

February 27, 2024

Mrs. Reagan Ruedig  
Chair of the Historic District Commission  
City of Portsmouth, NH  
1 Junkins Ave, 3<sup>rd</sup> Floor

Re: Martingale Wharf Deck Expansion Project |  
LU-21-181 – Certificate of Approval October 20, 2021  
LUHD-458 – Administrative Approval April 20, 2022

Dear Chair Ruedig,

On behalf of Martingale, LLC the owner of 99 Bow Street in Portsmouth, NH submits the following package for a Historic District Certificate of Approval. This project was originally approved at the October 6<sup>th</sup>, 2021 Historic District Commission Meeting with stipulations that were then administratively approved at the April 13<sup>th</sup>, 2022 Meeting. Due to an extensive approval process with the New Hampshire Department of Environmental Services (NHDES) the Historic District Approvals, attached herein have since lapsed. We are submitting the same project with no changes or modifications of the package that was submitted for the April 13<sup>th</sup>, 2022 meeting for approval. Please reach out if there are any questions.

The contents of this package are as follows:

1. Administrative Approval Letter of Decision | April 20, 2022 LUHD-458
2. Historic District Commission Submission Package for April 13<sup>th</sup>, 2022 submitted for re-approval
3. Certificate of Approval | October 20, 2021 LU-21-181

Best Regards,

Richard Desjardins, AIA



Architect | McHenry Architecture  
(603) 403-0274  
richard@mchenryarchitecture.com



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

April 20, 2022

Martingale, LLC  
3 Pleasant Street, 4th Floor  
Portsmouth, NH 03801

**RE: Administrative Approval for property located at 99 Bow Street (LUHD-458)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, April 13, 2022**, considered your request for administrative approval for changes to a previously approved design (changes to deck size). As a result of said consideration, the Commission voted to **grant** the Administrative Approval as presented.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc:



# MARTINGALE WHARF DECK EXPANSION

HISTORIC DISTRICT COMMISSION - APPROVED OCTOBER 6TH, 2021  
PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

- INCREASE THE SIZE OF THE MARTINGALE WHARF DECK.
- PROVIDE A SEPARATE DECK AT THE WEST END OF THE MARTINGALE WHARF FOR THE USE OF THE PUBLIC.
- INSTALL VARIOUS PLANTER BOXES TO SOFTEN THE SPACE AND ACT AS "GREEN" PARTITIONS BETWEEN THE PUBLIC DECK AND THE MARTINGALE.

HISTORIC DISTRICT COMMISSION CHANGES:

THE FOLLOWING CHANGES HAVE BEEN MADE BETWEEN THE ORIGINAL HISTORIC DISTRICT COMMISSION APPROVAL ON OCTOBER 6TH, 2021. REFER TO THE APPENDIX FOR THE OCTOBER 6TH APPROVAL PACKAGE.

- THE MARTINGALE WHARF DECK (EAST DECK EXPANSION) HAS BEEN REDUCED BY 543 SF
- THE MARTINGALE WHARF PUBLIC OVERLOOK DECK (WEST DECK EXPANSION) HAS BEEN ENLARGED TO 492 SF.
- ALL BRONZE MURALS, SCREENING, AND DECORATIVE RAIL HAVE BEEN REMOVED FROM THE SCOPE OF WORK. RAILING TO MATCH EXISTING HAS REPLACED THE DECORATIVE RAIL REFER TO SHEET A9.
- MINOR ALTERATIONS TO PLATER LOCATION, SIZES, AND QUANTITIES REFER TO PLANS AND SHEET L1

SHEET LIST	
Sheet Number	Sheet Name
C	HISTORIC DISTRICT COMMISSION
C1	EXISTING CONDITIONS PLAN
C2	NHDES PERMIT PLAN
A1	EXISTING PHOTOGRAPHS OF DECK
A2	EXISTING DECK PLAN
A3	EXISTING NORTH ELEVATION
A4	PERSPECTIVE VIEW OF DECK EXPANSION
A5	PERSPECTIVE VIEW OF DECK EXPANSION
A6	PERSPECTIVE VIEW OF EAST DECK EXPANSION
A7	PERSPECTIVE VIEW OF WEST DECK EXPANSION
A8	DECK EXPANSION PLAN
A9	ENLARGED PLANS, ELEVATIONS, AND DETAILS
A10	DECK EXPANSION NORTH ELEVATION
A11	SOUTH ELEVATION AT BOW STREET
A12	CUT SHEETS AND MATERIAL SELECTIONS
L1	PROPOSED LANDSCAPE DETAILS
APPENDIX	HISTORIC DISTRICT COMMISSION APPROVAL PACKAGE - OCTOBER 06, 2021



**LOCUS:**  
99 BOW ST SUITE W,  
PORTSMOUTH, NH 03801

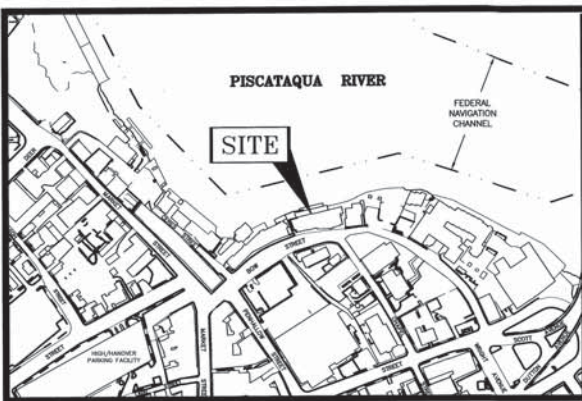


PERSPECTIVE OF PROPOSED DECK EXPANSION



PERSPECTIVE OF EXISTING DECK





LOCATION MAP SCALE: 1" = 300'

**PLAN REFERENCE:**

- 1) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, NOT RECORDED
- 2) AS-BUILT EASEMENT PLAT 67 & 99 BOW STREET PORTSMOUTH, NH HAMPSHIRE, ASSESSOR'S PARCELS 106-053 & 106-054, OWNERS FORUM GROUP, LLC & BLUE STAR PROPERTIES MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 5', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 12 MAY 2011, RCRD D-37137
- 3) AS-BUILT PLAN MARTINGALE WHARF - 99 BOW STREET PORTSMOUTH, NH, ASSESSOR'S PARCEL 106-54, FOR MARTINGALE WHARF LIMITED PARTNERSHIP, SCALE 1" = 10', PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 5-3-2011, REVISED 3-5-2012, RCRD D-37138

- 106 55 N/F 111 BOW STREET CONDO ASSOCIATION 111 BOW STREET PORTSMOUTH, N.H. 03801 2805/1950
- 106 55-1 N/F ASRT LLC 266 MIDDLE ST PORTSMOUTH, N.H. 03801 5720/0499 (109-111 BOW ST #1)
- 106 55-2 N/F BOWPORTS EV CORPORATION C/O KATY SHERMAN 25 WEST RD. RYE, NH 03870 3008/0951 (109-111 BOW ST #2)
- 106 55-3 N/F GEORGE B. GLIDDEN REVOCABLE TRUST 1/2 INT. FRANK MARJAN REVOCABLE TRUST 1/2 INT. PO BOX 729 PORTSMOUTH, NH 03802-0729 5050/2061 (109-111 BOW ST #3)
- 106 55-4 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #4)
- 106 55-5 N/F ASRT LLC 111 BOW STREET PORTSMOUTH, N.H. 03801 5634/0949 (109-111 BOW ST #5)
- 106 55-6 N/F MONTGOMERY PORTSMOUTH TRUST, BRUCE D. MONTGOMERY TRUSTEE 111 BOW STREET #6 PORTSMOUTH, NH 03801 5712/0640 (109-111 BOW ST #6)
- 106 55-7 N/F JOHN SAMONAS 33 CAPE ROAD NEWCASTLE, NH 03854 6095/71 (109-111 BOW ST #7)

