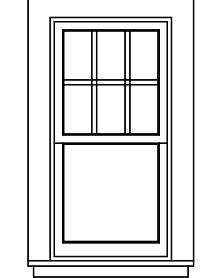
**CLIENT:**  
BARBORG  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

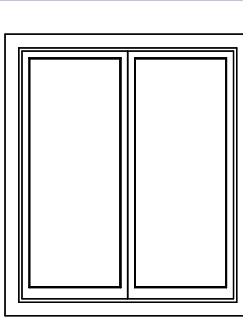
DATE:  
5/18/2023  
COPYRIGHT © ABRIGO HOME 2022  
SCALED FOR:  
24" X 36"  
SCALE:  
SEE SCALE ON DRAWINGS  
SHEET:

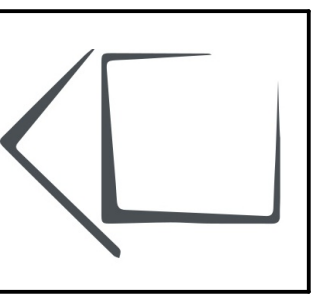
**WINDOW SCHEDULE:**  
MFG: MARVIN\_ELEVATE  
SECOND FLOOR

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W12	4	33"x53"	32"	52"	PRIMARY BEDROOM	DOUBLE HUNG	2
	W13	1	37"x55"	36"	54"	PRIMARY BEDROOM	DOUBLE HUNG EGRESS	2
	W14	1	37"x55"	36"	54"	STAIRWELL	DOUBLE HUNG EGRESS	2
	W15	1	23"x45"	22"	44"	PRIMARY BATH	SINGLE HUNG	2
	W16	1	33"x53"	32"	52"	PRIMARY SHWR	DOUBLE HUNG	2
	W17	1	23"x37"	22"	36"	PRIMARY SHWR	DOUBLE HUNG	2
	W18	1	25"x25"	24"	24"	PRIMARY BATH	FIXED GLASS	2
	W19	1	23"x37"	22"	36"	PRIMARY BATH	DOUBLE HUNG	2
	W20	1	23"x45"	22"	44"	STAIRWELL	SINGLE HUNG	2
	W21	1	20 5/8"x33"	14 5/8"	32"	BEDROOM 2	DOUBLE HUNG	2

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W22	1	33"x53"	32"	52"	BEDROOM 2	CASEMENT w/ CHECKRAIL EGRESS	
	W23	2	33"x53"	32"	52"	BEDROOM #1	CASEMENT w/ CHECKRAIL EGRESS	
	W24	1	23"x45"	22"	44"	PRIMARY CLOSET	SINGLE HUNG	2

**BASEMENT**

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W25	1	49"x57"	48"	56"	BASEMENT (STORAGE) UNSPECIFIED	FRENCH CASEMENT	0



Revision Table	
Number	Date

**WINDOW AND DOOR SCHEDULE**

**CLIENT:**  
BARDOING  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

DATE:  
5/18/2023

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24" X 36"

SCALE:  
SEE SCALE ON DRAWINGS

SHEET:  
A-7

**LINE LEGEND**

- = EXISTING
- = PROPOSED

**NOTE SCHEDULE**

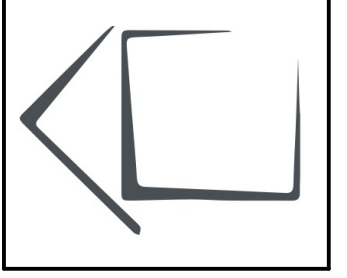
①	SIP PANEL ROOFLINE INSULATION & STRUCTURE (PREVIOUSLY APPROVED)
②	HARDIE PLANK LAP SIDING
③	HISTORIC SILLS ON HOUSE & ADDITION
④	EXHAUST FOR GAS STOVE
⑤	GAF ASPHALT ROOFING
⑥	TRIM WORK: WINDOW, DOOR, ROOF RAKE AND SOFFIT: BORAL
⑦	MAIBEC WOOD SHINGLES
⑧	MARVIN ELEVATE_6/1 DH
⑨	ENTRYWAY CANOPY W/ WOOD BRACKETS (CHAMFERED EDGE)
⑩	MARVIN, ELEVATE FRENCH DOOR_15-LITE
⑪	GRANITE LANDING & STAIR
⑫	AZEC TRIM PANELS
⑬	RELOCATED GAS METER



**PROPOSED SOUTH ELEVATION**

SCALE: 1/2" = 1'-0"

**ELEVATION NOTE:** REBUILD EXISTING ROOF TO MEET ENERGY CODE  
SCALE: 1/2" = 1'-0"



Revision Table	
Number	Description

**ELEVATIONS**

**CLIENT:**  
BARBONG  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

DATE:  
5/18/2023

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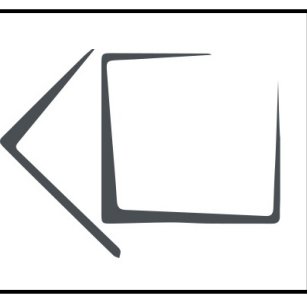
SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

