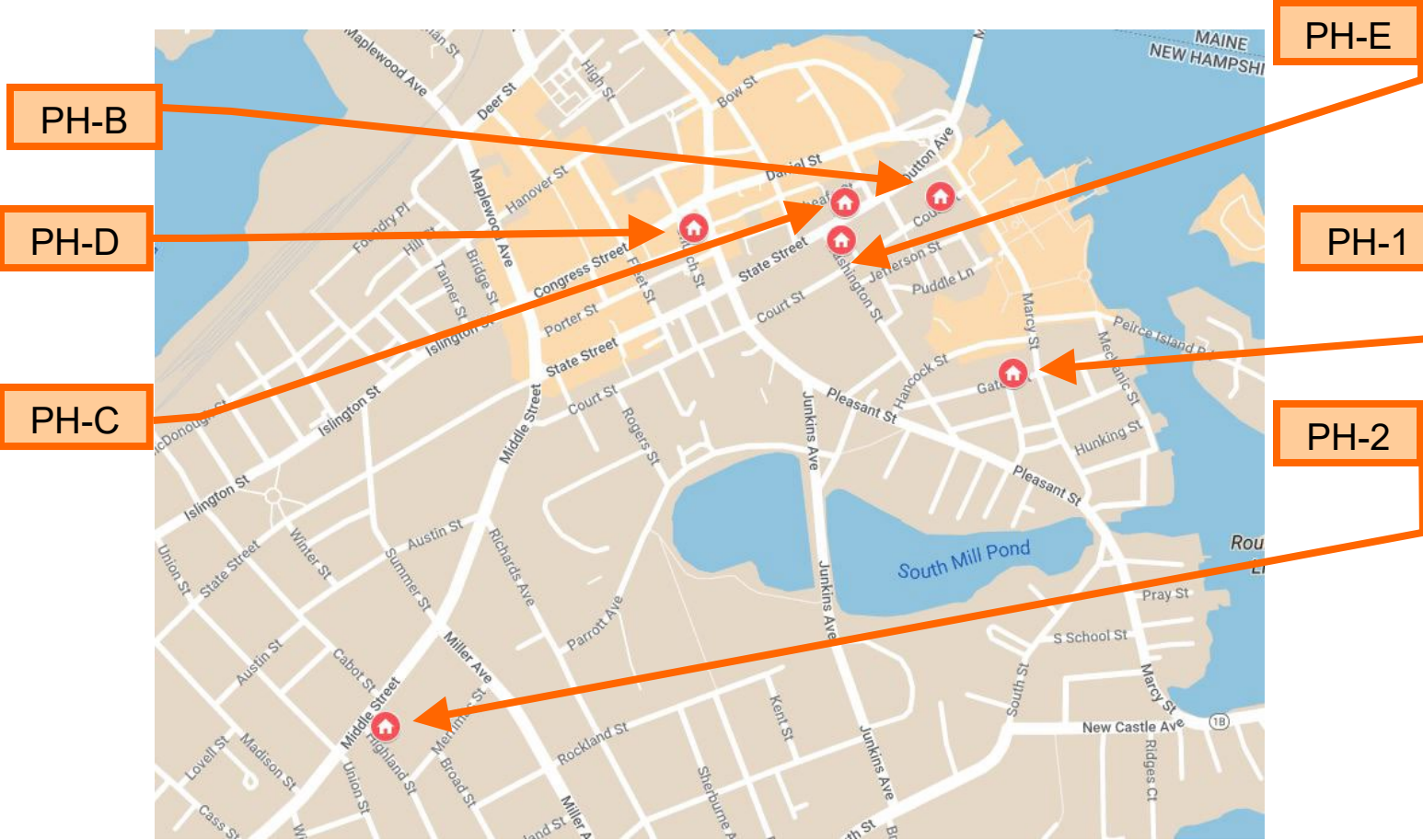


Historic District Commission Staff Report

Wednesday, July 10, 2024



Project Address: 461 Court Street

Permit Requested: Certificate of Approval

Application: Public Hearing B

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Residential
- Land Area: 3,350 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown/South End



B. Proposed Work: For the construction of a 2-story rear addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct 2-story rear addition, the addition has received Board of Adjustment Approval.

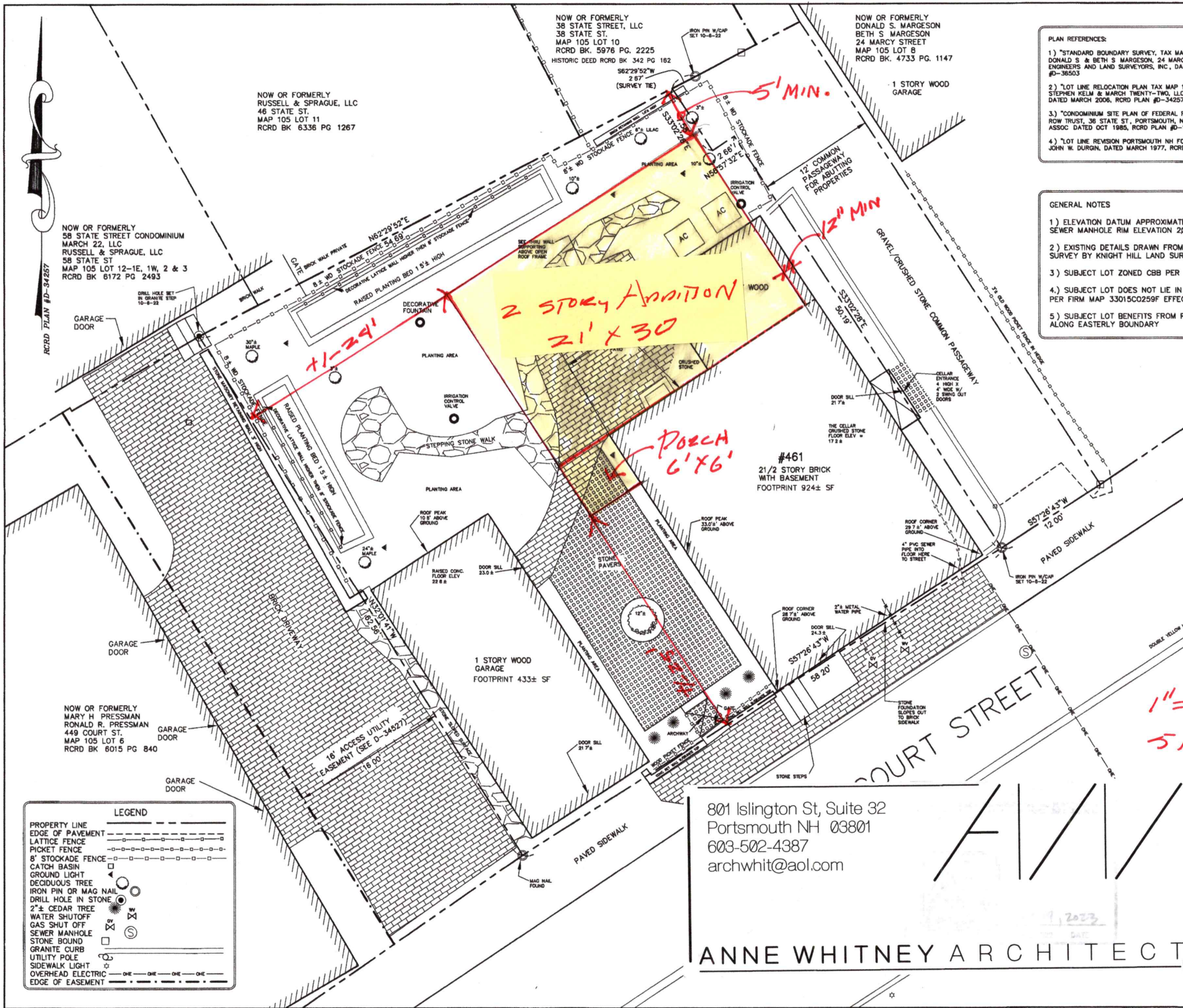


D. Purpose and Intent:

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



- PLAN REFERENCES:
- 1) "STANDARD BOUNDARY SURVEY, TAX MAP DONALD S & BETH S MARGESON, 24 MARCY ENGINEERS AND LAND SURVEYORS, INC., DATE #D-36503
 - 2) "LOT LINE RELOCATION PLAN TAX MAP 105 STEPHEN KELM & MARCH TWENTY-TWO, LLC, DATED MARCH 2006, RCRD PLAN #D-34257
 - 3) "CONDOMINIUM SITE PLAN OF FEDERAL ROW TRUST, 36 STATE ST., PORTSMOUTH, NH ASSOC DATED OCT 1985, RCRD PLAN #D-14
 - 4) "LOT LINE REVISION PORTSMOUTH NH FOR JOHN W. DURGIN, DATED MARCH 1977, RCRD

- GENERAL NOTES
- 1) ELEVATION DATUM APPROXIMATE SEWER MANHOLE RIM ELEVATION 2D
 - 2) EXISTING DETAILS DRAWN FROM SURVEY BY KNIGHT HILL LAND SURV
 - 3) SUBJECT LOT ZONED CBB PER Z
 - 4) SUBJECT LOT DOES NOT LIE IN A PER FIRM MAP 33015C0259F EFFECT
 - 5) SUBJECT LOT BENEFITS FROM RIK ALONG EASTERLY BOUNDARY

SITE DATA
 MAP 105 LOT 7
 OWNER OF RECORD: ALGERIS N KARABELAS
 ELOISE M. KARABELO
 461 COURT STREET
 PORTSMOUTH, NH 03801
 REFERENCE DEED: RCRD BK 3145 PG 1485
 HISTORIC REFERENCE DEED RCRD BK 703 PG 52
 AREA 3,443 SQ. FT / 0.079 AC.

EXISTING CONDITIONS PLAN

for land OWNED by
 ALGERIS N. KARABELAS
 &
 ELOISE M. KARABELAS
 known as
 TAX MAP 105 LOT 7
 located along
 461 COURT STREET
 PORTSMOUTH, NH.
 COUNTY OF ROCKINGHAM

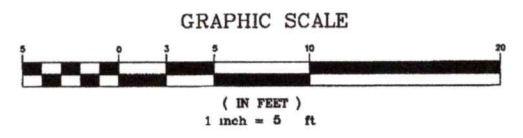
1"=10'
 5/16/24

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

ANNE WHITNEY ARCHITECT

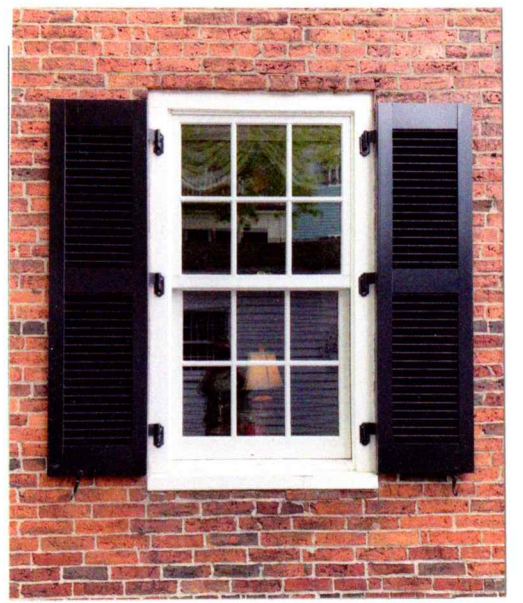
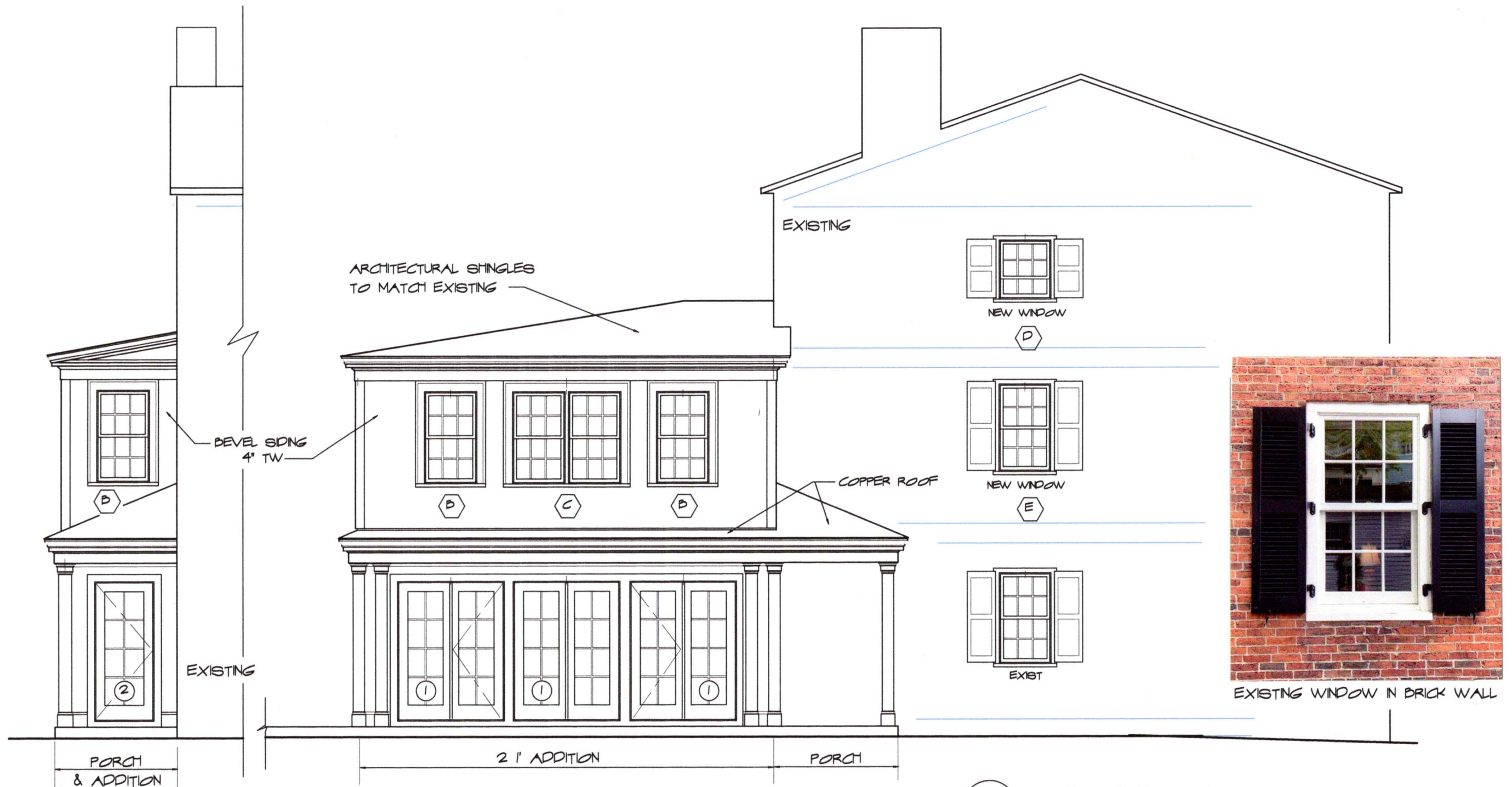
PREPARED FOR:
 ALGERIS KARABELAS
 ELOISE M KARABELAS
 461 COURT ST.
 PORTSMOUTH, NH 03801
 609-333-0023
 jerrykarabelas@carecapital.com

PREPARED BY:
 KNIGHT HILL LAND SURVEYING SERVICES, INC.
 c/o DAVE HISLOP
 34 OLD POST ROAD
 NEWINGTON, N H 03801
 (603) 436-1330
 dave@khlandsurveying.com

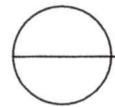


REVISION 5-19-23 UPDATE NOTES AND NORTHEAST LOT LINE

- LEGEND
- PROPERTY LINE
 - EDGE OF PAVEMENT
 - LATTICE FENCE
 - PICKET FENCE
 - 8' STOCKADE FENCE
 - CATCH BASIN
 - GROUND LIGHT
 - DECIDUOUS TREE
 - IRON PIN OR MAG NAIL
 - DRILL HOLE IN STONE
 - 2"± CEDAR TREE
 - WATER SHUTOFF
 - GAS SHUT OFF
 - SEWER MANHOLE
 - STONE BOUND
 - GRANITE CURB
 - UTILITY POLE
 - SIDEWALK LIGHT
 - OVERHEAD ELECTRIC
 - EDGE OF EASEMENT

