

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

March 06, 2024

AGENDA

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

I. APPROVAL OF MINUTES

1. February 13, 2024

II. ADMINISTRATIVE APPROVALS

1. 466 Marcy Street- **Request to Postpone**
2. 182 Market Street- **Request to Postpone**
3. 425 Islington Street
4. 11 Meeting House Hill Road
5. 143 Gates Street
6. 411 The Hill
7. 64 Vaughan Street
8. 480 State Street
9. 111 State Street
10. 213 Gates Street
11. 195 Washington Street

III. CERTIFICATE OF APPROVAL- REHEARING

1. **REQUEST TO POSTPONE-** Rehearing of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

- A. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer**, for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per

plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Islington Place Condominium Association, owner**, for property located at **369 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (new first floor windows [excluding the store front windows], shorten the existing chimneys, replace siding/roofing, and install new composite decking and railing system at side entrance) as per plans on file in the Planning Department. Said Property is shown on Assessor Map 144 as Lot 22 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.
2. Petition of **Cherie A. Holmes and Yvonne P. Goldsberry, owners**, for property located at **45 Richmond Street**, wherein permission is requested to allow exterior modifications from a previous design (omit faux chimney, replace existing wood/chain link fence, and change garage door) and the installation of mechanical equipment (roof mounted solar panels and HVAC condenser with screening) as per plans on file in the Planning Department. Said Property is shown on Assessor Map 108 as Lot 18 and lies within the Mixed Research Office (MRO) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Cyrus Lawrence Gardner Beer and Erika Caron Beer, owners**, for property located at **64 Mt. Vernon Street**, wherein permission is requested to allow exterior renovations to an existing structure (rebuild existing 1-story shed into a 2-story shed with entry porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 30 and lies within the General Residence B (GRB) and Historic Districts.

VII. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_qyHBAazqRh6ph2kMqDFMkQ

**MINUTES OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
Conference Room A**

6:30 p.m.

February 13, 2024

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; Members Martin Ryan, Dr. Dan Brown, Jon Wyckoff (via Zoom) and Alternate Larry Booz (via Zoom)

MEMBERS EXCUSED: Dave Adams, City Council Representative Rich Blalock

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

.....
Chair Ruedig called the meeting to order at 6:30 p.m.

I. APPROVAL OF MINUTES

1. January 03, 2024

*Mr. Ryan moved to **approve** the minutes as presented, seconded by Dr. Brown. The motion **passed** by a unanimous roll call vote of 6-0.*

II. ADMINISTRATIVE APPROVALS

Note: Item 3, 425 Islington Street, was voted on separately.

1. 466 Marcy Street - Request to Postpone

The item was postponed to a future meeting.

2. 182 Market Street - Request to Postpone

The item was postponed to a future meeting.

3. 425 Islington Street

The request was to replace 21 double hung vinyl windows with 21 2/2 vinyl windows to match the ones on the nearby buildings. Dr. Brown said he could vote either way because the existing windows were vinyl. Mr. Ryan said the windows would be replaced in kind. Vice-Chair Doering said the building wasn't originally in the Historic District but was now, and the applicant could ask for vinyl replacement siding if future improvements were made. Mr. Wyckoff said the proposal was in kind. Mr. Booz said the proposed windows were quality ones and would match the others in the neighborhood. Chair Ruedig said the building was still historic under the plastic

and that there could be original wood siding underneath. She said it was a replacement in kind but there was specific language in the ordinance about what really gets replaced in kind and what has to come before the Commission so that something inappropriate can be changed. She said preferred a better-quality window at least on the front and west side elevations of the building. Vice-Chair Doering recommended that the applicant consider changing the material for the front and west side elevations. Mr. Booz noted that the cost of wood from one vendor might equal the cost of vinyl from another and suggested that Mr. Gilbo relay that information to the applicant.

*Vice-Chair Doering moved to **postpone** the item until the March 6 meeting so that Mr. Gilbo could see if the applicant was willing to consider wood windows on the front and west side elevations that would be more in keeping with the Historic District. Mr. Ryan seconded the motion. The motion **passed** by a vote of 5-1, with Mr. Wyckoff opposed.*

4. 95 Court Street

The request was approval to install fireplace venting through two chimneys on the building. Mr. Gilbo said they would be 6-7 inches above the chimney and would be slightly noticeable. The applicant was present via Zoom and said the chimney caps would not be visible from the street because the angle was too steep. Dr. Brown suggested that the caps be painted black.

Stipulation: The venting/terminations shall be painted black.

5. 33 Deer Street, Unit 511

The request was to replace five existing windows with Andersen 400 Series double hungs. Mr. Gilbo said the appearance and style of the new windows would be similar to the existing ones.

Stipulation: If screens are used, they shall be half screens.

6. 93 Pleasant Street

The request was approval for a rail design for the front stairs.

7. 238 Deer Street

The request was approval for a few field changes that included changing the siding, adding mechanical louvers and condensers, relocating two windows, removing the access stair on the roof, and installing a removable screen at the gas meter. The applicant's representatives, architects Mark Gianniny and Richard Desjardins, were present and said the wood composite product had changed for the better. Mr. Gianniny said there would be a 15-year warranty on the factory finish and the product's warranty would be extended to 50 years.

8. 100 Islington Street

The request was to remove and replace the existing rear wood deck. Mr. Gilbo said the applicant wanted to recreate the deck except for the decking boards and the rail system, which would be a

composite. Vice-Chair Doering asked if the supporting system from the ground up would be pressure treated like it currently was. Mr. Gilbo agreed and said the only material change would be the decking boards and railings. Mr. Wyckoff said the 6x6 beams would make the deck look more substantial and much better, especially with the white railing.

9. 565 Islington Street

The request was to replace the old logo from the gas station's banner around the canopy of the gas pumps with a two-tone blue one and the word 'Sunoco' in white on either side of the canopy.

10. 420 Pleasant Street

The request was approval for proposed field change that included adding a wall-mounted scupper, changing the previously approved windows for new ones for better egress compliance, removing a window, and installing exterior lighting.

11. 202 Court Street

The applicant's representative Matt Silva of Profile Homes was present. He said a lot of the items addressed by City Hall's Planner/Compliance representative Vinent Hayes were addressed but some items needed clarity. He said the HVAC unit would be hidden behind a wood mahogany fence that matched the side doorway, the metal railings would remain, and the Bishop's caps on the decorative chimneys would be replaced with stone caps. He said they could fix the two-step return into the building. Mr. Wyckoff asked if there was a molding under the frieze board and soffit. Mr. Silva said it was a crown molding. Mr. Wyckoff said it should go around the corner and continue under the return, and then it should return on itself back to the frieze board. Mr. Silva said the glass doors would match the ones of the fire station next door but were in white, the gas lantern lighting was omitted, and the rear access door leading to the basement utilities room would be painted white or could stay the color it was. He said the new foundation would be brick. He said there would be three side elevation windows instead of four and the third-floor windows would have a 6x6 post. Dr. Brown asked if a Bishop's cap could be placed on a fake chimney. Mr. Silva said he couldn't find any that would tie in all the way down. Mr. Wyckoff said he had never seen a Bishop's cap installed on a faux chimney. He said he was willing to overlook his comments on the return of the frieze board because the building was renovated in 2023. Mr. Ryan said the proposed chimney cap did not look appropriate. Mr. Sylva said he could change it. Vice-Chair Doering asked about the screen fencing. Mr. Sylva said there was a sewer line involved, so there was a large tank that had to be screened. He said the tenants wanted the fence to be mahogany but that he preferred black because it would match the neighbor's fence. Mr. Ryan said he would be happy if the returns were fixed. Chair Ruedig said she preferred that the access door were painted blue.

Stipulations:

- 1) The return and frieze board shall go back to the originally approved design; and
- 2) The door leading into the mechanical space under the building shall be painted blue to match the siding.

12. 34 Ceres Street

The request was to install a wall-mounted HVAC condenser between the pedestrian and garage doors with a wood slat screening. Mr. Gilbo said he would ensure that the screening fit within the Commission's purview and parameters.

*Vice-Chair Doering moved to **approve** Items 4 through 12, with stipulations on Items 4, 5, and 11. Mr. Ryan seconded. The motion **passed** by a unanimous roll call vote of 6-0.*

At this point in the meeting, Chair Ruedig noted that Item IV.1, the Rehearing for 700 Middle Street, and Item V.A, 195 Washington Street petition, were requested to be postponed.

*Vice-Chair Doering moved to **postpone** the two items to the March 6 meeting, seconded by Dr. Brown. The motion **passed** by a unanimous roll call vote of 6-0.*

III. CERTIFICATE OF APPROVAL - EXTENSION REQUEST

1. Request by, **43 Holmes Court, LLC, owner**, for property located at **43 Holmes Court**, wherein permission is requested for a one-year extension of the Certificate of Approval originally granted on March 01, 2023, to allow the demolition of the existing home and the new construction of a single-family home of similar design as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 14 and lies within the Waterfront Business (WB) and Historic Districts.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **grant** the one-year extension, seconded by Dr. Brown. The motion **passed** by a unanimous roll call vote of 6-0.*

IV. CERTIFICATE OF APPROVAL – REHEARING

1. **REQUEST TO POSTPONE-** Rehearing of **Michael B. Myers and Stephanie G. Taylor, owners**, for property located at **700 Middle Street**, wherein permission is requested to allow the installation of rooftop mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 and Lot 29 and lies within the General Residence A (GRA) and Historic Districts.

DECISION OF THE COMMISSION

The rehearing was **postponed** to the March 6 meeting.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Petition of **Joseph Cunningham, owner, and Jane Myers Vanni, perspective buyer**, for property located at **195 Washington Street**, wherein permission is requested to allow renovations to an existing structure (repair rot on the front entryway, siding and trim, remove and replace stairs, replace roofing, and install gutters) as per

plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the March 6 meeting.

B. Petition of **Anne F. Moody Living Trust, Anne F. Moody Trustee, owner**, for property located at **180 New Castle Avenue**, wherein permission is requested to allow the installation mechanical equipment (solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 23 and lies within the Single Residence B (SRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant was not present.

*Dr. Brown moved to **postpone** the petition to the end of the meeting, seconded by Vice-Chair Doering. The motion **passed** by a unanimous roll call vote of 6-0.*

Later on in the meeting, the applicant emailed Mr. Gilbo asking to withdraw the application.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **withdraw** the application, seconded by Mr. Ryan. The motion **passed** by a unanimous roll call vote of 6-0.*

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, **Novocure, Inc., owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (construction of a rooftop pavilion) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within Character District 5 (CD5), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 53:18] Mark Moeller of JSA design was present on behalf of the applicant, along with Dean Smith of Novocure. Mr. Moeller said they wanted a 2,000 sf rooftop penthouse addition. He reviewed the petition in full.

Mr. Ryan said it would be a tasteful addition and a good use of the space on the roof for public gatherings and fresh air. He said his only concern was the type of glazing used on the slope. Mr. Moeller said it would be a gray tint that would not be reflective and that he would return with a physical sample. Mr. Wyckoff noted that there was no ventilation for the structure except for

open the glass doors. Mr. Moeller said there was a mechanical louver that connected the plenum and there were horizontal fan units in the center third of the ceiling linked to an exterior louver.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Elizabeth Bratter of 159 McDonough Street asked what the metal gating on the back side of the building would look like. Mr. Moeller said it would be painted black and would be an open railing system. He said it was the standard 42” railing height. Bratter asked what would happen if someone went over the fence. Mr. Smith said the green grid system would be 10 feet wide and that only a maintenance person would go over the fence and there would be policies in place. Ms. Bratter said she was concerned that someone could go over it during a party event. Mr. Moeller said there was a vertical parapet that wrapped around the building and the green grid would have a vertical 2-ft high backstop as a safety barrier.

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **grant** the Certificate of Approval for the application as presented, with the following **stipulation**:*

- 1. The applicant shall submit the final glass sample for Administrative Approval.*

Mr. Ryan seconded the motion.

Vice-Chair Doering said the project would conserve property values and would have compatibility of innovative technologies with surrounding properties.

*The motion **passed** by a unanimous roll call vote of 6-0.*

2. Petition of **Debra Patsky & Cynthia Woods, owners**, for property located at **37 South School Street**, wherein permission is requested to allow new construction to an existing structure (construct single story addition to the right of the home and a new rear porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 72 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:26:07] Project architect Scott Brown was present on behalf of the applicant and reviewed the petition. He said he was before the Commission in January for a work session and that a few refinements were made to address the Commission’s concerns. He said the only change to the site plan was that they returned the right side edge to the existing conditions and planned to work with the abutters to address that issue. He said they corrected the location of the existing garage. He said the shutter hardware was changed to a simpler one, the window on the addition was now smaller in height, the 10” wide columns were now 9 inches, and a skylight was added in the bathroom.

Vice-Chair Doering asked the applicant if he considered not having a faux window and filling the space with something art-related, like a trellis. Mr. Brown said they had a trellis originally but thought a faux window with a closed shutter would be a better look. Chair Ruedig asked if it would sit proud of the wall like a real window. Mr. Brown agreed and said it would be trimmed out and have authentic hardware and would probably have siding behind the shutters. Mr. Ryan suggested painting the plywood exterior black. Chair Ruedig said it would depend on the color of the shutters. Mr. Ryan said he thought the colonnade on the back porch worked and that the materials and quality of construction were acceptable. Mr. Wyckoff said it was common in the past to have closed shutters and he thought it was an effective way of hiding the large bare wall.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Gary Lowe of 105 South Street said he supported the modernizations.

Lou Harriman of 57 South Street said he was impressed by the care that went into the project.

At this point in the meeting, Vice-Chair Doering noted that the return at the eave shown in the packet was different than the main house and asked if it was intentional. Mr. Brown said it was intentional, noting that a lot of renovating was done in 2018 that he didn't think was done well. He said the return would come down and turn the corner and return on itself. He said the vented roof wasn't aesthetic and they had the ability to not vent it at the lower level, which would make for a nicer detail. Vice-Chair Doering asked if the eave detail was the same as the front of the house. Mr. Brown said the existing conditions drawing did not show that detail accurately.

SPEAKING IN OPPOSITION TO THE PETITION OR SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, seconded by Dr. Brown.*

Mr. Ryan said the project would preserve the integrity of the Historic District and be consistent with the special and defining characters of the surrounding properties. Ms. Ruedig said she liked the changes in the addition because they differentiated it from the historic structure.

*The motion **passed** by a unanimous roll call vote of 6-0.*

Note: At this point in the meeting, Mr. Gilbo announced that the applicant for 180 New Castle Avenue wanted to withdraw her application.

*Vice-Chair Doering moved to **withdraw** the application, seconded by Mr. Ryan. The motion passed by a unanimous roll call vote of 6-0.*

3. Petition of, **James Sparrell & K. Towler, owners**, for property located at **125 South Street**, wherein permission is requested to allow the installation of mechanical equipment (rooftop solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 110 as Lot 9 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

The applicant, James Sparrell was present, along with his project manager Dan Valianti, who was present via Zoom. Mr. Sparrell reviewed the petition, noting that the 1960s Cape was set back from the street. He said the solar panels were solid black with no aluminum trim and had a clean look. Mr. Valianti said only the panels would be seen because there would be no wires.

Dr. Brown asked if one would see the divisions of each panel or just one big black section. Mr. Valianti said there would be a tiny space between the panels that would not be noticeable from the ground. Mr. Ryan asked if the asphalt shingles would be removed or if the panels would go into the roof structure. Mr. Valianti said there were no roof tiles and that the panels would be installed on the existing roof. He said the space between the panels and the roof would maintain the life of the roof and the system and ensure air flow. He said there would be 3-1/2 inches between the panel and roof and that it wouldn't be noticeable except for the fact that the roof was gray, and the panels were black. He noted that the panels had a 40-year warranty and a guarantee that the system would never fail, and the roof would not leak. Mr. Ryan asked if the return on investment was 40 years long. Mr. Valianti said it was in the range of 8-9 years, with solar and a power wall. Vice-Chair Doering said the panels would stand out from the gray roof and she suggested, as a personal observation, switching out the shingles to have black on black. Mr. Sparrell said the roof was only ten years old. Mr. Booz agreed with Vice-Chair Doering.

Mr. Ryan said solar panels were becoming more normal for energy reasons. He cited how "Portsmouth encouraged solar collectors for space heating, hot water, and electricity but that property owners were encouraged to locate solar collectors where they were hidden or minimally visible from public view, and in order to minimize the visibility, the frames and panels should be the same color as the roof structure and located parallel and as close to the roof structure as possible; the proximity and seasonal shading characteristics of adjacent and neighboring trees and structures should be considered to ensure sufficient year-round solar exposure to justify the expense of installation." Mr. Ryan said the Commission wanted the least visual impact because the house was historical, and he thought the site of the property was a good location to allow solar panels. Chair Ruedig noted that there was a lot of discussion about solar panels in the Historic District and that the Commission would meet with the Planning Board to discuss how to handle the issue because it was becoming more prevalent. She said the house was in a location that didn't have a lot of people walking down the small access road. She said the structure was historic but was not a major contributing building to the Historic District. Mr. Wyckoff said the guidelines were created in 2016 and the City Council passed their own guidelines in 2018 and encouraged the Commission to approve whatever solar panels they could. Dr. Brown said it was

an appropriate use of solar panels. He noted that one of the project's supporters indicated that the Commission restricts an applicant from doing what they want with their house, and it was further discussed. [Timestamp 2:01:22]

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Cynthia Harriman of 57 South Street said she was a long-time supporter of the HDC and its important role of preservation. She noted that adding solar panels to a building was revocable.

Gary Lowe of 105 South Street said the applicant had a unique electrical system with a sump pump that they needed to power, which was why they need a backup battery.

Lou Harriman of 57 South Street said he knew the Commission was getting considerable input from the public, the City Council, and the Planning Board. He said the panels were a respectful addition to the mechanical properties of the city's buildings and lives that met the needs for the city's occupants and society as a whole.

SPEAKING IN OPPOSITION TO THE PETITION OR SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **grant** the Certificate of Approval for the petition as presented, seconded by Mr. Ryan.*

Vice-Chair Doering said the project would conserve property values and the compatibility of innovative technologies that complement and do well in that location.

*The motion **passed** by a unanimous roll call vote of 6-0.*

VII. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

HDC

ADMINISTRATIVE APPROVALS

March 06, 2024

- | | | |
|-----|----------------------------|-----------------------|
| 1. | 466 Marcy Street | -Request to Postpone |
| 2. | 182 Market Street | - Request to Postpone |
| 3. | 425 Islington Street | -TBD |
| 4. | 11 Meeting House Hill Road | -Recommended Approval |
| 5. | 143 Gates Street | -Recommended Approval |
| 6. | 411 The Hill | -Recommended Approval |
| 7. | 64 Vaughan Street | -Recommended Approval |
| 8. | 480 State Street | -Recommended Approval |
| 9. | 111 State Street | -Recommended Approval |
| 10. | 213 Gates Street | -Recommended Approval |
| 11. | 195 Washington Street | -Recommended Approval |

3. 425 Islington Street

-TBD

Background: The applicant is seeking approval for the replacement of (21) vinyl windows with new windows.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____



LUHD-696

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 10/20/2023

Primary Location
425 ISLINGTON ST
Portsmouth, NH 03801

Owner
Daniel McGreevy
Islington St 425 Portsmouth,
Nh 03870

Applicant



Daniel
McGreevy

603-498-
3545

@ dmcgreevy13@gmail.com



425
Islington
St

Unit 3
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*

Updating windows

4. 11 Meeting House Hill Road -Recommended Approval

Background: The applicant is seeking approval for the installation of matte black aluminum gutters for the front and rear of the home.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-734

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/8/2024

Primary Location

11 MEETING HOUSE HILL RD
Portsmouth, NH 03801

Owner

Sakuntala LLC
Andrew Way 4 Madbury, NH
03823

Applicant



Shiva
Nanda

603-957-
1887

@ shiva@sakuntalallc.com



11 Meeting
House Hill
Road

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Alternative Project Address ?

11 Meeting House Hill Road

Project Information

Brief Description of Proposed Work*

Install Matte Black Aluminium Seamless Gutters w. leaf guard and downspouts





ENGLERT Standard COLORS and COATINGS

PERMACOLOR 3500 Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050").

SUNSET BLUE	HARTFORD GREEN	DARK BRONZE	MANSARD BROWN	BURGUNDY	ROYAL BLUE
				PERMAMETALLICS 3500* METALLIC COPPER CHAMPAGNE PREWEATHERED GALVALUME®	
FOREST GREEN	MATTE BLACK	MEDIUM BRONZE	COLONIAL RED		
				MILL FINISH GALVALUME-PLUS® <small>*Premium priced paint systems.</small>	
PACIFIC BLUE	EVERGLADE MOSS	CHARCOAL GRAY	SIERRA TAN		
DEEP RED	SLATE BLUE	PATINA GREEN	SLATE GRAY		
SANDSTONE	TERRA COTTA	BONE WHITE	HEMLOCK GREEN		
		To view current SRI values, please visit the Englert website. <small>Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.</small>			
DOVE GRAY	STONE WHITE				

FINISHES THAT MEET ANY DESIGN OBJECTIVE

Englert is one of the few single-source metal roof manufacturers with an in-house coil coating line and an exceptionally broad range of finishes, whether the design calls for a natural weathered appearance or bright, high-performance, full-strength fluorocarbon colors.

Custom Colors

We can match the color of virtually any material, including brick, wood and fabric. Englert offers short lead times, and our minimum custom-color order requirements are among the industry's lowest.



ROOFING KYNAR-COATED STANDARDS
IN STOCK - SHEET AND COIL





Example of proposed gutter style

5. 143 Gates Street

-Recommended Approval

Background: The applicant is seeking approval for clapboard and trim repair on the North and East sides of the home, full replacement of the clapboards and trim on the South side. All new trim and clapboards to be of pine and to match existing exposure and dimensions.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Project Information

Brief Description of Proposed Work*

Exterior clapboard and trim repair on the north and east sides of the home. Complete replacement of clapboards and window casing on the south side. All clapboards to be replaced in-kind with pre-primed, quartersawn pine restoration clapboards at the existing exposure. Trim to be pre primed pine. Any molding requiring repair or replacement, to be replicated.

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project Other	If you selected "Other", please state relationship to project. Contractor
Full Name (First and Last) Joe Terravecchia	Business Name (if applicable) Terravecchia Building & Restoration
Mailing Address (Street) PO Box 76	City/Town Portsmouth
State NH	Zip Code 03802





East Side Gable



South Side



South Side

6. 411 The Hill

-Recommended Approval

Background: The applicant is seeking approval for the installation of (2) bathroom vents.

Staff Comment: Recommended Approval

Stipulations:

4. _____

5. _____

6. _____



LUHD-738

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/13/2024

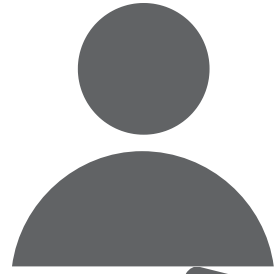
Primary Location

411 DEER ST
Portsmouth, NH 03801

Owner

Colmax LLC
Leighton Rd 20 Dover , NH
03820

Applicant



Paul
Delisle



603-
502-2771



delisle47@gmail.com



1 Old
Dover Rd

Rochester, NH 03867

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Administrative Approval

Project Information

Brief Description of Proposed Work*

Add 2 - 4" vents to outside back gable end for bathroom exhaust





[Home](#) / [Appliances](#) / [Appliance Parts](#) / [Dryer Parts](#)

Internet # 202647902 Model # 8212662

Whirlpool

4 in. x 10 in. Flush Mount Louvered Flapper for Dryer Vents

★★★★★ (48) Questions & Answers (28)



What can we help you find today?



Live Chat
Feedback

Pompano Beach **10PM**

33064



Hover Image to Zoom

Share Print

\$17⁴⁹

Pickup at Pompano Beach

Delivering to 33064

Ship to Store

Mar 4 - Mar 7
236 available

Delivery

Wednesday, Mar 6
236 available

Shop All

Services

DIY

Me

- 1 +

Add to Cart

— or —





Buy now with **PayPal**



Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase. [Read Return Policy](#)

Frequently Bought Together

<p>CURRENT ITEM</p> <p><input checked="" type="checkbox"/> Select</p>  <p>Whirlpool 4 in. x 10 in. Flush Mount Louvered...</p> <p>★★★★☆ (48)</p> <p>\$17⁴⁹</p>	+	<p><input checked="" type="checkbox"/> Select</p> <p>Exclusive</p>  <p>Everbilt 4 in. Galvanized Steel Worm Gear Clamp</p> <p>★★★★★ (499)</p> <p>\$3²⁸</p>	+	<p><input checked="" type="checkbox"/> Select</p>  <p>Nashua Tape 1.89 in. x 30 yd. Dryer Vent Installation Air...</p> <p>★★★★☆ (731)</p> <p>\$6³⁸</p>	+	<p><input checked="" type="checkbox"/> Select</p> <p>Best Seller</p>  <p>Master Flov 4 in. 90 Deg Adjustable E</p> <p>★★★★★</p> <p>\$6⁷³</p>
--	---	--	---	--	---	---

< 1/1 >

Subtotal: **\$65⁸⁴**

Add 6 Items to Cart

Live Chat

Feedback

7. 64 Vaughan Street

-Recommended Approval

Background: The applicant is seeking approval for the proposed glass selection of the roof top pavilion.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-740

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/14/2024

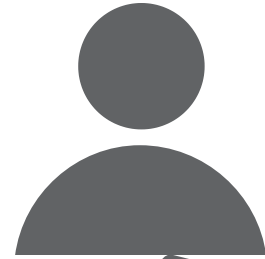
Primary Location

64 VAUGHAN ST
Portsmouth, NH 03801

Owner

NOVOCURE INC
195 COMMERCE WAY
PORTSMOUTH, NH 03801

Applicant



Mark
Moeller



603-436-
2551 ext
248



mmoeller@jsainc.com



273
Corporate
Drive

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*

Proposed glass selection for sloped Penthouse glazing (as requested at 02/13/24 HDC hearing)

JSA

ARCHITECTS
INTERIORS
PLANNERS

February 15, 2024

City of Portsmouth
Planning Department
1 Junkins Avenue
Portsmouth, NH 03801

Attn: Historic District Commission

Re: Novocure 64 Vaughan Mall

The applicant (Novocure) for the renovation/addition to 64 Vaughan Mall is requesting an administrative approval at the March 6, 2024 HDC hearing for the proposed roof glazing. Dean Smith of Novocure will present a physical sample at the hearing. The roof glazing is described in the attached cut sheet.

Respectfully Submitted,



Mark K. Moeller, AIA LEED AP
Principal

cc: Dean Smith, Novocure

SunGuard® SNX 62/27

SNX 62/27 on Gray

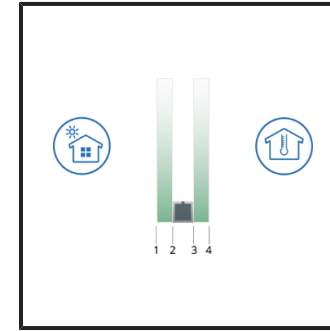
More natural light, less heat gain, greater energy savings

Let natural light do what it does best with SunGuard SNX 62/27 coated glass. SNX 62/27 coated glass product offers the highest light-to-solar-gain ratio of all SunGuard coated glass. This triple silver coating is an excellent option for daylighting—making it easy to create more inviting spaces, increase occupant comfort and help achieve LEED® credits. Its neutral/green appearance stays true to your design vision while helping to gain the energy-saving performance you desire.