**A-8**



Revision Table	
Number	Description

**ELEVATIONS**

**CLIENT:**  
 ABRIGO HOME  
 39 DEARBORN EXT  
 FORTSMOUTH, NH

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 FORTSMOUTH, NH 03801  
 207.345.6050

**DATE:**

5/18/2023

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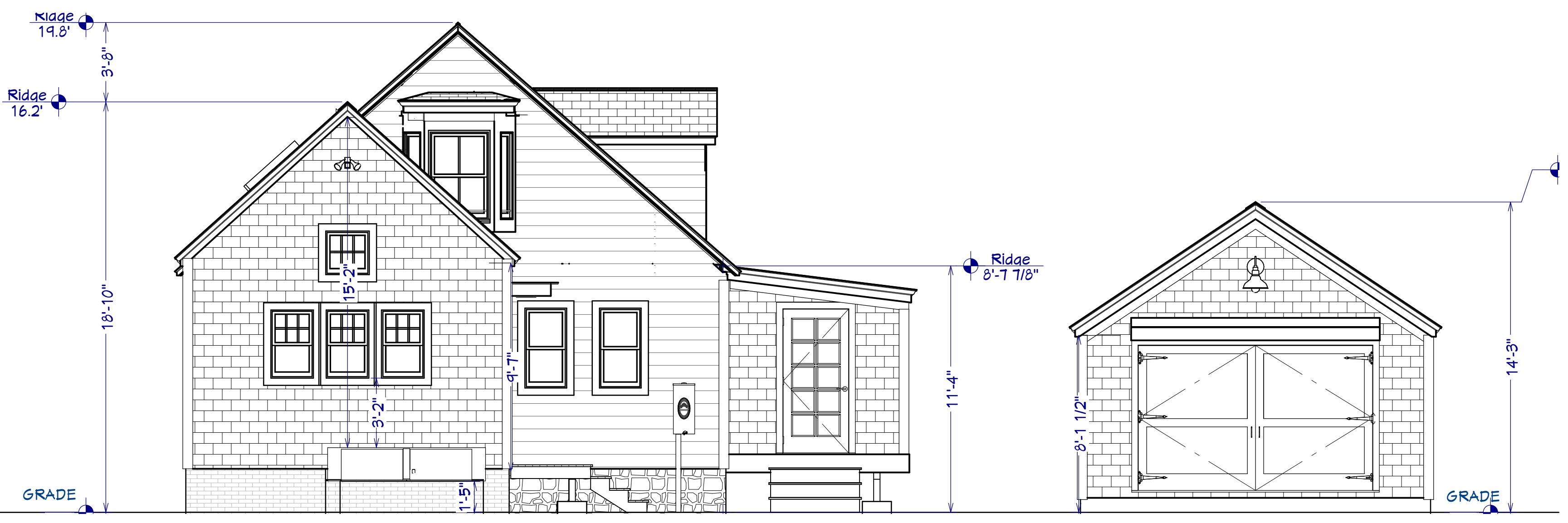
SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-9



**EXISTING WEST ELEVATION**

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



**EXISTING VIEW FROM WATER**



INTERIOR VIEW FROM DINING ROOM OFF SIDE OF HOUSE / WATERVIEW



**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

**PROPOSED SOUTH ELEVATION | SIDE VIEW** NOTE: REBUILD EXISTING ROOF TO MEET ENERGY CODE

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

NOTE SCHEDULE	
①	SIP PANEL ROOFLINE INSULATION & STRUCTURE (PREVIOUSLY APPROVED)
②	HARDIE PLANK LAP SIDING
③	HISTORIC SILLS ON HOUSE & ADDITION
④	EXHAUST FOR GAS STOVE
⑤	GAF ASPHALT ROOFING
⑥	TRIM WORK: WINDOW, DOOR, ROOF RAKE AND SOFFIT: BORAL
⑦	MAIBEC WOOD SHINGLES
⑧	MARVIN ELEVATE 6/1 DH
⑨	ENTRYWAY CANOPY W/ WOOD BRACKETS (CHAMFERED EDGE)
⑩	MARVIN, ELEVATE FRENCH DOOR_15 - LITE
⑪	GRANITE LANDING & STAIR
⑫	AZEG TRIM PANELS
⑬	RELOCATED GAS METER