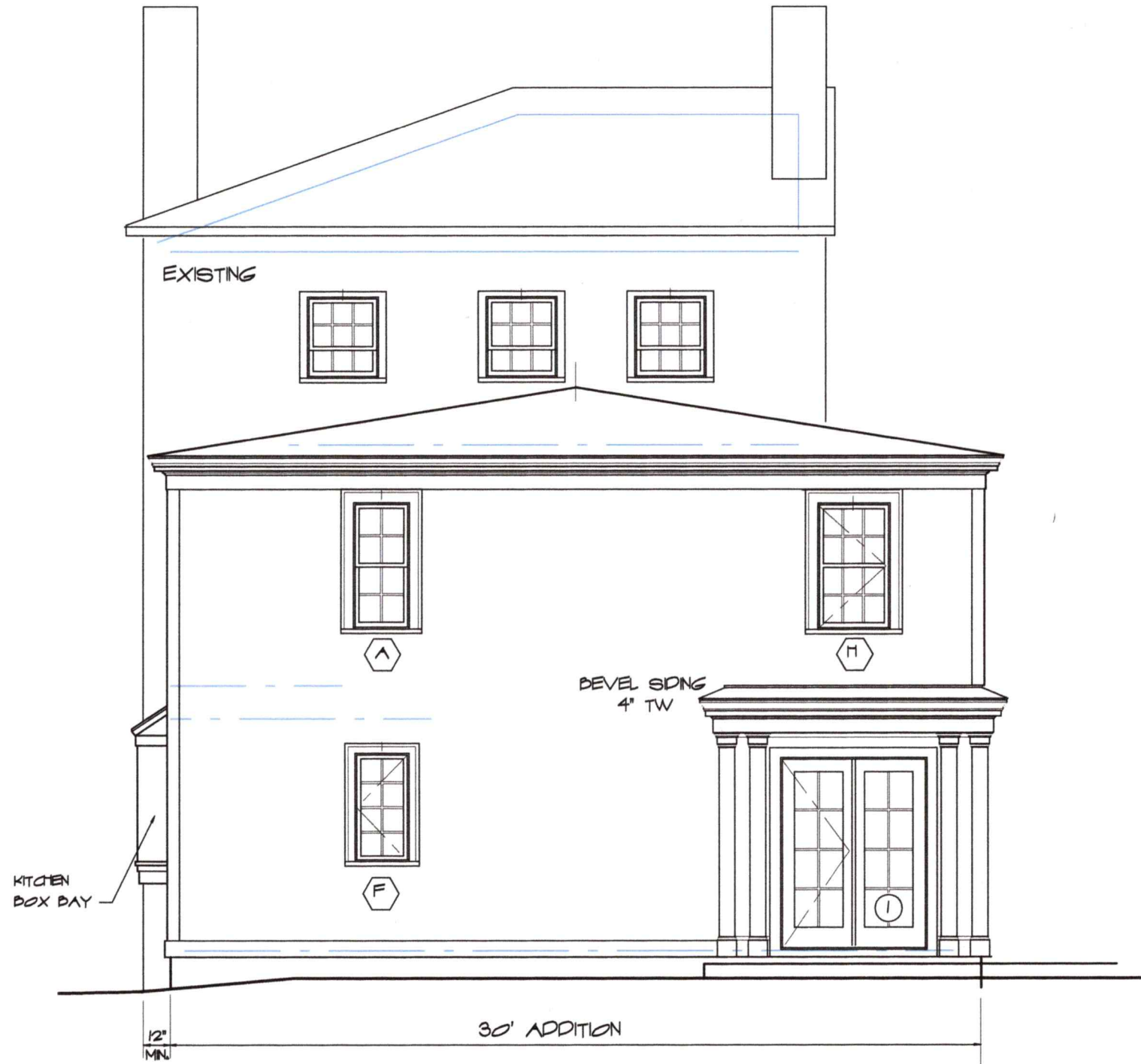


EXISTING WINDOW IN BRICK WALL


 ADDITION COURT ST ELEVATION
 SCALE : 3/16" = 1'-0"


 WEST ELEVATION
 SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 5/16/24
	ANNE WHITNEY ARCHITECT		1 OF 5



REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING REAR ELEVATION

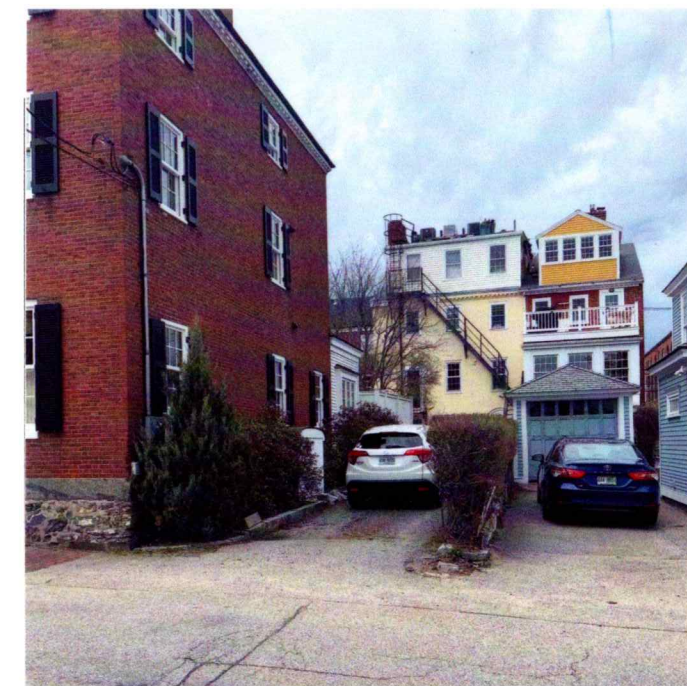


VIEW TO REAR OF PROPERTY

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	 ANNE WHITNEY ARCHITECT 801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307	Date: 5/16/24
		Revisions:	2 OF 5



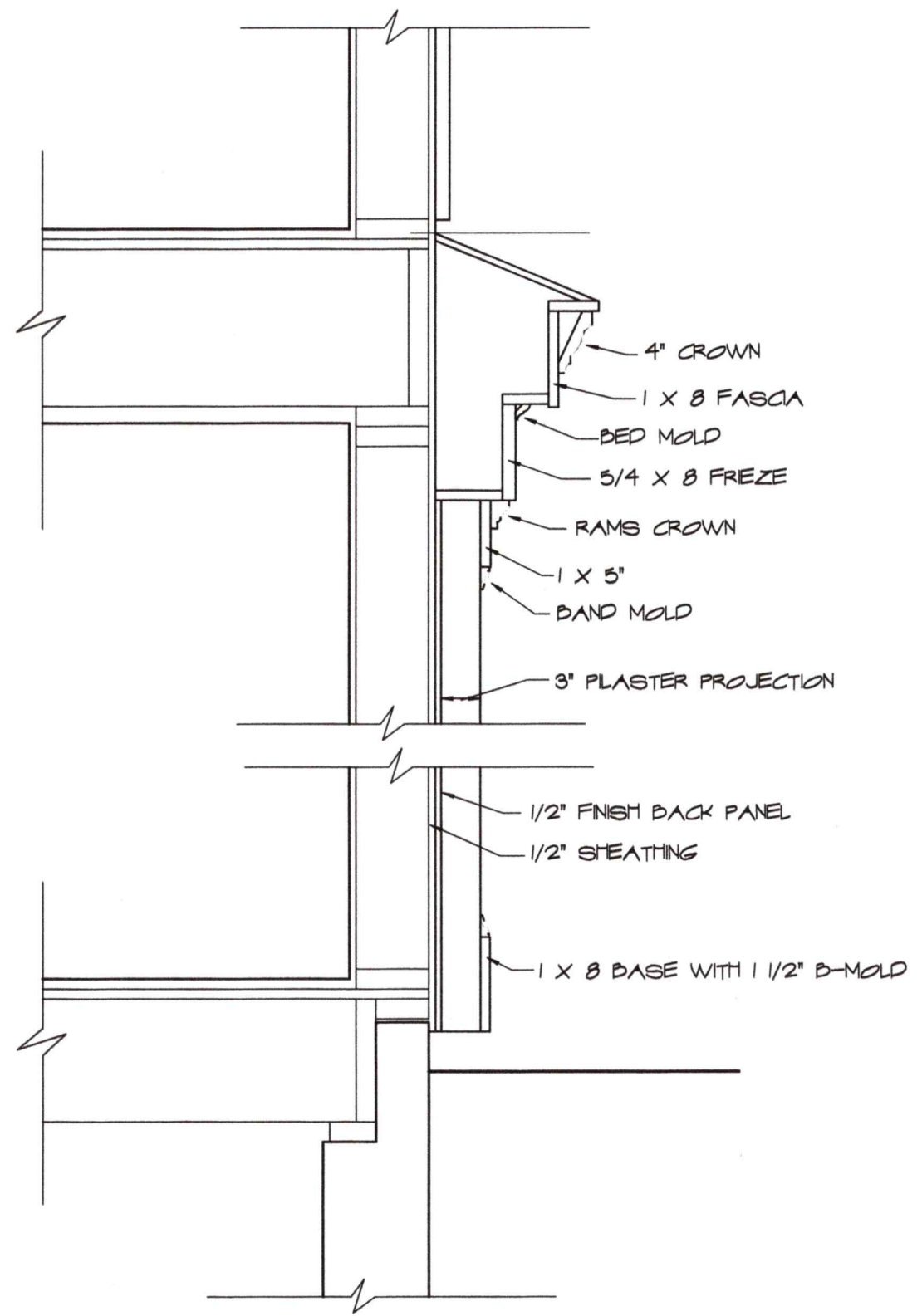
EAST / RIGHT SIDE EXISTING ELEVATION



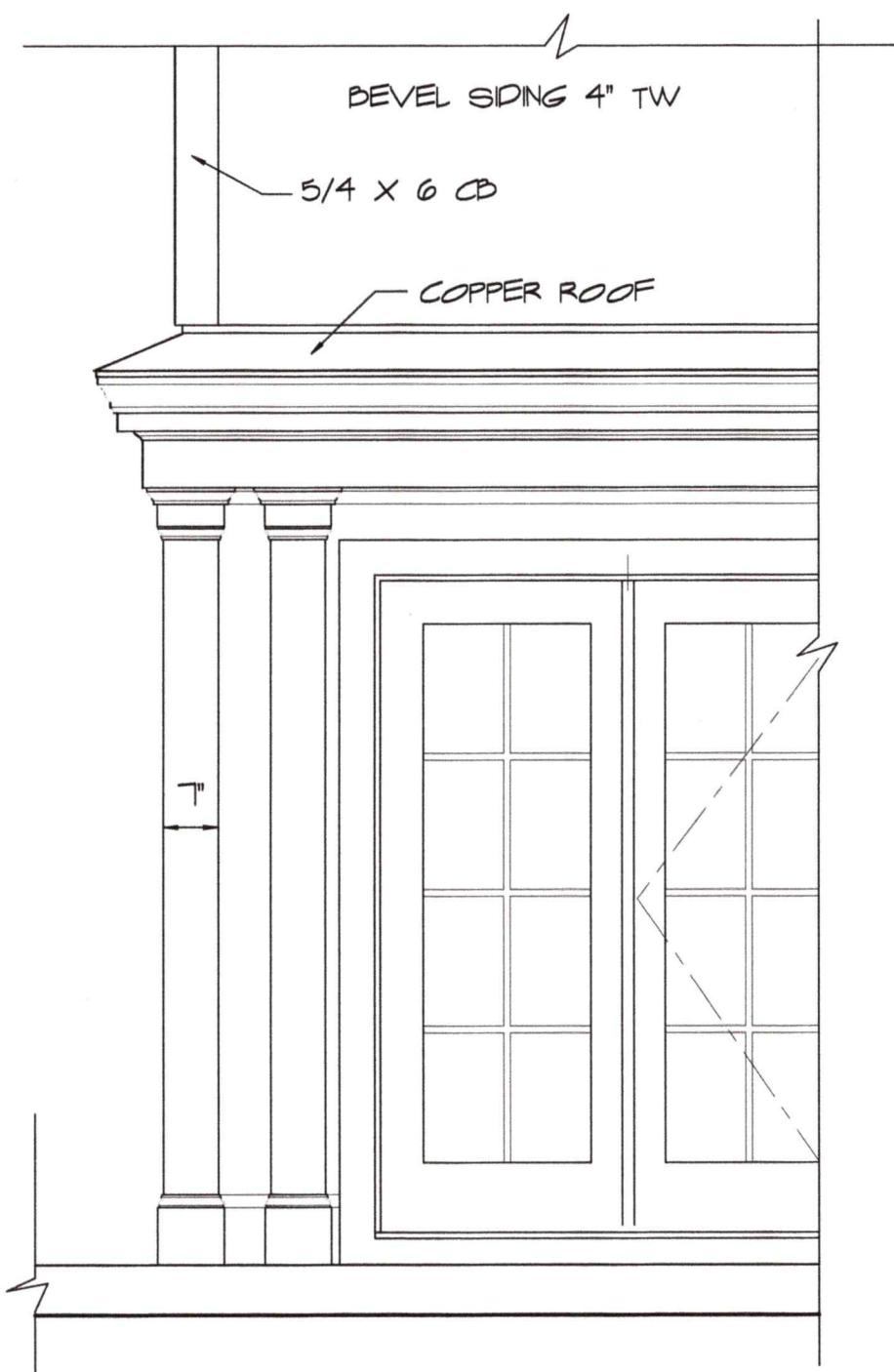
VIEW OF EAST SIDE FROM COURT STREET


EAST ELEVATION
 SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET	801 Islington St, Suite 32 Portsmouth NH 03801 603-562-4387 archwhit@aol.com		Project: 2307 Date: 5/16/24
	ANNE WHITNEY ARCHITECT PORTSMOUTH, NH	Revisions:	3 OF 5



SECTION DETAIL AT COLUMN
 SCALE: 1" = 1'-0"

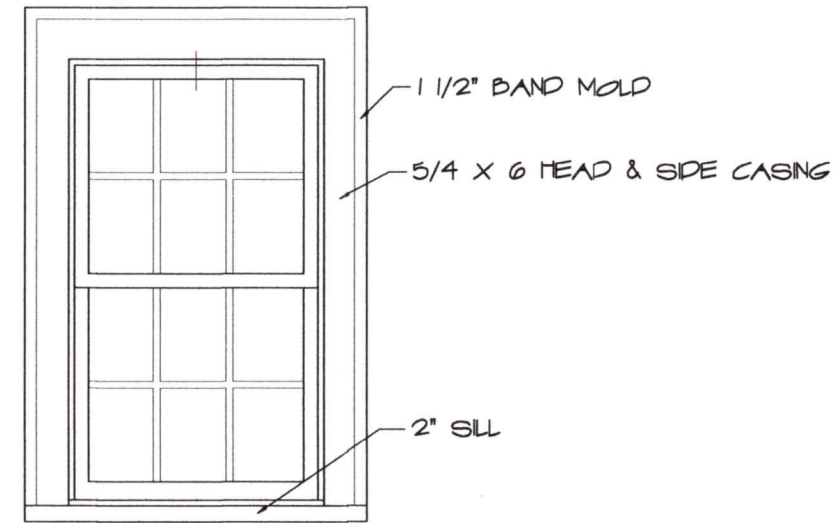


ELEVATION DETAIL
 SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARADELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com		Project: 2307	Date: 5/16/24
			Revisions:	4 OF 5