Product Information

Substrate Base Glass/Thickness	Clear Float/5-12 mm Guardian UltraClear/6-10 mm	Guardian CrystalGray/6-10 mm Gray/6 mm	Green/6 mm
Applications	Windows / Skylights / Facades / Roof window / Curtain walls / Doors		
Manufacturing options	Heat Strengthened / Heat Soaked / Annealed / Tempered / Bent / Laminated		
Recommended Coating Positions	Double glazed: #2 or #3 surface (restrictions apply) Triple Glazed: #2 surface		
Maximum Size	130"x240"		
Edge Deletion	Yes		
Glass type	Low E		
Glass functions	Solar control / Thermal insulation		
Fabrication options	Must be used in an Insulating Glass Unit		
Appearance	Gray		



Double Glazed



Triple Glazed

Visible Light			Ultraviolet	Solar Energy						Thermal Properties		Light to Solar Gain (LSG)	
Transmittance Visible (τ_v %)	Reflectance		General Color Rendering Index (Ra)	Trans UV(τ_{uv} %)	Transmittance Solar (τ_e %)	Reflectance		Absorptance Solar (α_e %)	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value		
	pv % out	pv % in				pe % out	pe % in				Winter Night (Btu/hr-ft ² -F)		Summer Day (Btu/hr-ft ² -F)
Double Glazed: 6-12.7-6 SunGuard® SNX 62/27 on Guardian Gray #2, Clear Float, 90% Argon Fill													
31	6	11	90.7	3	12	19	42	69	0.17	0.19	0.238	0.209	1.83
Triple Glazed: 6-12.7-6-12.7-6 SunGuard® SNX 62/27 on Guardian Gray #2, Clear Float, Clear Float, 90% Argon Fill													
28	7	17	89.4	2	11	19	34	70	0.15	0.17	0.179	0.173	1.84

The performance values shown are nominal and subject to variations due to manufacturing tolerances. Spectra-photometric values according to NFRC2010 / US Standard.

www.guardianglass.com

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1-855-58-GLASS (45277)
2300 Harmon Road, Auburn Hills, Michigan 48326

Published Date: 11-Jan-2024

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8. 480 State Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of select trim pieces to PVC material and replace some siding with a cement board siding.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-742

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/20/2024

Primary Location

480 STATE ST
Portsmouth, NH 03801

Owner

Haymarket Square
Condominium Association
State Street 480
PORTSMOUTH, NH 03801

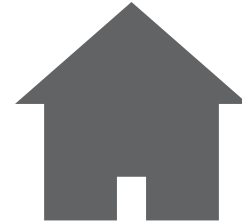
Applicant



Craig
Frank

603-674-
6219

@ craigjfrank@gmail.com



480 State
Street

Unit #2
Portsmouth, New
Hampshire 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*

Replace 273 5/4 x12 line feet water table (currently pine) to pvc 5/4 x12 around the building. 2) Replace 140 feet of hard board siding using the same or similiar product. 3) Repalce 80 5/8 x 8 line feet corner trim (currently pine) to pvc 5/8 x 8 around the building.

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*



I hereby certify that as the applicant for permit, I  am*

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

I am the President of the Association. I own 1 of 4 units

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted



HDC Approval Date

—

PROPOSAL

I prepared this proposal to replace rotten wood trims and siding at above address ,below are the description of work to be done.

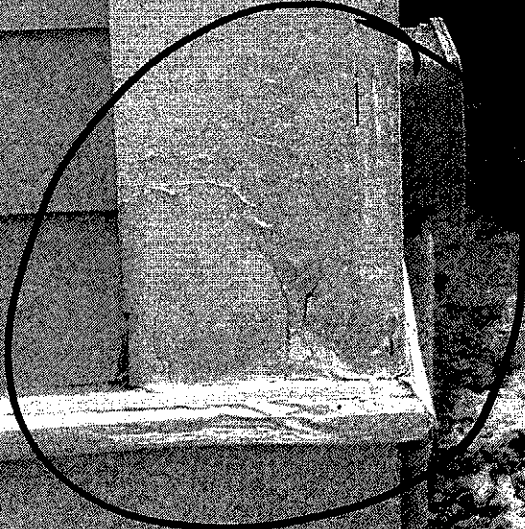
Scope of Work :

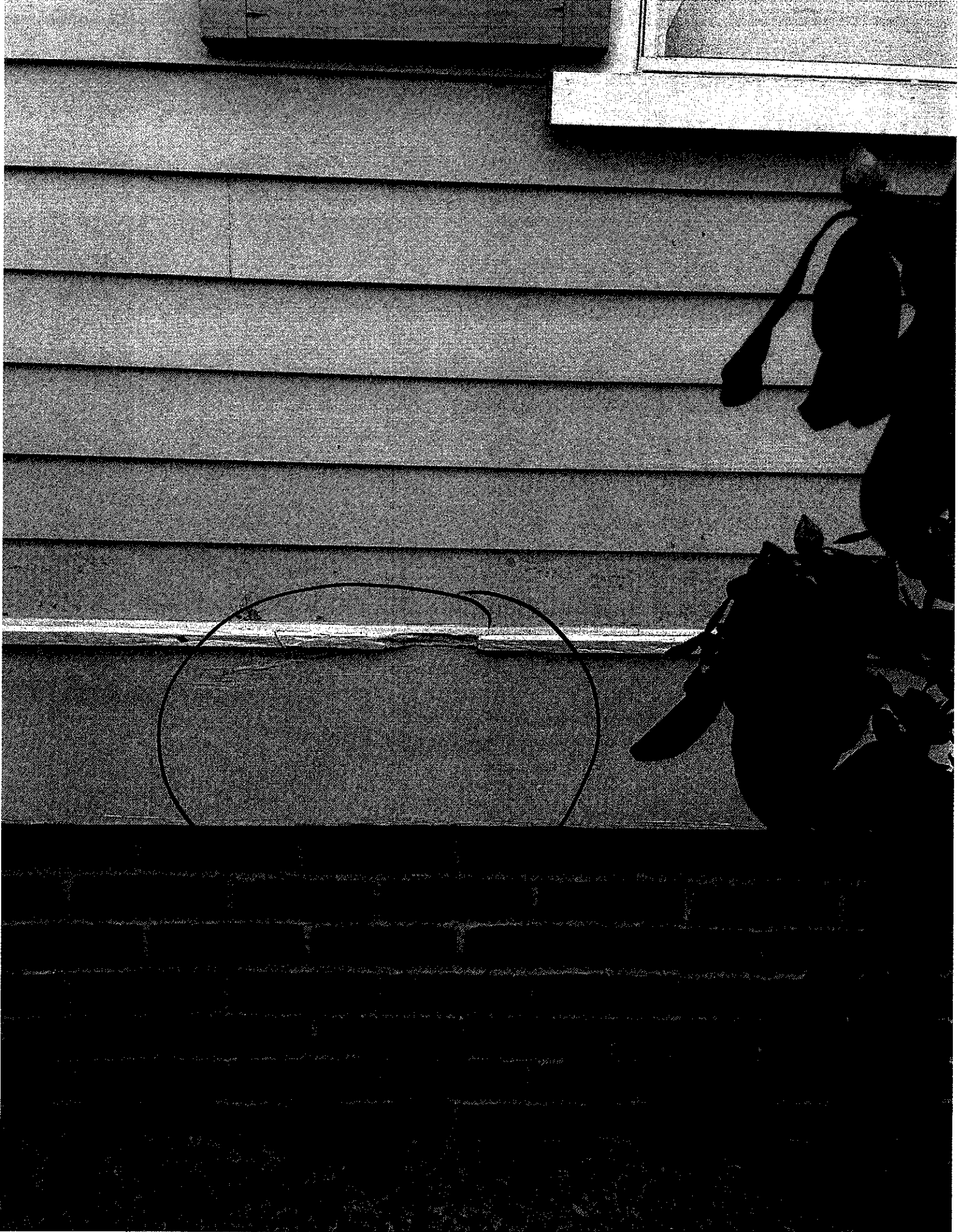
- Secure work area and cover floor.
- Replace 273 line feet water table to pvc board 5/4 x 12 around building.
- Replace 140 line feet hard bord sidings.
- Replace 80 line feet corner trims to pvc 5/4 X 8 board around building.
- To fastness installation use stainless steel nails, aluminum flashing, ice water tape, screw & plugs.
- Apply white Elastomeric Exterior caulking (100% paintable, moisture resistant, mold, mildew resistant and permanently Flexible.
- Remove all waste produced in the installation processes.

Note : the wall where the electrical panels are located is not included in this proposal.

80

Replace the line foot
5/4 x 8 pine with
PVC Board

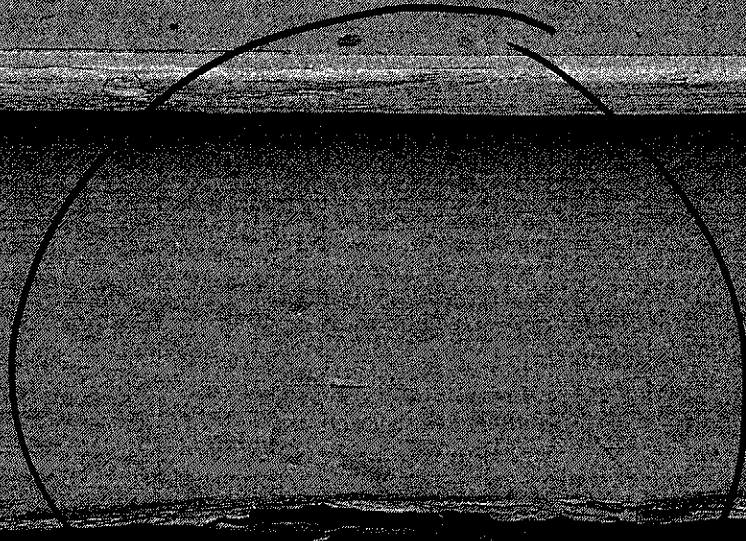




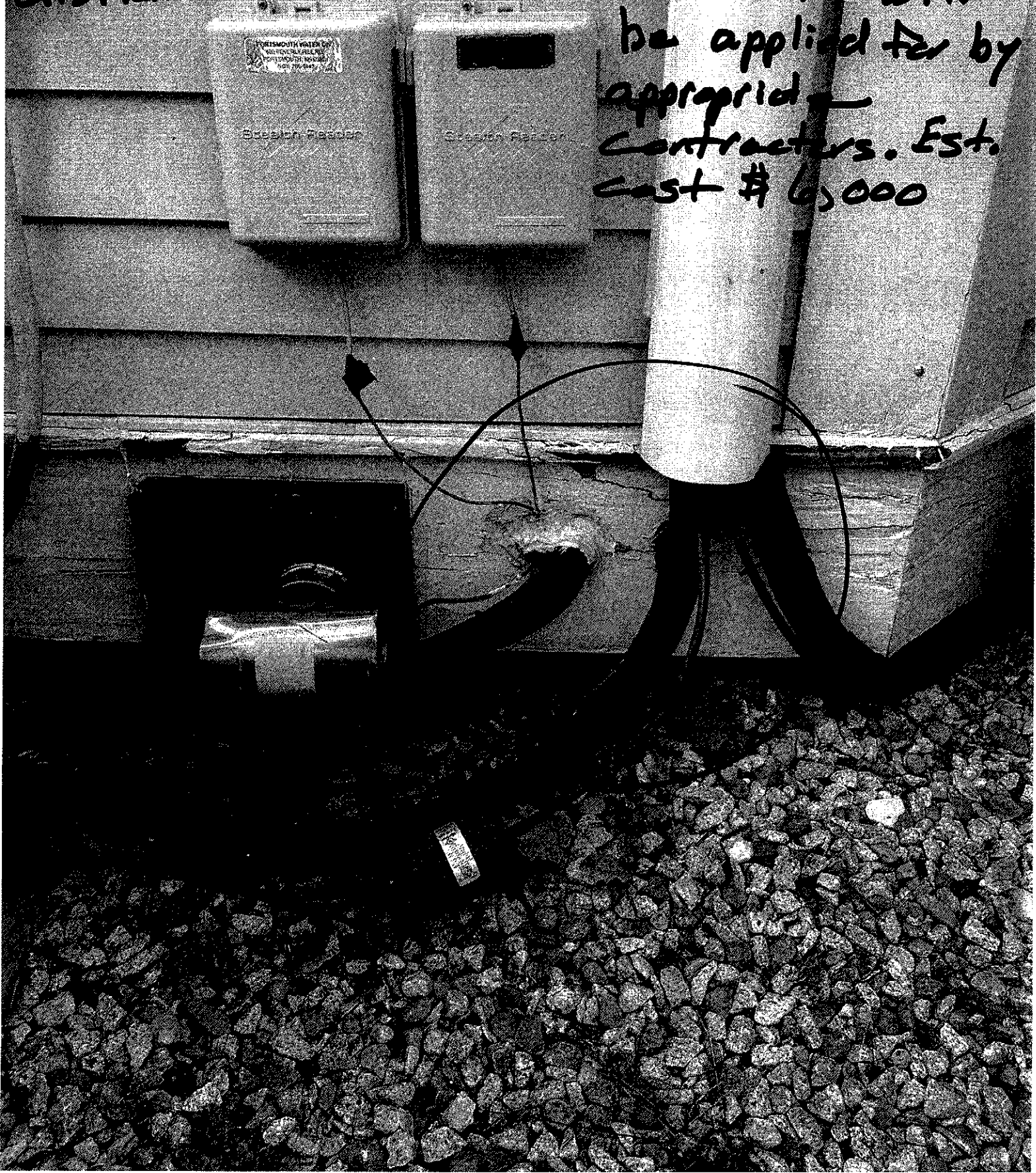
A black and white photograph of a wall with horizontal siding. A circular area is circled in black, showing a hole or damaged section in the siding. Below the circle, there is a handwritten note in black ink. To the left, a vertical wooden trim piece is visible, featuring a decorative scrollwork element. The overall image has a grainy, high-contrast appearance.

Replace Hard Board Siding with
Same or Similar Product
(Cement Board)

Replace 273 line foot water table
(Currently Pine) with pvc Board



Replace Pine with PVC Board. All this HVAC, Heating + Electrical will be dismantled. Permits for this work will be applied for by appropriate Contractors. Est. Cost \$ 6,000



9. 111 State Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (raise head height of approved folding window- to match existing, existing south façade brick transom arch to remain, and raise internal flat roof behind gable roofs to align with existing ridge and adjust pitch of the new rear shed dormer to align with adjusted flat roof and existing ridge.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-743

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/20/2024

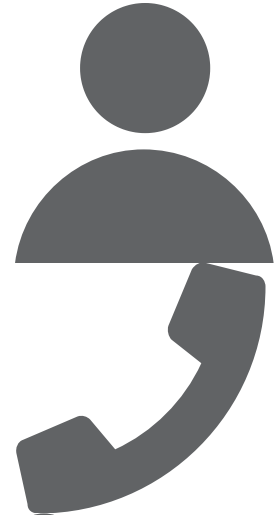
Primary Location

111 STATE ST
Portsmouth, NH 03801

Owner

COVENTRY REALTY LLC
3 PLEASANT ST 4TH FLR
PORTSMOUTH, NH 03801

Applicant



Tracy
Kozak

603-731-
5187

@ tracyskozak@gmail.com



3 Congress
Street, Suite
1

Portsmouth, New
Hampshire 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*

COORDINATION WITH EXISTING REVEALED CONDITIONS

111 STATE STREET ADDITION & RENOVATION



COVENTRY REALTY, LLC

**HDC- Revision 5
ADMINISTRATIVE APPROVAL
MARCH 2024**

REVISIONS TO PREVIOUSLY APPROVED APPLICATION

Updates reflect coordination with existing revealed conditions :

- A. Raise head height of previously approved folding window at West side of 111 State Street, to match existing.
- B. Existing south facade brick transom arch to remain (discovered behind removed stone veneer), restored & patched brick to be painted to match existing upper floors.
- C. Raise internal flat roof behind gable roofs by 1'-9 1/2" to align with existing ridge at 111 State St. Adjust pitch of new rear shed dormer from 5:12 to 6:12 to align with adjusted flat roof and existing ridge.

DRAWING LIST

- H0.1 COVER
- H2.1 STATE STREET ELEVATION
- H2.2 CHAPEL STREET ELEVATION
- H3.0 3D RENDERING

HDC-5

H0.1

COVER

111 STATE STREET

SCALE:
02/16/2024





PREVIOUSLY APPROVED



NOTE: ALL EXISTING TO REMAIN, UNLESS OTHERWISE NOTED

PROPOSED

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

SCALE: 1/8" = 1'-0"
02/16/2024





PREVIOUSLY APPROVED

H2.2 **CHAPEL STREET ELEVATION**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 11/17/23





PROPOSED

**H2.2 CHAPEL STREET ELEVATION
111 STATE STREET**

SCALE: 1/8" = 1'-0"
02/16/2024



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PROPOSED

H3.0 **VIGNETTE - STATE STREET**
111 STATE STREET
 SCALE:
 02/16/2024



10. 213 Gates Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement and relocation of HVAC condensers that were flooded. The applicant is proposing wood screening with either a vertical slat style or would use a wood lattice as already used on the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LUHD-744

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/27/2024

Primary Location
213 GATES ST Unit 2
Portsmouth, NH 03801

Owner
CONABOY MICHAEL J
213 GATES ST #2
PORTSMOUTH, NH 03801

Applicant



Emi Lee
Hefner



603-957-
7070



elhm41@gmail.com



213
Gates St

#2
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*

Replacement and relocation of HVAC condensers due to damage sustained from 13Jan 2024 flood in accordance with current NH State and City codes.

Description of Proposed Work (Planning Staff)

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	
Full Name (First and Last)	Business Name (if applicable)
Michael Conaboy	
Mailing Address (Street)	City/Town
213 Gates St #2	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
603 957 1559	Mjconaboy@me.com



Line/Location:

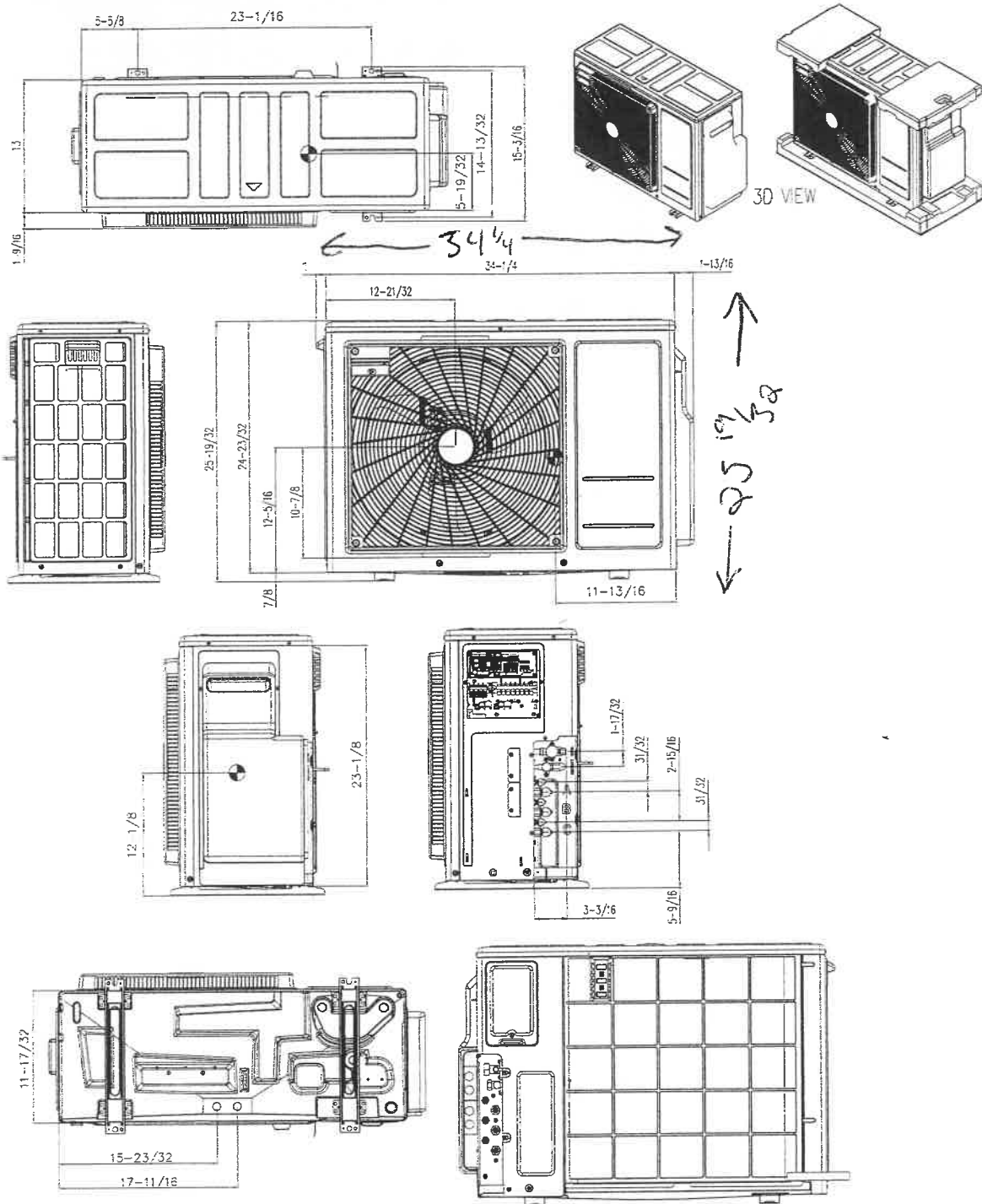
② two of these units

LMU243HV Multi F Inverter Heat Pump Outdoor Unit



Tag No.: _____
Date: _____
PO No.: _____

Unit: Inch
☛ Gravity point



Notes:

1. Unit must be installed in compliance with the installation manual.
2. Unit must be grounded in accordance with the local or state regulations and applicable national codes.
3. All field-supplied electrical components and materials must comply with the local, state, and national codes.
4. Electrical characteristics must be considered for electrical work and design. The capacity of power cable and circuit breaker for the outdoor unit must follow local, state, national, and manufacturer requirements.
5. For LMU183HV Unit, ports A and B are available.
6. For LMU243HV Unit, ports A, B, and C are available.

(BACK)

Model/Location:

one of these units

LMU303HV

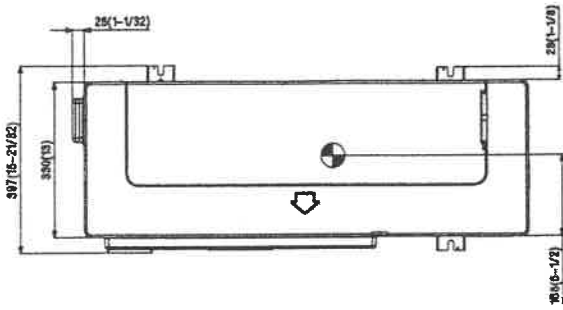
Multi F Inverter Heat Pump Outdoor Unit



Tag No.: _____

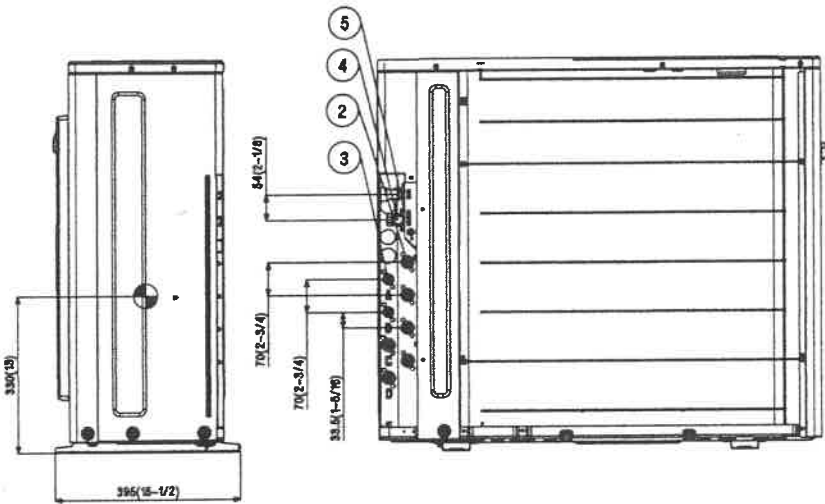
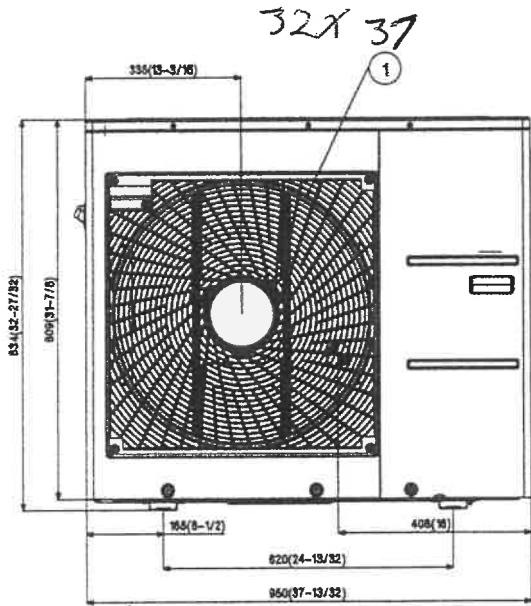
Date: _____

PO No.: _____



[Unit : mm(inch)]

☉ Gravity point



Notes:

1. Unit must be installed in compliance with the installation manual.
2. Unit must be grounded in accordance with the local or state regulations and applicable national codes.
3. All field-supplied electrical components and materials must comply with local, state, and national codes.
4. Electrical characteristics must be considered for electrical work and design. The capacity of power cable and circuit breaker for the outdoor unit must follow local, state, national, and manufacturer requirements.

