

**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.

August 07, 2024

AGENDA (revised August 02, 2024)

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

I. ADMINISTRATIVE APPROVALS

1. 322 Islington Street
2. 355 Pleasant Street
3. 79 Daniel Street
4. 434 Marcy Street
5. 276 Maplewood Avenue
6. 114 Maplewood Avenue
7. 238 Deer Street

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Coventry LLC, owner, for property located at 111 State Street, wherein permission is requested to allow changes to a previously approved design (reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, and changes to the front entrance doors) to as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 20 and lies within the Character District 4 (CD4) and Historic Districts.

B. Petition of Richardson Revocable Trust, owner, for property located at 142 State Street, wherein permission is requested to allow exterior renovations to an existing structure (removal and replacement of slate roof to asphalt shingles) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 60 and lies within the Character District 4 (CD4) and Historic Districts.

C. (Work Session/Public Hearing) Requested by Matthew Morton Associates, LLC, owner, for property located at 87 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows and doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

D. Petition of Emily Niehaus and Bernard T. Roesler, owners, for property located at 44 Gardner Street, wherein permission is requested to allow exterior renovations to an existing structure (replace all existing windows, siding, window casings and corner boards) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of the rear structure on the lot and the new construction of a detached accessory dwelling unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

B. **REQUEST TO POSTPONE-** Work Session requested by Jeffrey Daniel Berlin, owner, for property located at 38 State Street, Unit #4, wherein permission is requested to allow renovations to an existing structure (new roofing, roof deck, and windows) and new construction to an existing structure (construct new penthouse addition to access roof deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 10-4 and lies within the Character District 4 (CD4) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, PNF Trust of 2013, owner, for property located at 278 State Street, wherein permission is requested to allow the full demolition of the existing structure (The Times Building) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 78 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by, PNF Trust of 2013, owner, for property located at 266-278 State Street, wherein permission is requested to allow the new construction of a four-story building, as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 78, 79, 80 and lies within Character District 4 (CD-4), Downtown Overlay and the Historic Districts.

VI. 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_rAVVT40JQ5i3bO-BdhcQJA

HDC

ADMINISTRATIVE APPROVALS

August 07, 2024

- | | | |
|----|----------------------|-----------------------|
| 1. | 322 Islington Street | -Recommended Approval |
| 2. | 355 Pleasant Street | -Recommended Approval |
| 3. | 79 Daniel Street | -Recommended Approval |
| 4. | 434 Marcy Street | -Recommended Approval |
| 5. | 276 Maplewood Avenue | -TBD |
| 6. | 114 Maplewood Avenue | -Recommended Approval |
| 7. | 238 Deer Street | -Recommended Approval |

1. 322 Islington Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) doors to match an already approved door on the attached carriage house.

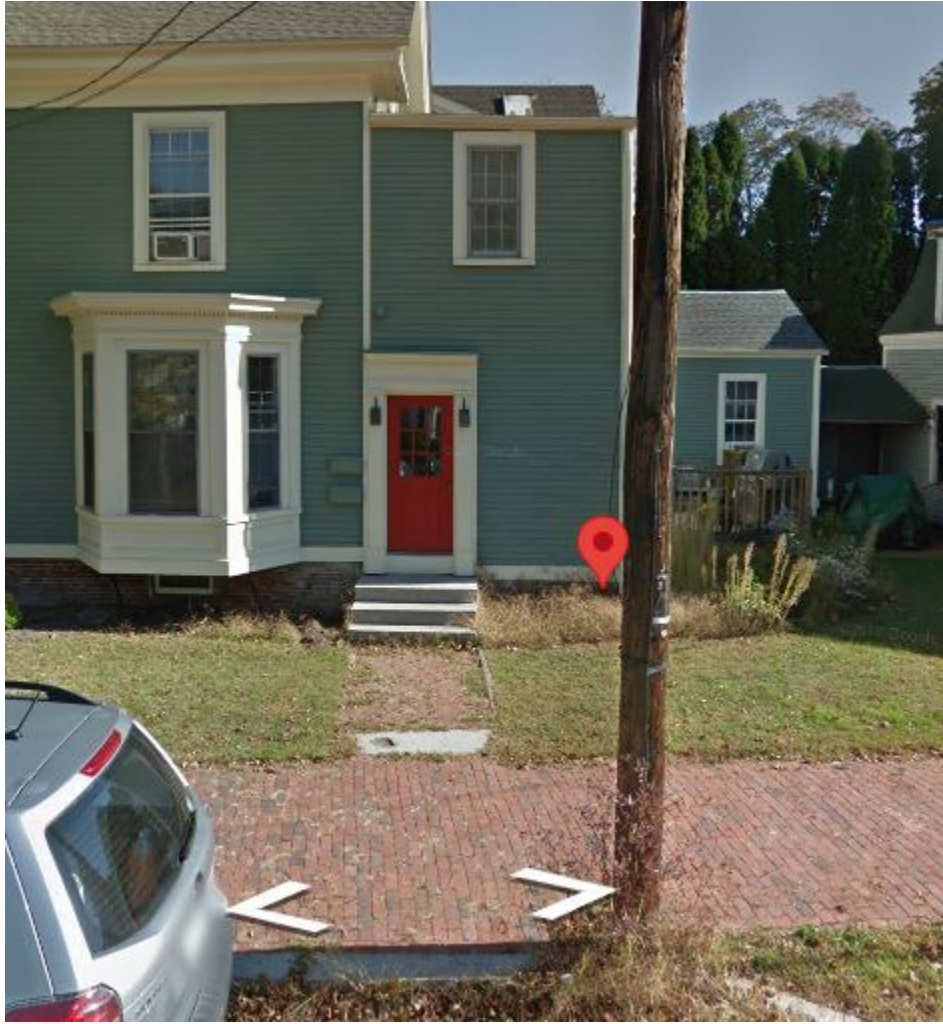
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Existing front door to be replaced





© 2022

© 2022



This is the approved and installed carriage house door.

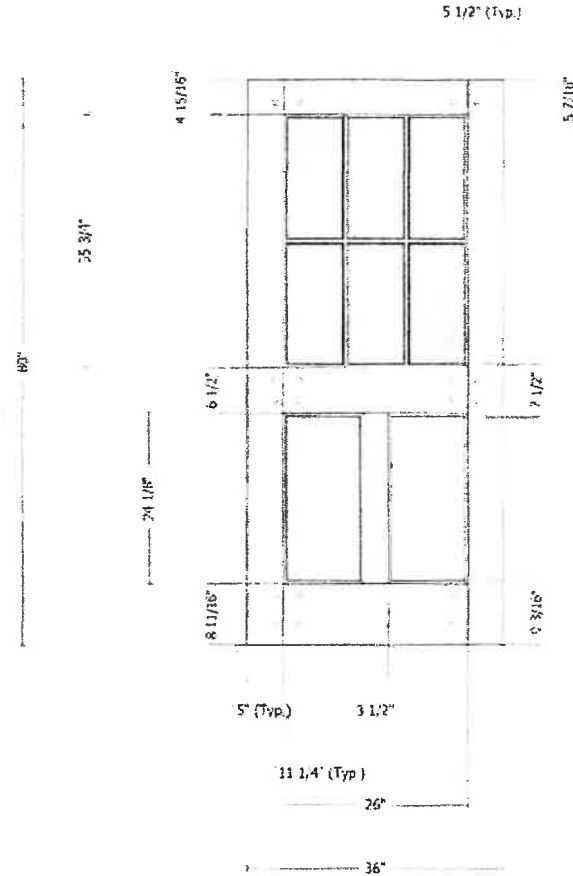
QUOTE #: P5227815-100-1
Quote valid for 30 days. Prices may change.

77644 Nantucket

SERIES: Nantucket® Collection
DOOR DESIGN: 77644
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Mahogany (Sapele)
WOOD GRADE: Select
WIDTH: 3'-0"
HEIGHT: 6'-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon
GRILLE: 7/8" Ovolo SDL
PANEL: 3/4" SelectGuard FP
ADDITIONAL OPTIONS:
Cartoned
PYD



Approved _____

Date _____

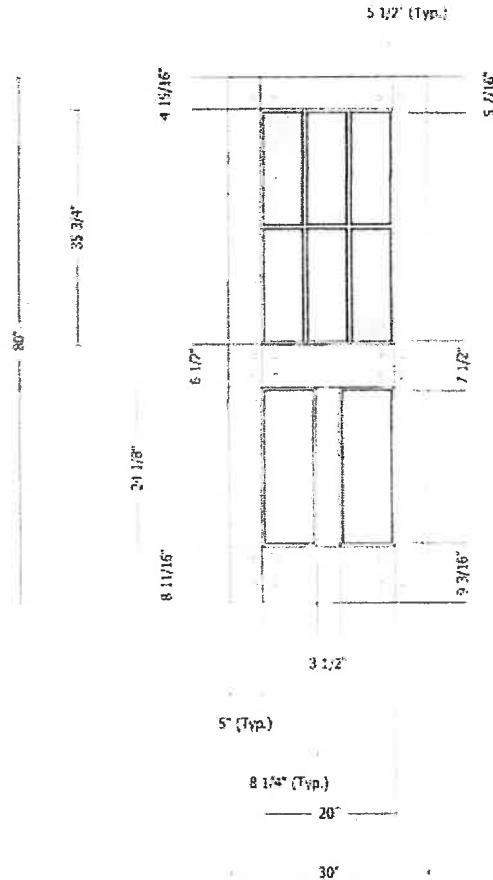
QUOTE #: P5227815-200-1
Quote valid for 30 days. Prices may change.

77644 Nantucket

SERIES: Nantucket® Collection
DOOR DESIGN: 77644
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Mahogany (Sapele)
WOOD GRADE: Select
WIDTH: 2-6"
HEIGHT: 6-8"
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Clear / Low-E with Argon
GRILLE: 7/8" Ovolo SDL
PANEL: 3/4" SelectGuard FP
ADDITIONAL OPTIONS:
Cartoned
PYD



Approved _____

Date _____

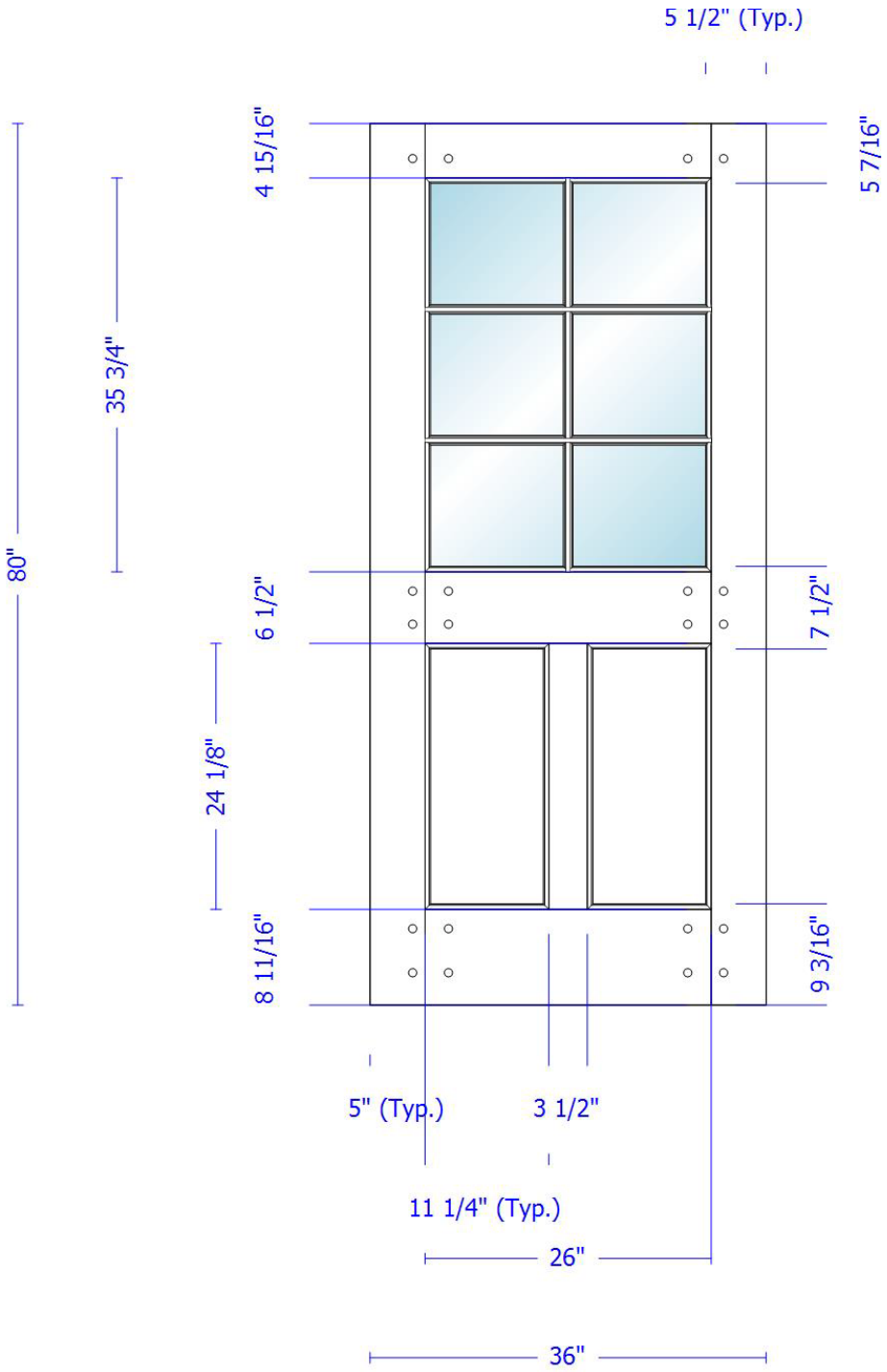
CERTIFIED DOOR QUOTE SUMMARY

100-1 77644 Nantucket Mahogany (Sapele) 3-0" x 6-8" x 1 3/4" Quantity: 1

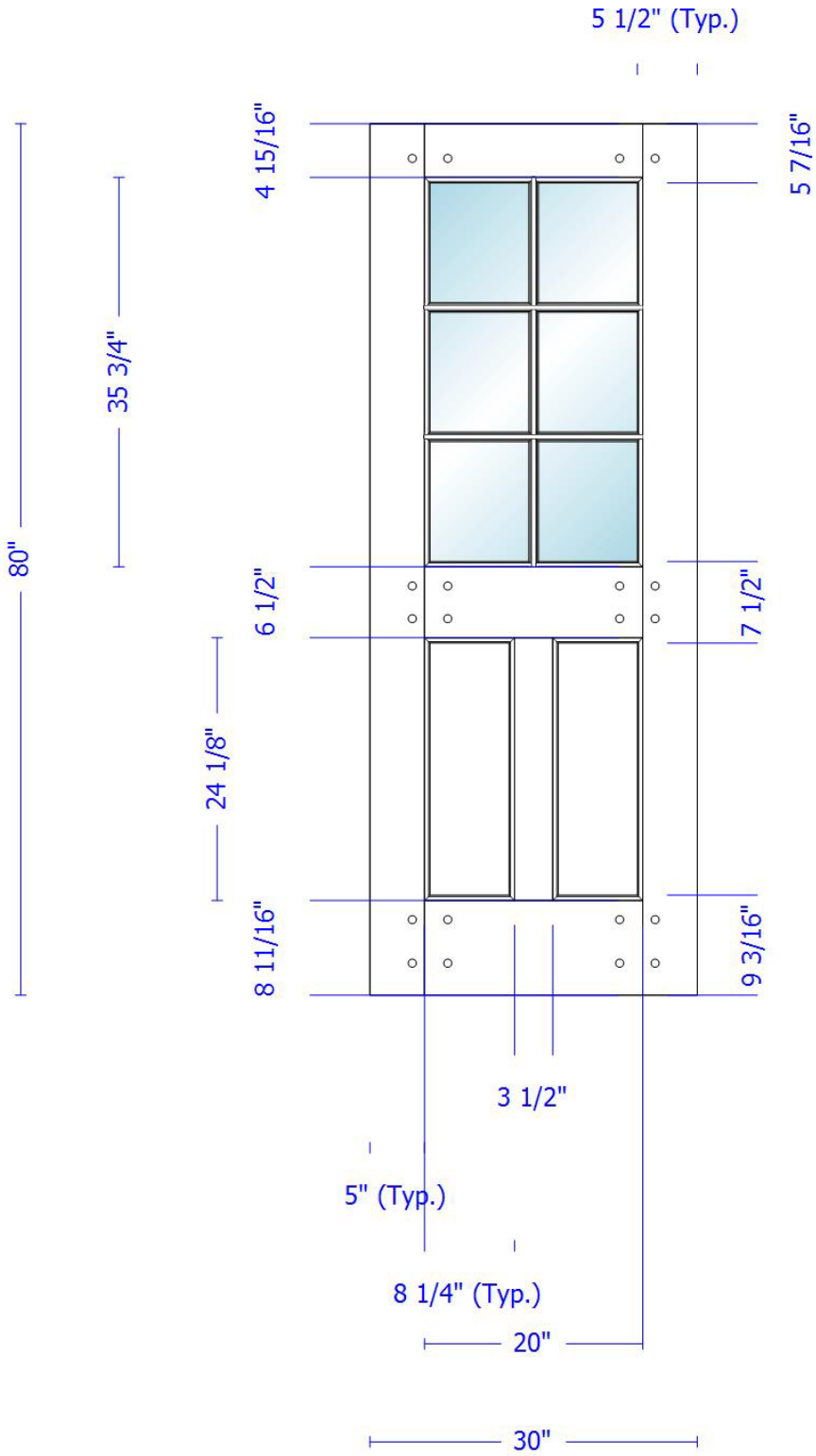
200-1 77644 Nantucket Mahogany (Sapele) 2-6" x 6-8" x 1 3/4" Quantity: 1