**WETLAND NOTES:**

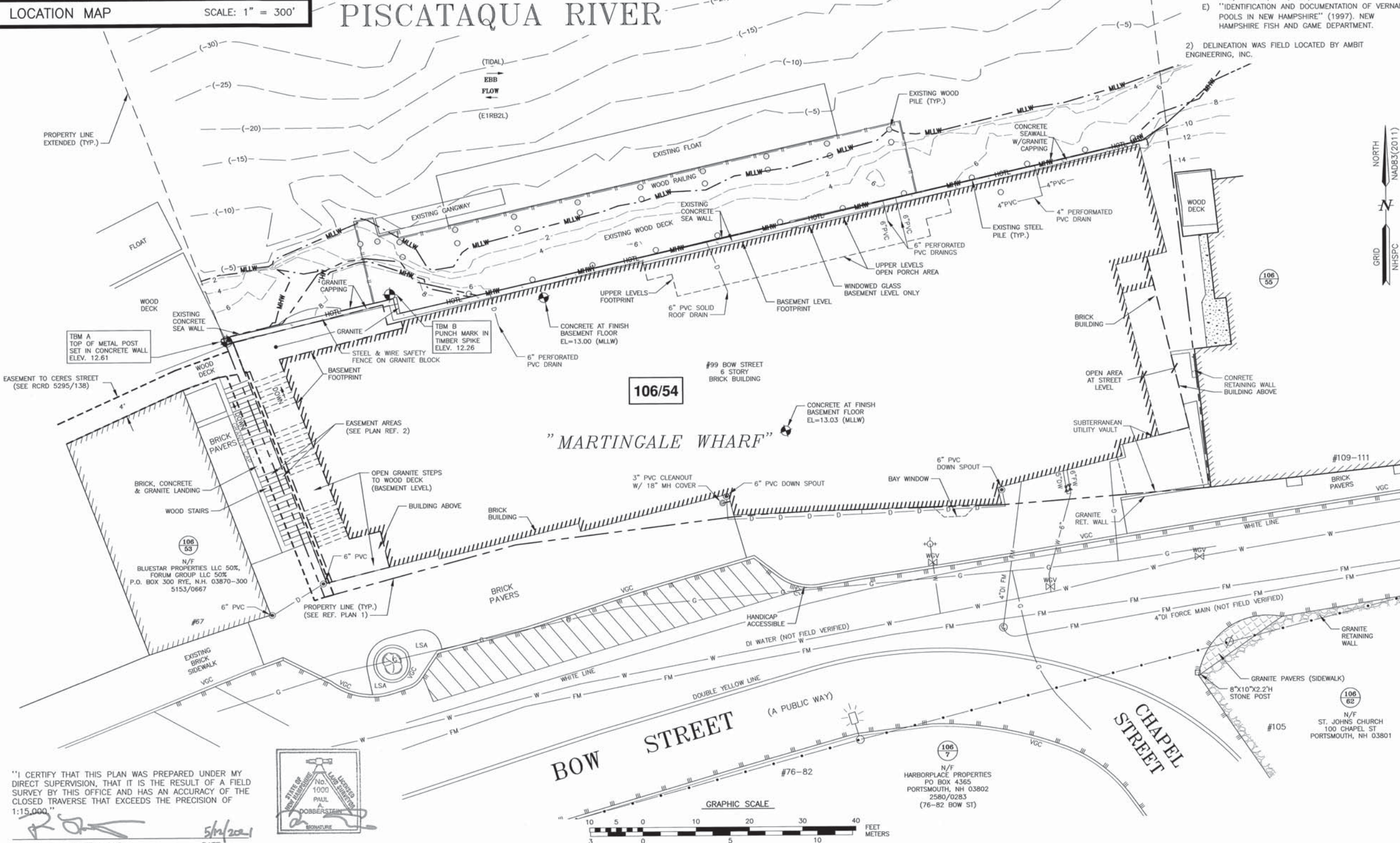
- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 04/5/2021 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
  - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
  - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
  - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
  - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) DELINEATION WAS FIELD LOCATED BY AMBIT ENGINEERING, INC.



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

**NOTES:**

- 1) PARCEL IS SHOWN ON THE TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
- 2) OWNERS OF RECORD: MARTINGALE LLC 3 PLEASANT ST. 4TH FLOOR PORTSMOUTH, NH 03801 5868/2627
- 3) PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
- 4) EXISTING LOT AREA: 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3) 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
- 5) PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, C05 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
- 8) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCE 3. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
- 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.



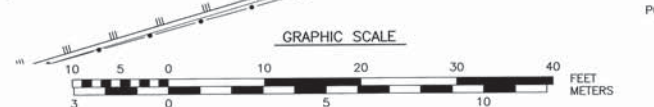
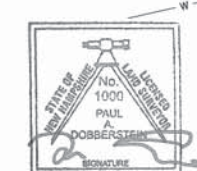
**PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	UPDATE EASEMENT	5/12/21
0	ISSUED FOR COMMENT	4/23/21



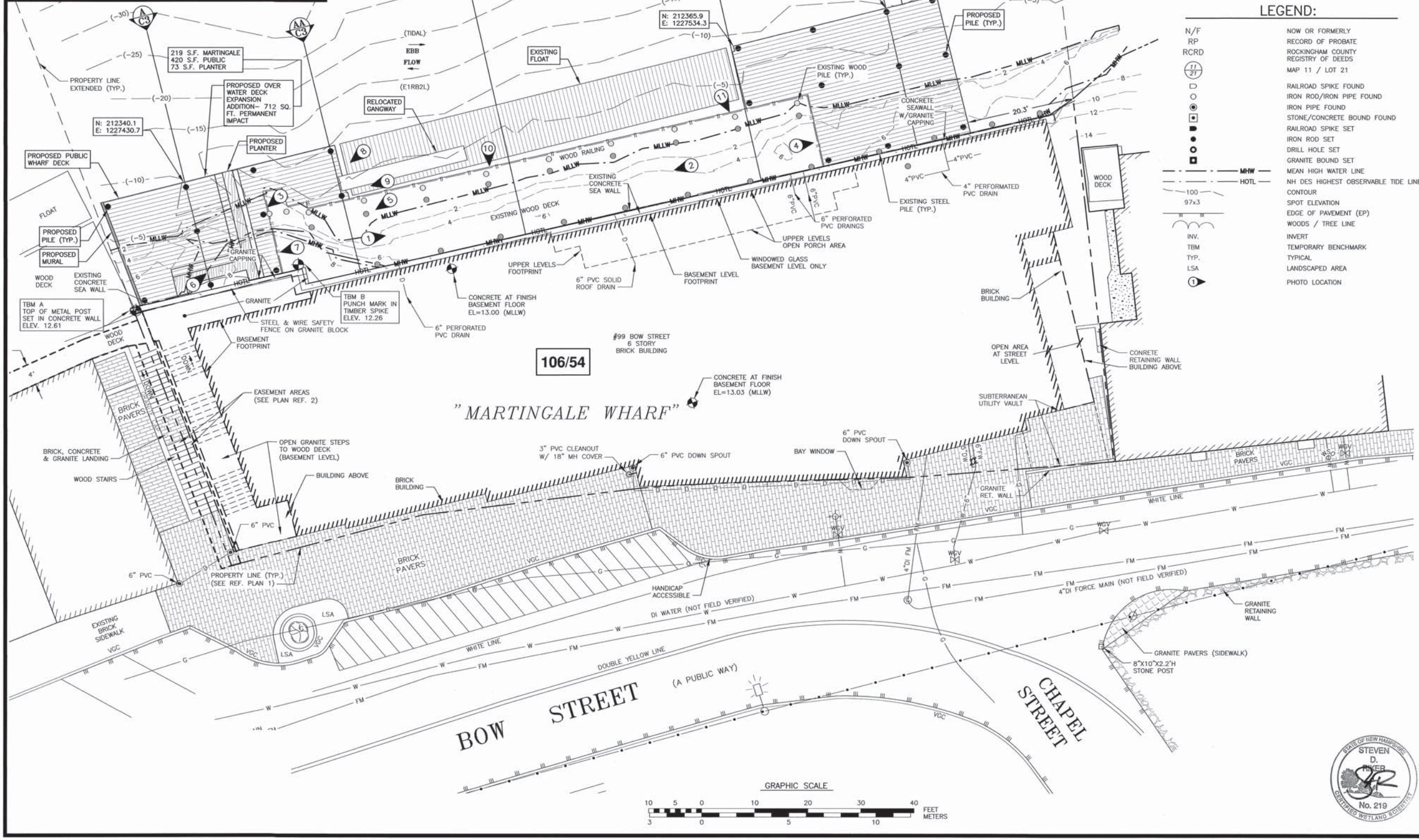
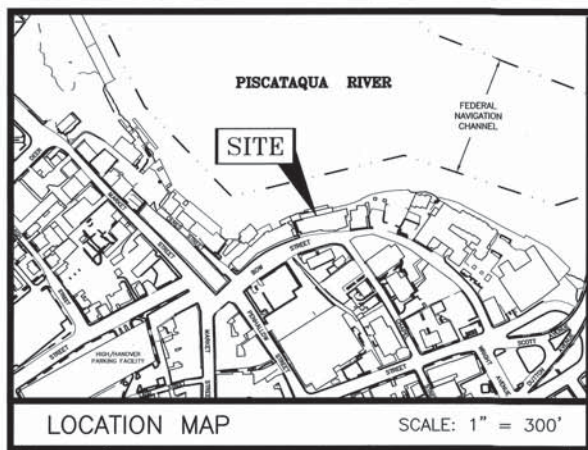
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS  
DATE 5/12/2021



