

**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.**

**May 03, 2023**

**AGENDA (revised on April 28, 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. 285 Union Street (LUHD-598)
2. 260 Marcy Street (LUHD-600)
3. 70 Court Street (LUHD-602)
4. 333 New Castle Avenue (LUHD-609)
5. 170 Mechanic Street (LU-23-35)
6. 9 Sheafe Street (LUHD-604)
7. 123 State Street, Unit 1 (LUHD-605)
8. 161 Deer Street (LUHD-603)
9. 179 Pleasant Street (LUHD-608)

**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)

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)

**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)

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)

#### 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)

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)

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 Map 110 as Lot 11 and lies within the General Residence B (GRB) and Historic Districts. (LU-23-38)

#### 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)

#### 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)

## **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\\_NDTAQleJQsmLcnV0mnaUYg](https://us06web.zoom.us/webinar/register/WN_NDTAQleJQsmLcnV0mnaUYg)

# HDC

## ADMINISTRATIVE APPROVALS

May 03, 2023

- |    |                                     |                       |
|----|-------------------------------------|-----------------------|
| 1. | 285 Union Street (LUHD-598)         | -TBD                  |
| 2. | 260 Marcy Street (LUHD-600)         | -TBD                  |
| 3. | 70 Court Street (LUHD-602)          | -TBD                  |
| 4. | 333 New Castle Avenue (LUHD-609)    | -Recommended Approval |
| 5. | 170 Mechanic Street (LU-23-35)      | -TBD                  |
| 6. | 9 Sheafe Street (LUHD-604)          | -TBD                  |
| 7. | 123 State Street, Unit 1 (LUHD-605) | -Recommended Approval |
| 8. | 161 Deer Street (LUHD-583)          | -Recommended Approval |
| 9. | 179 Pleasant Street (LUHD-608)      | -Recommended Approval |

1. 285 Union Street

- TBD

Background: The applicant is seeking approval for the construction of a new side deck.

Staff Comment: TBD

**Stipulations:**




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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-598**

Submitted On: Mar 28, 2023

**Applicant**

 Jeff White  
 6032752300  
 @ djeffreywhite@gmail.com

**Primary Location**

285 UNION ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

**Project Information**

**Brief Description of Proposed Work**

When we remodeled our kitchen recently a section of floor was raised slightly causing the steps into the kitchen to not be in code. In order to bring the stairs into code a landing is needed and the stairs would jut out significantly into our yard.

We are proposing to build a small 6ft wide deck with stairs going off the sides. This will also match similar decks in the neighborhood. The deck would be wood, the railings and balusters will be painted white to match the rest of the house and the deck boards will be cedar with a brown stain.

**Project Representatives**

**Acknowledgement**

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

true

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

true

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

Owner of this property

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

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval**

HDC Certificate of Approval Granted

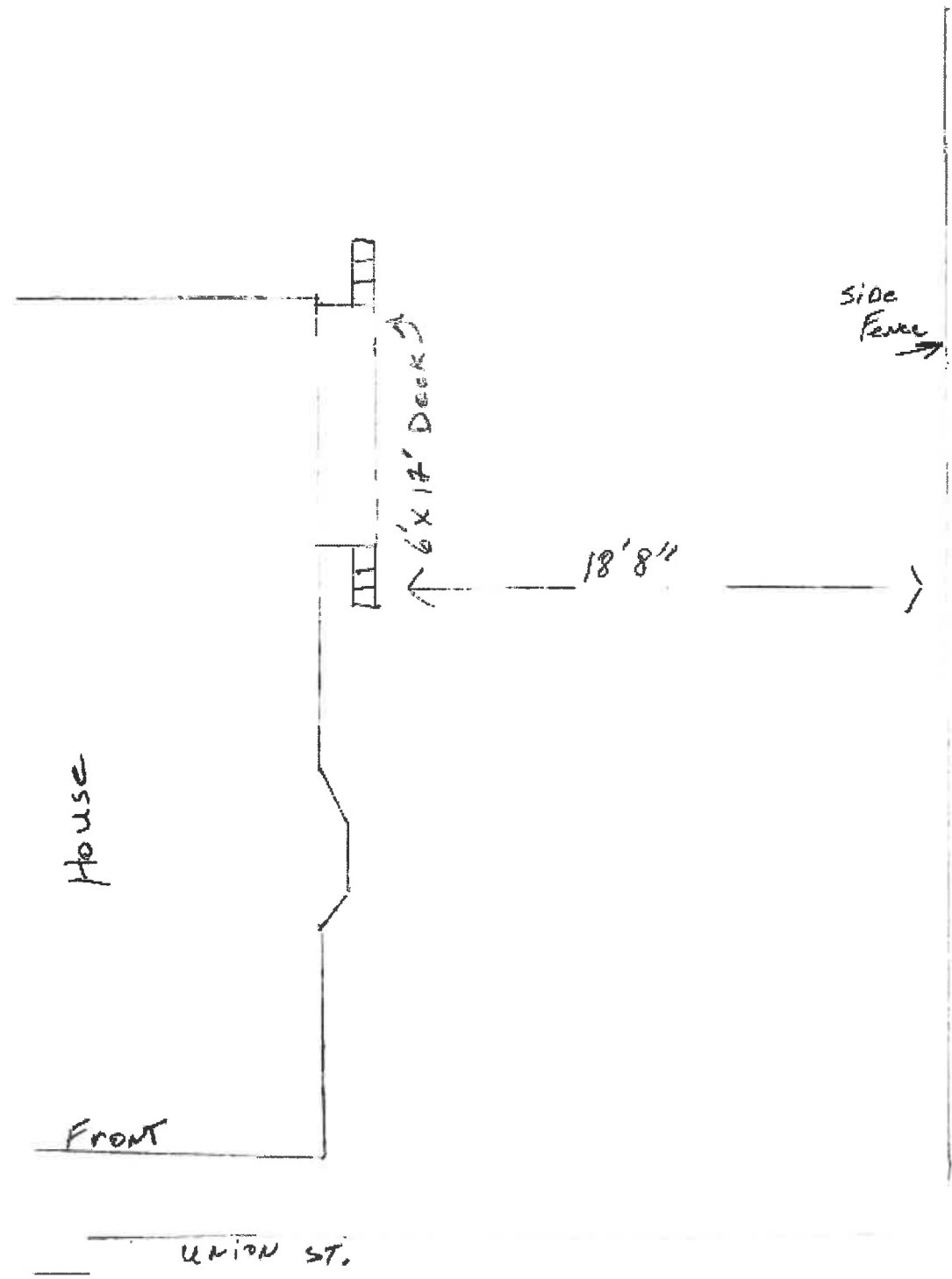
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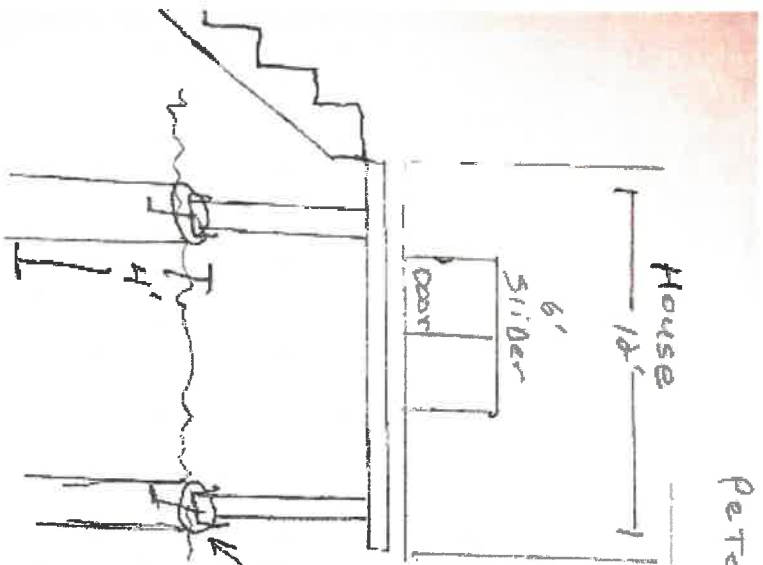
HDC Approval Date

--

Planning Staff Comments

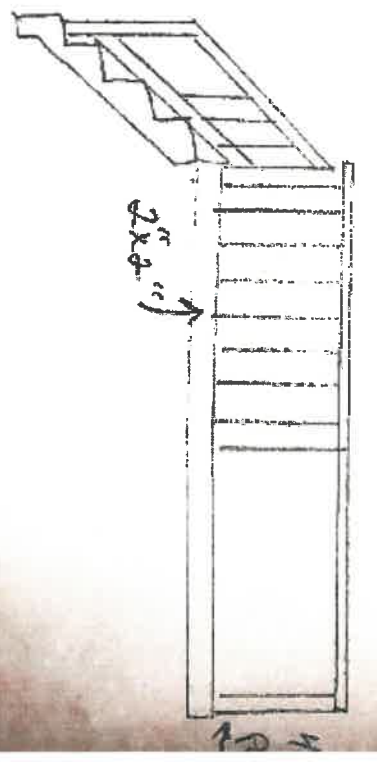
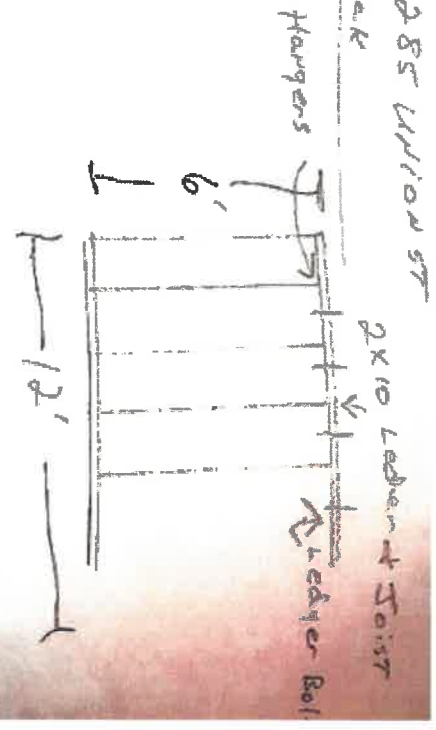
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All Framing To Be Pressure Treated

Peters White 285 Union St  
 Proposed Deck  
 J Bolt + Bracket  
 10" Solid Tubes

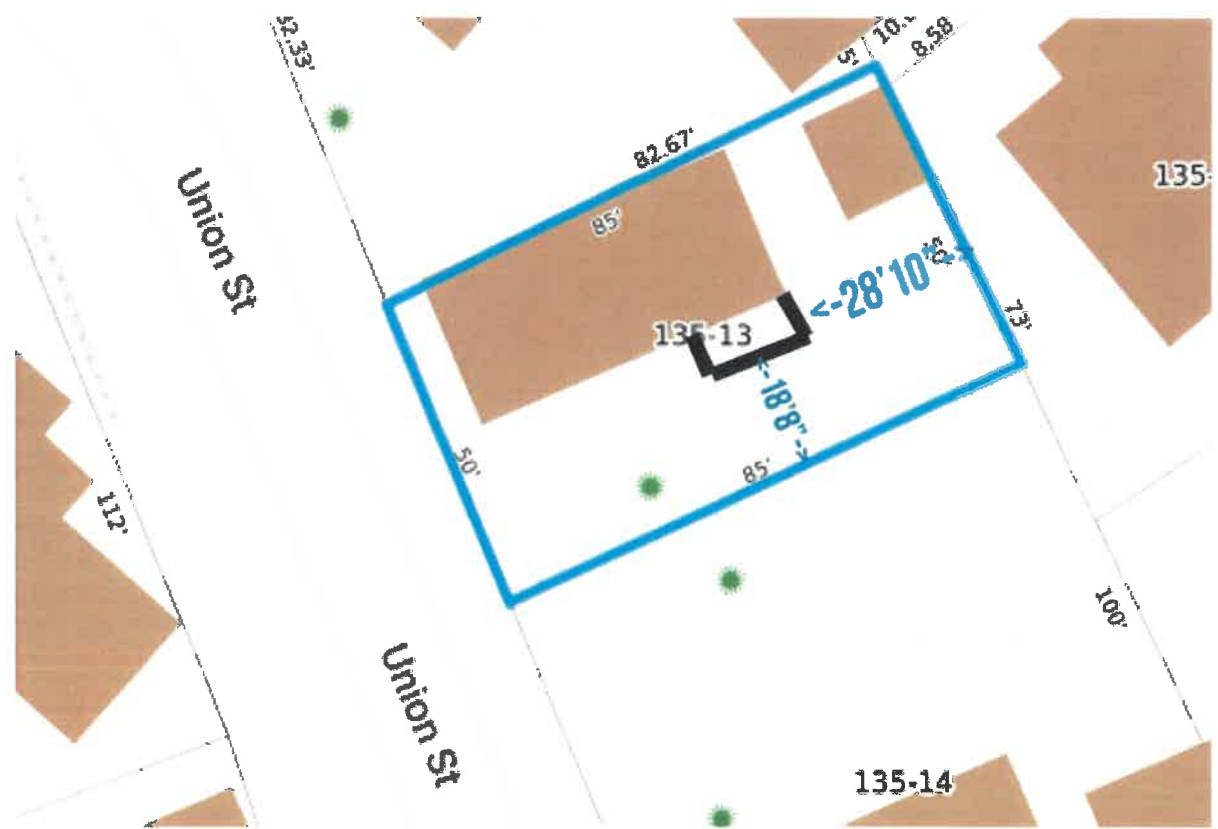














2. 260 Marcy Street

- TBD

Background: The applicant is seeking approval for the replacement of the existing front corner fence.

Staff Comment: TBD

**Stipulations:**




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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-600**

Submitted On: Apr 6, 2023

**Applicant**

 Laureen Dorow  
 6034937686  
 @dorow6@comcast.net

**Primary Location**

260 MARCY ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

**Project Information**

**Brief Description of Proposed Work**

Replace current four foot wood picket fence along yard on Marcy St and Meeting House Hill Rd. Would like to use vinyl and different design for posts. See attached pictures

**Project Representatives**

<b>Relationship to Project</b>	<b>If you selected "Other", please state relationship to project.</b>
Owner	--
<b>Full Name (First and Last)</b>	<b>Business Name (if applicable)</b>
Jeff Dorow	--
<b>Mailing Address (Street)</b>	<b>City/Town</b>
260 Marcy St	Portsmouth
<b>State</b>	<b>Zip Code</b>
NH	03801
<b>Phone</b>	<b>Email Address</b>
6034901240	jeff@whitebirchedu.com

**Acknowledgement**

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

true

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

true

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

Owner of this property

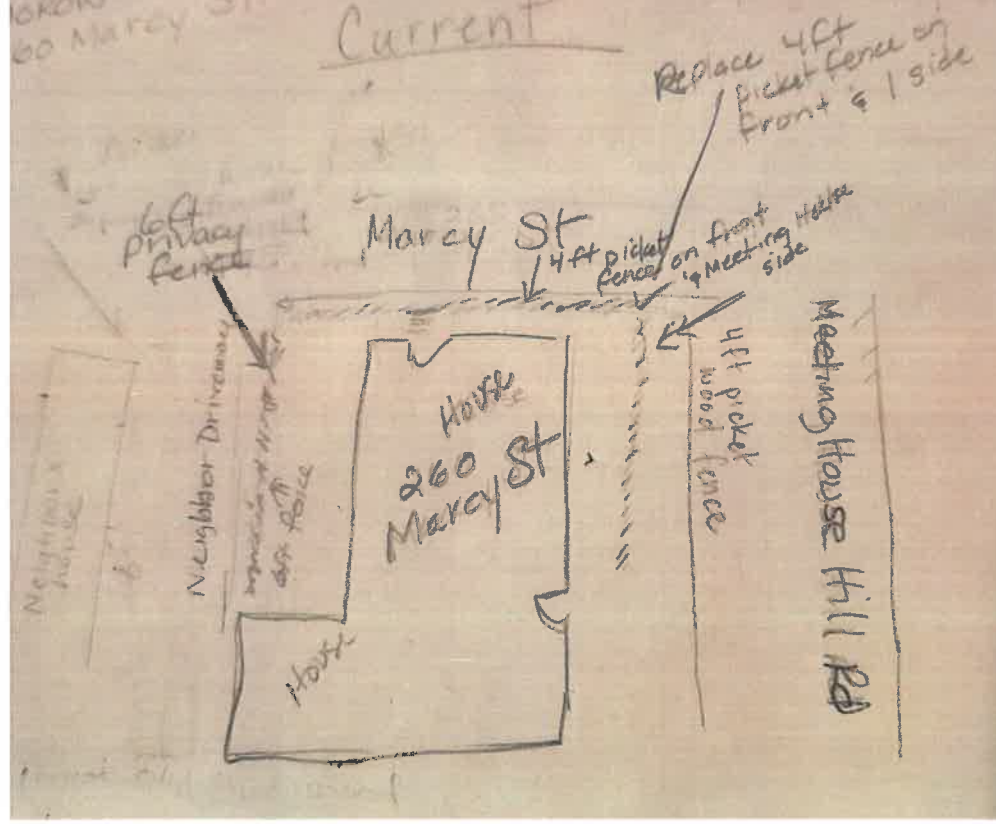
If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

rather  
② Picket on front of Meeting Hill house,  
replace with similar fence but in white vinyl  
instead of white painted wood

OROW  
60 Marcy St.

Current

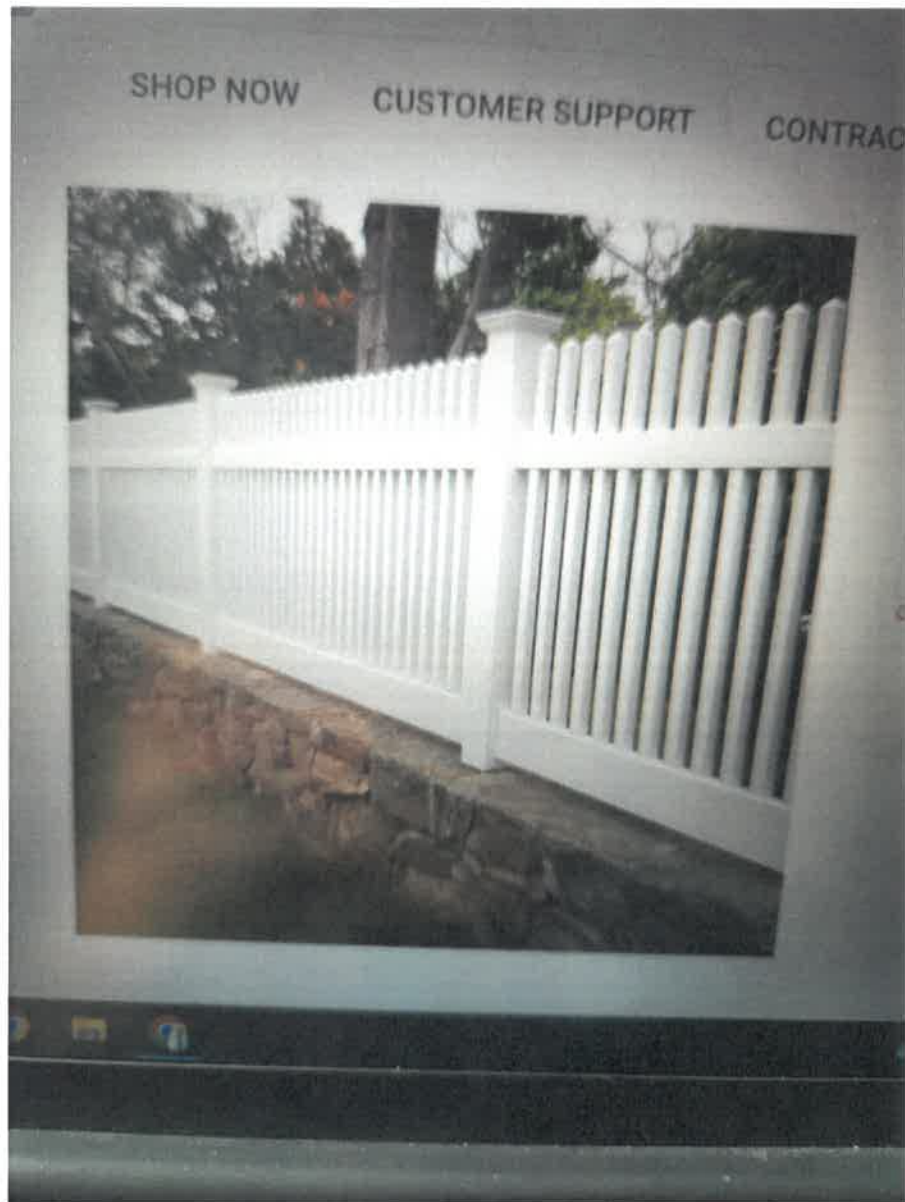












Proposed vinyl fencing.

**3. 70 Court Street - TBD**

**Background:** The applicant is seeking approval for lighting and signage on the building.

**Staff Comment:** TBT

**Stipulations:**

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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-602**

Submitted On: Apr 24, 2023

**Applicant**

 Andrew Samonas  
 6039887824  
 andrew@samonasgroup.com

**Primary Location**

70 COURT ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Adding exterior lighting to 70 Court Street, exterior lighting plan, signage approval

**Project Representatives**

<b>Relationship to Project</b>	<b>If you selected "Other", please state relationship to project.</b>
Owner	--
<b>Full Name (First and Last)</b>	<b>Business Name (if applicable)</b>
Andrew Samonas	Davenport Inn LLC
<b>Mailing Address (Street)</b>	<b>City/Town</b>
111 Bow St	Portsmouth
<b>State</b>	<b>Zip Code</b>
NH	03801
<b>Phone</b>	<b>Email Address</b>
603987824	andrew@samonasgroup.com

**Acknowledgement**

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

true

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

true

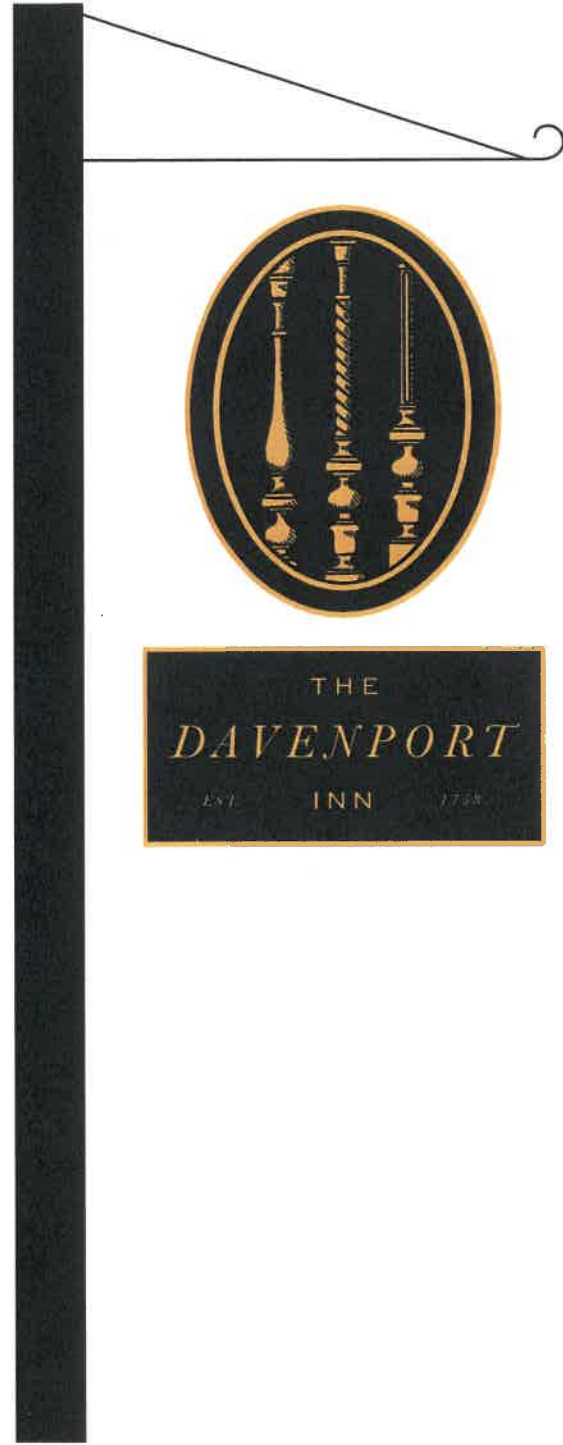
I hereby certify that as the applicant for permit, I am

Owner of this property

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

--

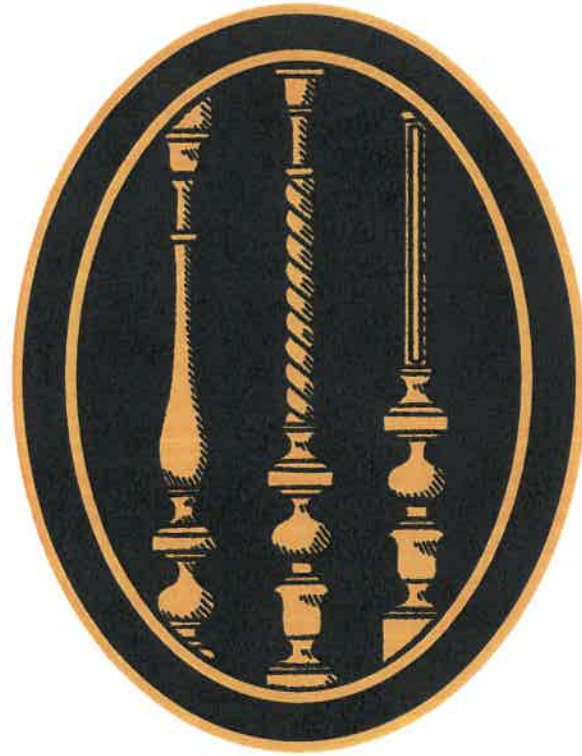
**INTERNAL USE ONLY -- Historic District Commission Review and Approval**



26.75"w x 34.5"h

33"w x 16.25"h

2.65"  
Letter Height "Davenport"



THE  
*DAVENPORT*  
EST. INN 1758

- Rich black background
- Gold leaf engraved text
- Gold leaf embossed style artwork
- .5" gold raised trim around all





Sign mockup



Sign style





**4. 333 New Castle Avenue - Recommended Approval**

**Background:** The applicant is seeking approval for the removal and replacement of an existing fence.

**Staff Comment:** Recommended Approval

**Stipulations:**




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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-609**

Submitted On: Apr 27, 2023

**Applicant**

 Thomas Lyng  
 603-978-5175  
 trlyng@comcast.net

**Primary Location**

333 NEW CASTLE AVE  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

Replace fence

**Project Representatives**

**Acknowledgement**

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

true

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

true

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

Owner of this property

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

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval**

**HDC Certificate of Approval Granted**

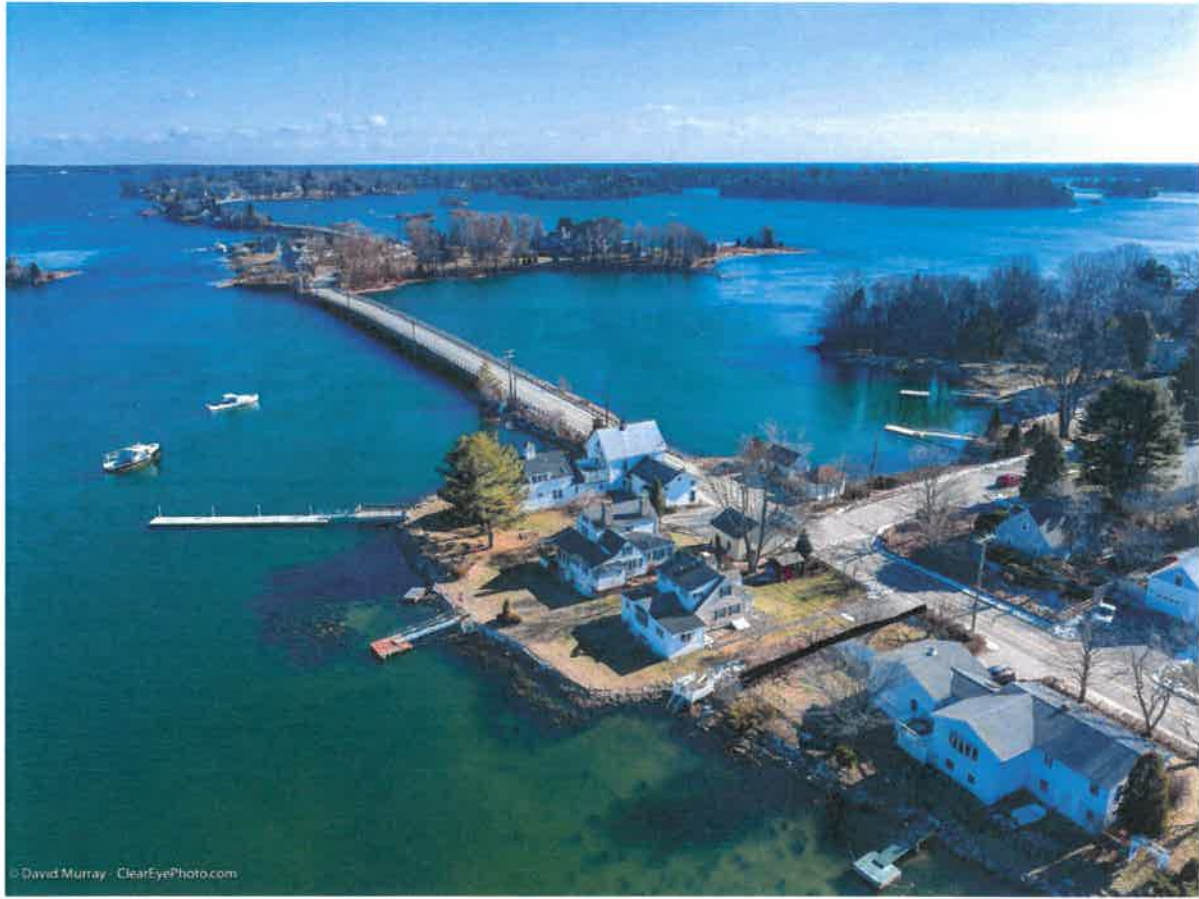
false

**HDC Approval Date**

--

**Planning Staff Comments**

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**5. 170 Mechanic Street - TBT**

Background: The applicant is seeking approval for the installation of mechanical equipment.

Staff Comment: TBT

**Stipulations:**

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

**Land Use Application**

**LU-23-35**

Submitted On: Mar 16, 2023

**Applicant**

 Arilda Densch  
 2076046848  
 @ densch@comcast.net

**Primary Location**

170 MECHANIC ST  
Portsmouth, NH 03801

**Applicant Information**

Please indicate your relationship to this project

B. Property Owner's Representative

**Alternative Project Address**

Alternative Project Address

--

**Project Type**

**Addition or Renovation:** any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

--

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

**New Use/Change in Use:** for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

--

**Subdivision or Lot Line Revision:** for projects which involved a subdivision of land or an adjustment to an existing lot line

--

**Sign:** Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

--

**Appeal of an Administrative Decision or Request for Equitable Waiver**

--

**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

--

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

--

**Temporary Structure / Use:** only for temporary uses (e.g. tents, exhibits, events)

--

**Demolition Only:** only applicable for demolition projects that do not involve any other construction, renovation, or site work

--

**Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval**

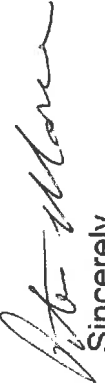
true

**Request for Extension of Previously Granted Land Use Approval**

--

To whom it may concern,

I, Peter Morin property owner of 170 Mechanic Street Portsmouth, NH hereby give permission for Arilda Densch of Arilda Design to be the primary point of contact for the application and the project at 170 Mechanic St.



Sincerely,  
Peter Morin  
170 Mechanic Street  
Portsmouth, NH 03801

HDC Meeting May 3, 2023

PETER MORIN  
Generator & Pad at 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

New Generator & Pad  
Letter of Authorization

date: 4-19-2023

NO SCALE

A4



VIEW FROM REAR DECK OF HOME



VIEW FROM REAR CORNER OF HOME



VIEW FROM PICKERING STREET

HDC Meeting May 3, 2023

**PETER MORIN**  
Generator & Pad - 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

**New Generator & Pad**  
Site Photographs

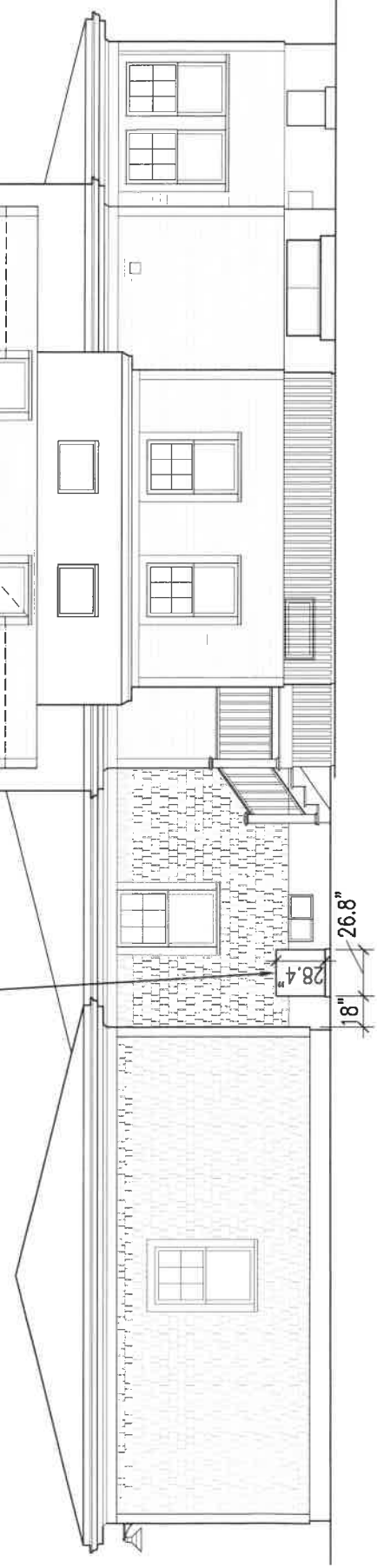
date: 4-19-2023

NO SCALE

**A1**

# REAR ELEVATION

NEW PAD AS REQUIRED WITH 46.5"W x 26.8" DEEP x 28.4" HIGH GENERATOR



# LEFT SIDE ELEVATION

NEW PAD AS REQUIRED WITH 46.5"W x 26.8" DEEP x 28.4" HIGH GENERATOR



HDC Meeting May 3, 2023

**PETER MORIN**  
Generator & Pad at 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

New Generator & Pad  
Elevation Drawings

date: 4-19-2023

NO SCALE

**A2**



20  
kW

POWERPROTECT. DX  
Standby Generators

BRIGGS & STRATTON

YOU. POWERED.

