

HDC

ADMINISTRATIVE APPROVALS

January 03, 2024

- | | | |
|----|-------------------------------|-----------------------|
| 1. | 466 Marcy Street | -Request to Postpone |
| 2. | 425 Islington Street | - Request to Postpone |
| 3. | 95 Court Street | - Request to Postpone |
| 4. | 182 market Street | - Request to Postpone |
| 5. | 140 Court Street | -Recommended Approval |
| 6. | 179 Pleasant Street | -Recommended Approval |
| 7. | 385 Islington Street, Unit #3 | -Recommended Approval |
| 8. | 72 Islington Street, Unit #1 | -TBD |
| 9. | 28 New Castle Avenue | -Recommended Approval |

5. 140 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (several roof mounted units and (1) ground unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-718

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/14/2023

Primary Location

140 COURT ST
Portsmouth, NH 03801

Owner

PORTSMOUTH HOUSING
AUTHORITY
245 MIDDLE ST
PORTSMOUTH, NH 03801

Applicant

Carla Goodknight
 603-431-2808
 carla@cjarchitects.net
 233 Vaughan Street
Suite 101
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Installation of Mechanical Units

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Architect

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

LETTER OF AGENDA

We respectfully submit this Application for Administrative Approval for the installation of **Mechanical Units** at the Feaster Apartments project located at 140 Court Street.

This project represents a significant opportunity to improve the viability of this affordable housing by way of modernizing the HVAC systems. If approved, it will be funded through the **NHSaves Home Energy Assistance (HEA) Program**. The HEA Program serves New Hampshire's income-eligible homeowners and renters to help reduce their energy costs, optimize their homes' energy performance and make their homes safer, healthier and more comfortable.

The Air Source Heat Pump project at the Feaster Apartment building will achieve these goals. It will result in significant energy and cost savings for the building's residents, as well as improve the thermal comfort and air quality in each of the apartments.

Project requirements include:

1 – Installation of 8 Rooftop units at four locations on the roof.

2 – Installation of 1 Unit on the Ground.

3 – Vertical line sets will need to be installed from the exterior Mechanical equipment to each Residential Unit. These will be covered with vertical aluminum enclosures with a bronze finish to conceal the lines.

4 – The roof is post-tensioned precast with horizontal metal rods at various intervals throughout. This may restrict the penetration opportunities for the line sets at the eaves. Gutter style flares have been added to accommodate these potential offsets.

5 – If the line sets were run internally these rods would need to be avoided at each floor, using radar imaging at each penetration location on every floor, thereby jeopardizing the viability of the project.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA, NCARB
Principal, CJ Architects

FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

AGENDA & AERIAL

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 3, 2024



PORTSMOUTH
HOUSING





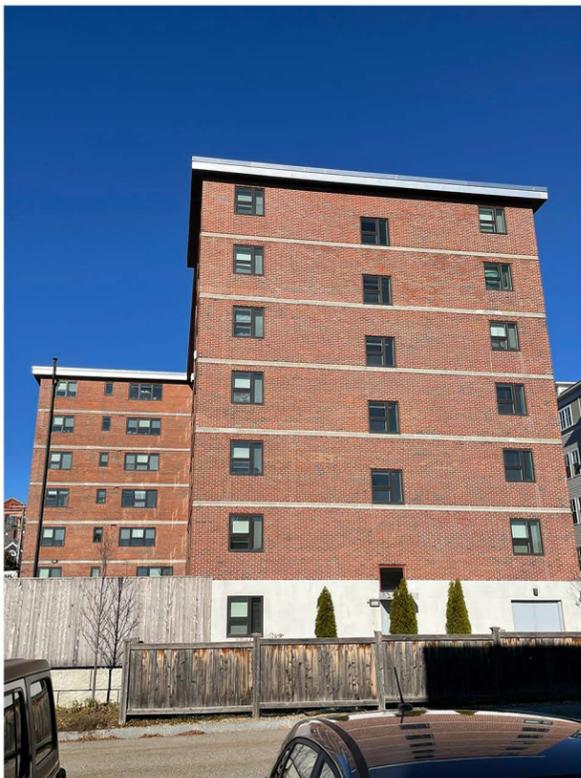
A) VIEW OF EXISTING NORTH & EAST ELEVATIONS



B) VIEW OF EXISTING NORTH & WEST ELEVATIONS



C) VIEW OF EXISTING SOUTH & WEST ELEVATIONS



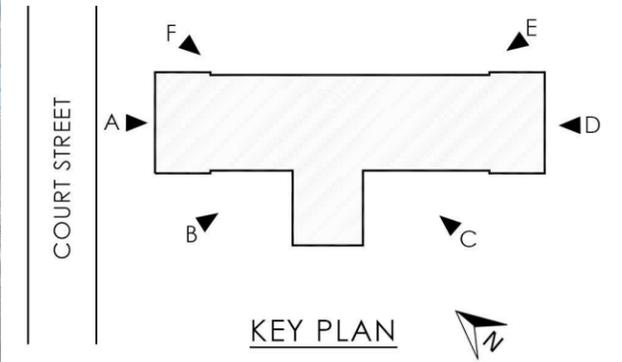
D) VIEW OF EXISTING SOUTH ELEVATIONS



E) VIEW OF EXISTING SOUTH & EAST ELEVATIONS



F) VIEW OF EXISTING NORTH & EAST ELEVATIONS



FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

EXISTING PHOTOS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 3, 2024



PORTSMOUTH
HOUSING



1.0



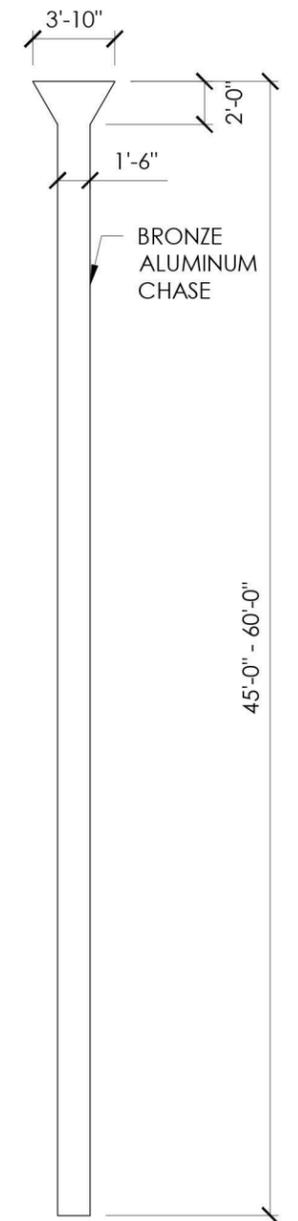
1 EAST ELEVATION - EXISTING
1/16" = 1'-0"