SCALE: 1" = 10' MARCH 2021  
EXISTING CONDITIONS PLAN **C1**





**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 TOWN OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 54.
  - 2) OWNERS OF RECORD:  
 MARTINGALE LLC  
 3 PLEASANT ST., 4TH FLOOR  
 PORTSMOUTH, NH 03801  
 5868/2627
  - 3) PARCEL IS PARTIALLY IN A FLOOD HAZARD ZONE (ZONE AE EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
  - 4) EXISTING LOT AREA:  
 9,769 S.F. TO MEAN HIGH WATER (PER PLAN REF. 3)  
 0.224 ACRES TO MEAN HIGH WATER (PER PLAN REF. 3)
  - 5) PARCEL IS LOCATED IN THE DOWNTOWN OVERLAY DISTRICT, CD5 (CHARACTER DISTRICT 5), HISTORIC DISTRICT.
  - 6) DIMENSIONAL REQUIREMENTS: SEE CITY ZONING REQUIREMENTS.
  - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS ON ASSESSORS MAP TAX MAP 106 LOT 54 IN THE CITY OF PORTSMOUTH.
  - 8) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON PLAN REFERENCES, EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
  - 9) VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW). MLLW REFERENCED ON NOAA STATION 8423005 T14A PORTSMOUTH, MLLW BEING 3.99 FEET LOWER THAN 0.0 NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - 10) PUBLIC ACCESS SIGNAGE WILL BE DISPLAYED.
  - 11) OWNER RESERVES THE RIGHT TO CLOSE GATE AFTER HOURS FOR PUBLIC SAFETY.

**LEGEND:**

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	RECORDING COUNTY
	REGISTRY OF DEEDS
	MAP 11 / LOT 21
○	RAILROAD SPIKE FOUND
○	IRON ROD/IRON PIPE FOUND
○	IRON PIPE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
○	MEAN HIGH WATER LINE
○	NH DES HIGHEST OBSERVABLE TIDE LINE
○	CONTOUR
○	EDGE OF PAVEMENT (EP)
○	WOODS / TREE LINE
○	INVERT
○	TEMPORARY BENCHMARK
○	TYPICAL
○	LANDSCAPED AREA
○	PHOTO LOCATION

**IMPACT REDUCED:**

2,191 S.F. PREVIOUS (7/13/21 PLAN SET)  
 1,595 S.F. CURRENT  
 =596 S.F. REDUCTION

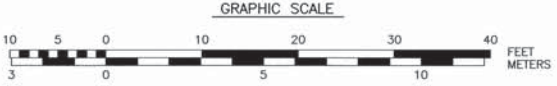
**PUBLIC ACCESS IMPROVEMENTS BOW STREET PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	REDUCE DECK EXPANSION EASTERN SIDE	12/20/21
4	ENLARGE PUBLIC USE	11/24/21
3	REVISE DECK	9/10/21
2	ELIMINATE ADDED DOCK	7/13/21
1	ISSUED FOR APPROVAL	6/29/21
0	ISSUED FOR COMMENT	6/8/21

Professional Engineer Seal for Steven D. Iyer, License No. 738, State of New Hampshire. Also includes a surveyor's seal for John R. Chagnon, License No. 738, State of New Hampshire.