## RESIDENTIAL Standby Generators



### SPECIFICATIONS

20  
kW

POWERPROTECT. DX  
Standby Generators

BRIGGS & STRATTON

RESIDENTIAL STANDBY GENERATORS SPECIFICATIONS

#### Weights & Dimensions

Assembled Dimensions  
(Length x Width x Height) (in / mm)

Assembled Weight (lbs / kg)

Packaged Dimensions  
(Length x Width x Height) (in / mm)

Packaged Weight (lbs / kg)

Outline and Pad Layout Drawing

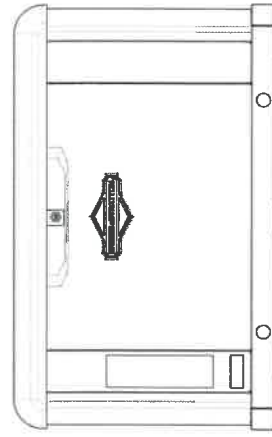
48.5 x 26.6 x 26.4 / 1181 x 681 x 721

435 / 200

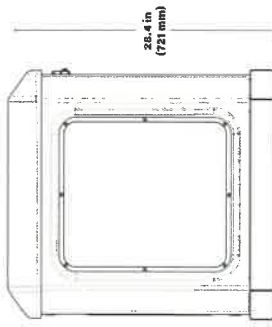
48.8 x 30.5 x 50.5 / 1240 x 775 x 1283

520 / 240

80104088



46.5 in (1181 mm)



26.4 in  
(721 mm)

26.6 in (681 mm)

#### Sound Rating\*

Low Idle Mode Sound dB(A)

Normal Operating Sound\* dB(A)

65

68

Yale University

Decibel Level Comparison Chart

Environmental Noise	dBA
Jet engine at 100'	140
Pain Begins	125
Pneumatic chipper at ear	120
Chain saw at 3'	110
Power mower	107
Subway train at 200'	95
Walkman on 5/10	94
Level at which sustained exposure may result in hearing loss	80-90
City Traffic	85
Telephone dial tone	80
Chamber music, in a small auditorium	75-85
Vacuum cleaner	75
Normal conversation	60-70
Business Office	60-65
Household refrigerator	55
Suburban area at night	40
Whisper	25
Quiet natural area with no wind	20
Threshold of hearing	0

Note: dBA = Decibels, A weighted

HDC Meeting May 3, 2023

New Generator & Pad  
Specification Sheet

date: 4-19-2023

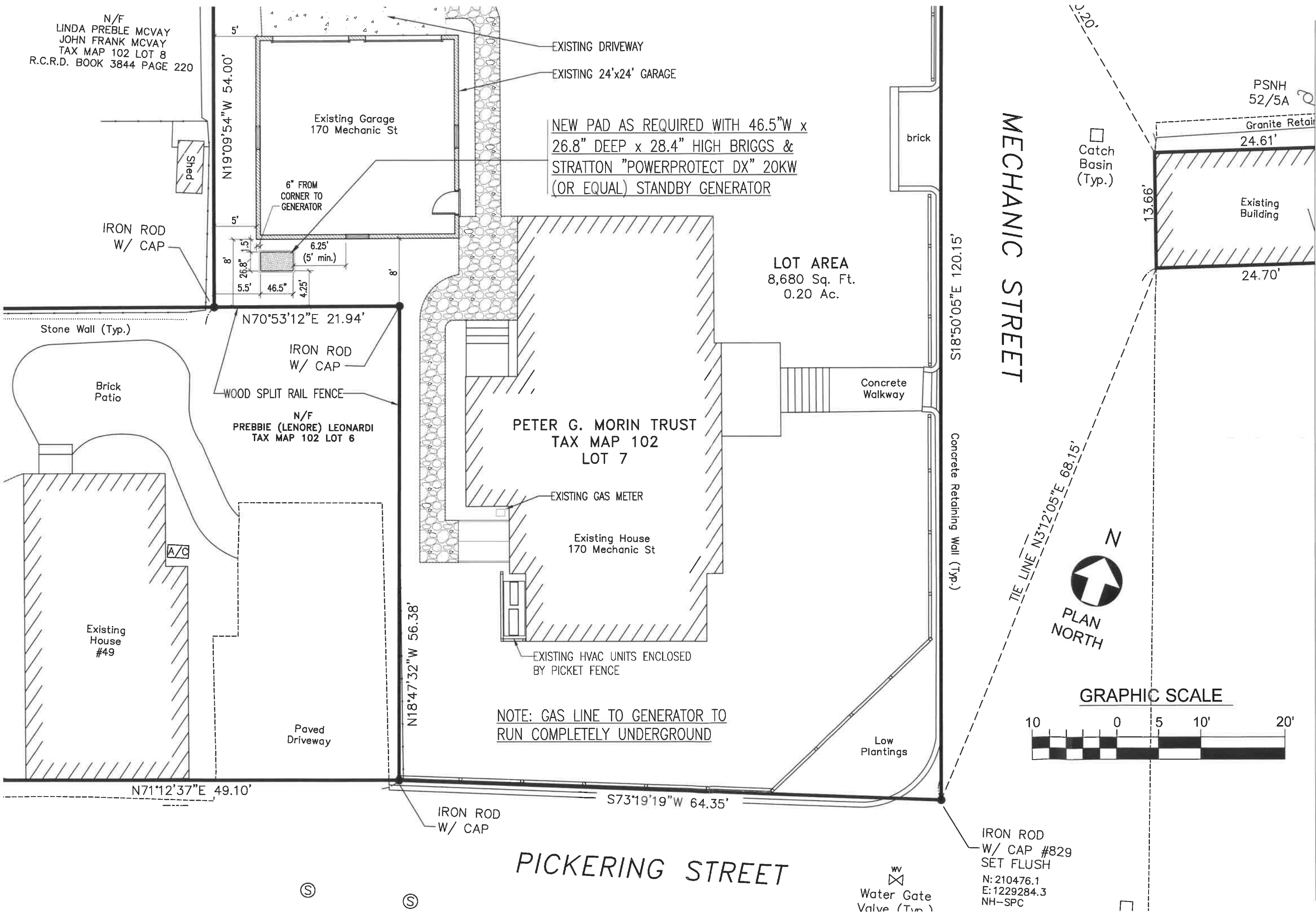
NO SCALE

A3

PETER MORIN  
Generator & Pad at 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densh@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

N/F  
LINDA PREBLE MCVAY  
JOHN FRANK MCVAY  
TAX MAP 102 LOT 8  
R.C.R.D. BOOK 3844 PAGE 220



**PETER MORIN**  
170 MECHANIC STREET  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

Revisions:

HDC Meeting May 3, 2023  
New Generator & Pad  
Detail - Site Plan

date: 4-19-2023  
scale: 1" = 10'-0"

**S1**

**6. 9 Sheafe Street - Recommended Approval**

**Background:** The applicant is seeking approval for skylight, condenser, and garage door locations/designs.

**Staff Comment:** TBT

**Stipulations:**



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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-604**

Submitted On: Apr 26, 2023

**Applicant**

 stephanie febonio  
 6039218987  
 sfebonio@gmail.com

**Primary Location**

9 SHEAFE ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

--

**Project Information**

**Brief Description of Proposed Work**

Skylights, heat compressor and garage door

**Project Representatives**

**Acknowledgement**

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

true

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

true

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

Owner of this property

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

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval**

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

# Historic District Committee Administrative Approval May 03, 2023

## Topics:

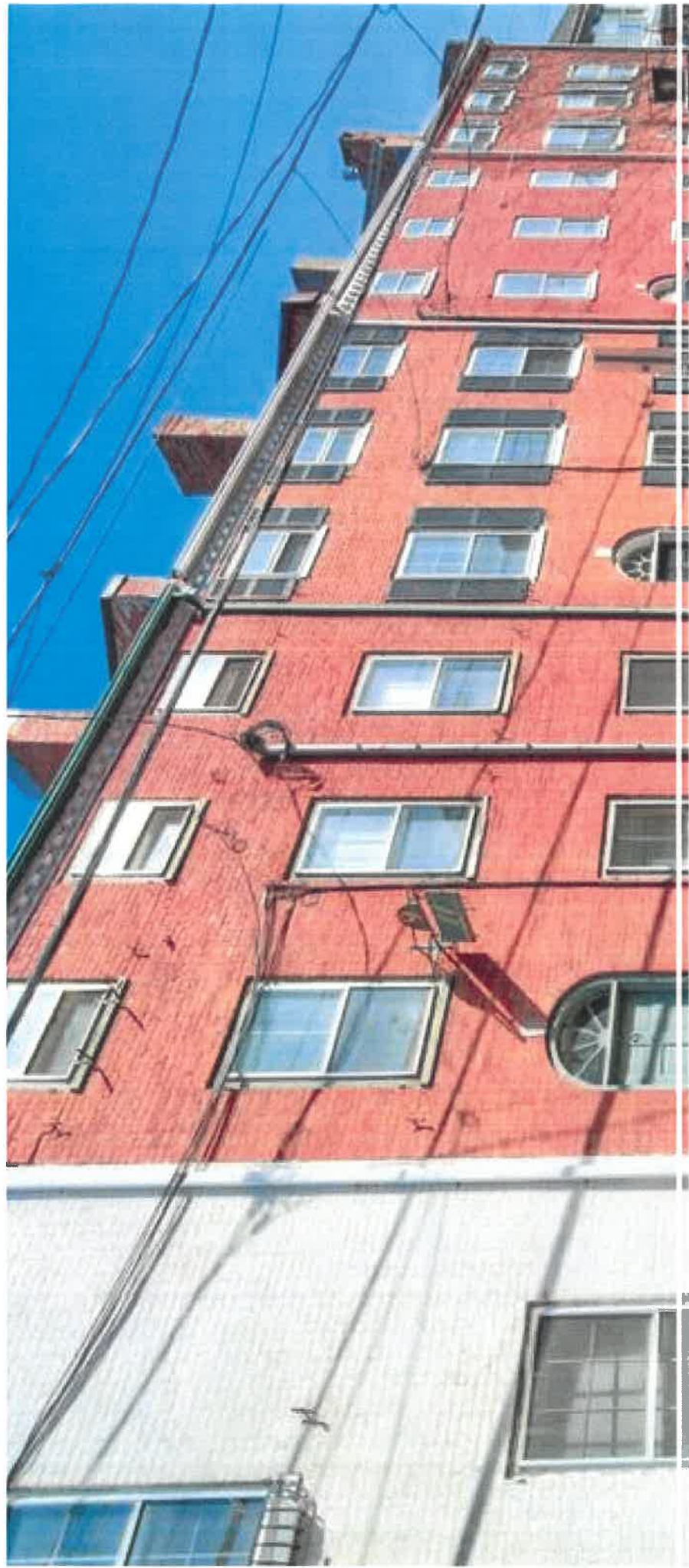
- Skylights, location diagrams
- Condenser Location, screen options
- Garage entrance Engineering

Address: 9 Sheafe Street

Owners: Michael & Stephanie Febonio

Date of Submission: 03/26/2023



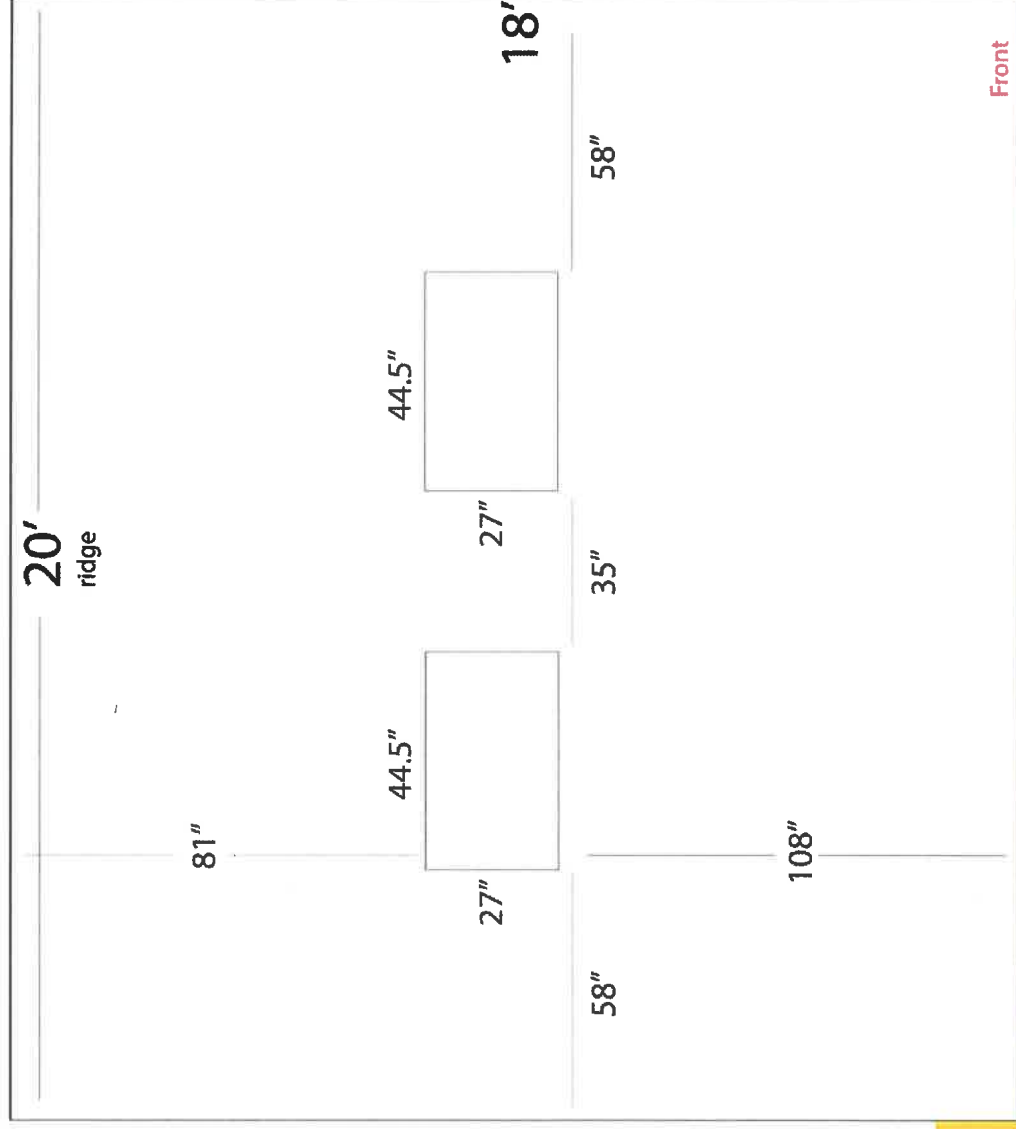


Street view of roof



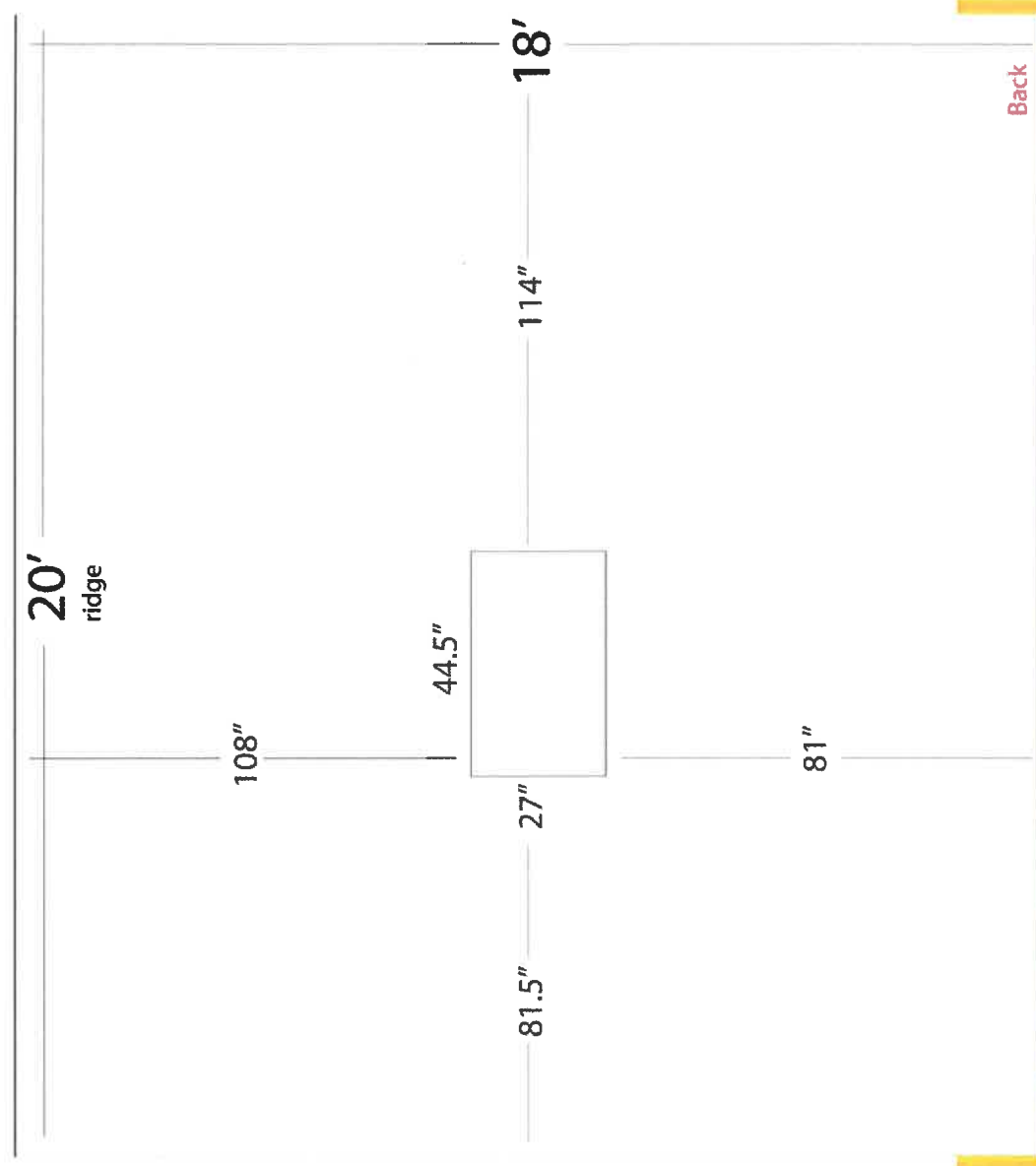
## 9 Sheafe Street Roof Renovation

- Skylights Addition
  - 2 – 44" wide x 27" high front roof
  - Replace the roof in kind
  - black asphalt shingles



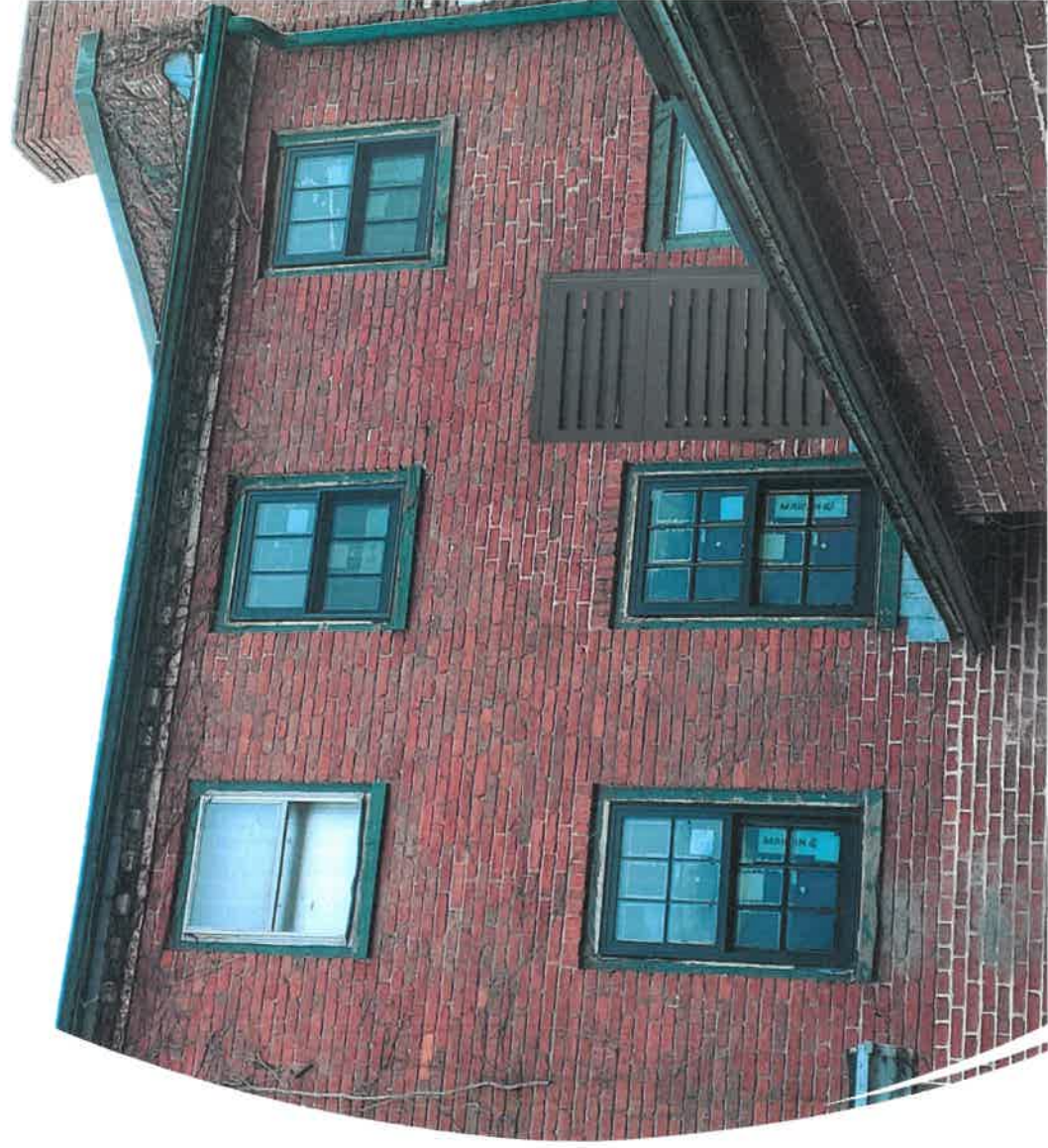
## 9 Sheafe Street Back of House Roof

- Install a single 27" x 44" skylight



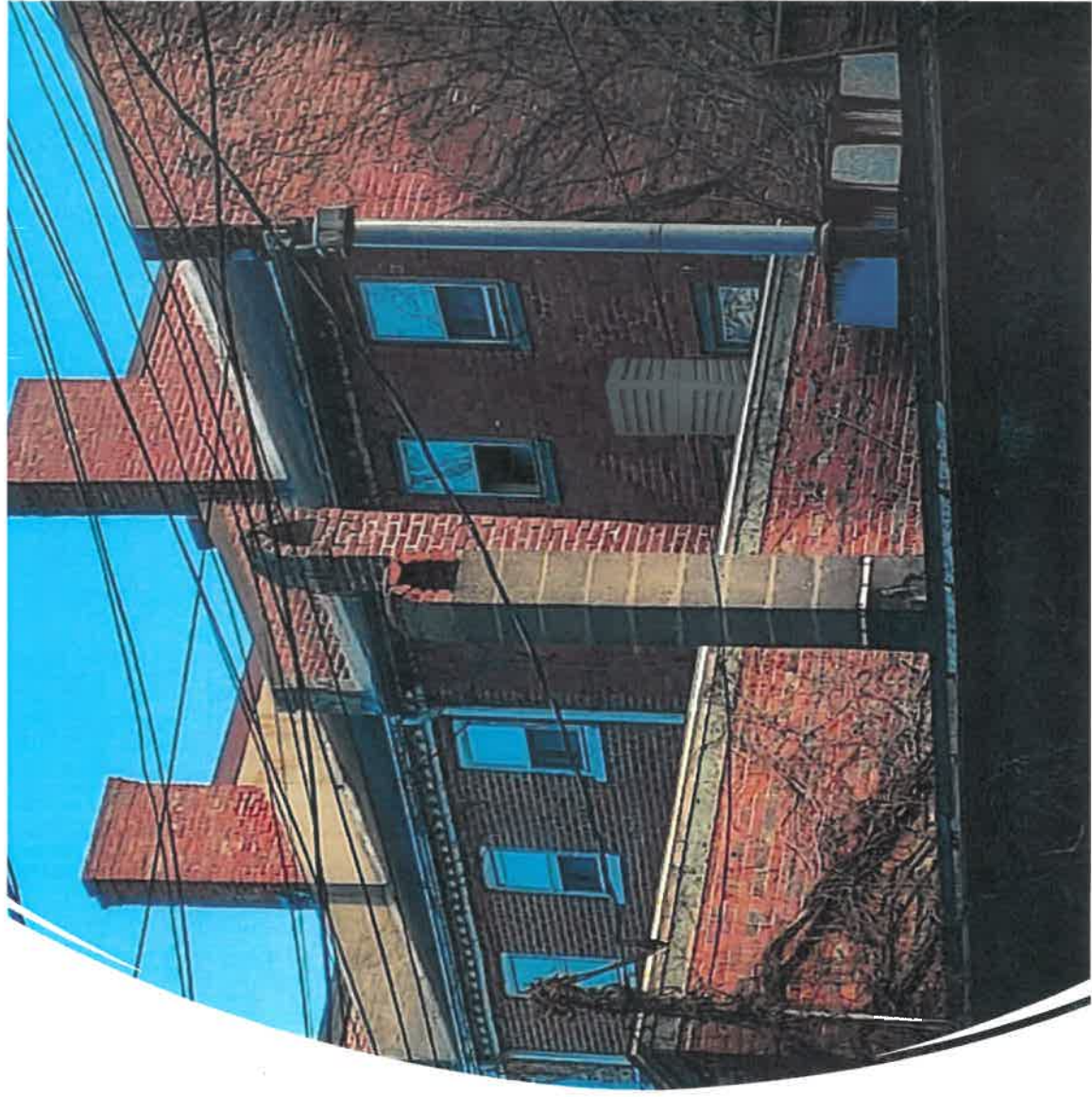


Condenser  
mounted to rear  
wall with Screen



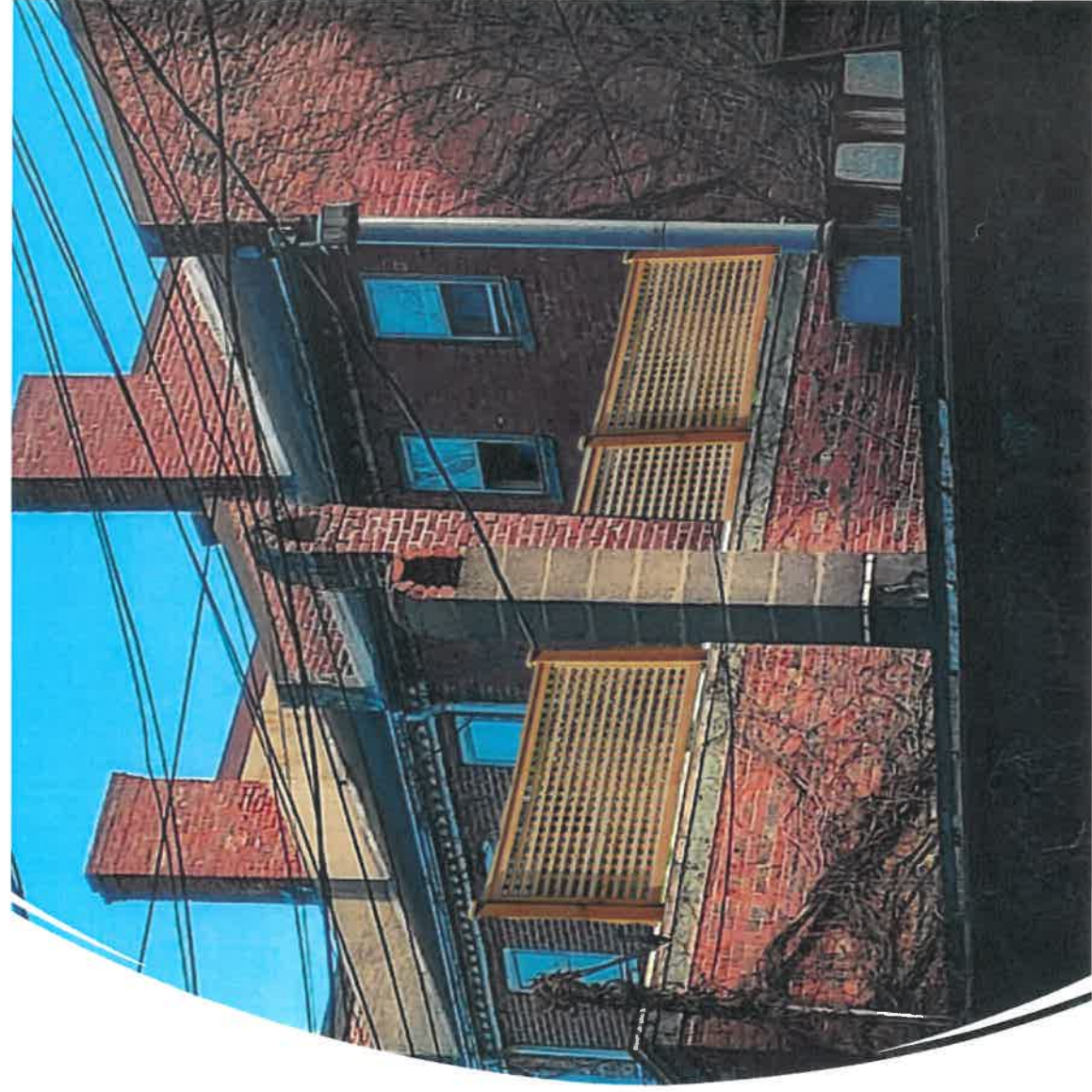
Condenser  
Screen view  
from  
Penhallow,  
black in color

---



Alternative  
Wood Screen  
in black to  
match trim

---

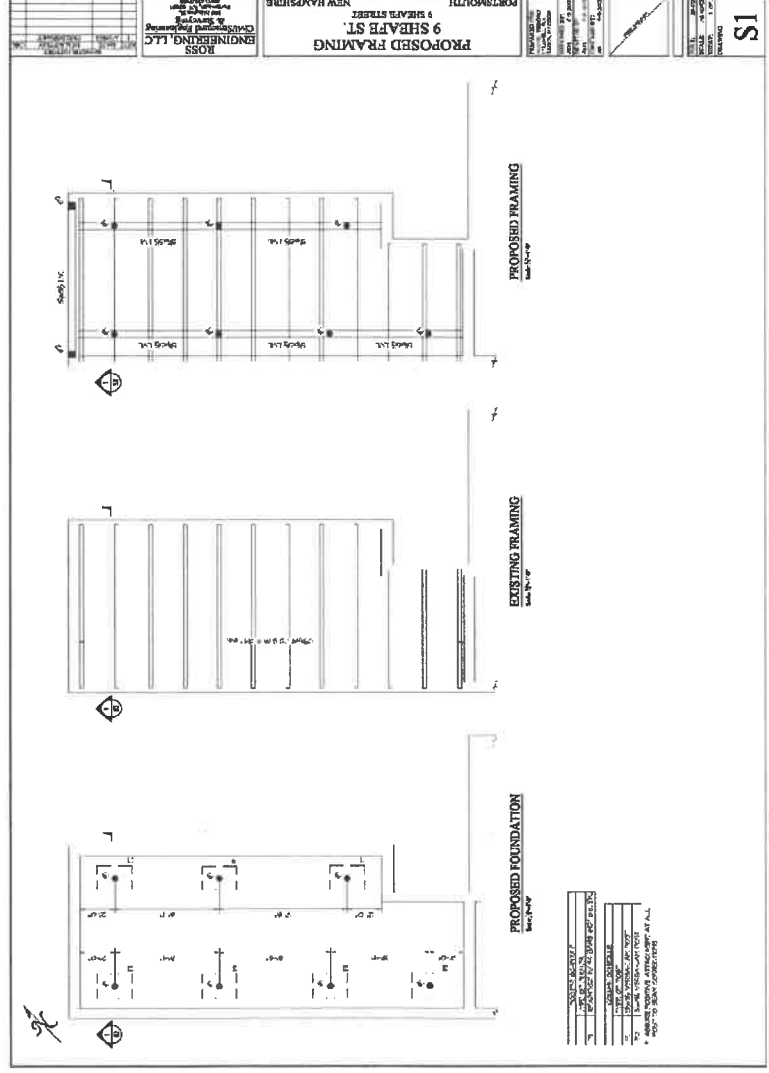


## 9 Sheafe Street *Rear Garage Door*

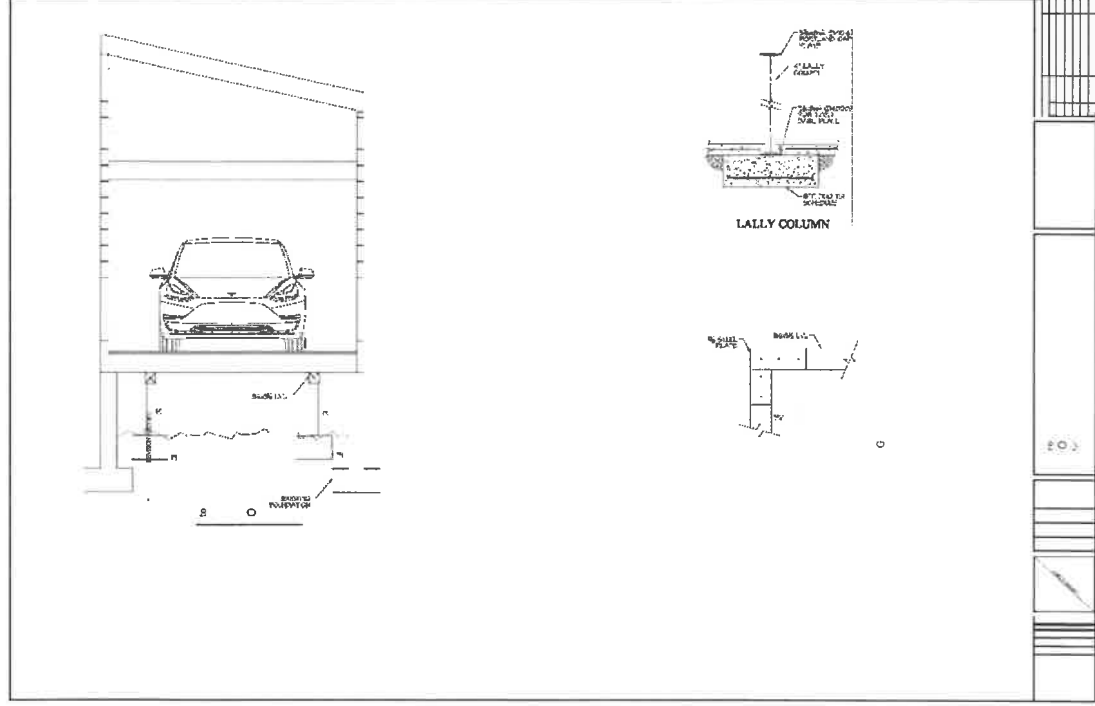
- **Top window remains**
- Remove bottom window
- Add carriage house style garage
- Door Dimensions 7'0" x 8'6"



# Engineered garage floor top view



# Front View



Northeast  
View of  
Custom  
Lane





SW view garage  
17 Sheafe St



NO.	DATE	DESCRIPTION	BY
1	4/7/2023	PRELIMINARY	CH

ROSS  
ENGINEERING, LLC  
CIVIL/STRUCTURAL Engineering & Surveying  
305 Heritage St.  
Portsmouth, NH 03801  
(603) 433-3560

PROPOSED FRAMING  
9 SHEAFFE ST.  
NEW HAMPSHIRE  
PORTSMOUTH

PREPARED BY:  
MICHAEL HUBBARD  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 00008

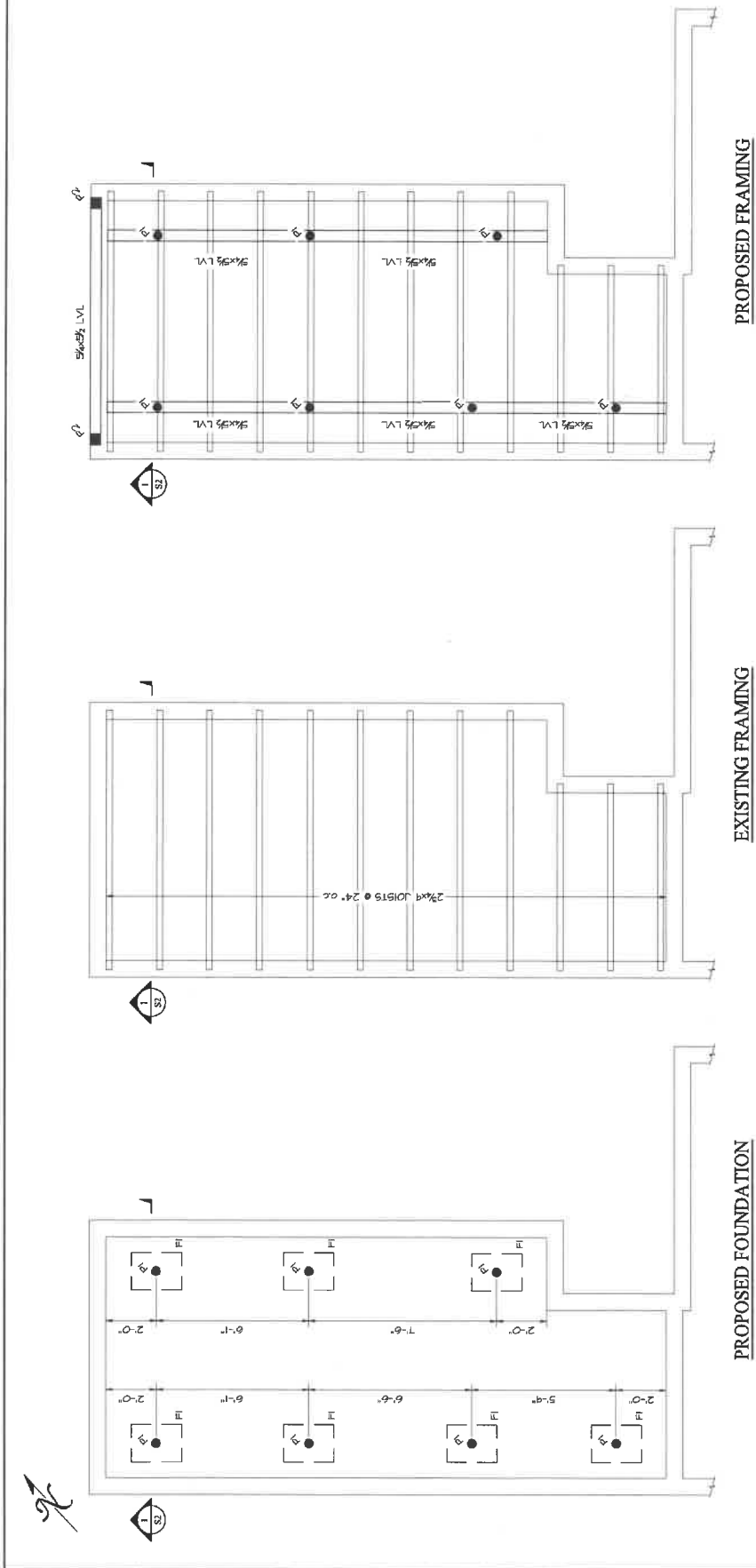
DESIGNED BY:  
ASH  
4-5-2023

DRAWN BY:  
ASH  
4-5-2023

CHECKED BY:  
ASH  
4-5-2023

TITLE	23-022
SCALE	AS NOTED
SHEET	1 OF 5
DRAWING	

**S1**



FOOTER SCHEDULE	
TYPE OF FOOTER	18"x24"x12" 14" #4 BARS @12" o.c. EN
FI	

COLUMN SCHEDULE	
TYPE OF POST	36"x36" VERSA-LAM POST
PI	36"x36" VERSA-LAM POST
PS	36"x36" VERSA-LAM POST
* POSTS TO BE CONNECTED TO ALL POST TO BEAM CONNECTIONS	

REVISION HISTORY	
NO.	DESCRIPTION
1	PRELIMINARY
2	DATE: 4/7/2023

**ROSS ENGINEERING, LLC**  
 CIVIL/Structural Engineering & Surveying  
 500 College St  
 Portsmouth, NH 03801  
 (603) 433-7566

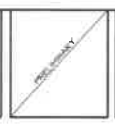
**SECTIONS & DETAILS**  
 9 SHEAFE STREET  
 NEW HAMPSHIRE  
 PORTSMOUTH

PREPARED FOR:  
 MICHAEL PERINO  
 JACKSON, NH 03038

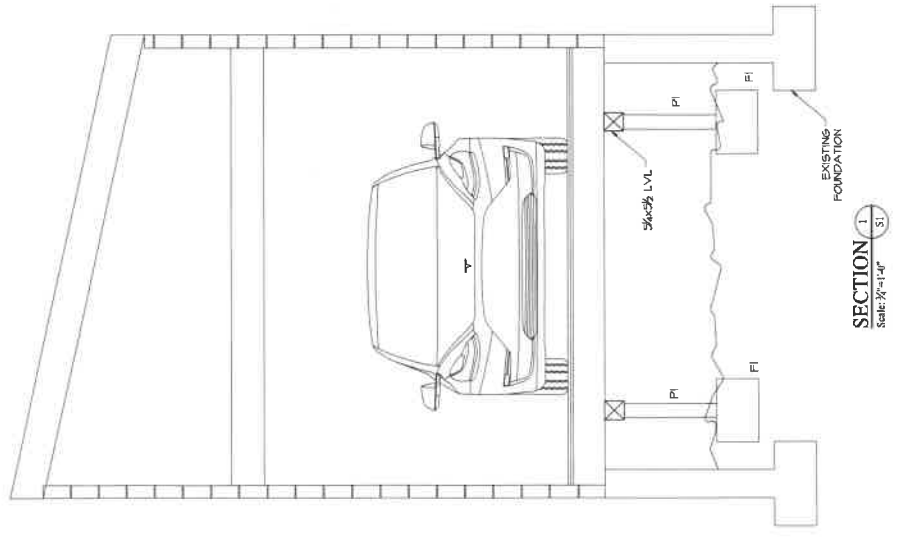
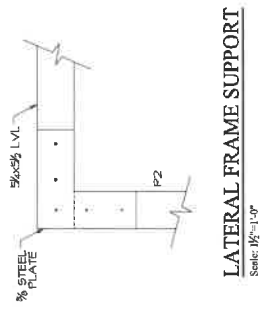
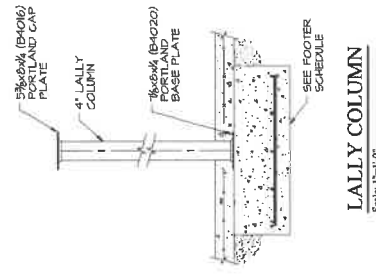
DESIGNED BY:  
 ADH 4-8-2022

DRAFTED BY:  
 ADH 4-8-2022

CHECKED BY:  
 ADH 4-8-2022



DATE: 4/7/2023  
 SCALE: AS NOTED  
 SHEET: 2 OF 9  
 DRAWING: S2





**7. 123 State Street, Unit 1 - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a new deck support post.

**Staff Comment:** Recommended Approval

**Stipulations:**




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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-605**

Submitted On: Apr 26, 2023

**Applicant**

 Jim Keane  
 603 502 0729  
 jimkeane@comcast.net

**Primary Location**

123 STATE ST  
Unit 1  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

**Alternative Project Address**

Administrative Approval

--

**Project Information**

**Brief Description of Proposed Work**

Add a post at the corner of our deck. The deck is currently attached to the abutting property, however, the wall that the deck is attached to is being removed and replaced. The plan will be to not re-attach the deck after the new wall on the abutting property is rebuilt. The intent is to have the deck free from being supported by the abutting structure.