Approved _____

Date _____



Door #1 dimensions



Door #2 dimensions

2. 355 Pleasant Street -Recommended Approval

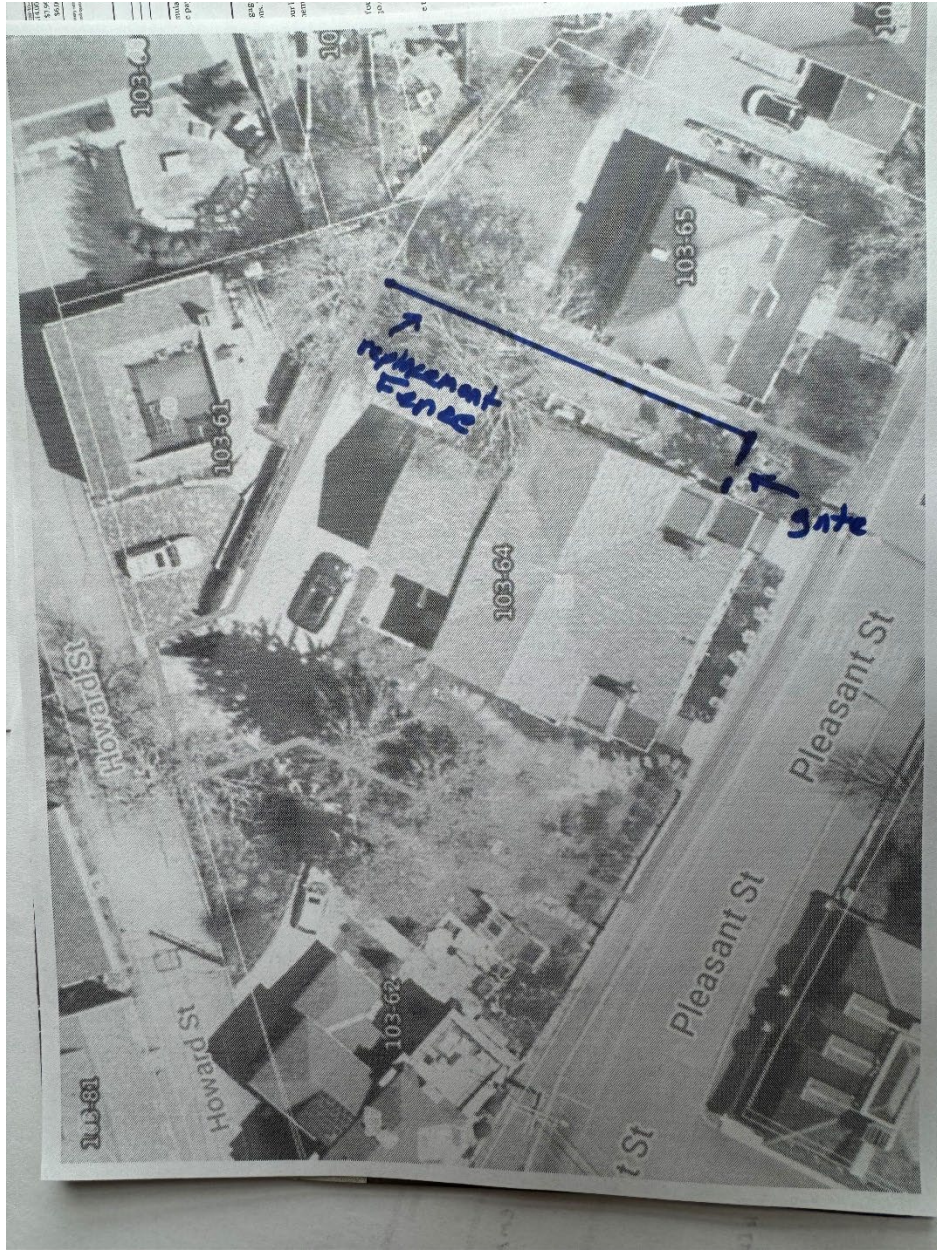
Background: The applicant is seeking approval for the installation of a fence and gate.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

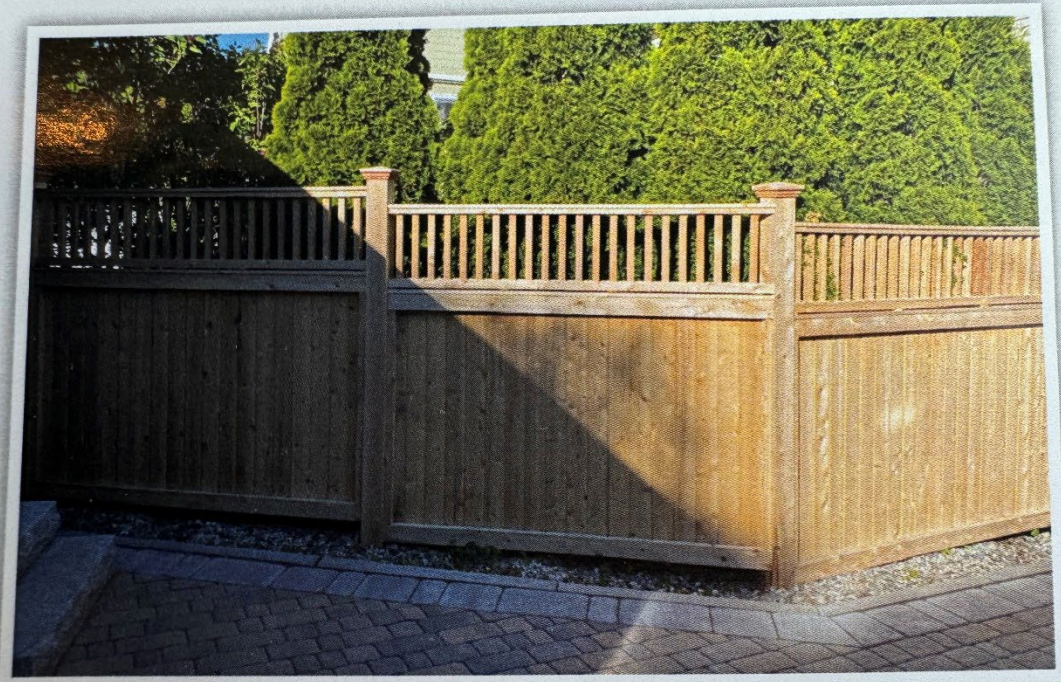






Cedar Arbor with 36" Baluster





**6' Neighbor-Friendly with Closed
Baluster Topper**

3. 79 Daniel Street

-Recommended Approval

Background: The applicant is seeking approval for the relocation of existing condenser units.

Staff Comment: Recommend Approval

Stipulations:

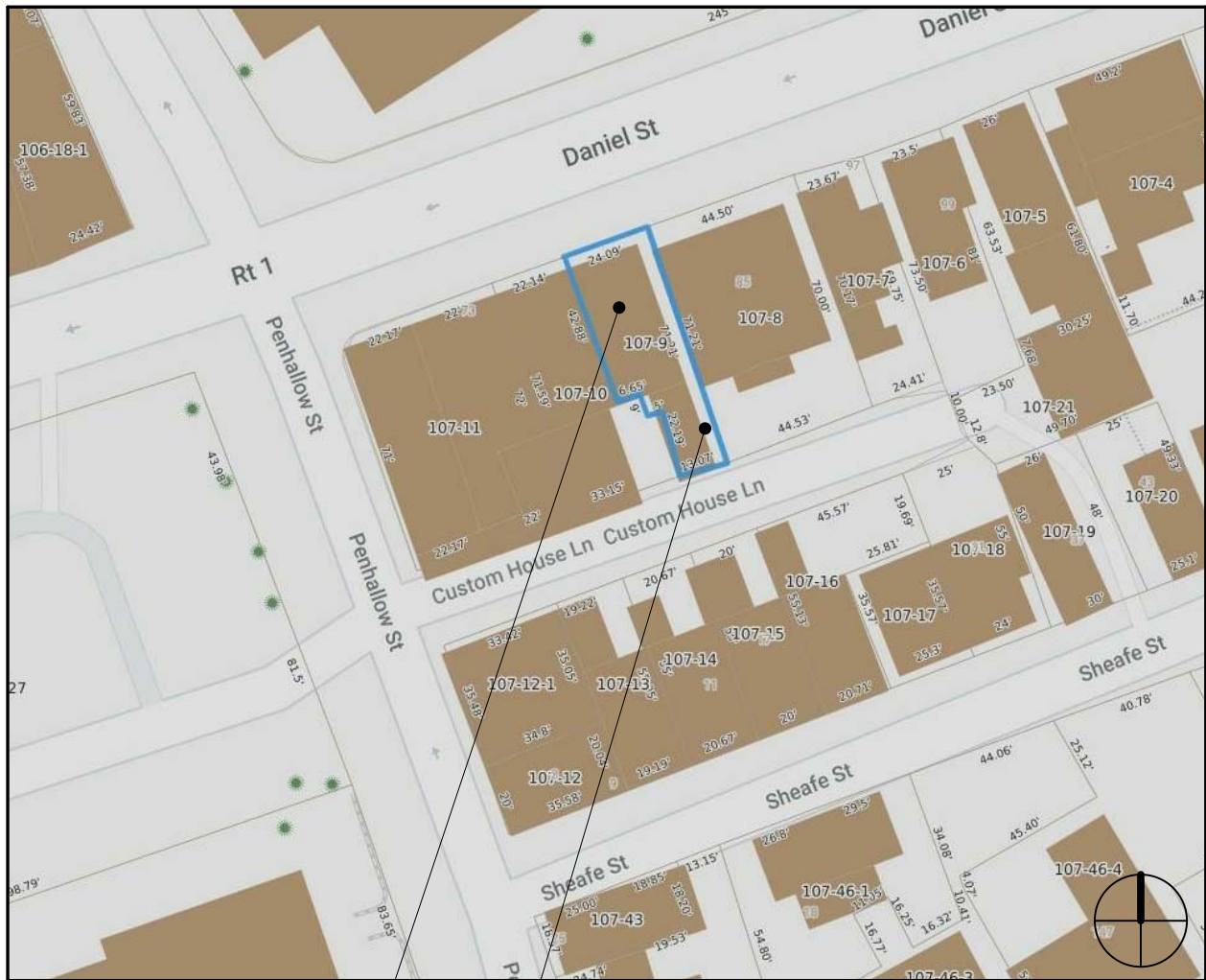
1. _____
2. _____
3. _____

79 DANIEL ST - CONDENSER RELOCATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024 PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

- EXISTING CONDENSER UNITS (2) AT LEFT SIDE OF BUILDING TO BE REMOVED DUE TO THE FACT THAT THEIR EXISTING LOCATION IS OVER THE PROPERTY LINE AND DO NOT MEET CODE HEAD HEIGHT CLEARANCE REQUIREMENTS.
- NEW CONDENSER UNITS (2) TO BE WALL MOUNTED ABOVE EXISTING PORCH ROOF AND SCREENED. ALL EXTERIOR BUILDING MOUNTED REFRIGERANT LINES WILL BE PAINTED TO MATCH THE ADJACENT SIDING. EXTENT AND LOCATION OF REFRIGERANT LINES ARE TBD BUT WILL BE LIMITED TO SIDE ELEVATIONS NOT VISIBLE FROM DANIEL STREET, SIMILAR TO THE EXISTING CONDITION.



79 DANIEL STREET
APPROXIMATE LOCATION OF
EXISTING WALL MOUNTED
CONDENSER UNITS

CONDENSER RELOCATIONS 79 DANIEL STREET PORTSMOUTH, NH 03801	McHENRY ARCHITECTURE	
	Project Number:	22081
COVER	Date:	07/16/2024
	Drawn By:	RD
	Checked By:	MG
	C	Scale NTS



EXISTING WALL MOUNTED CONDENSER UNITS AND REFRIGERANT LINES TO BE REMOVED



AREA FOR NEW CONDENSERS TO BE WALL MOUNTED 13"-18" ABOVE EXISTING PORCH ROOF

CONDENSER RELOCATIONS
 79 DANIEL STREET
 PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

McHENRY
 ARCHITECTURE

Project Number: 22081

Date: 07/16/2024

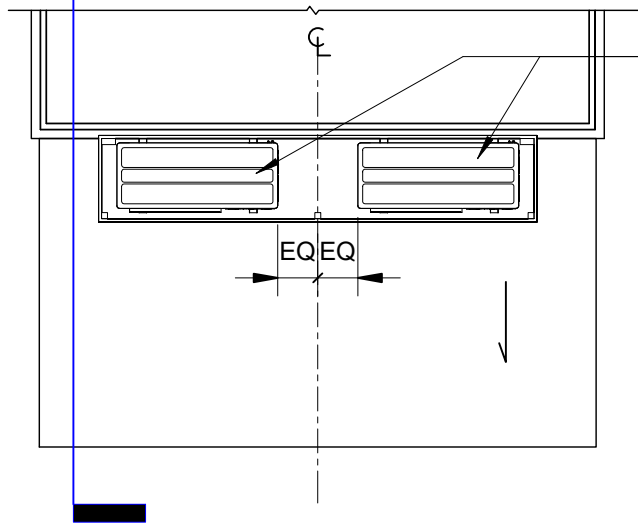
Drawn By: RD

Checked By: MG

A1

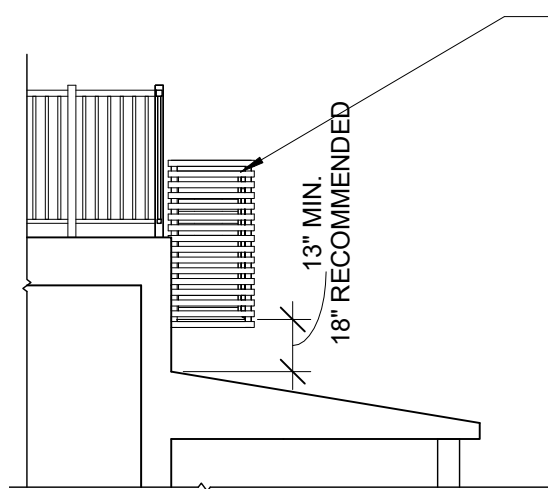
Scale NTS

2
A2



WALL MOUNTED CONDENSER UNIT, RHEEM RD17AZ24AJ3NA (2), OR EQUAL, WITH PAINTED WOOD SCREENING.

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



WALL MOUNTED CONDENSER UNIT, RHEEM RD17AZ24AJ3NA (2), OR EQUAL, WITH PAINTED WOOD SCREENING. INSPIRATION IMAGE BELOW



2 SECTION THROUGH PORCH ROOF
1/4" = 1'-0"

CONDENSER RELOCATIONS
79 DANIEL STREET
PORTSMOUTH, NH 03801

ROOF PLAN AND SECTION

McHENRY
ARCHITECTURE

Project Number: 22081

Date: 07/16/2024

Drawn By: RD

Checked By: MG

A2

Scale 1/4" = 1'-0"

Unit Dimensions &

ENDEAVOR

UNIT DIMENSIONS						
Model No.	OPERATING			SHIPPING		
	Height in. (mm)	Length in. (mm)	Width in. (mm)	Height in. (mm)	Length in. (mm)	Width in. (mm)
RD17AZ24AJ3NA	36.61 (930)	40.16 (1,020)	16.38 (416)	43.31 (1,100)	48.43 (1,230)	22.05 (560)
OR EQUAL	46.38 (1,178)	42.01 (1,067)	19.29 (490)	53.94 (1,370)	50 (1,270)	25 (635)
RD17AZ48AJ3NA	57.8 (1,468)	40.16 (1,020)	16.38 (416)	65.16 (1,655)	48.43 (1,230)	22.05 (560)
RD17AZ60AJ3NA	57.8 (1,468)	40.16 (1,020)	16.38 (416)	65.16 (1,655)	48.43 (1,230)	22.05 (560)



2 ton
RD17AZ24AJ3NA



3 ton
RD17AZ36AJ3NA



4 ton
RD17AZ48AJ3NA



5 ton
RD17AZ60AJ3NA

OR EQUAL



To learn more visit
Rheem.com/Endeavor

4. 434 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for fencing and hand rail designs.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



FLAT IRON RAILS
AT BALCONY

36"

4" MAX

FLAT IRON
RAL

36"

28" MAX

LANDING
& STEPS



VIEW OF REAR SIDE ENTRY

SILVA-MORAN RESIDENCE
434 MARCY STREET

801 Islington St, Suite 32
Portsmouth, NH 03801
603-502-4387
archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:	Date:	
# 2209	7/16/24	2 OF 2

5. 276 Maplewood Avenue -TBD

Background: The applicant is seeking approval for the installation of fencing and replacement fencing.

Staff Comment: TBD

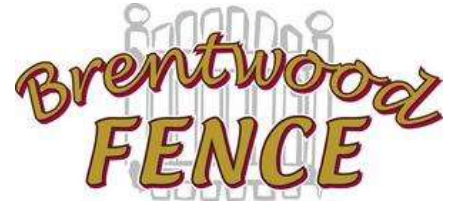
Stipulations:

1. _____
2. _____
3. _____

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com



Rafael Salas
276 Maplewood Ave
Portsmouth, NH

Estimate #	4407
Date	7/2/2024

Item	Description	Unit of Measure	Qty	Amount
5' Black Chain Link	5' Tall Black Vinyl Coated Chain Link Fence	LF	115.00	\$4,025.00
5' FP Vinyl Gator	5' Overall Height Gator Privacy Vinyl Fence	LF	40.00	\$2,274.80
5' clf 10' DD	5' tall 10' DD black chainlink gate including all hardware	Items	1.00	\$1,190.00
Removal and Disposal of Fence	Dismantling and Haul-away of existing fence	item	1.00	\$650.00

PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of \$75 per hole will be added to the final invoice.

Sub Total	\$8,139.80
Total	\$8,139.80

SPECIAL INSTRUCTIONS

Ave Maplewood Ave wo Mapl



28
5ft Vinyl fence

62
5ft Chain link fence

50'

140-6
5ft Chain link gate

23

67'

5ft Chain link fence

30

Dearborn St

Dearborn St

Dearborn St

Sample of existing chain link fence to be replaced:



Sample vinyl fencing panel to be used facing Maplewood Ave:



Sample chain link fence used to replace existing chain link and enclose perimeter (gate will be facing Dearborn):



6. 114 Maplewood Avenue

-Recommended Approval

Background: The applicant is seeking approval for the construction of a side exit landing and stair.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



7. 238 Deer Street

-Recommended Approval

Background: The applicant is seeking approval for:

DUE TO A WATER INGRESS CONCERN AT THE PENTHOUSE LEVEL WINDOWS THE PROPOSED PACKAGE RAISES THE PREVIOUSLY APPROVED TYPE "F" TO PROVIDE ADEQUATE CLEARANCE BETWEEN THE FINISH DECKING ELEVATION AND THE SILL OF THE WINDOWS.