EXAMPLE OF A CONNECTOR - ST. JOHN'S CHURCH





**EXISTING SOUTH ELEVATION | FRONT VIEW**

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



**EXISTING FRONT HOUSE**



**EXISTING VIEW OF ENTRY AND MUDROOM AREA**

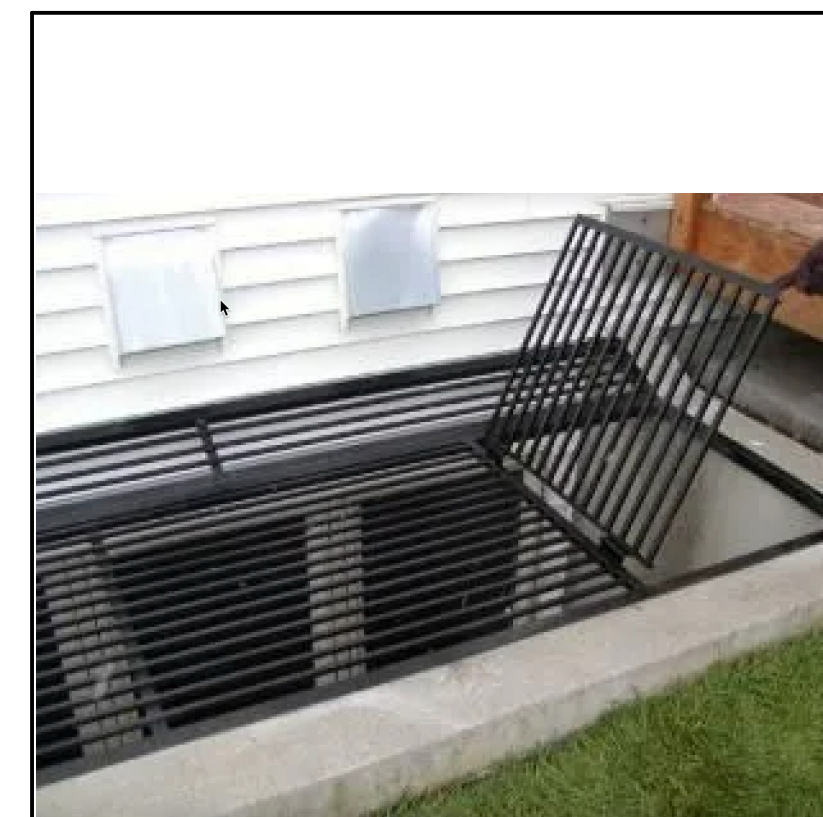


**VERSION 7: CAPE WITH COLONIAL ADDITION (FRONT)**

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

**PROPOSED EAST ELEVATION | FRONT VIEW** NOTE: REBUILD EXISTING ROOF TO MEET ENERGY CODE

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



**WINDOW WELL**  
BASEMENT EGRESS



**Timberline® AH Shingles**  
Appalachian Sky

**ASPHALT ROOF**  
GAF TIMBERLINE



**WINDOW & DOOR TRIM**  
TO MATCH EXISTING HISTORIC TRIM PACKAGE



**EXISTING FRONT DOOR**



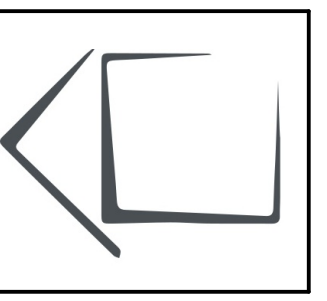
**EXISTING 15-LITE FRENCH DOOR**

PROPOSED 15 LITE DOOR TO MATCH IN PRIMARY  
PROPOSED TRANSOM INSTALLED OVER THIS RELOCATED 15-LITE DOOR



**INCANDESCENT BULB\_40W**

NIGHT SKY COMPLIANT  
BRONZE FINISH



Number	Date	Description

**ELEVATIONS**

**CLIENT:**  
ABRIGO HOME  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

DATE:

5/18/2023

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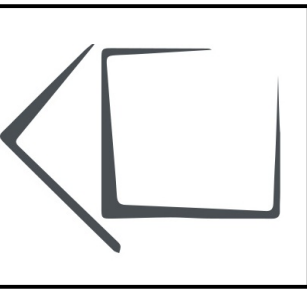
SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