**Project Representatives**

**Acknowledgement**

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

true

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

true

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

Owner of this property

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

--

**INTERNAL USE ONLY -- Historic District Commission Review and Approval**

**HDC Certificate of Approval Granted**

--

**HDC Approval Date**

--

**Planning Staff Comments**

--

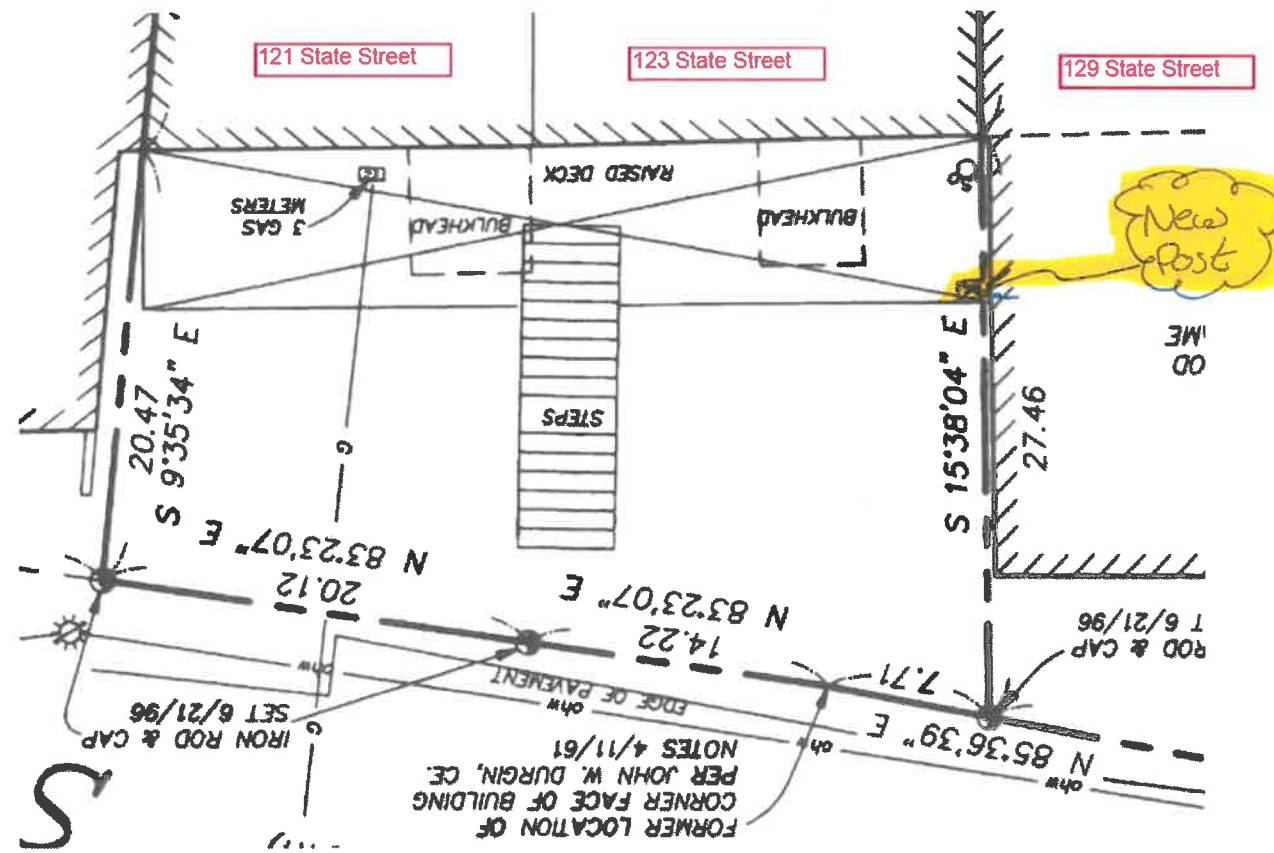
123 State Street

Addition of Post to Support Deck

Narrative:

Our deck is attached to the neighbor's house at 129 State Street. They are planning to demolish and rebuild the structure. Because of this, we plan to add a post to the corner of our deck to support the structure and allow it be detached from 129 State Street. We do not plan to reattach the deck after 129 State Street rebuild their structure. The post will be a pressure treated 4x4 that will be wrapped in pine and painted similar to the existing post that supports the other corner of our deck.

Plan showing property and new post location:



Similar post on other end of deck:



Note of Approval from the other Condominium Owner, Mark Bodi:

**From:** [Mark Bodi](#)  
**To:** [Jim Keane](#)  
**Subject:** My approval for deck detachment  
**Date:** Thursday, April 13, 2023 3:48:11 PM

---

Jim,  
This follows our informal association meeting on the deck detachment. You have my “vote” as an association member and with it my approval to submit whatever applications are necessary to the city to detach the deck from Mr. Doyle’s property.  
Thanks  
Mark

**Mark M. Bodi**  
**[mbodi@icloud.com](mailto:mbodi@icloud.com)**

Sent from my iPad



**8. 161 Deer Street**

**- Recommended Approval**

Background: The applicant is seeking approval for mechanical screening.

Staff Comment: Recommended Approval

**Stipulations:**

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

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-603**

Submitted On: Apr 25, 2023

**Applicant**

 Terrence Parker  
 6035319109  
 terrence@terrafirmalandarch.com

**Primary Location**

161 DEER ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

70 Maplewood Avenue

**Project Information**

**Brief Description of Proposed Work**

The proposed work is a screen fence for the exiting electrical utility boxes. Teh fence has a historic them that celebrates the history of the Norht End.

**Project Representatives**

<b>Relationship to Project</b>	<b>If you selected "Other", please state relationship to project.</b>
Architect	--
<b>Full Name (First and Last)</b>	<b>Business Name (if applicable)</b>
Terrence Parker	terraform landscape architecture
<b>Mailing Address (Street)</b>	<b>City/Town</b>
163a Court Street	Portsmouth
<b>State</b>	<b>Zip Code</b>
NH	03801
<b>Phone</b>	<b>Email Address</b>
603.531.9109	terrence@terrafirmalandarch.com

**Acknowledgement**

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

true

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

true

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

Other

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

Project designer

### 70 Maplewood Avenue:

#### HDC Application for a Fence Approval

The site plan for the construction of the new building on this site was approved by the Planning Board on December 15th, 2022, and approved by the HDC on October 5th, 2022.

This application is for approval of a fence on the north west corner of the lot from view.

The screen fence will be built with the following goals and objectives:

- The fence is designed to screen the view of the utility boxes owned by Eversource.
- The screen fence will consist of imagery to honor the evolving history of the North End and the people involved in that history, such as the historic rope walk near this site and the contributions of community activist, Rose Fiandaca.
- The screen fence will promote the concept of *History Through Art*.
- The screen fence will call attention to the many women in Portsmouth's history who contributed to the quality of life in Portsmouth throughout the centuries.
- Proposed Fence will be "consistent with special and defining characters of surrounding properties."

## 8 KPH

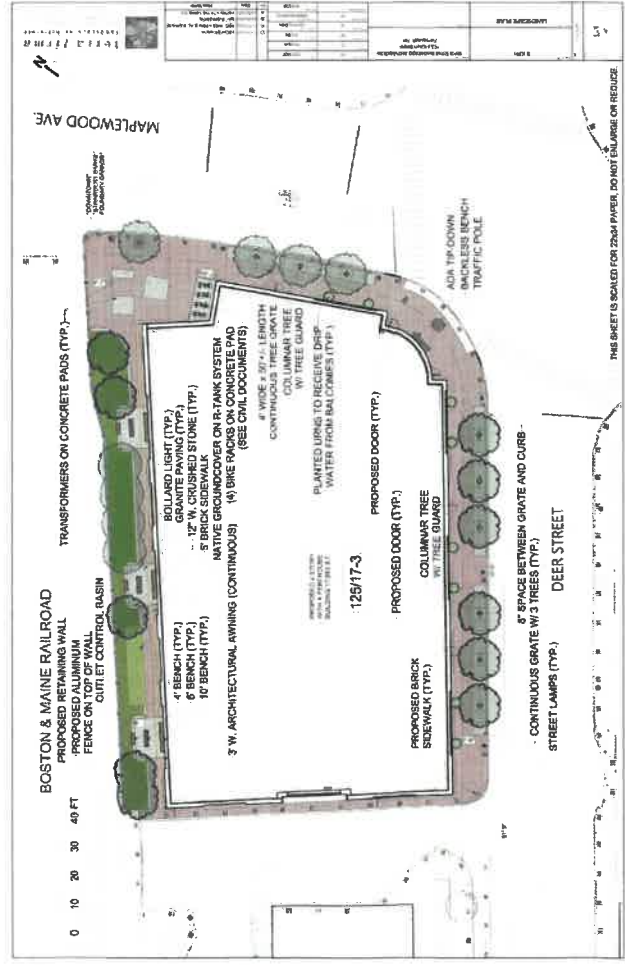
70 MAPLEWOOD AVENUE  
PORTSMOUTH, NH



AERIAL VIEW



terra firma  
landscape architecture  
45-a court street - portsmouth, nh 03801  
603.430.8186 | terrafirmalandarch.com



APPROVED LANDSCAPE PLAN

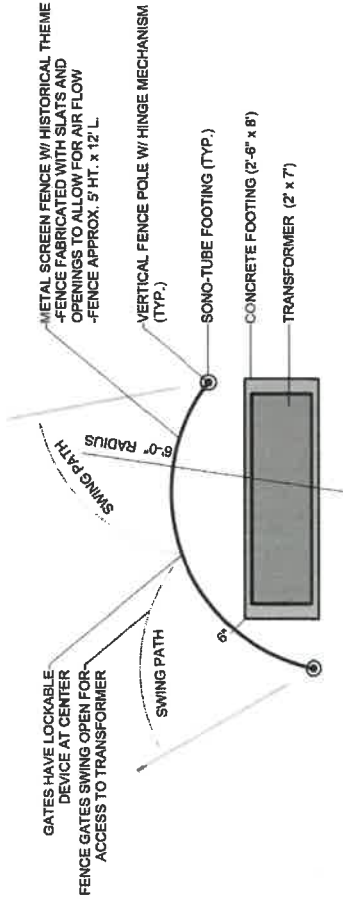
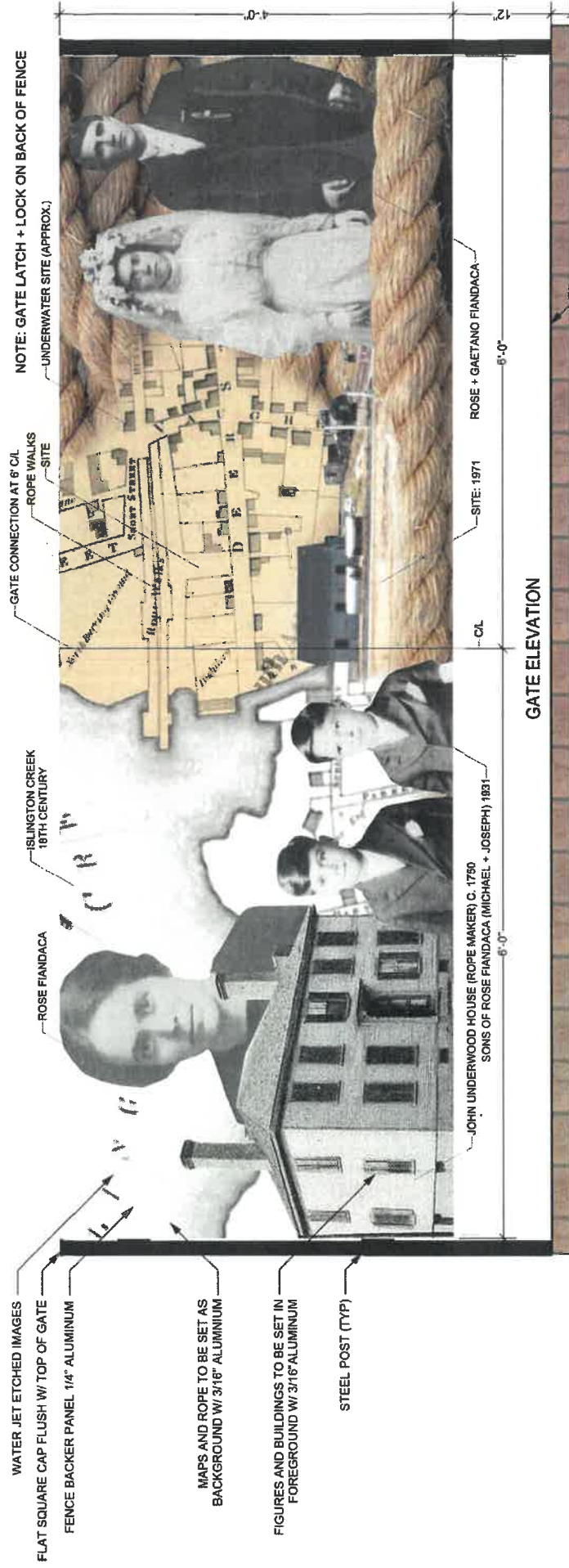


8 KPH

70 MAPLEWOOD AVENUE  
 PORTSMOUTH, NH



terra firma  
 landscape architecture  
 15-a court street - portsmouth, nh 03801  
 603.430.8188 - terrace - terrafirmalandscape.com

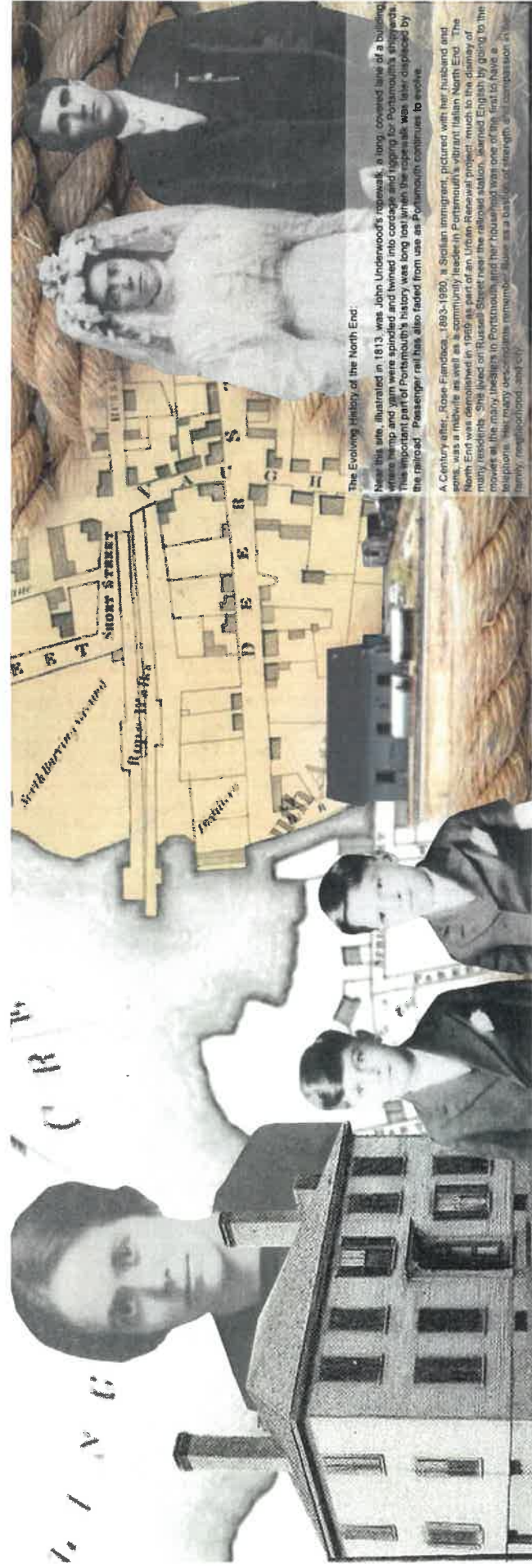


8 KPH

70 MAPLEWOOD AVENUE  
 PORTSMOUTH, NH



terra firma  
 landscape architecture  
 451 a court street - portsmouth, nh 03801  
 603.430.8362 - terrace - terrafirmalandscape.com



The Evolving History of the North End:

Near this site, illustrated in 1813, was John Underwood's ropewalk, a long, covered lane of a building where hemp and yarn were spindled and twined into cordage and rigging for Portsmouth's shipyards. This important part of Portsmouth's history was long lost when the ropewalk was later displaced by the railroad. Passenger rail has also faded from use as Portsmouth continues to evolve.

A Century after, Rose Fiandaca, 1893-1980, a Sicilian immigrant, pictured with her husband and sons, was a midwife as well as a community leader in Portsmouth's vibrant Italian North End. The North End was demolished in 1969 as part of an Urban Renewal project, much to the dismay of many residents. She lived on Russell Street near the railroad station, learned English by going to the house of the many teachers in Portsmouth and her husband's work as a dock worker and strength & conditioning coach for the Portsmouth Iron Works as a dock worker and strength & conditioning coach for the Portsmouth Iron Works.

**The Evolving History of the North End:**

Near this site, illustrated in 1813, was John Underwood's ropewalk, a long, covered lane of a building where hemp and yarn were spindled and twined into cordage and rigging for Portsmouth's shipyards. This important part of Portsmouth's history was long lost when the ropewalk was later displaced by the railroad. Passenger rail has also faded from use as Portsmouth continues to evolve.

A Century after, Rose Fiandaca, 1893-1980, a Sicilian immigrant, pictured with her husband and sons, was a midwife as well as a community leader in Portsmouth's vibrant Italian North End. The North End was demolished in 1969 as part of an Urban Renewal project, much to the dismay of many residents. She lived on Russell Street near the railroad station, learned English by going to the movies at the many theaters in Portsmouth and her household was one of the first to have a telephone. Her many descendants remember Rose as a bastion of strength and compassion in her family, neighborhood, and city.

**8 KPH**

**70 MAPLEWOOD AVENUE  
PORTSMOUTH, NH**



**tetra firma**  
landscape architecture  
163 a court street | portsmouth, nh 03801  
603.470.8188 | terrace | terrafirmalandarch.com

**9. 179 Pleasant Street - Recommended Approval**

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

Staff Comment: Recommended Approval

**Stipulations:**

- 4. \_\_\_\_\_
- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

**Historic District Commission Work Session or Administrative Approval Application**

**LUHD-608**

Submitted On: Apr 27, 2023

**Applicant**

 Carla Goodknight  
 6034312808  
 carla@cjarchitects.net

**Primary Location**

179 PLEASANT ST  
Portsmouth, NH 03801

**Application Type**

Please select application type from the drop down menu below

Administrative Approval

**Alternative Project Address**

--

**Project Information**

**Brief Description of Proposed Work**

This application is for administrative approval of six changes to the approved design.

**Project Representatives**

<b>Relationship to Project</b>	<b>If you selected "Other", please state relationship to project.</b>
Other	Architect
<b>Full Name (First and Last)</b>	<b>Business Name (if applicable)</b>
Carla Goodknight	CJ Architects
<b>Mailing Address (Street)</b>	<b>City/Town</b>
233 Vaughan Street	Portsmouth
<b>State</b>	<b>Zip Code</b>
NH	03801
<b>Phone</b>	<b>Email Address</b>
6034312808	carla@cjarchitects.net

**Acknowledgement**

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

true

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

true

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

Other

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

Architect

**INTERNAL USE ONLY -- Historic District Commission Review and Approval**



City of Portsmouth  
Historic District Commission & Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

May 3, 2023

**179 PLEASANT STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL**

Dear Chairman Wycioff,

This application is for administrative approval of six changes to the approved design. Please note: There are no changes proposed to the Historic Mansion approval, with the exception of removal of existing skylights noted in item #1.

- 1. Reduction of the number of skylights approved.**  
There were seven existing skylights on the building, and they were all approved to be replaced in kind. The owner has chosen to only replace three of them.
- 2. Revision of the Annex dormer window proportion.**  
The existing dormer windows pictured on the Annex were vinyl replacement windows with grills between the glass and a very wide center mull. Upon further study, the dimensions of the panes of the proposed dormer windows have been adjusted slightly to more closely resemble the historic windows that are remaining on the house, and to reduce the oversized mull width. The windows will still be Marvin Wood Ultimate as approved.
- 3. Revision of the back and side kitchen windows.**  
Two windows in the kitchen that were originally mullied together have been separated, and two windows in the kitchen that were originally separated have been mullied together to accommodate kitchen design developments. The windows will still be Marvin Wood Ultimate as approved.
- 4. Radial window layout in the dining room.**  
The radial windows have been reduced in width to accommodate the structure and radius, and as a result one additional window has been added.
- 5. Window size reduction in entry connector.**  
The windows in the entry connector facing the back/side yard have been reduced in size to accommodate design development.
- 6. Basement Windows**  
One basement window has been added below the kitchen, and one basement window has been deleted from the back of the entry connector in the Annex.

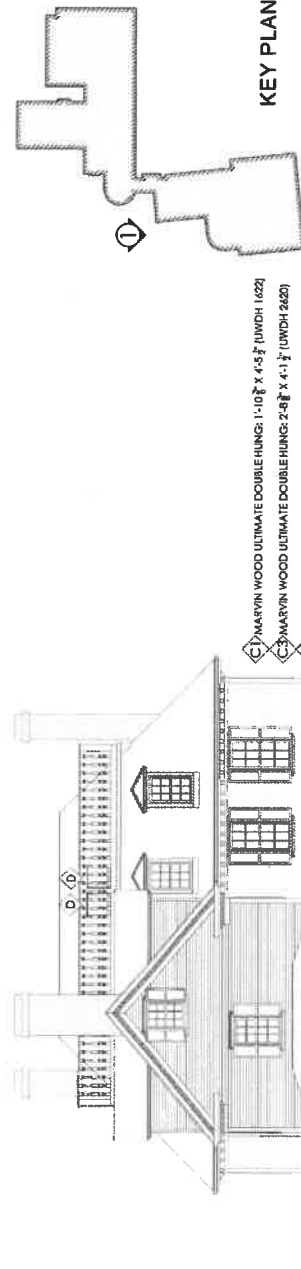
Thank you for your consideration.  
Sincerely,

Caria Goodnight, AIA  
Principal, CJ Architects LLC  
Representing owners:  
Mill Pond View, LLC.

**179 PLEASANT STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**

**PROPOSED EAST ELEVATION**

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 3, 2023

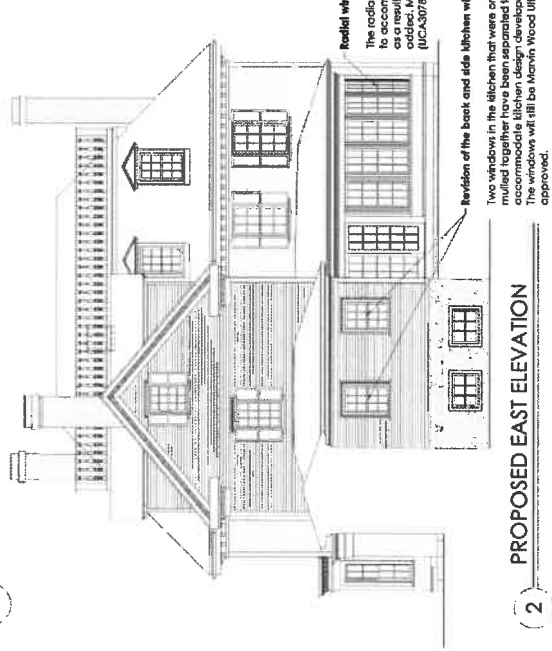


**KEY PLAN**

- 1. MARVIN WOOD ULTIMATE DOUBLE HUNG: 1'-10" X 4'-4 1/2" (UNDH 1022)
- 2. MARVIN WOOD ULTIMATE DOUBLE HUNG: 2'-8" X 4'-1 1/2" (UNDH 2620)
- 3. MARVIN CLAD ULTIMATE CASHEMINT: 3'-1" X 6'-5" (ICA 3678 ET)
- 4. MARVIN WOOD ULTIMATE DOUBLE HUNG: 2'-8" X 5'-1 1/2" (UNDH 2606)
- 5. VELUX SKYLIGHTS TO MATCH EXISTING SIES
- 6. BASEMENT WINDOWS: MARVIN ELEVATE A WINGS: 3'-5" X 2'-7 3/8"



**1 AMENDED (3/1/2023) EAST ELEVATION**

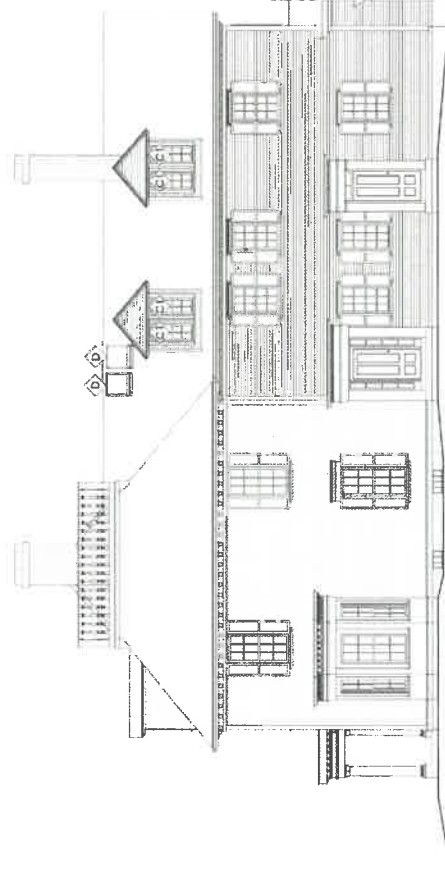


**2 PROPOSED EAST ELEVATION**

**Radial window layout in the dining room:**  
The radial windows have been reduced in width to accommodate the structure and radius, and as a result one additional window has been added. Marvin Clad Ultimate 2'-4" X 6'-5 1/2" (ICA3678 ET)

**Revision of the back and side kitchen windows:**  
Two windows in the kitchen that were originally mullied together have been separated to accommodate kitchen design developments. The windows will still be Marvin Wood Ultimate as approved.

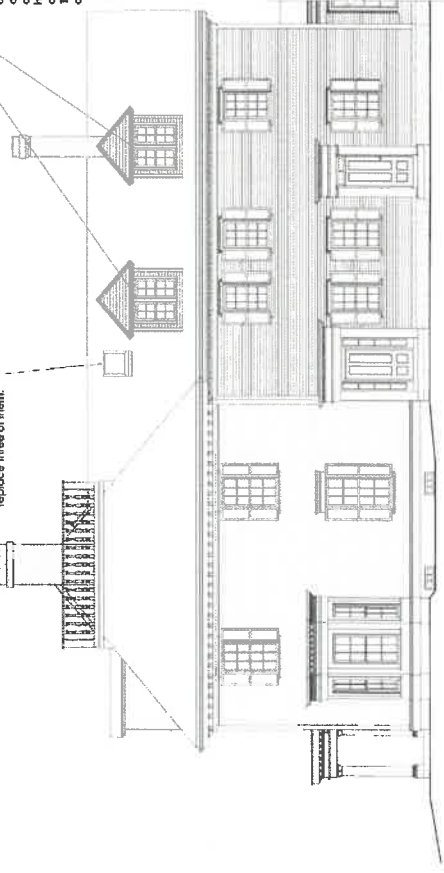




1 APPROVED SOUTH ELEVATION

Reduction of the number of skylights approved:  
 There were seven existing skylights on the building, and they were all approved to be replaced in kind. The owner has chosen to only replace three of them.

Revisions of the Annex dormer window preparation:  
 The existing dormer windows pictured on the Annex were vinyl replacement windows with grids between the glass and a very wide center mull. The proposed dormer windows have been adjusted slightly to more closely resemble the historic windows that are remaining on the house. The windows will be Marvin Wood Ultimate as approved.

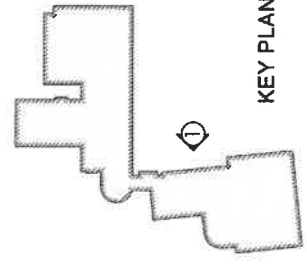


2 PROPOSED SOUTH ELEVATION

179 PLEASANT STREET  
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SOUTH ELEVATION

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 3, 2023



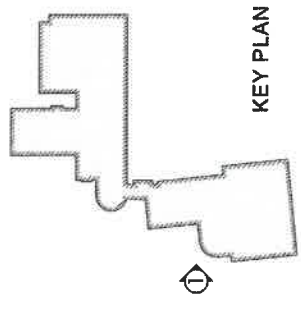
KEY PLAN



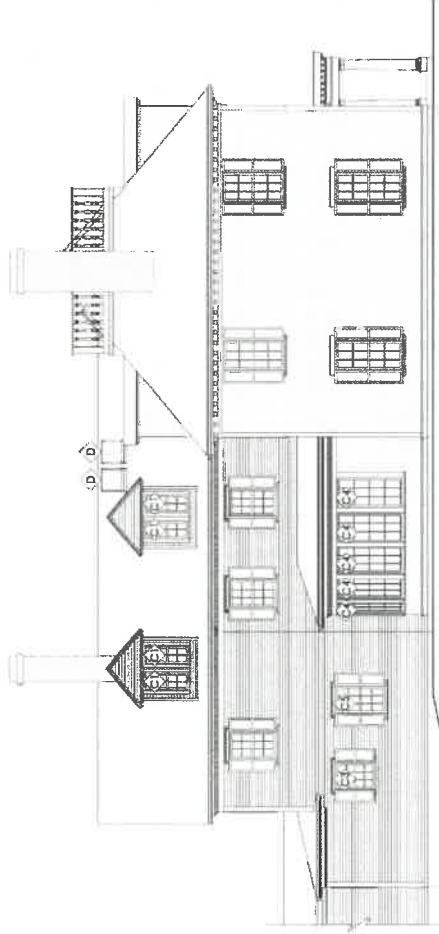
VIEW OF EXISTING SOUTH ELEVATION



2.0



KEY PLAN



1 APPROVED NORTH ELEVATION

**Reduction of the number of skylights approved:**  
 There were seven existing skylights on the building and they were approved to be replaced in kind. The proposed changes will replace three of them.

**Revision of the Annex dormer window proportion:**

The existing dormer windows picined on the Annex were vinyl replacement windows with grills between the glass and a very wide center mull. Upon further study, the dimensions of the panes adjusted slightly to more closely resemble the historic windows that are remaining on the house, and to reduce the oversized mull width. The windows will still be Marvin Wood Ultimate as approved.

**Revision of the back and side kitchen windows:**

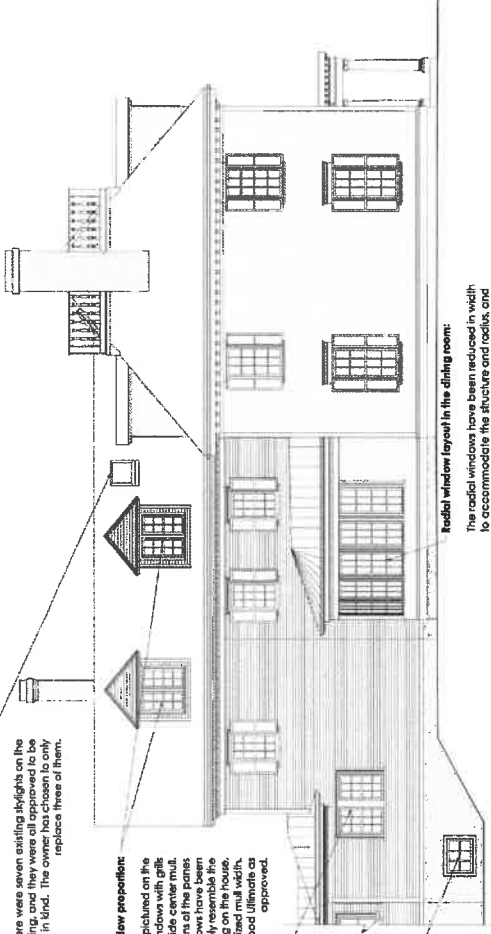
Two windows in the kitchen that were originally aluminum frames were replaced with vinyl to accommodate kitchen design developments. The windows will still be Marvin Wood Ultimate as approved.

**Basement Windows:**

One basement window has been added below the kitchen.

**Radial window layout in the dining room:**

The radial windows have been reduced in width and height, and a new window has been added. Marvin Wood Ultimate 24" X 6'-3 1/2" (ICC-33079 EI)



2 PROPOSED NORTH ELEVATION

179 PLEASANT STREET  
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED NORTH ELEVATION

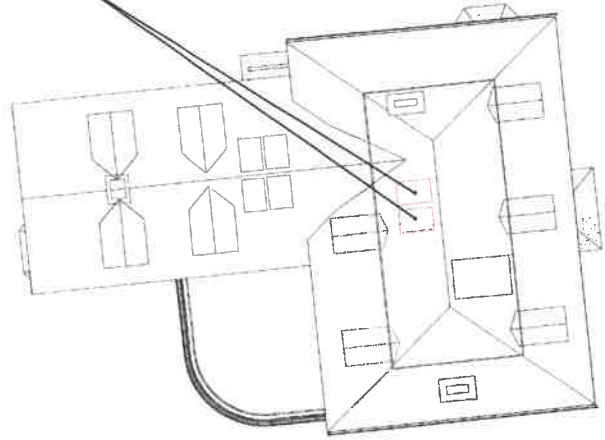
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 3, 2023



3.0

**Reduction of the number of skylights approved:**

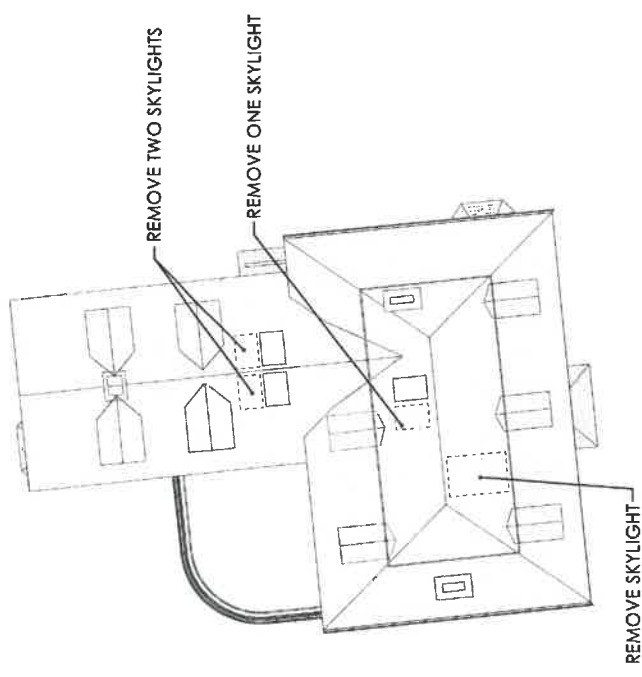
There were seven existing skylights on the building, and they were all approved to be replaced in kind. The owner has chosen to only replace three of them.



APPROVED ROOF PLAN WITH 2 ADDITIONAL  
EXISTING SKYLIGHTS SHOWN IN RED



EXISTING PHOTO



PROPOSED ROOF PLAN

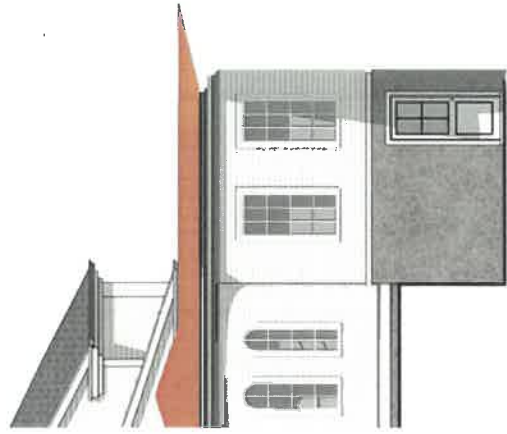
179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

ROOF PLAN

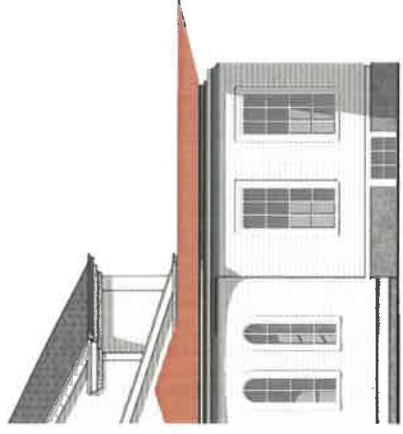
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 3, 2023



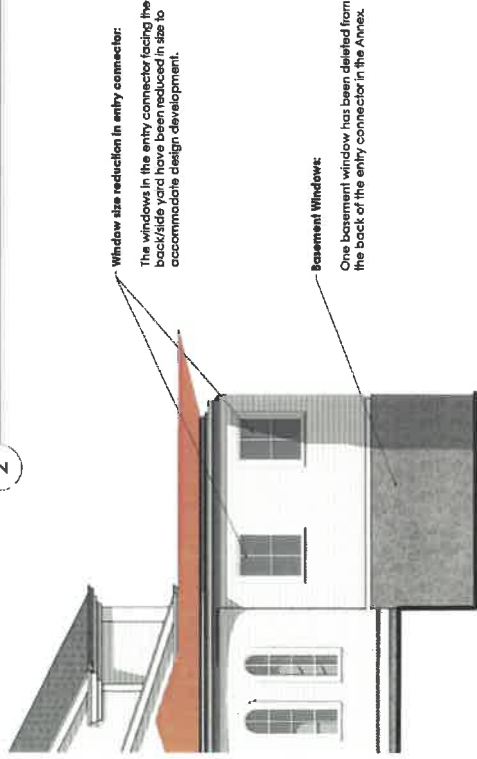
4.0



1 ORIGINAL (9/7/2022) SIDE ELEVATION



2 AMENDED (3/1/2023) SIDE ELEVATION



3 PROPOSED SIDE ELEVATION

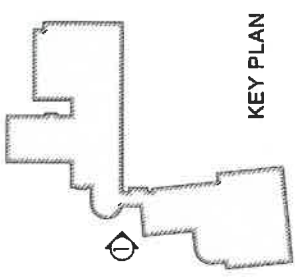
179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED SIDE ELEVATION

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: MAY 3, 2023



5.0



KEY PLAN

# Historic District Commission

## Staff Report – May 3<sup>rd</sup>, 2023

### May 3<sup>rd</sup> MEETING

#### Administrative Approvals:

1. 285 Union St. (LUHD-598) - TBD
2. 260 Marcy Street St. (LUHD-600) - TBD
3. 70 Court Street (LUHD-602) - TBD
4. 333 New Castle Ave. (LUHD-609) - Recommend Approval
5. 170 Mechanic St. (LU-23-35) - TBD
6. 9 Sheafe St. (LUHD-604) - TBD
7. 123 State St. (LUHD-605) - Recommend Approval
8. 161 Deer St. (LUHD-603) - Recommend Approval
9. 179 Pleasant St. (LUHD-608) - Recommend Approval

#### EXTENSION REQUESTS – NEW BUSINESS:

1. 1 Congress Street. (LU-22-12) (3 story infill building)
2. 85 Daniel Street (LU-22-75) (addition and dormers)

#### WORK SESSIONS – OLD BUSINESS:

- A. 37 Prospect Street (LUHD-563) (barn addition & connector)
- B. 39 Dearborn Street (LUHD-568) (addition & connector)

#### PUBLIC HEARINGS – OLD BUSINESS:

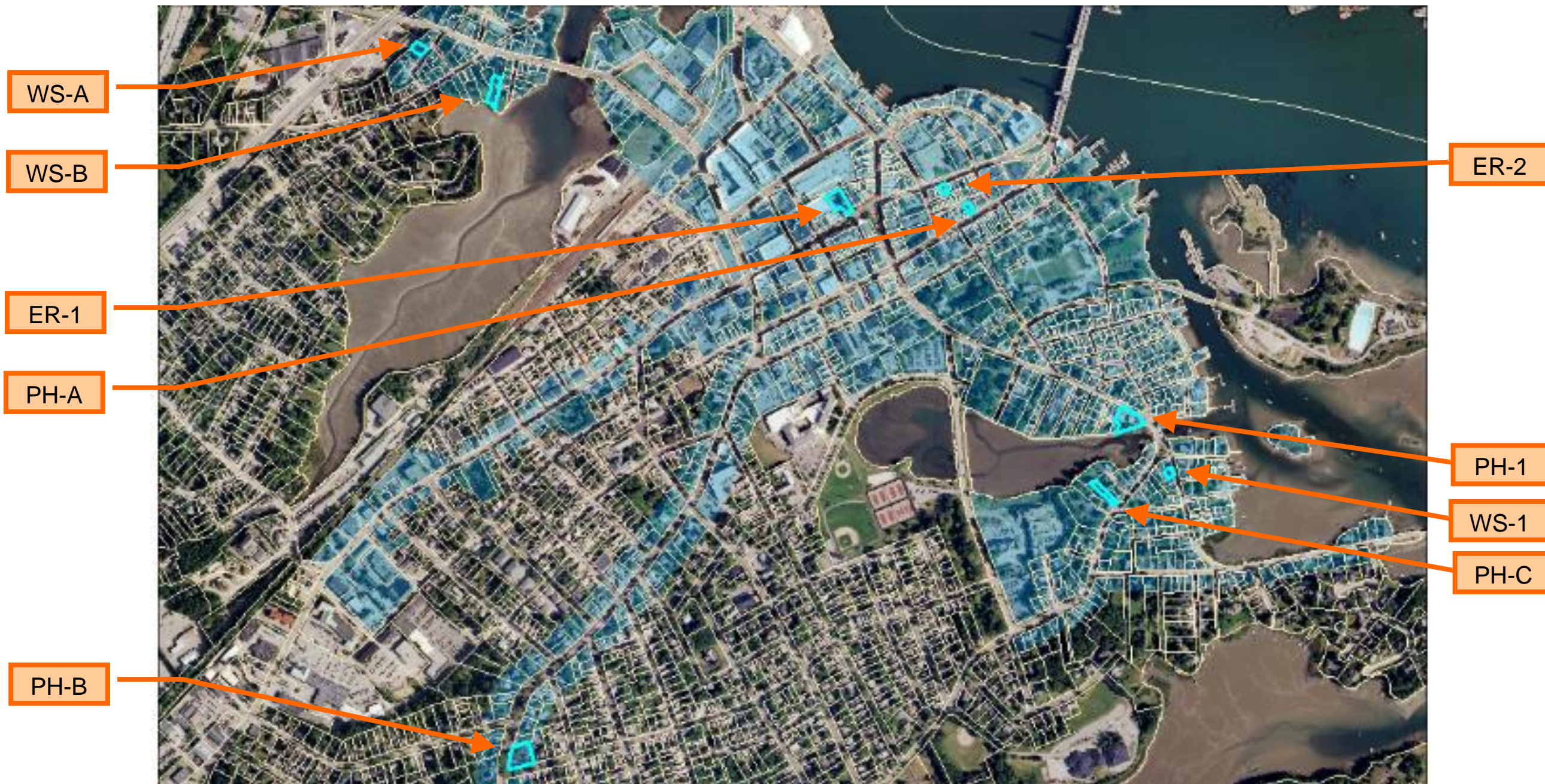
- A. 129 State St. (LU-22-78) (parapet wall)
- B. 765 Middle St. (LU-22-196) (carriage house)
- C. 105 South St. (LU-23-38) (solar panels)

#### PUBLIC HEARINGS – OLD BUSINESS:

1. 444 Pleasant St. (LU-23-48) (windows & entryways)

#### WORK SESSIONS – NEW BUSINESS:

1. 434 Marcy St. (LU-23-48) (2<sup>ND</sup> floor addition)



LOCATOR MAP

# HISTORIC DISTRICT COMMISSION

MEETING DATE: May 3<sup>rd</sup>

APPLICATIONS: 18

# 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 a 1<sup>st</sup> and 2<sup>nd</sup> floor 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 / 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:**

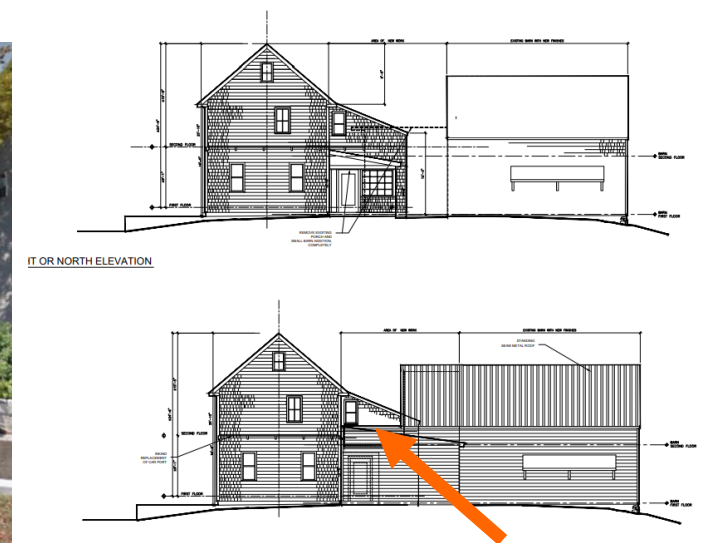
- The new building is located along Prospect Street in the Christian Shore neighborhood. It is surrounded with many contributing historic structures on a narrow street with buildings along the street with no front yard setbacks, shallow side yards and deeper rear yards.