2 EAST ELEVATION - PROPOSED
1/16" = 1'-0"

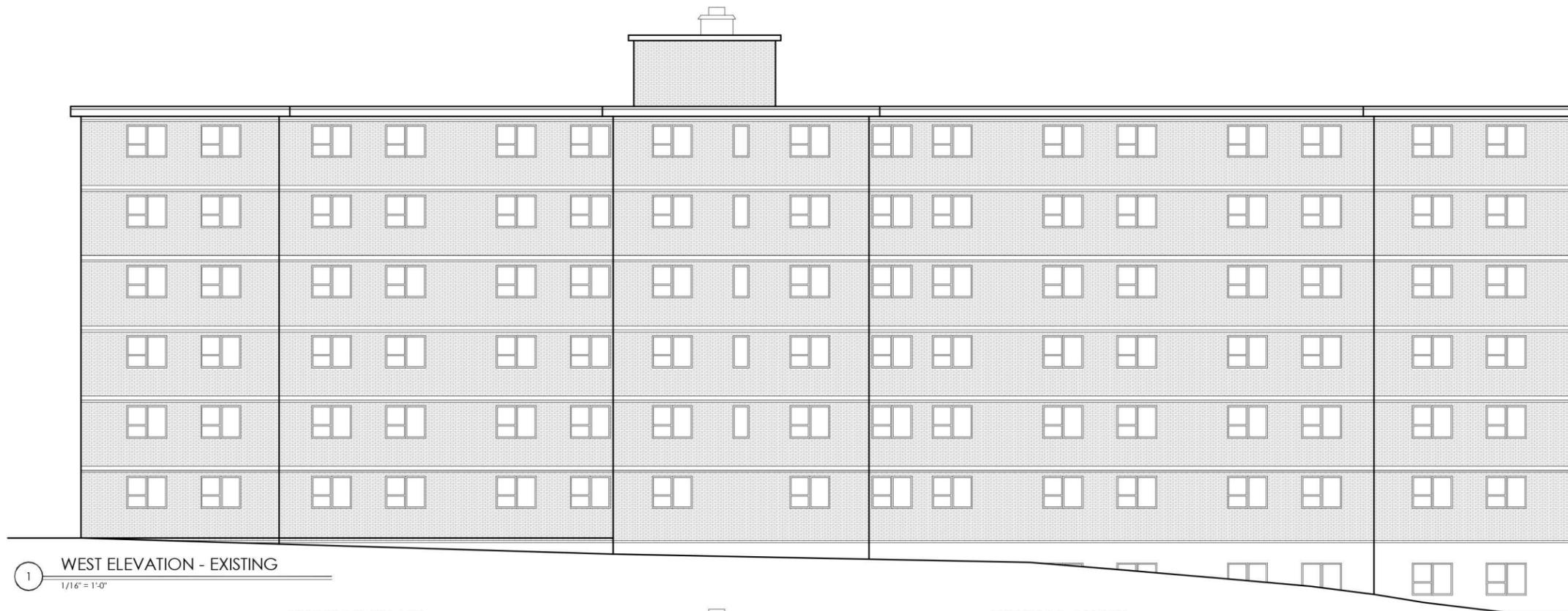


BRONZE ALUMINUM COVER

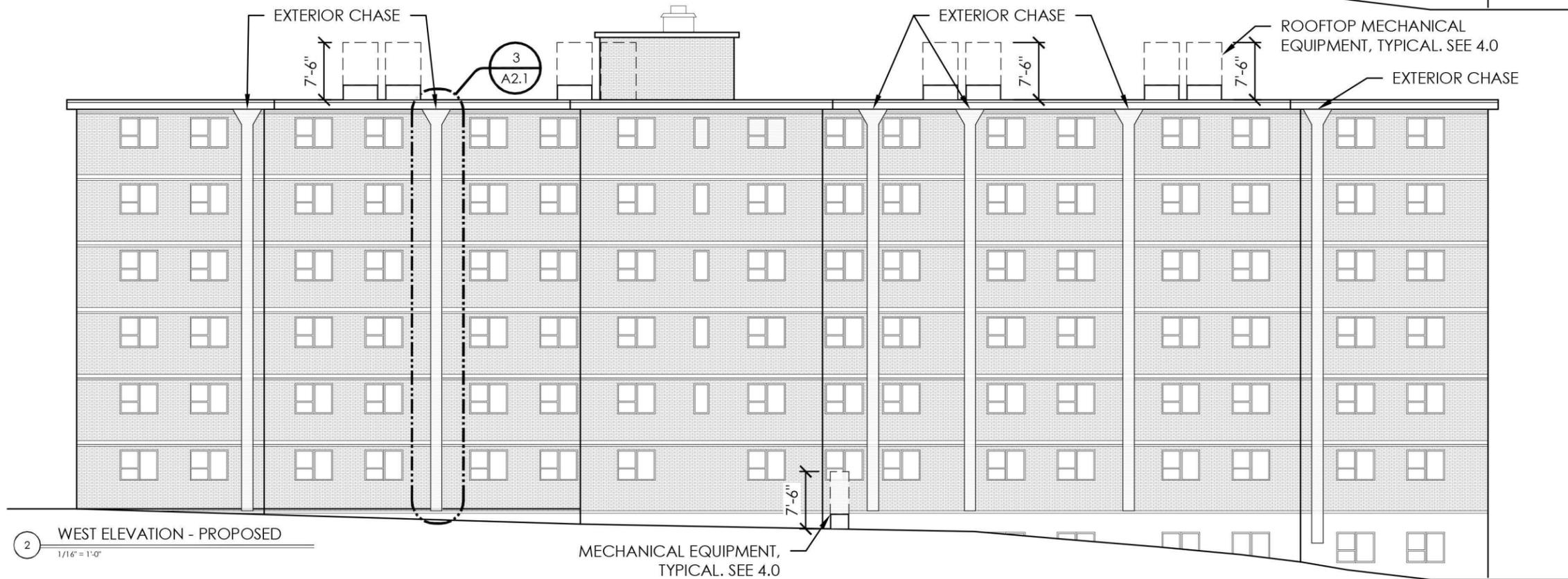


3 EXTERIOR CHASE
1/8" = 1'-0"





1 WEST ELEVATION - EXISTING
1/16" = 1'-0"

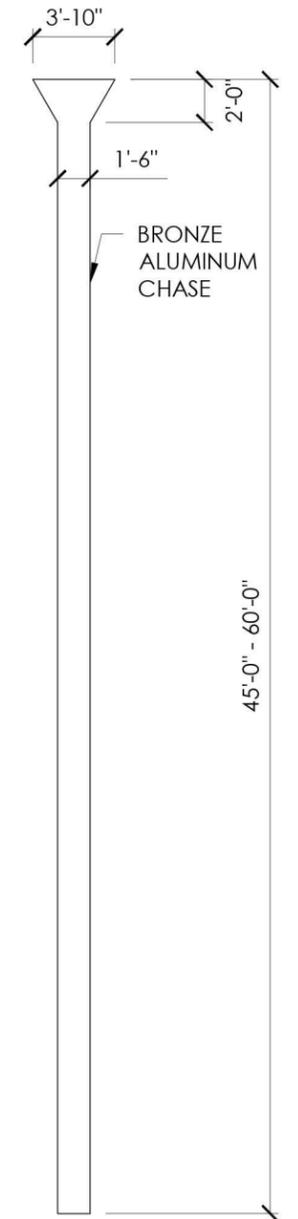


2 WEST ELEVATION - PROPOSED
1/16" = 1'-0"

MECHANICAL EQUIPMENT,
TYPICAL. SEE 4.0

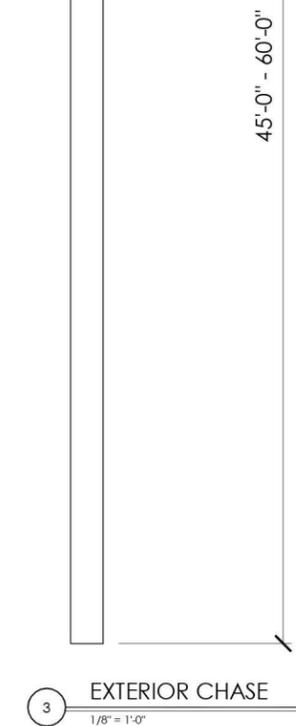
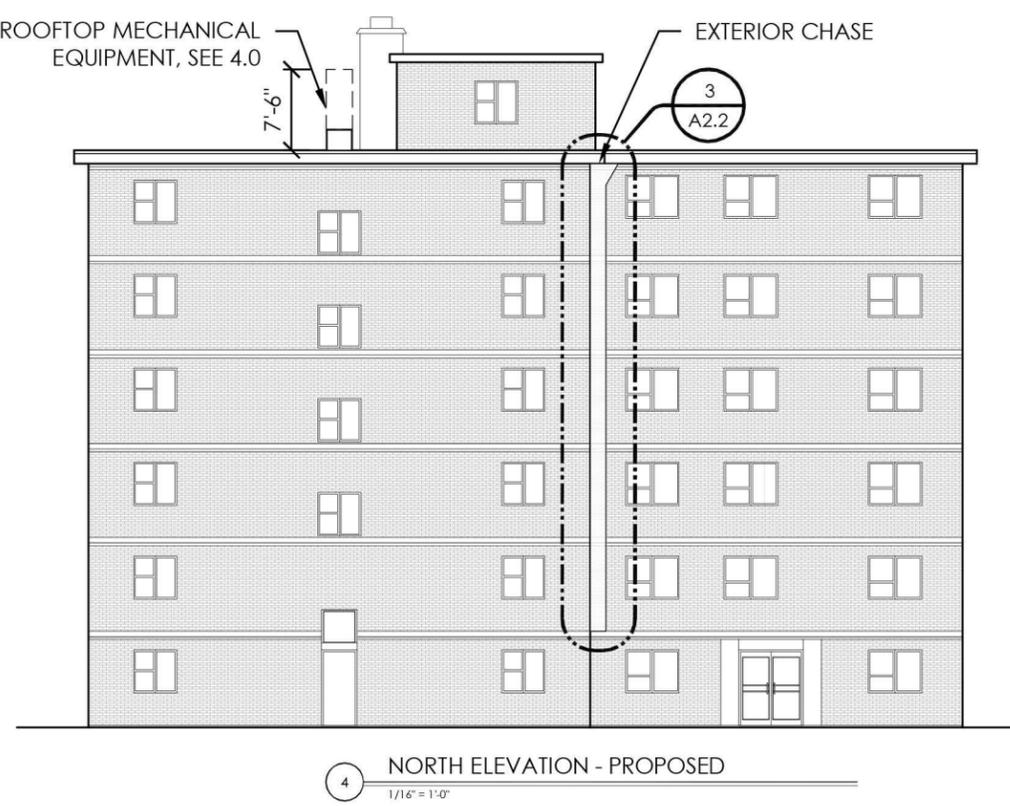
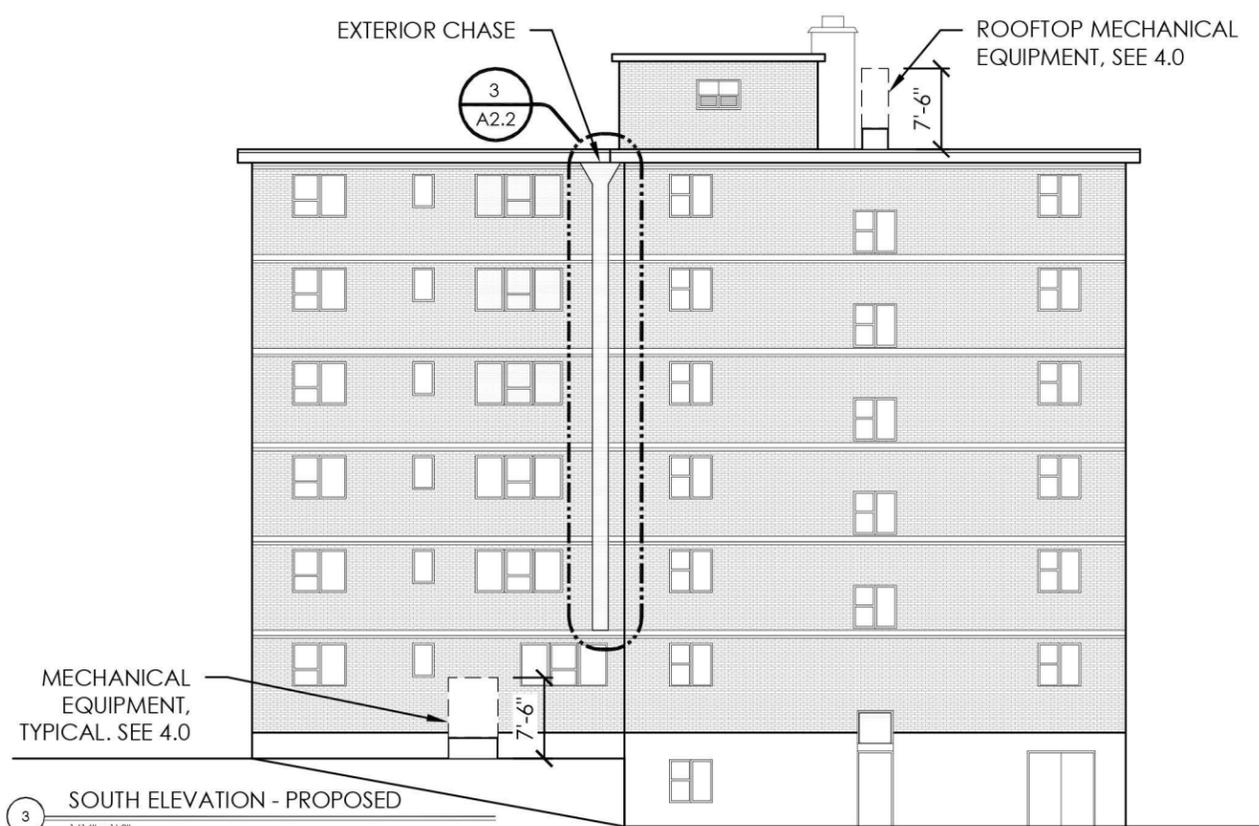
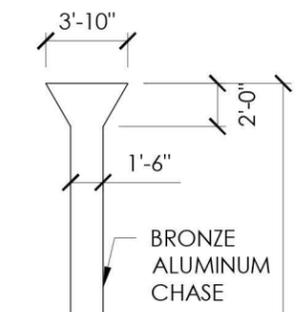
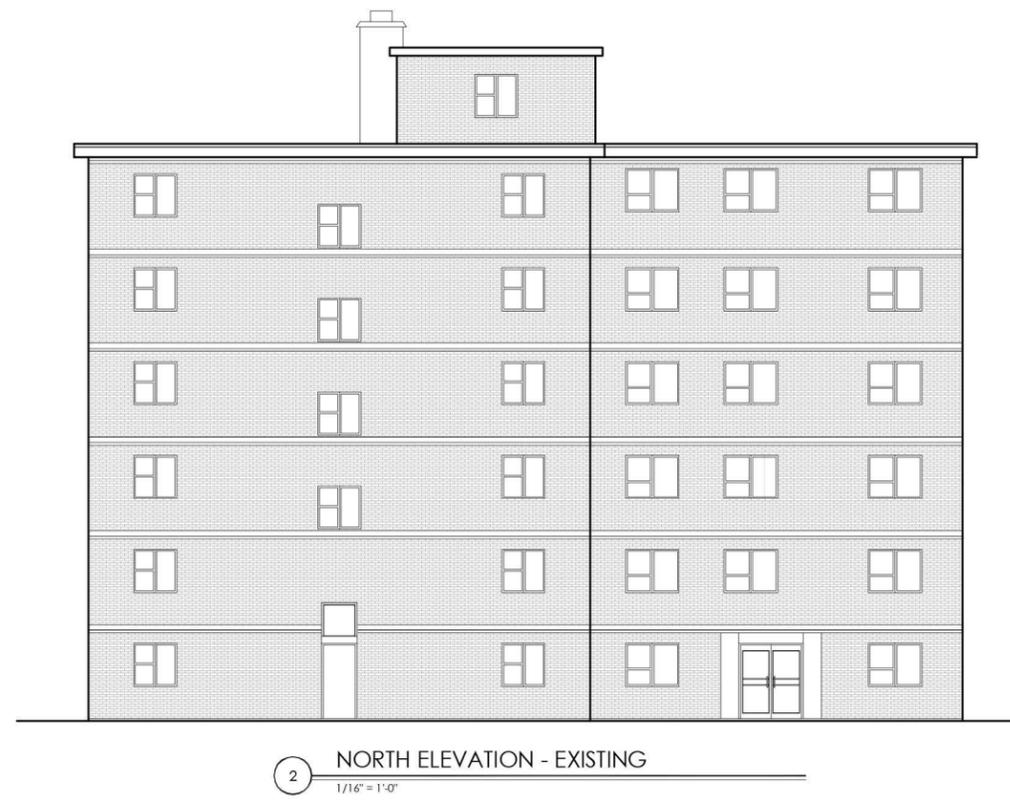


BRONZE ALUMINUM COVER



3 EXTERIOR CHASE
1/8" = 1'-0"



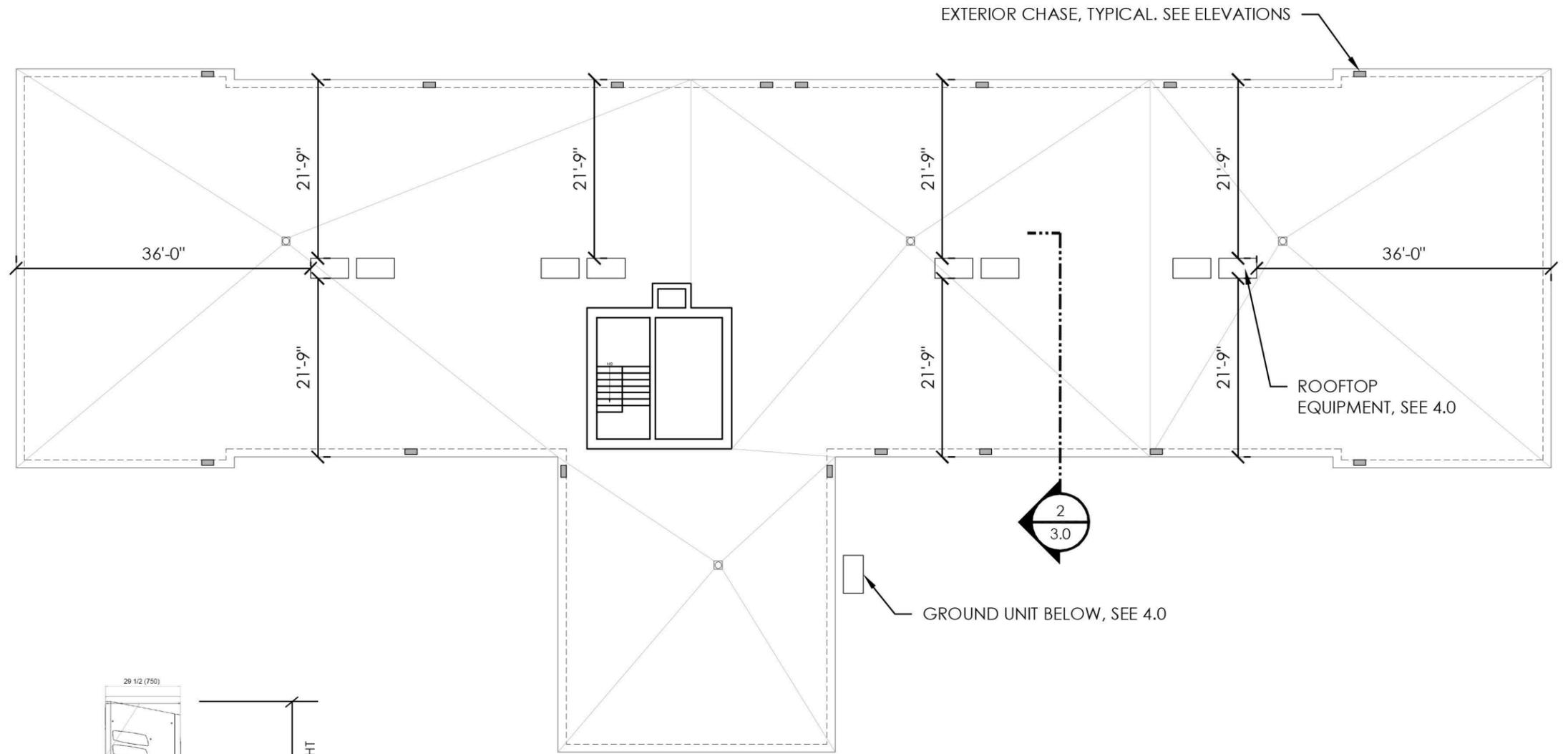


FEASTER APARTMENTS
PORTSMOUTH, NEW HAMPSHIRE

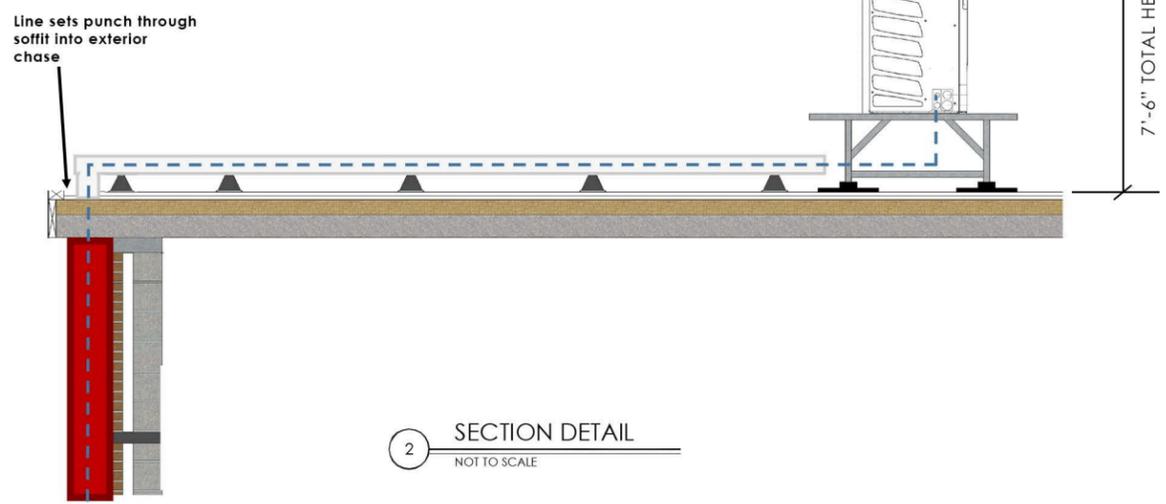
NORTH & SOUTH ELEVATIONS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: JANUARY 3, 2024





