

**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.**

**September 06, 2023**

**AGENDA (revised on September 01, 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. APPROVAL OF MINUTES**

1. August 02, 2023

**II. ADMINISTRATIVE APPROVALS**

1. 3 Walker Street
2. 333 State Street
3. 621 Islington Street, Units A, B, and C
4. 147 Congress Street
5. 28 South Street
6. 60 Penhallow Street
7. 4 Rock Street, Unit #3
8. 320 Union Street
9. 459 Islington Street
10. 138 Maplewood Avenue
11. 3 Pleasant Street
12. 30 Penhallow Street
13. 361 Islington Street
14. 179 Pleasant Street

**III. CERTIFICATE OF APPROVAL EXTENSIONS**

4. Petition of **EIGHTHKPH, LLC, owner**, for property located at **161 Deer Street**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on October 05, 2022 to allow the demolition of the existing structure and the new construction of a new mixed-use building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125 as Lot 17-3 and lies within the Character District 5 (CD5) and Historic Districts.

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

A. Petition of **Peter G. Morin Trust, Peter G. Morin Trustee, owner**, for property located at **0 Mechanic Street (170 Mechanic Street)**, wherein permission is requested to allow renovations to an existing structure (replace windows and pedestrian door on the existing barn and complete exterior maintenance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 35 and lies within the Waterfront Business (WB) and Historic Districts.

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

1. Petition of **Rhianna W. Llewellyn, owner**, for property located at **503 State Street, Unit 3**, wherein permission is requested to allow exterior renovations to an existing structure (add a new sliding door on the rear side of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 15-3 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

2. Petition of **82-86 Congress Street, LLC, owner**, for property located at **82-86 Congress Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace existing Chestnut Street lobby entry with new door and lighting and create a new egress door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 45 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

3. Petition of **Paul and Holly Head, owners**, for property located at **347 Maplewood Avenue**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild main entry pediment, pilasters and trim as originally documented) as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 25 and lies within the General Residence A (GRA) and Historic Districts.

4. Petition of **Melanie Piper Allison, owner**, for property located at **236 Union Street**, wherein permission is requested to allow new construction to an existing structure (construct a 2<sup>nd</sup> story addition over the existing rear first floor footprint with HVAC equipment) as per plans on file in the Planning Department. Said property is shown on Assessor Map 135 as Lot 22 and lies within the General Residence C (GRC) and Historic Districts.

5. Petition of **202 Court Street Property Group, LLC, owner**, for property located at **202 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (install HVAC condensers with fencing and roof mounted solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 35 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

6. Petition of **Strawbery Banke, Inc., owner**, for property located at **65 Washington Street (Penhallow House)**, wherein permission is requested to allow changes to a previously approved design (lift the existing structure to build new below grade foundation, the existing foundation will be reused from the ground up) as per plans on file in the Planning Department. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Research Office (MRO) and Historic Districts.

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

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

B. 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 (modifications to windows, skylights, door, canopy and railing design, size and location) 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.

C. **REQUEST TO POSTPONE-** Work Session requested by **John Galt, owner**, for property located at **14 Market Square**, wherein permission is requested to allow new construction to an existing structure (add curbed rooftop addition and dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

**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\\_1eMpc7ZwRO-jR37ME9\\_TSA](https://us06web.zoom.us/webinar/register/WN_1eMpc7ZwRO-jR37ME9_TSA)

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

**6:30 p.m.**

**August 02, 2023**

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

**MEMBERS EXCUSED:** None.

**ALSO PRESENT:** Izak Gilbo, Associate Planner, Planning Department

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Chairman Wyckoff called the meeting to order at 6:30 p.m. He noted that City Council Representative Blalock would be late. Alternate Karen Bouffard took a voting seat for all petitions except the one she recused herself from.

**I. APPROVAL OF MINUTES**

Ms. Ruedig recused herself from the vote.

1. July 12, 2023

*The July 12 meeting minutes were **approved** as amended (the date in the header was changed from June to July).*

**II. ADMINISTRATIVE APPROVALS**

1. **1 Walton Alley**

Mr. Adams recused himself. The request was to replace the rest of the windows on the property and install a condenser with cedar screening. No screens for the windows were proposed.

*Mr. Ryan moved to **approve** the item, seconded by Dr. Brown. The motion **passed** by unanimous vote, 6-0.*

2. **3 Walker Street**

The request was approval for the front door and the replacement of the decking and railing with composite PVC material. Mr. Gilbo said the applicant didn't provide a sample of the material. The Commission had questions about the posts and brackets and didn't think the proposed door was appropriate. The applicant's representative Lucas Mitchell was present and showed a sample of the posts. He said he thought the brackets would be manufactured composite. Vice-Chair

Doering said a sample of the brackets would be helpful and asked why they had to be made out of plastic. Mr. Mitchell said he didn't know. Mr. Ryan said he didn't mind the composites or plastics as long as the details matched what was already there. Dr. Brown said he would like to see samples. Chairman Wyckoff suggested pulling the brackets from the request and said they should either be restored or a sample of the proposed bracket had to be brought in. Ms. Ruedig asked that the applicant also return with a more appropriate door style.

*The Commission said the applicant could continue with the rest of the project with the following stipulations:*

1. *The applicant shall return for the brackets if they don't restore the original ones; and*
2. *The applicant shall return with a different door design.*

*They postponed that portion of the project to the September 6 meeting.*

3. **90 Fleet Street, Unit 5-1**

The request was to replace a window in the unit to match the existing ones in that unit and other units. Mr. Gilbo said the applicant did not propose screens.

4. **333 State Street**

The request was to remove the existing canvas awnings and replace them with ones of a different style. Mr. Gilbo showed an illustration of what they would look like on the building. Ms. Ruedig asked if the bright green color would be removed from the banding, and Mr. Gilbo agreed and said it would be a gray color. Vice-Chair Doering said she was concerned about the Bahamas shutter look. Ms. Ruedig said the shutters could be removed. Mr. Adams said the skeletal nature of the awning wasn't enhanced by the shutter look. Several other commissioners agreed. Chairman Wyckoff suggested pulling the administrative item out and voting on it separately.

*Ms. Ruedig moved to continue the item to the September 6 meeting, seconded by Vice-Chair Doering. The motion passed by unanimous vote, 7-0.*

5. **303 Pleasant Street**

The request was to replace an existing vinyl window with a Green Mountain one.

6. **39 Chauncey Street**

The request was for an AC condenser for the side of the property. Vice-Chair Doering asked if screening was proposed or if the bay window would provide enough screening. Mr. Gilbo said no screening was proposed. Mr. Adams said the view would be obstructed by the bay window and there wasn't a lot of extra space to put screening due to the condenser being on the driveway's edge, so he thought it would be okay without screening. Chairman Wyckoff agreed.

7. **113 Daniel Street**

The request was to install charcoal-colored canvas awnings on the front of the building. Vice-Chair Doering said the awnings looked flat. The applicant was present and said the awning on the right was flat and the one on the left was oval. It was further discussed.

8. **161 Deer Street**

The request was to replace the retaining wall material with a material that had more texture. Vice-Chair Doring said it seemed to curve out more and she didn't think it was an improvement. Ms. Ruedig agreed. Dr. Brown asked why the material was being changed. The applicant Carla Goodnight was present and said the new product was easy to install and had a longer lead time. Vice-Chair Doering asked if it was a darker gray. Ms. Goodnight said both materials were unstained and the new material would have low visibility.

9. **244 Marcy Street**

**Note:** the applicant wasn't present at first but appeared at the meeting after the break. The request was for vinyl siding material. The applicant's representative said the project had been pending over a year. Mr. Adams said the clip-on vinyl siding was a wrong symbol for the Historic District and that he couldn't approve it. Ms. Ruedig agreed, noting that there were plenty of buildings in the Historic District that were still covered in vinyl but that the application was a new one. She suggested Hardie Board. It was further discussed.

The applicant asked to **amend** the request to replace the proposed vinyl with Hardie Board.

*Vice-Chair Doering moved to **approve** the item with the following **stipulation**:*

- 1. The siding shall be smooth Hardie Board plank for the back side of the building, and*
- 2. A wood trim board that's consistent with the corner boards on the rest of the house shall be installed between the cedar siding on the front of the building and the ell section in the back.*

*Dr. Brown seconded the motion. The motion **passed** by unanimous vote, 7-0.*

**(Note:** at this point in the meeting, Councilor Blalock was present to vote).

10. **195 Market Street**

The request was to replace two existing condensers with one vertical HVAC unit.

11. **752 South Street**

The request was to relocate the condenser on the left side of the property and place three HVAC units where the three boxes were located between the garage and the home. Mr. Gilbo said the applicant would provide evergreen screening. Ms. Ruedig said she didn't think the property was in the Historic District, and it was further discussed. It was decided that the item was exempt from approval because the home was not in the Historic District.

**12. 475 Marcy Street**

Mr. Gilbo said the applicant originally came before the Commission to rebuild the existing deck in kind but then decided to trim out a few pieces with a PVC material. He said the property was fenced in so it would be difficult to see.

*Ms. Ruedig moved to **approve** Administrative Items 3, 5, 6, 7, 8, 10 and 12 with their respective stipulations. Dr. Brown seconded. The motion **passed** by unanimous vote, 7-0.*

**III. CERTIFICATE OF APPROVAL EXTENSIONS**

1. Petition of **Neal Pleasant Street Properties, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow a second one-year extension of the Certificate of Approval originally granted on July 07, 2021 for new construction to an existing structure (remove existing rear entryway, replace existing southeast addition with added rooftop deck, construct 3-story stair enclosure, and construct new rear entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence and Historic Districts.

**SPEAKING TO THE REQUEST FOR EXTENSION**

The applicant Charlie Neal said the project was delayed by the pandemic. He said he was waiting for the architectural plans to be finished but planned to do the project in July 2024.

**DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Request for Extension, seconded by Vice-Chair Doering. The motion **passed** by unanimous vote, 7-0.*

2. Petition of **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow a one-year extension to the Certificate of Approval originally granted on August 10, 2022 for the construction of 3 new freestanding structures (4-5-story mixed-use and office buildings) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

**SPEAKING TO THE REQUEST FOR EXTENSION**

The applicant was not present.

**DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Request for Extension, seconded by Vice-Chair Doering. The motion **passed** by unanimous vote, 7-0.*

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

Ms. Ruedig and Ms. Bouffard recused themselves from the following petition.

A. Petition of **Coventry Realty, LLC, owner**, for property located at **111 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (at State Street façade replace existing left side door and window with a Nana window, reconstruct the right chimney at parapet wall and remove left chimney and replace with new dormer) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 50 and lies within the Character District 4 (CD4) and Historic Districts.

#### SPEAKING TO THE PETITION

Project architect Tracy Kozak was present on behalf of the applicant and said the use of the second floor was changed from a dining area to workforce housing, and the small changes would be in keeping with what was next to it. She said they wanted to remove the left chimney because it wasn't functional and wanted to rebuild the right chimney in the same location, style, shape, and bricks but slice the bricks thinner to reduce the weight.

Mr. Adams asked why the applicant wanted to reduce the thickness of the brick. Ms. Kozak said there were structural modifications happening below in the dining level. Mr. Adams asked if the brick would be glued. Ms. Kozak said it would be mortared to all four sides and would have a steel framing. Vice-Chair Doering said the building had a single door on the left-hand side and the vernacular read as people living up above there. She said that historic symbol would be removed. She asked where the residential entrance would be. Ms. Kozak said it would be in the back of the building to make it handicap accessible. She noted that the entrance on the 107 State Street building was kept and the approach on the 111 State Street building would help reinforce the 5-bay symmetry that was common in town. Mr. Ryan said he hated to see the door removed but thought the NanaWall system was good for the relationship for the indoors to the sidewalk.

Chairman Wyckoff opened the public hearing.

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

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

#### DECISION OF THE COMMISSION

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

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties.

*The motion **passed** by a vote of 3-2, with Mr. Adams and Vice-Chair Doering voting in opposition.*



## V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Nobles Island Condominium Association, owner and Christopher Goepfert, unit owner**, for property located at **500 Market Street, Unit 14R**, wherein permission is requested to allow exterior renovations to an existing structure (remove existing solarium and rebuild with similar design) as per plans on file in the Planning Department. Said property is shown on Assessor Map 120 as Lot 2-14R and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

Ms. Ruedig and Ms. Bouffard resumed their voting seats.

### SPEAKING TO THE PETITION

The applicant and owner Chris Goepfert said he wanted to renovate his solarium window because it let in cold air in the winter and was very hot in the summer. He said the proposed framing was mahogany instead of the current aluminum but the outside would have aluminum flashing of the same color as the other units. He said the exterior dimensions and the thickness of the glass would be the same as the existing window.

Mr. Ryan it was an improvement for the contemporary building. Vice-Chair Doering agreed.

Chairman Wyckoff opened the public hearing.

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

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

### DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, seconded by Ms. Ruedig.*

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties.

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

2. Petition of **Seacoast Management Consulting, LLC, owner**, for property located at **3 Walton Alley**, wherein permission is requested to allow the installation of new fencing and gate as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 20 and lies within the General Residence B (GRB) and Historic Districts.

### SPEAKING TO THE PETITION

The applicant Alina Messina said she wanted to fence in the rest of her yard for privacy and to contain her dog.

Dr. Brown asked if the fence would go all the way around. Ms. Messina said it would be on the right side and at the end of the driveway, where it would be under five feet. Ms. Ruedig said she thought the five feet would be fine. Vice-Chair Doering said the Commission got a letter stating a concern for the fence's placement but that it wasn't in their purview. Dr. Brown asked what the fence's distance would be from the property line. Ms. Messina said it would be 13 inches.

Chairman Wyckoff opened the public hearing.

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

Katy Miller of 51 Gardner Street said she submitted the letter in opposition. She said their property was never surveyed and that the two stakes between their house and the applicant's had no identification on them. She said she was concerned that there wasn't a definitive survey. She asked if there could be an allowance for more space so that the back of her house could be maintained. Chairman Wyckoff said it wasn't in the Commission's purview.

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application as presented, noting that the design of the fence was what was being approved. Mr. Ryan seconded.*

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

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

3. Petition of **Michelle A. Grennon Revocable Trust, Michelle A. Grennon Trustee, owner**, for property located at **10 State Street, Unit D**, wherein permission is requested to allow the installation of mechanical equipment and renovations to an existing structure (remove two existing patio doors and replace with a new panel door and vestibule renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 4-4 and lies within the Character District 4 (CD4) and Historic Districts.

### **SPEAKING TO THE PETITION**

Project Manager Chris Martin was present on behalf of the applicant and said the request was broken up into three components: 1) ventilation, 2) vestibule restoration, and 3) replacement of the two patio doors with a single 4-panel slider. He said he wanted to withdraw the third component due to summer conflicts. He said the five vents would be painted to match the others and the vestibule would be open to allow the building to be managed without having to access his client's unit. He said all dimensions and finishes would match the other units.

Mr. Adams said he was concerned about the cut surface on expanding the size of the opening. Mr. Martin said they would tooth in that opening so that all the brick will be finished, and they would bring the interior surfaces to the edge of the brick. Ms. Ruedig said widening the opening would improve the look of the entryway and thought the plan for fitting out the interior vestibule was an improvement. Chairman Wyckoff asked if the doors were removed from the proposal because they were leaking and too close to the decking. Mr. Martin said they were leaking and that the fireplace on the inside couldn't have a swing door in front of it.

Chairman Wyckoff opened the public hearing.

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

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

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **grant** the Certificate of Approval as presented with the exception of the doors, with the following **stipulation**:*

- 1. The vents shall be painted the brick color to match.*

*Mr. Ryan seconded the motion.*

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

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

4. Petition of **Peter G. Morin Trust, Peter G. Morin Trustee, owner**, for property located at **0 Mechanic Street (170 Mechanic Street)**, wherein permission is requested to allow renovations to an existing structure (replace windows and pedestrian door on the existing barn and complete exterior maintenance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 35 and lies within the Waterfront Business (WB) and Historic Districts.

Dr. Brown recused himself from the petition.

### **SPEAKING TO THE PETITION**

The applicant wasn't present.

### **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **postpone** the application to the end of the meeting, seconded by Mr. Adams. The motion passed unanimously, 7-0.*

*Note: the applicant didn't appear at the end of the meeting, so the petition was postponed to the September 6 meeting.*

5. Petition of **Jill H. Brenehan Revocable Trust, Jill H. Brenehan Trustee, owner**, for property located at **11 Market Street, Unit 2**, wherein permission is requested to allow renovations to an existing structure (replace existing windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 13 and lies within the Downtown Overlay, Character District 5 (CD5) and Historic Districts.

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

The applicant's window representative Kevin Monahan was present and said the owner wanted to replace the windows with identical style windows. He said the windows were replaced in 1999 and had an aluminum exterior, but the applicant wanted composite to make the new windows look more historical. He said the grid would match existing and the windows circled in green were Andersen windows that they would match.

Ms. Reagan asked when the windows circled in green were installed. Mr. Monahan said he thought it was about 11-15 years ago. Ms. Ruedig asked if it would still be a dark color to match the forest green. Mr. Monahan agreed and showed a sample of it. He said there would be no screens. Dr. Brown asked if the windows above were in good shape. Mr. Monahan said the owner sold that unit but that he thought they were in good shape. Ms. Ruedig said when windows had a dark color the jamb liners didn't match. Mr. Monahan said their exterior jamb liner would be forest green and would look more consistent from the exterior.

Chairman Wyckoff opened the public hearing.

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

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

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

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application, with the exception of window screens. Mr. Ryan seconded.*

Ms. Ruedig said the project would preserve the integrity of the District and would be consistent with the special and defining character of surrounding properties.

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

**Note:** At this point in the meeting, City Council Representative Blalock arrived.

#### **VI. 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.

## DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **postpone** the work session to the September 6, meeting, seconded by Dr. Brown. The motion **passed** by unanimous vote, 7-0.*

B. 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 (modifications to windows, skylights, door, canopy and railing design, size, and location) 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.

Project architect Howard Spivak and project developer Shayne Forsley were present on behalf of the applicant. Mr. Spivak said they would not discuss the skylights that night. He reviewed the proposed changes on the building, noting that all the steel was removed from the house except for the solarium and the windows now had wood framing. He discussed the windows, doors, and solarium. [Timestamp 1:50:24] Ms. Ruedig asked if the neighbors' concerns were addressed.

At this point in the meeting, Jim Keene of 128 State Street said the neighbors really had no issues but that it was a code situation. The condo association representative Mark Bodi was also present at the work session table and said that the neighbors had reached an agreement based on the three criteria the Commission outlined in the previous proposal. He asked if the project would provide adequate drainage and gutters. Mr. Spivak said he didn't want to discuss it.

Ms. Ruedig said the wood siding, doors, and windows were an improvement that would blend the building in with the neighborhood. She said she didn't mind the steel for the solarium because it was an added modern piece with the same proportions. She said the details in the mockups and graphics would give the Commission an idea of what it would look like. Ms. Bouffard said she was okay with the transitional steel building but the steel and glass railing looked foreign. Ms. Adams said he thought the windows (Page 3 of the plan) were too large for the spaces they took up. He said he found a similar problem with the three windows over the kitchen and thought they were out of scale due to the size of the sidewall and didn't match the fenestration on State Street. He said the row of transom windows through the porch area was awkward. He said he didn't know how the hatch would work out. He said he was confused about the one panel of glass shown on Page 5 with all the stuff glued to its surface. He said the jog on the first floor of a garage extending under the porch roof was awkward. He said he missed the massing of the porch posts that were in the previous drawing and thought the proposed was too light for the roof and didn't work with the massing of the window glazing behind it. He said the balustrades were awkward and thought they added to the confusion of all the grilling and busyness below it. He said it was a big mistake to put that ground floor design right on State Street.

Councilor Blalock said he preferred the building the Commission previously approved. He said most of the solarium and changes contrasted with the historic context surrounding them.

Chairman Wyckoff said it was a new addition and thought the double hungs and triple double hungs on the back of the building were fine proportionally. He asked if the clear story widow extending around the corner and into the porch would make the place look like it was cut off. Mr. Spivak said the inside had a band going all the way around. Chairman Wyckoff said it looked awkward. Mr. Spivak said the columns were an oversight and would be 5-6 inches. Chairman Wyckoff suggested getting all the oversights corrected and using the previously-proposed standard railing instead of the glass and steel one. Mr. Ryan said the applicant was trying to maintain some of the modern language involved with the transparency but still satisfy the Commission with wood windows and so on, which he had no problem with because it was a new part of the complex. He agreed that the steel rail should be abandoned and thought some of the window proportions were awkward for such a small structure.

Vice-Chair Doering said the new building was not consistent with the special and defining characteristics of the surrounding properties. She said the proportions of the new window and the new building took up too much space compared to the historic brick building and the other buildings on Sheafe Street. She said it was new construction but still had to relate to what was around it and thought switching out the steel for wood didn't solve that problem. She said it was difficult for her to approve the earlier building and this building was more over the top, with more detail and more things added to it as well as more attempts to make a modern structure attached to an old building. Ms. Ruedig said she didn't want to see the new structure look like it was built in the 19<sup>th</sup> century because it was very modern, which she thought needed to be obvious. She said not every building in the Historic District had to be old or look old. She thought the applicant was moving in the right direction to make the addition modern but still be appropriate to its surroundings. Mr. Adams said the Commission was supposed to be leaning heavily on the context, association and contribution of buildings in the existing community and not blazing new trails. Vice-Chair Doering said she could get behind a modern solarium as a nod to the structure being a new building if she felt more comfortable with the rest of the bulk of the building relating better to the historic surroundings. It was further discussed.

Mr. Bodi agreed with Mr. Adams's comments and thought the applicant had increased the mass to the limit but said he could resolve a lot of issues by holding the massing back and reducing the sizes of the windows. He said the clear horizontal windows could be replaced by traditional windows and the spread of widows could be placed on the building's opposite side so that it didn't overlook the neighbor's bedroom. It was further discussed.

There was no public comment.

## **DECISION OF THE COMMISSION**

*Ms. Ruedig moved to **continue** the work session to the September 6 meeting, seconded by Councilor Blalock. The motion **passed** by unanimous vote, 7-0.*

Ms. Ruedig recused herself from the following work session.

C. Work Session requested by **John Galt, owner**, for property located at **14 Market Square**, wherein permission is requested to allow new construction to an existing structure (add

curbed rooftop addition and dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

Project architect Tracy Kozak and Marie Bodi of McNabb Properties were present on behalf of the applicant. Ms. Kozak said they were converting office space to workforce housing, which was the reason they needed formers and attic space. She said they wanted to make a few apartments with 3-4 bedrooms. She reviewed the history of the building in detail and said the design's inspiration for the arch was the glass pyramid on the building next door and the side dormers matched the scale of the building behind the applicant's building. She further discussed the curved roof addition and the dormers and said nothing on the existing structure had changed.

Ms. Bouffard asked about the deck in front of the building, and Ms. Kozak said it was set back about 10 feet from the front and was just for the apartment's use. Vice-Chair Doering asked how much of the roof's overhang created the shadow. Ms. Kozak said the glass wall was curved but the front edge of the roof was straight, so it varied from zero to three feet. Vice-Chair Doering asked how the existing sloping wall related to the other. Ms. Kozak said they proposed removing the shed attic and replacing it with the curved form. Councilor Blalock said it was a sacred downtown building and the dome would be the focal point and would be too much. Dr. Brown said getting rid of the shed dormer was a good idea but putting a half shell on the top drew everything away from the Square and the building. He suggested putting a more conventional pyramid or glass that was flatter and fit in better with the surroundings. Mr. Ryan said the curved form needed to be pushed down slightly because it had a big impact on the existing building. He said the wall that was leaning back looked more like an industrial generator. He said the dormer with the three ocular windows could use a special window in the middle.

Mr. Adams said it was like a runaway Quonset hut. He said the side dormer was heavy and making trite of an interesting feature that the rest of the building had no relationship to. He said the Square didn't need the dome structure in front, let alone the building and that he could not approve it. Chairman Wyckoff said the firewall behind the addition could be extended out and the front could be open a bit for people to see the Square, and more traditional dormers could be used. It was further discussed. Vice-Chair Doering said the 1904 structure looked bigger than the current pictures and asked if the hip structure could be rebuilt larger yet have a simple roofline and structure and historical context. It was further discussed.

Chairman Wyckoff opened the public comment session.

### **Public Comment**

Rick Becksted of 1395 Islington Street said the structure altered the essential character of the surrounding historic buildings. He said he was surprised that something of that magnitude was allowed, yet a homeowner had to be held to a certain window style. He said he had watched the Commission fight for slate roofs and not allowing any type of a top portion that would take away a building's essential character. He said anything that altered the top of the applicant's building would alter a 400 year-old town forever and affect the District's essential character.

Reagan Ruedig of 70 Highland Street said it was an important part of the center of the town but loved the fact that the building was quirky and had a half hip roof. She said she would like the parapet to be taken down so that more of the roof could be seen, and she liked that the building wasn't symmetrical. She said the main entrance on the corner provided more character to Market Square. She said she liked the idea of a big half-circle to mimic the dome but thought it made the building look very symmetrical and lost the character of what the building is. She said she liked the idea of putting workforce housing there but thought it might not work in that building.

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

Ms. Kozak said they would return for another work session.

## **DECISION OF THE COMMISSION**

*Vice-Chair Doering moved to **continue** the work session to the October meeting, seconded by Councilor Blalock. The motion **passed** by unanimous vote, 7-0.*

At this point in the meeting, Vice-Chair Doering said she went to the Public Art Committee meeting and discussed the Commission's views about following their criteria with regard to mass and how public art fit the Historic District and the context of the neighborhood. She said the questions from the Public Art Committee ranged from how public art fell under the HDC in the ordinance to whether it would be useful for the Public Art Committee to review and opine on the art and pass it onto the Commission. It was further discussed. [Timestamp 2:59:24]

## **VII. ADJOURNMENT**

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Joann Breault  
HDC Recording Secretary



# HDC

## ADMINISTRATIVE APPROVALS

September 06, 2023

1. 3 Walker Street -Recommended Approval
2. 333 State Street -Recommended Approval
3. 621 Islington Street, Units A-C -Recommended Approval
4. 147 Congress Street -Recommended Approval
5. 28 South Street -Recommended Approval
6. 60 Penhallow Street -Recommended Approval
7. 4 Rock Street, Unit 3 -Recommended Approval
8. 320 Union Street -Recommended Approval
9. 459 Islington Street -Recommended Approval
10. 138 Maplewood Avenue -Recommended Approval
11. 3 Pleasant Street -Recommended Approval
12. 30 Penhallow Street -Recommended Approval
13. 361 Islington Street -Recommended Approval
14. 179 Pleasant Street -Recommended Approval

**1. 3 Walker Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of the front door on the structure.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



## LUHD-631

Historic District

Commission Work

Session or Administrative  
Approval Application

Status: Active

Submitted On: 6/14/2023

### Primary Location

3 WALKER ST

Portsmouth, NH 03801

### Owner

KIPPERMAN BRUCE S &


KIPPERMAN ALICE M

WALKER ST 3 PORTSMOUTH,

NH 03801

### Applicant

 John McCormack

 603-661-3755

john@greatislandbuilders.com

 PO Box 383

43 Piscataqua St

New Castle, NH 03854

---

## Application Type

Please select application type from the drop down  
menu below

Alternative Project Address 

Administrative Approval

---

## Project Information

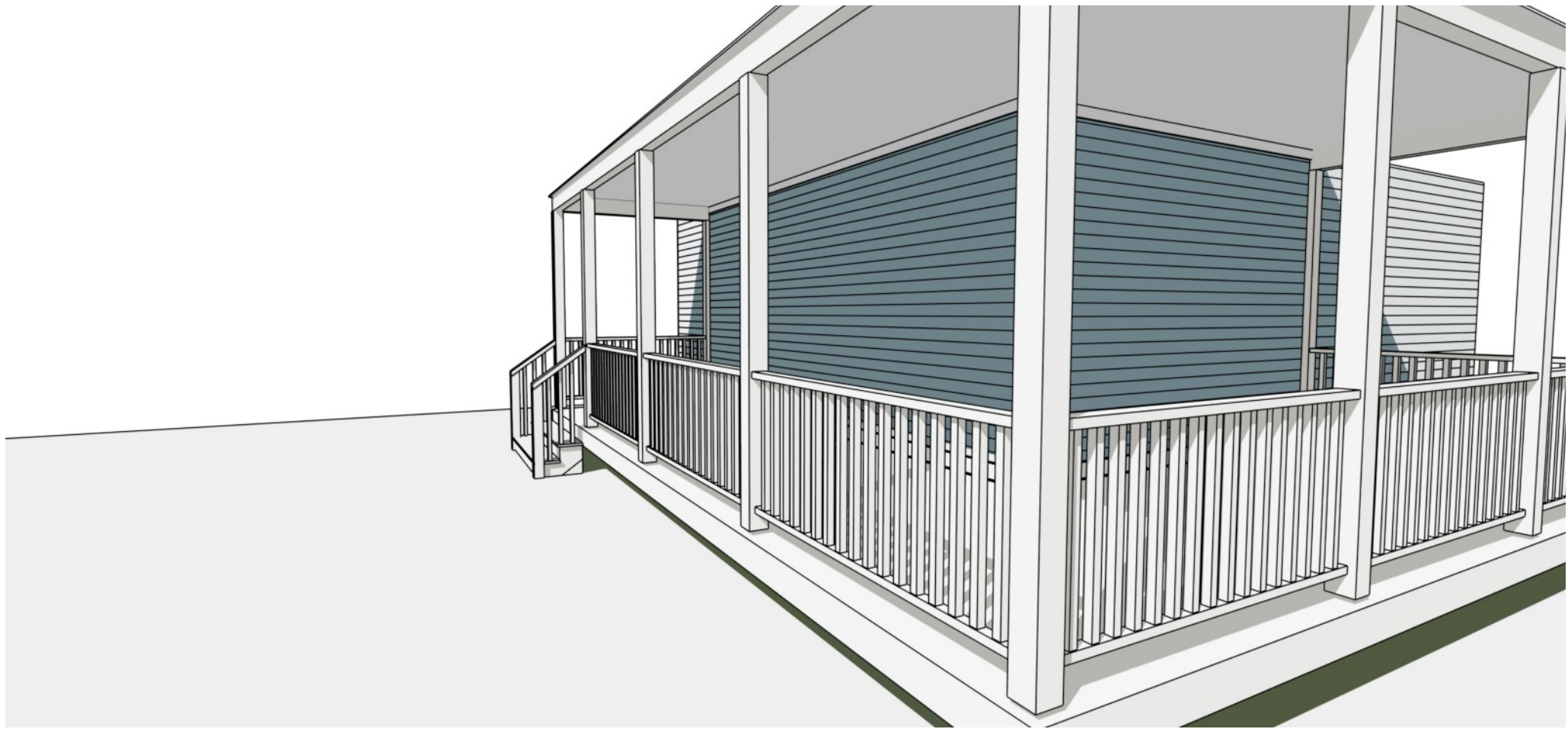
### Brief Description of Proposed Work\*

Replace front door, pressure treated decking and railings with composite material and cover posts with PVC post wrap.

### Description of Proposed Work (Planning Staff)

to replace the front door of the home and replace the existing decking and railing and replace with a composite material and remove and replace the posts with a PVC wrap

---

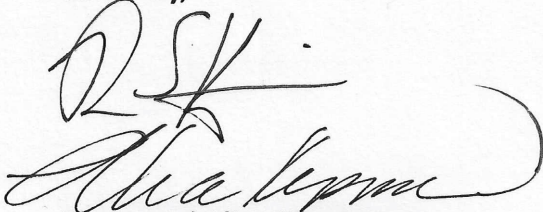


Tuesday, June 13, 2023

TO:  
HISTORIC DISTRICT COMMISSION  
PORTSMOUTH, NH 03801

We authorize John McCormick to represent us before the Historic District Commission  
And any meetings that are required. We have met with John and asked him to act on our  
behalf during this process.

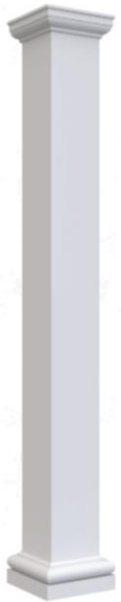
Sincerely,

A handwritten signature in black ink, appearing to read "Bruce and Alice Kipperman". The signature is written in a cursive style with a large, sweeping flourish at the end.

Bruce and Alice Kipperman  
3 Walker St  
Portsmouth, NH 03801

Kipperman  
3 Walker St  
Portsmouth NH





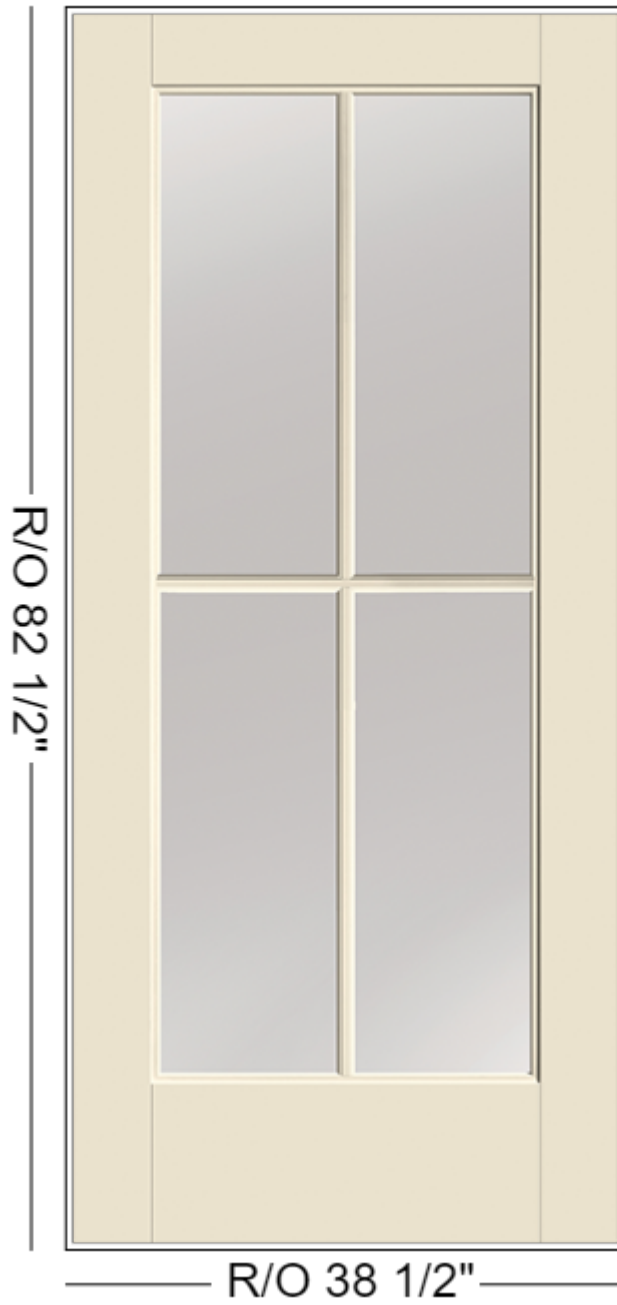
5" Square Porch Post available in 8',9', and 10'











**2. 333 State Street**

**- Recommended Approval**

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

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-659

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 7/31/2023

### Primary Location

333 STATE ST

Portsmouth, NH 03801

### Owner

TD Bank, N.A.

Church Rd 4140 Mount

Laurel, NJ 08054

### Applicant

Bryan Giroux

267-464-8058

bgiroux@core-states.com

201 S. Maple Ave

Suite 300

Ambler, PA 19002

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Replacement of existing awnings, painting of existing brand color banding trim to neutral building trim color, and painting of existing doors for maintenance.

### Description of Proposed Work (Planning Staff)

the replacement of the existing canvas awnings with a new design and material

## Project Representatives

Relationship to Project

Architect

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



TD BANK  
PORTSMOUTH  
333 STATE STREET  
PORTSMOUTH, NH 03801

CONSTRUCTION BY: BROWN'S, INC. LICENSE NO. 1805253. THIS PROJECT IS A RECONSTRUCTION OF AN EXISTING BUILDING. THE ARCHITECT HAS CONDUCTED VISUAL QUALITY CONTROL (VQC) AND HAS OBSERVED THE CONSTRUCTION. ANY DEFICIENCIES NOTED BY THE ARCHITECT HAVE BEEN NOTED ON THE VQC REPORT AND THE CONTRACTOR HAS BEEN ADVISED. THE ARCHITECT'S OBSERVATIONS DO NOT CONSTITUTE A GUARANTEE OF THE QUALITY OF THE WORK OR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE ARCHITECT.

**CORE STATES**  
GROUP

211 S. MAPLE AVENUE  
SUITE 300  
ANNERS, PA 17022  
215-489-7125  
CORE-STATES.COM

CDM# 52012

SEAL

JAMES LALLI  
PROFESSIONAL CERTIFICATION NUMBER: 1805253  
APPROVED BY THE ARCHITECT AND ALL OTHERS NAMED HEREON UNDER THE SEALS OF THE  
STATE OF PENNSYLVANIA  
LICENSE NUMBER:  
EXPIRES: 06/30/2024

| ISSUE | DATE       | DESCRIPTION       |
|-------|------------|-------------------|
|       | 06/16/2023 | HISTORICAL REVIEW |

**PROJECT INFORMATION**  
PROJECT NO.: TDB-35878  
DATE: 06/16/2023  
SCALE: AS NOTED  
DRAWN BY: D. WHITEHOUSE  
CHECKED BY: B. GIROUX

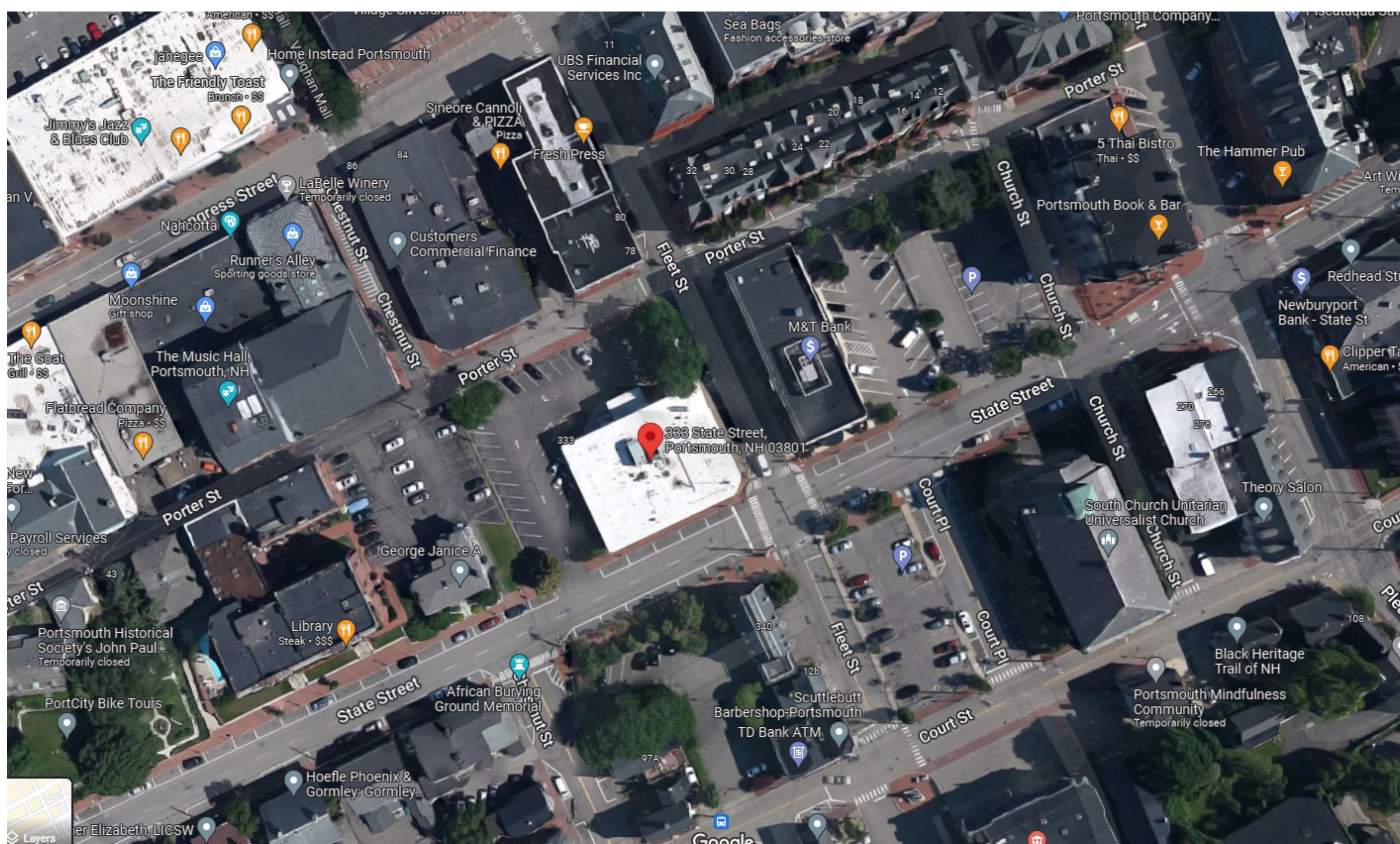
SHEET TITLE

PHOTOGRAPHS

SHEET NUMBER

HRB-100





**TD BANK**  
**PORTSMOUTH**  
 333 STATE STREET  
 PORTSMOUTH, NH 03801

**CORE STATES**  
 GROUP

201 S. MAPLE AVENUE  
 SUITE 300  
 ANHELM, PA 17022  
 717-489-7125  
 CORE-STATES.COM COM# 53212

SEAL

**JAMES LALLI**  
 PROFESSIONAL CERTIFICATION: I CERTIFY THAT THE INFORMATION CONTAINED HEREON WAS PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE.

LICENSE NUMBER:  
 EXPIRES/ISSUE DATE: 06/30/2024

| ISSUE | DATE       | DESCRIPTION       |
|-------|------------|-------------------|
|       | 06/16/2023 | HISTORICAL REVIEW |
|       |            |                   |
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**PROJECT INFORMATION**

|             |             |
|-------------|-------------|
| PROJECT NO: | TD8-35878   |
| DATE:       | 06/16/2023  |
| SCALE:      | AS NOTED    |
| DRAWN BY:   | D.WHITHOUSE |
| CHECKED BY: | B.GIROUX    |

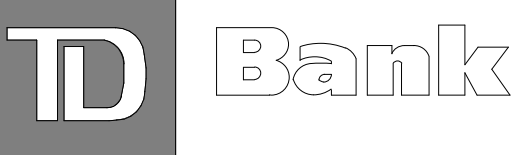
SHEET TITLE

SITE PLAN

SHEET NUMBER

HRB-110

| REMOVAL EXTERIOR ELEVATIONS KEYNOTES |                                 |
|--------------------------------------|---------------------------------|
| KEYNOTE                              | DESCRIPTION                     |
| 1                                    | EXISTING AWNINGS TO BE REMOVED. |



**TD BANK**  
**PORTSMOUTH**  
333 STATE STREET  
PORTSMOUTH, NH 03801

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE USER SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND VERIFY THAT THE PROJECT COMPLIES WITH ALL APPLICABLE REGULATORY REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND VERIFY THAT THE PROJECT COMPLIES WITH ALL APPLICABLE REGULATORY REQUIREMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

**CORE STATES**  
 GROUP

201 S. MAPLE AVENUE  
 SUITE 300  
 ANNELETS, PA 17022  
 717-499-2125  
 CORESTATES.COM COM# 53212

SEAL

**JAMES LALLI**  
 PROFESSIONAL CERTIFICATE LICENSED ARCHITECT WITH PROFESSIONAL SEALS AND EXPIRES ON 06/16/2024  
 LICENSE NUMBER  
 EXPIRES 06/16/2024

| ISSUE | DATE       | DESCRIPTION       |
|-------|------------|-------------------|
|       | 06/16/2023 | HISTORICAL REVIEW |



ELEVATION - EAST COLOR Copy 1 SCALE  
1/4" = 1'-0" **2**



ELEVATION - SOUTH COLOR Copy 1 SCALE  
1/4" = 1'-0" **1**

| PROJECT INFORMATION |               |
|---------------------|---------------|
| PROJECT NO:         | TDB-35878     |
| DATE:               | 06/16/2023    |
| SCALE:              | AS NOTED      |
| DRAWN BY:           | D. WHITEHOUSE |
| CHECKED BY:         | B. GIROUX     |

SHEET TITLE

EXISTING EXTERIOR  
ELEVATIONS

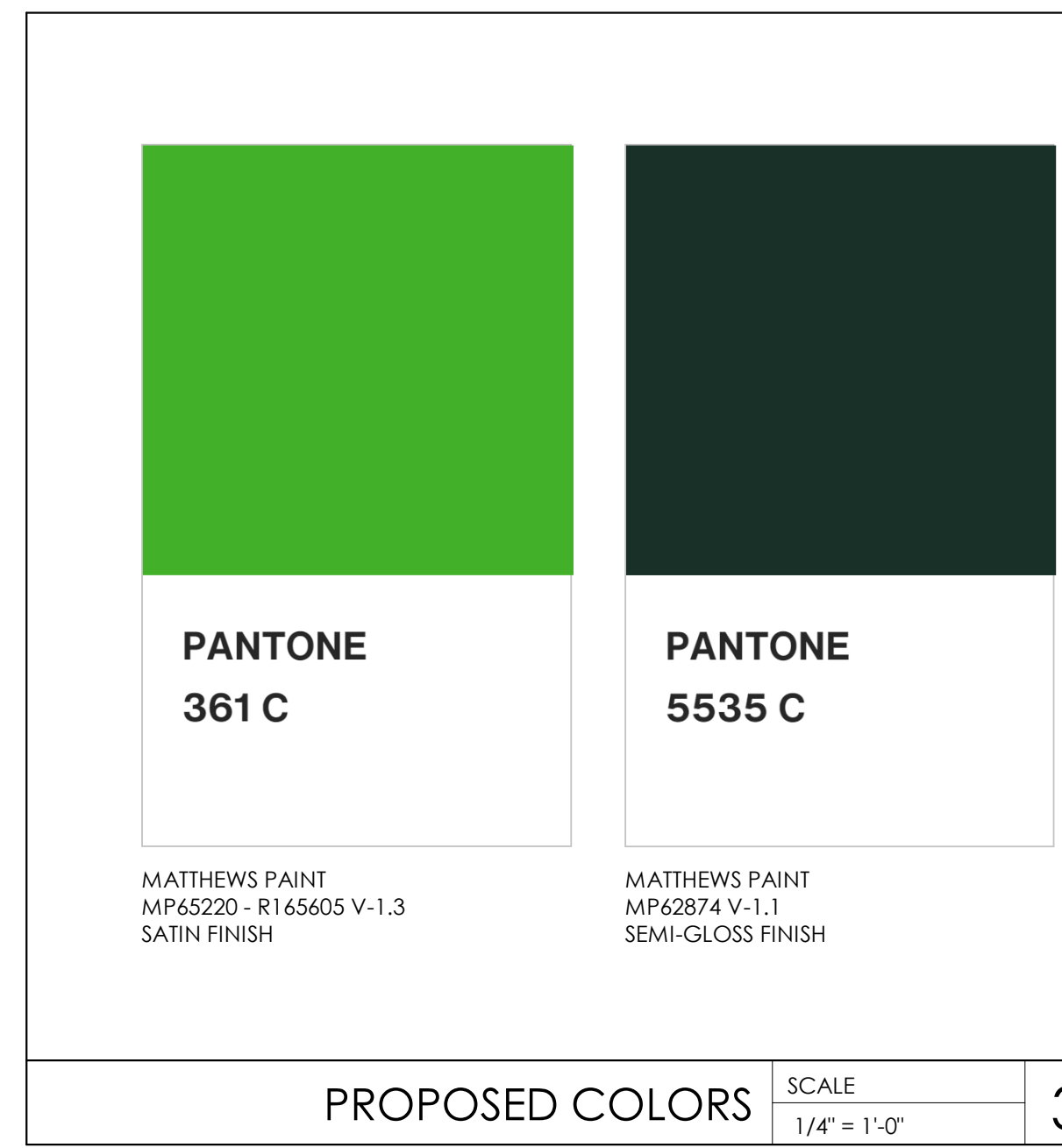
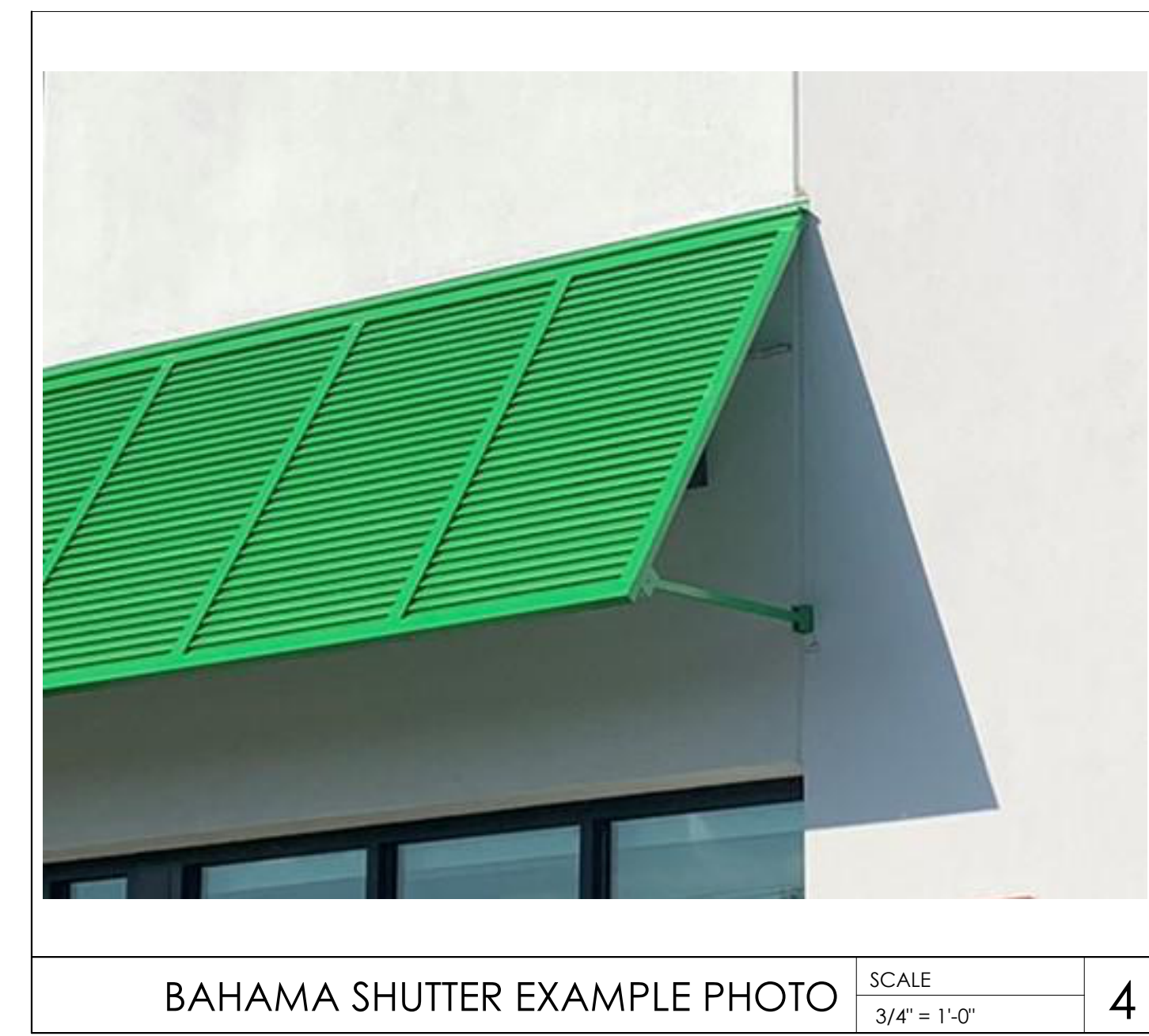
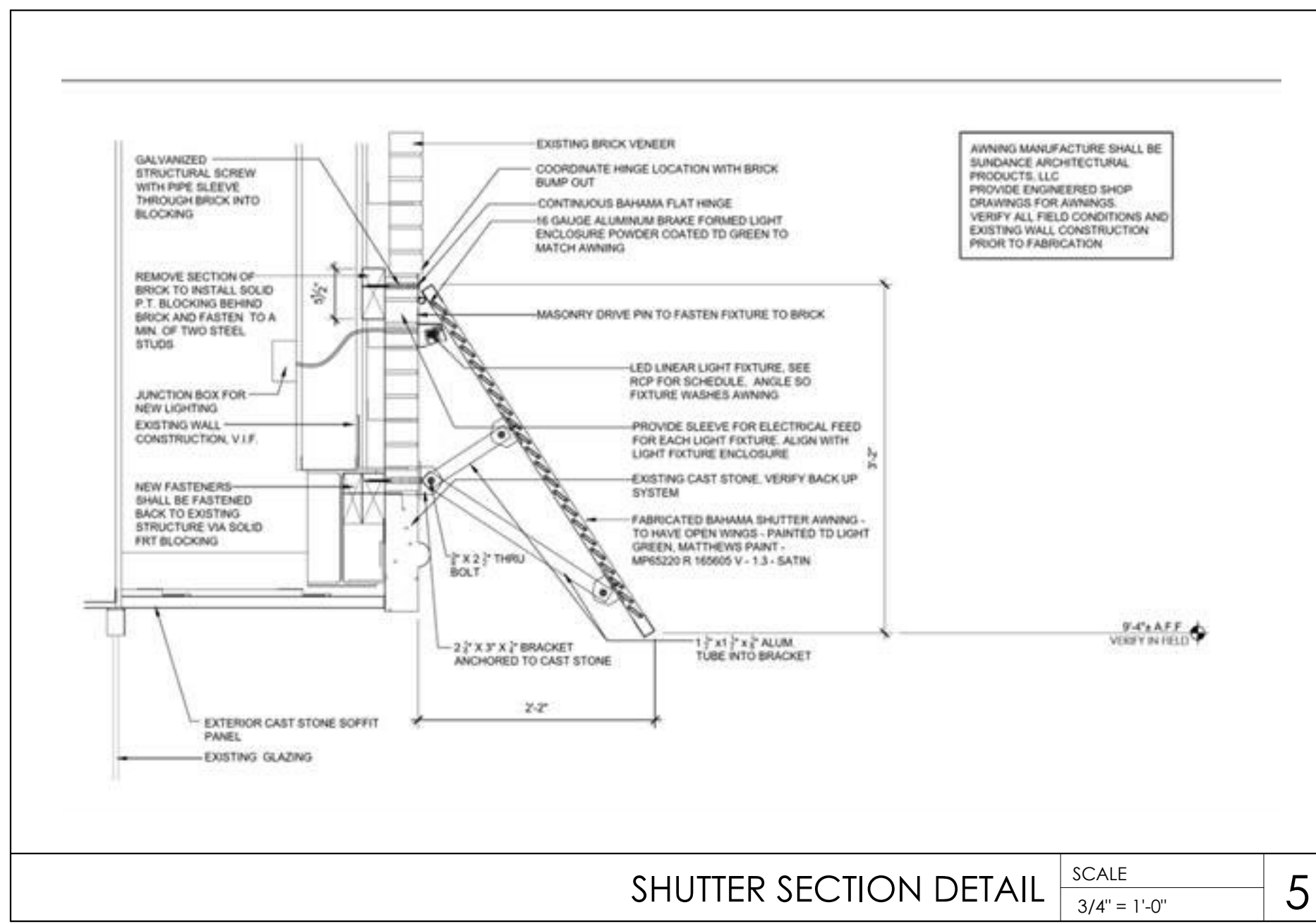
SHEET NUMBER

**HRB-200**






| EXTERIOR ELEVATIONS KEYNOTES |   |
|------------------------------|---|
| KEYNOTE                      | DESCRIPTION   |
| 1                            | PAINT EXISTING BANDING TO MATCH EXISTING BANDING ABOVE.   |
| 2                            | PAINT EXISTING DOORS TO MATCH PANTONE COLOR 5535. TRIM TO BE PAINTED TO MATCH EXISTING BANDING ABOVE.             |
| 3                            | NEW SIGNAGE BY SIGN VENDOR UNDER SEPARATE APPROVALS AND PERMIT.   |
| 4                            | NEW BAHAMA SHUTTERS BY SUNDANCE ARCHITECTURAL PRODUCTS. PROCURED AND INSTALLED BY GC. COLOR TO MATCH PANTONE 361. |



**EXTERIOR ELEVATIONS KEYNOTES**

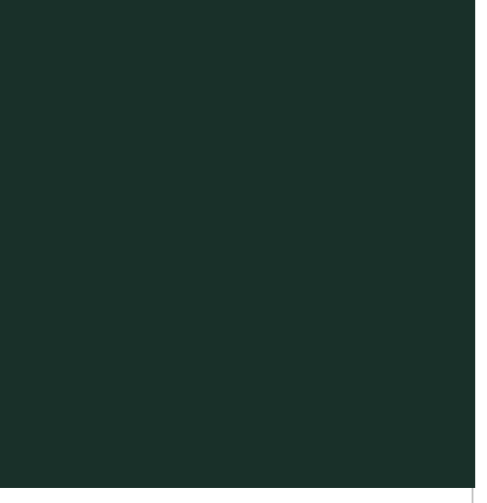
| KEYNOTE | DESCRIPTION   |
|---------|---|
| 1       | PAINT EXISTING BANDING TO MATCH EXISTING BANDING ABOVE.   |
| 2       | PAINT EXISTING DOORS TO MATCH PANTONE COLOR 5535. TRIM TO BE PAINTED TO MATCH EXISTING BANDING ABOVE.             |
| 3       | NEW SIGNAGE BY SIGN VENDOR UNDER SEPARATE APPROVALS AND PERMIT.   |
| 4       | NEW BAHAMA SHUTTERS BY SUNDANCE ARCHITECTURAL PRODUCTS. PROCURED AND INSTALLED BY GC. COLOR TO MATCH PANTONE 361. |

**PROPOSED COLORS** SCALE 1/4" = 1'-0" 3



**PANTONE**  
**361 C**


MATTHEWS PAINT  
MP65220 - R165605 V-1.3  
SATIN FINISH



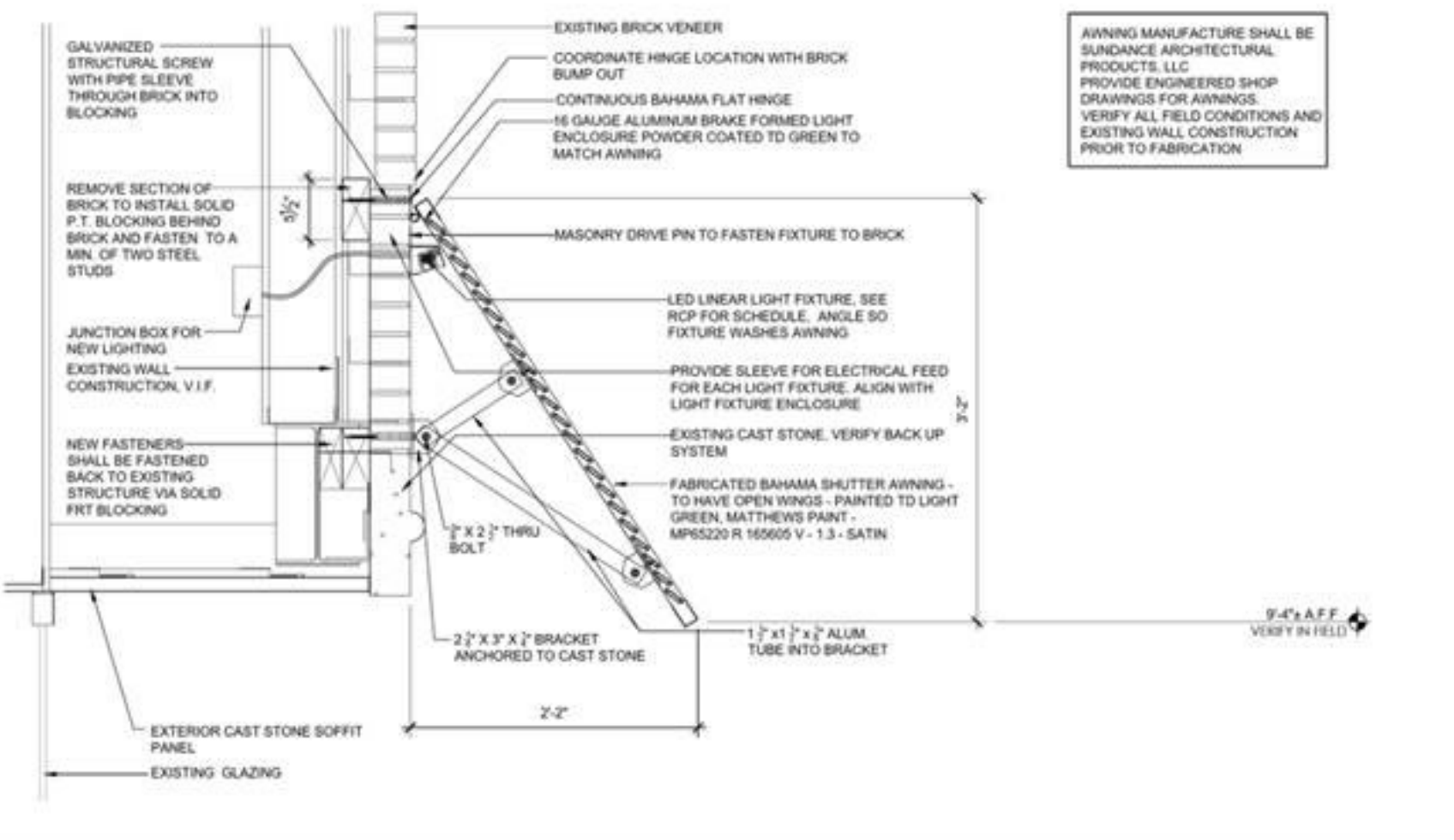
**PANTONE**  
**5535 C**

MATTHEWS PAINT  
MP62874 V-1.1  
SEMI-GLOSS FINISH

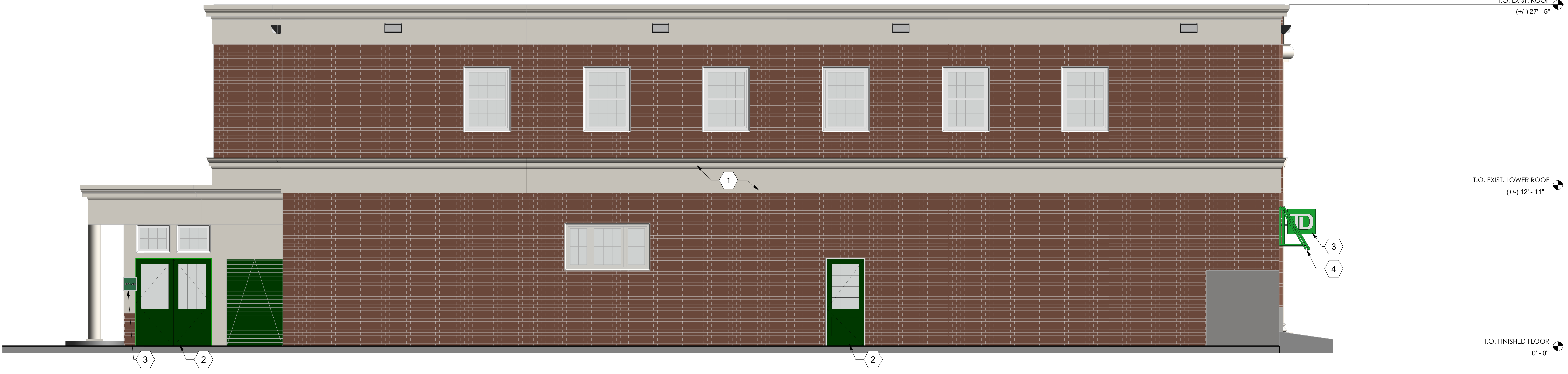
**BAHAMA SHUTTER EXAMPLE PHOTO** SCALE 3/4" = 1'-0" 4



**SHUTTER SECTION DETAIL** SCALE 3/4" = 1'-0" 5



**ELEVATION - WEST COLOR** SCALE 1/4" = 1'-0" 2



**ELEVATION - NORTH COLOR** SCALE 1/4" = 1'-0" 1



### 3. 621 Islington Street, Units A-C - Recommended Approval

Background: The applicant is seeking approval for the installation of (3) a/c condensers.

Staff Comment: Recommended Approval

#### Stipulations:

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



## LUHD-669

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/18/2023

### Primary Location

621 ISLINGTON ST  
Portsmouth, NH 03801

### Owner

NED AND BILL PROPERTIES  
LLC & ATTN: WILLIAM  
SAVOIE  
PO BOX 822 SOUTHERN  
PINES, NC 28388

### Applicant

Mihai Popescu  
 603-501-9454  
 install@mcphvac.com  
 86 Lafayette Rd, Unit 4  
North Hampton, NH  
03862

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Installation of a condenser on the back of the building facing the White Heron parking lot. There is already a York condenser in place. The York condenser will be removed and 3 Mitsubishi condensers will be installed. One for unit A , one for B and the last one for unit C. There is already fortress on the side of the building which will be removed and replaced with a new one. It can be painted the color of the building if needed.

Description of Proposed Work (Planning Staff)

PROJECT CONTACTS:

ARCHITECT

CJ ARCHITECTS  
233 VAUGHAN STREET  
PORTSMOUTH, NH 03801  
603-431-2808

SHEET INDEX:

ARCHITECTURAL  
A0.0 COVER SHEET & CODE STUDY  
A1.0 OVERALL BUILDING PLANS  
A1.1 DEMOLITION FLOOR PLANS  
A1.2 NEW FLOOR PLANS

REVISIONS:

REV 3: 09/22/2020  
REV 4: 06/23/2022

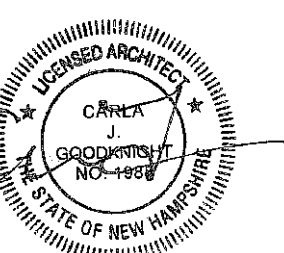
# 621 ISLINGTON STREET PORTSMOUTH, NH

PREPARED FOR

NED & BILL PROPERTIES, LLC  
PORTSMOUTH, NH 03801

NED & BILL PROPERTIES, LLC

621 ISLINGTON STREET  
PORTSMOUTH, NH



COVER SHEET  
&  
CODE STUDY

DATE: 8/30/2019  
DRAWN BY: JAW  
APPROVED BY: CJG  
SCALE: N/A  
JOB NUMBER: 21722

A0.0

Basic Code and Fire Rating information per IBC 2015, IEBC 2015, and NFPA 101 2015  
Per New Hampshire law, the more restrictive of NFPA 101 and IBC Means of Egress is to be used.  
Energy Code information per IECC 2015.

GENERAL PROJECT DESCRIPTION

This project consists of a change of occupancy and renovation to three units within an existing building in Portsmouth, NH. The three units within the work area will change occupancy from office space to residential apartments, and the spaces will be reconfigured for the new occupancy. The building also contains four existing apartments which are to remain, and are not included in the scope of work.

The work area of the renovations will be separated from the remainder of the building with fire barriers per IEBC section 1012.1.1.2, and therefore the partial change of occupancy will not require additional work in existing areas of the building that are outside of the work area unless specifically noted.

The existing building is protected throughout by an NFPA-13 automatic sprinkler system, to remain.

| BUILDING DATA                | (Existing building)                            |                     |
|------------------------------|--|---------------------|
| Occupancies:                 | R2 (residential)                               |                     |
| Building height:             | Approximately 25 feet                          |                     |
| Number stories above grade:  | Two  |                     |
| Number of Residential Units: | 4 existing + 3 new = 7 total residential units |                     |
| Footprint area:              | 4,255 SF (total existing footprint)            |                     |
| Construction type (assumed): | Type V-B (combustible, unprotected)            | IBC section 602     |
| Sprinkler system:            | Existing NFPA-13 system to remain (note 1)     | IBC section 903.2.8 |
| Fire alarm system:           | Existing to remain (note 2)                    |                     |

| HEIGHT AND AREA LIMITATIONS | (Reviewed as Type V-B new construction worst case) |                   |
|-----------------------------|--|-------------------|
| Height limitation:          | 60 feet (with S existing sprinkler)                | IBC table 504.3   |
| Story limitation:           | 3 stories (with S existing sprinkler)              | IBC table 504.4   |
| Adjusted height limitation: | 60 feet / 3 stories                                |                   |
| Area limitation:            | 21,000 SF (with SM existing sprinkler)             | IBC table 506.2   |
| Street frontage increase:   | Not used   | IBC section 506.3 |
| Adjusted area limitation:   | 21,000 SF  |                   |

| MEANS OF EGRESS                 | (New dwelling units only, existing dwelling units with individual exits to remain) |                        |
|---------------------------------|--|------------------------|
| Occupant load:                  |  |                        |
| First floor (new residential):  | 1,435 SF / 1 person per 200 SF gross = 8 persons                                   | NFPA 101 table 7.3.1.2 |
| Second floor (new residential): | 1,425 SF / 1 person per 200 SF gross = 8 persons                                   | NFPA 101 table 7.3.1.2 |
| Total occupant load:            | 16 persons   |                        |

| Egress Capacity:   |  |  |
|--|--|--|
| Minimum total egress width at stairs for number served:              | Worst case at combined Unit A + B:<br>= 884 SF + 886 SF = 1,770 SF / 200 = 9 persons<br>9 persons x 0.3" per person = 2.7" | NFPA 101 table 7.3.1.2<br>NFPA 101 section 7.3.3.1 |
| Min. stair width per occupancy type:                                 | 36" at existing stairs (this dimension controls)   | NFPA 101 table 7.2.2.2.1.1(b)                      |
| Minimum total egress width at doors and corridors for number served: | Worst case 9 persons x 0.2" per person = 1.8"  | NFPA 101 section 7.3.3.1                           |
| Min. corridor width per occupancy type:                              | 36" where serving occupant load < 50   | NFPA 101 section 7.3.4.1                           |

|                                      |  |                              |
|--------------------------------------|--|------------------------------|
| Minimum number of required exits:    | 1 from each dwelling unit                              | NFPA 101 section 30.2.4.6    |
| Minimum exit access remoteness:      | Not applicable   | NFPA 101 section 7.5.1.3.3   |
| Maximum common path of travel limit: | 50 feet from unit entry door / 125 feet total (note 8) | NFPA 101 A7.6 / IBC 1006.2.1 |
| Maximum dead end limit:              | 50 feet  | NFPA 101 A7.6 / IBC 1020.4   |
| Maximum exit access travel distance: | 250 feet (note 9)                                      | NFPA 101 A7.6 / IBC 1017.2   |

FIRE RATINGS (IBC Type V-B construction)

Note: some structural members in otherwise unrated assemblies may require fire protection when supporting fire rated assemblies above. Requirements are subject to local building officials.

| Basic building elements:                                    | Fire rating:      | Code reference:           |
|---|-------------------|---------------------------|
| Structural frame:   | 0 hours           | IBC table 601             |
| Exterior bearing walls:                                     | 0 hours           | IBC table 601 / table 602 |
| Interior bearing walls (not acting as fire separation):     | 0 hours           | IBC table 601             |
| Interior non-bearing walls (not acting as fire separation): | 0 hours           | IBC table 601             |
| Floor construction:   |                   |                           |
| First Floor:  | 1 hour separation | see fire separations      |
| Second Floor:   | 1 hour separation | see fire separations      |
| Roof construction:  | 0 hours           | IBC table 601             |

| Interior fire separations:                  |   |                                |
|---|---|--------------------------------|
| Stair (vertical enclosure) walls:           | 1 hour fire barrier (note 3 & 10)(UL# U305) | IBC section 1023.2             |
| Exit access corridor walls:                 | Not applicable (see stair enclosure)        | IBC table 1020.1               |
| Dwelling unit separations (walls):          | 1 hour fire barrier (note 3 & 4)(UL# U327)  | IBC 708.3, IEBC 1012.1.1.2     |
| Dwelling unit separations (floor/ceilings): | 1 hour fire separation (UL# L502)           | IBC 711.2.4.3, IEBC 1012.1.1.2 |
| Dwelling unit/corridor separations:         | Not applicable (see stair enclosure)        | IBC section 708.3 ex. 1        |

| Opening protectives:          |                                      |                 |
|-------------------------------|--------------------------------------|-----------------|
| Exit access (stairway) doors: | 1 hour (60 minute)                   | IBC table 716.5 |
| Dwelling unit/corridor doors: | Not applicable (see stair enclosure) | IBC table 716.5 |

| Interior finishes:                       | (At new elements within work area only, per IEBC section 1012.3) |                             |
|--|--|-----------------------------|
| Stairway walls and ceilings:             | Class B  | NFPA 101 table A.10.2.2 (6) |
| Exit access corridor walls and ceilings: | Class C  | IBC table 803.11            |
| Room walls and ceilings:                 | Class C  | IBC table 803.11            |
| Stairway and corridor floors:            | DOC FF-1 "pill test"   | IBC section 804.4.2 ex.     |
| Room floors:                             | DOC FF-1 "pill test"   | IBC section 804.4.2 ex.     |

ACCESSIBILITY REQUIREMENTS

|   |                          |
|---|--------------------------|
| 1. No Type A accessible dwelling units are required because the building contains less than 20 dwelling units.  | IBC section 1107.6.2.2.1 |
| 2. No Type B accessible dwelling units are required because the work area of the partial change of occupancy does not exceed 50% of the existing building area, and thus does not exceed Alteration Level 2 per IEBC section 505.1. | IEBC section 1012.8      |

BUILDING ENVELOPE (per IECC 2015)

| Climate zone:                       | Zone 5                                 | IECC table C301.1            |
|-------------------------------------|--|------------------------------|
| Fenestration U Factor:              | U Factor 0.45 operable, 0.38 fixed     | IECC table C402.4            |
| Wood frame wall R Value / U Factor: | R-20+R3.8 continuous or U Factor 0.064 | IECC table C402.1.3/C402.1.4 |
| Floor R Value / U Factor:           | R-30 or U Factor 0.033                 | IECC table C402.1.3/C402.1.4 |
| Roof R Value:                       | R-49 or U Factor 0.021                 | IECC table C402.1.3/C402.1.4 |
| Basement wall R Value / U Factor:   | Not applicable (not within work area)  | IECC table C402.1.3/C402.1.4 |
| Slab R Value / U Factor and depth:  | Not applicable (not within work area)  | IECC table C402.1.3/C402.1.4 |

MINIMUM REQUIRED PLUMBING FIXTURES

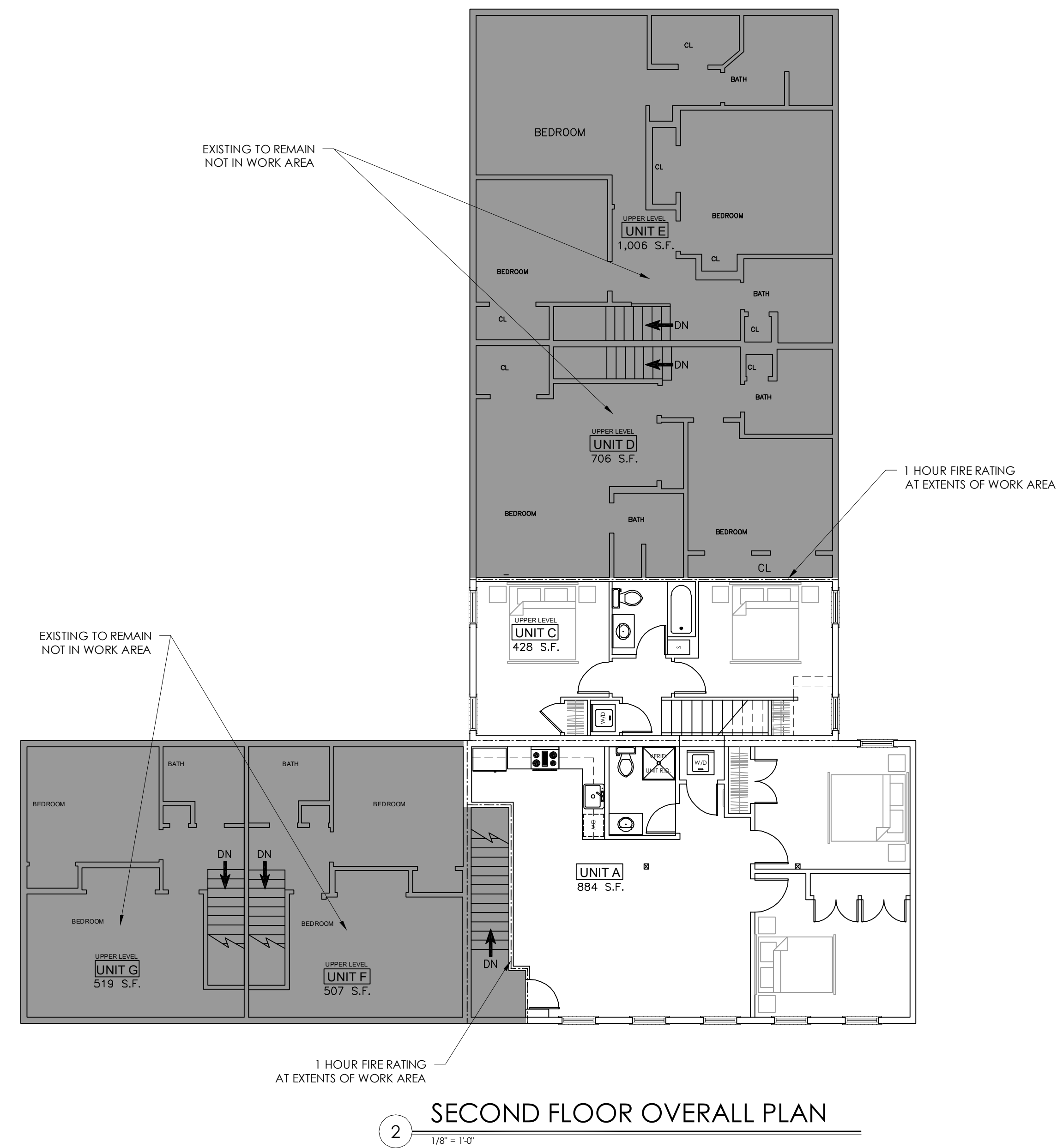
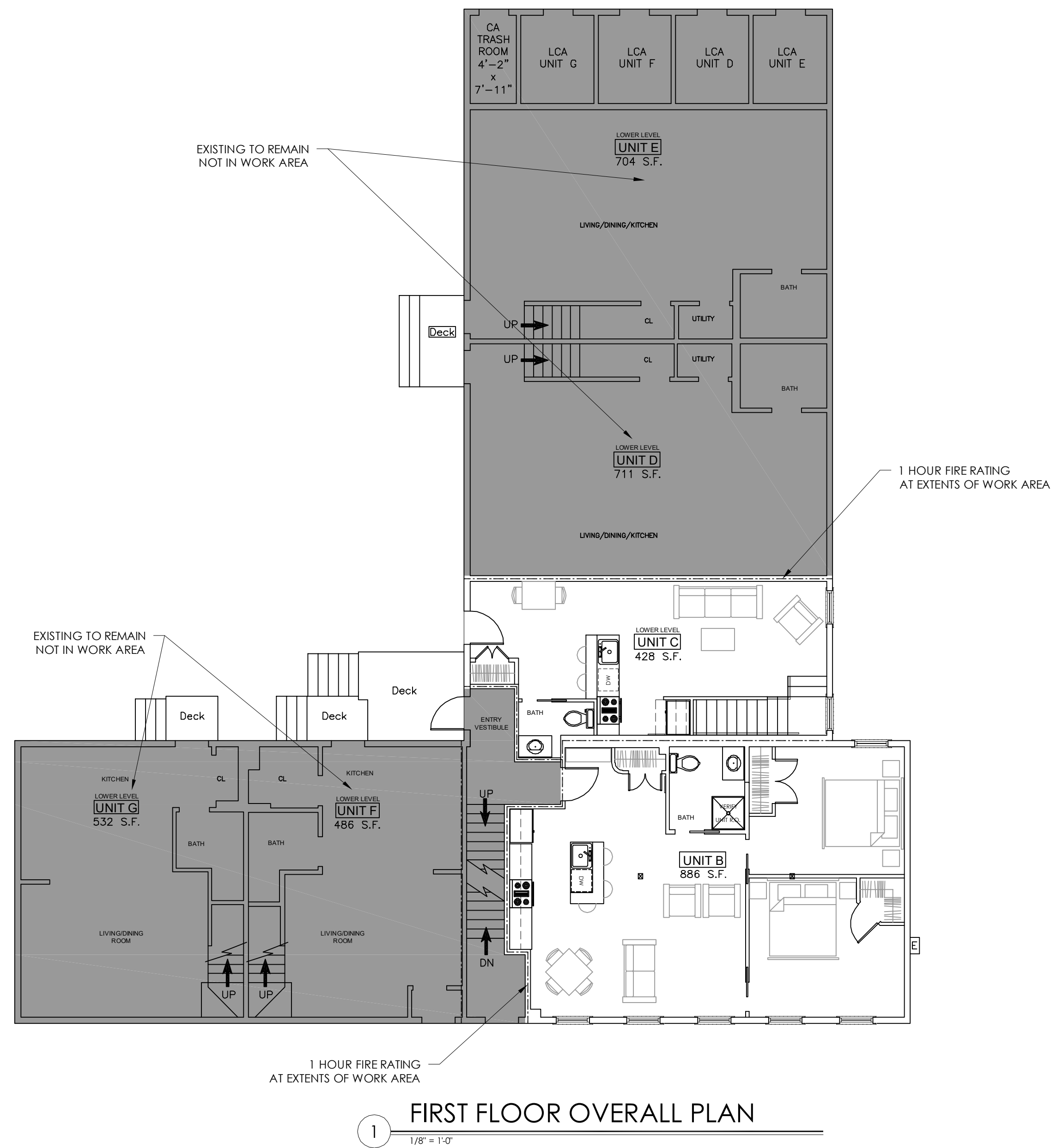
|                                      |                               |                  |
|--------------------------------------|-------------------------------|------------------|
| Water closets:                       | R2 = 1 per dwelling unit      | IBC table 2902.1 |
| Lavatories:                          | R2 = 1 per dwelling unit      | IBC table 2902.1 |
| Bathrooms/Showers:                   | R2 = 1 per dwelling unit      | IBC table 2902.1 |
| Drinking fountain:                   | Not required for R2 occupancy | IBC table 2902.1 |
| Kitchen sink:                        | R2 = 1 per dwelling unit      | IBC table 2902.1 |
| Automatic clothes washer connection: | R2 = 1 per 20 dwelling units  | IBC table 2902.1 |
| Service sink:                        | Not required for R2 occupancy | IBC table 2902.1 |

NOTES

- The existing building is protected throughout with an NFPA-13 automatic sprinkler system, which will be modified for the new residential occupancy within the work area per IEBC section 1012.2.1 and NFPA 101 section 43.7.2.1. Assessment and design of these modifications will be provided by others.
- The existing building is equipped throughout with a fire alarm system, which will be modified for the new residential occupancy within the work area per IEBC section 1012.2.2 and NFPA 101 section 43.7.2.1. Assessment and design of these modifications will be provided by others.
- Walls denoted as fire barriers must be continuous from the top of slab below to the underside of roof deck above.
- Per IBC 708.3 ex.2 and IBC 711.2.4.3 ex. the required fire rating at dwelling unit separations is permitted to be reduced to 1/2 hour for Type V-B construction. A 1 hour fire barrier is still proposed at these dwelling unit demising walls as a limit to the work area per section IEBC section 1012.1.1.2.
- Portable fire extinguishers must be sized and located per NFPA 10.
- Civil, Structural, Mechanical, Electrical, Plumbing, and Fire Protection design and code review by others. See fire protection drawings by Bob Cummings FPE, and Plumbing drawings by CSI Engineering. Other drawings to be provided by Owner as required.
- Provide smoke alarms, carbon monoxide detectors, and radon control in accordance with applicable code.
- Per IBC 1006.2.1, when a dwelling unit is less than 2,000 SF in a sprinklered building the total common path limit is 125 feet from the most remote point in the dwelling unit to the exit. Per NFPA 101 the distance from the dwelling unit entry door to the exit may not exceed the common path limit of 50 feet.
- The more restrictive exit access travel distances have been used per IBC Table 1017.2 and NFPA 101 Table A7.6.
- Per IEBC section 1012.4.1 ex 1, existing stairways shall be enclosed per section 903.1, which stipulates that existing stairways that are part of a means of egress shall be enclosed per the provisions of section 803.2.1. IEBC section 803.2.1 ex 11 states that this enclosure is not required in R-2 occupancies where the building is protected by an automatic sprinkler system.
- In summary, the Existing Building Code does not require enclosure at the existing stair shared by Units A and B in the proposed renovations, and allows the existing stair and handrails to remain per section 1012.4.1 ex 2, subject to the approval of the code official. A 1 hour fire rated assembly is still proposed at this stair enclosure as a limit to the work area per section IEBC section 1012.1.1.2.

ISSUED FOR PERMIT

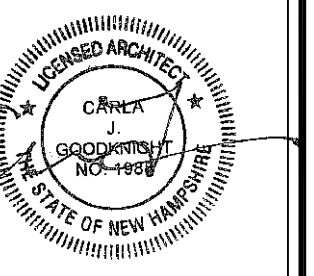
REVISIONS:  
 REV 1: 08/30/2019  
 REV 2: 09/06/2019  
 REV 3: 09/22/20



**GENERAL NOTES:**

- 1) PROVIDE TEMPORARY SUPPORT/BRACING AS REQUIRED DURING DEMOLITION. STRUCTURAL ENGINEERING BY OWNER, AS REQUIRED.
- 2) G.C. TO COORDINATE DESIGN AND INSTALLATION OF FIRE PROTECTION, MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS.
- 3) G.C. TO CONTACT ARCHITECT AND ENGINEERS TO REPORT ANY UNFORESEEN CONDITIONS THAT ARE NOT CONSISTENT WITH THE DRAWINGS.
- 4) ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- 5) G.C. TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION AND CUTTING OR FABRICATION OF FRAMING MEMBERS.
- 6) MAINTAIN ALL EXISTING FIRE SEPARATION ASSEMBLIES FROM ADJACENT UNITS, TYP.
- 7) INSULATE PIPES WITHIN DEMISING WALL AND CEILINGS.