**A-10**  
ELEVATIONS



EXISTING PHOTOS



SOUTH SIDE VIEW

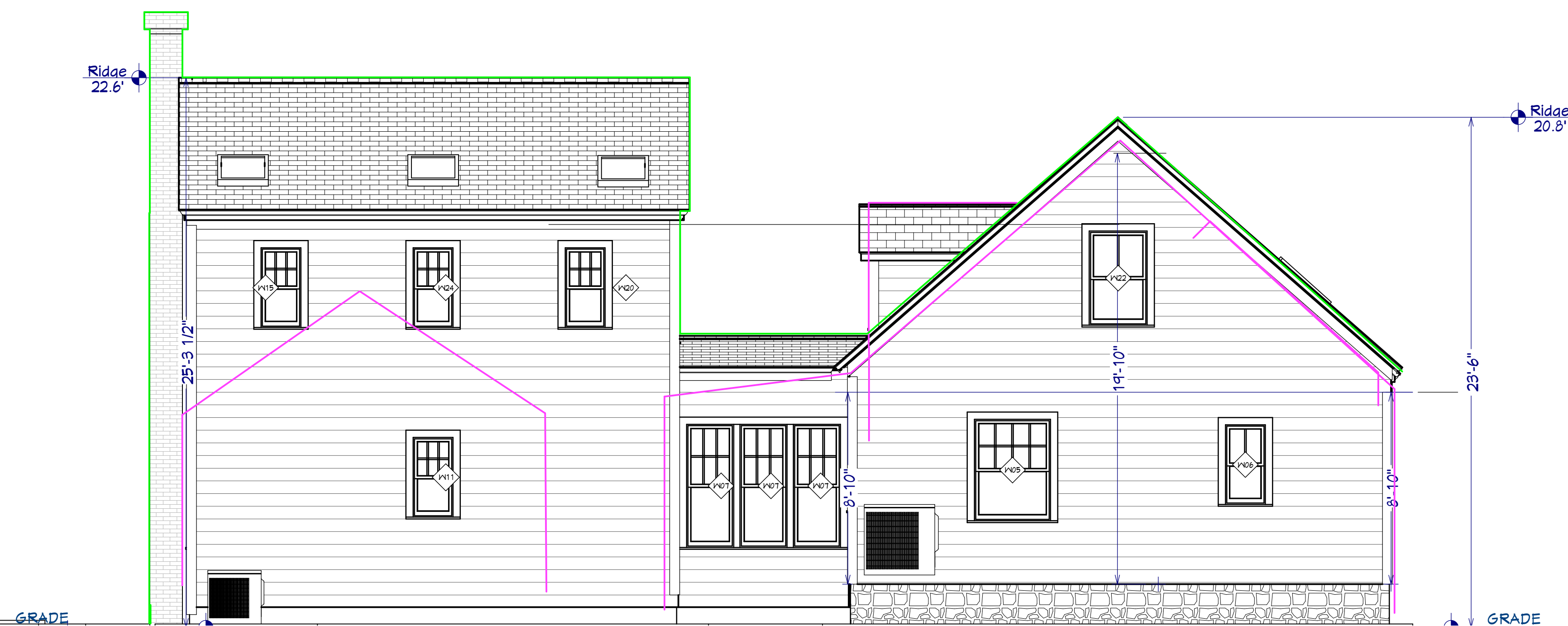


REAR VIEW



EXISTING NORTH ELEVATION

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



VERSION 7: CAPE WITH COLONIAL ADDITION

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

PROPOSED NORTH ELEVATION | SIDE VIEW NOTE: REBUILD EXISTING ROOF TO MEET ENERGY CODE

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

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:  
BARBONG  
39 DEARBORN EXT  
PORTSMOUTH, NH

CONTACT:  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

DATE:

5/18/2023

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SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-11