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



2 SECTION DETAIL
NOT TO SCALE



Similar Project—Nutfield Heights, Derry NH
Exterior chases shown extending up to roof



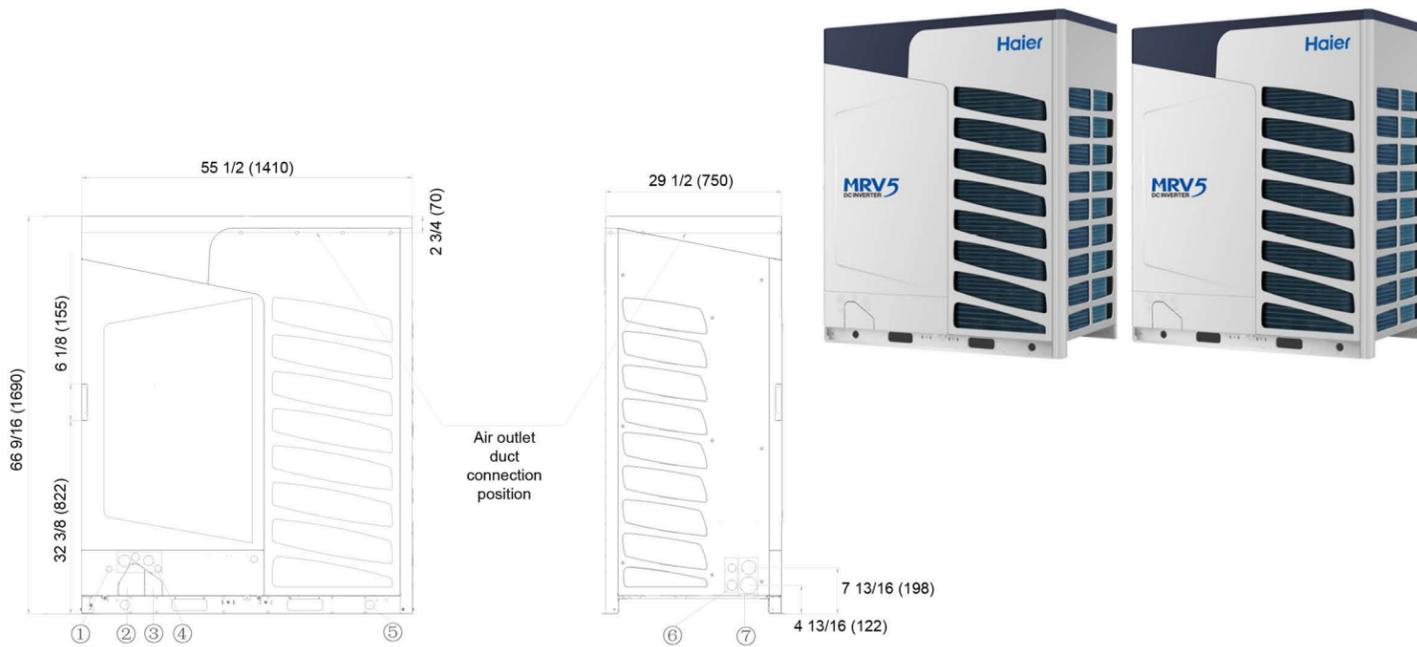
**EXAMPLES FROM A SIMILAR PROJECT
IN DERRY NH**

Similar Project—Nutfield Heights, Derry NH
Exterior chases shown extending up to roof

Common drain line serving each indoor unit.

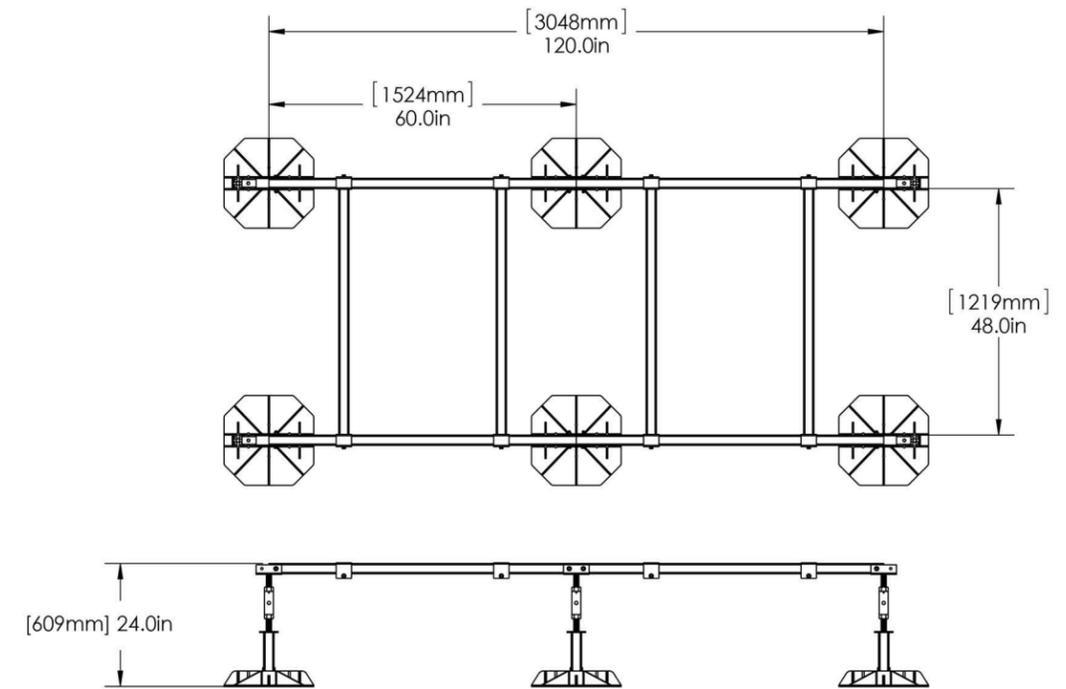
Framing covered with color matched metal panels.

Exterior chases accommodate refrigerant lin-sets, common drains, and electrical



MECHANICAL EQUIPMENT

MANUFACTURER: HAIER
COLOR: -
SPECIFICATION: MRV 5 SERIES HEAT PUMP (MVHP192ME2CA)



MECHANICAL STAND

MANUFACTURER: ECOFOOT
COLOR: -
SPECIFICATION: EFMD10-PB5CB484

6. 179 pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for landscape improvements (angled stair, cured stair, serpentine wall, straight stair, and hillside retaining wall).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-719

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/15/2023

Primary Location

179 PLEASANT ST
Portsmouth, NH 03801

Owner

MILL POND VIEW LLC
PO BOX 399 NOTTINGHAM,
NH 03290

Applicant

Carla Goodknight
 603-431-2808
 carla@cjarchitects.net
 233 Vaughan Street
Suite 101
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Landscape Improvements

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project

Architect

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

December 15, 2023

179 PLEASANT STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

Dear Chairman Wyckoff,

This application is for administrative approval of **Landscape Improvements** to the approved design. Please note: There are no changes proposed to the Historic Mansion and Annex building approvals at this time.

There is a significant **30'-0" wide Sewer Easement** along the West property line that will limit backfill opportunities within the easement area. The need for various landscape transitions and steps is further driven by a 6 to 10 foot grade change across the width of the site.

Various strategies have been developed by Terraforma Landscape Architects, in conjunction with staff at DPW, to mitigate these transitions, respect the sewer easement, and still maintain pedestrian access to the majority of the property.

EXEMPTIONS FOR REFERENCE:

10.633.20 Exemptions from Certificate of Approval

The following activities shall not require a Certificate from the Commission but require review and certification by the Code Official:

(21) Placement or replacement of terraces, walks, **driveways**, and **sidewalks** and inground swimming pools provided that any such element is substantially at the existing grade plane of the property;

POOL:

- **Per Zoning Ordinance:** "Placement or replacement of terraces, walks, driveways, and sidewalks and inground swimming pools provided that any such element is substantially at the existing grade plane of the property;" is exempt from a Certificate of Approval.
- **Compliance:** The pool is located at elevation 13'-6" and the existing grade at the center line of the pool is 13'-0".

LANDSCAPE STAIR:

- **Per Zoning Ordinance:** "Placement or replacement of terraces, walks, driveways, and sidewalks and inground swimming pools provided that any such element is substantially at the existing grade plane of the property;" is exempt from a Certificate of Approval.
- **Compliance:** The landscape stair is located between elevations ten and twelve, and existing grade at center of the landscape stair is 9'-6".



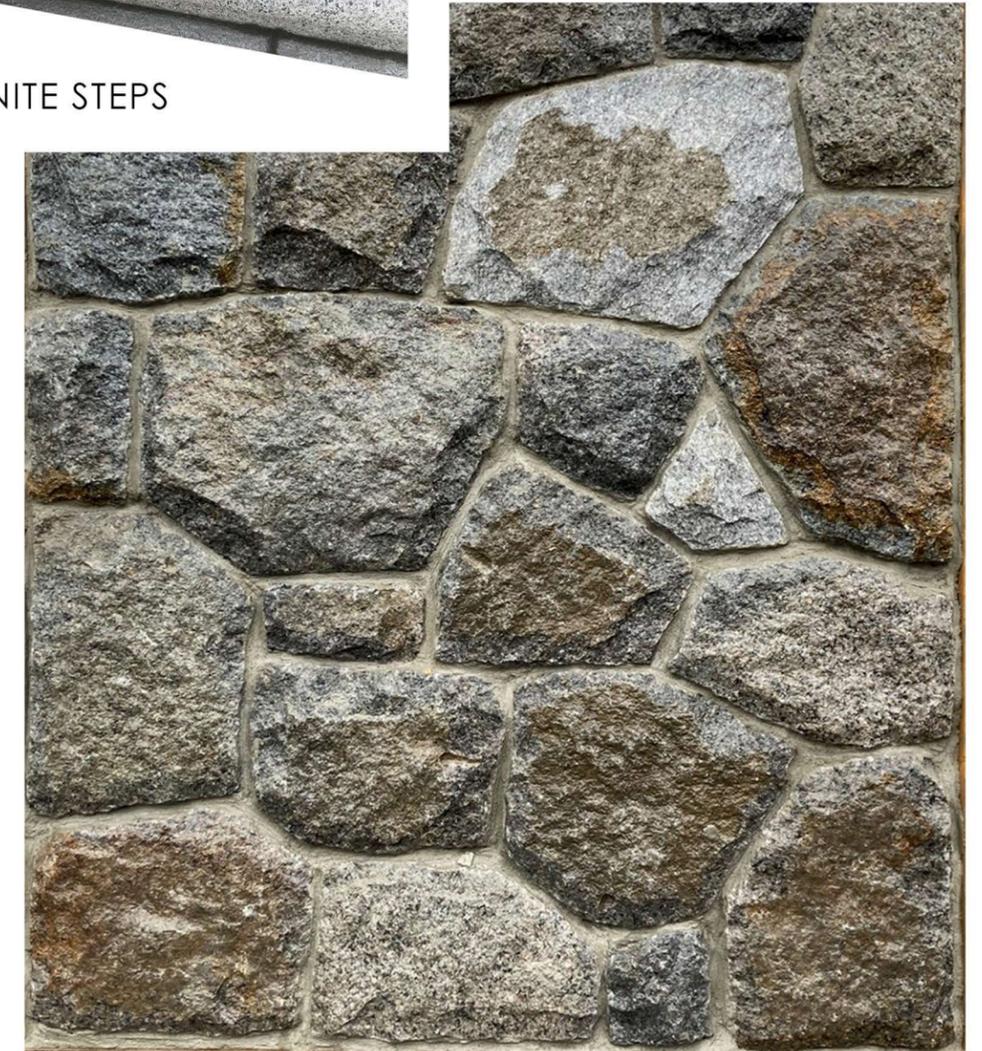
GRANITE TERRACE



GRANITE STEPS



GRANITE WALL CAP



STONE VENEER WALL MOCKUP

1 ANGLED STAIR

- Construction: Stone Veneer wall, Solid Granite steps, Granite capstone, granite pavers
- Dimensional Notes: The retaining wall is approximately 30" high and slopes down along the stairs. Overall length is approximately 19'-0".