No.	Part Name
1	Air discharge grille
2	Vapor pipe connection
3	Liquid pipe connection
4	Main service valve (Liquid)
5	Main service valve (Vapor)



11. 195 Washington Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of seamless aluminum gutters to the front and rear of the home.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



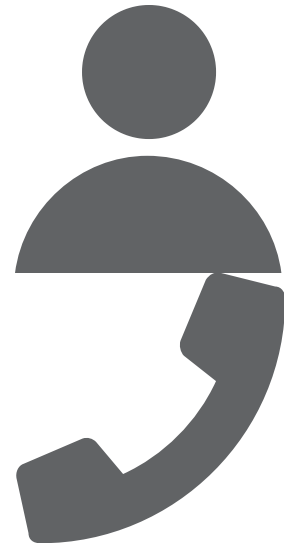
LUHD-745

Historic District
Commission Work
Session or Administrative
Approval Application
Status: Active
Submitted On: 2/28/2024

Primary Location
195 WASHINGTON ST
Portsmouth, NH 03801

Owner
Jane Vanni
195 Washington street
PORTSMOUTH, NH 03801

Applicant



Jane
Vanni

207595

@ janealiciamyers@gmail.com



536 Lovell
Lake Road

Wakefield, NH 03872

Application Type

Please select application type from the drop down menu below

Alternative Project Address

Work Session

Project Information

Brief Description of Proposed Work*

Gutter install









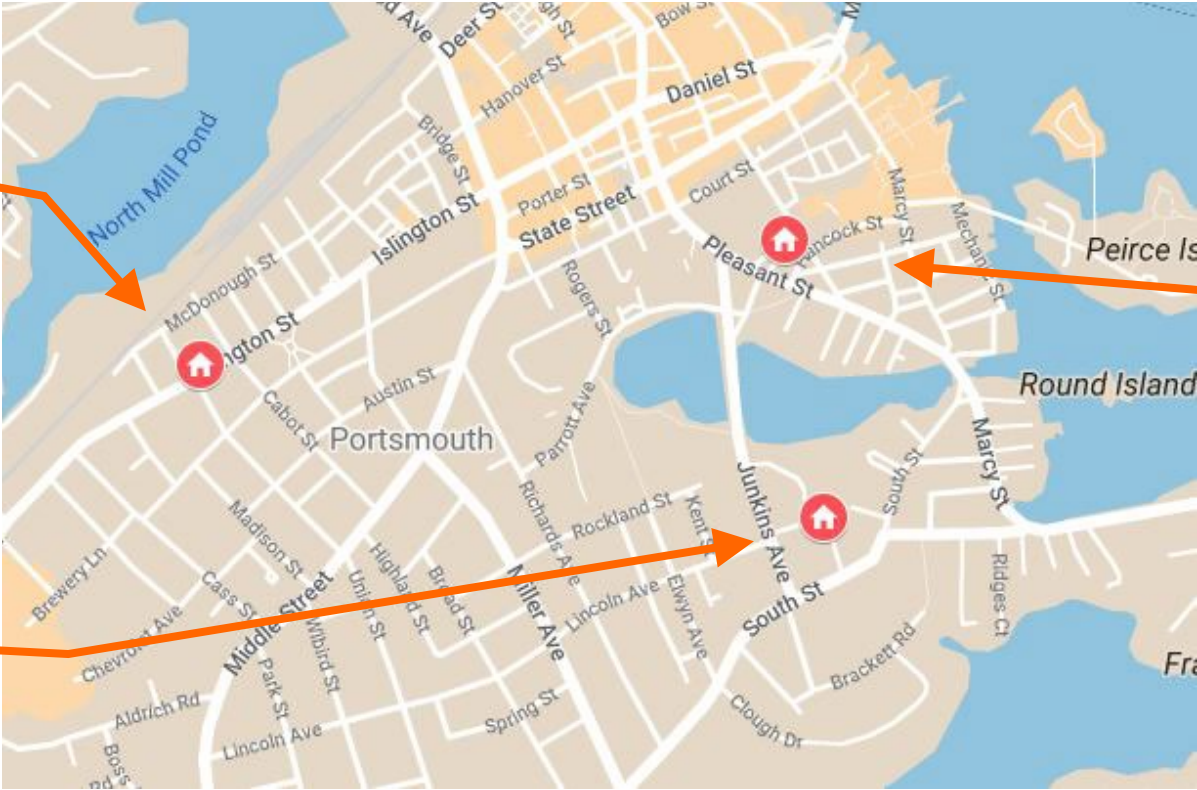
Historic District Commission Staff Report

Wednesday, March 06, 2024

PH-1

PH-2

WS-A



Project Address: **369 ISLINGTON STREET**

Permit Requested: **CERTIFICATE OF APPROVAL**

Application: **PUBLIC HEARING 1**

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: View from Islington Street
- Unique Features: NA
- Neighborhood Association: West End

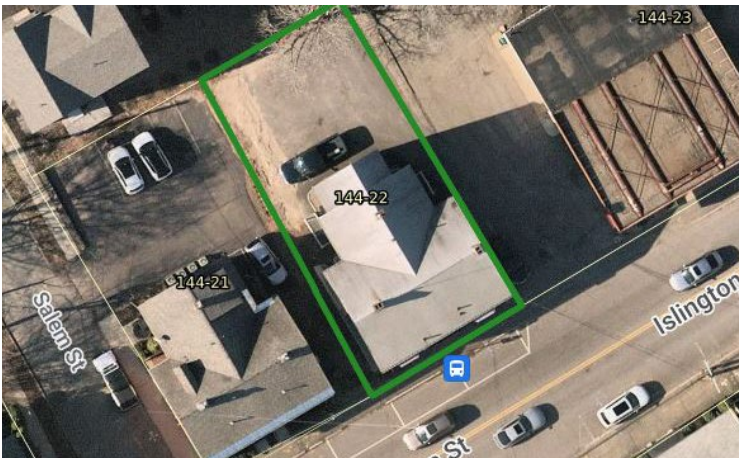


B. Proposed Work: Replace roof, replace white metal trim with similar product, replace siding with vinyl siding, replacement windows on the first floor (excluding the store front), shorten the existing chimneys, and replace deck board and balusters.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Roofing
- Siding/Trim
- Windows (first floor)
- Decking/Railings



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

January 28, 2024

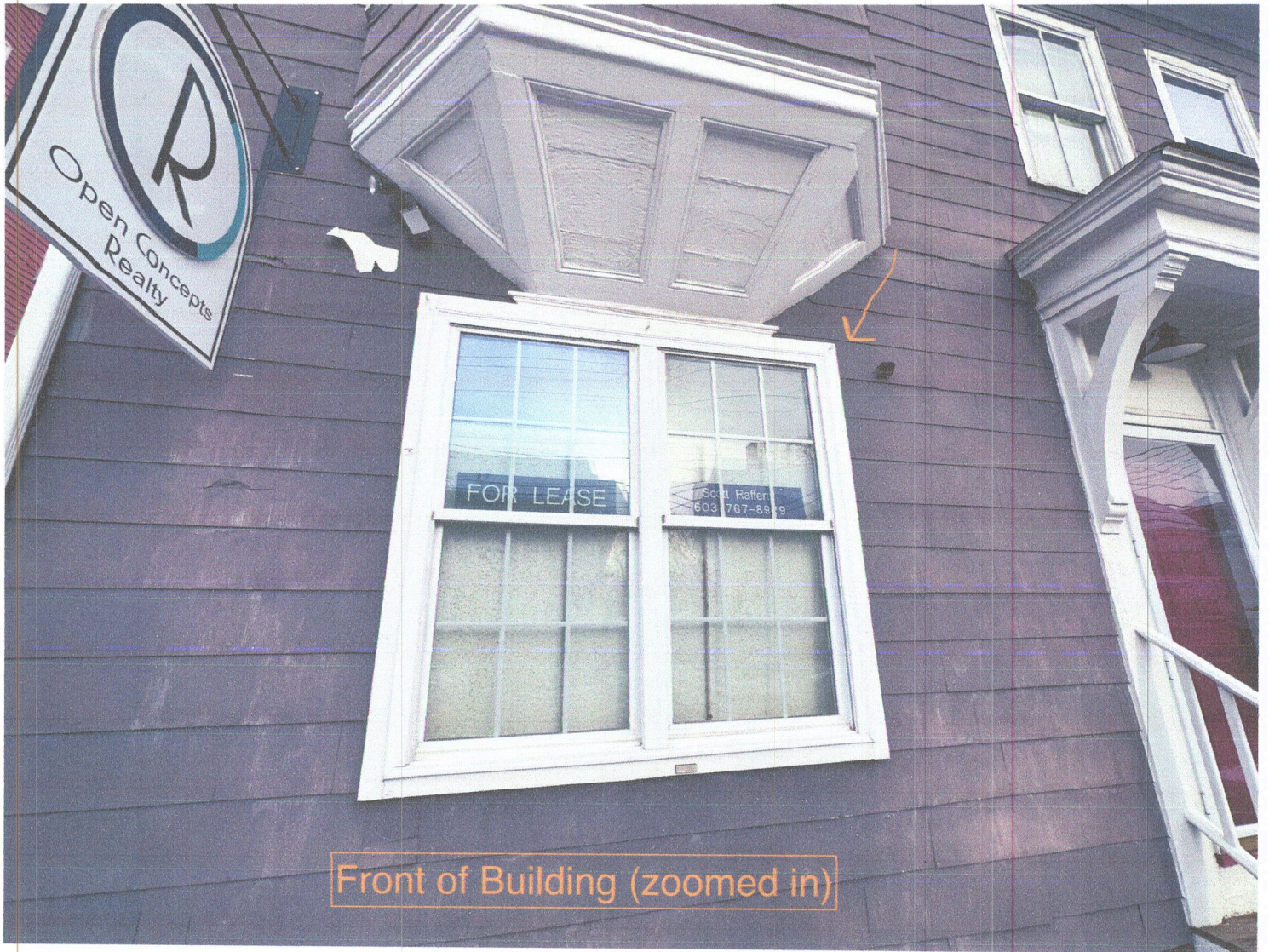
Islington Place Condo Association

Location: 369-373 Islington Street, Portsmouth, NH 03801

Scope of Work:

- Remove current shingles and replace with new Certainteed Landmark Moire Black architectural shingles.
- Replace white metal coil exterior trim where needed with similar metal wrap.
- Remove asbestos siding and replace with Alside Charter Oak Premium Vinyl Siding, Color: Riviera Dusk, 4 ½" clapboard matte
- Instal white vinyl corner trim, 6"
- Remove and install new Harvey Slimline white vinyl windows, one over one grid pattern, to the entire first floor(except the store front windows)
- The cap and corbelling detail shall be replicated on the shorter chimney.
- The chimneys shall be shortened to be at least 2.5 ft. above the ridge of the roof.
- Replace exterior deck boards on the side decks with Trex Transcend Pebble Gray decking and charcoal vinyl rails and balusters.





Front of Building (zoomed in)

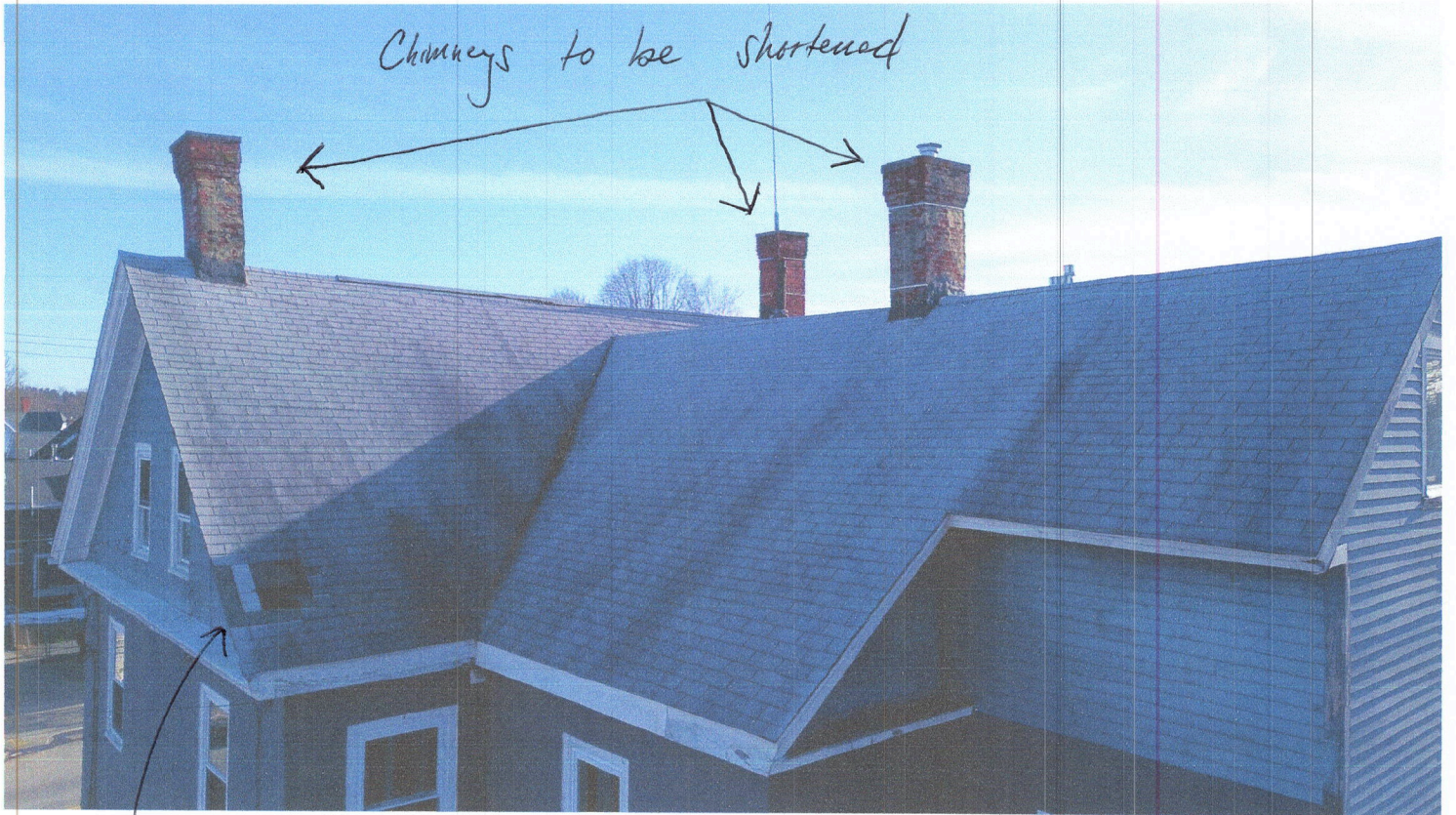








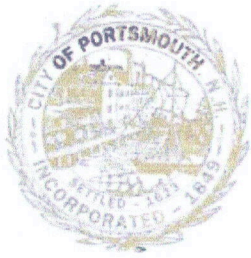
Right Side of Building



Missing Shingles



Siding falling off



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

HISTORIC DISTRICT COMMISSION

March 12, 2020

Islington Place Condominium Association
238 Parsons Road
Rye, NH 03801

RE: 369 Islington Street, Unit B

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday March 11, 2020**, considered your application for renovations to an existing structure (lower existing, non-functional chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144, Lot 22 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. The cap and corbelling detail shall be replicated on the shorter chimney.
2. The chimneys shall be at least 2.5 ft. above the ridge of the roof.

Findings of Fact

A. Purpose and Intent

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

-Preserve the integrity of the district.

B. Review Criteria

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

-Consistent with special and defining character of surrounding properties.

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

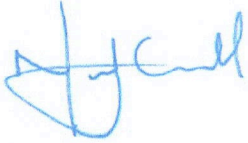
Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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

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

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

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Stephen Iandoli, Applicant

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Georgetown Gray

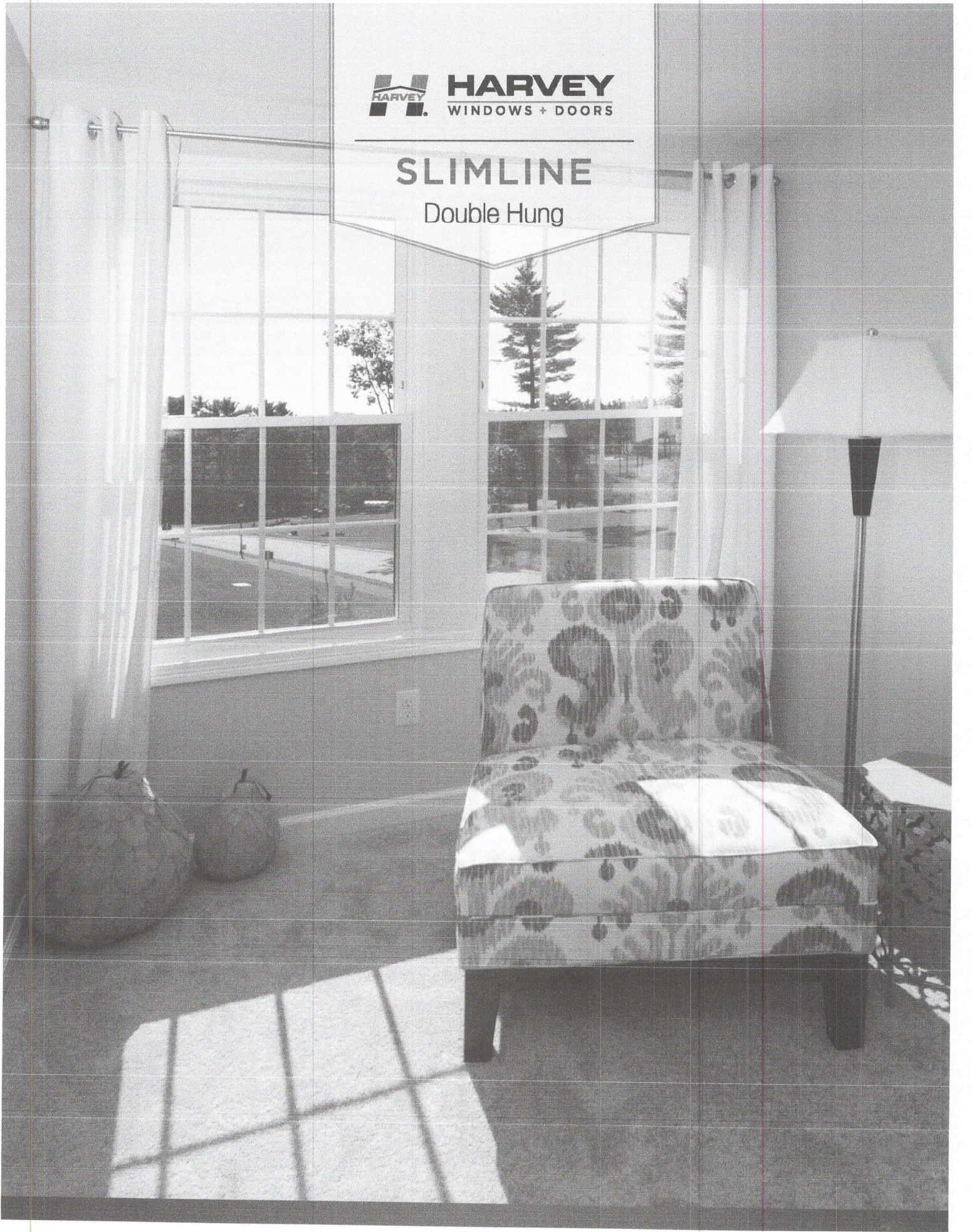


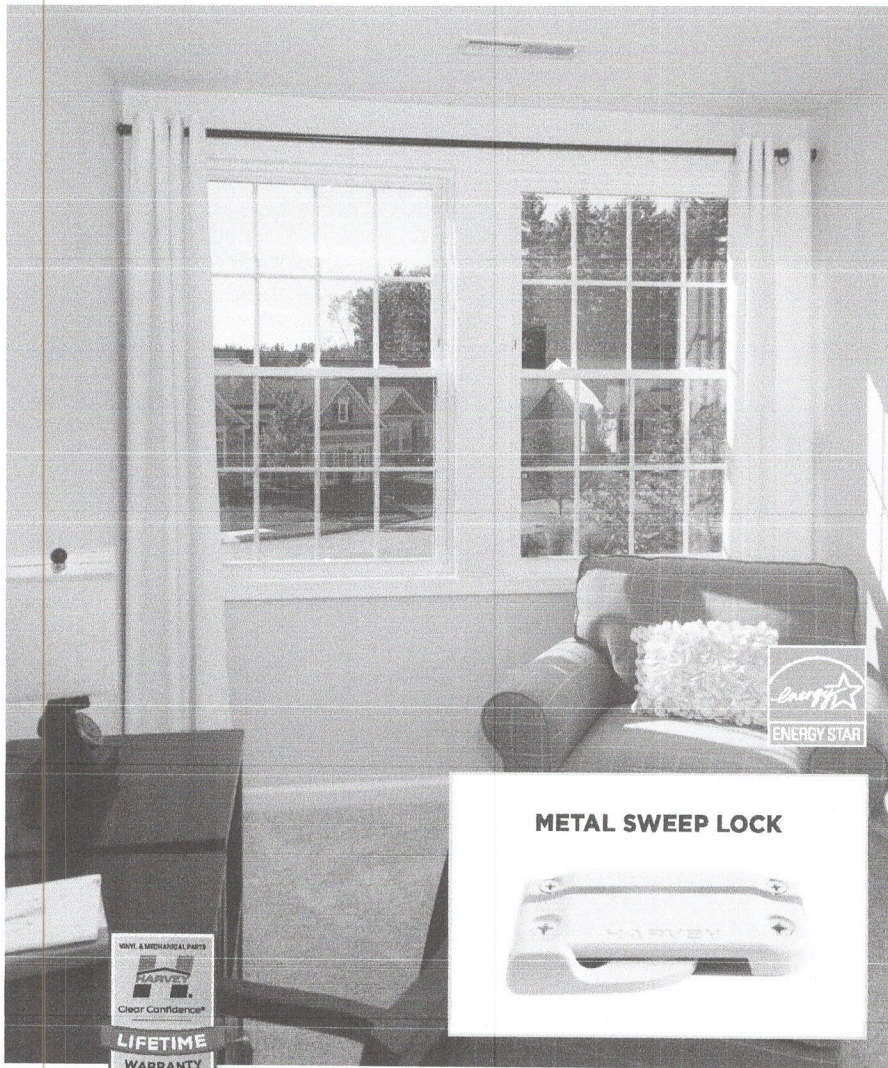
Scan code for
more information

See next page for full color palette.

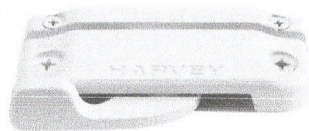


SLIMLINE
Double Hung





METAL SWEEP LOCK

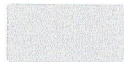


The Harvey Slimline vinyl double hung window lives up to its name boasting a slimmer, fully-welded sash profile and frame that maximizes your view. Sweep lock is low profile, and made of durable metal.

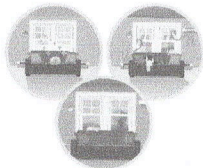
Options



White Vinyl
(Standard)



Almond Vinyl



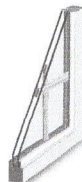
SunGain PLUS HSHG
ThermaLock RS
SunShield PLUS/SunShield



FlexScreen
Aluminum



Fiberglass Mesh
VIEWS Mesh



GBG

MORE OPTIONS & FEATURES

Grids come in 5/8" size

Custom grid configurations plus oriel
& cottage sash options

Full and half size screens

Double locks are standard on widths
30" and over

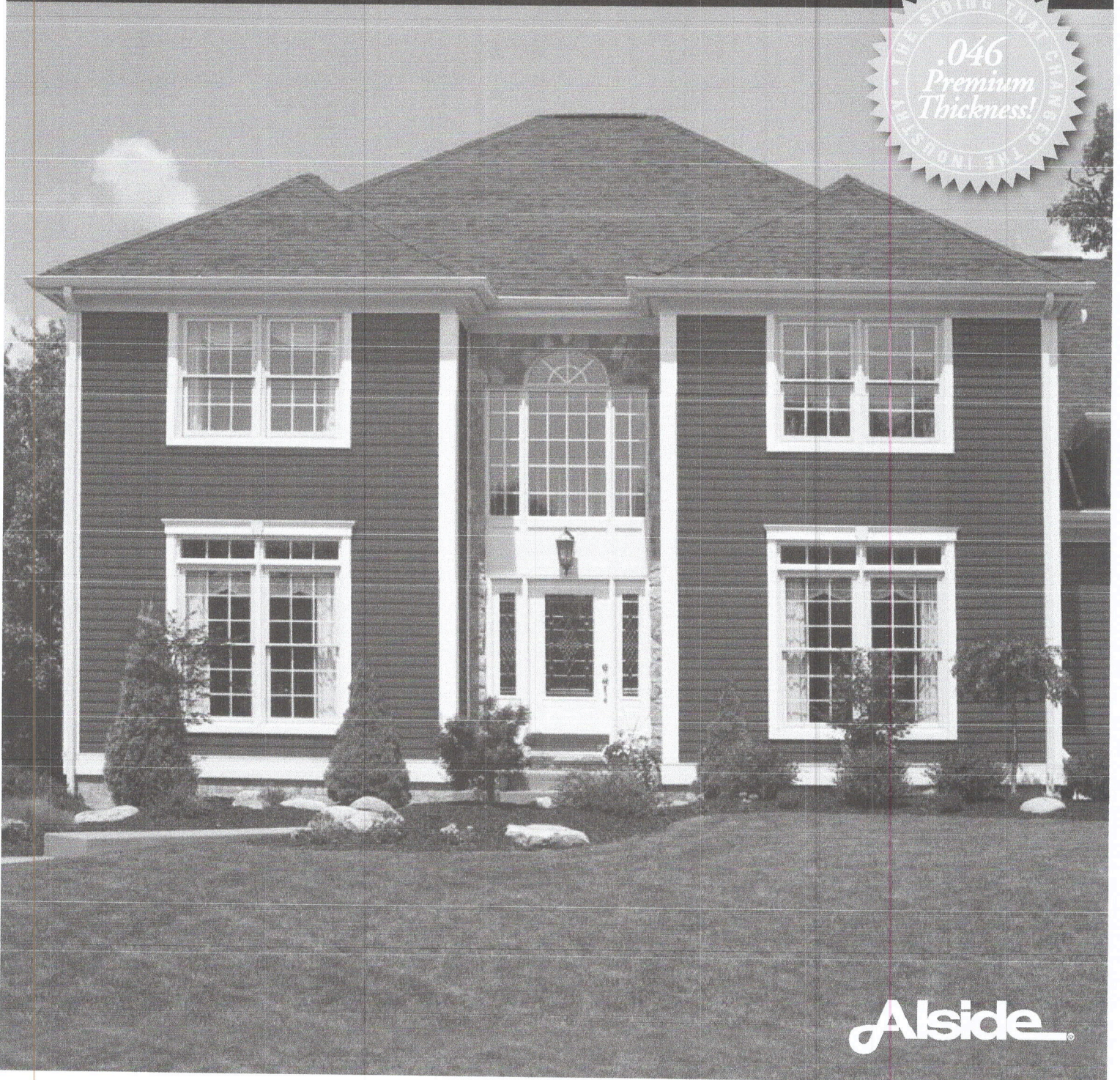
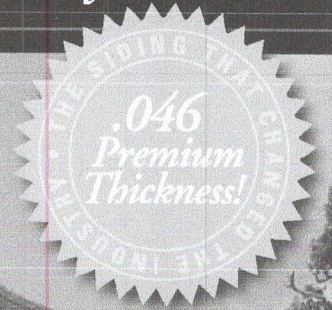
Both sashes tilt in for cleaning;
ventilation limit latches keep bottom
or top sash partially opened

Available in single hung

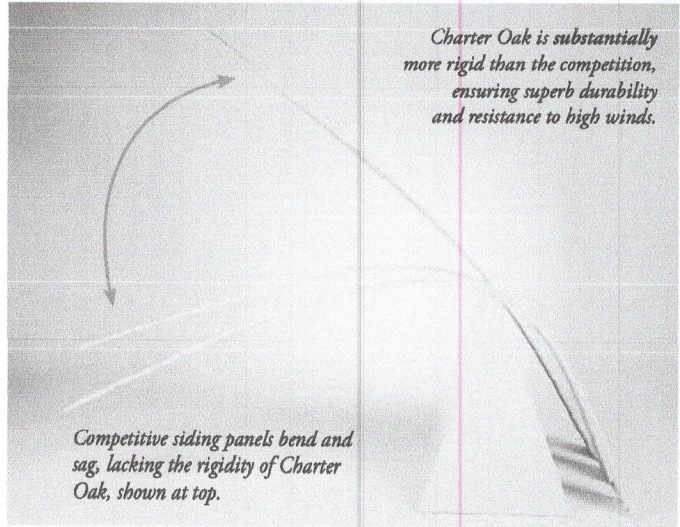
*1 over 1 grid pattern
w/ historic sill*



An Exceptional Way to Create Lasting Beauty



Alside[®]



Charter Oak is substantially more rigid than the competition, ensuring superb durability and resistance to high winds.

Competitive siding panels bend and sag, lacking the rigidity of Charter Oak, shown at top.

BEAUTIFULLY RESILIENT AGAINST SAGGING

Charter Oak is substantially more rigid than the competition. Rigidity, as with Charter Oak panels, is important for long-lasting performance and resistance to bending and sagging. Your home will have a beautifully uniform finish that stands the test of time.

A MORE SUSTAINABLE CHOICE

The home that protects you can also help protect the environment. As a durable product with a long service life, vinyl soffit panels such as those manufactured by Alside have been shown in a cradle-to-grave Life Cycle Assessment study commissioned by the Vinyl Siding Institute to have a smaller environmental footprint relative to competing materials.** And because it never needs to be painted, vinyl soffit also helps prevent paint, stain and other maintenance-related products from being released to the environment.



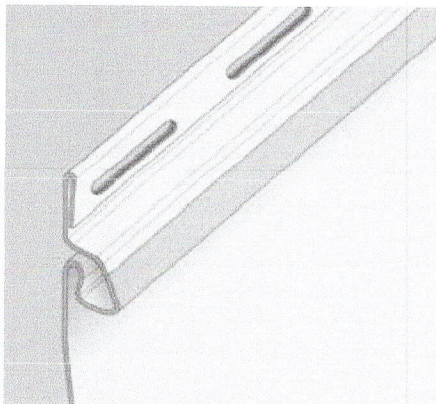
DID YOU KNOW for nearly two decades vinyl siding has been a leading choice for exterior cladding on new single-family homes. This broad appeal stems not only from its beauty, durability, and easy upkeep, but also from the fact that vinyl siding adds value to homes.