NED & BILL PROPERTIES, LLC  
 621 ISLINGTON STREET  
 PORTSMOUTH, NH



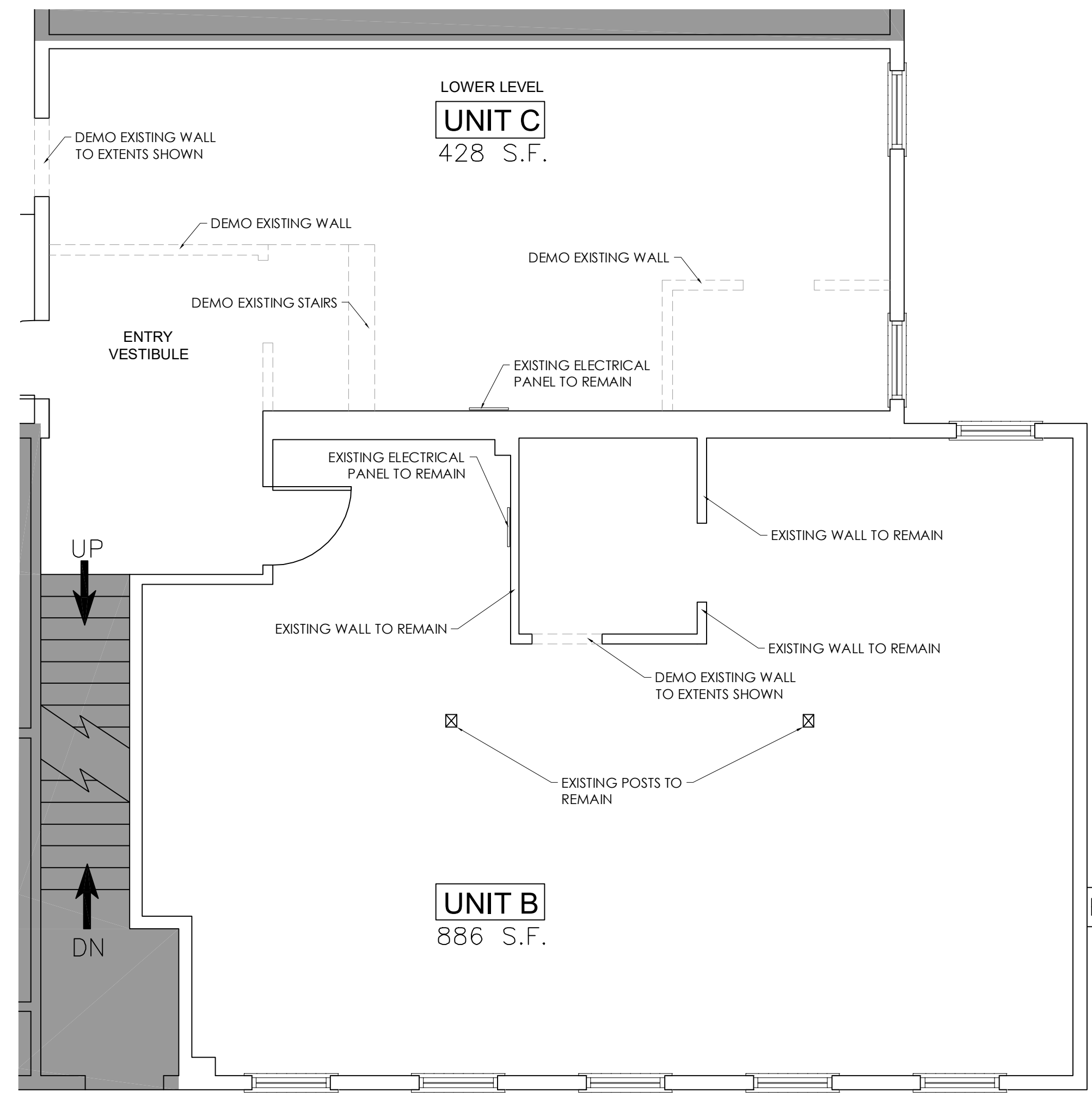
OVERALL  
 BUILDING  
 PLANS

DATE: 8/30/2019  
 DRAWN BY: JAW  
 APPROVED BY: CJG  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 21722

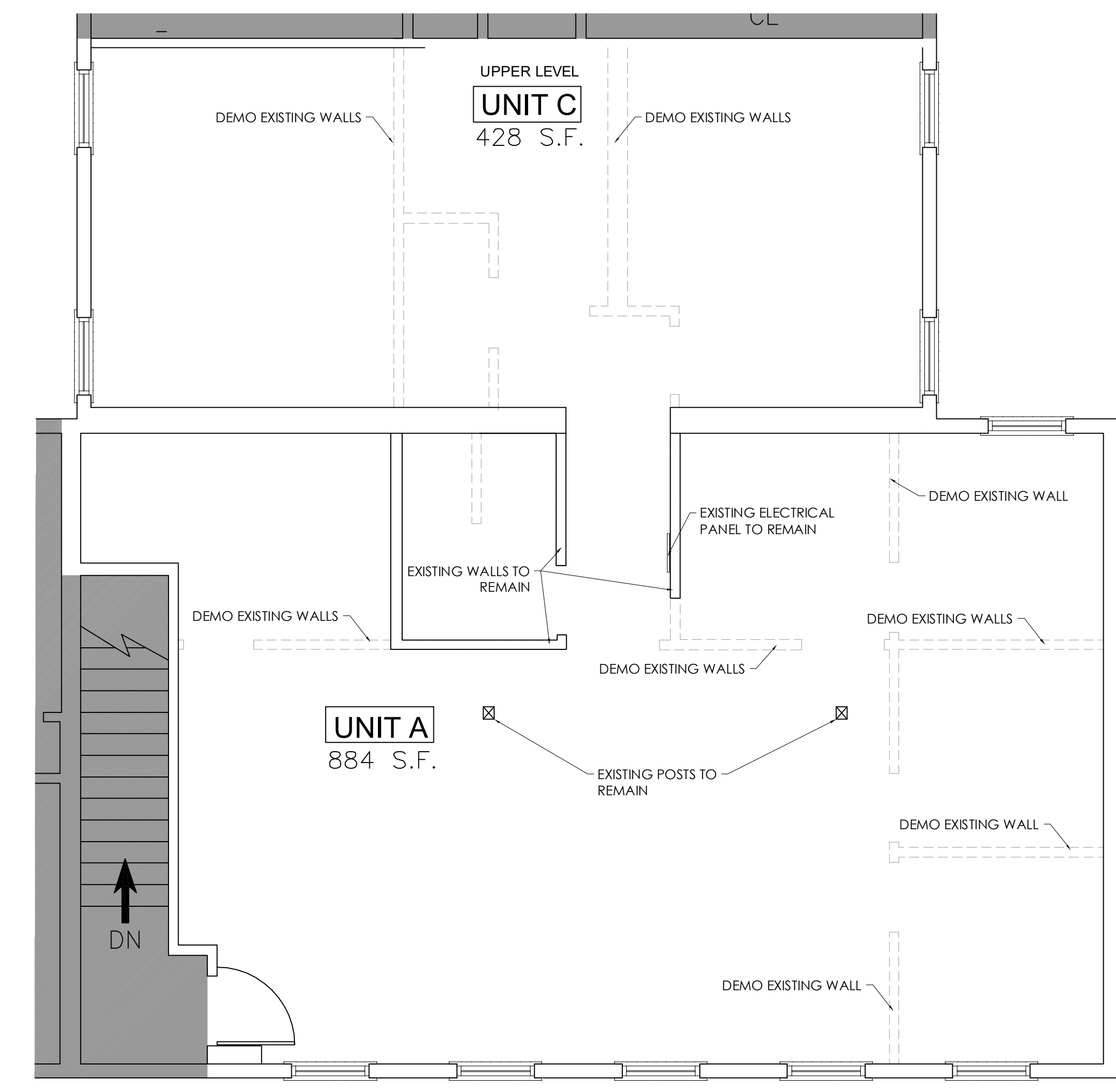
A1.0

ISSUED FOR PERMIT

|                   |
|-------------------|
| REVISIONS:        |
| REV 1: 08/30/2019 |
| REV 2: 09/06/2019 |
| REV 3: 09/22/20   |



1 FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"

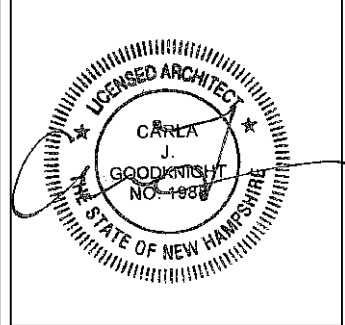


2 SECOND FLOOR DEMO PLAN  
1/4" = 1'-0"

**DEMO NOTES:**

- 1) REMOVE AND REPLACE ALL DRYWALL. INSTALL NEW G/WB AS REQUIRED BY FIRE SEPARATION ASSEMBLIES. USE MOISTURE RESISTANT DRYWALL AT ALL BATHROOMS; TYP.
- 2) REMOVE AND REPLACE ALL INSULATION. USE R-21 INSULATION AT ALL EXTERIOR WALLS, AND INSTALL SOUND BATT INSULATION AT ALL INTERIOR WALLS. INSTALL R-49 INSULATION AT ROOF.
- 3) SEE INTERIOR SCHEDULE FOR ALL FINISH PRODUCTS.
- 4) INSTALL FLOOR SOUND MAT PER DETAIL SPECIFICATION FOR STC/IIC 50 MINIMUM PER CODE REQUIREMENTS.
- 5) PROVIDE TEMPORARY SUPPORT/BRACING AS REQUIRED DURING DEMOLITION, STRUCTURAL ENGINEERING BY OWNER, AS REQUIRED.

NED & BILL PROPERTIES, LLC  
621 ISLINGTON STREET  
PORTSMOUTH, NH



DEMOLITION  
FLOOR  
PLANS

|              |              |
|--------------|--------------|
| DATE:        | 8/30/2019    |
| DRAWN BY:    | JAW          |
| APPROVED BY: | CJG          |
| SCALE:       | 1/4" = 1'-0" |
| JOB NUMBER:  | 21722        |

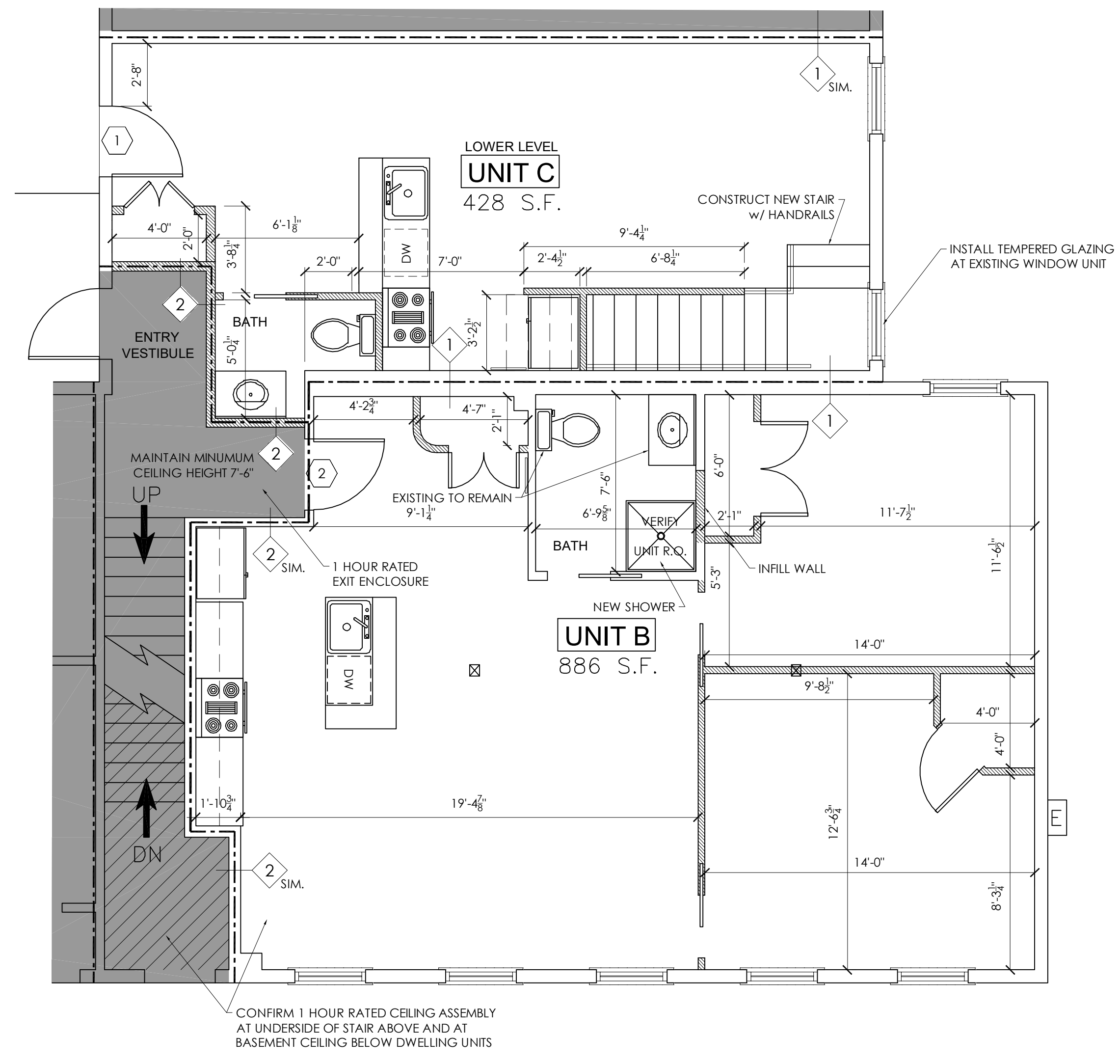
A1.1

ISSUED FOR PERMIT

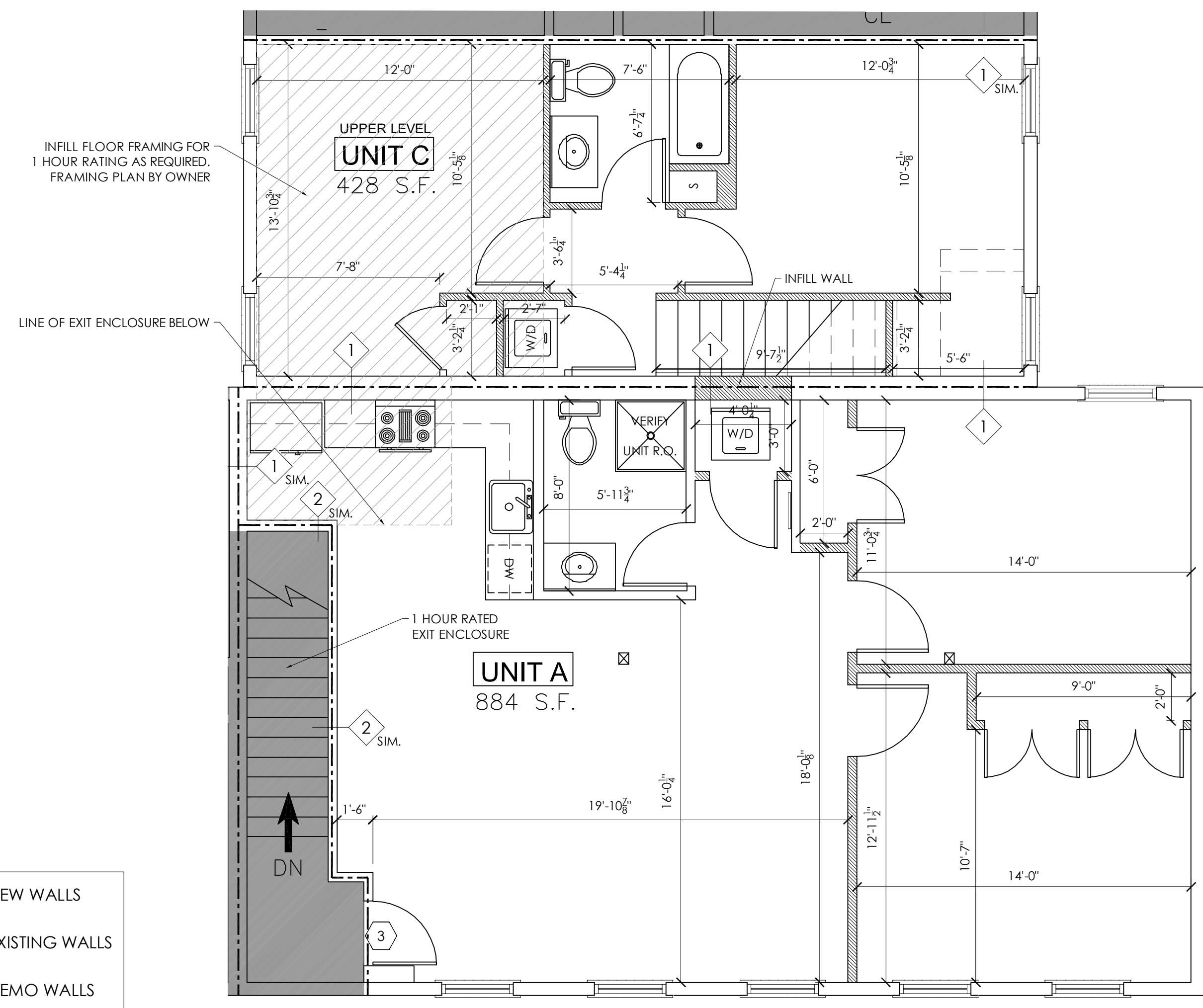
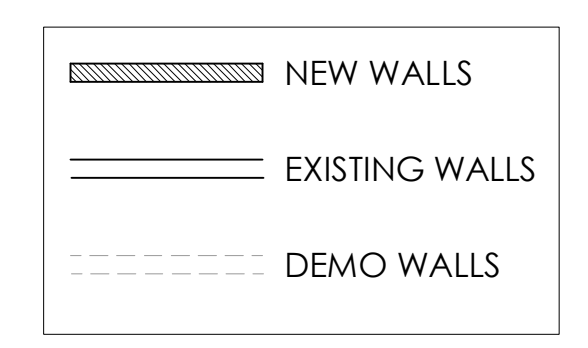


| DOOR SCHEDULE |                        |            |        |                    |        |            |
|---------------|------------------------|------------|--------|--------------------|--------|------------|
| DOOR NO.      | DOOR UNIT SIZE (W x H) | FRAME TYPE | RATING | DOOR R.O. (W x H)  | CLOSER | REMARKS    |
| 1             | 3'-0" x 6'-8"          | WOOD       | -      | 3'-5" X 6'-10 1/2" | YES    | SEE NOTE 1 |
| 2             | 3'-0" x 6'-8"          | WOOD       | 1 HR   | 3'-5" X 6'-10 1/2" | YES    | SEE NOTE 2 |
| 3             | 3'-0" x 6'-8"          | WOOD       | 1 HR   | 3'-5" X 6'-10 1/2" | YES    | SEE NOTE 2 |

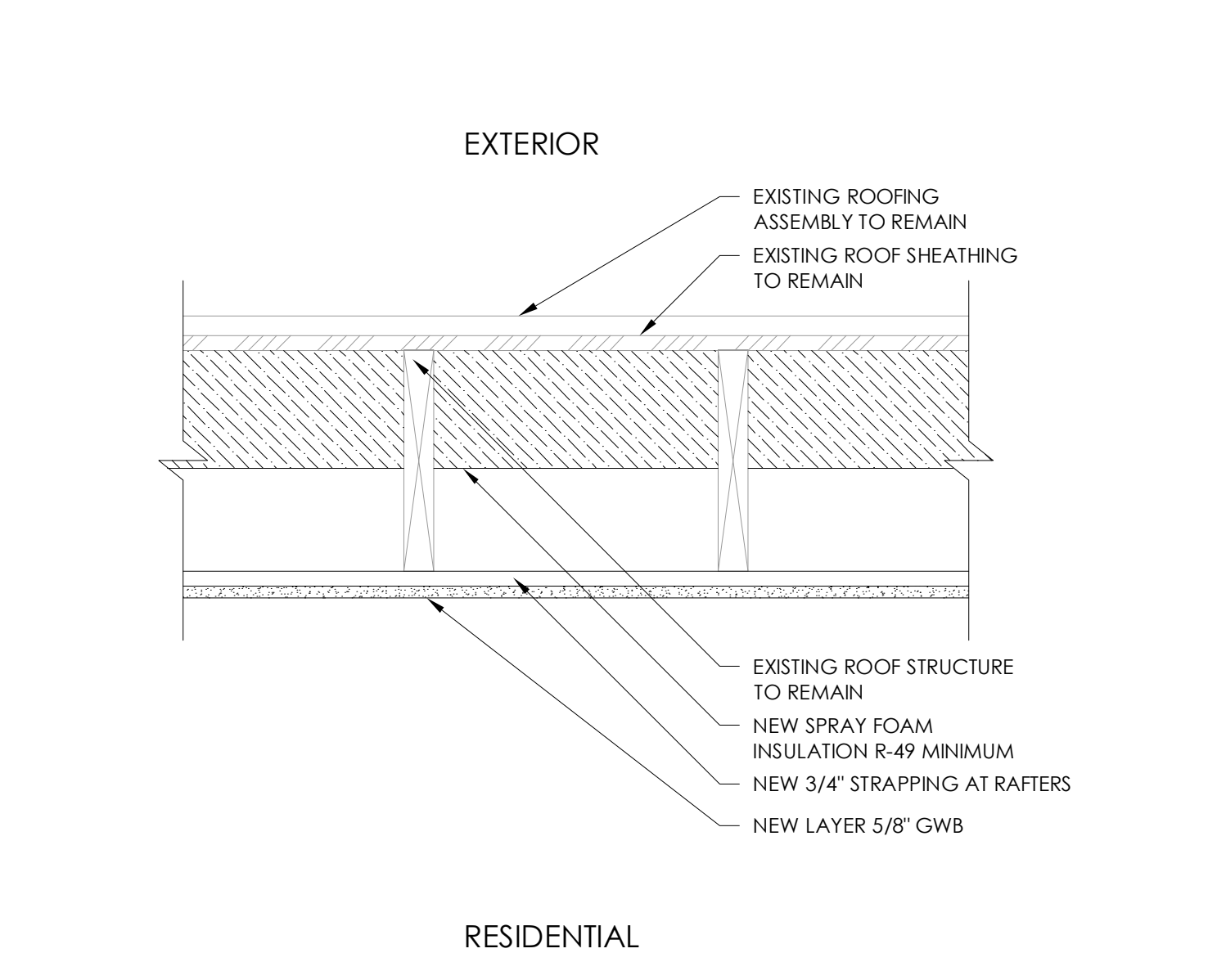
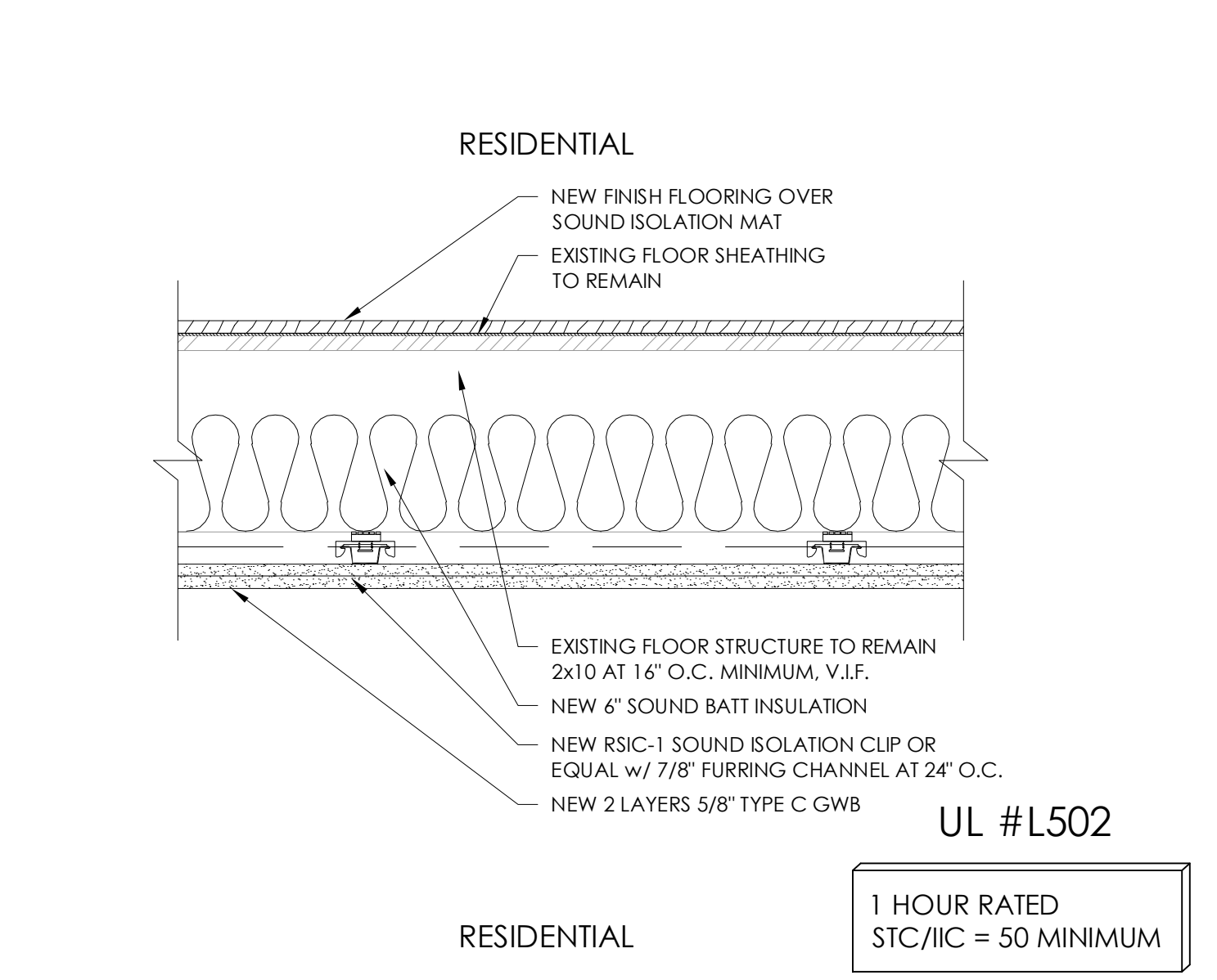
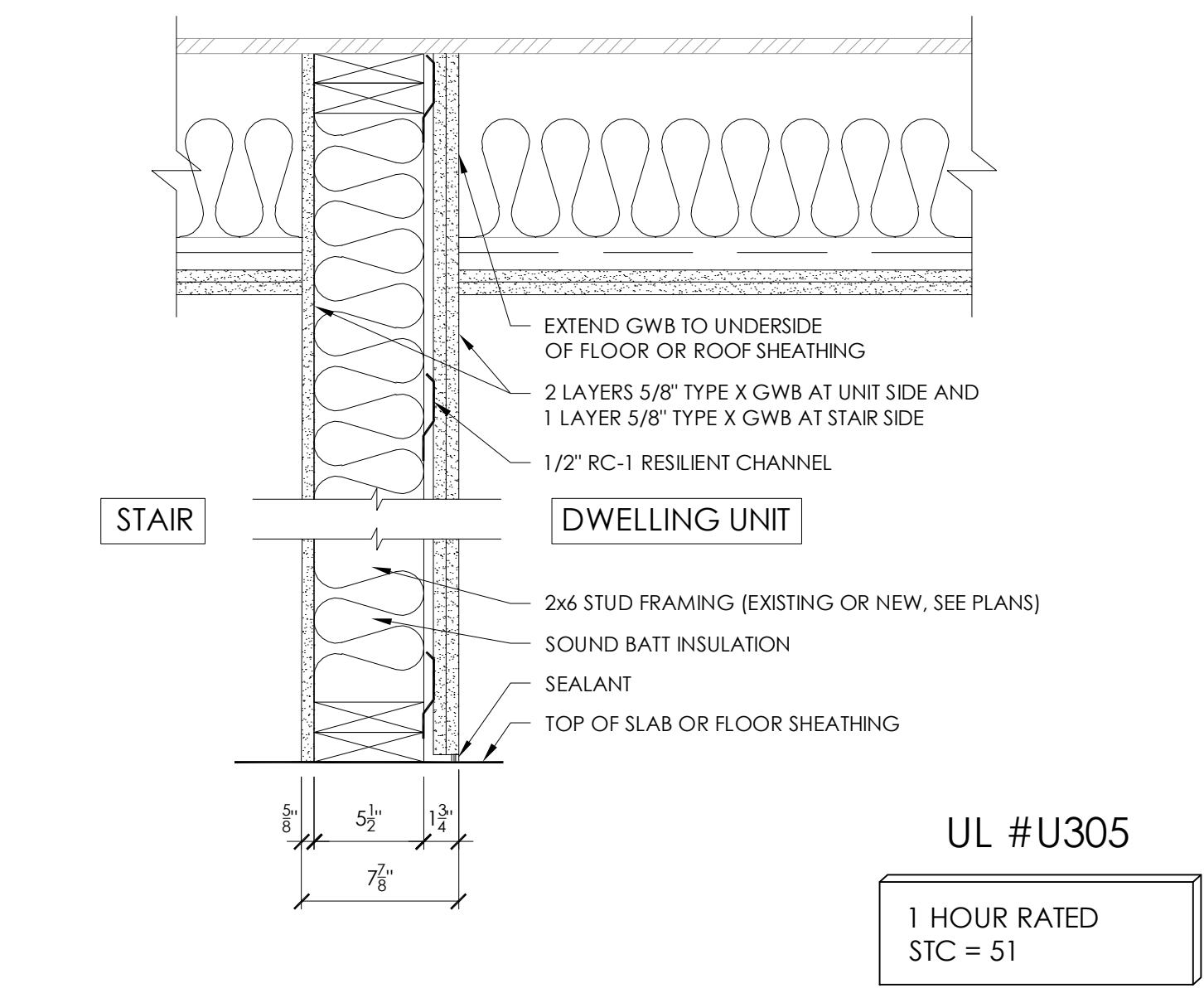
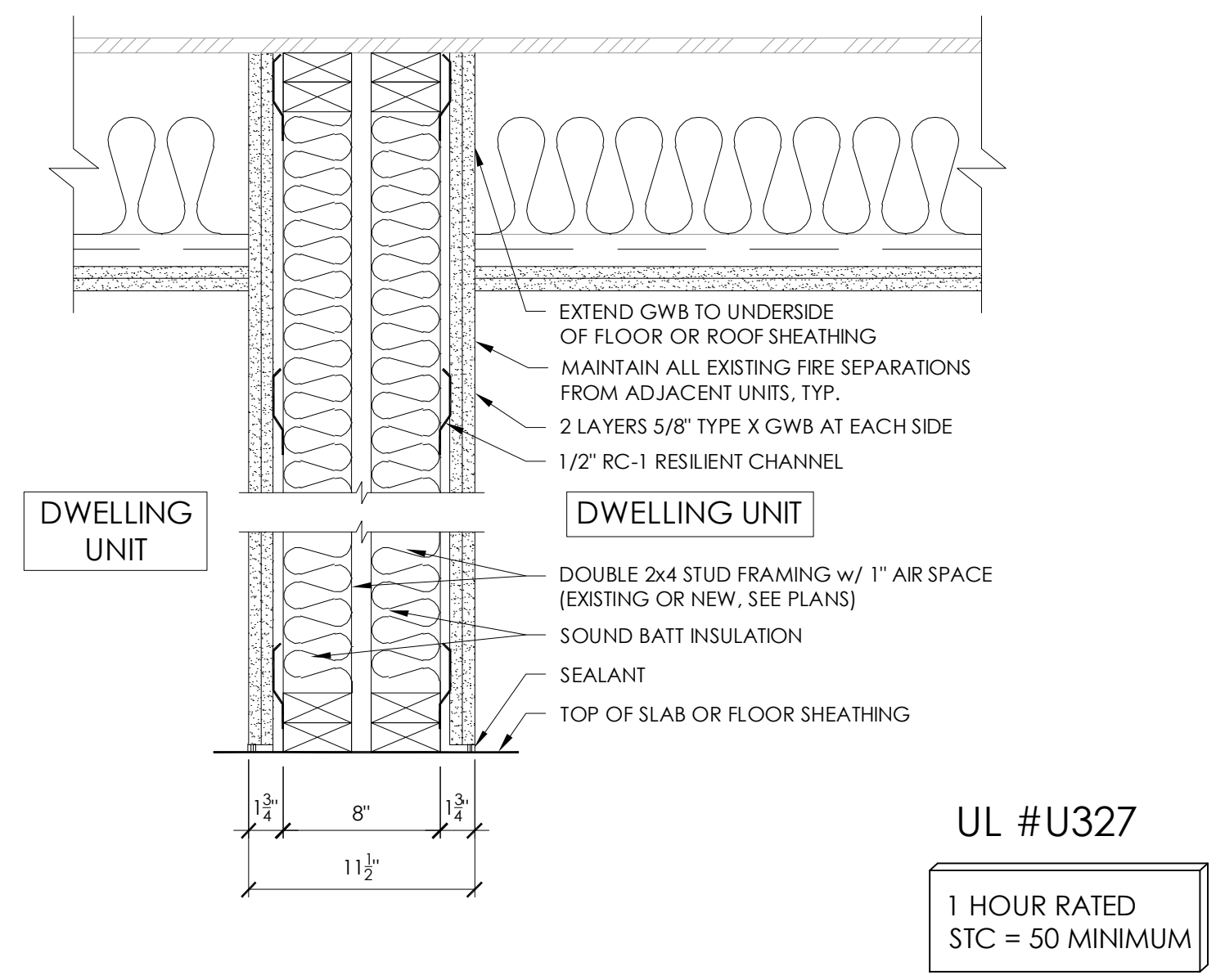
NOTES:  
 1) JELDWEN- EXTERIOR FIBERGLASS 2 PANEL DOOR  
 2) INTERIOR RATED DOORS BY OWNER



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

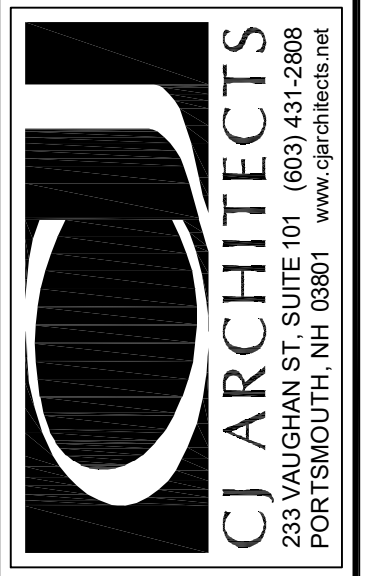
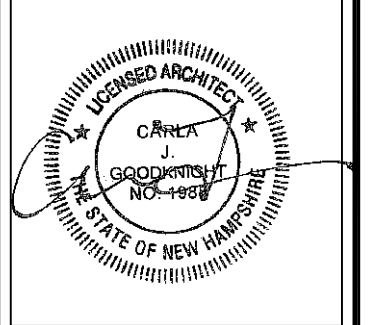


2 SECOND FLOOR PLAN  
1/4" = 1'-0"



REVISIONS:  
 REV 1: 08/30/2019  
 REV 2: 09/16/2019  
 REV 3: 09/22/20

NED & BILL PROPERTIES, LLC  
 621 ISLINGTON STREET  
 PORTSMOUTH, NH



NEW FLOOR PLANS

DATE: 8/30/2019  
 DRAWN BY: JAW  
 APPROVED BY: CJG  
 SCALE: 1/8" = 1'-0"  
 JOB NUMBER: 21722

A1.2



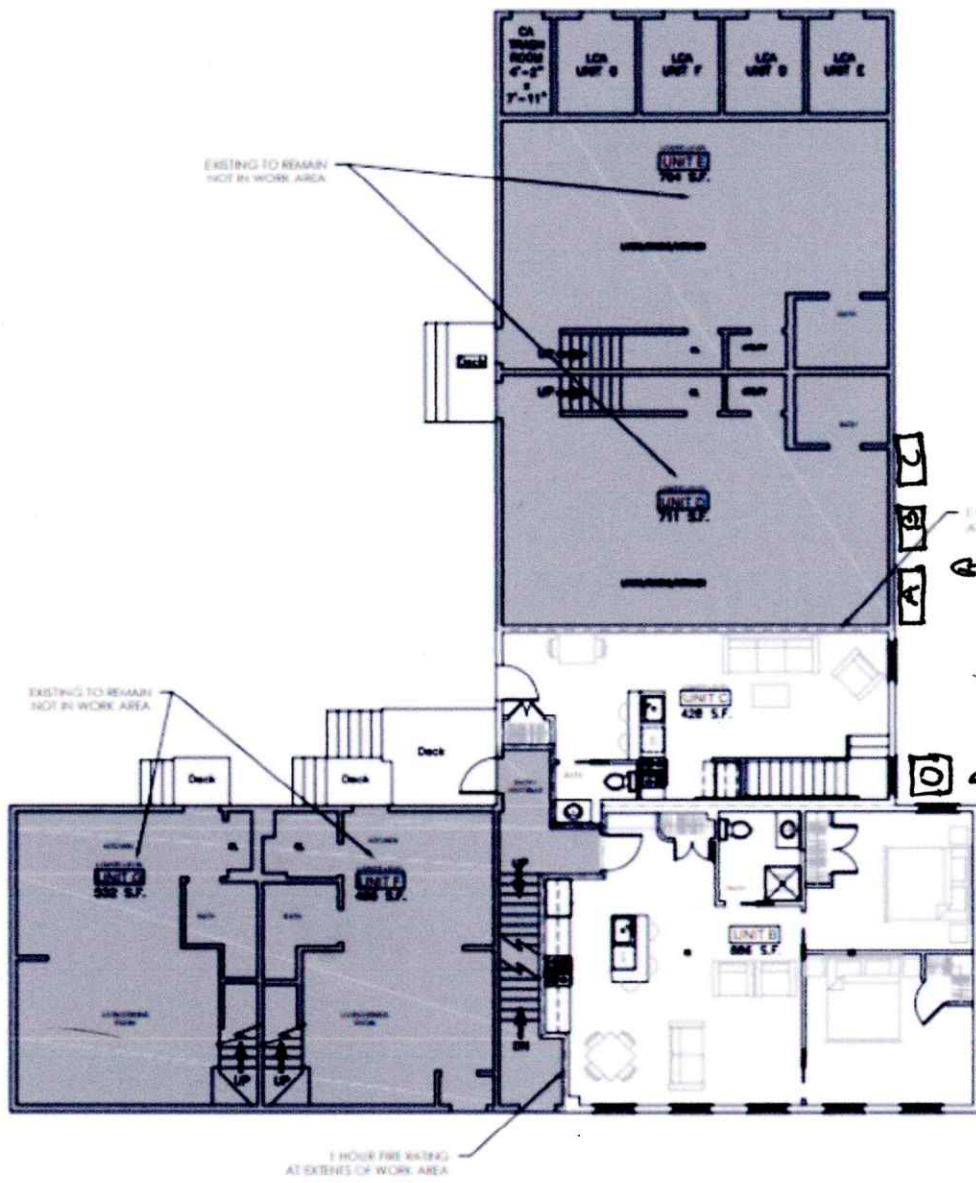
## Owners' authorization

I, Edmund Savoie, owner of the building authorize the mechanical contractor MCP Heating, Cooling and Air Quality LLC , located at 86 Lafayette road, North Hampton, New Hampshire, 03862 to represent me on the process of approvals in which the desired result is to get permission from the Historic District Commission to place 3 new condensers on the side of the building facing White heron's parking lot.

Print name: Edmund Savoie, Member, Ned and Bill Properties, LLC

A handwritten signature in black ink, appearing to read 'E Savoie', written in a cursive style.

Date and signature: \_August 18, 2023



1 FIRST FLOOR OVERALL PLAN  
15-110

NEW MITSUBISHI  
CONDENSERS TO  
BE INSTALLED FOR  
UNITS A, B AND C.

EXISTING YORK  
CONDENSER TO  
BE REMOVED

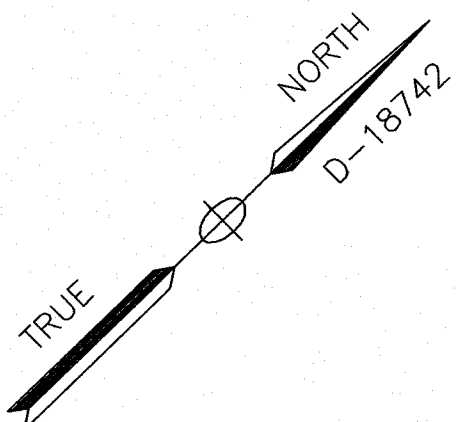
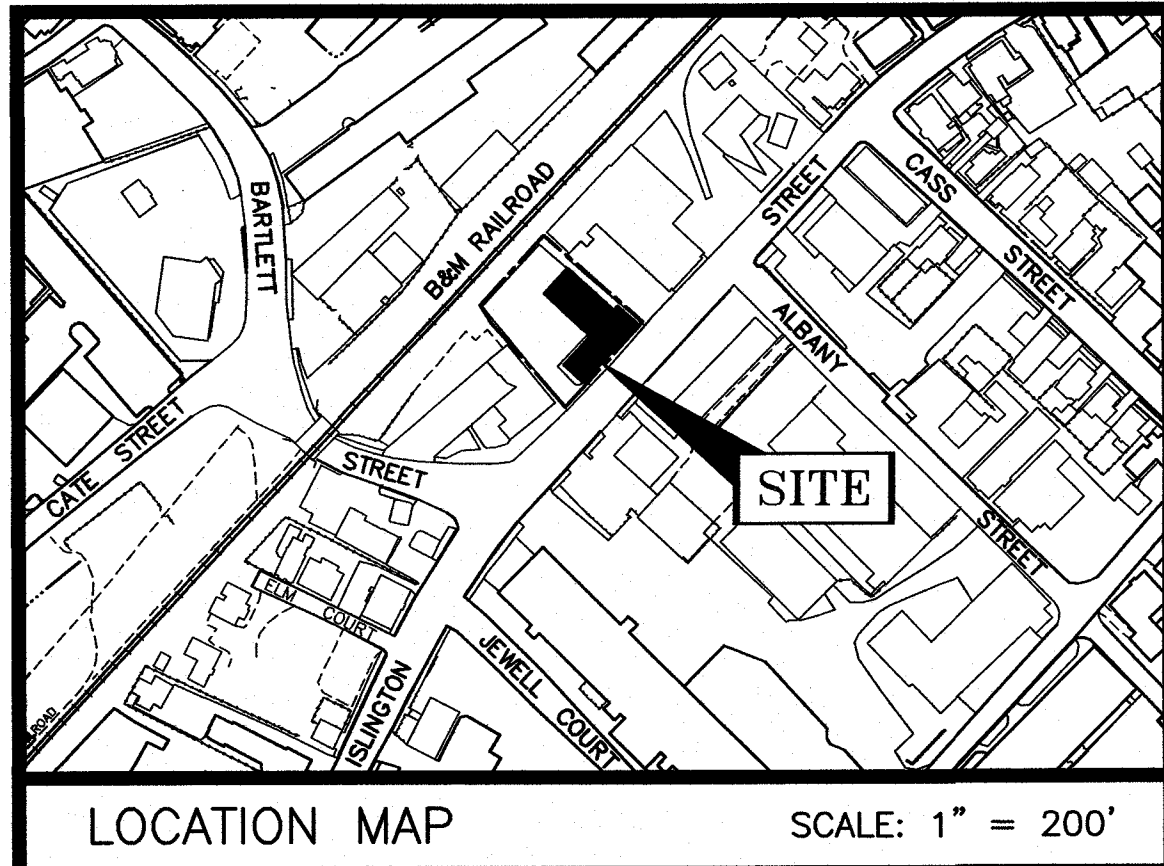
EXISTING NEARLARGE

PROPOSED  
CONDENSERS  
UNIT : A B C

PROPOSED white  
lime set

EXISTING CONDENSER  
TO BE REMOVED





- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY
  - RR SPK RAILROAD SPIKE
  - MAP 11/LOT 21
  - IR FND IRON ROD FOUND
  - IP FND IRON PIPE FOUND
  - IR SET IRON ROD SET
  - (A) LCA PARKING/UNIT A

**VARIANCES: GRANTED 21, NOVEMBER 2017**

1. A VARIANCE FROM SECTION 10.5A41.10B TO ALLOW THE FOLLOWING : (A) A LOT AREA PER DWELLING UNIT OF 2,074 S.F. WHERE 2,500 S.F IS REQUIRED; (B) 9.7% OPEN SPACE WHERE 15% IS THE MINIMUM REQUIRED; (C) A GROUND STORY HEIGHT OF 7'7" TO 8'1" WHERE 12' IS THE MINIMUM REQUIRED; (D) A FACADE MODULATION LENGTH IN EXCESS OF 80' WHERE 80' IS THE MAXIMUM ALLOWED; (E) FACADE GLAZING IN EXCESS OF 50%; AND (F) A GROUND FLOOR SURFACE ABOVE SIDEWALK GRADE IN EXCESS OF 36" WHERE 36" IS THE MAXIMUM ALLOWED.

**LENGTH TABLE**

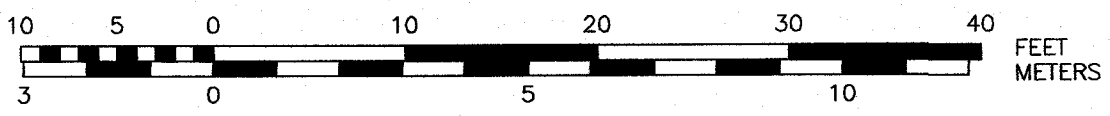
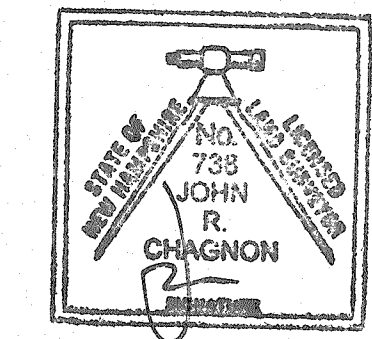
| No. | Bearing     | Distance |
|-----|-------------|----------|
| L1  | N40°59'03"W | 20.61'   |

I, JOHN R. CHAGNON, LICENSED LAND SURVEYOR, HEREBY CERTIFY:  
 A) THAT THIS SITE PLAN ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS SHOWN HEREON, SPECIFICALLY UNITS A-G, AND  
 B) THAT SAID UNITS A-C ARE NOT YET COMPLETED, AND  
 C) THAT SAID UNITS D-G HAVE BEEN SUBSTANTIALLY COMPLETED, AND  
 D) THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B : 20.

*[Signature]* 7-29-18  
 JOHN R. CHAGNON, LLS #738 DATE

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

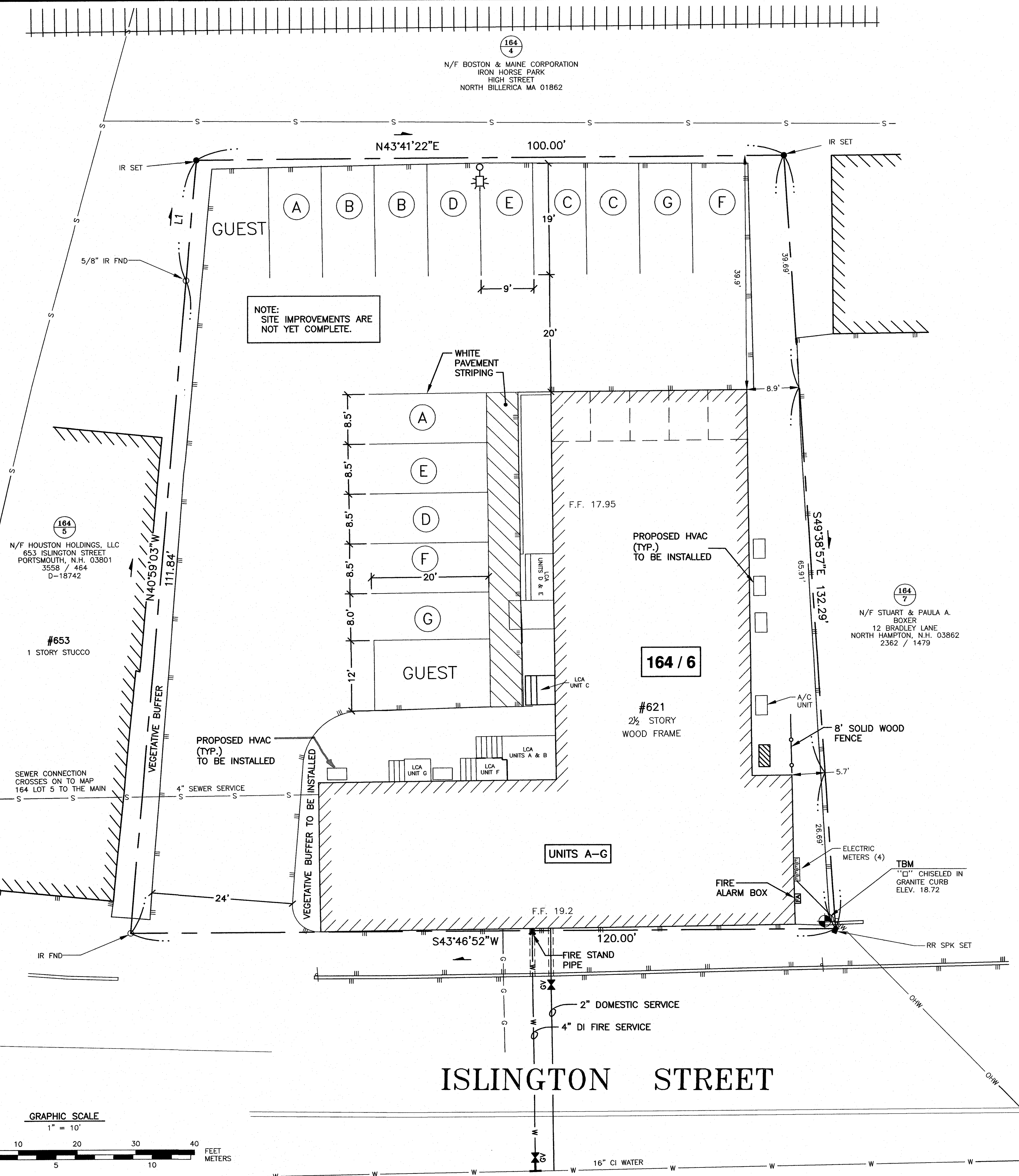
*[Signature]* 7-29-18  
 JOHN R. CHAGNON, LLS #738 DATE



**ABUTTERS ON SOUTH SIDE OF ISLINGTON STREET**

155/2  
 N/F LIBERTY TRUST  
 F. M. GORDON, TRUSTEE  
 c/o STORE 24 EST DEPARTMENT  
 14 HOWARD STREET  
 ROCKLAND, MA 02370  
 2650 / 1633

155/1  
 N/F PAUL E. HARVEY, SR.  
 REVOCABLE TRUST OF '91  
 97 MIDDLE ROAD  
 PORTSMOUTH, N.H. 03801  
 2903 / 2100



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

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 164 AS LOT 6.
  - 2) OWNERS OF RECORD:  
 NED & BILL PROPERTIES, LLC  
 40 BRIDGE STREET  
 PORTSMOUTH, N.H. 03801  
 4586/2511
  - 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE MAY 17, 2005.
  - 4) LOT AREA/SUBMITTED LAND:  
 14,517 S.F.  
 0.3333 ACRES
  - 5) THE PURPOSE OF THIS PLAN IS TO DECLARE A 7 UNIT CONDOMINIUM ON THE SITE AS PROVIDED IN RSA 356-B.
  - 6) DATUM: V28 1942 DISC (NGVD 1929)  
 BENCHMARK: SQUARE CHISELED IN END OF GRANITE CURB AT BACK OF SIDEWALK AT EASTERLY FRONT CORNER OF LOCUS BUILDING.  
 ELEVATION = 18.72
  - 7) OFFSETS ARE TO BUILDING FACE AND ARE PERPENDICULAR TO PROPERTY LINES

| NO. | DESCRIPTION          | DATE    |
|-----|----------------------|---------|
| 4   | LCA ASSIGNMENTS      | 7/29/18 |
| 3   | ISSUED FOR COMMENT   | 7/23/18 |
| 2   | ISSUED FOR RECORDING | 4/26/07 |
| 1   | ISSUED FOR COMMENT   | 4/19/07 |
| 0   | ISSUED FOR COMMENT   | 1/26/07 |

**CONDOMINIUM SITE PLAN**  
 TAX MAP 164 - LOT 6  
 621 ISLINGTON STREET CONDOMINIUM  
 FOR  
 NED & BILL PROPERTIES, LLC  
 621 ISLINGTON STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE

# MXZ-3C30NAHZ4

## 2.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:

System Reference:

Date:



### FEATURES

- Variable speed INVERTER-driven compressor
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 88% heating capacity at -13°F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
  - Rated for 2,000 hours spraying time per ASTM B117 Standard

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

Specifications are subject to change without notice.

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# SPECIFICATIONS: MXZ-3C30NAHZ4

|  |  |                           |  |                  |
|--|--|---------------------------|--|------------------|
| Cooling <sup>1</sup> (Non-Ducted // Mix // Ducted)         | Maximum Capacity   | BTU/H                     | 30,000 // 28,700 // 27,400             |                  |
|  | Rated Capacity   | BTU/H                     | 28,400 // 27,900 // 27,400             |                  |
|  | Minimum Capacity   | BTU/H                     | 12,600 // 12,600 // 12,600             |                  |
|  | Maximum Power Input  | W                         | 4,200 // 3,985 // 3,770                |                  |
|  | Rated Power Input  | W                         | 2,272 // 2,467 // 2,661                |                  |
|  | Power Factor (208V, 230V)                                  | %                         | 99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 |                  |
| Heating at 47°F <sup>2</sup> (Non-Ducted // Mix // Ducted) | Maximum Capacity   | BTU/H                     | 36,000 // 35,500 // 35,000             |                  |
|  | Rated Capacity   | BTU/H                     | 28,600 // 28,100 // 27,600             |                  |
|  | Minimum Capacity   | BTU/H                     | 11,400 // 11,400 // 11,400             |                  |
|  | Maximum Power Input  | W                         | 5,400 // 4,970 // 4,540                |                  |
|  | Rated Power Input  | W                         | 2,096 // 2,142 // 2,187                |                  |
|  | Power Factor (208V, 230V)                                  | %                         | 99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 |                  |
| Heating at 17°F <sup>3</sup> (Non-Ducted // Mix // Ducted) | Maximum Capacity   | BTU/H                     | 28,600 // 28,100 // 27,600             |                  |
|  | Rated Capacity   | BTU/H                     | 18,000 // 17,250 // 16,500             |                  |
|  | Maximum Power Input  | W                         | 4,192 // 4,225 // 4,258                |                  |
|  | Rated Power Input  | W                         | 1,990 // 1,992 // 1,993                |                  |
| Heating at 5°F <sup>4</sup> (Non-Ducted // Mix // Ducted)  | Maximum Capacity   | BTU/H                     | 28,600 // 28,100 // 27,600             |                  |
|  | Maximum Power Input  | W                         | 4,290 // 4,495 // 4,700                |                  |
| Efficiency (Non-Ducted // Mix // Ducted)                   | SEER2  |                           | 18.0 // 17.0 // 16.0                   |                  |
|  | EER2 <sup>1</sup>  |                           | 12.5 // 11.4 // 10.3                   |                  |
|  | HSPF2 (IV)   |                           | 10.0 // 9.25 // 8.5                    |                  |
|  | COP at 47°F <sup>2</sup>                                   |                           | 4.0 // 3.84 // 3.7                     |                  |
|  | COP at 17°F at Maximum Capacity <sup>3</sup>               |                           | 2.0 // 1.94 // 1.9                     |                  |
|  | COP at 5°F at Maximum Capacity <sup>4</sup>                |                           | 1.95 // 1.83 // 1.75                   |                  |
|  | ENERGY STAR <sup>®</sup> Certified                         |                           | Yes // No // No                        |                  |
| Electrical   | Electrical Power Requirements                              | Voltage, Phase, Frequency | 208/230, 1, 60                         |                  |
|  | Guaranteed Voltage Range                                   | V AC                      | 187-253                                |                  |
|  | Voltage: Indoor - Outdoor, S1-S2                           | V AC                      | 208/230                                |                  |
|  | Voltage: Indoor - Outdoor, S2-S3                           | V DC                      | 24                                     |                  |
|  | Short-circuit Current Rating (SCCR)                        | kA                        | 5                                      |                  |
|  | Recommended Fuse/Breaker Size                              | A                         | 40                                     |                  |
|  | Recommended Wire Size (Indoor - Outdoor)                   | AWG                       | 14                                     |                  |
|  | Minimum Circuit Ampacity                                   | A                         | 31.5                                   |                  |
|  | Maximum Overcurrent Protection                             | A                         | 40                                     |                  |
|  | Fan Motor Full Load Amperage                               | A                         | 2.43                                   |                  |
| Outdoor unit   | Airflow Rate (Cooling / Heating)                           | CFM                       | 2,224 / 2,550                          |                  |
|  | Refrigerant Control  |                           | LEV                                    |                  |
|  | Defrost Method   |                           | Reverse Cycle                          |                  |
|  | Heat Exchanger Type  |                           | Plate Fin Coil                         |                  |
|  | Heat Exchanger Coating                                     |                           | Blue Fin Coating                       |                  |
|  | Sound Pressure Level, Cooling <sup>1</sup>                 | dB(A)                     | 54                                     |                  |
|  | Sound Pressure Level, Heating <sup>2</sup>                 | dB(A)                     | 58                                     |                  |
|  | Compressor Type  |                           | DC INVERTER-driven Twin Rotary         |                  |
|  | Compressor Model   |                           | MNB33FBTMC                             |                  |
|  | Compressor Rated Load Amps                                 | A                         | 19.2                                   |                  |
|  | Compressor Locked Rotor Amps                               | A                         | 28.8                                   |                  |
|  | Compressor Oil Type // Charge                              | oz.                       | FV50S // 37.2                          |                  |
|  | Base Pan Heater  |                           | Optional                               |                  |
|  | Unit Dimensions  | W: In. [mm]               |  | 37-13/32 [950]   |
|  |  | D: In. [mm]               |  | 13 [330]         |
|  |  | H: In. [mm]               |  | 41-17/64 [1,048] |
|  | Package Dimensions   | W: In. [mm]               |  | 41-3/8 [1,050]   |
|  |  | D: In. [mm]               |  | 17-3/8 [440]     |
|  |  | H: In. [mm]               |  | 48-7/16 [1,230]  |
|  | Unit Weight  | Lbs.[kg]                  |  | 189 [86]         |
| Package Weight   | Lbs.[kg]   |                           | 218 [99]                               |                  |
| Outdoor unit operating temperature range                   | Cooling Intake Air Temp (Maximum / Minimum <sup>5a</sup> ) | °FDB                      | 115 / 14                               |                  |
|  | Cooling Thermal Lock-out / Re-start Temperatures           | °FDB                      | 10.4 / 14                              |                  |
|  | Heating Intake Air Temp (Maximum / Minimum)                | °FWB                      | 65 / -13                               |                  |
|  | Heating Thermal Lock-out / Re-start Temperatures           | °FDB                      | -18 / -14                              |                  |
| Refrigerant  | Pre-Charged Refrigerant Amount                             | Lbs, oz                   | 8.0, 13.0                              |                  |
|  | Maximum Pre-Charged Piping Length                          | Ft. [m]                   | 98.0 [30.0]                            |                  |
|  | Additional Refrigerant Charge Per Additional Piping Length | oz./Ft. [g/m]             | 0.216 [20]                             |                  |

**NOTES:**

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

<sup>1</sup>Cooling (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

<sup>2</sup>Heating at 47°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 47 DB, 43 WB

<sup>3</sup>Heating at 17°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

<sup>4</sup>Heating at 5°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>a</sup> 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

## SPECIFICATIONS: MXZ-3C30NAHZ4

|                                 |  |         |  |
|---------------------------------|--|---------|--|
| Indoor unit connection          | Maximum Number of Connected IDU          |         | 3                                      |
|                                 | Minimum Number of Connected IDU          |         | 2                                      |
|                                 | Minimum connected capacity               | BTU/H   | 12,000                                 |
|                                 | Maximum connected capacity               | BTU/H   | 36,000                                 |
| Piping                          | Liquid Pipe Size O.D. (Flared)           | In.[mm] | A,B,C: 1/4 [A,B,C: 6.35]               |
|                                 | Gas Pipe Size O.D. (Flared)              | In.[mm] | A: 1/2; B,C: 3/8 [A: 12.72; B,C: 9.52] |
|                                 | Total Piping Length                      | Ft. [m] | 230 [70]                               |
|                                 | Maximum Height Difference, ODU above IDU | Ft. [m] | 49 [15]                                |
|                                 | Maximum Height Difference, ODU below IDU | Ft. [m] | 49 [15]                                |
|                                 | Farthest Piping Length from ODU to IDU   | Ft. [m] | 82 [25]                                |
| Maximum Number of Bends for IDU |  |         | 70                                     |

**NOTES:**

|  |  |    |                              |
|--|--|----|------------------------------|
| AHRI Rated Conditions                                  | <sup>1</sup> Cooling (Indoor // Outdoor)         | °F | 80 DB, 67 WB // 95 DB, 75 WB |
| (Rated data is determined at a fixed compressor speed) | <sup>2</sup> Heating at 47°F (Indoor // Outdoor) | °F | 70 DB, 60 WB // 47 DB, 43 WB |
|  | <sup>3</sup> Heating at 17°F (Indoor // Outdoor) | °F | 70 DB, 60 WB // 17 DB, 15 WB |

|            |   |    |                            |
|------------|---|----|----------------------------|
| Conditions | <sup>4</sup> Heating at 5°F (Indoor // Outdoor) | °F | 70 DB, 60 WB // 5 DB, 4 WB |
|------------|---|----|----------------------------|

\*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>A</sup> 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance. Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

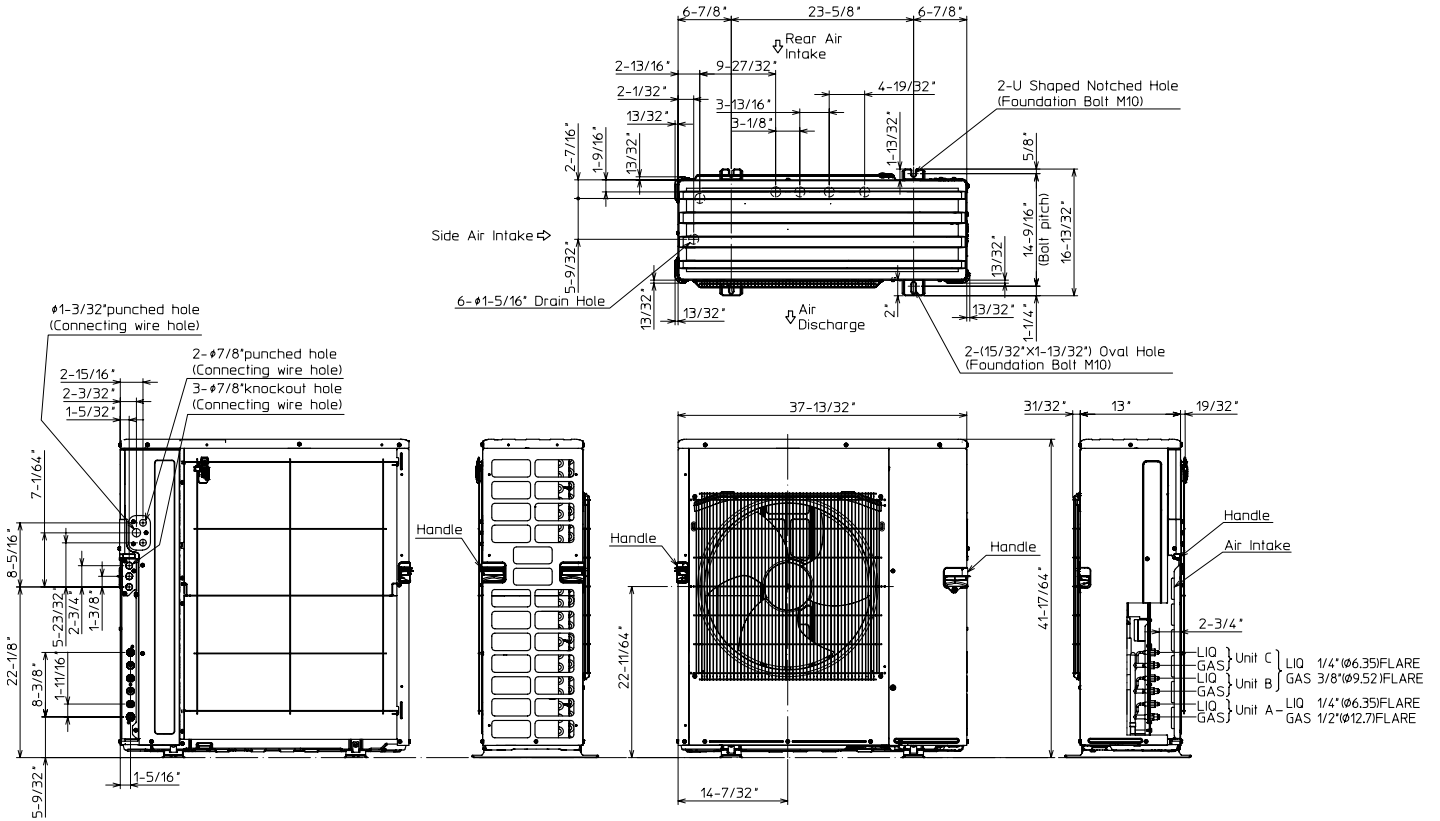


## OUTDOOR UNIT ACCESSORIES: MXZ-3C30NAHZ4

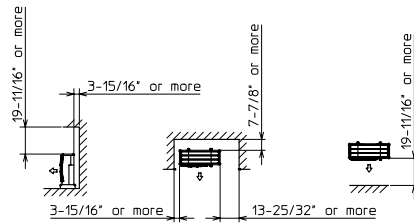
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|------------------|--|---------------|
| Air Outlet Guide | Air Outlet Guide (1 Piece)                             | PAC-SH96SG-E  |
| Ball Valve       | Refrigeration Ball Valve - 1/2"                        | BV12FFSI2     |
|                  | Refrigeration Ball Valve - 1/4"                        | BV14FFSI2     |
|                  | Refrigeration Ball Valve - 3/8"                        | BV38FFSI2     |
|                  | Refrigeration Ball Valve - 5/8"                        | BV58FFSI2     |
| Drain Socket     | Drain Socket   | PAC-SG60DS-E  |
| Hail Guards      | Hail Guard   | HG-A1         |
| M-NET Converter  | M-NET Converter  | PAC-IF01MNT-E |
| Mini-Split Wire  | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | S144-250      |
|                  | 14 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | SW144-250     |
|                  | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | S144-50       |
|                  | 14 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | SW144-50      |
|                  | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | S164-250      |
|                  | 16 Gauge, 4 wire MiniSplit Cable—250 ft. roll          | SW164-250     |
|                  | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | S164-50       |
|                  | 16 Gauge, 4 wire MiniSplit Cable—50 ft. roll           | SW164-50      |
| Mounting Pad     | Condensing Unit Mounting Pad: 16" x 36" x 3"           | ULTRILITE1    |
|                  | Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic | DSD-400P      |
| Port Adaptor     | Adaptor: 1/2" x 3/8"                                   | MAC-A455JP-E  |
|                  | Adaptor: 1/2" x 5/8"                                   | MAC-A456JP-E  |
|                  | Adaptor: 3/8" x 1/2"                                   | MAC-A454JP-E  |
|                  | Adaptor: 3/8" x 5/8"                                   | PAC-SG76RJ-E  |
| Stand            | 18" Single Fan Stand                                   | QSMS1801M     |
|                  | 24" Single Fan Stand                                   | QSMS2401M     |
|                  | Condenser Wall Bracket                                 | QSWB2000M-1   |
|                  | Condenser Wall Bracket - Stainless Steel Finish        | QSWBSS        |
|                  | Outdoor Unit Stand — 12" High                          | QSMS1201M     |

# OUTDOOR UNIT DIMENSIONS: MXZ-3C30NAHZ4

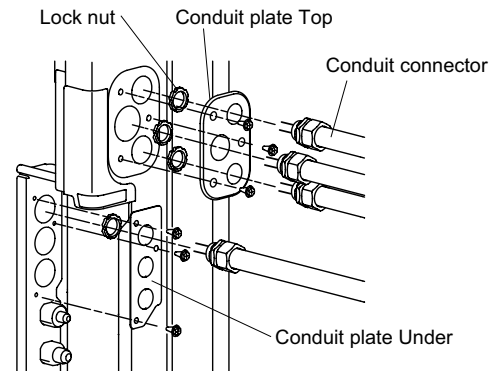
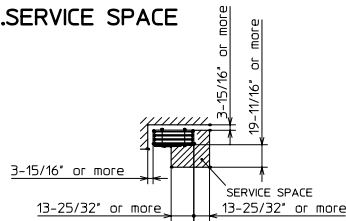
Unit: inch (mm)



## 1. FREE SPACE



## 2. SERVICE SPACE



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

FORM# MXZ-3C30NAHZ4 - 202307



**4. 147 Congress Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (adjustment to west elevation, alterations to windows and canopies, the addition of roof drains and leaders and the removal of the brick reveal and recessed lighting.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-668

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/18/2023

### Primary Location

147 CONGRESS ST

Portsmouth, NH 03801

### Owner

LUCKY THIRTEEN

PROPERTIES LLC

PO BOX 300 RYE, NH 03870-

0300

### Applicant

Danielle Cain

603-501-0202

dcain@marketsquarearchitects.com

104 Congress St

Suite 203

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\*

- ADJUSTMENT TO WEST ELEVATION
- MINOR ALTERATIONS TO WINDOWS AND CANOPIES DUE TO STRUCTURAL REQUIREMENTS
- INCLUSION OF ROOF DRAINS AND RAIN LEADERS
- REMOVAL OF BRICK REVEAL AND RECESSED LIGHT

### Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

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

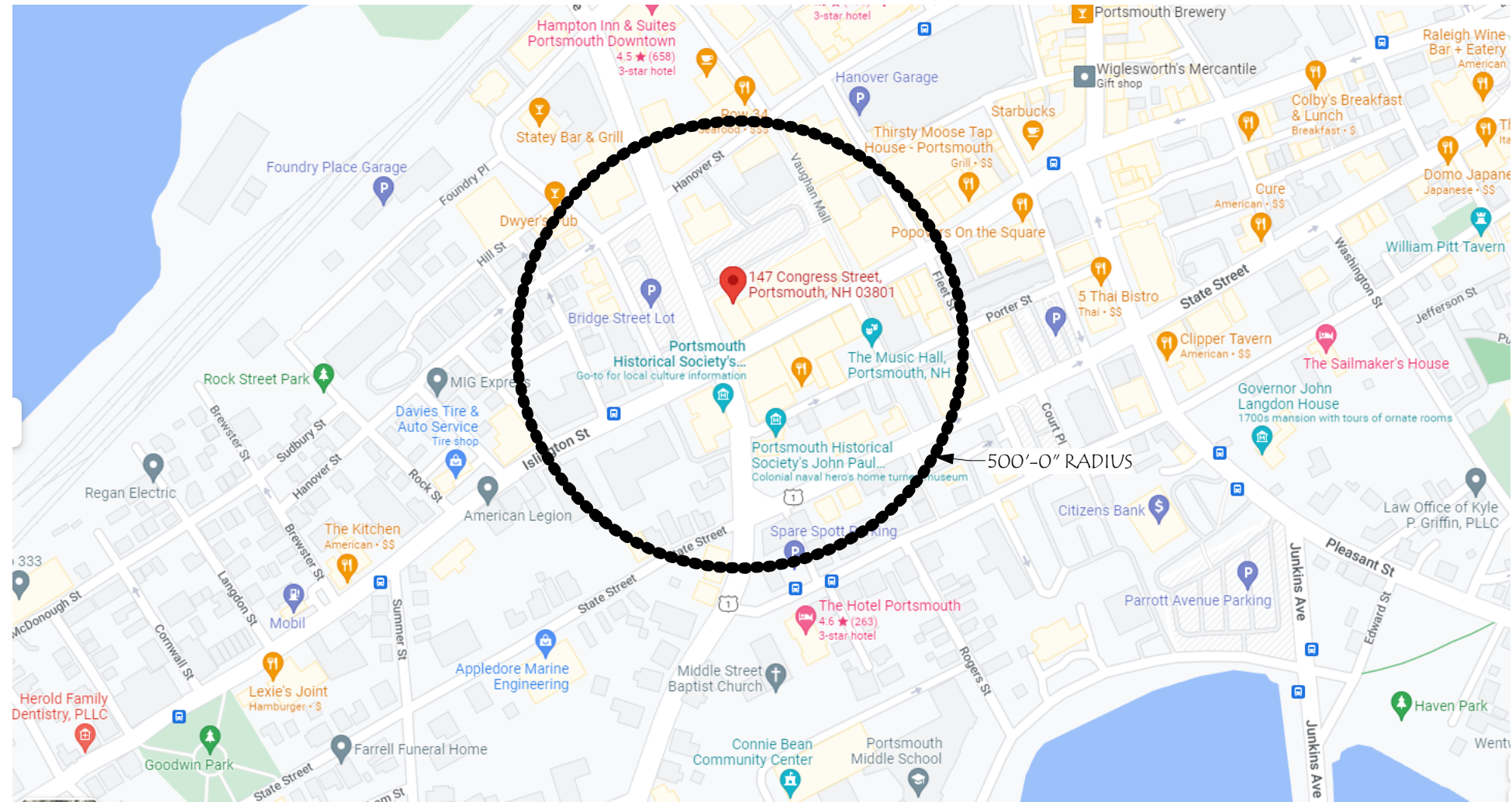
# 147 CONGRESS STREET

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW GROUND UP SINGLE STORY STRUCTURE TO AN EXISTING BUILDING

NEW SCOPE:

- ◇ ADJUSTMENT TO WEST ELEVATION
- ◇ MINOR ALTERATIONS TO WINDOWS AND CANOPIES DUE TO STRUCTURAL REQUIREMENTS
- ◇ INCLUSION OF ROOF DRAINS AND RAIN LEADERS
- ◇ REMOVAL OF BRICK REVEAL AND RECESSED LIGHT



ZONING SUMMARY:

ZONING DISTRICT: HISTORIC DISTRICT CD5,  
 DOWNTOWN OVERLAY DISTRICT  
 LOT SIZE: ~6,282 SF  
 MIN OPEN SPACE: 5%  
 BUILDING HEIGHT: 2-3 STORIES, 40'-0" ALLOWED  
 MIN GROUND STORY HEIGHT : 12'-0" MIN REQUIRED  
 MIN GROUND STORY HEIGHT: ~11'-0" EXISTING  
 REQUIRED FACADE TYPE: SHOPFRONT

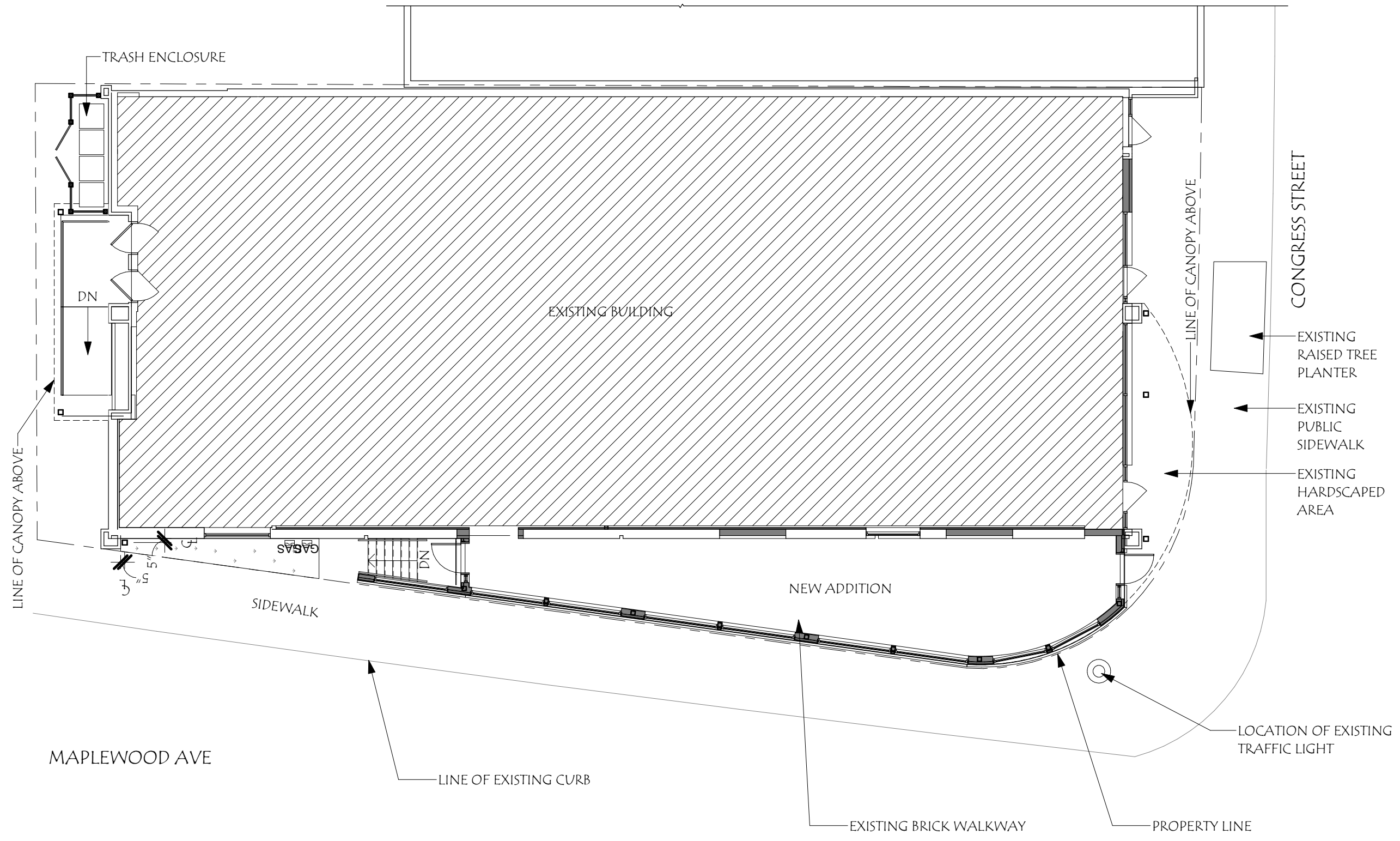
## 147 CONGRESS

147 Congress St  
 Portsmouth, NH 03801

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| DRAWN BY:    | RJH                   |
| CHECKED BY:  | 202209                |
| PROJECT NO.: | 11/18/22              |
| DATE:        | 8/18/2023 10:25:56 AM |

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| TITLE: | COVER SHEET |
|        | 1           |

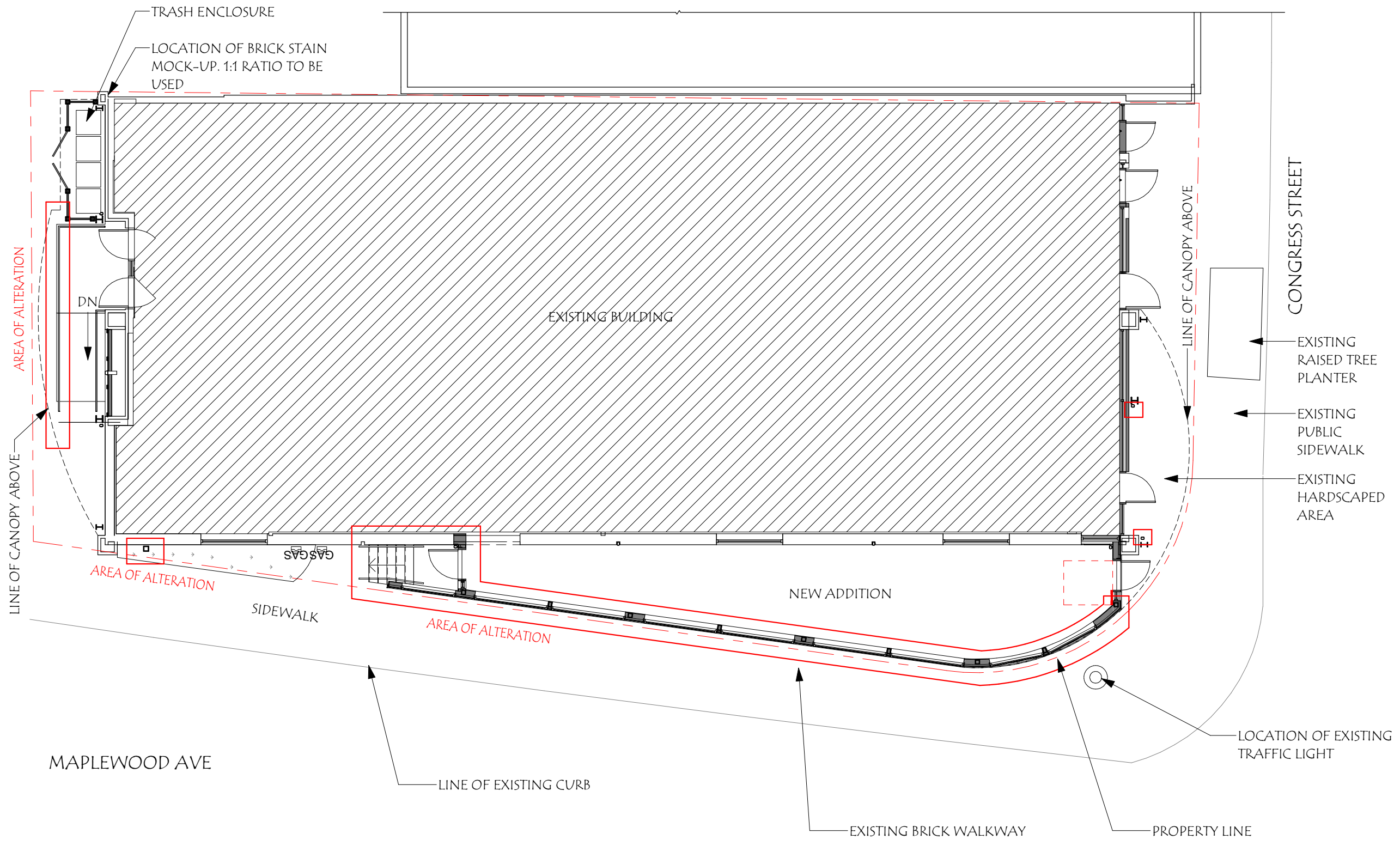


**FLOOR PLAN**  
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| CHECKED BY:  | RJH           |
| PROJECT NO.: | 202209        |
| DATE:        | 10/05/22      |

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| TITLE: | PROPOSED PLAN |
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FLOOR PLAN

PROPOSED

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| CHECKED BY:  | RJH           |
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| DATE:        | 11/18/22      |

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| TITLE: | PROPOSED PLAN |
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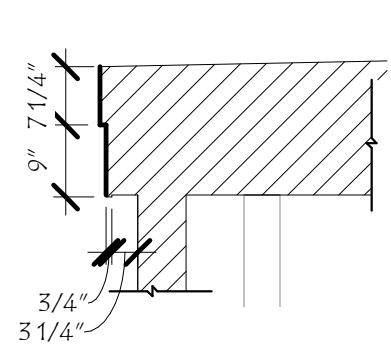
**147 CONGRESS**

147 Congress St  
Portsmouth, NH 03801

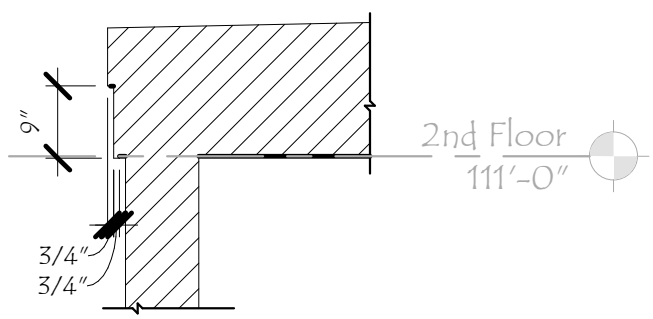
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| DATE:        | 10/05/22     |

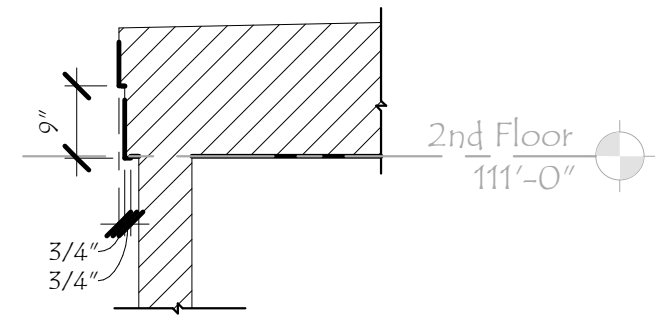
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| TITLE: | ENLARGED PLAN |
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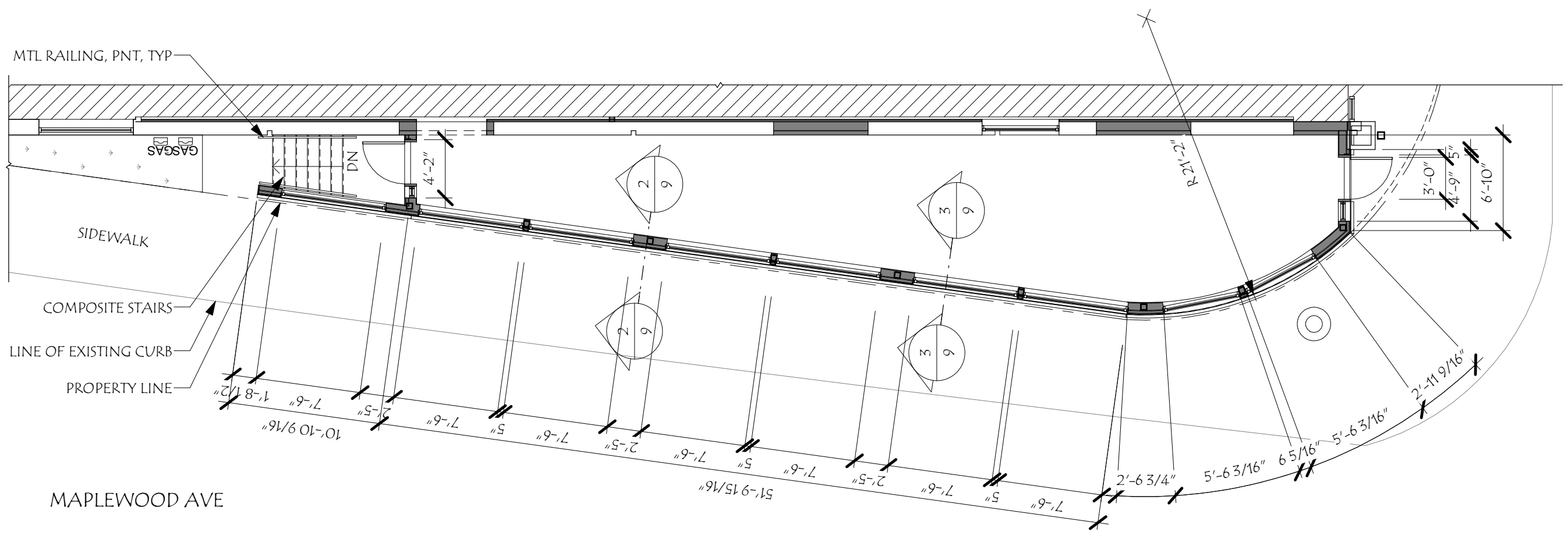
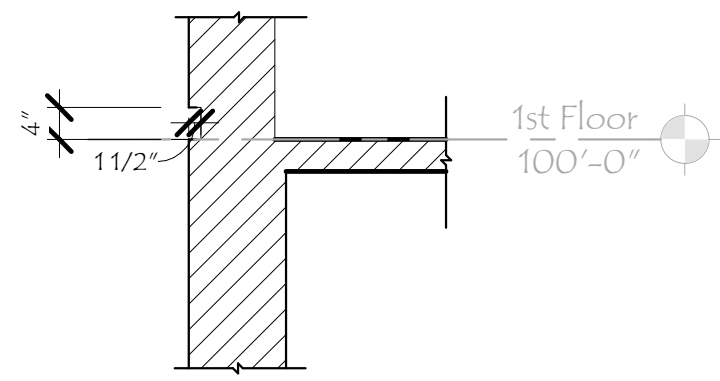
**DETAIL 3**