2 CURVED STAIR

- Construction: Stone Veneer wall, Solid Granite steps, Granite capstone, granite pavers, with an iron rail.
- Dimensional Notes: The retaining wall is approximately 6'-7" high and slopes down along the stairs. Overall length is approximately 15'-6".

3 SERPENTINE WALL

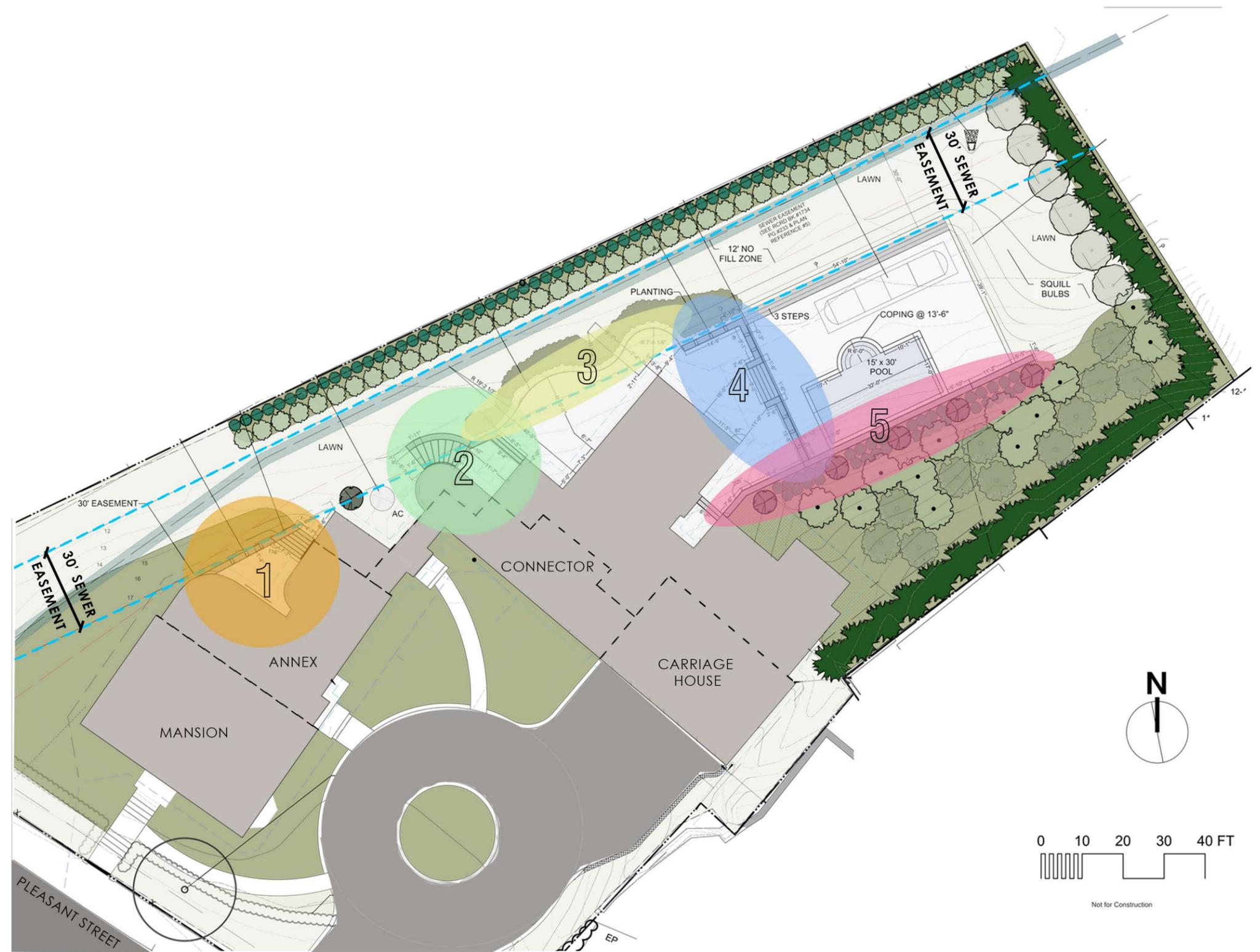
- Construction: Stone Veneer wall, Granite capstone, granite pavers, with an iron rail.
- Dimensional Notes: The retaining wall is between five and six feet high. Overall length is approximately 50'.

4 STRAIGHT STAIR

- Construction: Stone Veneer wall, Solid Granite steps, Granite capstone, and granite pavers.
- Dimensional Notes: The retaining wall is approximately 29" high. Overall length of each section of wall is approximately 38' and 16' respectively.

5 HILLSIDE RETAINING WALL

- Construction: Stone Veneer wall, Granite capstone.
- Dimensional Notes: The retaining wall is between 3'-6" and 5'-6" high along the hillside. Overall length is approximately 86'.

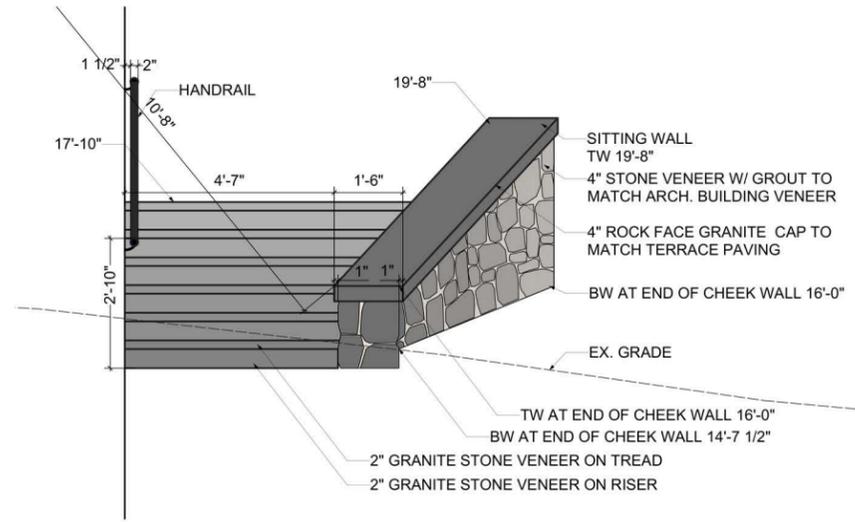
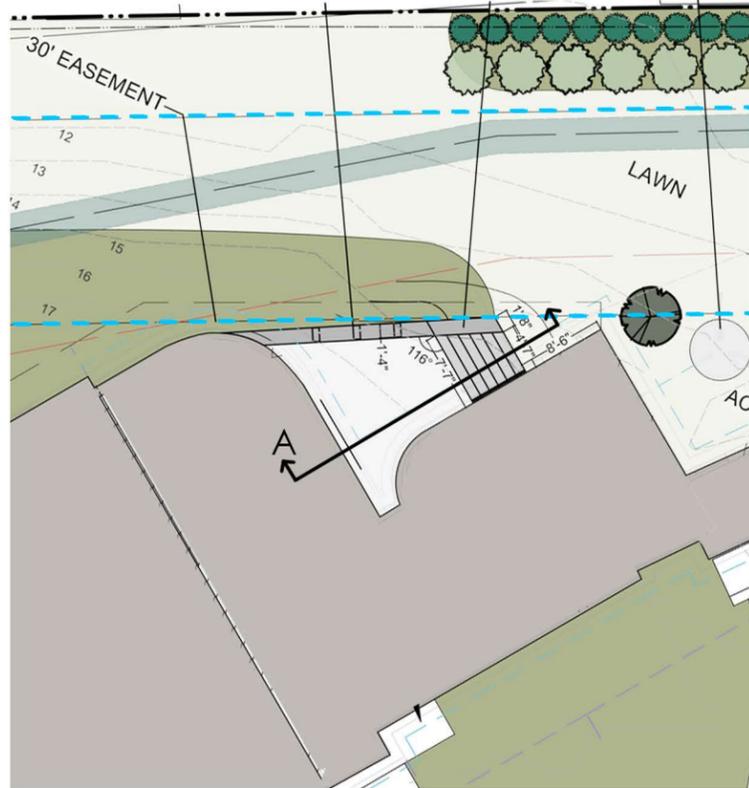


179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

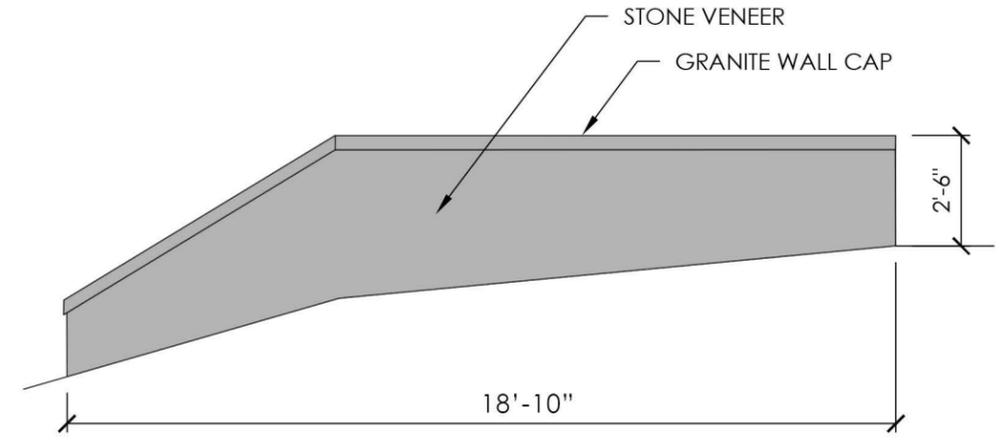
SUMMARY & LANDSCAPE PLAN

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 3, 2024

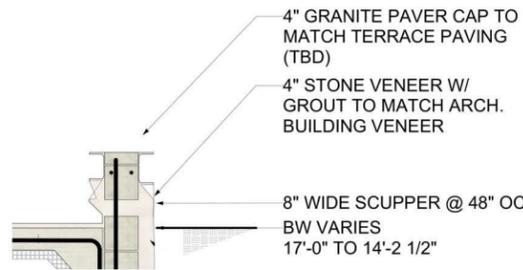




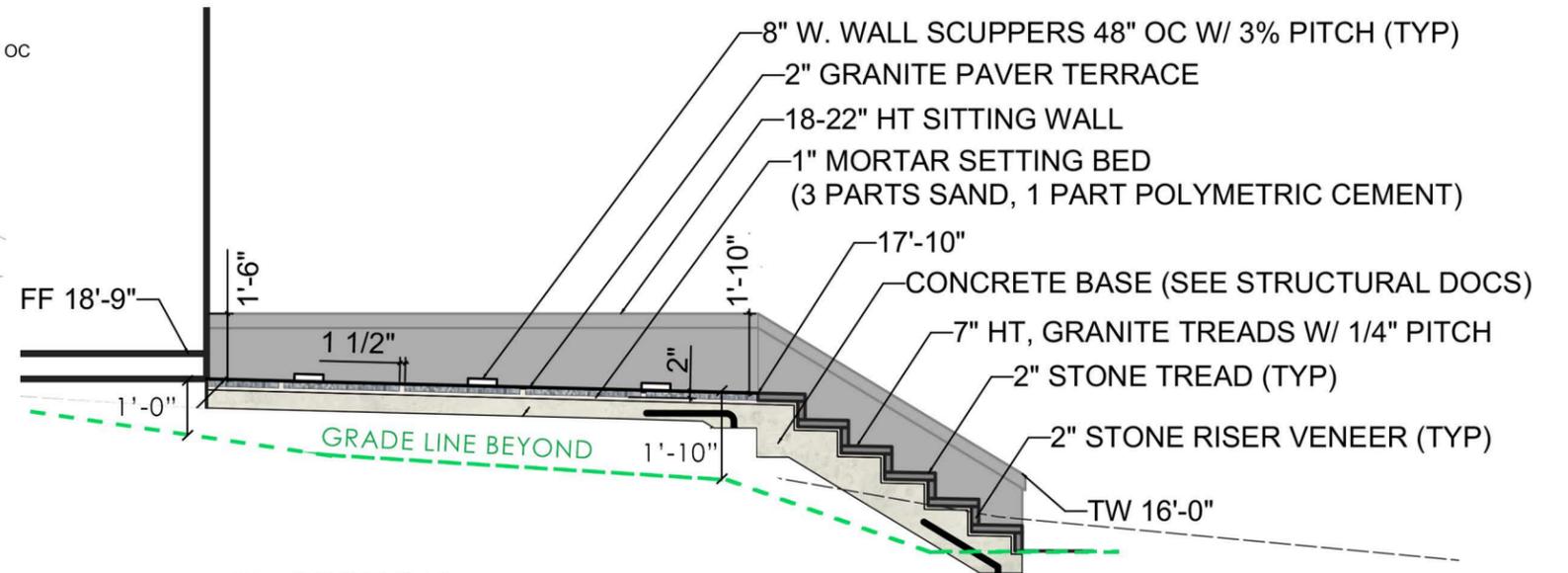
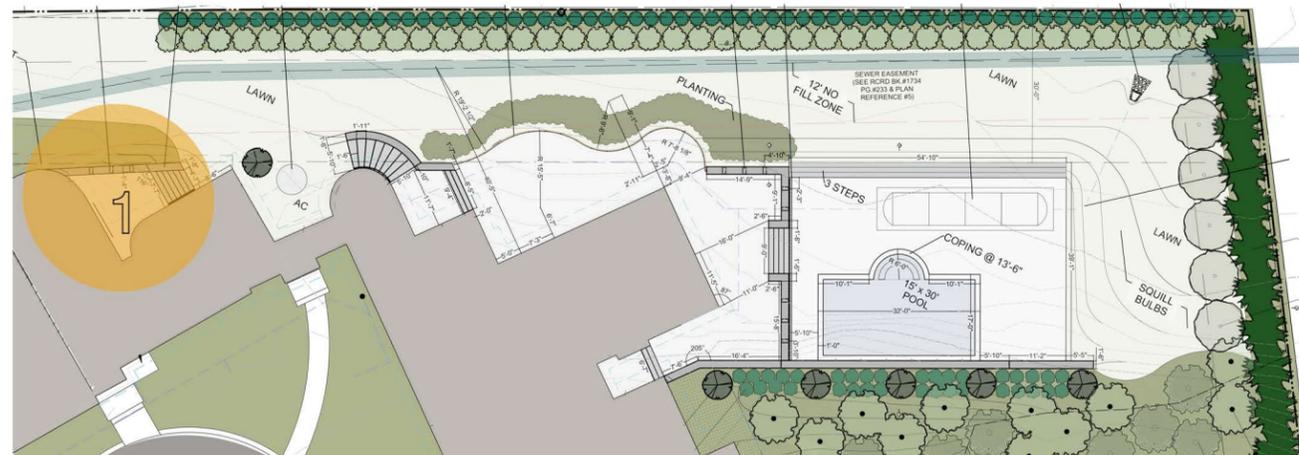
ELEVATION