CHARTER OAK'S TRIBEAM® SYSTEM

Designed for Superior Performance

INNOVATIVE TRIBEAM SYSTEM PROVIDES IMPRESSIVE PANEL RIGIDITY AND SUPERIOR WIND RESISTANCE

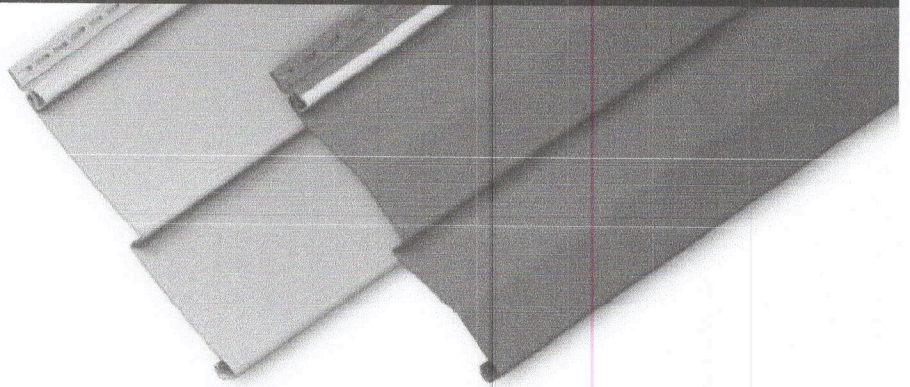
Charter Oak's lasting beauty isn't a result of just blending premium raw materials. Product engineers have created an exceptional design for Charter Oak that provides greater rigidity and resistance to high winds.



The unique TriBeam system fortifies Charter Oak's rigidity, helping to ensure straight course lines and even walls, on both new and existing homes. The result is a markedly superior installation with the built-in strength to ensure an enduring beautiful appearance.

The TriBeam illustration above shows another feature that's especially important if you live in an area where high winds are common. It's a rolled-edge nail hem that gives Charter Oak its increased strength to resist the force of intense winds. This high-performance panel has been tested to withstand negative windload resistance per ASTM D5206 and meets or exceeds the industry standard for windload performance.





QUALITY YOU CAN COUNT ON

Made to be the best. And made to last. That's what you can count on when you choose Charter Oak Premium Vinyl Siding. You have the confidence that comes when working with a company recognized and respected for its manufacturing and quality control excellence. Plus you have the assurance that comes with Alside's lifetime limited warranty.*

Make your first choice the best choice . . . Charter Oak Premium Vinyl Siding.

MADE WITH PREMIUM RAW MATERIALS

Developing a tough, durable and beautiful vinyl siding such as Charter Oak requires the technical skills of a chemical process engineer and the visual sensibilities of an architect. That's because the premium vinyl used in Charter Oak is more than just a simple vinyl resin. It's a specially formulated compound, with each ingredient chosen to add specific benefits to the final product.

PureStrength vinyl resin gives Charter Oak its basic strength and weather resistance. It prevents moisture infiltration from rain and humidity, so panels won't rot, warp, shrink or swell. The result is low-cost, easy-care maintenance.

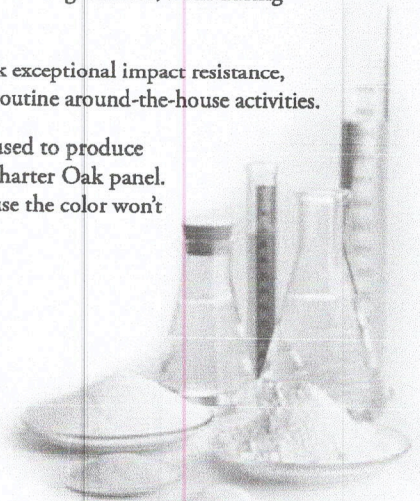
Ti-Shield titanium dioxide helps prevent ultraviolet degradation, so even hot summer sun won't damage Charter Oak's beautiful surface.

StayRight vinyl stabilizers also help prevent heat degradation, both during manufacturing and after installation.

TrueShield impact modifiers give Charter Oak exceptional impact resistance, helping to prevent denting and dinging from routine around-the-house activities.

DesignersChoice pigment concentrates are used to produce beautiful high-performance color for every Charter Oak panel. You'll never have to stain or paint again, because the color won't wash away.

Charter Oak. Technically, it's beautiful.



— CHARTER OAK PREMIUM VINYL SIDING —

CHARTER OAK® . . . GIVE YOUR HOME A BEAUTIFUL NEW LOOK

with one of the most advanced vinyl sidings you can buy. Outstanding beauty begins with exceptional product quality.



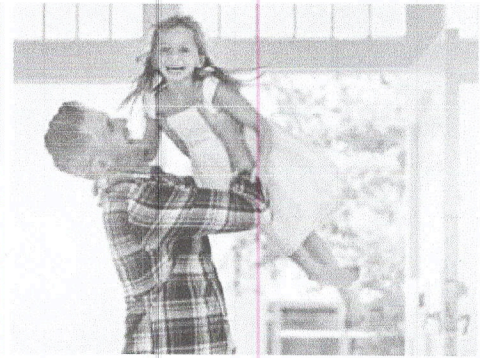
A PREMIER HOME EXTERIOR

Refined style, outstanding performance and a lifetime of protection – that's the power of Charter Oak Premium Vinyl Siding. Featuring a wide range of architectural colors in the timeless beauty of clapboard and handcrafted old-world charm of dutch lap, Charter Oak makes it easy to achieve custom elegance for your home.

If you like the idea of having more free time and less home maintenance, you will appreciate Charter Oak. It recreates the beauty of freshly painted wood siding, but without the worries of rotting, splitting or insect damage. An occasional rinse with a garden hose will remove most airborne dust and dirt to restore the like-new appearance.

— CHARTER OAK PREMIUM VINYL SIDING —

The ESSENCE of AMERICA'S ARCHITECTURAL HERITAGE . . . Made Convenient for Today's Easy-Care Lifestyle



INDEPENDENTLY TESTED FOR QUALITY AND SAFETY

When you choose Charter Oak, you get more than Alside's assurance of quality. Under an independent program sponsored by the Vinyl Siding Institute (VSI), Charter Oak has received ASTM D3679 certification, the industry standard for quality.

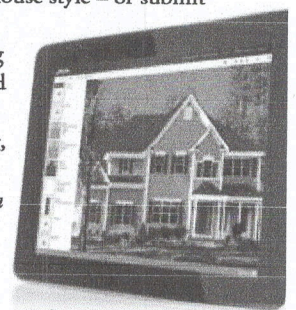
PEACE OF MIND

Charter Oak Premium Vinyl Siding and Alside accessories are backed by lifetime limited warranties.* For complete warranty information, including limitations, please see a printed copy of the warranty.



HOME VISUALIZER

See the finished look before the work begins! Our Alside siding visualizer lets you create multiple exterior designs with just the click of a mouse. Simply select a house style – or submit a photo of your own home – and choose siding profiles, accents, soffit and trim, along with color options for doors, roofing, shutters and more. Visit www.alside.com/color-design to get started today.



CERTIFICATION PROGRAM
Pertains to Charter Oak Vinyl Siding
Consult the VSI website at www.vinylsiding.org
for a current list of certified products.

Alside

Alside 3773 State Road Cuyahoga Falls, Ohio 44223
1-800-922-6009 www.alside.com



CUSTOM CRAFTED IN
AMERICA

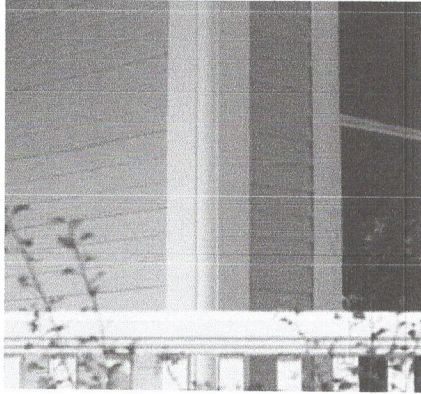


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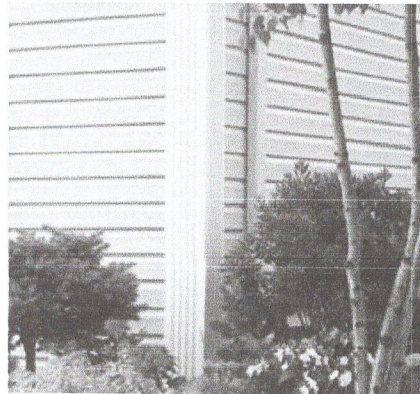
ALL PRODUCTS ARE COLOR-COORDINATED WITH CHARTER OAK SIDING

When you're creating an exterior design, the delight is in choosing the details. Siding color defines the total mass of your home; trim and accent details focus on particulars, highlighting those special features and characteristics that set your home apart.

Alside offers a wide selection of trim and accent products made to complement the beauty and colors of Charter Oak siding.



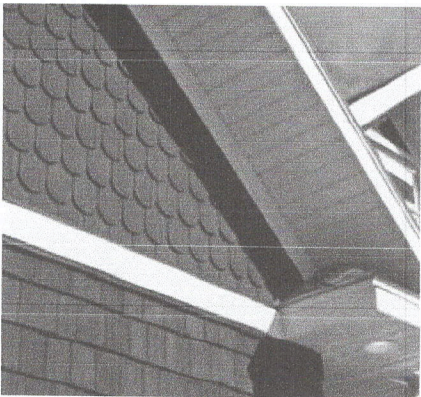
Trimworks® three-piece beaded corner post.



Trimworks 7" fluted corner post.



Trimworks traditional corner post.



Alside Premium Scallops – Victorian-inspired half-round shingles.



Alside Premium Shakes – the classic look of deep-grained cedar shakes.



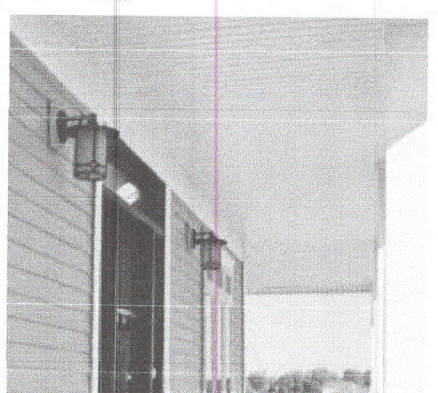
Board & Batten vertical siding accentuates gables and other areas.



Charter Oak clapboard with Trimworks 5" window trim.



Charter Oak dutch lap with Trimworks 3-1/2" window trim.



Charter Oak soffit easily spans long runs without sagging.

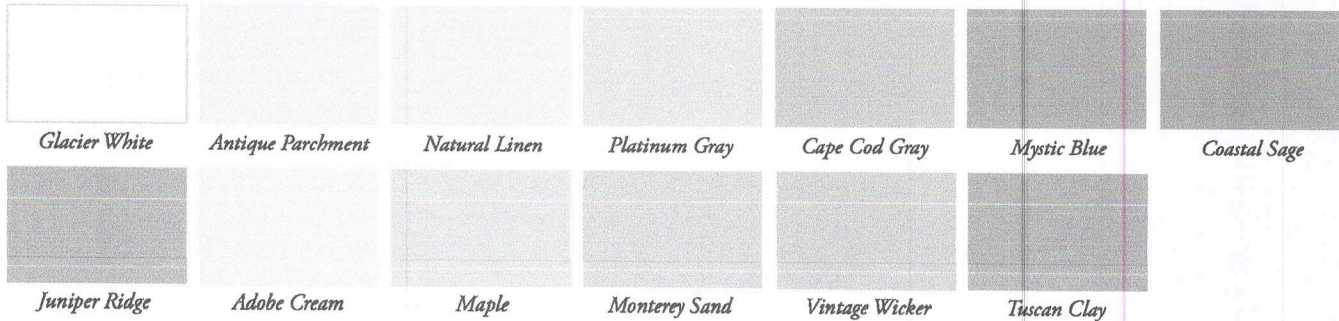
EXPRESS YOURSELF *with* ON-TREND COLORS

Richer Colors Tailored to Your Style

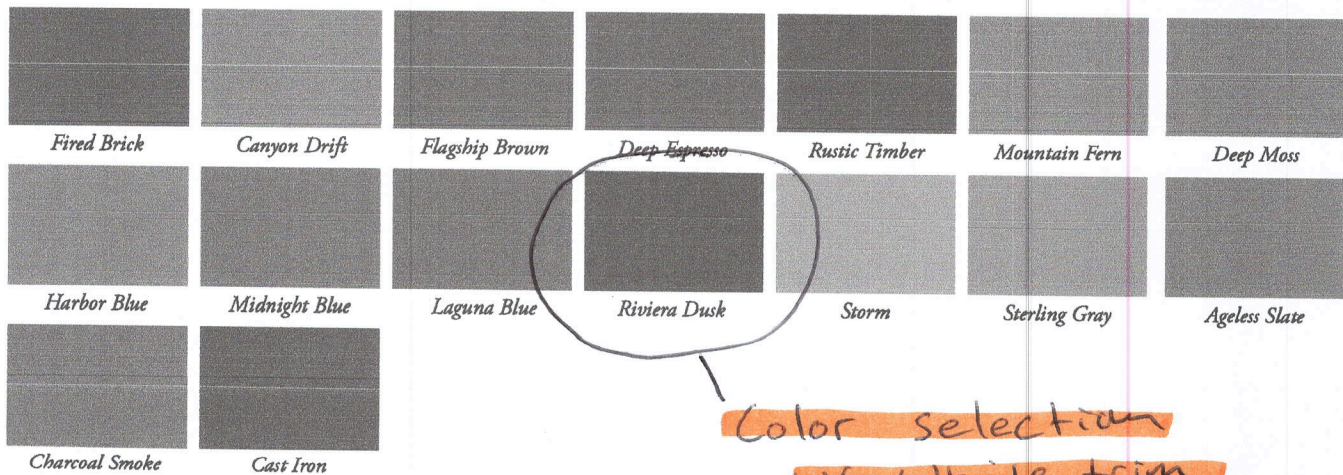
CHOOSING COLOR FOR YOUR HOME HAS NEVER BEEN EASIER

From Deep Espresso to Laguna Blue, the line-up of architectural colors doesn't shy away from bold and beautiful. Mix and match complementary shades for a look that is fresh and serene or combine more than one shade to bring richness and sophistication to your home.

STANDARD COLOR COLLECTION



ARCHITECTURAL COLOR COLLECTION



Note: Colors may be slightly different from their appearance in this brochure. Make final color selections using actual product samples. Color availability may vary by market. See your Alside Sales Representative for details.



Our darker siding colors are fortified with ChromaTrue® technology for superior color retention. This advanced copolymer compound provides long-term color stability and better performance on darker colors.

THE ART OF THE MIX

There's no need to settle for siding and trim that almost match. Alside's ColorConnect® Color Matching System offers smart solutions for every design approach. ColorConnect standards have been painstakingly applied to select Alside products to ensure you are making tasteful color choices with enduring aesthetic value and the custom look you desire.

Whether it's a rich color that draws your eye to an interesting architectural detail, or neutral hues applied to a historic home, the Alside ColorConnect Color Matching System helps you successfully match the color of your siding with other Alside exterior products and accessories.



SHOP DEALS ON EVERYTHING YOU NEED TO HOST THE BEST SUPER BOWL LVIII PARTY. SHOP NOW >

Search 

 Greenland Lowe's Open until 9 PM 

Delh
0384



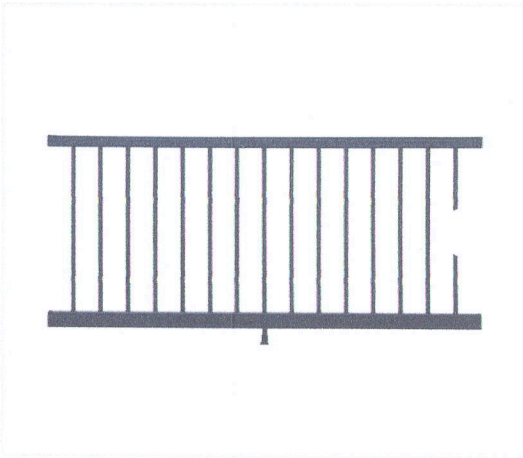
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and service subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Building Supplies / Decking / Deck Railing Systems](#)

Trex Enhance 6-ft x 2.75-in x 36-in Charcoal Black Composite Deck Rail Kit


Item #735744 | Model #BKRD0636HENKRT

[Shop Trex](#)  269



\$151.00




 **\$143.45** when you choose 5% savings on eligible purchases every day. [Learn How](#)

 **12 monthly installments of \$13.63** with Lowe's Pay [Learn How](#)

[Shop the Collection](#)

High-quality composite top and bottom rail kit with aluminum balusters Protected by the Trex 25-year Limited Residential Warranty to provide peace of mind for years to come
72-in Length x 2.75-in Width x 36-in Height are the actual dimensions for a horizontal rail section when fully assembled

Manufacturer Color/Finish: Charcoal Black


		
\$151.00	\$102.00	\$151.00

Pickup
Ready within **3 hrs**

Delivery
Get it by **Thu, Feb 1**

 **FREE Pickup** at Greenland Lowe's
 **29 in Stock** Aisle 18 | Bay 8
[Check Other Stores](#)

- +

 In-use/lifestyle images – accessories not included

 **Easy & Free Returns**
Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

Trex Enhance 6-ft x 2.75-in x 36-in Charcoal Black Composite Deck Rail Kit **\$151.00**

[Shop Trex](#)  269

#1 Home Improvement Retailer



What can we help you find today?



Portsmouth 9PM

03801

Home / Lumber & Composites / Decking / Deck Boards / Deck Board Samples

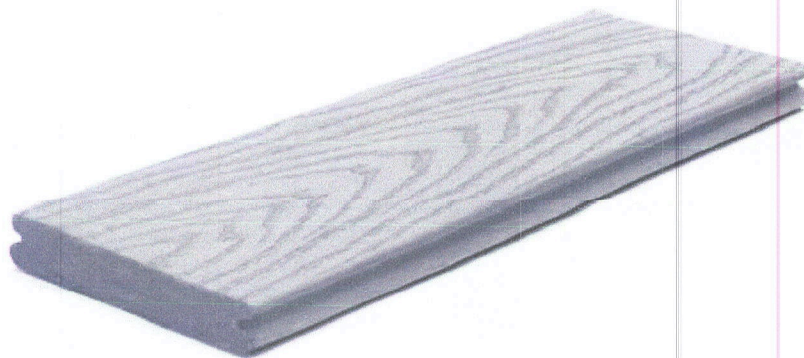
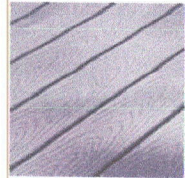
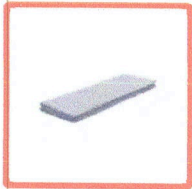
Internet # 302673466 Model # PGS90000 UPC Code # 652835215137

Top Rated

Trex

Select 1 in. x 6 in. x 1 ft. Pebble Grey Composite Deck Board Sample

★★★★★ (186) Questions & Answers (299)



Menu



Quotes



Lists



Scott

Project Address: 45 RICHMOND STREET

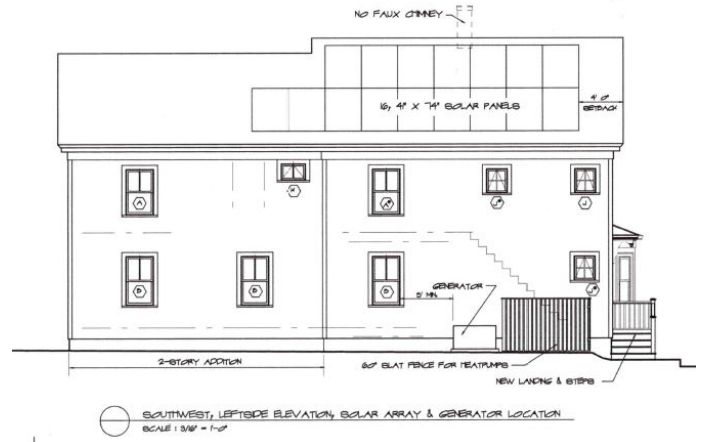
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 2

A. Property Information - General:

Existing Conditions:

- Zoning District: Mixed Research Office (MRO)
- Land Use: Residential
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Vernacular
- Historical Significance: C
- Public View of Proposed Work: View from Richmond Street and Washington Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: To add roof top solar panels, install a generator, delete approved faux chimney, replace existing wood panel and chain-link fence, and change garage door.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Roof top solar
- HVAC generator- will require Board of Adjustment Approval
- Replace fencing
- Omit faux chimney
- Garage door design change

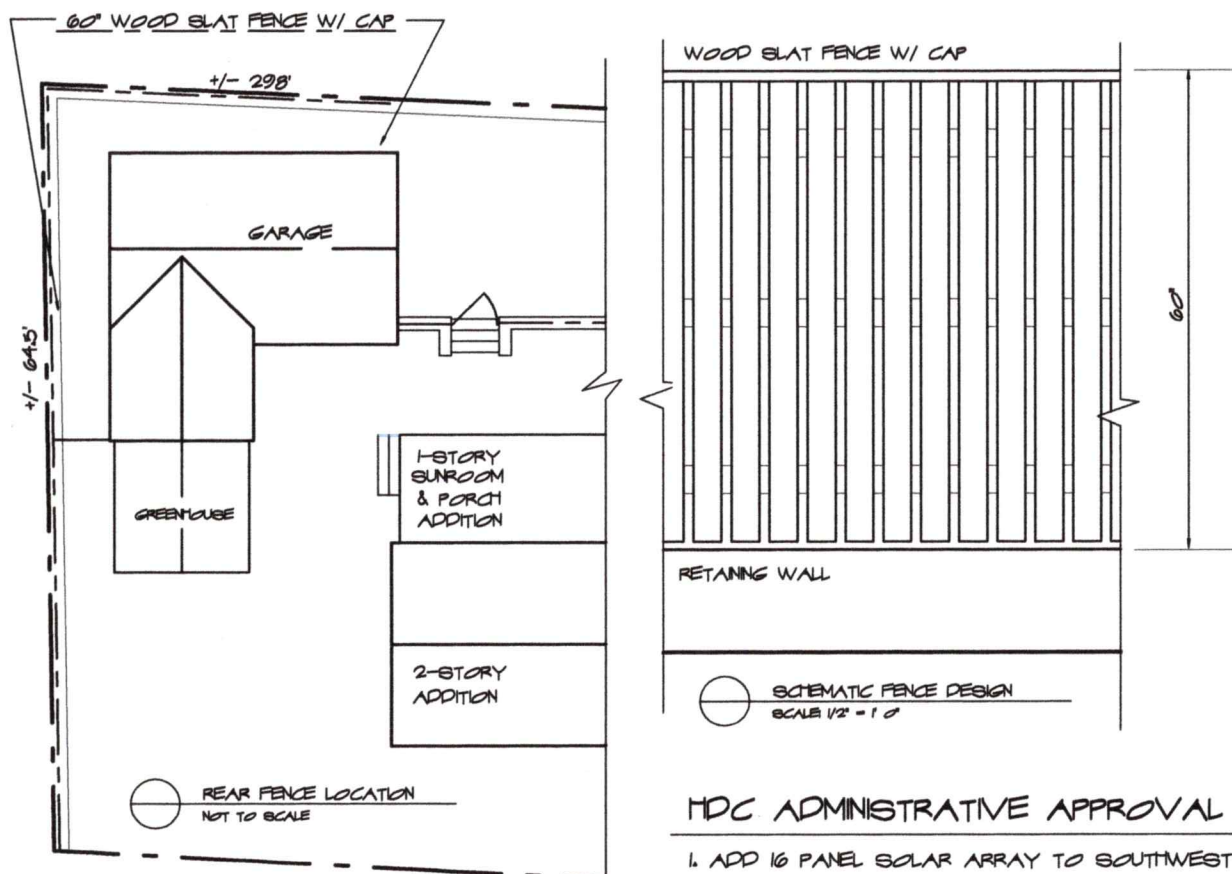
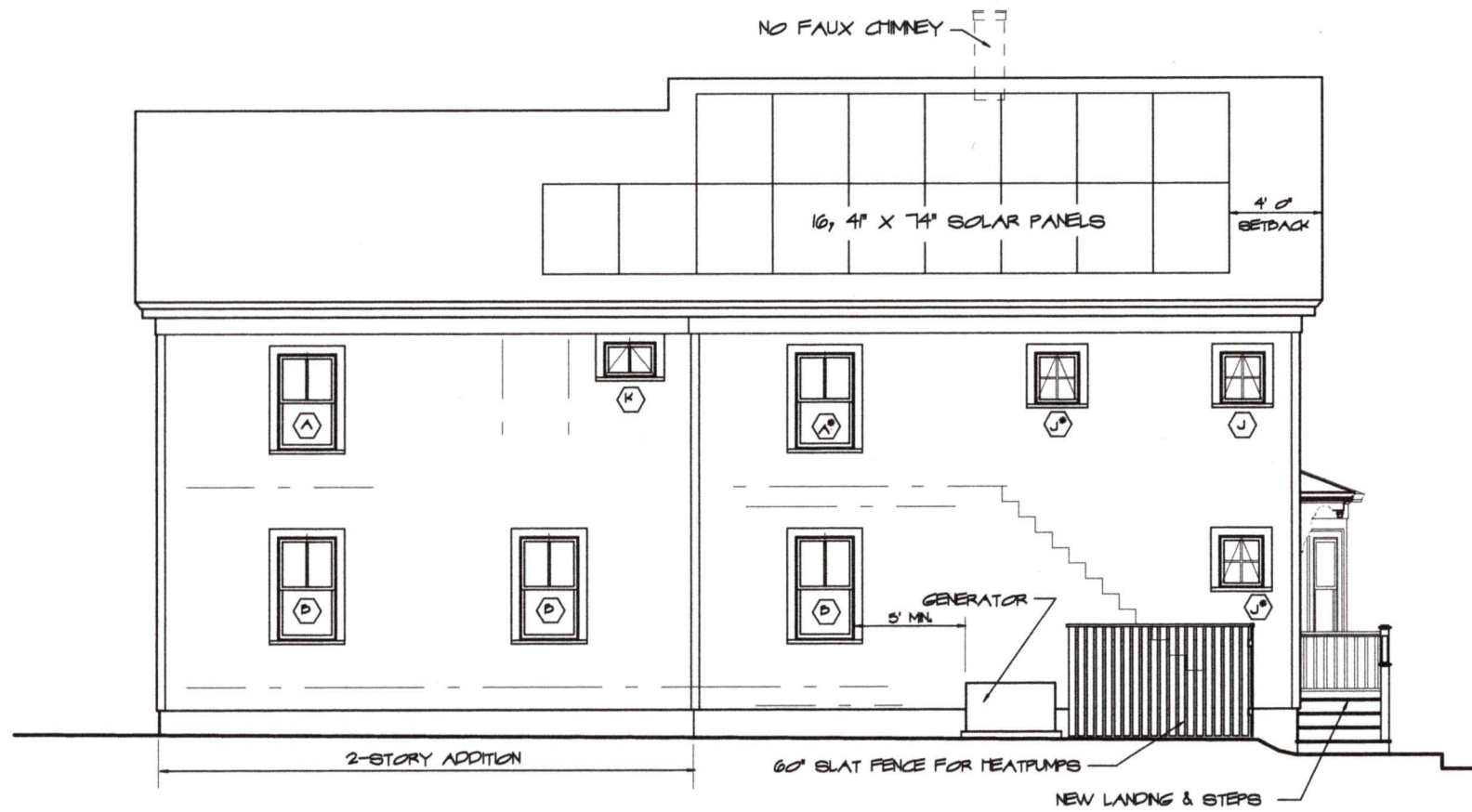
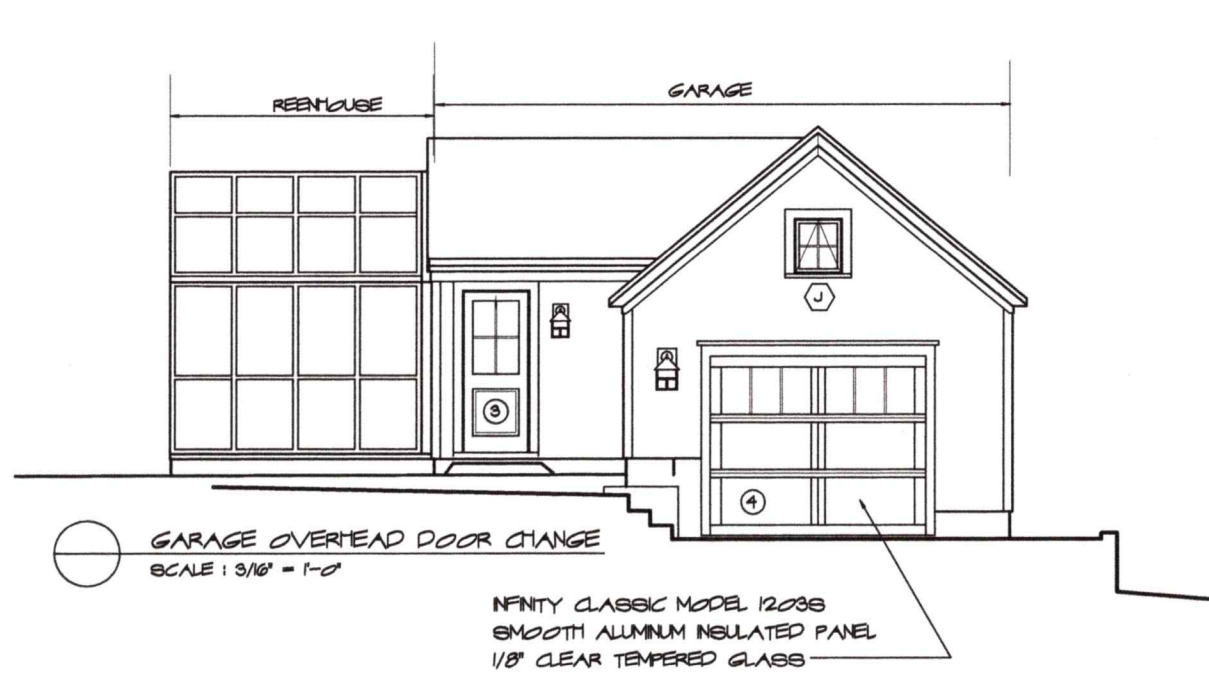


