

Historic District Commission

Staff Report

Wednesday, December 04, 2024

Project Address: 396-373 Islington Street

Permit Requested: Certificate of Approval

Application: Public Hearing A



A. Property Information - General:

Existing Conditions:

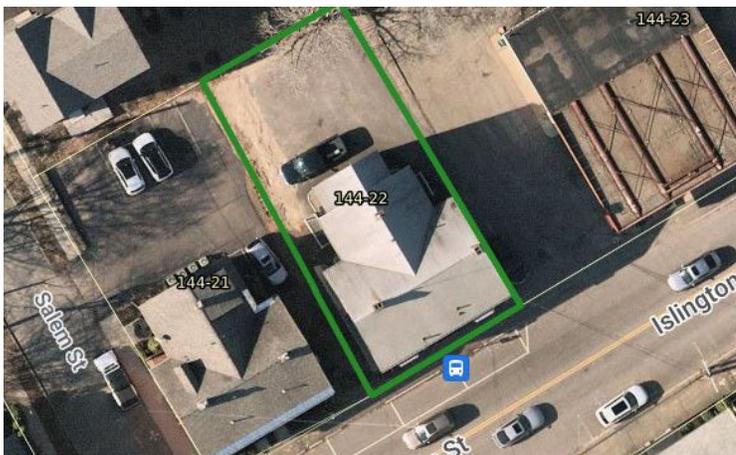
- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Mixed Use
- Land Area: 4,792 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Not in 1984 Historical Survey
- Public View of Proposed Work: Islington Street
- Unique Features: NA
- Neighborhood Association: West End

B. Proposed Work: Replace the Islington Street windows (first floor left side) and replace the siding.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of the Islington Street windows. The windows on the first floor of the building on the right side and rear have been approved for replacement at the November 06, 2024 Historic District Commission Meeting.
- Replacement siding. The Commission gave the applicant the option to replace clapboards on the front façade with wood and wood trim and corner boards with the opportunity to use vinyl on the sides and rear of the structure with AEZEK trim.



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

November 26, 2024

Building Plan

Islington Place Condominium Association is looking to remove the existing cedar clapboards that are at the end of their lifespan and replace them with LP smartsiding 38 series, color of Rapids Blue, with approximately a 4" smooth reveal. We would also like to use white Azek trim to trim out all the windows and doors.

As for windows replacements, I would also like to replace all the existing windows with new construction white Pella Lifestyle Series Windows (2 over 2 grids interior grids) on all the first floor double hung windows. I, Scott Rafferty, own both units on the first floor. I am waiting for another building permit to be processed as the approval for the window replacement has stalled the application (Permit #: LU-24-106). These will be aluminum clad. We would be removing one window that faces the back entrance to unit 371A and shortening one window to now be above a kitchen sink (HDC has granted approval).

Thank you,

Scott Rafferty
President, Islington Place Condominium Association



Current conditions, double window highlighted is to be replaced.



Façade prior to double window being installed.



YOUR HOME IS **MORE** THAN JUST A HOME

LP SmartSide®
TRIM & SIDING

[LPCorp.com/SmartSide](https://www.LPCorp.com/SmartSide)



A photograph of a man and a child standing on a brick porch. The man is wearing a white t-shirt and dark pants, and the child is wearing a light blue and white striped shirt and dark pants. They are standing next to a white pillar and a window. The background is a grey stone wall. The text "IT'S THE BACKDROP FOR YOUR FAMILY PHOTOS" is overlaid on the image in white, bold, sans-serif font.

**IT'S THE
BACKDROP
FOR YOUR
FAMILY PHOTOS**



**IT'S THE BEST
OUTDOOR CAFÉ
IN THE WORLD**







**AND
SOMETIMES
IT'S EVEN A
MAKESHIFT
RACQUETBALL
COURT.**



**IT'S TIME TO
MAKE THE MOST
IMPORTANT PLACE
IN YOUR LIFE
BEAUTIFUL.**







BRING BEAUTY TO YOUR HOME

No matter the reason for re-siding your home, LP® SmartSide® Trim and Siding can help transform your home's appearance with a variety of colors, textures and styles to help bring your vision to life.

With cedar-grain texture and smooth finish trim options, LP SmartSide Trim & Siding stands apart from all other choices as an easy way to bring out your home's unique charm with longer lasting beauty that is engineered to perform.