WINDOW & EXTERIOR DOOR SCHEDULES

SYM.	UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	UDHG2 2024	4/4	2' 2 1/4" X 4' 8"	MARVIN INC., ULTIMATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	2
A*					1 tempered
B	UDHG2 2624	6/6	2' 8 1/4" X 4' 8"	DITTO	3
C	UDHG2 2624 2 wide	6/6	5' 5 1/2" X 4' 8"	DITTO, 2 wide with 2" stud pocket	1
D	UDHG2 match exist.	6/3	+/- 2' 8" X 4' 8" match masonry RO	DITTO, match existing Attic window & casing in new masonry opening	
E	UDHG2 match exist.	6/6	+/- 2' 8" X 3' 4" match masonry RO	DITTO, match existing 2nd Floor window & casing in new masonry opening	
F	UCA 2448	8	2' 1" X 3' 11 5/8"	MARVIN INC., ULTIMATE, Casement, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	1 R
G	UCAP 7248	28	6' 1" X 3' 11 5/8"	DITTO, Picture Unit	1
H	UCA to match UDHG2 2624	6/6	2' 8 1/4" X 4' 8"	DITTO, SDLs to match UDHG2 2624, Egress	1 L
EXTERIOR DOOR					
1	UFD 5470	8	5' 5 5/8" x 7' 2 1/2"	MARVIN INC., ULTIMATE, Inswing French Door, 7/8" SDL with Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner.	2, XOR 1, OXL 1, OO
2	UFD 3670	8	3' 2 7/16" x 7' 2 1/2"	DITTO	1 R



ADDITION WINDOW TRIM

WINDOW - EXT. DOOR NOTES

- 1. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, KARABELAS RESIDENCE 461 COURT STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2307 Revisions:	Date: 5/16/24 5 OF 5
	ANNE WHITNEY ARCHITECT		

DOUBLE HUNG G2

MO (mm)	1'9 3/4 (552)	2-1 3/4 (654)	2-5 3/4 (756)	2-7 3/4 (806)	2-9 3/4 (857)	2-11 3/4 (908)
RO (mm)	1-10 1/4 (585)	2-2 1/4 (667)	2-6 1/4 (768)	2-8 1/4 (819)	2-10 1/4 (870)	3-0 1/4 (921)
FS (mm)	1-9 1/4 (540)	2-1 1/4 (641)	2-5 1/4 (743)	2-7 1/4 (794)	2-9 1/4 (845)	2-11 1/4 (895)
DLO (mm)	14 47/64 (347)	18 47/64 (476)	22 47/64 (577)	24 47/64 (628)	26 47/64 (679)	28 47/64 (730)
2-7 3/4 (806) 2-8 (813) 2-7 1/2 (800) 10 3/4 (273)						
2-11 3/4 (908) 3-0 (914) 2-11 1/2 (902) 12 3/4 (324)						
3-3 3/4 (1010) 3-4 (1016) 3-3 1/2 (1003) 14 3/4 (375)						
3-7 3/4 (1111) 3-8 (1118) 3-7 1/2 (1105) 16 3/4 (425)						
3-11 3/4 (1213) 4-0 (1219) 3-11 1/2 (1207) 18 3/4 (476)						
4-3 3/4 (1314) 4-4 (1321) 4-3 1/2 (1308) 20 3/4 (527)						
4-7 3/4 (1416) 4-8 (1422) 4-7 1/2 (1410) 22 3/4 (578)						
4-11 3/4 (1518) 5-0 (1524) 4-11 1/2 (1511) 24 3/4 (629)						
5-3 3/4 (1619) 5-4 (1626) 5-3 1/2 (1613) 26 3/4 (679)						

MULTIPLE ASSEMBLY CONVERSIONS

ROUGH OPENING		MASONRY OPENING WITHOUT BMC	
Width	Height	Width	Height
Add all frame sizes plus 1" (25)	Add all frame sizes plus 1/2" (13)	Add all frame sizes plus 1/2" (13)	Add all frame sizes plus 1/4" (6)

Ultimate Double Hung G2: UDHG2

CASEMENT / CASEMENT PUSH OUT

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (469)	1 - 8 1/2 (520)	2 - 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (723)	2 - 6 1/2 (774)	2 - 8 1/2 (825)	3 - 1/2 (927)	3 - 4 1/2 (1028)
RO (mm)	1 - 5 (431)	1 - 7 (482)	1 - 9 (533)	2 - 1 (635)	2 - 3 (685)	2 - 5 (736)	2 - 7 (787)	2 - 9 (838)	3 - 1 (939)	3 - 5 (1041)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (609)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (812)	3 - 0 (914)	3 - 4 (1016)
DLO (mm)	0 - 10 13/64 (259)	1 - 0 13/64 (310)	1 - 2 13/64 (361)	1 - 6 13/64 (462)	1 - 8 13/64 (513)	1 - 10 13/64 (564)	2 - 0 13/64 (615)	2 - 2 13/64 (666)	2 - 6 13/64 (767)	2 - 10 13/64 (869)

3 - 7 3/8 (1101)										
3 - 7 5/8 (1108)	UCA1644	UCA1844	UCA2044	UCA2444	UCA2644	UCA2844	UCA3044 E	UCA3244 E	UCA3644 E	UCA4044 E
3 - 7 1/8 (1095)	UCAPO1644	UCAPO1844	UCAPO2044	UCAPO2444	UCAPO2644	UCAPO2844 E	UCAPO3044 E	UCAPO3244 E	UCAPO3644 E	UCAPO4044 E
3 - 1 21/64 (948)										
3 - 11 3/8 (1203)										
3 - 11 5/8 (1209)	UCA1648	UCA1848	UCA2048	UCA2448	UCA2648	UCA2848 E	UCA3048 E	UCA3248 E	UCA3648 E	UCA4048 E
3 - 11 1/8 (1196)	UCAPO1648	UCAPO1848	UCAPO2048	UCAPO2448	UCAPO2648	UCAPO2848 E	UCAPO3048 E	UCAPO3248 E	UCAPO3648 E	UCAPO4048 E
3 - 5 21/64 (1050)										

CASEMENT PICTURE / CASEMENT PUSH OUT PICTURE

MO (mm)	3 - 4 1/2 (1028)	4 - 1/2 (1232)	4 - 8 1/2 (1435)	5 - 1/2 (1537)	5 - 4 1/2 (1638)	6 - 1/2 (1842)	6 - 8 1/2 (2045)	7 - 4 1/2 (2248)	8 - 1/2 (2451)
RO (mm)	3 - 5 (1041)	4 - 1 (1245)	4 - 9 (1448)	5 - 1 (1549)	5 - 5 (1651)	6 - 1 (1854)	6 - 9 (2057)	7 - 5 (2261)	8 - 1 (2464)
FS (mm)	3 - 4 (1016)	4 - 0 (1219)	4 - 8 (1422)	5 - 0 (1524)	5 - 4 (1626)	6 - 0 (1829)	6 - 8 (2032)	7 - 4 (2235)	8 - 0 (2438)
DLO (mm)	2 - 10 13/64 (869)	3 - 6 13/64 (1072)	4 - 2 13/64 (1275)	4 - 6 13/64 (1377)	4 - 10 13/64 (1478)	5 - 6 13/64 (1682)	6 - 2 13/64 (1885)	6 - 10 13/64 (2088)	7 - 6 13/64 (2291)

3 - 11 3/8 (1203)									
3 - 11 5/8 (1209)	UCAP4048	UCAP4848	UCAP5648	UCAP6048	UCAP6448	UCAP7248	UCAP8048 T	UCAP8848 T	UCAP9648 T
3 - 11 1/8 (1196)	UCAPOP4048	UCAPOP4848	UCAPOP5648	UCAPOP6048	UCAPOP6448	UCAPOP7248	UCAPOP8048 T	UCAPOP8848 T	UCAPOP9648 T
3 - 5 21/64 (1050)									

MARVIN SIGNATURE™ COLLECTION | ULTIMATE

1 3/4" INSWING / OUTSWING FRENCH DOOR

Clad MO (mm)	1-8 11/32 (517)	2-1 15/16 (659)	2-7 15/16 (811)	2-9 15/16 (862)	3-1 15/16 (946)	3-7 15/16 (1116)
Wood MO (mm)	1-10 31/32 (583)	2-4 9/16 (726)	2-10 9/16 (878)	3-0 9/16 (929)	3-4 9/16 (1030)	3-10 9/16 (1183)
RO (mm)	1-8 27/32 (529)	2-2 7/16 (672)	2-8 7/16 (824)	2-10 7/16 (875)	3-2 7/16 (976)	3-8 7/16 (1129)
FS (mm)	1-7 27/32 (504)	2-1 7/16 (646)	2-7 7/16 (799)	2-9 7/16 (849)	3-1 7/16 (951)	3-7 7/16 (1103)
DLO (mm)	0-11 1/2 (292)	11-1 19/32 (345)	1-7 19/32 (498)	1-9 19/32 (548)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089)						
6-11 9/16 (2122)	1668	2068	2668	2868	3068	3668
6-10 1/2 (2096)	1670	2070	2670	2870	3070	3670
6-10 (2083)	1680	2080	2680	2880	3080	3680
5-6 5/8 (1680)			2690		3090	

Clad MO (mm)	4-1 1/8 (1248)	4-11 1/2 (1511)	5-1 1/8 (1553)	5-5 1/8 (1654)	5-11 1/2 (1816)	6-1 1/8 (1857)	7-1 1/8 (2162)
Wood MO (mm)	4-3 3/4 (1314)	5-2 1/8 (1578)	5-3 3/4 (1619)	5-7 3/4 (1721)	6-2 1/8 (1883)	6-3 3/4 (1924)	7-3 3/4 (2229)
RO (mm)	4-1 5/8 (1260)	5-0 (1524)	5-1 5/8 (1565)	5-5 5/8 (1667)	6-0 (1829)	6-1 5/8 (1870)	7-1 5/8 (2175)
FS (mm)	4-0 5/8 (1235)	4-11 (1499)	5-0 5/8 (1540)	5-4 5/8 (1641)	5-11 (1803)	6-0 5/8 (1845)	7-0 5/8 (2149)
DLO (mm)	1-1 19/32 (345)	1-6 25/32 (477)	1-7 19/32 (498)	1-9 19/32 (548)	2-0 25/32 (629)	2-1 19/32 (650)	2-7 19/32 (802)

6-10 1/4 (2089)							
6-11 9/16 (2122)	4068	50R68	5068	5468	60R68	6068	7068
6-10 1/2 (2096)	4070	50R70	5070	5470	60R70	6070	7070
6-10 (2083)	4080	50R80	5080	5480	60R80	6080	7080
5-6 1/8 (1680)			5090			6090	

Project Address: 121 State Street, Unit #2

Permit Requested: Certificate of Approval

Application: Public Hearing C

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Residential
- Land Area: 3,045-3,255 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Extend existing deck facing Sheaf Street

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Extension of existing Sheafe Street façade deck and entrance.



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

121 STATE STREET DECK RENOVATION



**HDC
PUBLIC HEARING**

SCOPE OF WORK NARRATIVE

1. REBUILD DECK WITH NONCOMBUSTIBLE MATERIALS (STEEL WITH WOOD TRIM); EXTEND FRONT EDGE 4' 00" FURTHER OUT TOWARDS SHEAFE STREET

DRAWING LIST

HM0.1 COVER
HM0.2 EXISTING CONDITIONS
HM0.3 CONTEXT
HM1.1 PLANS
HM2.1 ELEVATION-SECTION
HM2.2 MATERIALS
HM3.0 VIGNETTES
HM3.1 VIGNETTES
HM3.2 3D AXONOMETRIC

121 State Street - deck expansion

Owner: ONE HUNDRED TWENTY ONE TWENTY THREE STATE STREET CONDOS

Zoning Summary

5/24/2024

Zone CD4	Total area for whole lot, both condo's			
	Allowed	Existing	Proposed	Change
Lot size (sf)	NR	2,614	2,614	0
building footprint, max	15,000	1,789	1,789	0
deck & stair footprint		427	508	81
parking area open to sky, pavers		549	490	-59
Open space (landscaping)		46	41	-5
Open Space, min	10.00%	1.76%	1.57%	-0.19%
Building Coverage, max	90.00%	84.77%	87.87%	3.10%
Setback, side	NR	NR	NR	NR
Setback max ft, Primary Front (State St)	10	0	0	0
Setback max ft, Secondary front (Sheafe St)	15	13.67	9.83	-3.84
Setback rear min, 5'	n/a	n/a	n/a	n/a