LINE LEGEND

- = EXISTING
- = PROPOSED



**EXISTING WEST ELEVATION**

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



**EXISTING PHOTO**

SCALE: NTS

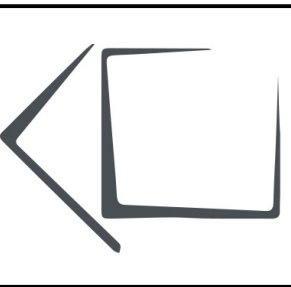


**VERSION 7: CAPE WITH COLONIAL ADDITION (BACK)**

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

**PROPOSED WEST ELEVATION | REAR VIEW** NOTE: REBUILD EXISTING ROOF TO MEET ENERGY CODE

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



Revision Table

Number	Date	Description

**ELEVATIONS**

**CLIENT:**

BARBONG  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**

ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
201.345.6050

**DATE:**

5/18/2023

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**SCALED FOR:**

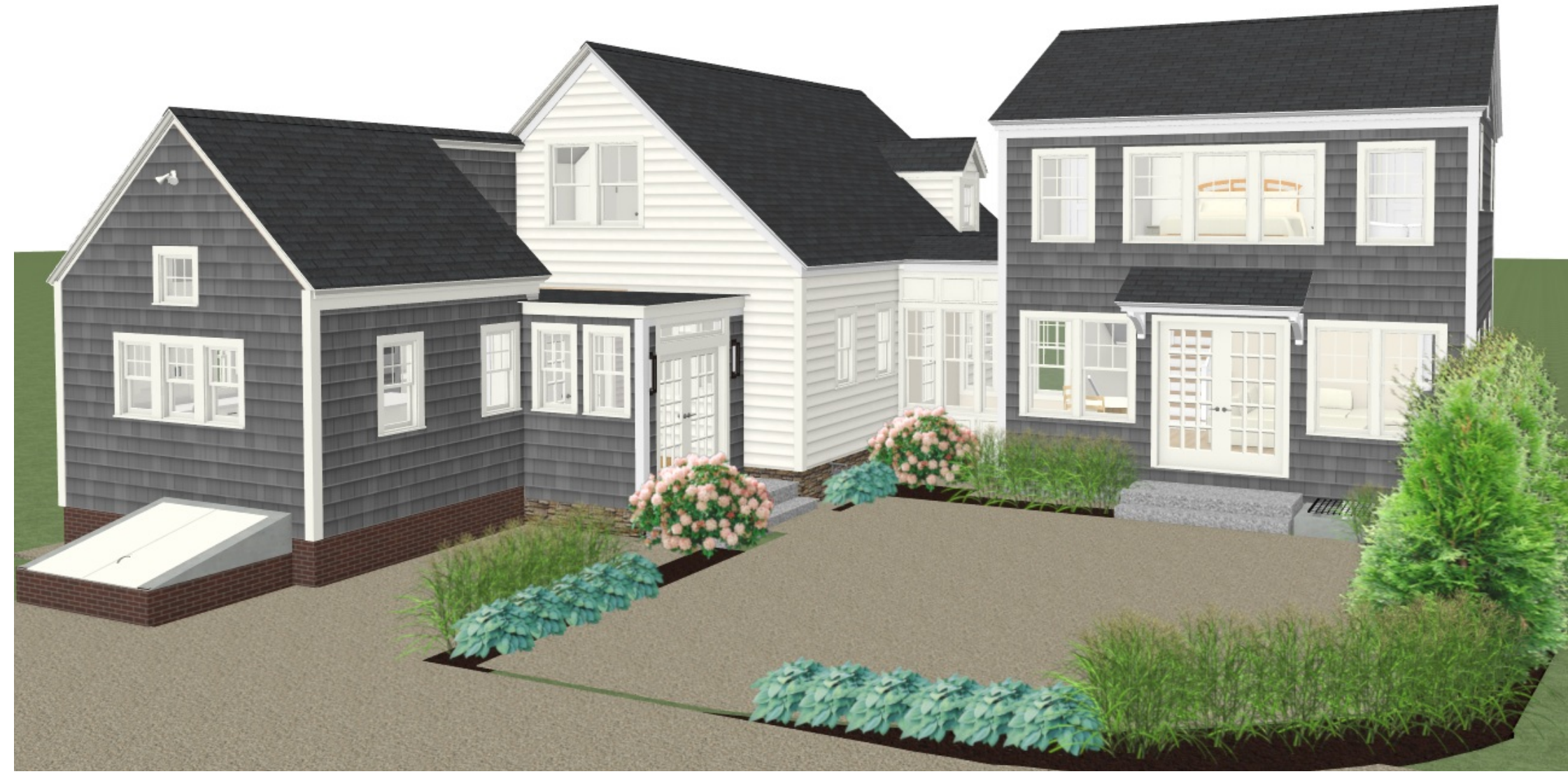
24" X 36"

**SCALE:**

SEE SCALE ON DRAWINGS





**SHEET:**

**A-12**  
ELEVATIONS



LANDSCAPING PERSPECTIVE

PLANT SCHEDULE:

PLANT SCHEDULE				
3D ELEVATION	NUMBER	QTY	COMMON NAMES	SCIENTIFIC NAME
	F01	3	RHODODENDRON	RHODODENDRON
	F02	14	PLANTAIN LILY	HOSTA
	F03	4	EASTERN ARBORVITAE, AMERICAN ARBORVITAE, NORTHERN WHITE CEDAR	THUJA OCCIDENTALIS
	F04	18	FORCUPINE GRASS	MISCANTHUS SINENSIS