BUILT TO LAST

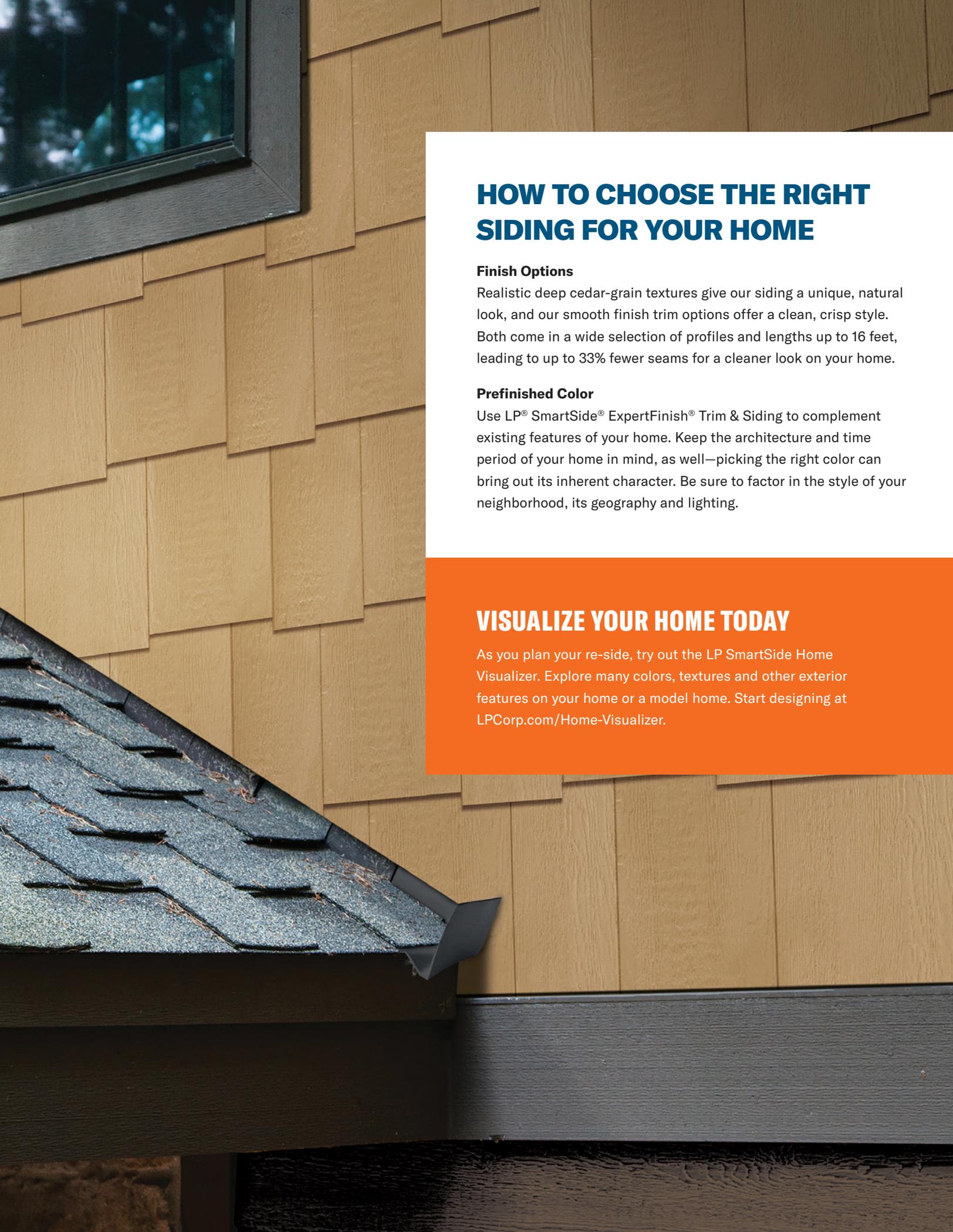
You experience some of your best moments and memories at your home—so it's important to keep it looking beautiful for years to come.

LP® SmartSide® Trim and Siding treated engineered wood siding is designed to hold up to harsh weather and provide a home with superior resistance to impact damage from everyday bumps and bruises to golf ball-sized hail.









HOW TO CHOOSE THE RIGHT SIDING FOR YOUR HOME

Finish Options

Realistic deep cedar-grain textures give our siding a unique, natural look, and our smooth finish trim options offer a clean, crisp style. Both come in a wide selection of profiles and lengths up to 16 feet, leading to up to 33% fewer seams for a cleaner look on your home.