- ALL 4TH FLOOR WINDOWS AND DOORS ARE TO BE PICTURE FRAMED TRIMMED WITH FLATSTOCK TO MATCH SIZE AND PROFILE OF BOARD AND BATTEN SIDING BATTENS.**
- 4 PREVIOUSLY APPROVED CONDENSER UNITS HAVE BEEN RELOCATED FROM THE 4TH FLOOR SERVICE DECK TO THE MAIN ROOF ADJACENT TO THE ELEVATOR OVERRUN TO REDUCE MECHANICAL REFRIGERANT LINE LENGTH.**
- 2 FUTURE CONDENSERS FOR 1ST FLOOR COMMERCIAL TENANT TO BE LOCATED BEHIND THE ELEVATOR OVERRUN, SIZE TBD.**
- TYPE A LIGHT FIXTURE CHANGE.**
- RELOCATION OF PREVIOUSLY APPROVED DEER STREET EXHAUST LOUVERS TO PUBLIC WALKWAY ELEVATION.**
- RELOCATION OF MECHANICAL LOUVER AT REAR ELEVATION.**

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

238 DEER STREET: MIXED-USE BUILDING

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL -
AUGUST 2024 PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION (ZONING BOARD OF ADJUSTMENT APPROVAL 09/28/2021,
HISTORIC DISTRICT COMMISSION APPROVAL 11/10/2021, PLANNING BOARD APPROVAL
03/17/2022):

- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021 AND ADMINISTRATIVE APPROVAL ON 07/06/2022, 02/13/2024, AND 06/05/2024:
 - DUE TO A WATER INGRESS CONCERN AT THE PENTHOUSE LEVEL WINDOWS THE PROPOSED PACKAGE RAISES THE PREVIOUSLY APPROVED TYPE "F" TO PROVIDE ADEQUATE CLEARANCE BETWEEN THE FINISH DECKING ELEVATION AND THE SILL OF THE WINDOWS.
 - ALL 4TH FLOOR WINDOWS AND DOORS ARE TO BE PICTURE FRAMED TRIMMED WITH FLATSTOCK TO MATCH SIZE AND PROFILE OF BOARD AND BATTEN SIDING BATTENS.
 - 4 PREVIOUSLY APPROVED CONDENSER UNITS HAVE BEEN RELOCATED FROM THE 4TH FLOOR SERVICE DECK TO THE MAIN ROOF ADJACENT TO THE ELEVATOR OVERRUN TO REDUCE MECHANICAL REFRIGERANT LINE LENGTH.
 - 2 FUTURE CONDENSERS FOR 1ST FLOOR COMMERCIAL TENANT TO BE LOCATED BEHIND THE ELEVATOR OVERRUN, SIZE TBD.
 - TYPE A LIGHT FIXTURE CHANGE.
 - RELOCATION OF PREVIOUSLY APPROVED DEER STREET EXHAUST LOUVERS TO PUBLIC WALKWAY ELEVATION.
 - RELOCATION OF MECHANICAL LOUVER AT REAR ELEVATION.



SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	DEER STREET ELEVATION
PA-A1	PREVIOUSLY APPROVED DEER STREET ELEVATION
A2	BRIDGE STREET ELEVATION
PA-A2	PREVIOUSLY APPROVED BRIDGE STREET ELEVATION
A3	PUBLIC WALKWAY ELEVATION
PA-A3	PREVIOUSLY APPROVED PUBLIC WALKWAY ELEVATION
A4	REAR ELEVATION
PA-A4	PREVIOUSLY APPROVED REAR ELEVATION
A5	ROOF PLAN & LIGHT FIXTURES

PA: PREVIOUSLY APPROVED SHEET



238 DEER STREET
PORTSMOUTH, NH 03801

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

C

07/11/2024

McHA: RD / MG

NOT TO SCALE



WINDOW HEAD TO BE RAISED

ALL 4TH FLOOR WINDOWS AND DOORS ARE TO BE PICTURE FRAMED TRIMED WITH FLATSTOCK TO MATCH SIZE AND PROFILE OF BOARD AND BATTEN SIDING BATTENS.

PREVIOUSLY APPROVED LOUVER TO BE RELOCATED TO PUBLIC WALKWAY ELEVATION

PREVIOUSLY APPROVED LIGHT FIXTURE TO BE REPLACED, REFER TO SHEET A5

1 NORTH ELEVATION (DEER STREET)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

DEER STREET ELEVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A1

07/11/2024

McHA: RD / MG

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



1 NORTH ELEVATION (DEER STREET)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING
 238 DEER STREET
 PORTSMOUTH, NH 03801

DEER STREET ELEVATION
 HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
 APPROVAL - JUNE 2024

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

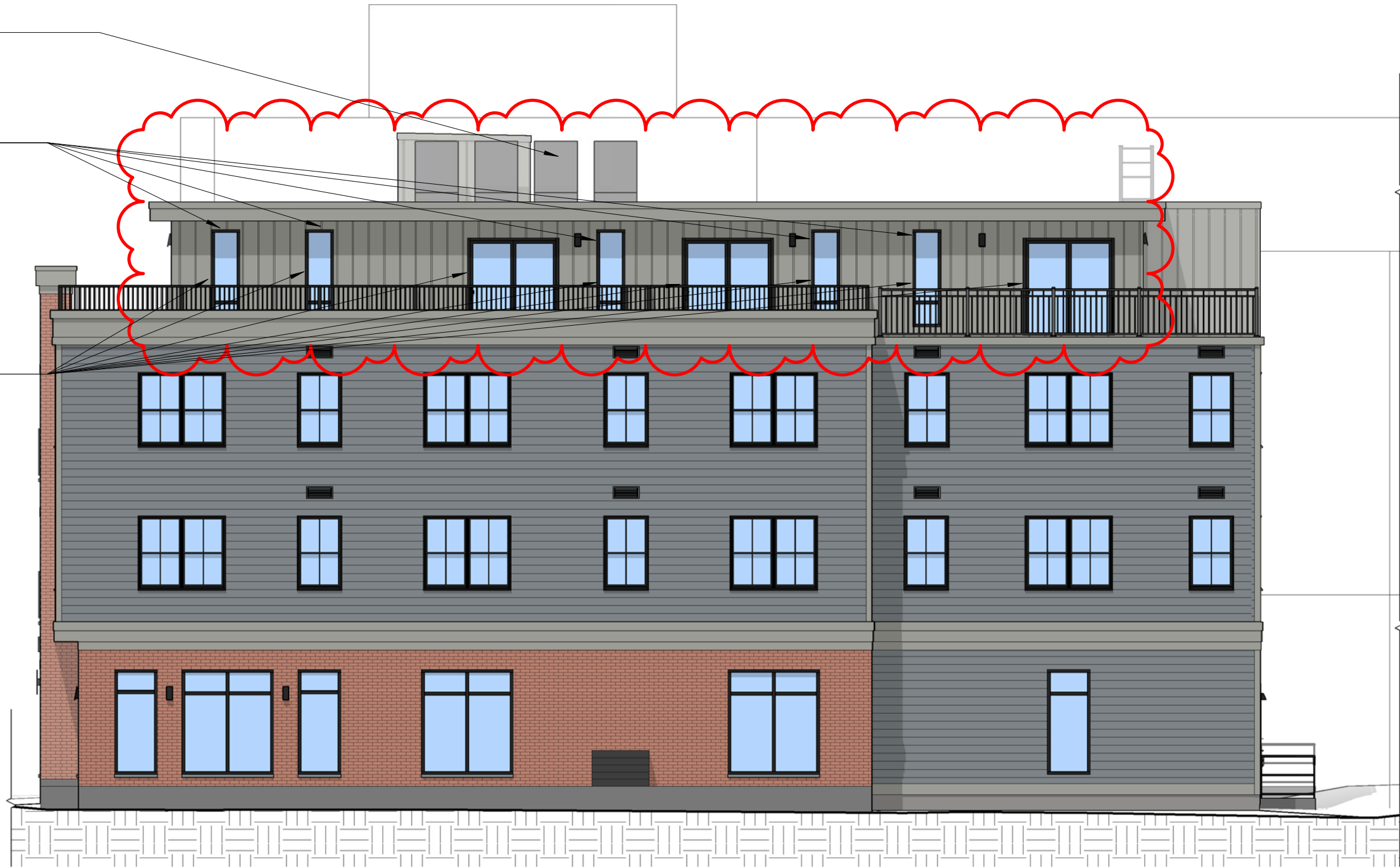
A1

05/10/2024
 McHA: RD / MG
 Scale: 1/8" = 1'-0"

RELOCATED CONDENSER UNITS,
4 TOTAL

WINDOW HEADS TO BE RAISED

ALL 4TH FLOOR WINDOWS AND
DOORS ARE TO BE PICTURE
FRAMED TRIMED WITH
FLATSTOCK TO MATCH SIZE AND
PROFILE OF BOARD AND BATTEN
SIDING BATTENS.



1 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

BRIDGE STREET ELEVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A2

07/11/2024

McHA: RD / MG

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

ROOF HATCH HAS BEEN REMOVED



1 WEST ELEVATION (BRIDGE STREET)
1/8" = 1'-0"

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<p>DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801</p>	<p>BRIDGE STREET ELEVATION HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - JUNE 2024</p>	<p>McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire</p>	<p>A2</p>	<p>05/10/2024 McHA: RD / MG Scale: 1/8" = 1'-0"</p>
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1 EAST ELEVATION (PUBLIC WALKWAY)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	PUBLIC WALKWAY ELEVATION HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - AUGUST 2024	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A3	07/11/2024
				McHA: RD / MG
				Scale: 1/8" = 1'-0"



46-64
MAPLEWOOD

1 EAST ELEVATION (PUBLIC WALKWAY)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING
238 DEER STREET
PORTSMOUTH, NH 03801

PUBLIC WALKWAY ELEVATION
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - JUNE 2024

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A3

05/10/2024
McHA: RD / MG
Scale: 1/8" = 1'-0"

WINDOW HEAD TO BE RAISED

ALL 4TH FLOOR WINDOWS AND DOORS ARE TO BE PICTURE FRAMED TRIMED WITH FLATSTOCK TO MATCH SIZE AND PROFILE OF BOARD AND BATTEN SIDING BATTENS.

2 FUTURE CONDENSERS FOR 1ST FLOOR COMMERCIAL TENANT TO BE LOCATED BEHIND THE ELEVATOR OVERRUN, SIZE TBD.



RELOCATED PREVIOUSLY APPROVED MECHANICAL LOUVER

1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

REAR ELEVATION

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A4

07/11/2024

McHA: RD / MG

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



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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DEER ST. MIXED-USE BUILDING 238 DEER STREET PORTSMOUTH, NH 03801	REAR ELEVATION HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - JUNE 2024	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	A4	05/10/2024
				McHA: RD / MG Scale: 1/8" = 1'-0"

Icon LED Outdoor Wall Sconce

By dweLED



Icon LED Outdoor Wall Sconce
By dweLED

Product Options

Finish: ~~Black~~, Black
Size: ~~14-Inch~~, 20-Inch

Details

- Construction, Aluminum hardware with glass diffuser
- Weather-resistant powder coat finish
- Shielded light source for low-glare illumination
- Driver concealed within the fixture
- Material: Aluminum
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dimmer Range: 100 - 10%
- ADA compliant
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Year Finish
- Made In China

Dimensions

14-Inch Option Fixture: Width 5", Height 14", Depth 3"
14-Inch Option Supply Cord: Weight 4.14Lbs
14-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"
20-Inch Option Fixture: Width 5", Height 20", Depth 3"
20-Inch Option Supply Cord: Weight 5.13Lbs
20-Inch Option Wall Plate: Length 4.5", Width 5.5", Depth 0.5"

Lighting

- 14-Inch Option: 10.9 Watt (845 Lumens) 120 Volt Integrated LED: CRI: 90
Color Temp: 3000K Lifespan: 54000 hours
- 20-Inch Option: 11.1 Watt (847 Lumens) 120 Volt Integrated LED: CRI: 90
Color Temp: 3000K Lifespan: 54000 hours

Additional Details

Product URL:
<https://www.lumens.com/icon-led-outdoor-wall-sconce-by-dweled-DWEP154761.html>
Rating: ETL Listed Wet

Product ID: DWEP154761



Notes:

PREVIOUSLY APPROVED LIGHT FIXTURE TYPE A

VISUAL COMFORT & CO

Call us: 1-888-222-4410

Windfall Outdoor Sconce

PRODUCT OPTIONS AVAILABLE

MODEL

- Black / 120Volt
- Black / 277Volt

SPECIFICATIONS

Dimensions:
• Overall: 6 in W x 4 in D x 24 in H

Lamp Type:

- LED

Bulbs:
120Volt:
• 1 x 20W 120V 1680 lumens, 3000K LED lamp (included)

277Volt:
• 1 x 20W 277V 1680 lumens, 3000K LED lamp (included)

Listing:
• ADA
• cETLus
• Wet location

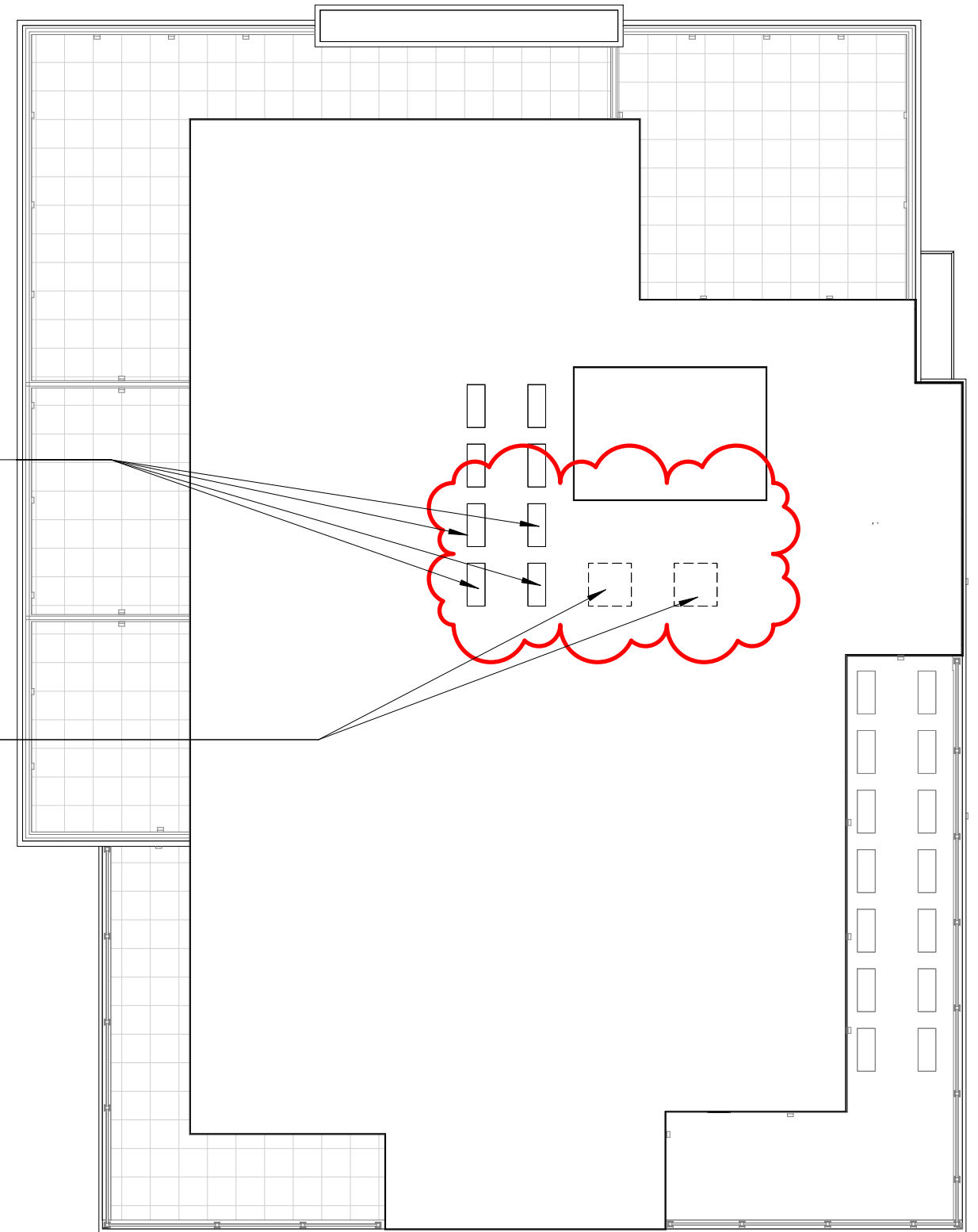


NOTES

PROPOSED LIGHT FIXTURE TYPE A

RELOCATED CONDENSER UNITS, 4 TOTAL

2 FUTURE CONDENSERS FOR 1ST FLOOR COMMERCIAL TENANT TO BE LOCATED BEHIND THE ELEVATOR OVERRUN, SIZE TBD.



1 ROOF PLAN
3/32" = 1'-0"

© 2024 McHenry Architecture

DEER ST. MIXED-USE BUILDING

238 DEER STREET
PORTSMOUTH, NH 03801

ROOF PLAN & LIGHT FIXTURES

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - AUGUST 2024

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A5

07/11/2024
McHA: RD / MG
NOT TO SCALE

Historic District Commission

Staff Report

Wednesday, August 07, 2024

Project Address: 111 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: State Street and Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, modifications to the front entrance doors.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Reconstruction of the Sheafe Street facing façade.
- Reconfigure rear gable ends and add a new dormer.
- New windows, siding, and entrance modifications.
- This project has been before the Commission for several Public Hearings and Administrative Approvals for various changes and modifications.