**DETAIL 2**



**DETAIL 1**



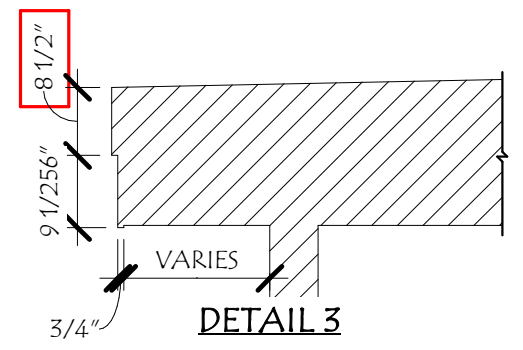
**PREVIOUSLY APPROVED**  
**ENLARGED WEST ADDITION PLAN**



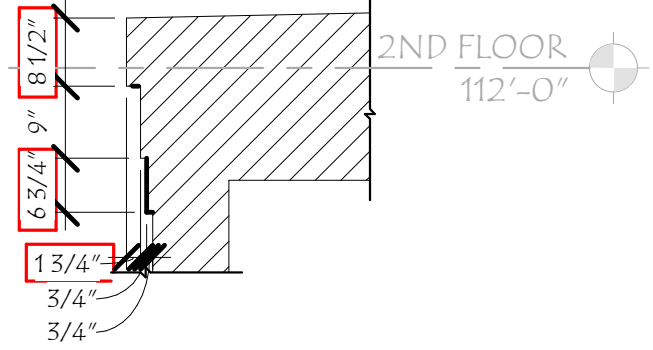
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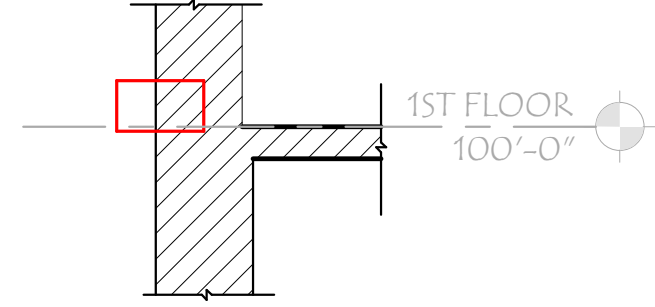
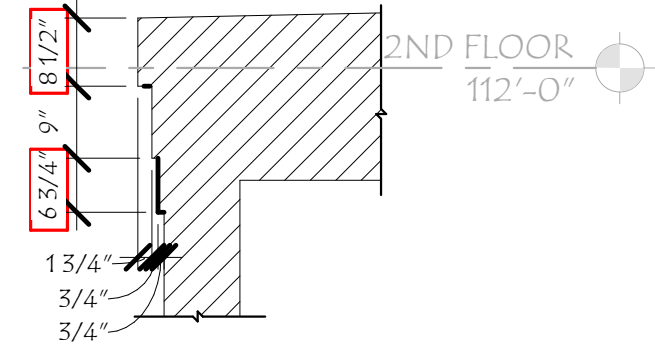
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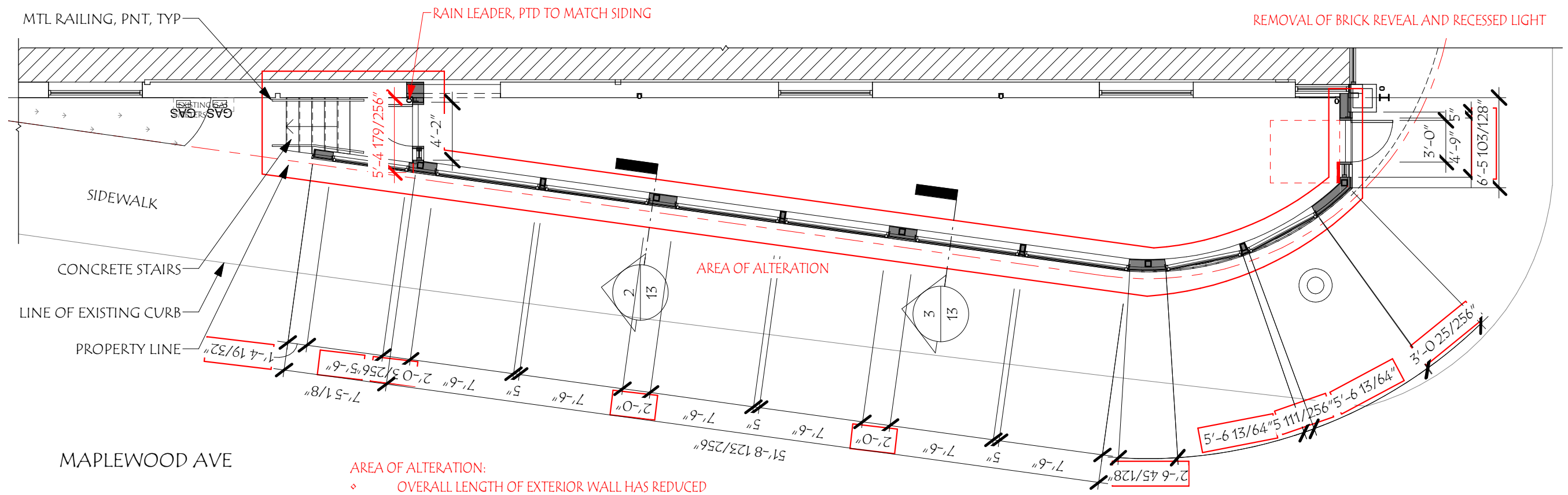
**DETAIL 3**  
DIMENSIONAL ALTERATION DUE TO HDC BOARD REQUESTS AND STRUCTURAL REQUIREMENTS



**DETAIL 2**  
DIMENSIONAL ALTERATION DUE TO STRUCTURAL REQUIREMENTS

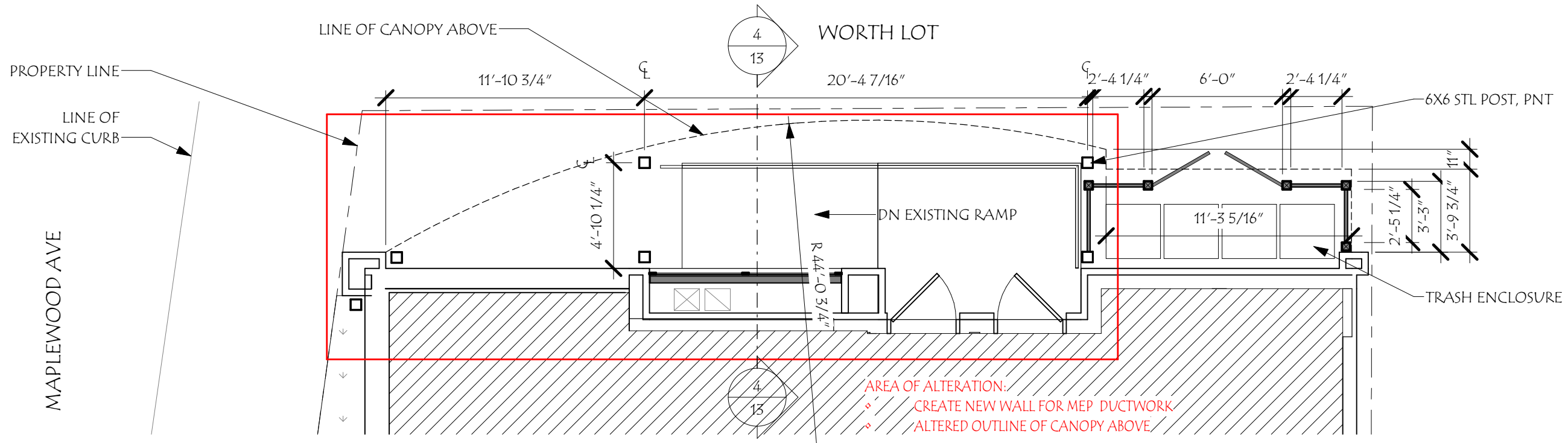


**DETAIL 1**  
DIMENSIONAL ALTERATION DUE TO STRUCTURAL REQUIREMENTS  
REMOVAL OF BRICK REVEAL AND RECESSED LIGHT

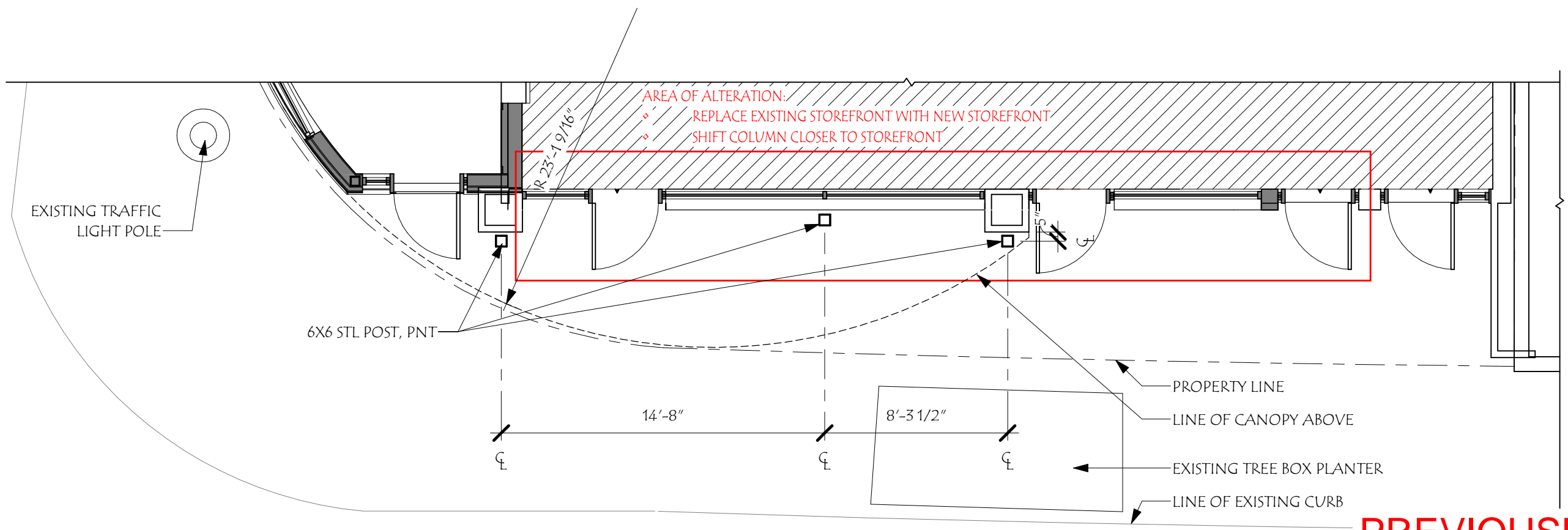


- AREA OF ALTERATION:**
- ◇ OVERALL LENGTH OF EXTERIOR WALL HAS REDUCED
  - ◇ LAST BAY OF WINDOWS HAS SHORTENED TO MATCH WINDOWS AT CURVE
  - ◇ ADJUSTED LOCATION OF NEW ADDITION WALL DUE TO UPDATED CIVIL/PROPERTY LINE

**ENLARGED WEST ADDITION PROPOSED**



ENLARGED NORTH CANOPY PLAN



ENLARGED SOUTH CANOPY PLAN

**PREVIOUSLY APPROVED**



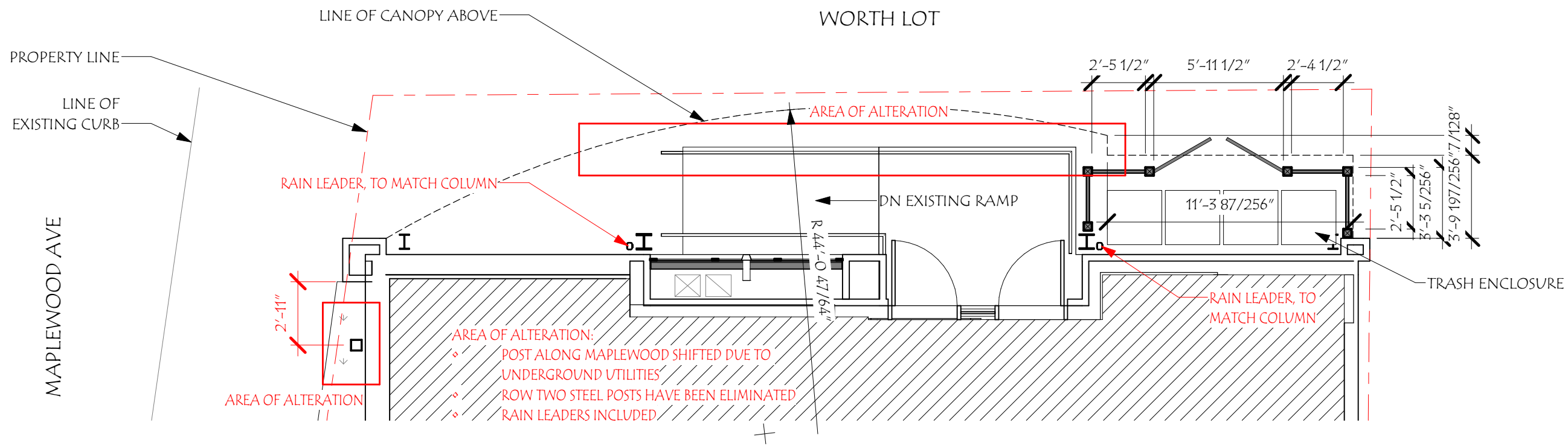
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2022

147 CONGRESS  
147 Congress St  
Portsmouth, NH 03801

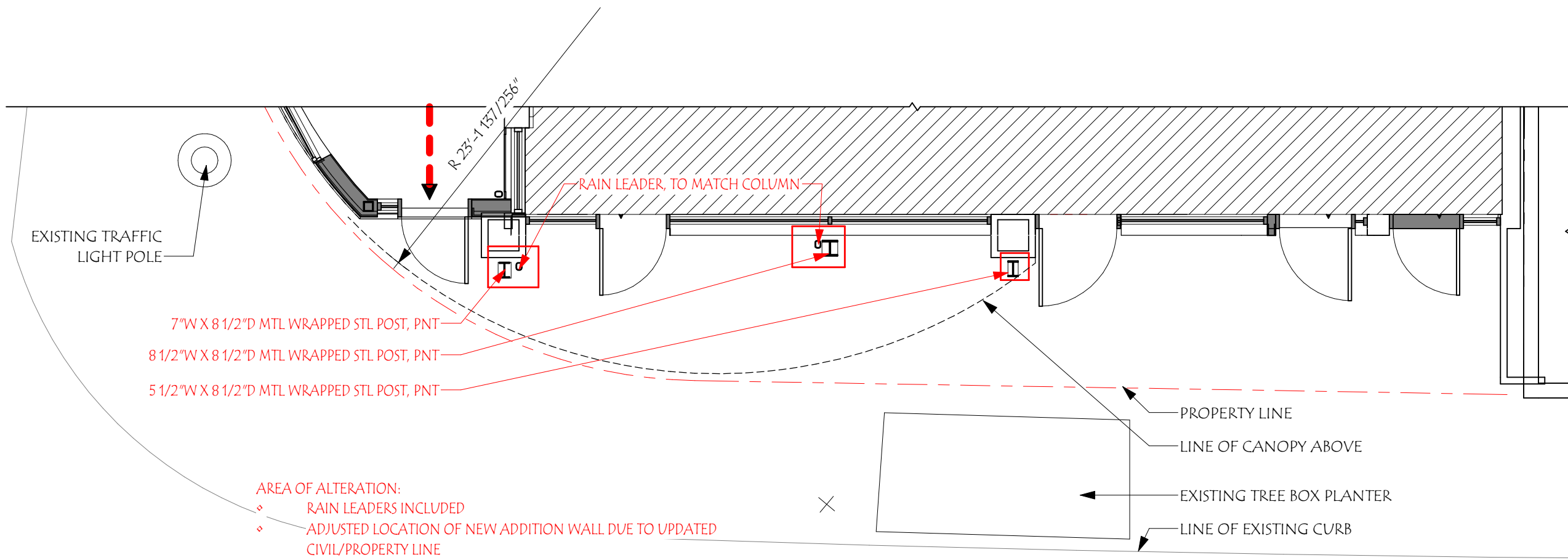
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ENLARGED NORTH CANOPY PLAN



ENLARGED SOUTH CANOPY PLAN

CONGRESS STREET **PROPOSED**

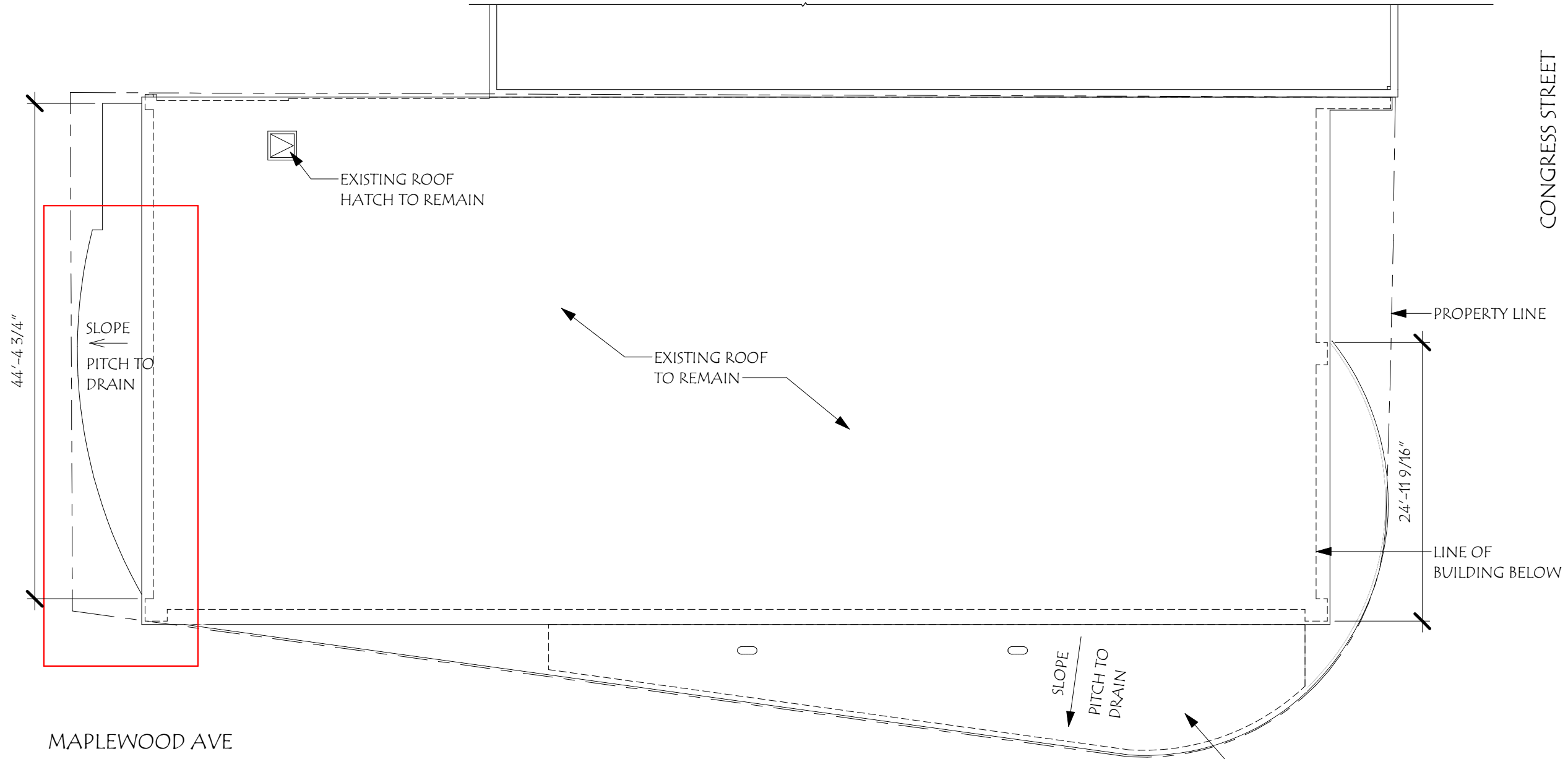
147 CONGRESS

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| TITLE: ENLARGED PLAN | 14 |
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MAPLEWOOD AVE

AREA OF ALTERATION:  
 ♦ ALTERED OUTLINE OF CANOPY BELOW

ROOF PLAN

**PREVIOUSLY APPROVED**



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL  
 DECEMBER 2022

**147 CONGRESS**  
 147 Congress St  
 Portsmouth, NH 03801

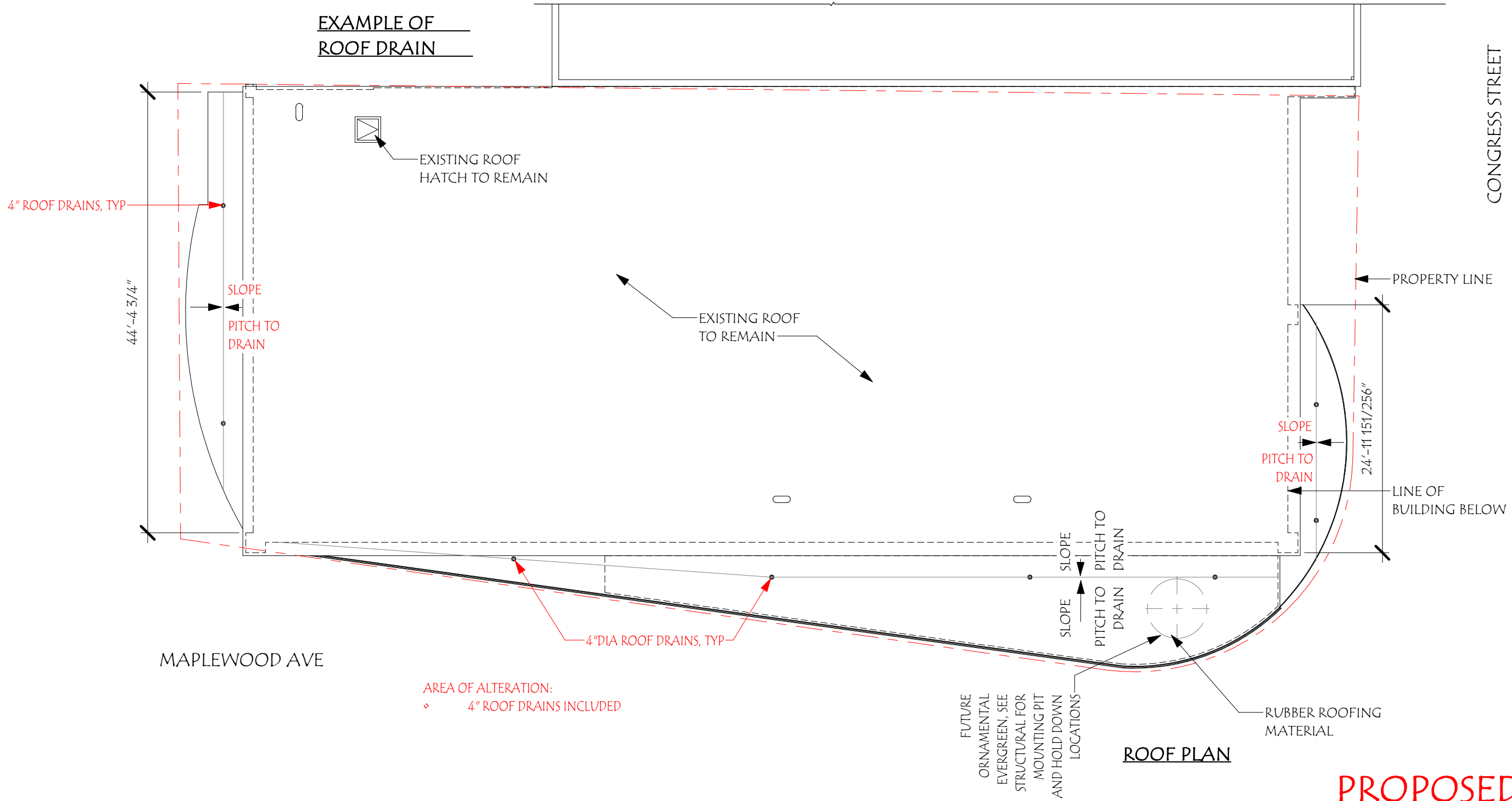
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 CHECKED BY: RJH  
 PROJECT NO.: 202209  
 DATE: 11/18/22

TITLE: ROOF PLAN  
 15



EXAMPLE OF  
ROOF DRAIN



AREA OF ALTERATION:  
◊ 4" ROOF DRAINS INCLUDED

FUTURE  
ORNAMENTAL  
EVERGREEN, SEE  
STRUCTURAL FOR  
MOUNTING PIT  
AND HOLD DOWN  
LOCATIONS

RUBBER ROOFING  
MATERIAL

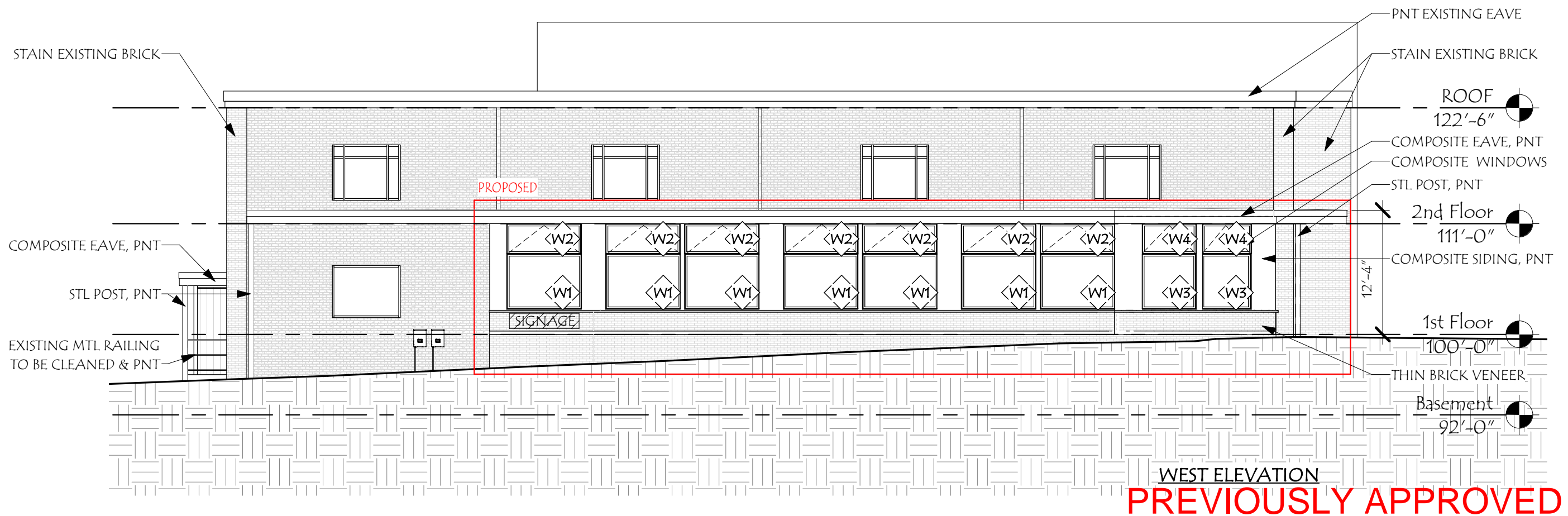
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| PROJECT NO.: | 202209        |
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| TITLE: | ROOF PLAN |
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INSPIRATION IMAGES AND MATERIALS

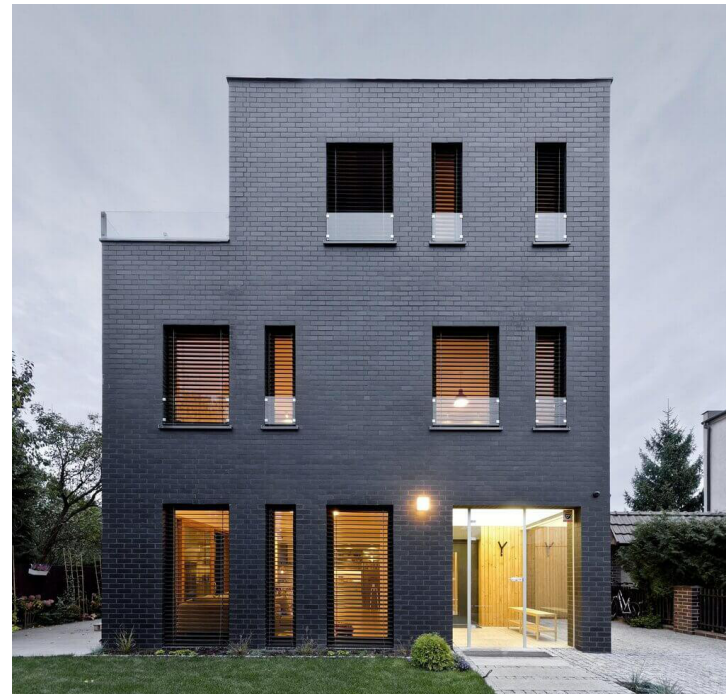


WEST ELEVATION  
**PREVIOUSLY APPROVED**

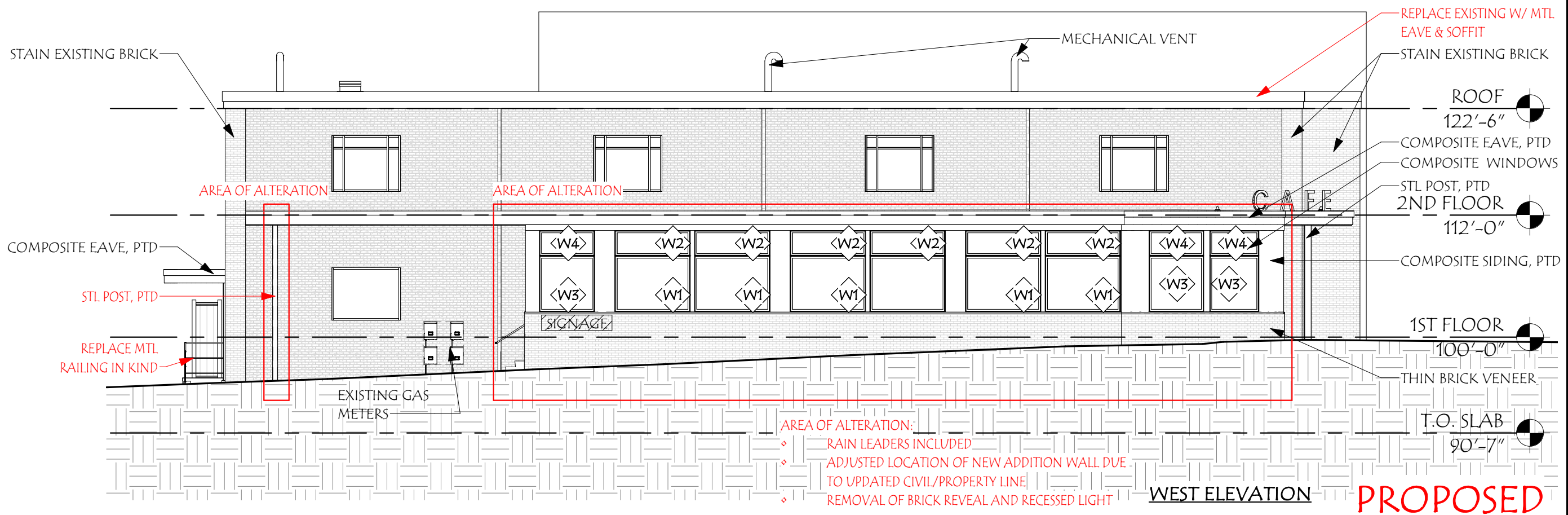
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| TITLE: PROPOSED ELEVATIONS | 12 |
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INSPIRATION IMAGES AND MATERIALS



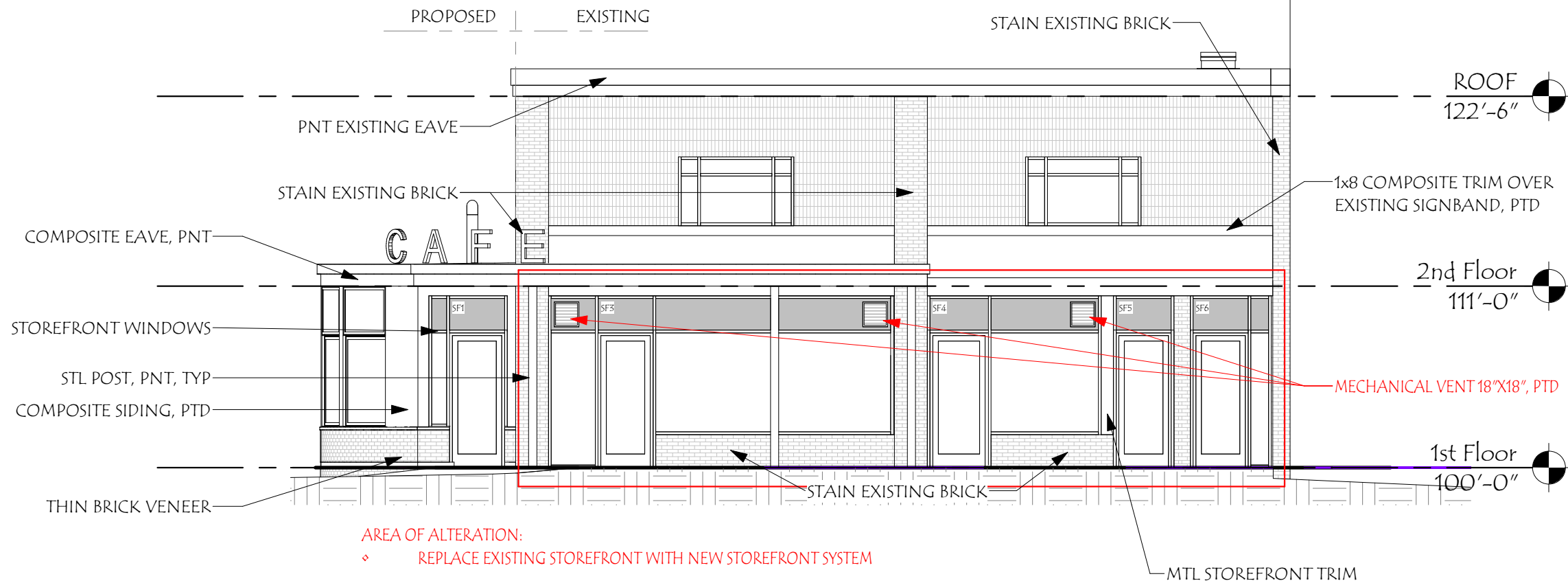
147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

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| TITLE: PROPOSED ELEVATIONS | 16 |
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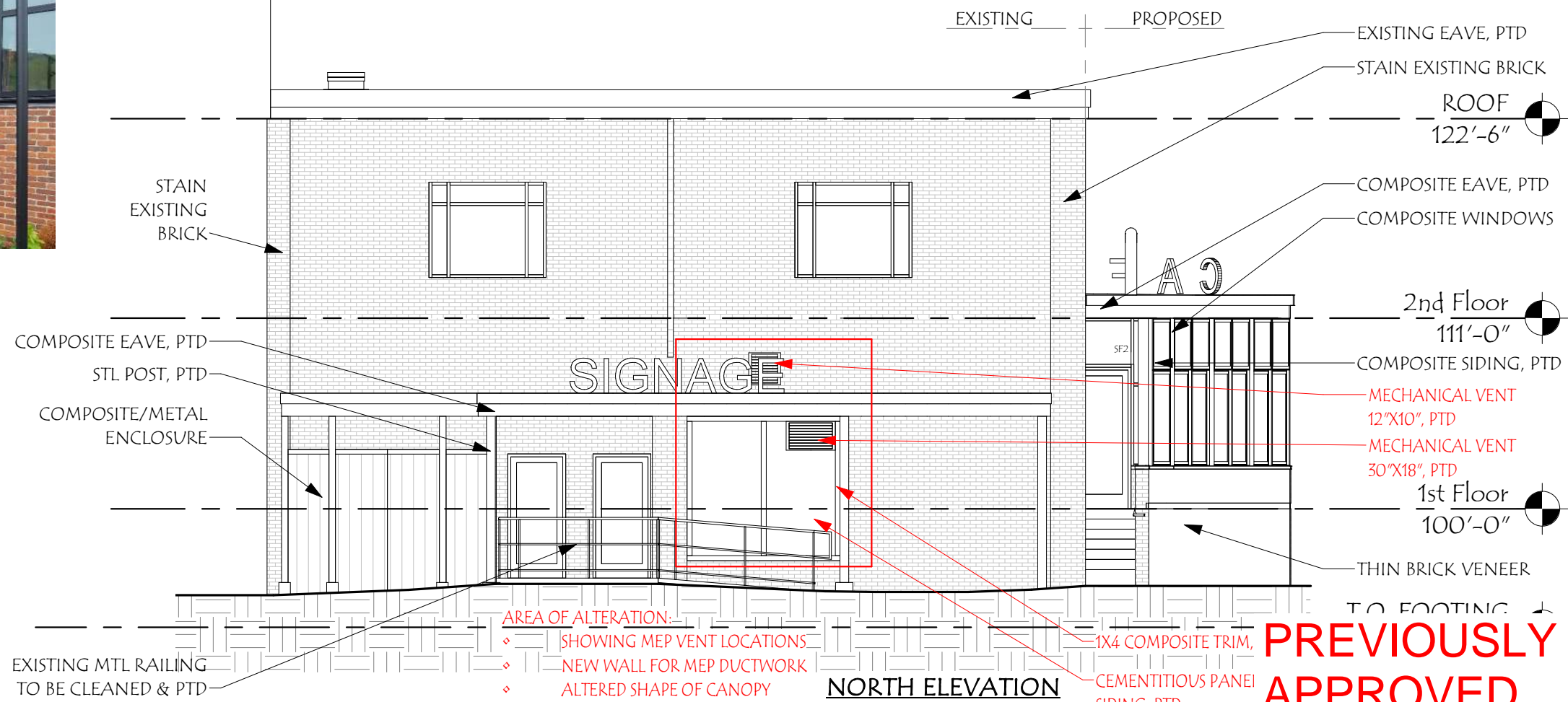


**AREA OF ALTERATION:**  
 ♦ REPLACE EXISTING STOREFRONT WITH NEW STOREFRONT SYSTEM

**SOUTH ELEVATION**



**ENCLOSURE INSPIRATION**



**AREA OF ALTERATION:**  
 ♦ SHOWING MEP VENT LOCATIONS  
 ♦ NEW WALL FOR MEP DUCTWORK  
 ♦ ALTERED SHAPE OF CANOPY

**NORTH ELEVATION**

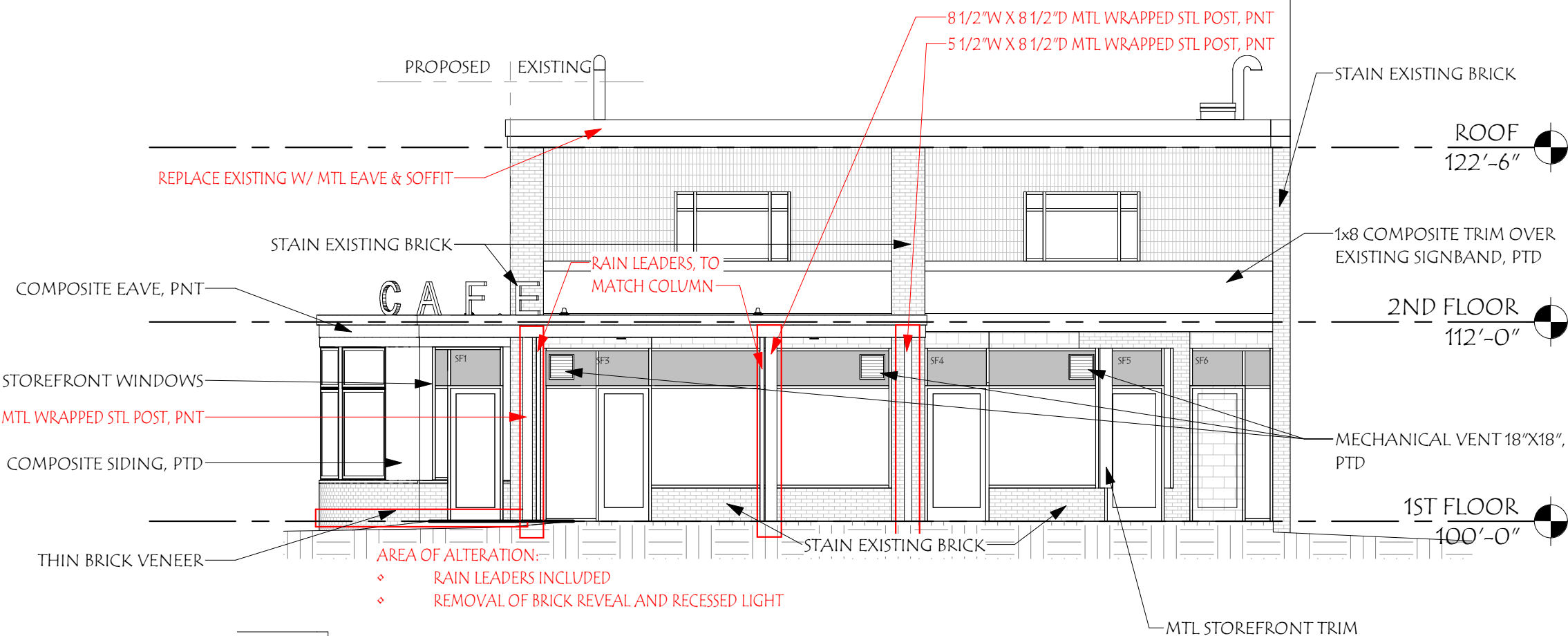
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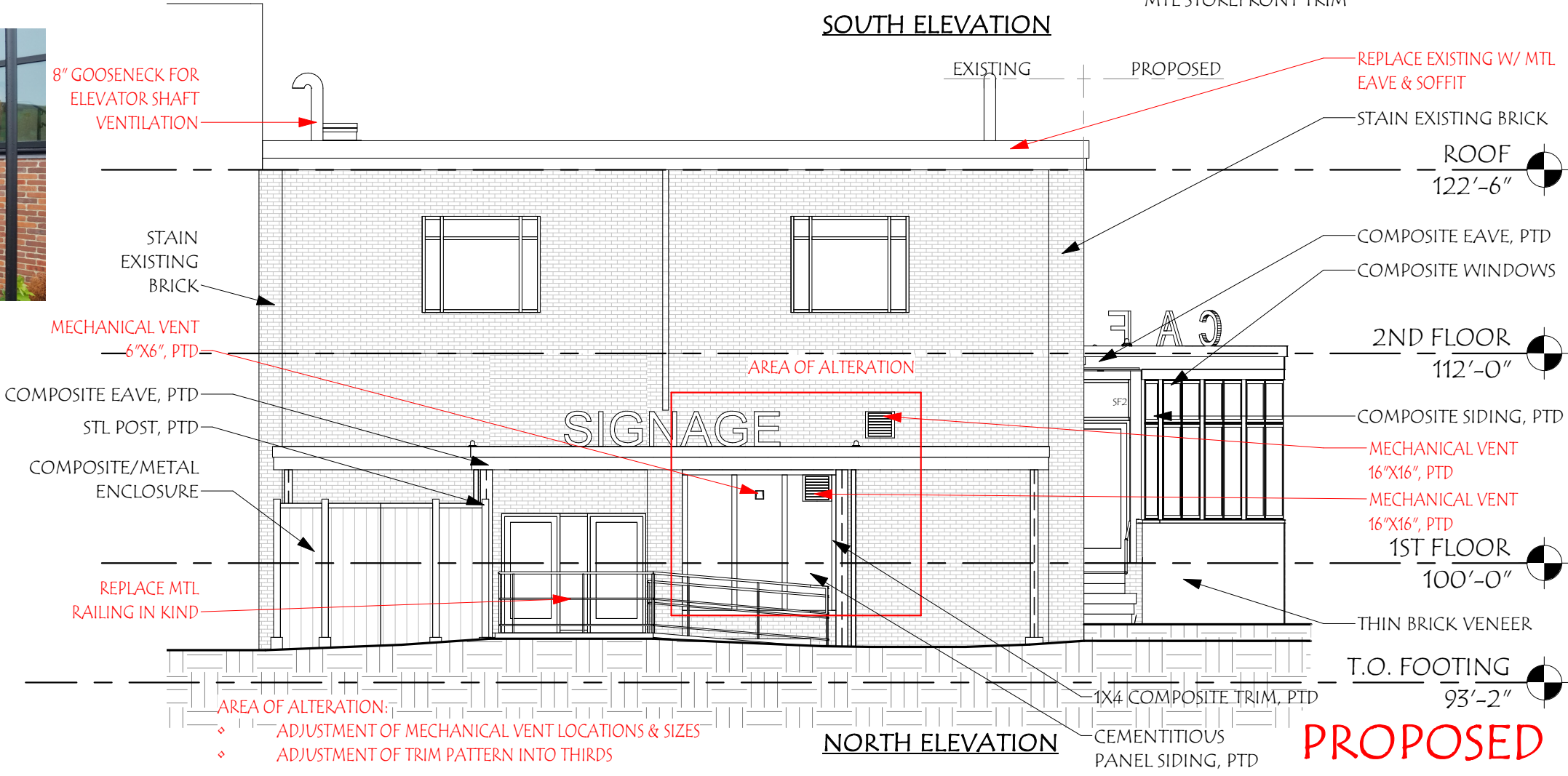




**SOUTH ELEVATION**



**ENCLOSURE INSPIRATION**



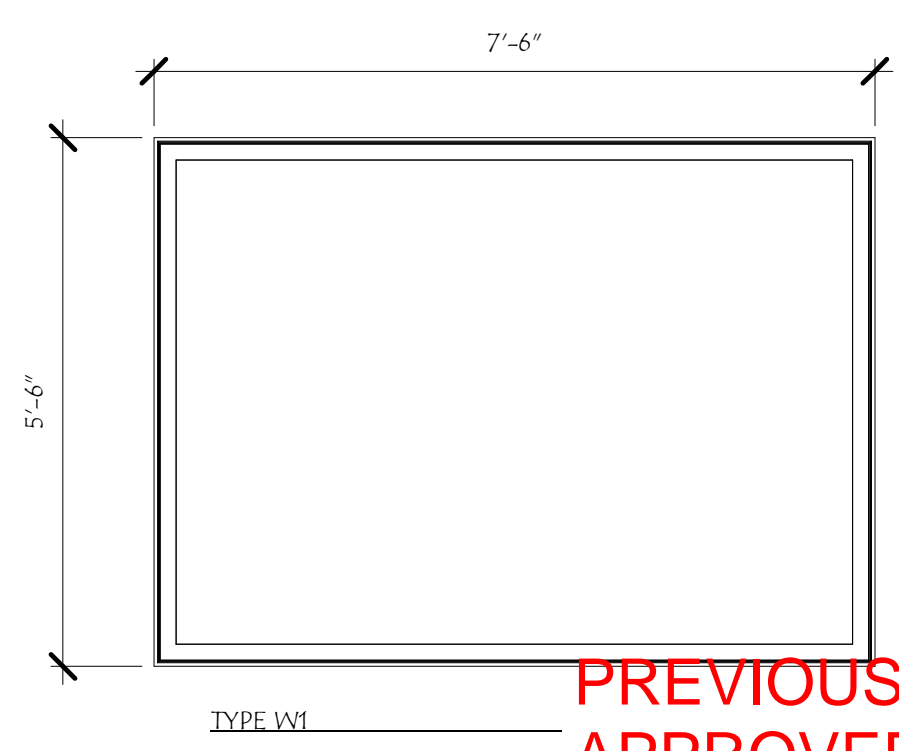
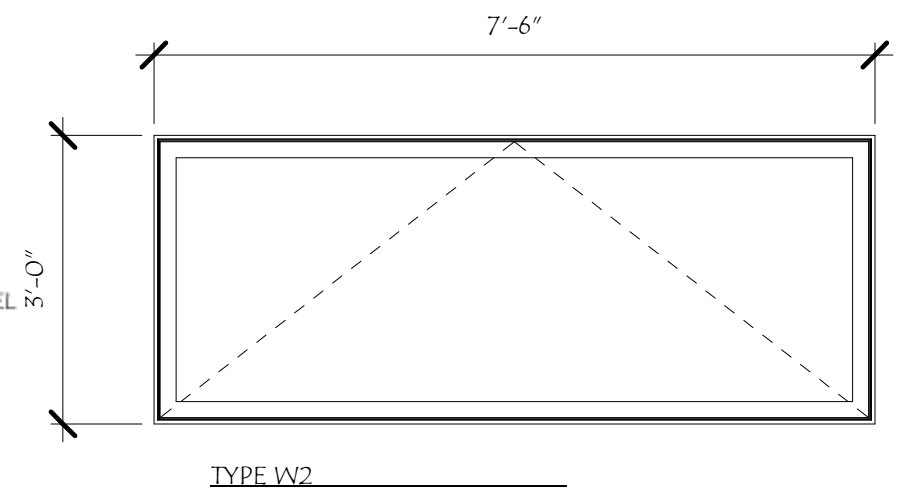
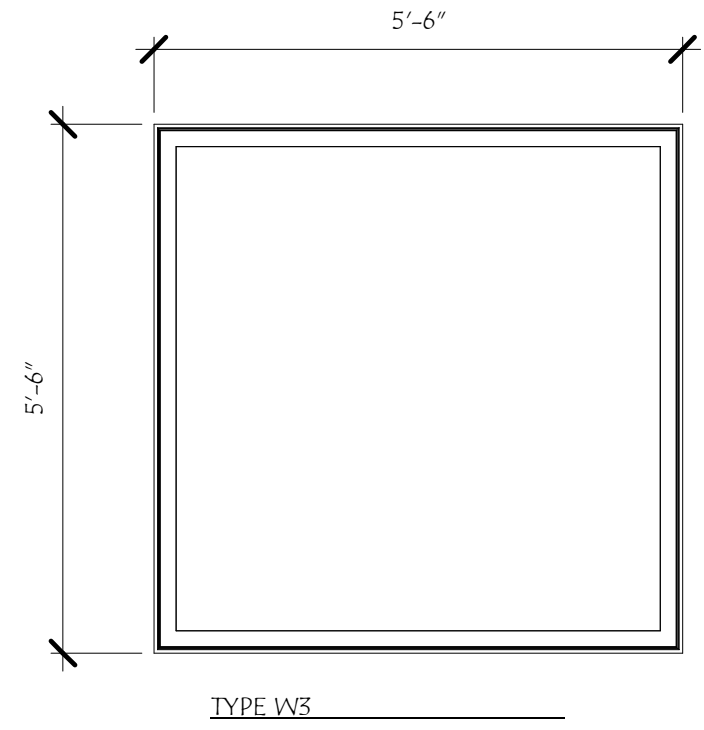
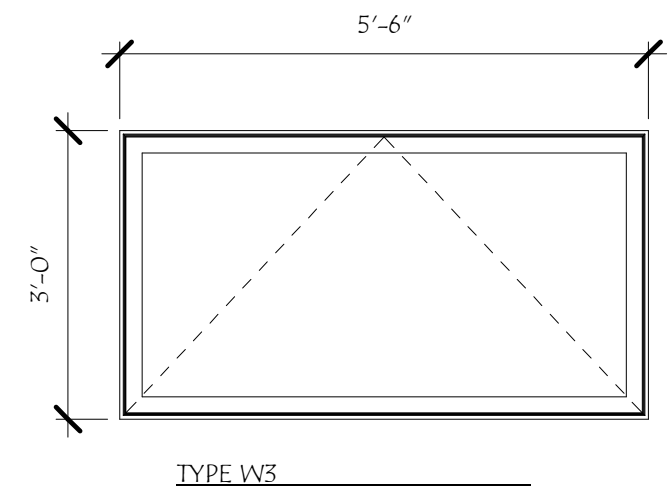
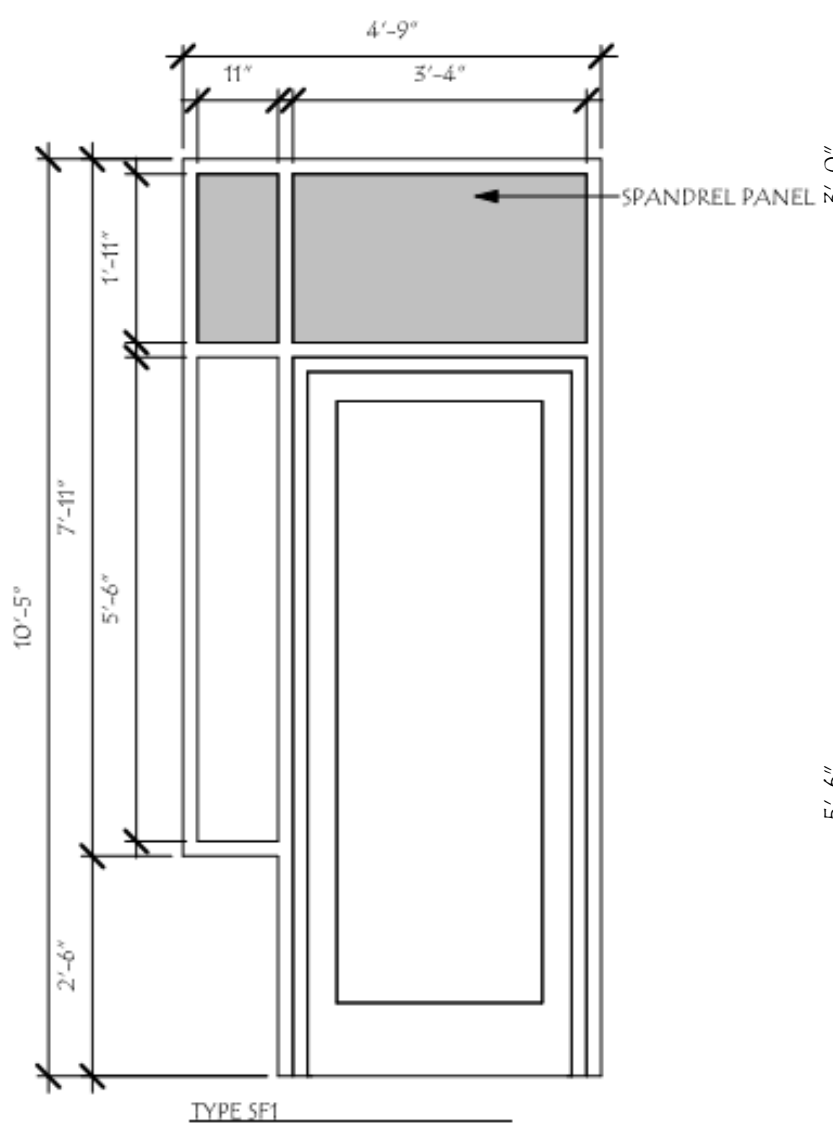
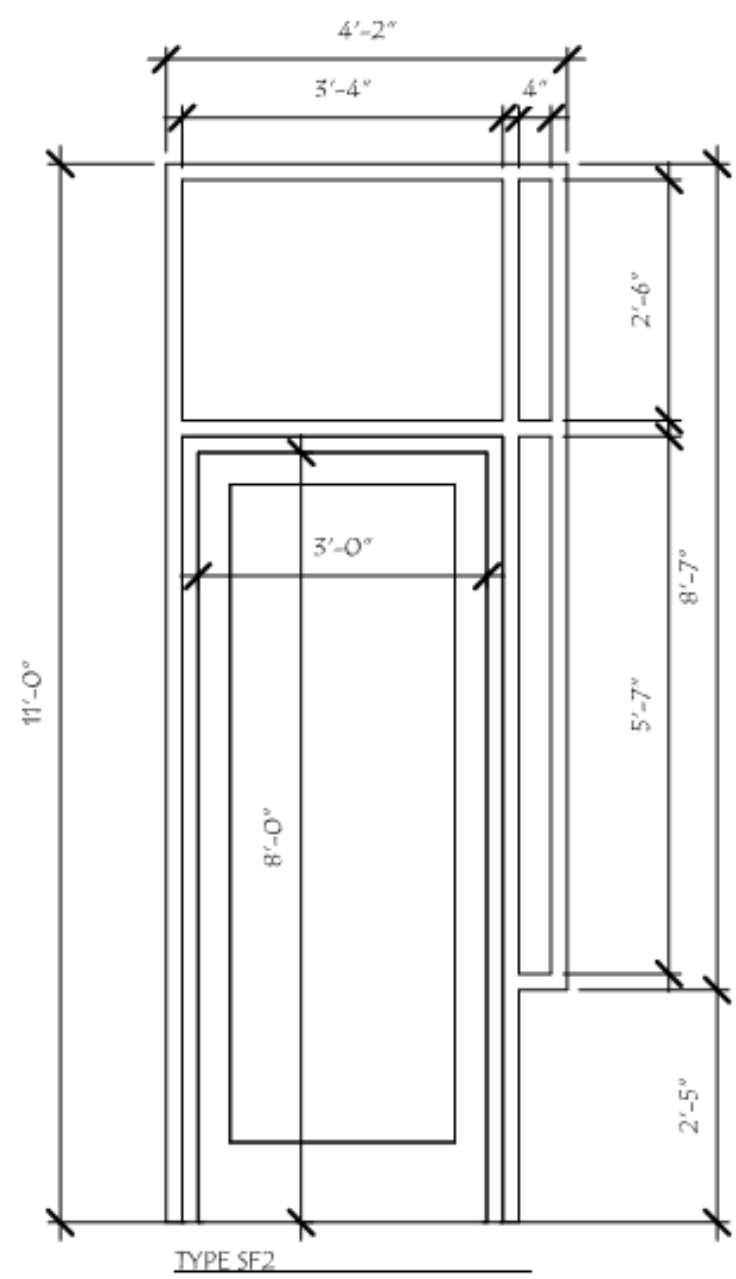
**NORTH ELEVATION**

**PROPOSED**

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| TITLE: PROPOSED ELEVATIONS | 17 |
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**PREVIOUSLY APPROVED**



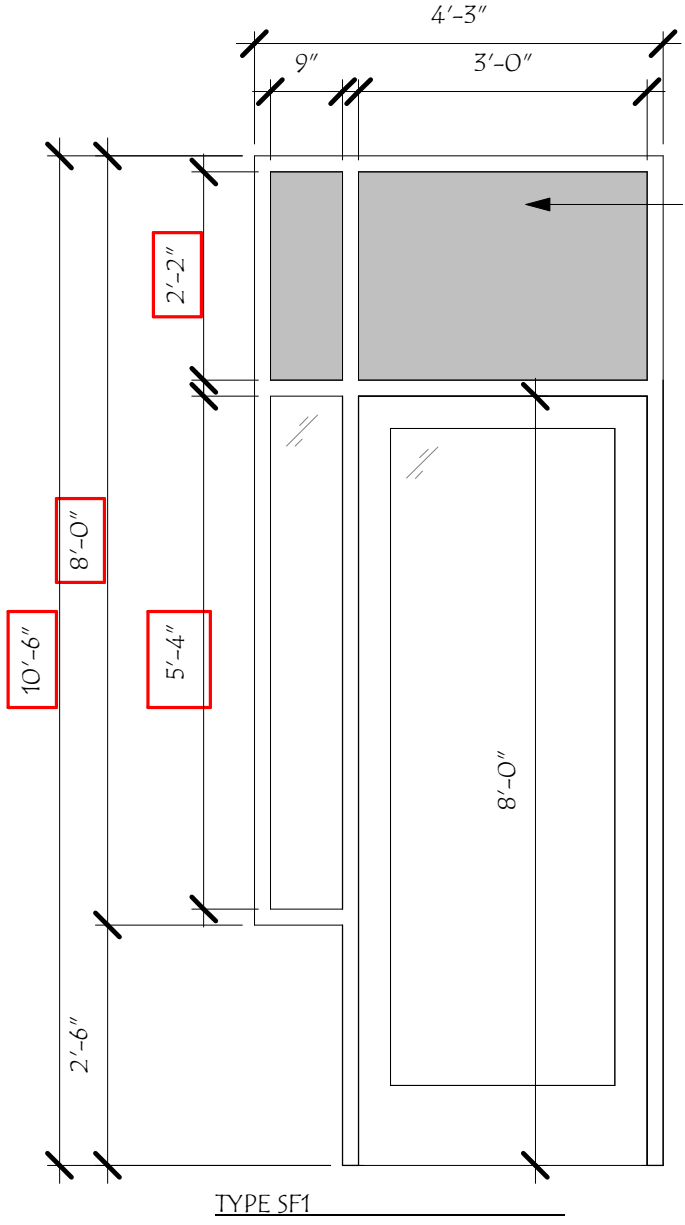
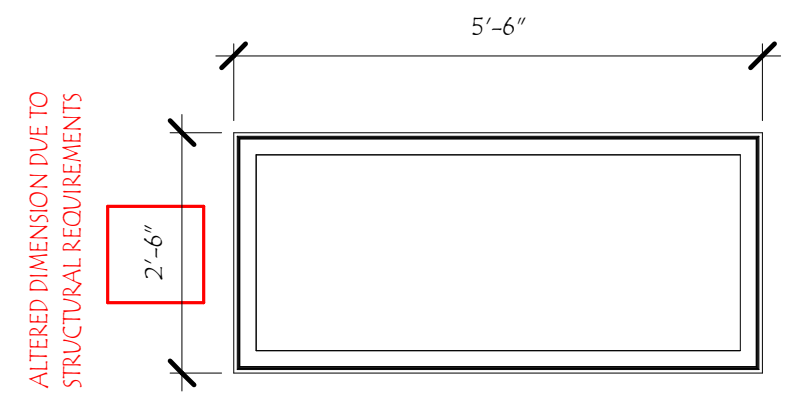
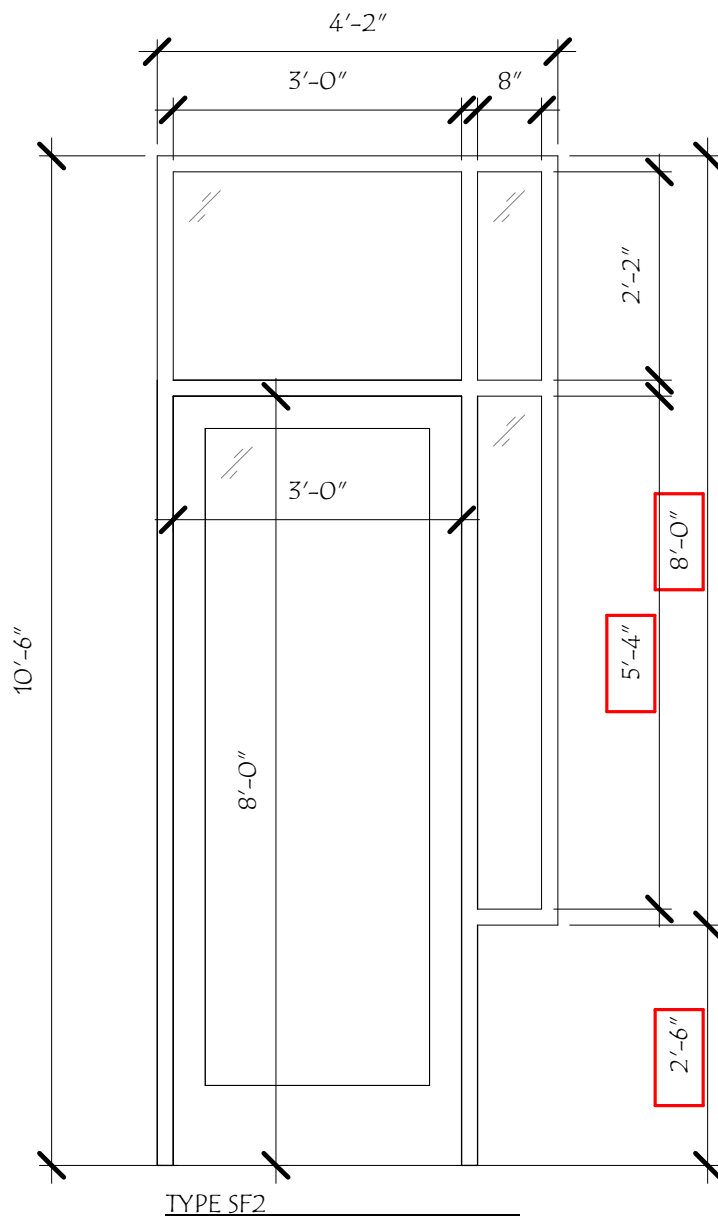
HISTORIC DISTRICT COMMISSION WORKSESSION/ PUBLIC HEARING OCTOBER 2022

147 CONGRESS  
147 Congress St  
Portsmouth, NH 03801

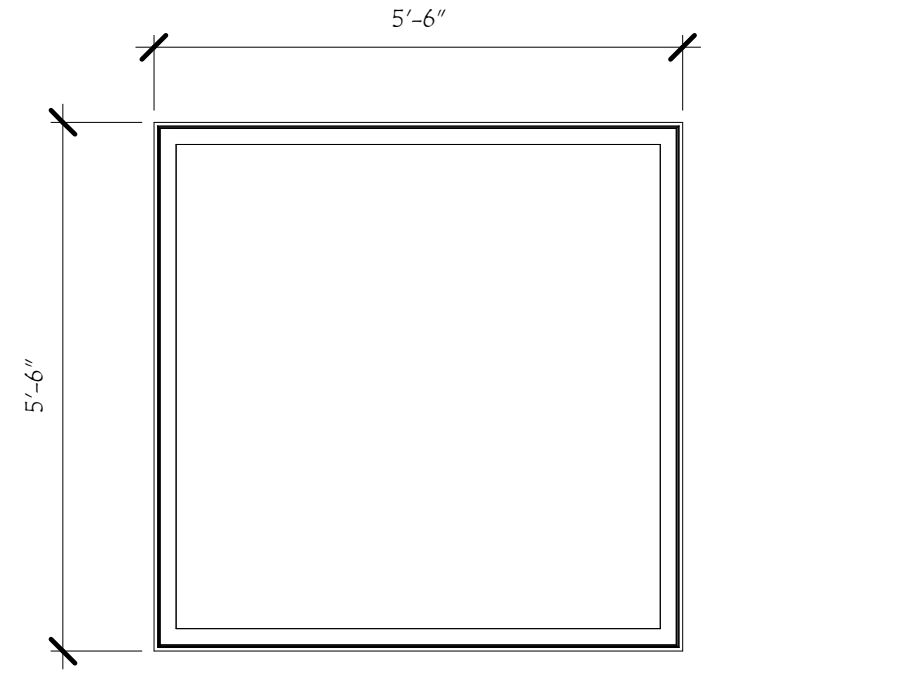
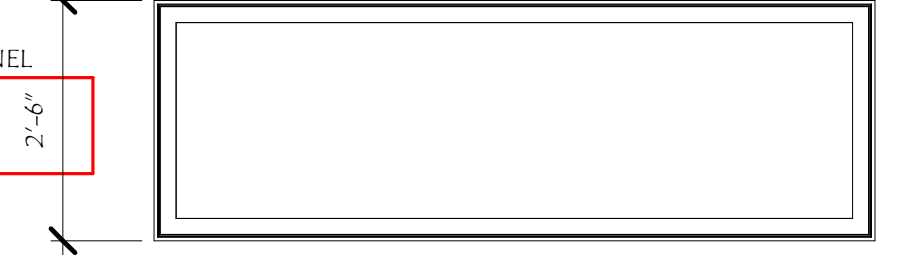
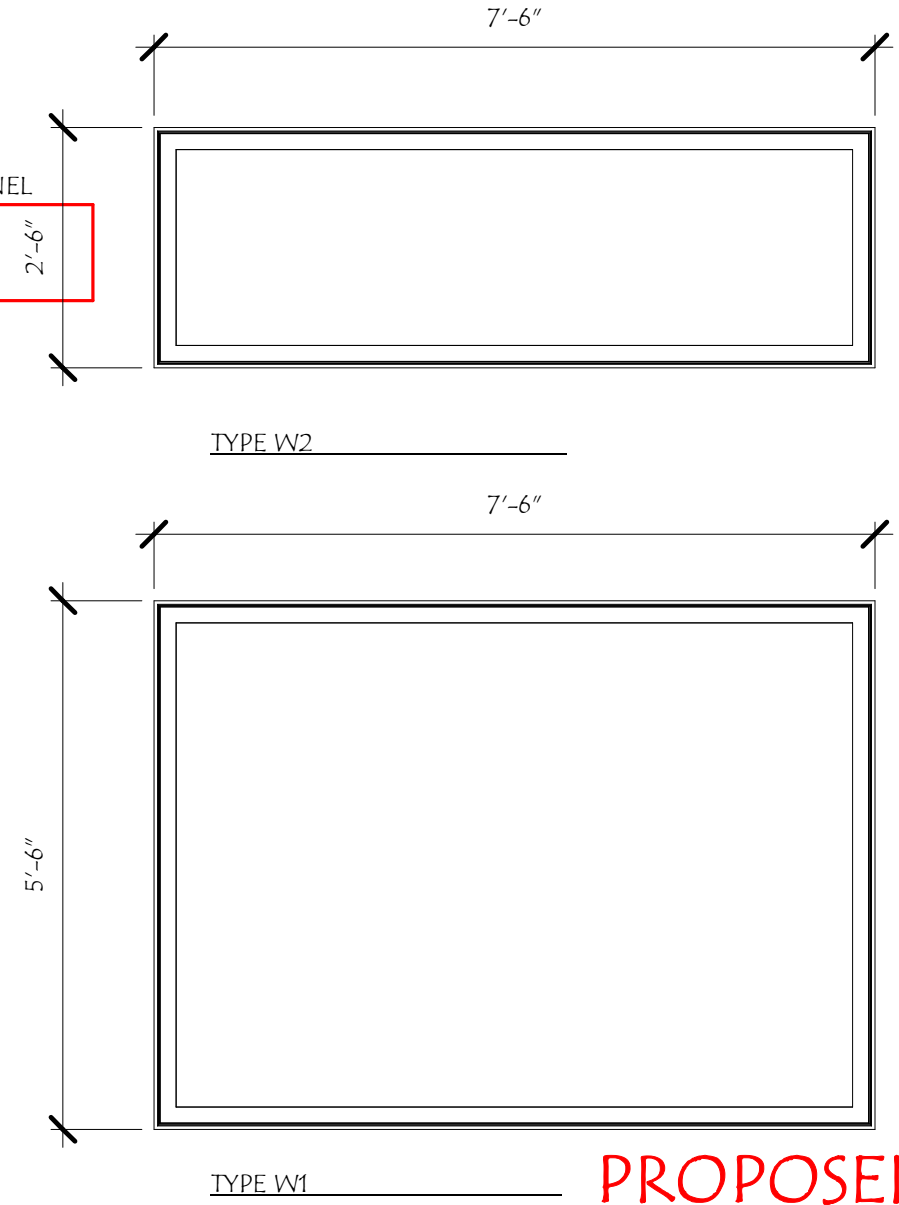
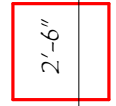
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CHECKED BY: RJH  
PROJECT NO.: 202209  
DATE: 10/05/22

TITLE: FENESTRATION  
14



ALTERED DIMENSION DUE TO STRUCTURAL REQUIREMENTS



**PROPOSED**

TITLE:  
FENESTRATION

18

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**147 CONGRESS**  
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Portsmouth, NH 03801

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL AUGUST 2023



**MARVIN**



MARVIN  
ESSENTIAL™

Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%. Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Essential windows stay strong and true, even in harsh conditions.

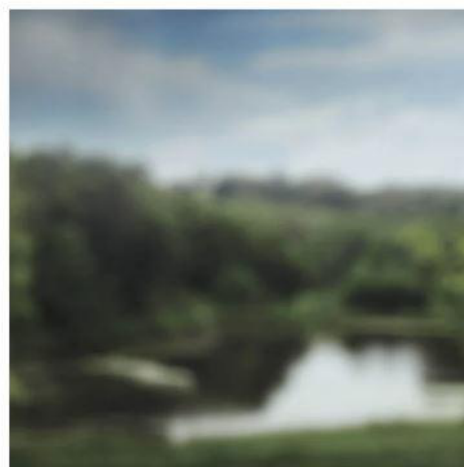


Ebony

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Selected: Ebony



Gray Tint

GLASS: LOW E3 WITH GRAY TINT

Selected: Gray Tint



EXTERIOR COLOR

Selected: Ebony



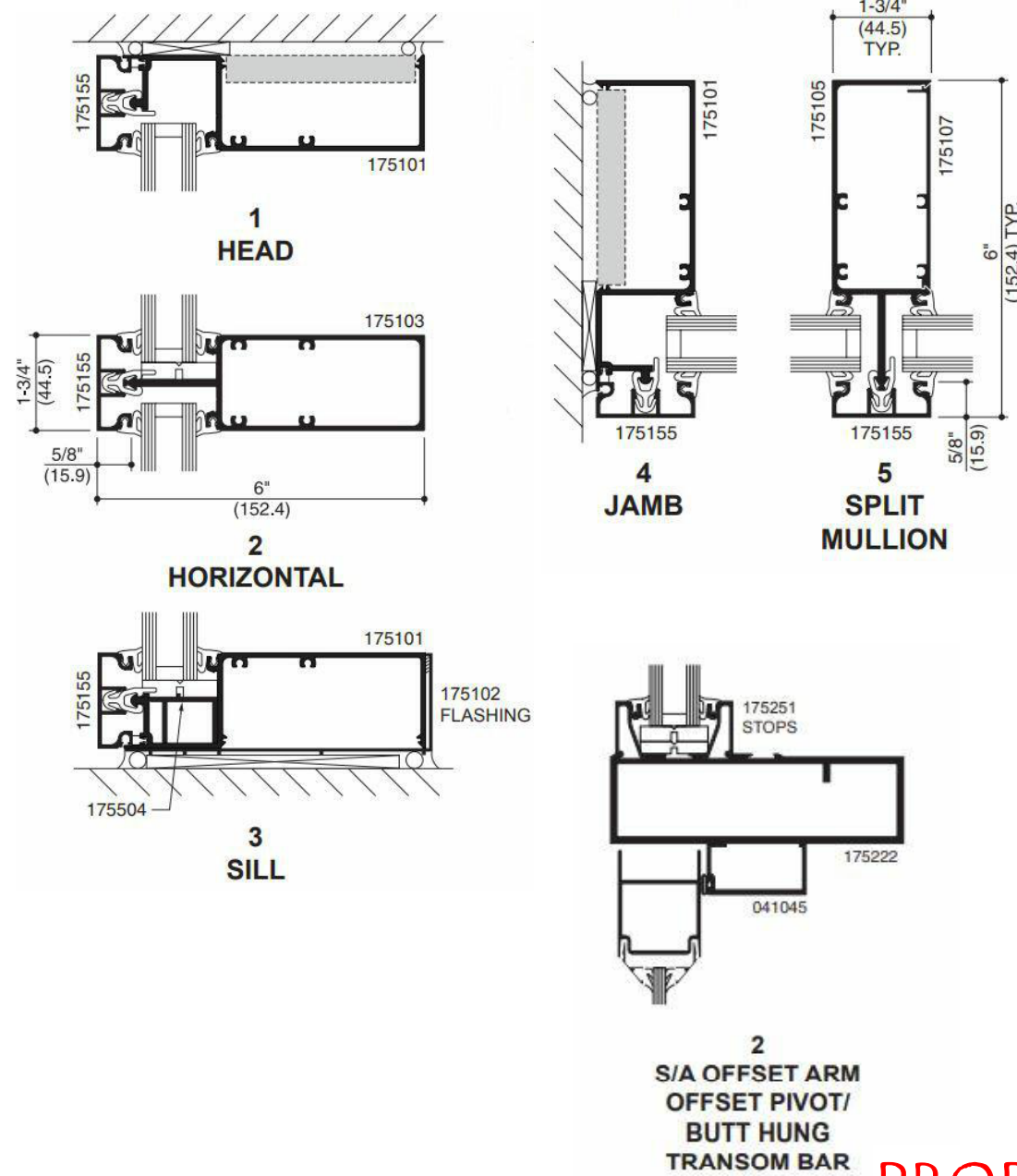
OR ARCHITECT APPROVED EQUAL

Taking center stage in Kawneer's lineup, the EnCORE™ Framing System is a two-piece face-and-gutter system that offers thermal economy, a structural silicone glazed (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. The EnCORE™ Framing System readily adapts to remodel projects and new construction, whether traditional or modern architecture.

**ECONOMY**

EnCORE™ is a QuickSeal™ dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.



ADJUSTMENT TO WINDOW LINE FROM SIGNATURE TO ESSENTIAL.  
BOTH HAVE A FIBERGLASS EXTERIOR

**PROPOSED**



HISTORIC  
DISTRICT  
COMMISSION  
ADMINISTRATIVE  
APPROVAL  
AUGUST 2023

147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

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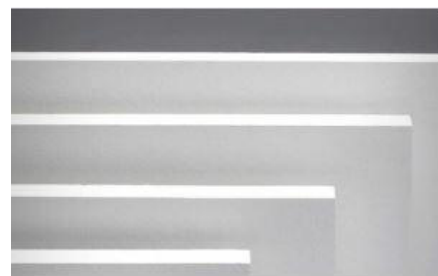


**HARDIE® PANEL VERTICAL SIDING  
SMOOTH**

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

**AVAILABLE SIZES**

|                          |                     |
|--------------------------|---------------------|
| <b>THICKNESS:</b> 0.312" | <b>LENGTH:</b> 120" |
|                          | <b>WIDTHS:</b> 48"  |



**HARDIE® TRIM BOARDS  
4/4 SMOOTH**

This trim's simplicity never goes out of style. In a color from our Statement Collection products or Dream Collection products, it has even more staying power. Also available primed for paint.

**AVAILABLE SIZES**

|                   |               |
|-------------------|---------------|
| <b>THICKNESS:</b> | 0.75"         |
| <b>LENGTH:</b>    | 144" boards   |
| <b>WIDTHS:</b>    | 3.5"    5.5"  |
|                   | 7.25"   9.25" |
|                   | 11.25"        |



**SPAULDING BRICK COMPANY, INC.**  
an employee owned company

OR ARCHITECT APPROVED EQUAL



**BRICK MATERIAL- FINAL SELECTION TO MATCH STAINED EXISTING BRICK**

THIN BRICK TO MATCH EXISTING BUILDING'S EXISTING BRICK AND THEN STAINED TO BE COHESIVE



**TECHNICAL DATA SHEET**

**KEIM RESTAURO® STAIN** OR ARCHITECT APPROVED EQUAL  
SOL-SILICATE PIGMENTED MINERAL STAIN AND GLAZE

PRODUCT DESCRIPTION

Sol-silicate based, non-film forming mineral stain provides a penetrating, low pigment or translucent finish when diluted with RESTAURO Dilution/Thinner. The original look and feel of natural or precast stone and masonry or brick are not filled-in or altered by RESTAURO, except for color tone. It may be used as a solid-color finish (undiluted) or as a transparent stain/glaze when mixed with dilution/thinner. Pigment and opacity level is the result of how much dilution (clear) is added. Stains ranging from mostly opaque to almost clear are possible. It has water repellent properties and fulfills the requirements of DIN 18363 sect. 2.4.1.

FIELD OF APPLICATION

RESTAURO Pigmented Mineral Stain is uniquely formulated for use on interior or exterior new or bare, aged brick, mortar, mortar repairs and natural and precast stone. It should not be applied to existing latex or acrylic painted surfaces. It is used to decorate or add color or to visually conceal color variations in new or old masonry and for blending and minimizing the appearance of repairs. It may also be used to provide a stained appearance on entire stone or brick facades.

RESTAURO Stain can also be applied as an opaque thin-layer finish retaining the natural surface texture and providing a protective water and weather resistant finishes.

Water proofing may be further enhanced by a pretreatment with SILAN-100 Silane Penetrating Water Repellent. The application of DESIGN Stain together with SILAN-100 complies with water protection requirements as per DIN EN 1504-2/2.2.

RESTAURO Stain is less weather resistant on horizontal and slightly inclined surfaces.

PRODUCT PROPERTIES

RESTAURO Stain protects masonry from the action of weather and prevents the penetration of atmospheric pollutants. Surface textures are fully retained and never "filled-in". It provides a natural mineral matte finish.

- Sol-silicate penetrates and forms permanent chemical bonds—won't peel or lose adhesion
- Light fast, color will not fade
- Extremely vapor permeable—masonry remains dryer
- Weather and moisture resistant
- Not affected by pollution or acid rain
- Darkens when wet—repairs blend into natural masonry wet or dry

Technical data

|   |   |
|---|---|
| Density   | 1.1—1.3 g/cm³   |
| Weight  | 10.1 lbs/gal  |
| VOC by ASTM D6886   | < 1 g/liter   |
| Vapor Diffusion   | sd (H2O) = <0.02 m                                    |
| Water Absorption Coefficient (DIN EN 1504)  | W=0.20 kg/m² h 0.5                                    |
| Lightfastness of color pigment (Fb-Code acc. to BFS technical bulletin No. 26)    | A1 Best in class rating No color change after 4 years |
| Vapor Permeability (ASTM E96)   | 75—85 Perms   |
| Flashpoint  | Non-Flammable   |
| Alkali Resistance ASTM D1308  | Passes  |
| Mildew Resistance ASTM D3273/D3274  | Passes  |
| Thermal Expansion   | Comparable to the concrete substrate                  |
| Gloss at 85°  | 2.0 Mineral Matte Flat                                |
| All test results performed on 2 coats Restauro Stain applied at 425—475 sf/gallon |   |



KEIM Mineral Coatings of America, Inc.  
3935 Perimeter West, Suite 100  
Charlotte, NC 28214  
keim.com  
1-866-906-5346 or 704-588-4811  
Email: info@keim.com

**PROPOSED**



**HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL**  
AUGUST 2023

**147 CONGRESS**

147 Congress St  
Portsmouth, NH 03801

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MECHANICAL GOOSENECK VENTS, PAINTED TO MATCH BUILDING SURFACE



### 8-Inch Intake & Exhaust Roof Vent – RG8-IE

Our 8-inch flat roof vent for exhaust and intake terminations are designed for use on flat and low slope roofs. View product videos, CAD files, and install instructions below to learn more about our superior flat roof vents. For quantities greater than 25 units please contact us for bulk discounts.

#### Items Included

- 8 Inch GooseNeck With Built-In Removable Damper Door
- 8 Inch Removable Bug Cap With Stainless Steel Screen
- 8 Inch RoofGoose Sleeve 27 Inches Tall
- 8 Inch RoofGoose Rain Collar
- 8 Inch RoofGoose Vertical Riser Clamp
- 8 Inch Stainless Steel Hose Clamp Pre Laced on Sleeve Base



2-SRF 2" Flanged Frame Louver

MECHANICAL LOUVER VENTS, VARIOUS SIZES, PAINTED TO MATCH INSTALLATION SURFACE



6X6 EXHAUST VENT CAP, PAINTED TO MATCH INSTALLATION SURFACE

**PREVIOUSLY APPROVED-FOR REFERENCE ONLY**

147 CONGRESS

147 Congress St  
Portsmouth, NH 03801

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2022



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**5. 28 South Street**

**- Recommended Approval**

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

**Staff Comment:** Recommended Approval

**Stipulations:**

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



## LUHD-665

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/17/2023

### Primary Location

28 SOUTH ST

Portsmouth, NH 03801

### Owner

STILES THEODORE M &

BOYD JOAN

28 SOUTH ST PORTSMOUTH,

NH 03801

### Applicant

Dana Joy

603-755-4900

joyshvac@msn.com

6 NH Route 11  
Farmington , NH 03835

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Installation of Mitsubishi outdoor unit and line hide

Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Other

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

Contractor





**6. 60 Penhallow Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (roof design and color and change windowsill nosing profile)

**Staff Comment:** Recommended Approval

**Stipulations:**

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

# 60 PENHALLOW STREET AT BRICK MARKET

HDC REVISION 9 - AUGUST 18, 2023

| HDC - REV 9 SHEET LIST |                              |
|------------------------|------------------------------|
| Sheet Number           | Sheet Name                   |
| H9.1                   | COVER                        |
| H9.2                   | ROOF PLAN - PROPOSED         |
| H9.3                   | ROOF PHOTOS                  |
| H9.4                   | SUNSHADE INSTALLED PHOTOS    |
| H9.5                   | SUNSHADE PREVIOUSLY APPROVED |
| H9.6                   | WINDOW SILLS                 |



## SUMMARY OF REVISIONS

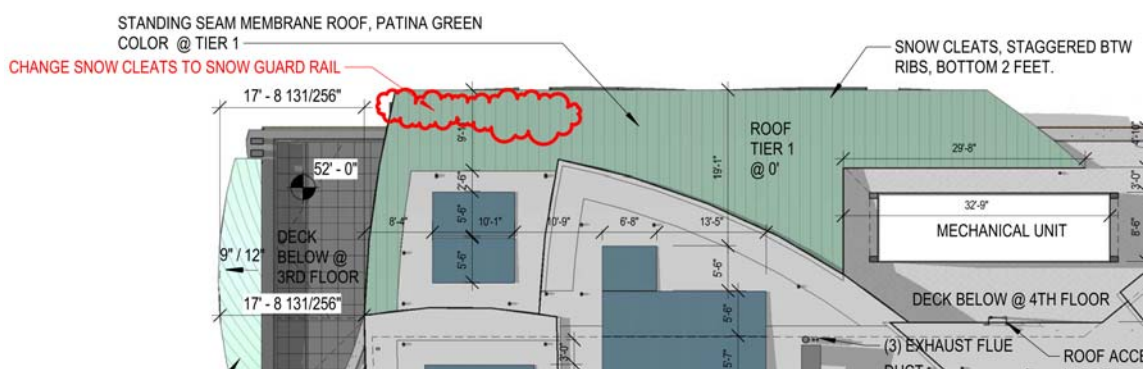
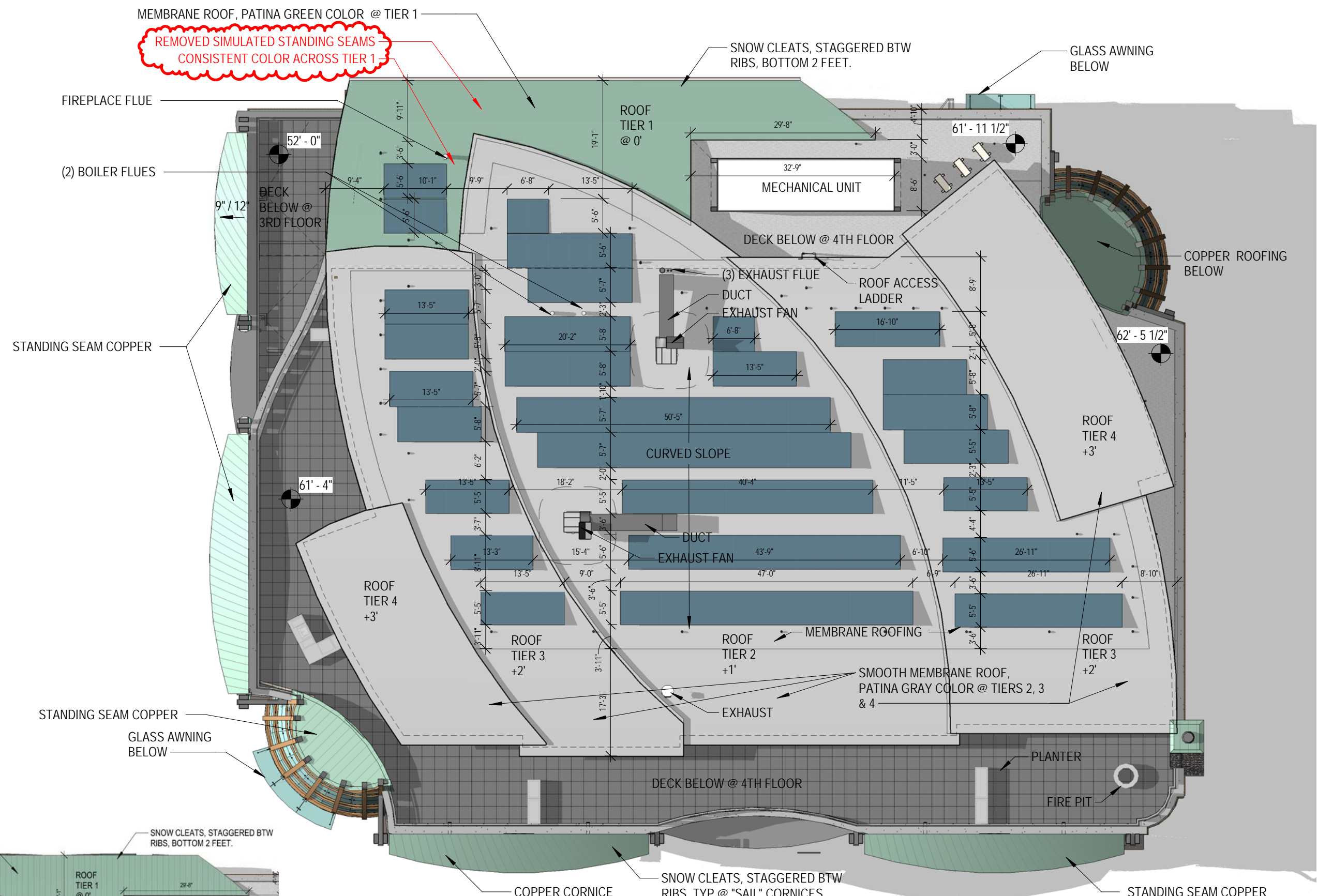
- 1. Omit Previously approved standing seams at tier 1 Membrane Roofing**
  - A. Description:** Color and material is same as previously approved. Material change was approved per Revision 2 on 6/18/21. Color change was approved per Revision 3 on 8/25/21. However the approved adhered standing seam "ribs" were not installed at the lowest, rear Tier 1 green roof. Grey was omitted from tier 1
  - B. Reason:** solar panels in this area prohibited installation of glued-on pvc ribs under panels and make it less safe for walking when maintaining the solar panels. Tier 1 was made one consistent color to use only one type of EPDM. Gray on others tiers are PVC.
- 2. Change Pre-Patina'd copper to natural mill finish copper at South Alley Solar Shades**
  - A. Description:** Solar shade frame construction was previously approved per original application, detail on page D1.26 November 2019. Perforated copper infill panel material was approved per Revision 1, 10/07/2020 Index and Page 48. However the perforated copper was installed as mill finish, instead of the approved pre-patina'd copper finish
  - B. Reason:** this product was not available as pre-patina'd. Real copper mill finish copper was installed, and so will turn green naturally, slowly over time. This could be field patina'd with a spray applied ammonia-based solution if HDC prefers a faster process
- 3. Change Window sill nosing profile from 3 1/2" to 3/4" at South and West Alleys, second and third floor windows**
  - A. Description:** These window sills were originally approved as 1x4's on the vertical. However they were installed as 1x4's on the flat, to match the other window trim changes approved on North and East facades.
  - B. Reason:** This change was not identified when HDC approved the removal of similar 1x4 horizontal wood banding below windows at north and east facades, per Revision 7 on 10/14/2022. This shallower sill profile is consistent with the approved change at other facades.