Prefinished Color

Use LP® SmartSide® ExpertFinish® Trim & Siding to complement existing features of your home. Keep the architecture and time period of your home in mind, as well—picking the right color can bring out its inherent character. Be sure to factor in the style of your neighborhood, its geography and lighting.

VISUALIZE YOUR HOME TODAY

As you plan your re-side, try out the LP SmartSide Home Visualizer. Explore many colors, textures and other exterior features on your home or a model home. Start designing at [LPCorp.com/Home-Visualizer](https://www.lpcorp.com/Home-Visualizer).



THE BENEFITS OF PREFINISHED SIDING

The advanced durability you expect from LP® SmartSide® Trim & Siding now comes in colors that pop to make your home stand out and give it a polished look that will last longer.

- Durable siding available in 16 prefinished colors to provide a stylish, polished update to your home
- ExpertFinish® Lap helps limit the appearance of seams for a clean look
- Backed by an industry-leading 5/15/50-year limited warranty
- May offer installers and builders time and labor savings



CHOOSE YOUR COLORS

The LP® SmartSide® ExpertFinish® Trim & Siding color collection includes 16 versatile prefinished colors, all designed to look great and remain durable thanks to an acrylic factory-finished paint. From crisp Snowscape White to daring Abyss Black and many colors in between, you can bring any design vision or style to life.

Our 16 ExpertFinish colors offer on-trend, versatile design options ideal for many home styles, regions and more while helping to ensure your home stands up to whatever life throws its way for years to come. Looking for a custom color? LP SmartSide products also come primed so you can paint them any color you choose.



Snowscape White



Sand Dunes



Desert Stone



Quarry Gray



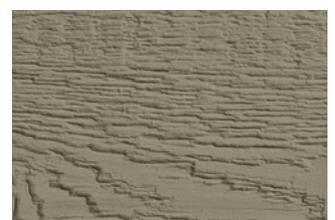
Prairie Clay



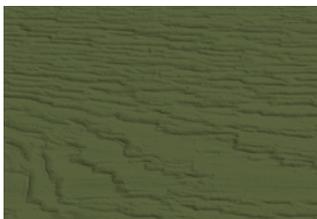
Terra Brown



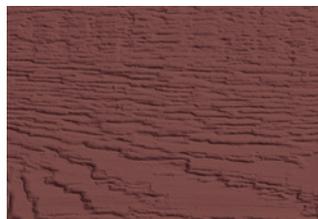
Harvest Honey



Timberland Suede



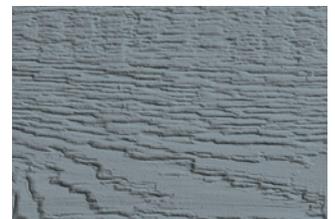
Garden Sage



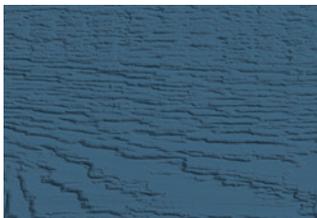
Redwood Red



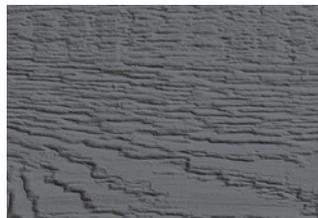
Tundra Gray



Summit Blue



Rapids Blue



Cavern Steel



Midnight Shadow



Abyss Black



WHAT TO EXPECT WHEN RE-SIDING

On average, re-siding your home takes 7 to 14 days and can be done virtually any time of the year. When you install LP® SmartSide® ExpertFinish® Lap and Trim, you'll see time savings. If your new siding is installed primed, the painting and finishing process typically takes an additional 2 to 4 days as long as your contractor follows the paint manufacturer's instructions.

If you are in need of a contractor, please visit [LPCorp.com/Request-A-Quote](https://www.lpcorp.com/Request-A-Quote) to request a quote from a reputable contractor in our LP® BuildSmart™ Preferred Contractor program.





ADVANCED DURABILITY FOR LONGER LASTING BEAUTY®

Every LP® SmartSide® product is treated to the core with our proprietary SmartGuard® manufacturing process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

Zinc Borate: This naturally derived additive helps engineered wood resist damage from termites and fungal decay.

Resins: Resins offer incredible strength to help LP SmartSide siding stand up to impact and survive freeze/thaw cycles.