SCALE: 1" = 10' MARCH 2021

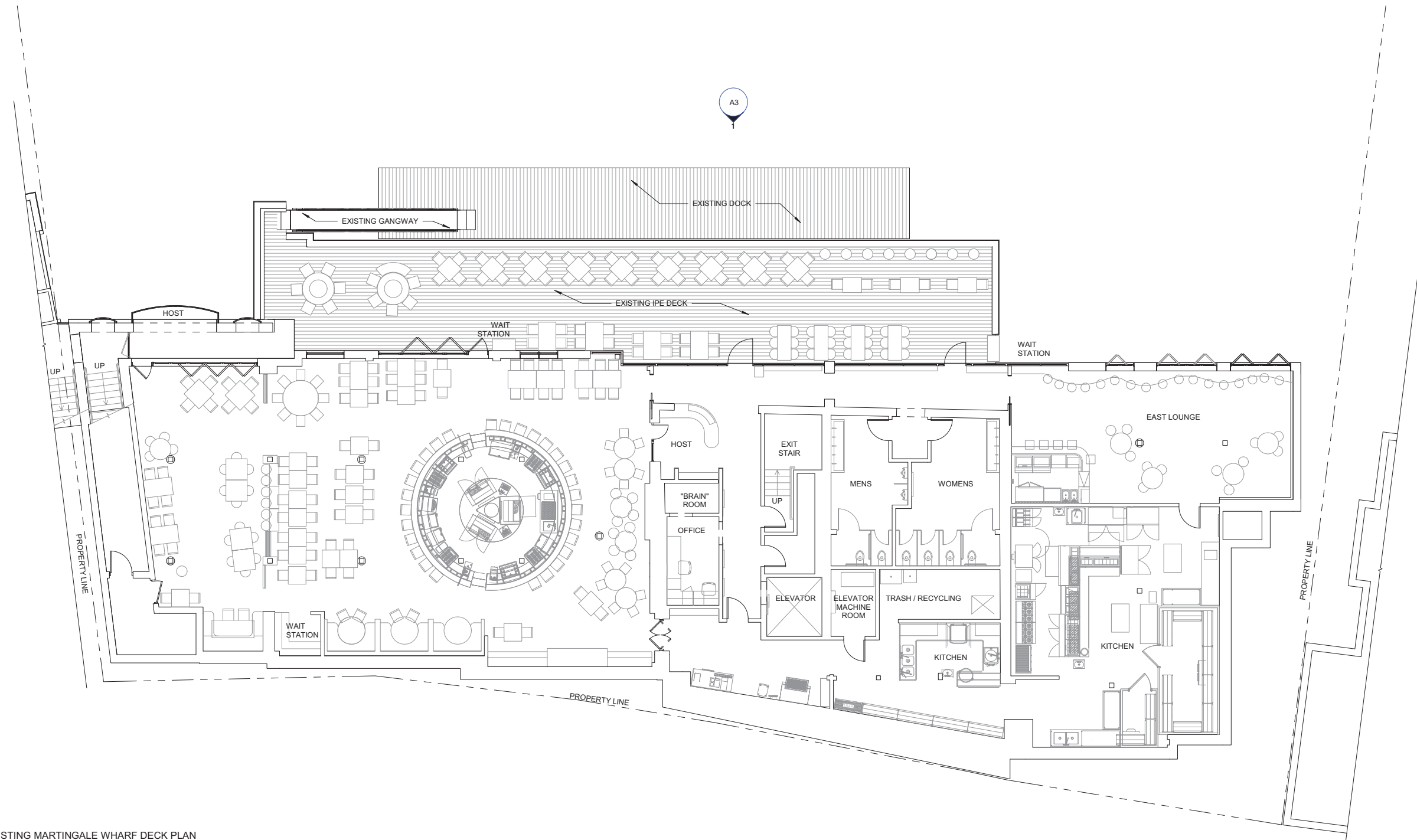
**NHDES PERMIT PLAN** **C2**











1 EXISTING MARTINGALE WHARF DECK PLAN  
1/8" = 1'-0"





DECK  
9' - 6"

1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"

PRINTED AT 1/2 SCALE ON 11X17 PAPER





TANGRAM 3DS







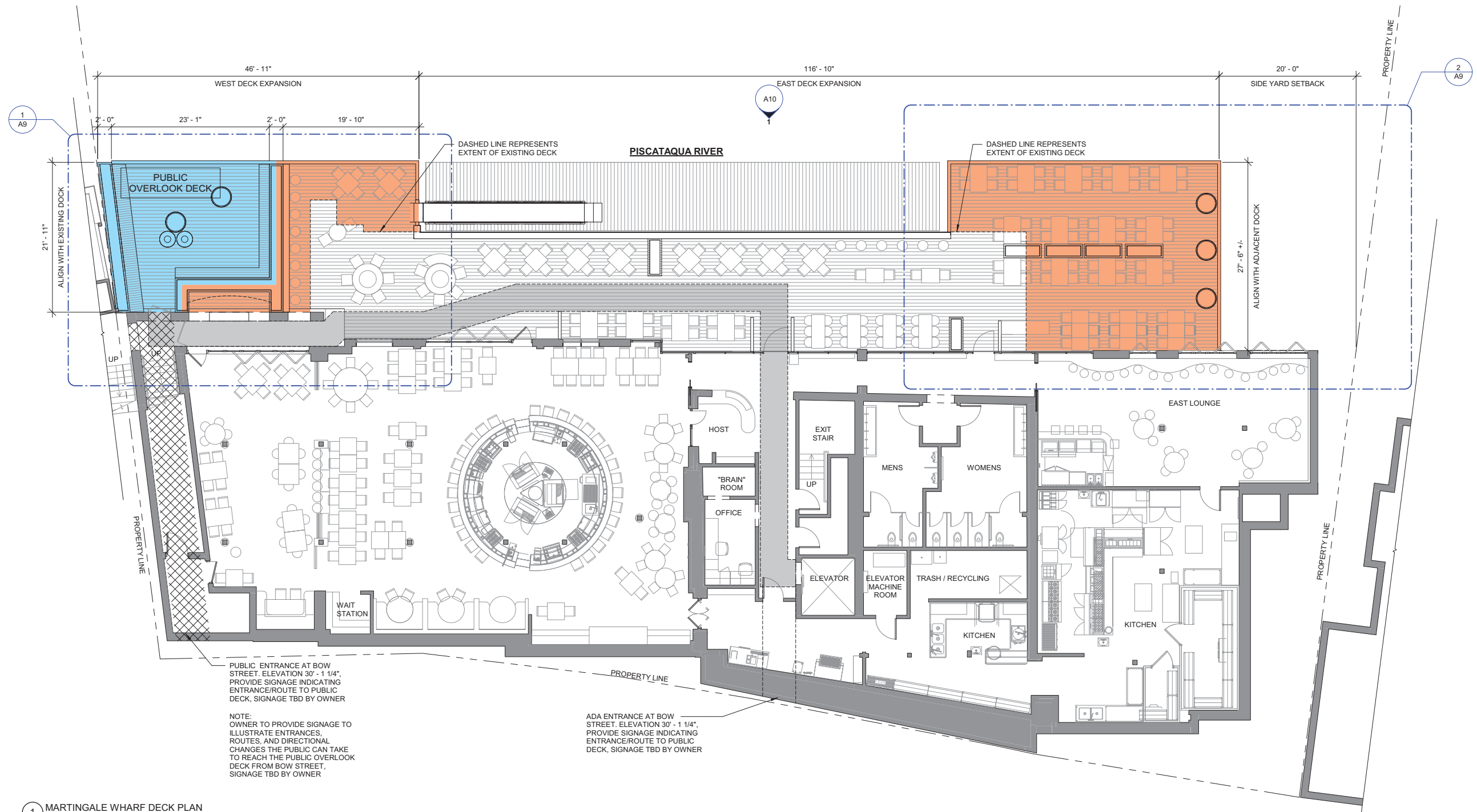






TANGRAM 3DS





PUBLIC ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

NOTE: OWNER TO PROVIDE SIGNAGE TO ILLUSTRATE ENTRANCES, ROUTES, AND DIRECTIONAL CHANGES THE PUBLIC CAN TAKE TO REACH THE PUBLIC OVERLOOK DECK FROM BOW STREET, SIGNAGE TBD BY OWNER