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

111 STATE STREET ADDITION & RENOVATION



COVENTRY REALTY, LLC

**HDC- Revision 6B
CONTINUATION
PUBLIC HEARING
AUGUST 2024
LU-22-125**

REVISIONS TO PREVIOUSLY APPROVED APPLICATION

1. RAISE CENTER REAR GABLE, ADD RECESSED PORCH
2.
 - a. REVISE TRIM AT REAR CENTER GABLE (ADD FRIEZE BOARD, OMIT HORIZONTAL BAND, WIDEN CORNER BOARDS, ADD WATER TABLE, & SKIRT BOARD).
 - b. RAISE 2ND FLOOR WINDOWS & LOWER ATTIC WINDOW OPENING.
 - c. REVISE WEST GABLE
 - OPTION 1: CHANGE TO SHED DORMER WITH 2 WINDOWS
 - OPTION 2: RAISE EXISTING GABLE. LARGER ATTIC WINDOW. RAISE 2ND FLOOR WINDOWS. ADD SKIRT BOARD AT WATER TABLE. ADD FRIEZE BOARD, WIDER CORNER TRIM.
3. EXTEND FLAT ROOF BEHIND GABLES
4. ADD FOUR WINDOWS TO EXISTING REAR CENTER GABLE
6. GUARDRAIL @ SHEAFE ST ROOF ACCESS
7. FRONT ENTRY DOOR CHANGED FROM DOUBLE TO SINGLE WITH SOLID PANELED SIDELITES

DRAWING LIST

- H0.1 COVER HDC-6
- H0.2 EXISTING CONDITION
- H0.3 3D AXONOMETRIC NORTHEAST
- H1.3 ROOF PLAN
- H2.1 STATE STREET ELEVATION
- H2.4 SHEAFE STREET ELEVATION
- H2.5 CHAPEL STREET ELEVATION
- H2.6 GABLE DETAIL
- H3.0 VIGNETTE - SHEAFE ST EAST
- H3.1 VIGNETTE - SHEAFE ST MIDDLE
- H3.2 VIGNETTE SHEAFE ST WEST

H0.1

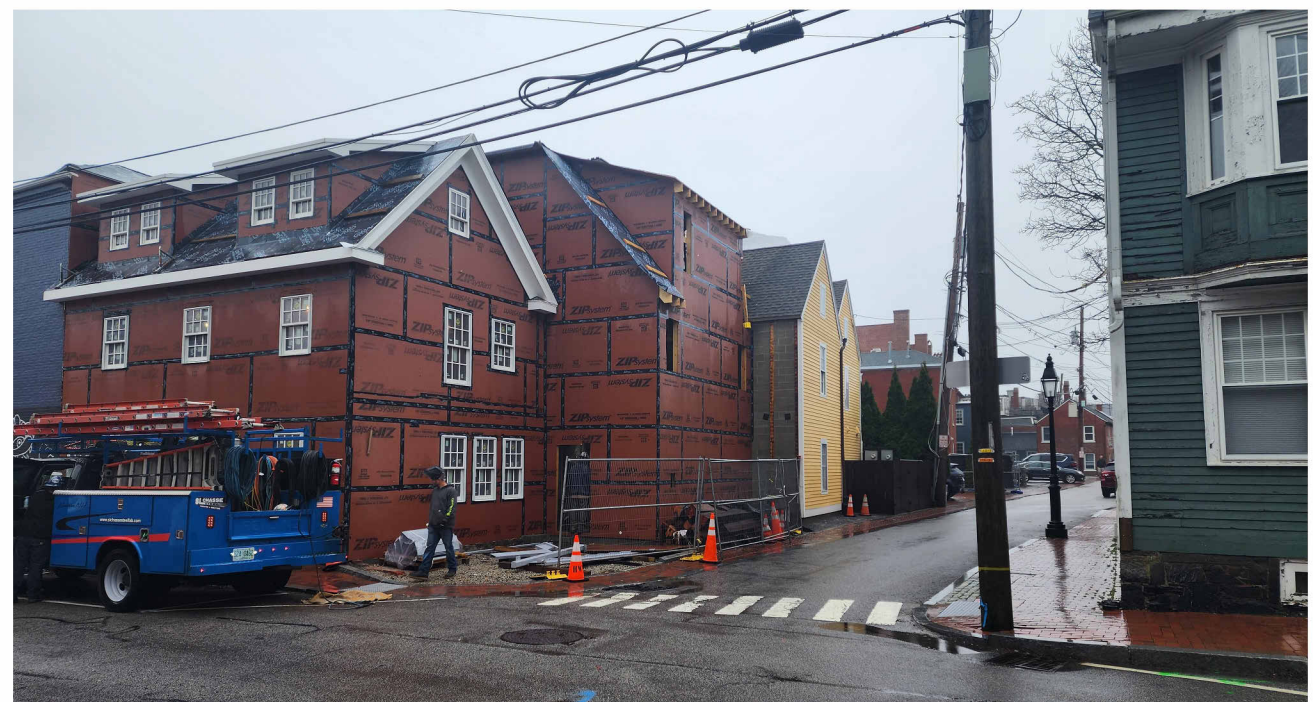
COVER

111 STATE STREET

SCALE:
07/26/2024



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H0.2 EXISTING CONDITIONS
111 STATE STREET
 SCALE:
 07/26/2024



- RAILING FOR ROOF ACCESS HATCH
- EXTEND FLAT ROOF
- CHANGE GABLE TO SHED
- RAISE GABLE WITH RECESSED PORCH

HDC-6

HDC-4

2 AXONOMETRIC, NE PREVIOUSLY APPROVED
1/4" = 1'-0"

1 AXONOMETRIC, NE PROPOSED

H0.3 3D AXONOMETRIC NORTHEAST - OPTION 1
111 STATE STREET

SCALE: 1/4" = 1'-0"
07/26/2024



RAISED GABLE

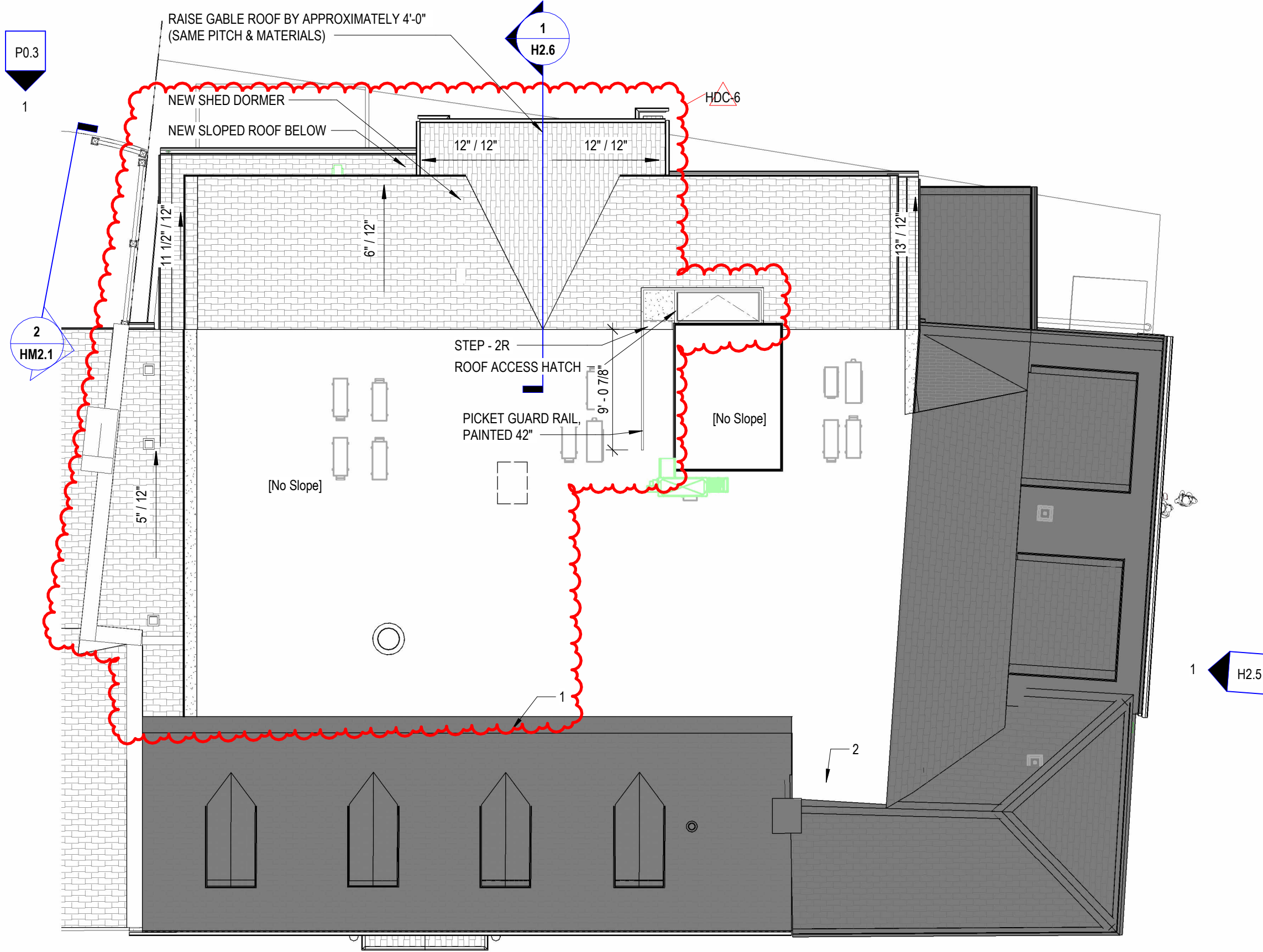
RAISE GABLE WITH RECESSED PORCH

2 AXONOMETRIC, NE PREVIOUSLY APPROVED
1/4" = 1'-0"





1 AXONOMETRIC, NE PROPOSED

H0.3 3D AXONOMETRIC NORTHEAST - OPTION 2
111 STATE STREET

SCALE: 1/4" = 1'-0"
07/26/2024



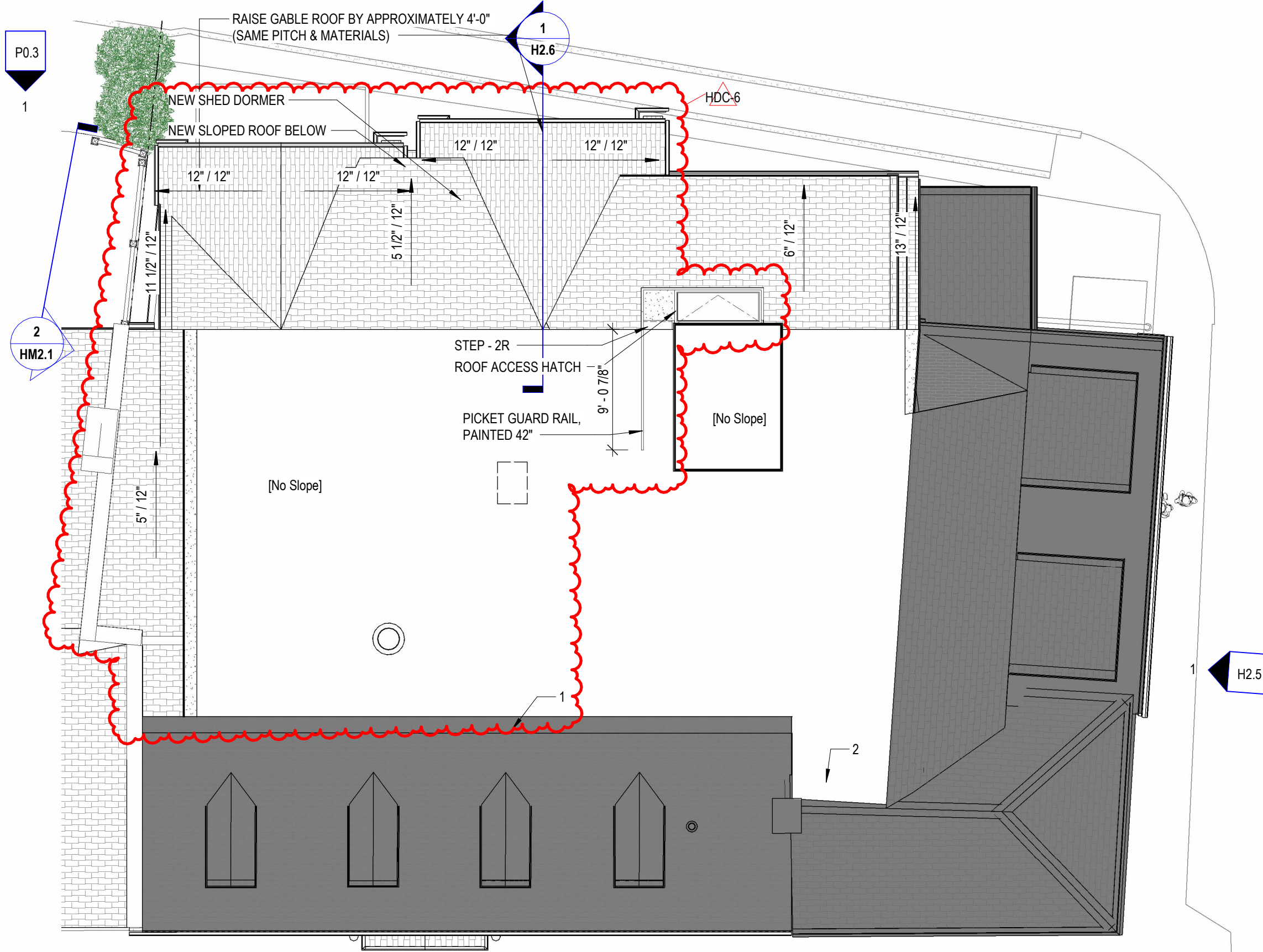
LEGEND

	EXISTING ROOF - SHALLOW SLOPE, MEMBRANE
	EXISTING ROOF - STEEP SLOPED, SHINGLES
	NEW ROOF - FLAT, MEMBRANE
	NEW ROOF - SLOPED, SHINGLES

H1.3 **ROOF PLAN - OPTION 1**
111 STATE STREET

SCALE: 1/8" = 1'-0"
 07/26/2024





LEGEND

- EXISTING ROOF - SHALLOW SLOPE, MEMBRANE
- EXISTING ROOF - STEEP SLOPED, SHINGLES
- NEW ROOF - FLAT, MEMBRANE
- NEW ROOF - SLOPED, SHINGLES

P0.3
1

2
HM2.1

1
H2.6

1
H2.5

1
HR2.1

H1.3 **ROOF PLAN - OPTION 2**
111 STATE STREET

SCALE: 1/8" = 1'-0"
07/26/2024





HDC-5

LEVEL 1
24' - 3"

HDC-6 (CHANGE EXISTING DOUBLE DOOR TO SINGLE DOOR WITH SOLID SIDELITES)