H9.1

## COVER

60 PENHALLOW STREET at BRICK MARKET  
HDC Revision 9, 8/18/2023

MEMBRANE ROOF, PATINA GREEN COLOR @ TIER 1  
 REMOVED SIMULATED STANDING SEAMS  
 CONSISTENT COLOR ACROSS TIER 1



PREVIOUSLY APPROVED ROOF PLAN AT TIER 1 (REV 3 - AUGUST 2021)

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

H9.2  
**ROOF PLAN - PROPOSED**  
 60 PENHALLOW STREET at BRICK MARKET  
 HDC Revision 9, 8/18/2023



INSTALLED PHOTO

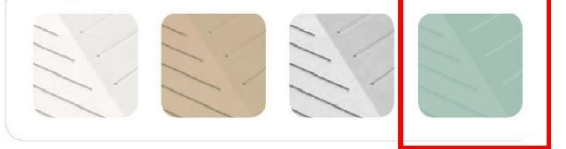


MEMBRANE ROOF WITH SIMULATED STANDING SEAM



Décor is available in seven standard colors: White, Tan, Light Gray, Patina Green, Lead Gray, Copper Brown, Evergreen, or a nearly unlimited number of custom colors.

EnergySmart Roof COLORS ON TOP ROW.



PATINA GREEN

Because of printing process variations, colors shown in this brochure may vary slightly from actual membrane colors. Call Sika Corporation—Roofing at (800) 576-2358 to request membrane samples.

**PREVIOUSLY APPROVED PRODUCT BY HDC**

AT TIME OF PROCUREMENT MANF WAS NOT MAKING THIS COLOR OR ANY OF THIS PVC ROOFING LINE DUE TO PANDEMIC SUPPLY CHAIN ISSUES. NEITHER WERE OTHER MANF'S CONTACTED BY BIDDERS



**INSTALLED PRODUCT**

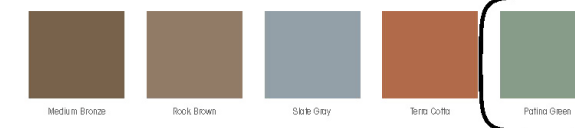
ALTERNATE MANF WAS ABLE TO PROVIDE A PATINA GREEN IN EPDM MATERIAL

**VERSIWEID HS TPO**

Special Color Program



Turn your roof into a canvas with VersiColor's TPO Special Color Program. The leader in single-ply technology offers more pre-formulated colors than any other manufacturer in the marketplace with reinforced membrane available in 10' x 100' sheets, non-reinforced flashing available in 24" x 50' rolls, TPO Rib Profiles, custom accessories and flashings, and TPO-coated metal available in 4' x 10' sheets.



VersiWeid TPO Colors In Stock



H9.3

**ROOF PHOTOS**

60 PENHALLOW STREET at BRICK MARKET  
HDC Revision 9, 8/18/2023



ARCHITECTS  
INTERIORS  
PLANNERS



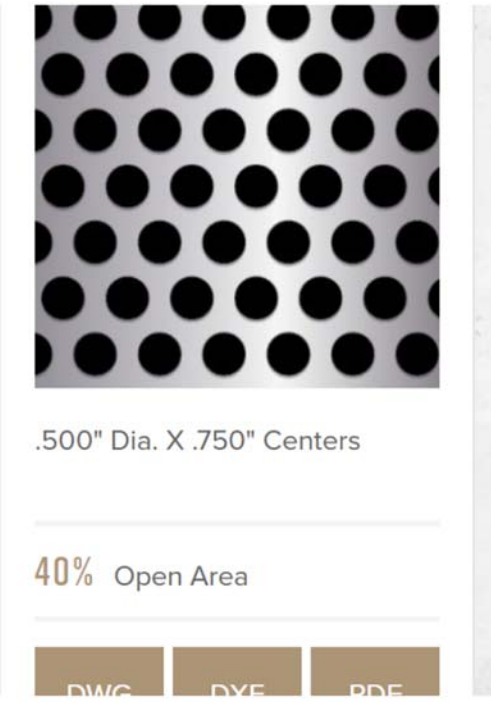
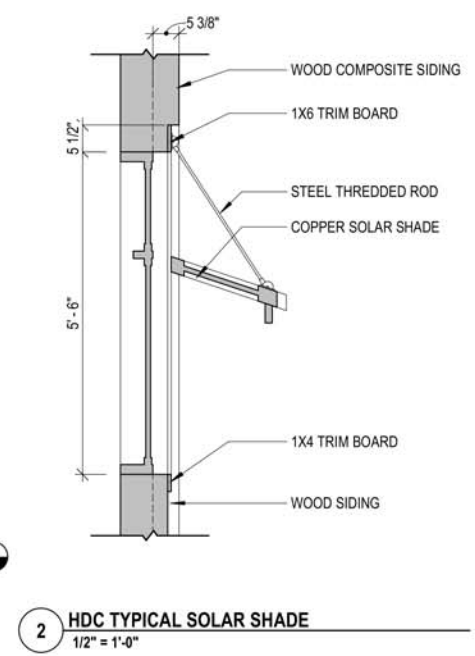
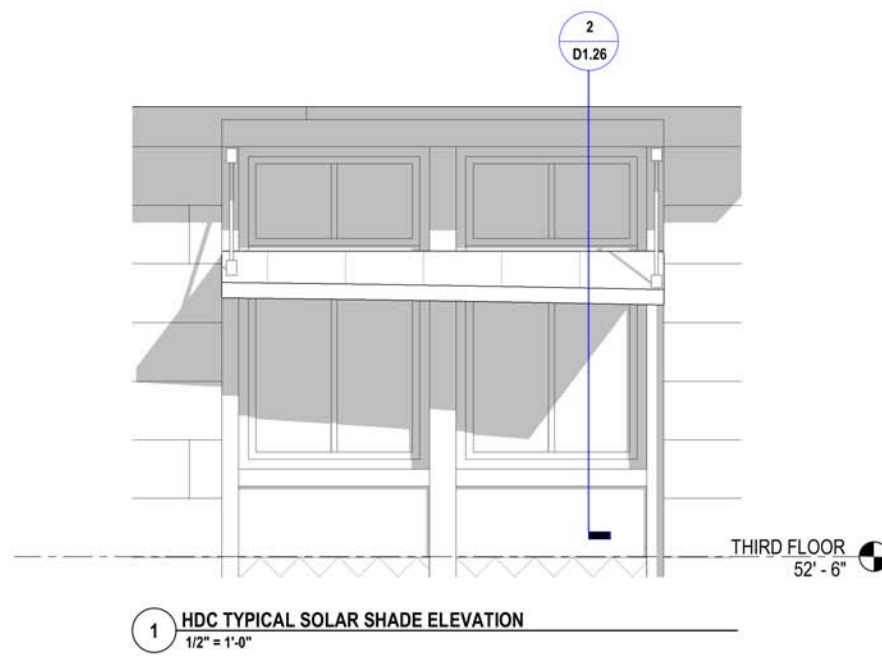
H9.4

### SUNSHADE INSTALLED PHOTOS

60 PENHALLOW STREET at BRICK MARKET  
HDC Revision 9, 8/18/2023



ARCHITECTS  
INTERIORS  
PLANNERS



**D1.26** ELEVATION DETAILS  
 60 PENHALLOW STREET at BRICK MARKET  
 HDC PUBLIC HEARING - NOVEMBER 2019



PREVIOUSLY APPROVED ELEVATION AND DETAIL (PUBLIC HEARING - NOV 2019)

PREVIOUSLY APPROVED MATERIAL (REV 1 - OCT 2020)

**H9.5** SUNSHADE PREVIOUSLY APPROVED  
 60 PENHALLOW STREET at BRICK MARKET  
 HDC Revision 9, 8/18/2023

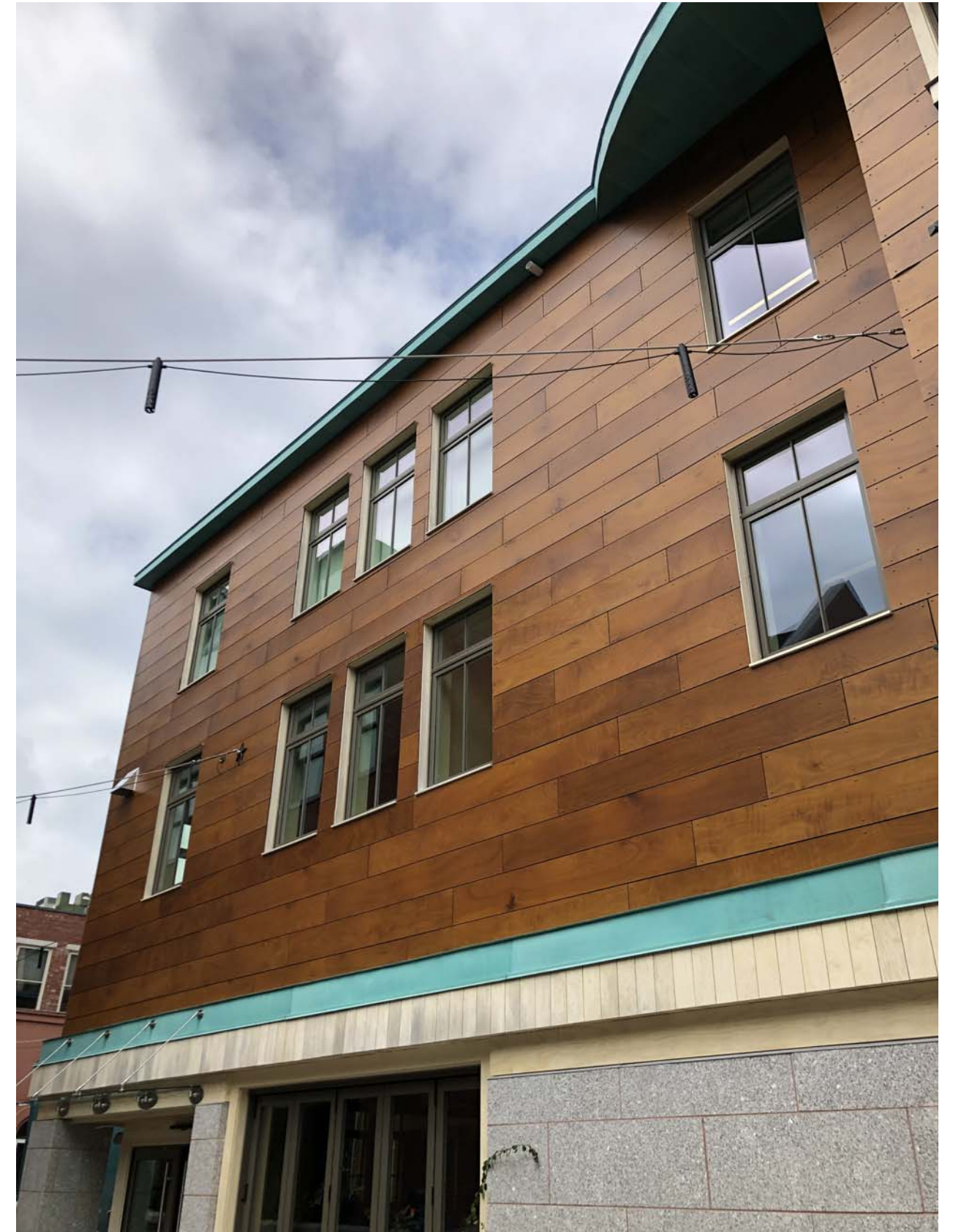




WINDOW TRIM ON NORTH FACADE



AS-BUILT TRIM ON SOUTH AND WEST FACADES



H9.6

## WINDOW SILLS

60 PENHALLOW STREET at BRICK MARKET  
HDC Revision 9, 8/18/2023

**JSA**

ARCHITECTS  
INTERIORS  
PLANNERS



**7. 4 Rock Street, Unit 3**

**- Recommended Approval**

**Background:** The applicant is seeking approval for changes to previously approved windows.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



## LUHD-664

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/16/2023

### Primary Location

4 ROCK ST

Portsmouth, NH 03801

### Owner


COYLE KATE & COYLE KEVIN

660 MIDDLE ST


PORTSMOUTH, NH 03801

### Applicant

 Kathryn Coyle

 617-413-0325

 polizzotto@gmail.com

 660 Middle Street  
Portsmouth, NH 03801

## Application Type

Please select application type from the drop down menu below

Alternative Project Address 

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Modification of three windows from initial approval.

### Description of Proposed Work (Planning Staff)

## Acknowledgement

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

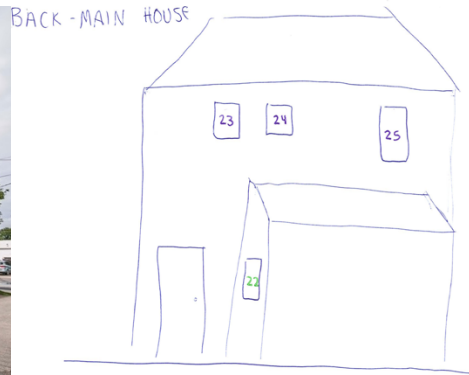
By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction\*

Kevin and Kathryn Coyle  
4 Rock Street Apt 3

REQUEST FOR ADMINISTRATIVE APPROVAL

SUMMARY: The HDC approved a full application for a combination of new windows, in conjunction with restoring windows. The approved new windows are from Green Mountain Window and Door Company. Our initial focus has been on Unit 3, as we have gutted and renovated the interior unit. We have stayed consistent with our proposal, with the exception of three windows. We are requesting administrative approval for the changes to these windows due to the condition of one window and limitations on what Green Mountain manufactures.

## Our Initial Proposed Windows #23 & 24



(Back Alley as viewed from Islington St.)

Windows #23-24 are 1960's vinyl windows. Our proposal is to replace the sashes only with double hung style 6 over 6. There will be NO light loss with this replacement. The approximate size of these windows are 25" x 46".

## Administrative Approval Request

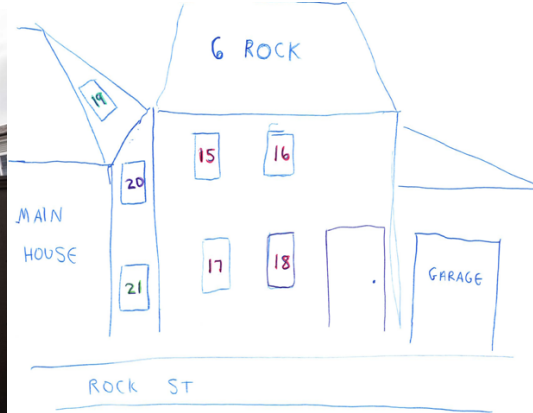
Green Mountain does not make a 6 over 6 grid-pattern in this small sized window. As such, we replaced the window with a Green Mountain 1 over 1 style, consistent with what was previously existing and what we believe would be least distinctive. We request approval for these two windows, pictured below.



## Our Initial Proposal- Window #19



(View from Rock Street)



Window #19- We proposed restoring this window.

## Administrative Approval Request

As we were doing demolition work and attempting to restore the window, we encountered significant rot, such that we could not restore the window. We replaced the window with a Green Mountain casement window to look like a 6 over 6 original window. We chose this style to offer secondary egress for fire safety. We request approval for the window pictured below:



**8. 320 Union Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval to repair an existing retaining wall and create new retaining wall to match the existing.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-663

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/15/2023

### Primary Location

320 UNION ST  
Portsmouth, NH 03801

### Owner

320 UNION REALTY LLC  
45 MILLER AVE  
PORTSMOUTH, NH 03801

### Applicant

Shannon Alther

603-436-4274

pod1@tms-architects.com

1 Cate Street  
Portsmouth , NH 03801

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Repair in-kind the existing 2' tall retaining wall. Replacing brick with new veneer stone and granite cap. Create new retaining wall 2' tall to mimic repaired wall design. New retaining wall is 2.5'+ away from property line. Project scope is only exterior retaining wall / landscape work.

Description of Proposed Work (Planning Staff)

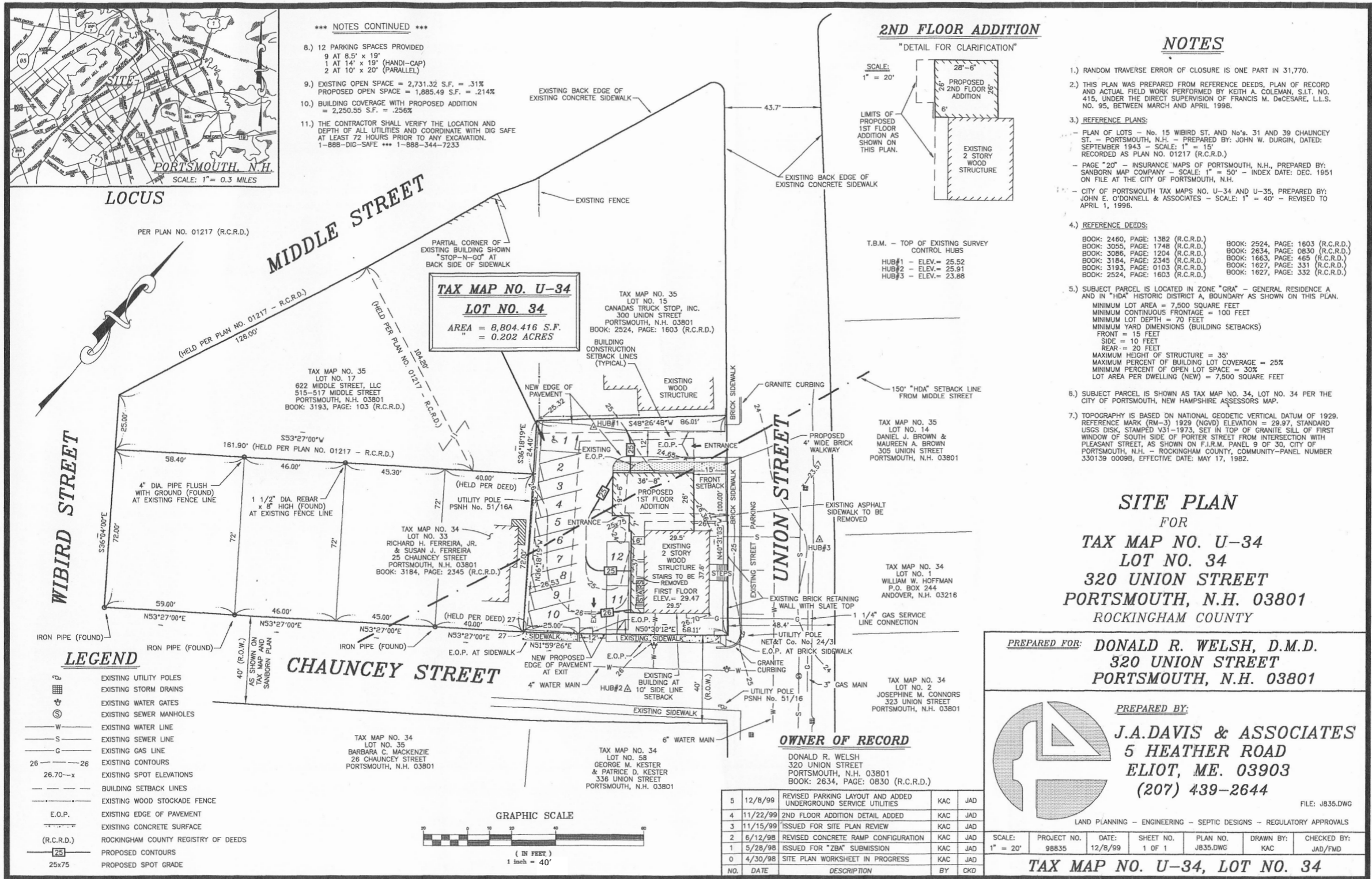
## Project Representatives

Relationship to Project

Architect

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

# 320 Union Street Portsmouth NH



Existing Conditions Site Plan



6-8-2023

TMS  
architects  
interiors

JOB - SHT - REV B35 - 1/1 - REV 5



# 320 Union Street Portsmouth NH

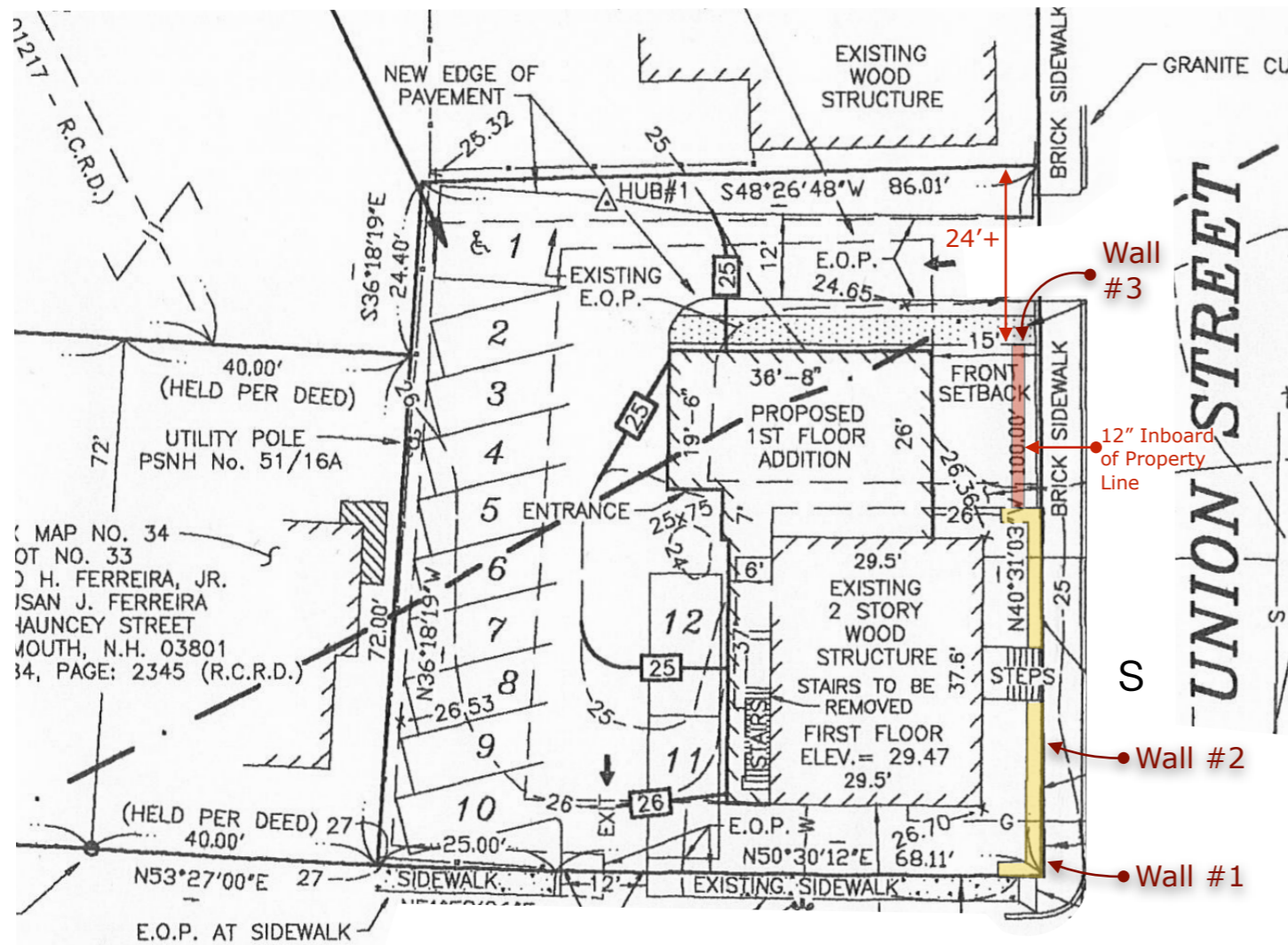
-  Replace Existing In-Kind (Size, Width & Height)
-  **New Wall** to Match Existing (In-Kind = Size, Width & Height)

### Material to be Revised:

Existing walls are made of brick with concrete top.

Proposed Re-surfaced walls #1 & #2 to be granite top with veneer stone facing. New material to adhere to existing concrete base

Proposed new wall #3 to be granite top with veneer stone facing. New material to adhere to new concrete base retaining wall



### Site Data:

- Zone GRA
- Setbacks:
  - Front: 0'
  - Side: 5'
- Existing & Proposed meet requirements

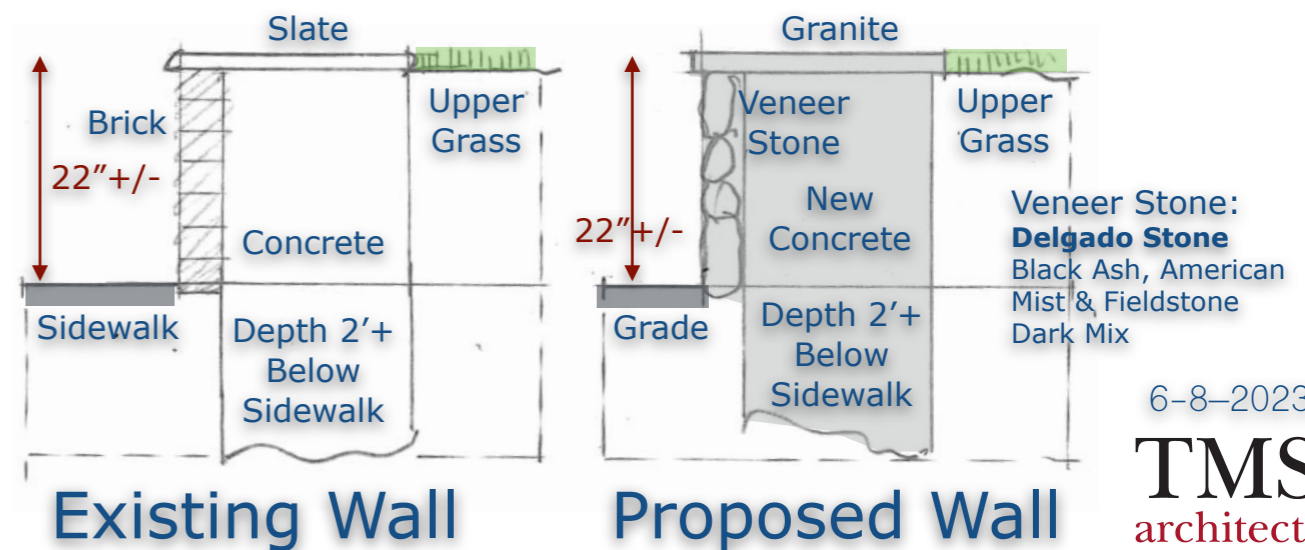
|  | SRA, SRB                     |                   | GRA        |                   |
|--|------------------------------|-------------------|------------|-------------------|
|  | Front Yard                   | Side or Rear Yard | Front Yard | Side or Rear Yard |
| <b>Building Elements</b>   | Maximum Projection Into Requ |                   |            |                   |
| Terraces, decks, steps and stoops that are uncovered and unenclosed and are less than 3 feet in height and less than 100 square feet in area | 5'                           | 5'                | 0'         | 5'                |

### Retaining Walls:

- Wall #1 = 61 SF+/- (Existing)
- Wall #2 = 44 SF+/- (Existing)
- Wall #3 = 40 SF+/- (Proposed)

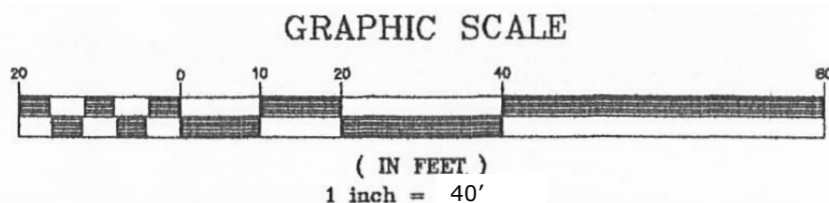
STREET

Site Plan Text Removed For Clarity



Existing Wall

Proposed Wall



## Proposed Site Plan Diagram

6-8-2023

**TMS**  
architects  
interiors

# 320 Union Street Portsmouth NH



Photo #1:

### Photos #1 & #2:

- Replace existing brick with veneer stone
- Replace existing slate top with granite top pieces
- Mortar new material to existing concrete retaining wall
- No change in retaining wall size



Photo #2:



Photo #3:

### Photos #3:

- View of entire existing wall where anticipated work is to occur



Photo #4:

### Photos #4:

- Close-up of existing wall



Photo #5:

### Photos #5:

- Highlight of **New Wall** to mimic existing size (and located **12" inboard** from property line)



Photo #6:

### Photos #6:

- Highlight of **New Wall** to mimic existing size (and located **12" inboard** from property line)

## Existing Site Photos

6-8-2023

TMS  
architects  
interiors

**9. 459 Islington Street - Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a mural on the western wall of the building.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-662

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/15/2023

### Primary Location

459 ISLINGTON ST

Portsmouth, NH 03801

### Owner

J & J'S DROP AND DRIVE LLC

Middle Street 1

PORTSMOUTH, NH 03801

### Applicant

Terrence Parker

603-531-9109

terrence@terrafirmalandarch.com

163a Court Street

Portsmouth, NH 03801

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Occupant and owner propose to mount an art mural on the western wall of building.

Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

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

Full Name (First and Last)

Terrence Parker

Business Name (if applicable)

terrafirma landscape architected

## Liars Bench Brewery at 459 Islington Street Application for Mural Approval

This application is for the approval of 6'x 9' mural to be mounted on a portion the west side of the brewery. The building wall faces the parking lot and the access drive of the abutting bank.

The building is a concrete block building with blue vinyl siding. The Mural will be a polyvinyl graphic adhered to a thin sheet of ¼" metal with a pipe frame and mounted through the vinyl siding and secured to the concrete block. It will be nearly out of street view as it will 100' from Islington Street.

This mural has the following benefits to the community:

- This mural will enhance the entrance experience of the site users.
- This mural will provide an education opportunity for the public.
- The mural honors author Sara Orne Jewett, a person of literary distinction in the history to the Seacoast community.
- This mural promotes the concept of *History Through Art*.
- This mural will call attention to the many women in the history of the Seacoast who contributed to the quality of life of the area.
- The mural will be "consistent with the special and defining character of the surrounding properties."



## LIARS BENCH BREWERY

459 ISLINGTON STREET  
PORTSMOUTH, NH

AERIAL VIEW



*terra firma*  
landscape architecture

163.a court street · portsmouth, nh 03801  
office 603.430.8388 | [terrence@terrafirmalandarch.com](mailto:terrence@terrafirmalandarch.com)



EXISTING SITE

# LIARS BENCH BREWERY

459 ISLINGTON STREET  
PORTSMOUTH, NH



*terra firma*  
landscape architecture

163.a court street · portsmouth, nh 03801  
office 603.430.8388 | [terrence@terrafirmalandarch.com](mailto:terrence@terrafirmalandarch.com)



**Neokraft Signs, Inc.**  
 647 Pleasant St | 70 Commercial St  
 Lewiston, Maine 04240  
 207.782.9654 | neokraft.com

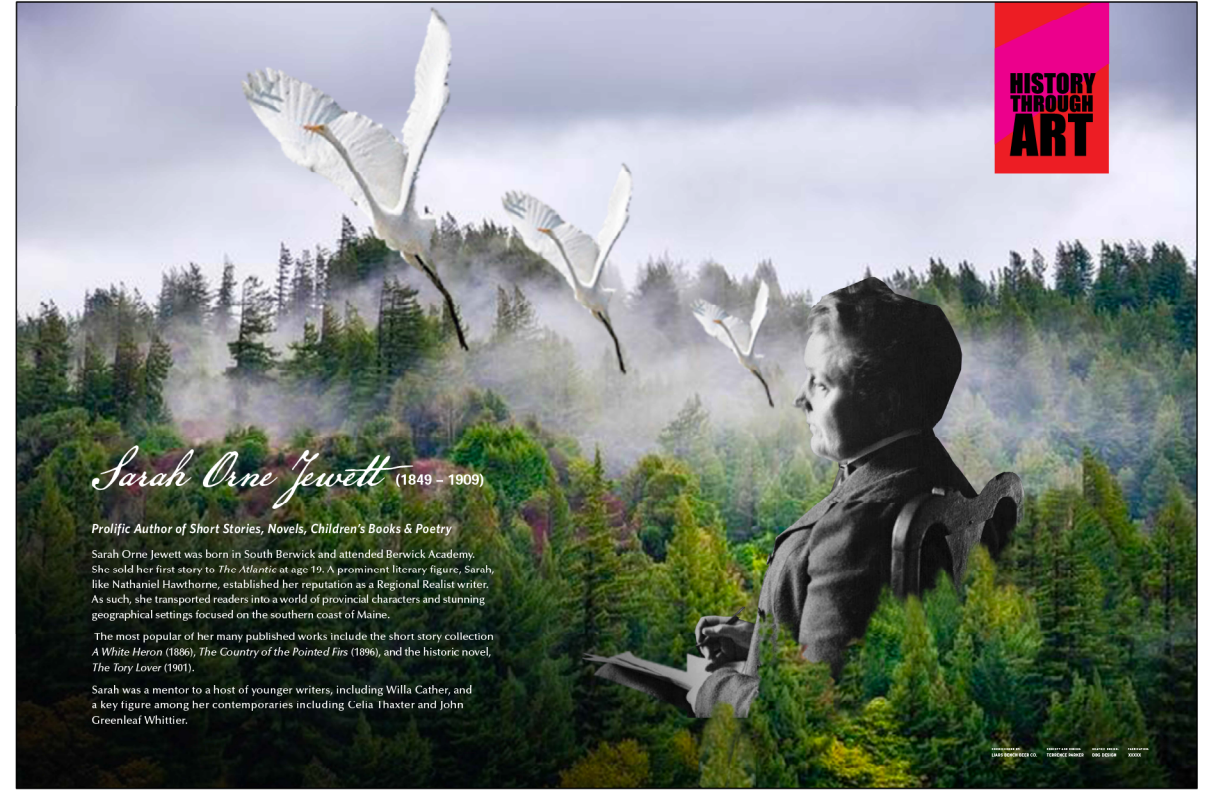
Custom Sign Fabrication  
 These plans are the exclusive property of Neokraft Signs, Inc. and are the result of the original work of its employees. They are submitted to Neokraft's client for the sole purpose of consideration of whether to purchase these plans or to purchase from Neokraft a sign manufactured according to these plans.

Distribution or exhibition of these plans to anyone other than employees of said client, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden. In the event that such exhibition or construction occurs, Neokraft expects to be reimbursed \$1500 in compensation for time and effort entailed in creating these plans.

**PRESENTATION**

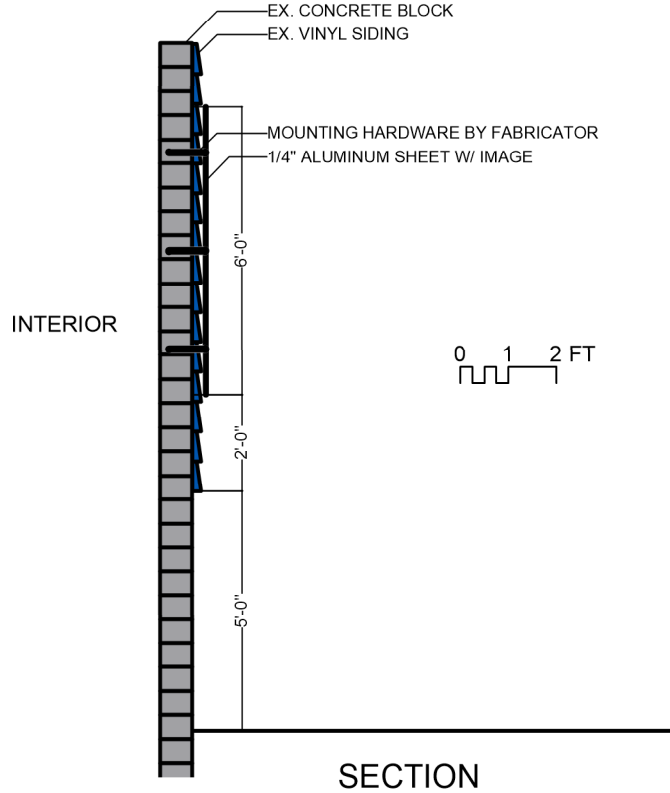
**LIAR'S BENCH**  
 @12479

|             |  |
|-------------|--|
| ACCT ID:    | 013447                                 |
| LOCATION:   | 459 ISLINGTON STREET<br>PORTSMOUTH, NH |
| DRAWING NO: | 1 OF                                   |
| DRAWN BY:   | AB REP: AB                             |
| DATE:       | 08.08.2023                             |
| QUOTE:      | @12479                                 |
| GEN REF:    |  |



MURAL

- .100 ALUMINUM PANEL WITH FULL COLOR PRINTED VINYL
- 2" LEG OUT ANGLES FOR WALL MOUNT
- NOT-LIT WALL MURAL PANEL**  
(1) REQUIRED



**LIARS BENCH BREWERY**  
 459 ISLINGTON STREET  
 PORTSMOUTH, NH

**Sarah Orne Jewett (1849 1909)**  
**Prolific Writer of Short Stories, Novels, Children's Books & Poetry**  
 Sarah Orne Jewett was born in South Berwick, Maine where she attended Berwick Academy. Her first story was published by *The Atlantic* when she was 19. An abiding love of the natural world, so evident in her writings, was nurtured by her physician father, who is featured in her short story, *A Country Doctor* (1884).  
 A noted Realist and Regional writer, Sarah placed her stories on the southern coast of Maine. Her stories presented distinct, often kindly characters, that included natural surroundings. The most popular of her many published works include the short story collection *A White Heron* (1886), *The Country of the Pointed Firs* (1896) and the historic novel, *The Tory Lover* (1901).  
 She was a mentor to a host of younger writers, including Willa Cather, and an associate of contemporary writers Celia Thaxter, Thomas Bailey Aldrich, and John Greenleaf Whittier. Sarah's writing career ended in 1902 after a debilitating carriage accident. Sarah was the partner of Annie Adams Fields of Boston for more than two decades, who was with her when she died at age 59. Her South Berwick home is a museum, open to the public. Her papers are kept at Harvard Library.

**10. 138 Maplewood Avenue**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the revised as-built drawings of the columns.

**Staff Comment:** Recommended Approval

**Stipulations:**

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





## LUHD-661

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/15/2023

### Primary Location

138 MAPLEWOOD AVE

Portsmouth, NH 03801

### Owner

PANTELAKOS DONNA P REV

TRUST & PANTELAKOS G T &

D P TRUSTEES

138 MAPLEWOOD AVE

PORTSMOUTH, NH 03801

### Applicant

Anne Whitney

603-502-4387

archwhit@aol.com

801 Islington St, Suite 32  
Portsmouth, NH 03801

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

Add Molding Details to As-Built Square Columns. This project is under LU-20-71 & BLDG-22-567.

Description of Proposed Work (Planning Staff)

HDC Chair Mr. Wycoff and Board Members:

Donna Pantelakos 138 Maplewood Ave

I am presenting this letter as a homeowner and a lifelong resident of Portsmouth, having lived at 138 Maplewood Ave. since urban renewal took our home on Russell St. in the North end. My parents were fortunate to purchase the Maplewood Ave property which they loved as does our family. We feel very blessed we were able to purchase and renovate the entire property, the front house about 8 years ago and most recently the 4-car garage, a structure approximately 30 years old.

There are statements and comments from the meeting on July 12<sup>th</sup>, which I need to address.

First and most importantly, none of the changes were made with malice intent, or with any disrespect for Anne or anyone on this board. We have the utmost respect for her and her ability as an architect and a consummate professional. We have been before the HDC within the last several years. We have always been respectful of your position and your function.

This played out the way it did because of our naivete and total excitement for the completion of our beautiful home, yes, our beautiful home, despite your individual opinions. Much of what takes place with the HDC is subjective, especially when you are evaluating non-historical structures in a historic district. I recognize how difficult that may be. I invite you to do a site walk of our property, giving you a first-hand look at our lovely home.

We have received wonderful compliments regarding our now new home. Many of our neighbors and visitors remember seeing a rundown four car garage. The transformation is remarkable. I cannot imagine anyone saying, "what the heck happened here, or what were they

thinking." I imagine them saying "wow, look what they have done, it looks fabulous." Again, subjective. Beauty is in the eyes of the beholder. There is nothing "cheap on this Ferrari."

One thing is undeniable, the square columns did not replace the round columns, because we decided the round columns were too costly. I asked Eldredge lumber to price out the difference between the cost of the round columns versus the square. The cost for material for the round columns is \$2356 dollars as opposed to the material cost for the square, which is \$1880.39 dollars (labor cost to install the square was \$2780), the difference for material being \$485.00 dollars. Cost should always be a consideration. Anyone in the building trades knows how expensive building materials are. They are at least double what they were a few years ago.

The changes were made because of how beautiful the square columns look and because we did not realize the significance of changing from round columns to square.

Throughout the entire framing process Warren our GC was in contact with Anne. I can assure you, as Anne can attest to, he is a phenomenal builder. He is guilty of not knowing the complete rules of the Portsmouth HDC. We have all learned a lot through this process. Many people walked through our building during the various stages of the framing process, they all raved about Warren's workmanship. He is an incredibly talented builder.

And despite what you may think of our home, my husband and I think our 30-year-old, very tired four car garage, with the help and expertise of Anne and Warren has turned into a magnificent home.

We are happy with the simple detail of the square columns. But to address your concerns, we are proposing to add crown and base molding as per the attached sketch by Anne Whitney.

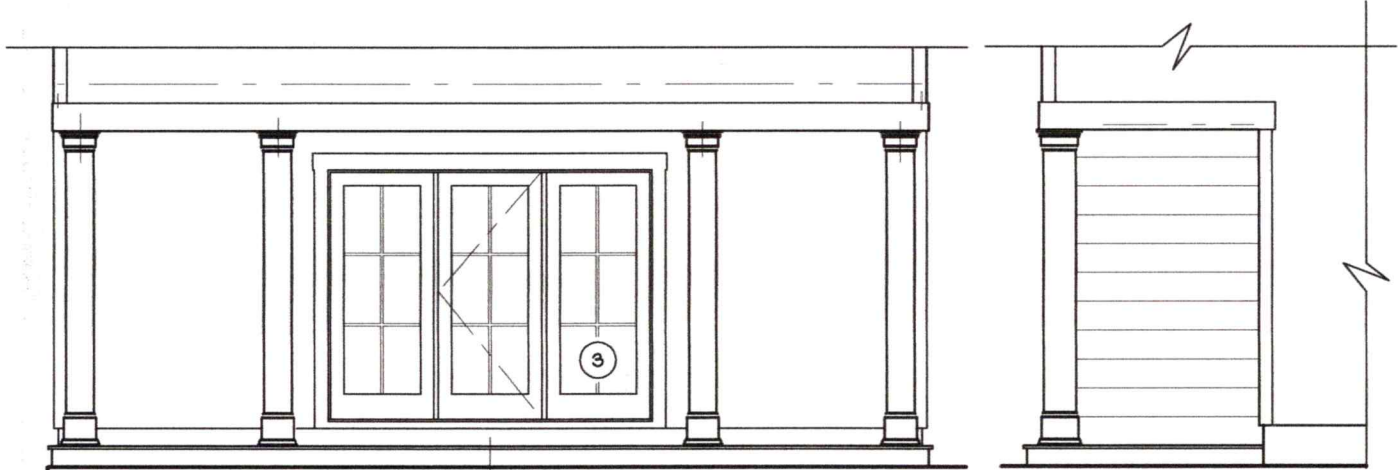
Thank you for your consideration,

*George Pantelakos*  
*Donna Pantelakos*  
George and Donna Pantelakos

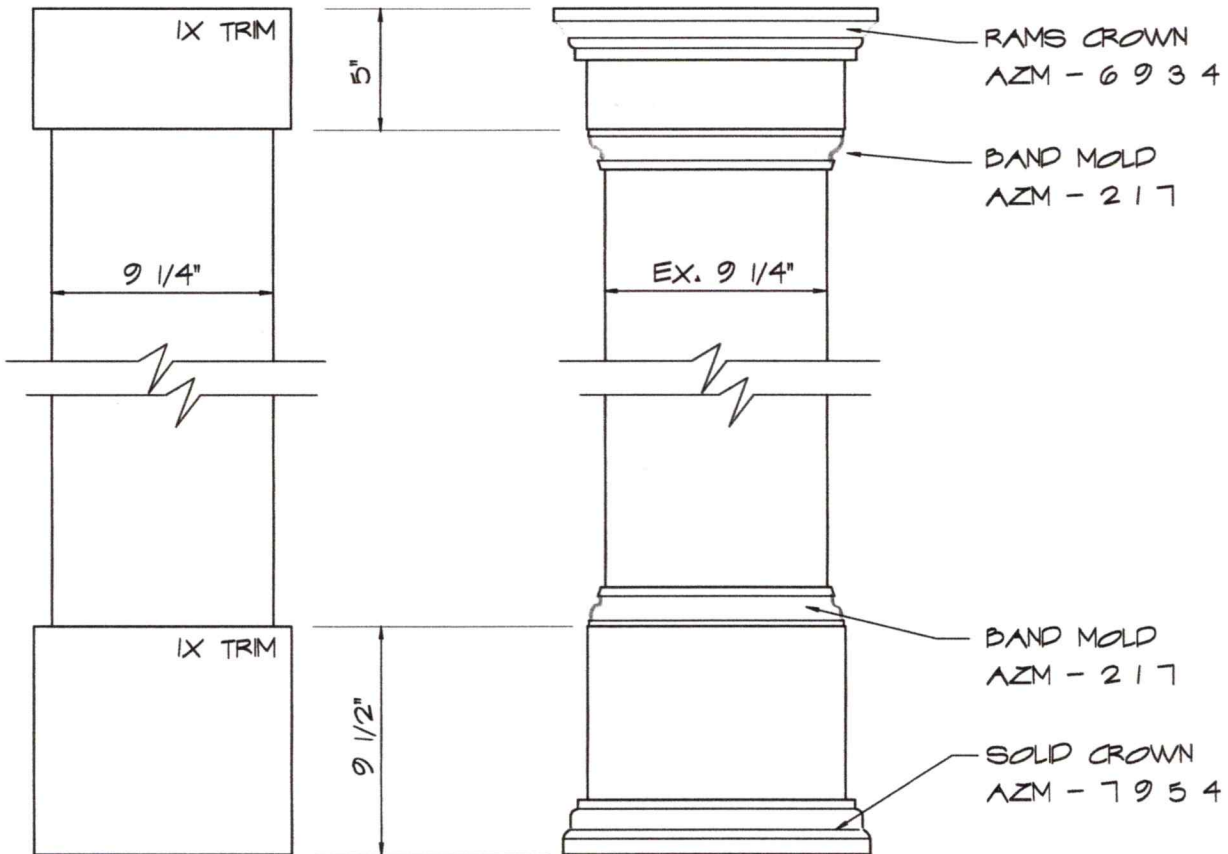
August 14, 2023

UNIT A 138 MAPLEWOOD AVE.  
MDC ADMINISTRATIVE APPROVAL

ADDED DETAIL TO RECTANGULAR COLUMNS



○ PORCH ELEVATIONS, REAR & LEFT SIDE  
SCALE : 3/16" = 1'-0"



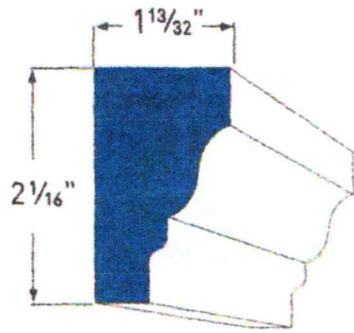
○ AS BUILT & PROPOSED ADDED COLUMN DETAILS  
SCALE : 1 1/2" = 1'-0"



AS-BUILT COLUMN & SCREENING

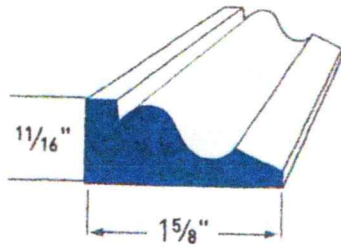


AS-BUILT PORCH



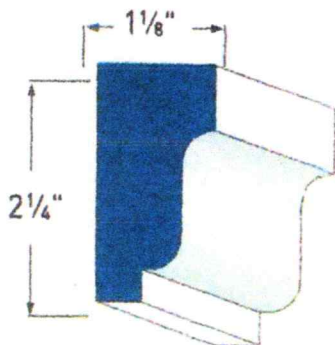
RAMS CROWN  
AZM-6934  
LENGTH: 16'

COLUMN CAP MOLD



BAND MOULDING AZM-217  
LENGTH: 16'

BAND MOLD AT TOP & BASE IX TRIM



SOLID CROWN  
AZM-7954  
LENGTH: 16'

COLUMN BASE MOLD

**11. 3 Pleasant Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an awning system.

**Staff Comment:** Recommended Approval

**Stipulations:**

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





## LUHD-676

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/31/2023

### Primary Location

3 PLEASANT ST  
Portsmouth, NH 03801

### Owner

DAGNY TAGGART LLC  
3 PLEASANT ST 4TH FLR  
PORTSMOUTH, NH 03801

### Applicant

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

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

awning over dumpster

### Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

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

| DRAWING INDEX |  |
|---------------|--|
| Sheet Number  | Sheet Name                                 |
| H0.1          | COVER                                      |
| H1.1          | 3 PLEASANT ST. PLANS, ELEVATIONS, & PHOTOS |
| H1.2          | 3 PLEASANT ST. BRACKET DETAIL              |
|               |  |
|               |  |
|               |  |



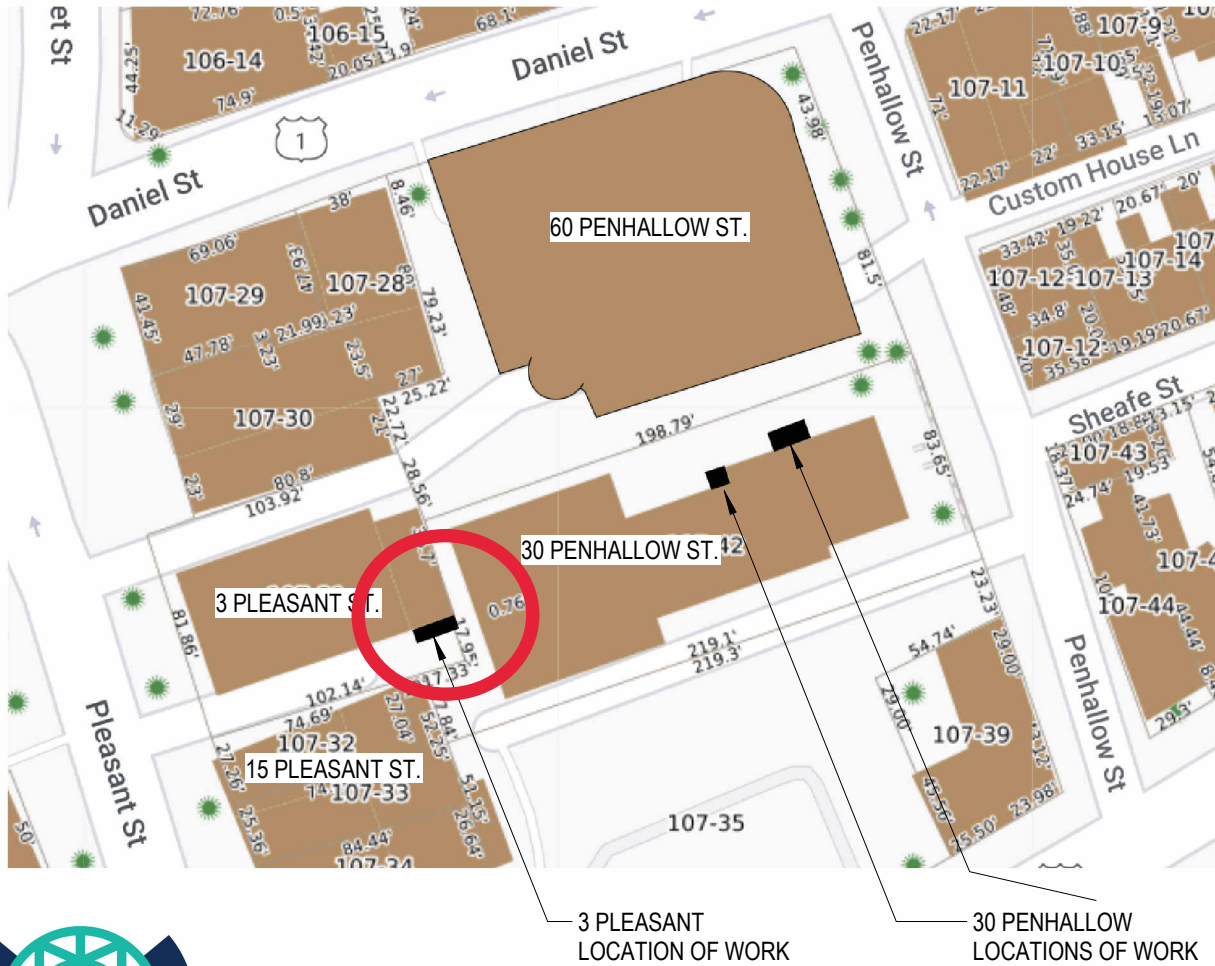
3 PLEASANT STREET



COVER  
3 PLEASANT ST

# PROJECT NARRATIVE

The scope of the work will include 1 utility awning addition to rear of existing building over the existing dumpster enclosure. This awning at 3 Pleasant Street will be used to provide precipitation shelter for the trash area, along the Brick Market pedestrian alleyway.



3 PLEASANT  
LOCATION OF WORK

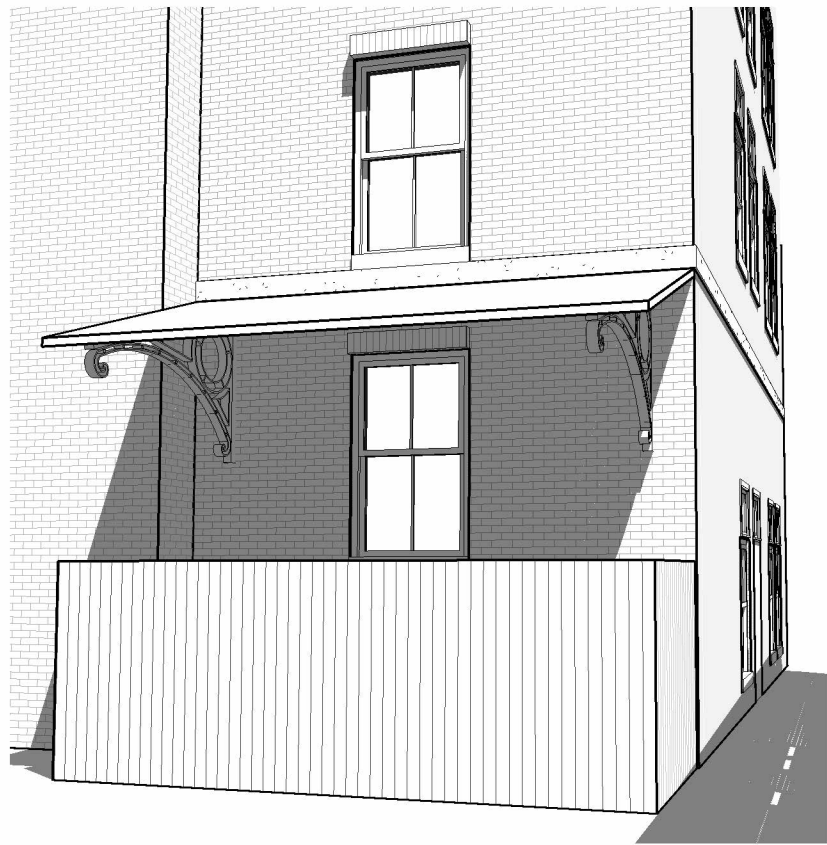
30 PENHALLOW  
LOCATIONS OF WORK



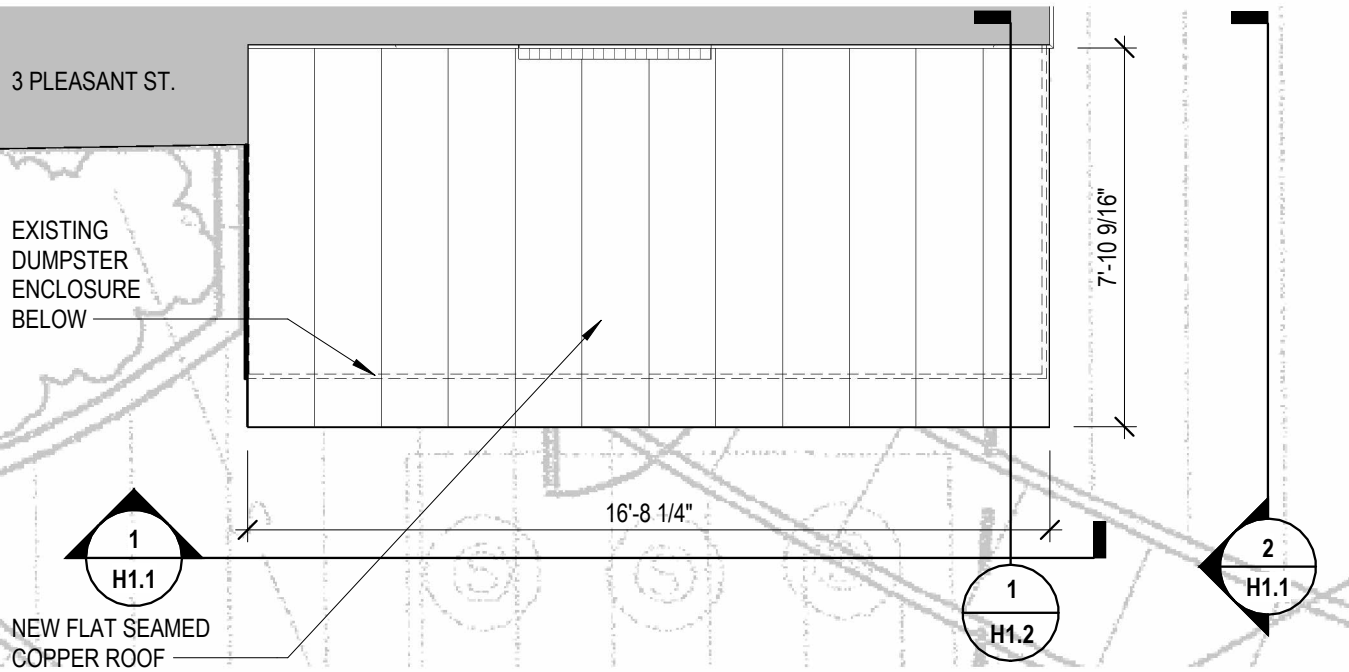
# 3 PLEASANT ST

## UTILITY AWNING ADDITION

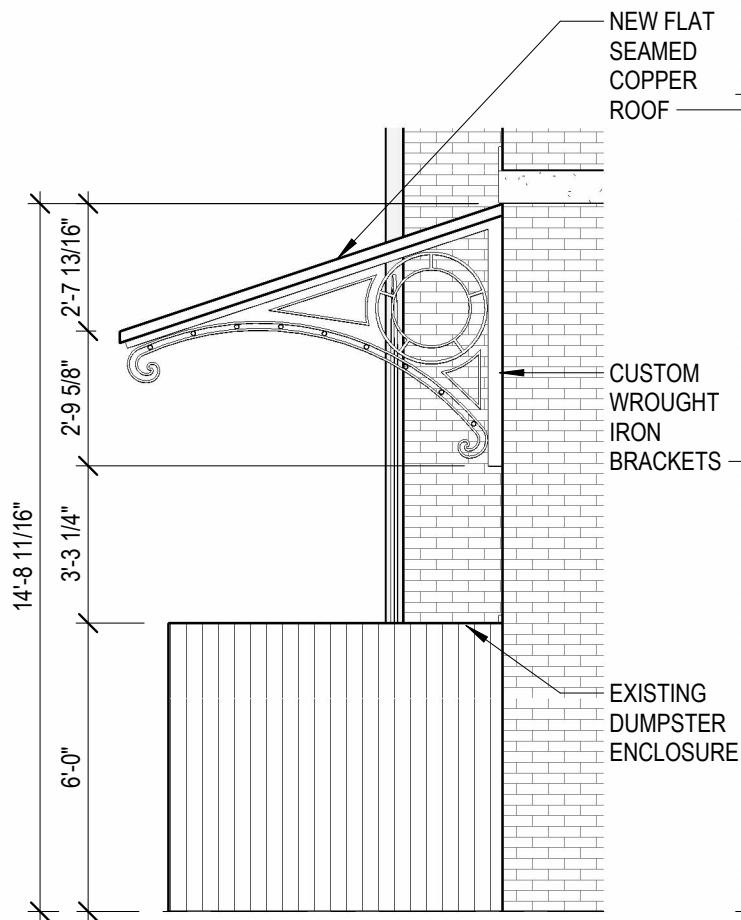
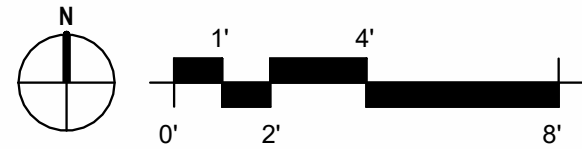
HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING



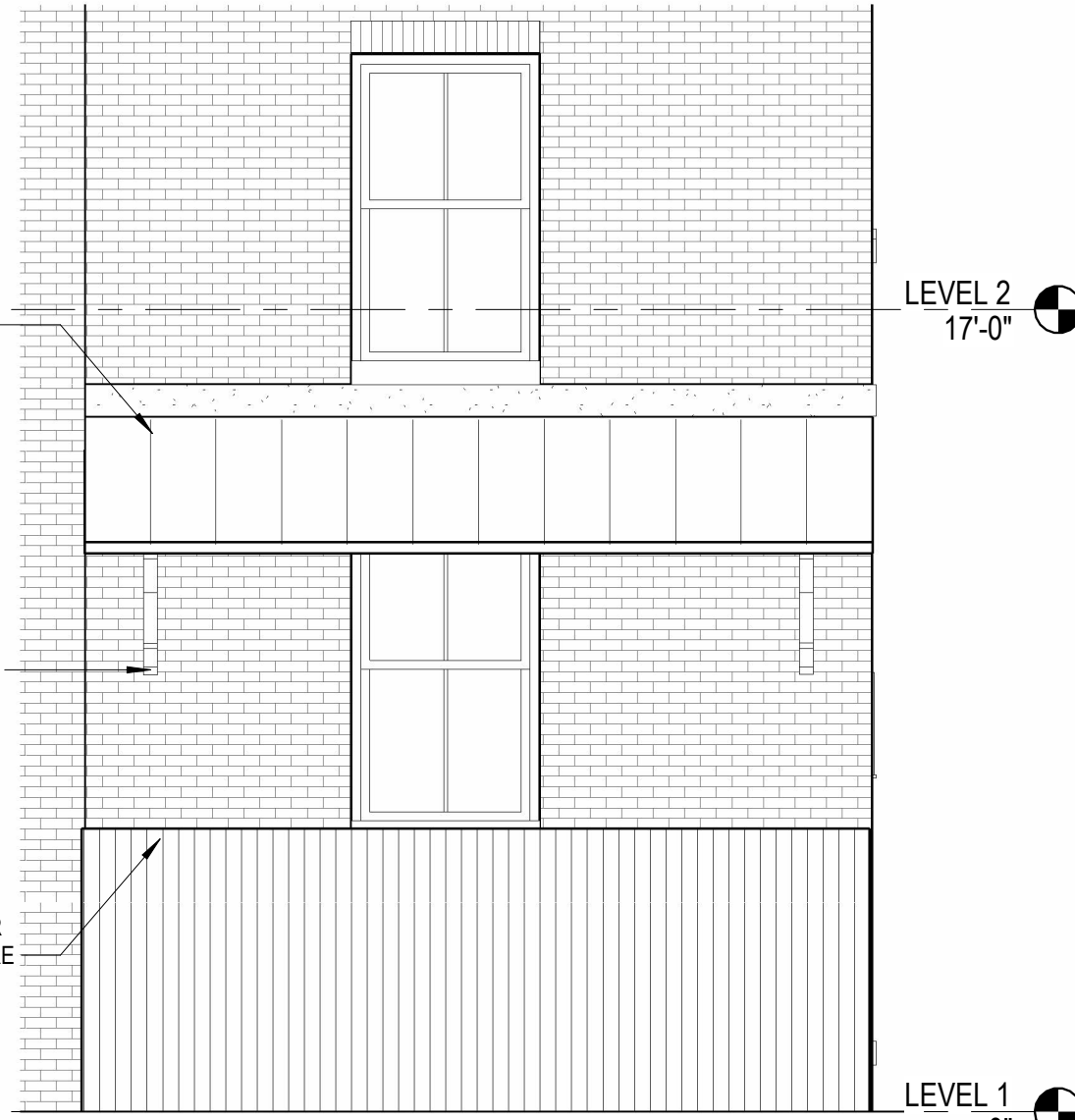
4 3D VIEW



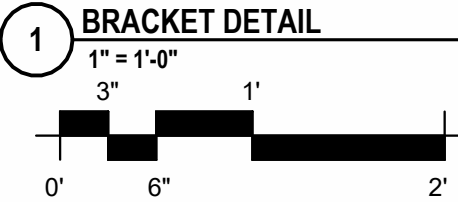
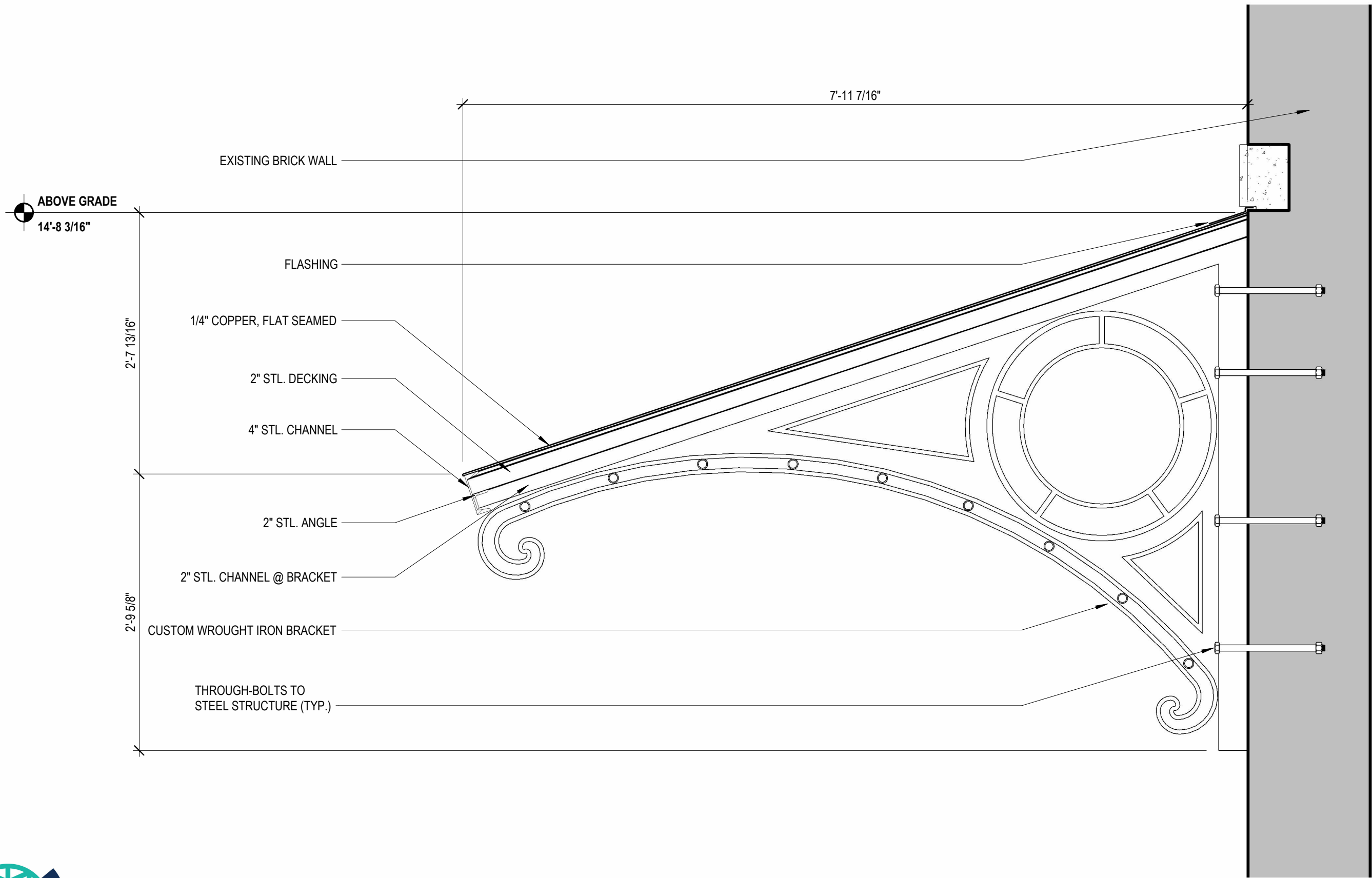
3 ROOF PLAN  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"



1 SOUTH ELEVATION  
1/4" = 1'-0"



3 PLEASANT ST. BRACKET DETAIL  
 3 PLEASANT ST

**12. 30 Penhallow Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an awning system.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-677

Historic District  
Commission Work  
Session or Administrative  
Approval Application  
Status: Active  
Submitted On: 8/31/2023

### Primary Location

30 PENHALLOW ST  
Portsmouth, NH 03801

### Owner

COVENTRY ASSETS LTD  
3 PLEASANT ST 4TH FLR  
PORTSMOUTH, NH 03801

### Applicant

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

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

## Project Information

### Brief Description of Proposed Work\*

awning overbasement stair & condenser

### Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

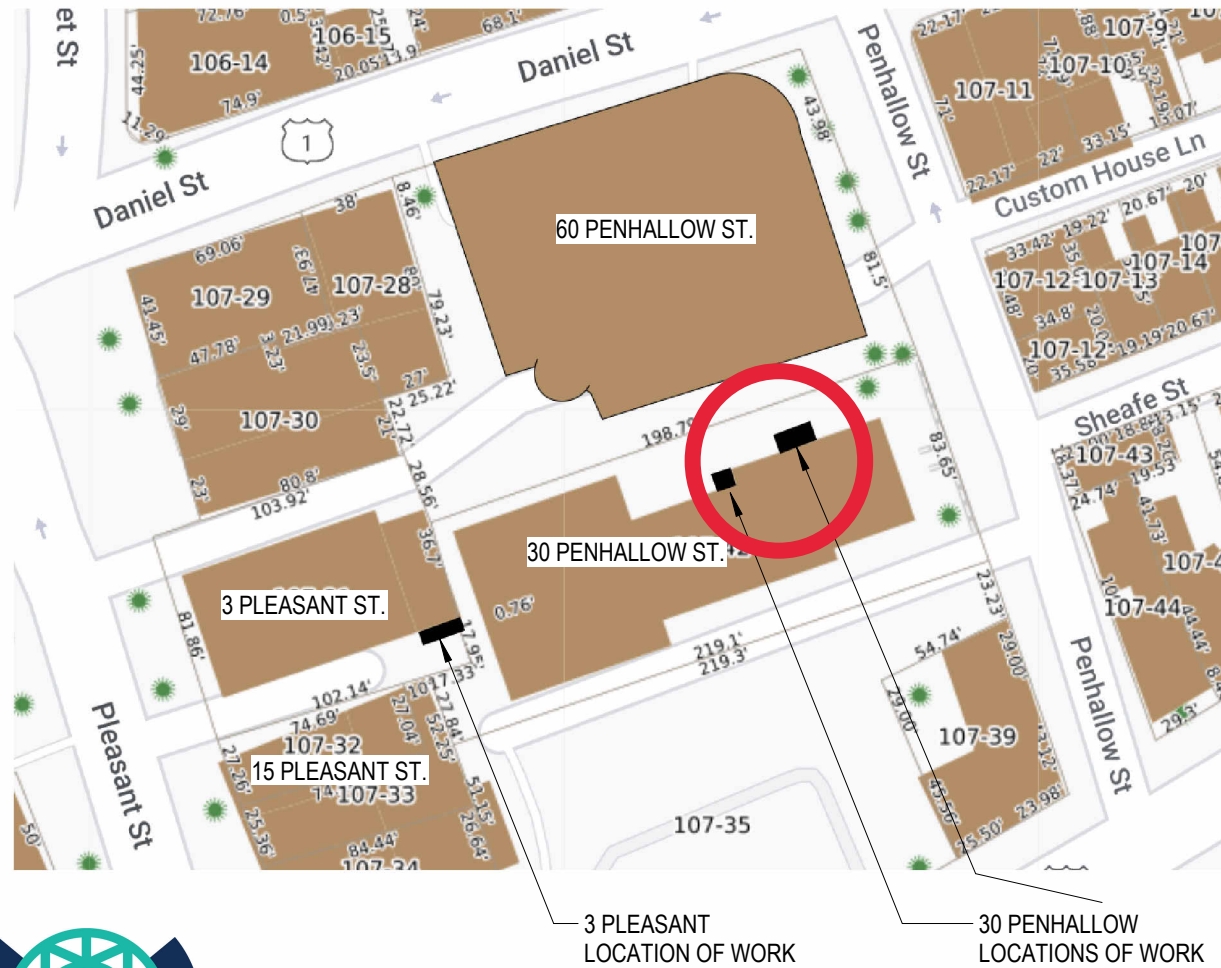
If you selected "Other", please state relationship to project.

DRAWING INDEX

| Sheet Number | Sheet Name                          |
|--------------|-------------------------------------|
| H0.1         | COVER                               |
| H2.1         | 30 PENHALLOW ST. PLANS & ELEVATIONS |
| H2.2         | 30 PENHALLOW ST. PHOTOS & 3D VIEWS  |
| H2.3         | 30 PENHALLOW ST. GLASS ROOF DETAIL  |
| H2.4         | 30 PENHALLOW ST. GLASS ROOF RENDER  |

# PROJECT NARRATIVE

The scope of the work will include 2 utility awning additions to the side of existing building. The awnings at 30 Penhallow will be used to provide precipitation shelter for the basement steps and over the condenser along the Brick Market pedestrian alleyway.

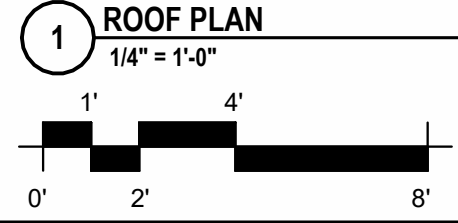
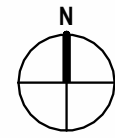
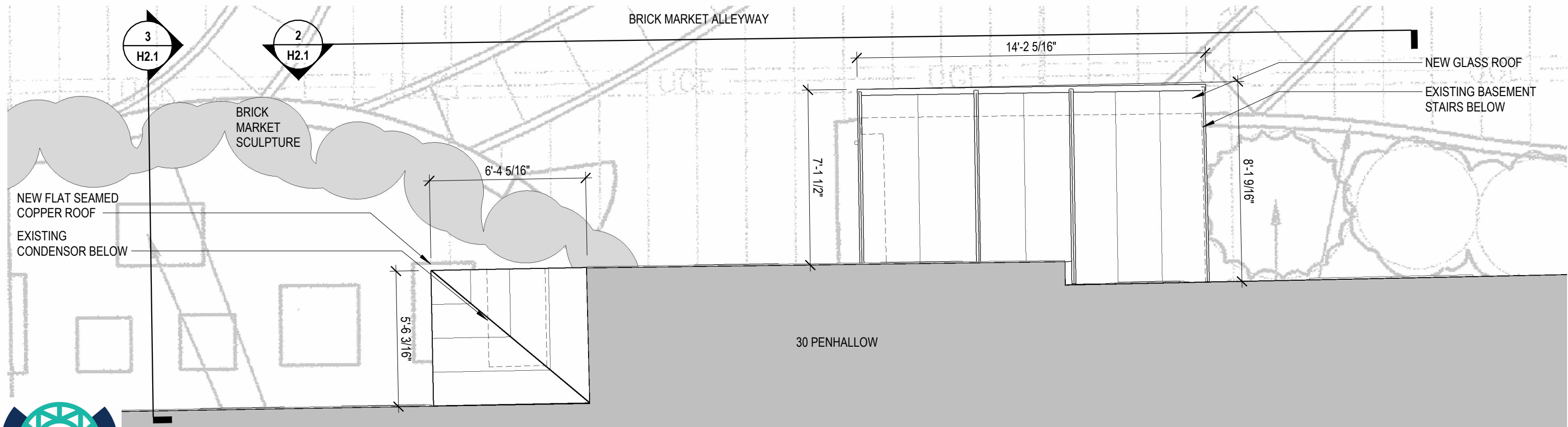
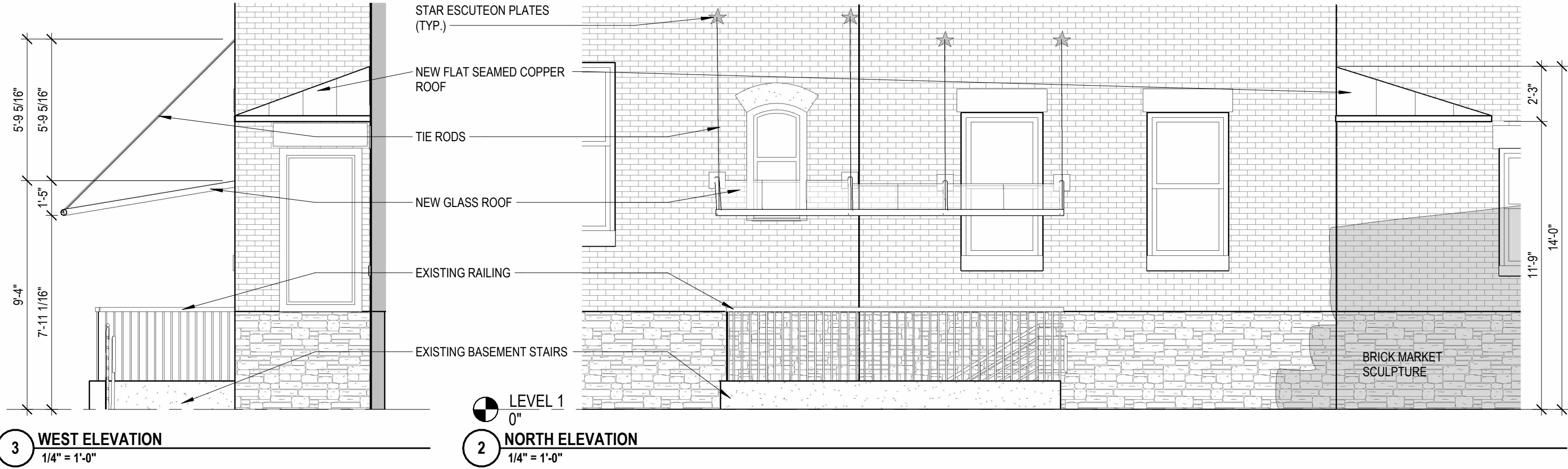


30 PENHALLOW STREET



# 30 PENHALLOW ST UTILITY AWNINGS ADDITIONS

HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING



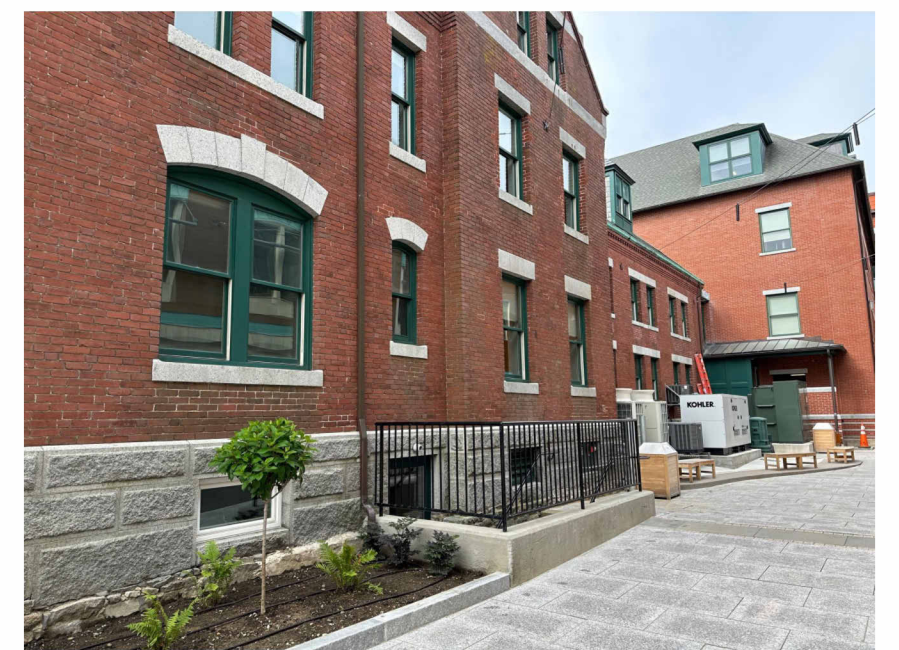




BRICK MARKET ALLEY LOOKING TOWARDS PENHALLOW ST.



EXISTING AWNINGS ACROSS ALLEY



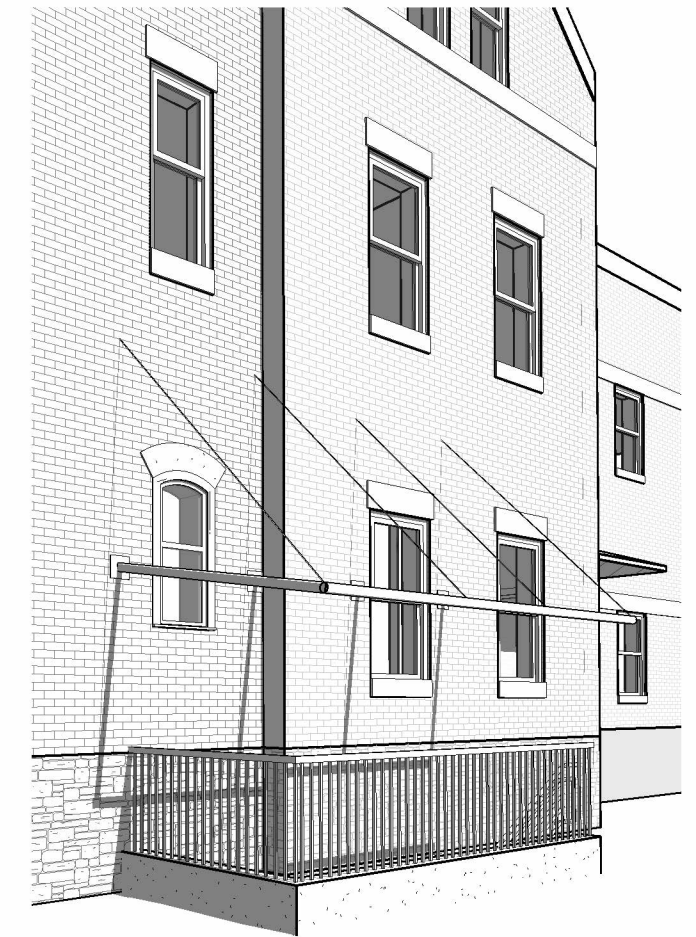
BRICK MARKET ALLEY LOOKING FROM PENHALLOW ST.