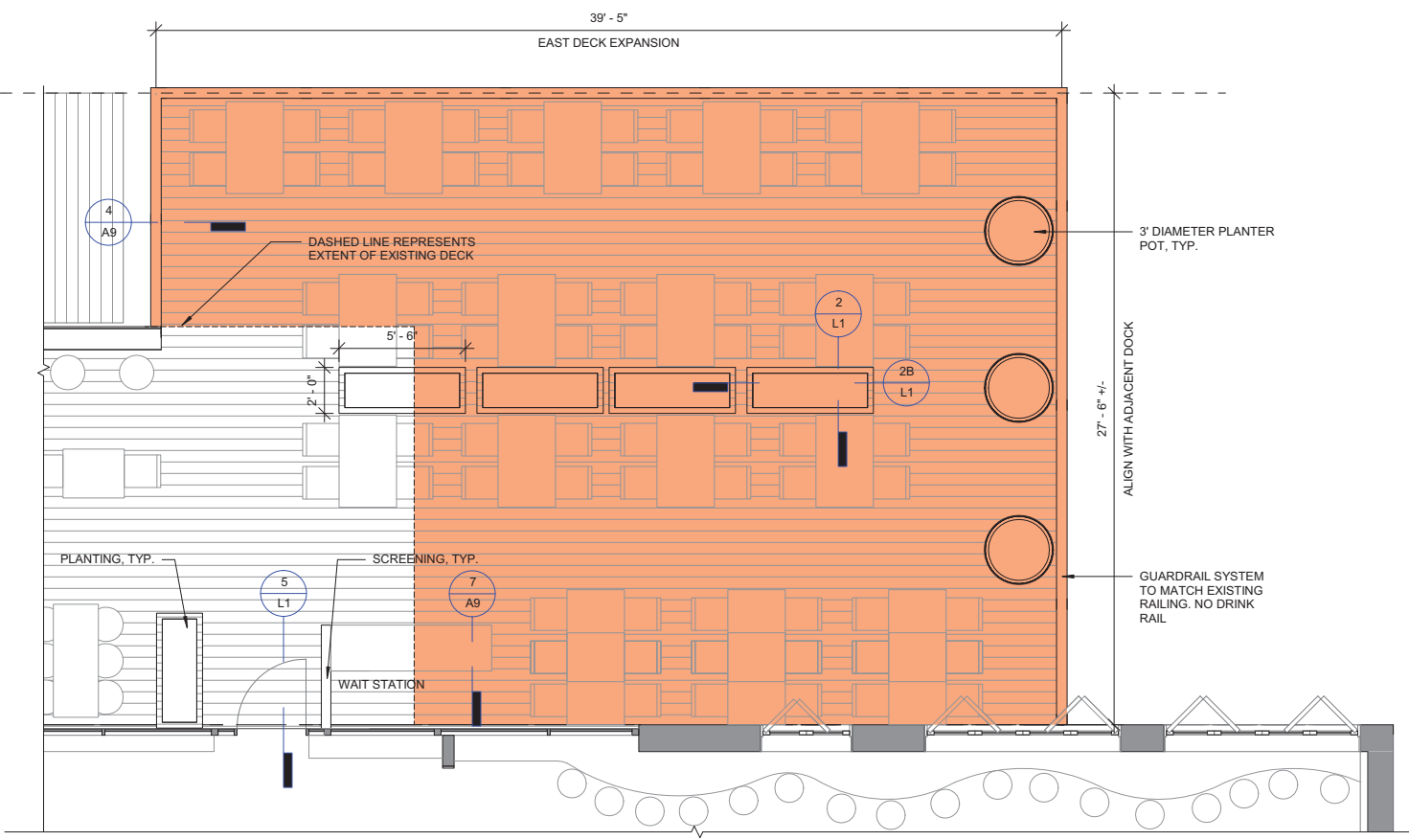
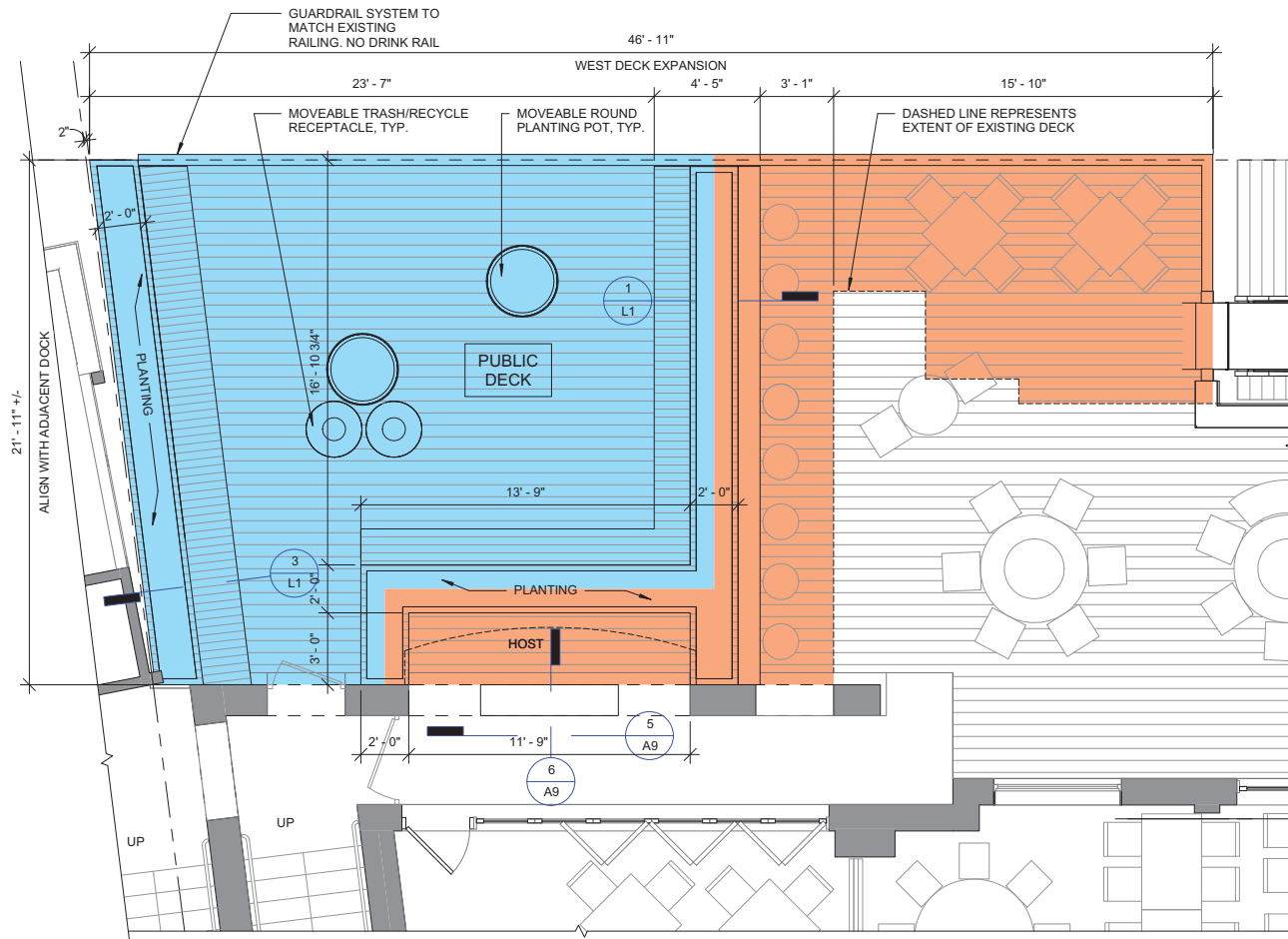
ADA ENTRANCE AT BOW STREET, ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

1 MARTINGALE WHARF DECK PLAN  
1/8" = 1'-0"

- : ADA PUBLIC ACCESS PATH
  - : PUBLIC ACCESS PATH
  - : PUBLIC DECK EXPANSION AREA - 492SF
  - : MARTINGALE WHARF DECK EXPANSION AREA - 1,215 SF
- GRAPHIC KEY







1 ENLARGED PUBLIC DECK PLAN  
1/4" = 1'-0"

2 ENLARGED MARTINGALE WHARF DECK EXPANSION PLAN  
1/4" = 1'-0"

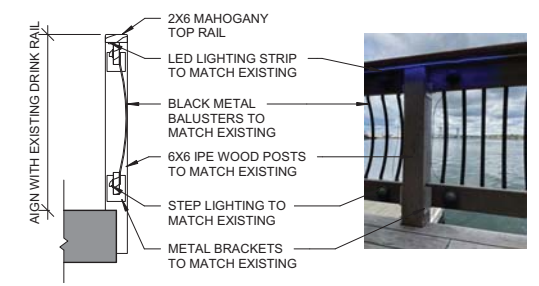
**NOTES FOR MARTINGALE PUBLIC OVERLOOK DECK:**

- OCCUPANCY LIMITED TO 50 PERSONS.
- SUBJECT TO RULES AND REGULATIONS, WHICH MAY CHANGE OVER TIME, AS DEEMED NECESSARY BY THE PROPERTY OWNER, MARTINGALE, LLC.