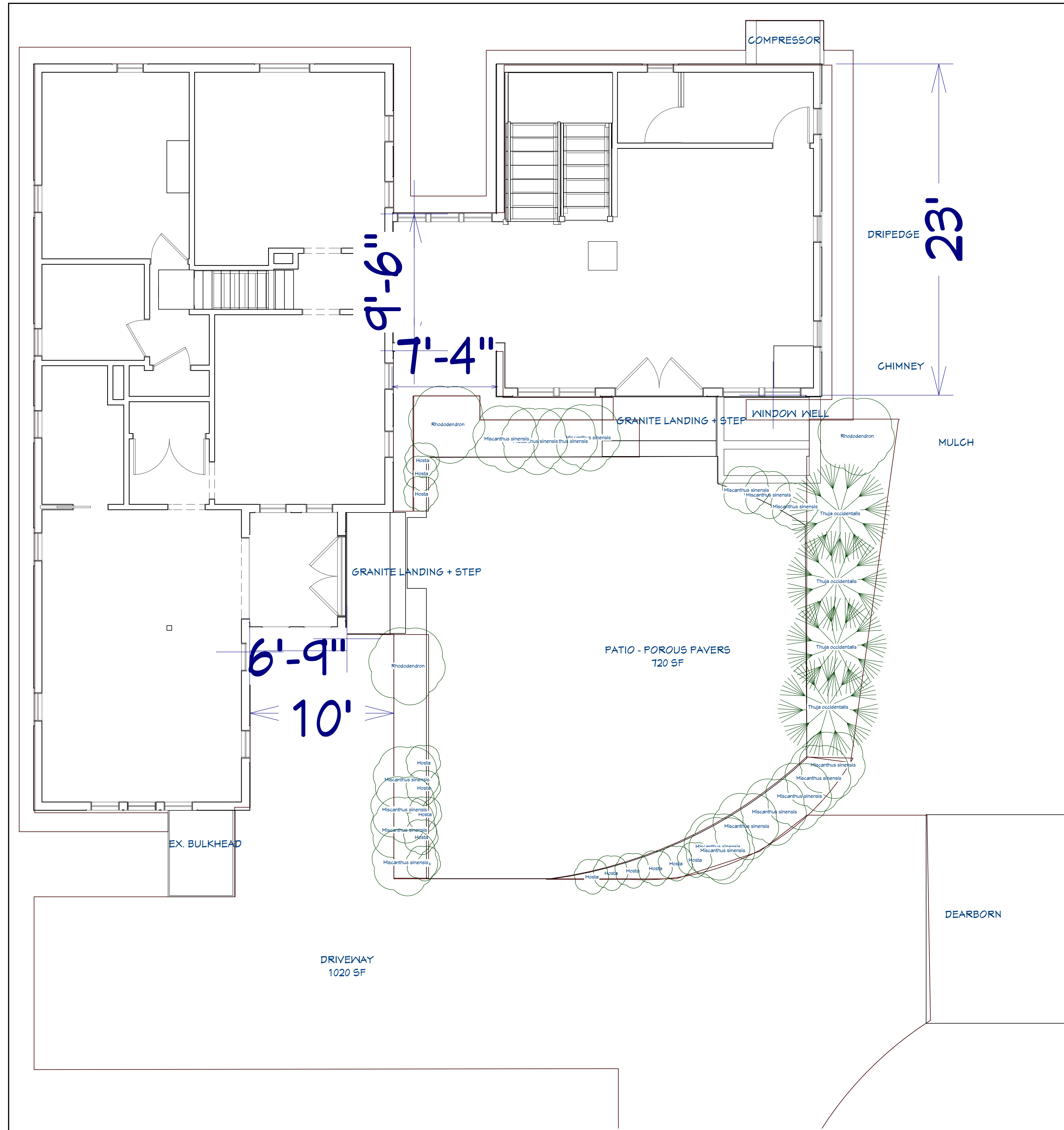


**DRIVEWAY PAVERS**  
GRANITE SQUARE POROUS 1/4" GRASS INSTALL

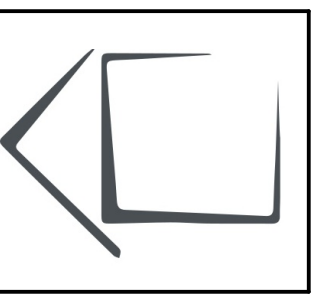


**COURTYARD PAVERS**  
GRANITE SQUARE POROUS INSTALLATION

**LANDSCAPE PLAN**  
SCALE: 1/4" = 1'-0"



NOTE: COURTYARD CREATED WITH PAVERS INSTALLED ACCORDING TO CONSERVATION COMMISSION



Revision Table	
Number	Date

**LANDSCAPE PLAN**

**CLIENT:**  
BARBORG  
39 DEARBORN EXT  
PORTSMOUTH, NH

**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
201.345.6050

DATE:

5/18/2023

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SCALED FOR:  
24" X 36"

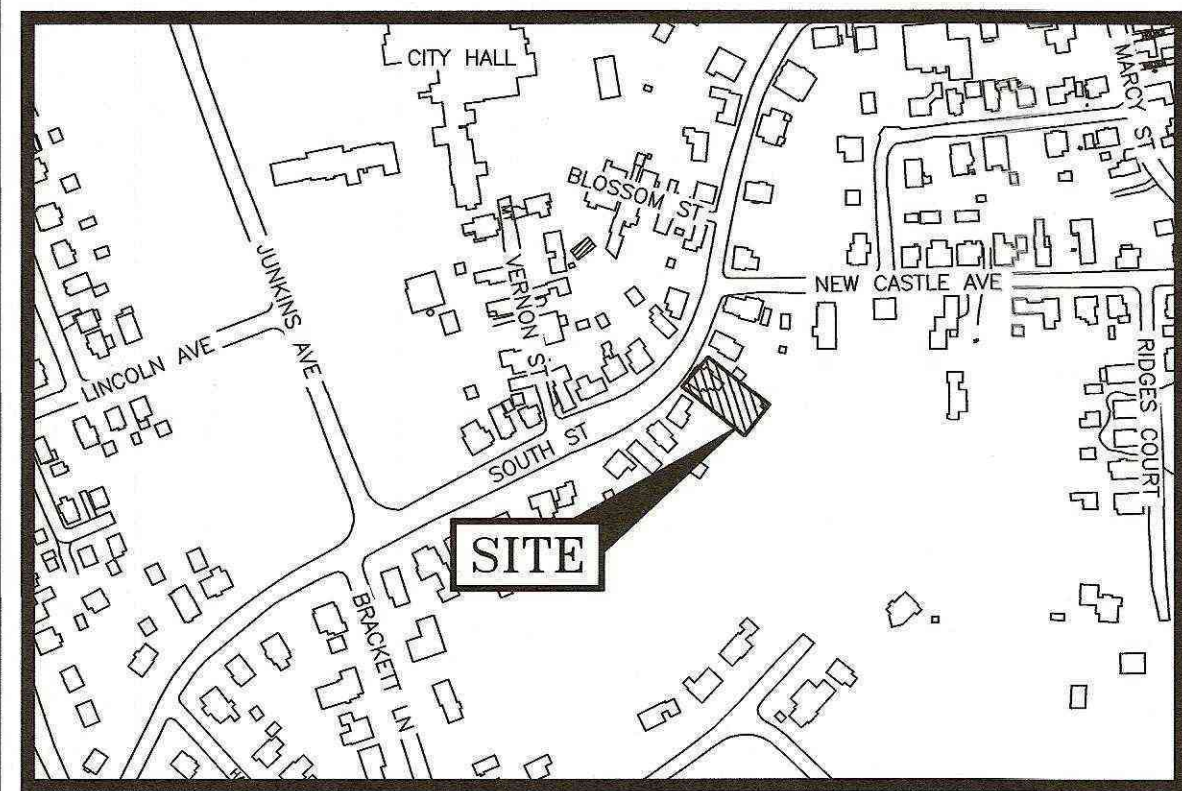
SCALE:

SEE SCALE ON DRAWINGS

SHEET:

L-1





**LOCATION MAP** SCALE 1"=300'

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY REGISTER OF DEEDS
  - 11/21 MAP 11 / LOT 21
  - BOUNDARY
  - - - SETBACK
  - RAILROAD SPIKE FOUND/SET
  - IRON ROD FOUND/SET
  - ||| EDGE OF PAVEMENT (EP)

- PLAN REFERENCES:**
- 1) STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN, TAX MAP 111 - LOT 3, OWNER OF RECORD SWIRLY GIRL II, LLC 244 SOUTH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC. DATED JUNE 2016, FINAL REVISION DATE MARCH 27, 2017, NOT RECORDED.
  - 2) EXISTING CONDITIONS PLAN FOR PROPERTY LOCATED AT 220-222 SOUTH STREET PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, PREPARED BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED JUNE 20, 2014, NOT RECORDED.
  - 3) CONDOMINIUM SITE & FLOOR PLAN 262-264 SOUTH STREET CONDOMINIUM, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 111-005 FOR MICHAEL R. & DENISE TODD, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED APRIL 3, 2015, R.C.R.D. PLAN D-38829.
  - 4) PLAN OF LOTS, NO. 254-264 SOUTH ST., PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, FILE NO. 1929 PLAN L-120, DATED OCTOBER 1954, NOT RECORDED.
  - 5) LOT LINE REVISION, PORTSMOUTH, N.H., TUCKER & MARCONI, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., DATED SEPTEMBER 4, 1979, R.C.R.D. PLAN C-9159.

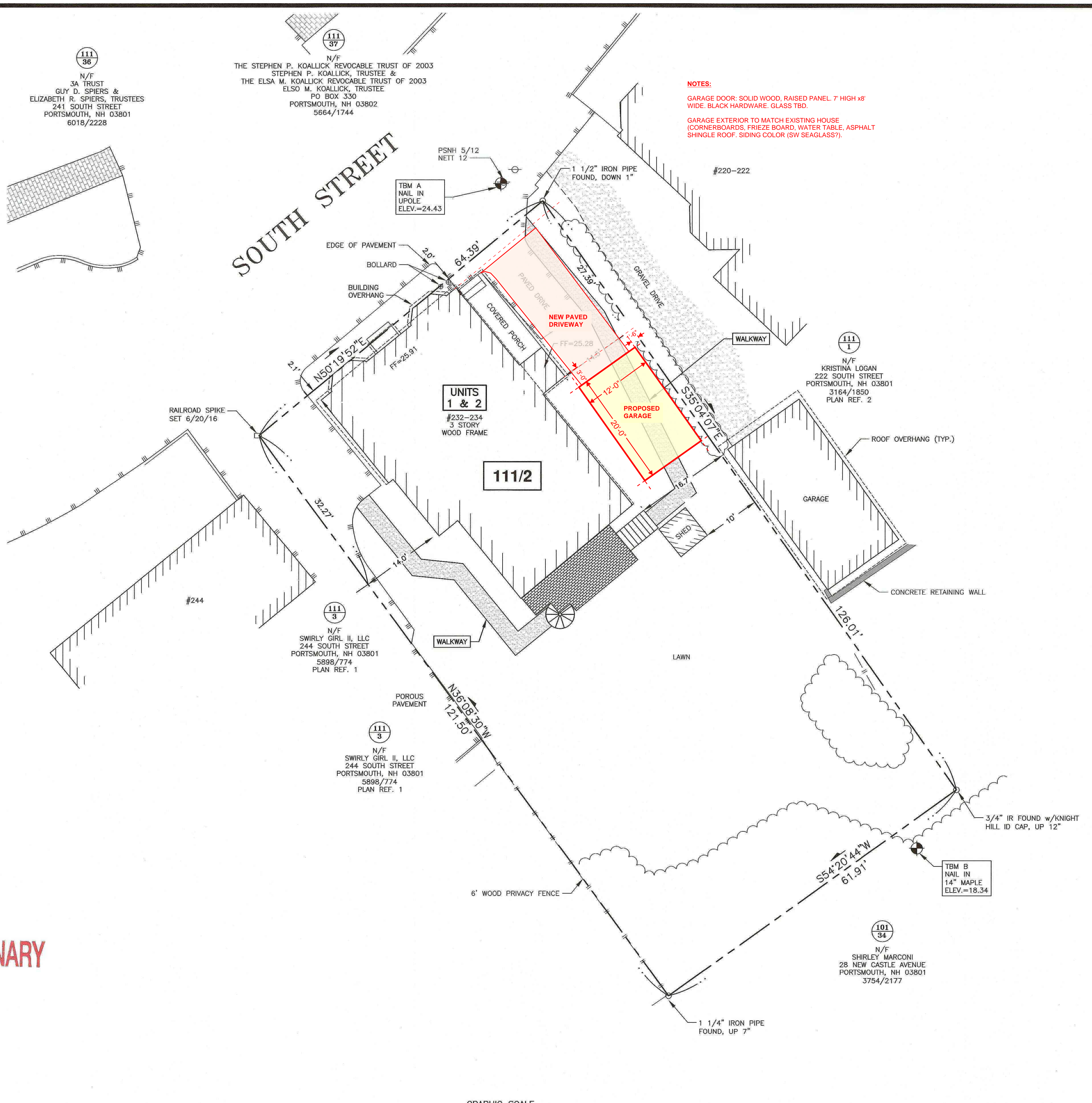
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