**HM0.1 COVER
121 STATE STREET**

SCALE:
06/28/2024





HM0.2 EXISTING CONDITIONS
121 STATE STREET

SCALE:
06/28/2024



DANIEL STREET



DANIEL STREET



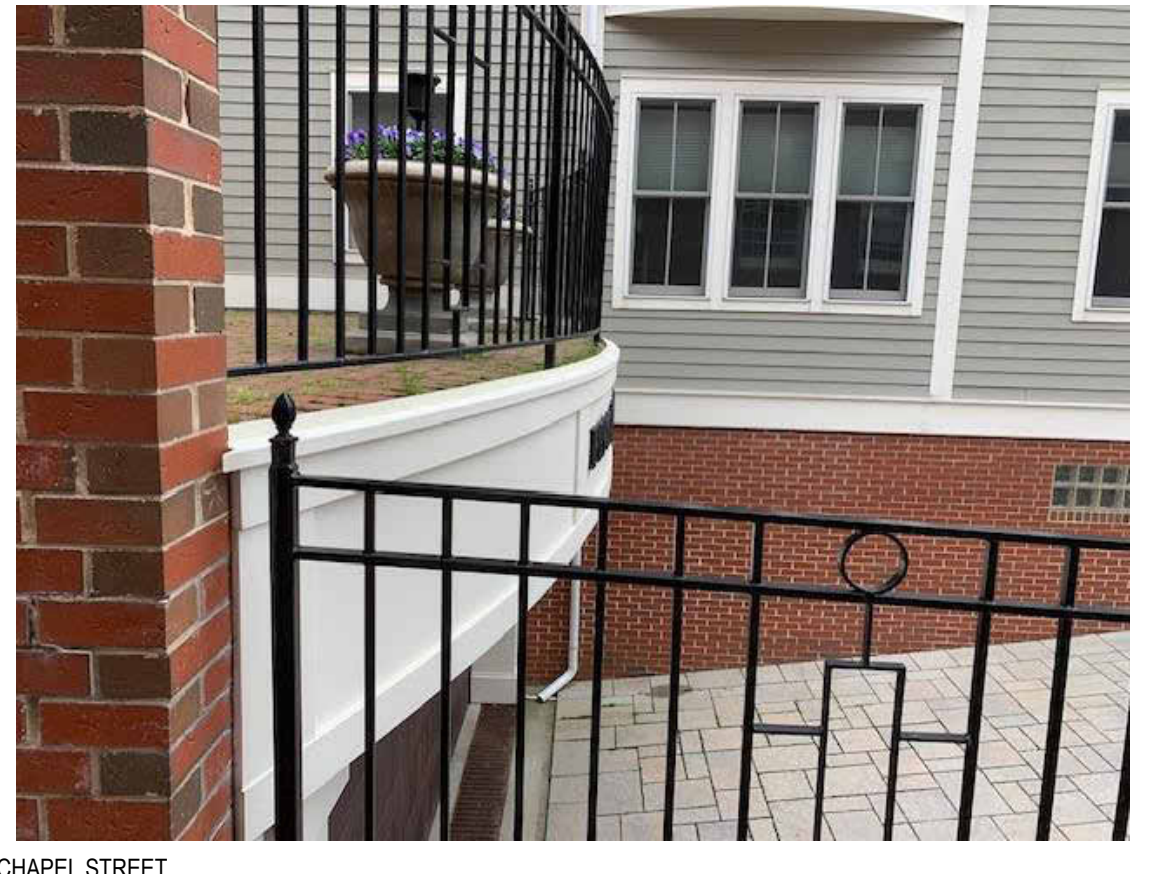
CHAPEL STREET



CHAPEL STREET



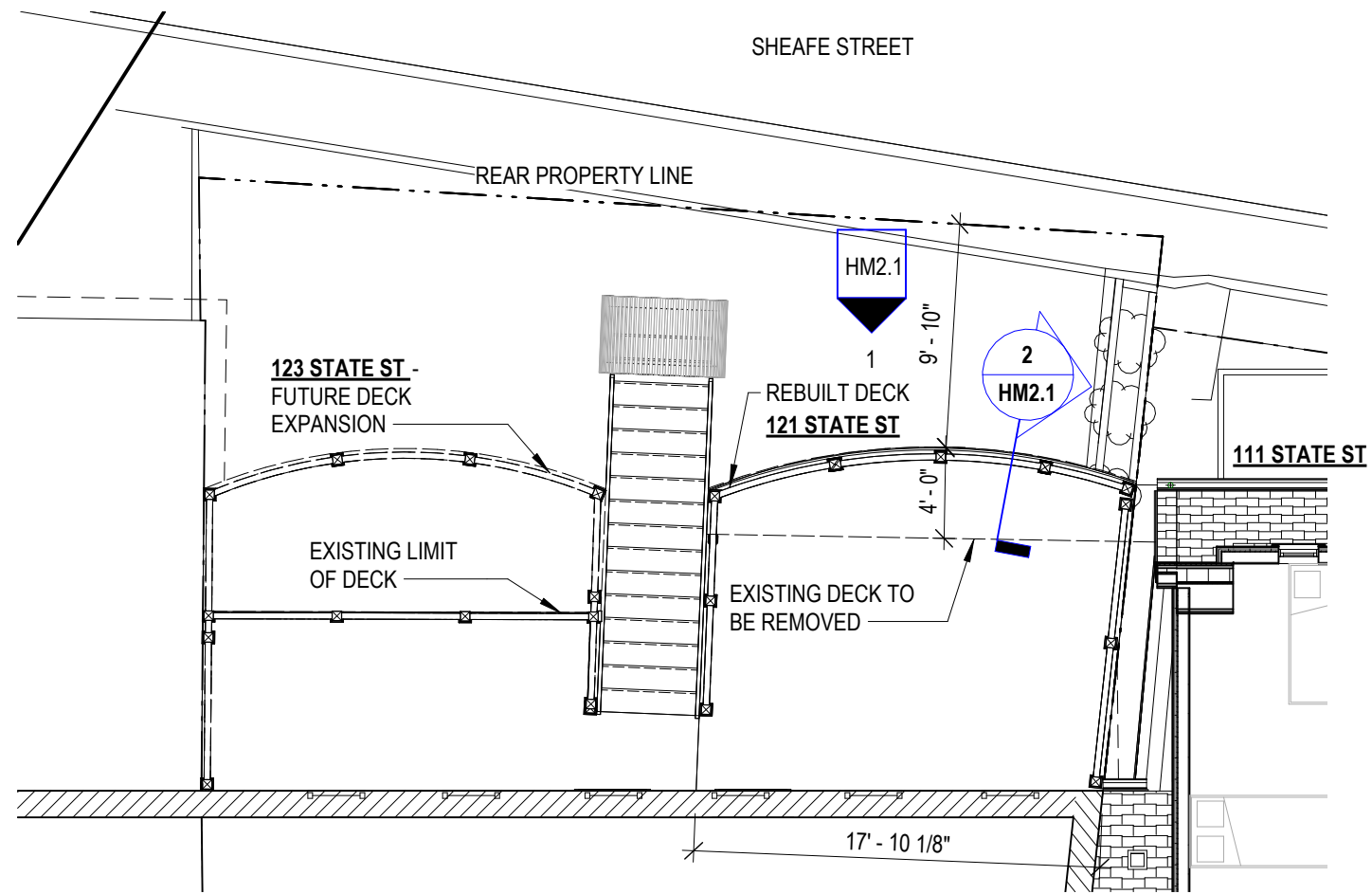
COURT STREET



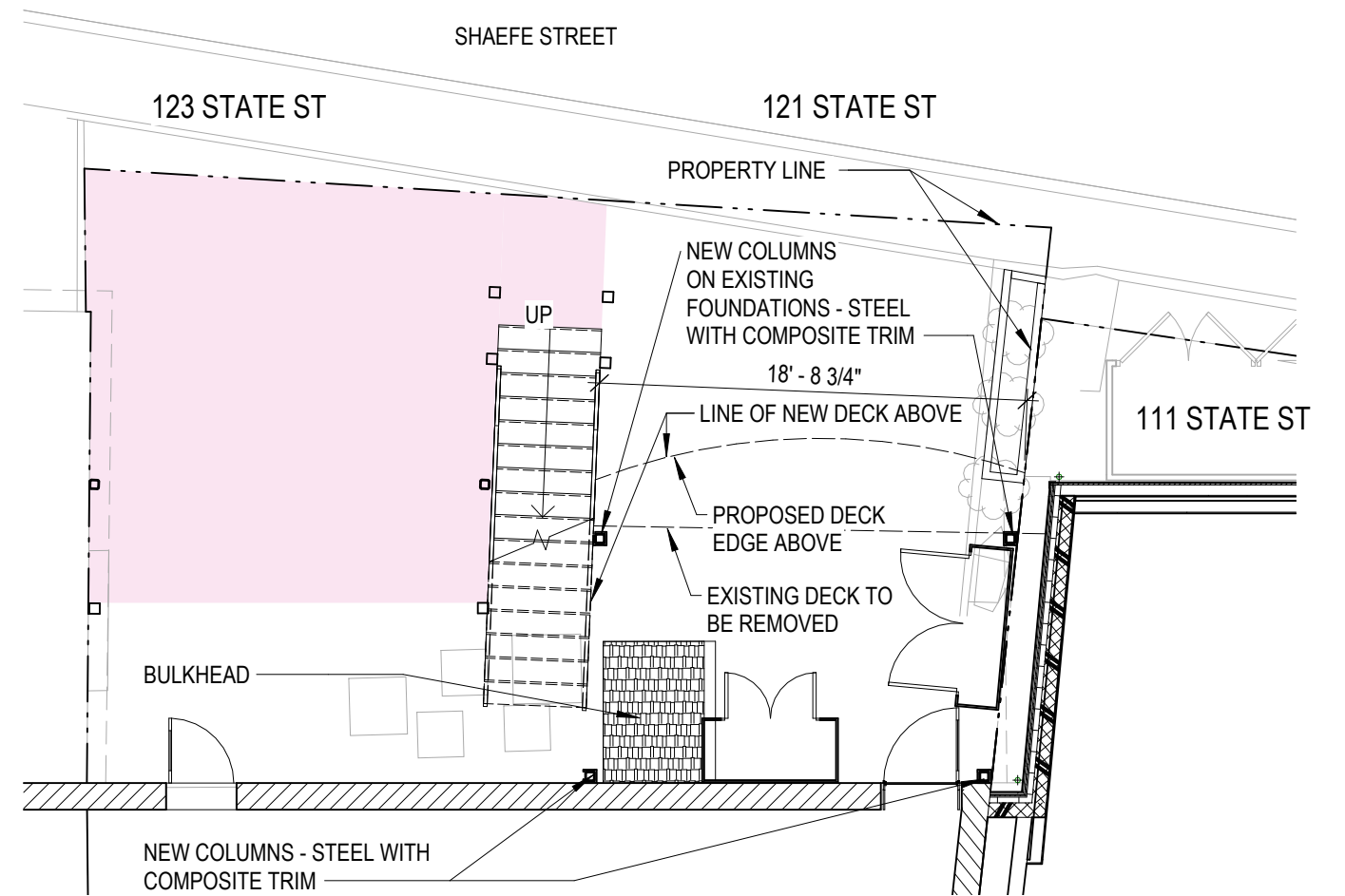
CHAPEL STREET

HM0.3 **CONTEXT**
121 STATE STREET

SCALE:
06/28/2024

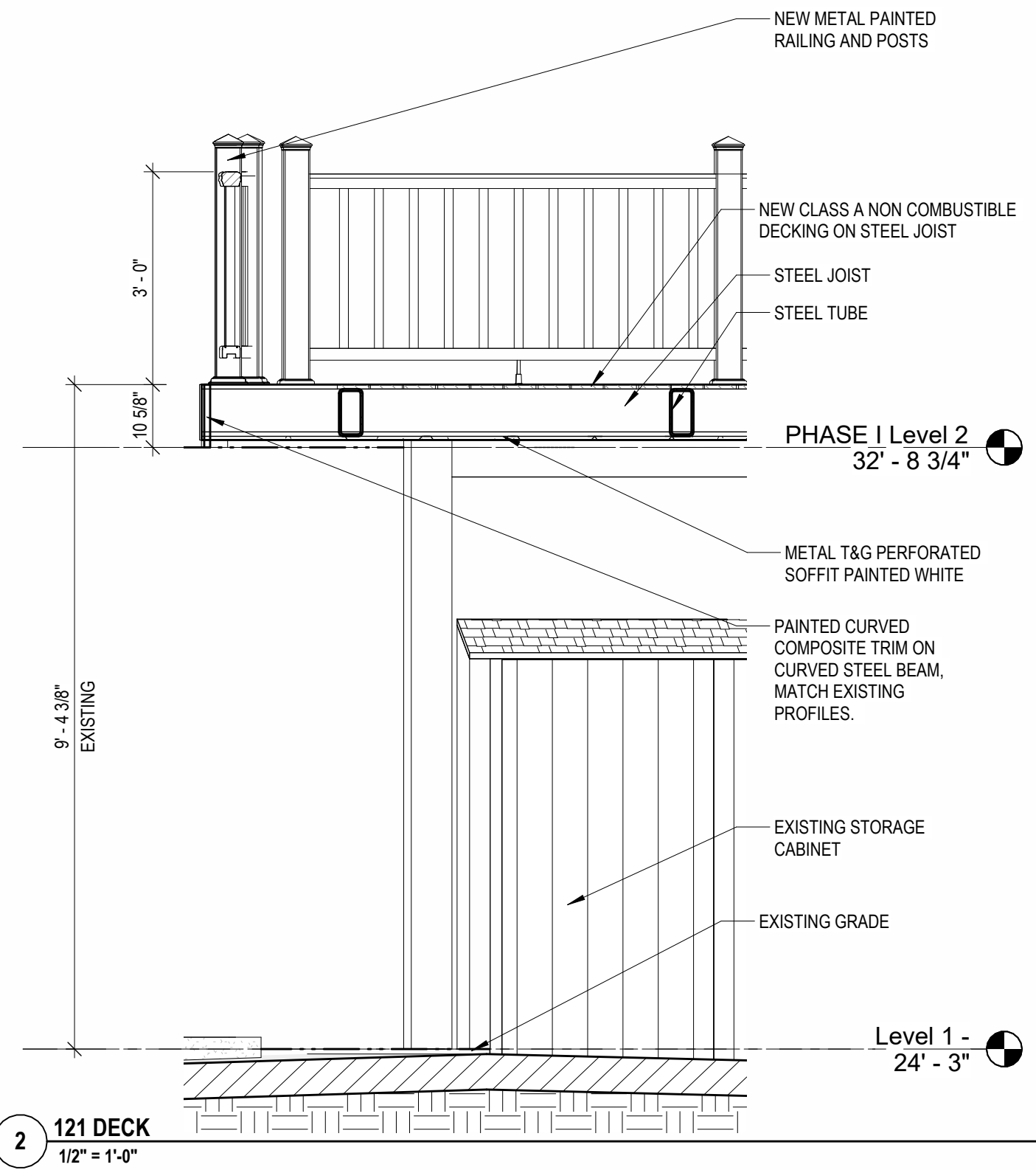


2 ROOF PLAN AT DECK
1/8" = 1'-0"

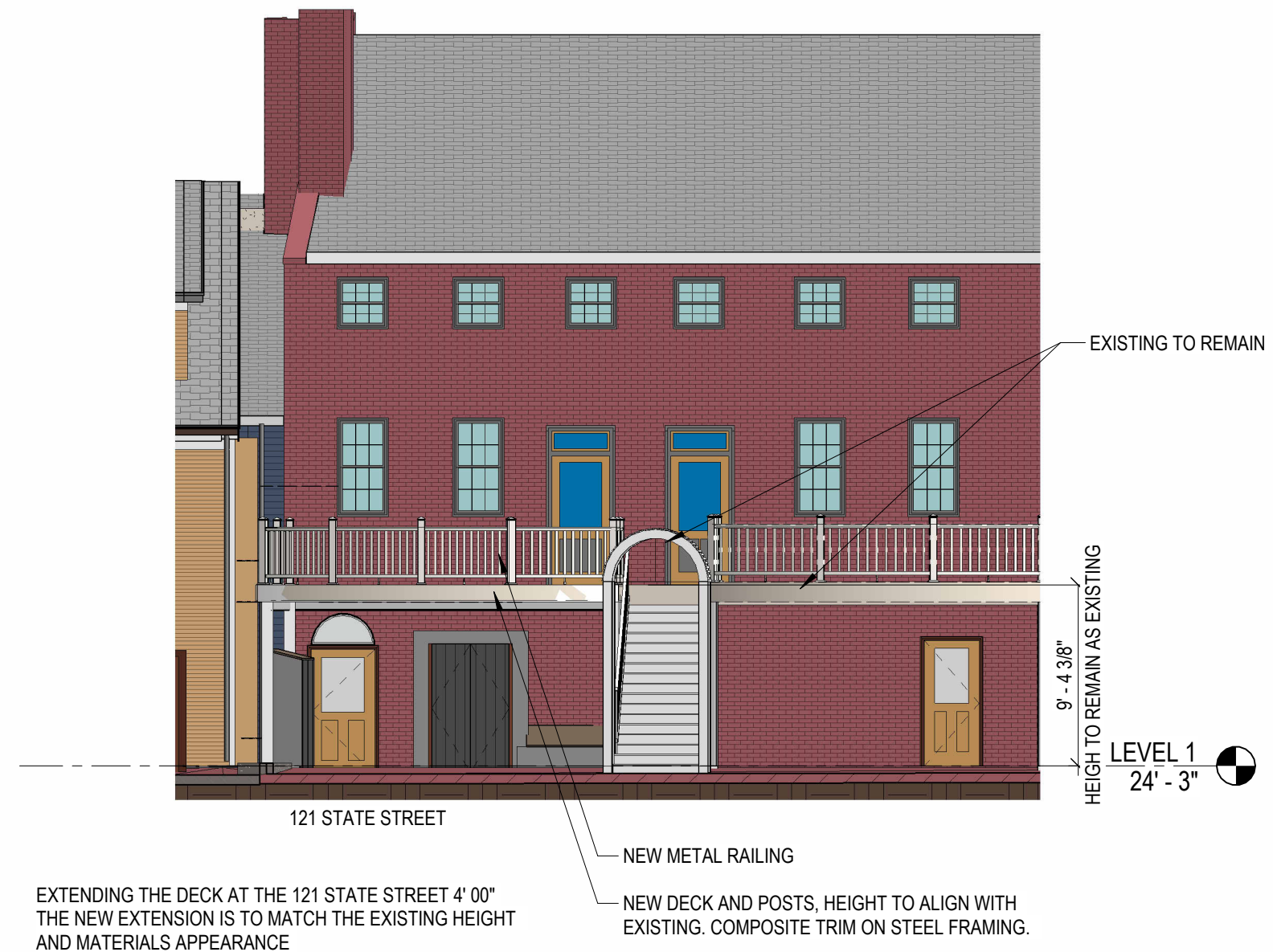


1 FIRST FLOOR PLAN
1/8" = 1'-0"

HM1.1 PLANS
121 STATE STREET
SCALE: 1/8" = 1'-0"
06/28/2024



2 121 DECK
1/2" = 1'-0"



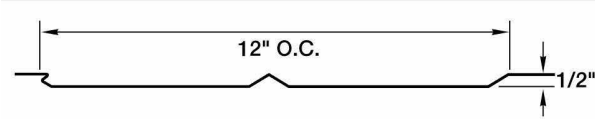
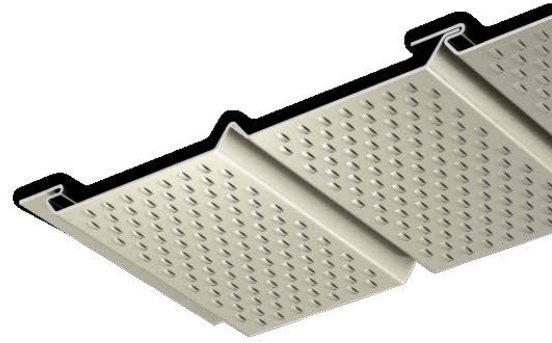
1 NORTH - SHEAFE ST ELEVATION
1/8" = 1'-0"