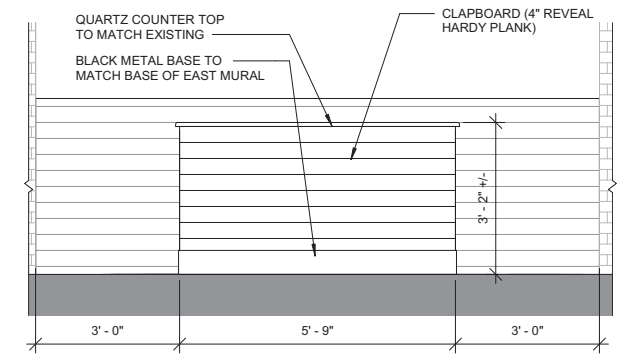
- THE FOLLOWING ARE INITIAL RULES & REGULATIONS:
- A. NO SMOKING.
  - B. NO DRINKING ALCOHOLIC BEVERAGES.
  - C. NO AUDIBLE MUSIC.
  - D. NO FISHING.
  - E. NO DOCKING BOATS, KAYAKS OR ANYTHING FLOATING TO THE DECK.
  - F. NO COOLERS, TENTS, CHAIRS, BIKES, OR OTHER SIMILAR FURNITURE.
  - G. NO PETS.
  - H. NO OPERATION OF DRONES OR KITES.
  - I. OCCUPANCY LIMITED TO 50 PERSONS.
  - J. CLOSED DURING THE HOURS OF 9 PM TO 9 AM.
  - K. CLOSED DURING INCLEMENT WEATHER OR FOR REASONABLE SAFETY AND MAINTENANCE CONSIDERATIONS.
  - L. THE RIGHT TO REQUEST PERSON(S) HAVING UNDESIRABLE BEHAVIOR TO LEAVE AND IF NECESSARILY HAVE POLICE REMOVE SAID PERSON(S) AS TRESPASSING.
  - M. THE INTENT OF THIS PUBLIC OVERLOOK IS TO PROVIDE THE PUBLIC A PLACE TO ENJOY THE VIEWS AND REST AND NOT A PLACE FOR GATHERINGS, PARTIES, DOCKING, FISHING, OR PROLONGED USE.

- MARTINGALE, LLC WILL PROVIDE INSURANCE, MAINTENANCE, REPAIRS, AND MANAGEMENT OF THE PUBLIC OVERLOOK DECK AT ITS SOLE COST. THIS INCLUDES BUT IS NOT LIMITED TO PROVIDING INSURANCE, MAINTAINING PLANTS AND LANDSCAPE FEATURES, EMPTYING TRASH, CLEANING, AND SHOVELING SNOW.
- SIGNAGE WILL BE PROVIDED, INSTALLED, AND MAINTAINED AT THE WEST ENTRANCE STAIRS AND MAIN ENTRANCE DOOR LOCATED ON BOW STREET. THE SIGNAGE WILL ALLOW THE PUBLIC ACCESS TO THE WATERFRONT FOR ACCESSING THE PUBLIC OVERLOOK DECK. MARTINGALE, LLC. RESERVES THE RIGHT TO CHANGE THE LOCATION OF SIGNAGE AND WORDING TO PROVIDE THE PUBLIC WITH EFFECTIVE SIGNAGE.
- MARTINGALE, LLC. RESERVES THE RIGHT TO ALTER THE LOCATION AND SIZE OF PLANTERS, BENCHES, TRASH RECEPTACLES, RECYCLING RECEPTACLES, SIGNAGE, SECURITY GATE AND ANY OTHER IMPROVEMENT(S) NOT DEEMED AS PART OF THE DECK STRUCTURE.

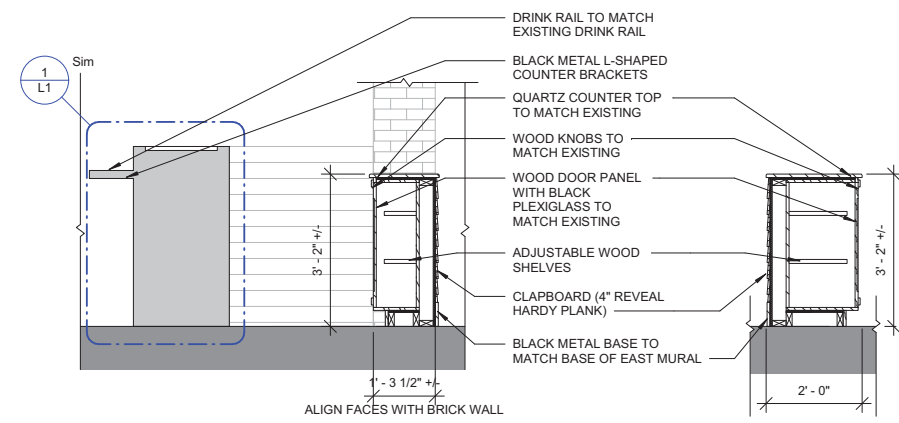
3 MARTINGALE PUBLIC OVERLOOK NOTES



4 PROPOSED GUARDRAIL SECTION DETAIL  
1/2" = 1'-0"



5 ELEVATION AT HOST STATION  
1/2" = 1'-0"



6 SECTION THROUGH HOST STATION  
1/2" = 1'-0"

7 SECTION THROUGH TYPICAL WAIT STATION  
1/2" = 1'-0"



EXISTING WAIT STATIONS FOR REFERENCE (ABOVE)





1 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"





PUBLIC ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

ADA ENTRANCE AT BOW STREET. ELEVATION 30' - 1 1/4", PROVIDE SIGNAGE INDICATING ENTRANCE/ROUTE TO PUBLIC DECK, SIGNAGE TBD BY OWNER

1 SOUTH ELEVATION - BOW STREET  
1/8" = 1'-0"



**Pitch LED Indoor/Outdoor Wall Sconce**  
By Tech Lighting



**Product Options**

Finish: Black Bronze  
Voltage: 120 Volt, 277 Volt

**Details**

- May be mounted up or down
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing
- Material: Die-Cast Metal
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Marine Grade
- Warranty: 5 years
- Made In China

**Dimensions**

120 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs  
277 Volt Option Fixture: Width 5", Height 5", Depth 3.9", Weight 1.66lbs

**Lighting**

- 120 Volt Option: 26.1 Watt (823 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours
- 277 Volt Option: 26.1 Watt (823 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K Lifespan: 70000 hours

**Additional Details**

Product URL: <https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TECP90024.html>  
Rating: ETL Listed Wet

Product ID: TECP90024

Notes:  
OR EQUAL



WALL SCONCE AT DECK PERIMETER - OR EQUAL

**Norfolk Outdoor Wall Sconce**  
By Troy Lighting



**Product Options**

Size: Small Medium Large

**Details**

- Finish: Marine Bronze
- Material: Solid Brass
- Shade Material: Frosted Pressed Prismatic glass
- ADA compliant
- UL Listed Wet
- Made In China

**Dimensions**

Small Option Fixture: Depth 3", Diameter 8"  
Medium Option Fixture: Depth 3.5", Diameter 10"  
Large Option Fixture: Depth 4.5", Diameter 13"

**Lighting**

- Small Option: One 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Medium Option: Two 40 Watt (384 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)
- Large Option: Two 60 Watt (672 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

**Additional Details**

Product URL: <https://www.lumens.com/norfolk-outdoor-wall-sconce-by-troy-lighting-uu466059.html>  
Rating: UL Listed Wet

Product ID: uu466059

Notes:  
OR EQUAL



WALL SCONCE AT BUILDING - OR EQUAL

**Thin-Line LED Wall Bar**  
By SONNEMAN Lighting



**Product Options**

Finish: Black White  
Size: 4, 6, 8  
Lighting Option: Indirect, One-Sided, Two-Sided