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

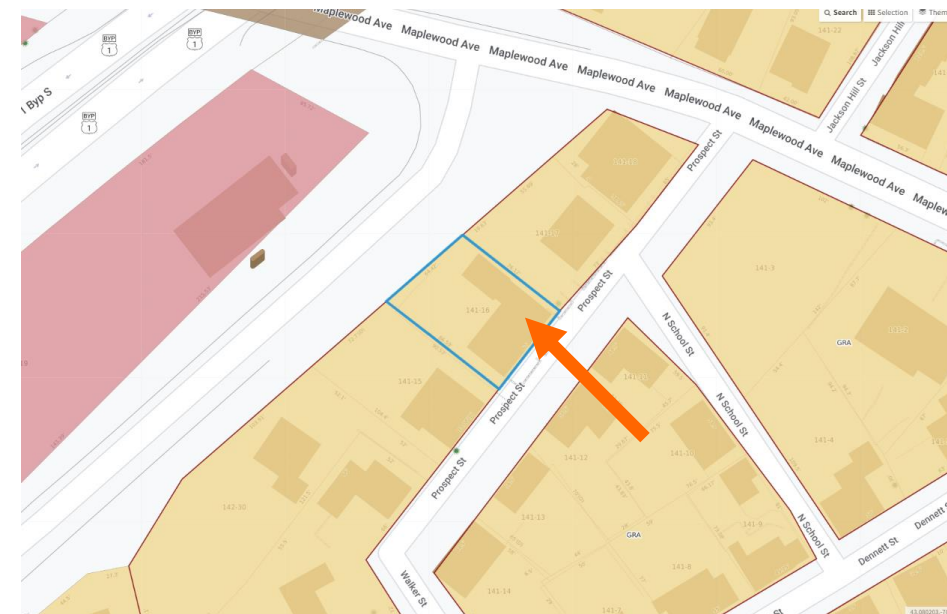
- The applicant is proposing to:
  - Add a 2-story rear addition with a roof deck.
  - **Note, the applicant has revised the drawings to address some comments relating to the car-port, barn and connector.**

**• 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, ADDITION AND CONNECTOR -</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: 5-3-23

**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:** 39 DEARBORN LANE (LUHD-568)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSIONS #B

**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.

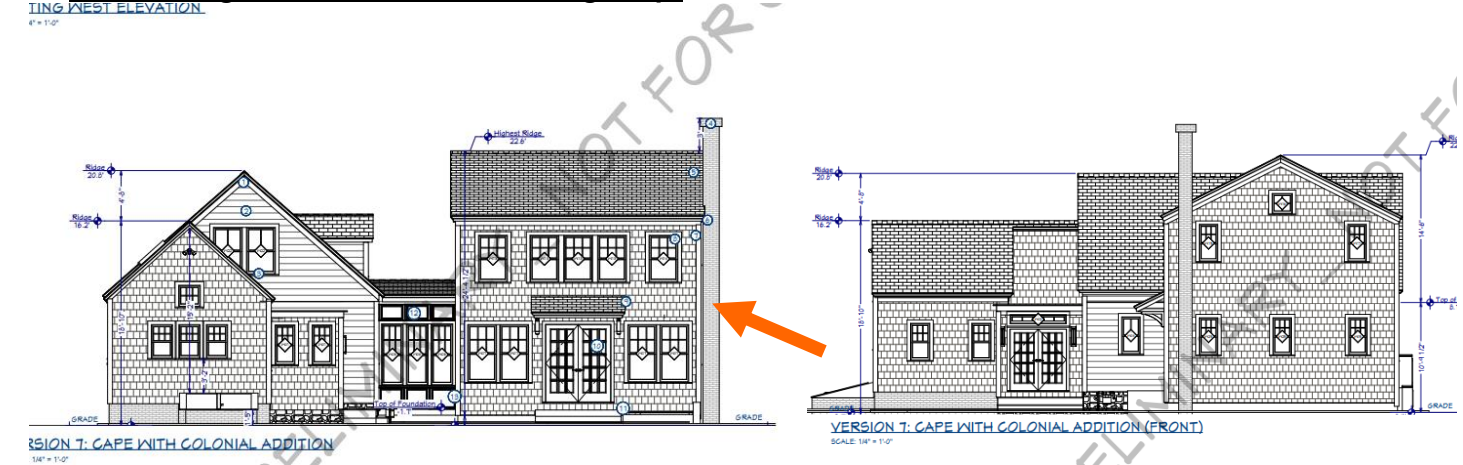
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

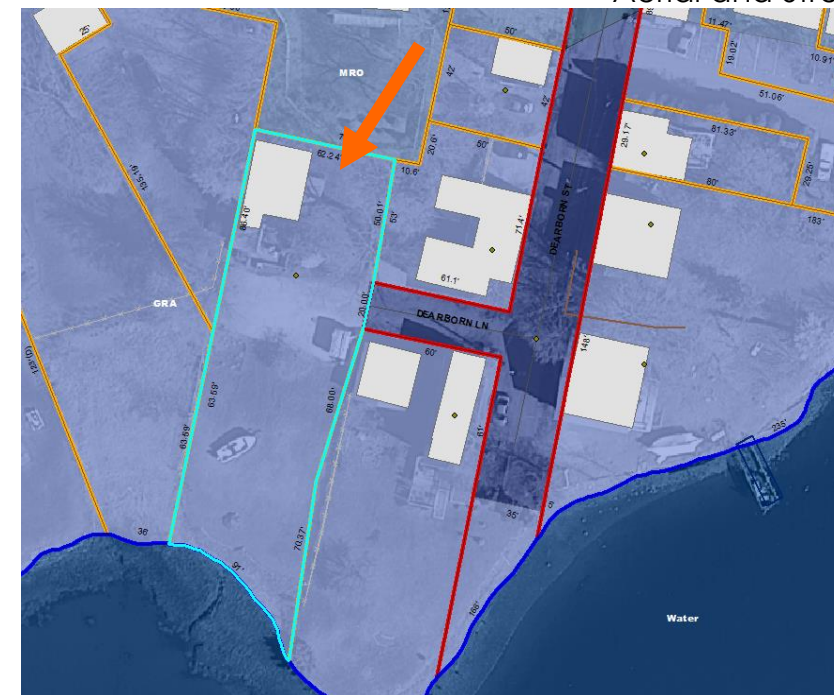
- Add a new roof structure;
- Add an addition for a family room; and
- Expanding a section of the kitchen.
- **Note that the applicant has modified the proposed design to attach the proposed connector to the existing accessory structure. The applicant also received a variance from the BOA for the proposed 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 – WORK SESSION #B (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;">– ADDITION, CONNECTOR 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		
HISTORIC DISTRICT COMMISSION MEMBERS	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.: B Date: 5-3-23

**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:** 129 STATE ST. (LU-22-78)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #4

**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:**

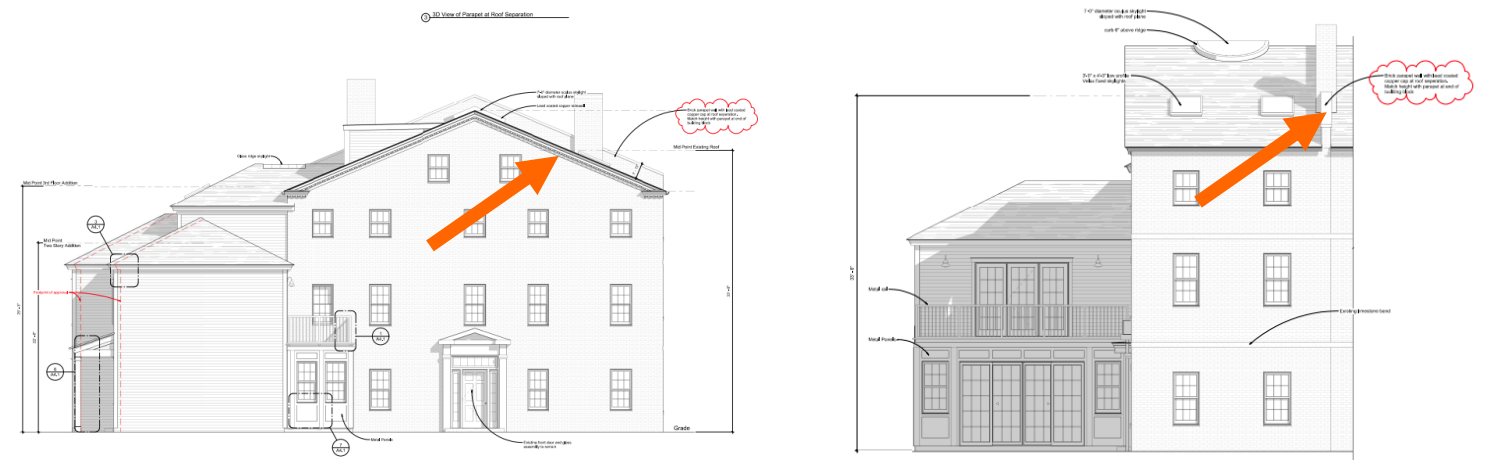
- The building is located along lower State Street and is surrounded with many contributing historic structures with uniform cornice heights and federal architectural design. The buildings are fronting directly along the street with no front yard setbacks and, where available, have shallow side or rear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

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

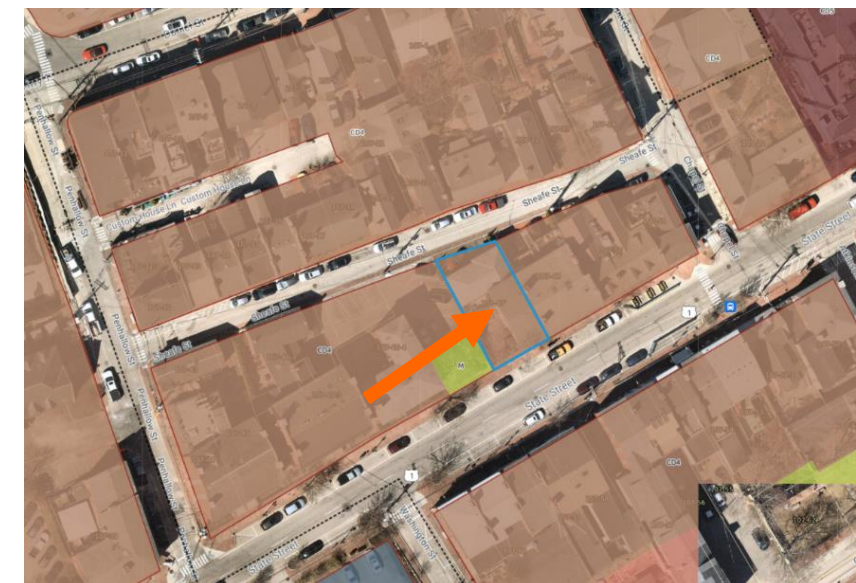
- The applicant is proposing to:
  - Add a masonry parapet wall between 129 and 123 State Street.
  - Note that this application is a result of the approval of the faux slate shingles which will sit at a higher plane than the abutting asphalt shingles for 121-123 State Street.

**Design Guideline Reference – Guidelines for Roofing (04) & Masonry & Stucco (07)**

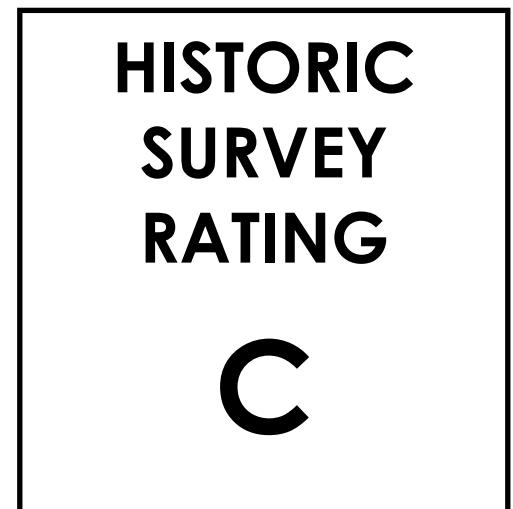
**K. Aerial Image, Street View and Zoning Map:**



Aerial and Street View Image



Zoning Map



**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> - Add a Masonry Parapet Wall -</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	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
		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	<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: 129 STATE STREET Case No.: A Date: 5-3-23**  
**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:** 765 MIDDLE STREET (LU-22-196)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #B

Major Project (i.e. very large alterations, additions or expansions)

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Multi-Family
- Land Area: 21,682 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: Traditional
- Number of Stories: 1.5
- Historical Significance: NA
- Public View of Proposed Work: View from Middle St.
- Unique Features: NA
- Neighborhood Association: Wibird

**B. Proposed Work:** To add a carriage house structure to the rear yard.

**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)

**I. Neighborhood Context:**

- This property located along the intersection of Middle Street and Lincoln Ave. The property are surrounded with many historically significant structures. The structures in this neighborhood have shallow setbacks along the street and deeper side and rear yards.

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

The Applicant is proposing to:

- Construct a detached garage with living space above.
- Note that a dimensional variance was granted by the BOA.
- Note the applicant has added screening for the second-floor balcony.

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

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



Proposed Elevation & Proposed Elevation



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**NA**

**765 MIDDLE STREET (LU-22-196) – PUBLIC HEARING #B (MODERATE)**

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)	<b>MODERATE PROJECT</b> <b>- ADD A NEW CARRIAGE HOUSE -</b>				
	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	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	<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

**PROPERTY EVALUATION FORM**  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 765 MIDDLE ST. Case No: B Date: 5-3-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn



**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:** 105 SOUTH ST. (LU-23-38)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** PUBLIC HEARING #C

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Single-Family
- Land Area: 2,050 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek Revival
- Historical Significance: C
- Public View of Proposed Work: View from Chestnut Street
- Unique Features: NA
- Neighborhood Association: Downtown

**B. Proposed Work:** To add a sliding door, stair and landing.

**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:**

- This 2 ½ story historic structure is located along South Street. It is surrounded with many 2- 2 1/2 story wood-sided structures with shallow front and side yards.

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

The Application is proposing to:

- Install solar panels on the south-facing roof.

**Note – The applicant reduced the number of panels in view from South Street.**

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows and Doors (08).**

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



Rear Elevation and Streetscape View



Zoning Map

**HISTORIC  
SURVEY  
RATING**

**C**



**105 SOUTH ST. (LU-23-38) – PUBLIC HEARING #C (MINOR)**

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT		
	Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	<b>GENERAL BUILDING INFORMATION</b>		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
	1	Gross Floor Area (SF)	<b>MINOR PROJECT – ADD SOLAR PANELS –</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	<b>PROJECT REVIEW ELEMENT</b>						<b>APPLICANT'S COMMENTS</b>
	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

**2 PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY: 106 South St. Case No.: C Date: 5-3-23**

**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-23-48)  
**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 and renovate the front entryways

**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; and
  2. Renovate the front entryways.

**Design Guideline Reference – Guidelines for Exterior Woodwork (05), 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-22-248) – 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)	<p><b>MINOR PROJECT</b></p> <p><b>- WINDOW REPLACEMENT &amp; ENTRYWAY RENOVATION ONLY -</b></p>			
	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...)			<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	
		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: 5-3-23**  
**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 Address:** 434 MARCY STREET (LUHD-601)  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Meeting Type:** WORK SESSION #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRB
- Land Use: Single-Family
- Land Area: 2,615 SF +/-
- Estimated Age of Structure: c. 1820
- Building Style: Federal
- Historical Significance: C
- Public View of Proposed Work: View from Marcy Street
- Unique Features: NA
- Neighborhood Association: South End

**B. Proposed Work:** Add a 2<sup>nd</sup> floor and attic addition.

**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 alternations, additions or expansions)

**I. Neighborhood Context:**

- The building is located along Marcy Street near South Street. It's surrounded with many 2 - 2.5 story historic structures with shallow setbacks and an internal parking lot area.

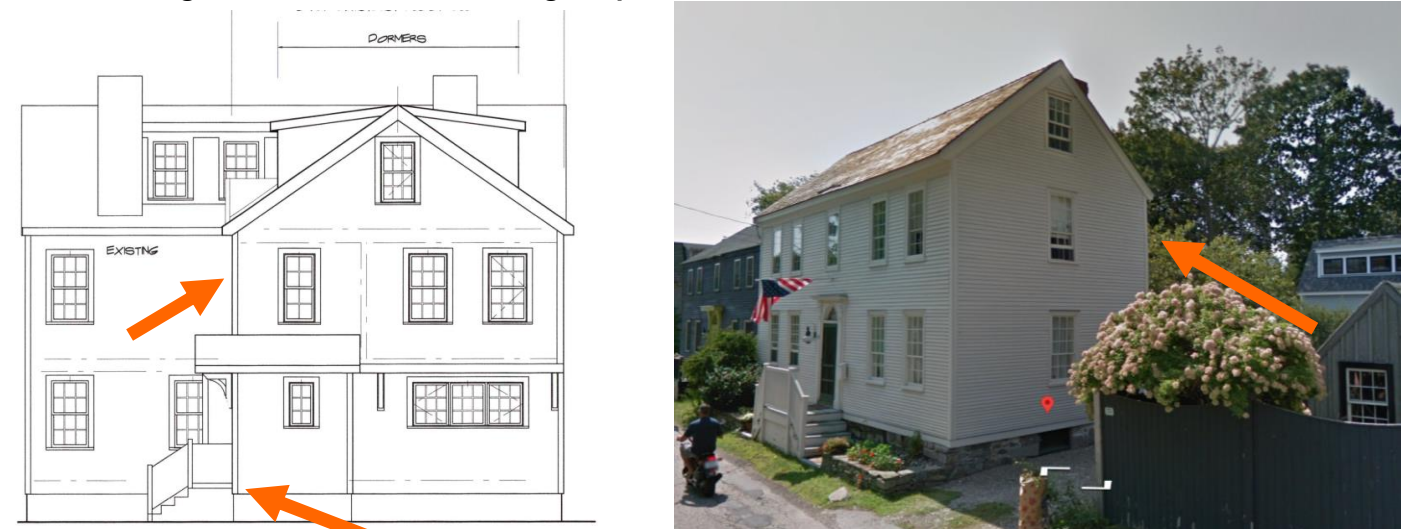
**J. Staff Comments and/ or Suggestions for Consideration:**

The Application is proposing to:

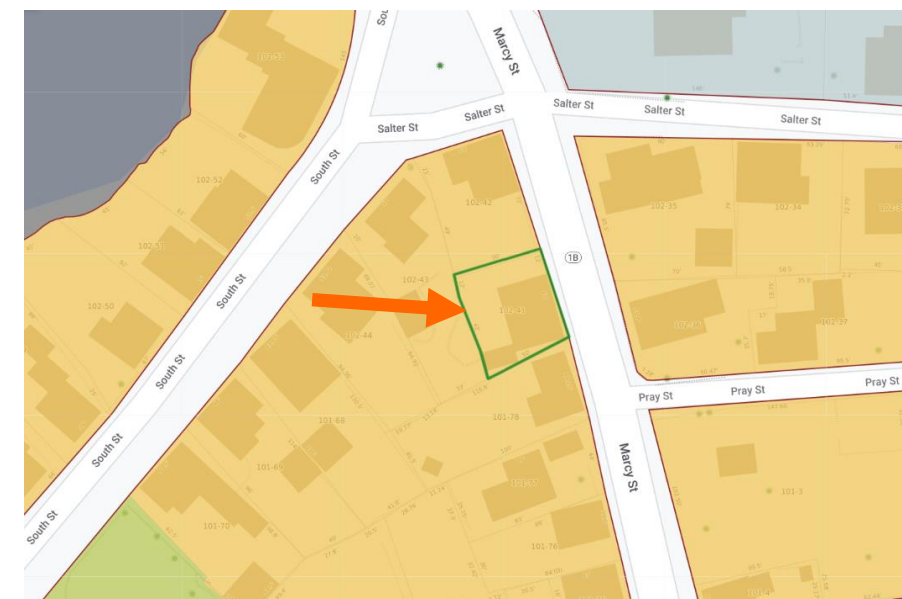
- Add a 2<sup>nd</sup> floor rear addition; and
- Add a 1-story rear entry and bay addition with landing and stairs.

**Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)**

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



Rear Decks and Aerial View Image



Zoning Map

**HISTORIC  
SURVEY  
RATING**

C

## 434 MARCY STREET (LUHD-601) – WORK SESSION #1 (MODERATE)

		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)	<h3 style="margin: 0;">MINOR PROJECT</h3> <h4 style="margin: 0;">– 2<sup>ND</sup> FLOOR AND ATTIC ADDITION &amp; REAR ENTRYWAY –</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)						
<b>HISTORIC DISTRICT COMMISSION MEMBERS</b>	<b>PROJECT REVIEW ELEMENT</b>		<b>APPLICANT'S COMMENTS</b>		<b>HDC SUGGESTIONS</b>		<b>APPROPRIATENESS</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		<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	
	<b>SITE DESIGN</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
			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: 434 MARCY STREET Case No.: 1 Date: 5-3-23**  
**Decision:**  Approved  Approved with Stipulations  Denied  
 Continued  Postponed  Withdrawn

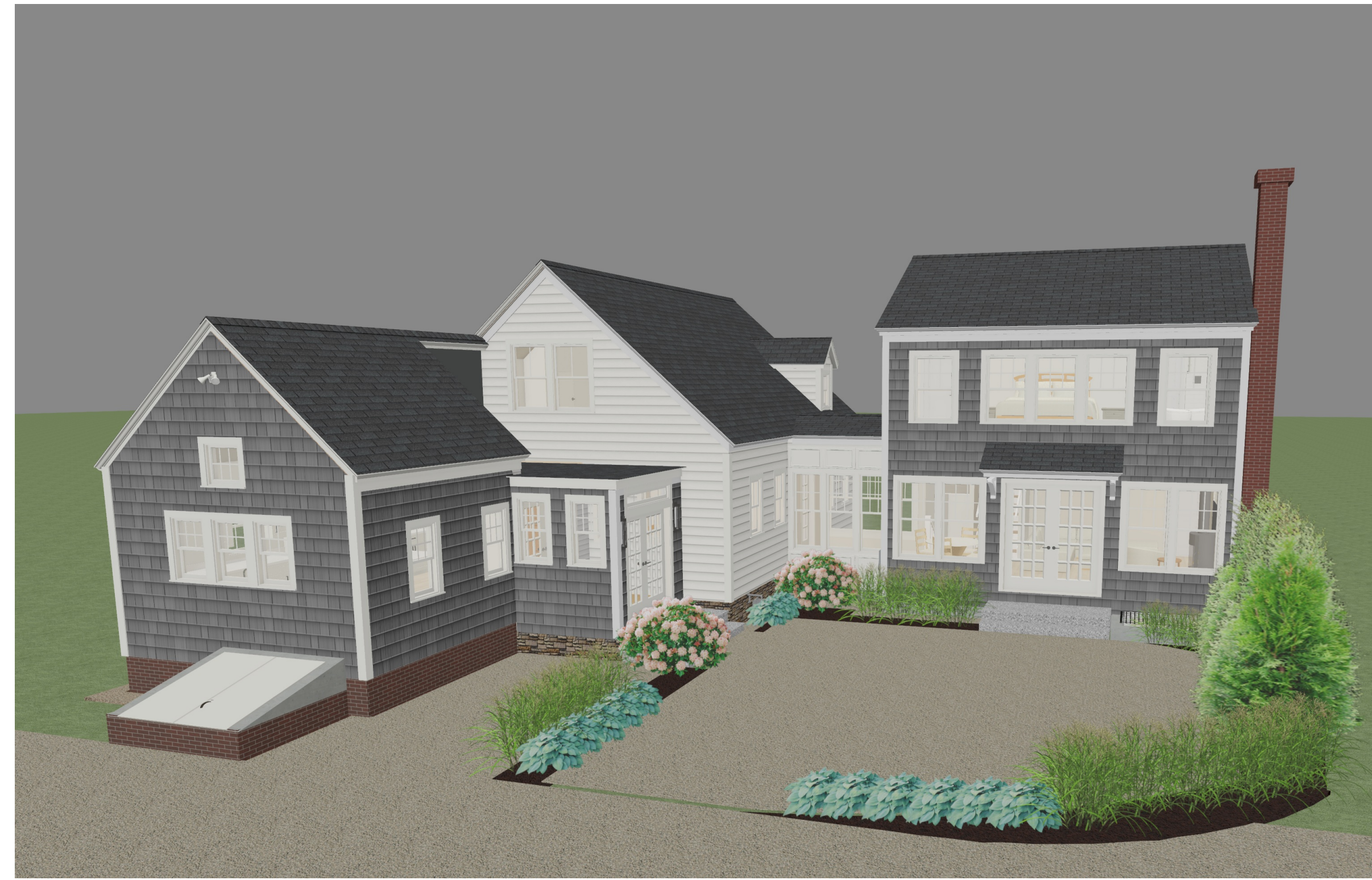


**H. Purpose and Intent:**

- |   |  |  |  |
|---|--|--|--|
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**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 |
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| 4. Compatibility of innovative technologies with surrounding properties:     | <input type="checkbox"/> Yes <input type="checkbox"/> No |



VIEW FROM WATER



VIEW FROM DEARBORN

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



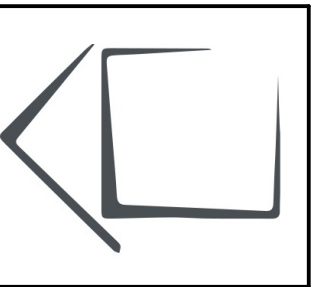
VIEW FROM DENNETT



VIEW FROM DEARBORN



VIEW FROM MAPLEWOOD



Revision Table	
Number	Description

OVERVIEW

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

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

DATE:

4/13/2023

COPYRIGHT © ABRIGO HOME 2022

SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

0-2

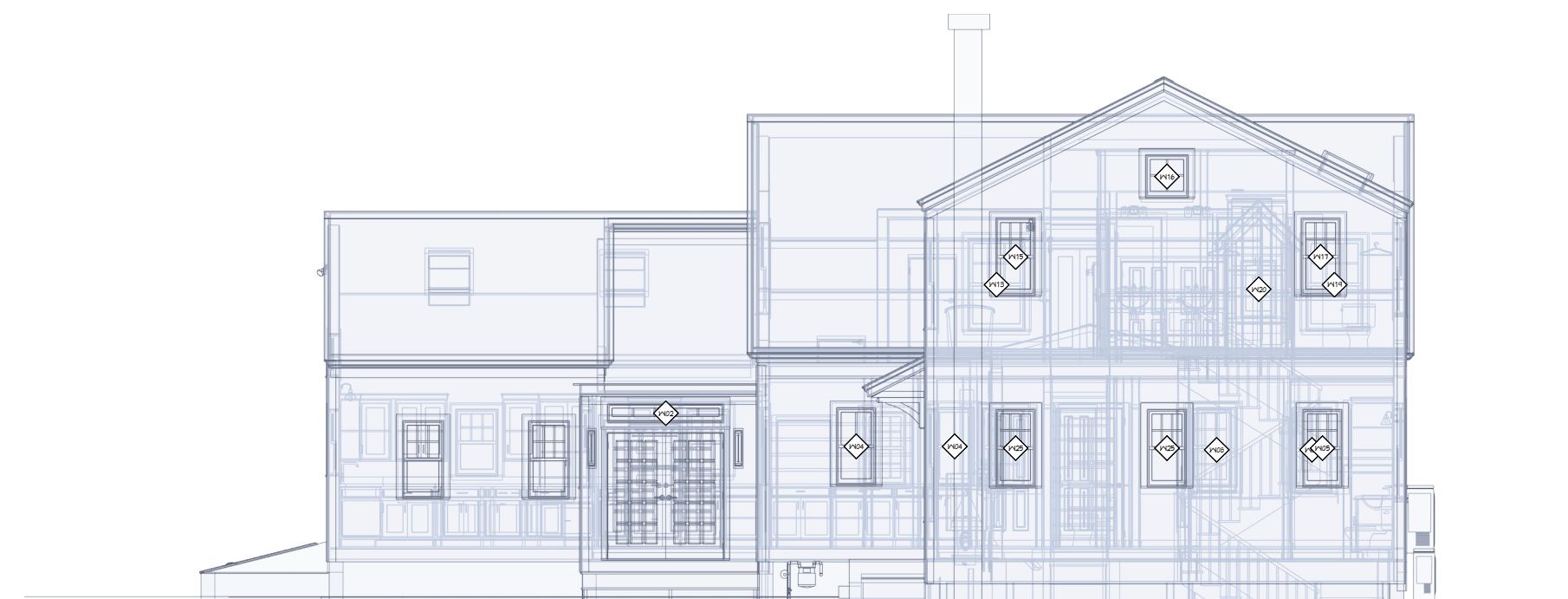


CITY OF PORTSMOUTH - MAP GEO GIS

SITE PLAN



GOOGLE SATELITE SITE

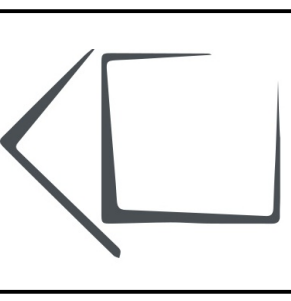


GLASS HOUSE ELEVATION FROM EAST

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

PRELIMINARY

NOT FOR CONSTRUCTION



Revision Number	Date	Description

PLOT PLAN

CLIENT:  
 ABRIGO HOME  
 39 DEARBORN EXT  
 PORTSMOUTH, NH

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

DATE:

4/13/2023

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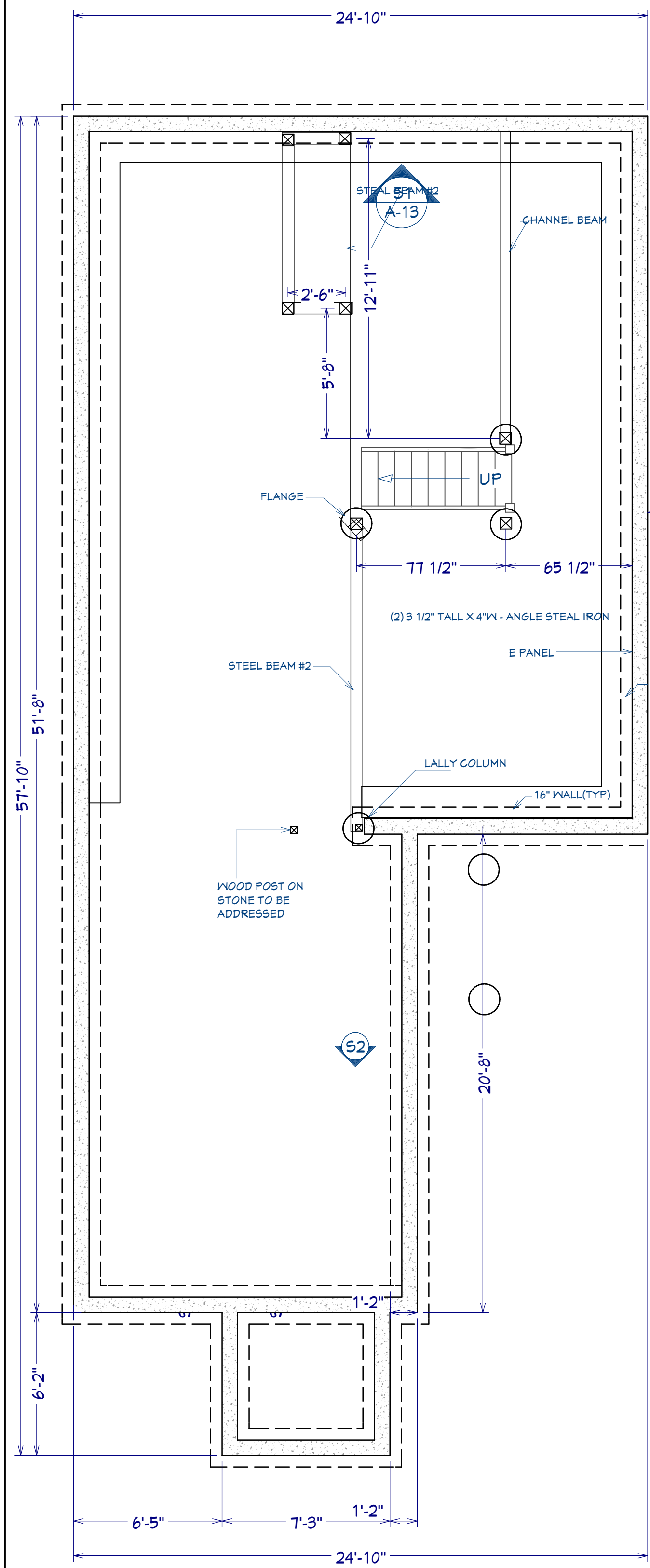
SCALED FOR:  
 24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