HM2.1 ELEVATION-SECTION
121 STATE STREET

SCALE: As indicated
06/28/2024



METAL SOFFIT:
Painted Aluminum, PAC-CLAD PETERSEN PAC-750



**DECKING: BAMBOO COMPOSITE,
MOSO® Bamboo Lumbe**

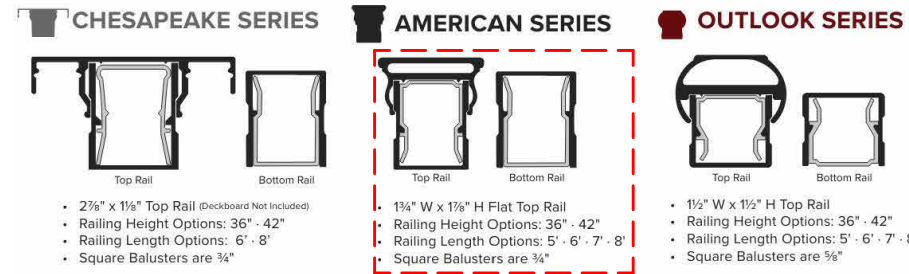


Nominal: 1 x 6
Actual Size: 3/4" H x 5 3/4" W x 6' L



Decking Board

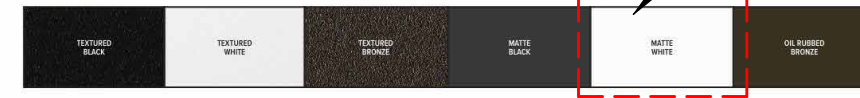
METAL RAILING: KEY-LINK



INFILL OPTIONS



KEY-LINK'S STANDARD COLOR OPTIONS



KEY-LINK'S SPECIAL ORDER COLOR OPTIONS*



KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS*



HM2.2 MATERIALS
121 STATE STREET

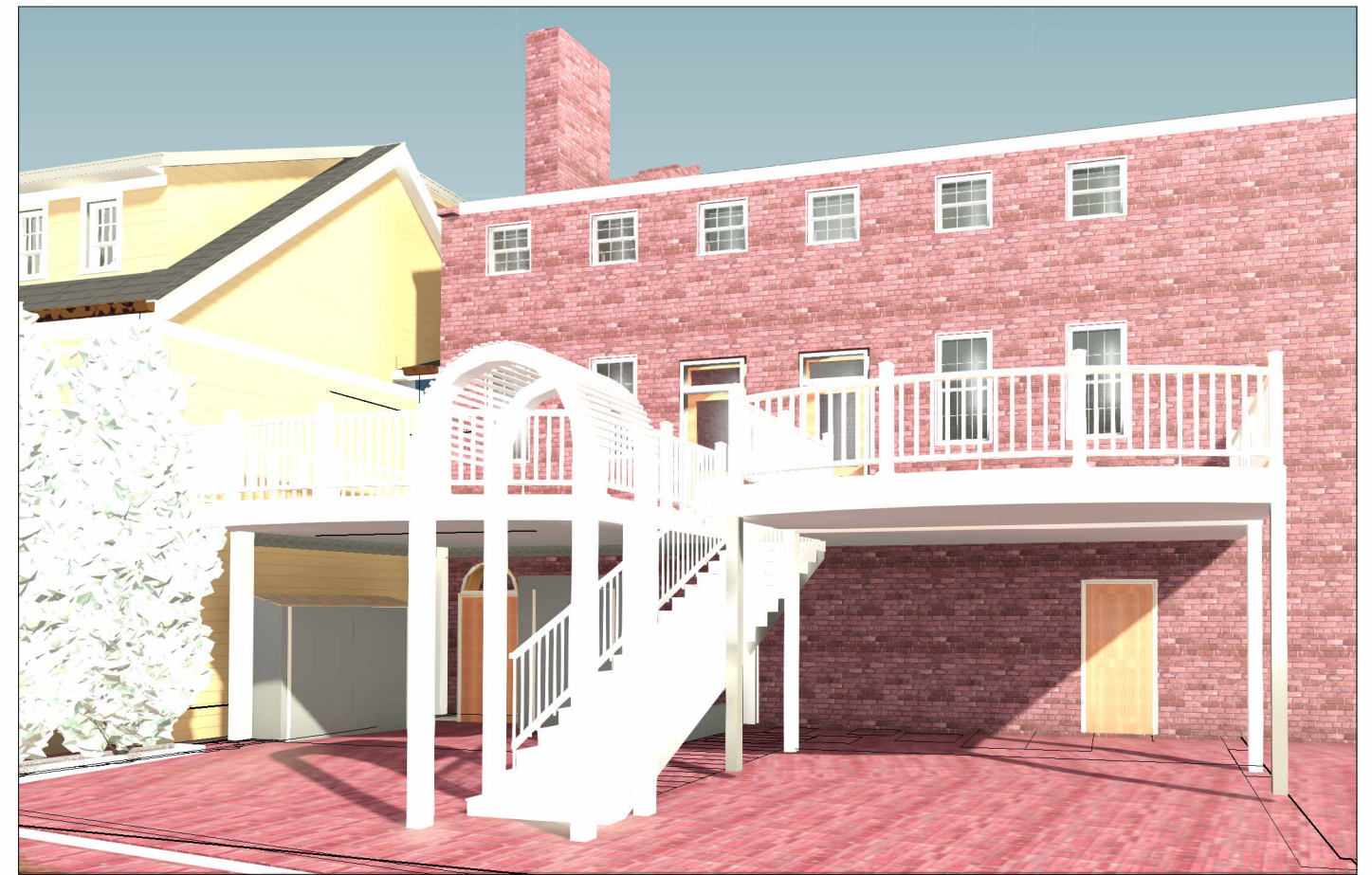
SCALE:
06/19/2024



HM3.0 **VIGNETTES**
121 STATE STREET
SCALE:
06/28/2024

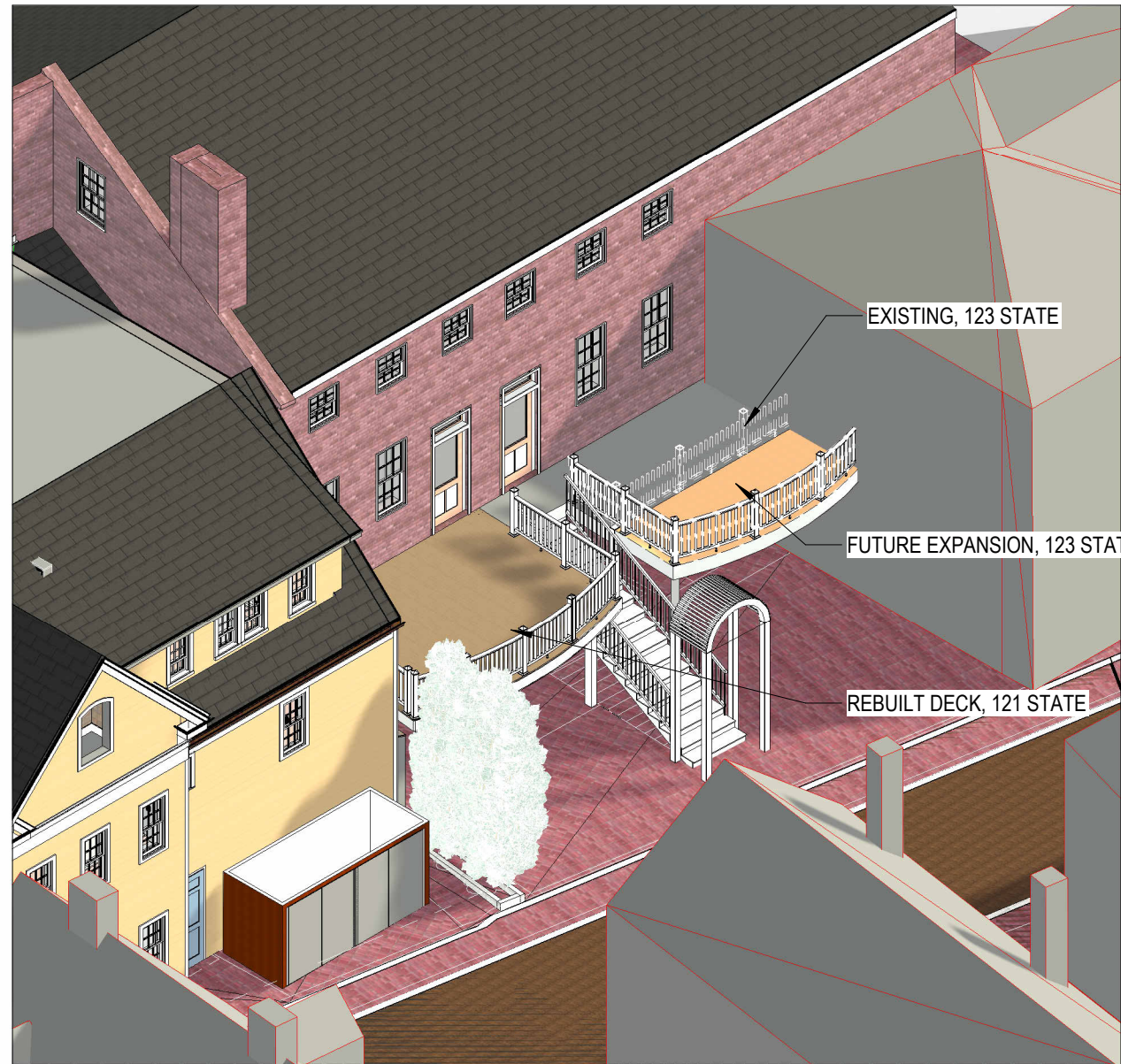


2 121 STATE DECK ACROSS SHEAFE HDC FUTURE DEVELOPMENT



1 121 STATE STREET DECK FROM SHEAFE W FUTURE DEVELOPMENT

HM3.1 VIGNETTES
121 STATE STREET
SCALE:
06/28/2024



1 AXONOMETRIC, NE PROPOSED

HM3.2 3D AXONOMETRIC
121 STATE STREET
SCALE:
06/28/2024

Project Address: 2 Congress Street

Permit Requested: Certificate of Approval

Application: Public Hearing D

A. Property Information - General:

Existing Conditions:

- Zoning District: Downtown Overlay & Civic
- Land Use: Religious
- Land Area: 7,250 SF +/-
- Estimated Age of Structure: c.1853
- Building Style: Italianate
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Market Square
- Unique Features: Cut stone foundation
- Neighborhood Association: Downtown

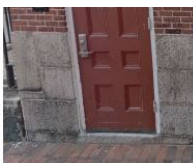


B. Proposed Work: Widen an egress door to become compliant with new standards, create an ADA accessible doorway (using an existing doorway) at the front of the Church, the installation of exterior lighting and HVAC equipment.

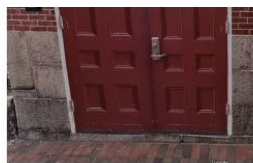
C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

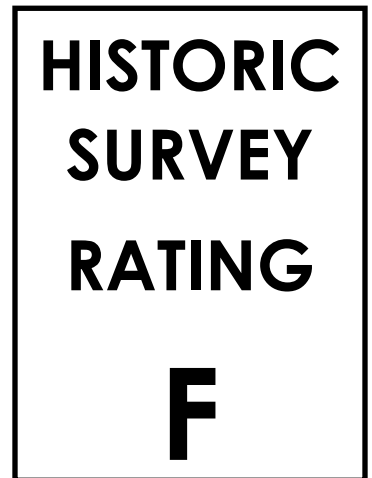
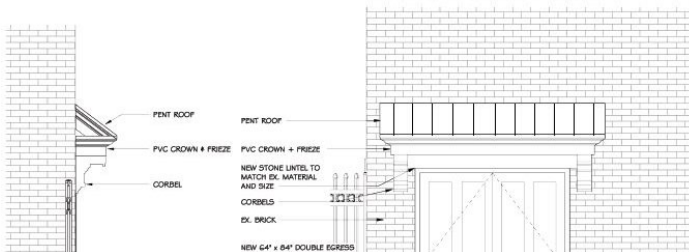
- Widen (1) doorway to accommodate new egress standards.
- Widen (1) door to become ADA compliant.
- Installation of exterior lighting
- Installation of exterior HVAC equipment.



2: EXISTING REAR EGRESS DOOR ON PEDESTRIAN ALLEY



2A: PROPOSED REAR EGRESS DOUBLE DOOR ON PEDESTRIAN ALLEY
Door widened to meet current egress code requirements



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

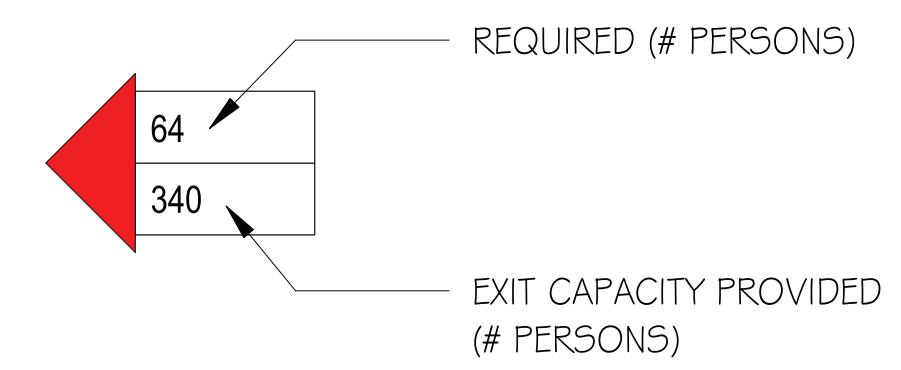
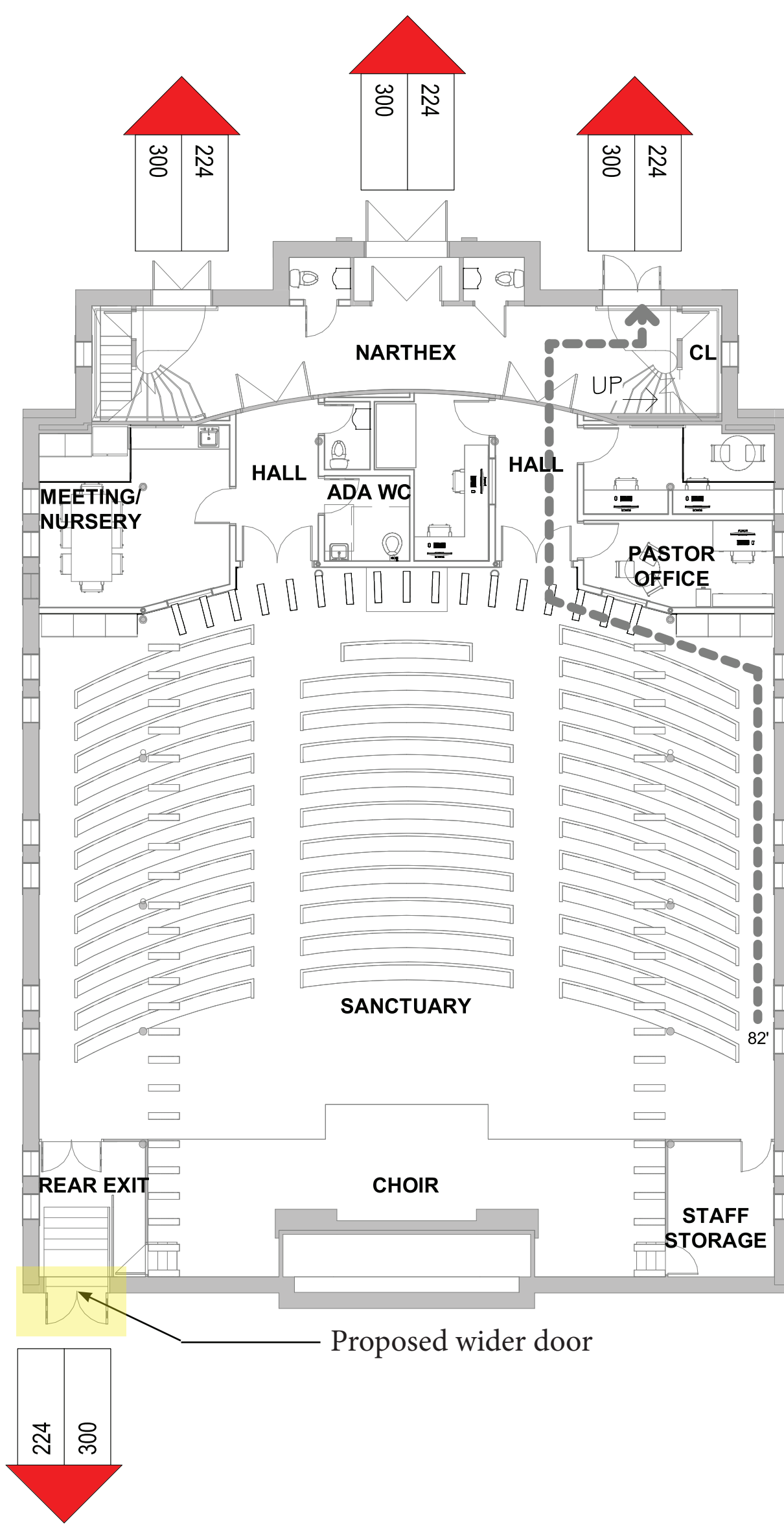