EXISTING COMPRESSOR TO BE COVERED

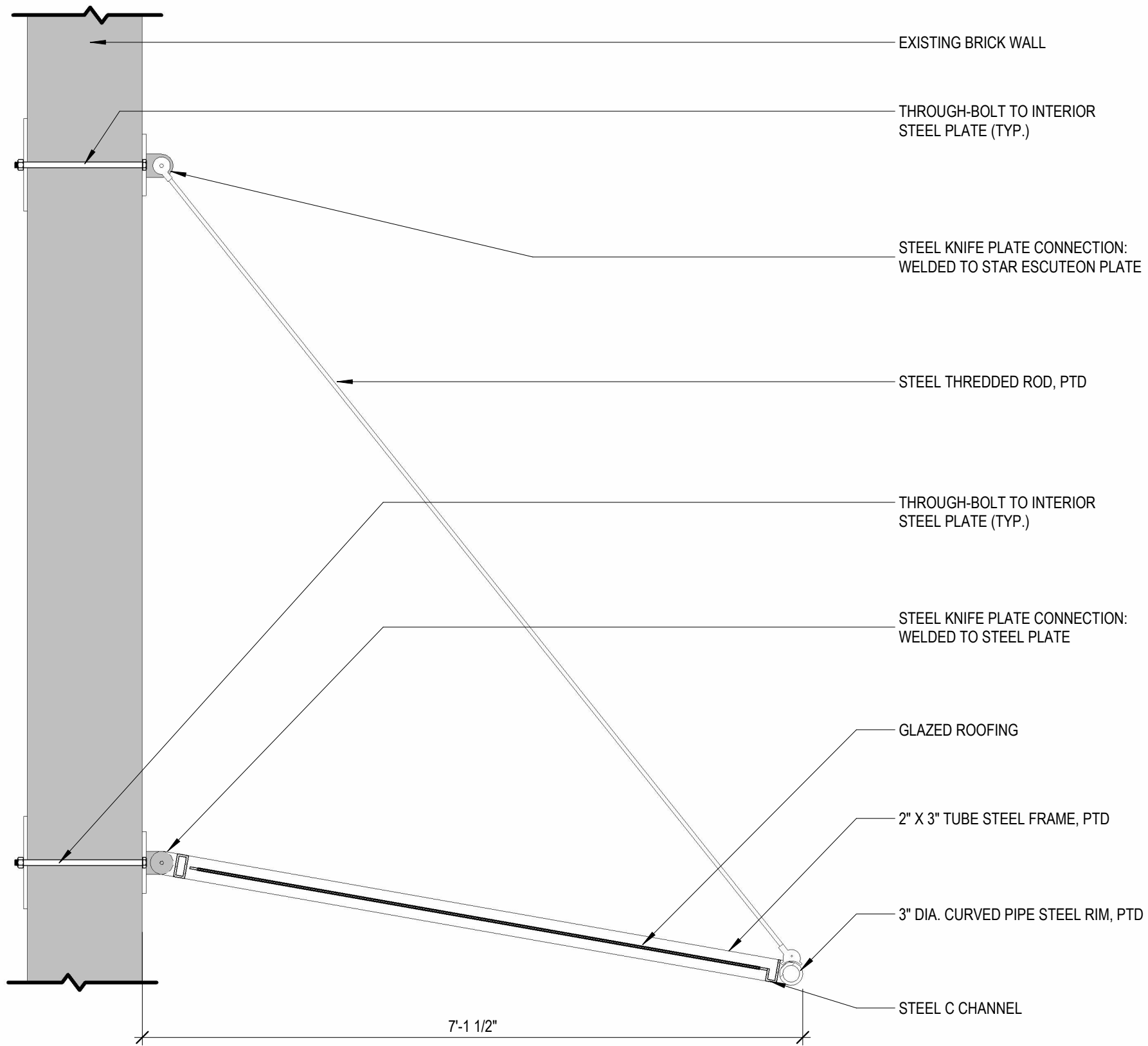


3D VIEW FROM BRICK MARKET ALLEY TOWARDS PENHALLOW ST.



3D VIEW FROM BRICK MARKET ALLEY





1 **GLASS ROOF DETAIL**  
3/4" = 1'-0"



30 PENHALLOW ST. GLASS ROOF DETAIL  
30 PENHALLOW ST





30 PENHALLOW ST. GLASS ROOF RENDERING  
30 PENHALLOW ST

**13. 361 Islington Street - Recommended Approval**

**Background:** The applicant is seeking approval for the final siding material.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-678

Historic District  
Commission Work  
Session or Administrative  
Approval Application  
Status: Active  
Submitted On: 8/31/2023

### Primary Location

361 ISLINGTON ST  
Portsmouth, NH 03801

### Owner

ITS GOOD TO BE KNEADED  
LLC  
337 RICHARDS AVE  
PORTSMOUTH, NH 03801

### Applicant

Jeffrey Dyer  
 603-988-3528  
 jeffreyndyer@gmail.com  
 140 Sherburne Ave  
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\*

Rehab of old gas station administrative approval for the materials being used on the siding and Roof screening.

Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

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

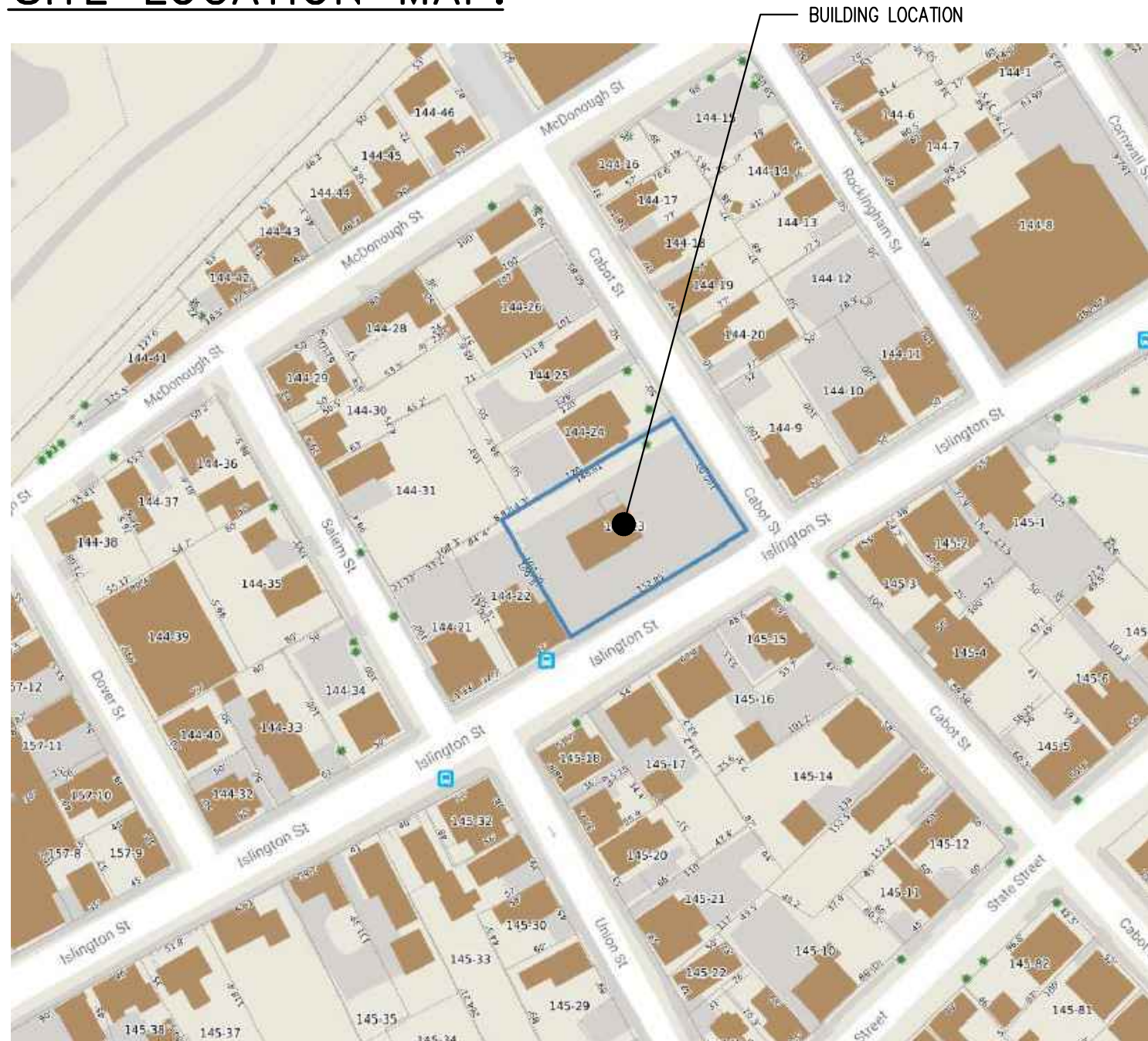
# THE GETTY

361 ISLINGTON STREET  
 HISTORIC DISTRICT COMMISSION SUBMISSION  
 ADMINISTRATIVE APPROVAL - 09/06/2023

PREVIOUS SUBMISSIONS:

PLANNING BOARD APPROVAL - 03/16/2023  
 TAC APPROVAL - 02/07/2023  
 TAC WORK SESSION - 01/23/2023  
 BOARD OF ADJUSTMENT - 10/18/2022  
 HDC PUBLIC HEARING - 11/02/2022  
 HDC WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- TRANSFORM THE FORMER GAS STATION / FORMER OUTDOOR FOOD TRUCK COURT INTO A FULL SERVICE RESTAURANT WITH INDOOR AND OUTDOOR SEATING.
- ADD TO THE VITALITY OF ISLINGTON STREET WITH THE ADDITION OF A PUBLIC GATHERING SPACE.
- CONSTRUCT A SMALL ADDITION TO THE WEST OF THE EXISTING STRUCTURE TO REPLACE A LARGE GLAZED GARAGE DOOR TO CREATE A BUFFER TO THE NEIGHBORING PROPERTY.
- CONSTRUCT AN ADDITION TO THE NORTH OF THE EXISTING STRUCTURE TO PROVIDE SPACE FOR KITCHEN, COOLING EQUIPMENT, AND NEW RESTROOMS FOR THE RESTAURANT.
- ALTER THE EXISTING CANOPY TO CREATE OUTDOOR SEATING AREAS THAT ARE BOTH FULLY COVERED AND PARTIALLY COVERED.
- LANDSCAPING AND PLANTERS WILL BE CONSTRUCTED TO CREATE A BUFFER BETWEEN THE SEATING AND STREETScape AREAS.
- EXISTING WINDOWS AND DOORS WILL BE REPAIRED AND/OR REPLACED. NEW WOOD AND METAL CLADDING WILL BE INSTALLED OVER PORTIONS OF THE EXISTING CONCRETE BLOCK. OTHER AREAS OF CONCRETE BLOCK SHALL BE PAINTED.
- A FENCE WILL BE PROVIDED ALONG THE NORTH RETAINING WALL AS A BUFFER BETWEEN THE PARKING AND THE NEIGHBORING PROPERTY.

DRAWING INDEX:

GENERAL

|      |                      |
|------|----------------------|
| TO.1 | TITLE SHEET          |
| T1.0 | EXISTING SITE PHOTOS |

■ SHEETS FOR HDC ADMIN APPROVAL SUBMISSION SHOWN SHADED

EXISTING DRAWINGS

|       |                     |
|-------|---------------------|
| AE1.0 | EXISTING SITE PLAN  |
| AE1.1 | EXISTING FLOOR PLAN |
| AE2.0 | EXISTING ELEVATIONS |
| AE2.1 | EXISTING ELEVATIONS |

ARCHITECTURAL DRAWINGS

|      |                                 |
|------|---------------------------------|
| A1.0 | PROPOSED SITE PLAN              |
| A1.1 | PROPOSED FLOOR PLAN             |
| A1.2 | PROPOSED REFLECTED CEILING PLAN |
| A2.0 | PROPOSED ELEVATIONS             |
| A2.1 | PROPOSED ELEVATIONS             |
| A5.0 | SECTIONS AND DETAILS            |
| A5.1 | SECTIONS AND DETAILS            |
| A7.0 | DOOR AND WINDOW TYPES           |
| A8.0 | PERSPECTIVE IMAGES              |
| A8.1 | BEFORE/AFTER IMAGES             |
| A9.0 | MATERIAL INSPIRATION            |
| A9.1 | PRODUCT DATA                    |

THE GETTY  
 361 ISLINGTON STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:  
 KEY:

**WINTER HOLBEN**  
 architecture + design

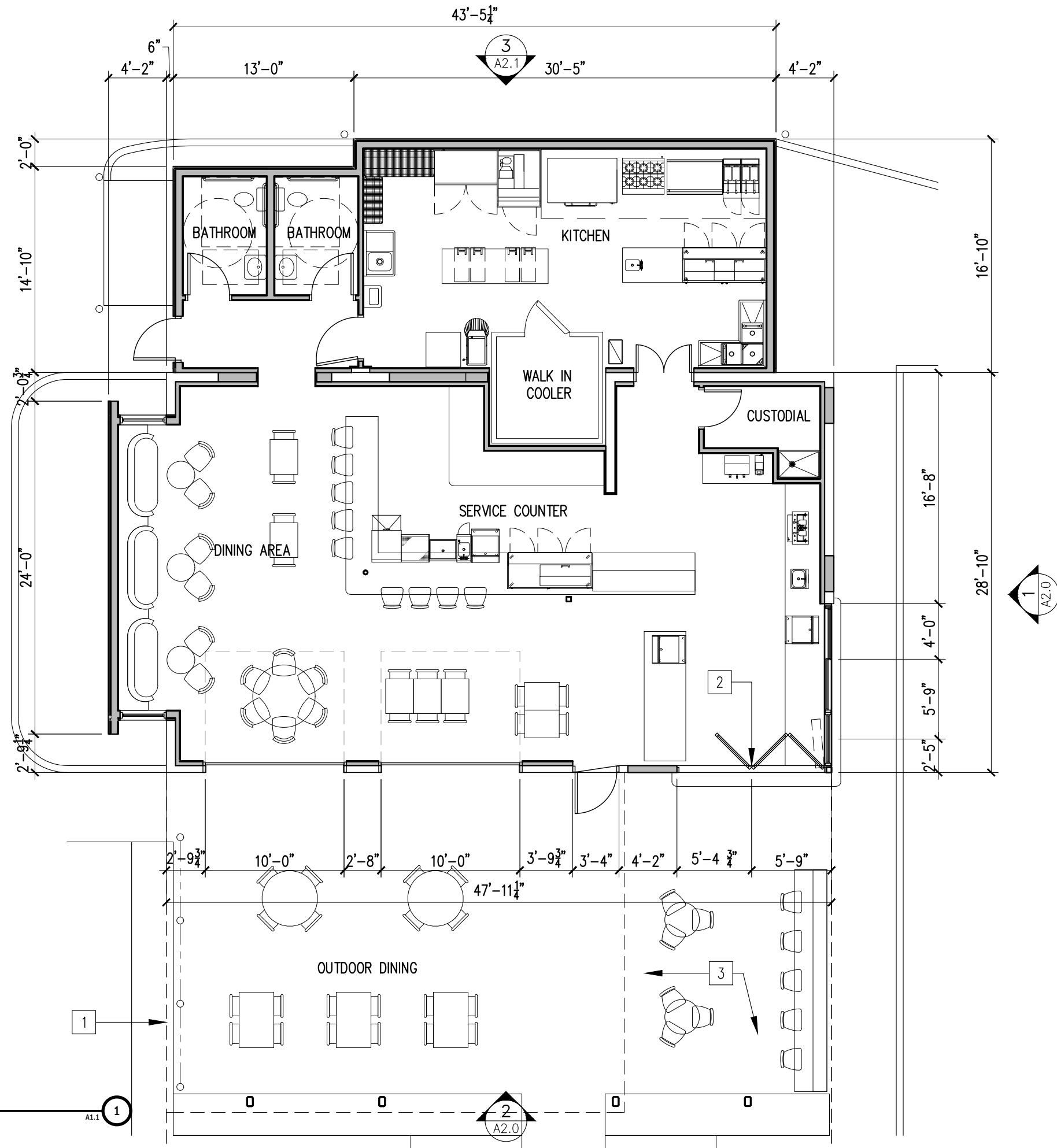
7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

REVISIONS:

PROJECT NAME: THE GETTY  
 361 ISLINGTON ST.  
 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22063  
 DRAWN BY: BH, RW  
 APPROVED BY: BH  
 ISSUE DATE: 2023/08/29  
 DRAWING NAME: Cover

SCALE:  
 DRAWING NO.:

T0.1



**PROPOSED FLOOR PLAN**  
SCALE: 1/8"=1'-0"

| PLAN KEY NOTES: |  |
|-----------------|--|
| 1               | LINE OF EXISTING CANOPY ABOVE                                  |
| 2               | FOLDING WINDOW TO EXTERIOR SEATING                             |
| 3               | AREA OF EXISTING CANOPY TO BE OPENED TO CREATE A TRELLIS ABOVE |

**THE GETTY**  
361 ISLINGTON STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:  
KEY:

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

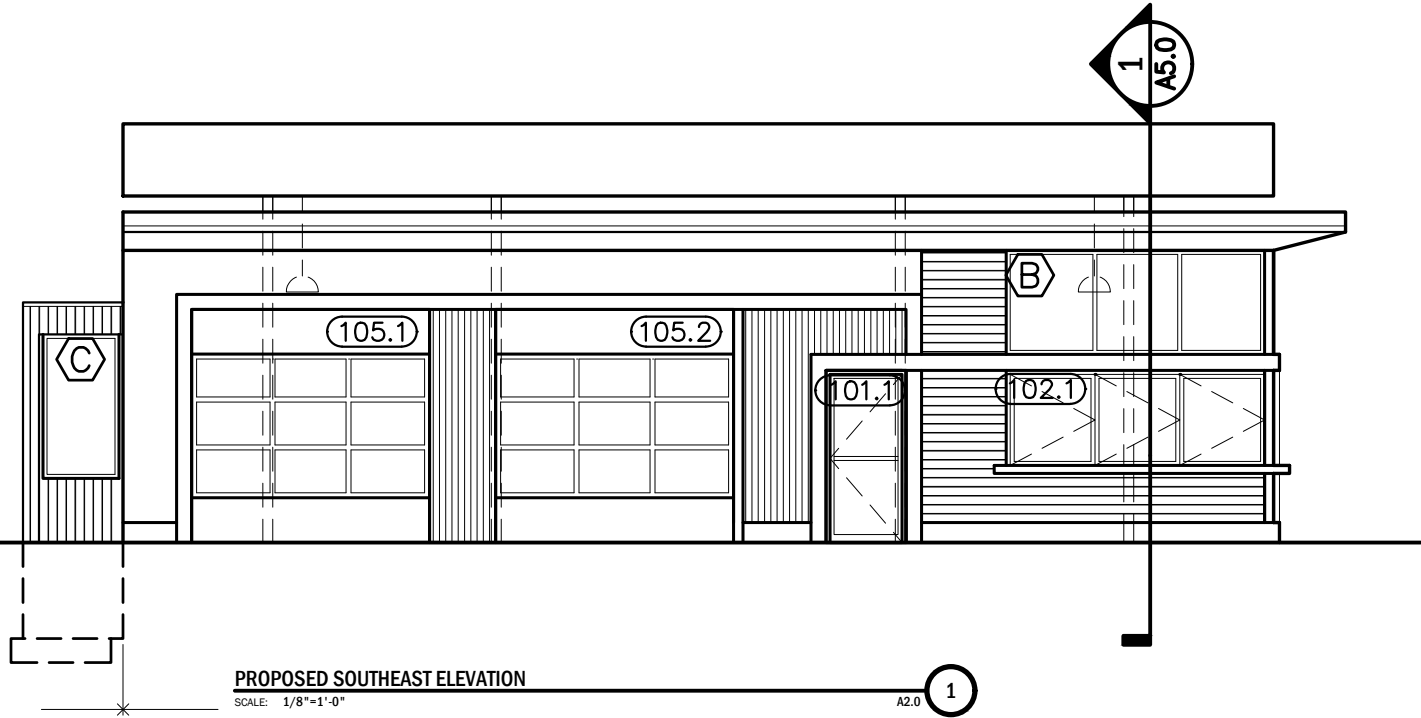
REVISIONS:

PROJECT NAME:  
**THE GETTY**  
361 ISLINGTON ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22063  
DRAWN BY: BH, RW  
APPROVED BY: BH  
ISSUE DATE: 2023/08/29  
DRAWING NAME:  
**PROPOSED FLOOR PLAN**

SCALE:  
DRAWING NO.:

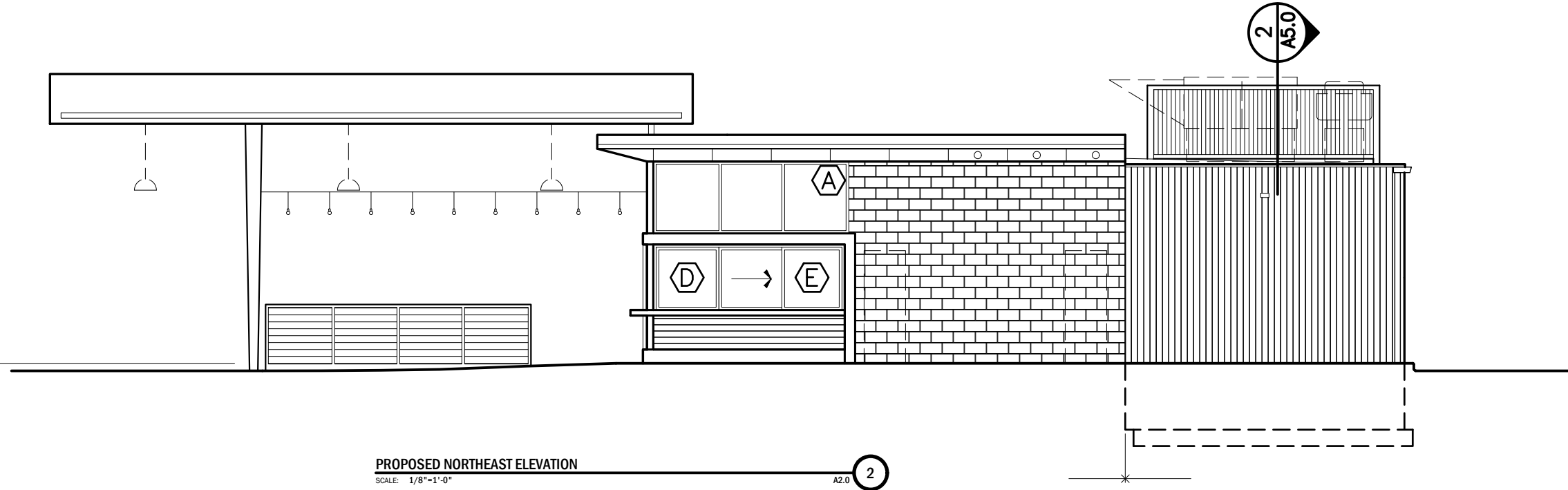
**A1.1**

- ⊕ TOP OF CANOPY  
ELEV = +17'-5"
- ⊕ TOP OF SCREENING  
ELEV = +17'-0"
- ⊕ TOP OF ROOF (EXISTING)  
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF  
ELEV = +10'-0"
- ⊕ FIRST FLOOR  
ELEV = +0'-0"



**PROPOSED SOUTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"  
A2.0 1

- ⊕ TOP OF CANOPY  
ELEV = +17'-5"
- ⊕ TOP OF SCREENING  
ELEV = +16'-9"
- ⊕ TOP OF ROOF (EXISTING)  
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF  
ELEV = +12'-0"
- ⊕ FIRST FLOOR  
ELEV = +0'-0"



**PROPOSED NORTHEAST ELEVATION**  
SCALE: 1/8"=1'-0"  
A2.0 2

**THE GETTY**  
361 ISLINGTON STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:  
KEY:

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME:  
THE GETTY  
361 ISLINGTON ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22063  
DRAWN BY: BH, RW  
APPROVED BY: BH  
ISSUE DATE: 2023/08/29  
DRAWING NAME:

**PROPOSED ELEVATIONS**

SCALE:  
DRAWING NO.:

**A2.0**



PROJECT:  
 KEY:

**WINTER  
 HOLBEN**  
 architecture + design

7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

REVISIONS:

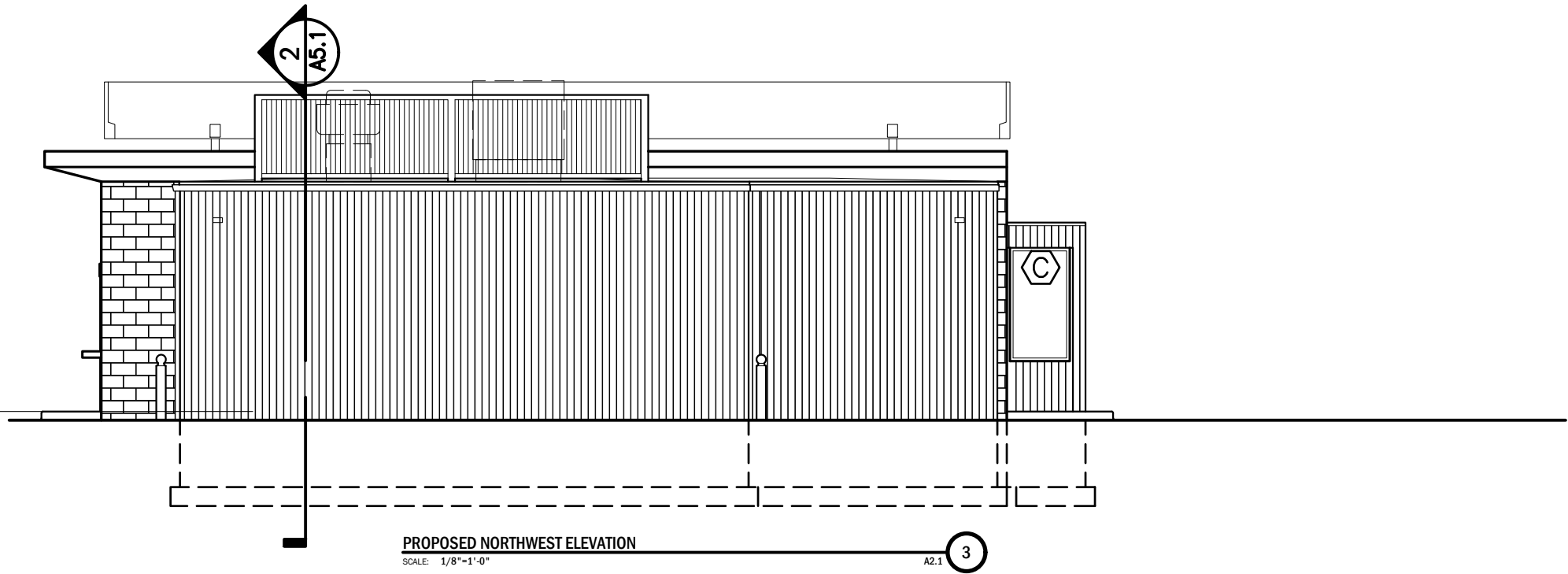
PROJECT NAME:  
 THE GETTY  
 361 ISLINGTON ST.  
 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22063  
 DRAWN BY: BH, RW  
 APPROVED BY: BH  
 ISSUE DATE: 2023/08/29  
 DRAWING NAME:

**PROPOSED  
 ELEVATIONS**

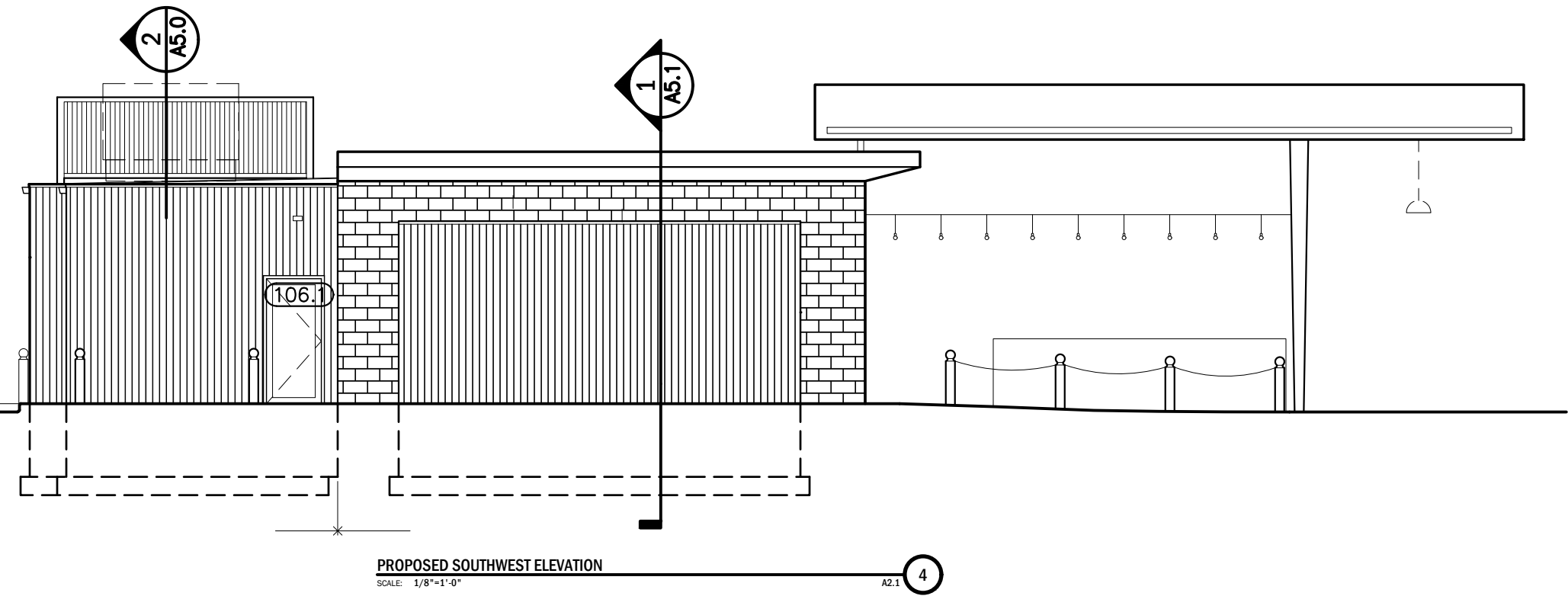
SCALE:  
 DRAWING NO.:

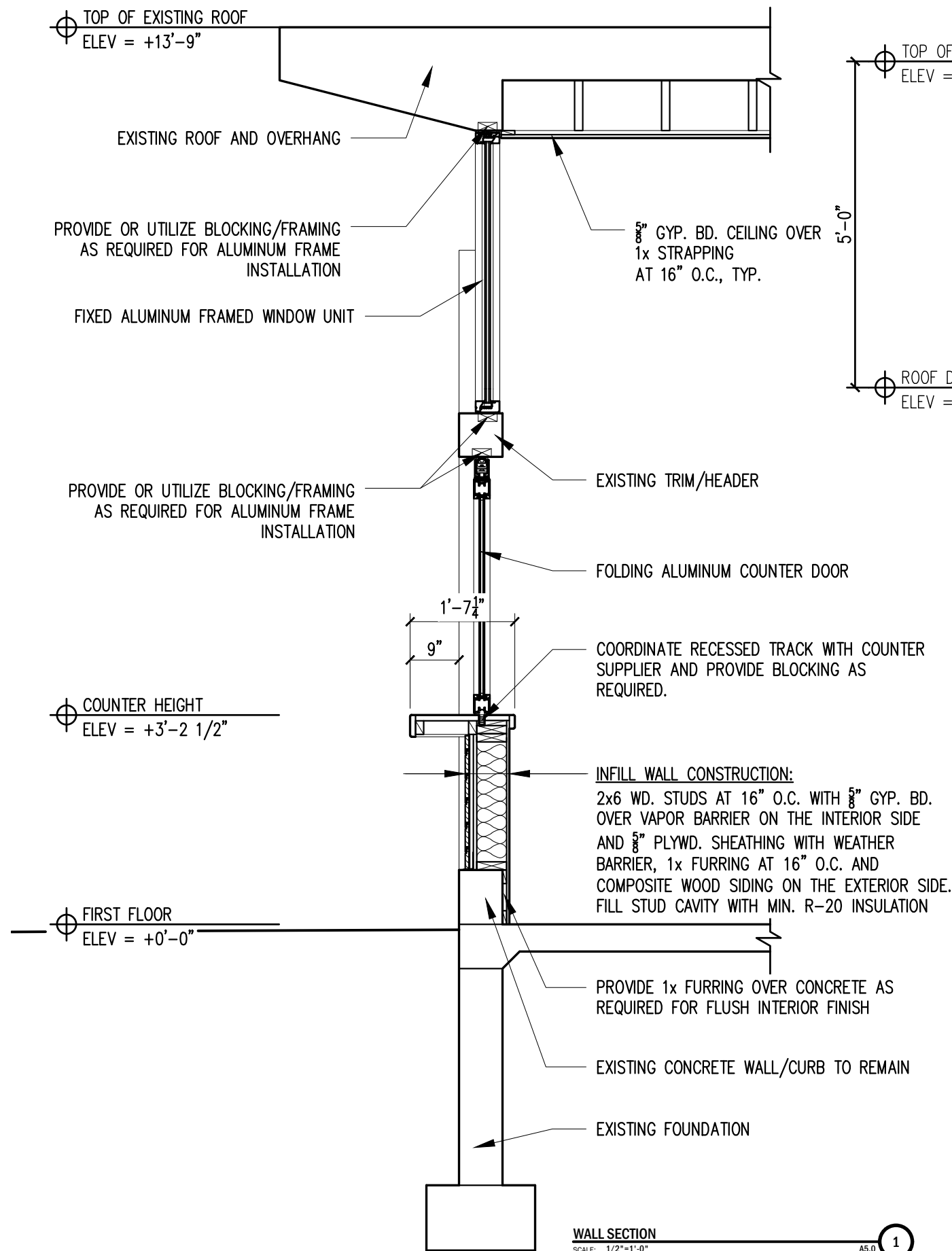
**A2.1**

- ⊕ TOP OF CANOPY  
ELEV = +17'-5"
- ⊕ TOP OF SCREENING  
ELEV = +16'-9"
- ⊕ TOP OF ROOF (EXISTING)  
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF  
ELEV = +12'-0"
- ⊕ FIRST FLOOR  
ELEV = +0'-0"

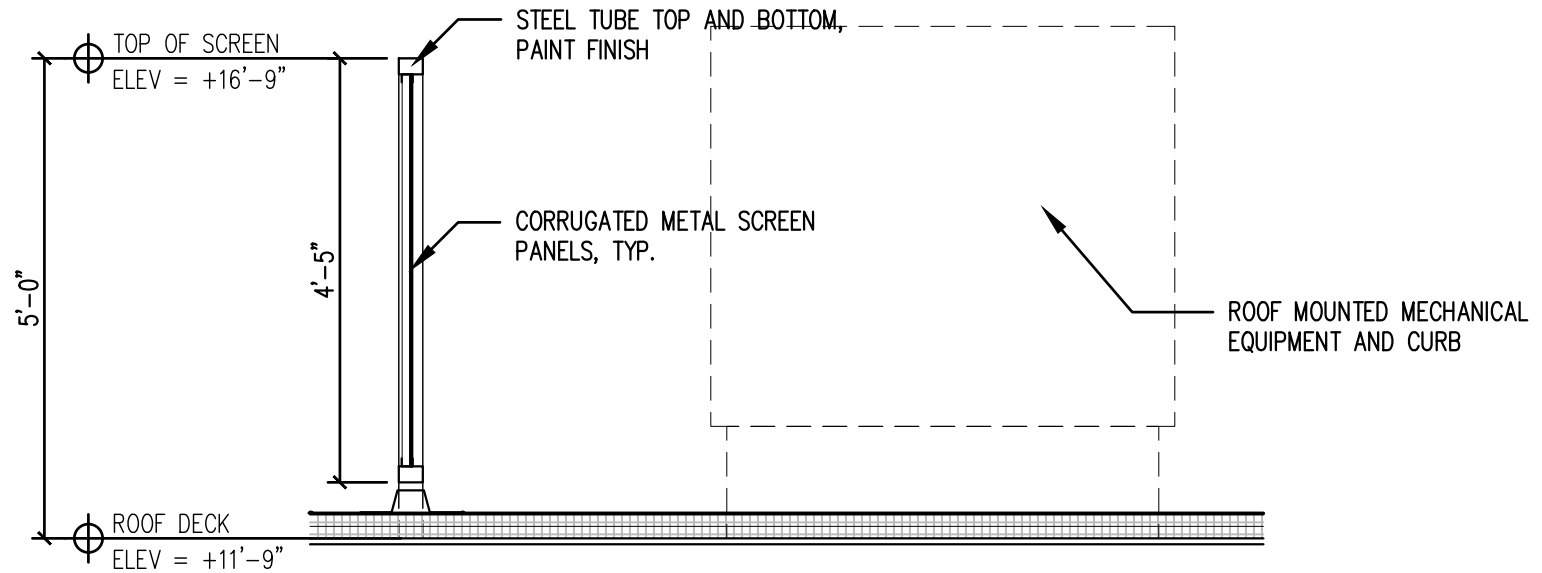


- ⊕ TOP OF CANOPY  
ELEV = +17'-5"
- ⊕ TOP OF SCREENING  
ELEV = +16'-9"
- ⊕ TOP OF ROOF (EXISTING)  
ELEV = +13'-9"
- ⊕ TOP OF ADDITION ROOF  
ELEV = +12'-0"
- ⊕ TOP OF ADDITION ROOF  
ELEV = +10'-0"
- ⊕ FIRST FLOOR  
ELEV = +0'-0"

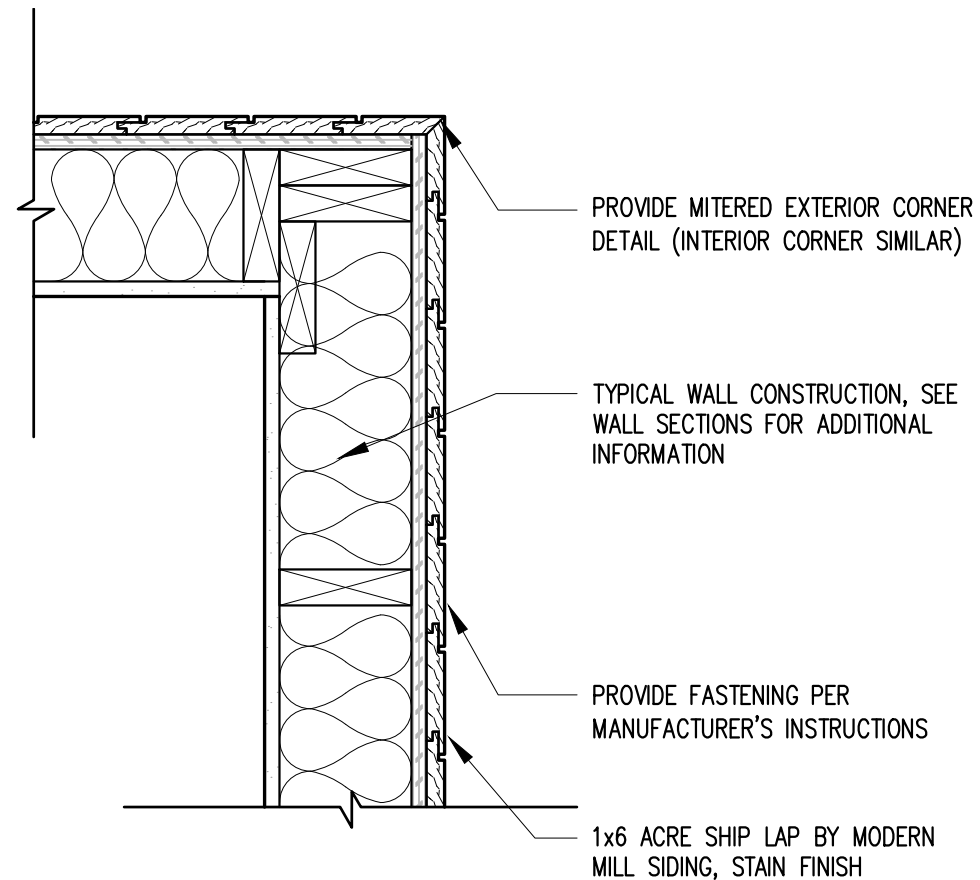




**WALL SECTION**  
SCALE: 1/2"=1'-0" A5.0 1



**ROOF SCREEN DETAIL**  
SCALE: 1/2"=1'-0" A5.0 2



**SIDING CORNER DETAIL**  
SCALE: 1 1/2"=1'-0" A5.0 3

**THE GETTY**  
361 ISLINGTON STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:  
KEY:

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME: THE GETTY  
361 ISLINGTON ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22063  
DRAWN BY: BH, RW  
APPROVED BY: BH  
ISSUE DATE: 2023/08/29  
DRAWING NAME:

SECTIONS AND DETAILS

SCALE:  
DRAWING NO.:

A5.0

PROJECT:  
 KEY:

**WINTER  
 HOLBEN**  
 architecture + design

7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

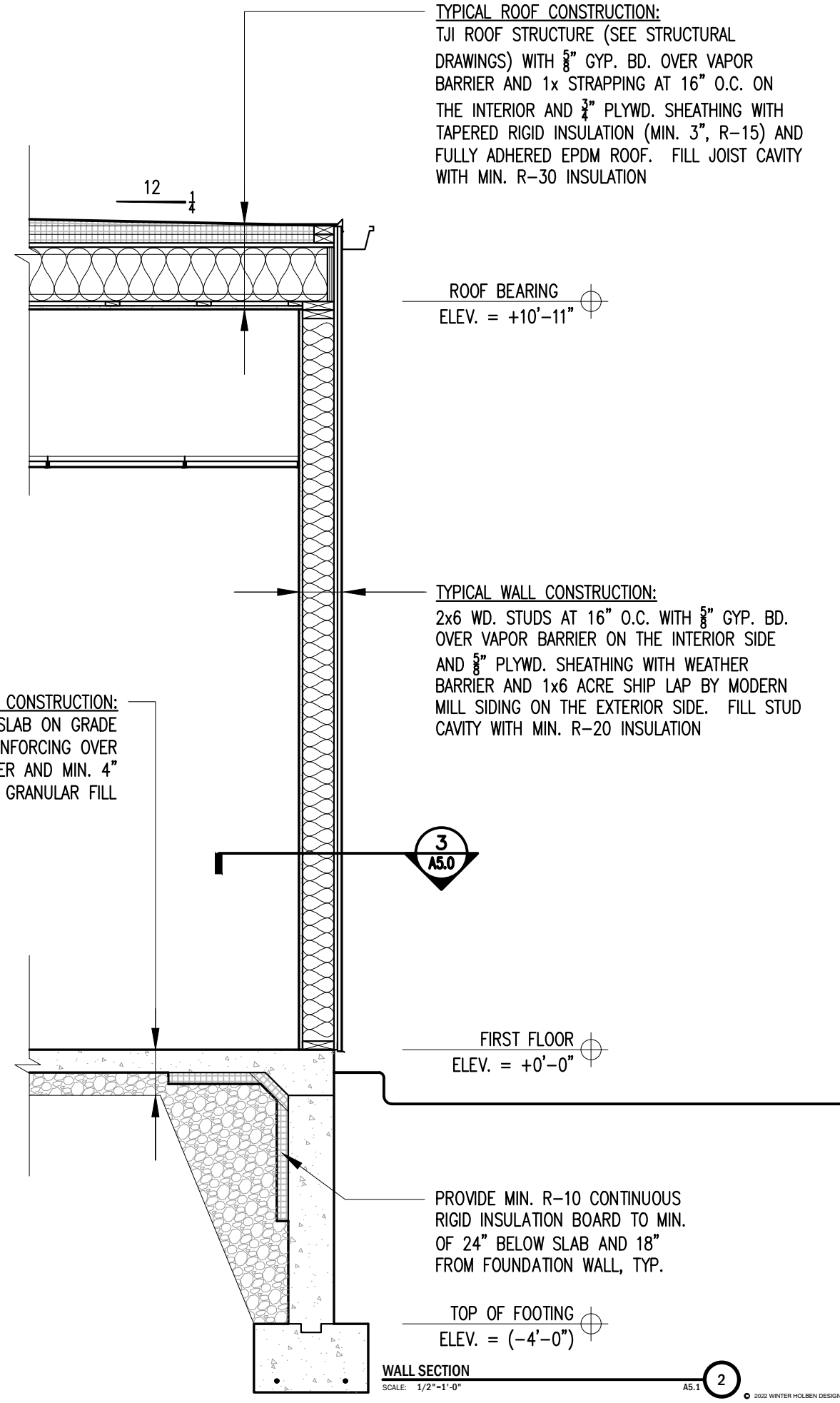
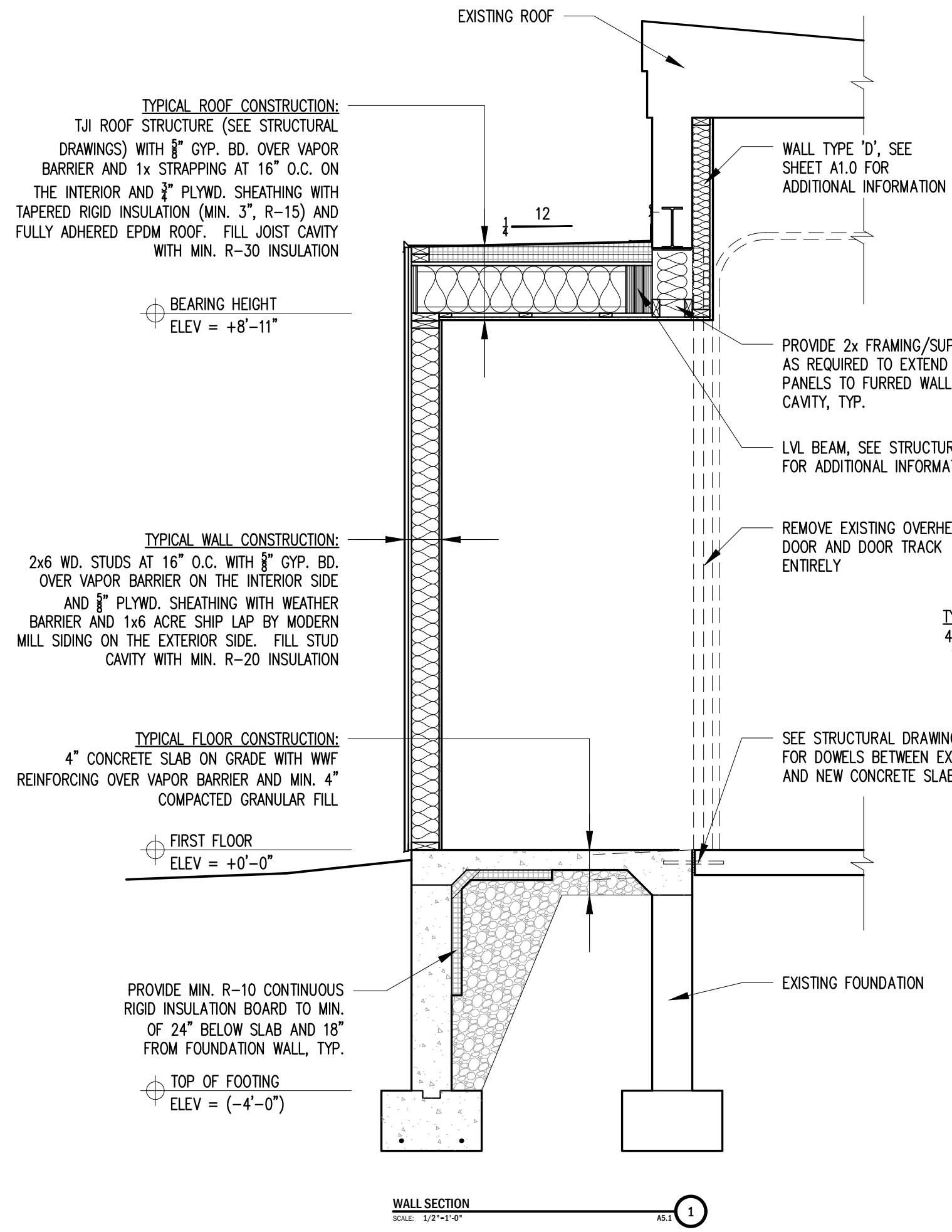
REVISIONS:

PROJECT NAME:  
 THE GETTY  
 361 ISLINGTON ST.  
 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22063  
 DRAWN BY: BH, RW  
 APPROVED BY: BH  
 ISSUE DATE: 2023/08/29  
 DRAWING NAME:

SECTIONS AND  
 DETAILS

SCALE:  
 DRAWING NO.:

**A5.1**





PROPOSED SOUTH EAST PERSPECTIVE



PROPOSED AERIAL PERSPECTIVE



PROPOSED EAST PERSPECTIVE



PROPOSED NORTH EAST PERSPECTIVE

**THE GETTY**  
 361 ISLINGTON STREET  
 PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:  
 KEY:

**WINTER  
 HOLBEN**  
 architecture + design

7 WALLINGFORD SQ  
 UNIT 209-9  
 KITTERY, MAINE 03904  
 207.994.3104

REVISIONS:

PROJECT NAME: THE GETTY  
 361 ISLINGTON ST.  
 PORTSMOUTH, NH 03801  
 PROJECT NO.: 22063  
 DRAWN BY: BH, RW  
 APPROVED BY: BH  
 ISSUE DATE: 2023/08/29

DRAWING NAME:  
 PERSPECTIVE  
 IMAGES

SCALE:

DRAWING NO.:

**A8.0**

BEFORE (EXISTING):



EXISTING VIEW FROM SOUTH EAST



EXISTING VIEW FROM SOUTH WEST



EXISTING VIEW FROM EAST

AFTER (PROPOSED):



PROPOSED VIEW FROM SOUTH EAST



PROPOSED VIEW FROM SOUTH WEST



PROPOSED VIEW FROM EAST

THE GETTY  
361 ISLINGTON STREET  
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT:

KEY:

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 209-9  
KITTERY, MAINE 03904  
207.994.3104

REVISIONS:

PROJECT NAME:  
THE GETTY  
361 ISLINGTON ST.  
PORTSMOUTH, NH 03801  
PROJECT NO.: 22063  
DRAWN BY: BH, RW  
APPROVED BY: BH  
ISSUE DATE: 2023/08/29  
DRAWING NAME:  
BEFORE AND AFTER  
IMAGES

SCALE:

DRAWING NO.:

A8.1



**14. 179 Pleasant Street**

**- Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (slight change in the slate roofing, the chimney at the rear of the structure was shifted and the stone patio was shifted away from the property line).

**Staff Comment:** Recommended Approval

**Stipulations:**

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



### LUHD-674

Historic District  
Commission Work  
Session or Administrative  
Approval Application  
Status: Active  
Submitted On: 8/30/2023

### Primary Location

179 PLEASANT ST  
Portsmouth, NH 03801

### Owner

MILL POND VIEW LLC  
PO BOX 399 NOTTINGHAM,  
NH 03290

### Applicant

Carla Goodknight  
 603-431-2808  
 carla@cjarchitects.net  
 233 Vaughan Street  
Suite 101  
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\*

Two changes to the approved design.

Description of Proposed Work (Planning Staff)

## Project Representatives

Relationship to Project

Architect

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



September 6, 2023

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

Dear Chairman Wyckoff,

This application is for administrative approval of two changes to the approved design. Please note: There are no changes proposed to the Historic Mansion approval.

**1. Slate Roofing alternate.**

The approved roofing material is natural stone/slate.  
The new material proposed is also natural stone/slate.  
No faux material is proposed.  
The original manufacturer and color have become difficult to obtain.  
The new manufacturer and color are very similar to the approved with improved availability.

**2. Two slight footprint modifications.**

All shifts occur in the back yard.

**Chimney:**

- The fireplace mass shifted four feet toward the back yard, and walls were thickened at the mason's request, and to remain centered on the room interior during plan design development.

**Stone Patio:**

- The walls of the stone patio increased in thickness for foundation stone shelves and veneer during structural development.  
- All slightly increased dimensions move the patio away from the adjacent property line.  
- The final stone patio footprint was moved away from the side yard due to excavation needs and is now 11" farther away from the property line than the original distance approved.

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA  
Principal, CJ Architects LLC  
Representing owners:  
Mill Pond View, LLC.



PREVIOUSLY APPROVED ON 9/7/22

APPROVED SLATE ROOFING

MANUFACTURER: CAMARA SLATE

SIZE: 12x18

COLOR: SPANISH BLACK

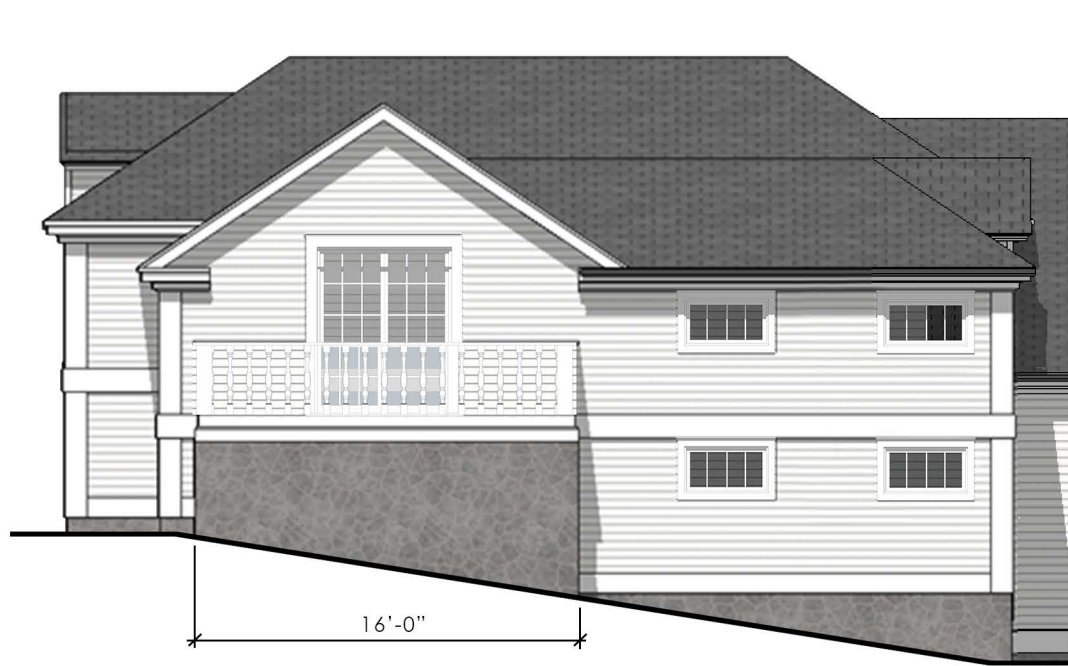


PROPOSED SLATE ROOFING

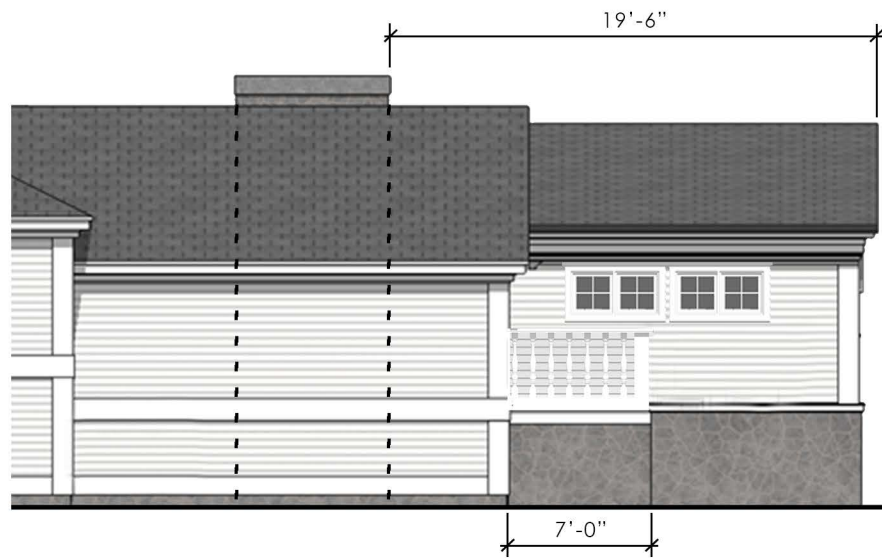
MANUFACTURER: VERMONT SLATE

SIZE: 12x18

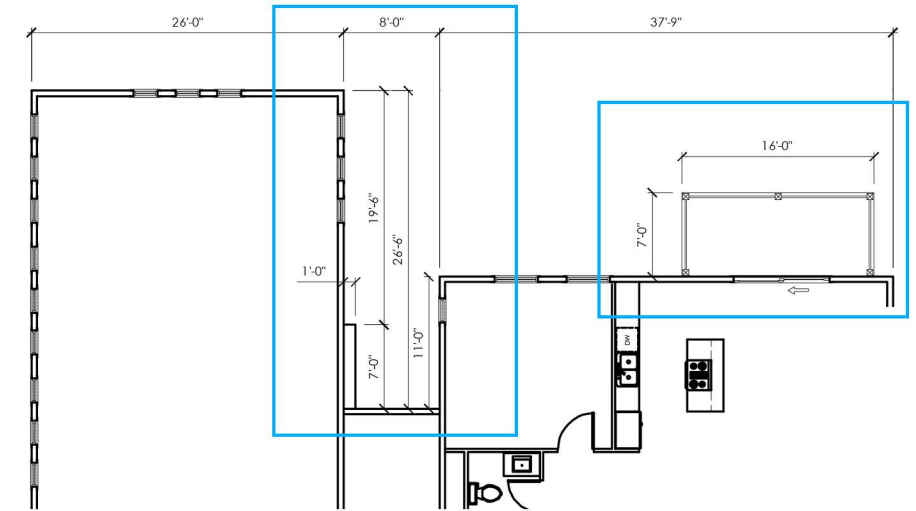
COLOR: NORTH COUNTRY BLACK



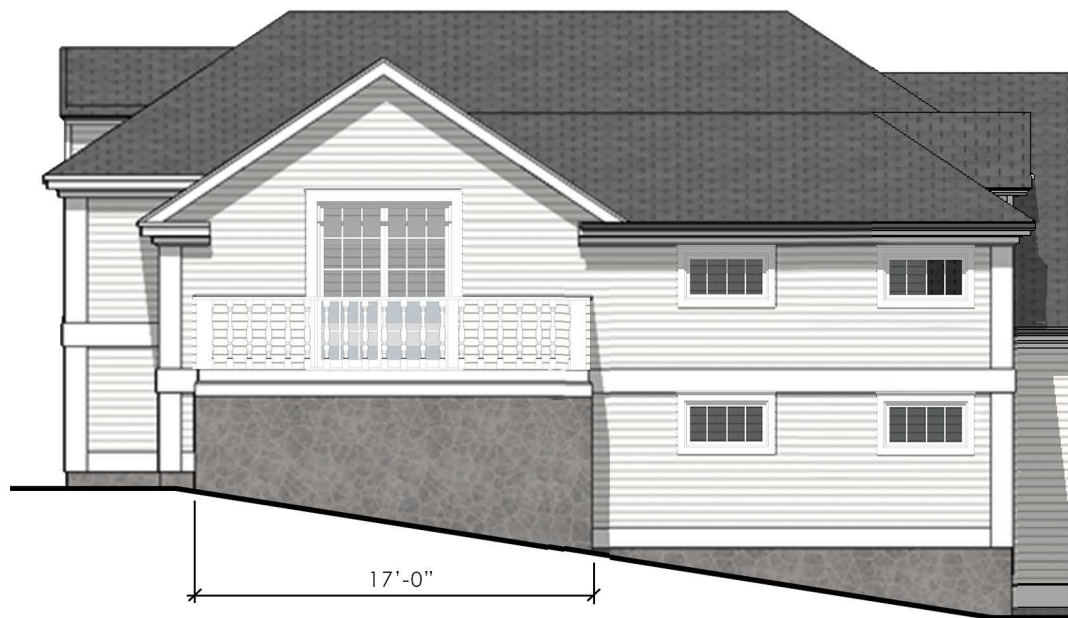
1 APPROVED REAR ELEVATION  
1/8" = 1'-0"



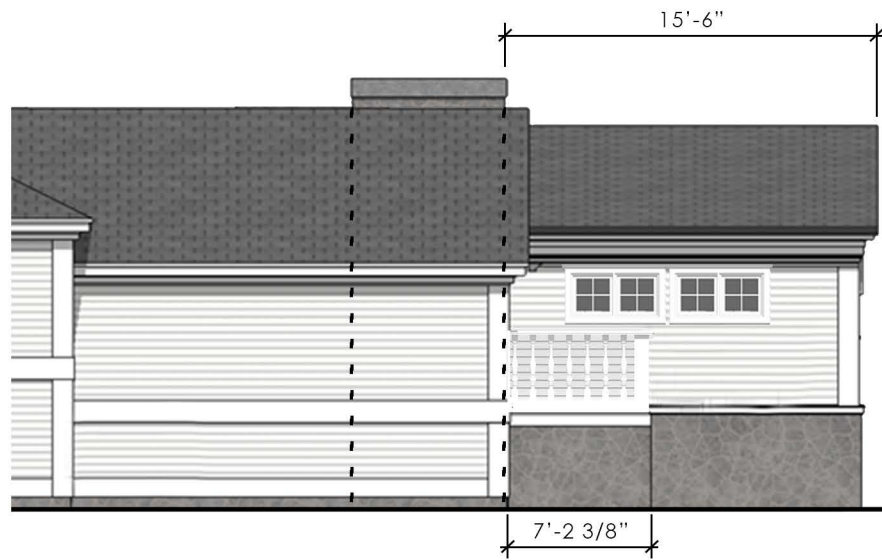
2 APPROVED RIGHT ELEVATION  
1/8" = 1'-0"



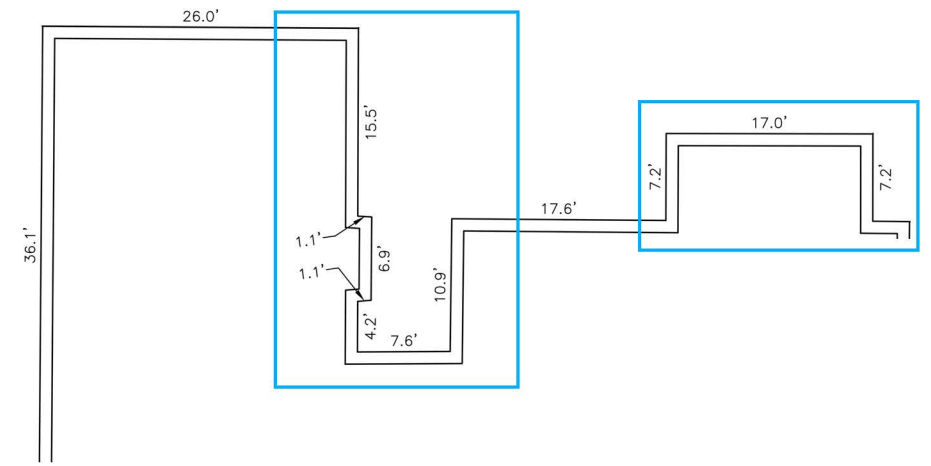
3 (9/7/22) APPROVED PLAN  
1/16" = 1'-0"



4 PROPOSED REAR ELEVATION  
1/8" = 1'-0"



5 PROPOSED RIGHT ELEVATION  
1/8" = 1'-0"



6 CERTIFIED FOUNDATION PLAN  
1/16" = 1'-0"

179 PLEASANT STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED FOOTPRINT CHANGE

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: SEPTEMBER 6, 2023

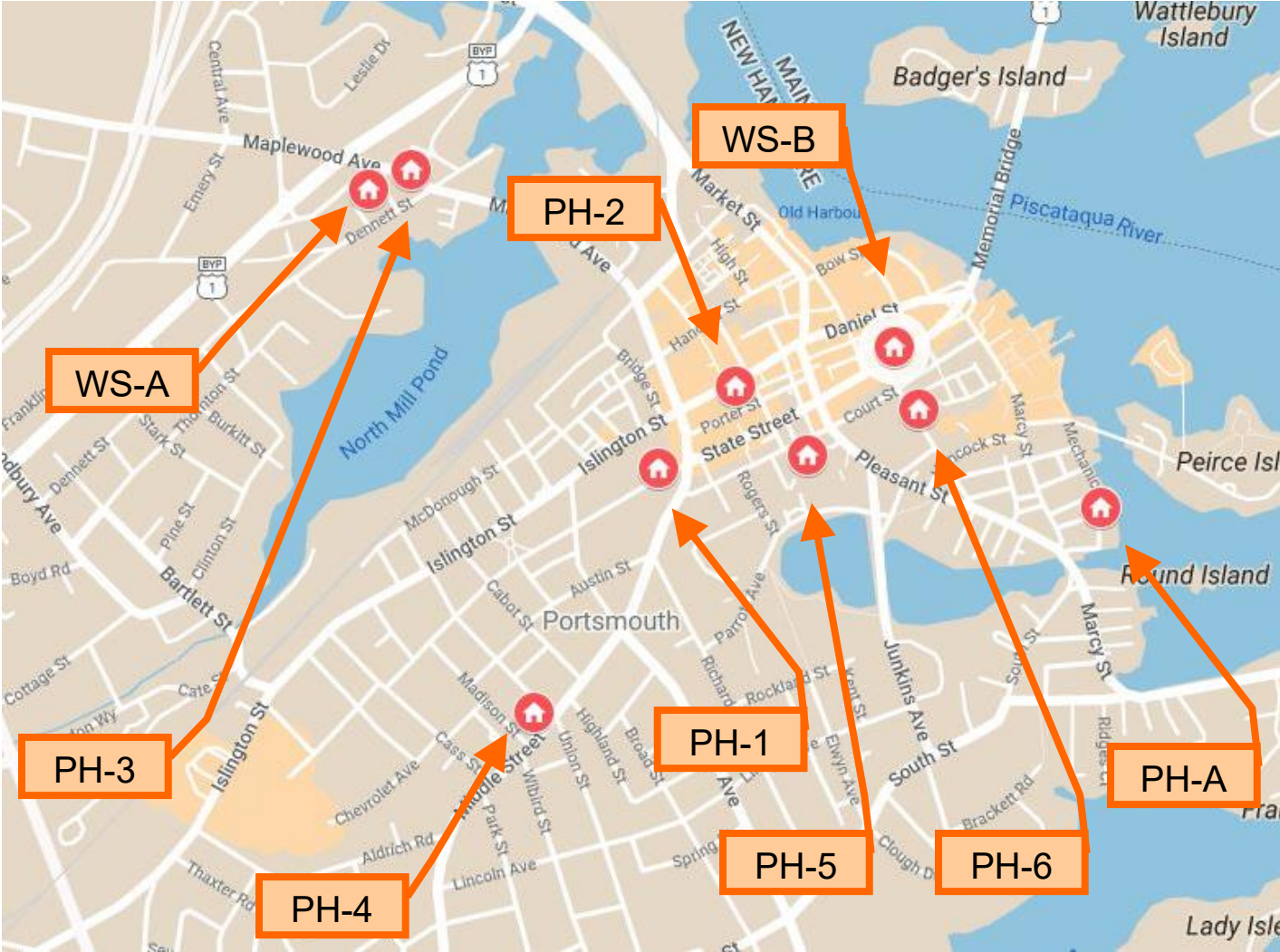


2.0

# Historic District Commission

## Staff Report

Wednesday, September 06, 2023



## **HDC Applications**

### **Administrative Approvals:**

1. 3 Walker Street
2. 333 State Street
3. 621 Islington Street, Units A, B, and C
4. 147 Congress Street
5. 28 South Street
6. 60 Penhallow Street
7. 4 Rock Street, Unit 3
8. 92 Pleasant Street
9. 320 Union Street
10. 459 Islington Street
11. 138 Maplewood Avenue
12. 3 Pleasant Street
13. 30 Penhallow Street
14. 361 Islington Street
15. 179 Pleasant Street

### **Work Sessions (Old Business):**

- A. 37 Prospect Street
- B. 129 State Street
- C. 14 Market Square- **Request To Postpone**

### **Certificate of Approval Extension Requests:**

1. 161 Deer Street- First one-year extension

### **Public Hearings (Old Business):**

- A. 0 Mechanic Street (170 Mechanic Street)

### **Public Hearings (New Business):**

1. 503 State Street, Unit #3
2. 82-86 Congress Street
3. 347 Maplewood Avenue
4. 236 Union Street
5. 202 Court Street
6. 65 Washington Street (Penhallow House)

**Project Address:**     **0 MECHANIC (170 MECHANIC STREET)**

**Permit Requested:**   **CERTIFICATE OF APPROVAL**

**Application:**         **PUBLIC HEARING A**

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Waterfront Business (WB)
- Land Use: Residential/Garage
- Land Area: 404 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular
- Number of Stories: 1.5
- Historical Significance: C
- Public View of Proposed Work: From Mechanic Street
- Unique Features: NA
- Neighborhood Association: South End



**B. Proposed Work:**   Replace windows, pedestrian door, and exterior maintenance

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

The project proposal includes the following:

- Replace all existing windows;
- Replace pedestrian door and
- Repair/replace trim and siding as needed (in-kind).



**D. Purpose and Intent:**

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

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

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

**Project Address:** 503 STATE STREET, UNIT #3  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Application:** PUBLIC HEARING #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Residential/Condominiums
- Land Area: 3,373 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: N/A
- Unique Features: NA
- Neighborhood Association: Downtown



**B. Proposed Work:** Add new entry way to the rear of the unit (exit to back yard space).

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

The project proposal includes the following:

- Create a new double door entry way at the rear of unit #3 to exit to the back yard space.



**HISTORIC  
SURVEY  
RATING  
N/A**

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**Project Address:** 82-86 CONGRESS STREET

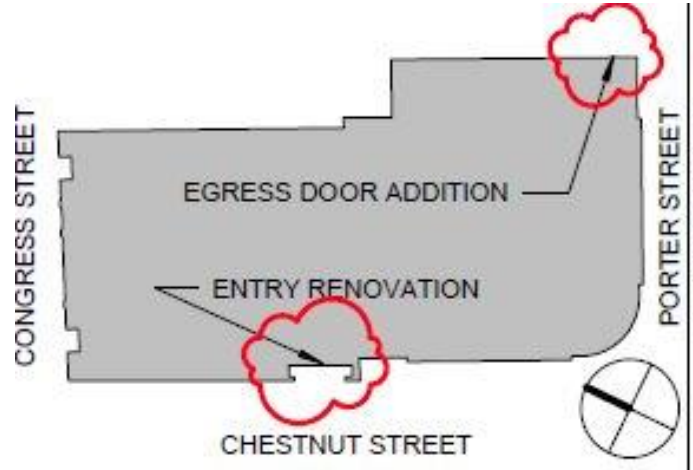
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING #2

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5 & Downtown Overlay
- Land Use: Mixed-Use/ Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1930
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Congress and Chestnut Streets
- Unique Features: NA
- Neighborhood Association: Downtown



**B. Proposed Work:** Renovate the Chestnut Street entrance with new door and add new egress door at the rear of the structure.

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

The project proposal includes the following:

- Replace the existing Chestnut Street doorway with a single pivot door and two side lights.
- Create a new egress doorway at the rear of the structure near Porter Street (required by code).



**HISTORIC  
SURVEY  
RATING  
  
C**

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**Project Address:** 347 MAPLEWOOD AVENUE  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Application:** PUBLIC HEARING #3



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Residential
- Land Area: 4,580 SF +/-
- Estimated Age of Structure: c.1810-15
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from State and Sheafe Street.
- Unique Features: NA
- Neighborhood Association: Christian Shore

**B. Proposed Work:** To recreate the original entry pediment, pilasters, and trim based on available documentation.

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

The project proposal includes the following:

- Replace the original entry pediment
- Replace the original entry pilasters
- Replace the original entry trim
- The applicant has obtained photos from the Athenaeum as well as photos and physical samples from the homeowner.



**HISTORIC  
SURVEY  
RATING  
C**

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**Project Address:** 236 UNION STREET

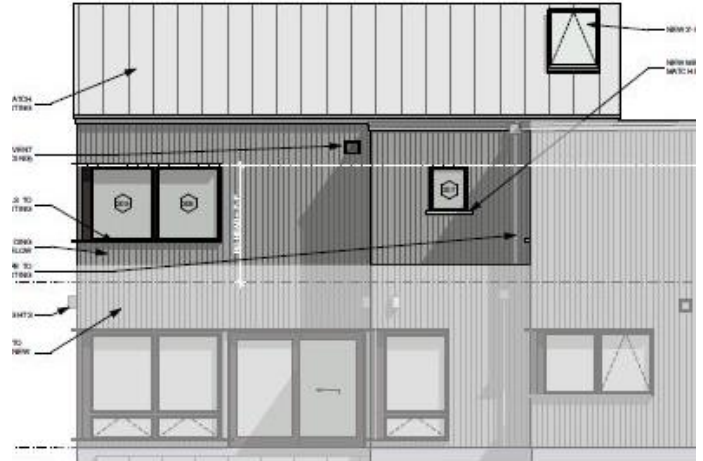
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING #4

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRC
- Land Use: Residential
- Land Area: 2,492 SF +/-
- Estimated Age of Structure: c.2016
- Building Style: Modern
- Number of Stories: 2
- Historical Significance: NA
- Public View of Proposed Work: View from Union Street
- Unique Features: NA
- Neighborhood Association: Cabot Street



**B. Proposed Work:** To add a second-floor rear addition over an existing first floor footprint.

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

The project proposal includes the following:

- Construct a second-floor additional over the existing first floor footprint at the rear of the structure to accommodate studio space. The additional will blend and match the existing design of the structure.



**HISTORIC  
SURVEY  
RATING  
NA**

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**Project Address:** 202 COURT STREET

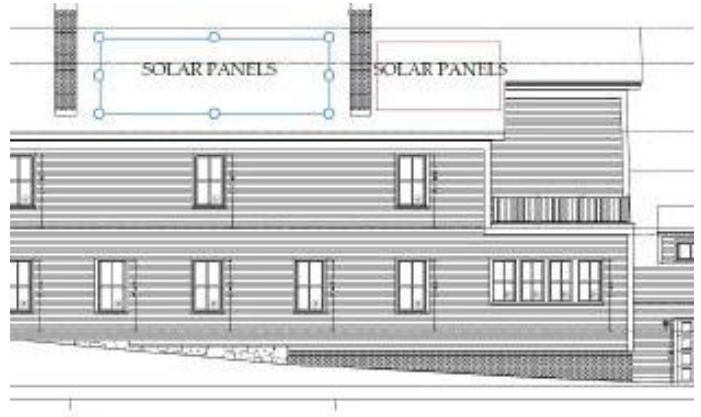
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING #5

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Residential
- Land Area: 5,036 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown



**B. Proposed Work:** To add condensers and solar panels to the structure.

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

The project proposal includes the following:

- Install multiple A/C condenser units
- Install roof mounted solar panels



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**Project Address:** 65 WASHINGTON STREET (PENHALLOW HOUSE)

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING #6

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: MRO
- Land Use: Mixed-Use/ Museum
- Land Area: 8.24A +/-
- Estimated Age of Structure: c.1780
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Washington Street and Strawberry Banke
- Unique Features: Penhallow House
- Neighborhood Association: South End



**B. Proposed Work:** To lift the existing structure, dig out a new foundation and set the existing structure on top of the new foundation.

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

The project proposal includes the following:

- Lift the existing structure
- Dig out and pour new foundation
- Place structure on top of new foundation (using the existing foundation materials from the ground up).



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**Project Address:** 37 PROSPECT STREET

**Permit Requested:** WORK SESSION

**Application:** 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: C
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore



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

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

The project proposal includes the following:

- Add a 2-story rear addition with a connector and repurpose the barn
- Note, this applicant has a slightly new design to propose after meeting with the inspections department.



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**Project Address:** 129 STATE STREET

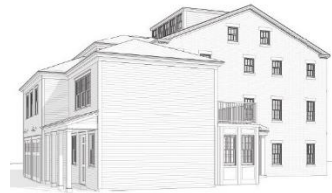
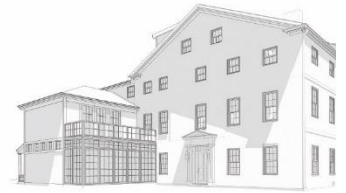
**Permit Requested:** WORK SESSION

**Application:** WORK SESSION B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1815
- 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



HDC APPROVED 06/04/2022



PROPOSED - RAILING OPTION A

**B. Proposed Work:** Changes to a previous design (modify the windows, door, skylights, and roofline features.

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

The project proposal includes the following:

- Modifications to the windows, door, skylights, and rooftop features.
- This applicant is proposing changes to a previously approved design.



**HISTORIC  
SURVEY  
RATING  
NA**

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## LU-23-105

Land Use Application

Status: Active

Submitted On: 7/14/2023

## Primary Location

Owner

MORIN PETER G TRUST &  
MORIN PETER G TRUSTEE  
170 MECHANIC ST  
PORTSMOUTH, NH 03801

## Applicant



## Applicant Information

Please indicate your relationship to this project\*

A. Property Owner

## Alternative Project Address

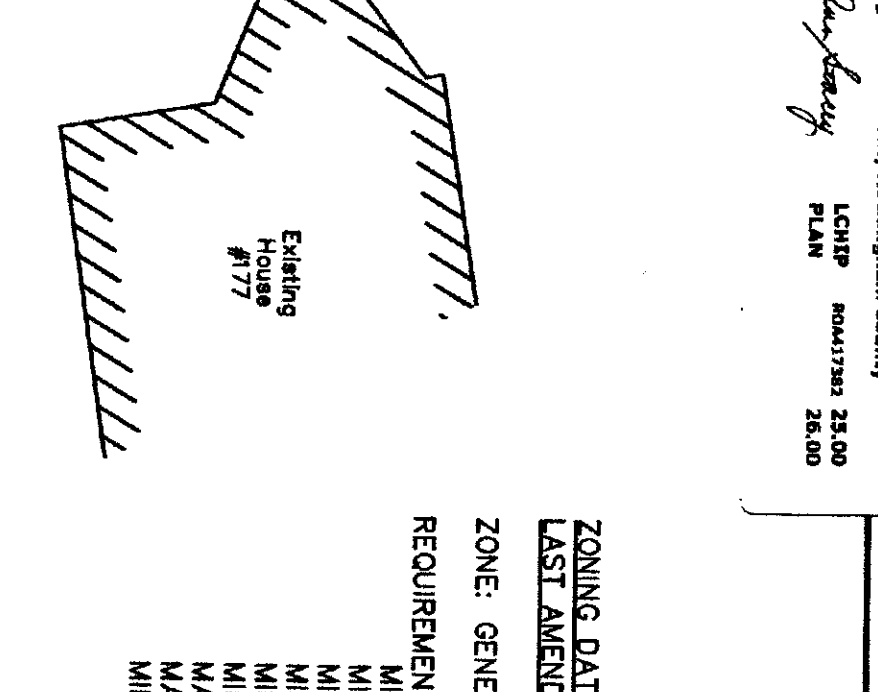
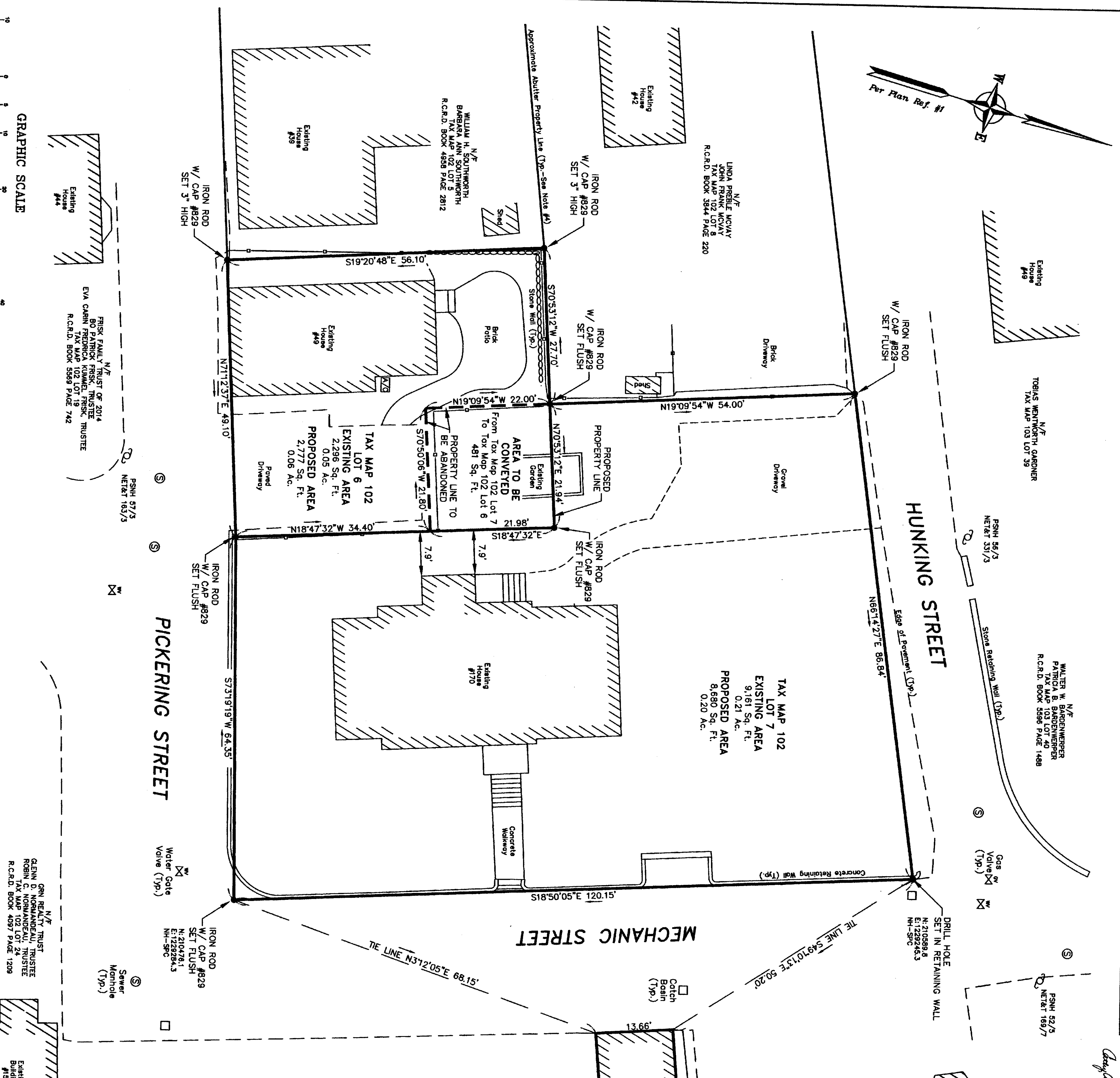
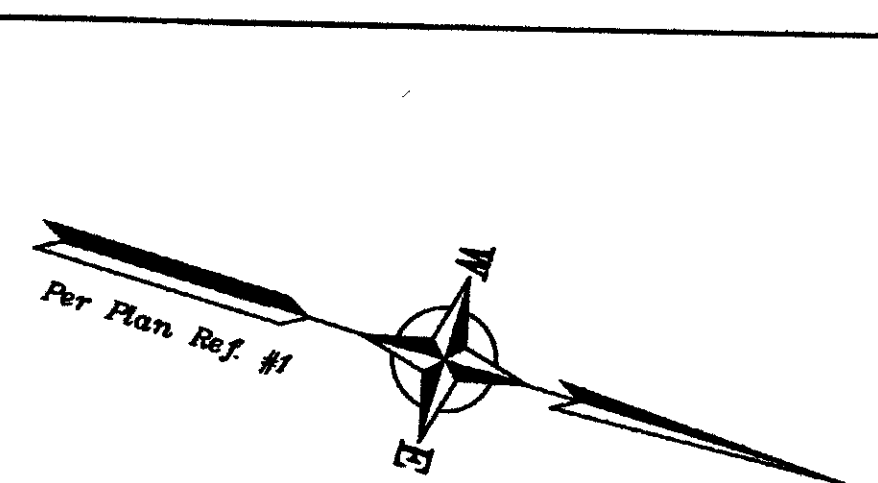
Alternative Project Address

Red barn across from 170 Mechanic St

## 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

**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



ZONING DATA PER CITY OF PORTSMOUTH ZONING ORDINANCE  
 LAST AMENDED 12/4/17 (SEE NOTE #8).  
 ZONE: GENERAL RESIDENCE-B (GRB)

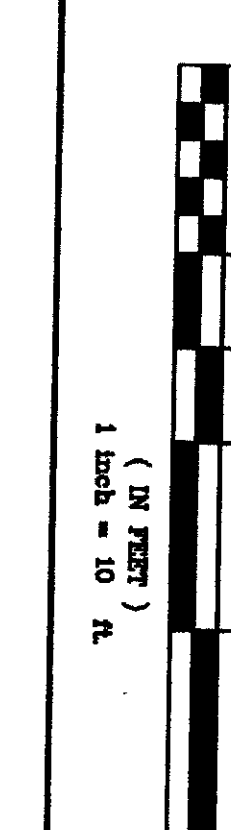
- REQUIREMENTS:
- MINIMUM LOT AREA: 5,000 SQ. FT.
  - MINIMUM STREET FRONT SETBACK: 80 FT.
  - MINIMUM LOT DEPTH: 50 FT.
  - MINIMUM FRONT SETBACK: 5 FT.
  - MINIMUM SIDE SETBACK: 10 FT.
  - MINIMUM REAR SETBACK: 25 FT.
  - MAXIMUM BUILDING HEIGHT: 35 FT.
  - MAXIMUM BUILDING COVERAGE: 30%
  - MINIMUM OPEN SPACE: 25%

PLAN REFERENCES:

1. STANDARD PROPERTY SURVEY FOR PROPERTY AT 42 HUNKING STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY LINDA FREBLE MCVAY & JOHN FRANK MCVAY, PREPARED BY NORTH PLASMA SURVEYING, INC., DATED SEPTEMBER 13, 2007 AND RECORDED AT THE R.C.R.D. AS PLAN D-35015.

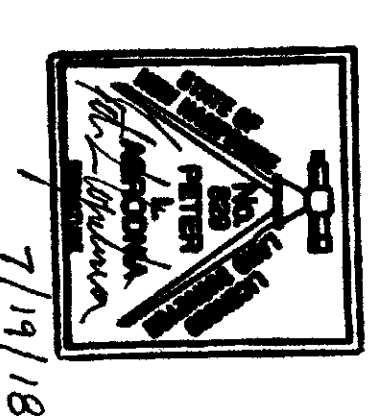
NOTES:

- OWNERS OF RECORD:  
 TAX MAP 102 LOT 6  
 PETER G. MORIN TRUST  
 PETER G. MORIN, TRUSTEE  
 R.C.R.D. BOOK 3675 PAGE 1454  
 DATED NOVEMBER 14, 2001  
 TAX MAP 102 LOT 7  
 HUNKING HOLDINGS, LLC  
 R.C.R.D. BOOK 3594 PAGE 1288  
 DATED FEBRUARY 23, 2018  
 TAX MAP 102 LOT 6  
 TAX MAP 102 LOT 7  
 2,296 SQ. FT.  
 TAX MAP 102 LOT 7  
 9,161 SQ. FT.
- TOTAL EXISTING PARCEL AREA:  
 TAX MAP 102 LOT 6  
 9,161 SQ. FT.
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- APPROXIMATE ABUTTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELEIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
- ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF PORTSMOUTH PRIOR TO DESIGN OR CONSTRUCTION.
- THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- VARIANCES GRANTED AT BOARD OF ADJUSTMENT MEETING ON MAY 22, 2018.
- A VARIANCE FROM SECTION 10.521 TO ALLOW A 7.9'± REAR YARD WHERE 25' IS REQUIRED.