Waxes: Designed to resist moisture, waxes coat each strand to offer enhanced durability in humid environments.

Overlay: This final element of protection resists moisture intrusion, providing a durable base for a finished look.

When your siding is made with the SmartGuard process, you'll have the peace of mind you need when it comes to your home's exterior. LP SmartSide products can stand up to 200 mph winds, golf ball-sized hail, extreme heat, fungal decay, termites and more. Make the right choice the first time with LP SmartSide Trim & Siding.



AN INVESTMENT WITH LASTING VALUE

LP® SmartSide® products are backed by industry-leading prorated limited warranties that are 67% longer than the industry standard 30-year warranty. With LP SmartSide engineered wood siding, trim and more, you can re-side with confidence in the product to withstand weather, impact and the passage of time.

LP SMARTSIDE PROTECTS MORE

The LP SmartSide Trim & Siding prorated limited warranty covers three main areas of potential damage—fungal decay, hail, and structural features like buckling—so you can have peace of mind and the look you desire for your home. Specifically, the prorated limited warranty covers hail damage caused by hail up to 1.75 inches in diameter, fungal degradation, buckling, cracking, chipping, peeling and other rupturing of the resin-saturated surface.

LP® SmartSide®

5/50 YEAR
PRORATED
LIMITED
WARRANTY

5 YEAR
Labor &
Materials

50 YEAR
Substrate

LP® SmartSide® ExpertFinish®

5/15/50 YEAR
PRORATED
LIMITED
WARRANTY

5 YEAR
Labor &
Materials

15 YEAR
Finish

50 YEAR
Substrate

Additional coverages in the LP SmartSide ExpertFinish prorated limited warranty include discoloration due to chalking, yellowing or excessive fade, peeling, blistering, cracking and erosion that exposes the substrate, in addition to all LP SmartSide 5/50 prorated limited warranty coverages.

For more information and complete details on LP SmartSide warranties, visit LPCorp.com/Warranties.





ADVANCED DURABILITY FOR LONGER LASTING BEAUTY[®]

LP[®] SmartSide[®] Trim & Siding has been the siding of choice for over 20 years for homeowners who want uncompromising quality and distinctive curb appeal. Because you can get all the benefits of traditional wood without nature's imperfections, your home can look beautiful and stand up to the elements for years to come with the #1 brand of engineered wood siding. Choose LP SmartSide products for your full home siding solution.



For more information on LP[®] SmartSide[®] Trim & Siding, visit [LPCorp.com/SmartSide](https://www.LPCorp.com/SmartSide)

⚠️ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³

- **ENERGY STAR® certified⁴**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵

- **Intentional design for improved durability**

Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joints**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Low-maintenance exteriors**

Aluminum-clad exteriors with EnduraClad® finish resists fading and chalking. It is applied in an overlapping fashion for exceptional protection.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

- **Time-tested innovations**

Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds, shades and security sensors. For more information on integrated wireless security sensors, go to connectpella.com.

- **Best limited lifetime warranty⁶**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁵

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Hidden Screen**

The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round.

Dual-pane double-hung window with Hidden Screen



Available in these window and patio door styles:⁷



Special shape windows also available.

^{1,2,3,4,5,6,7} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30 - LC50	0.25 - 0.34	0.19 - 0.51	25-28	Pella Steady Set, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20 - 0.28	0.15 - 0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25 - 0.34	0.19 - 0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23 - 0.35	0.20 - 0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19 - 0.27	0.15 - 0.49	33-37	
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25 - 0.34	0.20 - 0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26 - 0.32	0.18 - 0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23 - 0.28	0.12 - 0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane single-door fixed (O)	31"	80"	49"	96"	CW50	0.24-0.33	0.18-0.51	27	
Sliding Patio Door Triple-pane single-door fixed (O)	31"	80"	49"	96"	CW60	0.21-0.27	0.17-0.45	33-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	96"	96"	R20-LC50	0.24 - 0.34	0.18-0.51	29-32	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	R25-LC60	0.22 - 0.29	0.16 - .44	33-36	

Window sizes available in 1/4" increments

Special sizes available in triple-pane patio doors. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit installpella.com.

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne

White

Brown

Matte Black



Satin Nickel



Satin Brass

Colors

Prefinished Pine Interior Colors

We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Integrated Blinds & Shades

Integrated Blinds⁸

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella® Insynctive® technology.



Integrated Shades⁸

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.



Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen[®]

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows and sliding patio doors.