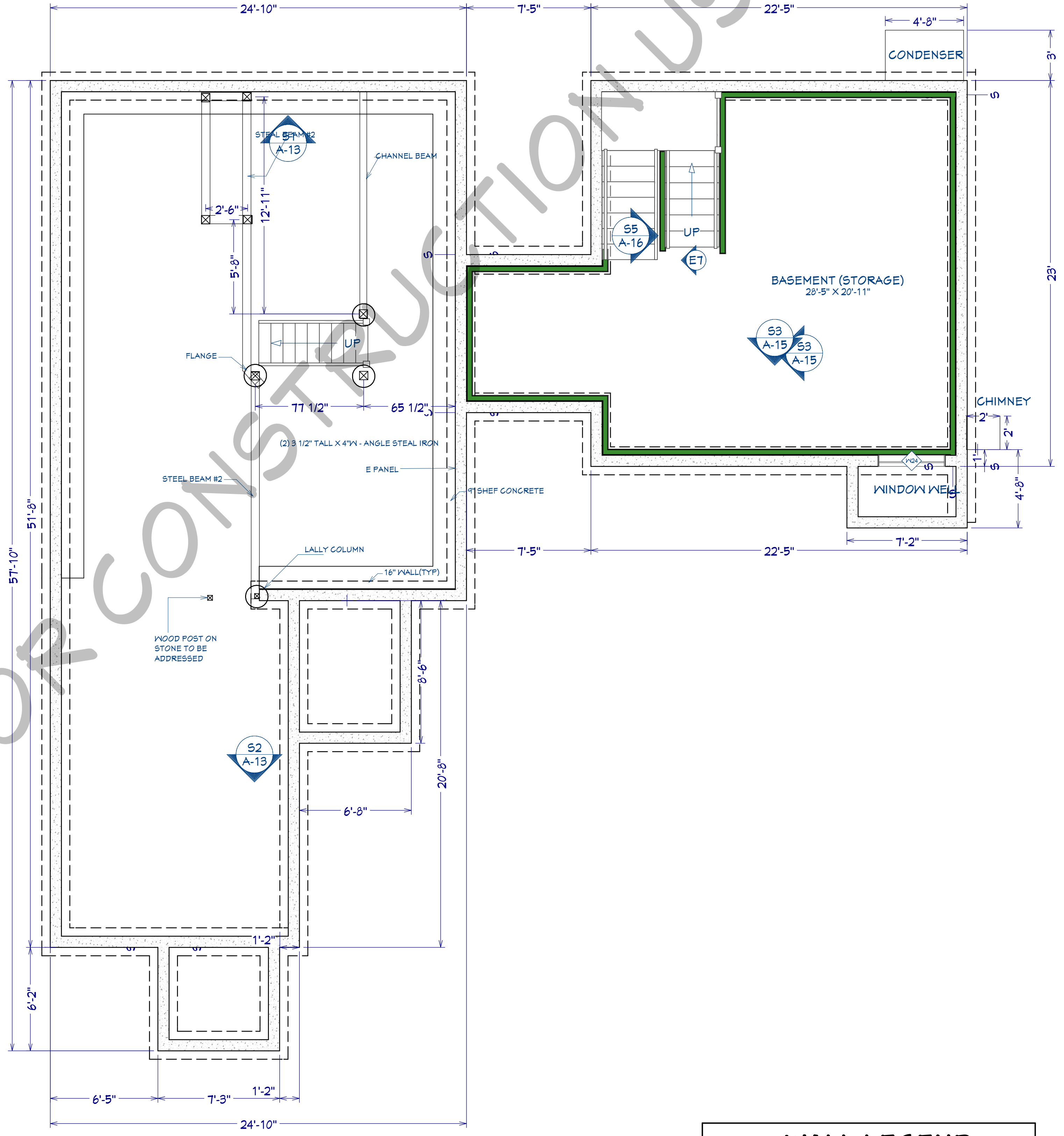
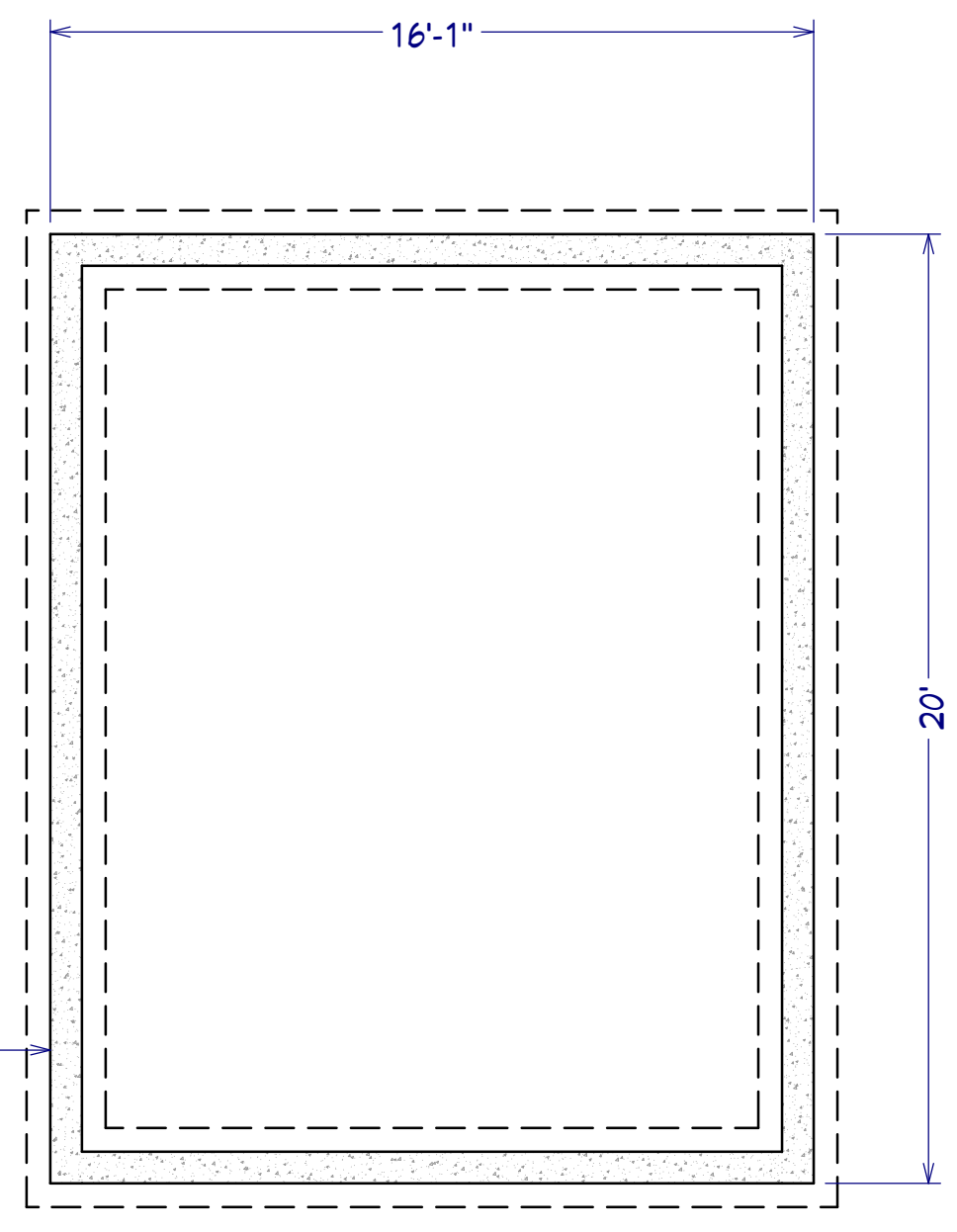
A1



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

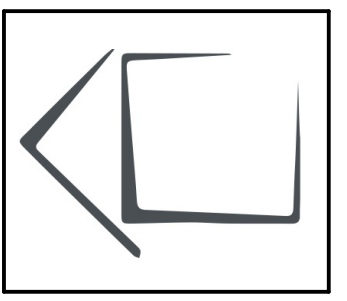


**PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**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:**  
BRIGGS HOME  
39 DEARBORN EXT  
PORTSMOUTH, NH

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

DATE:  
4/13/2023

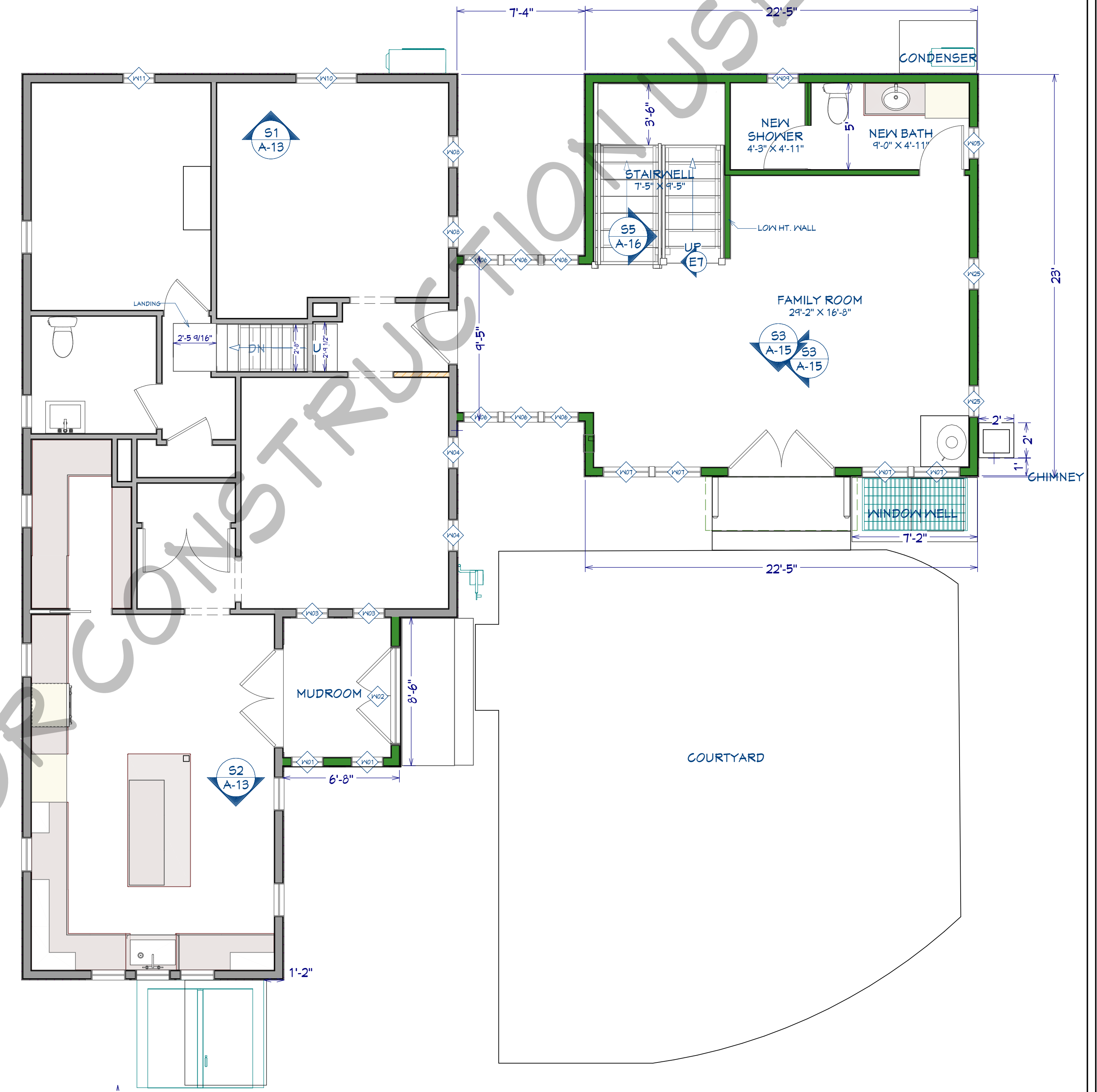
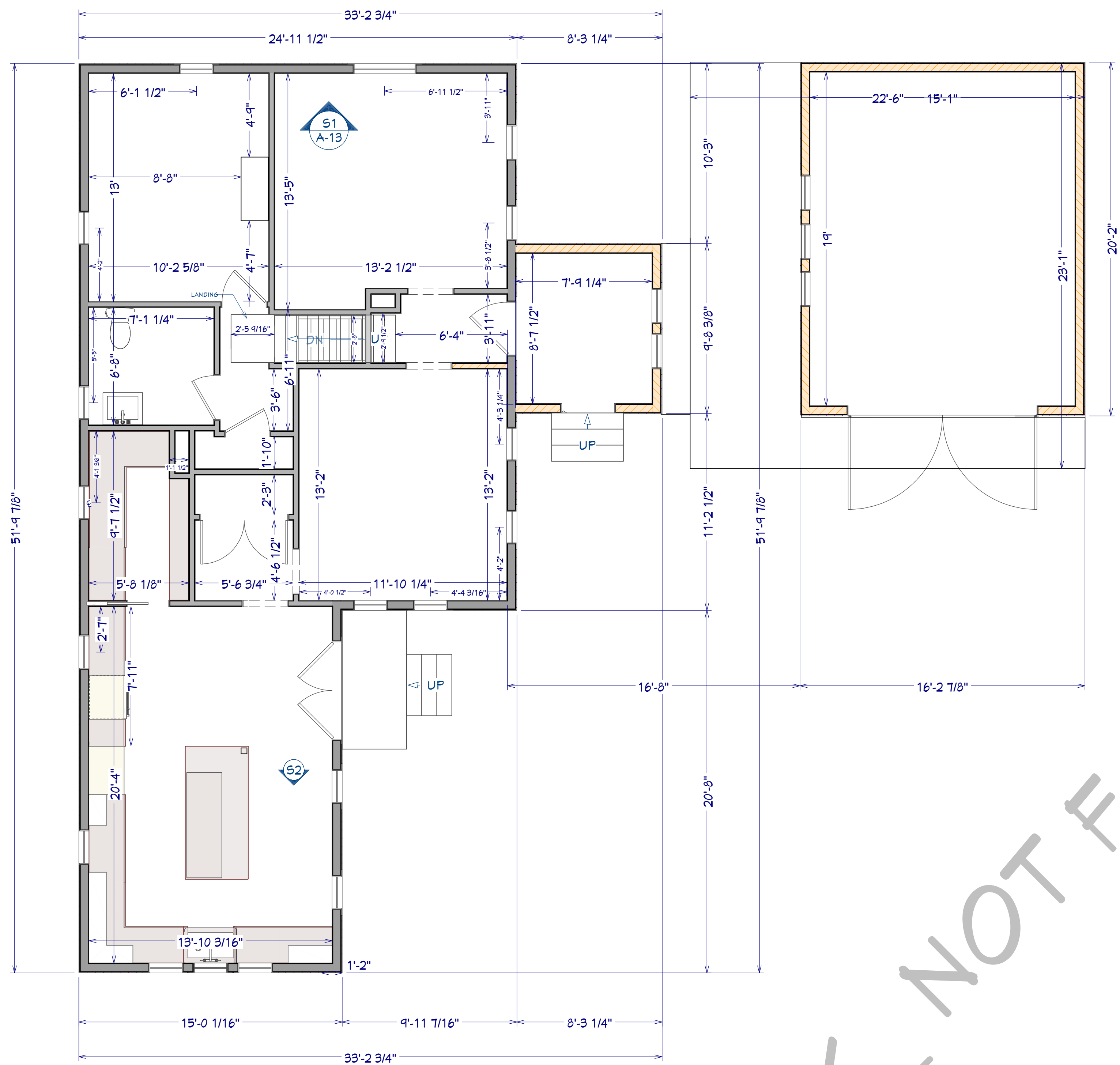
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SCALED FOR:  
24" X 36"

SCALE:  
SEE SCALE ON DRAWINGS

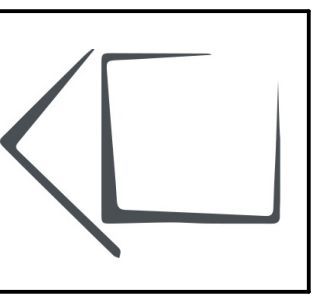
SHEET:  
A-2





**PROPOSED FIRST FLOOR PLAN**  
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

**FIRST FLOOR**

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

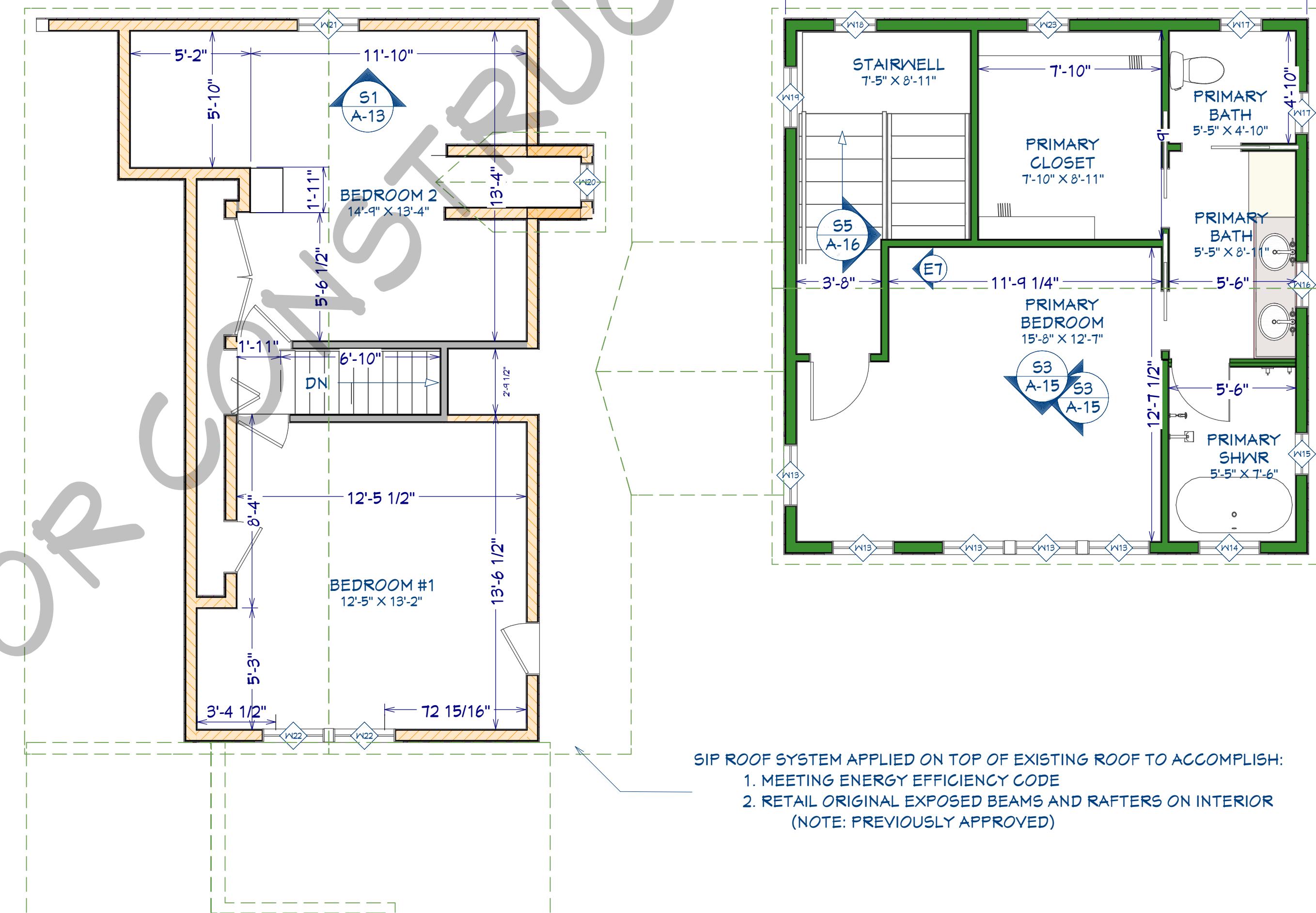
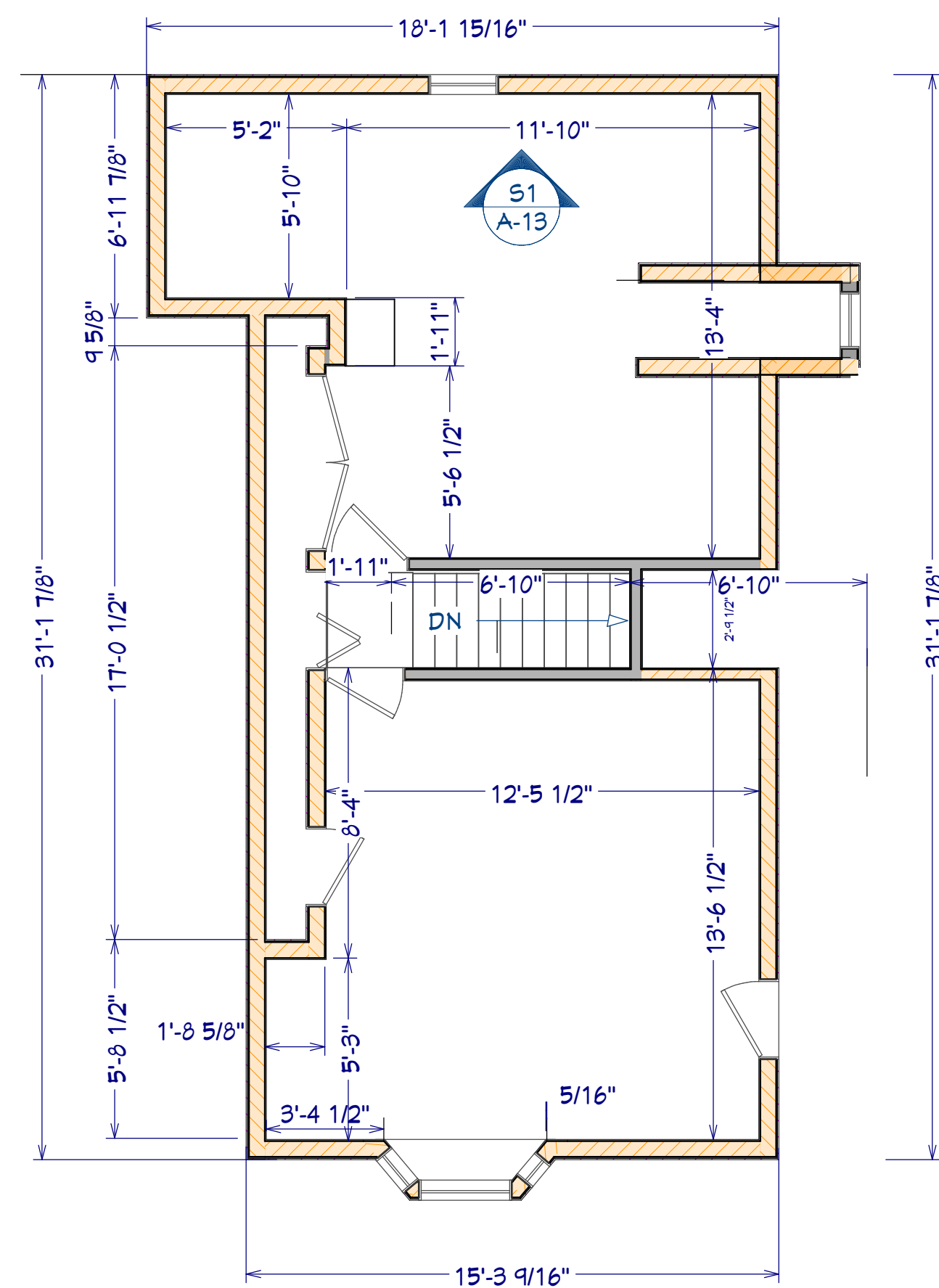
**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 PORTSMOUTH, NH 03801  
 207.345.6050

**DATE:**  
 4/13/2023

**SCALED FOR:**  
 24" X 36"

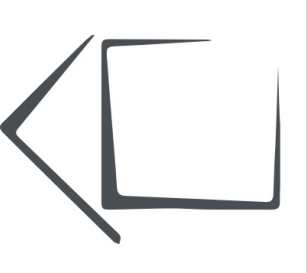
**SCALE:**  
 SEE SCALE ON DRAWINGS

**SHEET:**  
 A-3



PROPOSED SECOND FLOOR PLAN  
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



Number	Date	Description

**SECOND FLOOR**

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

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

DATE:

4/13/2023

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SCALED FOR:  
24" X 36"

SCALE:

SEE SCALE ON DRAWINGS

SHEET:

A-4

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

WINDOW SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION
	W01	2	25"x45"	22"	44"	ENTRYWAY	DOUBLE HUNG
	W02	1	61 1/2"x11 1/2"	66 1/2"	10 1/2"	ENTRYWAY	FIXED GLASS
	W03	2	23"x45"	22"	44"	DINING/ENTRYWAY	DOUBLE HUNG
	W04	2	23"x45"	22"	44"	DINING	DOUBLE HUNG
	W05	1	23"x45"	22"	44"	NEW BATH	DOUBLE HUNG
	W06	6	25"x69"	24"	60"	FAMILY ROOM	DOUBLE HUNG
	W07	4	33"x65"	32"	64"	FAMILY ROOM	DOUBLE HUNG
	W08	2	23"x49"	22"	40"	LIVING	DOUBLE HUNG
	W09	1	23"x45"	22"	44"	NEW SHOWER	SINGLE HUNG
	W10	1	43"x51"	42"	56"	LIVING	DOUBLE HUNG
	W11	1	23"x45"	22"	44"	BEDROOM 1	DOUBLE HUNG
	W13	5	33"x53"	32"	52"	PRIMARY BEDROOM	DOUBLE HUNG

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

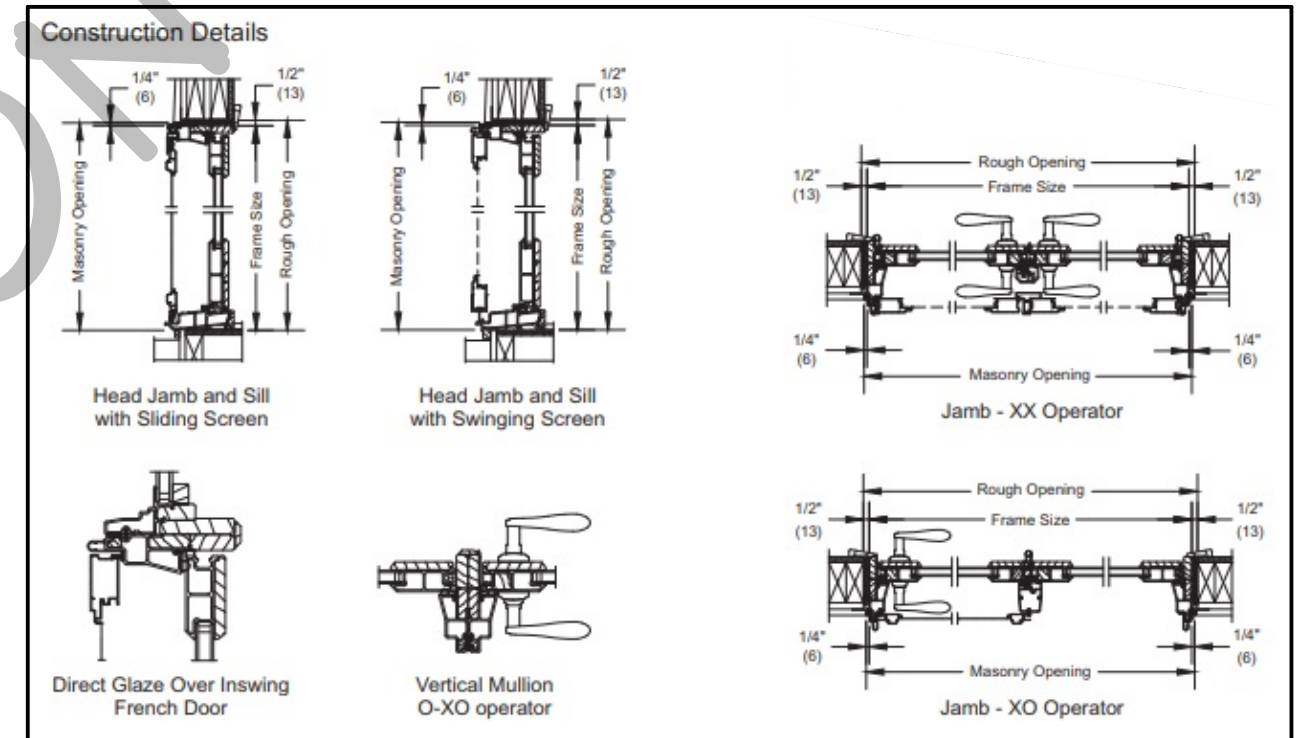
**MARVIN INC, IN-SWING FRENCH DOOR - 15 LITE**

**DOUBLE HUNG**

MO (mm)	RO (mm)	PS (mm)	DLO (mm)	ELDH0226	ELDH0236	ELDH0246	ELDH0256	ELDH0266	ELDH0276	ELDH0286	ELDH0296	ELDH0306	ELDH0316	ELDH0326	ELDH0336	ELDH0346	ELDH0356	ELDH0366	ELDH0376	ELDH0386	ELDH0396	ELDH0406	ELDH0416	ELDH0426	ELDH0436	ELDH0446	ELDH0456	ELDH0466	ELDH0476	ELDH0486	ELDH0496	ELDH0506
1-10 (108)	1-10 (108)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	2-2 (60)	

**INSWING FRENCH DOOR**

MO (mm)	RO (mm)	PS (mm)	DLO (mm)	ELFD0200	ELFD0210	ELFD0220	ELFD0230	ELFD0240	ELFD0250	ELFD0260	ELFD0270	ELFD0280	ELFD0290	ELFD0300	ELFD0310	ELFD0320	ELFD0330	ELFD0340	ELFD0350	ELFD0360	ELFD0370	ELFD0380	ELFD0390	ELFD0400	ELFD0410	ELFD0420	ELFD0430	ELFD0440	ELFD0450	ELFD0460	ELFD0470	ELFD0480	ELFD0490	ELFD0500
4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)



**DOUBLE HUNG**

MO (mm)	RO (mm)	PS (mm)	DLO (mm)	ELDH0606	ELDH0616	ELDH0626	ELDH0636	ELDH0646	ELDH0656	ELDH0666	ELDH0676	ELDH0686	ELDH0696	ELDH0706	ELDH0716	ELDH0726	ELDH0736	ELDH0746	ELDH0756	ELDH0766	ELDH0776	ELDH0786	ELDH0796	ELDH0806	ELDH0816	ELDH0826	ELDH0836	ELDH0846	ELDH0856	ELDH0866	ELDH0876	ELDH0886	ELDH0896	ELDH0906
3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)	3-0 (76)

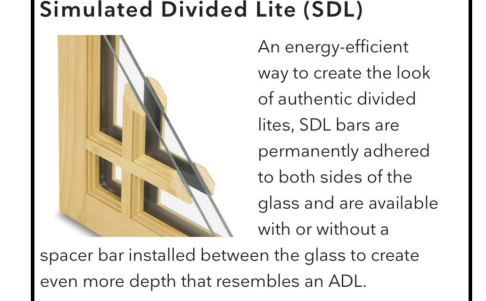
**INSWING FRENCH DOOR**

MO (mm)	RO (mm)	PS (mm)	DLO (mm)	ELFD0500	ELFD0510	ELFD0520	ELFD0530	ELFD0540	ELFD0550	ELFD0560	ELFD0570	ELFD0580	ELFD0590	ELFD0600	ELFD0610	ELFD0620	ELFD0630	ELFD0640	ELFD0650	ELFD0660	ELFD0670	ELFD0680	ELFD0690	ELFD0700	ELFD0710	ELFD0720	ELFD0730	ELFD0740	ELFD0750	ELFD0760	ELFD0770	ELFD0780	ELFD0790	ELFD0800
4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)	4-11 (104)

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)



VELUX SKYLIGHTS (back of addition only)

Revision Table	Description
Number	Date

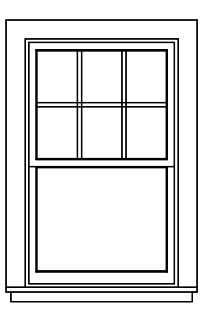
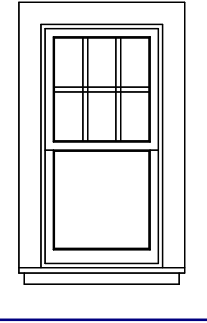
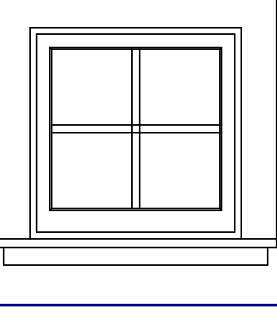
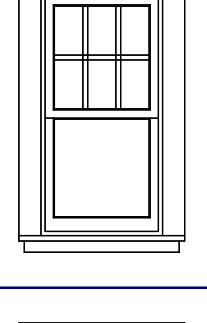
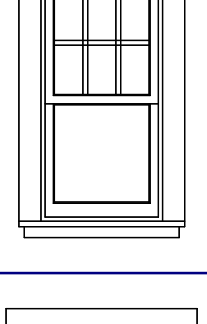
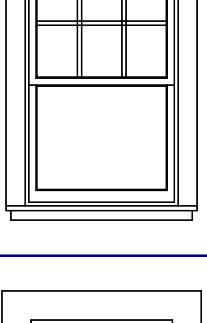
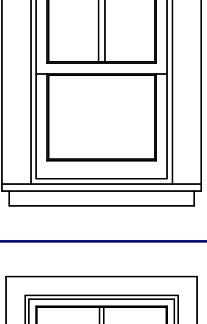
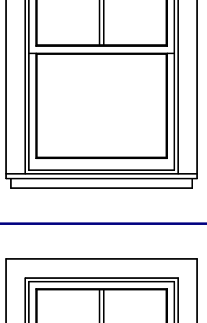
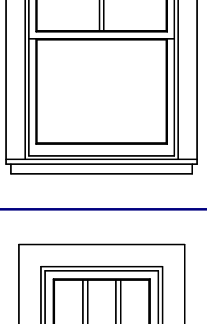
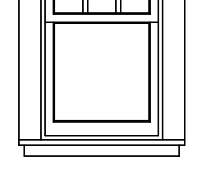
**WINDOW AND DOOR SCHEDULE**

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

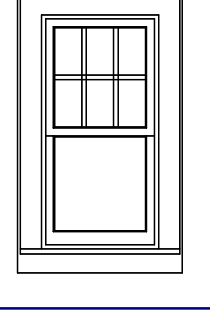
**CONTACT:**  
ABRIGO HOME  
PO BOX 1564  
PORTSMOUTH, NH 03801  
207.345.6050

DATE:  
4/13/2023  
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SCALED FOR:  
24" X 36"  
SCALE:  
SEE SCALE ON DRAWINGS  
SHEET:

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

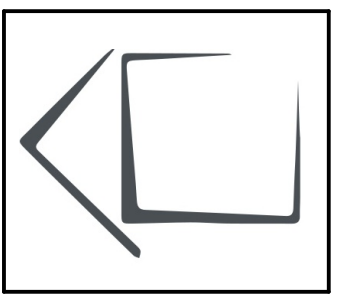
WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W14	1		33"x53"	32"	52"	PRIMARY SHWR	DOUBLE HUNG	2
	W15	1		23"x45"	22"	44"	PRIMARY SHWR	SINGLE HUNG	2
	W16	1		25"x25"	24"	24"	PRIMARY BATH	FIXED GLASS	2
	W17	2		23"x45"	22"	44"	PRIMARY BATH	SINGLE HUNG	2
	W18	1		23"x45"	22"	44"	STAIRWELL	SINGLE HUNG	2
	W19	1		33"x53"	32"	52"	STAIRWELL	DOUBLE HUNG	2
	W20	1		20 5/8"x33"	14 5/8"	32"	BEDROOM 2	DOUBLE HUNG	2
	W21	1		33"x53"	32"	52"	BEDROOM 2	DOUBLE HUNG	2
	W22	2		33"x53"	32"	52"	BEDROOM #1	DOUBLE HUNG EGRESS	2
	W23	1		23"x45"	22"	44"	PRIMARY CLOSET	SINGLE HUNG EGRESS	2

**BASEMENT**

WINDOW SCHEDULE									
3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR	
	W25	2		23"x45"	22"	44"	BASEMENT / STORAGE	DOUBLE HUNG EGRESS	1

W02, W06, W16 AND W24 (NOT IN LAYOUT)

PRELIMINARY - NOT FOR CONSTRUCTION USE



Revision Table	
Number	Date

**WINDOW AND  
DOOR  
SCHEDULE**

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

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

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**A-7**

**LINE LEGEND**

- = EXISTING
- = PROPOSED

**NOTE SCHEDULE**

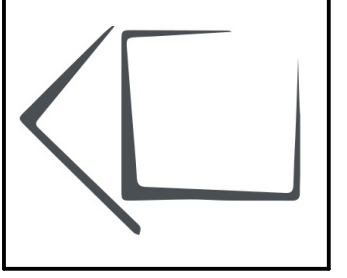
①	SIP PANEL ROOFLINE INSULATION & STRUCTURE (PREVIOUSLY APPROVED)
②	NATURAL CEDAR CLAPBOARDS
③	HISTORIC SILLS ON HOUSE & ADDITION
④	BRICK CHIMNEY
⑤	ASPHALT ROOFING
⑥	TRIM WORK: WINDOW, DOOR, ROOF RAKE AND SOFFIT: BORAL
⑦	NATURAL WOOD SHINGLES
⑧	MARVIN ELEVATE_6/1 DH
⑨	ENTRYWAY CANOPY W/ WOOD BRACKETS (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

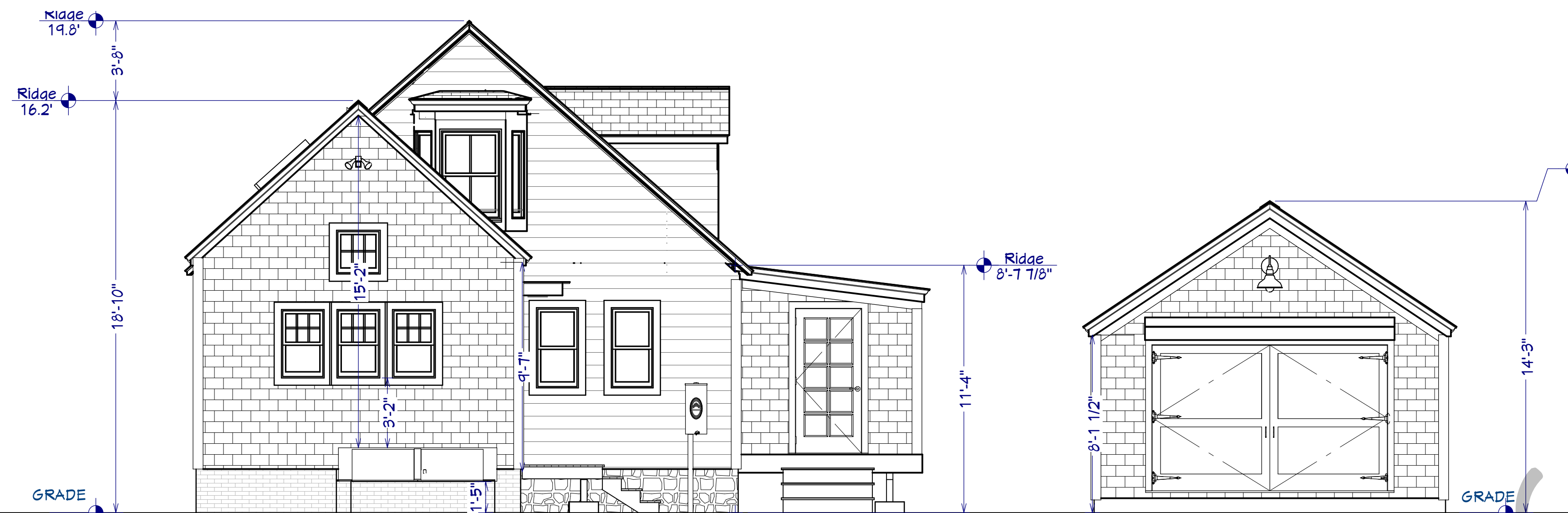
DATE:  
4/13/2023

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SHEET:  
A-8



**EXISTING WEST ELEVATION**

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



**EXISTING VIEW FROM WATER**



**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

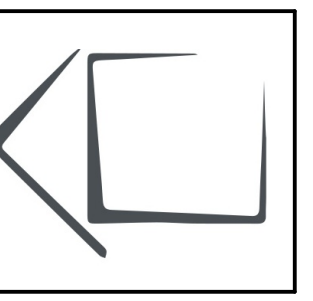
**PROPOSED SOUTH ELEVATION | SIDE VIEW** NOTE: REBUILD EXISTING ROOF TO MEET ENERGY CODE

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

NOTE SCHEDULE	
①	SIP PANEL ROOFLINE INSULATION & STRUCTURE (PREVIOUSLY APPROVED)
②	NATURAL CEDAR CLAPBOARDS
③	HISTORIC SILLS ON HOUSE & ADDITION
④	BRICK CHIMNEY
⑤	ASPHALT ROOFING
⑥	TRIM WORK: WINDOW, DOOR, ROOF RAKE AND SOFFIT: BORAL
⑦	NATURAL 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



Revision Table	Number	Date	Description

**ELEVATIONS**

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

**CONTACT:**  
 ABRIGO HOME  
 PO BOX 1564  
 FORTSMOUTH, NH 03601  
 207.345.6050

DATE:

4/13/2023

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SCALE:

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SHEET:

A-9



**EXISTING SOUTH ELEVATION | FRONT VIEW**

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



**EXISTING FRONT HOUSE**



**EXISTING VIEW OF ENTRY AND MUDROOM AREA**

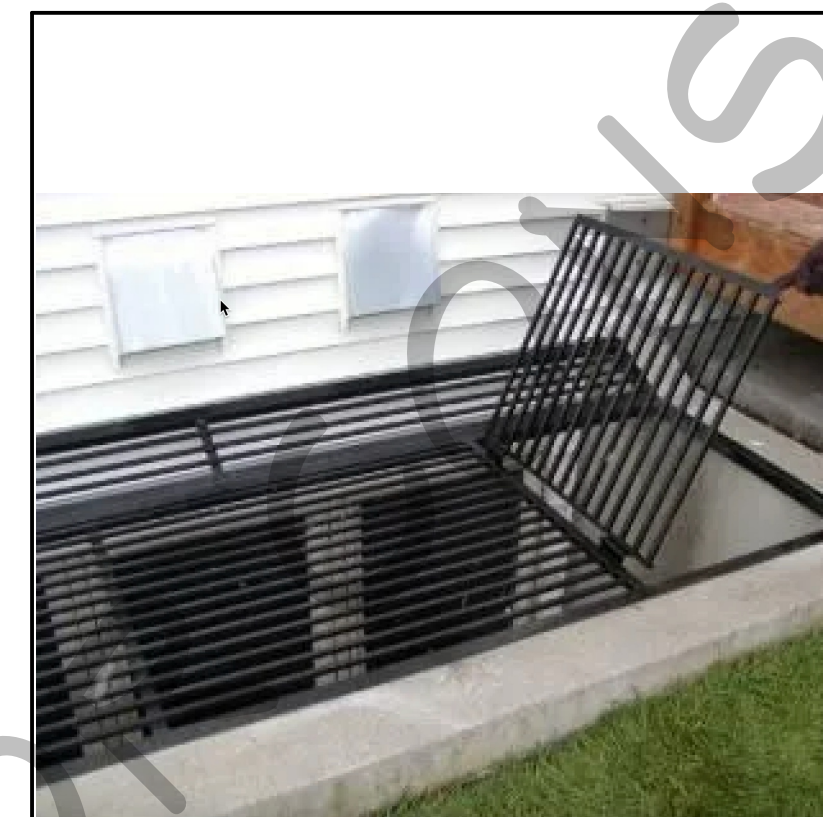


**VERSION 7: CAPE WITH COLONIAL ADDITION (FRONT)**

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



**ASPHALT ROOF**  
GAF TIMBERLINE



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



**EXISTING FRONT DOOR**



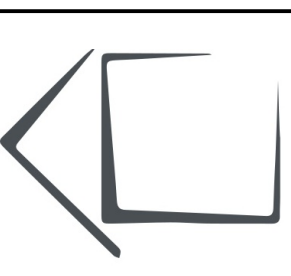
**EXISTING 15-LITE FRENCH DOOR**

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



Revision Table  
Number | Date | Description

Number	Date	Description

**ELEVATIONS**

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

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

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**A-10**  
ELEVATIONS



**EXISTING NORTH ELEVATION**

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

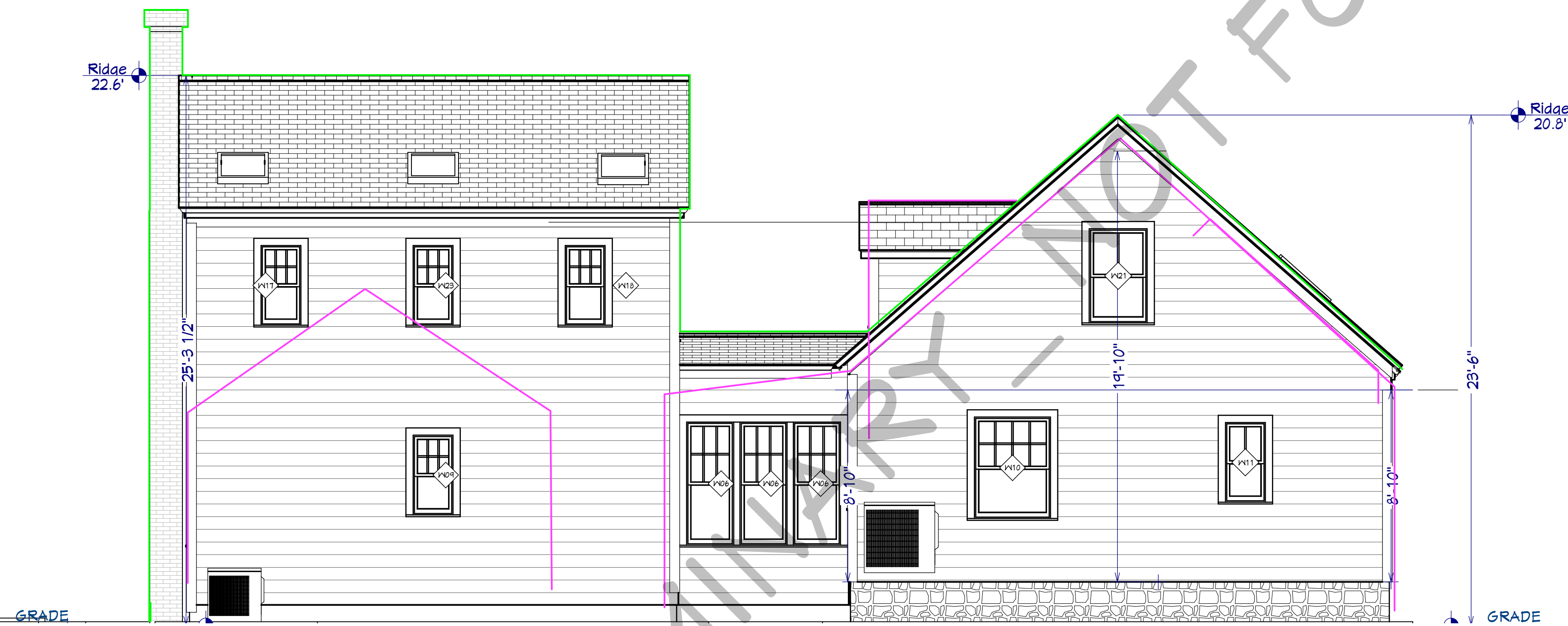
**EXISTING PHOTOS**



**SOUTH SIDE VIEW**



**REAR VIEW**



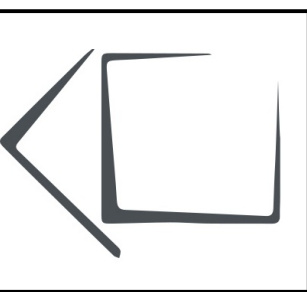
**VERSION 7: CAPE WITH COLONIAL ADDITION**

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

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

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

LINE LEGEND	
	= EXISTING
	= PROPOSED



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:

4/13/2023

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SCALE:

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SHEET:

**A-11**

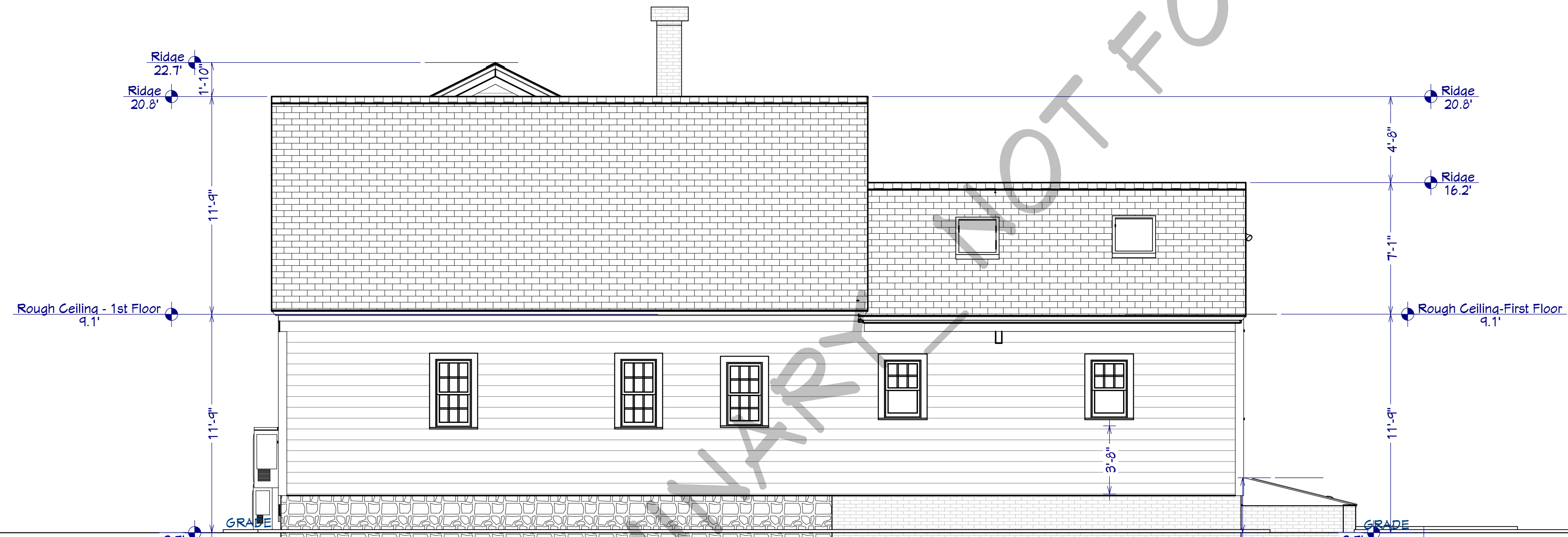




**EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

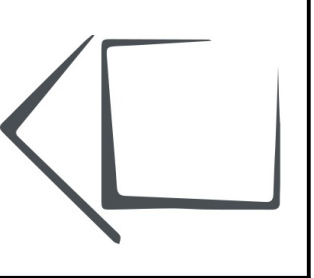


**EXISTING PHOTO**  
SCALE: NTS



**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

**ELEVATIONS**

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

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

DATE:

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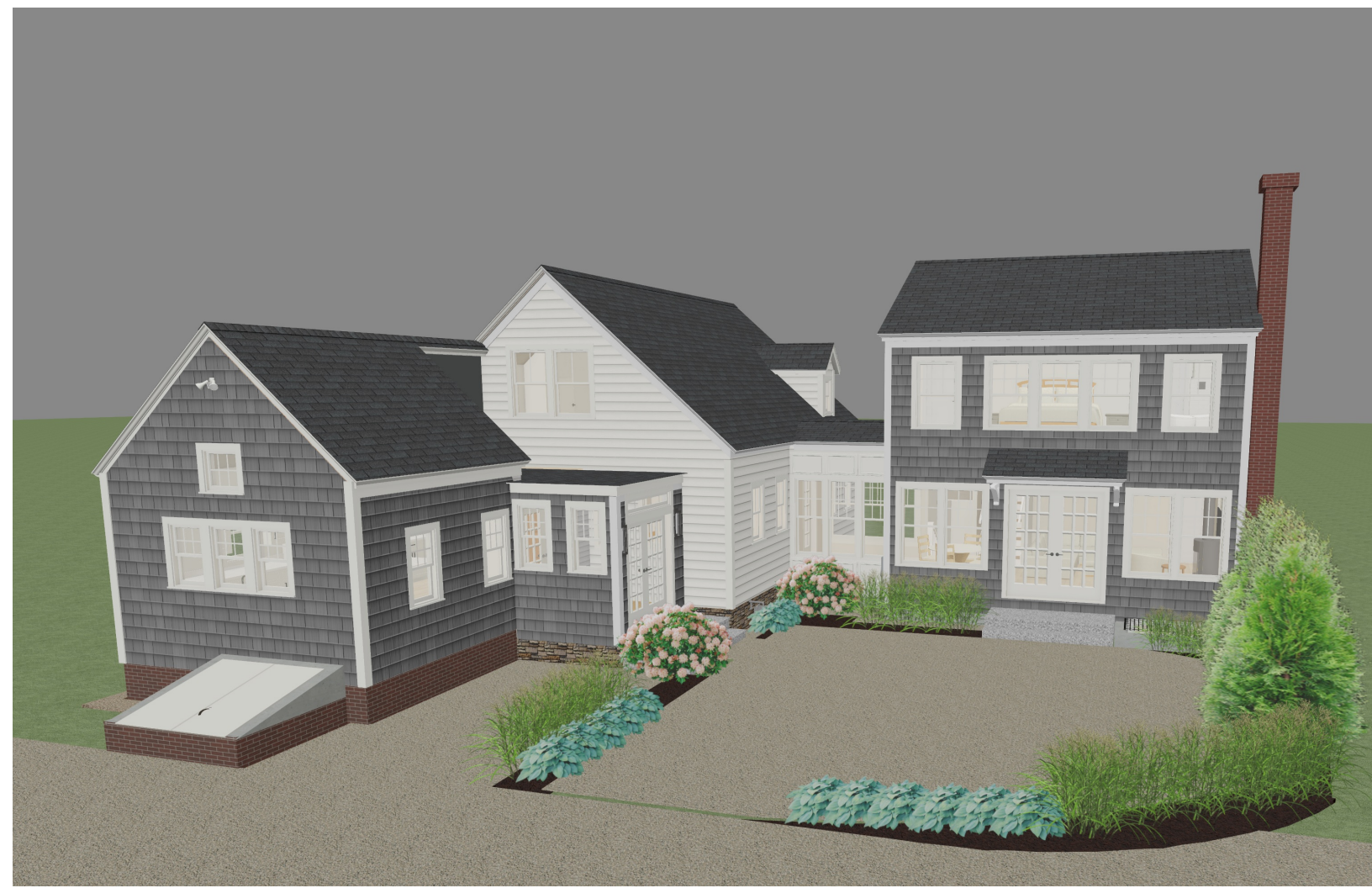
SCALED FOR:  
24" X 36"

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

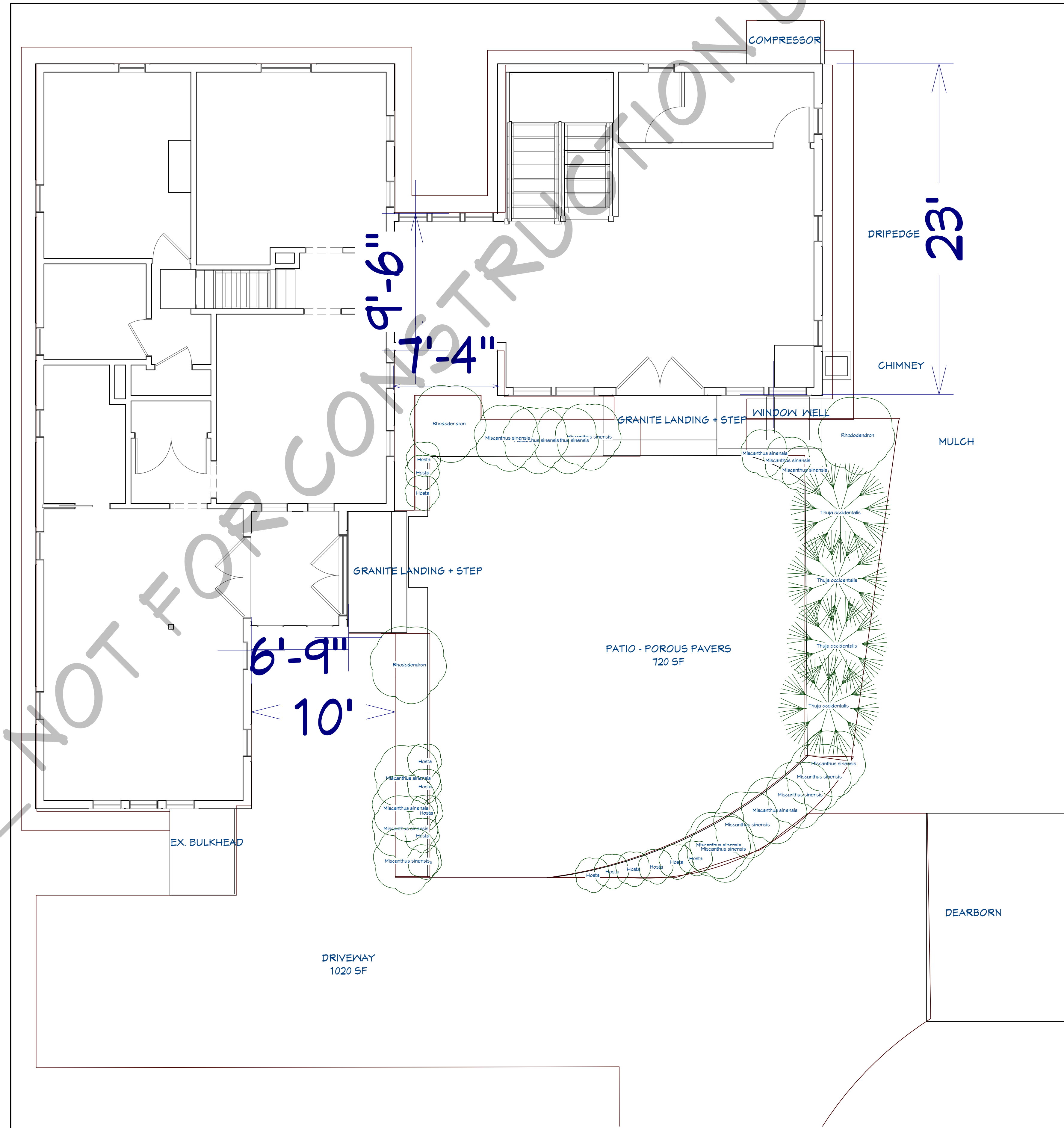


**DRIVEWAY PAVERS**  
GRANITE SQUARE POROUS 1/4" GRASS INSTALL

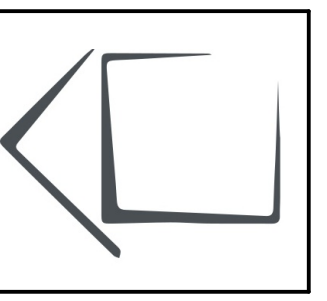


**COURTYARD PAVERS**  
GRANITE SQUARE POROUS INSTALLATION

**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:

4/13/2023

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SCALED FOR:  
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SCALE:

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L-1

Site Audit Photos : PR-3000840313

**98/98**

**My Custom Solar Design**



**Approval**  
I have reviewed My Custom Solar Design and approve of the plan. I understand that the actual number of panels and the solar energy production considerations, including roof type, shade, and other factors.

Customer Signature

DATE

**My Information**  
Gary Lowe  
105 South St  
Portsmouth, NH 03801

**System**

Annual Usage 2,947 kWh  
Estimated System Size 4.68 kWp  
Estimated Annual System Production 5,352 kWh  
Estimated Energy Offset 182%


Modules (12) Trina Solar, TSM-390DE09C-07  
Inverters 1 x SolarEdge Technologies SE3800H-US2N

**SOLD PROPOSAL**

---

**98/97**

**My Custom Solar Design**



**My Information**  
Gary Lowe  
105 South St  
Portsmouth, NH 03801

**System**

Annual Usage 2,947 kWh  
Estimated System Size 4.68 kWp  
Estimated Annual System Production 5,352 kWh  
Estimated Energy Offset 182%

Modules (12) Trina Solar, TSM-390DE09C-07  
Inverters 1 x SolarEdge Technologies SE3800H-US2N

**REDESIGN PROPOSAL**

**Contracted System Information**

Sold Inverter(s) SolarEdge Technologies: SE3800H-US2N	Sold # Mods	12
Sold Module Trina Solar: TSM-390DE09C-07	Year 1 Production	5721
Sold DC Sys. Size 4680	Agreement type	Custom Lease
Usage Offset 195		

**Customer Preferences**

Primary Goal? Maintain Sold Pricing (kWh rate, escalator, etc)  
Secondary Goal? Other (Specify in "Details for Design Team" if selected)  
Details for Design Team: Please design system as close to original as possible also customer might merge all three

**Designed System Information**

Designed Proposal ID PK4CZ3LNCZ9D-003-D	Revision	A1
Designed Production (kWh): 5352	Pricing Option	Yellow
Designed System Notes: 1. Was Design Preferences Primary Goal fulfilled? (YES) 2. Maintain production offset 3. Sold production of 182%, was maintained with sold modules and one inverter.		

Install Photos : Work Order#: --None--

Please select Install Work Order

SOW Photos : --None--



105 South St.

North, South and Westerly Streetscape Views of Solar Array







105 South St. Comparable Solar Systems:

357 & 377 Richards Ave

&

360 Wibold St.









197% Offset 1,146 Sun Hours

5,813 kWh Production

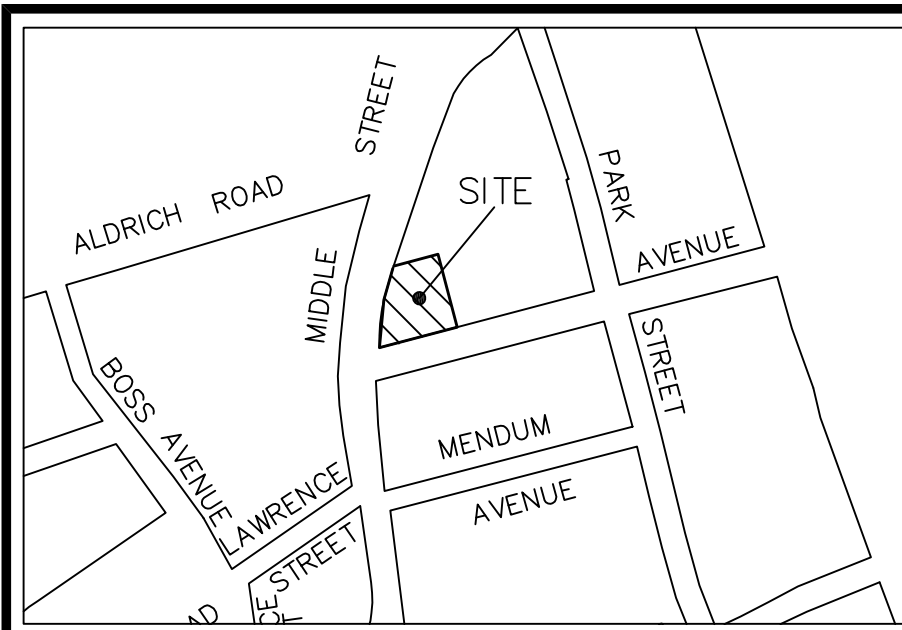
2,947 kWh Usage

5.07 kW DC system size

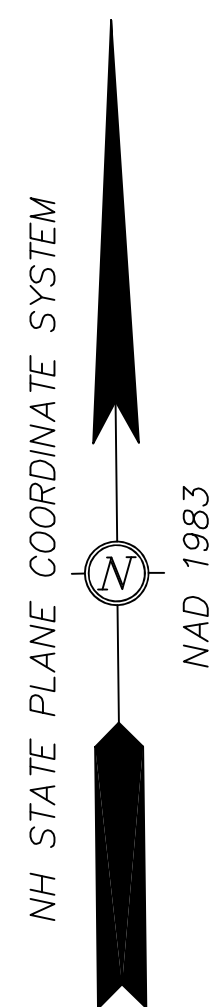
3.8 kW AC system size

Saved a few seconds ago





**LOCUS**  
(N.T.S.)



**RIM AND INVERT DATA**

CB #1026 RIM = 22.71	SMH #5714 RIM = 21.55
(1) INV (6"HDPE)=18.51±	(1) INV (18"PVC)=14.05
(2) INV (6"PVC)=19.52	(2) INV (18"PVC)=13.93
(3) (WATER LEVEL)=18.41	
CB #1008 RIM = 28.82	SMH #5715 RIM = 29.00
(1) INV (12"PVC)=25.17	(1) INV CL=17.52
	(2) INV (15"PVC)=17.89
DMH #1010 RIM = 28.82	
INACCESSIBLE(LATCHED)	
CB #1030 RIM = 21.72	
(1) INV (6"HDPE)=18.92	
(2) INV (12"HDPE)=18.42	
(3) INV (12"HDPE)=18.32(WATER LEVEL)	

**MISC. ELEVATION TABLE**

LOCATION	DESCRIPTION	ELEVATION
"A"	WOOD THRESHOLD	31.31
"B"	TOP CONCRETE	24.68
"C"	WOOD THRESHOLD	31.30
"D"	WOOD THRESHOLD	26.37
"E"	TOP CONCRETE	25.42
"F"	TOP CONCRETE	25.84

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 75°27'47" W	187.45
L2	N 05°38'52" E	78.07
L3	N 15°28'02" E	80.69
L4	N 76°23'57" E	111.18
L5	S 14°46'51" E	70.80
L6	S 21°33'57" E	71.07
L7	S 21°33'57" E	0.18(TIE)
L8	N 76°29'48" E	151.84

**148-23**  
ELTON L. SHAFFER  
PAULA M. RAIS  
748 MIDDLE STREET  
PORTSMOUTH, NH 03801  
2693/2930

**153-09**  
MIDDLE STREET  
TOWNHOUSE CONDOMINIUMS

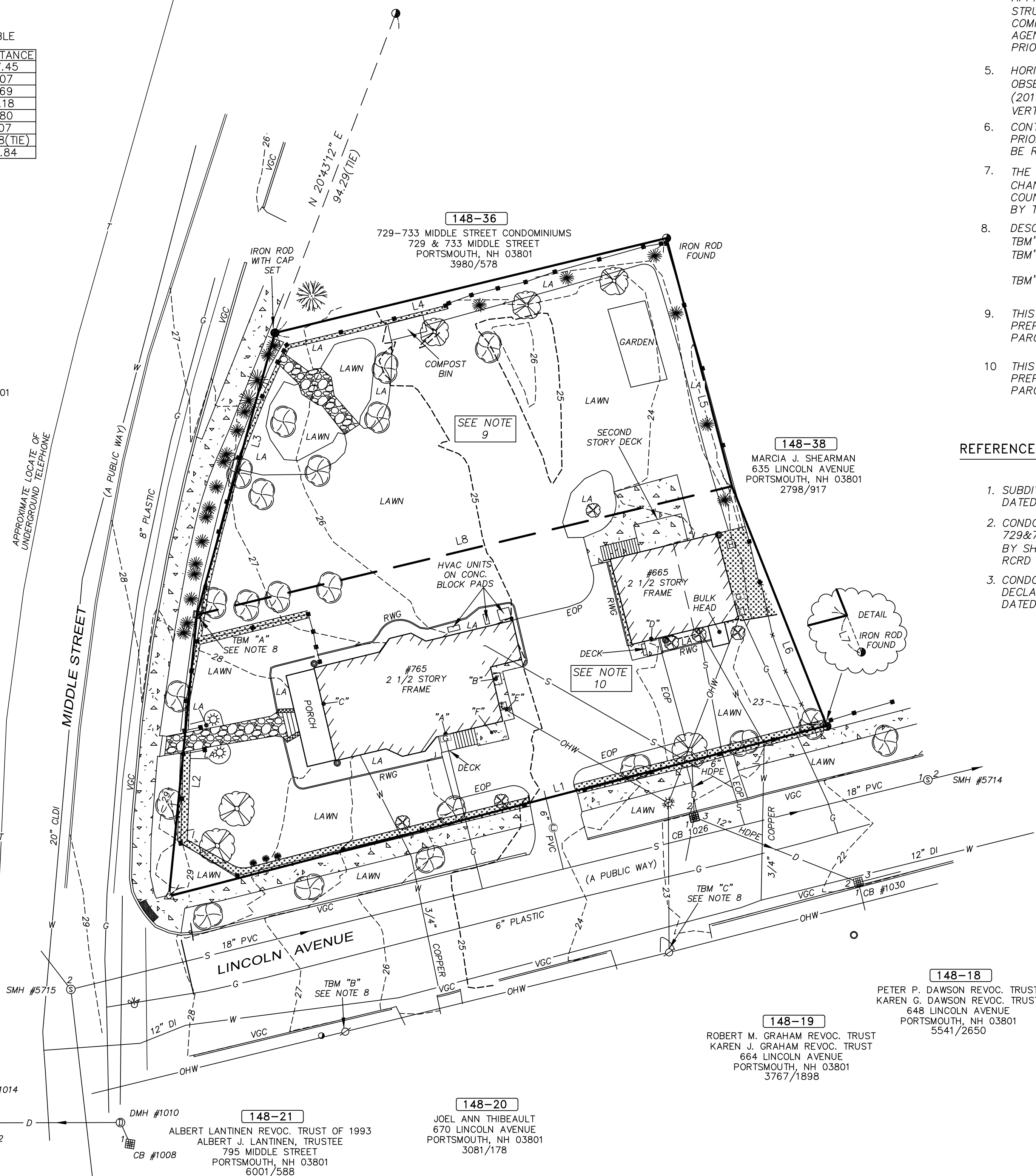
**148-21**  
ALBERT LANTINEN REVOC. TRUST OF 1993  
ALBERT J. LANTINEN, TRUSTEE  
795 MIDDLE STREET  
PORTSMOUTH, NH 03801  
6001/588

**148-20**  
JOEL ANN THIBEAULT  
670 LINCOLN AVENUE  
PORTSMOUTH, NH 03801  
3081/178

**148-19**  
ROBERT M. GRAHAM REVOC. TRUST  
KAREN J. GRAHAM REVOC. TRUST  
684 LINCOLN AVENUE  
PORTSMOUTH, NH 03801  
3767/1898

**148-38**  
MARCIA J. SHEARMAN  
635 LINCOLN AVENUE  
PORTSMOUTH, NH 03801  
2798/917

**148-36**  
729-733 MIDDLE STREET CONDOMINIUMS  
729 & 733 MIDDLE STREET  
PORTSMOUTH, NH 03801  
3980/578



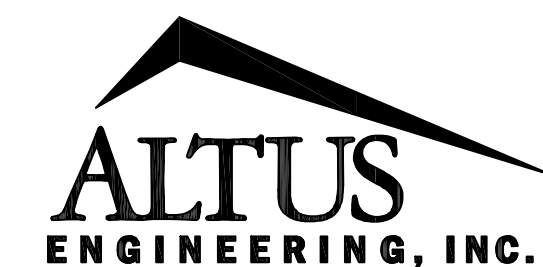
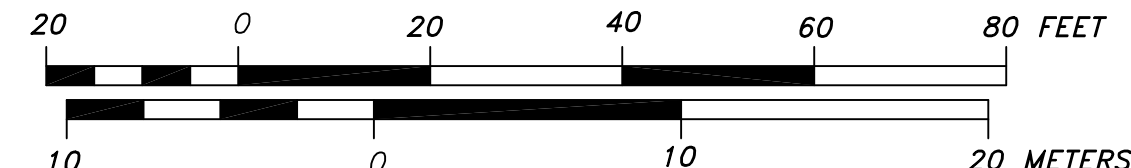
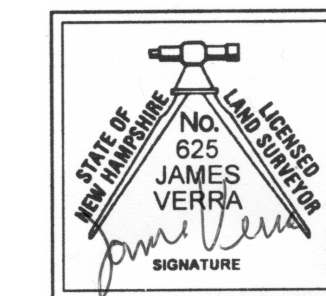
**NOTES:**

- OWNER OF RECORD.....DAVID A. SINCLAIR & NICOLE J. GIUSTO  
ADDRESS.....765 MIDDLE STREET, PORTSMOUTH, NH 03801  
DEED REFERENCE.....5543/442  
TAX SHEET / LOT.....148-37
- ZONED.....GENERAL RESIDENCE A  
MINIMUM LOT AREA...7,500 S.F. FRONT YARD SETBACK.....15'  
FRONTAGE.....100' SIDE YARD SETBACK.....10'  
PARCEL AREA.....21,504 S.F. 0.49 ACRES REAR YARD SETBACK.....20'  
HISTORIC OVERLAY DISTRICT
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.  
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ROBE"
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC..
- THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0259E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- DESCRIPTIONS OF THE SITE BENCHMARKS:  
TBM "A": MARKED SE CORNER GRANITE BOUND ELEVATION=27.83  
TBM "B": SURVEY NAIL FOUND IN UTILITY POLE #PSNH 84/28 0.20' ABOVE GRADE ELEV.=27.63  
TBM "C": SURVEY NAIL SET IN UTILITY POLE #NETT 5 1.0' ABOVE GRADE ELEV.=24.52
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 7 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 2.
- THIS PARCEL IS SHOWN AS LOT PLAN 40, LOT 1 ON THE PORTSMOUTH TAX MAPS PREPARED BY JOHN W. DURGIN PRIOR TO 1979 & AS RCRD BK. 5543, PG. 442, PARCEL 1.

**REFERENCE PLANS:**

- SUBDIVISION OF LAND, PORTSMOUTH, NH. FOR EDWARD H. & EMMA L. PATERSON DATED MAY 1982 RCRD PLAN #C-11243
- CONDOMINIUM SITE PLAN, 729-733 MIDDLE STREET CONDOMINIUM FOR PROPERTY AT 729&733 MIDDLE STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE OWNED BY SHAWN O. GORMAN & CARIANN M. GOODRICH-GORMAN DATED 12/17/02 RCRD PLAN #D-30540
- CONDOMINIUM SITE PLAN FOR 605 LINCOLN AVENUE, A CONDOMINIUM, MARK MCNALLY DECLARANT, TAX MAP 148, LOT 41, PORTSMOUTH, NH DATED 11-8-2008 RCRD PLAN #D-35685.

- LEGEND:**
- GRANITE BOUND FOUND
  - IRON ROD (AS NOTED)
  - ▲ SURVEY NAIL SET
  - × WOVEN VINYL FENCE
  - WOOD FENCE
  - CEMENT CONCRETE PAD
  - CRUSHED STONE
  - FLAG STONE
  - STONE RETAINING WALL
  - UTILITY POLE
  - UTILITY POLE W/TRANSFORMER
  - GUY
  - OHW- OVERHEAD WIRES
  - OHE- OVERHEAD ELECTRIC
  - OHC- OVERHEAD COMMUNICATION WIRES
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - 137-01 TAX SHEET / LOT NO.
  - EOP EDGE OF PAVEMENT
  - LA LANDSCAPED AREA
  - CATCH BASIN
  - DRAIN MANHOLE
  - ROOF DOWNSPOUT
  - SEWER CLEAN OUT
  - SEWER MANHOLE
  - SEWER CLEAN OUT
  - W- WATER LINE
  - S- SEWER LINE
  - D- DRAIN LINE
  - G- GAS LINE
  - WATER GATE VALVE
  - WATER SHUT OFF VALVE
  - HYDRANT
  - VGC VERTICAL FACED GRANITE CURB
  - GRANITE COBBLESTONE BORDER WALL
  - PSNH PUBLIC SERVICE CO. OF NH
  - EVS EVERSOURCE
  - PP/PL PLASTIC GAS LINE
  - GAS METER
  - NETT NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
  - PSNH PUBLIC SERVICE CO. OF NH
  - ELECTRIC METER



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

**James Verra & Associates, Inc.**  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801-7876  
603-436-3557

JOB NO: 23826

ISSUED FOR:

CLIENT REVIEW

ISSUE DATE:

3-2-2020

REVISIONS

NO. DESCRIPTION BY DATE

DRAWN BY: \_\_\_\_\_

GTD

APPROVED BY: \_\_\_\_\_

JV

DRAWING FILE: \_\_\_\_\_

23826.DWG

SCALE:

22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

APPLICANT:

DAVID A. SINCLAIR  
NICOLE J. GIUSTO  
765 MIDDLE STREET  
PORTSMOUTH, NH 03801

OWNER:

DAVID A. SINCLAIR &  
NICOLE J. GIUSTO  
765 MIDDLE STREET  
PORTSMOUTH, NH 03801

PROJECT:

EXISTING CONDITIONS  
PLAN  
TAX MAP 148,  
LOT 37

765 MIDDLE STREET  
PORTSMOUTH, NH

TITLE:

EXISTING  
CONDITIONS PLAN  
765 MIDDLE STREET  
PORTSMOUTH, NH

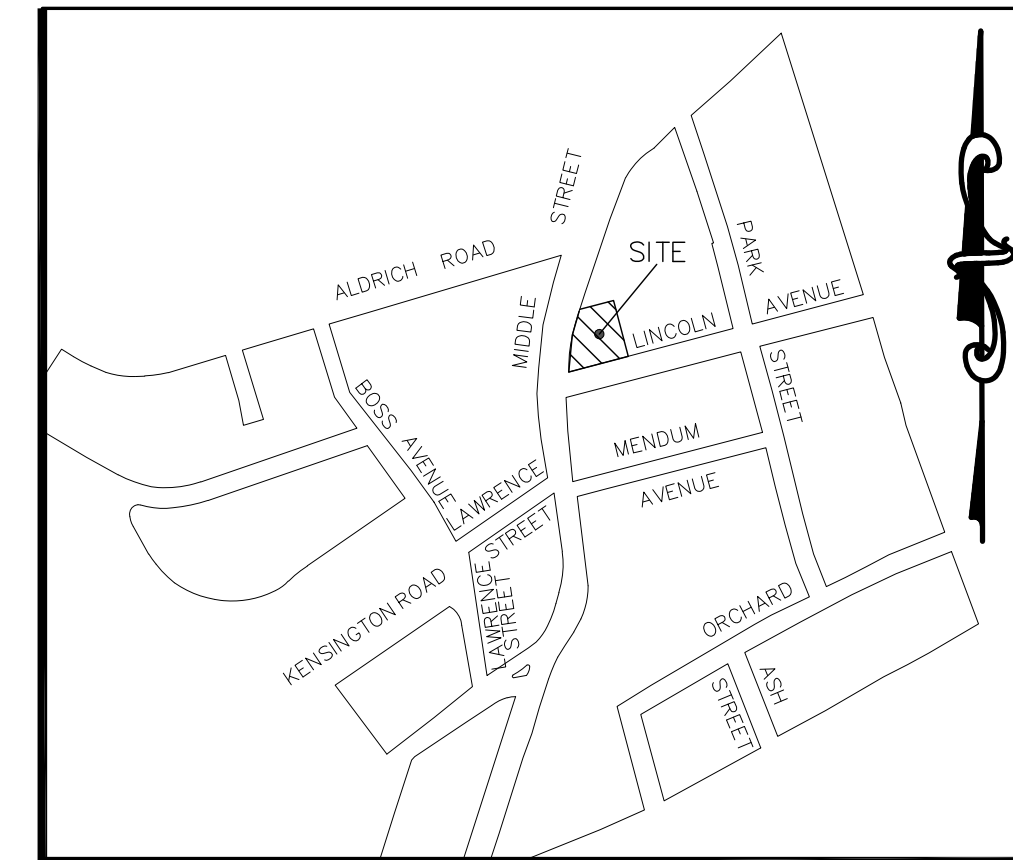
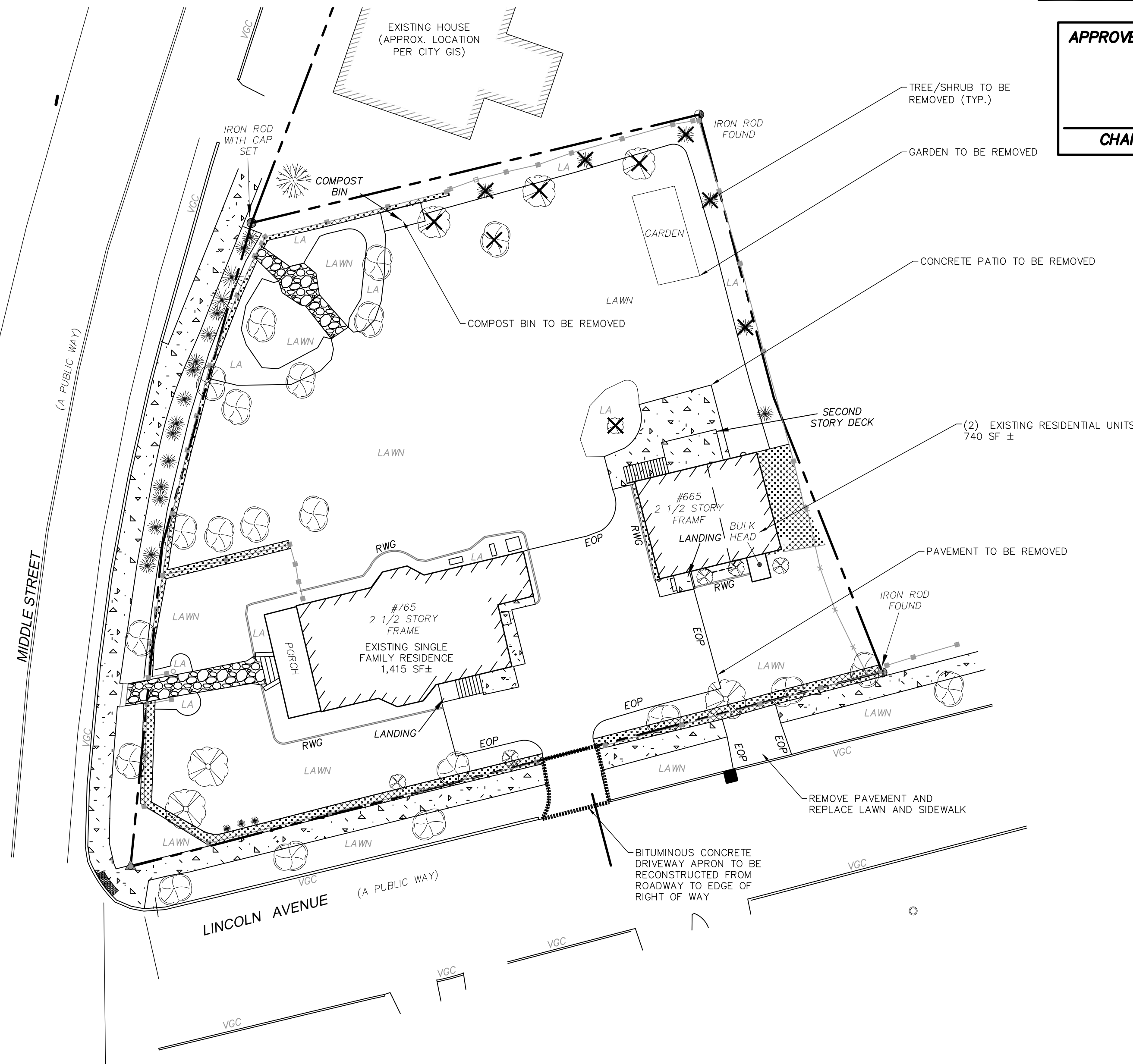
SHEET NUMBER:

EX-1

P5021

**DEMOLITION NOTES**

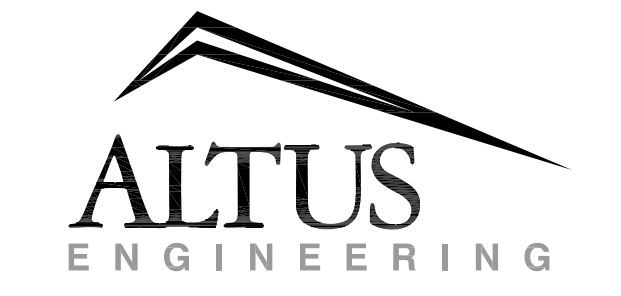
1. THE CONTRACTOR SHALL BRING ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS TO THE ATTENTION OF THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION.
2. THIS DEMOLITION PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES AND TO SHOW THE MAJOR ITEMS OF WORK REQUIRED FOR PREPARING THE SITE FOR THE CONSTRUCTION OF THE PROPOSED PROJECT. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES, AS NECESSARY TO FULLY CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING AND BE RESPONSIBLE FOR PREPARING THE SITE FOR CONSTRUCTION AS NEEDED TO COMPLETE THE PROPOSED IMPROVEMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND VERIFY ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES AT NO EXTRA COST TO THE OWNER. UTILITY CONFLICTS SHALL BE RESOLVED WITH THE INVOLVEMENT OF THE ENGINEER, OWNER, AND APPROPRIATE UTILITY COMPANIES.
4. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
6. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
7. ALL BUILDINGS, CURBING, CONCRETE, PAVEMENT AND SUBBASE MATERIALS SHALL BE REMOVED FROM PROPOSED LANDSCAPE AREAS TO A MINIMUM DEPTH OF 12" BELOW FINISH GRADE AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPE PURPOSES AND MEETING THE PROJECT SPECIFICATIONS.
8. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
9. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG THE PROPERTY LINE IN ALL AREAS WHERE SILT FENCING IS NOT OTHERWISE REQUIRED.
11. SEE EROSION CONTROL PLANS FOR EROSION CONTROL REQUIREMENTS TO BE IN PLACE PRIOR TO START OF DEMOLITION ACTIVITIES, INCLUDING, BUT NOT LIMITED TO; SEDIMENT BARRIERS, STABILIZED CONSTRUCTION SITE EXIT, AND STORM DRAIN INLET PROTECTION.
12. ALL DEMOLISHED MATERIAL OR MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
13. ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED IN ACCORDANCE WITH ALL LOCAL, STATE & FEDERAL REGULATIONS AND CODES.
14. INSTALL STABILIZED CONSTRUCTION EXIT; MAINTAIN AND RELOCATE DURING CONSTRUCTION, AS NEEDED BASED ON ACTIVE CONSTRUCTION STAGES.