**D-40964**

APPROVED: CITY OF PORTSMOUTH, NH  
 PLANNING BOARD:  
 [Signature] 7/19/18  
 [Signature] 7/19/18



**LOT LINE REVISION PLAN**

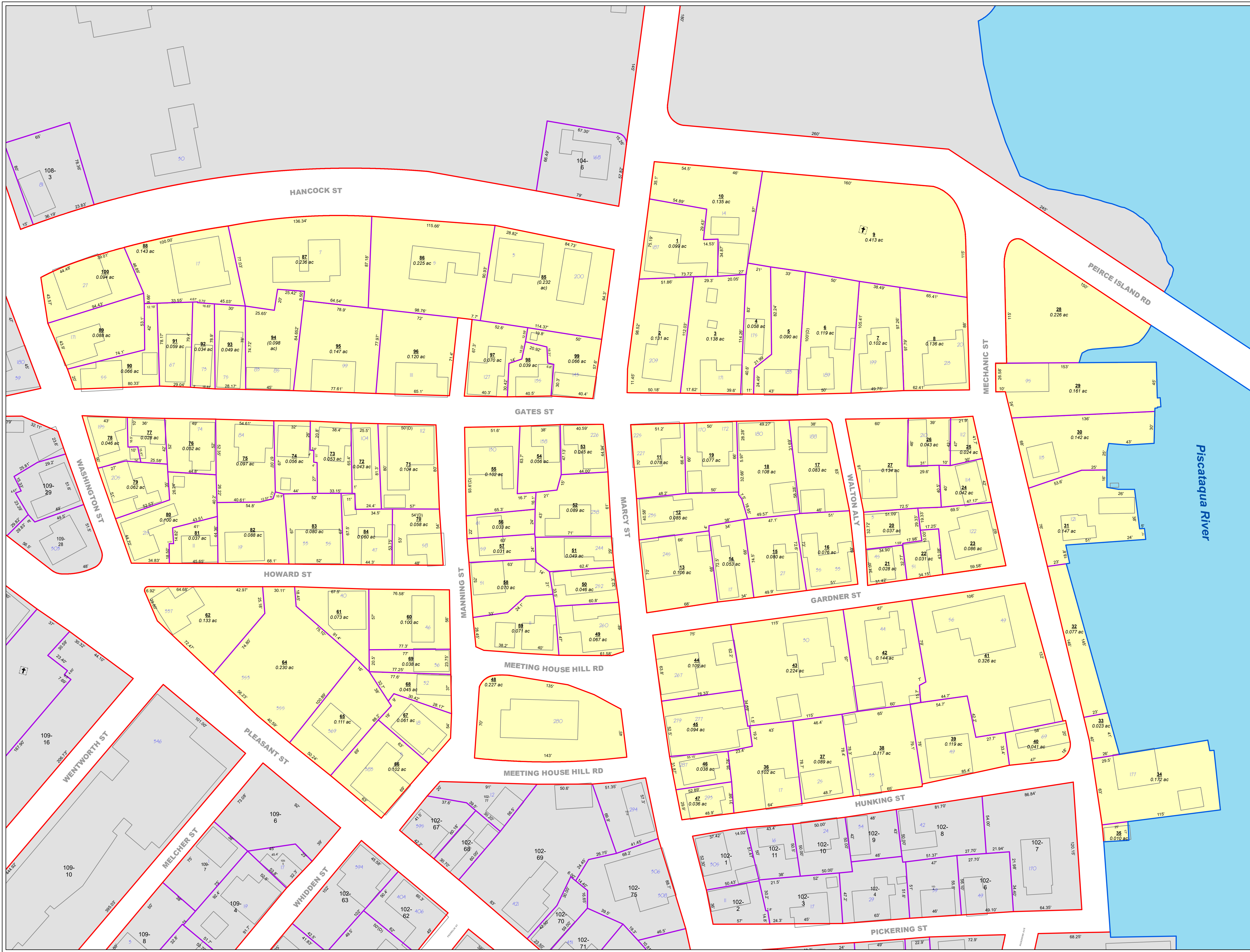
FOR PROPERTY AT  
**49 Pickering Street & 170 Mechanic Street**  
 Portsmouth, Rockingham County, New Hampshire  
 Tax Map 102 Lot 6  
 49 Pickering Street  
 OWNED BY  
**Peter G. Morin Trust**  
 Peter G. Morin, Trustee  
 49 Pickering Street, Portsmouth, NH 03801  
 Top Map 102 Lot 7  
 170 Mechanic Street  
 OWNED BY  
**Hunking Holdings, LLC**  
 c/o Peter Morin  
 49 Pickering Street, Portsmouth, NH 03801

**EASTERLY**  
 SURVEYING, Inc.  
 191 STATE ROAD, SUITE #1  
 KITTERY, MAINE 03904  
 (207) 439-6933

| REV. | DATE   | ADD NOTE # & MONUMENTS SET | STATUS | BY            | CHKD   | APPD. |
|------|--------|----------------------------|--------|---------------|--------|-------|
| A    | 7/5/18 |                            |        | A.M.P./P.L.A. | P.L.A. |       |

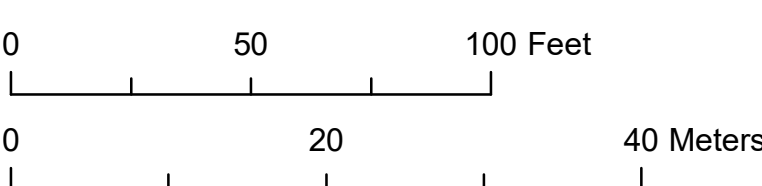
|                            |                                |                                 |               |                  |                    |
|----------------------------|--------------------------------|---------------------------------|---------------|------------------|--------------------|
| SCALE: 1" = 10'            | PROJECT NO: 17802              | DATE: 4/24/18                   | SHEET: 1 OF 1 | DRAWN BY: P.L.A. | CHECKED BY: P.L.A. |
| DRAWING NO: 17802 Boundary | FIELD BOOK NO: "Portsmouth #6" | <b>Tax Map 102 Lots 6&amp;7</b> |               |                  |                    |



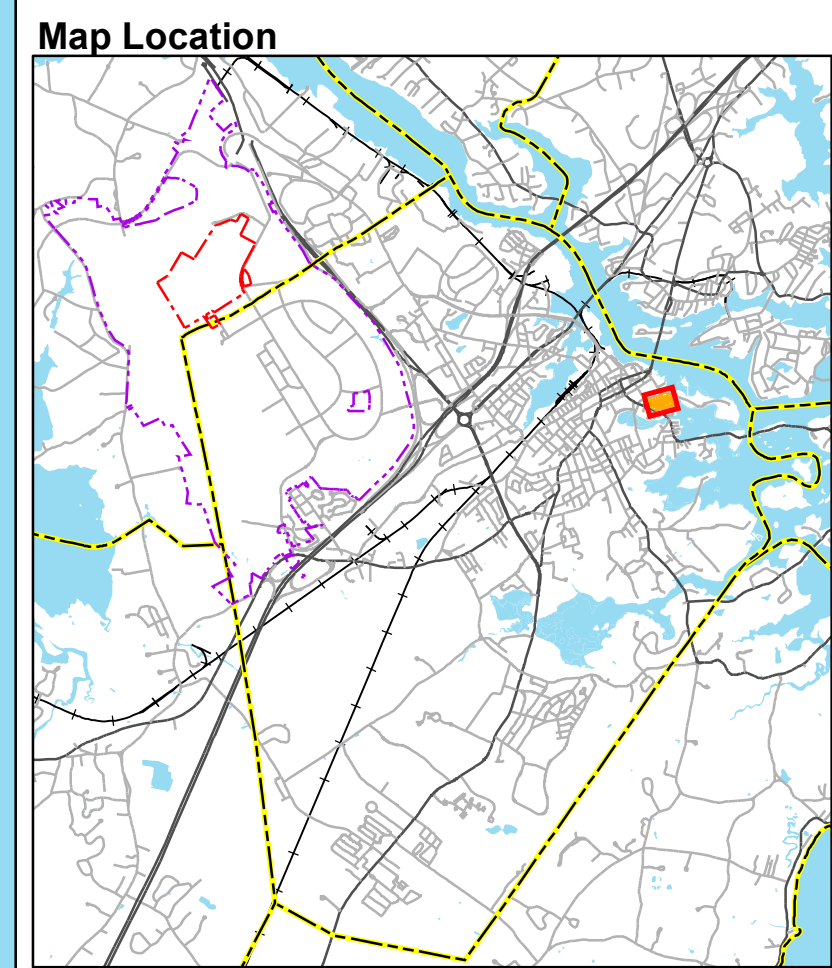
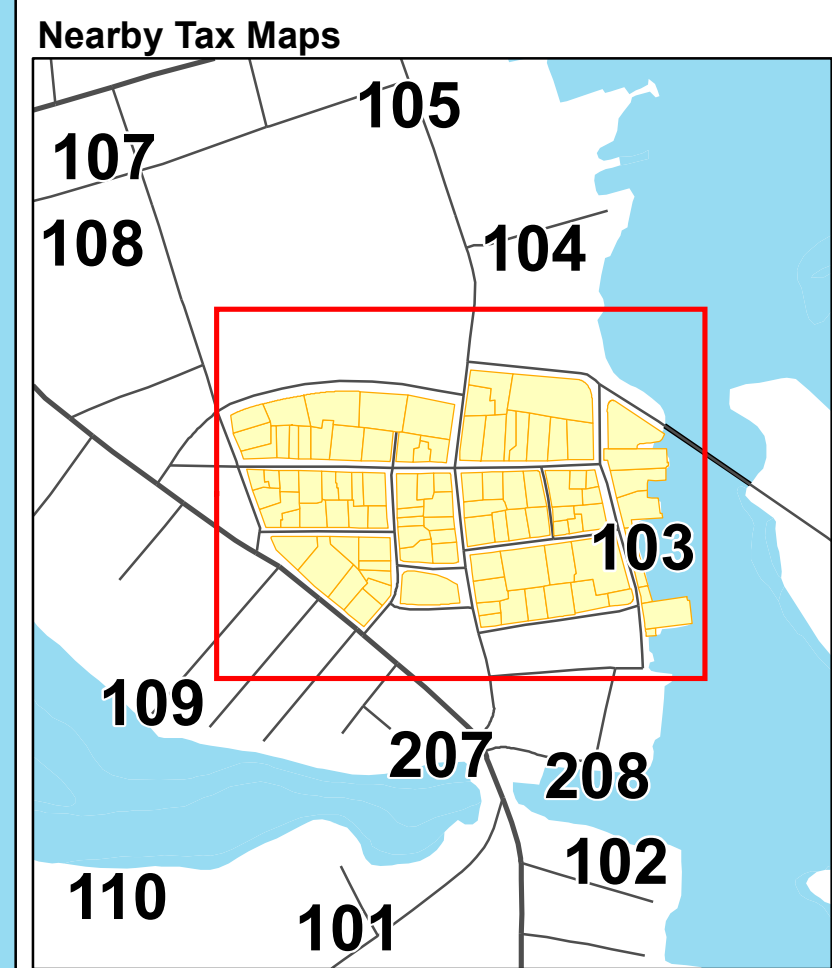


**Partial Legend**  
 See the cover sheet for the complete legend.

- 7-5A** Lot or lot-unit number
- 2.56 ac Parcel area in acres (ac) or square feet (sf)
- 25 Address number
- 233-137 Parcel number from a neighboring map
- 68' Parcel line dimension
- SIMS AVE** Street name
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)
- Parcel covered by this map
- Parcel from a neighboring map (see other map for current status)



*This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.*



Portsmouth, New Hampshire  
 2022  
**Tax Map 103**

# REAL WOOD. REDEFINED.

## LIFESPAN<sup>®</sup> SOLID SELECT

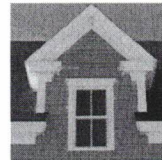
LIFESPAN SOLID SELECT is premium, clear grade lumber, treated to prevent damage caused by insects and the elements, and expertly primed for a striking finish. LIFESPAN is real wood at its finest.



No finger joints, knots, or defects



Limited lifetime warranty



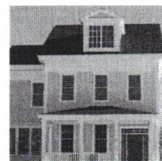
EPA-registered non-metallic preservative



Dual-coated with alkyd primer



A pleasure to work with



The natural integrity of real wood



Prevents against rot, fungal attack, and insect damage



Superior moisture resistance



Sourced from New Zealand

BEAUTY IN ITS CHARACTER.  
STRENGTH IN EVERY FIBER.

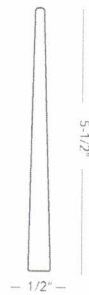
### S4S TRIM BOARDS

- 1x3 - 12' & 16'
- 1x4 - 12' & 16'
- 1x5 - 12' & 16'
- 1x6 - 12' & 16'
- 1x8 - 12' & 16'
- 1x10 - 12' & 16'
- 1x12 - 12' & 16'

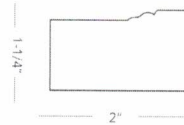
### S4S TRIM BOARDS

- 5/4x4 - 12' & 16'
- 5/4x5 - 12' & 16'
- 5/4x6 - 12' & 16'
- 5/4x8 - 12' & 16'
- 5/4x10 - 12' & 16'
- 5/4x12 - 12' & 16'

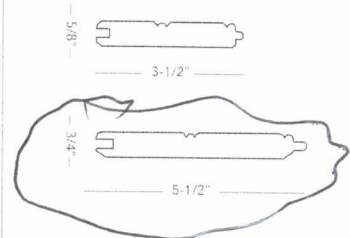
### MOULDING PROFILES



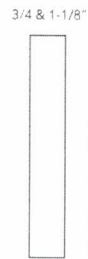
BEVEL SIDING



BRICKMOULD CASING



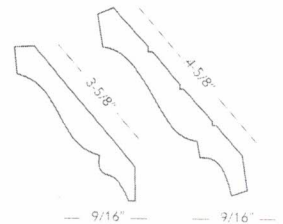
WAINSCOT EDGE & CENTERBEAD



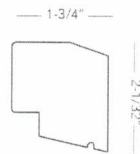
TRIM BOARDS



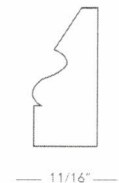
BED MOULDING



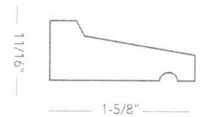
CROWN MOULDING



HISTORIC SILL



BAND MOULDING



DRIP CAP

QUANTITY 1

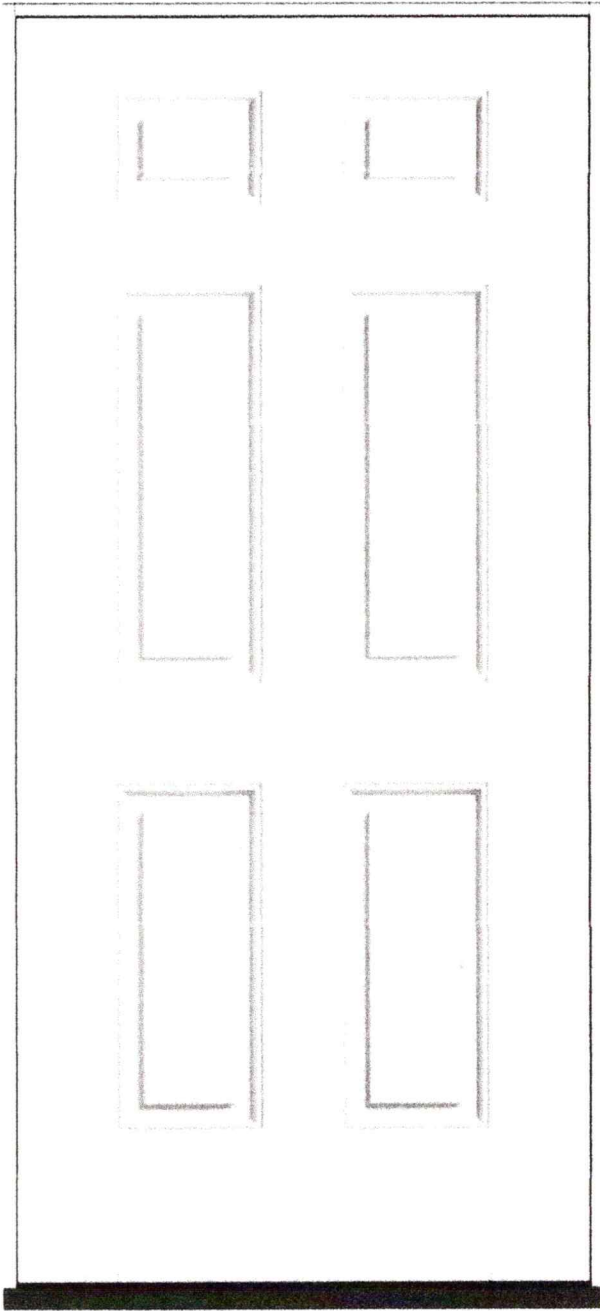
BWU BROSCO WINDOW UNIT WOOD SSB, MULL, BACK-TO-BACK, 8X13 6/6, 8X13 6/6, WH SASH LOCK, 4-9/16, CLEAR HEAD & HISTORIC SILL, BLOCK AND TACKLE WHITE BAL, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS

QUANTITY 3

BWU SU BROSCO WINDOW UNITS WOOD SSB, SGL, 8X12 6/6, WH SASH LOCK, 4-9/16, CLEAR HEAD & HISTORIC SILL, BLOCK AND TACKLE WHITE BAL, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS

QUANTITY 2

BWU SU BROSCO WINDOW UNITS STATIONARY WINDOW, SGL, CELLAR SASH 8X12 6 LT GLA, 4-9/16, CLEAR HEAD & HISTORIC SILL, NO BALANCE, HISTORICAL CEDAR CONNECT, NO CASING, 3-3/4 HORNS



**THERMA TRU**<sup>®</sup>  
DOORS

## Smooth-Star<sup>®</sup>

Style No. S210 | 6 Panel | Glass Name: No Glass



EAST SIDE



SOUTH SIDE



NORTH SIDE



WEST SIDE



## LU-23-127

Land Use Application

Status: Active

Submitted On: 8/8/2023

### Primary Location

503 STATE ST  
Portsmouth, NH 03801

### Owner

HELLER MATTHEW  
503 State Street  
PORTSMOUTH, NH 03801

### Applicant

 Rhianna Llewellyn  
 603-738-6378  
 rhiannallew@gmail.com  
 110 State Street #3  
Portsmouth, NH 03801

---

## Applicant Information

Please indicate your relationship to this project\* 

C. Holder of a Purchase and Sales Agreement for the Purchase of the Property

---

## 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

**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



Photo of the existing space where the proposed doorway will be:



Photo mock up of the proposed doorway:



Proposed new door: Andersen E-Series Gliding Door

Exterior color: white

Interior color: pine

Dimensions: 60in W x 80in H

Specifications and info booklet [HERE](#)



Please note: hardware selections will match black accents in the historic areas of the building. This is the back carriage house and is not visible from any road, however, maintaining the charm and consistency of the exterior of the building will remain priority one.



## LU-23-131

Land Use Application

Status: Active

Submitted On: 8/17/2023

### Primary Location

82 CONGRESS ST  
Portsmouth, NH 03801

### Owner

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

### Applicant

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

**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

# 25 CHESTNUT STREET - ENTRY/EXIT DOOR MODIFICATIONS

Historic District Commission - September 2023, Portsmouth, New Hampshire

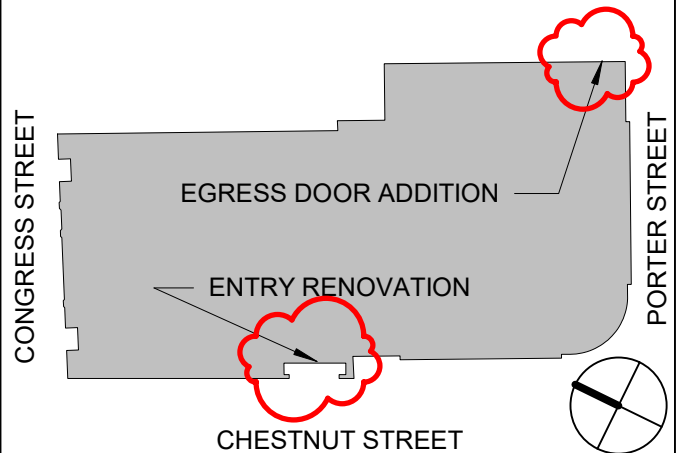
**PROPOSED WORK:**

- REPLACEMENT OF EXISTING CHESTNUT STREET LOBBY ENTRY (WEST ELEVATION) WITH A SINGLE PIVOT DOOR AND TWO SIDE LIGHTS
- ADDITION OF EGRESS DOOR (REQUIRED BY THE CITY OF PORTSMOUTH) FROM THE GARAGE AT THE EAST ELEVATION

## SHEET LIST - HDC

| Sheet Number | Sheet Name                           |
|--------------|--------------------------------------|
| C            | COVER                                |
| A1           | ENLARGED ENTRY ELEVATION             |
| A2           | FLOOR PLAN & PRODUCT DATA            |
| A3           | GARAGE EGRESS DOOR                   |
| APPENDIX     | MARVIN WINDOWS AND DOORS INFORMATION |

82-86 CONGRESS STREET  
PORTSMOUTH, NH 03801



**82-86 CONGRESS STREET KEY PLAN**

**LOBBY RENOVATION**  
82-86 CONGRESS STREET  
PORTSMOUTH, NH 03801

**COVER**

**McHENRY  
ARCHITECTURE**

Project Number: 22042

Date: 08/18/2023

Drawn By: RD

Checked By: MG

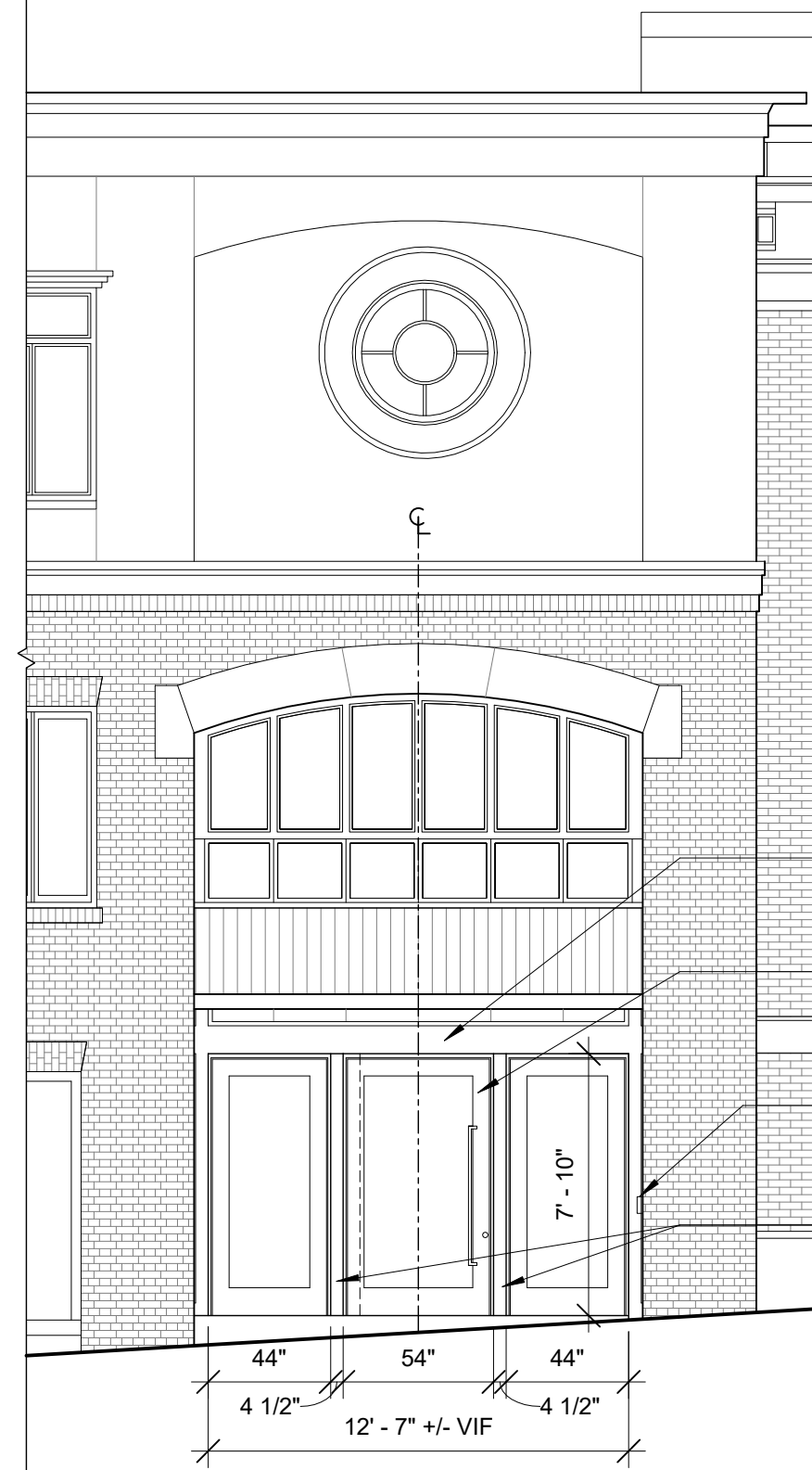
**C**

Scale NTS



EXISTING TWO ENTRY DOORS AND THREE SIDELIGHTS TO BE REMOVED

EXISTING PANELING, FLATSTOCK TRIM, AND TRANSOM LIGHTS TO REMAIN. TO BE PAINTED, TBD.



PAINT WOOD TRIM AND PANELING TO REMAIN, COLOR TBD

SINGLE MARVIN FULL LITE ULTIMATE SERIES PIVOT DOOR WITH TWO FLANKING MARVIN ULTIMATE FULL LITE SIDELIGHTS

ADA PUSH BUTTON

ALUMINUM MULLION COVER TO MATCH DOOR AND SIDELIGHT FINISH

1 EXISTING ENLARGED CHESTNUT STREET LOBBY ELEVATION  
3/16" = 1'-0"

2 ENLARGED CHESTNUT STREET ENTRY ELEVATION  
3/16" = 1'-0"

© 2023 McHenry Architecture

# LOBBY RENOVATION

82-86 CONGRESS STREET  
PORTSMOUTH, NH 03801

# ENLARGED ENTRY ELEVATION

HISTORIC DISTRICT COMMISSION

# McHENRY ARCHITECTURE

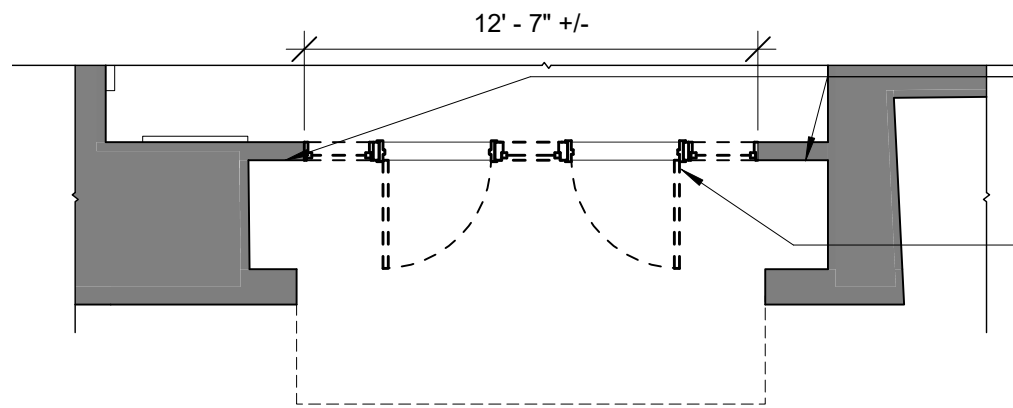
4 Market Street  
Portsmouth, New Hampshire

A1

08/18/2023

McHA: RD/MG

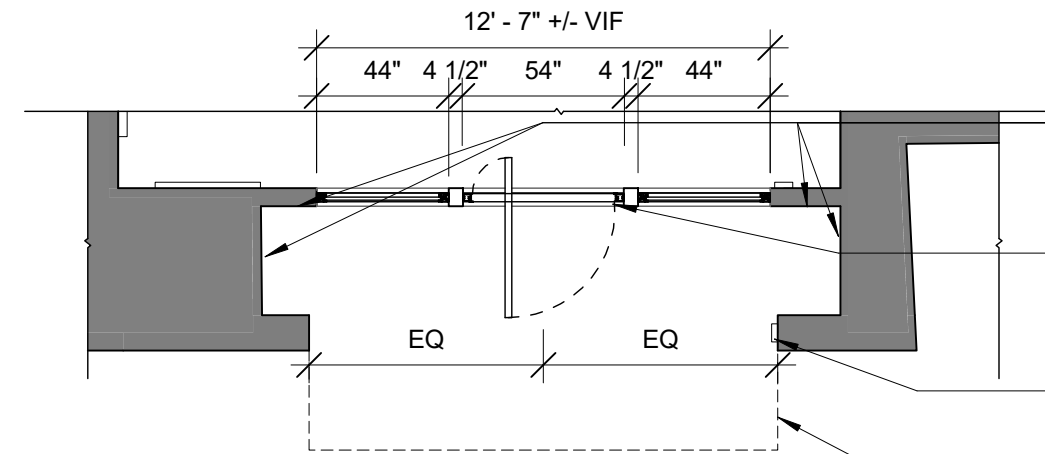
Scale: 3/16" = 1'-0"



EXISTING ADJACENT PANELING AND FLATSTOCK TRIM TO REMAIN, TBD.

EXISTING TWO ENTRY DOORS AND THREE SIDELIGHTS TO BE REMOVED

1 EXISTING ENTRY DOOR FLOOR PLAN  
3/16" = 1'-0"



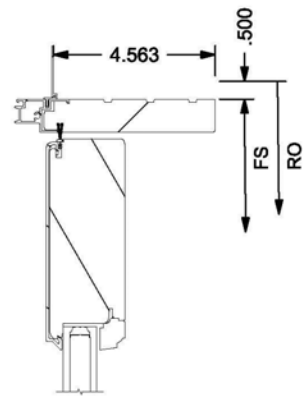
EXISTING ADJACENT PANELING AND FLATSTOCK TRIM TO BE PAINTED, TBD.

SINGLE MARVIN FULL LITE ULTIMATE SERIES PIVOT DOOR WITH TWO FLANKING MARVIN ULTIMATE FULL LITE SIDELIGHTS

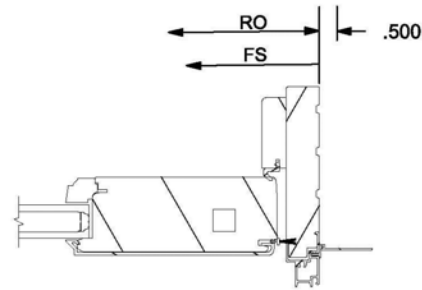
ADA COMPLIANT PUSH BUTTON, ALL WIRING AND CONDUIT TO BE CONCEALED

OVERHANG ABOVE

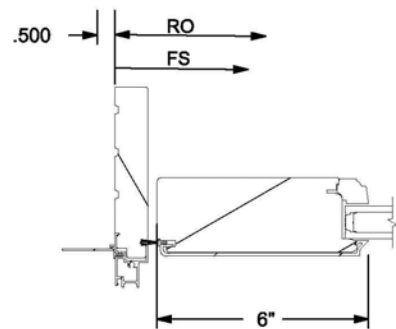
2 ENTRY DOOR FLOOR PLAN  
3/16" = 1'-0"



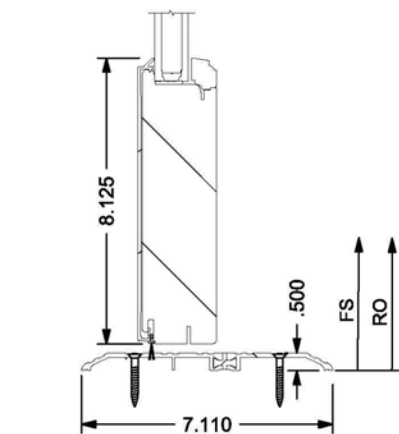
1 HEAD



3 LOCK JAMB



2 HINGE JAMB



4 SILL

ULTIMATE MARVIN PIVOT DOOR DETAILS, ALUMINUM CLAD WOOD (NTS)



EXAMPLE MARVIN PIVOT DOOR



RECTANGULAR PULL TO MATCH DOOR FINISH



Bronze Kynar\*\*

SELECTED DOOR FINISH

© 2023 McHenry Architecture

LOBBY RENOVATION

82-86 CONGRESS STREET  
PORTSMOUTH, NH 03801

FLOOR PLAN & PRODUCT DATA

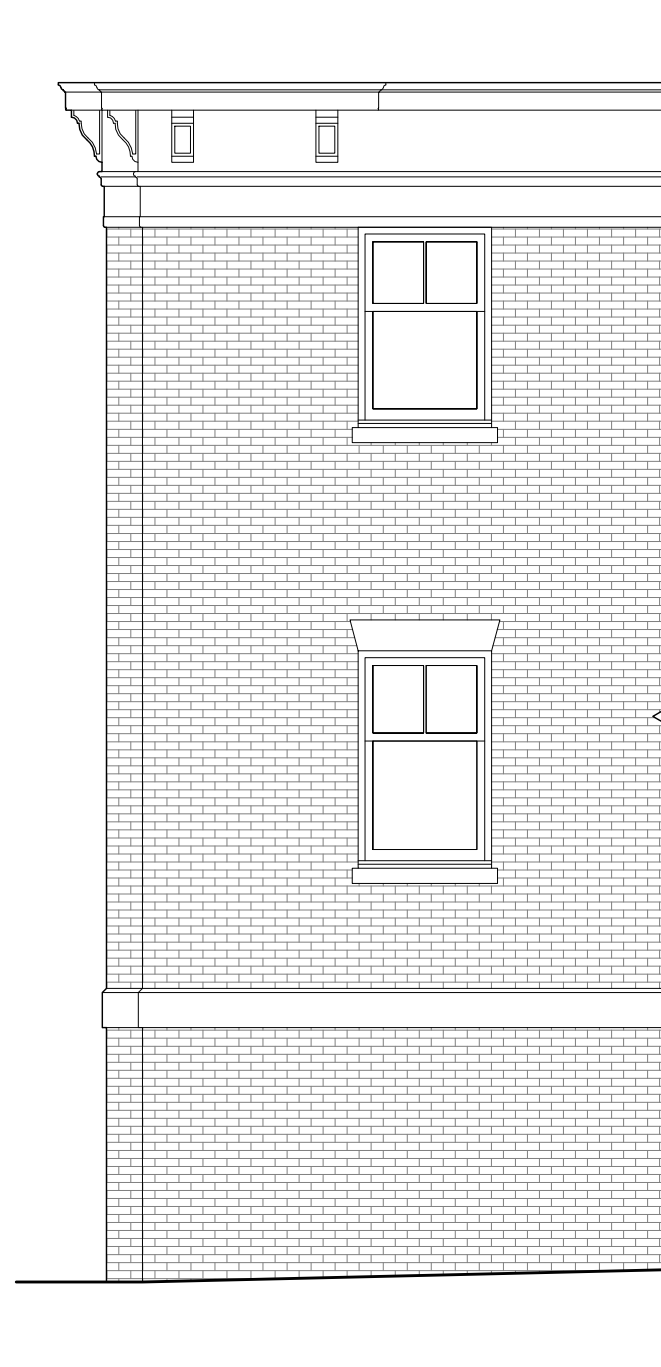
HISTORIC DISTRICT COMMISSION

McHENRY ARCHITECTURE

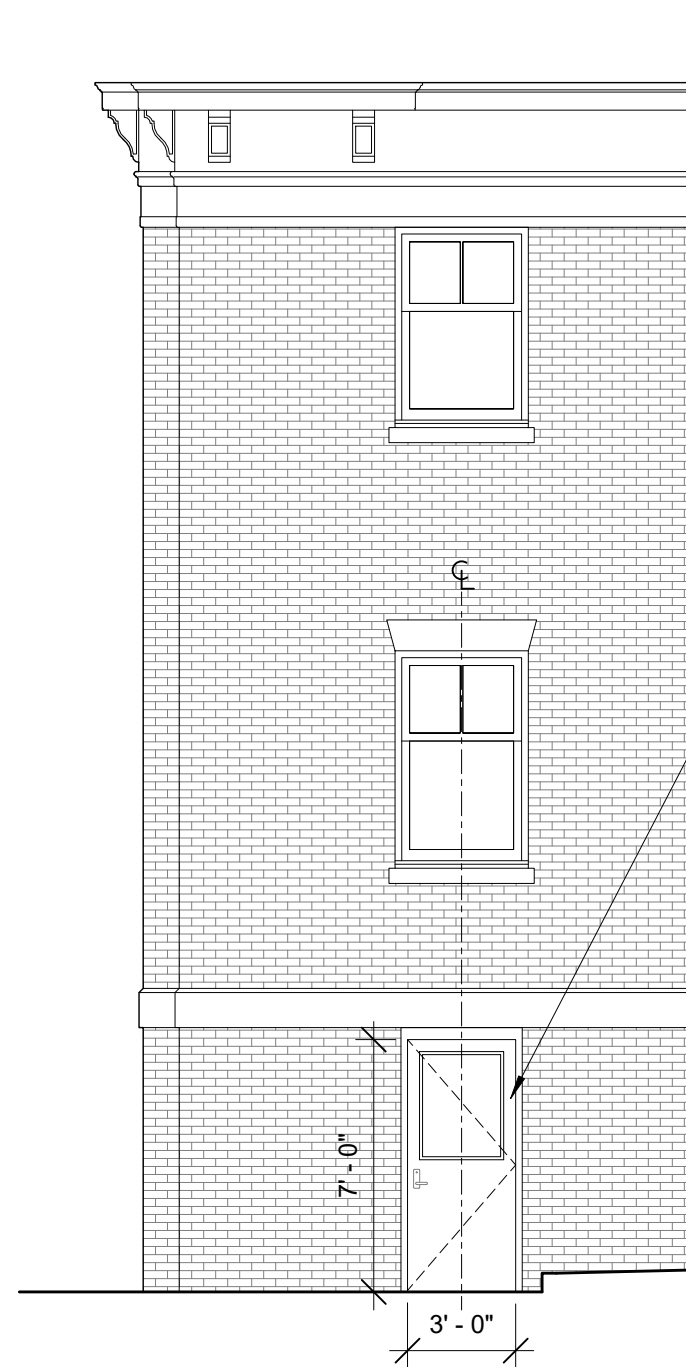
4 Market Street  
Portsmouth, New Hampshire

A2

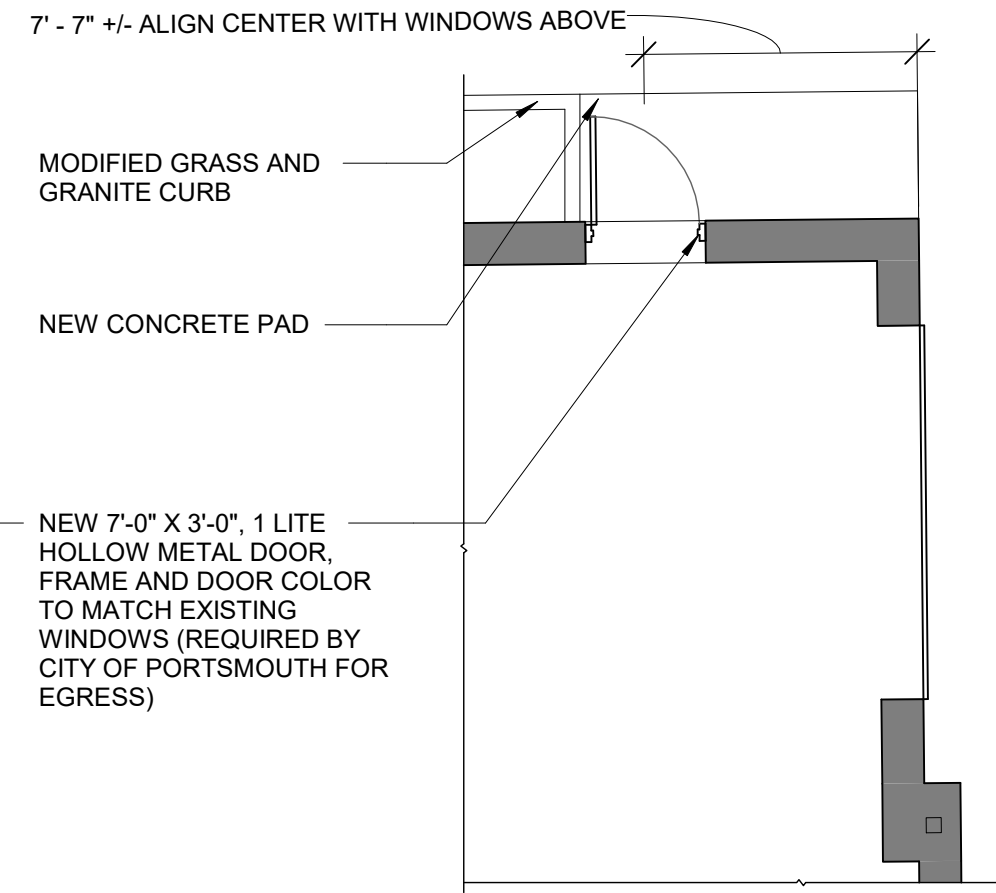
08/18/2023  
McHA: RD / MG  
AS INDICATED



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



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



3 GARAGE FLOOR PLAN  
3/16" = 1'-0"

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LOBBY RENOVATION

82-86 CONGRESS STREET  
PORTSMOUTH, NH 03801

GARAGE EGRESS DOOR

HISTORIC DISTRICT COMMISSION

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

A3

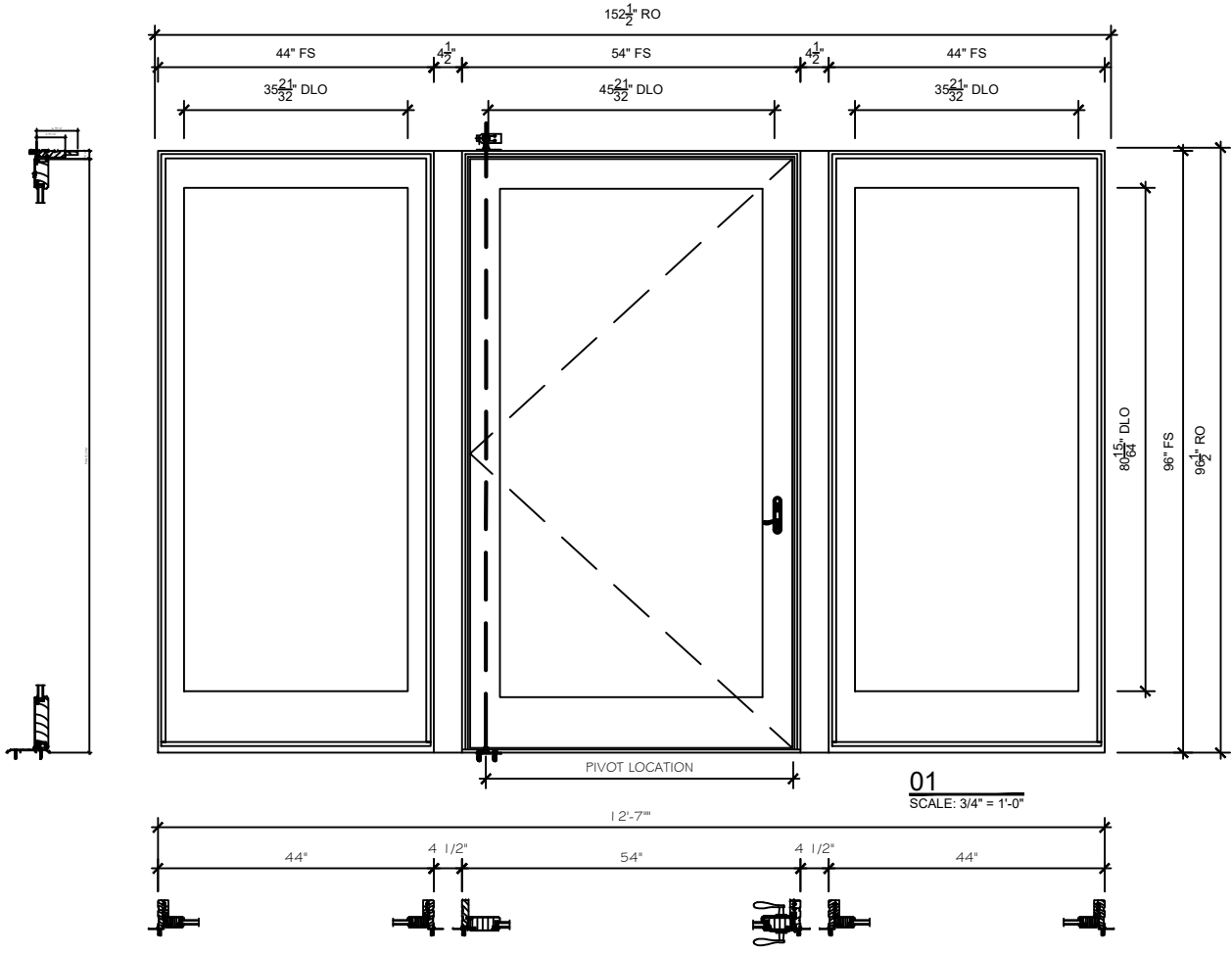
08/18/2023

McHA: RD / MG

AS INDICATED



NOTE: HARDWARE SHOW IS FOR REFERENCE ONLY AND IS NOT SELECTED HARDWARE, REFER TO SHEET A2 FOR SELECTED HARDWARE.



01  
SCALE: 3/4" = 1'-0"



FEATURES AND CONSIDERATIONS  
MARVIN PIVOT DOOR

**MARVIN**   
Windows and Doors

# MARVIN PIVOT DOOR

The Marvin® Pivot Door can be used for applications where customers are looking for a grand statement. The door's proportions and somewhat unusual operation can offer the aesthetics and access design conscience customers are looking for.

## FEATURES AND CONSIDERATIONS

### 1. AVAILABLE EXTERIORS ARE WOOD OR CLAD

- Wood species: Pine, Mahogany, VGDF

### 2. THE DOOR IS NOT NFRC OR WDMA CERTIFIED

### 3. DOOR OPERATION, FRAME AND PANEL

- Doors are single panel configuration only
- 2 1/4" Panel thickness
- Maximum RO = 72" x 118"
- Maximum unit square footage = 60 sq. ft.
- Maximum panel weight = 440 lbs.
- Doors are generally Outswing
- Inswing doors can be quoted

### 4. SILL

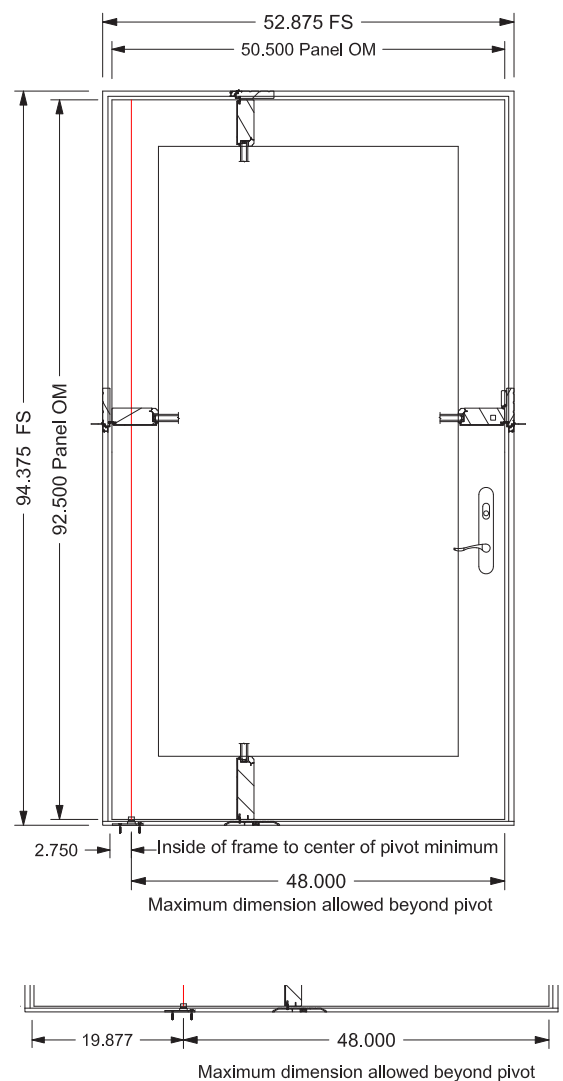
- Pemko low profile sill is standard default
  - Sill finish options: Gold, Dark BZ, Mill Finish, or Brass Substrate with BZ finish
  - No sill can be ordered for interior applications

### 5. HARDWARE

- Pivot hardware is adjustable allowing optimum panel alignment
  - Top pivot: primary pivot
  - Bottom pivot: surface mount on floor
  - Pivot hardware finishes: 6 options
- Multi-point lock with Satin Taupe handle is default
  - Options: Marvin Traditional or Contemporary handles
  - Gallery Collection handle sets available

### 6. ORDERING

- Channel partners can quote Pivot Doors via Supplemental Pricing
- Orders must be run through the Architectural Department
- A Project Profile will be developed for processing the order
- Signature lead times apply





## LU-23-132

Land Use Application

Status: Active

Submitted On: 8/17/2023

### Primary Location

347 MAPLEWOOD AVE

Portsmouth, NH 03801

### Owner

HEAD PAUL B II & HEAD


HOLLY


MAPLEWOOD AVE 347


PORTSMOUTH, NH 03801

### Applicant

 Robert Lusignan

 603-502-7850

 rob@hemlockdc.com

 39 Harvey Mill Rd  
Lee, New Hampshire  
03861

## 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

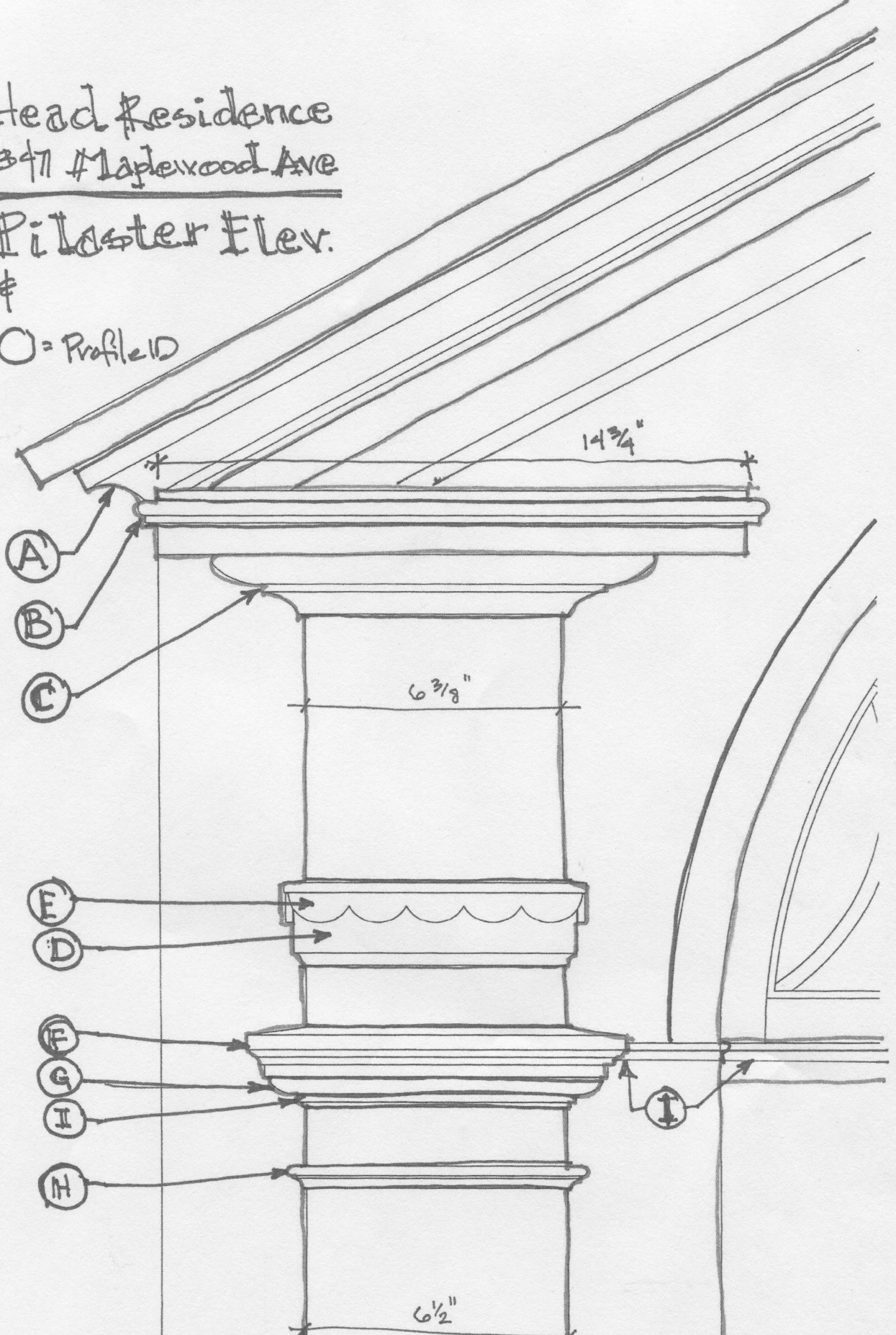
**New Construction:** any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

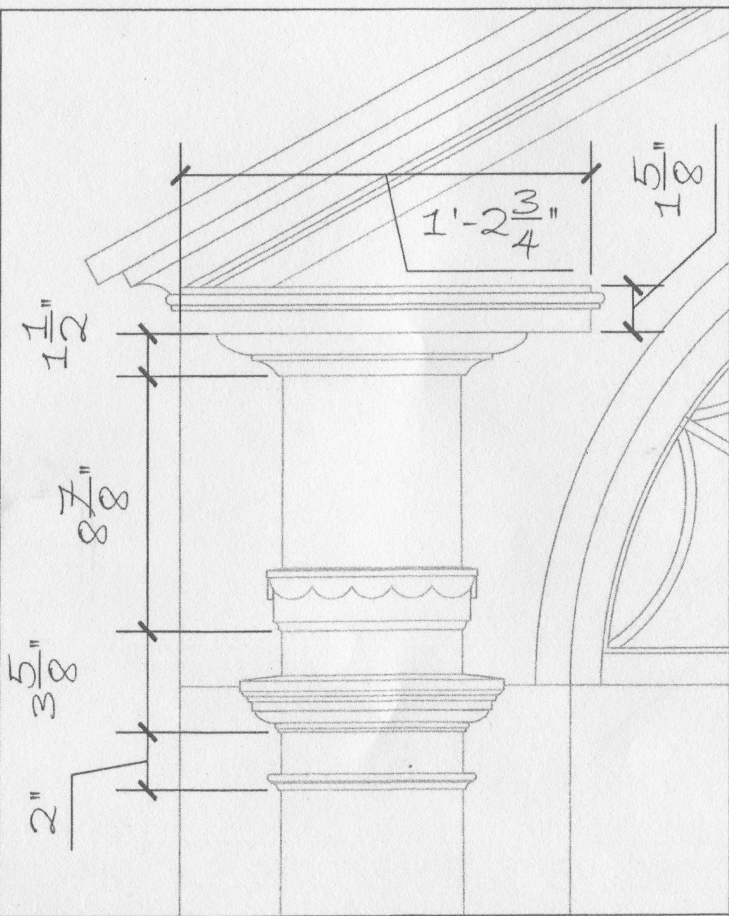
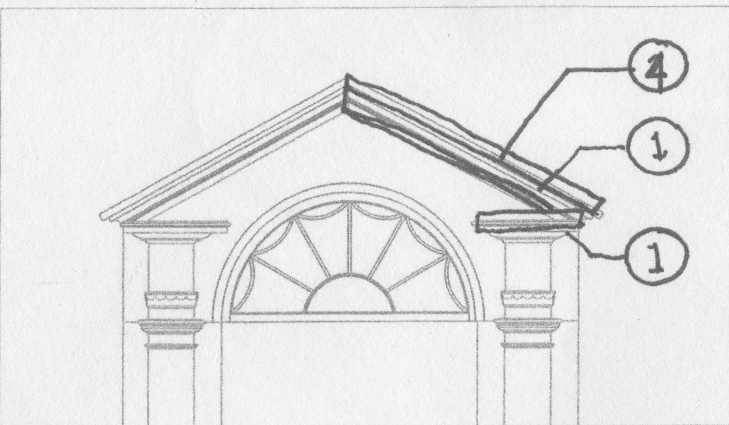
Head Residence  
3471 Maplewood Ave

Pilaster Elev.

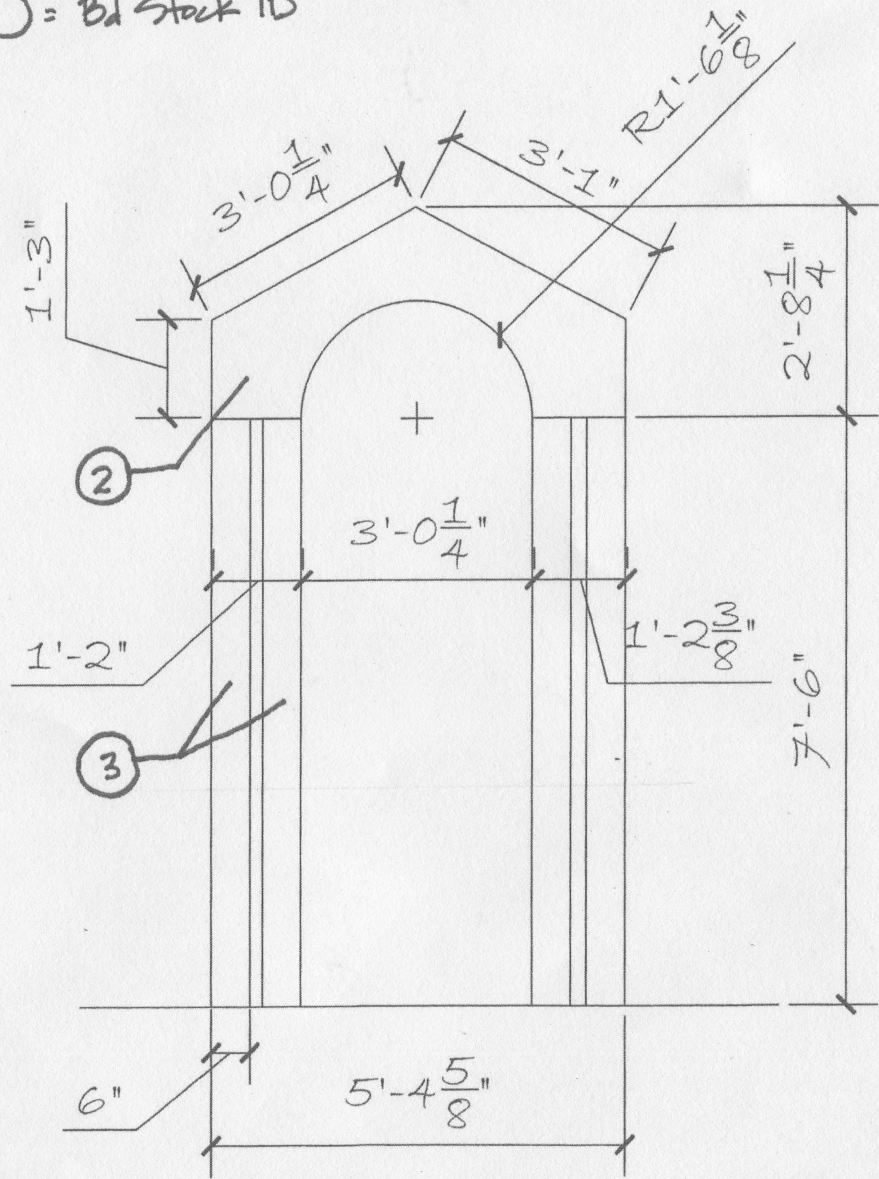
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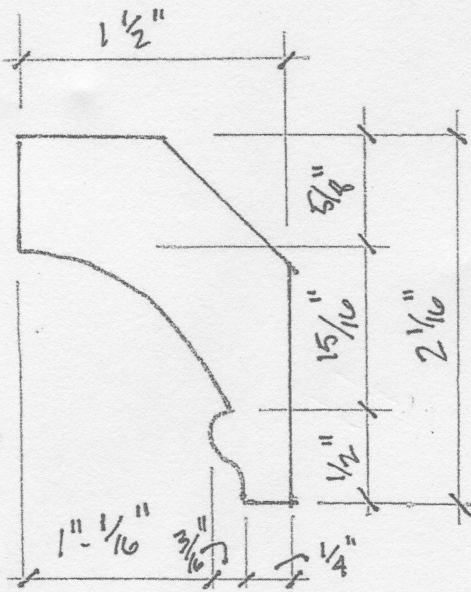
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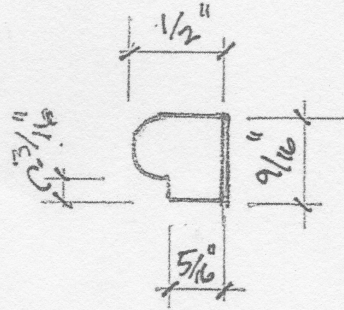


○ = Bd Stock ID

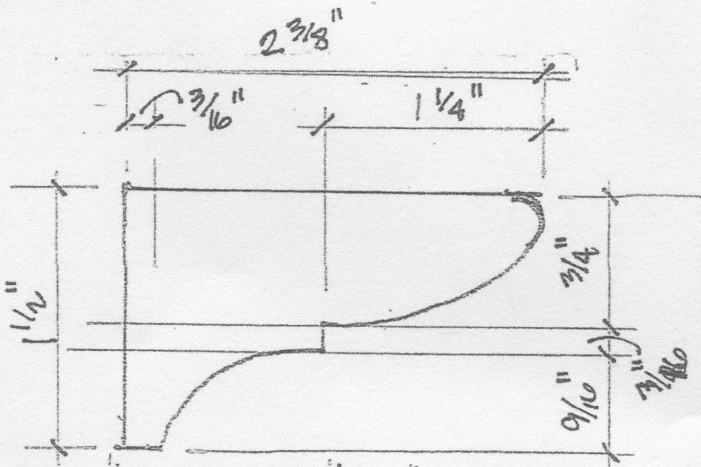




A



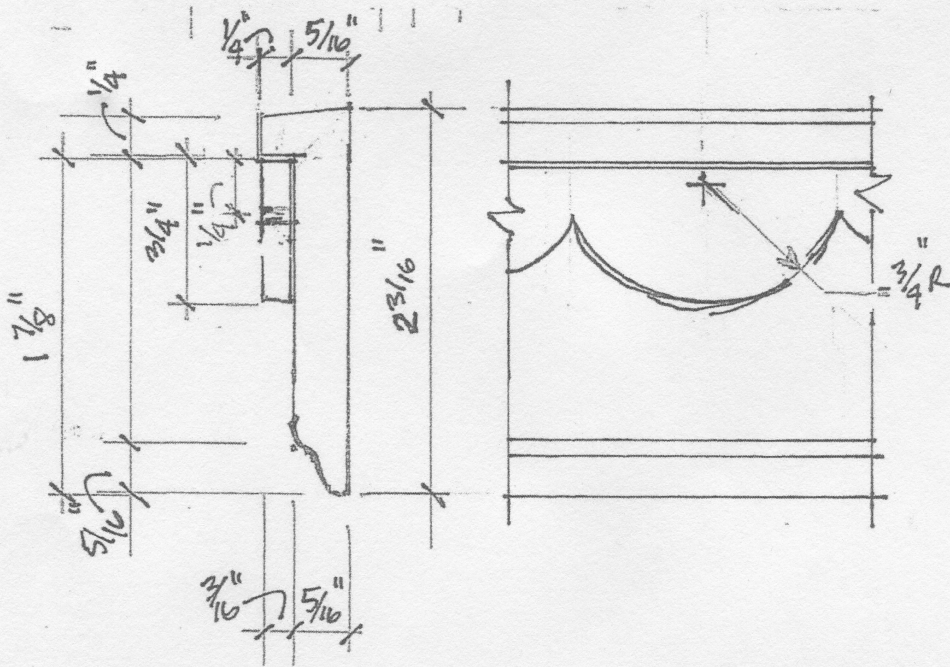
B



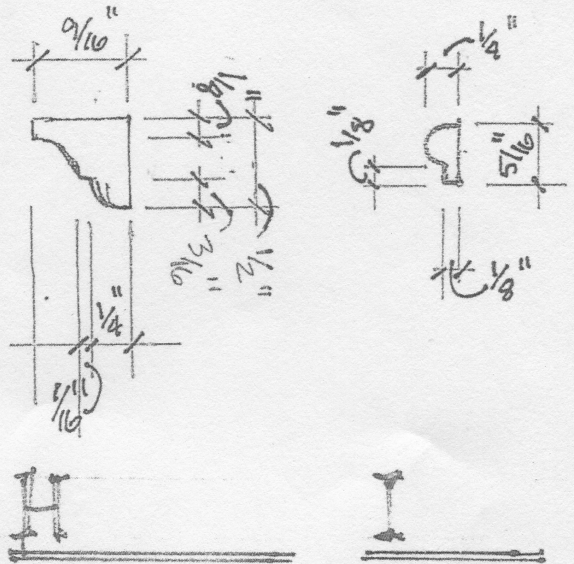
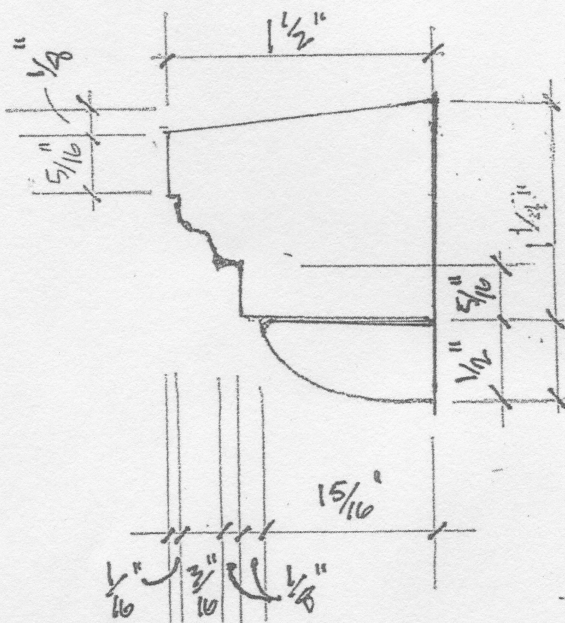
C

scale 1:1

Head Residence 417 Madras Ave



D & E



F & G

scale 1:1

Head Residence 177 M... I Am





Portsmouth Athenaeum



LU-23-136

Land Use Application

Status: Active

Submitted On: 8/21/2023

Primary Location

Owner

ALLISON MELANIE PIPER

UNION ST 236

PORTSMOUTH, NH 03801

Applicant



---

## 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

**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

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

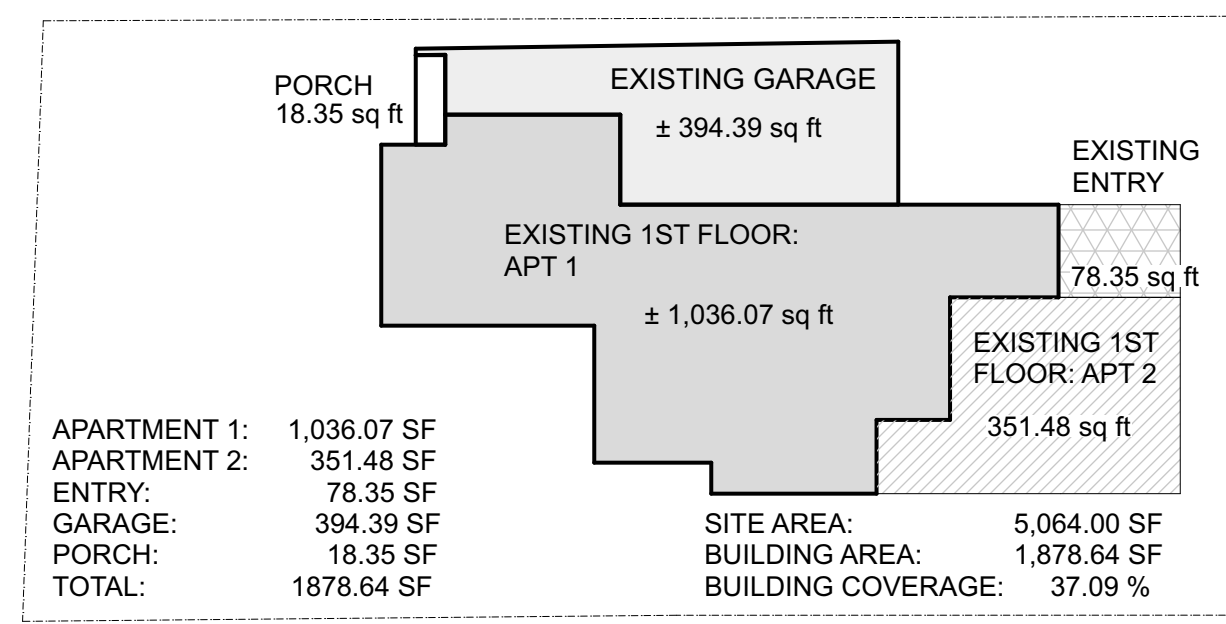
236 Union Street,  
Portsmouth, NH 03801

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

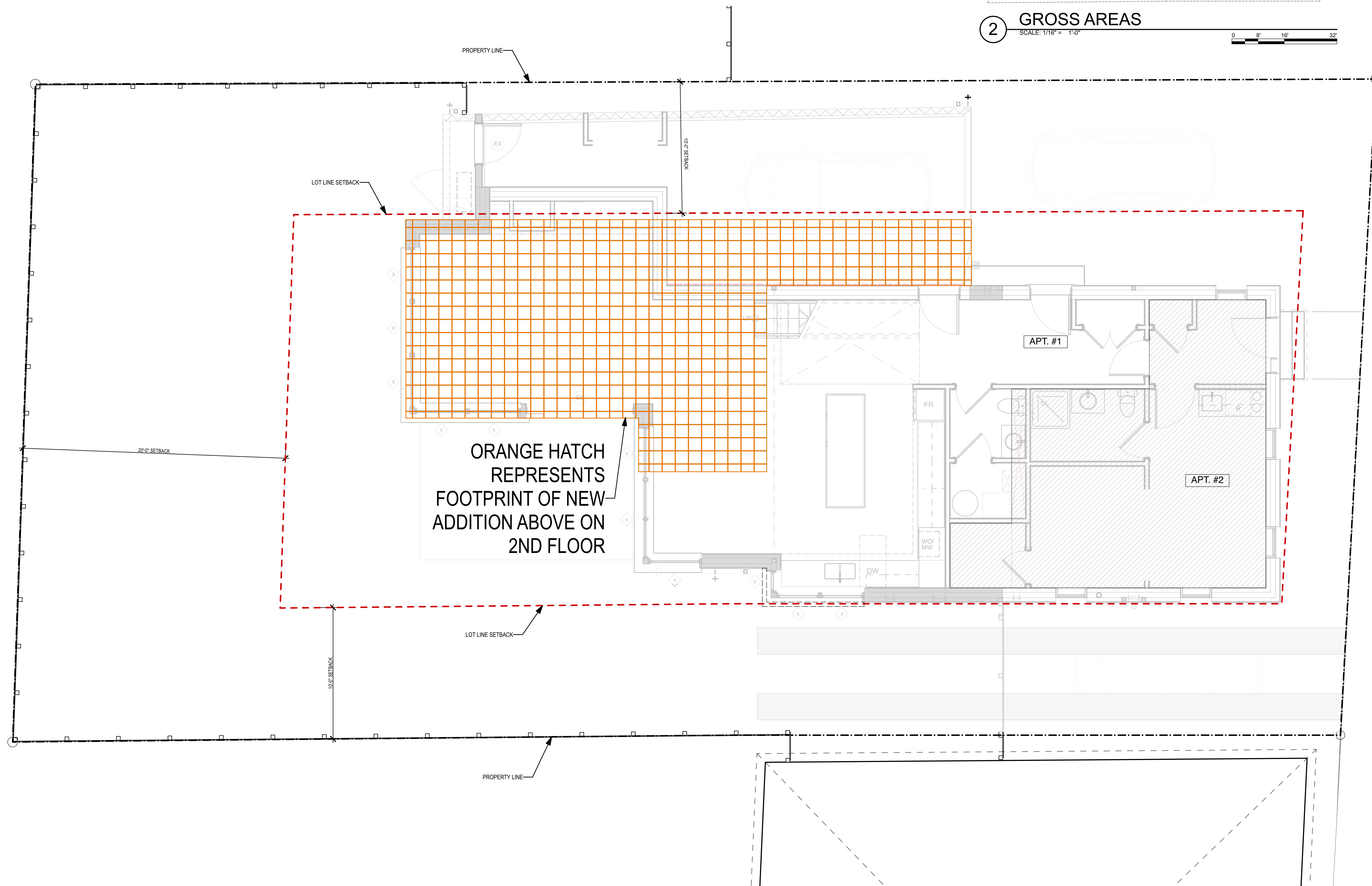
DRAWN BY RL/SS  
PHASE For HDC Application

EXISTING 1ST FLOOR  
PLAN  
**A-1.1**



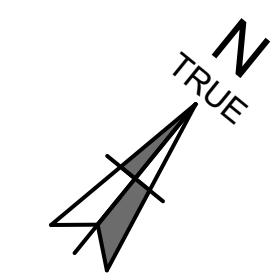
**2 GROSS AREAS**

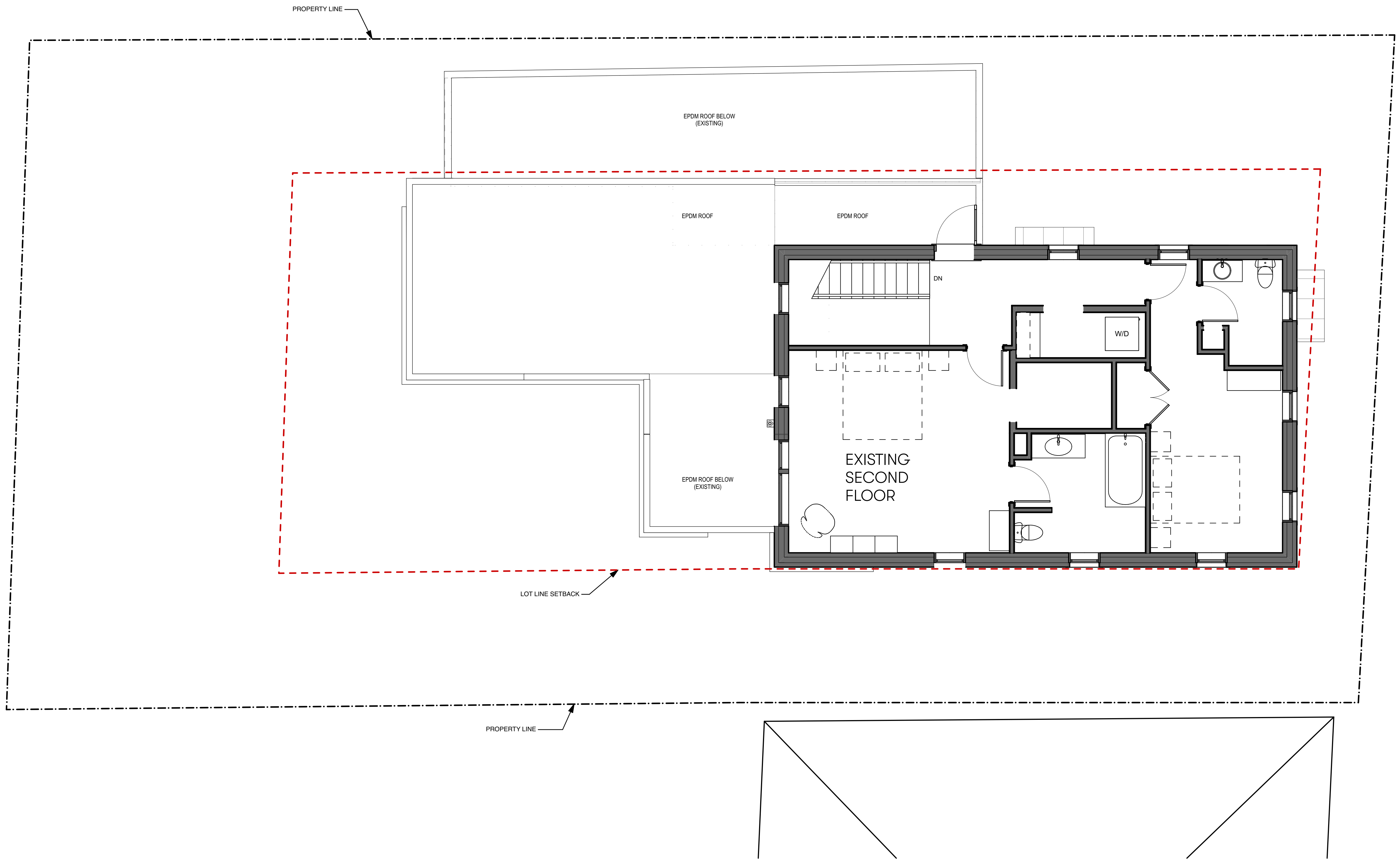
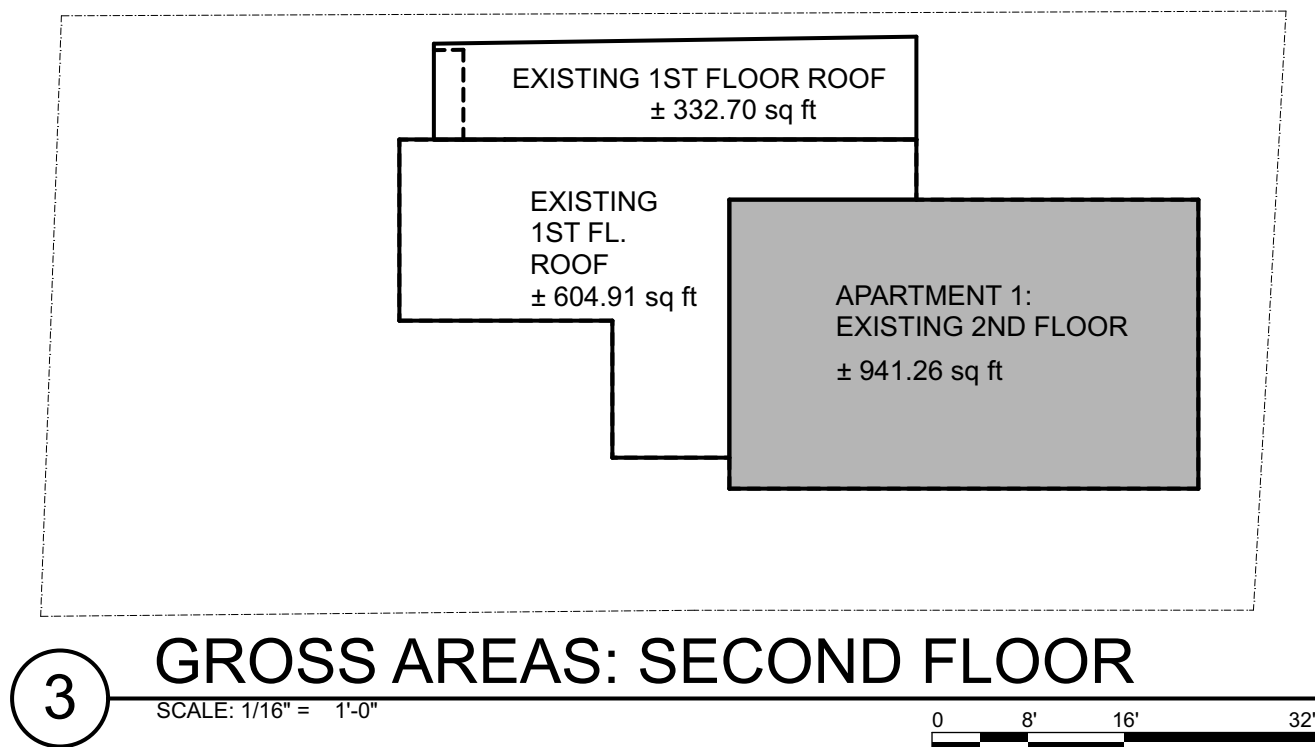
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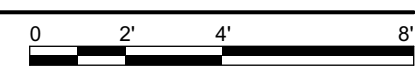
**1 1ST. FLOOR**

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



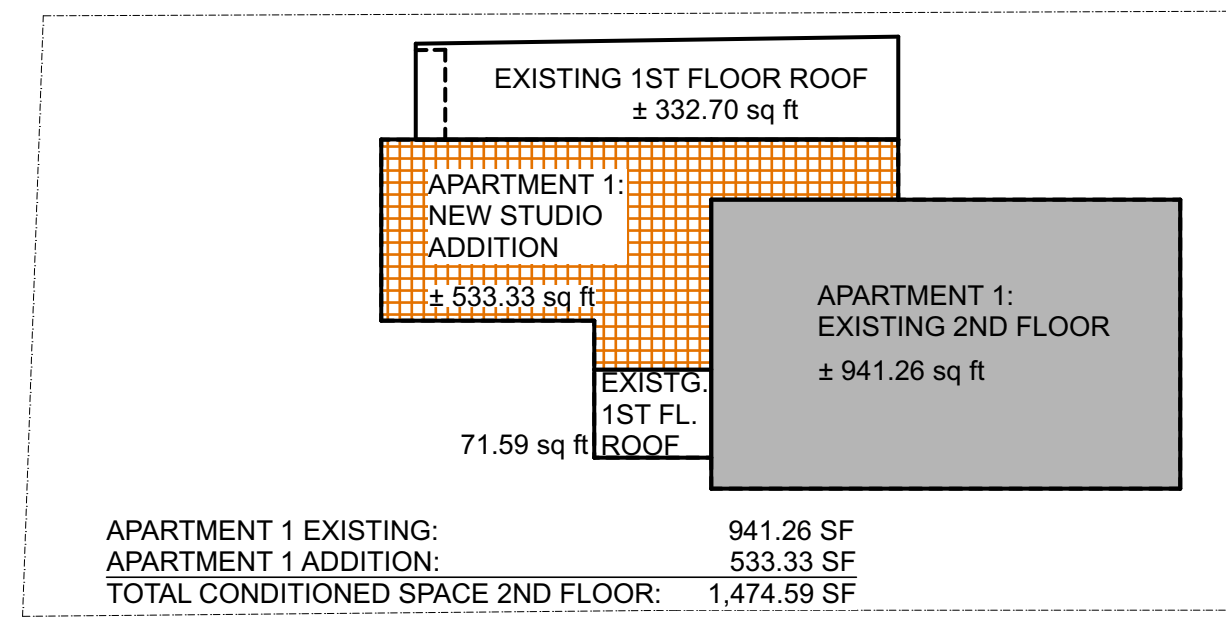


**1 2ND. FLOOR**  
SCALE: 1/4" = 1'-0"



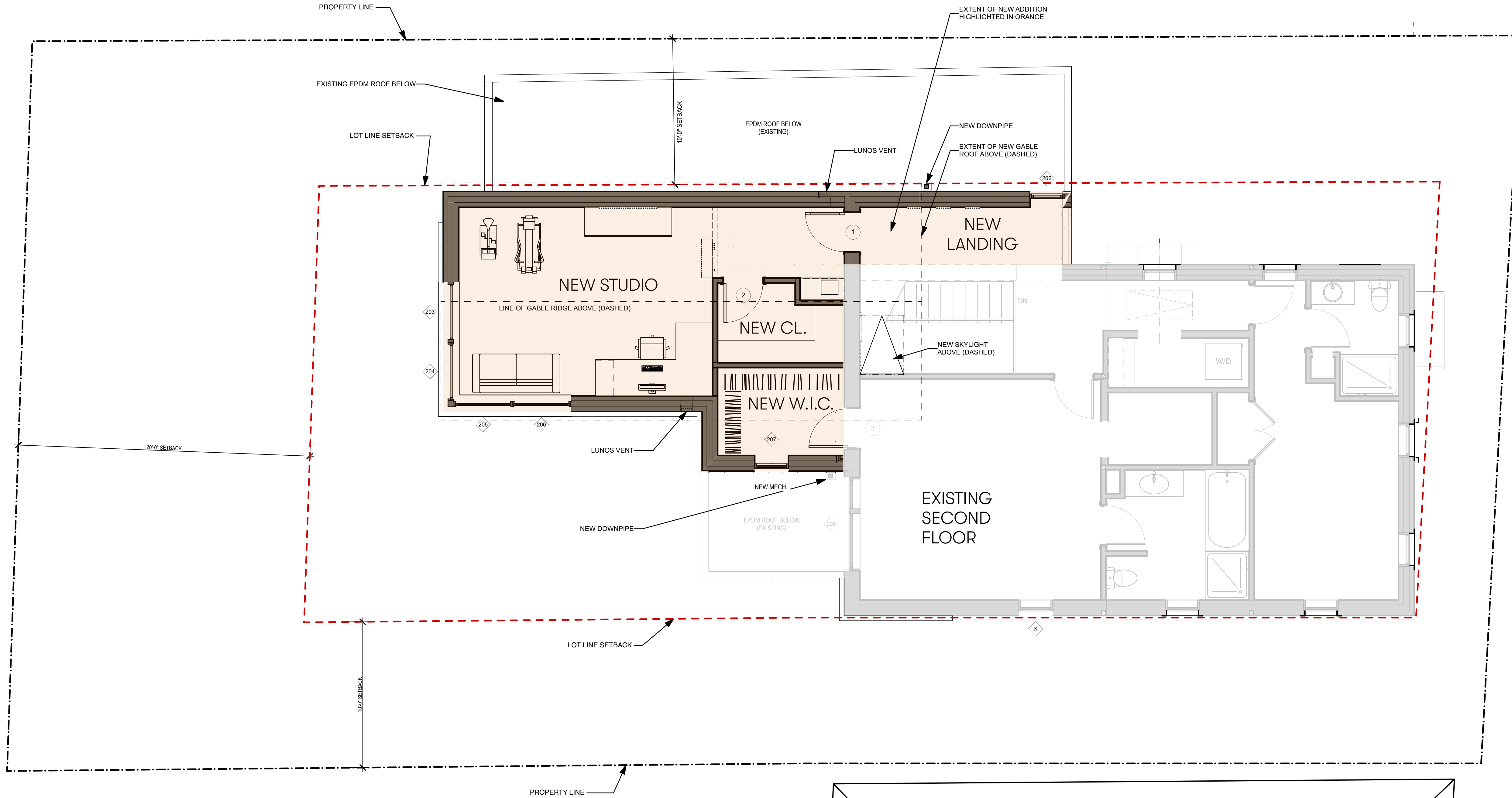
NOT FOR CONSTRUCTION

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|----------|---------------------|
| PROJECT  | ALL2                |
| DATE     | 08/18/2023          |
|          | REVISED 1           |
| DRAWN BY | RL/SS               |
| PHASE    | For HDC Application |



2 GROSS AREAS: SECOND FLOOR

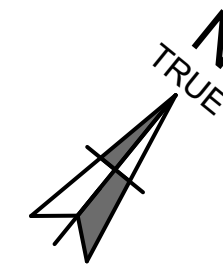
SCALE: 1/16" = 1'-0" 0 8' 16' 32'



1 2nd FLOOR

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

0 2' 4' 8'