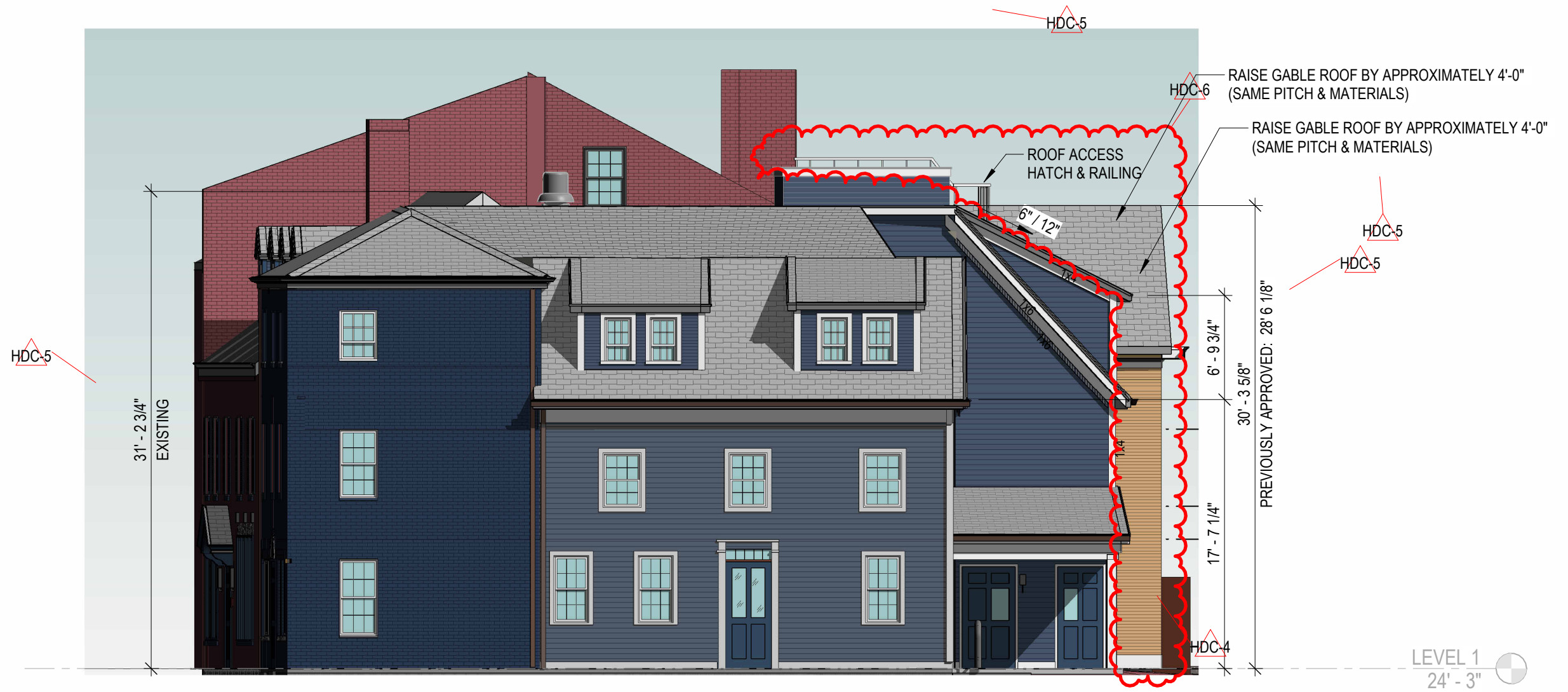


EXISTING

**H2.1 STATE STREET ELEVATION
111 STATE STREET**

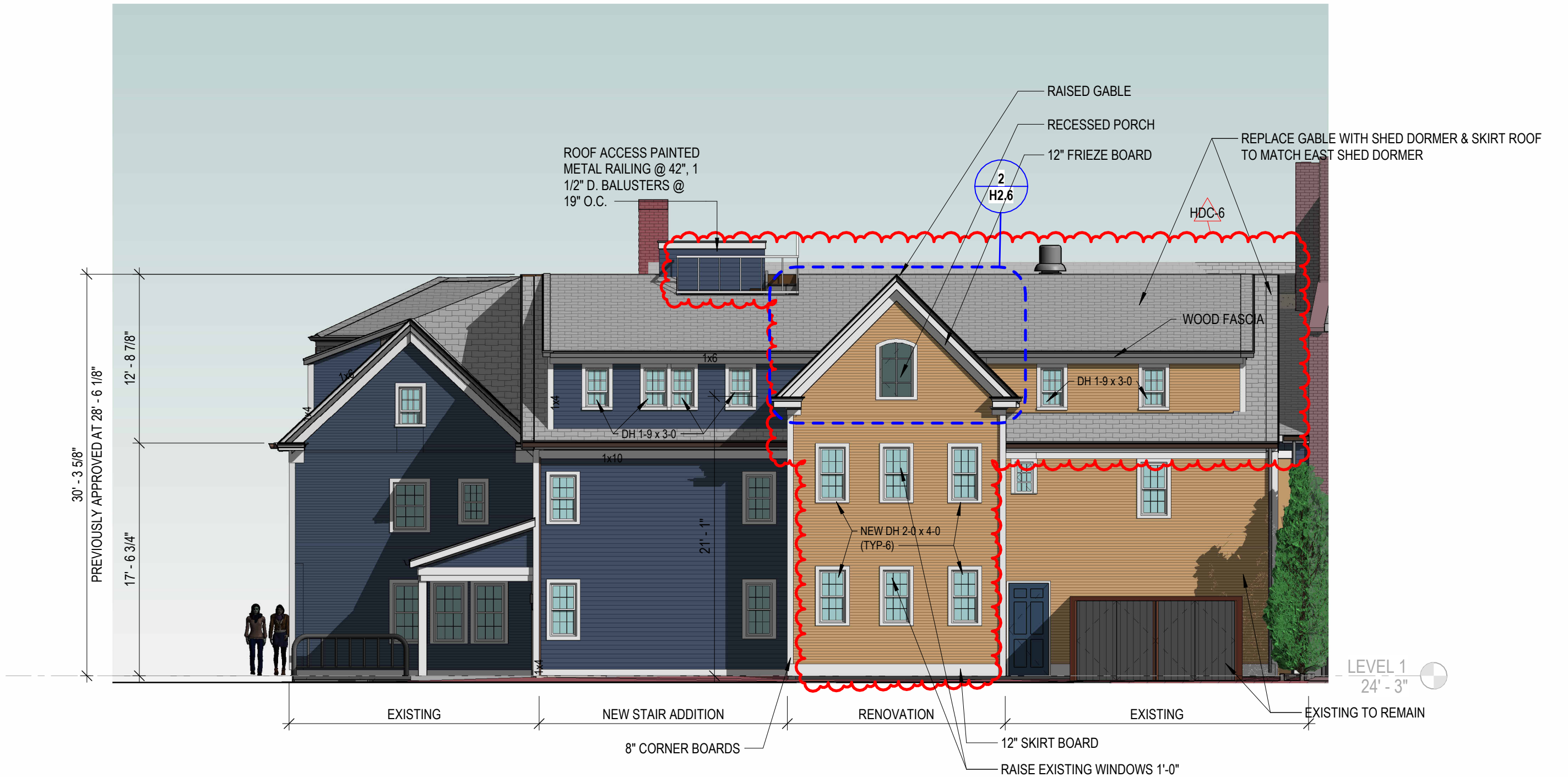
SCALE: 1/8" = 1'-0"
07/26/2024





**H2.5 CHAPEL STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
07/26/2024

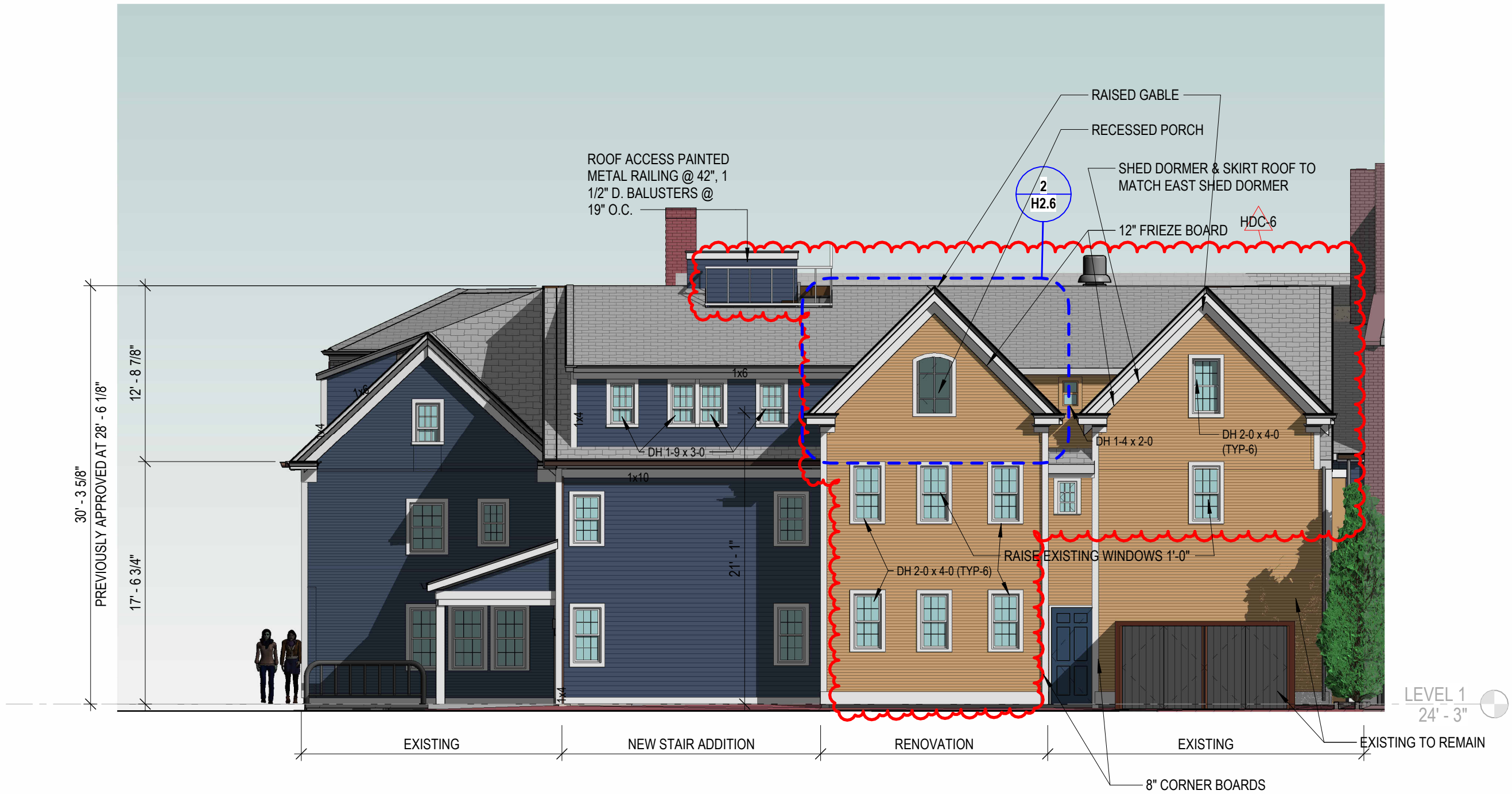


H2.4 SHEAFE STREET ELEVATION - OPTION 1
111 STATE STREET

SCALE: 1/8" = 1'-0"
 07/26/2024



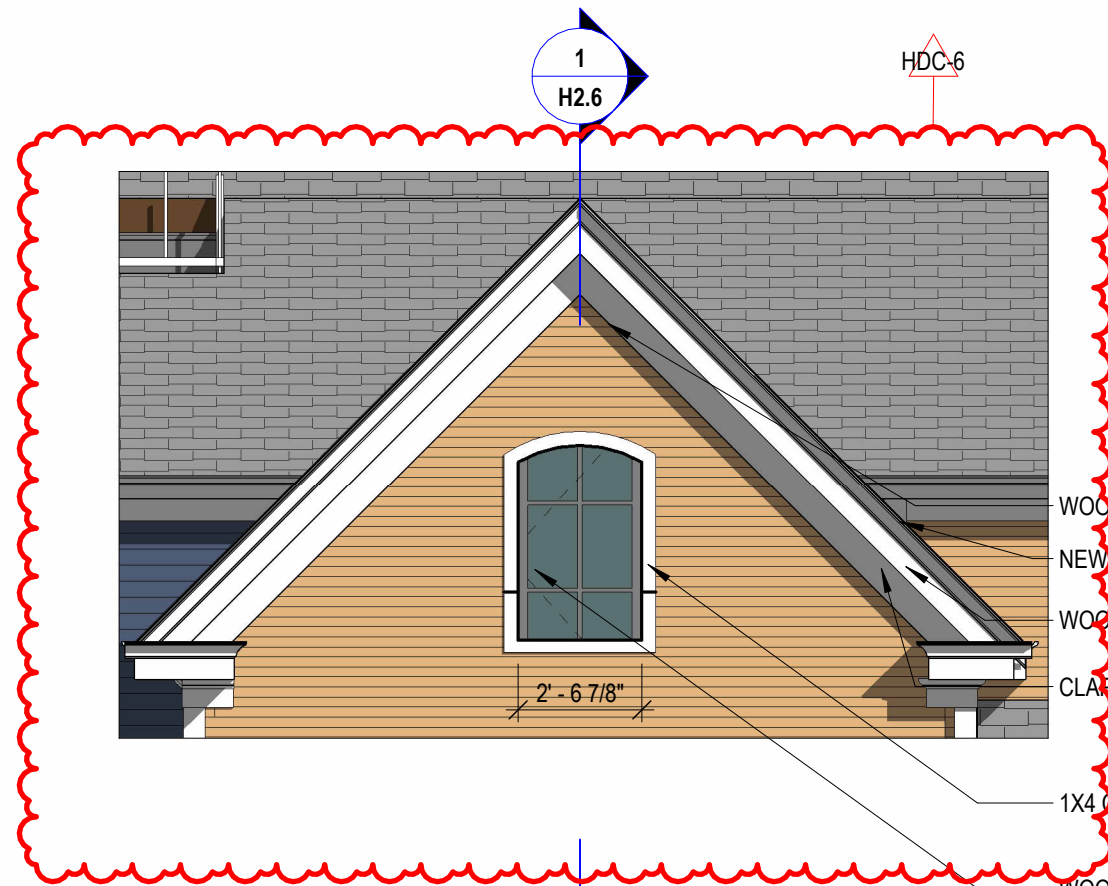
COPYRIGHT © 2022



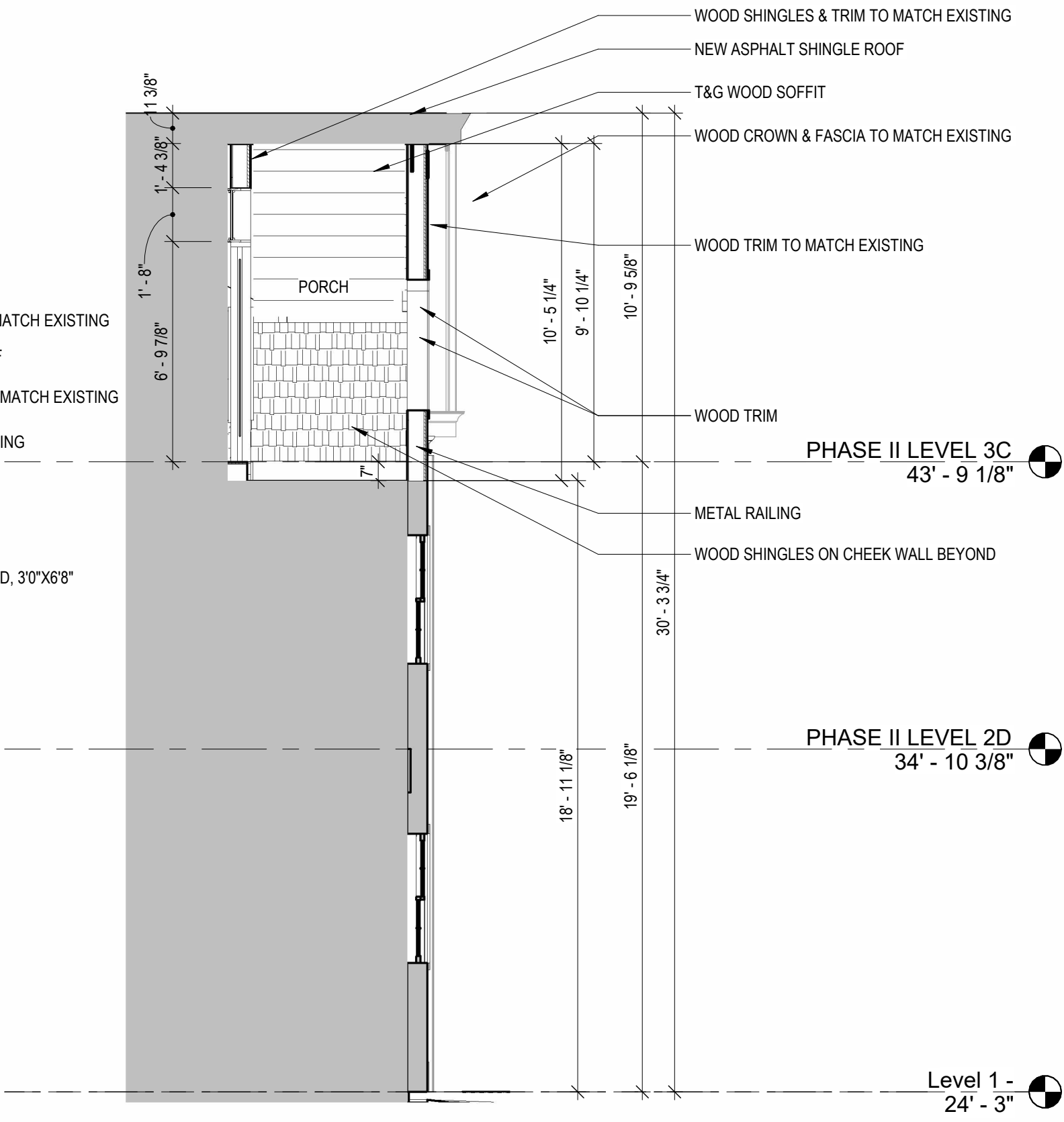
H2.4 SHEAFE STREET ELEVATION - OPTION 2
111 STATE STREET

SCALE: 1/8" = 1'-0"
 07/26/2024





WOOD SHINGLES & TRIM TO MATCH EXISTING
 NEW ASPHALT SHINGLE ROOF
 WOOD CROWN & FASCIA TOP MATCH EXISTING
 CLAPBOARD TO MATCH EXISTING
 1X4 CASING
 WOOD & GLASS DOOR BEYOND, 3'0"X6'8"



**H2.6 GABLE DETAIL - SHEAFE STREET
 111 STATE STREET**

SCALE: 1/4" = 1'-0"
 07/26/2024

ASI-4





H3.0 VIGNETTE - SHEAFE ST EAST - OPTION 1
111 STATE STREET
SCALE:
07/26/2024



H3.0 VIGNETTE - SHEAFE ST EAST - OPTION 2
111 STATE STREET

SCALE:
07/26/2024



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H3.1 VIGNETTE - SHEAFE ST MIDDLE - OPTION 1
111 STATE STREET

SCALE:
07/26/2024



1 SHEAFE MIDDLE HDC REV6.b

H3.1 VIGNETTE - SHEAFE ST MIDDLE - OPTION 2
111 STATE STREET

SCALE:
07/26/2024

ASI-5



H3.2 VIGNETTE - SHEAFE ST WEST - OPTION 1
111 STATE STREET

SCALE:
07/26/2024



ASI-5

H3.2 VIGNETTE - SHEAFE ST WEST - OPTION 2
111 STATE STREET

SCALE:
07/26/2024

Project Address: 142 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing B



A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed Use
- Land Area: 10,295 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Federal/Greek Revival
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Remove existing failing slate roofing and replace with asphalt shingles.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove and replace the existing slate roof with asphalt roof.



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

142 State St. Portsmouth, NH

We are seeking approval to change the roof to asphalt shingles. The building currently has badly damaged slate.

I was able to receive an updated proposal from Exeter Roofing and will provide the cost comparison here:

Architectural Shingles: \$12,480

Grand Manor Architectural Shingles: \$19,500

Synthetic Slate: \$36,400

Authentic Slate: Unavailable from this company

After our last meeting, I walked around the property and realized the back of the building is visible from the street and may be the view Dave Adams was referencing when he mentioned that it was not inconspicuous. However, I don't believe the slate is necessary in this instance as it doesn't seem to enhance the building or make it stand out among its peers, which are both covered with asphalt architectural shingles. Likewise, from the street in front of the building, the shingles are not visible. There are many beautiful buildings downtown that have noteworthy slate roofs, but this is not one of them.

I know it was also a concern that we were losing another slate roof, along with some disbelief about the damage that comes from snow slides from slate. I've attached pictures from about 10 years ago when snow fell from the building across the street. I was home at the time and was able to get a picture when I heard the crash. I'm thankful nobody was underneath when that snow fell and I hate to think of it happening from our roof where we have a busy storefront. I don't have photo documentation from when Basil referenced the snow falling in the past, but I think this shows a clear concern. I also checked with Exeter Roofing and they confirm that synthetic slate acts similarly to natural slate and would have the potential for snow slides.





Project Address: 87 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4, Downtown Overlay
- Land Use: Mixed Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 4 facing Market Street and 6 Facing Ceres Street (rear).
- Historical Significance: Focal
- Public View of Proposed Work: Market Street and Ceres Street
- Unique Features: Built along with 75-123 Market Street just after the fire if 1802.
- Neighborhood Association: Downtown



B. Proposed Work: Replace existing windows and Doors with Marvin windows/doors.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows and doors.



**HISTORIC
SURVEY
RATING
Focal**

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:

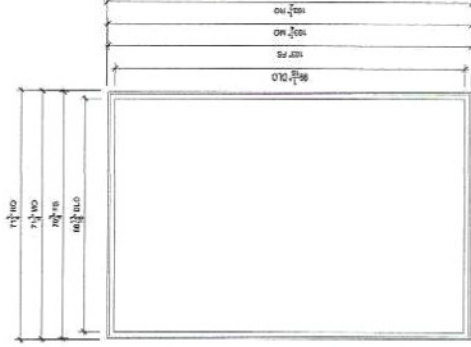
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products, please contact your
 distributor or contact Marvin Windows and Doors directly. Marvin Windows and Doors assumes no
 responsibility in guaranteeing product compatibility with the drawings.