- I, JOHN R. CHAGNON, LICENSED LAND SURVEYOR, HEREBY CERTIFY:
- A) THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS 1 & 2 AND
  - B) THAT SAID UNITS 1 & 2 HAVE BEEN SUBSTANTIALLY COMPLETED, AND
  - C) THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B : 20.

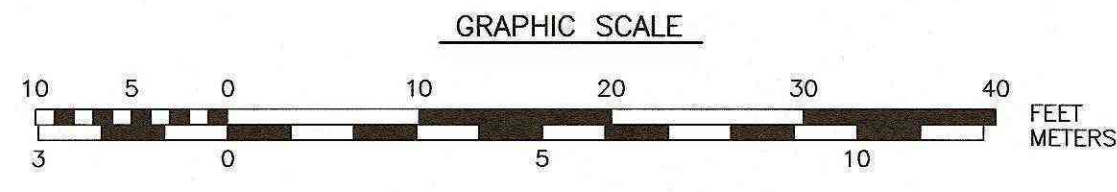
THIS PLAN IS A CONDOMINIUM INSTRUMENT UNDER RSA CHAPTER 356-B AND IS NOT A SUBDIVISION OF LAND.

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

JOHN R. CHAGNON, LLS #738 DATE \_\_\_\_\_



- NOTES:**
- GARAGE DOOR: SOLID WOOD, RAISED PANEL 7' HIGH x 8' WIDE. BLACK HARDWARE. GLASS TBD.
  - GARAGE EXTERIOR TO MATCH EXISTING HOUSE (CORNERBOARDS, FRIEZE BOARD, WATER TABLE, ASPHALT SHINGLE ROOF. SIDING COLOR (SW SEAGLASS?).



R.C.R.D. D-38829  
MAGNETIC NORTH

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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 111 AS LOT 2.
  - 2) OWNER OF RECORD: JJCM REALTY LLC & TOPNOTCH PROPERTIES, LLC  
9 PASTURE LANE  
BEDFORD, NH 03110  
6198/478
  - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
7,805 S.F.  
0.1792 ACRES  
  
SUBMITTED AREA:  
7,805 S.F.  
0.1792 ACRES
  - 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE DECLARATION OF A 2 UNIT CONDOMINIUM ON THE PROPERTY AS ALLOWED BY RSA 356-B AND TO SHOW THE UNIT LAYOUT.
  - 6) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.  
BENCHMARK: TBM A - NAIL SET IN POLE PSNH 5/12 ON SOUTH STREET. ELEV.=24.43
  - 7) OFFSETS SHOWN HEREON ARE TO SIDING AND ARE PERPENDICULAR TO BOUNDARY LINES.
  - 8) PARCEL BENEFITED BY A CONDITIONAL USE PERMIT APPROVED BY THE PORTSMOUTH PLANNING BOARD.

**PRELIMINARY**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	11/13/22
REVISIONS		

**CONDOMINIUM SITE PLAN**  
**<CONDO NAME>**  
**TAX MAP 111 - LOT 2**  
OWNER/DECLARANT:  
**JJCM REALTY LLC & TOPNOTCH PROPERTIES, LLC**  
9 PASTURE LANE  
BEDFORD, N.H. 03110  
PROPERTY LOCATED AT:  
**232 & 234 SOUTH STREET**  
CITY OF PORTSMOUTH  
COUNTY OF ROCKINGHAM  
STATE OF NEW HAMPSHIRE

SCALE: 1" = 10' OCTOBER 2022  
FB 332 PG 70 3264.01