**Details**

- One-sided configuration can be installed on a downlight or uplight
- Can be mounted horizontally or vertically
- Removable when used with TRAC, or ETL (removal not included)
- Design rated for indoor use only
- Designed by Robert Sonneman in 2018
- Material: Metal
- Lens: Moulded Optical Acrylic
- UL compliant
- Limited 1 Year
- Made In China

**Dimensions**

1 Option Backplate: Width 7", Height 1"  
1 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 4lbs  
1 Option Shade: Width 30", Height 1", Depth 0.75"  
2 Option Backplate: Width 7", Height 1"  
2 Option Fixture: Width 20", Height 0.75", Depth 3.5", Weight 7lbs  
2 Option Shade: Width 20", Height 1", Depth 0.75"  
3 Option Backplate: Width 7", Height 1"  
3 Option Fixture: Width 22", Height 0.75", Depth 3.5", Weight 9lbs  
3 Option Shade: Width 22", Height 1", Depth 0.75"  
4 Option Backplate: Width 7", Height 1"  
4 Option Fixture: Width 30", Height 0.75", Depth 3.5", Weight 13lbs  
4 Option Shade: Width 30", Height 1", Depth 0.75"

**Lighting**

- 1 Option: 10 Watt (950 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 2 Option: 18 Watt (2220 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 3 Option: 22 Watt (1950 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 4 Option: 44 Watt (3900 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 5 Option: 36 Watt (2220 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 6 Option: 72 Watt (4440 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 7 Option: 47 Watt (3920 Lumens) 120 Volt Integrated LED: Color Temp: 3000K
- 8 Option: 94 Watt (7840 Lumens) 120 Volt Integrated LED: Color Temp: 3000K

**Additional Details**

Product URL: <https://www.lumens.com/thin-line-led-wall-bar-by-sonneman-lighting-snp202253.html>  
Rating: UL Listed

Product ID: SNP202253

Notes:  
EXTERIOR RATED EQUAL



LINEAR WALL MOUNTED LIGHTING AT BUILDING TO MATCH EXISTING



EXISTING LINEAR WALL MOUNTED LIGHTING AT BUILDING

**PL23DM Outdoor LED Path Light**  
By Focus Industries



**Product Options**

Finish: Black Texture Bronze Texture

**Details**

- LED Lifespan: 50000 hours
- Driver is included
- Material: Aluminum
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made In USA

**Dimensions**

Fixture: Width 2.25", Height 18", Depth 2.25", Weight 2.1lbs

**Lighting**

- 4 Watt (300 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 3000K

**Additional Details**

Product URL: <https://www.lumens.com/pl23dm-outdoor-led-path-light-by-focus-industries-FOCP309793.html>  
Rating: ETL Listed Wet

Product ID: FOCP309793

Notes:  
OR EQUAL



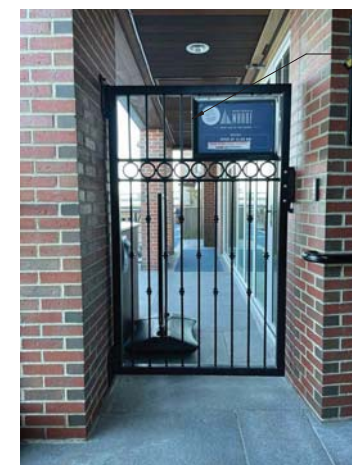
AMBIENT PLANTER DOWNLIGHTS - OR EQUAL



IPE WOOD DECKING - MATCH EXISTING



HARDIE PLANK - 4" EXPOSURE - BOOTHBAY BLUE



1 PROPOSED GATE AT PUBLIC OVERLOOK DECK

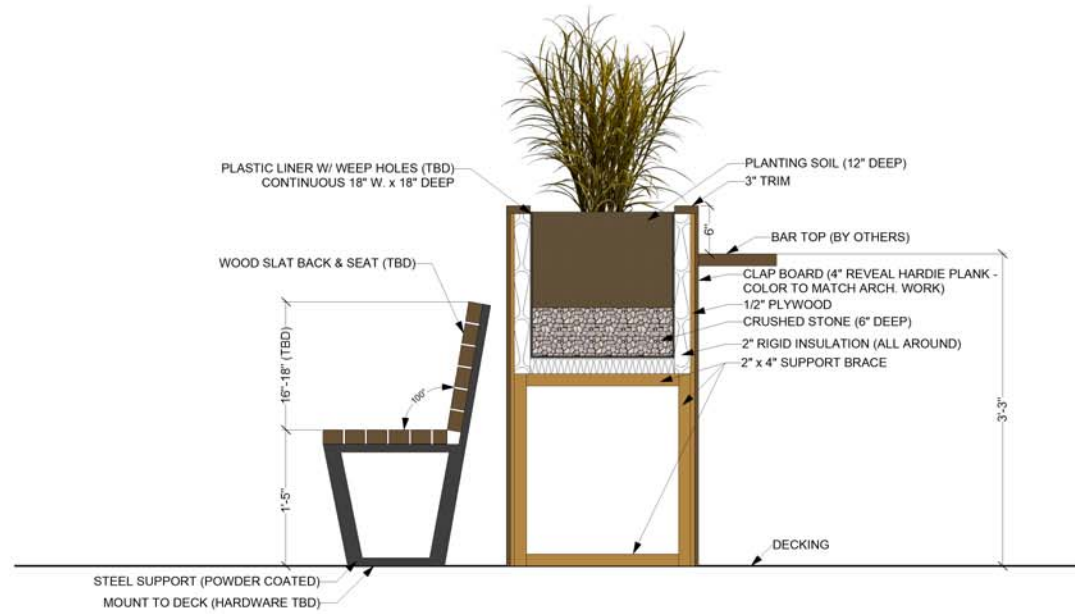
GATE AT MARTINGALE PUBLIC OVERLOOK DECK TO MATCH EXISTING GATE TO THE MARTINGALE DECK. SIGNAGE REGARDING USE, RULES, AND REGULATIONS TO BE ATTACHED TO GATE.