PROJECT  
**ALLISON  
STUDIO  
ADDITION**

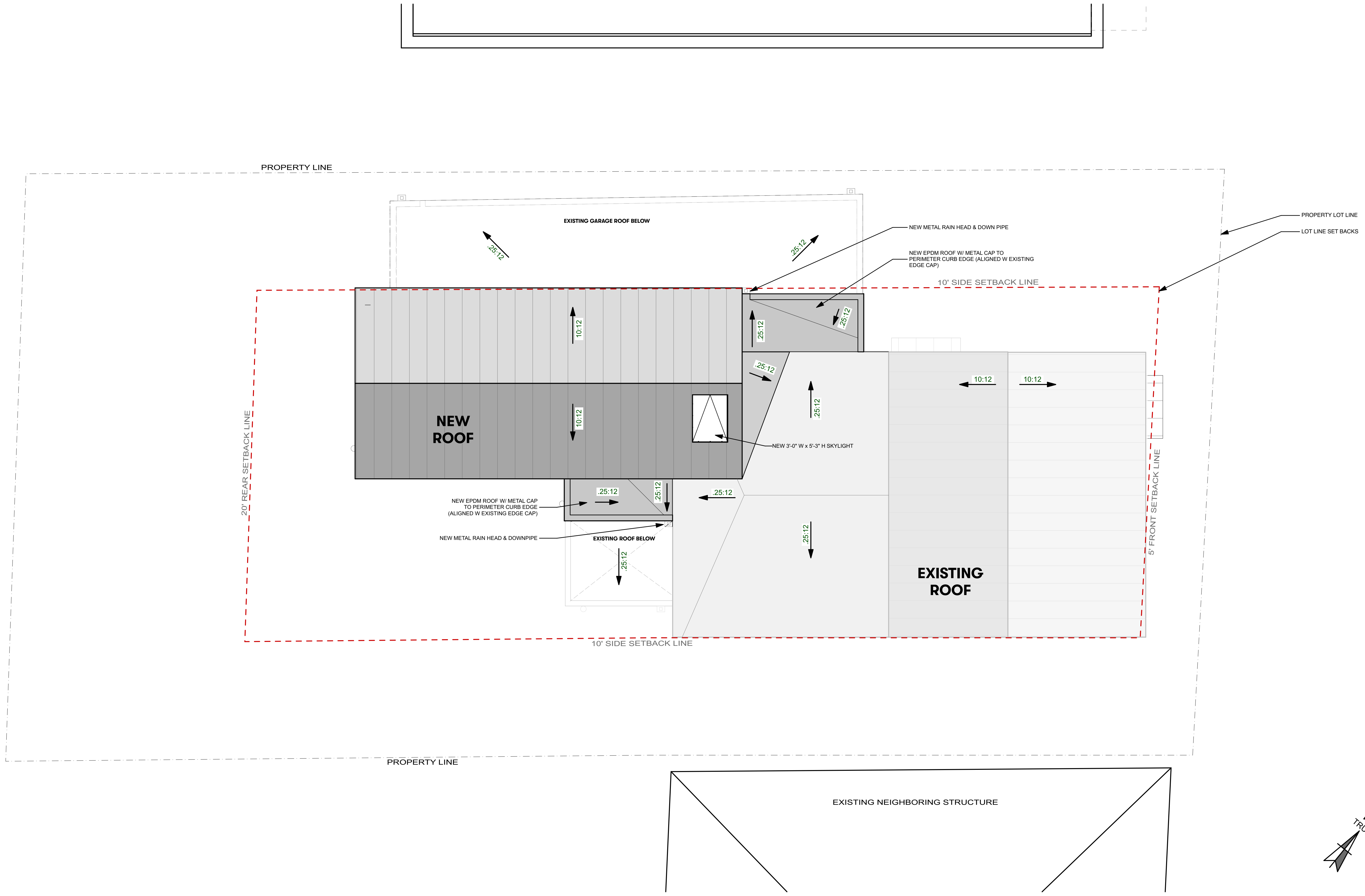
236 Union Street,  
Portsmouth, NH 03801

NOT FOR CONSTRUCTION

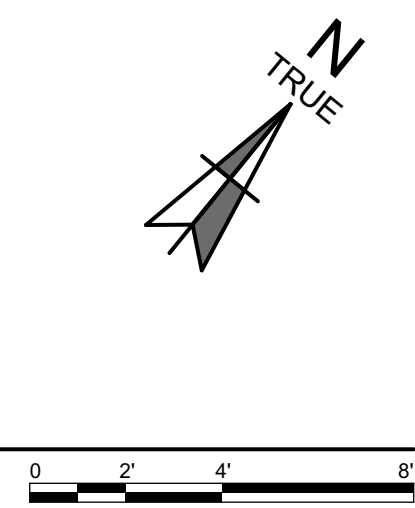
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| DATE     | 08/18/2023<br>REVISED 1 |
| DRAWN BY | RL/SS                   |
| PHASE    | For HDC Application     |

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801



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



NOT FOR CONSTRUCTION

|          |                     |
|----------|---------------------|
| PROJECT  | ALL2                |
| DATE     | 08/18/2023          |
|          | REVISED 1           |
| DRAWN BY | RL/SS               |
| PHASE    | For HDC Application |

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801



**2** EXISTING CONDITIONS UNION STREET ELEVATION - NORTH-EAST  
SCALE: 1/4" = 1'-0"



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

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application

EXISTING  
CONDITIONS  
ELEVATIONS

**A-2.1**

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801



**2** EXISTING BACK ELEVATION - SOUTHWEST  
SCALE: 1/4" = 1'-0"



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

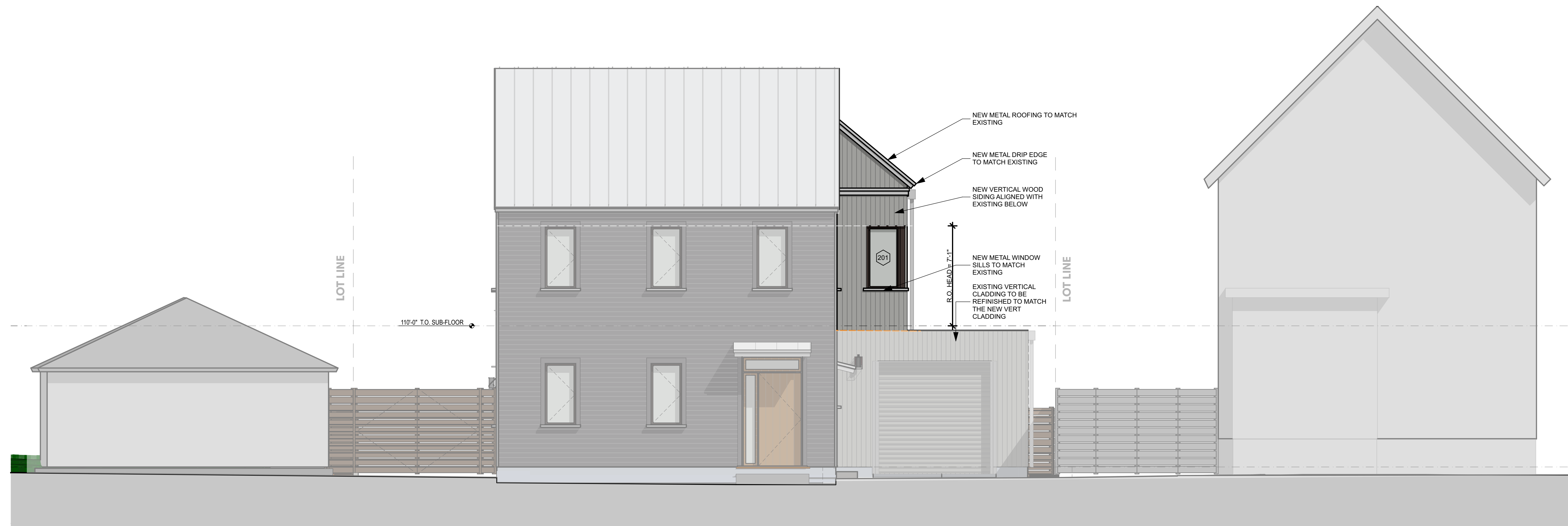
NOT FOR CONSTRUCTION

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| DATE    | 08/18/2023 |
|         | REVISED 1  |

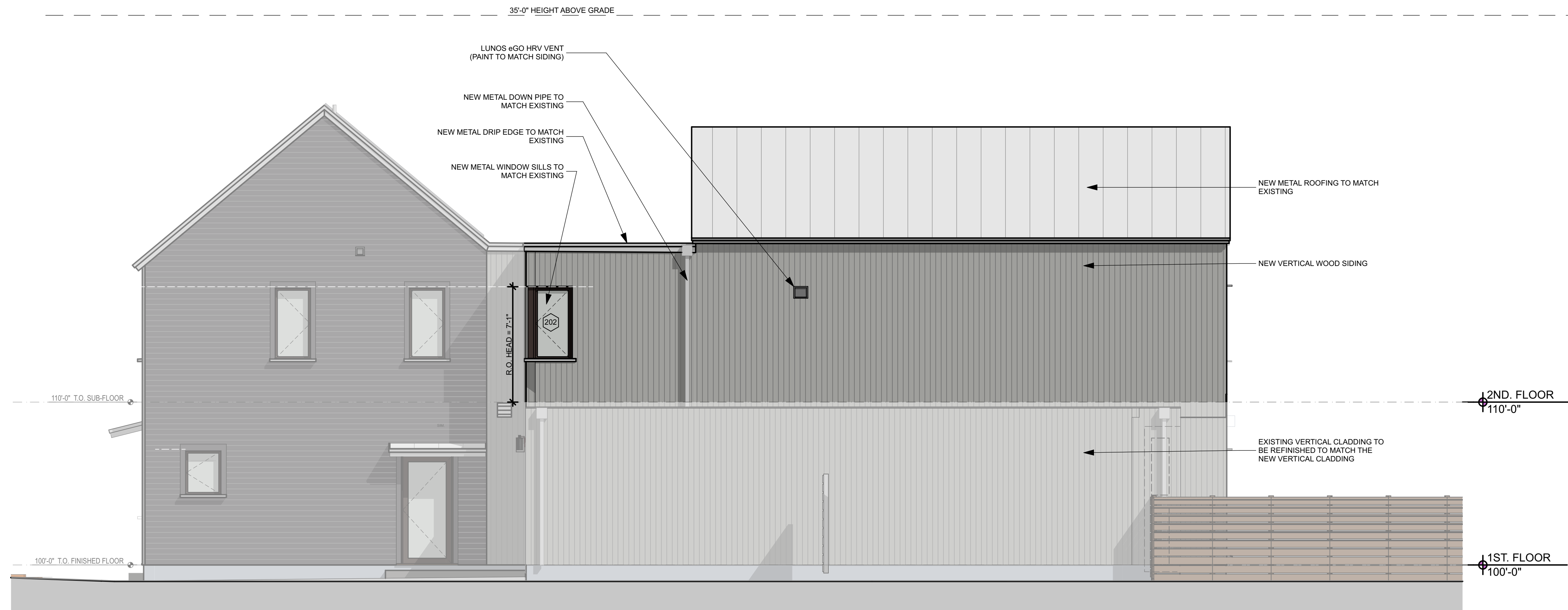
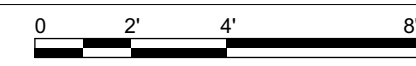
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| DRAWN BY | RL/SS               |
| PHASE    | For HDC Application |

EXISTING  
CONDITIONS  
ELEVATIONS  
**A-2.2**

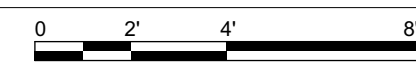




**2** PROPOSED UNION STREET ELEVATION - NORTHEAST  
SCALE: 1/4" = 1'-0"



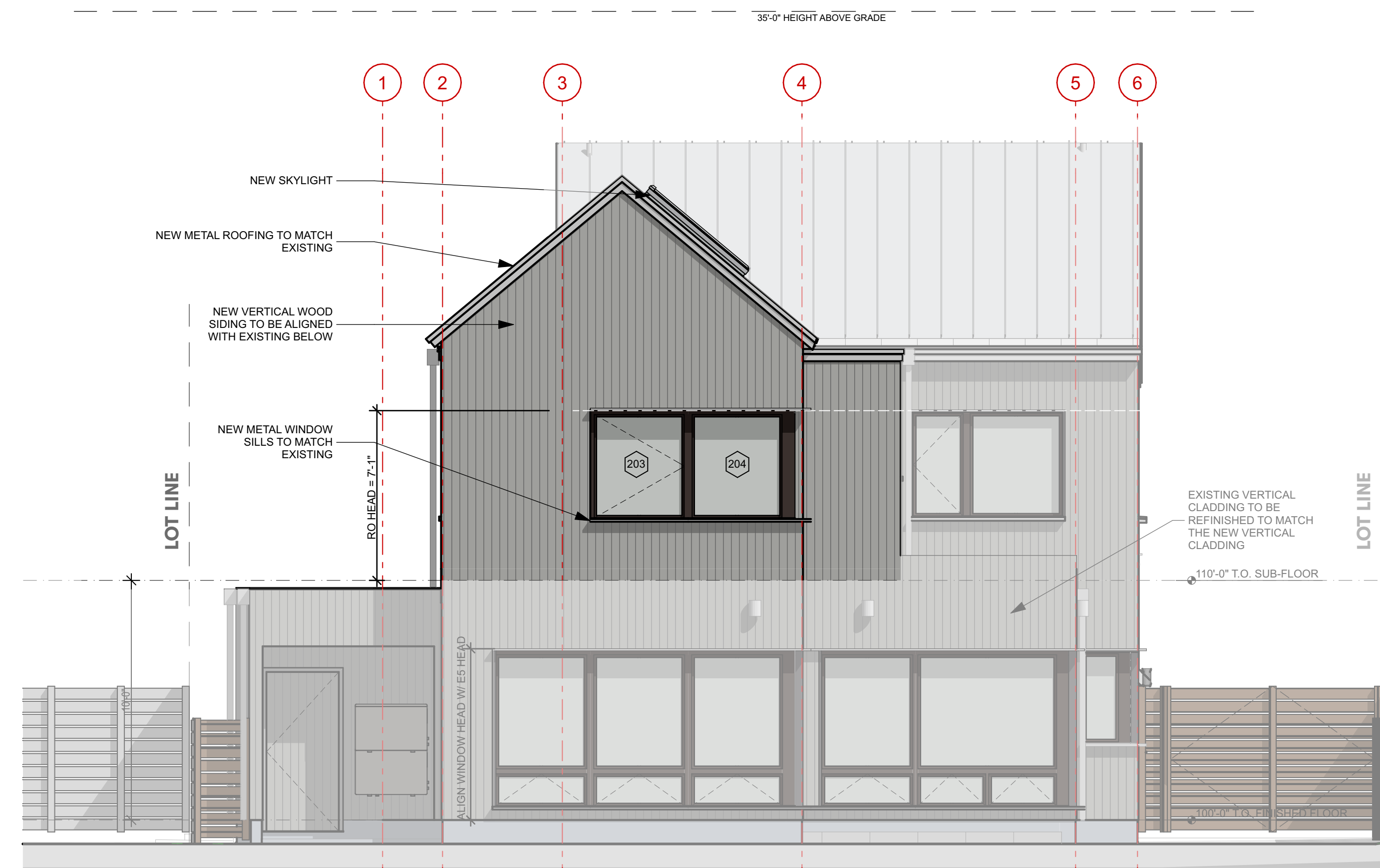
**1** PROPOSED SIDE ELEVATION - NORTHWEST  
SCALE: 1/4" = 1'-0"



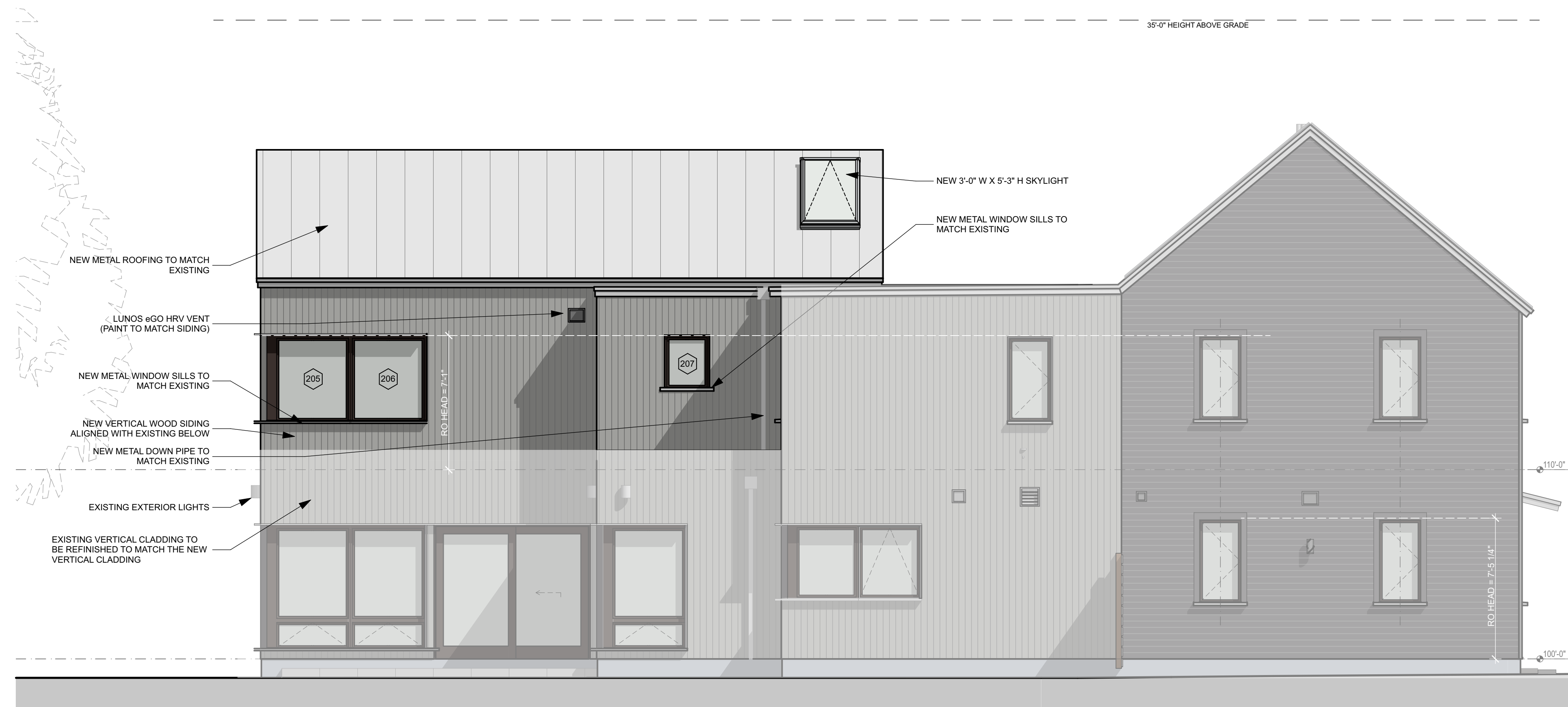
NOT FOR CONSTRUCTION

|         |            |
|---------|------------|
| PROJECT | ALL2       |
| DATE    | 08/18/2023 |
|         | REVISED 1  |

|          |                     |
|----------|---------------------|
| DRAWN BY | RL/SS               |
| PHASE    | For HDC Application |



**2** PROPOSED BACK ELEVATION - SOUTHWEST  
SCALE: 1/4" = 1'-0"

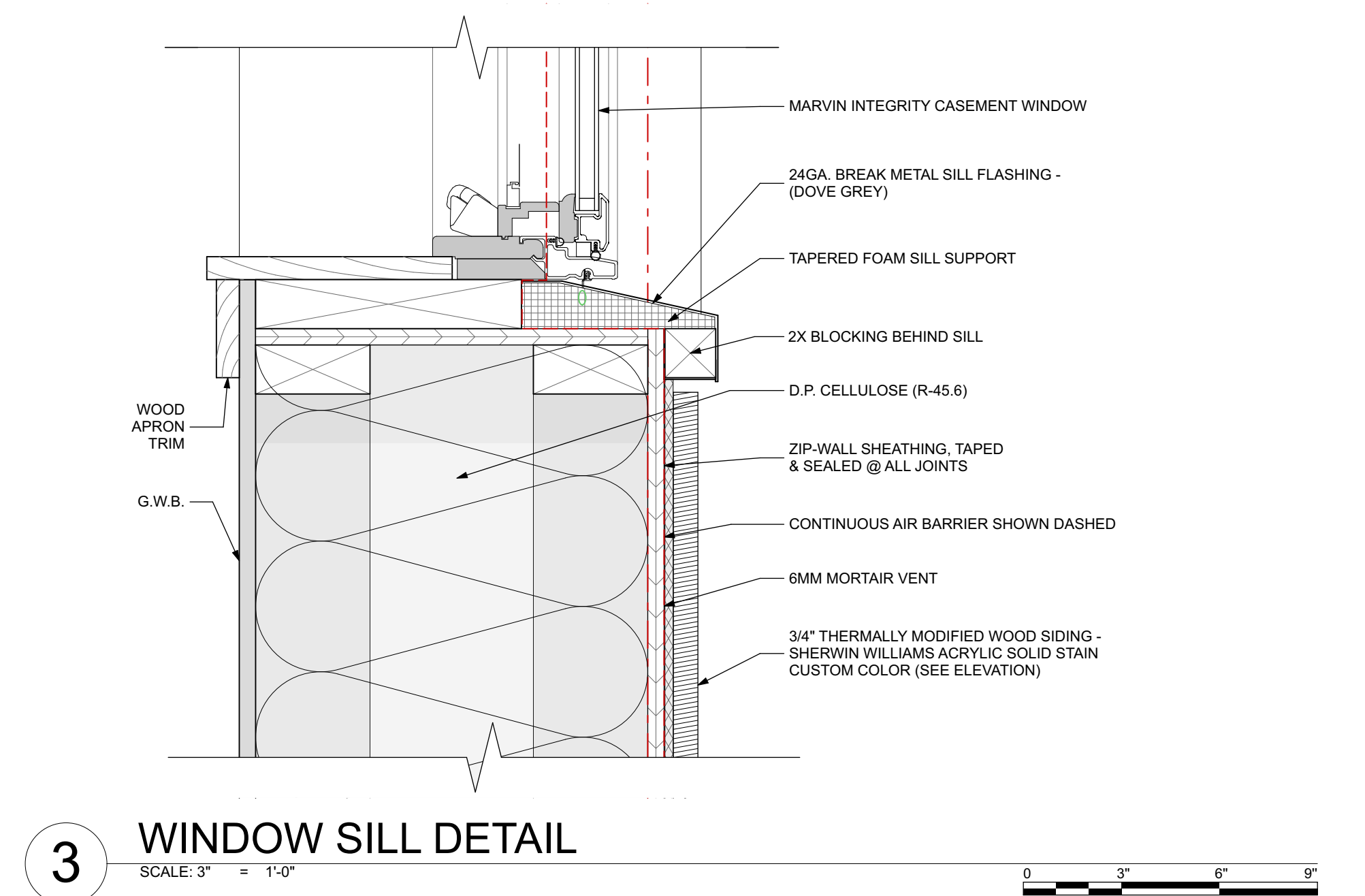
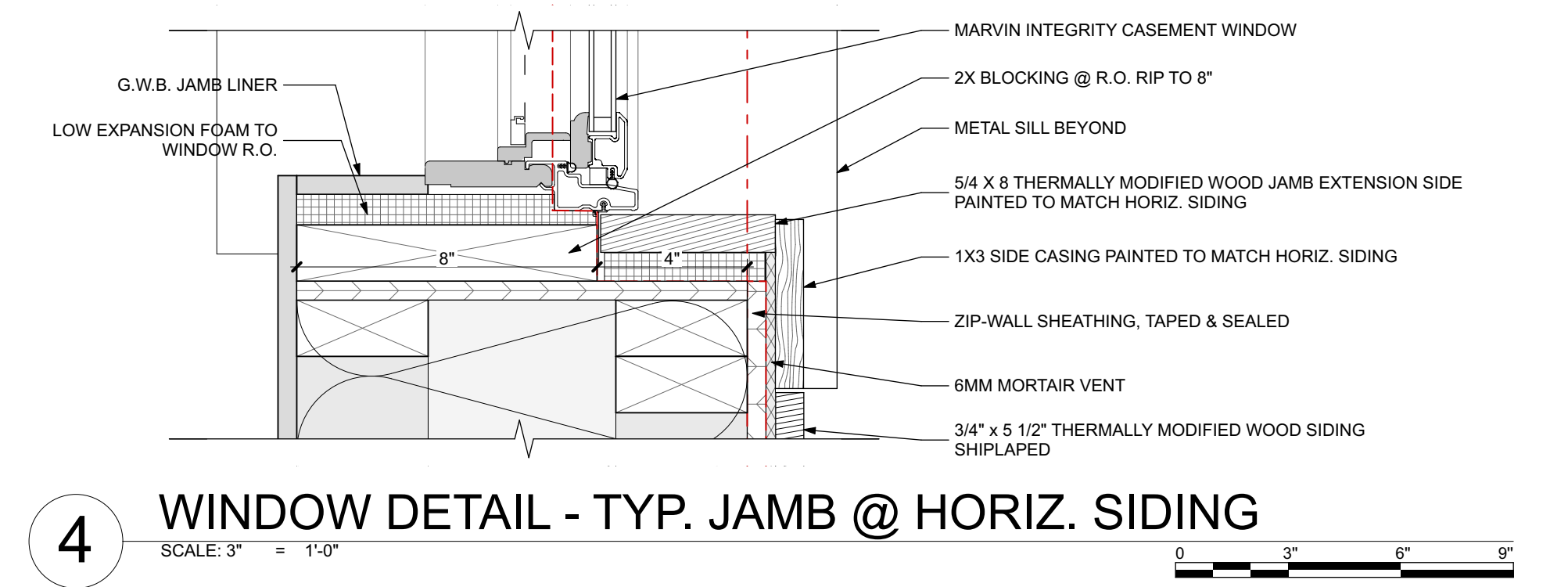
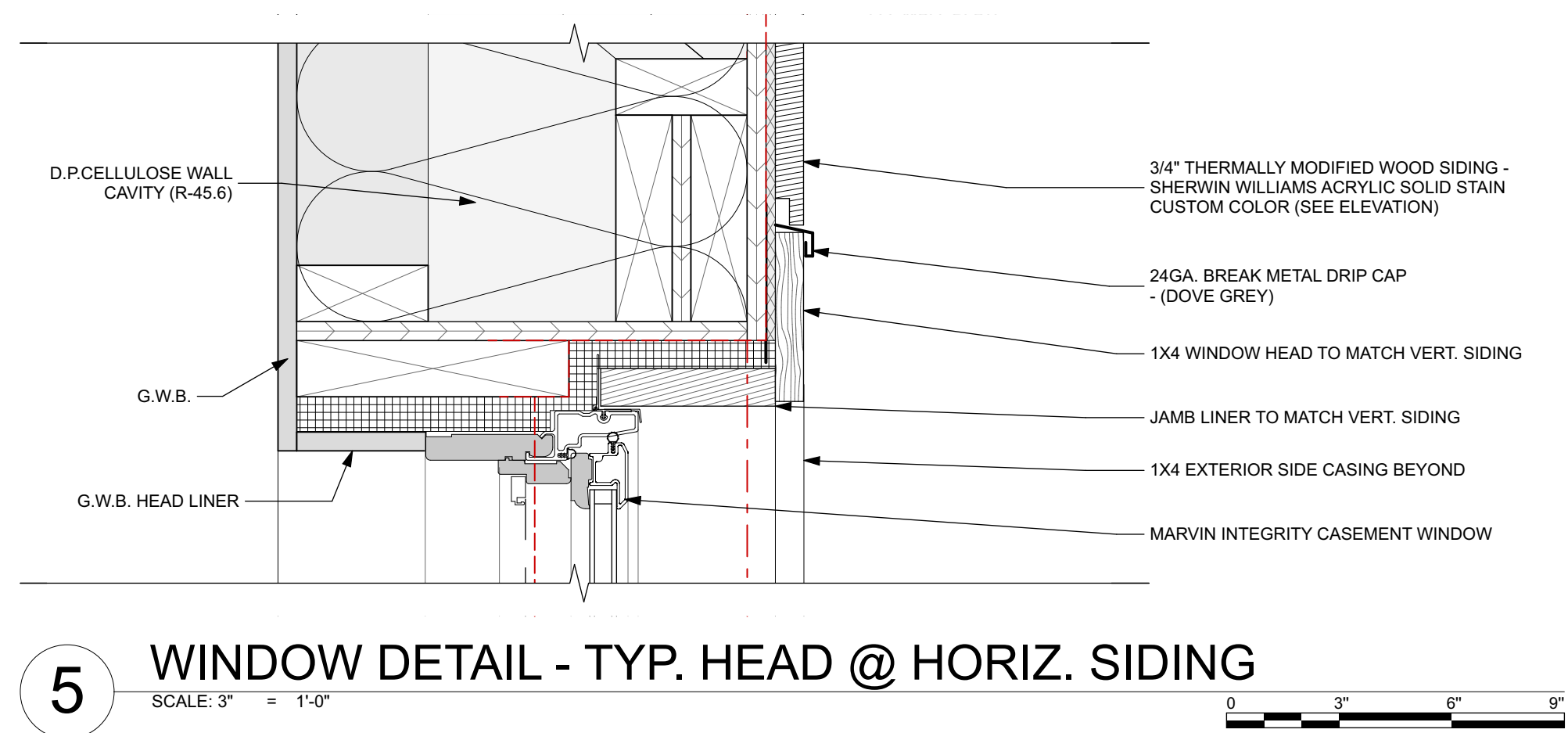


**1** PROPOSED SIDE ELEVATION - SOUTHEAST  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application



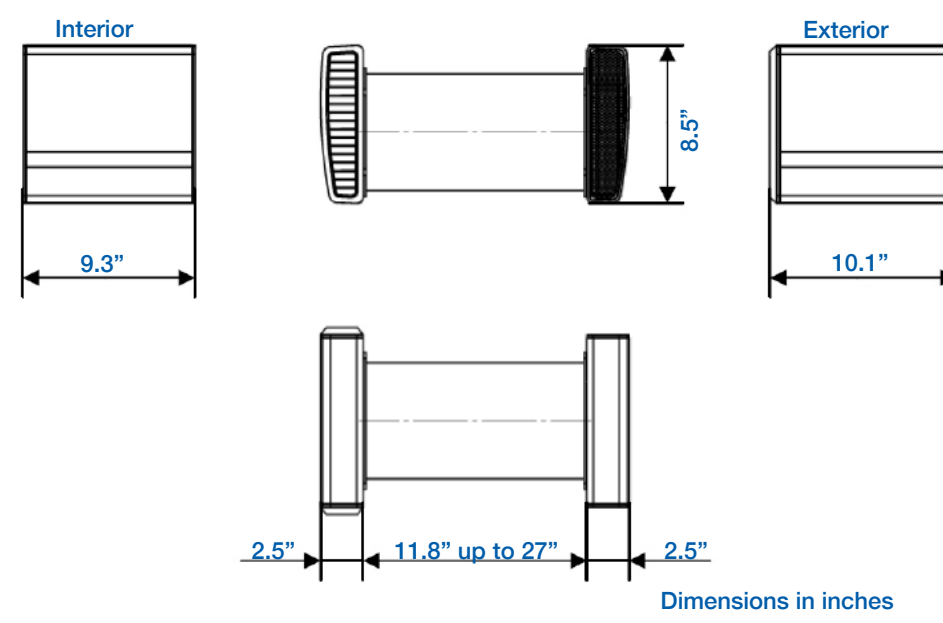
**2 PHOTO OF EXISTING WINDOW (#201) NEW WINDOWS TO MATCH**  
SCALE: 3" = 1'-0"

| WINDOW SCHEDULE |          |        |            |          |                       |                    |              |                  |      |         |          |        |                            |
|-----------------|----------|--------|------------|----------|-----------------------|--------------------|--------------|------------------|------|---------|----------|--------|----------------------------|
| ID              | EXTERIOR | UNIT W | UNIT H     | QUANTITY | AREA                  | TYPE               | MANUFACTURER | FRAME            | SHGC | U-VALUE | TEMPERED | EGRESS | NOTES                      |
| 201             |          | 2'-4"  | 4'-7 1/8"  | 1        | 13.27                 | FIXED              | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        | CORNER: REUSE EXISTING     |
| 202             |          | 2'-4"  | 4'-7 1/8"  | 1        | 13.27                 | CASEMENT           | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        | CORNER: REUSE EXISTING     |
| 203             |          | 4'-0"  | 4'-7 1/8"  | 1        | 19.35                 | CASEMENT           | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        |                            |
| 204             |          | 4'-0"  | 4'-7 1/8"  | 1        | 22.71                 | FIXED              | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        | CORNER                     |
| 205             |          | 4'-0"  | 4'-7 1/8"  | 1        | 22.71                 | FIXED              | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        | CORNER                     |
| 206             |          | 4'-0"  | 4'-7 1/8"  | 1        | 19.35                 | FIXED              | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        |                            |
| 207             |          | 2'-4"  | 2'-11 1/8" | 1        | 7.00                  | FIXED              | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        |                            |
| 208             |          | 6'-5"  | 4'-7 1/8"  | 1        | 29.80                 | CASEMENT/<br>FIXED | MARVIN       | WOOD/<br>ULTREX® | 0.30 | 0.27    |          |        | CASEMENT 2955 / FIXED 4955 |
|                 |          |        |            | <b>8</b> | <b>147.46<br/>ft²</b> |                    |              |                  |      |         |          |        |                            |

**1 Window Schedule**  
SCALE: 1" = 1'-0"

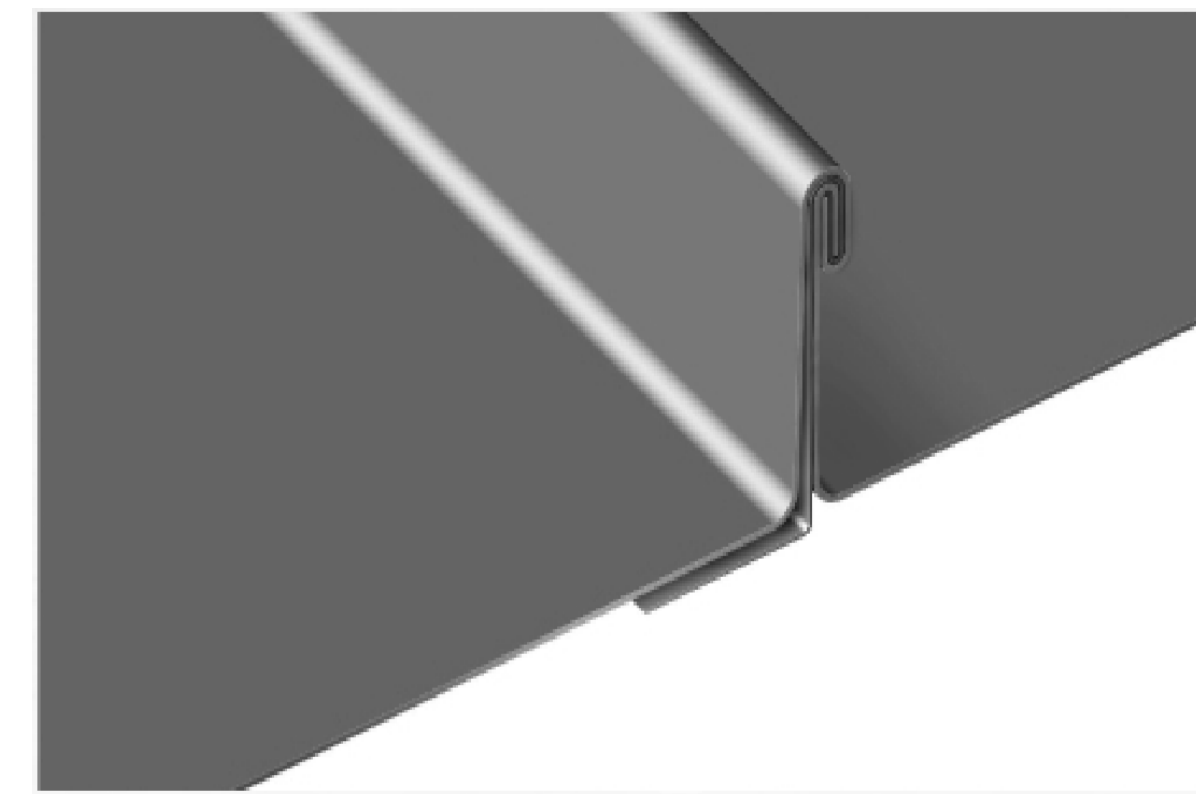
**LUNOS eGO**

| Dimensions                      |   |
|---------------------------------|---|
| Heat Recovery Core Diameter     | 5.9 inches (150mm)  |
| Heat Recovery Core Length       | 9.6 inches (243mm)  |
| Minimum Wall Thickness          | 11.8 inches (300mm)   |
| Interior Cover                  | 9.3" x 8.5" x 2.5" (237 x 217 x 63 mm)  |
| Exterior Cover                  | 10.1" x 8.5" x 2.5" (257 x 217 x 63 mm)   |
| Installation Tube Bore Diameter | 6.37 inches (162mm)   |
| Installation Tube Length        | Installation tube may be cut to length suitable for each individual installation. The 18.7 inch tube may be cut to as short as 11.8 inches. If additional length is required, a 27 inch tube may be custom ordered. |



**6 HEAT RECOVERY VENT**

SCALE: 1/4" = 1'-0" 0 2' 4' 6'

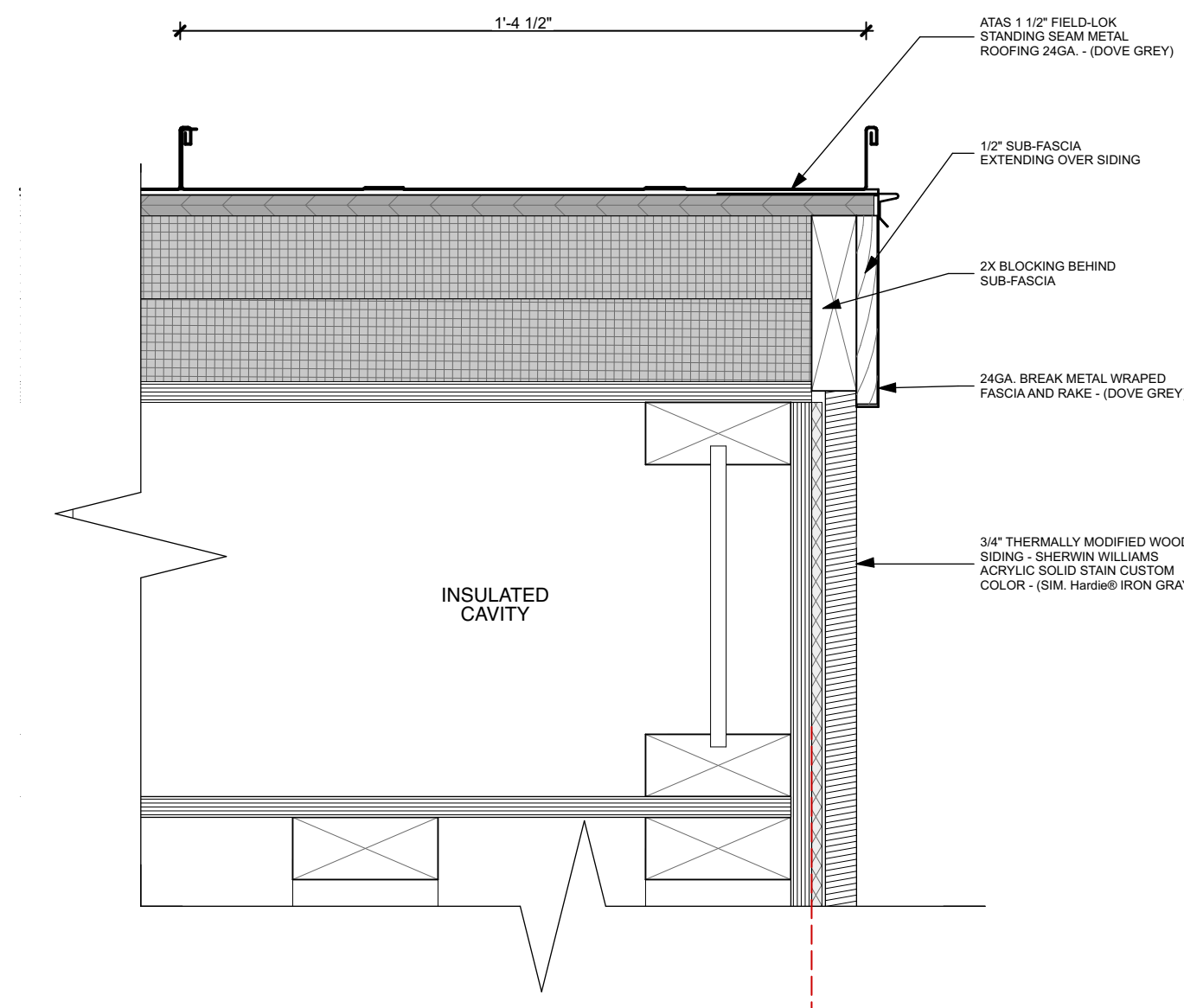


**Dove Grey(13)**

**3 ATAS 1 1/2" FIELD-LOK STANDING SEAM METAL ROOFING 24GA.**

SCALE: 3" = 1'-0"

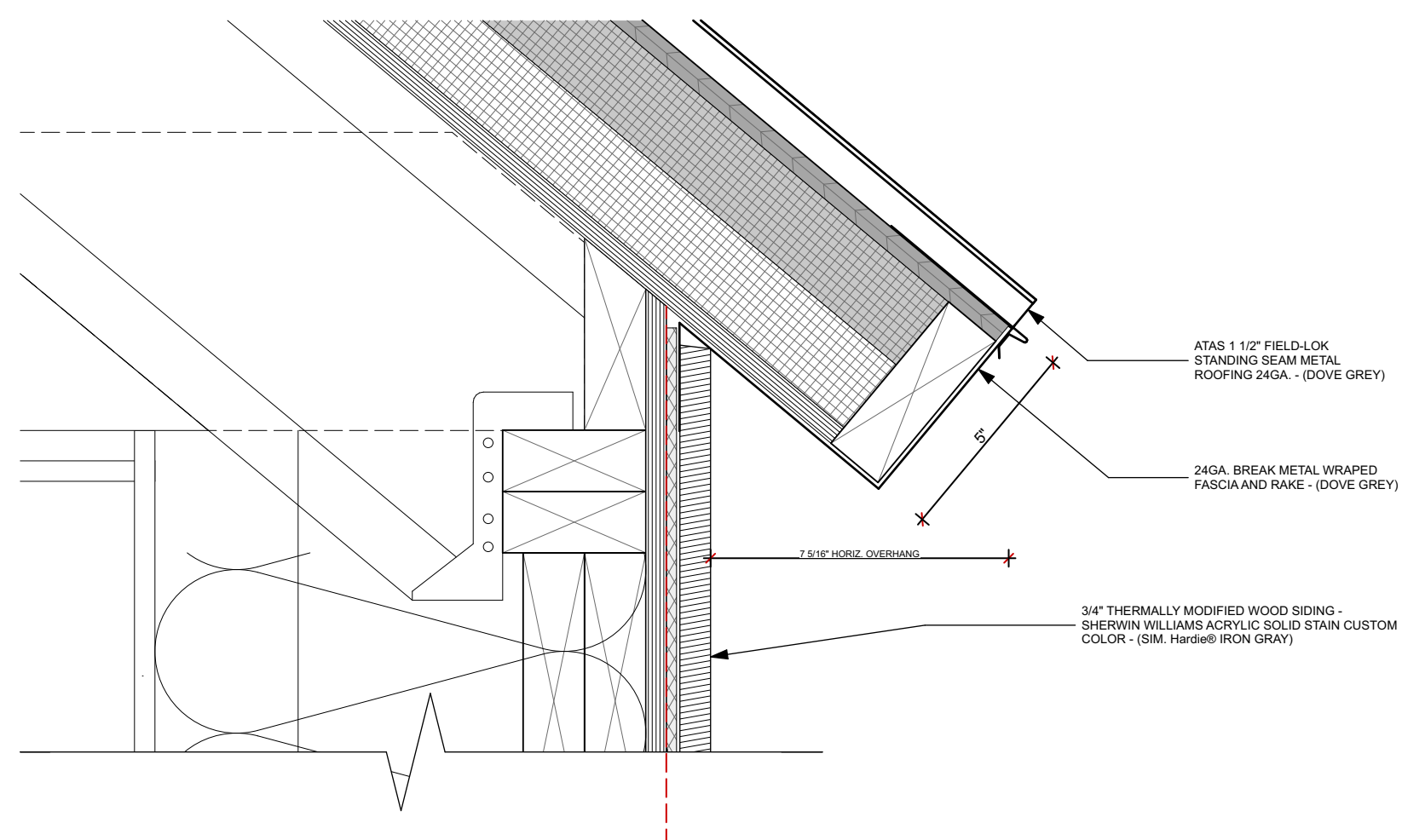
0 2' 4' 6'



**2 RAKE DETAIL**

SCALE: 3" = 1'-0"

0 2' 4' 6'



**1 EAVE DETAIL**

SCALE: 3" = 1'-0"

0 2' 4' 6'

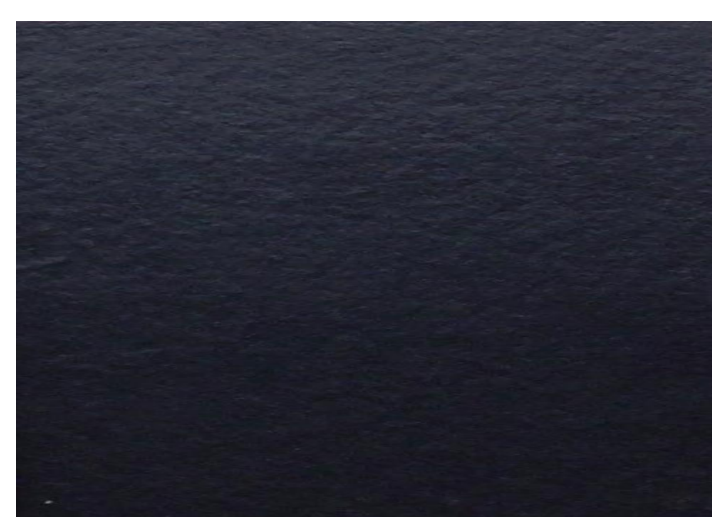


MARVIN WINDOWS & DOOR EXTERIOR CLADDING COLOR "BRONZE"

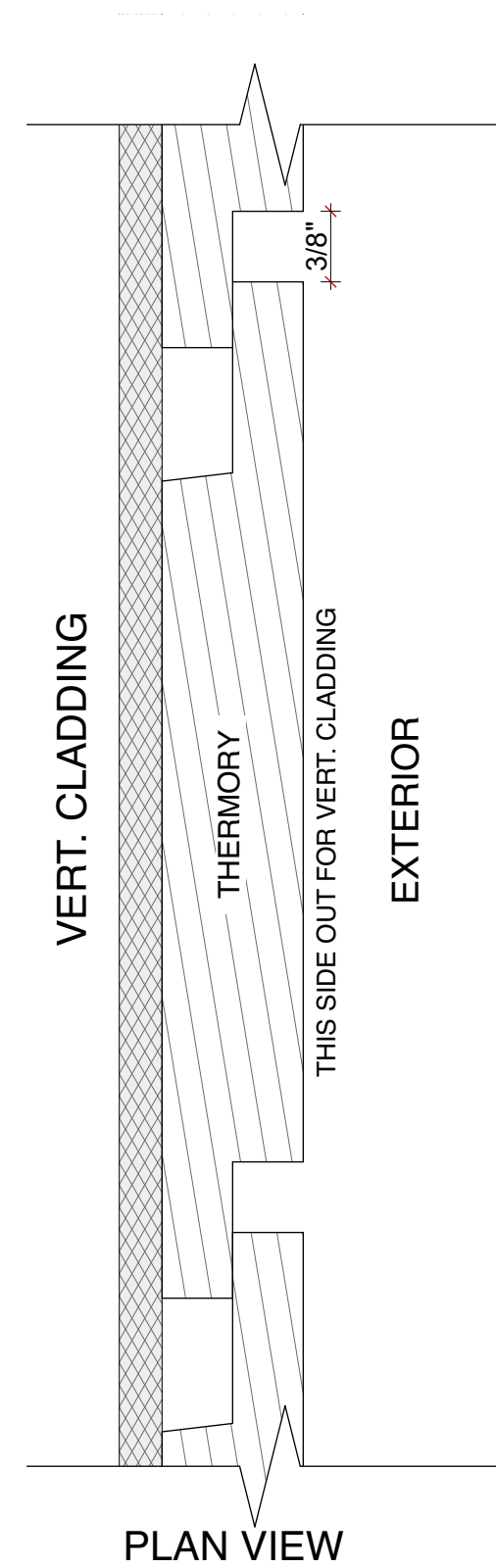


CLADDING COLOR SHERWIN WILLIAMS SW 7650

TYPE 2 - VERTICAL SIDING

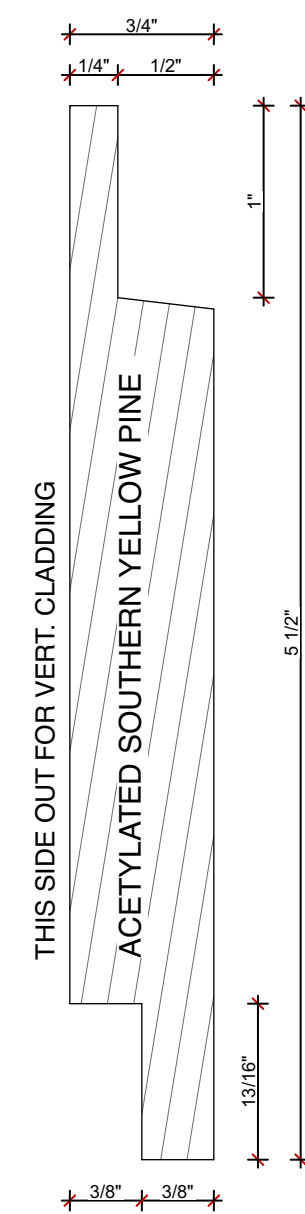


CLADDING COLOR TO MATCH (Hardie® Iron Gray)  
TYPE 1 - HORIZONTAL SIDING - EXISTING (INCLUDED FOR REFERENCE)



**5 CLADDING PROFILE**

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



**4 CLADDING PROFILE**

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

PROJECT  
**ALLISON STUDIO ADDITION**

236 Union Street,  
Portsmouth, NH 03801

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application

DETAILS - ROOF & SIDING

**A-5.2**



EXISTING VIEW FROM ACROSS THE STREET



EXISTING VIEW FROM ACROSS THE STREET



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION



PROPOSED VIEW FROM ACROSS THE STREET WITH STUDIO ADDITION

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application

EXISTING &  
PROPOSED VIEWS  
FROM STREET LEVEL

**A-9.1**



EXISTING CONDITIONS - AERIAL VIEW FROM NORTH



EXISTING CONDITIONS - AERIAL VIEW FROM SOUTH



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM NORTH



PROPOSED STUDIO ADDITION - AERIAL VIEW FROM SOUTH

PROJECT  
**ALLISON  
STUDIO  
ADDITION**

236 Union Street,  
Portsmouth, NH 03801

NOT FOR CONSTRUCTION

PROJECT ALL2  
DATE 08/18/2023  
REVISED 1

DRAWN BY RL/SS  
PHASE For HDC Application

EXISTING &  
PROPOSED AERIAL  
VIEWS

**A-9.2**

# **202 Court Street Public Hearing**

Date: 8/18/23

**Profile Homes of NH**  
953 Islington St, Unit 22C  
Portsmouth, NH 03801  
603-433-2464

City of Portsmouth Historical District Commission

RE: 202 Court St Request for Public Hearing or Administrative Approval

Dear Members of the Historical District Commission,

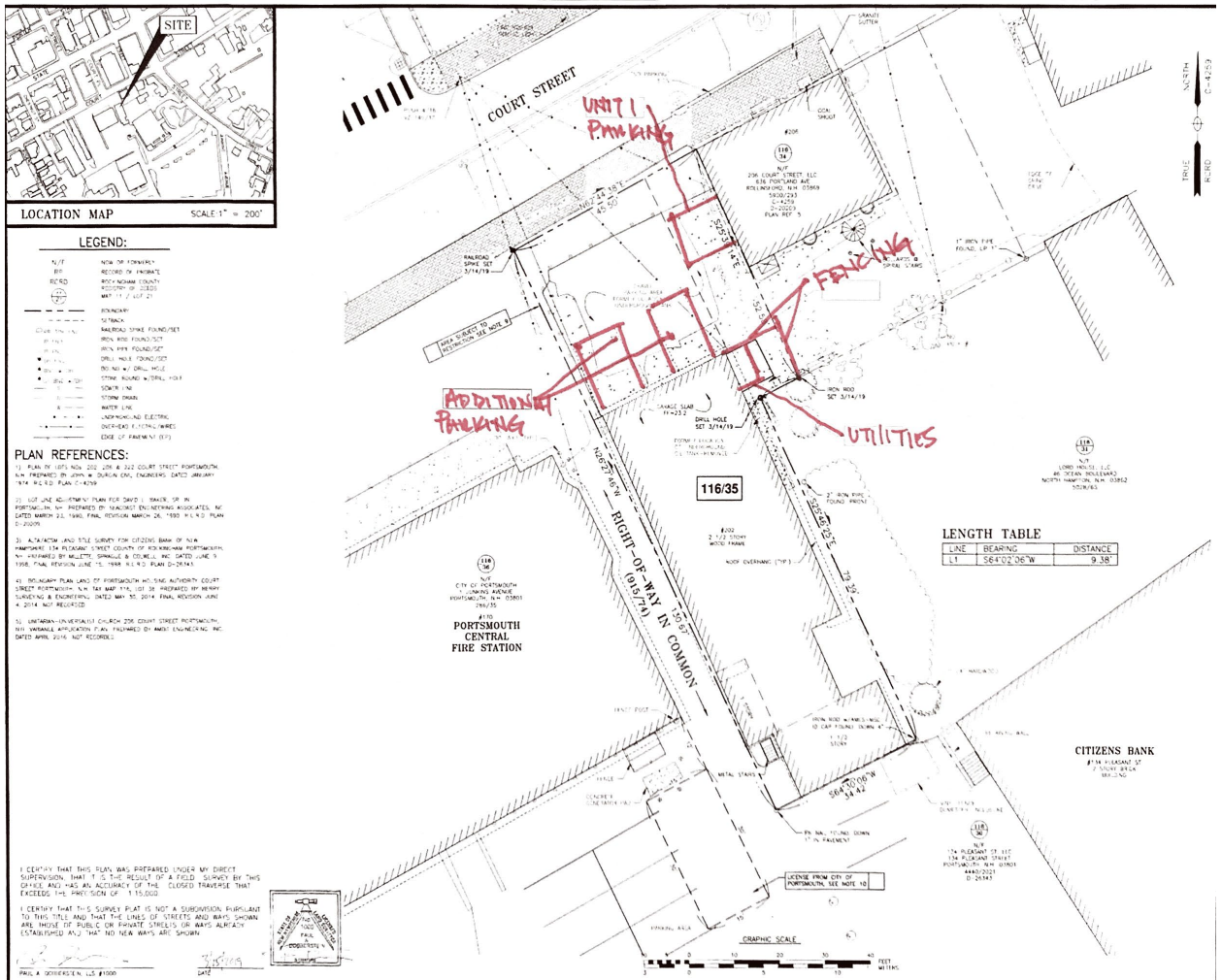
Please see the attached request for administrative approval dated 8/18/23

In an effort to provide updated requests to the commission we are applying for additional changes to the exterior of the building and to clarify the existing requests in place. These are as follows:

- 1- The building was approved for exterior heat pumps by the ZBA prior to the application. The approval has yet to be completed before the HDC. As per the photos attached of standard exterior heatpumps, we will be installing these on a corner of the building hidden by the fencing noted in the exterior rendering. The attached document is the approved site plan submitted to the ZBA.



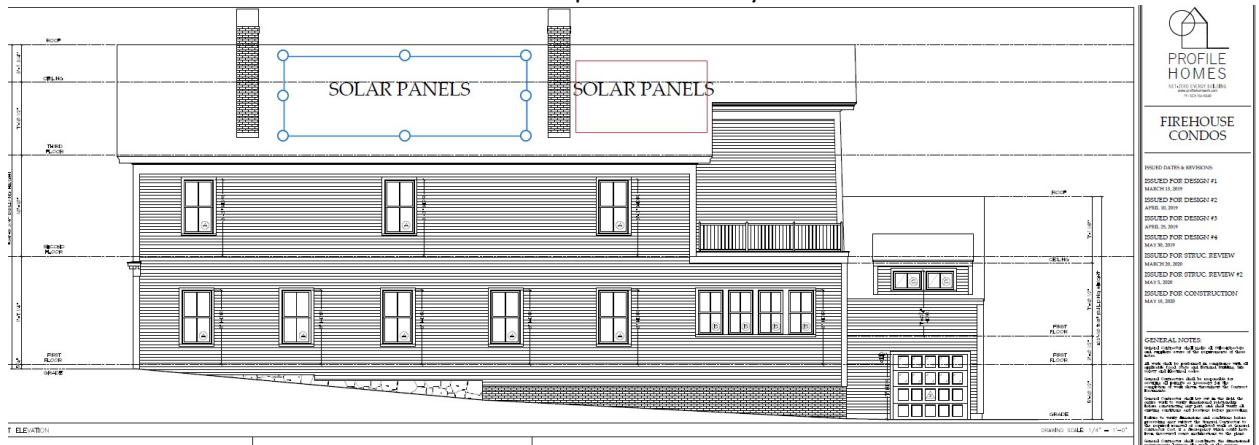




2- The Application wishes to also clarify the fencing to be used on the building. Where a Cedar or similar building fencing will be installed on the north side of the building corner to hide the HVAC equipment and owner waste and recycling bins.



- 3- The application also wishes to clarify the purchasers wishes of installing solar panels on the building. These would be completed by both owners of the units inside the Firehouse Townhomes at the same time. See below for expected solar layout.



Thank you,

Matt Silva  
Profile Homes of NH



## LU-21-100

Land Use Application

Status: Active

Submitted On: 5/18/2021





### Primary Location

2 ATKINSON ST  
Portsmouth, NH 03801

### Owner

STRAWBERRY BANKE INC  
PO BOX 300 PORTSMOUTH,  
NH 03802

### Applicant

 Rodney Rowland  
 603-422-7525  
 rrowland@sbmuseum.org  
 17 Hancock Street  
Portsmouth, NH 03801

---

## Applicant Information

Please indicate your relationship to this project\* 

A. Property Owner

---

## Alternative Project Address

Alternative Project Address 

71 Washington Street (Penhallow House)

---

## 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

**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

# PENHALLOW HOUSE

CITY OF PORTSMOUTH  
Historic District Commission

REVISED SUBMISSION  
August 18, 2023



PENHALLOW HOUSE, STRAWBERRY BANKE MUSEUM  
PORTSMOUTH, NH



1 WEST CORNER



2 NORTH CORNER



3 EAST CORNER



4 SOUTH EAST FACADE



5 BARN AT EAST SIDE (BACK)

# HISTORIC PHOTOS

CIRCA. 1933-1939



1 WEST CORNER



2 WEST CORNER (WITH CONTEXT)



3 EAST CORNER



4 SOUTH EAST FACADE



5 SOUTH-EAST PEAK DETAIL



FLOODING AT PENHALLOW REAR



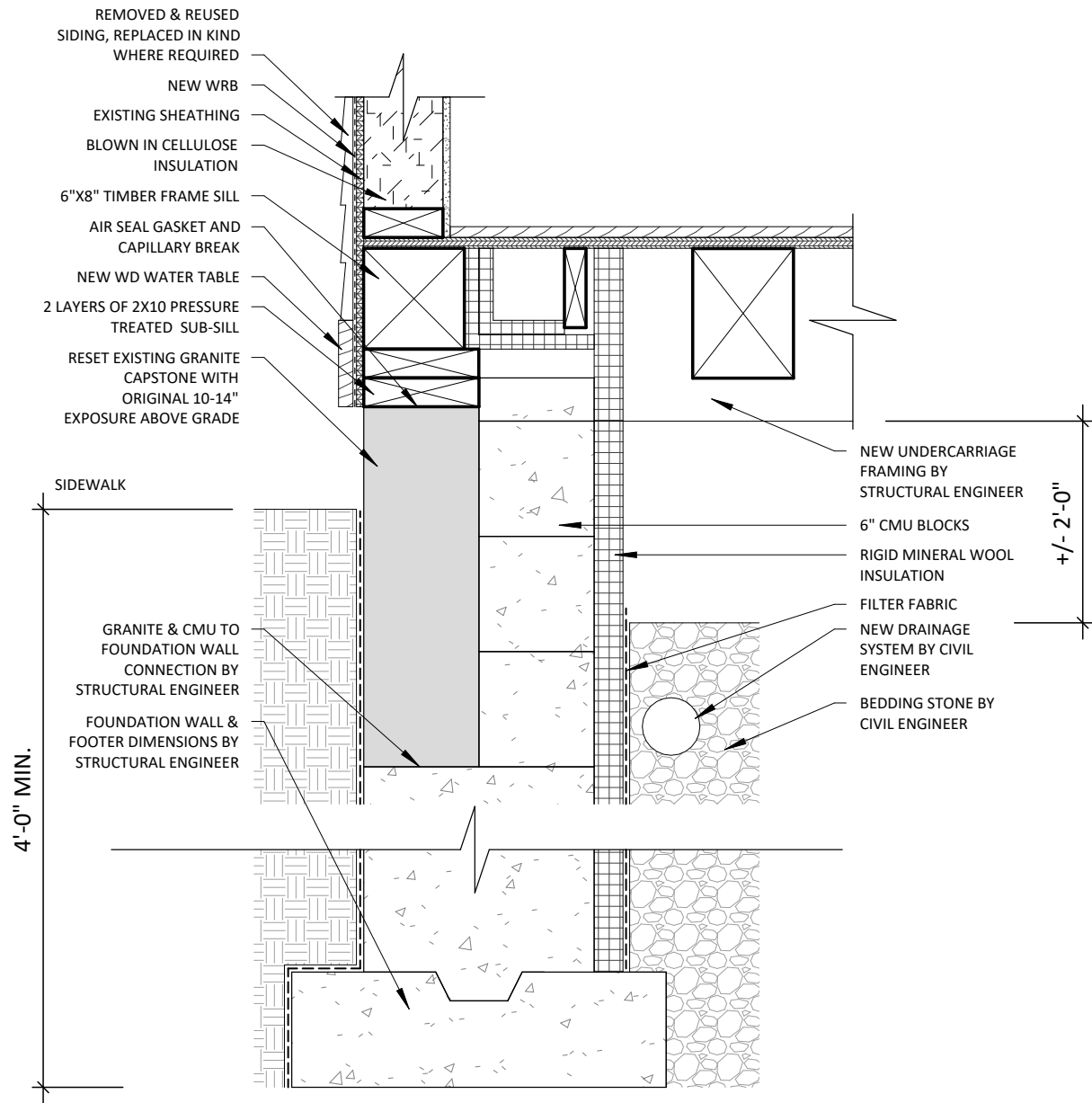
FLOODING AT PENHALLOW REAR

**SECRETARY OF THE INTERIOR: Standards for Rehabilitation & Guidelines on Flood Adaptation for Rehabilitating Historic Buildings**

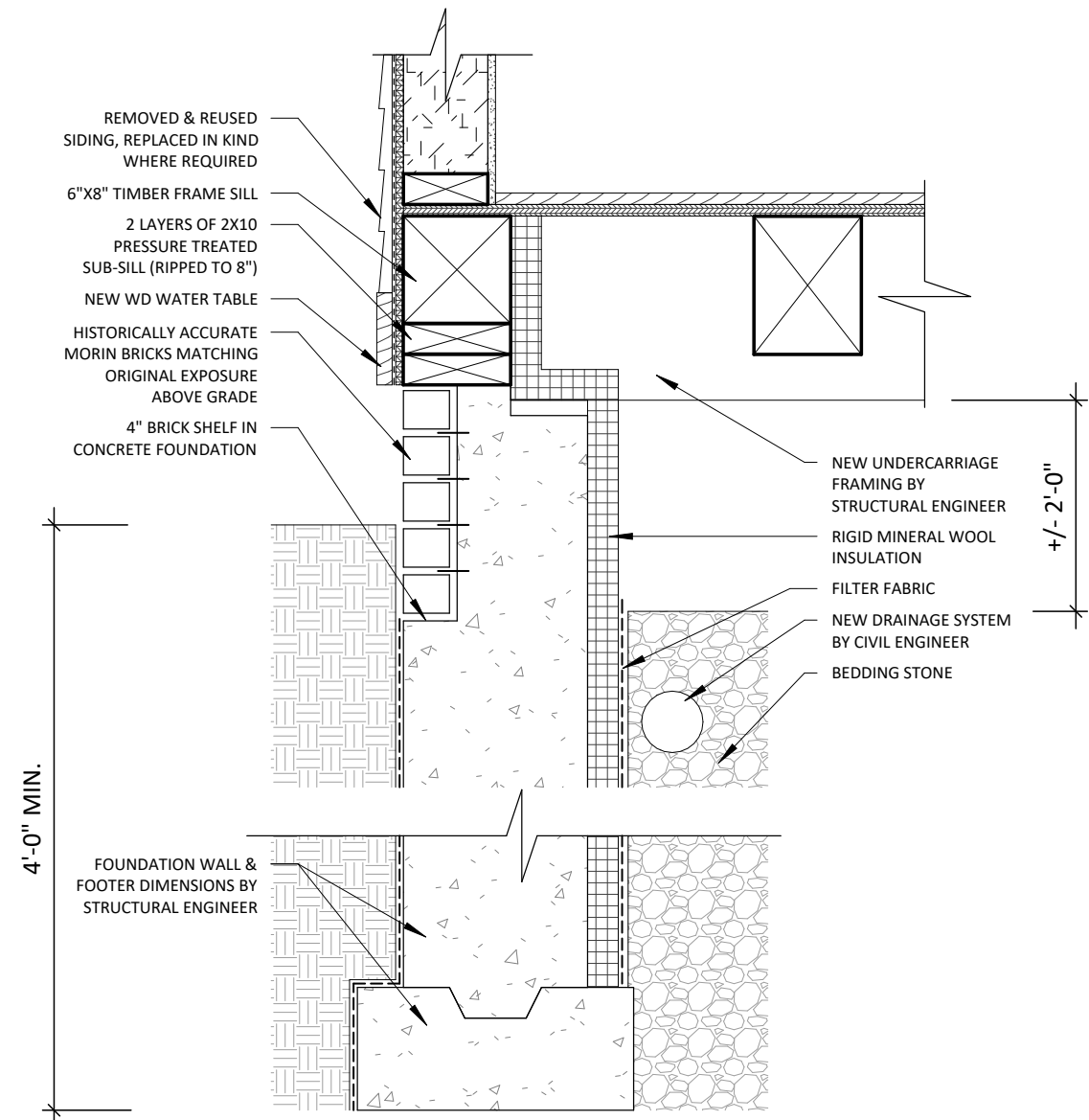
Treatments that might not be considered in other rehabilitation contexts because of their impacts on the historic character of a property may be acceptable in the context of adapting the property to flooding hazards. Even in this context, the selected treatment should always be one that minimizes the changes to the building's historic character and appearance while addressing the risk. Adaptation treatments should increase the building's resilience to flooding risks as much as possible, but should do so without destroying significant historic materials, features, or spaces.

# FOUNDATION WALL DETAILS

SCALE: 1" = 1'-0"



STREET WALL FOUNDATION DETAIL



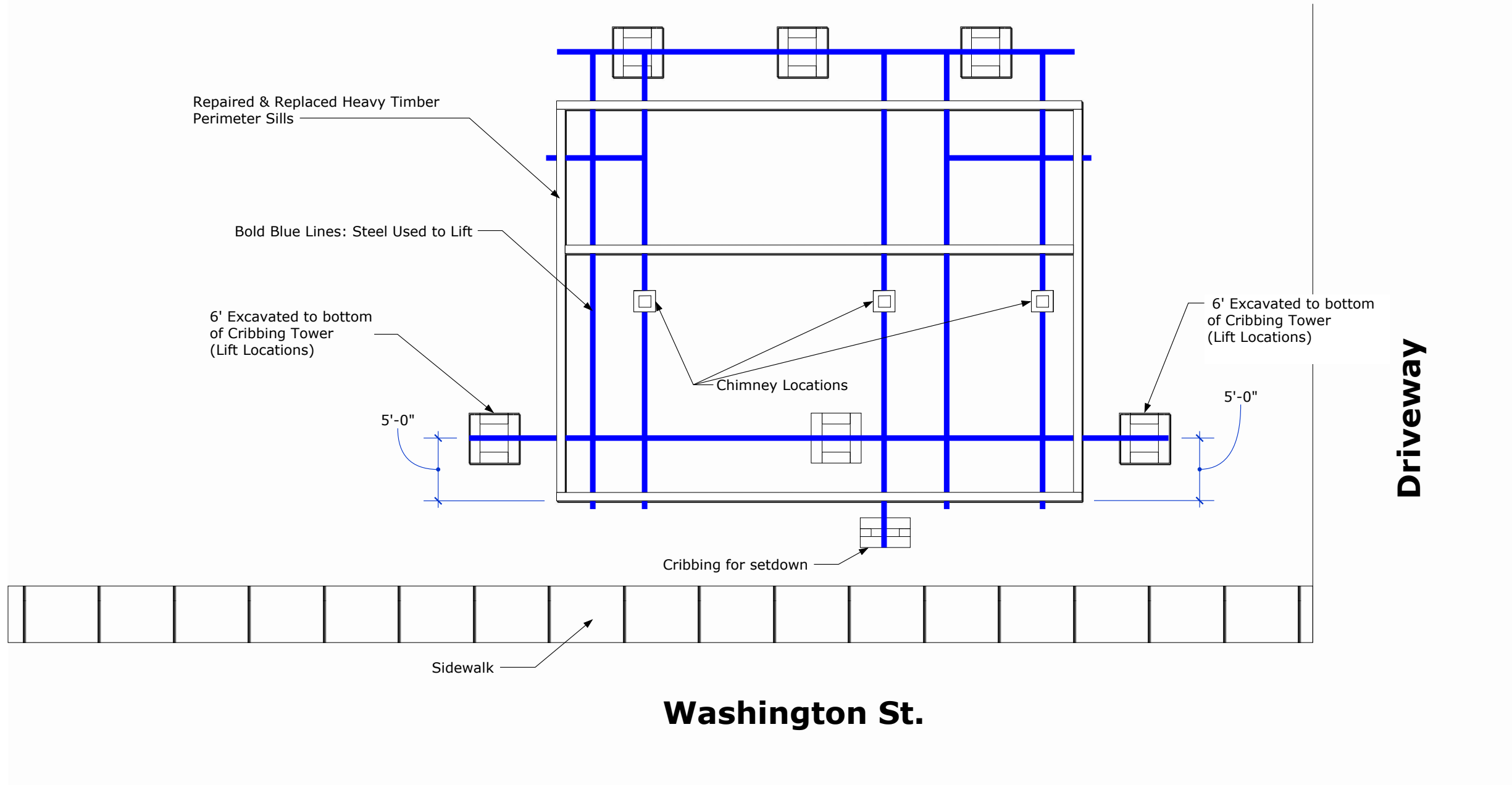
SIDE WALL FOUNDATION DETAIL





PENHALLOW HOUSE, STRAWBERRY BANKE MUSEUM  
PORTSMOUTH, NH

Steel Rigging Plan for House Lift



**PTF**

08.16.2023  
Draft 004  
David Ewing

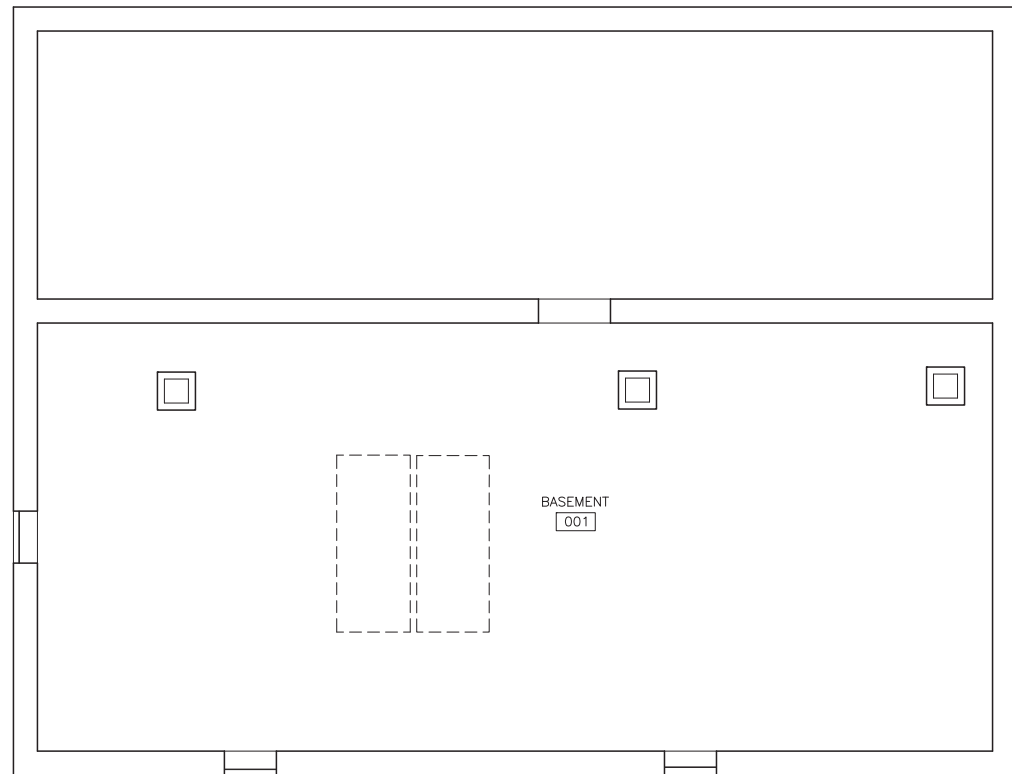
Penhallow House  
Strawbery Banke  
93 Washington St.  
Portsmouth, NH 03801

PRESERVATION TIMBER FRAMING  
P.O. Box 28  
Berwick, ME 03901  
207 698 1695

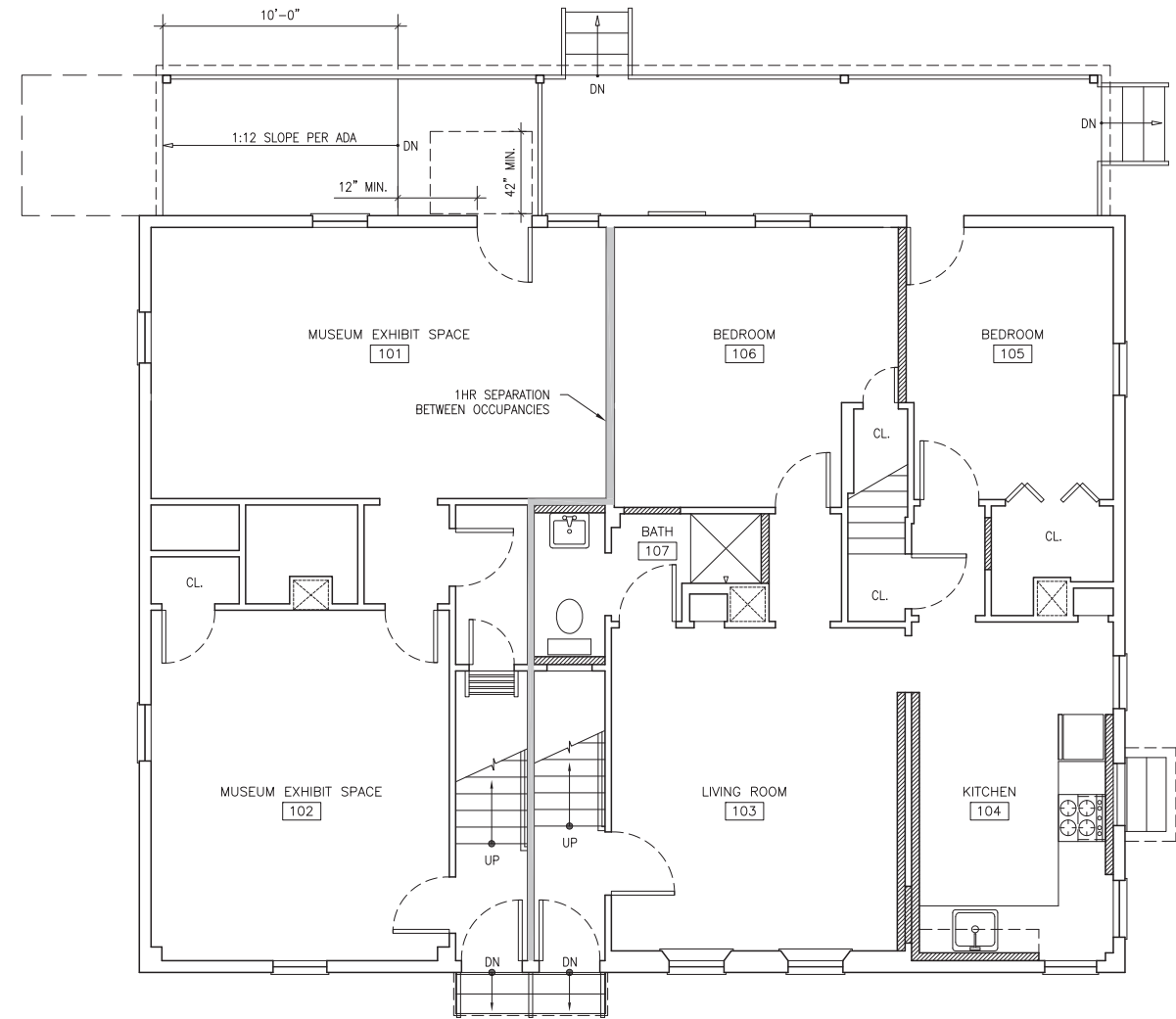
**3**

# PROPOSED PLANS

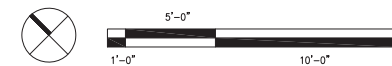
SCALE: 1/8"=1'-0"



BASEMENT PLAN

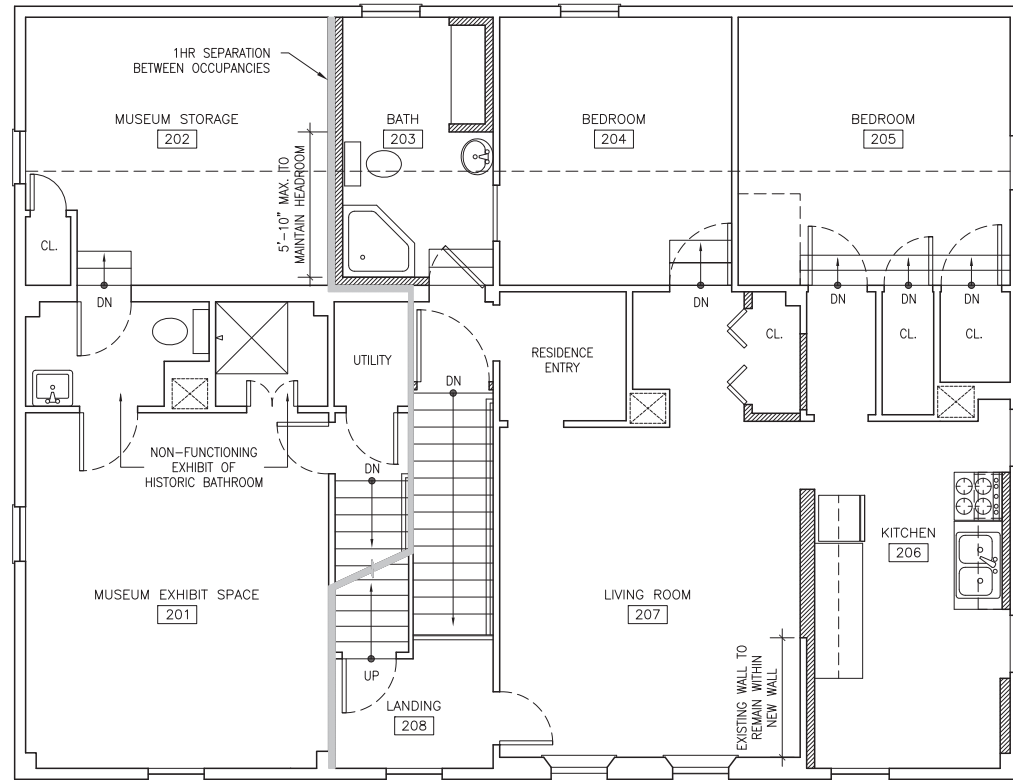


FIRST FLOOR PLAN

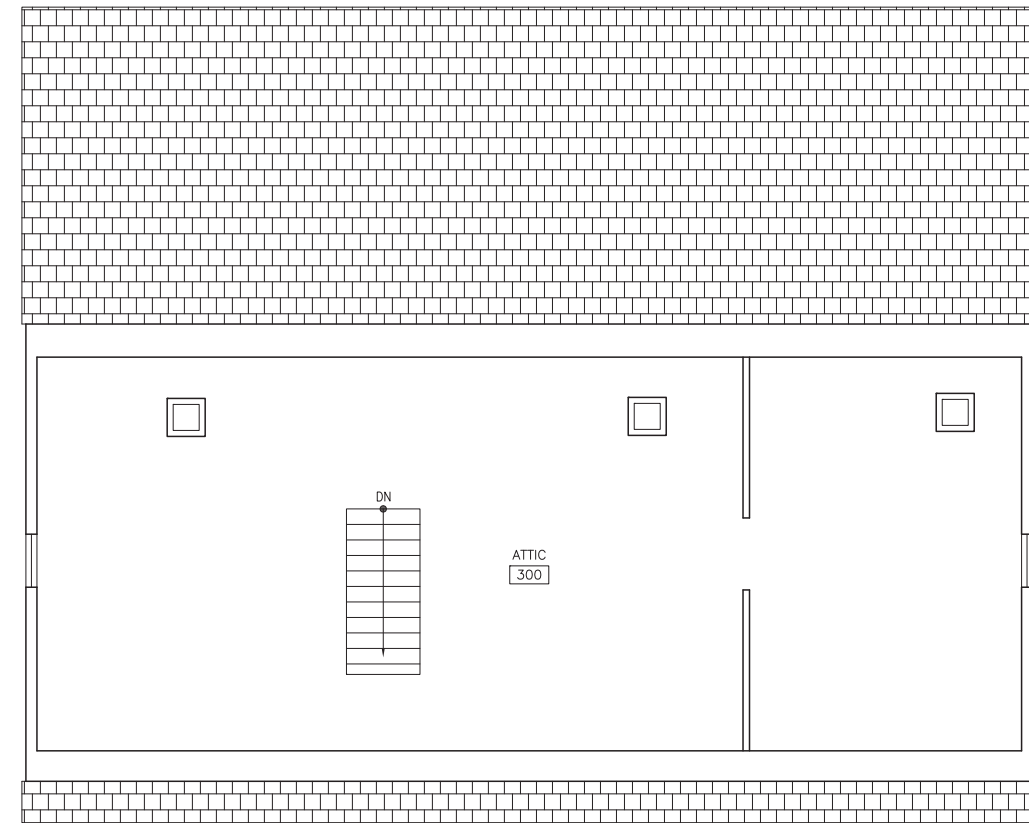


# PROPOSED PLANS

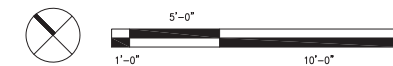
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

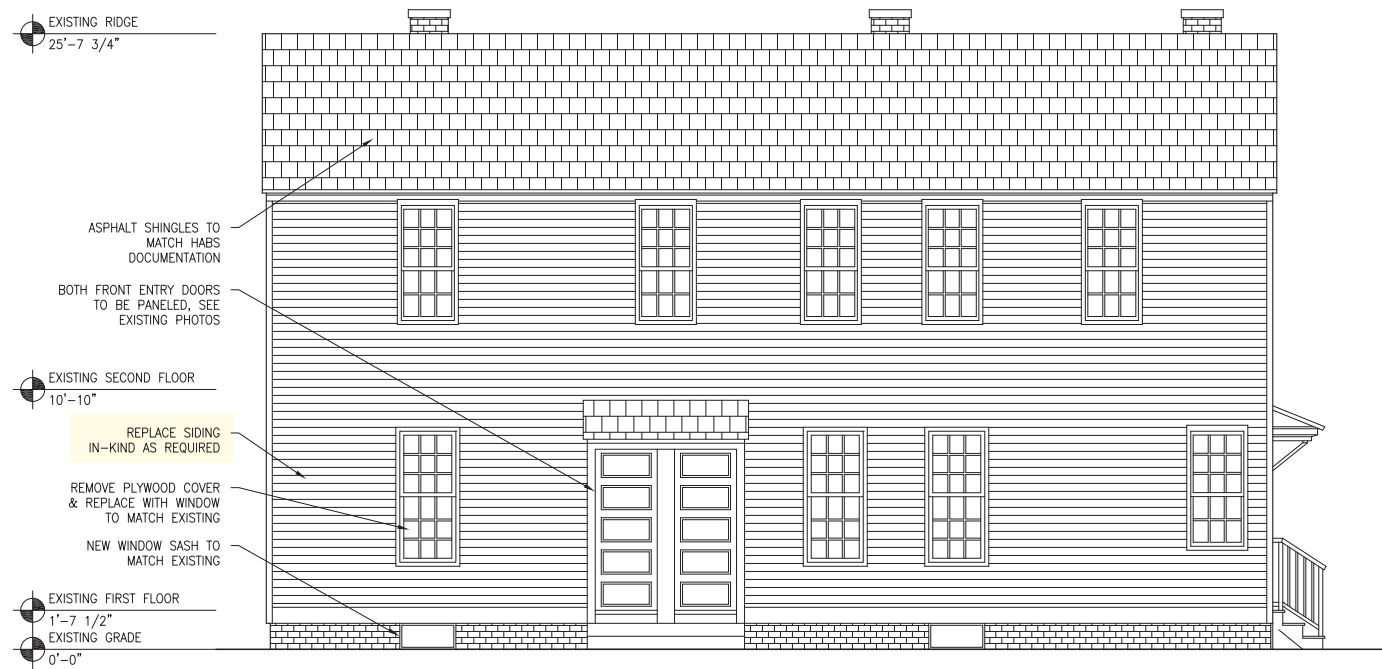


ATTIC FLOOR PLAN



# PROPOSED ELEVATIONS

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



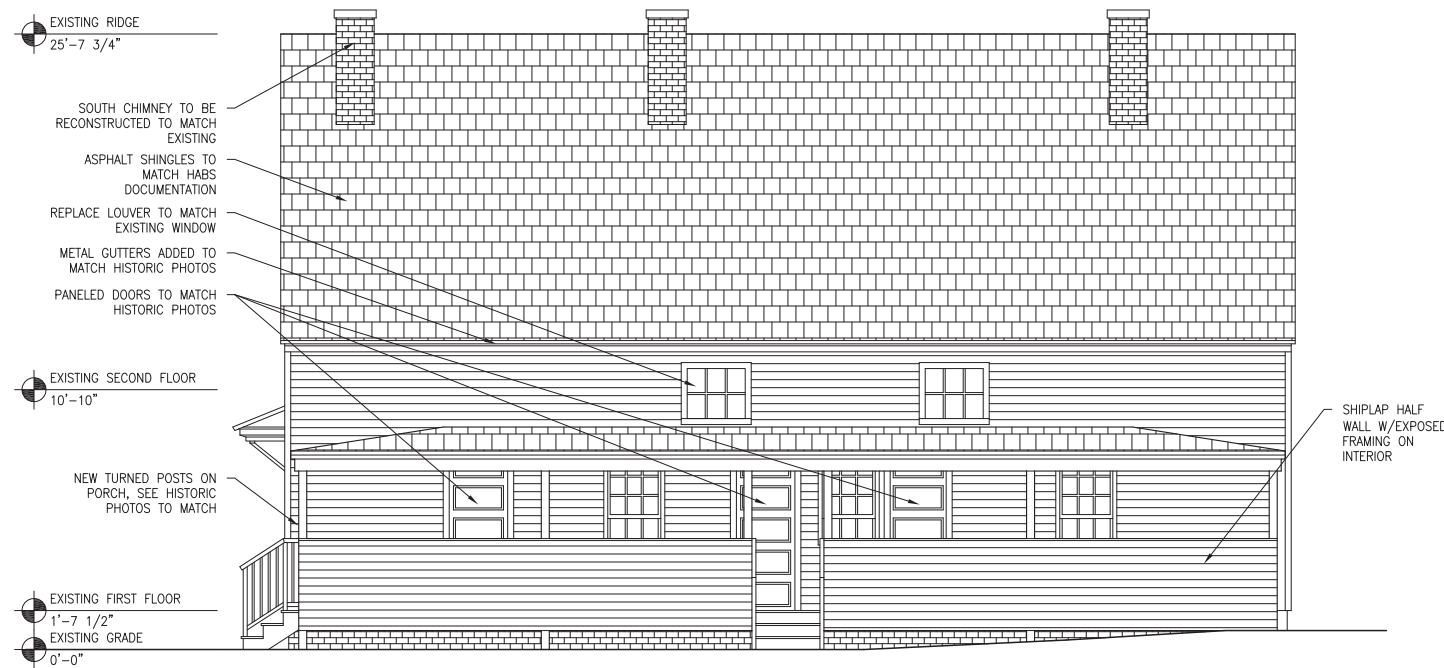
WEST ELEVATION



SOUTH ELEVATION

# PROPOSED ELEVATIONS

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



EAST ELEVATION



NORTH ELEVATION



## LUHD-563

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 12/16/2022

### Primary Location

37 PROSPECT ST  
Portsmouth, NH 03801

### Owner

FREUND CHRISTOFFER  
DANIEL  
37 PROSPECT ST  
PORTSMOUTH, NH 03801

### Applicant

Dan Freund  
 603-817-0161  
 hey@myfrienddan.com  
 37 Prospect St  
Portsmouth, NH 03801