REVISION

PK VERSION: 0004.0A.01
 CREATED: 05/07/2024

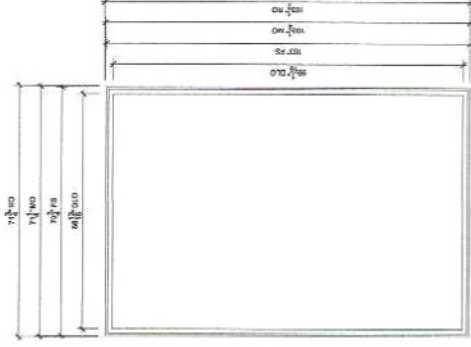
PROJECT: MAINE COAST BLINDS BISSMACRO ONLY / MAINE COAST BLINDS BISSMACRO ONLY
 DISTRIBUTOR: ELURIDGE LUMBER & HARDWARE-YORK-00



MACRO ENTRANCE LEFT
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

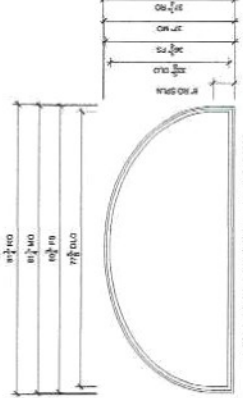
Line 10
 Product Line: Macro Entrance Left
 Material: White
 Finish: White
 Glass: Clear
 Hardware: Silver
 Operation: Manual
 Mounting: Flush Mount
 Color: White
 Weight: 11.5 lbs
 Height: 111 1/2"
 Width: 60 1/2"



MACRO ENTRANCE RIGHT
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

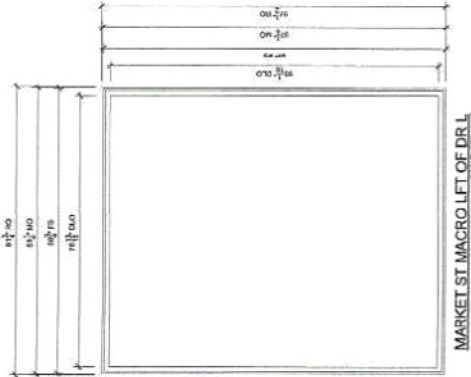
Line 11
 Product Line: Macro Entrance Right
 Material: White
 Finish: White
 Glass: Clear
 Hardware: Silver
 Operation: Manual
 Mounting: Flush Mount
 Color: White
 Weight: 11.5 lbs
 Height: 111 1/2"
 Width: 60 1/2"



MARKET ST MACRO LEFT DR UP
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line 10
 Product Line: Market St Macro Left Dr Up
 Material: White
 Finish: White
 Glass: Clear
 Hardware: Silver
 Operation: Manual
 Mounting: Flush Mount
 Color: White
 Weight: 11.5 lbs
 Height: 111 1/2"
 Width: 60 1/2"



MARKET ST MACRO LEFT OF DR L
 SCALE: 3/4" = 1'-0"

SPECIFICATIONS

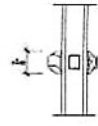
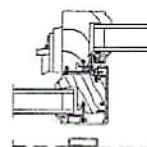
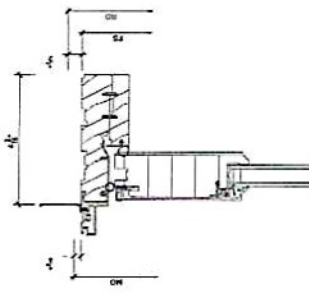
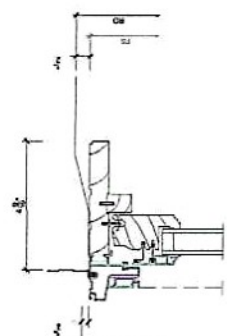
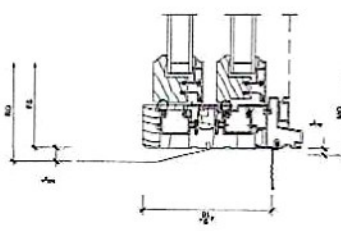
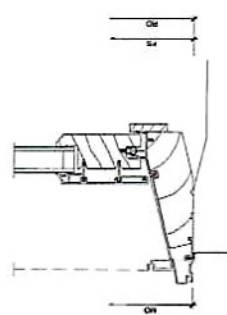
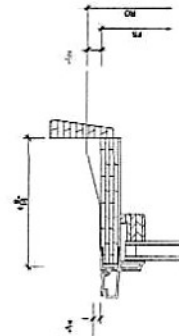
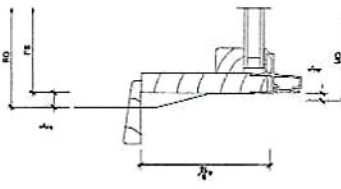
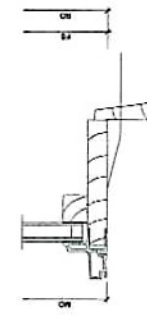
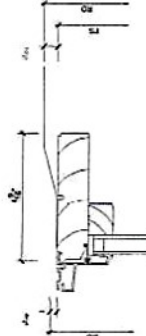
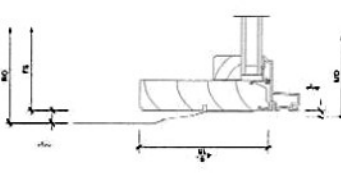

Line 8
 Product Line: Market St Macro Left of Dr L
 Material: White
 Finish: White
 Glass: Clear
 Hardware: Silver
 Operation: Manual
 Mounting: Flush Mount
 Color: White
 Weight: 11.5 lbs
 Height: 111 1/2"
 Width: 60 1/2"

DESIGNING PRODUCTS WITH RESPECT TO ENERGY EFFICIENCY.
 (When ordering the Marvin Window and Door products, please refer to the approved signatory of purchase and be advised by the architect or engineer that the approved signatory is required to be approved by the manufacturer of the product and that the approved signatory is required to be approved by the manufacturer of the product and that the approved signatory is required to be approved by the manufacturer of the product.)

REVISION: CREATED: 05/07/2024

PK VERSION: 004.08.01

QUOTE# R17YV7M
 DRAWN: HEATHER DITZEL
 DISTRIBUTOR: ELDERIDGE LUMBER & HARDWARE-ORF-CO

 <p>Divided Lite</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Checkrail</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Head</p> <p>SCALE: 1/4" = 1'-0"</p>
 <p>Head</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Jamb</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Sill</p> <p>SCALE: 1/4" = 1'-0"</p>
 <p>Head</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Jamb</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Sill</p> <p>SCALE: 1/4" = 1'-0"</p>
 <p>Head</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Jamb</p> <p>SCALE: 1/4" = 1'-0"</p>	 <p>Sill</p> <p>SCALE: 1/4" = 1'-0"</p>



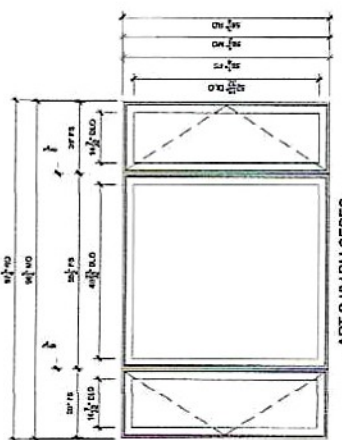
GREENING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS. BEFORE ORDERING, A COPY OF THESE DRAWINGS MUST BE OBTAINED FROM THE ARCHITECT OR THE MANUFACTURER'S REPRESENTATIVE. MARVIN PRODUCTS ARE NOT TO BE USED IN ANY MANNER THAT WOULD BE IN VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS. MARVIN PRODUCTS ARE NOT TO BE USED IN ANY MANNER THAT WOULD BE IN VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS.

REVISION

PK VERSION: 0004.001.01
 CREATED: 06/07/2024

QUOTER: DSRTHWS
 DRAWN: HEATHER CRITZEL
 PROJECT: MAINE COAST BLDRS DOPPLIN/APTS / MAINE COAST BLDRS DOPPLIN/APTS
 DISTRIBUTOR: ELWOOD LUMBER & HARDWARE, YORK, CO

SHEET 2
 OF 6

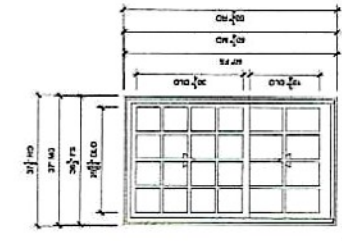


APT 2 LIV RM CERES
 SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Jamb
- ④ Vertical Fin
- ⑤ Horizontal Fin
- ⑥ Grid

SPECIFICATIONS

UNIT 2.1
 MA UN/APTS CERES
 Product Line: A Series
 Series: 2000 Series
 Frame Size: 24 1/2\"/>

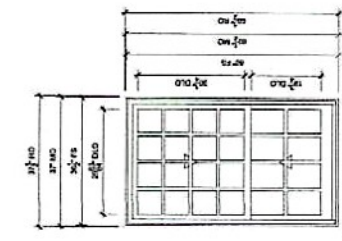


APT 2 LIV RM BOW ST
 SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Jamb
- ④ Vertical Fin
- ⑤ Horizontal Fin
- ⑥ Grid

SPECIFICATIONS

UNIT 2.2
 MA UN/APTS BOW ST
 Product Line: A Series
 Series: 2000 Series
 Frame Size: 24 1/2\"/>

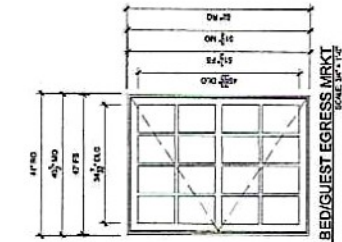


APT 2 GUEST RM BOW ST
 SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Jamb
- ④ Vertical Fin
- ⑤ Horizontal Fin
- ⑥ Grid

SPECIFICATIONS

UNIT 2.3
 MA UN/APTS BOW ST
 Product Line: A Series
 Series: 2000 Series
 Frame Size: 24 1/2\"/>

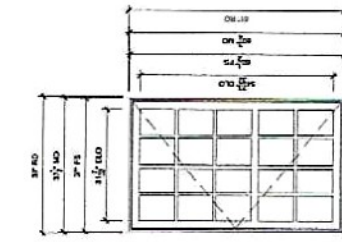


APT 2 BED/GUEST EGRESS MKT
 SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Jamb
- ④ Vertical Fin
- ⑤ Horizontal Fin
- ⑥ Grid

SPECIFICATIONS

UNIT 2.4
 MA UN/APTS EGRESS MKT
 Product Line: A Series
 Series: 2000 Series
 Frame Size: 24 1/2\"/>



APT 3 BED 1/2 MKT ST EGRESS
 SCALE: 3/4\"/>

- ① Head
- ② Sill
- ③ Jamb
- ④ Vertical Fin
- ⑤ Horizontal Fin
- ⑥ Grid

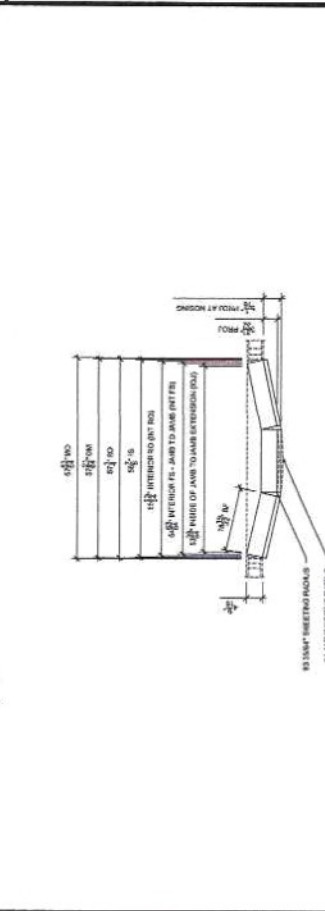
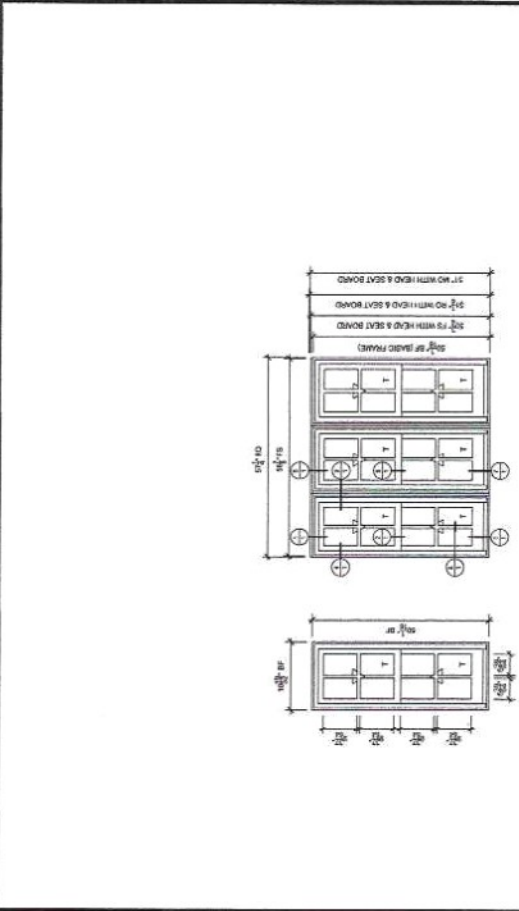
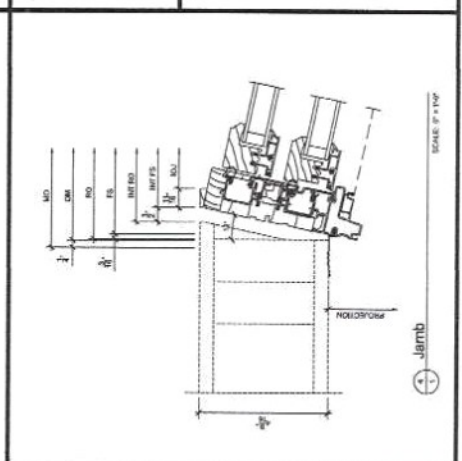
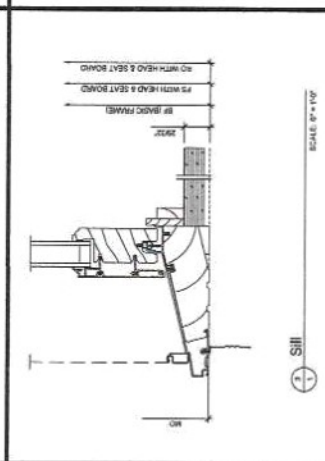
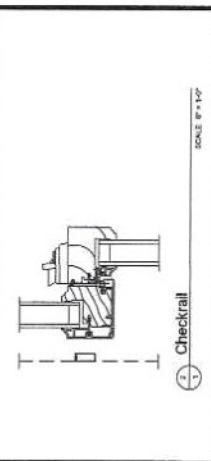
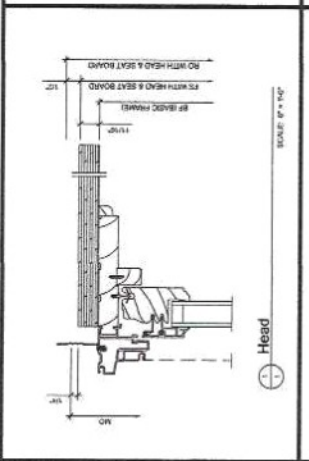
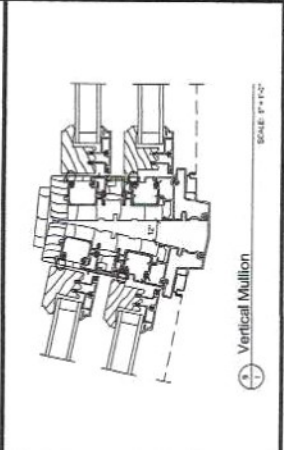
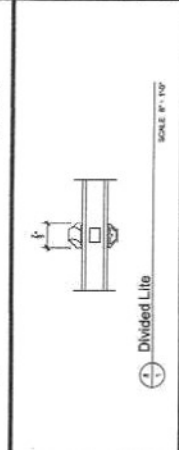
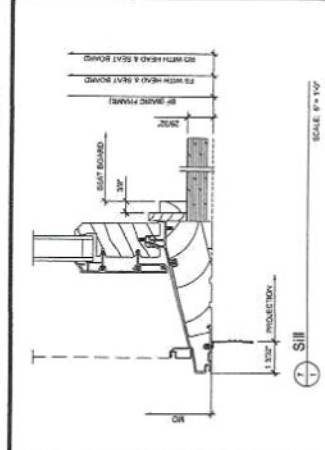
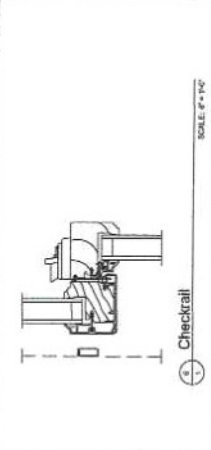
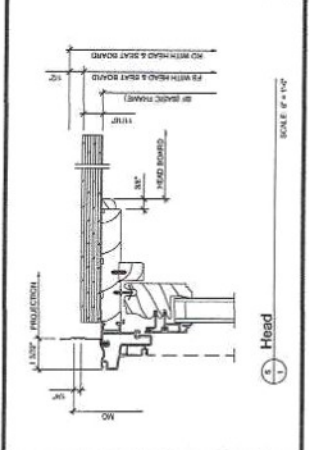
SPECIFICATIONS

UNIT 2.5
 MA UN/APTS EGRESS MKT
 Product Line: A Series
 Series: 2000 Series
 Frame Size: 24 1/2\"/>

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Case products, please contact your
 representative to determine product availability and lead times. Please refer to
 the approved shop drawings, Marvin Windows and Cases drawings to
 determine the correct product to order. Please refer to the approved shop drawings
 for the Marvin products included herein and contact your representative for
 details. Marvin Windows and Cases drawings are subject to change without notice.
 Marvin Windows and Cases drawings are subject to change without notice.

MCB DOLPHIN
BOW WINDOWS ONLY

DISTRIBUTOR: MARVIN
 DEALER: ELDERIDGE LBR & HOME - PORTSMOUTH
 ARCHITECT:
 CONTRACTOR:
 DRAWING NO: 7W0618.DWG DRAWN BY: RMM
 DATE: 06/09/24 REVISION DATE:



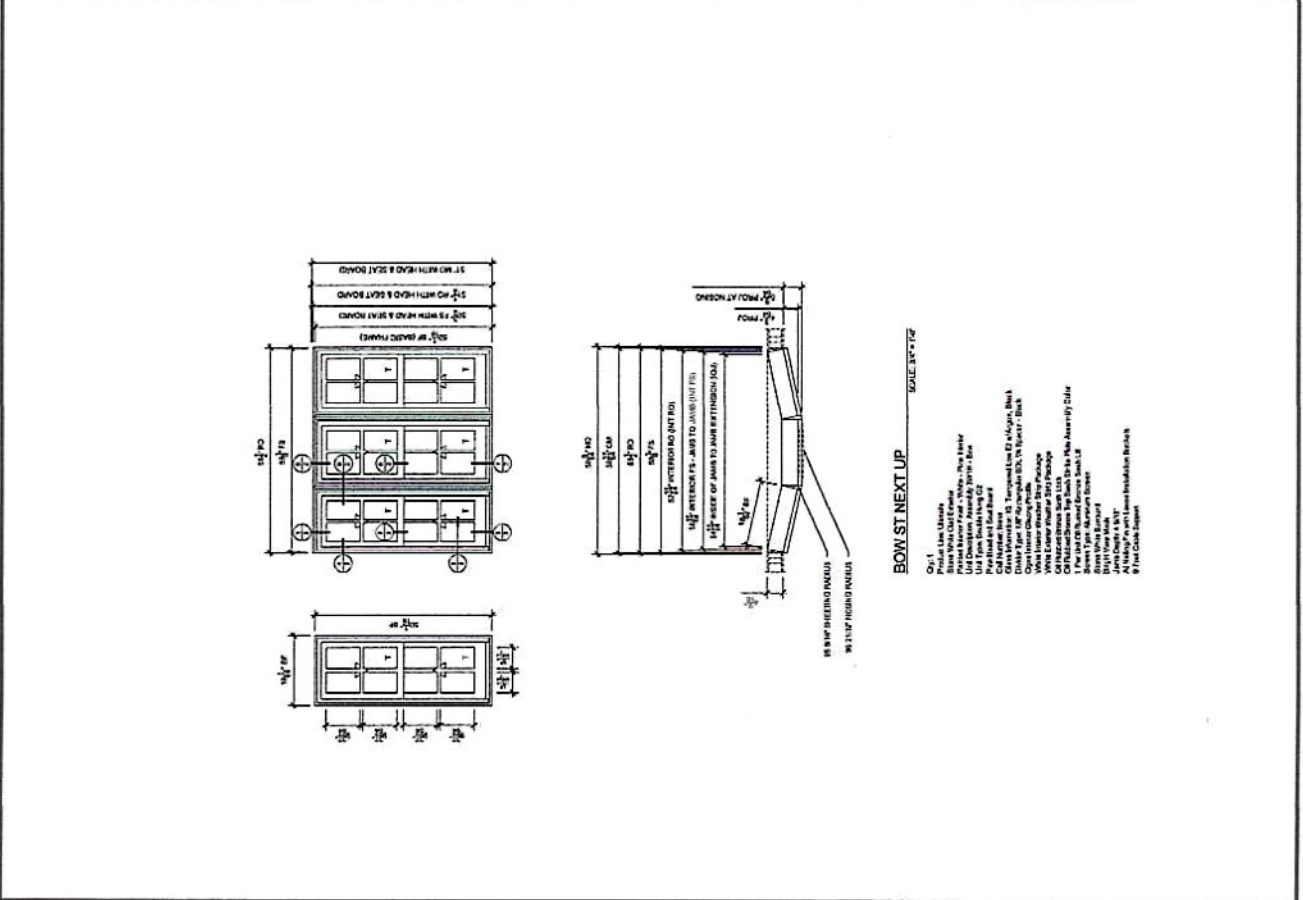
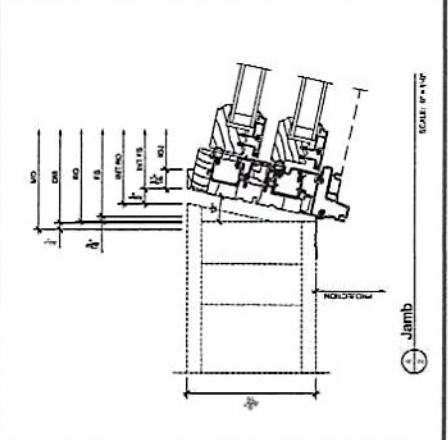
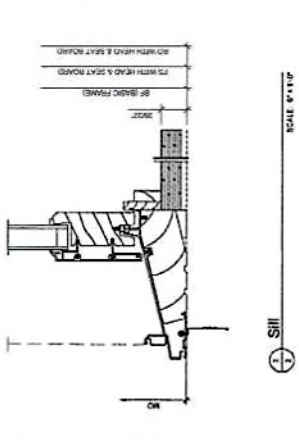
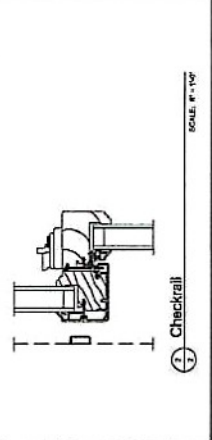
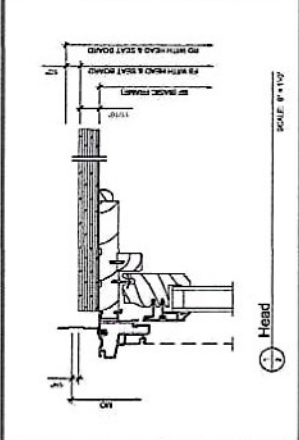
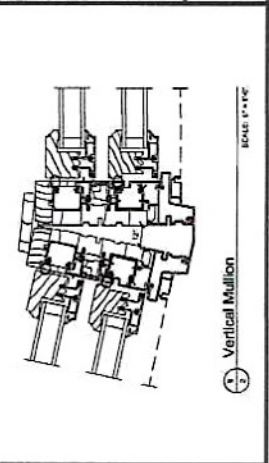
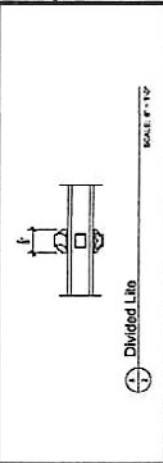
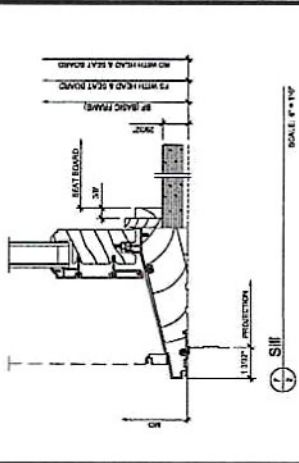
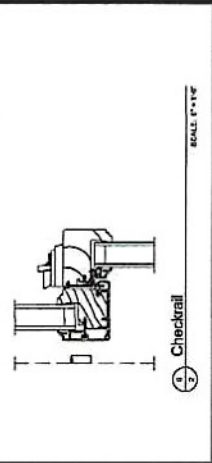
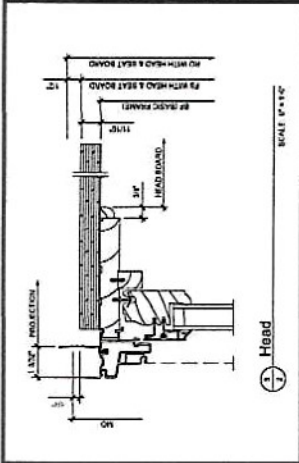
BOW ST. BTM HILL CERES END
 SCALE: 3/4\"/>

Product Line: UltraView
 Model: 6000 Series
 Unit: Customizable
 Color: White
 Glass: Clear
 Call Number: 800-843-7777
 Website: www.marvin.com
 1. The unit is shown in the open position.
 2. The unit is shown in the closed position.
 3. The unit is shown in the closed position.
 4. The unit is shown in the closed position.
 5. The unit is shown in the closed position.
 6. The unit is shown in the closed position.
 7. The unit is shown in the closed position.
 8. The unit is shown in the closed position.
 9. The unit is shown in the closed position.
 10. The unit is shown in the closed position.

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
 Before ordering the Marvin Window and Door products, please refer to the drawings.
 Marvin Windows and Doors are designed and manufactured in the United States.
 All dimensions are in inches unless otherwise specified.
 Marvin Windows and Doors are designed and manufactured in the United States.
 All dimensions are in inches unless otherwise specified.

**MCB DOLPHIN
 BOW WINDOWS ONLY**

DISTRIBUTOR: MARVIN
 DEALER: EDGEMORE LBR & HDWE - PORTSMOUTH
 CONTRACTOR:
 ARCHITECT:
 DRAWING NO: 2706618.DWG
 REVISION DATE:



BOW ST NEXT UP

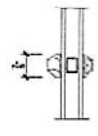
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REVISION:

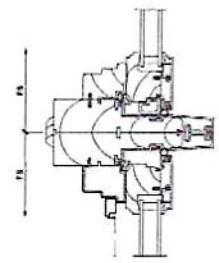
ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS.
Having reviewed the Marvin Window and Door products detailed within
this drawing, the client hereby certifies that the products shown are
approved for use in the project and that the design complies with all
relevant codes and regulations. It is the client's responsibility to ensure
that the Marvin products are installed and maintained in accordance
with the Marvin product literature. To the extent that the Marvin
products are used in the project, the client hereby certifies that
they are used in accordance with the Marvin product literature and
that the Marvin products are used in accordance with the design.
MARVIN



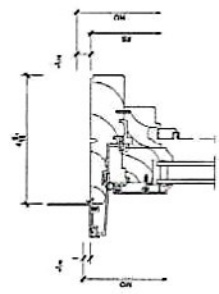
11 Divided Lite SCALE: 1/4" = 1'-0"



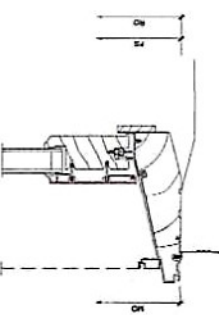
12 Vertical Mullion SCALE: 1/4" = 1'-0"



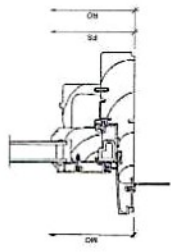
13 Head SCALE: 1/4" = 1'-0"



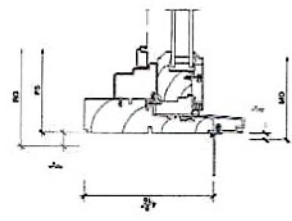
14 Sill SCALE: 1/4" = 1'-0"



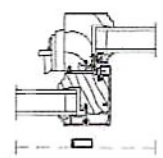
15 Sill SCALE: 1/4" = 1'-0"



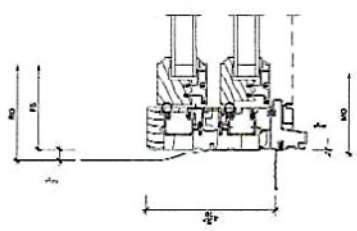
16 Jamb SCALE: 1/4" = 1'-0"



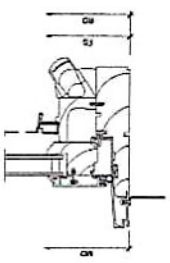
17 Checkrail SCALE: 1/4" = 1'-0"



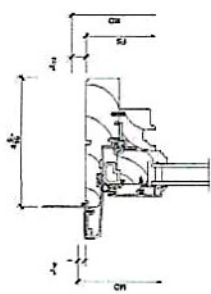
18 Jamb SCALE: 1/4" = 1'-0"



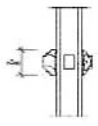
19 Sill SCALE: 1/4" = 1'-0"



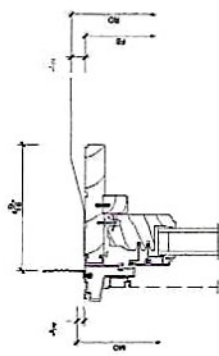
20 Head SCALE: 1/4" = 1'-0"



21 Divided Lite SCALE: 1/4" = 1'-0"



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























Project Address: 44 Gardner Street

Permit Requested: Certificate of Approval

Application: Public Hearing D



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 6,267 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Gardner Street
- Unique Features: Wraparound one-story full width porch, parapet gable over entry bay, two story polygonal bay on the left side of the façade and a one story hipped roof garage to the rear of the property.
- Neighborhood Association: South End

B. Proposed Work: to replace the existing windows with Marvin Elevate windows, replace the existing siding with Hardie siding, install HVAC equipment and ventilation.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of windows and siding
- Installation of HVAC equipment and venting.



**HISTORIC
SURVEY
RATING
C**

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

Applicant:

Keith Dockham & Jeff Kisiel
Dockham Builders, Inc
2060 Lafayette Road
Portsmouth, NH 03801

Property:

44 Gardner Street
Portsmouth, NH 03801

Property Owner:

Bernie and Emily Roesler

- I. Letter of Authorization
- II. Scope of work
- III. Window Replacement
- IV. Siding & Exterior Trim
- V. HVAC & Venting

I. Letter of Authorization:

See attached Letter of Authorization.

II. Project Summary:

The proposed scope of work includes:

-Remove the existing wood siding, exterior corner trim, window casing and windows

-Install new windows (III. Window Replacement), new siding (IV. Siding & Exterior Trim)

-Install new HVAC system, kitchen range hood and Bathroom Fans with vents (V. HVAC & Venting)

III. Window Replacement:

Install new Marvin Ultimate Windows on entire house.

See attached schedule and specification sheet for window details.

IV. Siding and Exterior Trim

-Remove existing siding and install new 5 1/4" Hardie Plank Siding with smooth finish and a 4" reveal to match existing. See attached Hardie Specification Sheet for more details.

-Remove existing wood trim (corner boards and window casing) and install new Azek PVC trim to match existing profile. See attached Azek Specification Sheet for more details

-Corner Board: 5/4" x 6"

-Window Casing: 5/4" x 4" legs, 5/4" x 5" Header, 3" Crown AZM-52, Historic Sill AZM-6930

V. HVAC & Venting

-Install two new HVAC systems w/ condenser on north side of property along brick foundation,

-Bosch Thermotechnology, Bosch 2.0 IDS, 3.00 Ton, Heat Pump (2)

-See attached Bosch Specification Sheet for more details























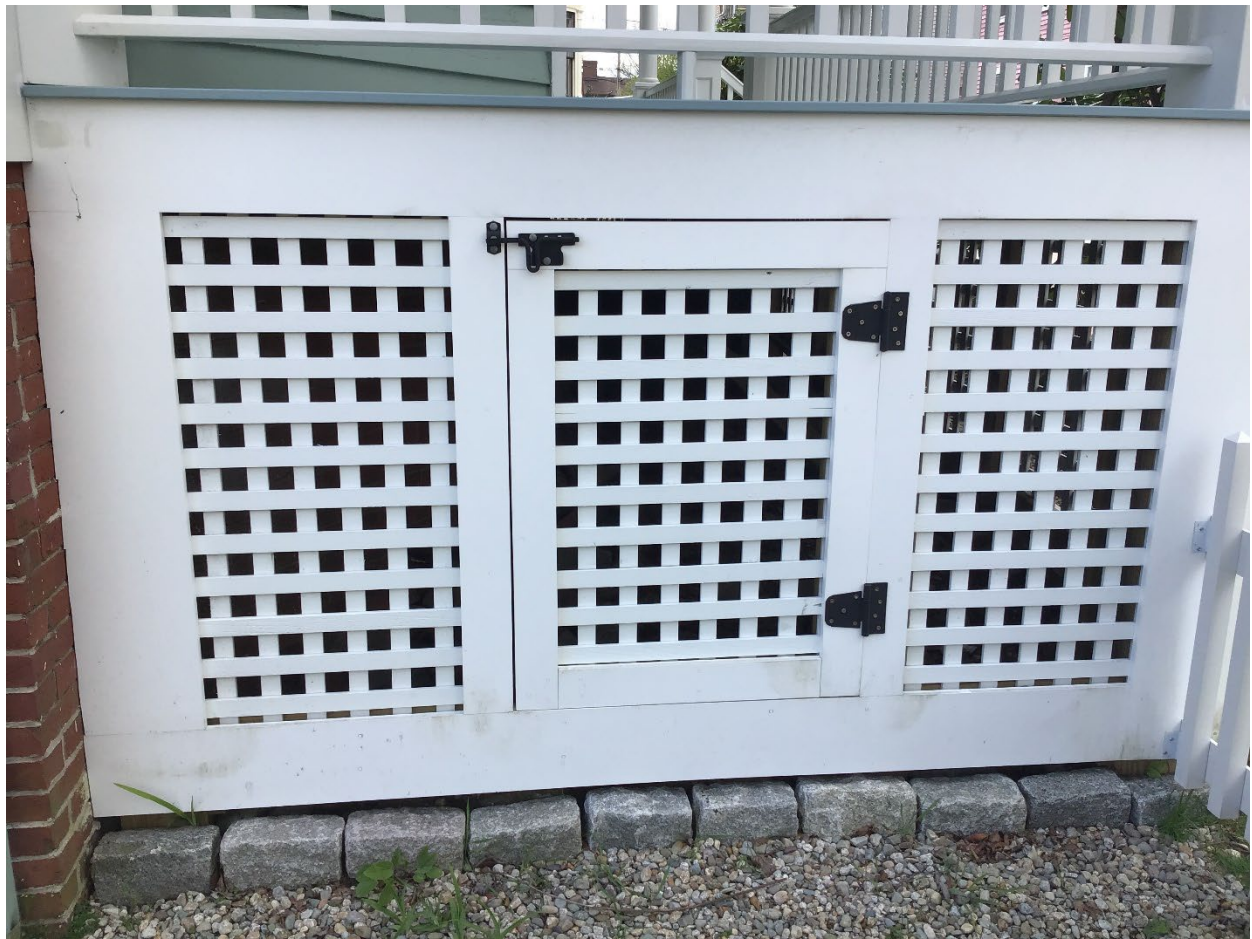






























DOCKHAM 022024 ROESLER

Quote #: R3HN2NG

A Proposal for Window and Door Products prepared for:

Job Site:

03801

Shipping Address:

ELDREDGE LBR & HDWE-PORTSMOUTH
275 Constitution Ave
Portsmouth, NH 03801-8600

Project Description:

44 GARDNER STREET PORTSMOUTH NH

Featuring products from:



SELECTWOOD

The Choice For Building Professionals.

TOM MCELREAVY
ELDREDGE LBR & HDWE-PORTSMOUTH
PO BOX 69
CAPE NEDDICK, ME 03902-0069
Phone: (603) 436-9663

Email: tmcelreavy@eldredgelumber.com

This report was generated on 2/21/2024 9:36:25 AM using the Marvin Order Management System, version 0004.06.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 9

TOTAL UNIT QTY: 33

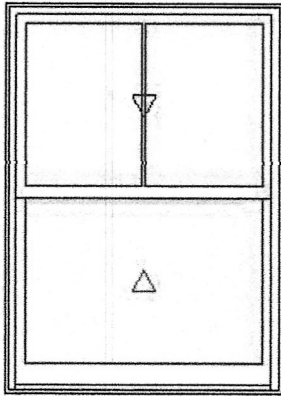
EXT NET PRICE: USD [REDACTED]

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	KIT/ENTRY	Ultimate	Double Hung G2 RO 47" X 64" Entered as RO 47" X 64"	[REDACTED]	1	[REDACTED]
2	1ST FLR	Ultimate	Double Hung G2 RO 36" X 66" Entered as RO 36" X 66"	[REDACTED]	11	[REDACTED]
3	KITCHEN SINK	Ultimate	Marvin Assembly RO 67 63/64" X 46" Entered as Size by Units	[REDACTED]	1	[REDACTED]
4	1ST FLR BATH	Ultimate	Double Hung G2 RO 33" X 66" Entered as RO 33" X 66"	[REDACTED]	1	[REDACTED]
5	STAIRS /FULL TEMP	Ultimate	Double Hung G2 RO 36" X 62" Entered as RO 36" X 62"	[REDACTED]	1	[REDACTED]
6	2ND FLR	Ultimate	Double Hung G2 RO 36" X 62" Entered as RO 36" X 62"	[REDACTED]	14	[REDACTED]
7	3RD FLR BATH	Ultimate	Double Hung G2 RO 36" X 62" Entered as RO 36" X 62"	[REDACTED]	1	[REDACTED]
8	3RD FLR	Ultimate	Double Hung G2 RO 36" X 58" Entered as RO 36" X 58"	[REDACTED]	2	[REDACTED]
9	PLAYROOM	Ultimate	Double Hung G2 RO 34" X 62" Entered as RO 34" X 62"	[REDACTED]	1	[REDACTED]

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: KIT/ENTRY	Net Price:		
Qty: 1		Ext. Net Price:	USD	



As Viewed From The Exterior

Entered As: RO

MO 46 1/2" X 63 3/4"

FS 46" X 63 1/2"

RO 47" X 64"

Egress Information

Width: 42 13/32" Height: 26 25/64"

Net Clear Opening: 7.77 SqFt

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 47" X 64"
 Standard CN Height 28
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

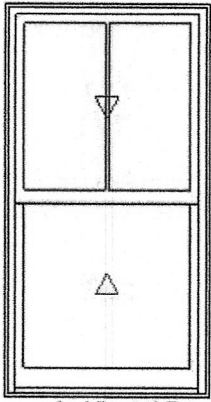
Seller: _____

Buyer: _____

Line #2	Mark Unit: 1ST FLR	Net Price:		
Qty: 11		Ext. Net Price:	USD	



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 36" X 66"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile



As Viewed From The Exterior

Entered As: RO
 MO 35 1/2" X 65 3/4"
 FS 35" X 65 1/2"
 RO 36" X 66"
Egress Information
 Width: 31 13/32" Height: 27 11/16"
 Net Clear Opening: 6.04 SqFt

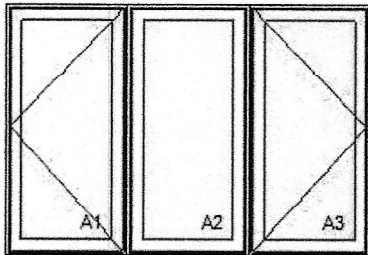
Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: KITCHEN SINK	Net Price:	USD	
Qty: 1		Ext. Net Price:		



As Viewed From The Exterior

Entered As: Size by Units
 MO 67 31/64" X 45 3/4"
 FS 66 63/64" X 45 1/2"
 RO 67 63/64" X 46"
Egress Information A1, A3
 Width: 15 7/32" Height: 40 25/64"
 Net Clear Opening: 4.27 SqFt
Egress Information A2
 No Egress Information available.