1 SITE PLAN TAX MAP
SCALE: N/A



NORTH CHURCH
2 Congress Street, Portsmouth, New Hampshire
July 10, 2024



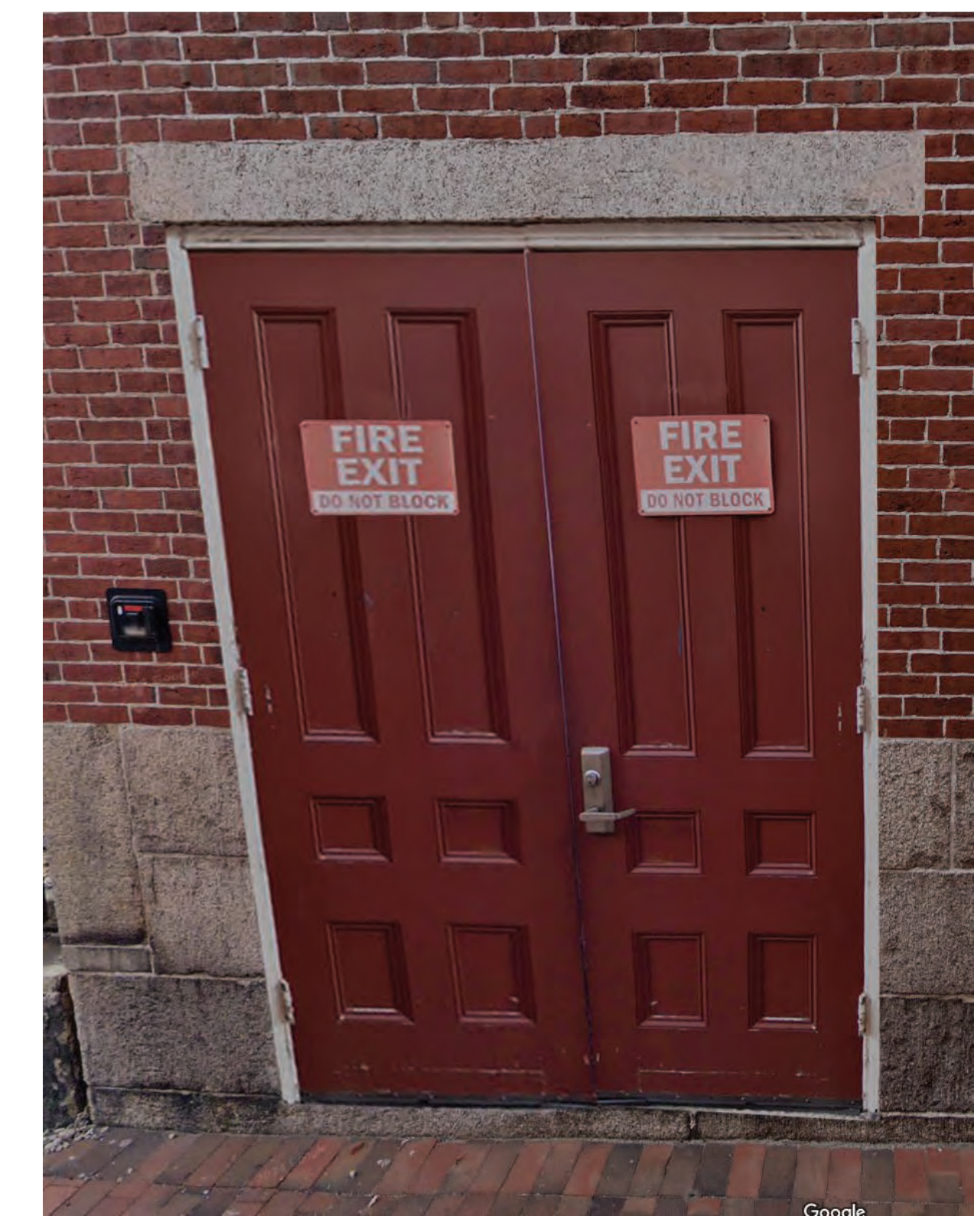


1: PROPOSED LEVEL 1 EGRESS PLAN

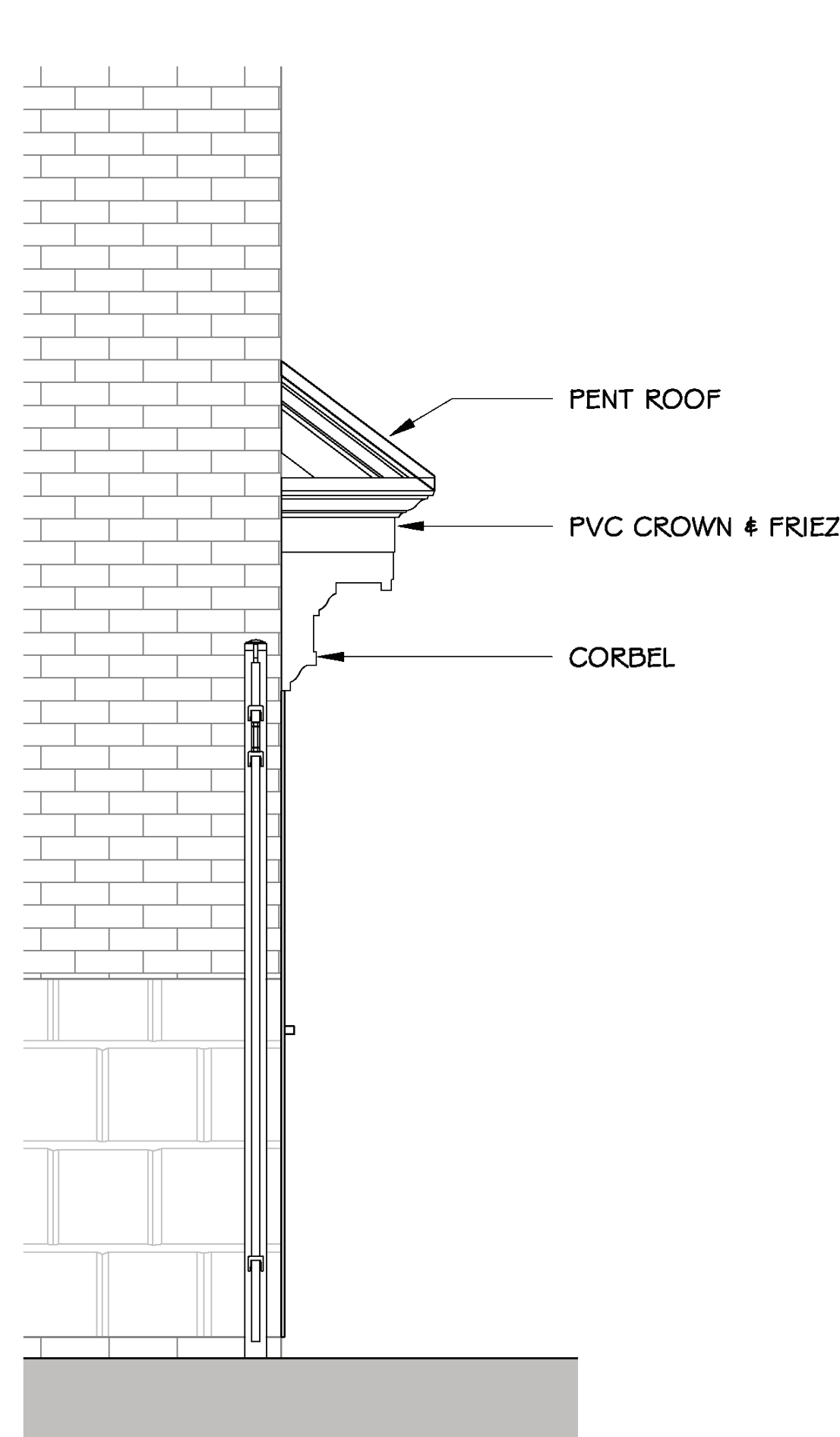


EXISTING 12" HIGH STONE LINTEL
EXISTING 32" x 84" EGRESS DOOR

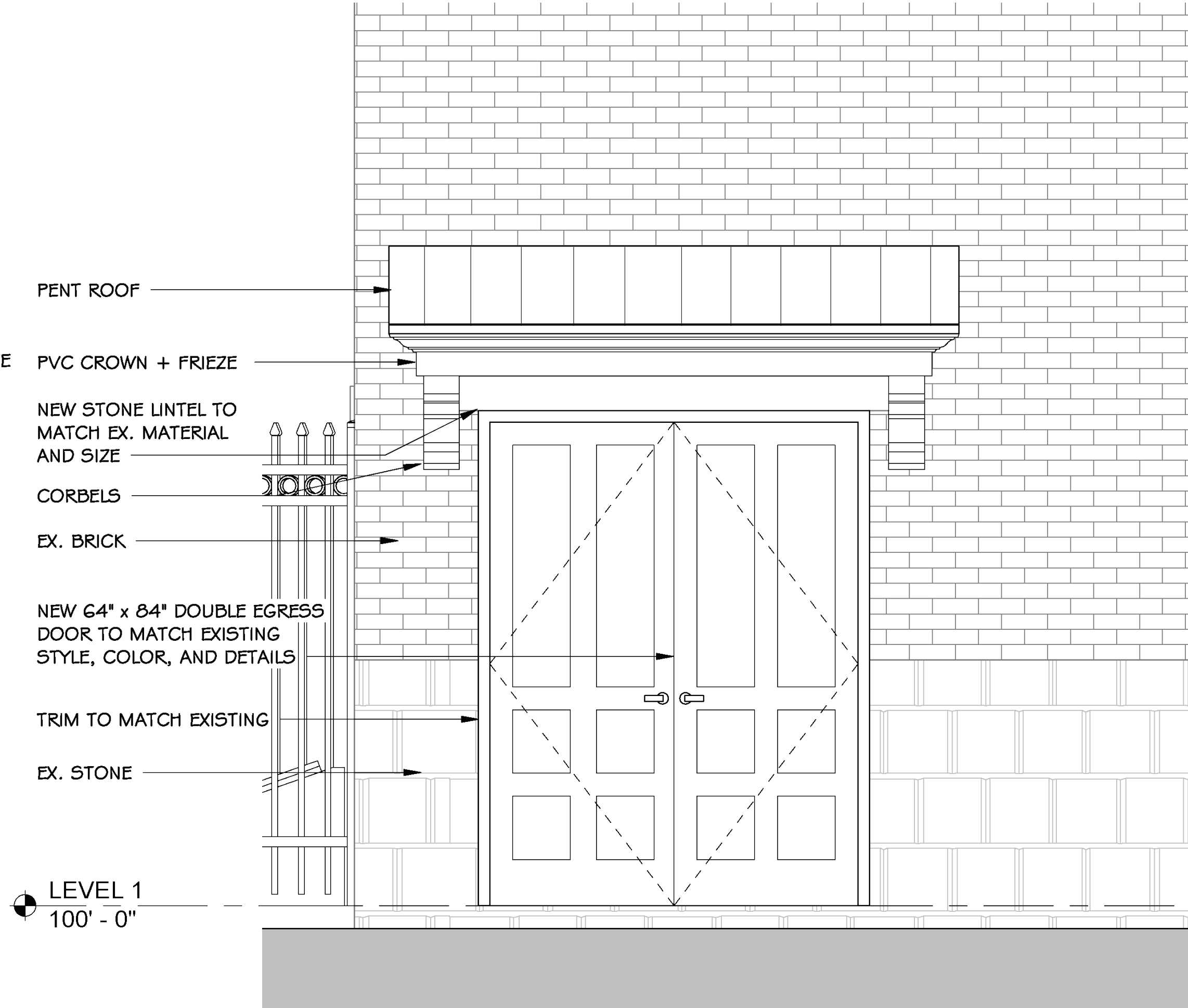
2: EXISTING REAR EGRESS DOOR ON PEDESTRIAN ALLEY



2A: PROPOSED REAR EGRESS DOUBLE DOOR ON PEDESTRIAN ALLEY
Door widened to meet current egress code requirements



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

1 EGRESS PLAN & PROPOSED REAR DOOR
SCALE: N/A



1: EXISTING NORTHEAST ADA ENTRANCE



2: EXISTING CENTRAL MAIN ENTRANCE



3: EXISTING NORTHWEST ENTRANCE



1A: PROPOSED NORTHEAST ADA ENTRANCE
New low profile LED spot with minimally invasive installation
Door leaf sizes updated to accommodate ADA entry requirements

36" wide ADA compliant door, design to remain same proportions as 30" existing door paneling and stiles



2A: PROPOSED CENTRAL MAIN ENTRANCE
New low profile LED spots with minimally invasive installation



3A: PROPOSED NORTHWEST ENTRANCE
New low profile LED spot with minimally invasive installation