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Work Session

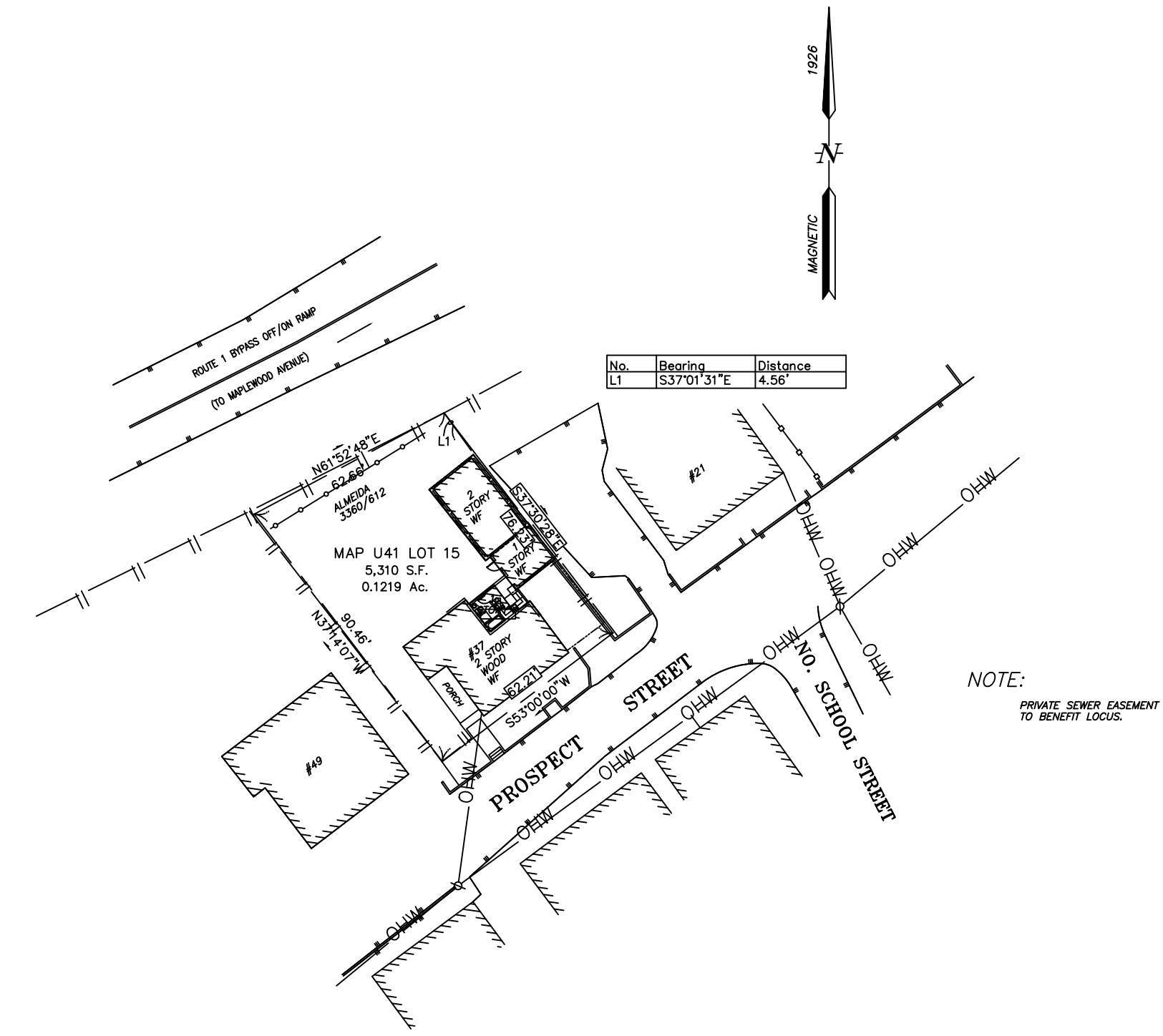
## Project Information

### Brief Description of Proposed Work\*

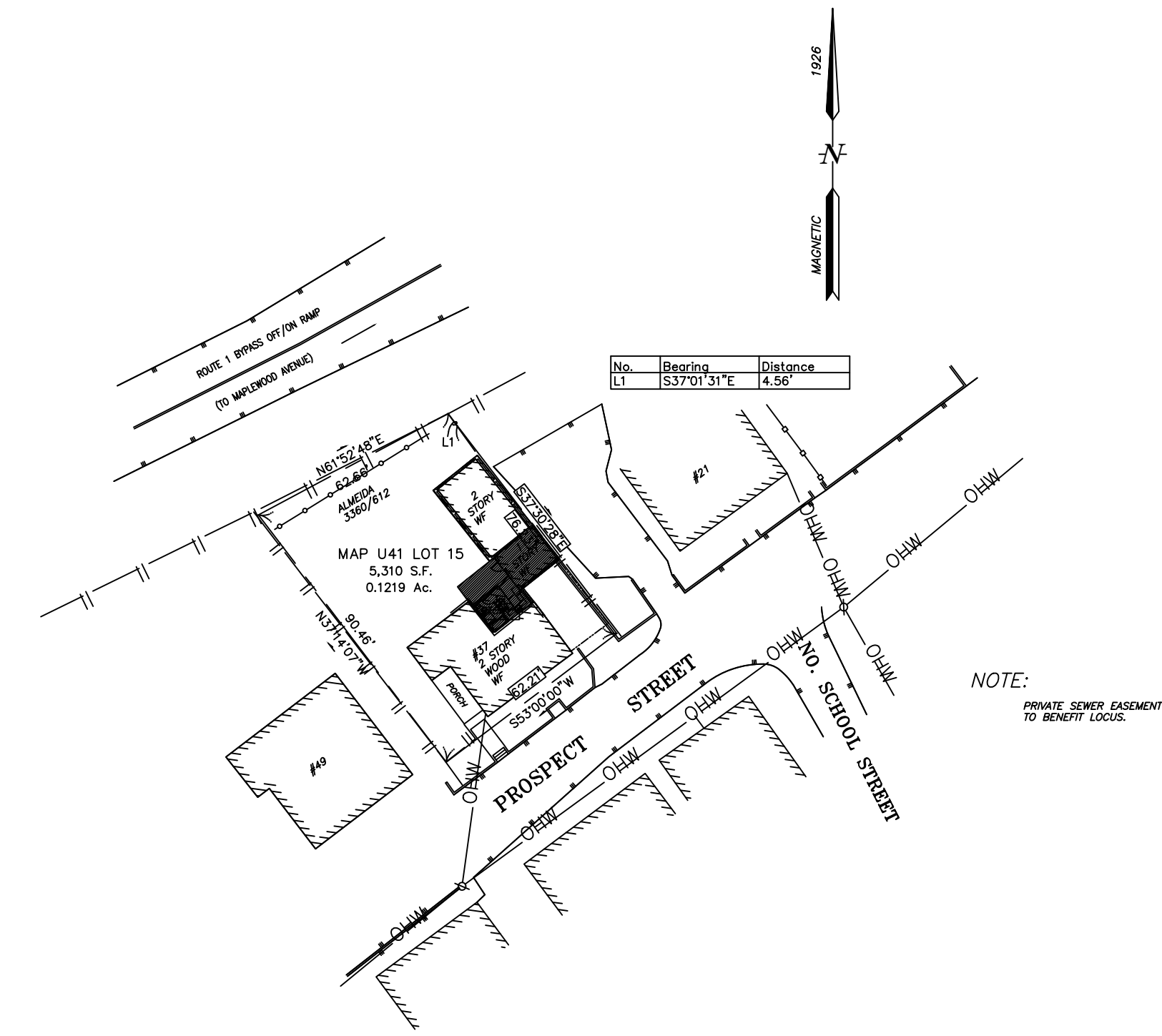
Homeowner wishes to add on an additional 20 feet of ground coverage, a second floor area of 147 sq feet and a roof deck of 131 sq feet

### Description of Proposed Work (Planning Staff)

new construction to an existing structure (add separate first and second floor additions)



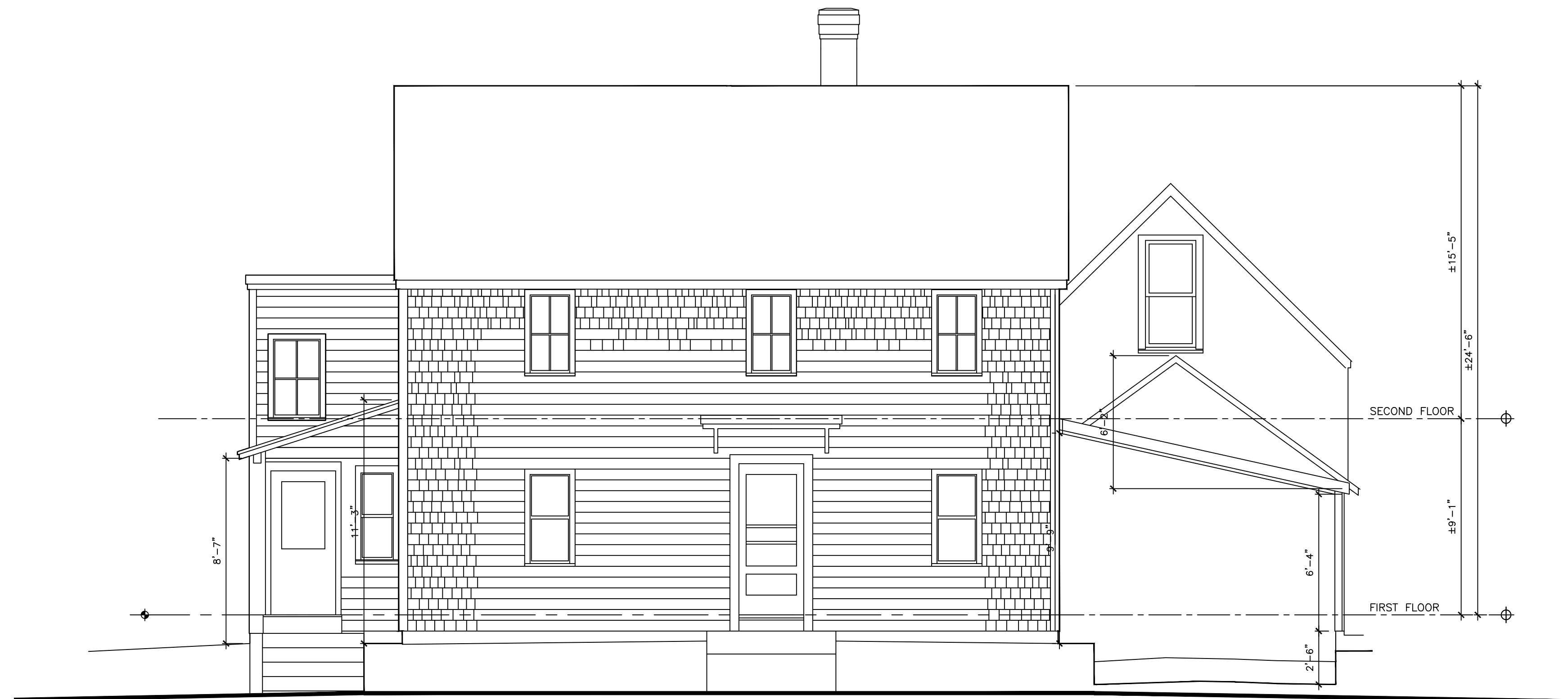
**1** EXISTING SITE PLAN  
SCALE - 1/30" = 1'-0"



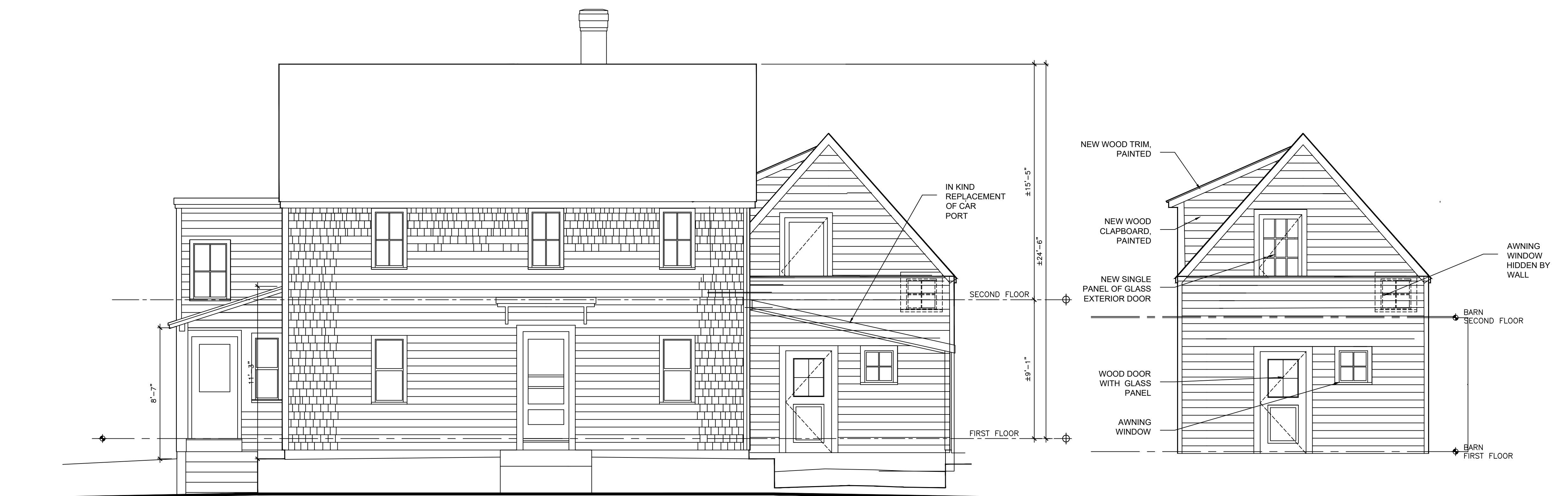
**2** EXISTING SITE PLAN SHOWING AREA OF WORK SHADED  
SCALE - 1/30" = 1'-0"

| #         | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS |      |             |



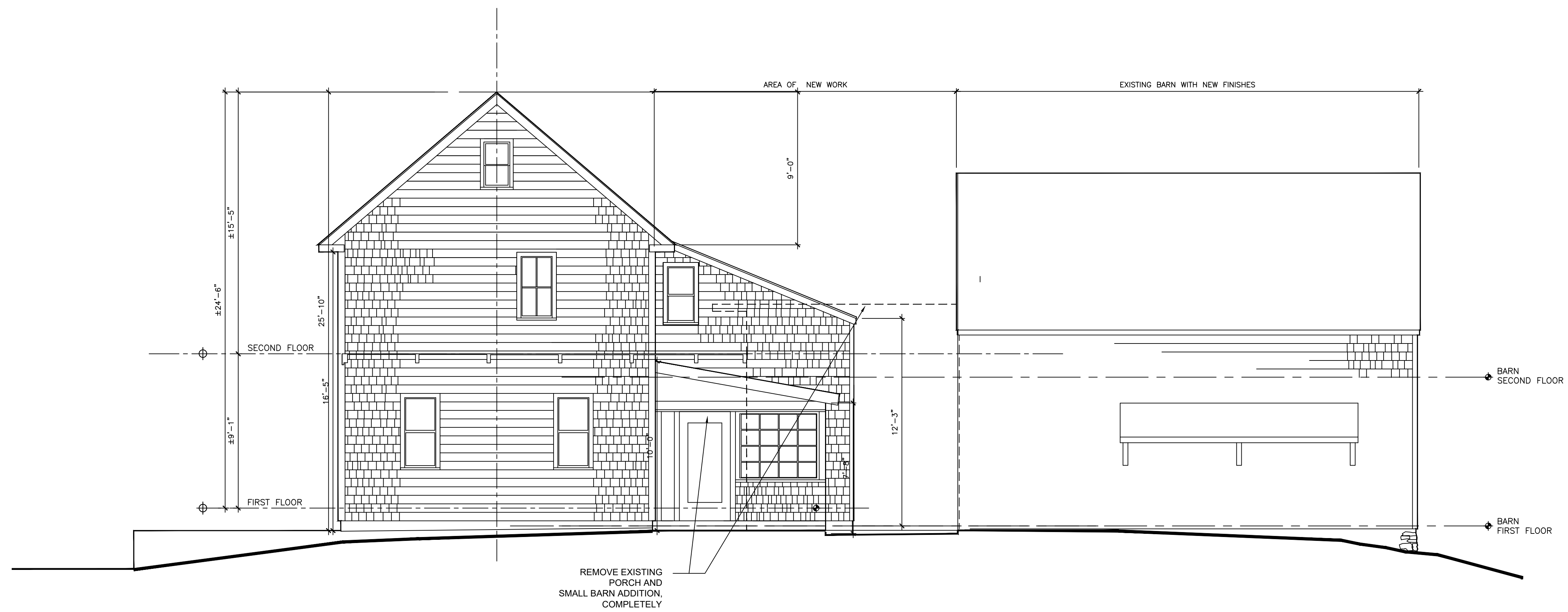


**1** EXISTING STREET OR EAST ELEVATION  
SCALE - 1/4" = 1'-0"

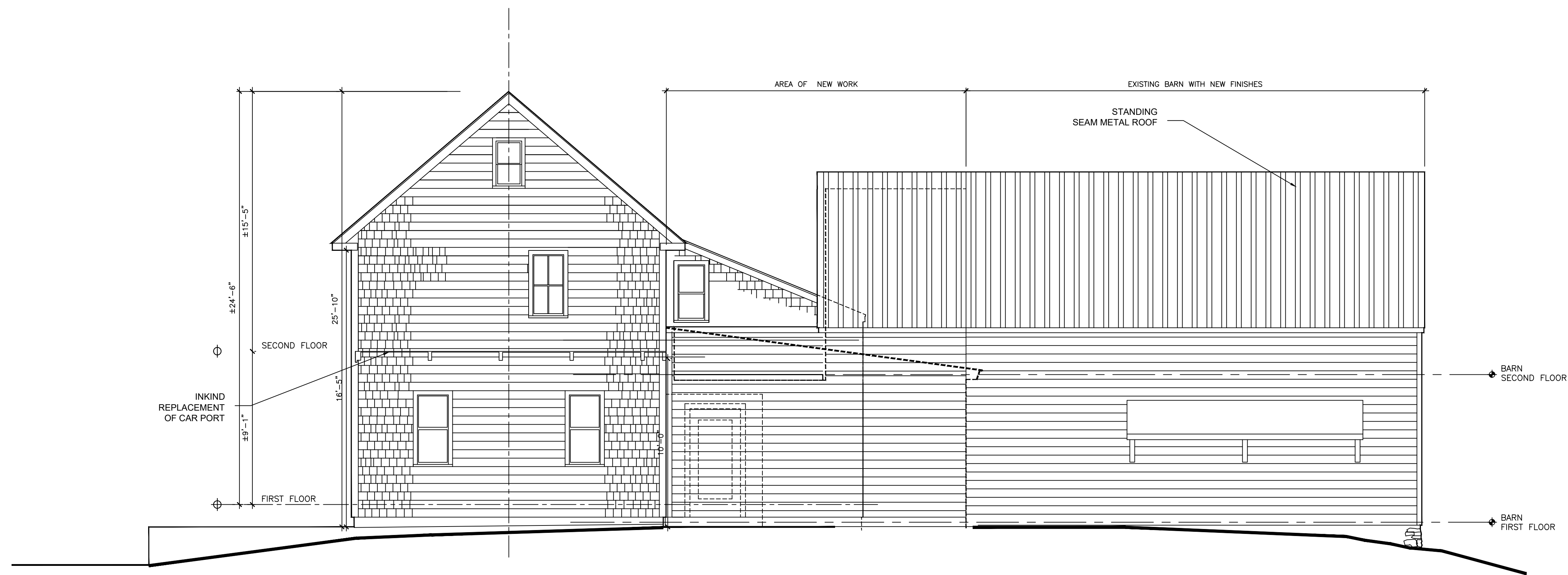


**2** PROPOSED STREET OR EAST ELEVATION  
SCALE - 1/4" = 1'-0"

**3** PARTIAL ELEVATION  
SCALE - 1/4" = 1'-0"

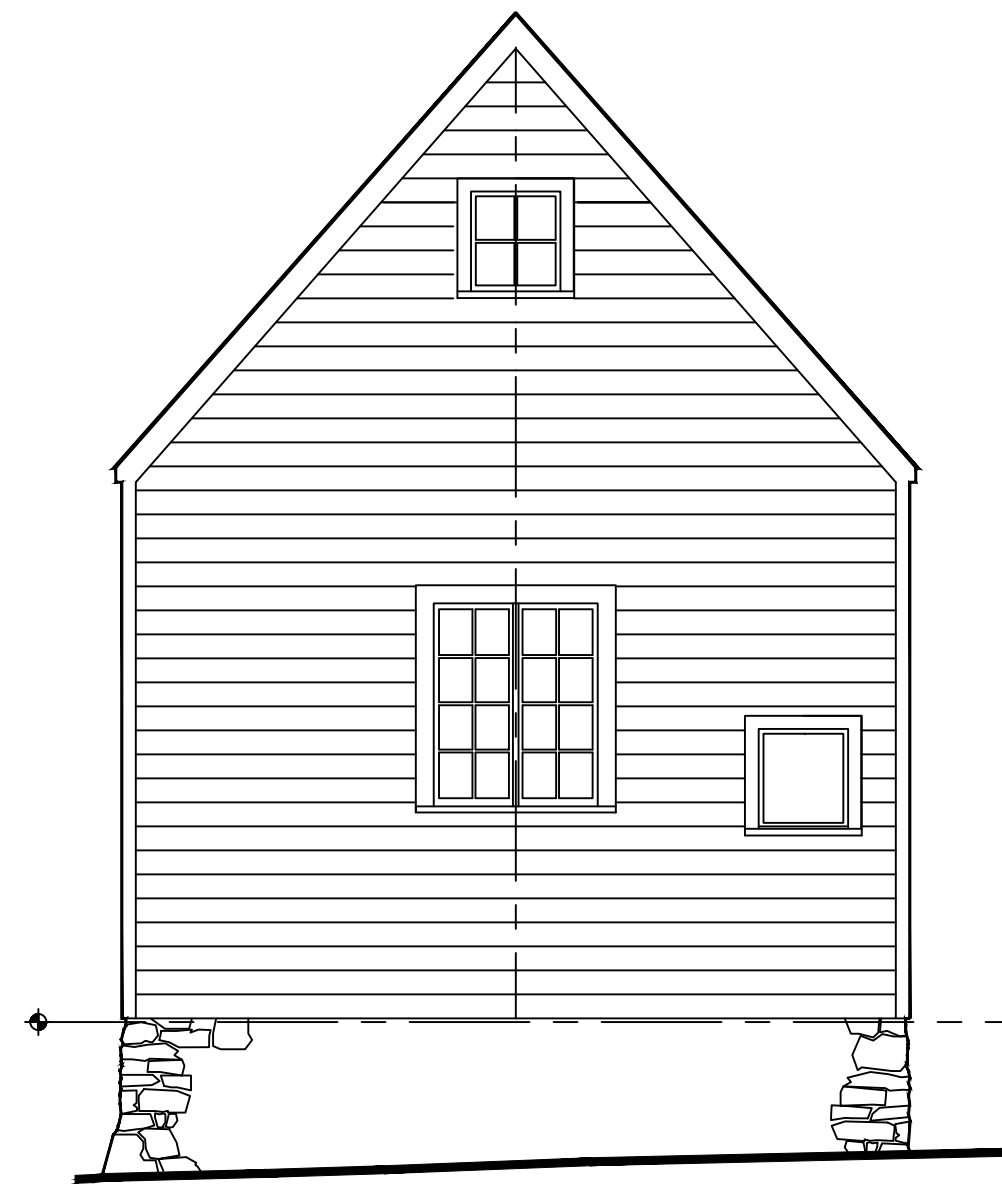


**1** EXISTING RIGHT OR NORTH ELEVATION  
SCALE - 1/4" = 1'-0"

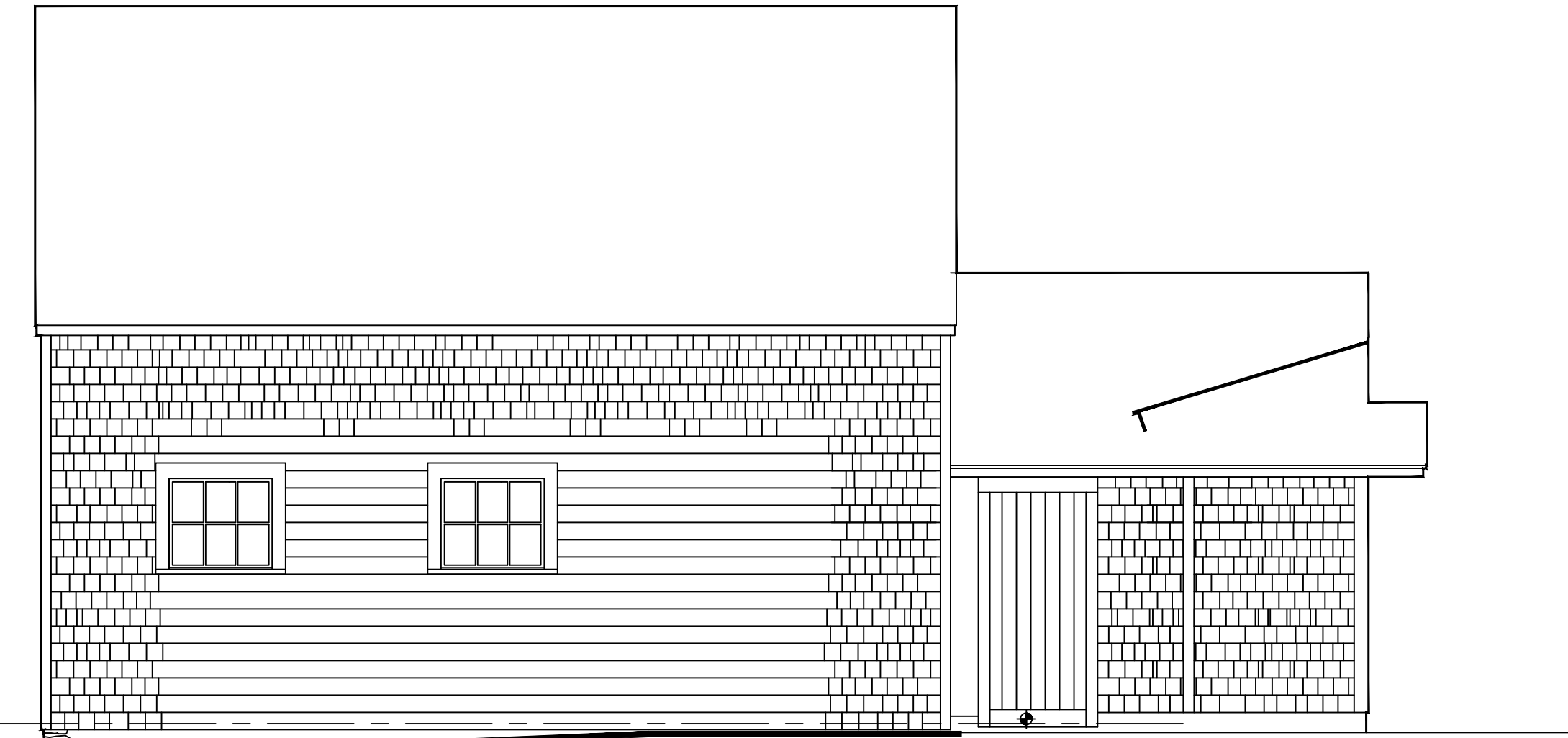


**2** PROPOSED RIGHT OR NORTH ELEVATION  
SCALE - 1/4" = 1'-0"

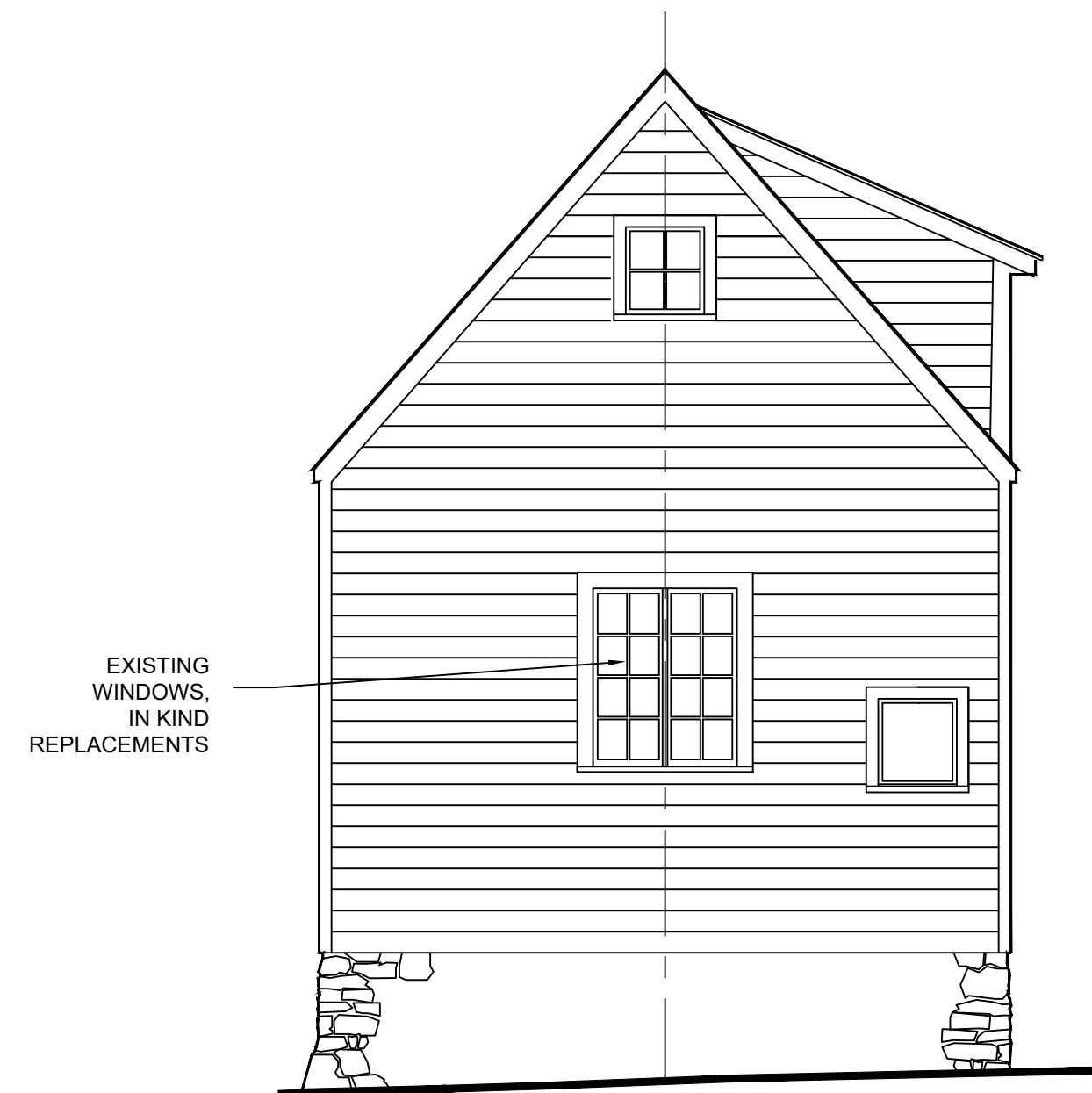
| #         | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS |      |             |



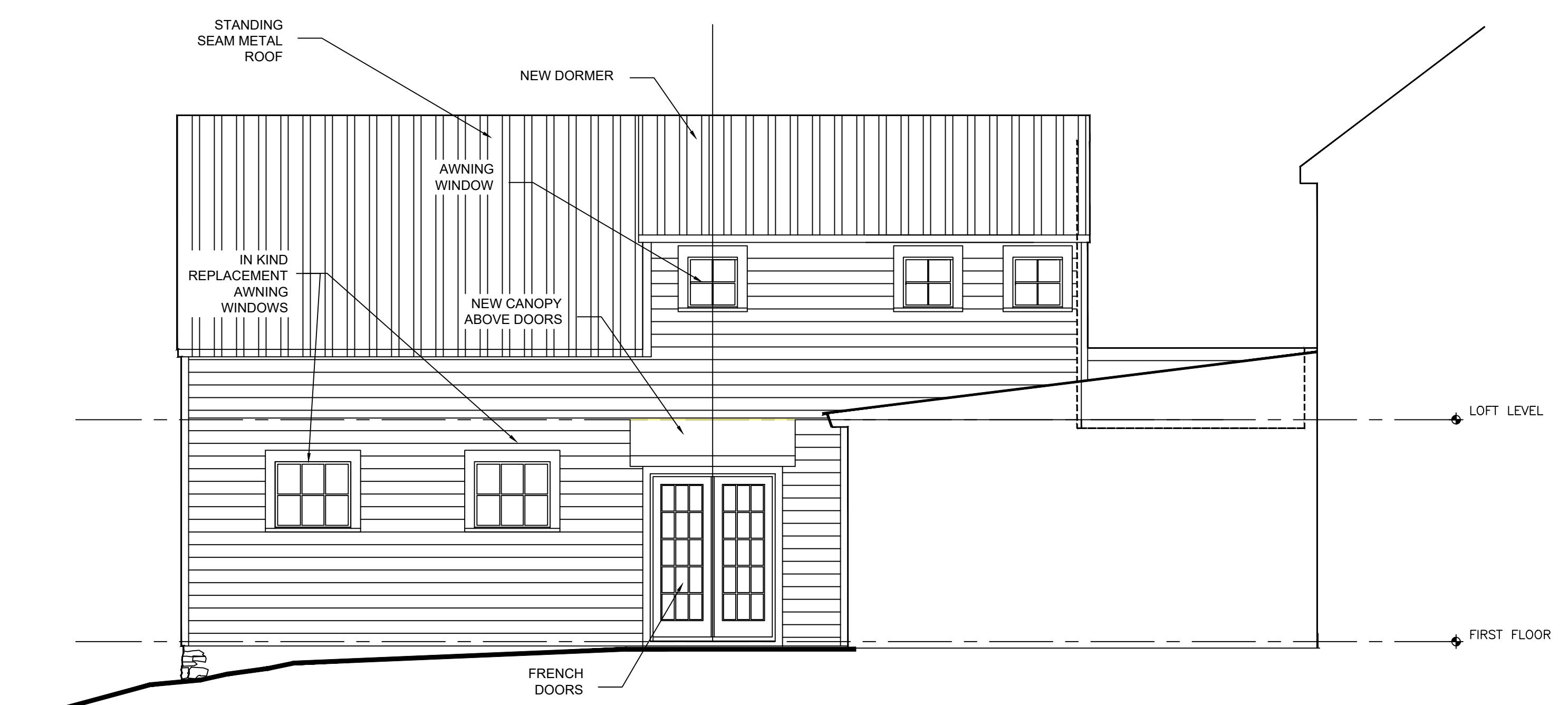
1 EXISTING BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"



3 PARTIAL LEFT SIDE OR SOUTH ELEVATION  
SCALE - 1/4" = 1'-0"

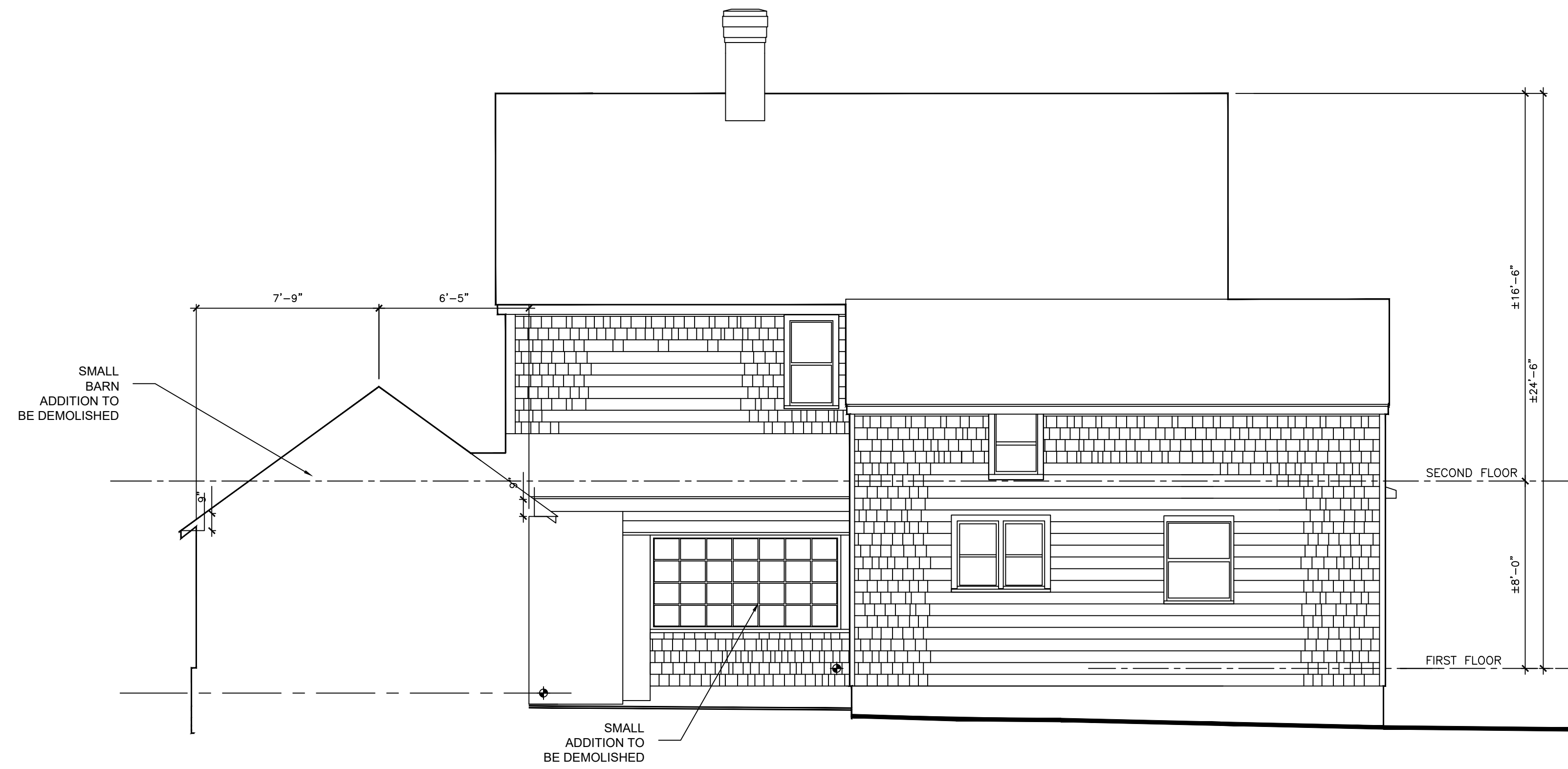


2 PROPOSED BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"



4 PROPOSED PARTIAL LEFT SIDE OR SOUTH ELEVATION

| #         | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS |      |             |



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



**2** PROPOSED BACK OR WEST ELEVATION  
SCALE - 1/4" = 1'-0"

| #         | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS |      |             |



## LUHD-660

Historic District

Commission Work

Session or Administrative

Approval Application

Status: Active

Submitted On: 8/7/2023

### Primary Location

129 STATE ST

Portsmouth, NH 03801

### Owner

129 STATE STREET LLC

129 STATE ST PORTSMOUTH

, NH 03801

### Applicant

Shayne Forsley

603-997-2519

shayne.forsley@hdcgc.net

41 Industrial Dr STE 20

Exeter, NH 03833

## Application Type

Please select application type from the drop down menu below

Alternative Project Address

Work Session

## Project Information

### Brief Description of Proposed Work\*

Proposed changes to the previously approved application (LU-22-78) including facade modifications (new windows, doors, skylights and entry points).

### Description of Proposed Work (Planning Staff)

changes to a previously approved design (new windows, doors, skylights and entry points)

## Project Representatives

Relationship to Project

Architect

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

# DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH, NH

HISTORIC DISTRICT COMMISSION - RENDERINGS 08.16.2023

**Spivak Architects**



HDC APPROVED 05/04/2022

PROPOSED - RAILING OPTION A



HDC APPROVED 05/04/2022

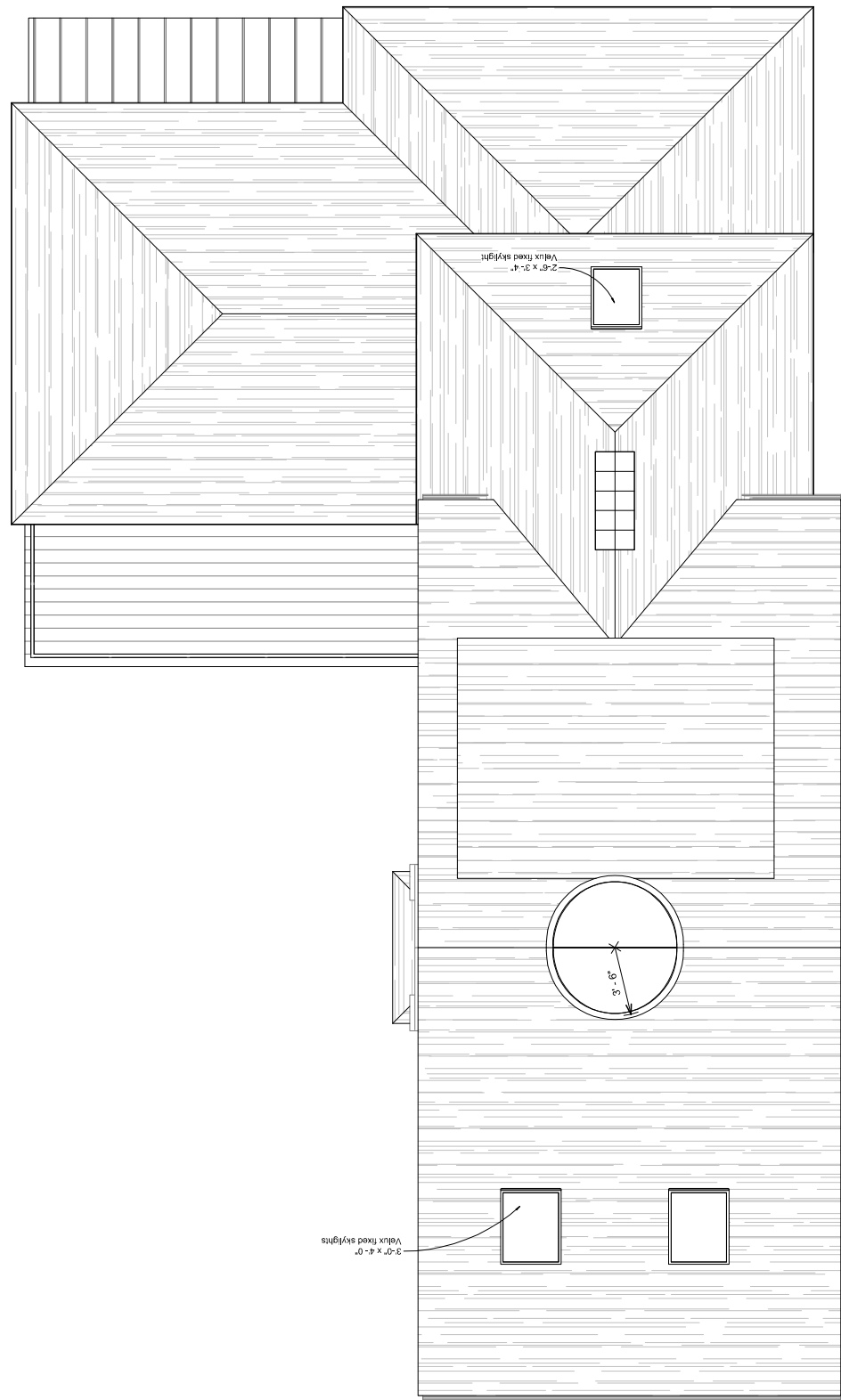
PROPOSED - RAILING OPTION B



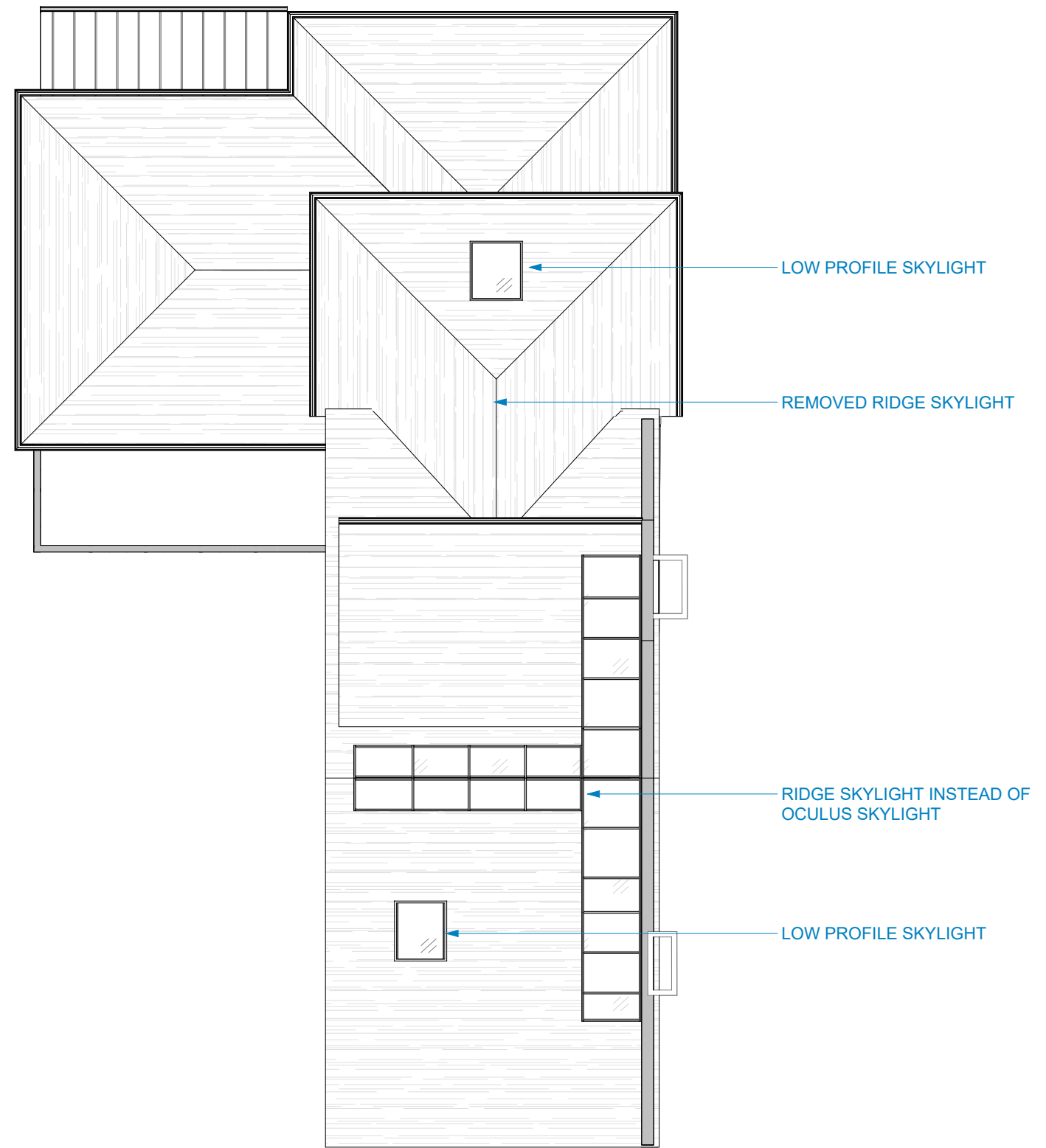


HDC APPROVED 05/04/2022

PROPOSED

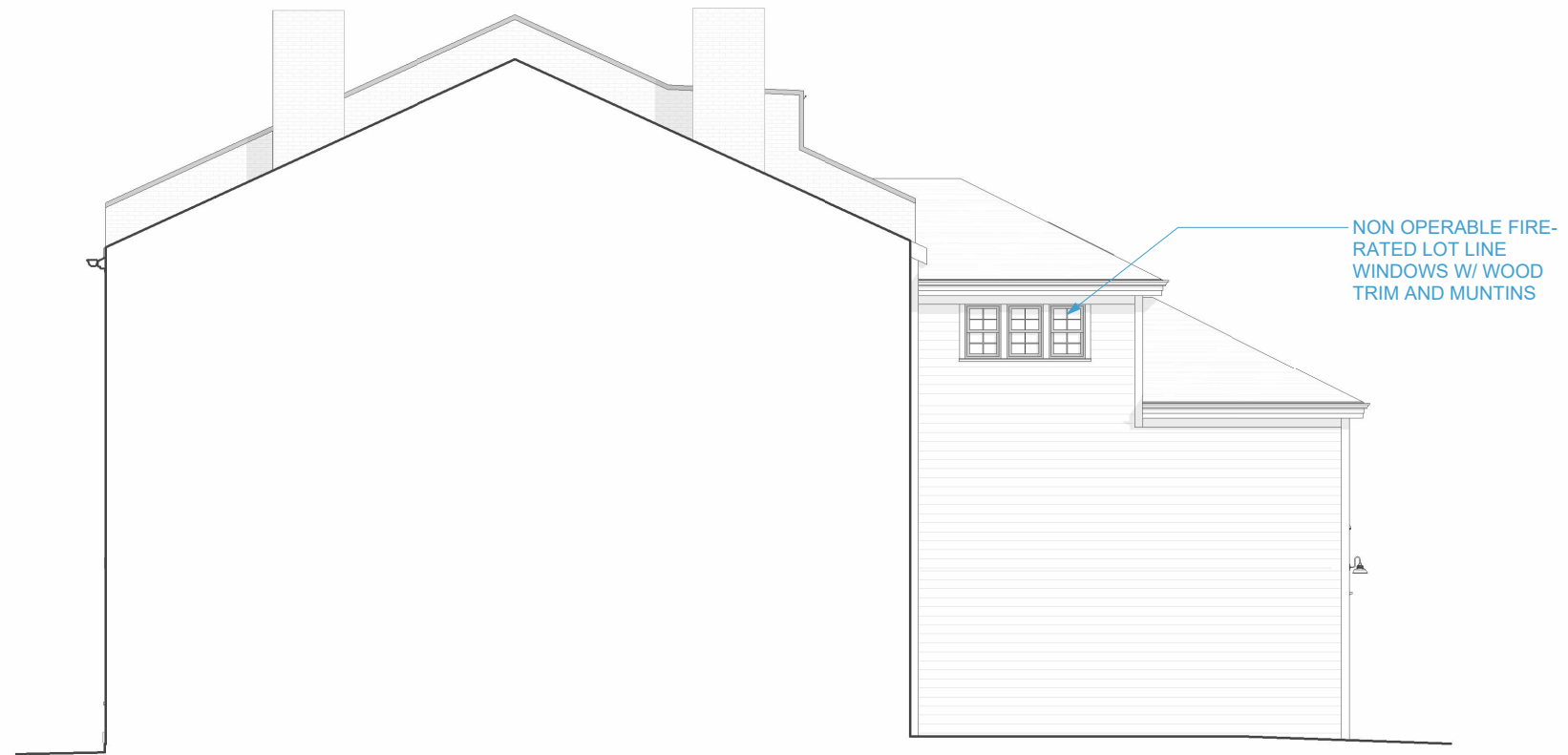


HDC APPROVED 05/04/2022



PROPOSED

# ROOF PLAN

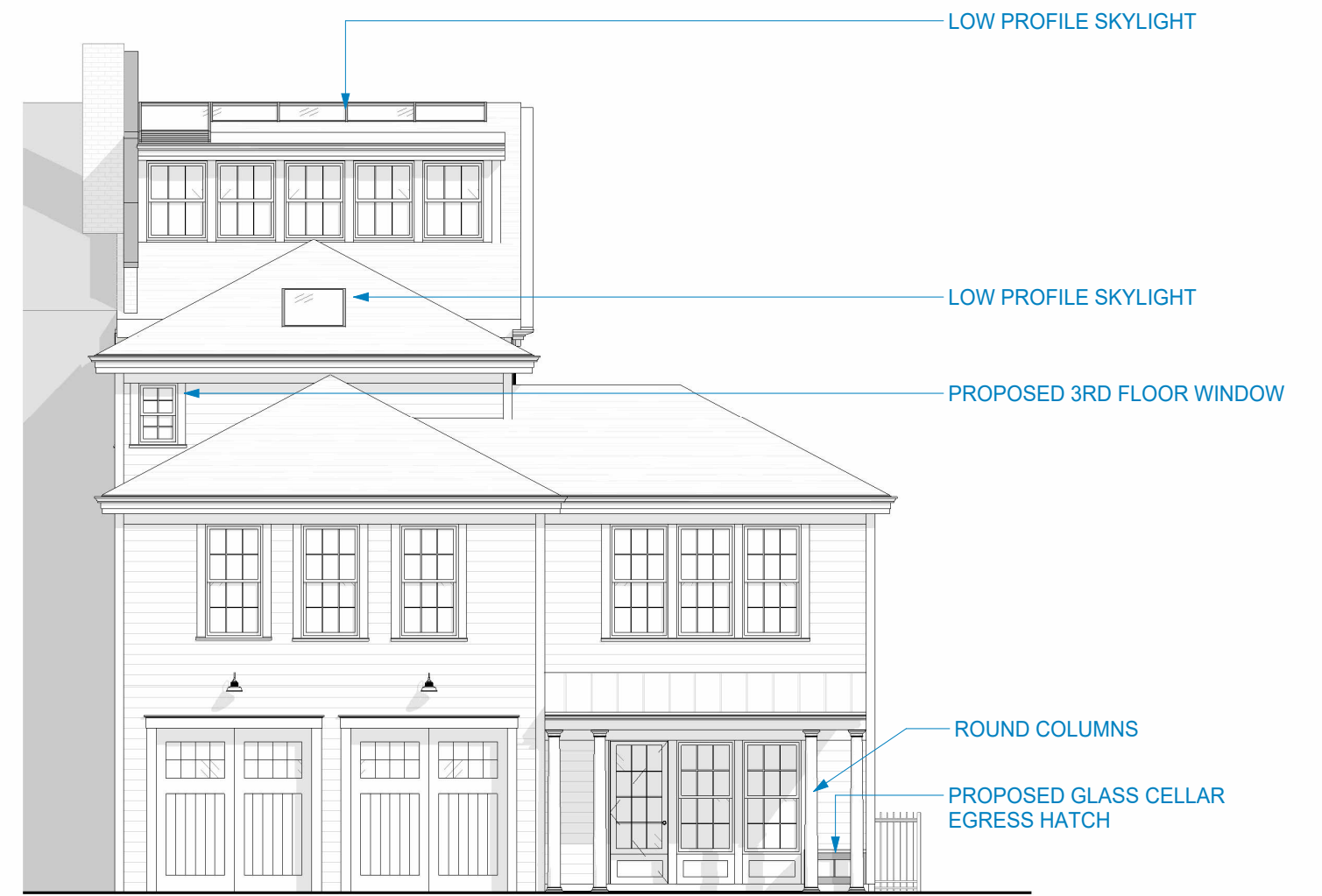


PROPOSED ELEVATION

## EAST ELEVATION



HDC APPROVED 05/04/2022

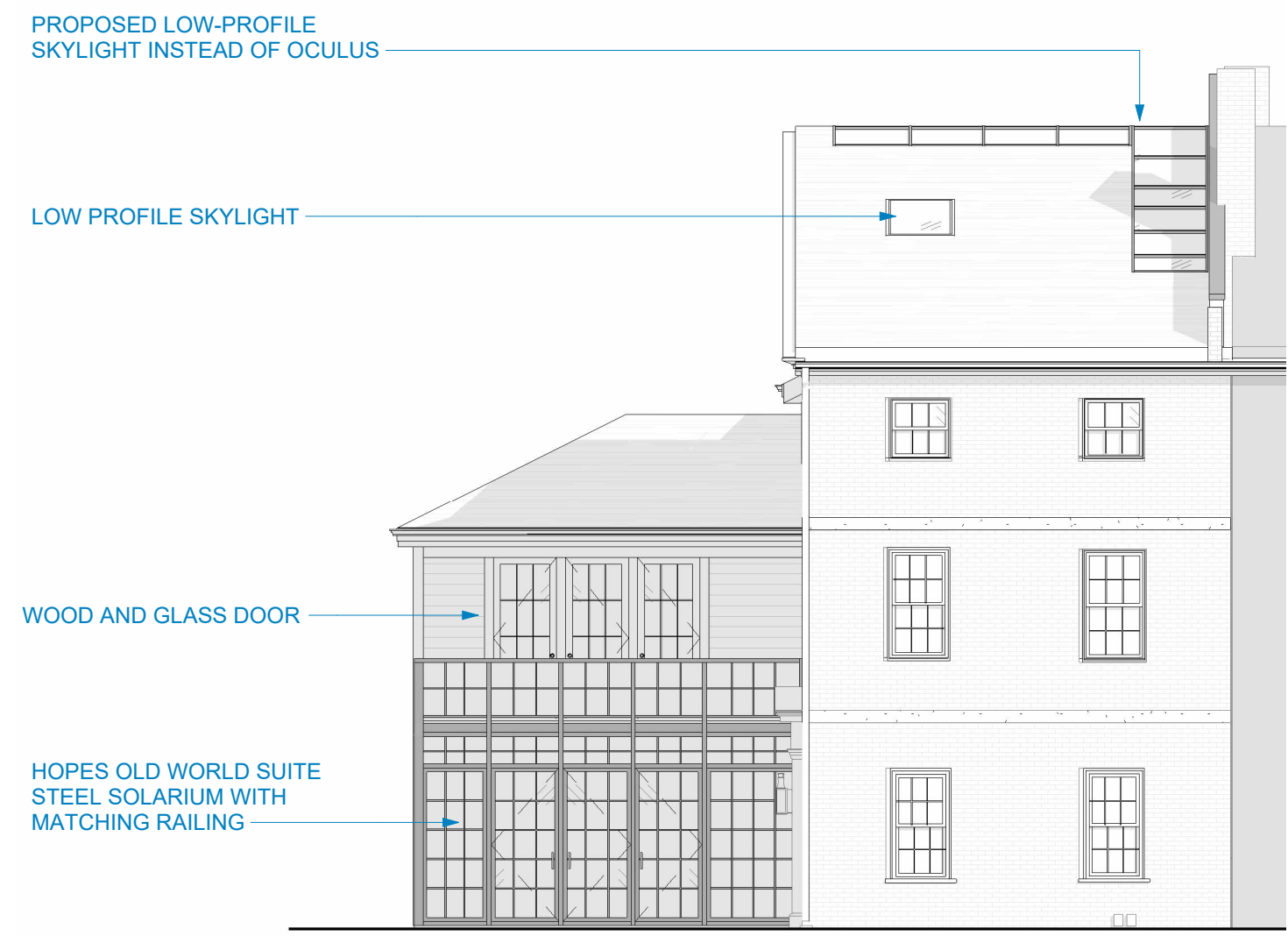


PROPOSED ELEVATION

# NORTH ELEVATION



HDC APPROVED 05/04/2022



PROPOSED ELEVATION

## SOUTH ELEVATION - RAILING OPTION A



HDC APPROVED 05/04/2022

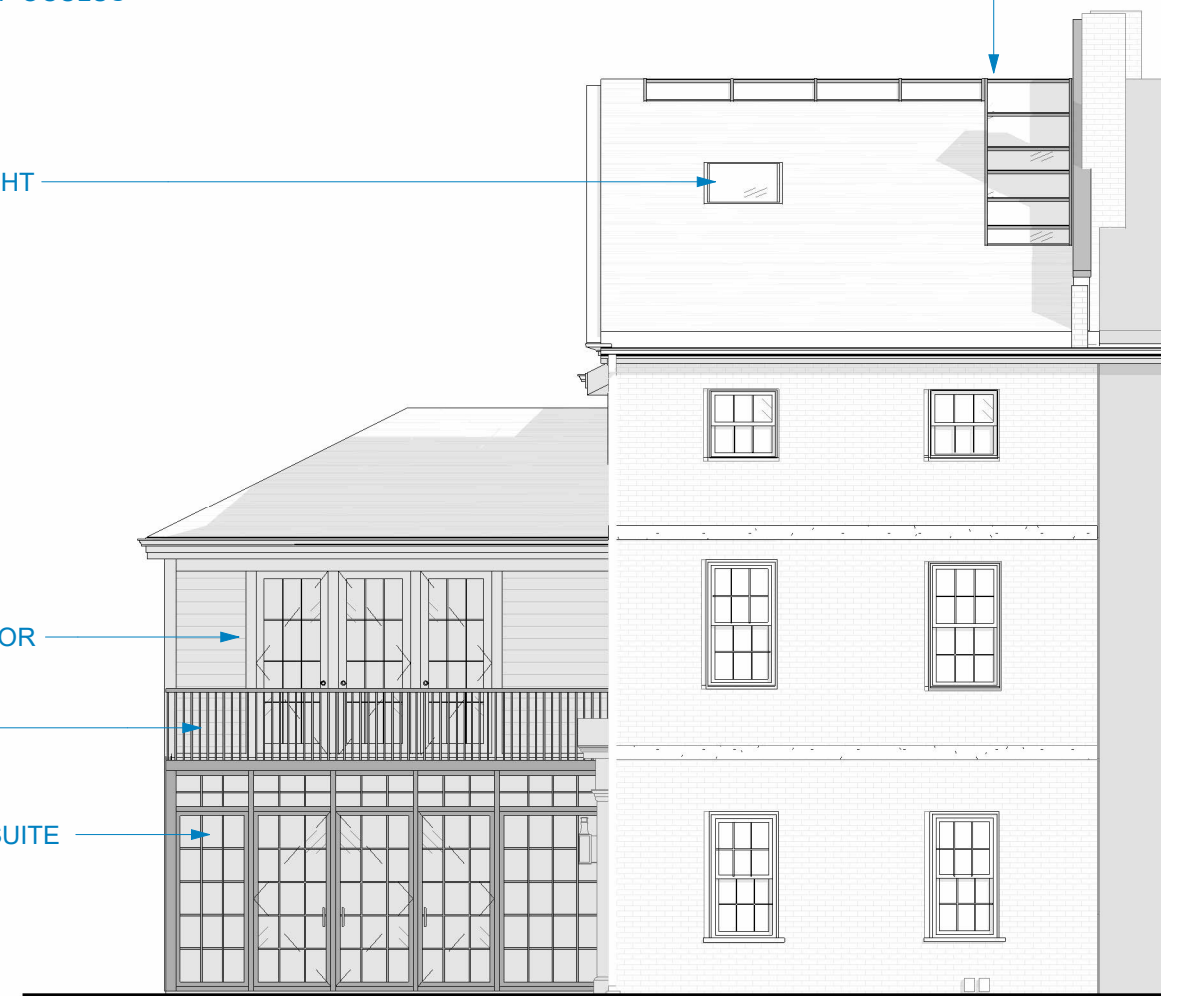
PROPOSED LOW-PROFILE SKYLIGHT INSTEAD OF OCULUS

LOW PROFILE SKYLIGHT

WOOD AND GLASS DOOR

STEEL RAILING

HOPES OLD WORLD SUITE STEEL SOLARIUM

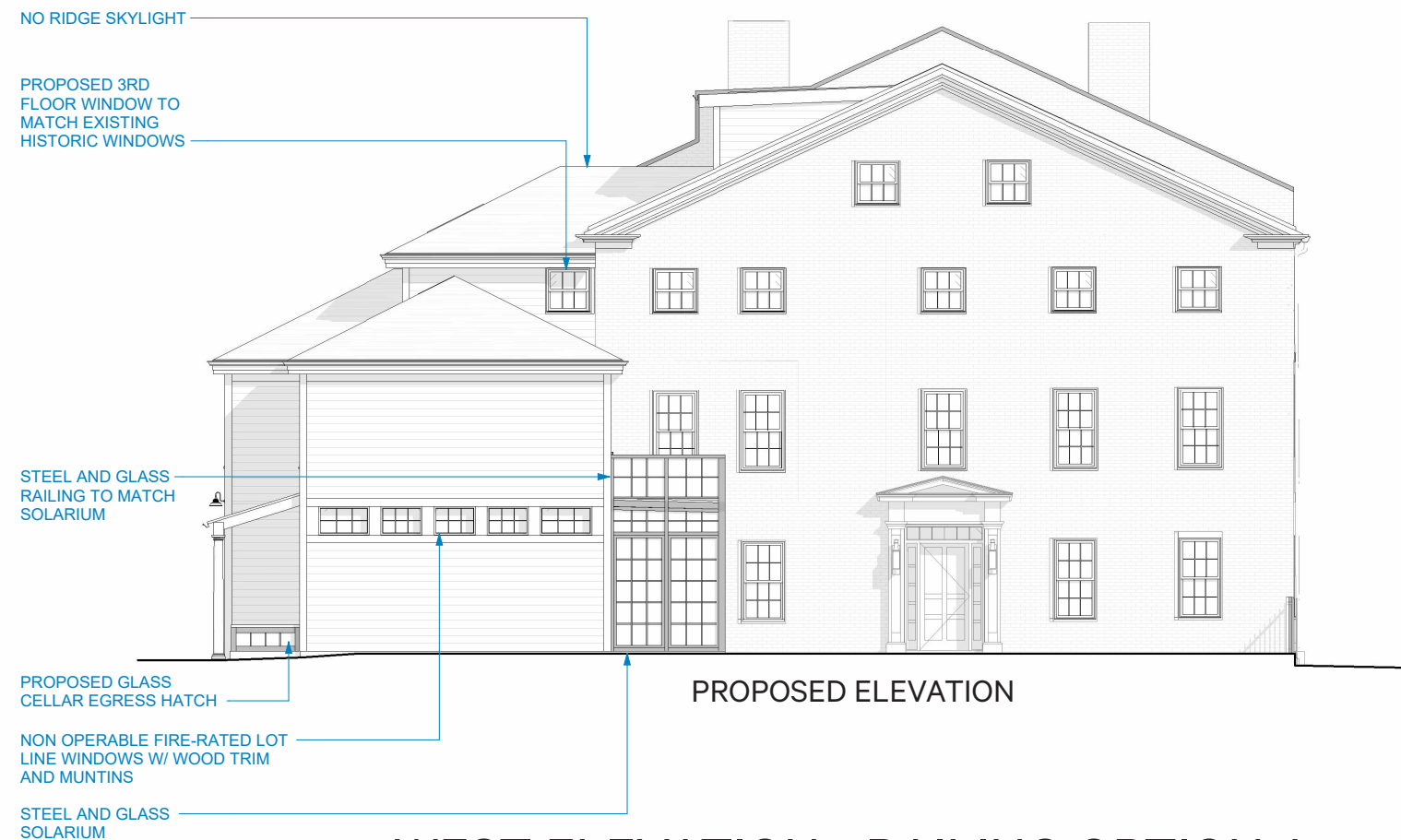


PROPOSED ELEVATION

## SOUTH ELEVATION - RAILING OPTION B



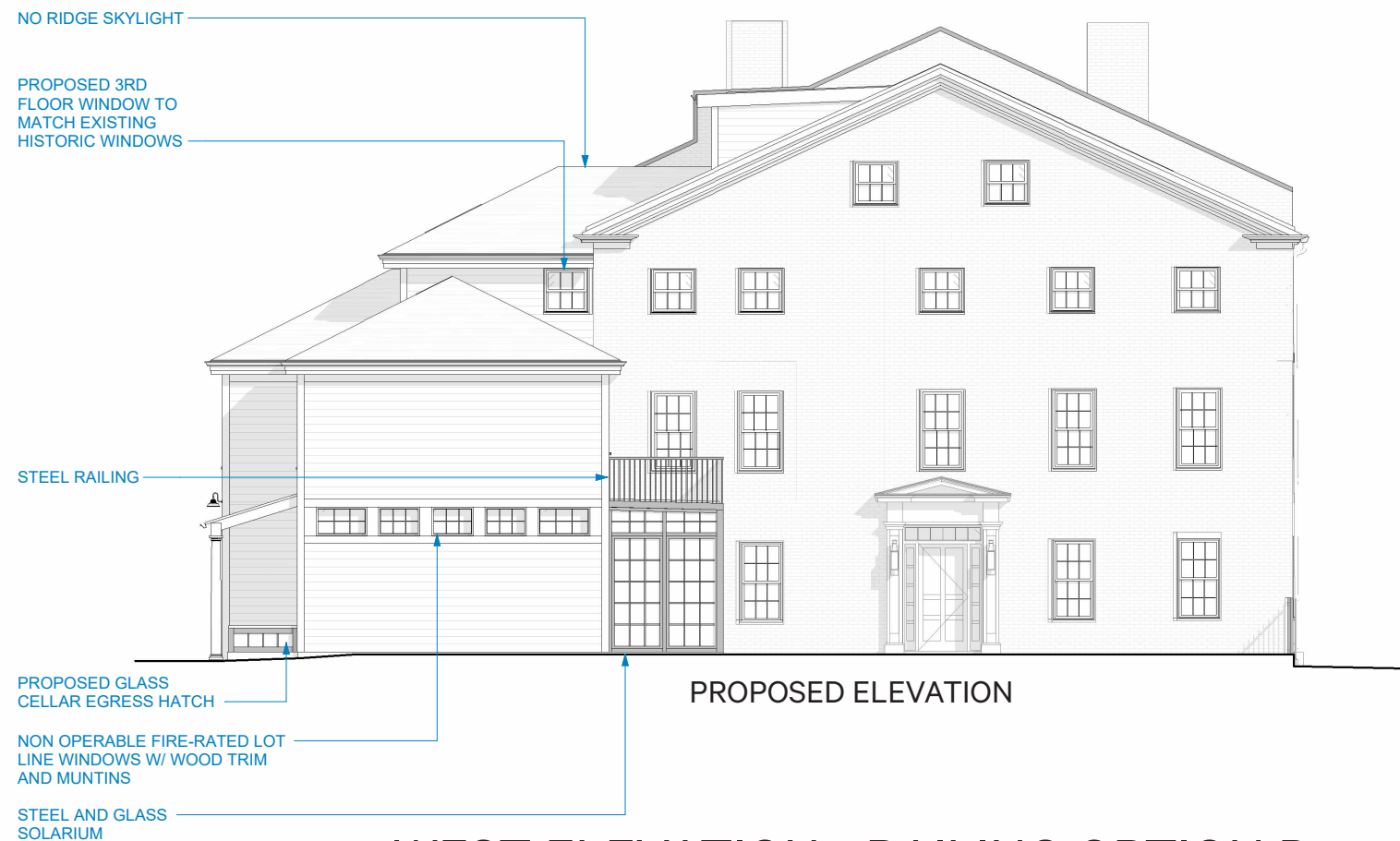
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WEST ELEVATION - RAILING OPTION A



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WEST ELEVATION - RAILING OPTION B





Artistic Rendering - State Street Perspective

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PROPOSED

## VIEW FROM CORNER OF STATE STREET - OPTION A



Artistic Rendering - State Street Perspective

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PROPOSED

## VIEW FROM CORNER OF STATE STREET - OPTION B



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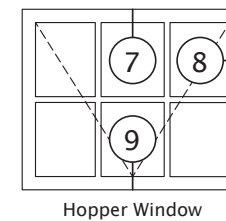
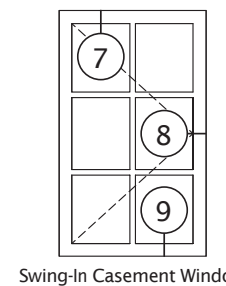
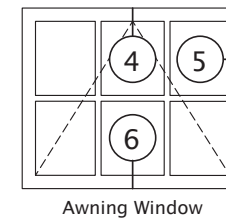
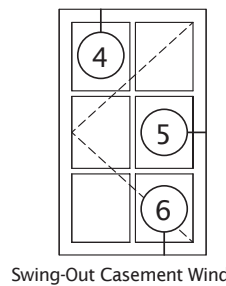
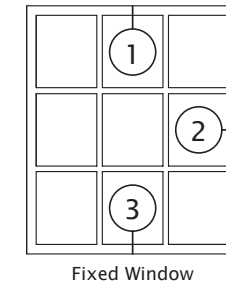
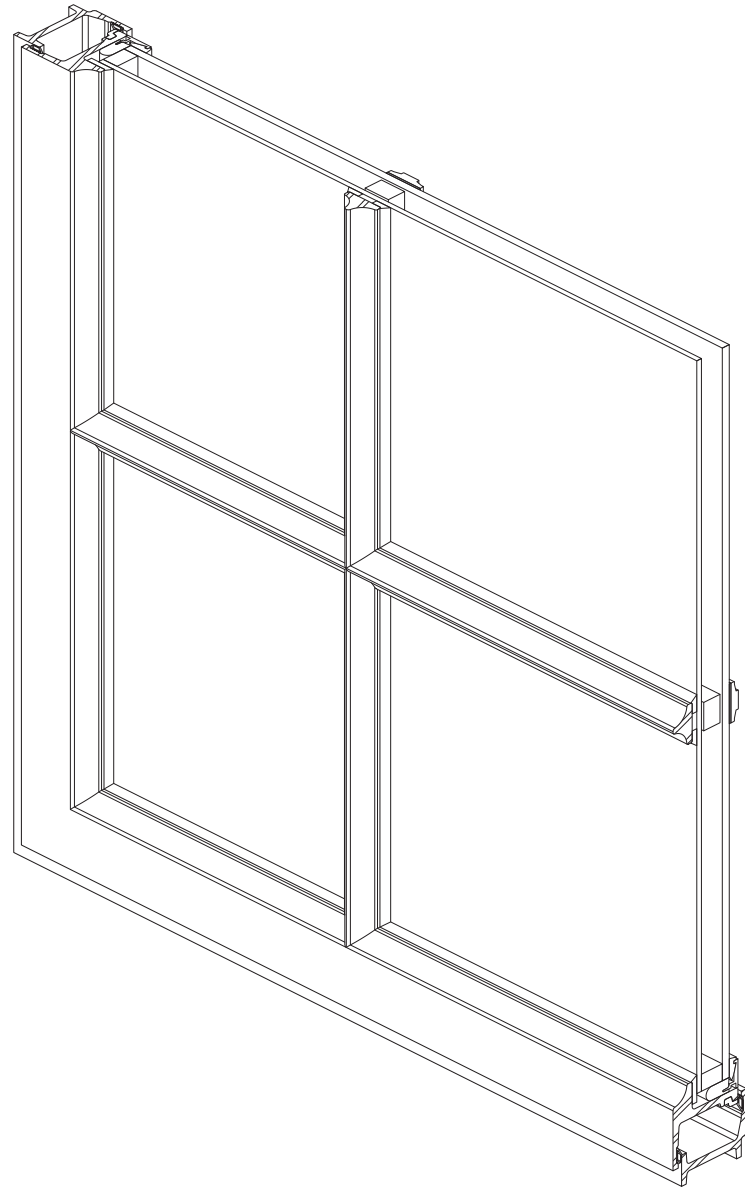
PROPOSED

## VIEW FROM SHEAFE STREET

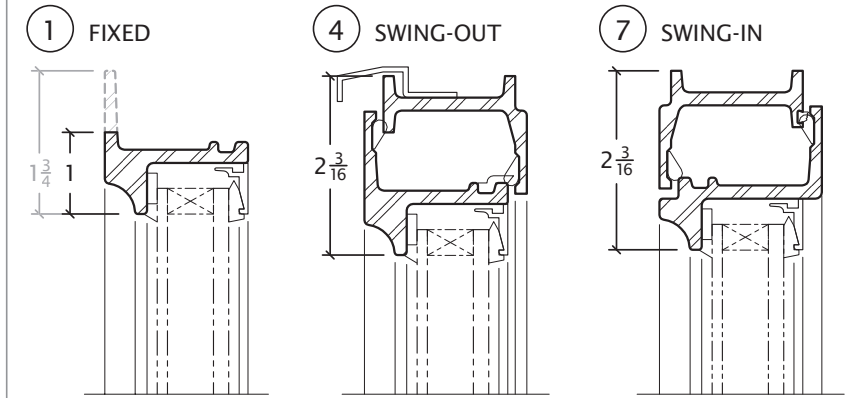
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency. The unique window profiles and very narrow sightlines are ideal for new buildings as well as replacement projects.

**PRODUCT FEATURES**

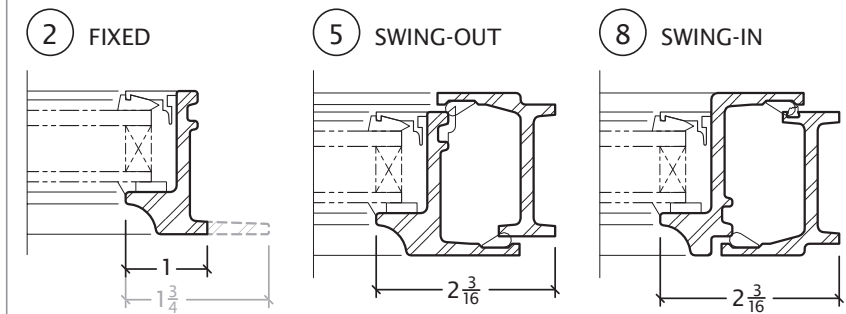
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration and water penetration
- Hope's Power of 5 Finishing System with hot-dip galvanizing pretreatment
- Available with Hope's Thermal Evolution™ technology



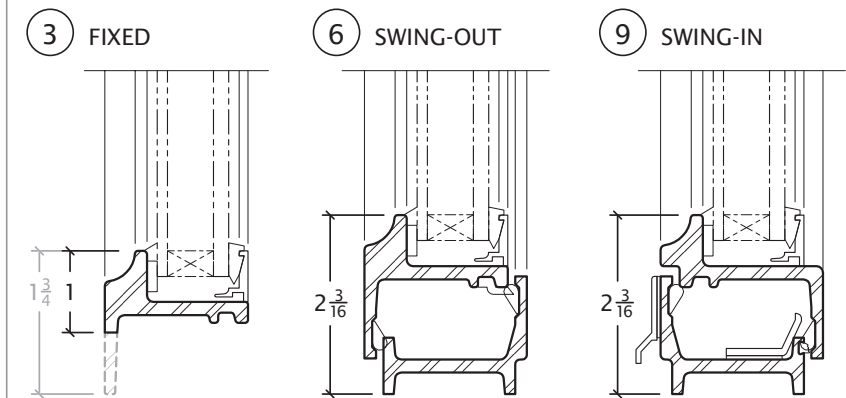
**TYPICAL HEAD DETAILS**




**TYPICAL JAMB DETAILS**



**TYPICAL SILL DETAILS**



Details are half scale and shown inside glazed with 7/8" thick glass.  
Perimeter frame profiles are available in long leg or equal leg configurations.  
All Hope's products are custom manufactured to your specific project requirements.

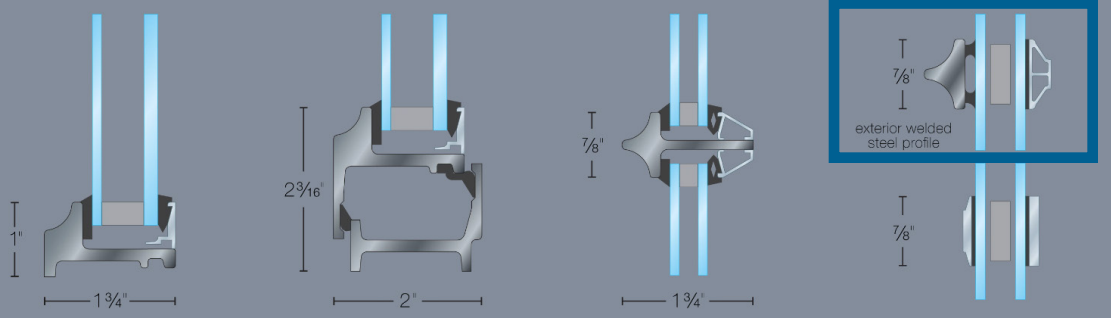



### PRODUCT PERFORMANCE

- Meets or exceeds **air infiltration** test criteria in accordance with ASTM E283
- Meets or exceeds **water penetration** test criteria in accordance with ASTM E331
- Meets or exceeds **structural** test criteria in accordance with ASTM E330
- Meets or exceeds **forced entry** test criteria in accordance with ASTM F588
- Impact-rated product meets or exceeds **missile impact and cyclic pressure** test criteria in accordance with ASTM E1886
- Impact-rated product meets or exceeds **hurricane windborne debris** test criteria in accordance with ASTM E1996

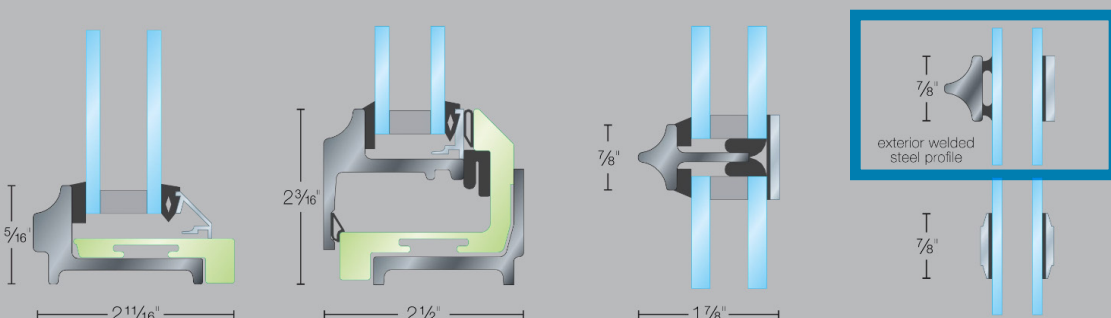
*Consult Hope's to review applicable testing and design performance data for your specific project.*

### STANDARD PROFILES



**FIXED**      **OPERABLE**      **TRUE DIVIDED LITE**      **SIMULATED DIVIDED LITE**

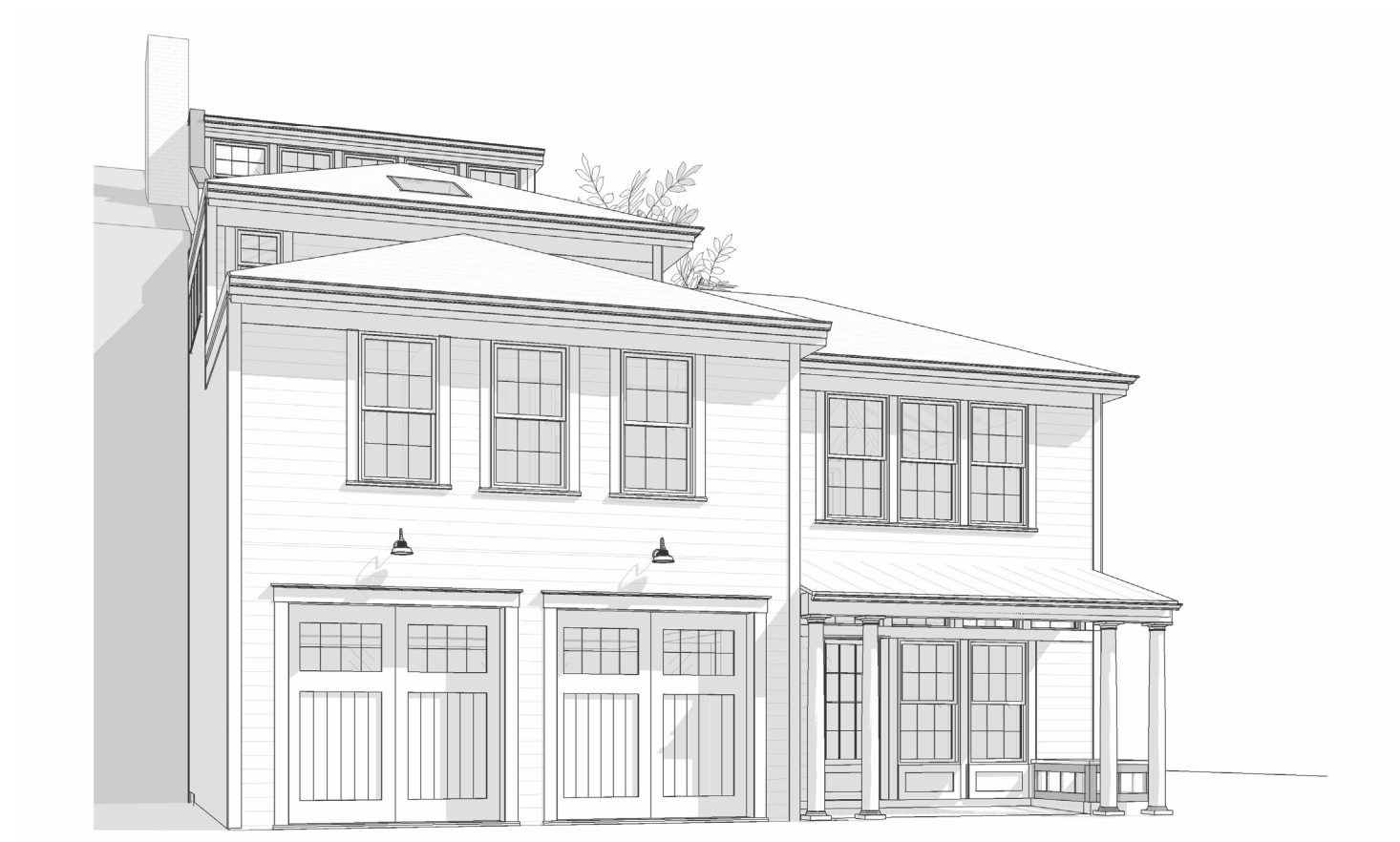
### THERMAL PROFILES



**THERMAL FIXED**      **THERMAL OPERABLE**      **THERMAL TRUE DIVIDED LITE**      **THERMAL SIMULATED DIVIDED LITE**



Photo: Connie Zhou



PROPOSED ALTERNATE - NO EAVE OVERHANG