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 3W1H - Rectangle Assembly
 Assembly Rough Opening
 67 63/64" X 46"

Unit: A1
 Ultimate Casement - Left Hand
 Basic Frame 22 21/64" X 45 1/2"
 Rough Opening 23 21/64" X 46"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Stainless Steel Hardware
 Aluminum Screen
 White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

Unit: A2
 Ultimate Casement - Stationary
 Basic Frame 22 21/64" X 45 1/2"
 Rough Opening 23 21/64" X 46"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Solid Wood Covers

Unit: A3
 Ultimate Casement - Right Hand
 Basic Frame 22 21/64" X 45 1/2"
 Rough Opening 23 21/64" X 46"
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Stainless Steel Hardware
 Aluminum Screen
 White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 Standard Mull Charge
 4 9/16" Jamb
 Nailing Fin
 ***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
 ***Note: Unit Availability and Price is Subject to Change

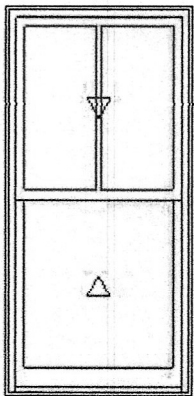
Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: 1ST FLR BATH	Net Price:	USD	
Qty: 1		Ext. Net Price:		

MARVIN 



As Viewed From The Exterior

Entered As: RO
 MO 32 1/2" X 65 3/4"
 FS 32" X 65 1/2"
 RO 33" X 66"

Egress Information
 Width: 28 13/32" Height: 27 11/16"
 Net Clear Opening: 5.46 SqFt

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 33" X 66"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb

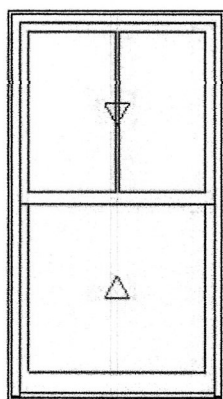
Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: STAIRS /FULL TEMP	Net Price:	
Qty: 1		Ext. Net Price:	USD



As Viewed From The Exterior

Entered As: RO
 MO 35 1/2" X 61 3/4"
 FS 35" X 61 1/2"
 RO 36" X 62"

Egress Information
 Width: 31 13/32" Height: 25 11/16"
 Net Clear Opening: 5.60 SqFt

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 36" X 62"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Tempered Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

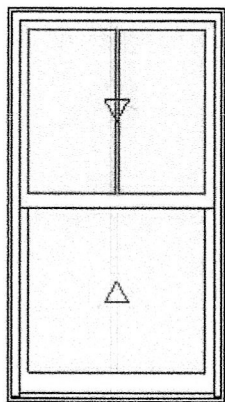
Seller: _____

Buyer: _____

Line #6	Mark Unit: 2ND FLR	Net Price:	
Qty: 14		Ext. Net Price:	USD



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 36" X 62"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black



As Viewed From The Exterior

Entered As: RO
 MO 35 1/2" X 61 3/4"
 FS 35" X 61 1/2"
 RO 36" X 62"

Egress Information

Width: 31 13/32" Height: 25 11/16"
 Net Clear Opening: 5.60 SqFt

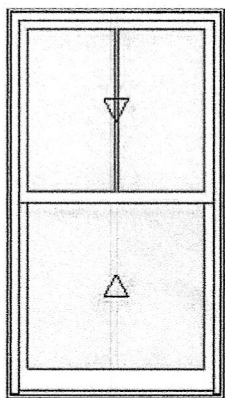
Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: 3RD FLR BATH	Net Price:	USD	
Qty: 1		Ext. Net Price:		



As Viewed From The Exterior

Entered As: RO
 MO 35 1/2" X 61 3/4"
 FS 35" X 61 1/2"
 RO 36" X 62"

Egress Information

Width: 31 13/32" Height: 25 11/16"
 Net Clear Opening: 5.60 SqFt

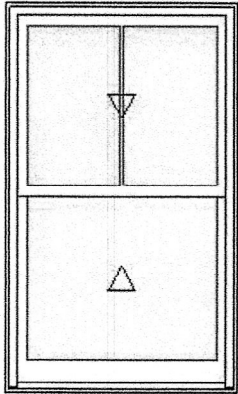
Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 36" X 62"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #8	Mark Unit: 3RD FLR	Net Price:	
Qty: 2		Ext. Net Price:	USD



As Viewed From The Exterior

Entered As: RO
 MO 35 1/2" X 57 3/4"
 FS 35" X 57 1/2"
 RO 36" X 58"

Egress Information
 Width: 31 13/32" Height: 23 11/16"
 Net Clear Opening: 5.17 SqFt

Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 36" X 58"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weather Strip Package
 White Exterior Weather Strip Package
 White Sash Lock
 White Top Sash Strike Plate Assembly Color
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 4 9/16" Jamb
 Nailing Fin
 ***Note: Unit Availability and Price is Subject to Change

Initials required

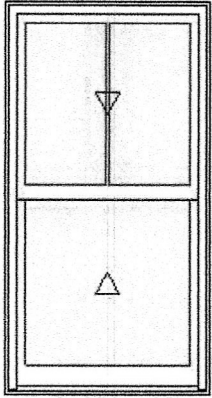
Seller: _____

Buyer: _____

Line #9	Mark Unit: PLAYROOM	Net Price:	
Qty: 1		Ext. Net Price:	USD



Stone White Clad Exterior
 Painted Interior Finish - White - Pine Interior
 Ultimate Double Hung G2
 Rough Opening 34" X 62"
 Top Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W1H
 Stone White Clad Ext - Painted Interior Finish - White - Pine Int
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon



As Viewed From The Exterior

Entered As: RO

MO 33 1/2" X 61 3/4"

FS 33" X 61 1/2"

RO 34" X 62"

Egress Information

Width: 29 13/32" Height: 25 11/16"

Net Clear Opening: 5.25 SqFt

- Black Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weather Strip Package
- White Exterior Weather Strip Package
- White Sash Lock
- White Top Sash Strike Plate Assembly Color
- Extruded Aluminum Screen
- Stone White Surround
- Bright View Mesh
- ***Screen/Combo Ship Loose
- 4 9/16" Jamb
- Nailing Fin
- ***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD

0.000% Sales Tax: USD

Project Total Net Price: USD

██████████

0.00

██████████

TERMS AND CONDITIONS

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

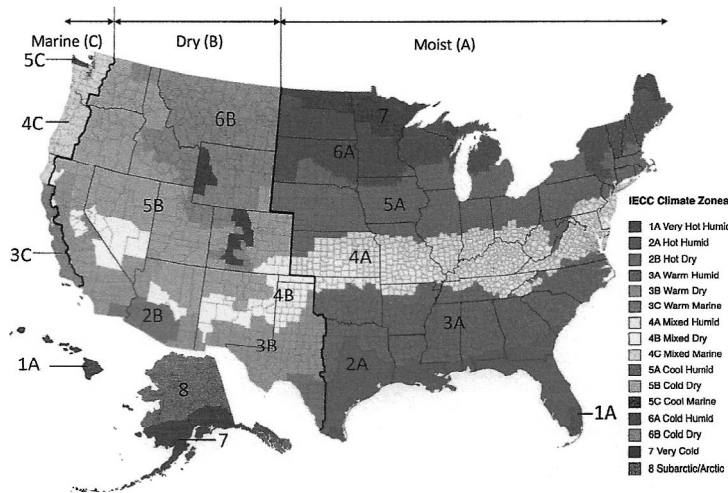
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

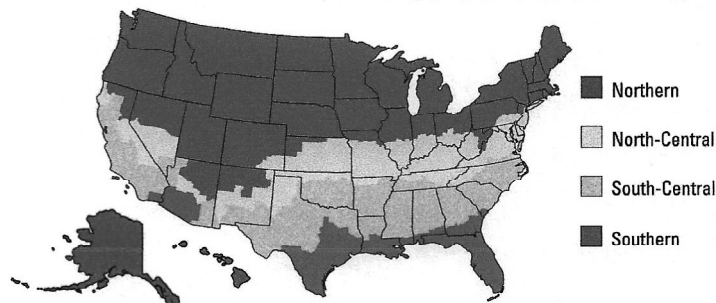
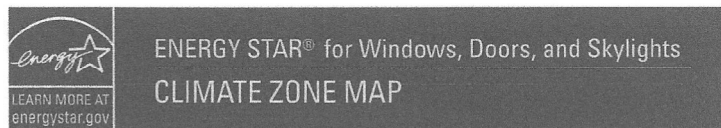
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



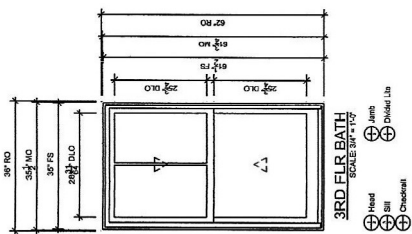
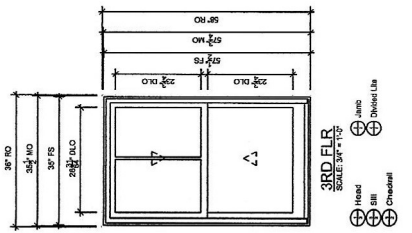
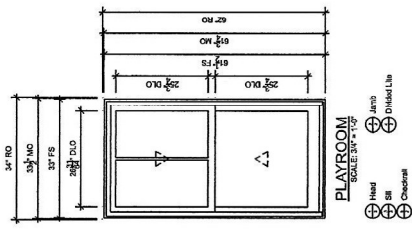
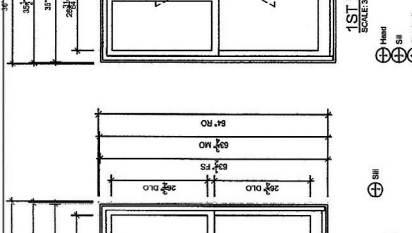
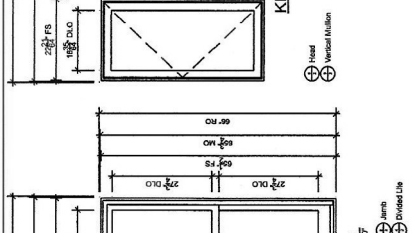
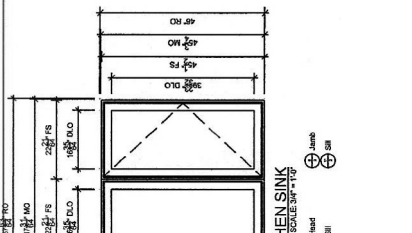
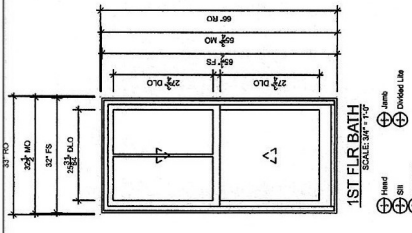
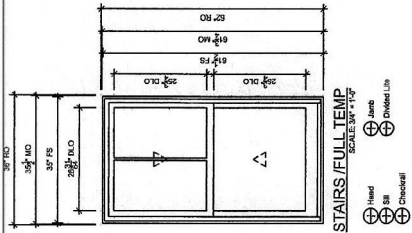
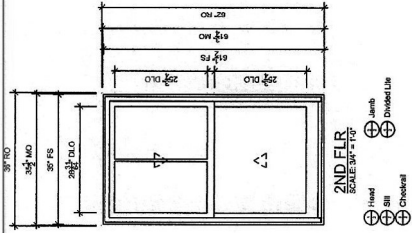
ENERGY STAR Version 7 Climate Zone Map:



Before ordering Marvin Windows and Door products illustrated within these drawings, a copy of these drawings accepted by an approved signatory of the purchase must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Winnetka, Minnesota 55393. The Marvin products included herein are subject to revision without notice. Responsibility in guaranteeing product condition with the drawings.

REVISION: CREATED: 02/21/2024 PK VERSION: 0004.00.00 QUOTE#: R3H2NG

PROJ/OB: DOCKHAM 022024 / ROESLER
 DRAWN: TOM MCREARY
 DISTRIBUTOR: ELDRIDGE LUMBER & HARDWARE-YORK.GO



ORIGINATING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS.
 Before ordering the Marvin Window and Door products illustrated herein,
 check all drawings, a copy of these drawings acceptable to
 Division of Marvin Windows & Doors, P.O. Box 100, Warrend, Minnesota
 55082. If the Marvin products depicted herein are ordered without reference
 to the approved shop drawings, Marvin Windows and Doors assumes no
 responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 02/22/2024

PK VERSION: 0004.06.00

QUOTER: R3HNZG

DRAWN: TOM MCELREAVY

DIST/DEALER: ELDRIDGE LUMBER & HARDWARE-YORK-GO

PROJ/JOB: DOCKHAM 022024 / ROESLER

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

2 Divided Lite SCALE: 1/4" = 1'-0"

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

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

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

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

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

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

9 Vertical Mullion SCALE: 1/4" = 1'-0"

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

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

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

2 Divided Lite SCALE: 1/4" = 1'-0"

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

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

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

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

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

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

9 Vertical Mullion SCALE: 1/4" = 1'-0"

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

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

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

2 Divided Lite SCALE: 1/4" = 1'-0"

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

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

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

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

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

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

9 Vertical Mullion SCALE: 1/4" = 1'-0"

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

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

Project Address: 278 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing 1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Full demolition of the existing standing structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Complete demolition of existing structure.



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



Bosen & Associates
ATTORNEYS AT LAW

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Austin Mikolaities
Admitted in NH

Bernard W. Pelech
1949 - 2021

July 18, 2024

VIA VIEWPOINT and HAND DELIVERY

Reagan Ruedig, Chair
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

***Re: 278 State Street
Tax Map 107, Lot 80
REQUEST FOR CERTIFICATE OF APPROVAL***

Dear Ms. Ruedig:

This office represents PNF Realty Trust of 2013, the owner of the above-referenced property. I enclose the report and findings of Emanuel Engineering dated July 12, 2024. On the basis of the foregoing, we are respectfully requesting permission to demolish the remaining structure at 278 State Street. There is no feasible design that will preserve the remaining structure that will be consistent with and further the purposes and objectives of the Historic District. We have concurrently requested a Work Session to discuss the redevelopment of this property in conjunction with 266 and 270 State Street and 84 Pleasant Street.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

Christopher P. Mulligan
Christopher P. Mulligan

CPM/
Encls.

cc: Peter Floros (w/ encls.)
Michael Keane (w/ encls.)



July 12, 2024

Mr. Peter Floros
PNF Trust 2013
282 Middle Street
Portsmouth, NH 03801

Re: Fire Damaged Building
276 & 278 State Street
Portsmouth, NH

Dear Mr. Floros,

At your request I am responding to a letter dated June 20, 2024 from the City of Portsmouth's Chief Building Inspector Shanti Wolph and addressed to your attorney John Kuzinevich. The letter demands a report seeking a short-term solution designed to protect the public safety while your land use application is in the approval process. It is my understanding that certain variances have lapsed and there are no pending applications.

The writer has visited the site several times and it is his opinion that there is no temporary fix to guarantee public safety.

The basis of this conclusion relies on existing condition observations, such as fire damage; environmental damage – snow, wind, rain; age of the structure; and past renovations that compromised the structure.

The biggest fear to the writer is a potential progressive collapse of the structure regardless of any short-term repairs that may or may not have been implemented.

The writer's reasons for advocating complete demolition include the following:

For Exterior Masonry Walls

- Collapsed masonry
- Loosened masonry
- Cracked granite lintels and sills
- Deteriorated mortar joints
- Masonry step cracks (vertical/diagonal) between the floor levels
- Deteriorated and failed foundation walls

civil & structural consultants, land planners

- Previous masonry modifications to walls

For Wood Members – Roof, Roof Trusses, Floor, & Interior Walls

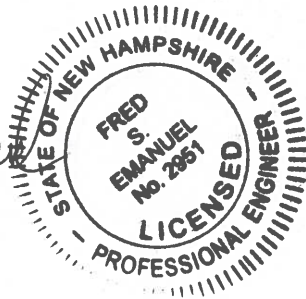
- Burned members
- Wet & rotten members
- Sagging floors
- Damaged members
- Compromised members from past renovations
- Retrofitting of wood and masonry
- Unknown condition of embedded wood members & roof truss rods

Given the above conditions, the writer concludes that the structure is unsafe, has the potential of a progressive collapse, and needs to be demolished immediately. Should you require more information or assistance, please do not hesitate to contact me.

Very truly yours,

Fred Emanuel

Fred Emanuel, P.E.



Project Address: 266-278 State Street

Permit Requested: Work Session

Application: Work Session 1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construction of a new 4-story building.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new 4-story building.



D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties



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Austin Mikolaities
Admitted in NH

Bernard W. Pelech
1949 - 2021

July 18, 2024

VIA VIEWPOINT and HAND DELIVERY

Reagan Ruedig, Chair
Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

***Re: 266, 270, 278 State Street & 84 Pleasant Street
Tax Map 107, Lots 77 – 80
REQUEST FOR WORK SESSION***

Dear Ms. Ruedig:

This office represents PNF Realty Trust of 2013, the owner of the above-referenced property. I enclose a conceptual design proposal for the redevelopment of the property with all new construction. Please accept this correspondence as our request for a work session pursuant to Section 10.635.20 of the zoning ordinance to review and discuss this proposal with the Commission at its August 7, 2024 meeting. To the extent it is applicable, we hereby request a waiver from the requirements of Section 10.634.23.

Thank you for your attention and we look forward to working with the Commission on this project.

Sincerely,

Christopher P. Mulligan
Christopher P. Mulligan

CPM/
Encls.

cc: Peter Floros (w/ encls.)
Michael Keane (w/ encls.)