LOCUS NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: JANUARY 30, 2023

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/16/22
1	BLDG. MINOR REVISION	EDW	1/30/23

DRAWN BY: \_\_\_\_\_ MBS/RLH  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 5021-SITE.dwg

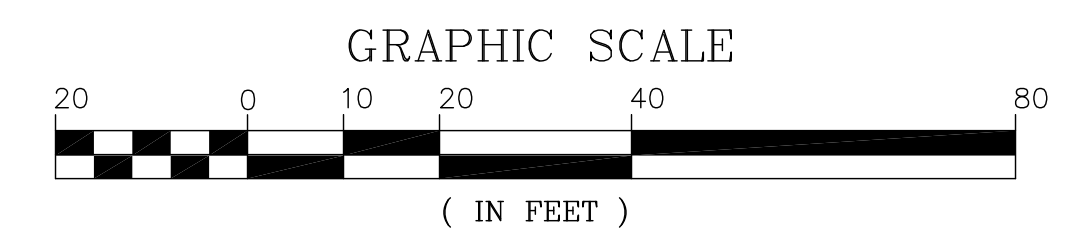
SCALE:  
(22"x34") 1" = 20'  
(11"x17") 1" = 40'

OWNER/APPLICANT:  
  
NICOLE J. GIUSTO &  
DAVID A. SINCLAIR  
  
765 MIDDLE STREET  
PORTSMOUTH, NH 03801  
TAX MAP 148 PARCEL 37

PROJECT:  
**RESIDENTIAL DEVELOPMENT EXPANSION**  
TAX MAP 148, LOT 37  
  
765 MIDDLE STREET  
PORTSMOUTH, NH

TITLE:  
**SITE PREPARATION PLAN**

SHEET NUMBER:  
**C-1**



P5021

Do not heavily prune the tree at planting. Prune only cross-over limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, Do NOT remove the terminal buds of branches that extend to the edge of the crown.

Trees less than 3" in caliper shall be staked with three stakes per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each wire shall be flagged with a visual marker. 5' long min. wooden stakes shall be used to anchor the wires. Stakes shall be driven at least 12" outside the edge of the planting pit into stable soil. Remove all staking NO LATER than the end of the first growing season after planting.

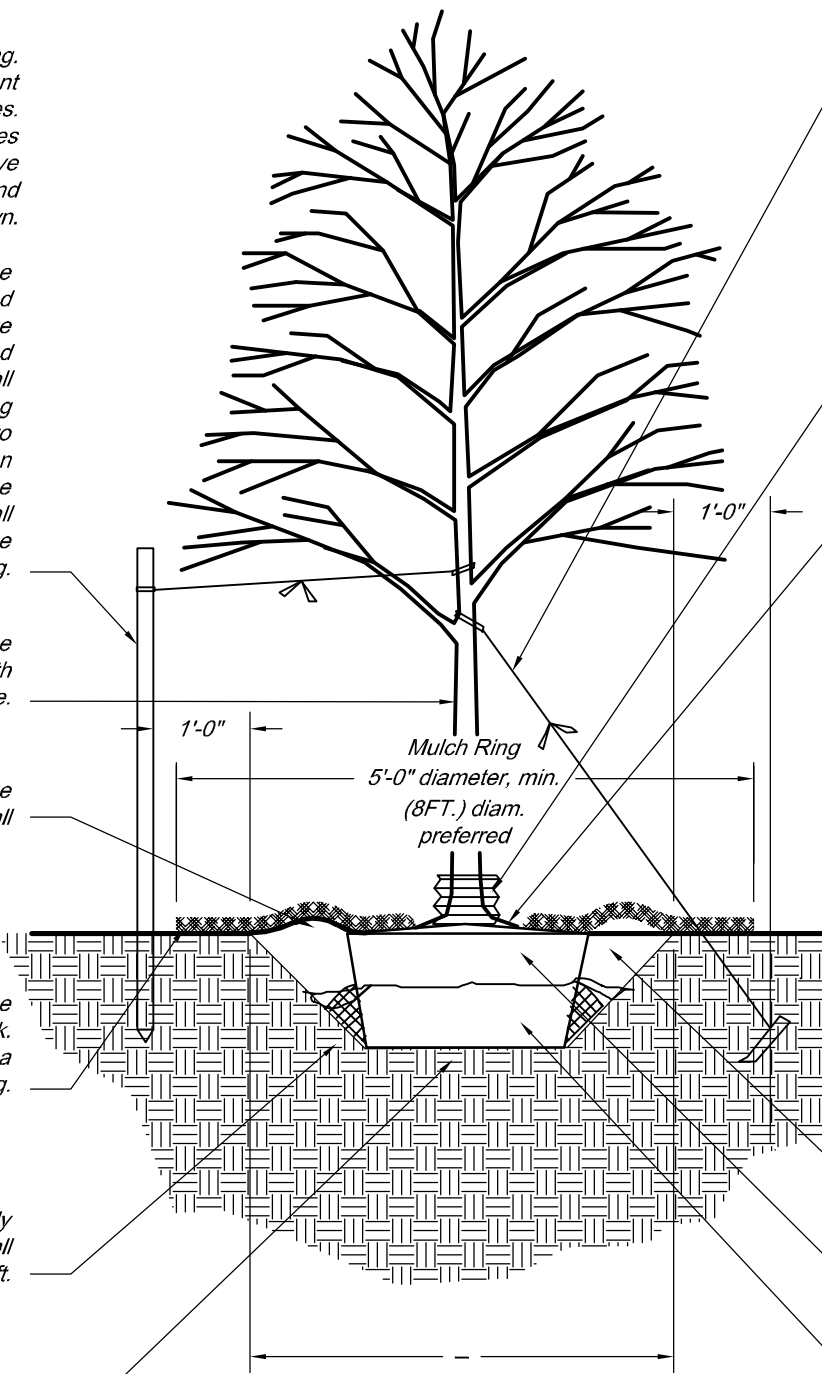
Mark the north side of the tree in the nursery. Rotate the tree to face north at the site whenever possible.

4 in. high earth saucer beyond edge of root ball

2 IN. max. Mulch. Do NOT place mulch in contact with tree trunk. Maintain the mulch weed-free for a minimum of three years after planting.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

Place root ball on unexcavated or tamped soil.



Trees greater than 3" in caliper shall be guyed with three guys per tree, spaced evenly around the trunk with 12 gauge wire. Plastic hose sections shall be used at attachment to trees. Each guy wire shall be flagged with a visual marker. 24" stakes or metal drive anchors shall be used to anchor the guy wires. Stakes/anchors shall be driven 12" min. outside the edge of the planting pit into stable soil. Remove all guying NO LATER than the end of the first growing season after planting.

6" Corrugated PVC tree sock

Each tree must be planted such that the original trunk flare is visible at the top of the root ball. Trees where the original trunk flare is not visible may be rejected. Do NOT cover the top of the root ball with soil. Before planting Contractor shall inspect the rootball for the location of the original root flare. If the original root flare is not visible at the top of the root ball then the Contractor shall then gently remove from the top of the root ball any excess soil from nursery operations that may be covering the original root flare. All secondary and girdling roots shall be removed prior to planting. Trees with 4" or more of extraneous soil and/or adventitious roots greater than 1/8" shall be rejected. The tree shall be planted with the original root flare at or slightly (2-3") above surrounding finished grade.

Backfill with existing soil, in sandy and heavy clay soils add 20% max. by volume composted organic material to the existing soil. Remove all twine, rope, wire, and burlap.

If plant is shipped with a wire basket around the root ball, prior to planting, the contractor shall cut away the bottom of the wire basket, leaving the sides in place. Once the tree is placed and faced, the contractor shall remove the remainder of the wire basket and backfill the planting pit as noted above.

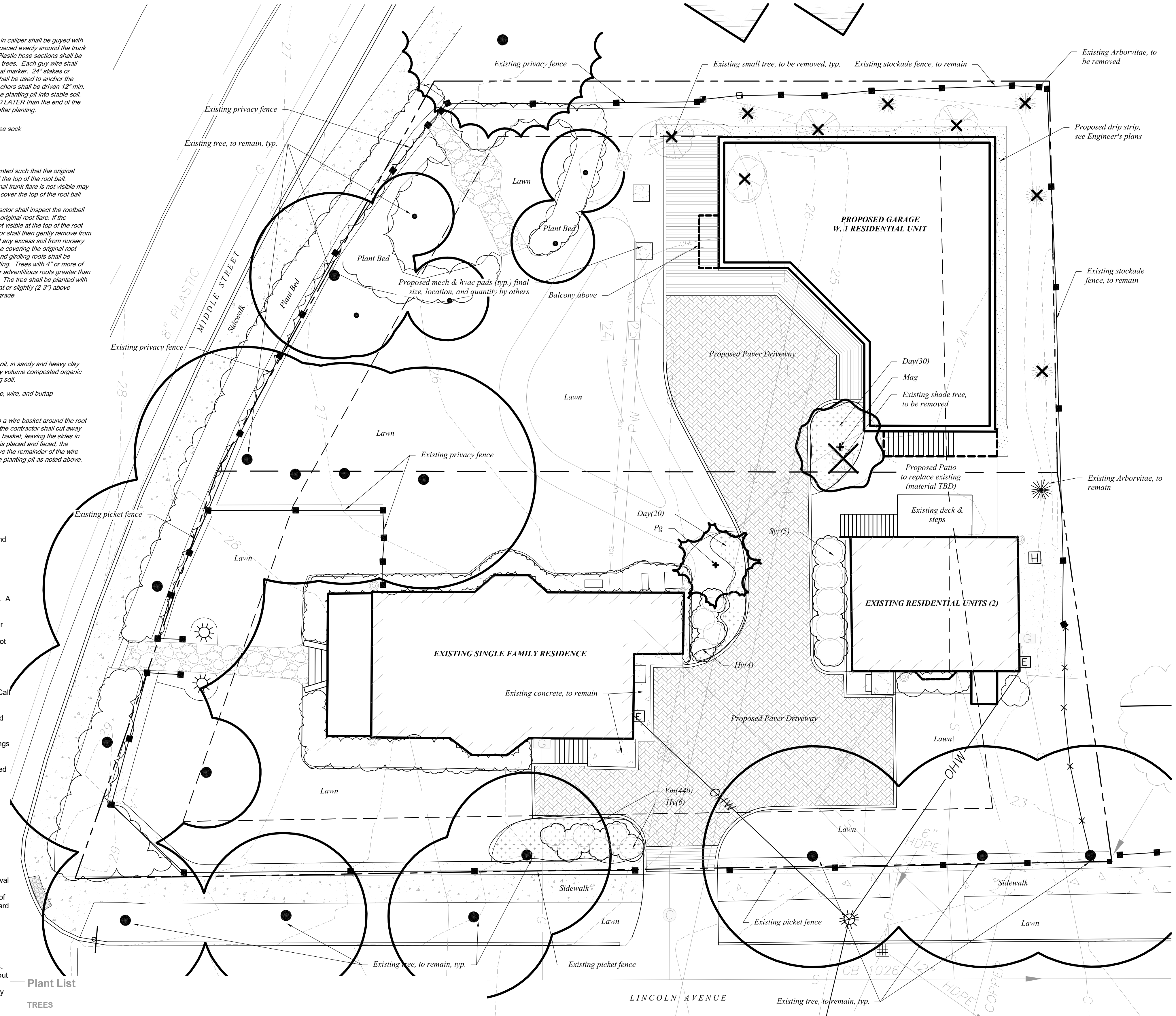
## Tree Planting Detail

### Landscape Notes

- Design is based on drawings by Altus Engineering and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place prior to construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the American Standard of Nursery Stock, American Standards Institute, Inc. 230 Southern Building, Washington, D. C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with the following:
  - Outside hose attachments spaced a maximum of 150 feet apart, and
  - An underground irrigation system, or
  - A temporary irrigation system designed for a two-year period of plant establishment.
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for all plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide clean water suitable for plant health from off site, should it not be available on site.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy. Within the sight distance triangles at vehicle intersections the canopies shall be raised to 9' min.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.

### Plant List

TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Pg	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	1	8-10' Ht	B&B
Mag	<i>Magnolia</i> 'Betty'	Betty Magnolia	1	8-10' Ht	B&B
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	10	5 gal	
Syr	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	5	3-4' Ht	B&B
PERENNIALS, GROUNDCOVERS, VINES and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Day	<i>Hemerocallis</i> 'Siloam Double Classic'	Siloam Double Classic Daylily	50	1 gal	
Vm	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	440	2.5" pots	

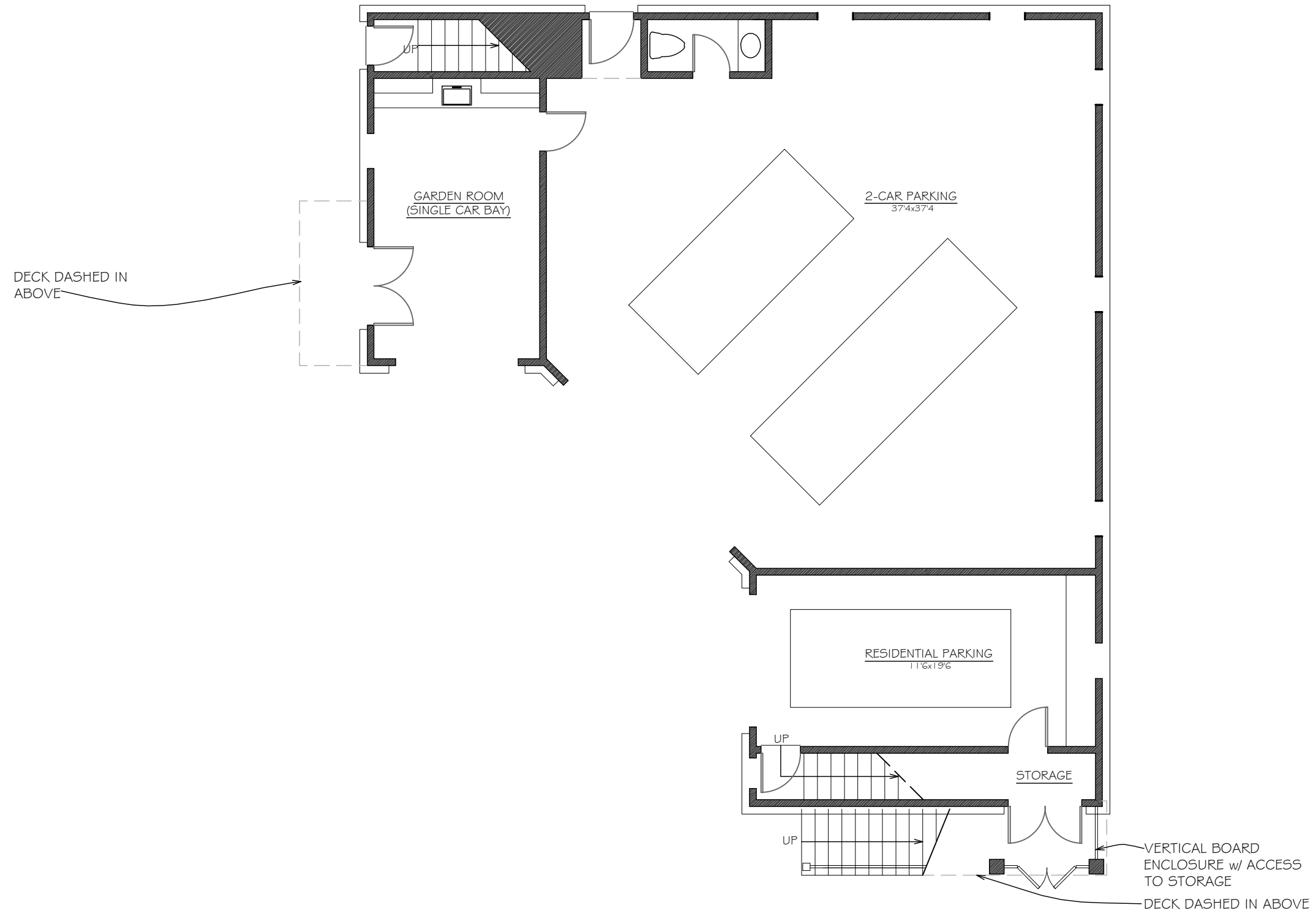


**woodburn & company**  
 LANDSCAPE ARCHITECTURE  
 103 Kent Place  
 New Hampshire Phone: 603.659.5949

**Residential Development Expansion**  
**LANDSCAPE PLAN**  
 Portsmouth, New Hampshire  
 765 Middle Street

Drawn By: VM  
 Checked By: RW  
 Scale: 1" = 10' - 0"  
 Date: September 28, 2022  
 Revisions:  
 December 16, 2022  
 For PB Submission  
 February 8, 2023  
 per revised site plan  
 April 7, 2023

**L-1**  
 Sheet 1 of 1

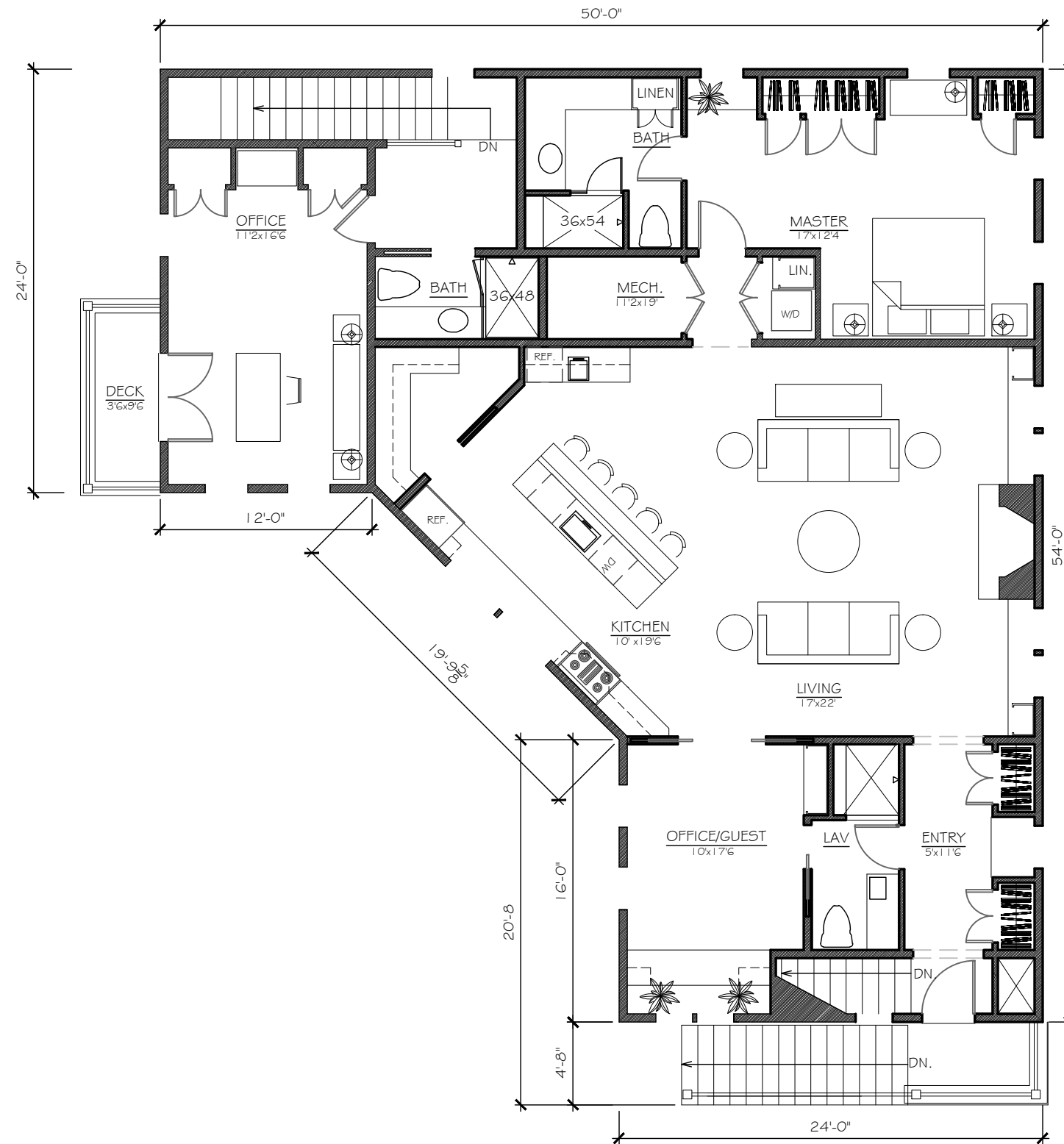


**GARAGE: Proposed First Floor**

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







**GARAGE: Proposed Second Floor**

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



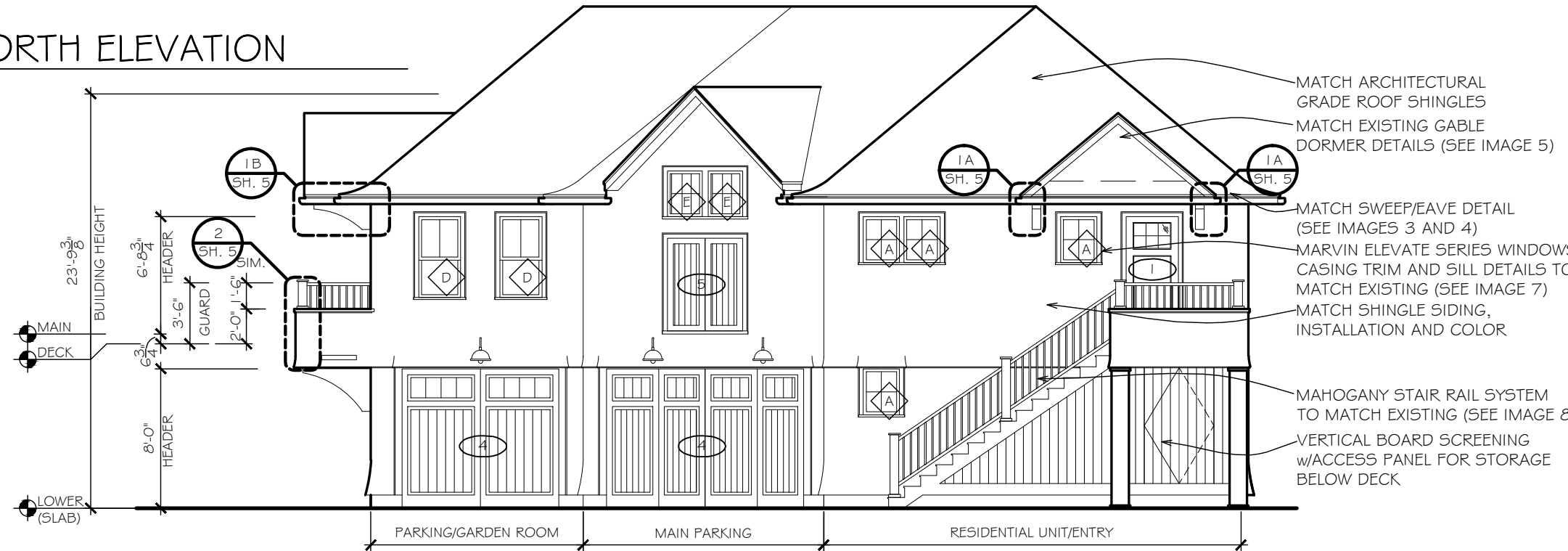


1) HALF WALL AT DECK  
[SIM.]

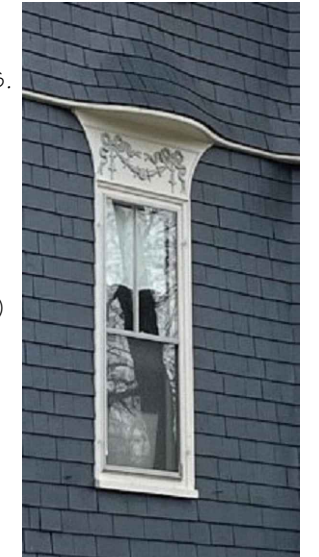


2) SHINGLE SWEEP AT BASE

NORTH ELEVATION



5) GABLE DORMER  
[SIM.]



6) HORIZONTAL TRIM AND SWEEP

EAST ELEVATION

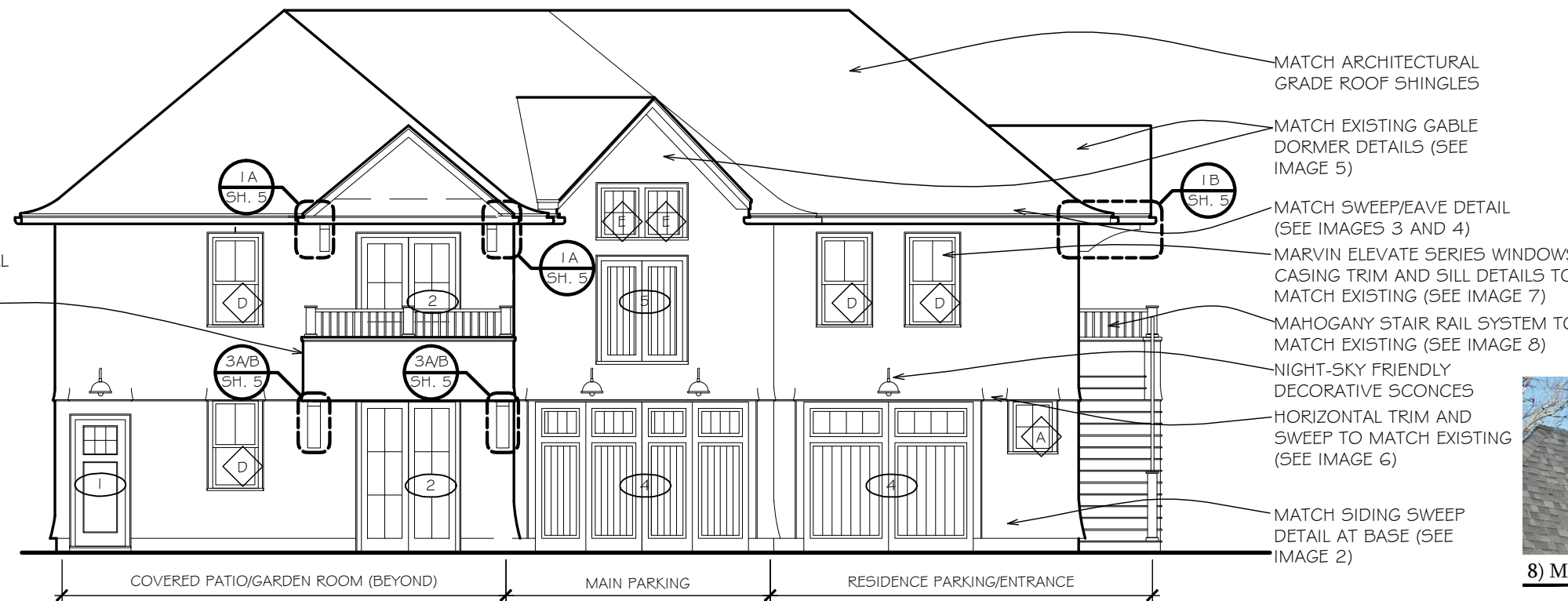


3) ROOF SWEEP AND RAFTER TAILS  
[PROPORTIONS FROM CARRIAGE HOUSE]

SHINGLED HALF WALL  
DETAIL AT DECK  
(SEE IMAGE 1)



4) ROOF SWEEP AND RAFTER TAILS  
[FROM BELOW]



7) WINDOW TRIM CASING AND SILL  
[DOES NOT INCLUDE DECORATIVE FRIEZE]



8) MAHOGANY RAILS

**GARAGE: Proposed Elevations**

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

765 Middle Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

SCALE: AS NOTED

PH

4.14.23

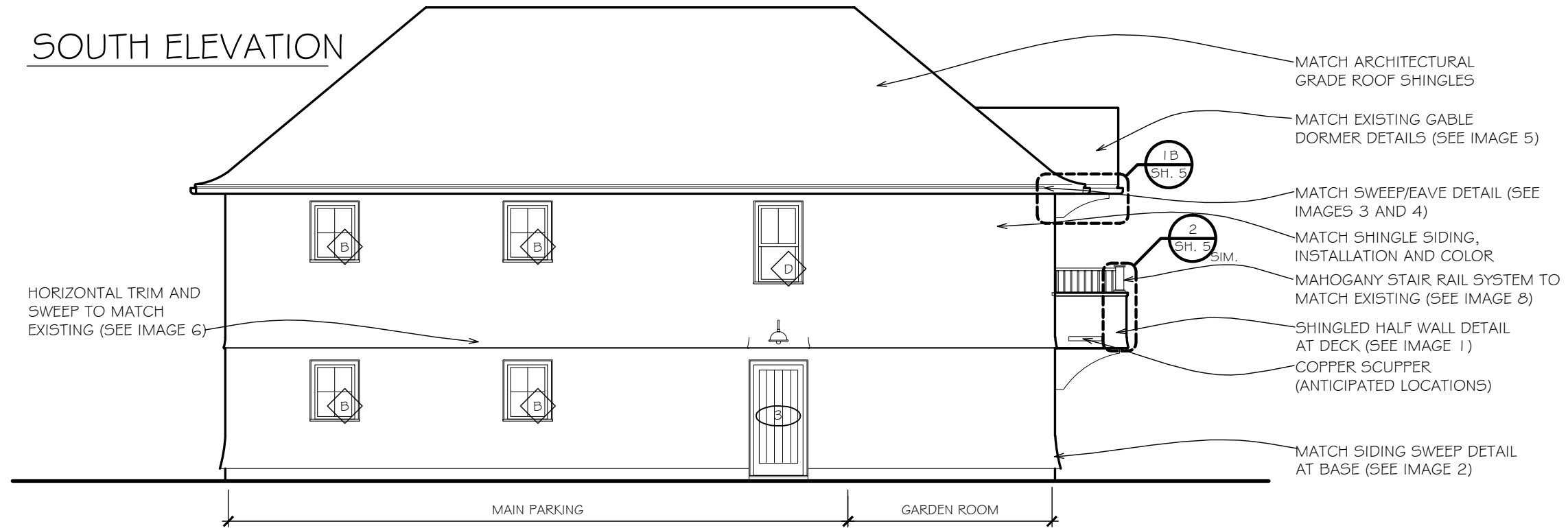
ARCH. SHT. 3



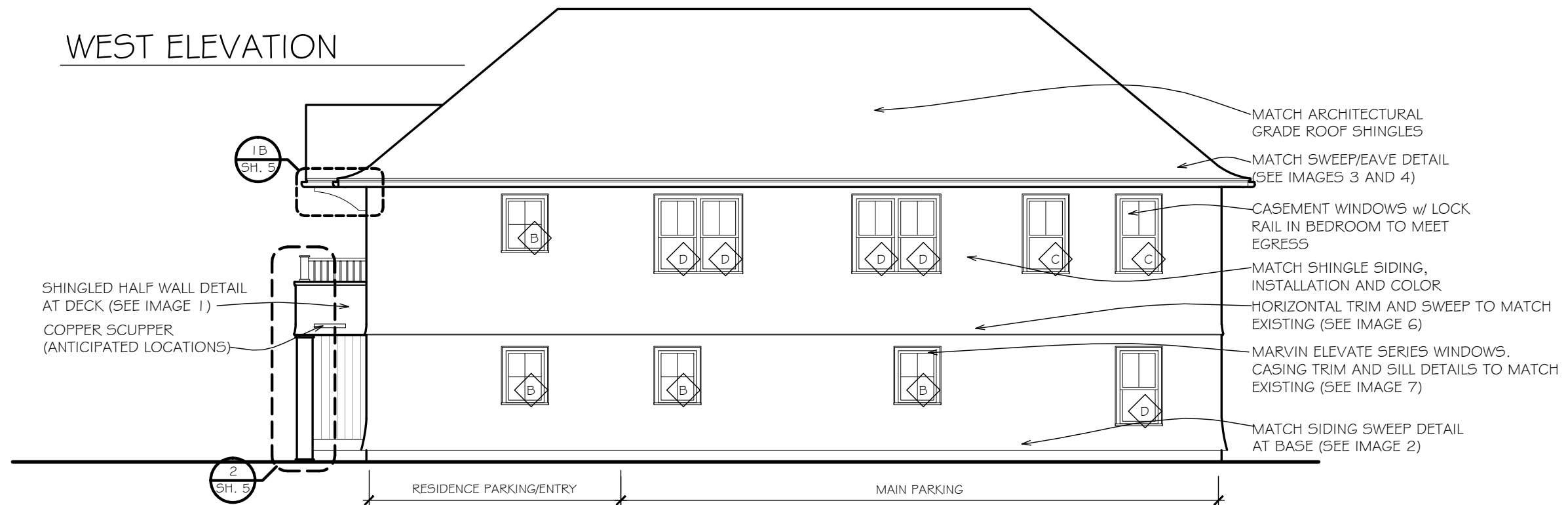




# SOUTH ELEVATION



# WEST ELEVATION



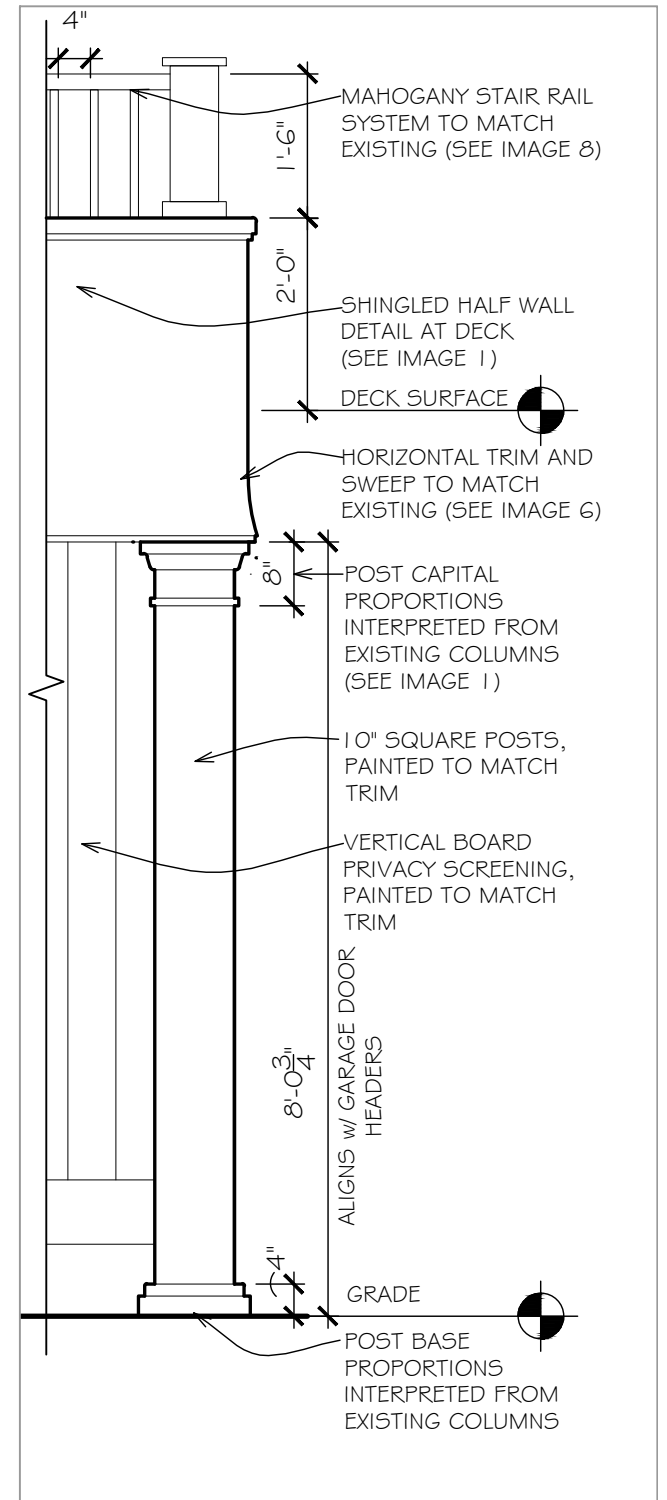
## GARAGE: Proposed Elevations

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



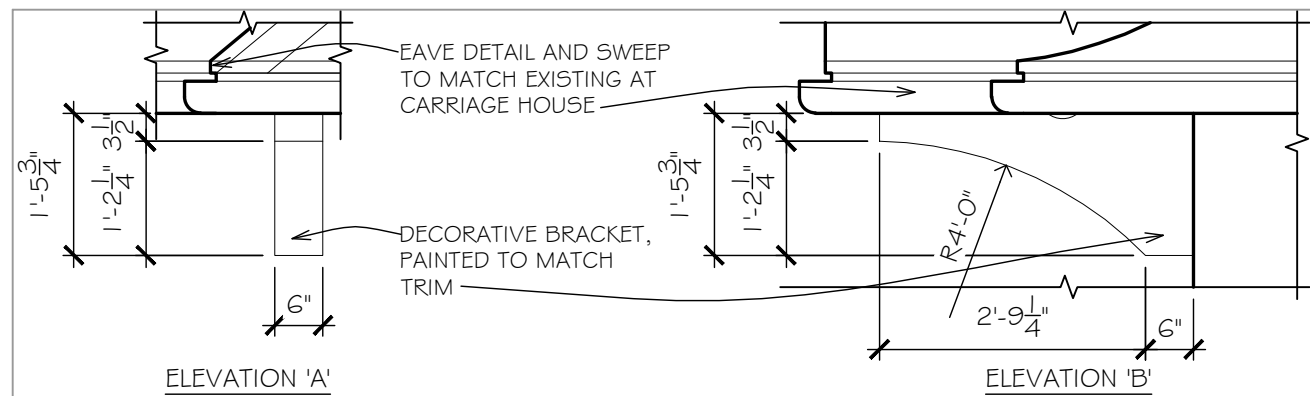
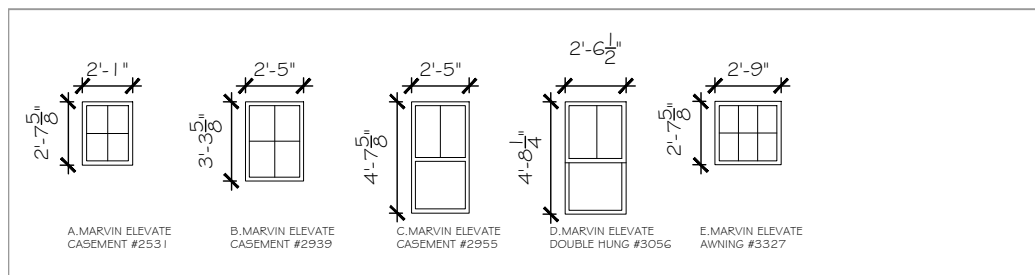
# NORTHEAST ELEVATION