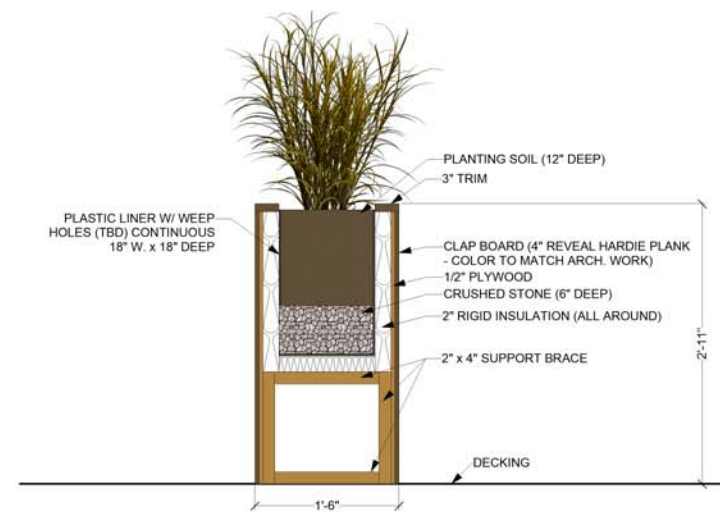
2 TRASH AND RECYCLE RECEPTACLES

TRASH AND RECYCLE RECEPTACLES AT MARTINGALE PUBLIC OVERLOOK TO BE SIMILAR TO CITY OF PORTSMOUTH RECEPTACLES

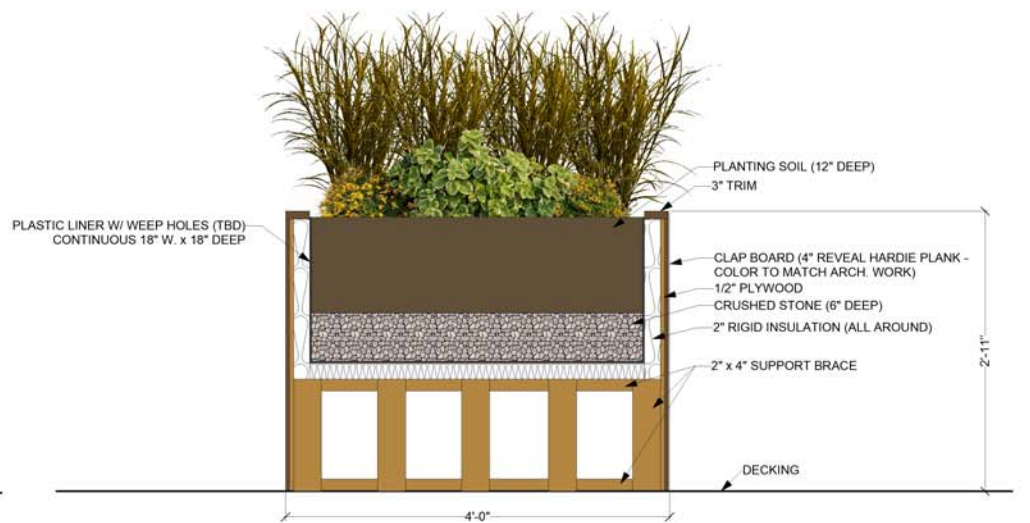




1 PLANTING BOX AND BAR DETAIL  
L-1 SCALE: 1"=1'-0"



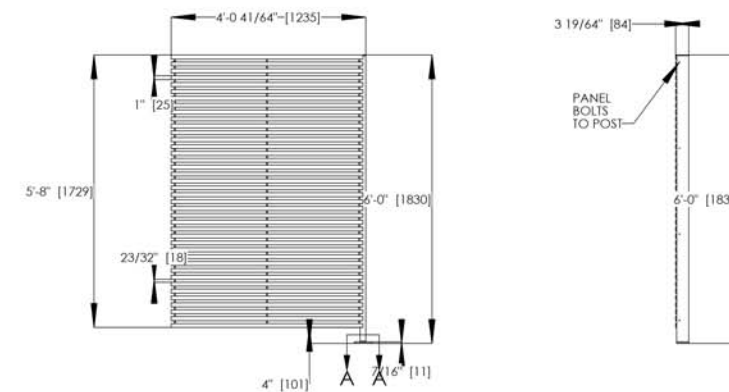
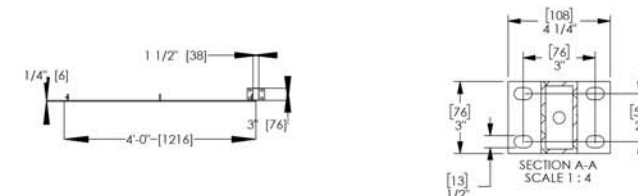
2 SOLITARY PLANTER (18" W. x 48" L. x 35" HT.)  
L-1 SCALE: 1"=1'-0"



TOURNESOL WILSHIRE WCR-3600 IN ROYALTY OR EQUAL

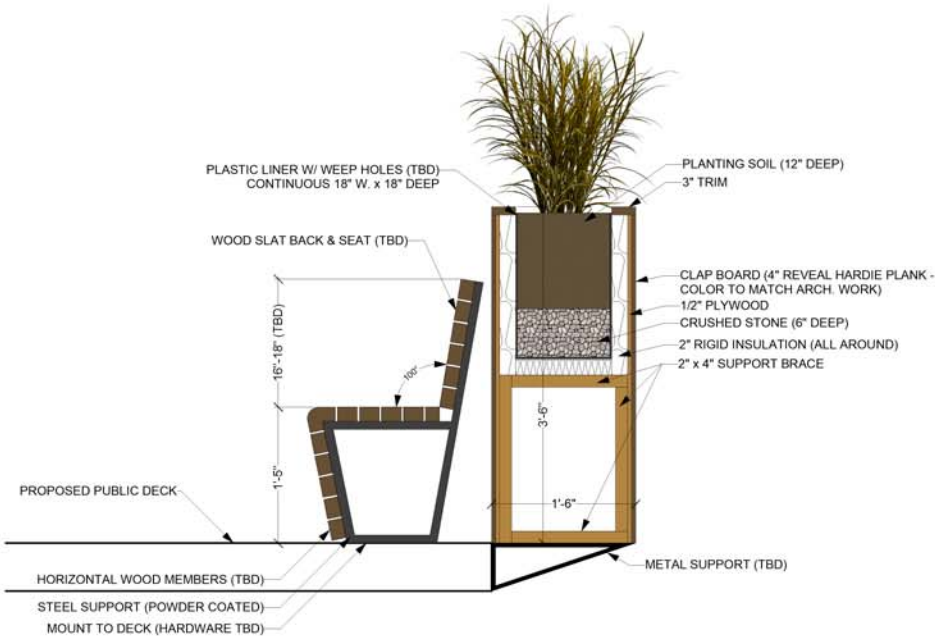
LINE panel with one post, 6ft high, 1in horizontal slat panel OR EQUAL  
Product Drawing

Date: 07/18/2019  
www.landscapeforms.com Ph: 800.521.2546

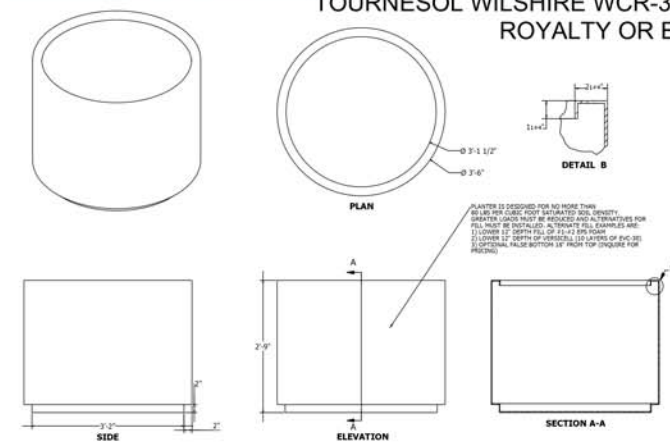


Drawing: BX0603  
Dimensions are in inches [mm]

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3 WEST BENCH AND PLANTER DETAIL  
L-1 SCALE: 1"=1'-0"



ROYALTY

Material	WILSHIRE	WS-4200
Color	ROYALTY	
Texture		

4 42" DIAMETER PLANTER DETAIL  
L-1 SCALE: 1"=1'-0"



# **APPENDIX**

THE FOLLOWING PAGES ENCOMPASS THE NOTICE OF  
APPROVAL THAT WAS APPROVED AT THE HISTORIC  
DISTRICT COMMISSION MEETING ON OCTOBER 6<sup>TH</sup>,  
2021





# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

October 20, 2021

Martingale LLC  
30 Penhallow Street, Suite 300 East  
Portsmouth, NH 03801

**RE: Certificate of Approval for property located at 99 Bow Street (LU-21-181)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, October 06, 2021**, considered your application for new construction to an existing structure (expand waterfront deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106, Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Diistricts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval as presented using Alternate Option B (squared-off front of the deck) and with the removal of the artwork. The applicant shall return for Administrative Approval with a revised artwork plan (to consider shipbuilding versus whaling).

### **Findings of Fact**

#### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

- Conservation and enhancement of property values.

#### B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

- Compatibility of design with surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.



*Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.*

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Paul Garand, Interim Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Richard Desjardins, AIA, McHenry Architecture