D. Purpose and Intent:

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



SOUTHWEST, LEFTSIDE ELEVATION, SOLAR ARRAY & GENERATOR LOCATION
SCALE: 3/16" = 1'-0"

GENERATOR LOCATION PLAN
SCALE: 3/16" = 1'-0"

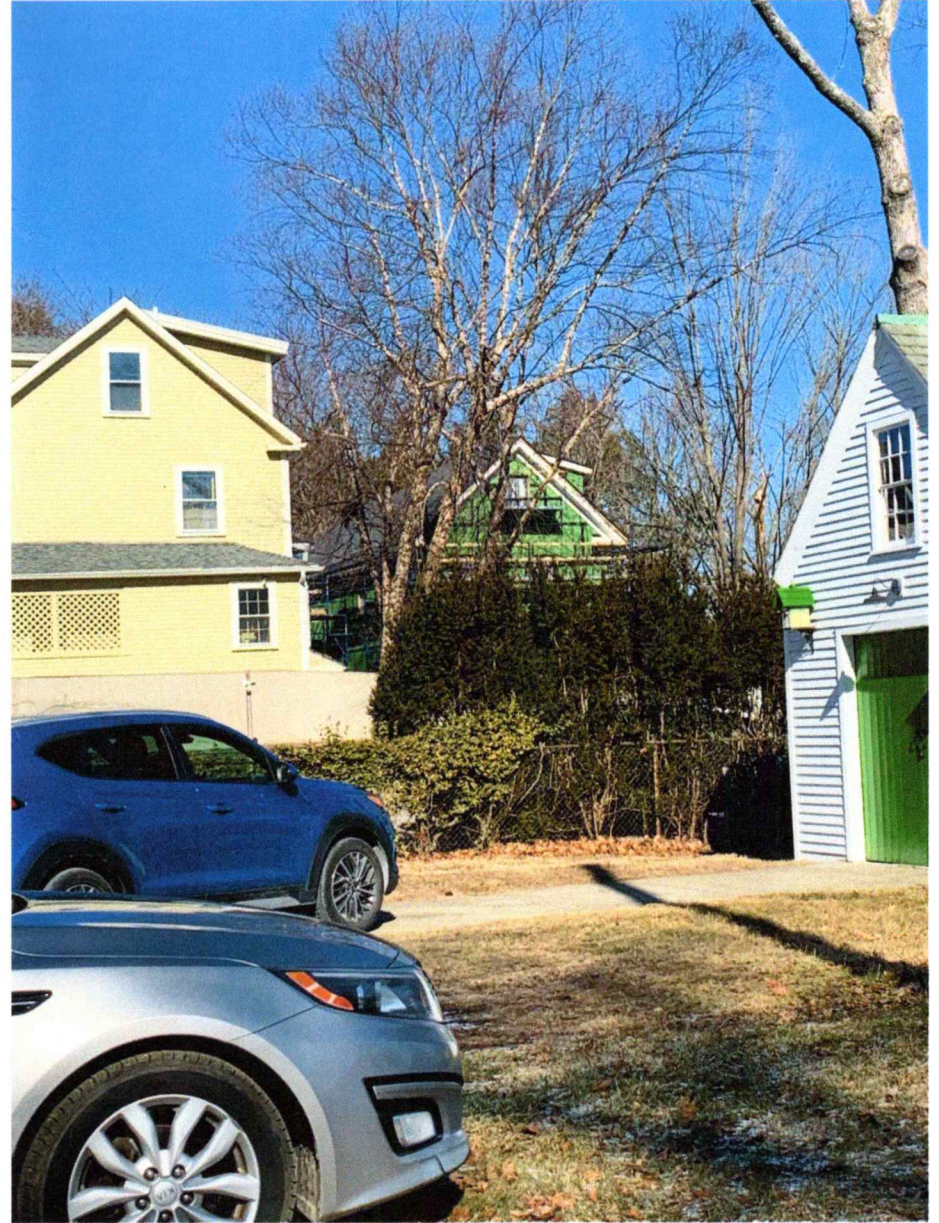
MDC ADMINISTRATIVE APPROVAL

1. ADD 16 PANEL SOLAR ARRAY TO SOUTHWEST ROOF
2. ADD GENERATOR 18" OFF WALL NEXT TO HEAT PUMP ENCLOSURE
3. DELETE FAUX CHIMNEY
4. REPLACE EXISTING WOOD PANEL & CHAIN LINK FENCING AT REAR REAR PROPERTY LINE & ALONG RIGHT SIDE OF GARAGE
5. CHANGE OVERHEAD DOOR TO INSULATED ALUMINUM 'INFINITY CLASSIC'.

<p>MDC ADMIN. APPROVAL</p>	<p>801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com</p>	<p>Project: 2008</p>	<p>Date: 2/14/24</p>
	<p>ANNE WHITNEY ARCHITECT</p>	<p>Revisions:</p>	
<p>ADDITIONS & RENOVATIONS, HOLMES/GOLDSBERRY RESIDENCE</p>			
<p>45 RICHMOND STREET PORTSMOUTH, NH</p>			



View of Solar Roof from Richmond Street



View of Solar Roof from Hancock Street

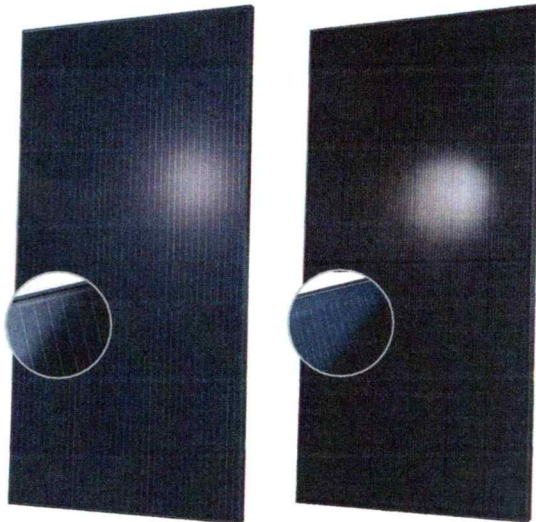
45 Richmond Street

Q.PEAK DUO BLK ML-G10+ SERIES



385-410 Wp | 132 Cells
20.9% Maximum Module Efficiency

MODEL Q.PEAK DUO BLK ML-G10+



6 busbar cell technology

12 busbar cell technology



Breaking the 20% efficiency barrier

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology² and Hot-Spot Protect.



Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



Innovative all-weather technology

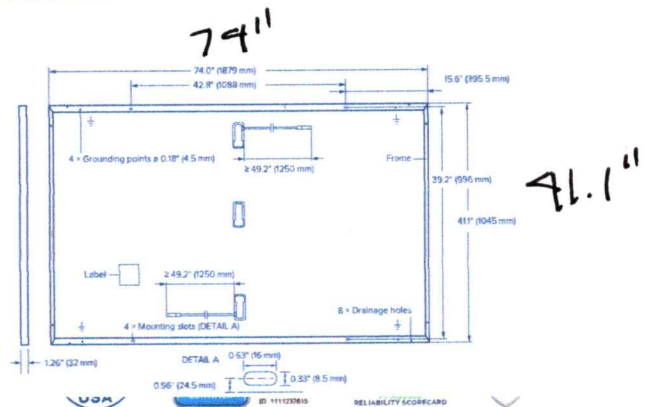
Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4, IP68

residential buildings



20/22/24 kW

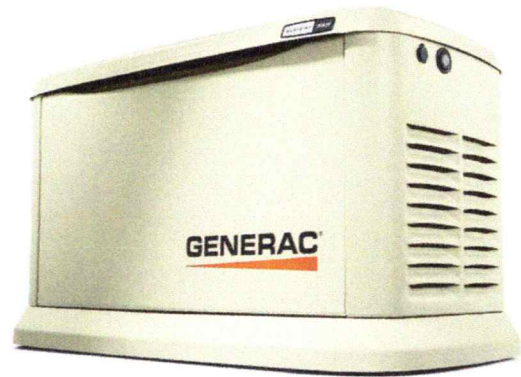
GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
 G007042-10, G007042-11, G007043-10, G007043-11 (Aluminum - Bisque) - 22 kW 60 Hz
 G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz

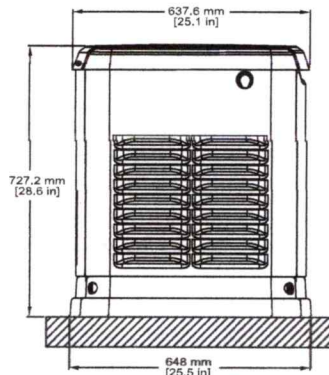


Product shown with optional fascia kit

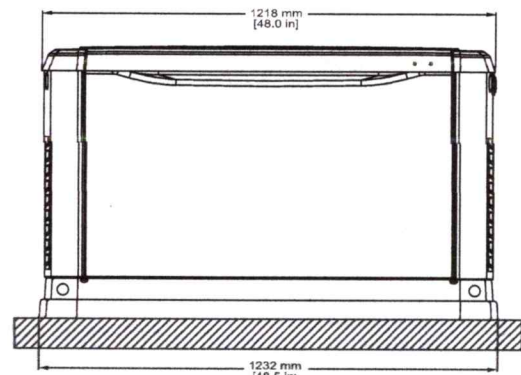


Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

HÖRMANN

Dealer Name
Eastern Door Supply

Reference Number
328199.2.04578353

Date
February 6, 2024

PO Number/Job Name

Quantity
1

Product: INFINITY CLASSIC

Size: 9-0 X 7-6

Model: I203S

Frame: INSULATED

Overall Thickness: 2"

Layout: 3 SECTION, 2 PANEL

Finish: WHITE POLYCRON III (P12)

Bot/int Glazing: SMOOTH ALUMINUM INSULATED PANEL

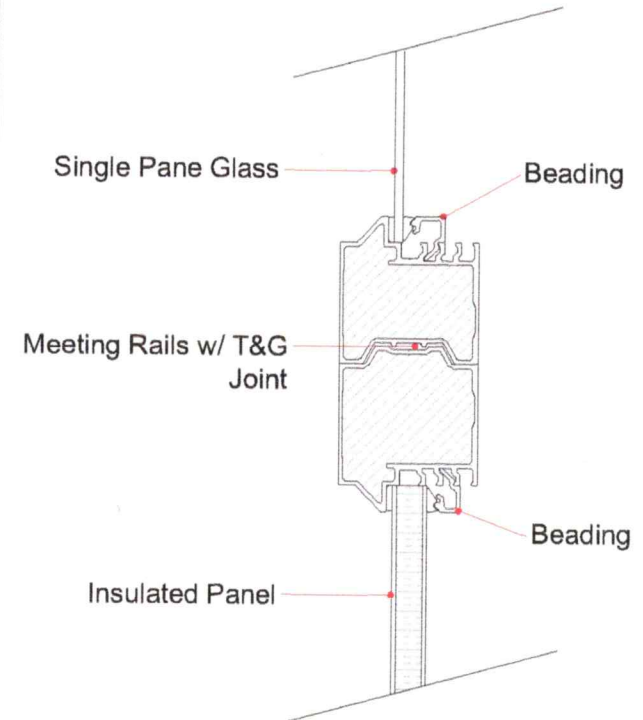
Top Glazing: 1/8" CLEAR TEMPERED

Hardware: 15R



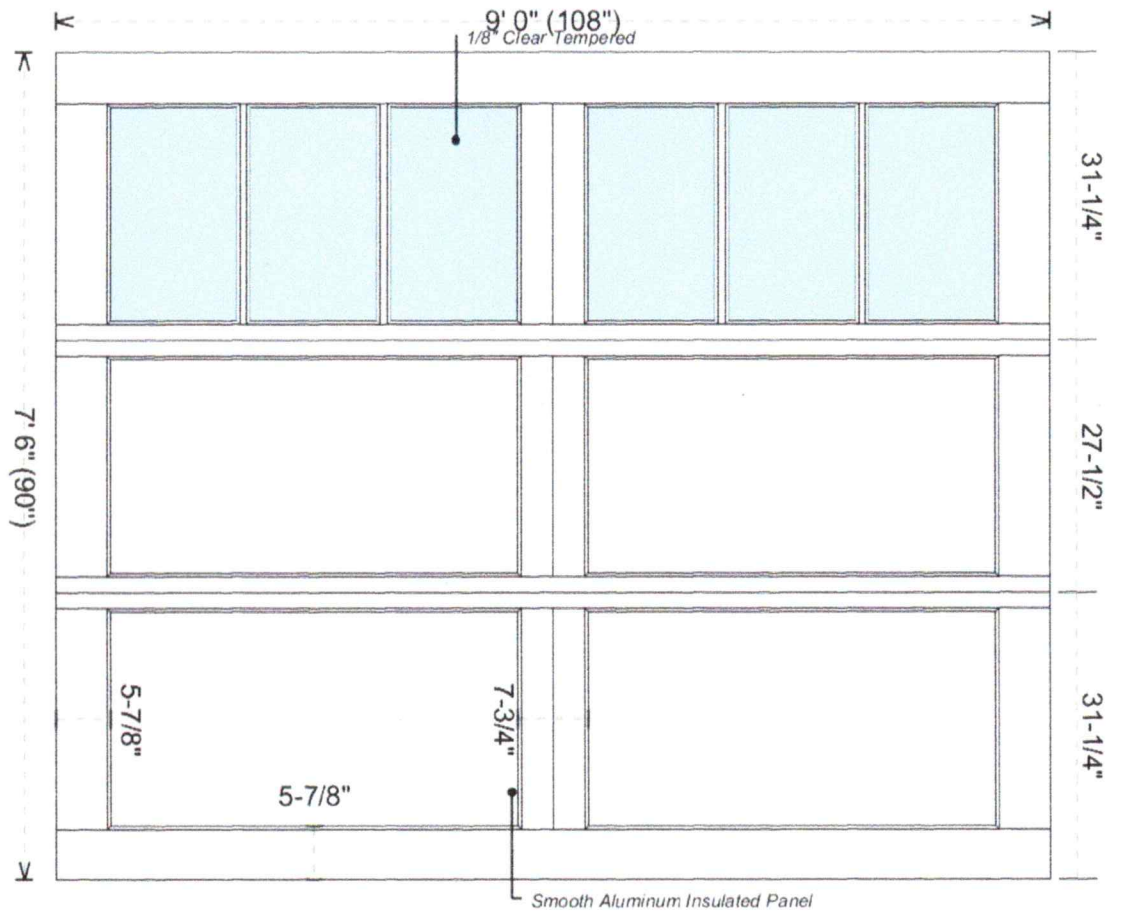
*SIMILAR
DOOR*

Infinity Classic Insulated Frame Insulated Sandwiched Panels Single Pane Glass



Door Construction Detail

Consumer Name: Overhead Door Of Portsmouth
Consumer Email: Jtrue@ohdmenh.com
Consumer Phone: 603-431-2474



Project Address: 64 MT. VERNON STREET

Permit Requested: WORK SESSION

Application: WORK SESSION A

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 7,841 SF +/-
- Estimated Age of Structure: c.1850-1875
- Building Style: Greek Revival Cape
- Number of Stories: 1.5
- Historical Significance: C
- Public View of Proposed Work: Mt. Vernon Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: to rebuild existing single story shed into a 2-story shed with entry porch.

C. Staff Comments and/ or Suggestions for Consideration:

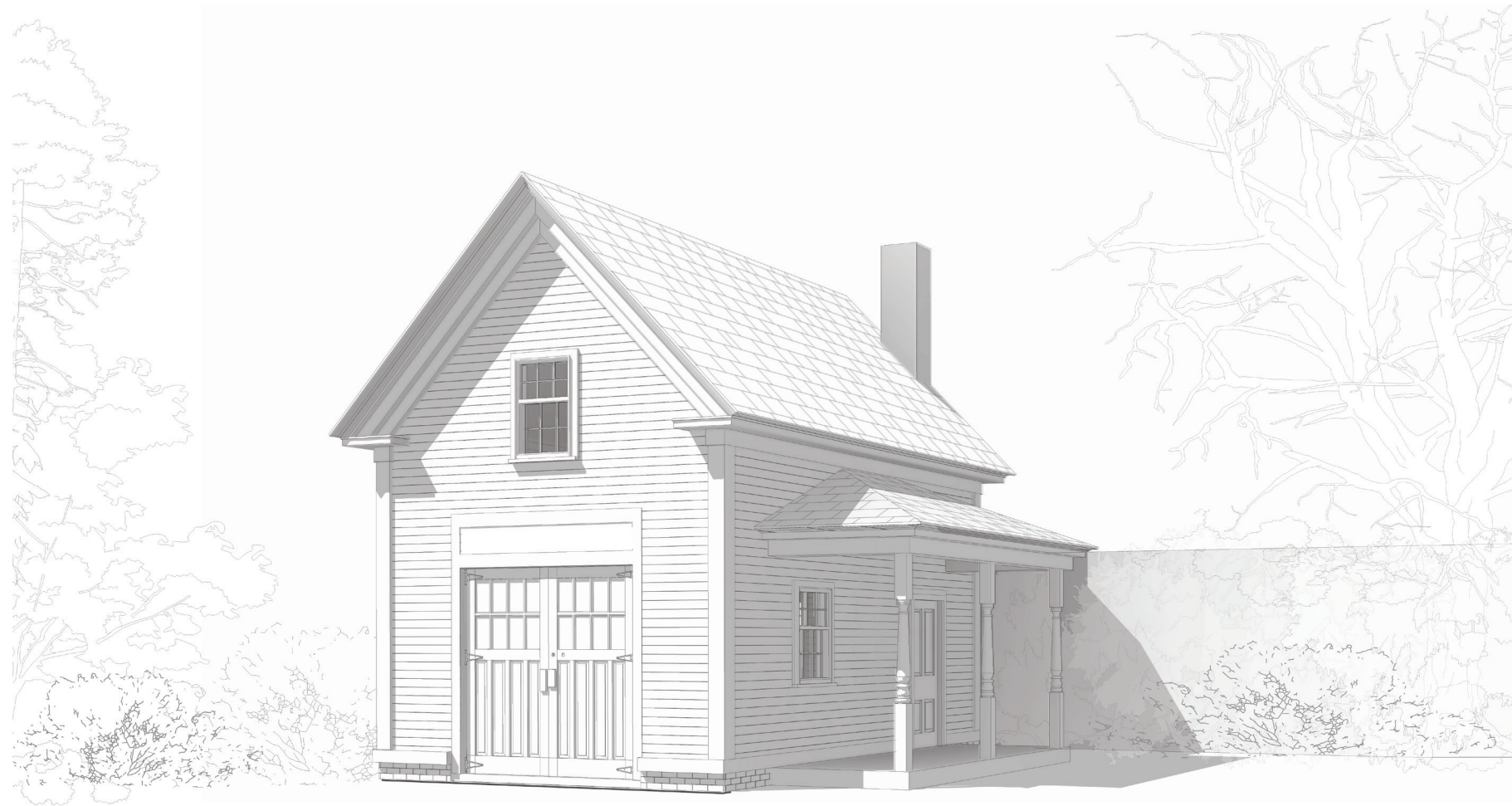
The project proposal includes the following:

- Rebuilding existing 1-story shed/out building into a 2-story outbuilding with entry porch.



64 MT VERNON

PORTSMOUTH, NH



INSURANCE MAPS

OF

Portsmouth

NEW HAMPSHIRE

PUBLISHED BY THE

SANBORN MAP COMPANY

11 BROADWAY, NEW YORK

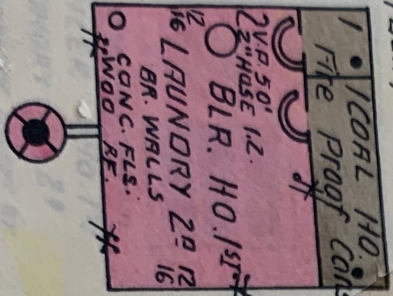
1920

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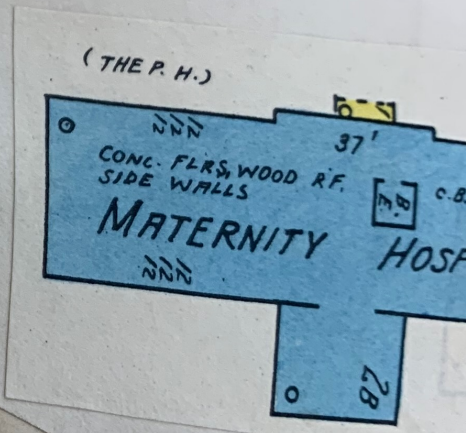
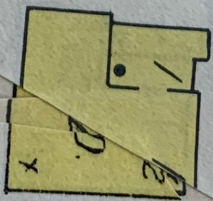
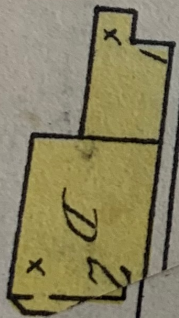
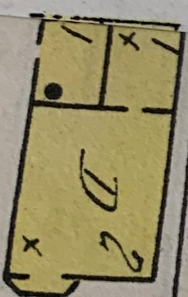
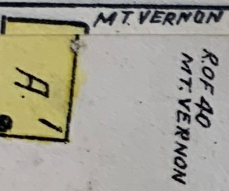
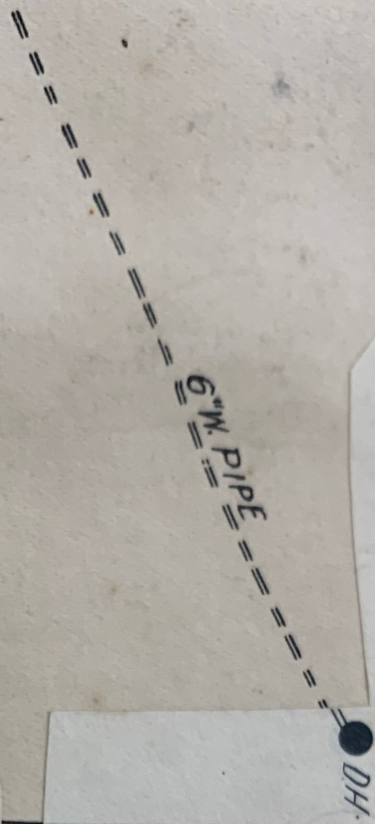
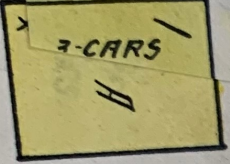
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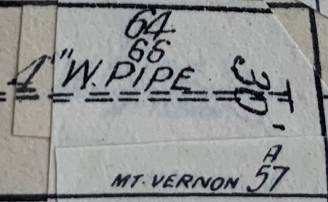
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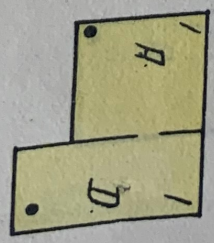
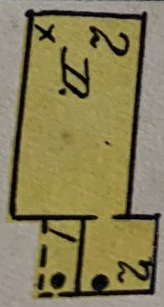
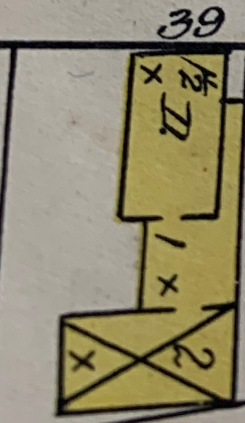
(B.L.1)



ERNON



MT. VERNON 57



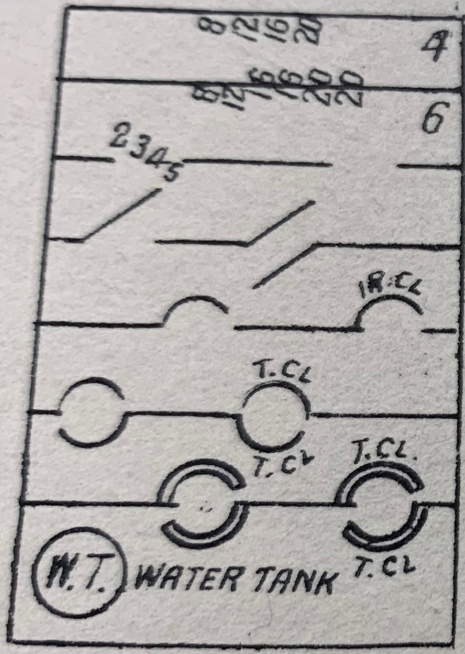
SHINGLE ROOF

BRICK 1ST

D = DWELLING

F = FLAT

S = STORE



Brick veneered building

Brick and frame "

Frame building

" " iron clad

Stone building

Figures-8,12,16,20-indicate thickness of wall in inches.

Wall without opening and size in inches

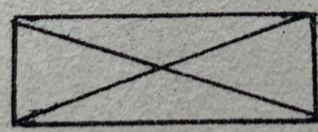
" with openings Figures indicate on which floor.

Openings with wired glass doors.

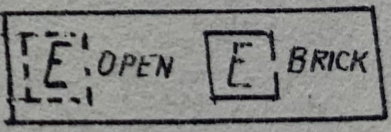
" " single iron or iron clad doors.