ELEVATION



CAP DETAIL



A SECTION

1 ANGLED STAIR

LOCATION & DIMENSIONAL INFORMATION

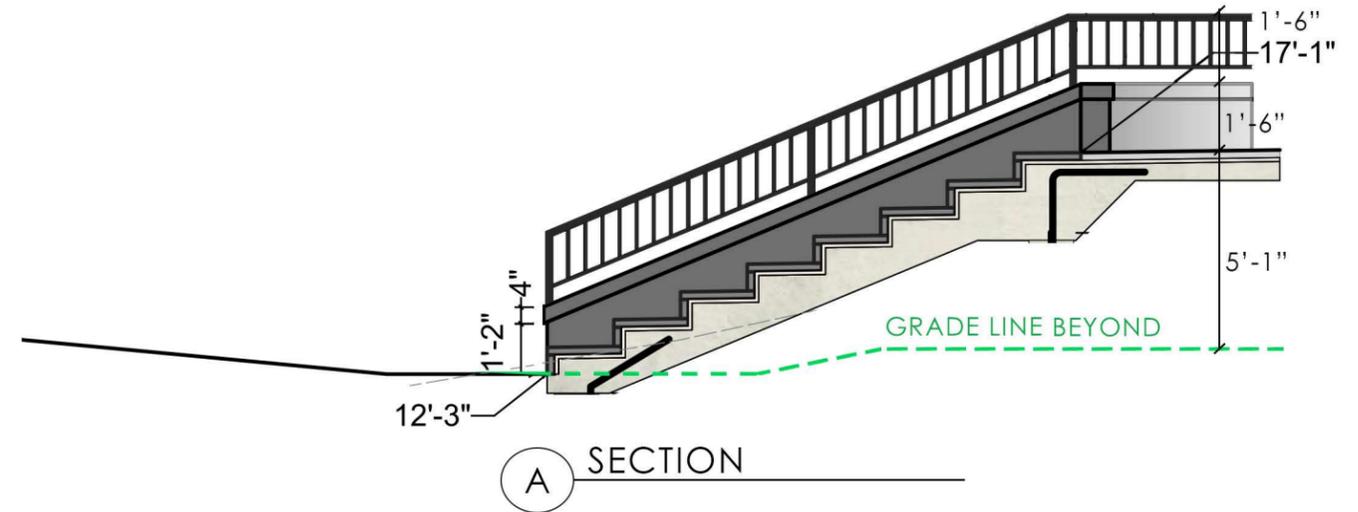
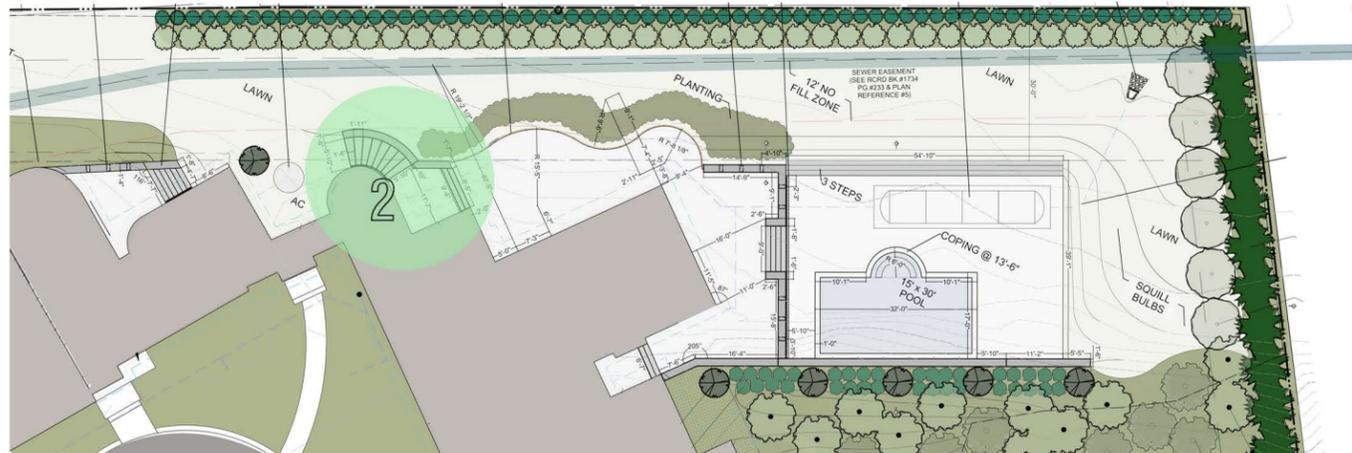
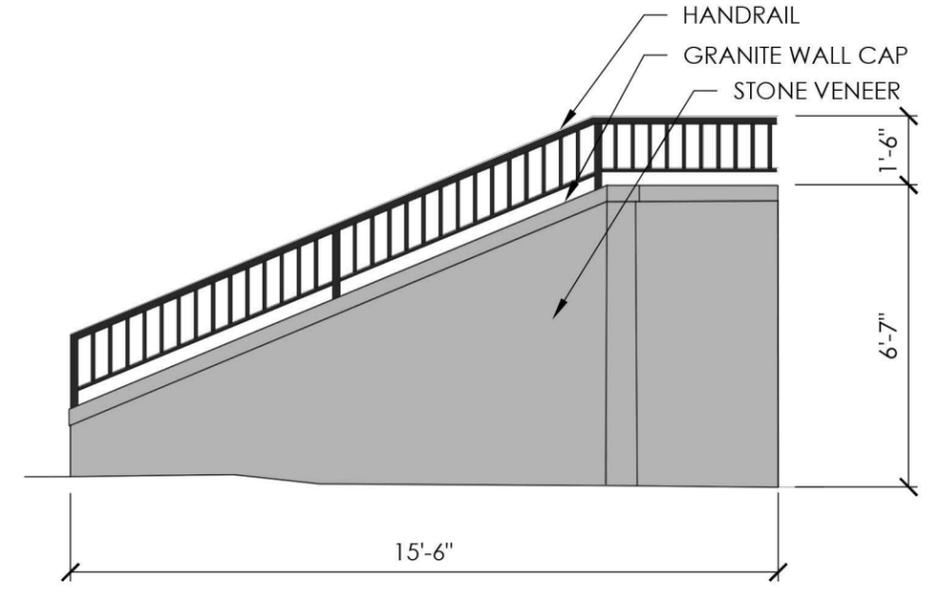
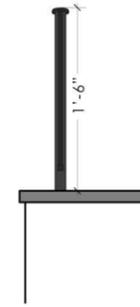
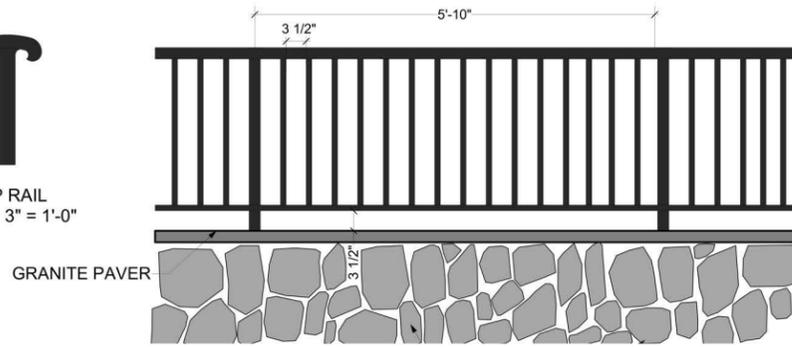
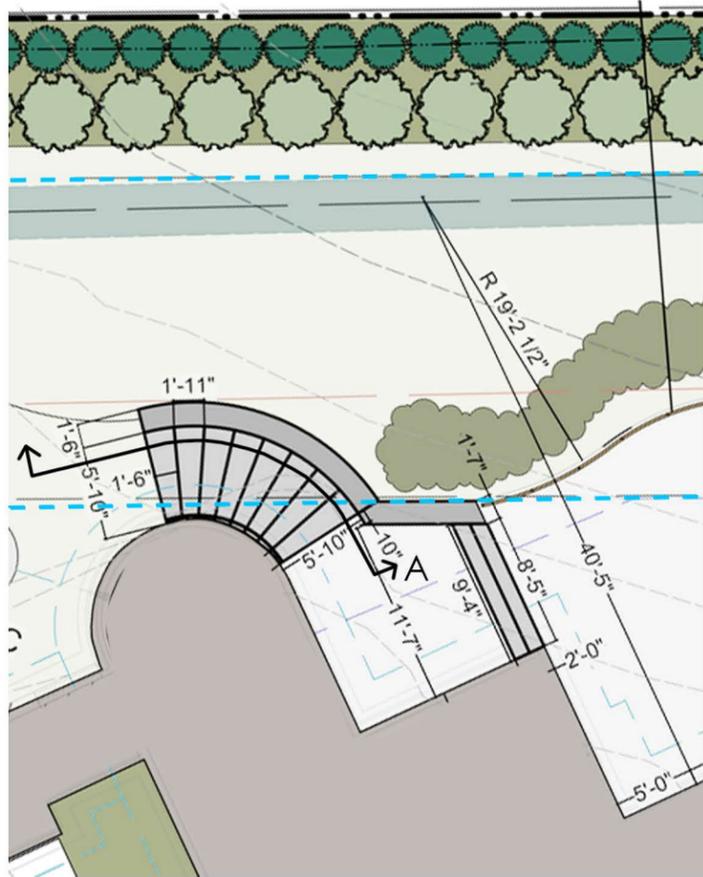
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED LANDSCAPE WALLS