1

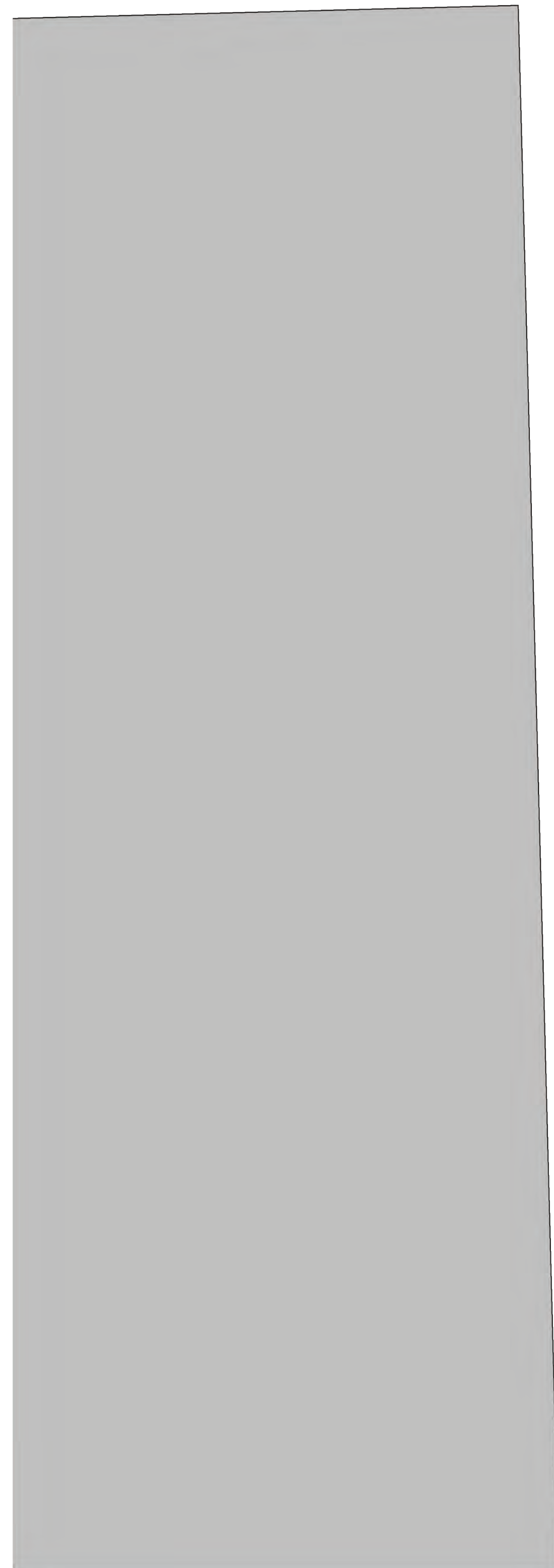
FRONT ENTRY PROPOSED UPDATES

SCALE: N/A

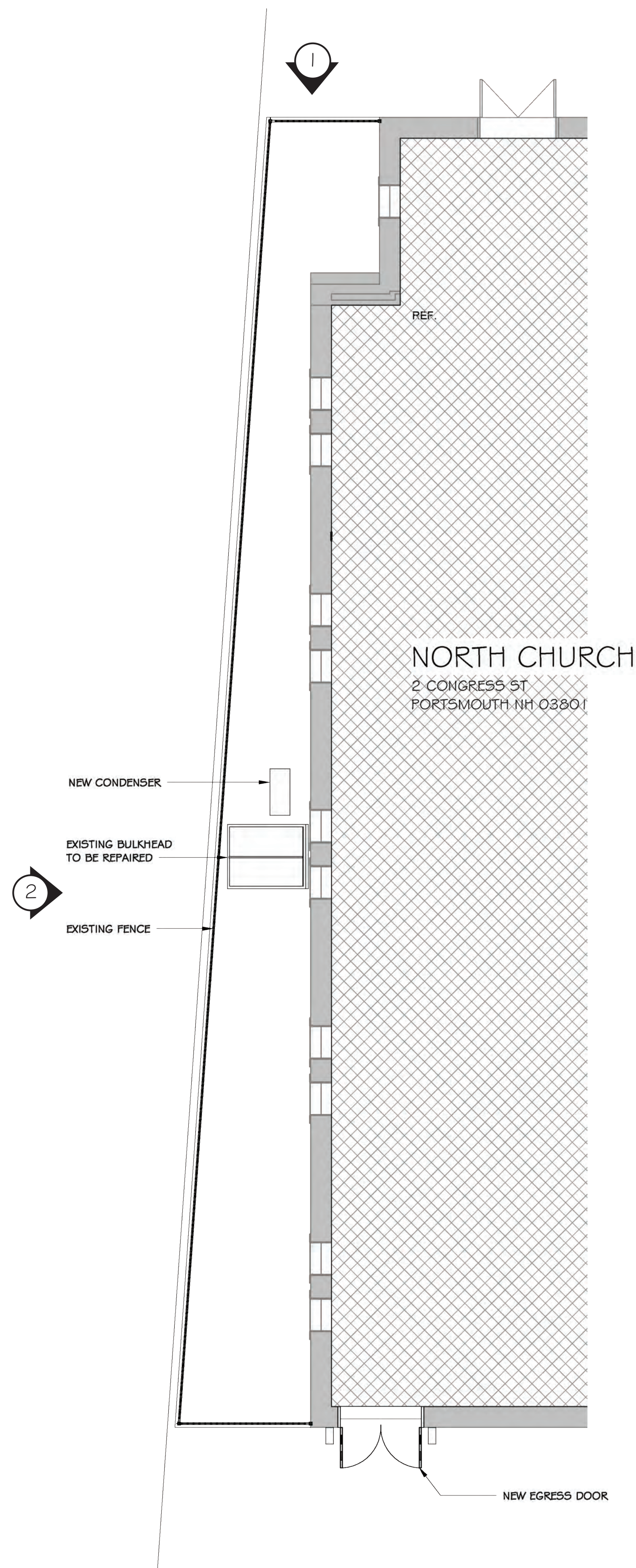


SAMYN-D'ELIA
ARCHITECTS, P.A.

NORTH CHURCH
2 Congress Street, Portsmouth, New Hampshire
July 10, 2024



CHURCH STREET



NEW CONDENSER LOCATION

NEW CONDENSER UNIT
37"W x 32"H x 16"D



NEW CONDENSER LOCATION

1 WESTERN SIDE YARD - CONDENSER LOCATION
SCALE: N/A



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

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

Project Address: 127 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: 3,029 SF +/-
- Estimated Age of Structure: c.1845
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Gates Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work: Replace the window sashes on the main part of the structure, the rear addition windows can be repaired; and the removal of the wood gutters and the installation of aluminum gutters.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Sash replacement on the main structure.
- Replace wood gutters with aluminum gutters.



**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

Catherine Baker, Richard Horowitz
127 Gates Street
Portsmouth, NH 03801

June 13, 2024

Historic District Commission
City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

Dear Commissioners,

We are requesting a HDC Certificate of Approval to replace our current circa 1980s wooden window sashes and jambs with Jeld Wen Siteline window sash replacement kits.

There are six windows on the new addition, more recent than the windows on the rest of the house which have the ability to be rebuilt without losing functionality.

Jeld Wen Siteline Replacement Window Sashes

The Jeld Wen sash replacement kits are high end aluminum clad wooden windows with simulated divided lights. The cladding is the same material as the Anderson E Series (previously Eagle) and Marvin Ultimate windows, which are frequently used in historic restoration and historic districts. We have chosen the Jeld Wen windows because our contractor found that they are the only company that will sell just the sash kits rather than the entire window.

The current wooden window frames, sills, and trim on both the interior and exterior will remain in place. We will purchase windows that maintain the current configuration of the window panes. The exterior color will also remain the same as the current windows.

Current Window Sashes are Circa 1980s, not Historic, & Purpose of Sash Replacement

We are seeking this replacement because, despite frequent reglazing, our circa 1980 windows sashes are falling apart. The hot sun baking behind the storm windows and wind blown rain continually cause damage. We can not rebuild the current window sashes on the majority of the windows because removing the sashes will bend and damage the aluminum jambs (6 windows on the addition are more recent and have plastic jambs and could be rebuilt). We are not certain of the age of the frames, sills and trim on the current windows. The aluminum jambs on the sash kits indicate they are not historic, but rather circa 1980s, consistent with the fact there was a major renovation on the house in 1984/1985. It is possible that during this renovation only the sashes were replaced rather than the entire window sills, frames and trim. By replacing just the sash kits, we not only save money but retain any elements of the window trim that might be historic. Putting in an entire new window would require a sacrifice of either the current window trim, which is lovely, or would reduce the size of the sashes and glass if inserted into the current trim and sills.

In addition, the Jeld Wen windows are far more energy efficient than the current single pane wooden windows.

Precedent, Prevalence, and Discernability of Clad Windows






There is significant precedent for non-wooden windows in the Historic District, in fact they are quite prevalent, especially in more recent significant renovations. In addition, it is very difficult to discern a modern simulated divided light wooden window from one that is clad. In many cases the casual observer (someone without expertise in windows) needs to actually touch and feel a window and examine it very closely to discern whether it is a modern wooden window or a clad window.

On Gates Street and adjoining streets these addresses (and many others) appear to have non-wooden windows.

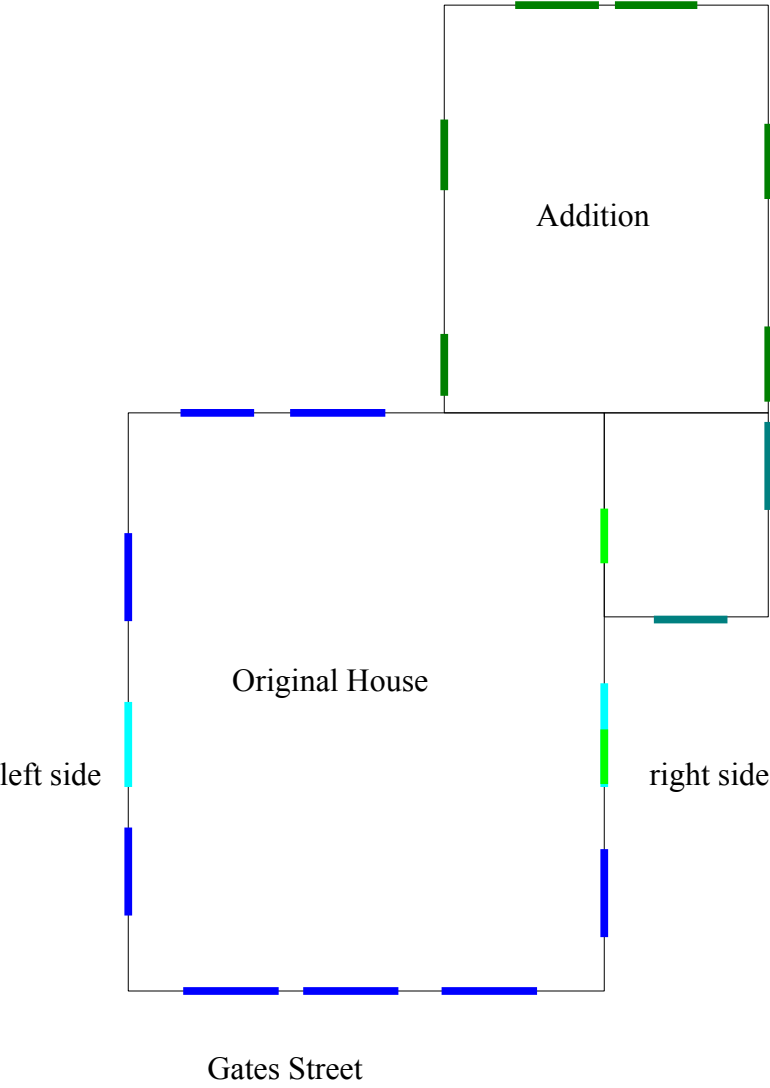
55 Gates St.
138 Gates St.
180 Gates St.
199 Gates St.
213 Gates St.
195 Washington St.
51 Gardner St.
45 Gardner St.
33 Gardner St.
11 Meetinghouse Hill Rd.
337 Pleasant Street.

We respectfully request that for the above reasons you approve our window sash replacement.

Key

 possible repair of 6 existing first floor windows
Windows for sash replacement:
 1st and 2nd floor original house (16)
 1st floor windows (2)
 2nd floor window (2)
 attic windows (2)

Note: scale and sizes are not exact.



Siteline® Clad-Wood Window: Double-Hung Sash Pack

Model Overview

[SEE FINAL PAGE FOR FULL SPECIFICATIONS FROM RETAILER]

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

28 Exterior Colors

11 Interior Colors

8 Interior Finish Options

FRAME OPTIONS

Sash Replacement System

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 9 finishes

CONSTRUCTION

Tilt Sash

MATERIALS

1 Wood Option

source: Jeld Wen Website

Siteline Clad-Wood	High-end	Aluminum-clad wood	Double-hung, radius double-hung, double-hung pocket, half round fixed, casement, casement pocket, rectangle fixed, octagon fixed, gothic fixed, half round fixed, picture fixed, bay, bow, awning, square fixed, sliding	Limited 20-year
--------------------	----------	--------------------	--	-----------------

Chart Source: Forbes Home review: <https://www.forbes.com/home-improvement/windows/jeld-wen-windows-review/#:~:text=with%20the%20competition,-Is%20JELD%20WEN%20Windows%20the%20Right%20Window%20Company%20for%20You,right%20window%20company%20for%20you>

Exterior Photo of example window – shows circa 1980s aluminum jambs – turn paper 90 degrees clockwise to see proper orientation.



Exterior Photo of example window – shows constant deterioration of glazing – turn paper 90 degrees clockwise to see proper orientation.



Example of recent reglazing, damaged already by the elements



Street view of one of the better windows, turn 90 degrees clockwise for correct orientation



Note: Example window photos are from June 2024

Front and Left Side View – Original House



Front and Right Side View – Original House w/ peek at addition



Rear View Right Side (mostly Addition Showing)



Rear View, Straight On



Right Side View



Left Side View



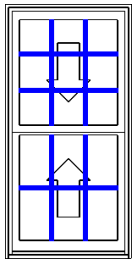
Note: Photos on last 3 pages are 2009 photos. Less vegetation allows for a better view of the windows.

Brandon Ross
 Milford Lumber Company
 72 Mont Vernon St.
 Milford NH 03055

QUOTE BY : Brandon Ross
 SOLD TO :
 PO# :
 Ship Via : Ground

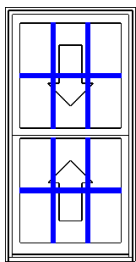
QUOTE # : JW240400FJ4 - Version 0
 SHIP TO :
 PROJECT NAME:
 REFERENCE :

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Sash Opening : 27 1/2 X 55	Siteline Clad Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 27 1/2 X 55 Luxury Bronze (optional) Sash, Interior-Paint Pure Ivory/M64EXH31253, 14 Deg Sill, White Jambliner, Polished Brass Hardware, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Luxury Bronze SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 3 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,501.24	1	\$1,501.24



Viewed from Exterior. Scale: 1/2" = 1'

Line 2	Sash Opening : 27 1/2 X 53	Siteline Clad Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 27 1/2 X 53 Luxury Bronze (optional) Sash, Interior-Paint Pure Ivory/M64EXH31253, 14 Deg Sill, White Jambliner, Polished Brass Hardware, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Luxury Bronze SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), PEV 2024.1.0.4593/PDV 7.293 (03/03/24)NW	\$1,341.83	1	\$1,341.83
--------	----------------------------	---	------------	---	------------



Viewed from Exterior. Scale: 1/2" = 1'

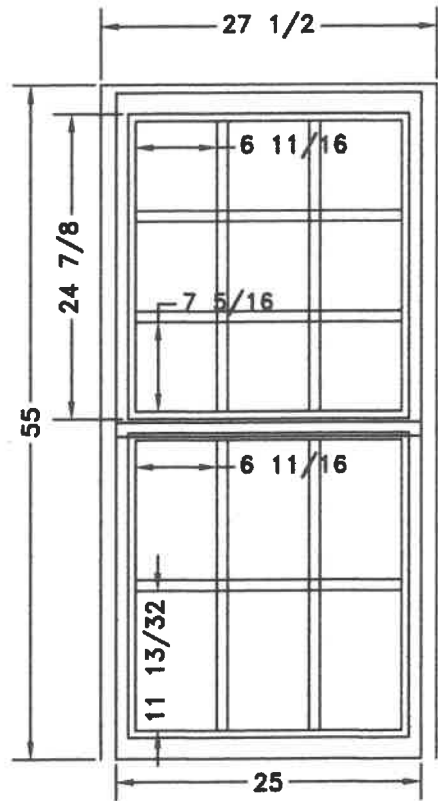
Total: \$2,843.07

Total Units: 2

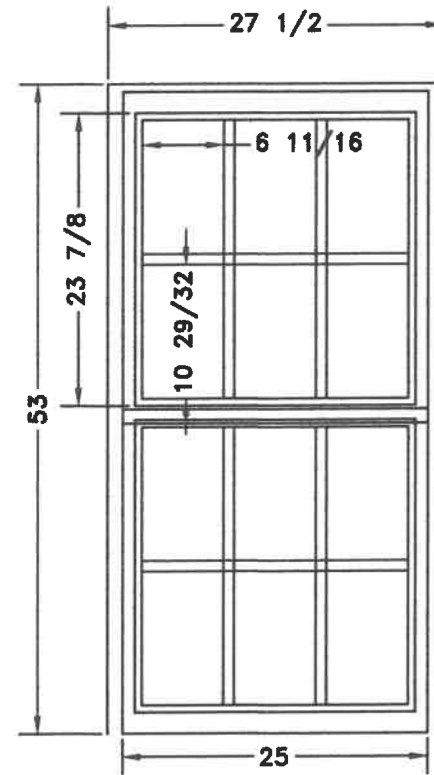
Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



SIGN OFF REQUIRED
X



14 DEGREE SILL



14 DEGREE SILL

SPECS:
SITELINE CLAD DOUBLE HUNG
REPLACEMENT SASH KIT
14 DEGREE SILL
7/8" SDL

JELD-WEN WINDOWS & DOORS		DATE:	REVISION:	BY:
		---	---	---
PREMIUM CATALOG-HAWKINS		DEALER NAME:	---	---
		MILFORD LUMBER COMPANY	---	---
DRAWING NO.:	DATE:	DRAWN FOR:	SCALE:	
HLA00210	06/18/24	MARY	3/4" = 1'	
<small>DRAWINGS AND ILLUSTRATIONS ARE PROVIDED FOR REFERENCE ONLY. PRODUCT IS MANUFACTURED AS SPECIFIED BY THE CUSTOMER PURCHASE ORDER. APPROVED MODIFICATIONS OR UNIQUE APPLICATIONS MUST ALSO BE NOTED ON THE PURCHASE ORDER. IT IS THE PURCHASERS RESPONSIBILITY TO VERIFY THAT ALL ITEMS SPECIFIED ON THE ORDER ARE CORRECT.</small>				

Catherine Baker, Richard Horowitz
127 Gates Street
Portsmouth, NH 03801

June 21, 2024

Historic District Commission
City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

Dear Commissioners,

We are requesting approval to install new high quality K style seamless aluminum gutters and 3X4 downspouts in an off white shade to match our house trim. All of our current gutters are wood and the front downspouts are also wood, the rear downspouts are round copper.