(DOES NOT SHOW DECKS)



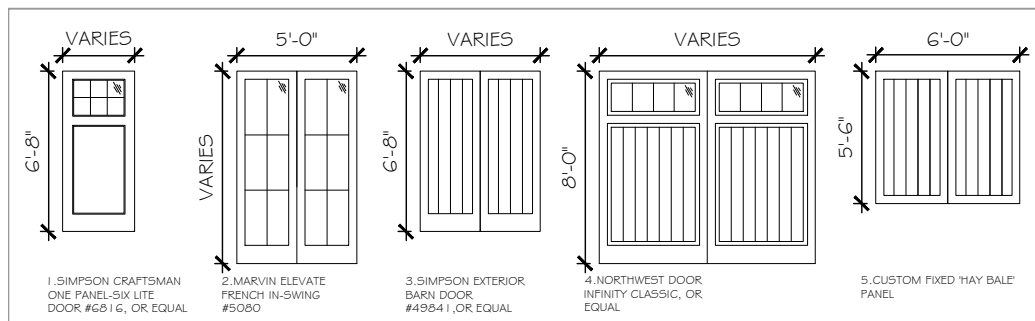
## GARAGE: Proposed Elevations

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



## Window Types

SCALE: N.T.S.

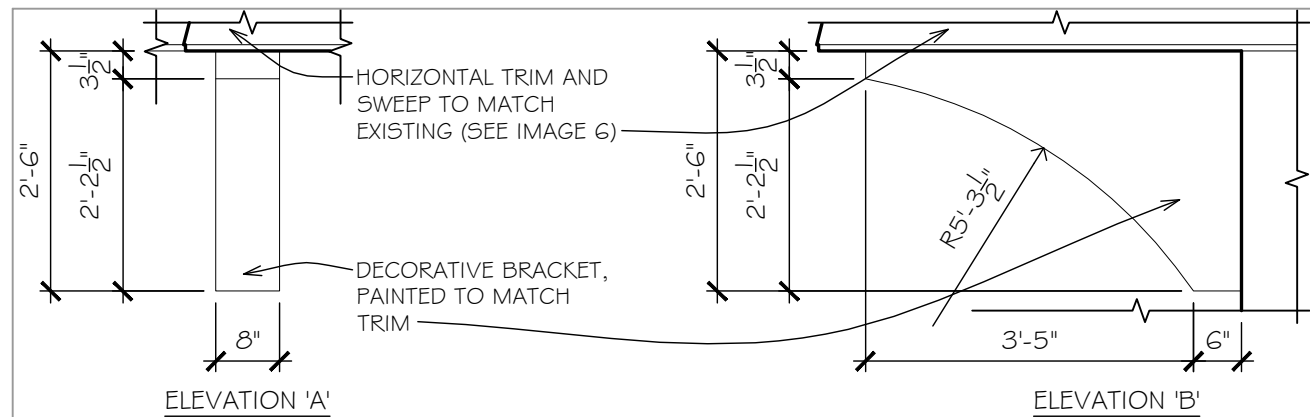


## Door Types

SCALE: N.T.S.

## 1 Bracket Detail

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



## 3 Bracket Detail

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

## 2 Sweep & Rail @ Deck

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

765 Middle Street, Portsmouth, New Hampshire

SOMMA Studios 603/766.3760

SCALE: AS NOTED

PH

4.14.23

ARCH. SHT. 5















# INFINITY CLASSIC™

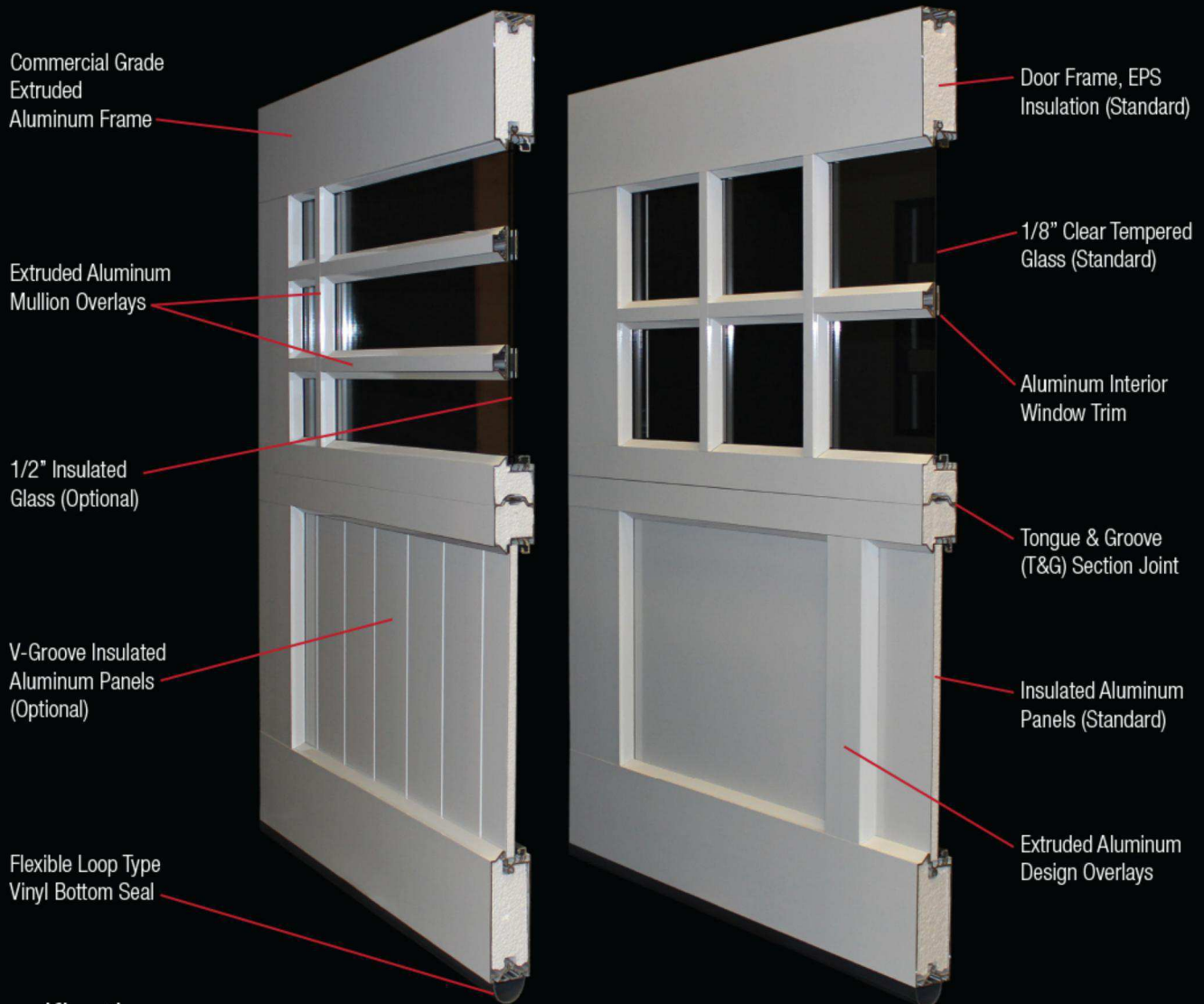
All Aluminum Carriage Style Garage Doors

**HÖRMANN** NORTHWEST DOOR

# Infinity Classic Corrosion-Proof Construction

The Infinity Classic is virtually maintenance free and built to last as long as you own your home! It is constructed using heavy duty commercial grade extruded aluminum stiles and rails. Framing members are mechanically fastened at joints creating an exceptionally high strength door frame. A precisely engineered Tongue and Groove (T&G) joint with a compressible gasket is incorporated at meeting rails. Framing members and aluminum panels have a (EPS) polystyrene core for thermal and acoustic advantages. Single pane clear tempered glass is standard. Several other glass types are available.

The Infinity Classic comes with a standard white Polycron III finish. Optional wood grain and solid color powder coat finishes are available. Northwest Door offers a vast selection of designs including arched windows and custom designs.



## Specifications

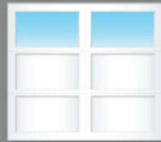
- Frame: 2" thick, extruded commercial grade aluminum with EPS polystyrene core. *(Average insulation value R 5.6 with insulated thermo pane windows)*
- Panels: .050" thick aluminum each side of a 1/2" EPS polystyrene core, sandwiched. *(Optional "VG" v-groove insulated panels available)*
- Windows: Simulated true divided lites, straight or arched. *(Optional custom arched windows can be made to match your door opening)*
- Glass: 1/8" single pane clear tempered glass. *(Optional thermo pane insulated, tinted and obscure glass - page 11)*
- Sections Joints: Tongue and Groove type with compressible gasket.
- Bottom Seal: Flexible loop type vinyl.
- Finish: White Polycron III. *(Optional "WG" wood grain powder coat and solid color painted finishes - page 4)*
- Hardware: Galvanized standard lift torsion hardware, 15" radius, 2" bracket mounted track, 10,000 cycle springs, 14 gauge hinges, 2" nylon ball bearing rollers. Doors over 12' wide or 156 sq. ft. receive double end hinges and long stem rollers, doors exceeding 575 lbs. receive 3" angle mounted track, doors exceeding 750 lbs. receive solid keyed shaft. *(Optional high lift, low clearance and high cycle options - page 11, solid color powder coat finishes - page 4)*
- Warranty: Limited Lifetime Warranty on door, One Year Warranty on hardware. *(When used on residential applications)*

# Designs

Infinity Classic doors are available in one inch increments up to \*24 ft. wide and 16 ft. high, with a maximum total door size of 336 sq. ft. Doors up to 8 ft. in height are made using only three sections, which provides an authentic replication of original carriage house style doors. 33 1/4 in. is our maximum section height. \*Note: (24 ft. wide available in white only, other colors available to 22 ft. wide)

Extruded aluminum designs and mullion overlays are adhered to the door. They can be configured to create many carriage style designs. We offer seven base designs, seven standard window patterns, and six arched window patterns. Our standard arch is 15'-0" radius on both single car and double car doors. A 58'-0" radius arch is also available on double car doors. Optional custom arches can be made to match your exact door opening arch or angles when a template is provided. Aluminum trim is applied to the inside surface of the glass to match the pattern on the exterior. Please contact your Northwest Door Dealer for more information about custom arches.

## Standard Windows:



2-Panel  
Up to 10'-0" Wide



3-Panel  
10'-1" to 13'-0" Wide

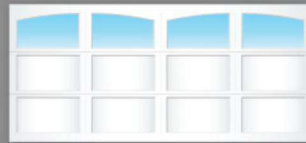


4-Panel  
13'1" to 20'-0" Wide

## Arched Windows:



Single Car  
15'-0" Radius



Double Car, 15'-0" Radius  
2-Arches (Standard)



Double Car, 58'-0" Radius  
1-Arch (Optional)

## Base Designs:



I001S



I101S



I201S



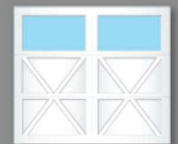
I301S



IA01S



N01S



IX01S

## Standard Windows:



01S



02S



03S



04S



06S



08S

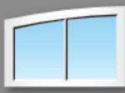


09S

## Arched Windows:



01A



02A



03A



04A



06A



08A

## Custom Designs



I116C VG Custom

Our all aluminum Infinity Classic garage doors can be created with your home or structure's architecture in mind. Custom designs can be created, including custom section heights and windows in both the intermediate and top sections.

The door at right has 4 sections. Each section was made a different height to achieve the desired proportions. The two upper sections contain customized 8-lite windows with the top window section having a custom arch. The lower sections contain v-groove panels. This I116C custom door has a Walnut wood grain powder coat finish.

Scaled dimensioned drawings are available upon request for all custom and standard Infinity Classic designs.



# Optional Wood Grain Powder Coat Finishes

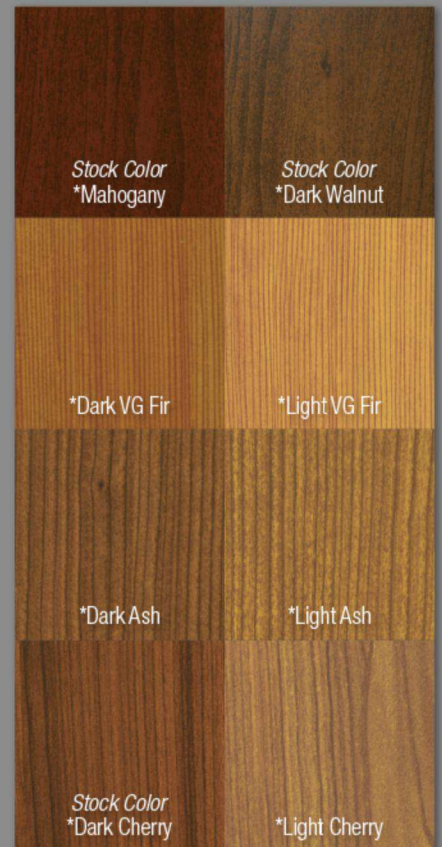


Infinity Classic is available in a high performance state-of-the-art wood grain finish. Our doors look so realistic and natural that they are mistaken for real wood doors. The wood finish is a powder coat process, an excellent performer in coastal regions and where corrosion is present. All door surfaces are finished so the door is as beautiful on the inside as the outside.

## Powder Coated Hardware

To further enhance the beauty of your door's interior, we offer optional powder coated track and operational hardware in five solid colors: Black, Red, Grey, White and Brown.

Interior of doors shown at right, Dark Walnut wood grain finish with black powder coated track and hardware.



Note: Stock wood grain colors have shorter lead times and are offered at a lower price.

\*Note: Wood grains and solid colors will vary due to the printing process, these representations are not an exact match with actual product.



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## 6816 CRAFTSMAN ONE PANEL-SIX LITE

### DOOR SPECIFICATIONS (AS SHOWN):

**Wood Species:** Fir

**Glass:** Clear

**Profile:** Ovolo Sticking

**Panel Type:** 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

### STANDARD OPTIONS

Quantity

[Change Quantity](#)

Change Door Shape

Stain or Paint?

[view more](#)

Stain  Paint

Wood Species

Slab Width

[view more](#)

Feet	Inches	Fraction
<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

Slab Height

[view more](#)

<input type="text" value="6"/>	<input type="text" value="8"/>	<input type="text" value="0"/>
--------------------------------	--------------------------------	--------------------------------

Thickness  

[view more](#)

IG Glass, Option 1  

[view more](#)

Add Low-E  Yes  No

Film Yes

[view more](#)

Sticking Profile  

Panel Type  

Groove Type  

Stile Width  

[view more](#)

UltraBlock Yes

[view more](#)

## DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon  Yes  No

[view more](#)

Two-Piece Laminated Stiles  Yes  No


and Rails

[view more](#)

Engineered Stiles and Rails  Yes  No

with 1/4" Veneer

[view more](#)

Mouldings  

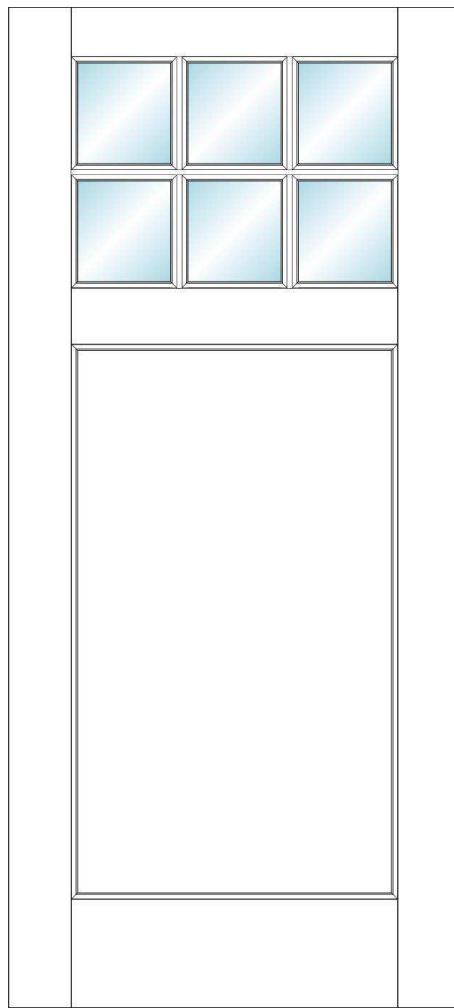
[view more](#)

## FINISHING TOUCHES

Priming  Yes  No

[view more](#)





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## 49841 BARN DOOR

DOOR SPECIFICATIONS (AS SHOWN):

**Wood Species:** Fir

**Profile:** Shaker

**Panel Type:** 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

### STANDARD OPTIONS

Quantity

Change Quantity

Change Door Shape

Stain or Paint?

[view more](#)

Stain  Paint

Wood Species

Slab Width

[view more](#)

Feet	Inches	Fraction
<input type="text" value="3"/>	<input type="text" value="0"/>	<input type="text" value="0"/>

Slab Height

[view more](#)

<input type="text" value="6"/>	<input type="text" value="8"/>	<input type="text" value="0"/>
--------------------------------	--------------------------------	--------------------------------

Thickness  
ie m re


Sticking Profile

Shaker

Panel Type

Grain Type

Grain

Stile Width  
ie m re

UltraBlock  
ie m re

Yes

## DESIGN AND CONSTRUCTION ALTERATIONS

One-Piece Laminated Stiles  
and Rails  
ie m re

Yes  No

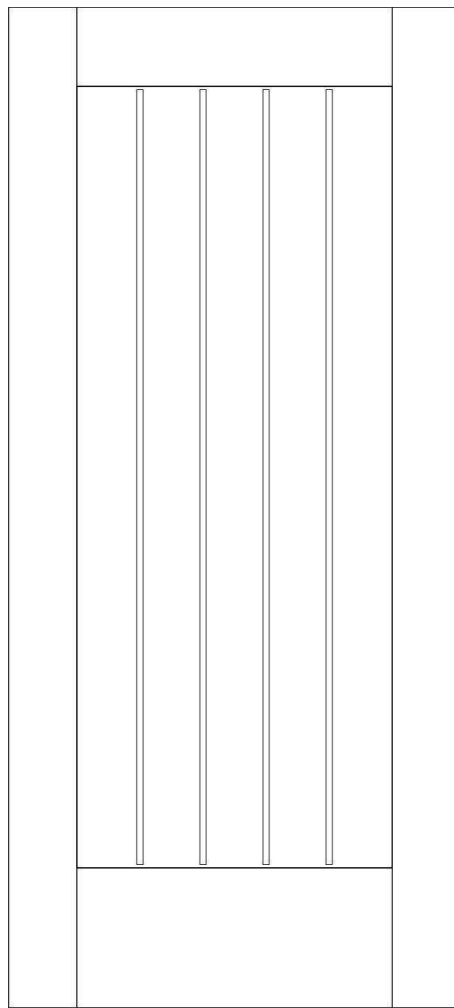
Engineered Stiles and Rails  
with 1/4" Veneer  
ie m re

Yes  No

## FINISHING TOUCHES

Priming  
ie m re

Yes  No



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**Marvin Elevate® collection**

## THE PERFECT BALANCE OF BEAUTY AND STRENGTH

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Elevate features warm wood interiors that can blend in or stand out with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

**About Us**

At Marvin, we're driven to imagine and create better ways of living, helping people feel happier and healthier inside their homes. We believe that our work isn't just about designing better windows and doors—it's about opening new possibilities for the people who use them.

Casement windows with Simulated Checkrails and Grills-between-the-Glass in Designer Black with Matte Black hardware

# CASEMENT + AWNING



Casement windows with Matte Black hardware



Casement windows in White

## CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 ¼ inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3  
(Excludes Narrow Frame option)

# DOUBLE HUNG



Double Hung windows in Designer Black with Matte Black hardware



Double Hung window in White with White hardware

## DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features 3/4 inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



 Available with IZ3  
(Excludes Insert option)

# INSWING FRENCH DOOR



Inswing French door with Northfield hardware in Matte Black



Inswing French doors in White with custom hardware

## INSWING FRENCH DOOR

- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Available in 1-, 2-, or 3-panel configurations.\*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG30 performance rating standard.
- PG50 performance rating optional on 1- and 2-panel configurations.



INTERIOR



EXTERIOR



DOOR HINGE SHOWN IN SATIN NICKEL

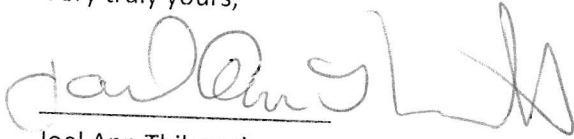


September 9th, 2022

To Whom it May Concern:

I Joel Ann Thibeault, own a property at 670 Lincoln Ave, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Joel Ann Thibeault", written over a horizontal line.

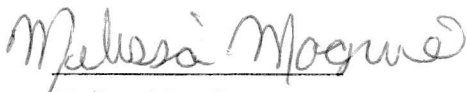
Joel Ann Thibeault

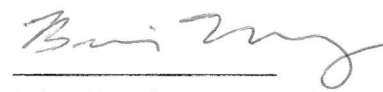
September 8th, 2022

To Whom it May Concern:

We Melissa & Brian Maguire, own a property at 774 Middle St #3, Portsmouth, New Hampshire. I am abutter to/ neighbor of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that I have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

  
Melissa Maguire

  
Brian Maguire

September 9th, 2022

To Whom it May Concern:

We Patricia and Charles Corlin, own a property at 736 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

  
Patricia Corlin

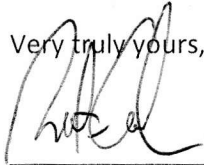
  
Charles Corlin

September 8th, 2022

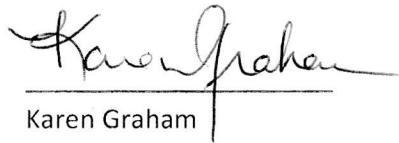
To Whom it May Concern:

We Robert Graham and Karen Graham, own a property at 664 Lincoln Avenue, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



Robert Graham



Karen Graham

May 27th, 2022

To Whom it May Concern:

We Elton Shaffer and Paula Rais, own a property at 748 Middle St, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

  
Elton Shaffer

  
Paula Rais

Sept 8th, 2022

To Whom it May Concern:

We Peter Dawson and Karen Dawson, own a property at 648 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



Peter Dawson



Karen Dawson

---

**Follow up re variance 765 Middle Street**

---

**Kristie Jorgensen** <knejorg@gmail.com>  
From: sleddiver@gmail.com  
To: "Nathan H. Jorgensen" <njhjorgensen@mac.com>

Tue, Sep 20, 2022 at 10:22 AM

Dear David and Nicole,

We received your packet in our mailbox last week after returning from our trip traveling abroad. It was addressed to a "Carla" but we are the current owners across the street, located at 774 Middle Street, Unit 1, Portsmouth, NH.

My apologies for a delayed response but I am still ill with a Covid infection from our trip back home. I hope we are not too late in offering our support for your variance request. I just wanted to let you know that we, as abutters to the subject property at 765 Middle Street, Portsmouth, NH support your variance request and feel that it will be a very pleasant addition to the neighborhood. It does not impact parking or impact abutting structures and conforms nicely with the area and for the historic district.

Please feel free to reach out to us in the near future if you need further support in any way. As abutters and good neighbors, we are here to help.

All the best to you and your plans.

Kristie and Nathan Jorgensen  
774 Middle Street, Unit 1  
Portsmouth, NH 03801  
Kristie's Cell: 603-767-7182  
Email: knejorg@gmail.com

**KRISTIE JORGENSEN**  
Vice President, Associate Broker, Realtor  
Licensed in ME & NH  
**Legacy Properties Sotheby's International Realty**  
141 Maine Street, Brunswick, ME 04011  
c 603-767-7182 | ME 207-200-5082  
kjorgensen@legacysir.com  
MyProfile | LegacySIR | SothebysRealty

January 9th, 2023

To Whom it May Concern:

We Shelley Vessels and Corey Vessels, own a property at <sup>795 Middle St</sup>~~635 Lincoln Ave~~, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,

  
Corey & Shelly Vessels

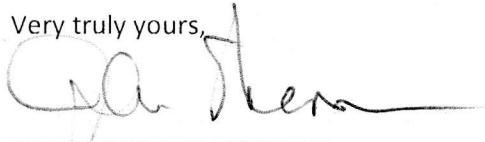


January 9th, 2023

To Whom it May Concern:

We Marcia ~~Shearman~~<sup>Shearman</sup> and John ~~Shearman~~<sup>Shearman</sup>, own a property at 635 Lincoln Ave, Portsmouth, New Hampshire. We are abutters to/ neighbors of David Sinclair and Nicole Giusto at 765 Middle Street, Portsmouth, NH. David and Nicole have provided me with their garage/dwelling project for which they are seeking relief from the Portsmouth zoning board of adjustment and Portsmouth Historic District Commission. This is to provide notice that we have no objection to the project. We support the granting of any and all variances or other relief required.

Very truly yours,



---

John & Marcia Shearman

DUSTON LEDDY  
— REAL ESTATE —

Dear Commission Members,

I am the broker/owner of Duston Leddy Real Estate. I have been selling real estate here in the Seacoast and Portsmouth NH for 17 years. I am writing in support of the garage/dwelling addition project for David Sinclair and Nicole Giusto at 765 Middle Street.

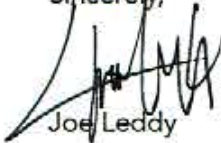
Middle Street is a major artery into historic downtown Portsmouth where virtually all of the homes are of an historic nature consisting of several different styles from classic New Englanders, Colonial Farmhouses, Tudors and Georgian to Queen Anne Victorians.

Our analysis covered a 300 ft radius around the subject property and revealed that more than 30% are multi-family dwellings. The virtue of adding an additional 4th unit to an existing 3 family property will not diminish values of the already dense neighborhood.

765 Middle Street's main Victorian house and complimenting Carriage House are of exquisite architectural detail and craftsmanship. The level of corresponding detail the owners are willing to bring to the new structure will only increase the number of elegant homes in the surrounding area. This new addition with its courtyard design will be an enhancement to the neighborhood and help increase surrounding property values.

It is my professional opinion that this new structure will not be a detriment to any neighbors, nor diminish surrounding property values.

Sincerely,



Joe Leddy

Broker/Owner

Duston Leddy Real Estate

## **Broker Opinion of Value**

**For**

**765 Middle Street, Portsmouth NH 03801**

I, Terri Golter, a real estate agent from RE/MAX Shoreline, and 38 yr. veteran of the Seacoast and Portsmouth NH real estate, give my professional opinion that the garage addition project for David Sinclair and Nicole Giusto is in keeping with the neighborhood and will certainly not diminish any surrounding property values. In fact, adding this new addition with the courtyard design, will be an enhancement to the neighborhood, and this will only increase property values. It will showcase the current neighborhood!

I sold this property in its original condition to the current owners and they have done an exemplary job of updating the structure and retaining the old historic design and charm, in keeping with the neighborhood. They have also added a vast amount of landscaping, enhancing the property on this large corner lot. In fact, they have tastefully brought out more of the original architectural character than could be seen in the past and have made it a show piece with historic preservation in mind.

The way the new garage placement in the corner will be shaped in a courtyard design, will allow the neighbors privacy as well as more light and will be appealing to the eye. David and Nicole have carefully planned this out so as not to diminish the neighboring home values. Again, the entire project including the new garage addition will only increase neighboring property values by having a higher end, quality, well cared for home in their immediate vicinity, as well as paying attention to the historic detail.

It is my professional opinion that the garage placement will not be a detriment to any neighbors, nor diminish the surrounding property values and I feel the variance should be granted.

Terri Golter

RE/MAX SHORELINE

875 Greenland Rd, Suite 9, Portsmouth NH

603-396-0407



**Property Information**  
**Property ID** 0102-0054-0000  
**Location** 444 PLEASANT ST  
**Owner** PORTSMOUTH HOUSING AUTHORITY



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
 Geometry updated 09/21/2022  
 Data updated 3/9/2022

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.



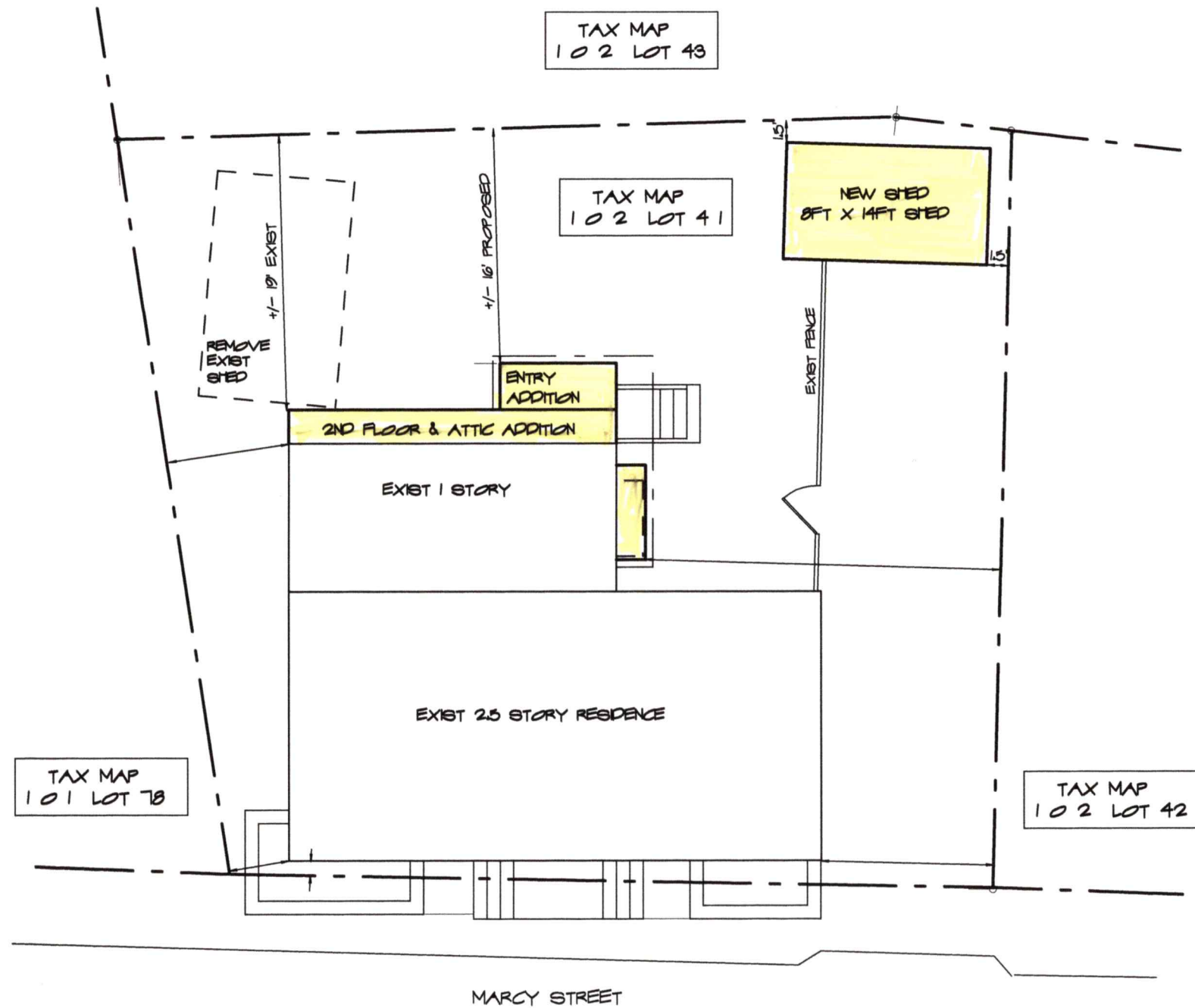












VIEW OF LEFT SIDE YARD



VIEW OF FRONT ELEVATION



PROPOSED LOT PLAN

SCALE: 1" = 10'-0"

NOTE: LOT PLAN GENERATED FROM TAX MAP, 12 & 28 SOUTH STREET PROPERTY SURVEYS BY ANDIT ENGINEERING AND BY FIELD MEASUREMENTS BY ANNE WHITNEY ARCHITECT



DRAFT 4 / 13 / 23

PROPOSED LOT PLAN

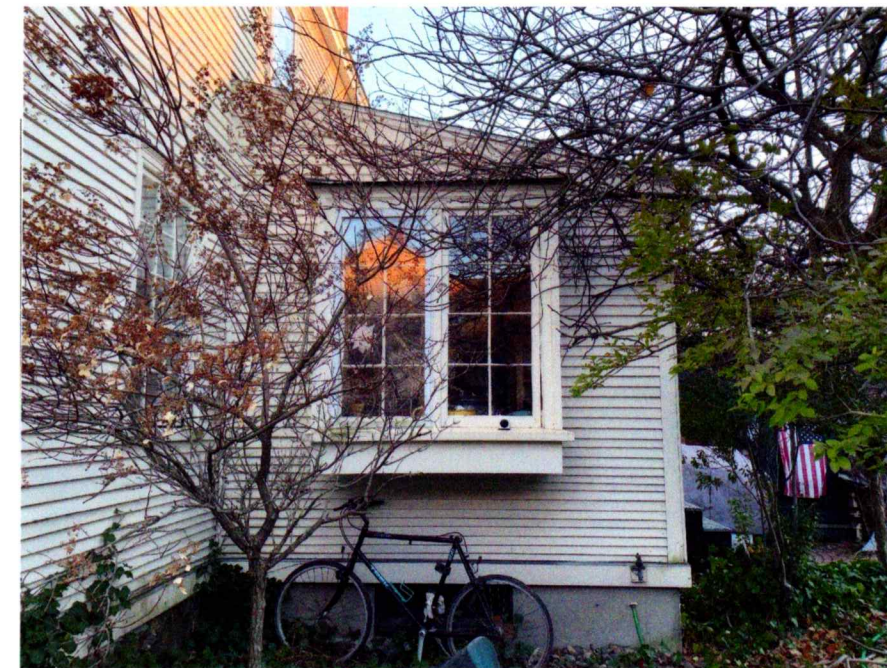
ANNE WHITNEY ARCHITECT

SLIVA / MORAN RESIDENCE

434 MARCY STREET PORTSMOUTH, NH

801 Irlington St, Suite 32  
Portsmouth, NH 03801  
603-562-4387  
archwhit@aol.com


Project: 2209	DATE: 4/13/23
Revisions:	1 OF 3



VIEW OF EXIST REAR 1-STORY & BAY



VIEW FROM DRIVEWAY OF 28 SOUTH STREET


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

Schematic DESIGN

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, SLIVA-MORAN RESIDENCE

434 MARCY STREET

PORTSMOUTH, NH

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 603-502-4387  
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Date: 4/13/23

2 OF 3



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



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

<b>SCHEMATIC DESIGN</b> ADDITIONS & RENOVATIONS, SILVA-MORAN RESIDENCE 434 MARCY STREET	 <b>ANNE WHITNEY ARCHITECT</b> 801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4367 archwhit@aol.com	Project: 2209	Date: 4/13/23
		Revisions:	3 OF 3