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 3, 2024

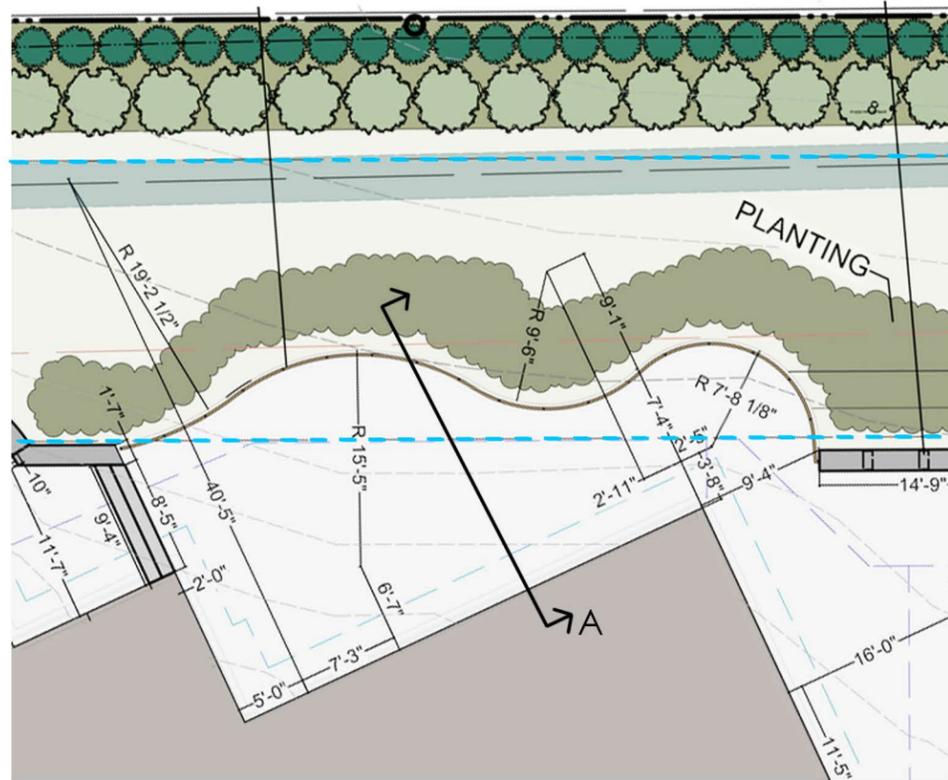


2.0

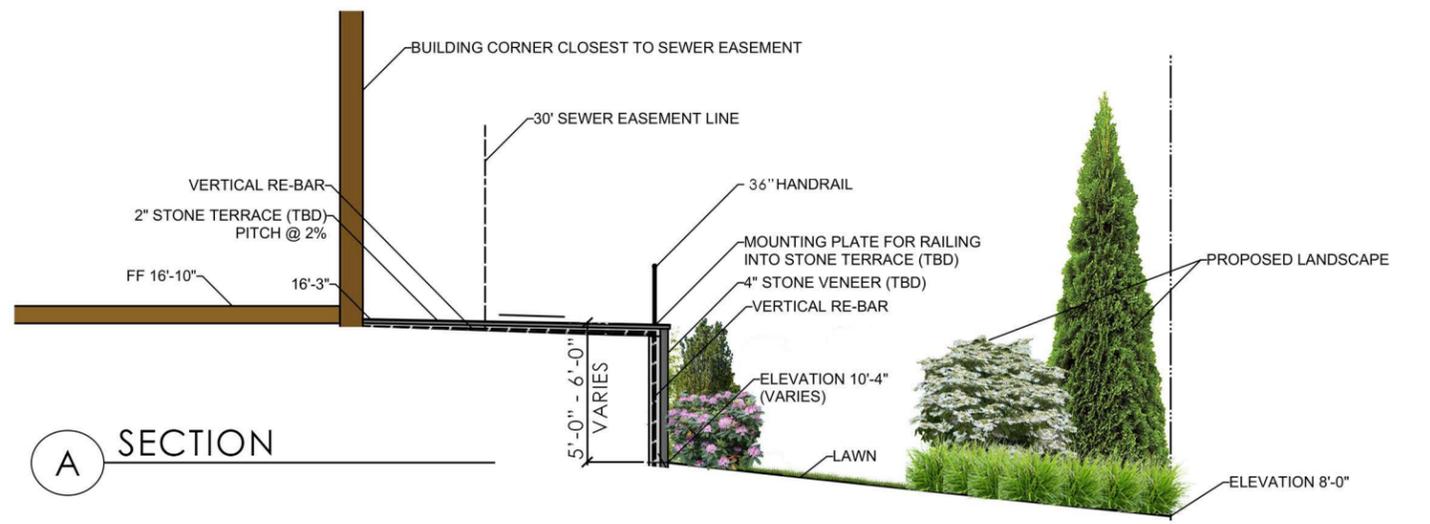
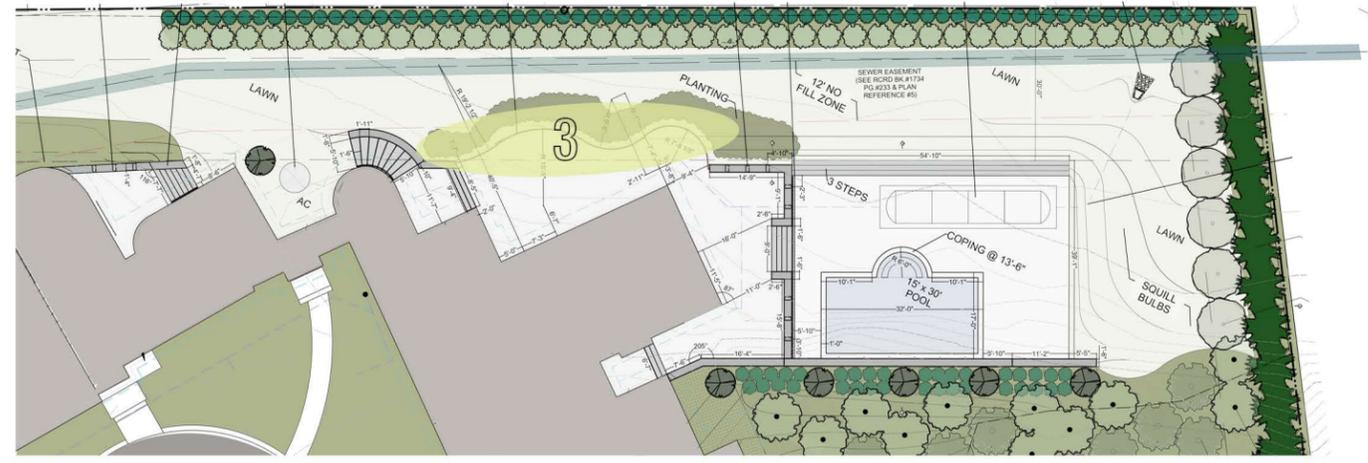
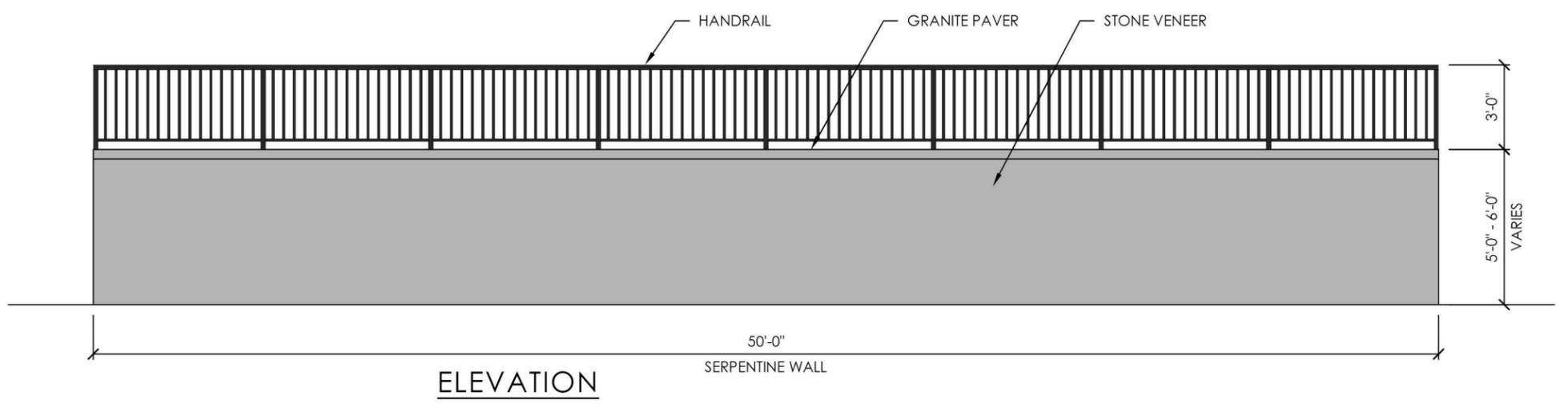
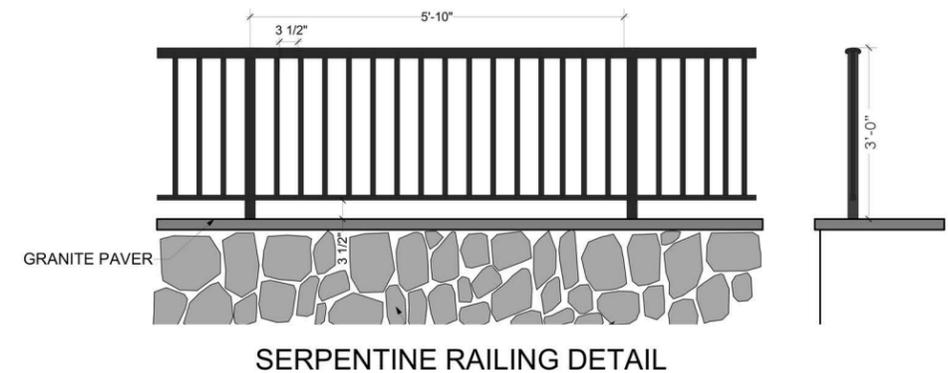


2 CURVED STAIR

LOCATION & DIMENSIONAL INFORMATION



TOP RAIL
SCALE: 3" = 1'-0"



3 SERPENTINE WALL

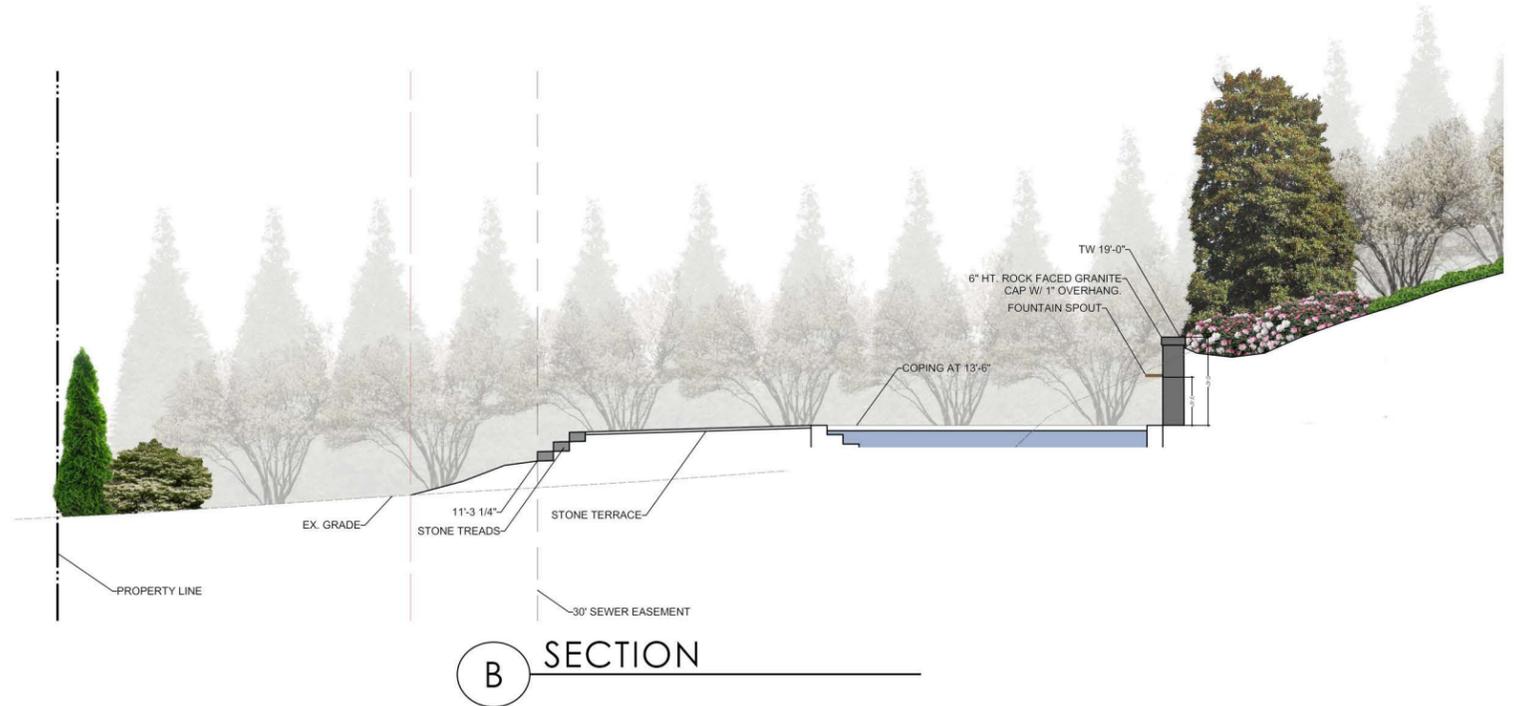
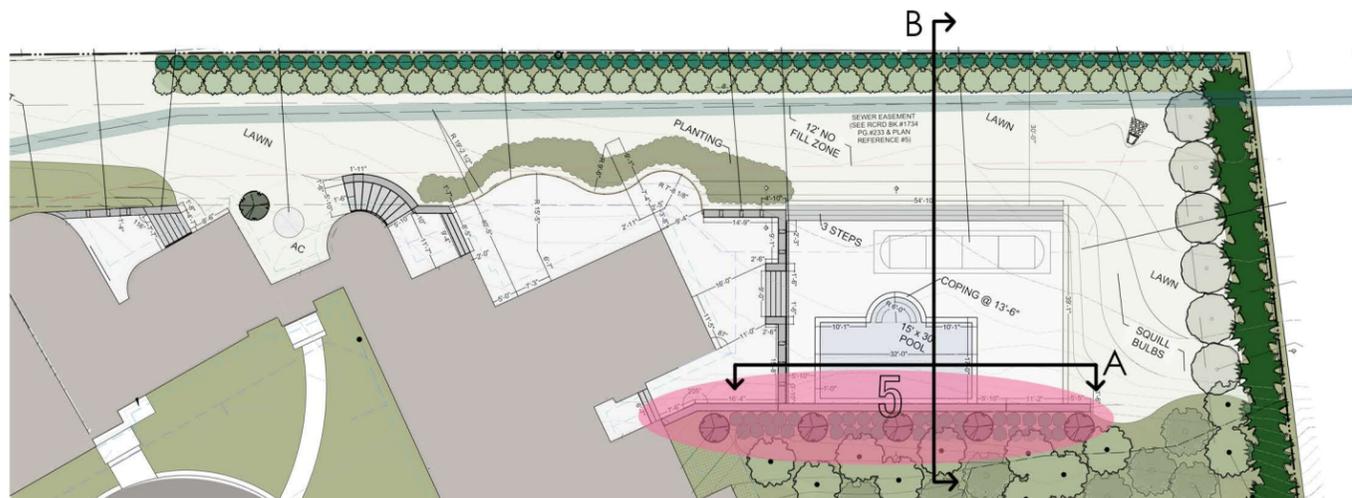
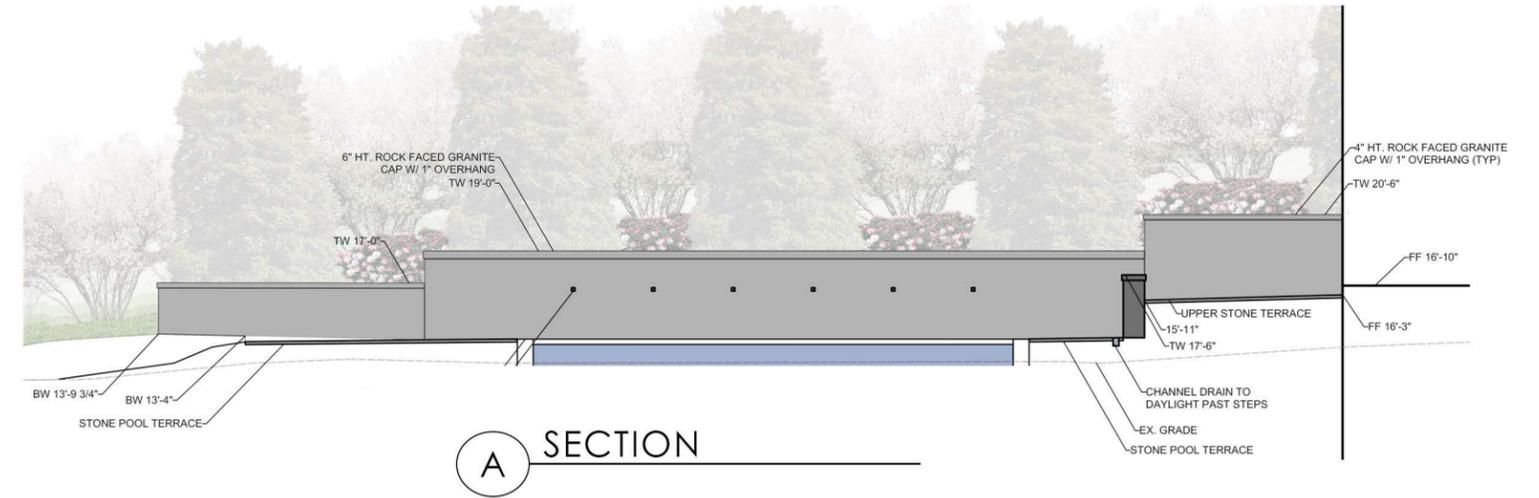
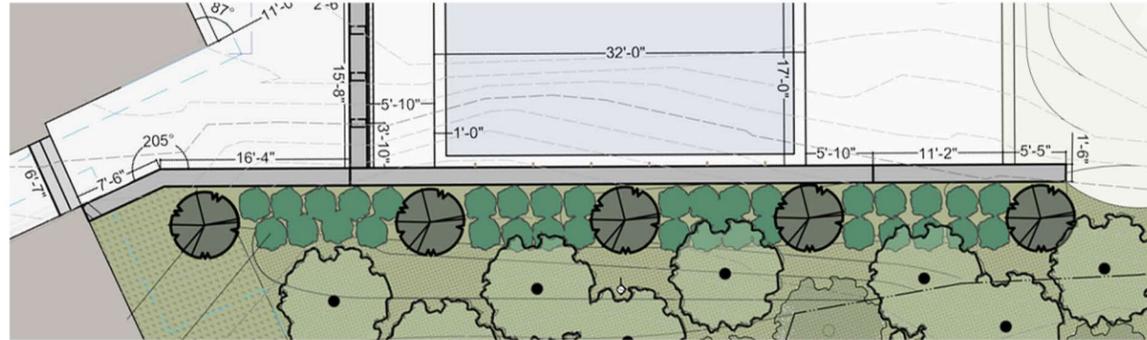
LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED LANDSCAPE WALLS