We are requesting this change for the following reasons:

1. Constant Maintenance of Wooden Gutters and Downspouts

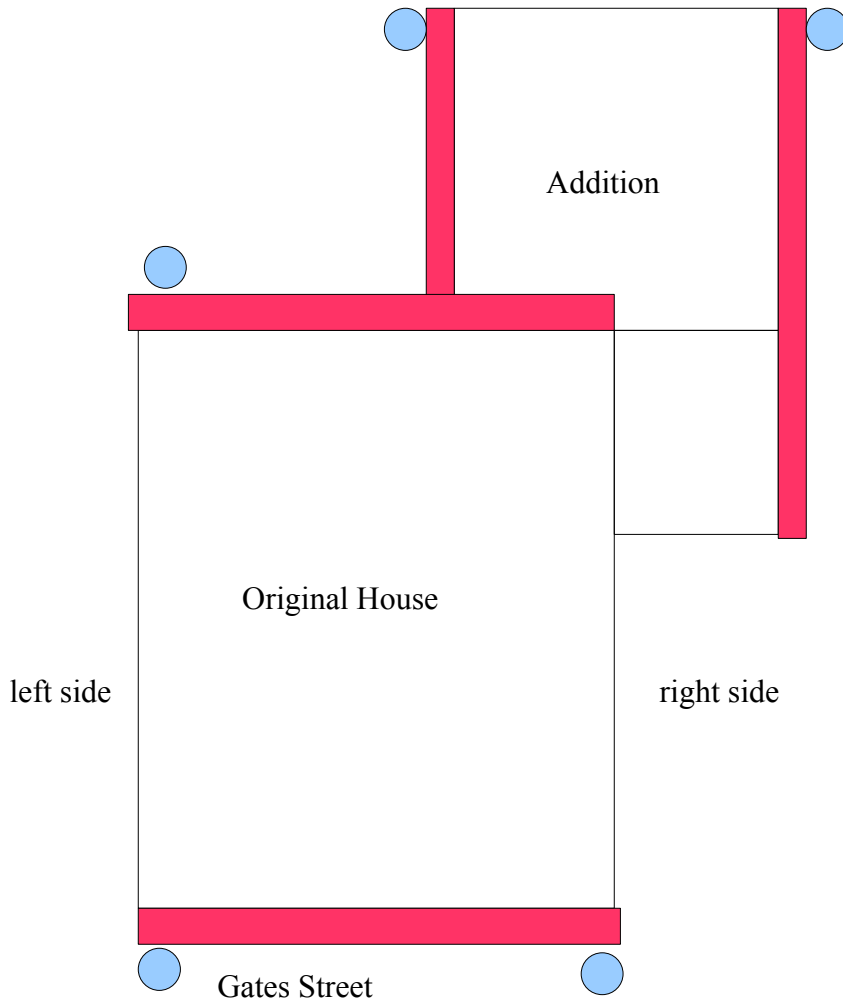
The wooden gutters and downspouts are inadequate to shed water from the house and also require constant (every 1-3 year) maintenance and replacement as the wood rots. The wooden downspouts on the front of the house are also a safety concern in winter. Because wood is insulating, as the snow melts, the front downspouts fill and clog with ice. Not only does this render the downspout useless, but it makes it very heavy. We have previously had one downspout crash into the street and shatter and another detach from the house and swing prior to us reattaching it. Unfortunately, we did not think ahead and photograph these incidents.

2. Inadequate Gutters and Downspouts are Causing Significant Damage to and Requiring Maintenance of the Entire Structure


The capacity of the system is inadequate, and water flows over the gutters down the sides of the house, detaching the paint, ruining the glazing on the windows, and rotting the siding and window frames and trim. This has also rotted the trimboards and cornerboards under the gutters and downspouts. Strawberry Banke Museum's application for the Goodwin House gutter replacement requested larger capacity gutters for the same reason. In addition, a wooden downspout's interior capacity is much less than that of the same sized aluminum downspout's capacity because of the thickness of the wood. More downspout capacity is needed, because during these rain events the water pools at the top of the downspouts and flows over the gutter down the wall next to the downspout, again rotting and ruining the wood gutters and downspouts are intended to protect. As rain runs down the side of the house, it also pounds at the foundation, damaging it and creating puddles and floods in both the basement of the historic old structure and smaller new addition. Constant maintenance because of this includes siding and trim repainting, repair and replacement of gutters, trimboards, cornerboards, siding and window trim.

We would appreciate your approval of aluminum gutters and downspouts which we believe will significantly improve our never ending maintenance cycle and the significant damage and maintenance expense that water is causing to other parts of the home. Many historic homes in the historic district have aluminum gutters and downspouts, so we would not be an anomaly.

We propose to locate new gutters and downspouts in the same locations as the old ones



Gutter Locations Marked in Red 


Downspouts indicated by blue circles 

Our vendor, Joe Kuchman, at Affordable Gutter Guy, identified a K style with 3x4 downspouts as appropriate. The current gutter and downspout locations will be maintained and structures will match the trim color (Ben Moore Ivory Tusk - the swatch was a dead-on match). The same vendor just installed this same product just a block away at the 1790 Capt. Drisco House at 11 Meeting House Hill Rd.

Example Photos: Proposed K Style Gutters

7:59 📶 🔋 34


HomeCraft Gutter Protection ⋮ ✕




Everything about K Style Gutters [Visit >](#)

Images may be subject to copyright. [Learn More](#)


[Share](#)




Winfield Builders
Why Are K-Style Gutters C...



radio.egerton.ac.ke
K-Style Gutters From ABC ...





🔒 Q k style gutter

Example Photos: Gutterguard – this is not visible unless you are above the house roof

2:52 LTE

peoriaguttermasters.com

virtually maintenance free gutter protection system. Gutterglove pro keeps out leaves, pine needles, whirly birds, seeds, sticks, and even roof grit. Gutter masters is your home for top quality leaf protection systems and is central Illinois' only certified dealer/installer of the Gutterglove family's products.

WANT TO SEE HOW IT WORKS?



The design is both simple and effective. Gutterglove has a hardened aluminum honey comb body covered by a stainless steel micro mesh. This mesh is made out of 316 surgical grade stainless steel and is capable of filtering up to 200 inches of rainfall per hour. The gutter glove frame spans from the drip edge under the shingles to the lip of the gutter while the mesh filters out all debris that is carried from the roof over the gutter.

**11 Meeting House Hill Rd Recent Gutter and Downspout Installation
Same Vendor, Same Gutters and Downspouts, Ours Will Match Our Trim Color**



Recently Installed Aluminum Gutters at 55 Gates St, One Block Away



Like the examples above, 138 Gates, directly across the street, is also undergoing extensive remodeling and is scheduled for aluminum gutters and downspouts. Homes in the Historic District with the most significant recent remodeling seem to have the highest propensity for aluminum gutters and downspouts, indicating they are being approved by the HDC.

Many houses in our neighborhood, both elaborate and plain, have aluminum gutters and downspouts which typically are colored to match the trim.

Examples include:

55, 74, 104, 138, 176, 178, 189, 199, 213 Gates Street

200, 209, 226, 240, 244, 245, 252, 260, 305 Marcy Street

112, 114, 170 Mechanic Street and the 'barn' at the Wentworth Gardiner House, 30 Gardiner; 33, 42 Hunking, 290-206 Pleasant Street

Front of House with rotting gutters, trimboard, siding and cornerboards



Rot on Back Addition Gutters and Main House siding, trim and window mouldings



Paint Bubbling and Separating From House Where Water Overflows Gutters



Trimboards Rotted Underneath Gutter, Overflowing water runs under storms, deteriorates windows, this one to the point where the pane has fallen out. Every window was reglazed within the last 5-6 years



Rotted Cornerboard under front housedownspout. Low downspout capacity causes water to flow behind the downspout, rotting the board and siding underneath



Rotted Gutter On Addition



Constant Water Encroachment to Both Basements During Storms as Water Overflows Gutters



Illustration 1: Water in Basement Under New Addition



Illustration 2: Water in Basement Under the Main House

127 gates st Portsmouth
603-205-5098



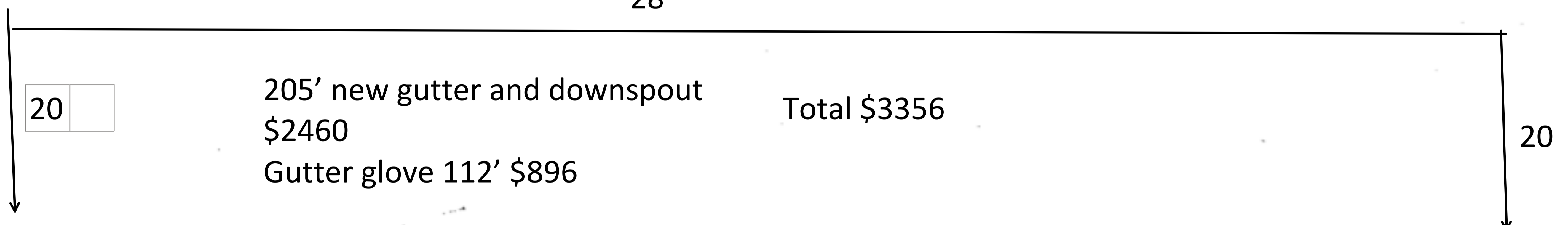
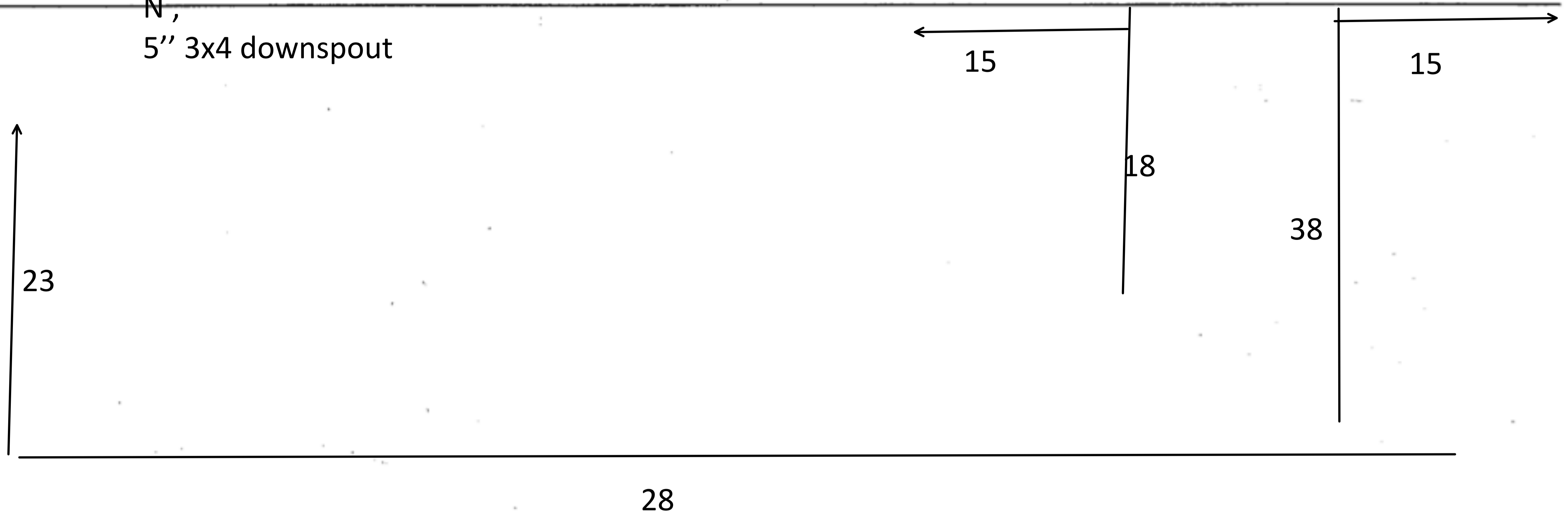
AFFORDABLE GUTTER GUY

ALUMINUM SEAMLESS GUTTERS

A quality job at an affordable price!

.032 eggshell

N,
5" 3x4 downspout



205' new gutter and downspout

\$2460

Gutter glove 112' \$896

Total \$3356

AFFORDABLE GUTTER GUY IS NOT RESPONSIBLE FOR FAULTY FASCIA BOARDS, LEAKY ROOFS, WEATHER DAMAGE, OR THIRD PARTY DAMAGE.

AFFORDABLE GUTTER GUY IS FULLY INSURED AND CAN PROVIDE CERTIFICATE UPON REQUEST.

Authorized signature

Date

JOSEPH KUCHMAN

13 ECHO BROOK RD, ROCHESTER NH, 03839 (603) 948-5708

AFFORDABLEGUTTERGUY@GMAIL.COM

THANK YOU!

Project Address: 439 Middle Street
Permit Requested: Certificate of Approval
Application: Public Hearing #2



A. Property Information - General:

Existing Conditions:

- Zoning District: Mixed Research Office
- Land Use: Mixed Use
- Land Area: 6,154 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Italianate
- Number of Stories: 2.5
- Historical Significance: C/Focal
- Public View of Proposed Work: Middle Street
- Unique Features: N/A
- Neighborhood Association: West End

B. Proposed Work: Replace the existing (6) windows only on the 25 Highland Portion of the structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of (6) windows on the 25 Highland Street unit.



**HISTORIC
SURVEY
RATING
C/F**

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

I have emailed photos to your email address at City Hall Izak. Photos are inside and out of each of the existing windows in the suite at 25 Highland Street. These windows appear to be between 50-75 years old. They are not insulated. The small suite has three sides to the outdoors and is difficult to heat in the winter. These windows are not eco-friendly, allowing heat to escape, and cold air to enter the space. The wood on the windows is rotting in many places. We were told by a contractor that the cost to repair the windows (weighted sashes) would not be worth the time or effort to repair them to a standard of heat retention that we are looking for, or justified given the condition of the rotting wood frames.

The new windows are better made, and will all now conform to the same two over two style that the windows in the main part of the building have, which are historically accurate. The triple pane window in the front of the suite with the horizontal panes is not historically accurate and was probably installed some time in the 50's or 60's. We have changed the design of that window to match the other two over two double hung sash windows in the rest of the space. Thanks you for your attention to these details.

Sincerely,

Christyn Sieve, representative for Pantheon LLC, 439 Middle Street, Portsmouth

