" " double " " tin clad doors

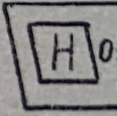
" " standard steel vault doors, or stand



Stable



Elevators



[FE] Frame enclosed elevator

[ET] " " " "

[ESC] " " " "

[ET] Brick " "

[ESC] " " "

Windows 1st & 2^d with iron shutters
tin clad shutters, and 5th & 6th with

HORIZONTAL UP.B VERTICAL Steam b

BRICK IR.CH IRON Chimneys F.P. Fr

6" W. PIPE Water pipes an

SINGLE D.H DOUBLE T.H TRIPLE Hyd

AS

F

V.P. Vertical pipe or stand pipe

FE " " with fire escape

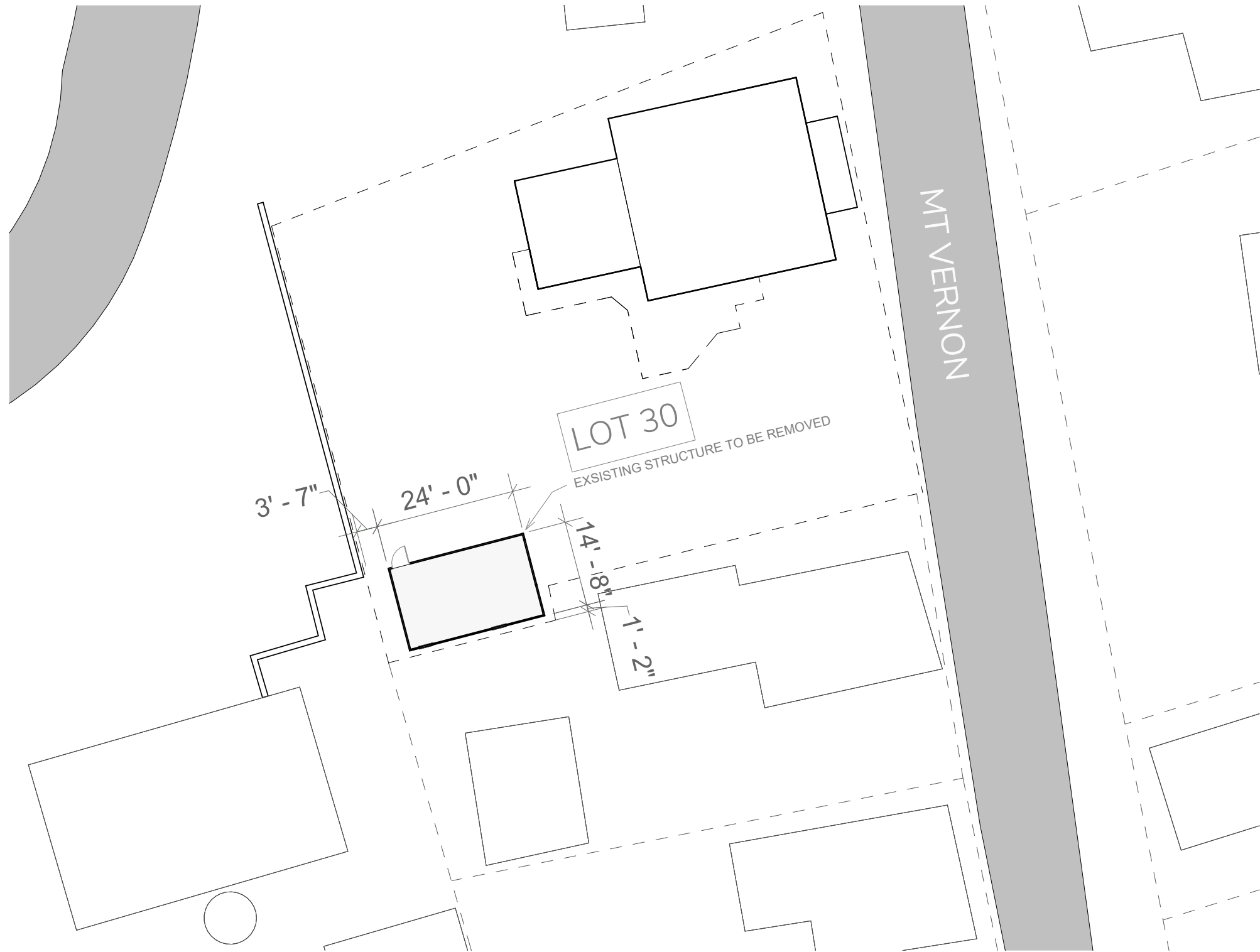
F.E. Fire escape

AFA Automatic fire alarm.

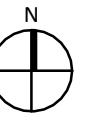
IEP Independent electric plant

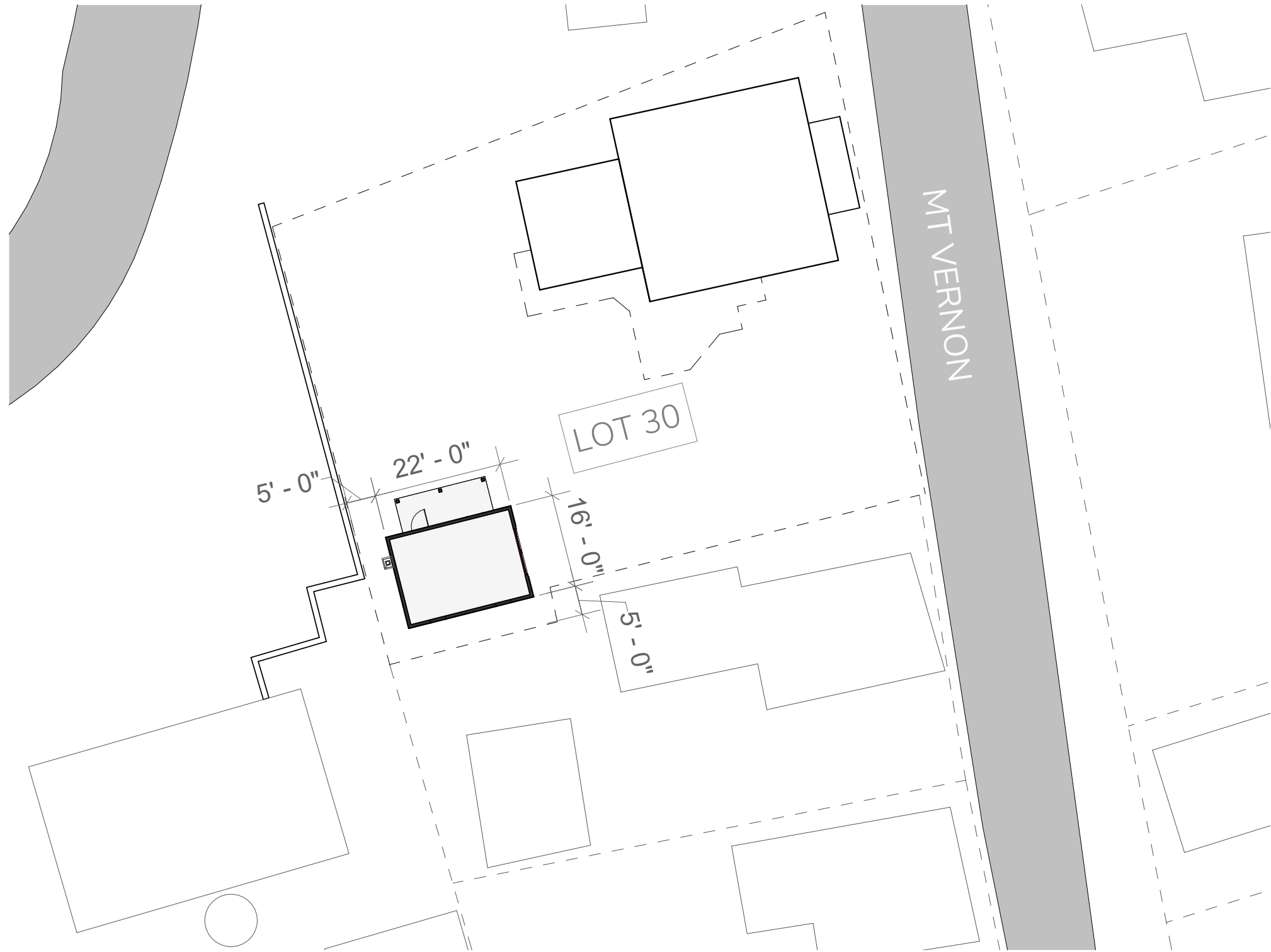




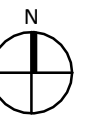


EXISTING SITE PLAN
1/16" = 1'-0"





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





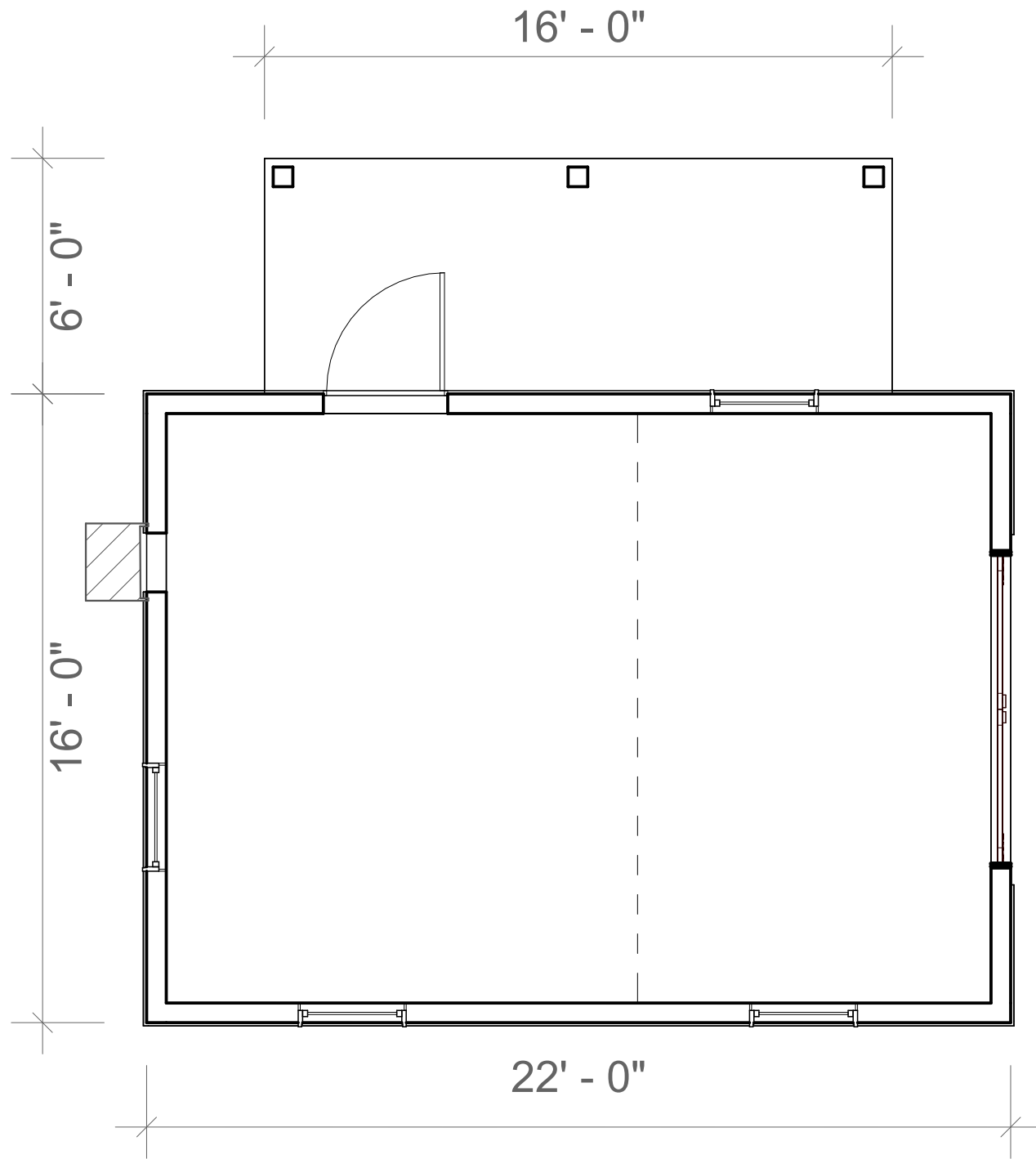
EXISTING EAST ELEVATION
1/4" = 1'-0"

EXISTING WEST ELEVATION
1/4" = 1'-0"

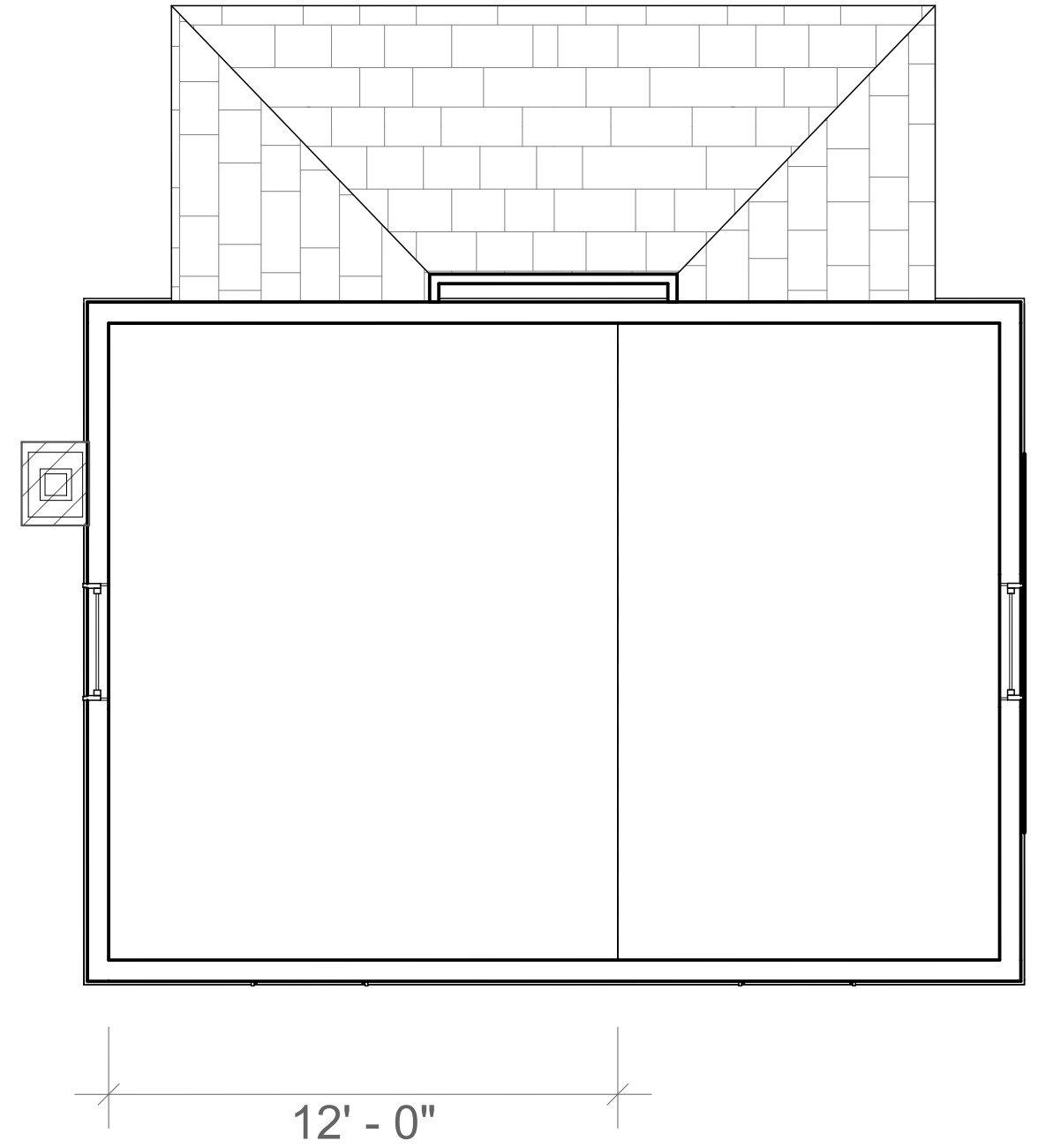


EXISTING NORTH ELEVATION
1/4" = 1'-0"

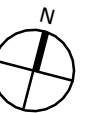
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

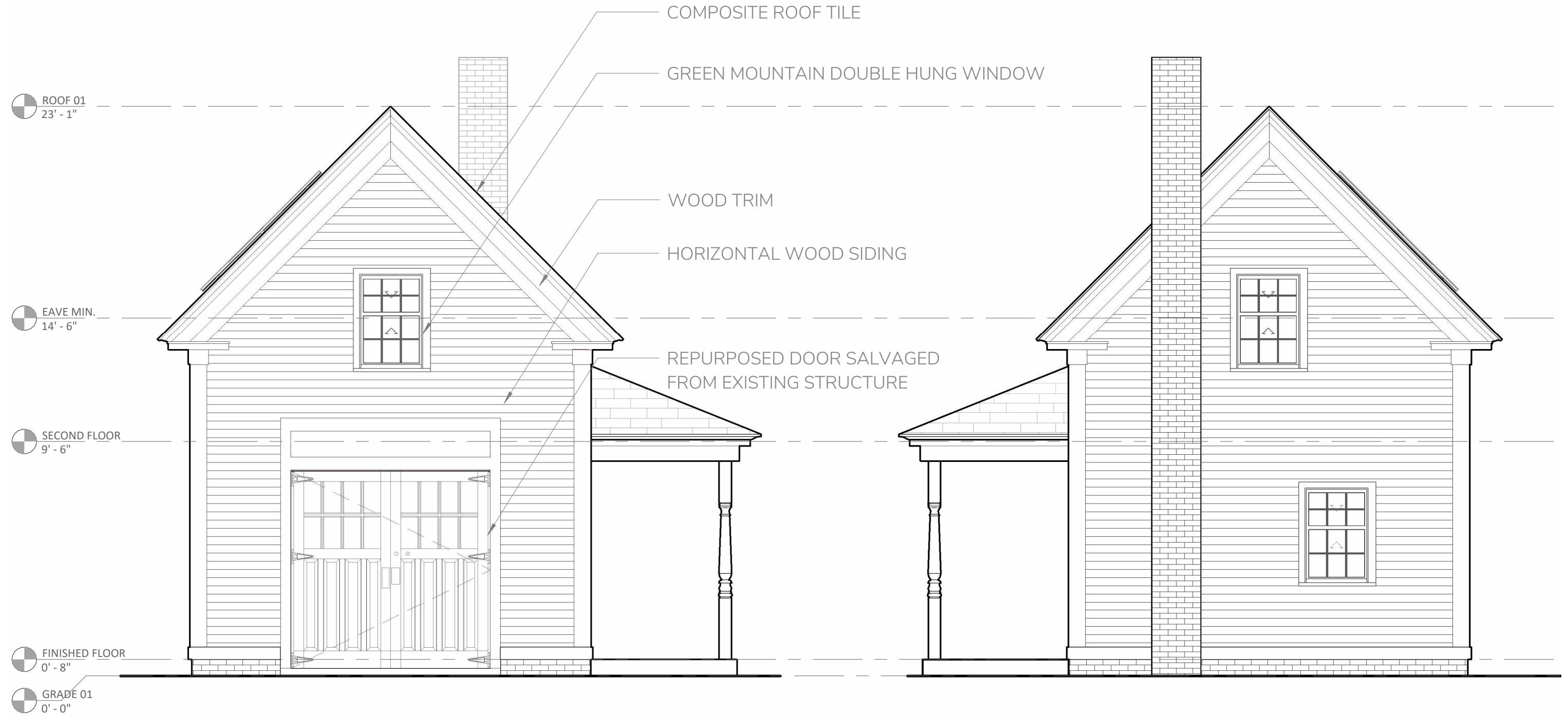


PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



East Facade



West Facade



Existing Shed to Be Demolished
North Facade



South Facade

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

January 28, 2024

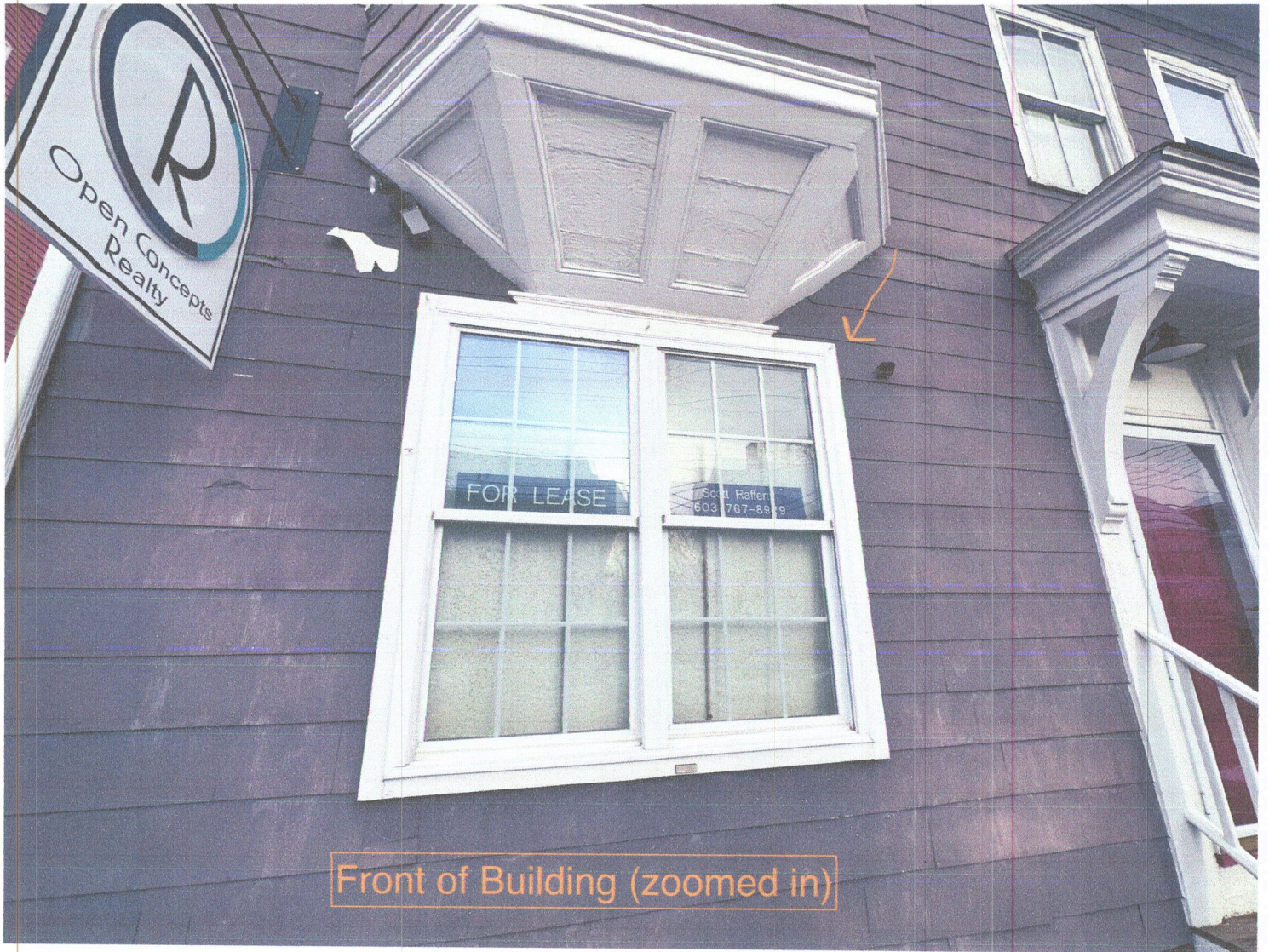
Islington Place Condo Association

Location: 369-373 Islington Street, Portsmouth, NH 03801

Scope of Work:

- Remove current shingles and replace with new Certainteed Landmark Moire Black architectural shingles.
- Replace white metal coil exterior trim where needed with similar metal wrap.
- Remove asbestos siding and replace with Alside Charter Oak Premium Vinyl Siding, Color: Riviera Dusk, 4 ½" clapboard matte
- Instal white vinyl corner trim, 6"
- Remove and install new Harvey Slimline white vinyl windows, one over one grid pattern, to the entire first floor(except the store front windows)
- The cap and corbelling detail shall be replicated on the shorter chimney.
- The chimneys shall be shortened to be at least 2.5 ft. above the ridge of the roof.
- Replace exterior deck boards on the side decks with Trex Transcend Pebble Gray decking and charcoal vinyl rails and balusters.





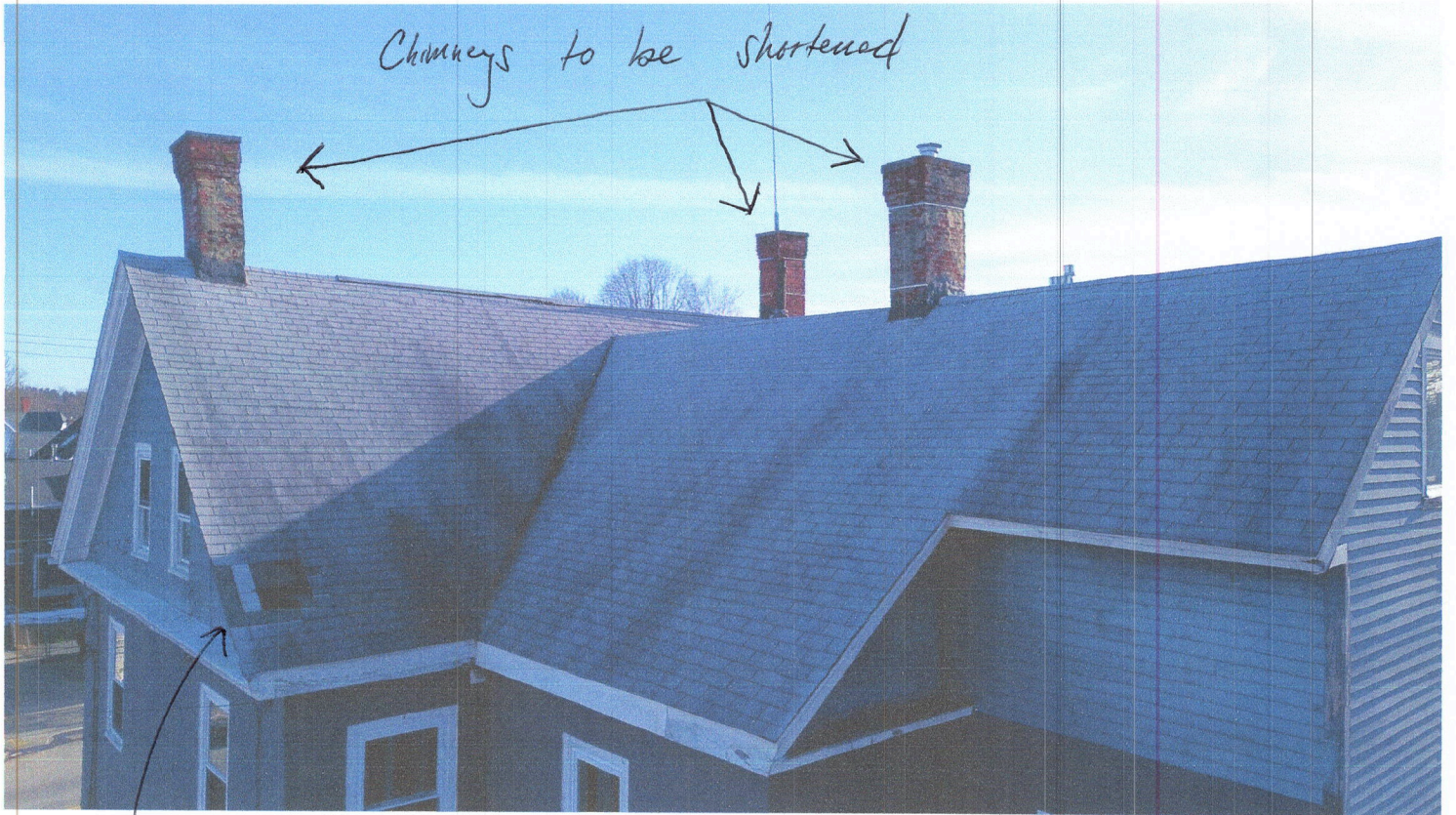








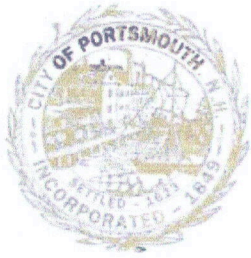
Right Side of Building



Missing Shingles



Siding falling off



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801

(603) 610-7216

HISTORIC DISTRICT COMMISSION

March 12, 2020

Islington Place Condominium Association
238 Parsons Road
Rye, NH 03801

RE: 369 Islington Street, Unit B

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday March 11, 2020**, considered your application for renovations to an existing structure (lower existing, non-functional chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144, Lot 22 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. The cap and corbelling detail shall be replicated on the shorter chimney.
2. The chimneys shall be at least 2.5 ft. above the ridge of the roof.