InView[™]

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

Performance Packages

To make things easier, we've created performance packages.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Create room-by-room solutions with the upgraded triple-pane glass design.

All values below are averages compared with single-pane windows.



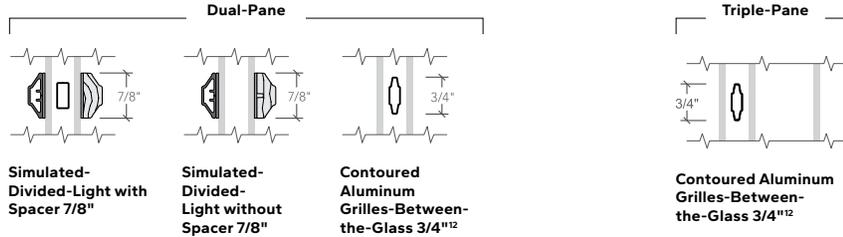
Pella® Lifestyle Series offers products awarded ENERGY STAR® Most Efficient for 2023.⁴

Base	Performance	Sound Control	Energy Efficiency	Ultimate Performance
	71% More Energy Efficient ¹⁰ + 34% Noise Reduction ⁵	52% Noise Reduction ⁵	83% More Energy Efficient ¹⁰	79% More Energy Efficient ¹⁰ + 52% Noise Reduction ⁵
<p>Advanced Low-E</p> <p>Two panes of insulating, energy-efficient glass and our most popular features and options.</p>	<p>Advanced Low-E SunDefense Low-E or NaturalSun Low-E</p> <p>A triple-pane glass design for a combination of both improved energy efficiency and sound performance.</p>	<p>Advanced Low-E, SunDefense Low-E or NaturalSun Low-E Sound-reduction glazing</p> <p>Triple-pane glass design featuring mixed glass thicknesses for enhanced sound dampening.</p>	<p>AdvancedComfort</p> <p>A triple-pane glass design with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>	<p>AdvancedComfort Sound-reduction glazing</p> <p>A triple-pane glass design featuring mixed glass thicknesses with upgraded AdvancedComfort Low-E glass for enhanced energy efficiency.</p>

Patented triple-pane glass design gives flexibility to add integrated blinds or shades without impacting performance.

Grilles

Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

¹ Compared to leading national wood window brands recommended installation methods for new construction windows.

² Comparing average install time and plumb/level/square measurements of leading national wood window brands when installed following the manufacturer's standard installation methods for new construction windows.

³ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

⁴ Some Pella products may not meet ENERGY STAR certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁶ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

⁷ Double-hung windows available in dual-pane only.

⁸ Available with triple-pane products only.

⁹ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

¹⁰ Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

¹¹ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.

¹² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

Project Address: 138 Gates Street
Permit Requested: Certificate of Approval
Application: Public Hearing #1



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,240 SF +/-
- Estimated Age of Structure: c.1775
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Gates Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Changes to a previously approved design (change to siding width and installation method and the omission of the water table boards.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:



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



Proposed changes to As-Built
Front & Right Side Elevations

Remove the 1st two clapboards & replace
With 5/4 Mudsill +/- 6 1/2"

HDC Submission

138 Gates Street 11/20/24

November 20, 2024

Dear Commission & Council Members:

We have been updated and apprised on the apparent deficiencies or derelictions on our home at 138 Gates Street, Portsmouth, NH.

We consider ourselves stewards for this home and wish to maintain it, enhance it and prepare it for future generations over decades. We sought out a highly qualified architect as well as an outstanding contractor, both specializing in renovations and modernization of historic homes. We appreciated their guidance as to the materials and construction so as to take into account the use of appropriate products and the costs, durability and authenticity.

We have received innumerable comments as to the beauty of our newly renovated home while also maintaining the historic look. We certainly trusted our contractor when changes were needed as would be expected for a house built in 1750. At no time were we ever concerned about not maintaining the historic character of over 270 years.

When it comes to the spacing of the clapboards or the presence of mud boards, please believe the architect and contractor went through

much deliberation to perfect the final appearance. And that appearance should not be mandated by previously poorly replaced and spaced clapboards or what was the previous need of mud boards.

We believe the house was completed by our architect and contractor to suit our wishes, the South End experience, and the scope of the HDC Board. We will accept your decision but please keep open minds and accept that stewardship of these historic homes is trying to do what's in the best interest of the historic district.

Respectfully Submitted,

Frederick K. Wiese & Sandra L. Smith-Wiese