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 3, 2024





5 HILLSIDE RETAINING WALL

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED LANDSCAPE WALLS

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JANUARY 3, 2024



7. 385 Islington Street, Unit #3 -Recommended Approval

Background: The applicant is seeking approval for the installation of a Tesla EV charger.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-720

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/18/2023

Primary Location

385 ISLINGTON ST
Portsmouth, NH 03801

Owner

PUZZO JOSEPH G
ISLINGTON 385
PORTSMOUTH, NEW
HAMPSHIRE (NH) 03801

Applicant

Joseph Puzzo
 603-630-9814
 jgpuzzo2@gmail.com
 385 Islington st Unit 2
Portsmouth, NEW
HAMPSHIRE (NH) 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

The owner of the second unit at 385 Islington Street Portsmouth NH, Joe Puzzo, is requesting approval to install a Tesla Charging Pedestal at the back right of the driveway. This is a standard Tesla Pedestal and can be found here <https://shop.tesla.com/product/wall-connector-pedestal>. Conduit has already been installed in the ground by contractor when City Sewer work was requested as the ground was already dug up. The 383-385 Islington st Condo association has already taken a vote and is in unanimous agreement. The Vehicle will be parked such that it is backed into the parking space and the pedestal will align with the charge port perfectly. The position is in the back right of the parking lot as this location is out of the way.

Description of Proposed Work (Planning Staff)

385 Islington St - HDC Application

Tesla Charging Pedestal

Joseph G Puzzo

Email: jgpuzzo2@gmail.com

Phone: (603)-630-9814

December 18, 2023

Proposal:

The owner of the second unit at 385 Islington Street Portsmouth NH, Joe Puzzo, is requesting approval to install a Tesla Charging Pedestal at the back right of the driveway (see figure 1). This pedestal can be found at this url: <https://shop.tesla.com/product/wall-connector-pedestal> and an image has been included in this document (see figure 2). Conduit (yellow) has already been installed in the ground by contractor when City Sewer work was requested as the ground was already dug up. The 383-385 Islington st Condo association has already taken a vote and is in unanimous agreement to allow.

Figure 1:

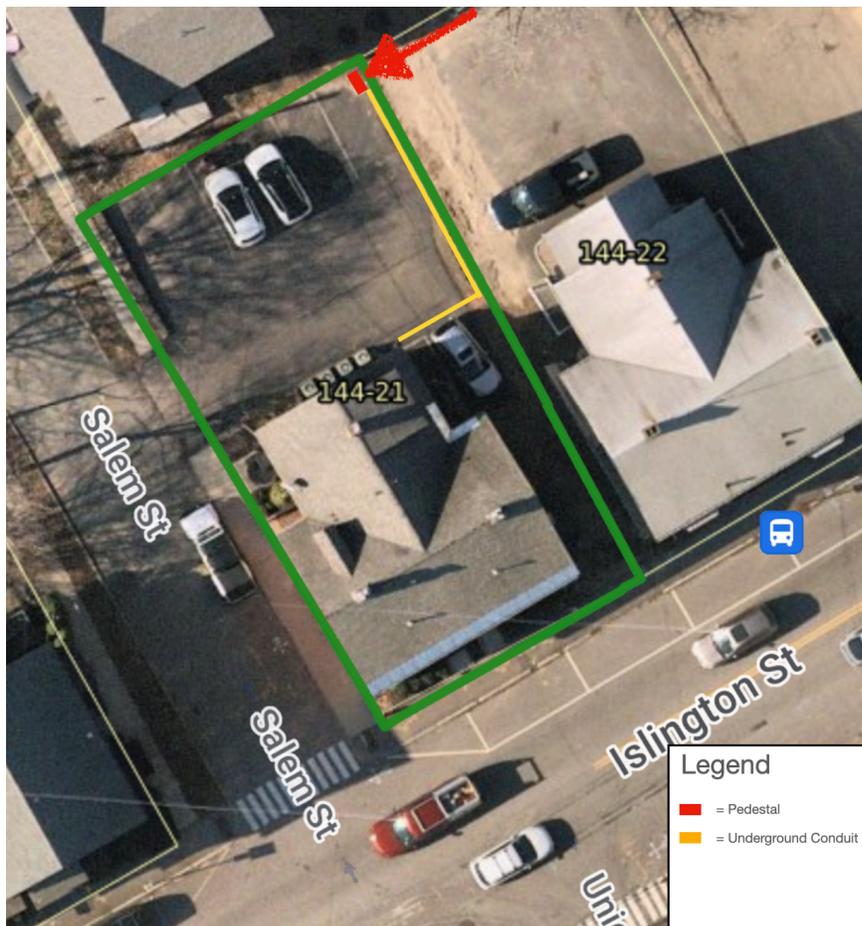


Figure 2:



Note this pedestal and all work done since the owner, Joe Puzzo, has acquired the property has and will continue to improve the appearance of the property on Islington st. See the before and after photos where ugly fence and un-groomed landscaping was previously removed (see figure 3)

Figure 3: “Before → After”



The following picture has been photoshopped to show where the pedestal will be located on the property (Figure 4). Note this will be located at the far back corner of the property installed next to existing shrubbery.



Included in the following Figures are the views from public roadways. Figure 5 depicts the view of this parking lot from Islington St, Figure 6 shows it from Salem Street. Red arrow indicates location of pedestal.

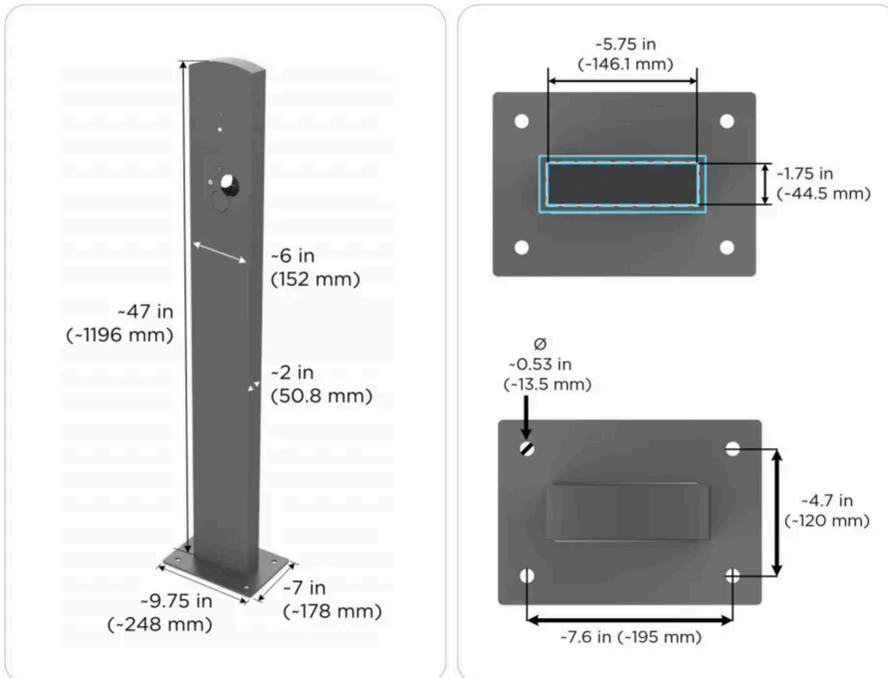
Figure6:



Figure5:



Below are the dimensions of the pedestal to be installed:



If any additional information is required please feel free to call or email Me via contact informations included in the cover page of this document.

8. 72 Islington Street, Unit #1 -TBD

Background: The applicant is seeking approval for a change in roofing material (from tin to rubber) and trim material (from wood to a composite material).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



LUHD-721

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/27/2023

Primary Location

72 ISLINGTON ST
Portsmouth, NH 03801

Owner

ISLINGTON STREET
HOLDINGS LLC
27 GROVE ST GREENLAND,
NH 03840

Applicant

GEORGE Baryiames
 603-502-5915
 gbaryiames@gmail.com
 27 Grove St
Greenland, NH 03840-2342

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address

72 Islington St

Project Information

Brief Description of Proposed Work*

Restore/Repair main building portico. The roofing material failed resulting in rot to fascia, soffit and structural components of the the root.

Description of Proposed Work (Planning Staff)

Acknowledgement

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

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

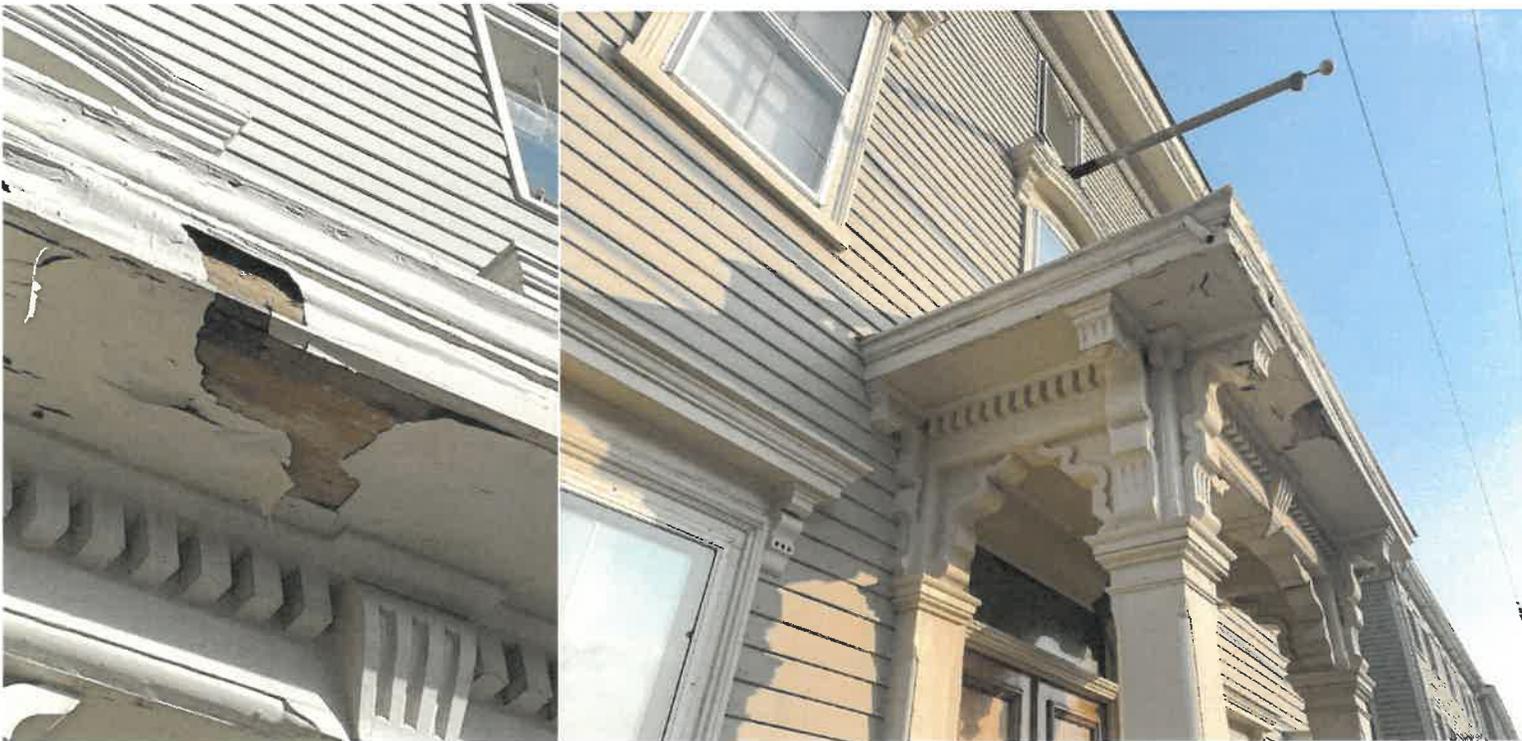
To whom this may concern,

The portico located at 72 Islington Street is in need of repair. The existing metal/tin roof has failed resulting in extensive rot to the portico. Over the years we have attempted to repair the existing roof by apply various coating to stop the leaking. Unfortunately the coating have failed. As the pictures show below, the fascia, soffit and modelling are rotten and are in need of replacement.