Findings of Fact

A. Purpose and Intent

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

-Preserve the integrity of the district.

B. Review Criteria

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

-Consistent with special and defining character of surrounding properties.

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

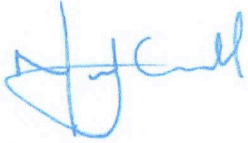
Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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

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

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

Very truly yours,



Nicholas J. Cracknell, AICP, Principal Planner
for Vincent Lombardi, Chairman of the Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Stephen Iandoli, Applicant

The Trusted Classic

LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Georgetown Gray

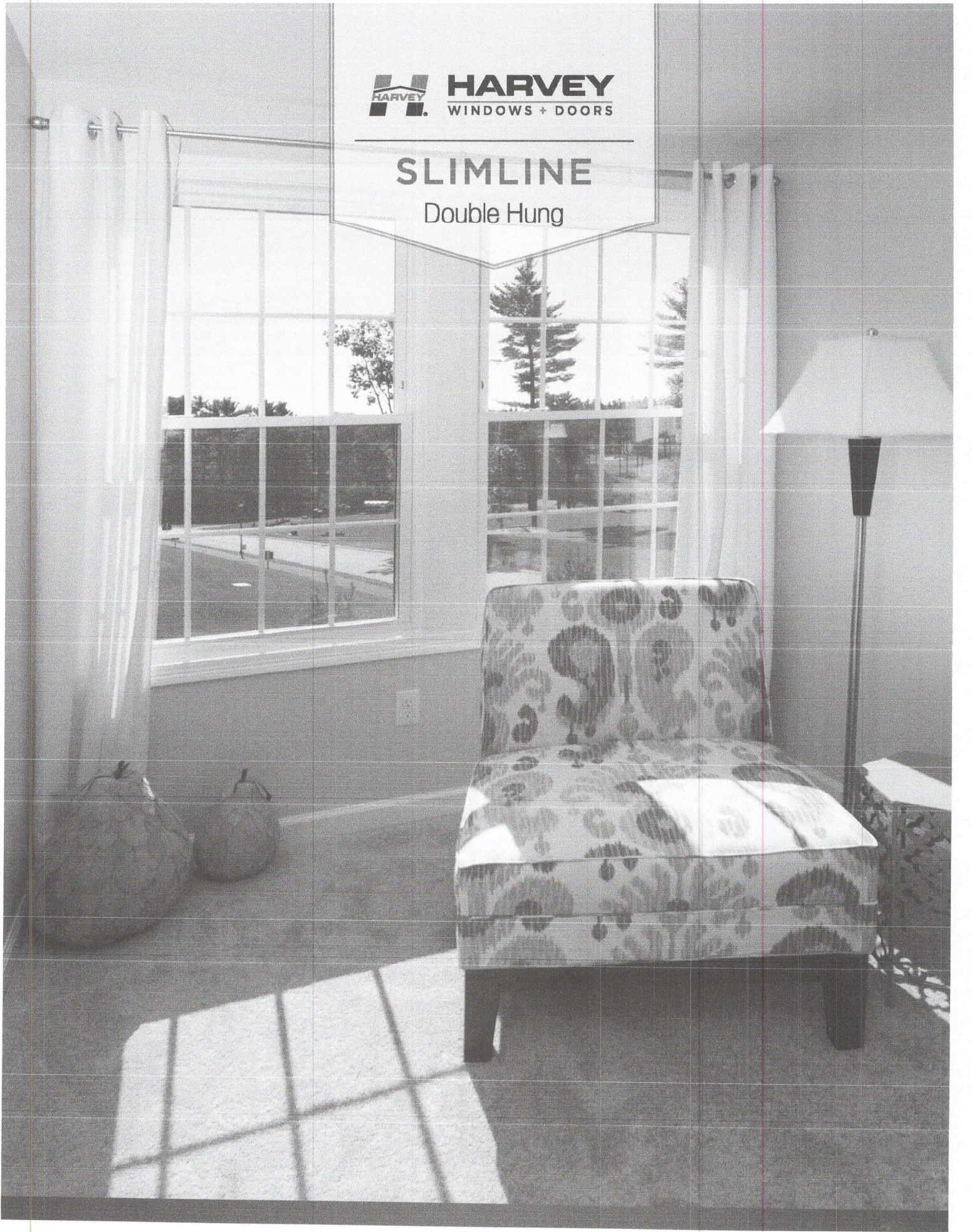


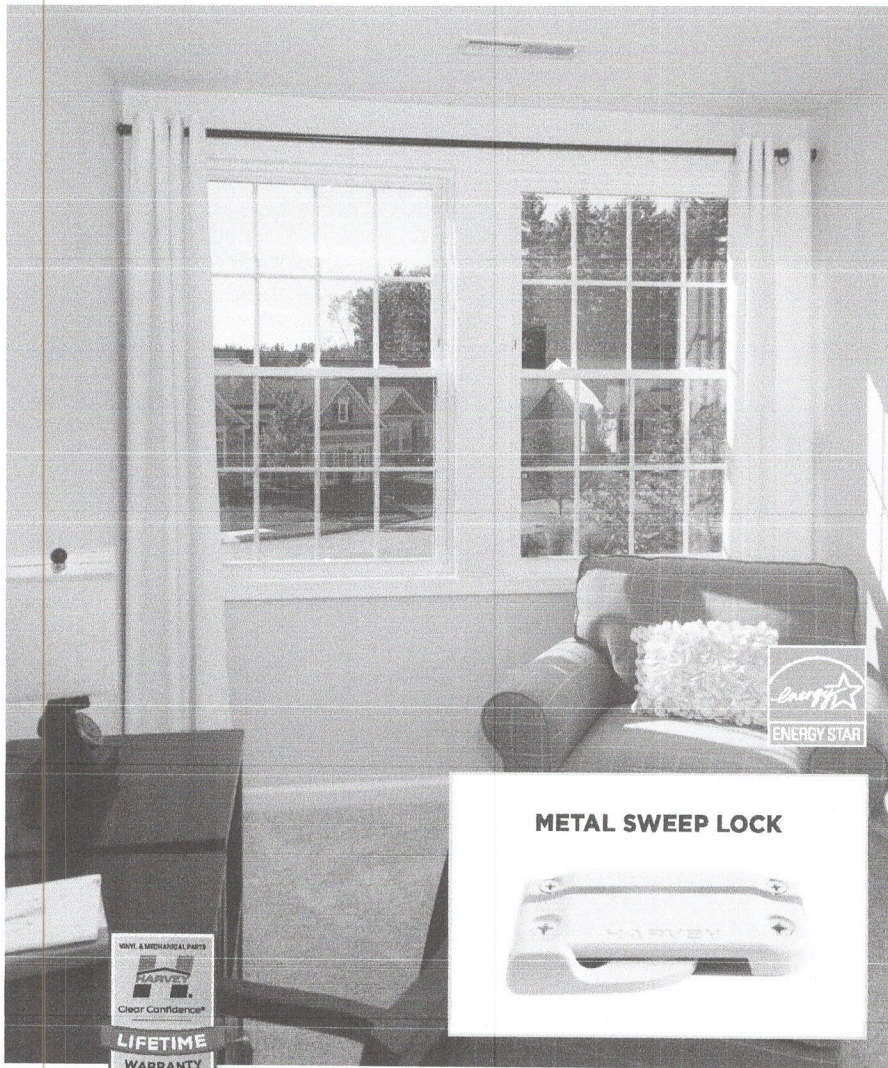
Scan code for
more information

See next page for full color palette.



SLIMLINE
Double Hung





METAL SWEEP LOCK



The Harvey Slimline vinyl double hung window lives up to its name boasting a slimmer, fully-welded sash profile and frame that maximizes your view. Sweep lock is low profile, and made of durable metal.

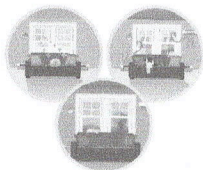
Options



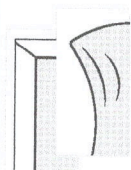
White Vinyl
(Standard)



Almond Vinyl



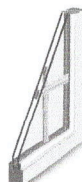
SunGain PLUS HSHG
ThermaLock RS
SunShield PLUS/SunShield



FlexScreen
Aluminum



Fiberglass Mesh
VIEWS Mesh



GBG

MORE OPTIONS & FEATURES

Grids come in 5/8" size

Custom grid configurations plus oriel
& cottage sash options

Full and half size screens

Double locks are standard on widths
30" and over

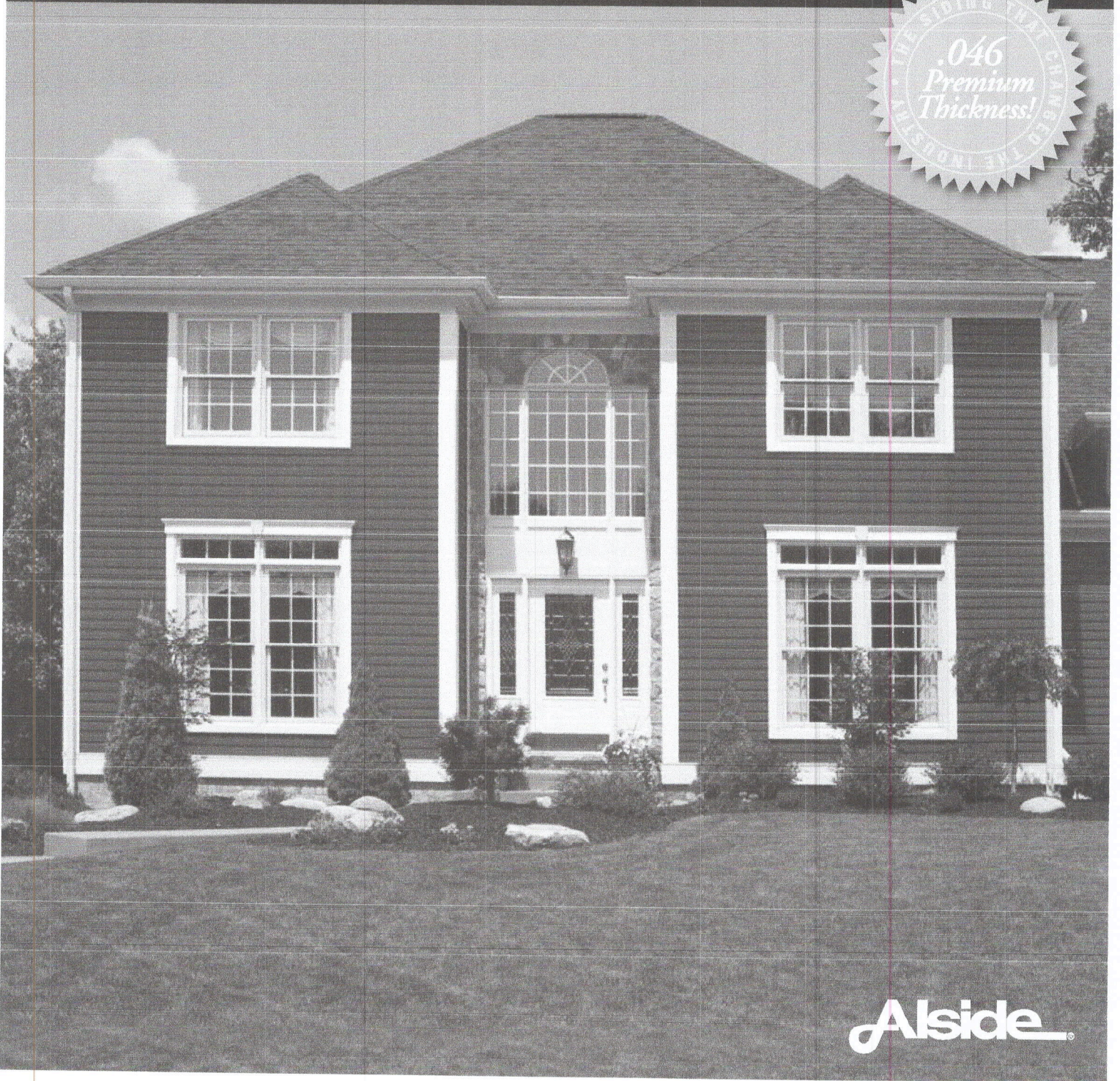
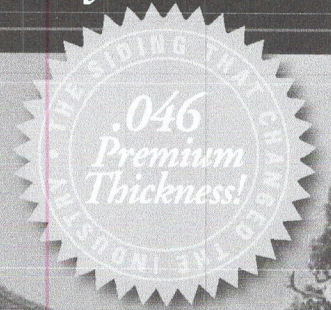
Both sashes tilt in for cleaning;
ventilation limit latches keep bottom
or top sash partially opened

Available in single hung

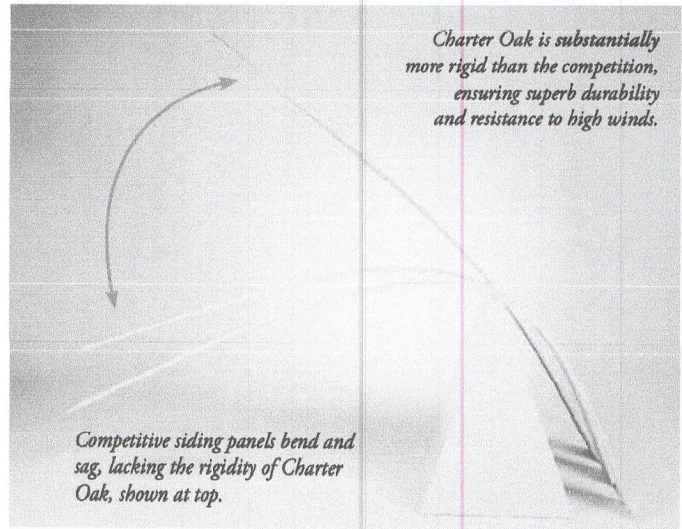
*1 over 1 grid pattern
w/ historic sill*



An Exceptional Way to Create Lasting Beauty



Alside[®]



Charter Oak is substantially more rigid than the competition, ensuring superb durability and resistance to high winds.

Competitive siding panels bend and sag, lacking the rigidity of Charter Oak, shown at top.

BEAUTIFULLY RESILIENT AGAINST SAGGING

Charter Oak is substantially more rigid than the competition. Rigidity, as with Charter Oak panels, is important for long-lasting performance and resistance to bending and sagging. Your home will have a beautifully uniform finish that stands the test of time.

A MORE SUSTAINABLE CHOICE

The home that protects you can also help protect the environment. As a durable product with a long service life, vinyl soffit panels such as those manufactured by Alside have been shown in a cradle-to-grave Life Cycle Assessment study commissioned by the Vinyl Siding Institute to have a smaller environmental footprint relative to competing materials.** And because it never needs to be painted, vinyl soffit also helps prevent paint, stain and other maintenance-related products from being released to the environment.



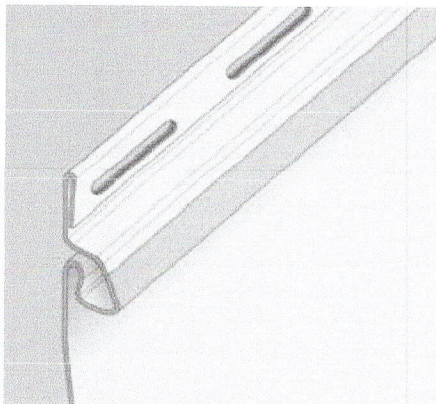
DID YOU KNOW for nearly two decades vinyl siding has been a leading choice for exterior cladding on new single-family homes. This broad appeal stems not only from its beauty, durability, and easy upkeep, but also from the fact that vinyl siding adds value to homes.

CHARTER OAK'S TRIBEAM® SYSTEM

Designed for Superior Performance

INNOVATIVE TRIBEAM SYSTEM PROVIDES IMPRESSIVE PANEL RIGIDITY AND SUPERIOR WIND RESISTANCE

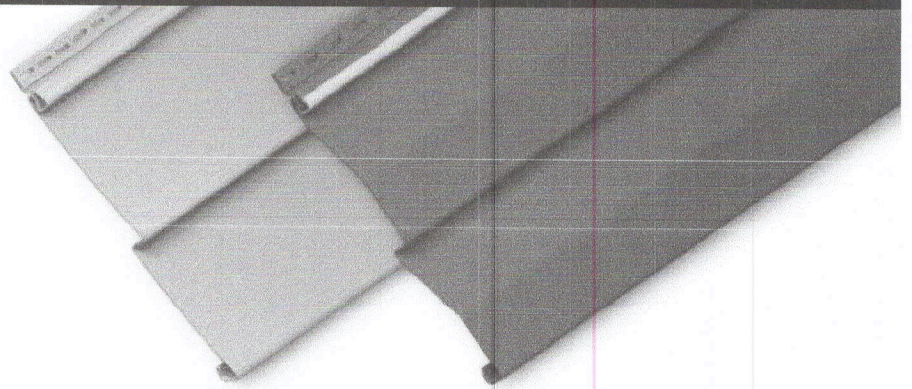
Charter Oak's lasting beauty isn't a result of just blending premium raw materials. Product engineers have created an exceptional design for Charter Oak that provides greater rigidity and resistance to high winds.



The unique TriBeam system fortifies Charter Oak's rigidity, helping to ensure straight course lines and even walls, on both new and existing homes. The result is a markedly superior installation with the built-in strength to ensure an enduring beautiful appearance.

The TriBeam illustration above shows another feature that's especially important if you live in an area where high winds are common. It's a rolled-edge nail hem that gives Charter Oak its increased strength to resist the force of intense winds. This high-performance panel has been tested to withstand negative windload resistance per ASTM D5206 and meets or exceeds the industry standard for windload performance.





QUALITY YOU CAN COUNT ON

Made to be the best. And made to last. That's what you can count on when you choose Charter Oak Premium Vinyl Siding. You have the confidence that comes when working with a company recognized and respected for its manufacturing and quality control excellence. Plus you have the assurance that comes with Alside's lifetime limited warranty.*

Make your first choice the best choice . . . Charter Oak Premium Vinyl Siding.

MADE WITH PREMIUM RAW MATERIALS

Developing a tough, durable and beautiful vinyl siding such as Charter Oak requires the technical skills of a chemical process engineer and the visual sensibilities of an architect. That's because the premium vinyl used in Charter Oak is more than just a simple vinyl resin. It's a specially formulated compound, with each ingredient chosen to add specific benefits to the final product.

PureStrength vinyl resin gives Charter Oak its basic strength and weather resistance. It prevents moisture infiltration from rain and humidity, so panels won't rot, warp, shrink or swell. The result is low-cost, easy-care maintenance.

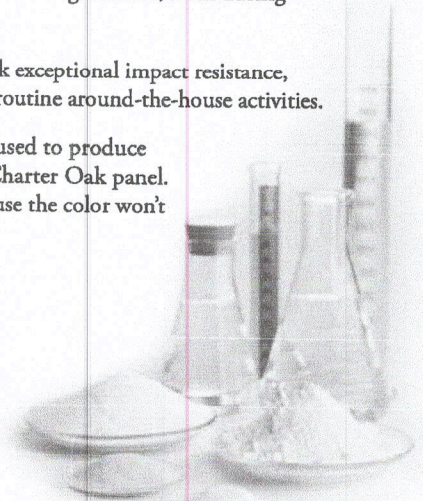
Ti-Shield titanium dioxide helps prevent ultraviolet degradation, so even hot summer sun won't damage Charter Oak's beautiful surface.

StayRight vinyl stabilizers also help prevent heat degradation, both during manufacturing and after installation.

TrueShield impact modifiers give Charter Oak exceptional impact resistance, helping to prevent denting and dinging from routine around-the-house activities.

DesignersChoice pigment concentrates are used to produce beautiful high-performance color for every Charter Oak panel. You'll never have to stain or paint again, because the color won't wash away.

Charter Oak. Technically, it's beautiful.



— CHARTER OAK PREMIUM VINYL SIDING —

CHARTER OAK® . . . GIVE YOUR HOME A BEAUTIFUL NEW LOOK

with one of the most advanced vinyl sidings you can buy. Outstanding beauty begins with exceptional product quality.



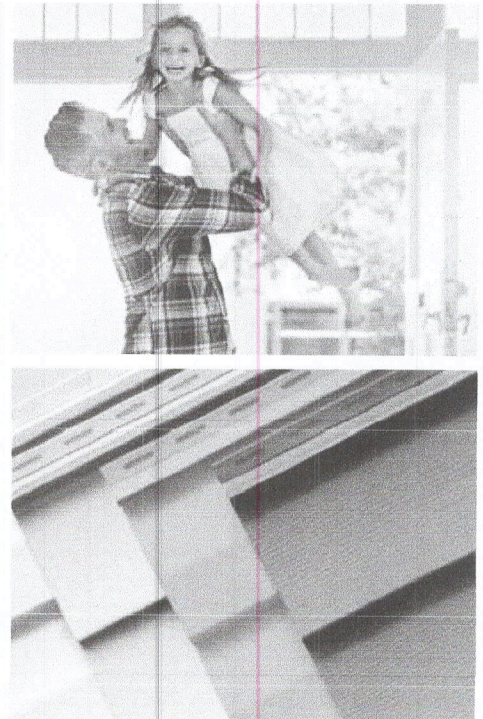
A PREMIER HOME EXTERIOR

Refined style, outstanding performance and a lifetime of protection – that's the power of Charter Oak Premium Vinyl Siding. Featuring a wide range of architectural colors in the timeless beauty of clapboard and handcrafted old-world charm of dutch lap, Charter Oak makes it easy to achieve custom elegance for your home.

If you like the idea of having more free time and less home maintenance, you will appreciate Charter Oak. It recreates the beauty of freshly painted wood siding, but without the worries of rotting, splitting or insect damage. An occasional rinse with a garden hose will remove most airborne dust and dirt to restore the like-new appearance.

— CHARTER OAK PREMIUM VINYL SIDING —

The ESSENCE of AMERICA'S ARCHITECTURAL HERITAGE . . . Made Convenient for Today's Easy-Care Lifestyle



INDEPENDENTLY TESTED FOR QUALITY AND SAFETY

When you choose Charter Oak, you get more than Alside's assurance of quality. Under an independent program sponsored by the Vinyl Siding Institute (VSI), Charter Oak has received ASTM D3679 certification, the industry standard for quality.

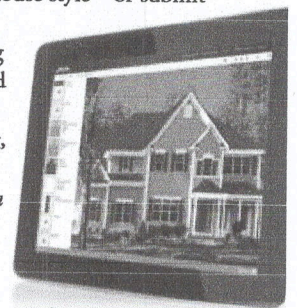
PEACE OF MIND

Charter Oak Premium Vinyl Siding and Alside accessories are backed by lifetime limited warranties.* For complete warranty information, including limitations, please see a printed copy of the warranty.



HOME VISUALIZER

See the finished look before the work begins! Our Alside siding visualizer lets you create multiple exterior designs with just the click of a mouse. Simply select a house style – or submit a photo of your own home – and choose siding profiles, accents, soffit and trim, along with color options for doors, roofing, shutters and more. Visit www.alside.com/color-design to get started today.



CERTIFICATION PROGRAM
Pertains to Charter Oak Vinyl Siding
Consult the VSI website at www.vinylsiding.org
for a current list of certified products.

Alside

Alside 3773 State Road Cuyahoga Falls, Ohio 44223
1-800-922-6009 www.alside.com



CUSTOM CRAFTED IN AMERICA



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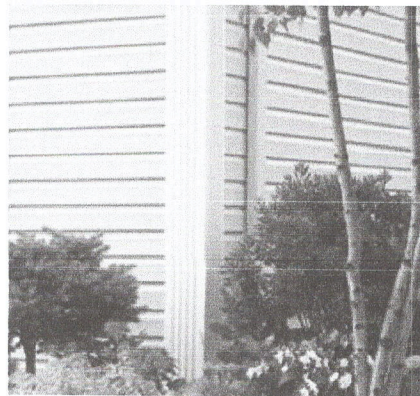
ALL PRODUCTS ARE COLOR-COORDINATED WITH CHARTER OAK SIDING

When you're creating an exterior design, the delight is in choosing the details. Siding color defines the total mass of your home; trim and accent details focus on particulars, highlighting those special features and characteristics that set your home apart.

Alside offers a wide selection of trim and accent products made to complement the beauty and colors of Charter Oak siding.



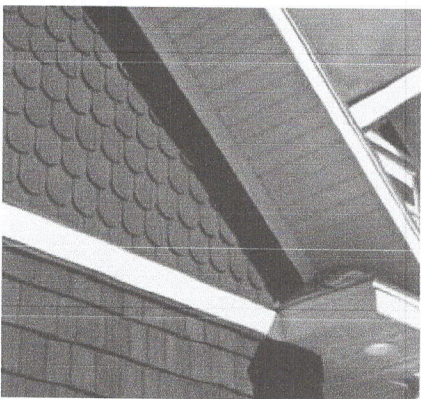
Trimworks® three-piece beaded corner post.



Trimworks 7" fluted corner post.



Trimworks traditional corner post.



Alside Premium Scallops – Victorian-inspired half-round shingles.



Alside Premium Shakes – the classic look of deep-grained cedar shakes.



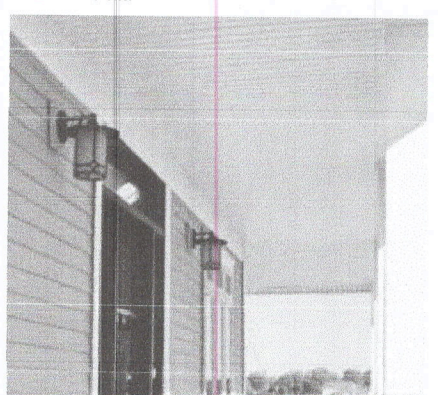
Board & Batten vertical siding accentuates gables and other areas.



Charter Oak clapboard with Trimworks 5" window trim.



Charter Oak dutch lap with Trimworks 3-1/2" window trim.



Charter Oak soffit easily spans long runs without sagging.