We would like to replace the rotten fascia and soffit with smooth Azek material(spec shee provided below) that has the same demension as the the existing wood material. From the photo you can the fascia is smooth and soffit it smooth painted wood. Replacing it with Azek will provide the same look and feel.

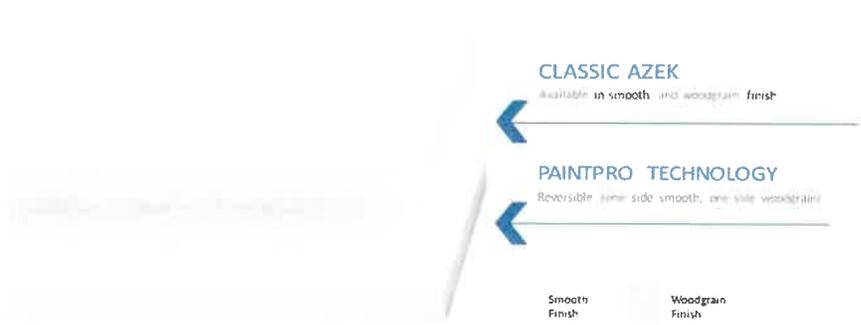
The detrotive trim will be replaced with either a PVS material or wood depending on which one has the matching profile.

The roof will be replaced with a rubber roof, the roof work will be completed by Carnes and Sons. I have attached the estimate that describes the materials that will be installed.





We would like to use the following Classic smooth AZEK materials to replace the fascia and soffit.



CLASSIC AZEK

Available in smooth and woodgrain finish

PAINTPRO TECHNOLOGY

Reversible (one side smooth, one side woodgrain)

Smooth Finish

Woodgrain Finish

AZEK TRIM

SHEET					
ACTUAL	8'	10'	12'	18'	20'
1/2" x 4"	SW	SW	S	S	
3/4" x 4"	SW/P	SW/P	SP	S	
1" x 4"	S	S	S	S	
1 1/4" x 4"	SW/P	SW/P	S	S	
1 1/2" x 4"	S	S	S	S	S

3/4" X THICKNESS			
NOMINAL	ACTUAL	18'	
3/4" x 4"	1 1/8" x 3 1/2"	S	
3/4" x 6"	1 1/8" x 5 1/2"	S	
3/4" x 8"	1 1/8" x 7 1/2"	S	
3/4" x 10"	1 1/8" x 9 1/2"	S	
3/4" x 12"	1 1/8" x 11 1/2"	S	

1/2" X THICKNESS			
NOMINAL	ACTUAL	20'	
1/2" x 4"	1 1/8" x 3 1/2"	W	
1/2" x 6"	1 1/8" x 5 1/2"	W	
1/2" x 8"	1 1/8" x 7 1/2"	W	
1/2" x 10"	1 1/8" x 9 1/2"	W	
1/2" x 12"	1 1/8" x 11 1/2"	W	

8/4" X THICKNESS					
NOMINAL	ACTUAL	12'	16'	18'	20'
5/8" x 4"	1 1/4" x 3 1/2"	SW	P	SW	SW
5/8" x 5"	1 1/4" x 5 1/2"	SW		SW	SW
5/8" x 6"	1 1/4" x 7 1/2"	SW	P	SW	SW
5/8" x 8"	1 1/4" x 9 1/2"	SW	P	SW	SW
5/8" x 10"	1 1/4" x 11 1/2"	SW	P	SW	SW
5/8" x 12"	1 1/4" x 13 1/2"	SW	P	SW	SW
5/8" x 14"	1 1/4" x 15 1/2"	SW	P	SW	SW

4/4" X THICKNESS				
NOMINAL	ACTUAL	12'	16'	18'
1 x 2	1 1/2" x 1 1/2"		P	SW
1 x 3	1 3/4" x 2 1/4"		P	
1 x 4	1 7/8" x 3 1/4"	SW	P	SW
1 x 5	2" x 4 1/4"	SW		SW
1 x 6	2 1/8" x 5 1/4"	SW	P	SW
1 x 8	2 3/8" x 7 1/4"	SW	P	SW
1 x 10	2 7/8" x 9 1/4"	SW	P	SW
1 x 12	3 1/8" x 11 1/4"	SW	P	SW
1 x 14	3 3/8" x 13 1/4"	SW	P	SW

5/8" X THICKNESS		
ACTUAL	12'	18'
5/8" x 3 1/2"	SW	SW
5/8" x 5 1/2"	SW	SW
5/8" x 7 1/2"	SW	SW
5/8" x 9 1/2"	SW	SW
5/8" x 11 1/2"	SW	SW
5/8" x 13 1/2"	SW	SW

Smooth Finish (S) Woodgrain Finish (W) PaintPro Technology (P)



PaintPro Sheet Sheet ATM Sheet AZEK

SHEET

AZEK TO MILL					
ACTUAL	8'	10'	12'	18'	20'
1 1/4" x 9 1/4"				S	
1 1/2" x 3 1/2"				S	
1 1/2" x 5 1/2"				S	
1 1/2" x 7 1/2"				S	
1 1/2" x 9 1/4"				S	
1 1/2" x 11 1/4"				S	
1 1/2" x 48" Sheet	S				
1 1/2" x 48" Sheet	S	S	S		S

Applications over 16" wide are easy with AZEK Sheet. Use Sheet for bay windows, dormers, and raised panels.

AZEK-TO-MILL (ATM)

ATM's thick profile makes it an ideal material for fabrication. Its consistent density offers a superior product for milling operations.



www.azek.com



J. Carnes & Son Roofing

153 Lafayette Rd #7
Hampton Falls, NH 03844 Phone:
603-772-1209

Company

Jason Lewis Phone: (603) 772-1209 jasonlewis@jcarnesroofing.com

George Baryames
72 Islington Street
Portsmouth, NH 03801
(603) 502-5915

Job: George Baryames

Rubber EPDM Roofing Section

EPDM ROOF

ESTIMATE

06/12/2023

Representative

Install EPDM .060 Rubber Roof System

The following scope is for installing a CARLISLE / MULE-HIDE Single-Ply Fully Adhered EPDM Rubber Roof system.

THE FOLLOWING SCOPE INCLUDES FRONT PORCH ROOF ONLY.

Install a new EPDM .060 rubber roof system. Since each application is unique the following materials may or may not be required to complete the project: New substrate, fastening system, .060 rubber membrane, adhesives, seam tape, cover tape, flashing tape and edge metals.

Remove existing roof down to structural deck. Cost includes removal of ONE existing roof system. Remove wall flashings to a workable surface. Remove existing perimeter drip edging.

Roof Deck will be inspected for damage. Any structural roof deck damage that is not capable of supporting the new roof system or its fasteners will be replaced at an additional cost.

Dispose of and haul away all work related debris.

Furnish and install a layer of 1/2" layer of fiberboard.

Furnish and install CARLISLE / Mule-Hide brand .60 mil EPDM membrane. Membrane will be adhered to prepared substrate using bonding adhesive.

EPDM Roof flashing is used to prevent the passage of water into a structure at termination and tie in points. Flashing is used at all penetrations such as chimneys, vent pipes, and walls to make homes/buildings more durable and to reduce water and moisture infiltration which could result in mold problems.

Areas where there is siding will require the removal and re installation of siding. Existing siding will be re used unless otherwise noted.

Chimneys and brick and or concrete will require a termination bar and/or lead counter flashing to seal and fasten the EPDM rubber membrane.

Install edge metal around the perimeter of the roof. Metal will be tied in using a cured cover flashing tape.

Pipes less than 6" in diameter, furnish and install new prefabricated rubber pipe boot secured at the top with a stainless steel screw type clamp adhered to the field sheet.

Pipes greater than 6" in diameter, furnish and install 60 mil EPDM uncured flashing.

J. Carnes & Son Roofing provides a 10 year workmanship warranty against leaks for all complete roof system installations covering the entire roof deck all newly installed areas.

Sub Total	\$2,505.80
Discount: 5% Cash or Check Payment Discount	(\$125.29)

TOTAL

\$2,380.51

Starting at \$51/month with  • 

THIS AGREEMENT made by and between J. Carnes & Son LLC., DBA. J. Carnes & Son Roofing, hereinafter called Contractor and the party listed on the contract hereinafter called the Owner.

WITNESSETH, that Contractor and the Owner for the considerations named agree as follows:

Article 1. Right to Cancel The Owner may cancel this transaction without penalty within 3 business days of the signed date. To Cancel this transaction mail, email or deliver a signed and dated letter post marked within the time allowed. Send all mailed notices to: J. Carnes & Son LLC. 153 Lafayette Rd Hampton Falls, NH. 03844. Email to: jcarnes@jcarnesroofing.com. If you cancel, any deposits or payments will be returned to you within 10 business days following the receipt of the cancellation notice.

Article 2. Scope of the Work Contractor shall furnish all of the materials and perform all of the work shown as described in the description of the attached estimate, as annexed hereto as it pertains to work to be performed on property at the Job Site Address.

Article 3. The Contract Price The Owner shall pay Contractor for the work performed under the contract sum listed on the reverse side of this agreement. This amount is subject to additions and deductions pursuant to authorized or required change orders. Payments can be made in the form of personal check, certified check, money order, traveler's checks or credit card. *Cash or Check discounts are not valid when credit cards or financing are used to fund project.

Article 4. Progress Payments Payments of the contract price shall be paid in the following manner: An immediate good faith deposit of \$300 is needed to secure your project on our calendar, this amount will be deducted from the total price. A 50% deposit is required prior to ordering materials. Final payment including any change orders or additions thereto shall be due immediately upon completion of this contract. Statutory interest on the balance due will be applied to all payments not made within three days of completion of this contract. All parties agree that disputes hereunder will be settled through binding arbitration with rules of the American Arbitration Association. *All financing options are subject to approval through the third party financing company.

Article 5. General Provisions Any alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material and/or labor costs, will be executed only upon a written order for same, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge shall be added to the contract price of this contract. If the Owner is not available and it is determined that necessary additional work is required we will make our best judgment with making the necessary repairs according to our pricing policy at that time. Additional layers of roofing materials above and beyond what is specified on this contract will occur an additional charge of \$65 per square per additional layer for removal, clean-up and disposal.

In addition the following general provisions apply:

1. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.
2. Contractor will furnish a description of the work to be done and a description of the materials to be used and the equipment to be used or installed, in agreed consideration for the work.
3. Contractor may at its discretion engage subcontractors to perform work hereunder, provided Contractor shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this contract.
4. Contractor agrees to remove all debris and leave the premises in broom clean condition.
5. Contractor shall not be liable for any delay due to circumstances beyond its control including weather or general unavailability of materials.
6. Great care will be used to protect the structure and landscape. However, some marring and or minor damage could occur which the contractor is not liable. Customer is responsible for removing any valuables surrounding the perimeter of the home or building that is at risk for damage. Customer is also responsible for removing any window or door screens that risk damage.
7. Tearing off a roof can create amounts of uncontrollable dust in the attic. It is the Customers responsibility to cover or remove any items in the attic that they would not want to expose to these elements. Customer is responsible for the clean-up of the attic if any.
8. Warranty on workmanship only covers the installation of the products according to the manufactures specifications. Product performance is covered by the manufacturer's warranty. Please read manufacturer's warranty carefully.
9. The contractor is not liable for Interior and exterior damage due to acts of God which includes but is not limited to, Hail Storms, Ice and water dams, ponding water, lightning storms, high winds not covered specifically under manufacturer's warranty and wind driven rain.
10. Existing skylights that are not replaced with new skylights when installing a new roof system are not covered against leaks under any warranty provided by the contractor or manufacturer.

Article 6. Entire Agreement This is the entire agreement between the parties and cannot be changed or modified orally. This agreement may be supplemented, amended, or revised only by a writing that is signed by each of the parties, except in the event of emergency or unforeseen repairs as described hereinabove.

*All financing options are subject to approval through the third party financing company.

*Cash or Check discounts are not valid when credit cards or financing are used to fund project.

Company Authorized Signature

Date

Customer Signature

Date

9. 28 New Castle Avenue

-Recommended Approval

Background: The applicant is seeking approval for a change in window sizes, to omit infilling the original basement door and for vegetative screening of HVAC equipment.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-722

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 12/28/2023

Primary Location
28 NEW CASTLE AVE
Portsmouth, NH 03801

Owner
BARBER SUZANNA ERIN &
POLDRACK KIMERY G
28 New Castle Avenue
PORTSMOUTH, NH 03801

Applicant
 Kimery Poldrack
 512-789-7119
 kimery28@gmail.com
 28 New Castle Avenue
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Item 1: Asking for approval of a change to two windows which were slated to be 6" taller in the plans. As the project progressed, we made the decision to match these new windows to the other new windows in the same room. We thought it would look odd to have just these two windows a different size.

Item 2: Asking for approval to retain the side entry door that was original to the 1913 home. When we initially planned the renovations, it was unknown if we would be able to meet code with the stairs that attached to that original door (from the 1st floor down into the basement). When the stairs worked out for code, we thought the right decision would be to retain the historic original side entry door.

Item 3: We have placed landscaping plantings to cover the outside HVAC equipment locations as requested.