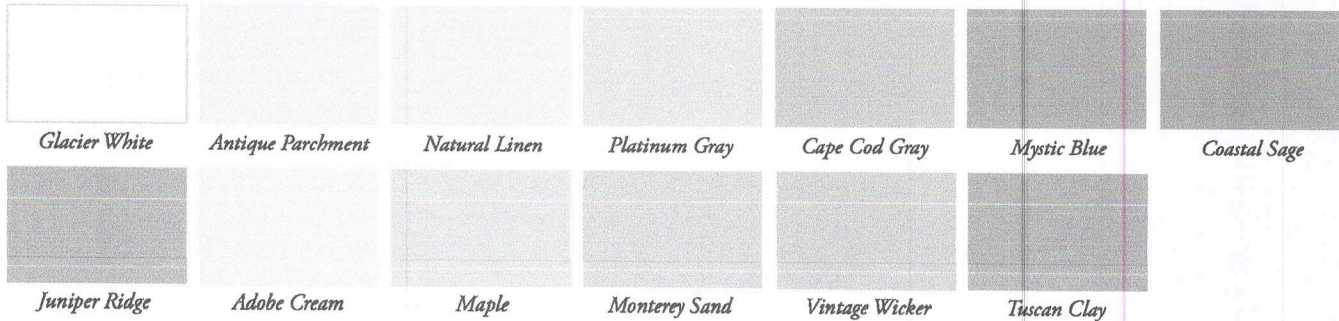
EXPRESS YOURSELF *with* ON-TREND COLORS

Richer Colors Tailored to Your Style

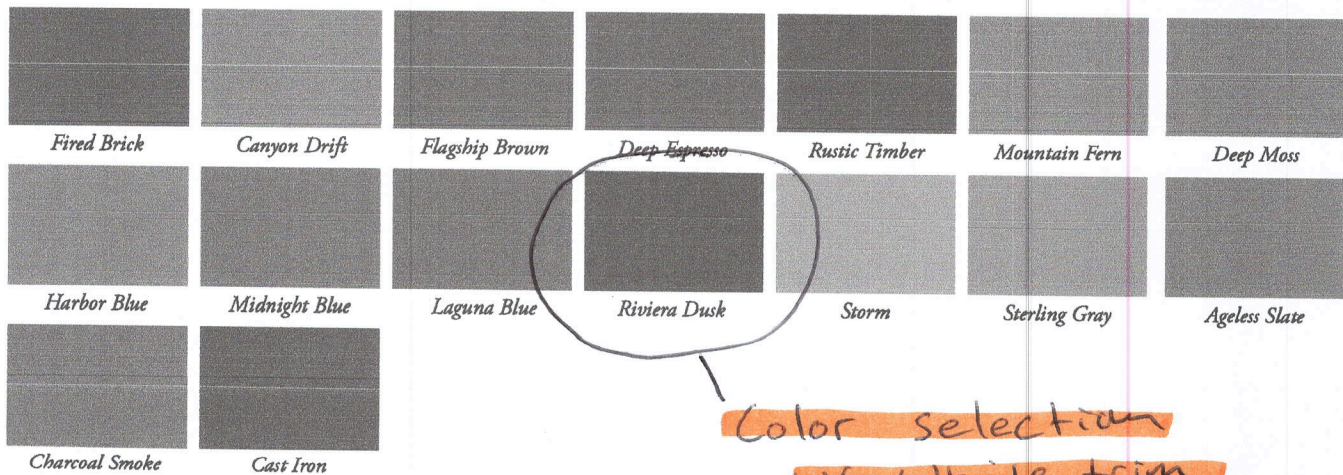
CHOOSING COLOR FOR YOUR HOME HAS NEVER BEEN EASIER

From Deep Espresso to Laguna Blue, the line-up of architectural colors doesn't shy away from bold and beautiful. Mix and match complementary shades for a look that is fresh and serene or combine more than one shade to bring richness and sophistication to your home.

STANDARD COLOR COLLECTION



ARCHITECTURAL COLOR COLLECTION



Note: Colors may be slightly different from their appearance in this brochure. Make final color selections using actual product samples. Color availability may vary by market. See your Alside Sales Representative for details.



Our darker siding colors are fortified with ChromaTrue® technology for superior color retention. This advanced copolymer compound provides long-term color stability and better performance on darker colors.

THE ART OF THE MIX

There's no need to settle for siding and trim that almost match. Alside's ColorConnect® Color Matching System offers smart solutions for every design approach. ColorConnect standards have been painstakingly applied to select Alside products to ensure you are making tasteful color choices with enduring aesthetic value and the custom look you desire.

Whether it's a rich color that draws your eye to an interesting architectural detail, or neutral hues applied to a historic home, the Alside ColorConnect Color Matching System helps you successfully match the color of your siding with other Alside exterior products and accessories.



SHOP DEALS ON EVERYTHING YOU NEED TO HOST THE BEST SUPER BOWL LVIII PARTY. SHOP NOW >

Search 

 Greenland Lowe's Open until 9 PM 

Delh
0384



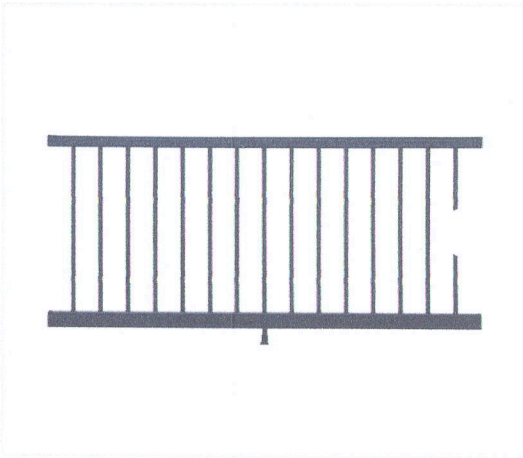
Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and service subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

[Building Supplies / Decking / Deck Railing Systems](#)

Trex Enhance 6-ft x 2.75-in x 36-in Charcoal Black Composite Deck Rail Kit


Item #735744 | Model #BKRD0636HENKRT

[Shop Trex](#)  269



\$151.00




 **\$143.45** when you choose 5% savings on eligible purchases every day. [Learn How](#)

 **12 monthly installments of \$13.63** with Lowe's Pay [Learn How](#)

[Shop the Collection](#)

High-quality composite top and bottom rail kit with aluminum balusters Protected by the Trex 25-year Limited Residential Warranty to provide peace of mind for years to come
72-in Length x 2.75-in Width x 36-in Height are the actual dimensions for a horizontal rail section when fully assembled

Manufacturer Color/Finish: Charcoal Black

		
\$151.00	\$102.00	\$151.00

Pickup
Ready within **3 hrs**


Delivery
Get it by **Thu, Feb 1**

 **FREE Pickup** at Greenland Lowe's

 **29 in Stock** Aisle 18 | Bay 8

[Check Other Stores](#)

- +

 In-use/lifestyle images – accessories not included



Easy & Free Returns

Return your new, unused item in-store or ship it back to us free of charge. [Learn More](#)

Trex Enhance 6-ft x 2.75-in x 36-in Charcoal Black Composite Deck Rail Kit **\$151.00**

[Shop Trex](#)  269

#1 Home Improvement Retailer



What can we help you find today?



Portsmouth 9PM

03801

Home / Lumber & Composites / Decking / Deck Boards / Deck Board Samples

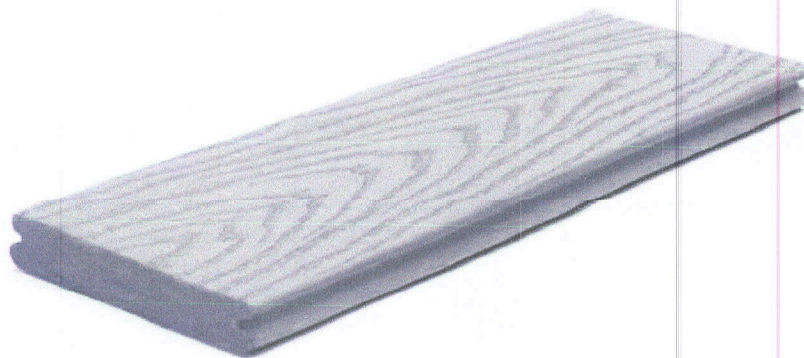
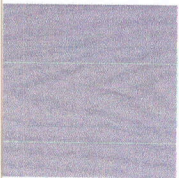
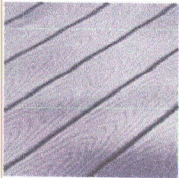
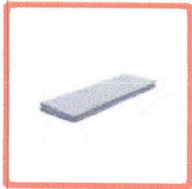
Internet # 302673466 Model # PGS90000 UPC Code # 652835215137

Top Rated

Trex

Select 1 in. x 6 in. x 1 ft. Pebble Grey Composite Deck Board Sample

★★★★★ (186) Questions & Answers (299)



Menu



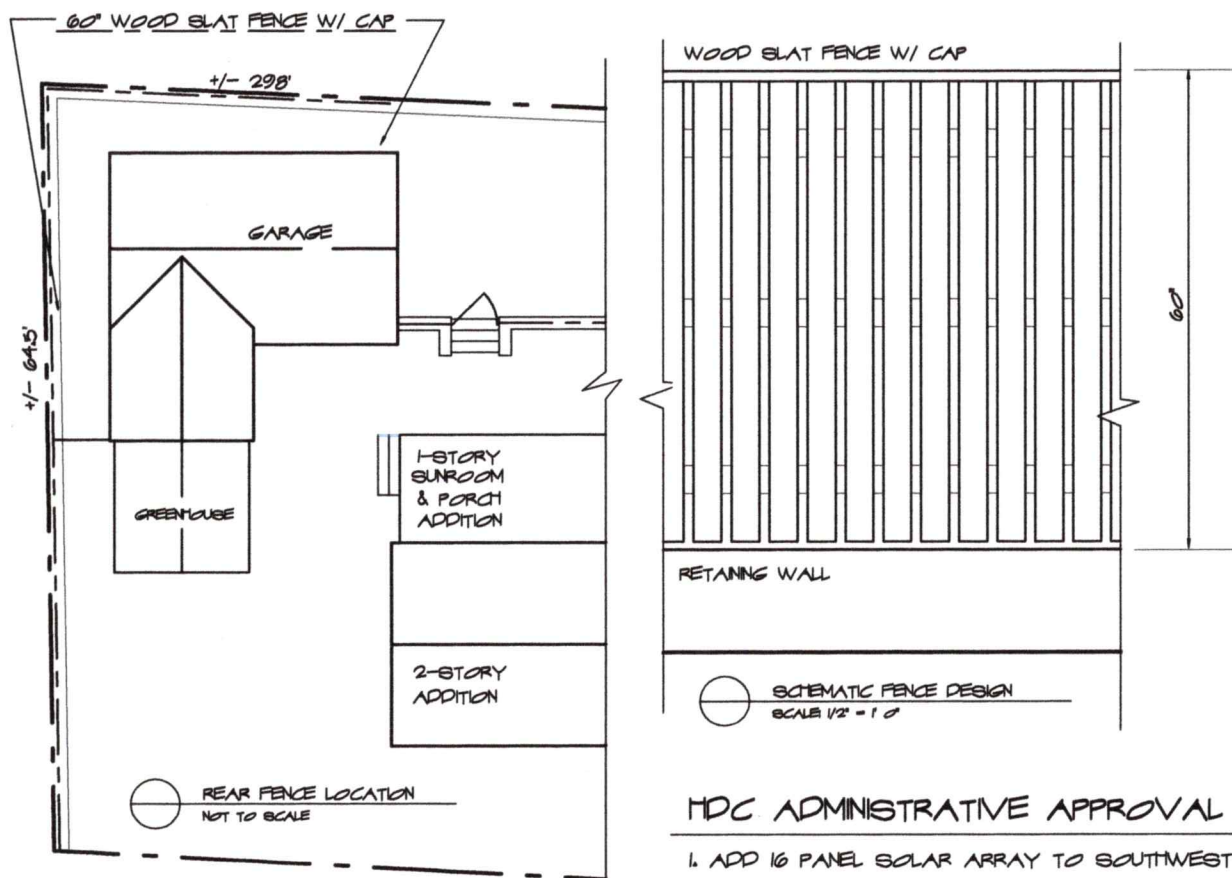
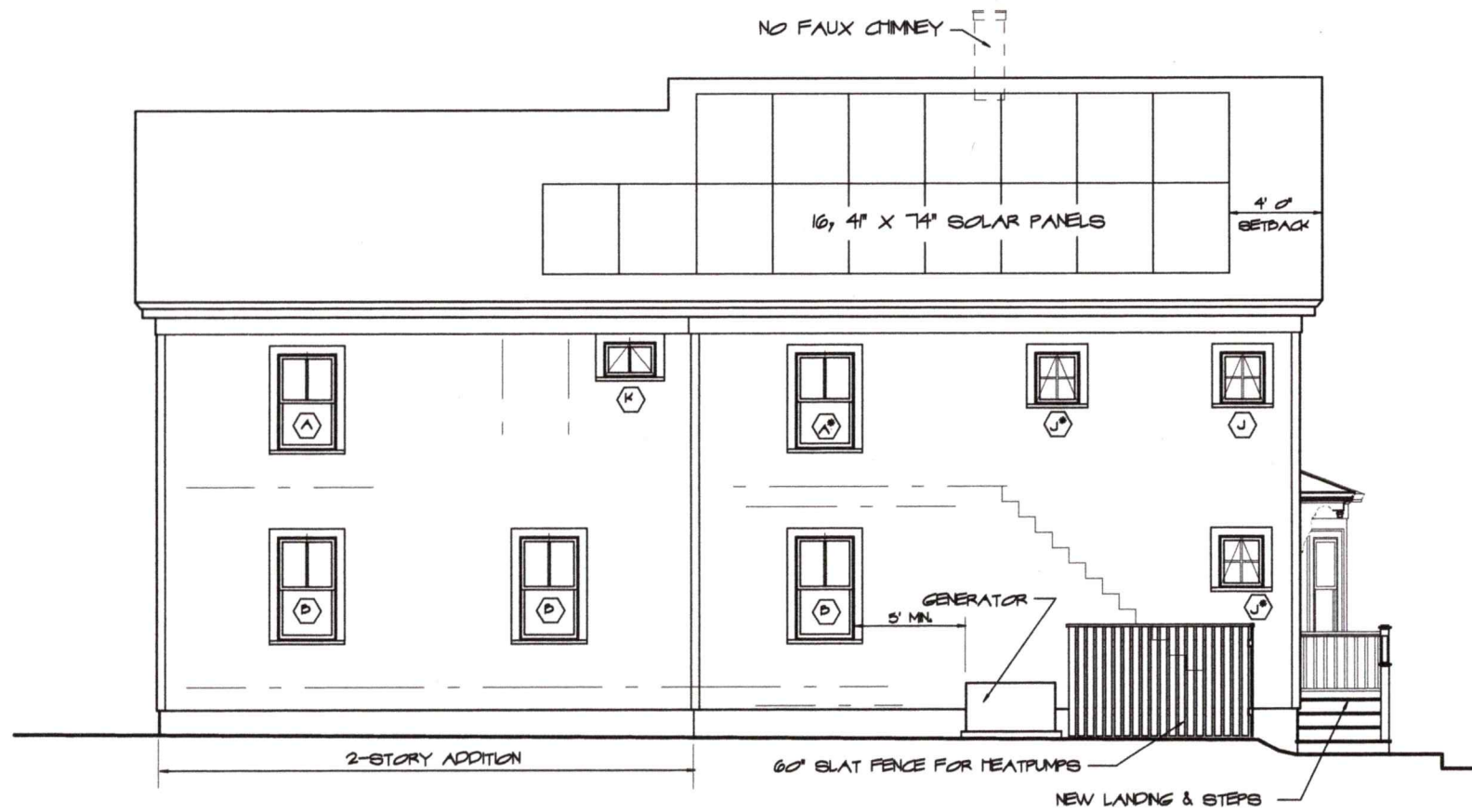
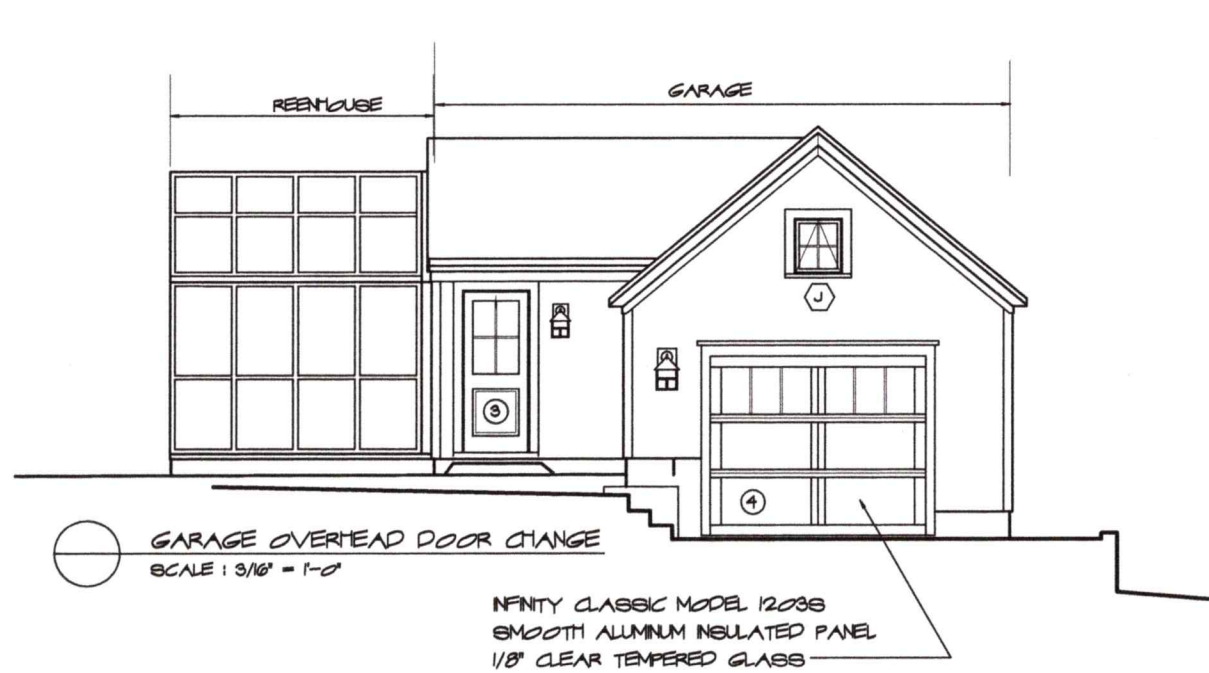
Quotes



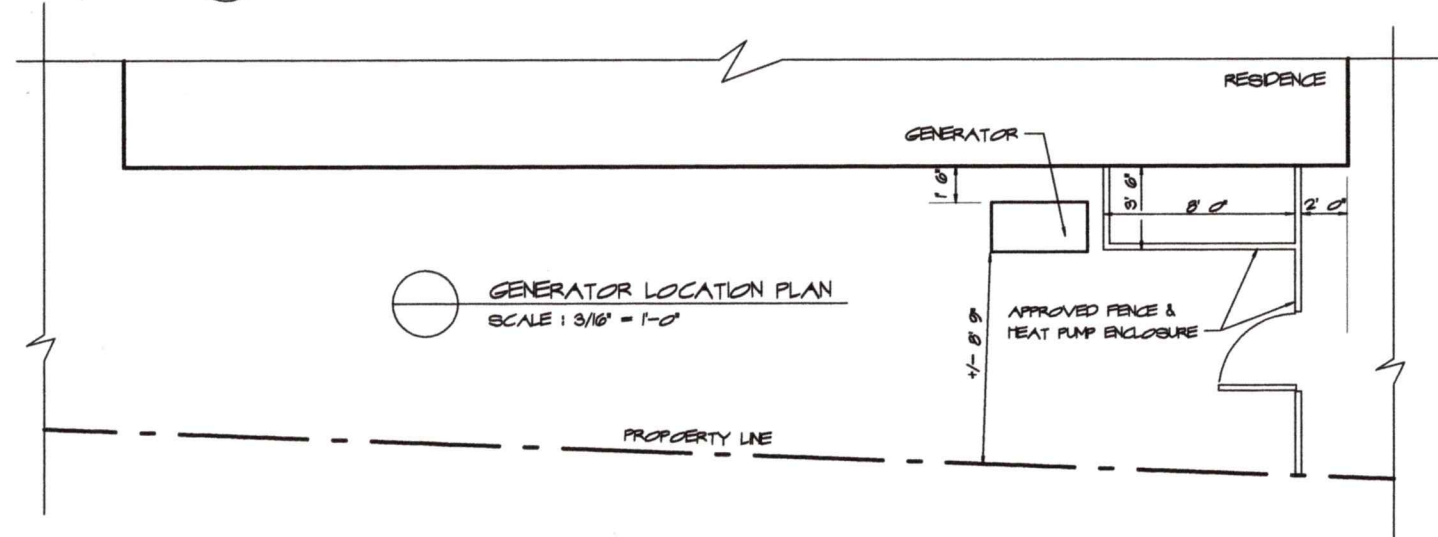
Lists



Scott



⊙ SOUTHWEST, LEFTSIDE ELEVATION, SOLAR ARRAY & GENERATOR LOCATION
SCALE: 3/16" = 1'-0"



⊙ GENERATOR LOCATION PLAN
SCALE: 3/16" = 1'-0"

⊙ SCHEMATIC FENCE DESIGN
SCALE 1/2" = 1'-0"

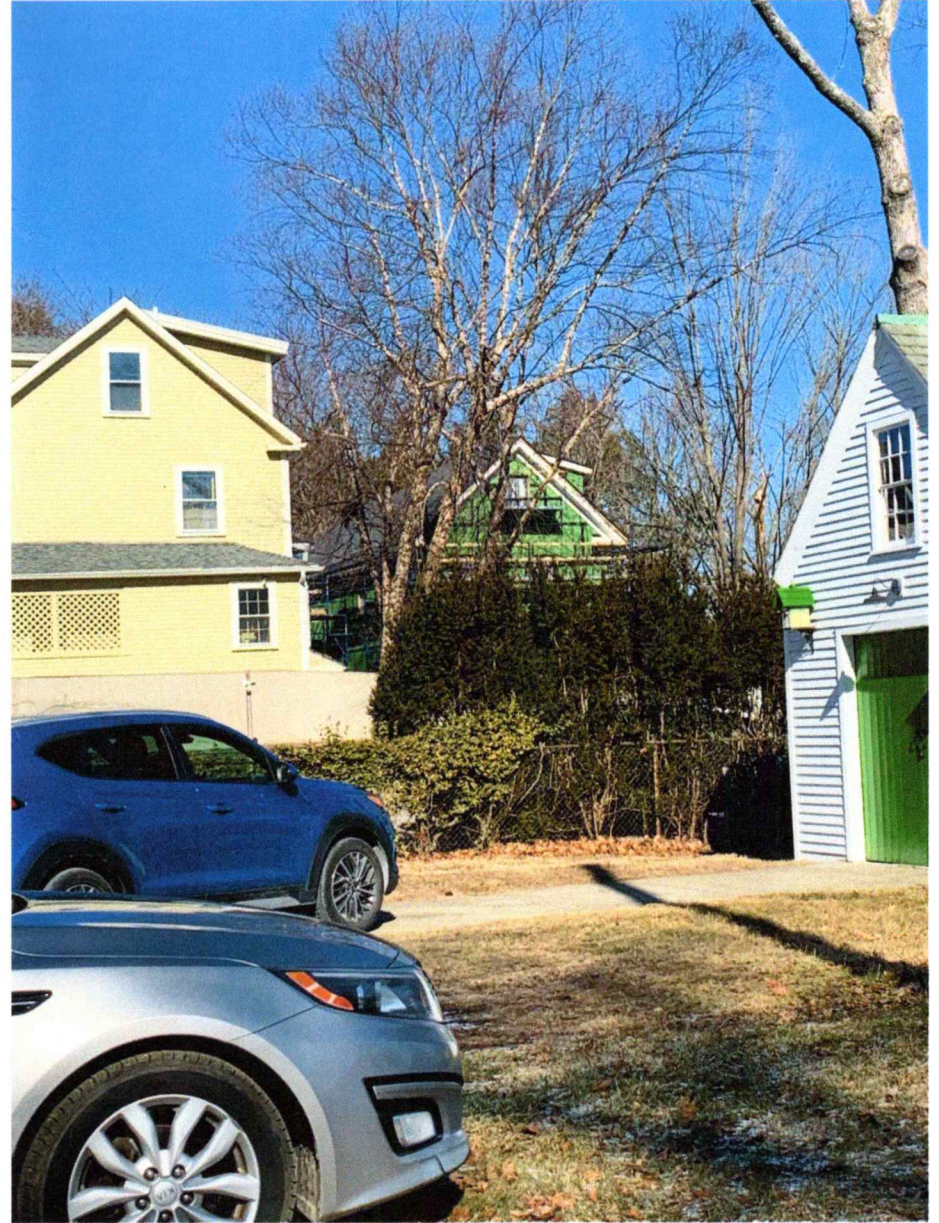
MDC ADMINISTRATIVE APPROVAL

1. ADD 16 PANEL SOLAR ARRAY TO SOUTHWEST ROOF
2. ADD GENERATOR 18" OFF WALL NEXT TO HEAT PUMP ENCLOSURE
3. DELETE FAUX CHIMNEY
4. REPLACE EXISTING WOOD PANEL & CHAIN LINK FENCING AT REAR REAR PROPERTY LINE & ALONG RIGHT SIDE OF GARAGE
5. CHANGE OVERHEAD DOOR TO INSULATED ALUMINUM 'INFINITY CLASSIC'.

<p>MDC ADMIN. APPROVAL</p>	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	AW	Project: 2008 Revisions:	Date: 2/14/24
	<p>ANNE WHITNEY ARCHITECT</p> <p>ADDITIONS & RENOVATIONS, HOLMES/GOLDSBERRY RESIDENCE</p> <p>45 RICHMOND STREET PORTSMOUTH, NH</p>			



View of Solar Roof from Richmond Street



View of Solar Roof from Hancock Street

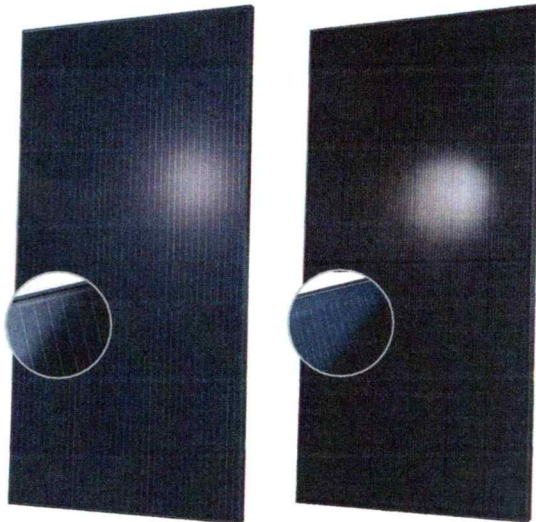
45 Richmond Street

Q.PEAK DUO BLK ML-G10+ SERIES



385-410 Wp | 132 Cells
20.9% Maximum Module Efficiency

MODEL Q.PEAK DUO BLK ML-G10+



6 busbar cell technology

12 busbar cell technology



Breaking the 20% efficiency barrier

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology² and Hot-Spot Protect.



Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



Innovative all-weather technology

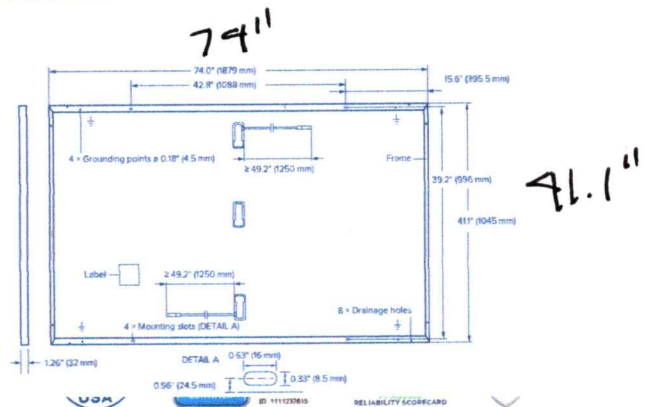
Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4, IP68

residential buildings



20/22/24 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
**Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
 G007042-10, G007042-11, G007043-10, G007043-11 (Aluminum - Bisque) - 22 kW 60 Hz
 G007209-10, G007210-10 (Aluminum - Bisque) - 24 kW 60 Hz

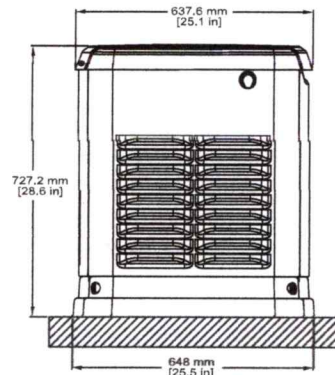


Product shown with optional fascia kit

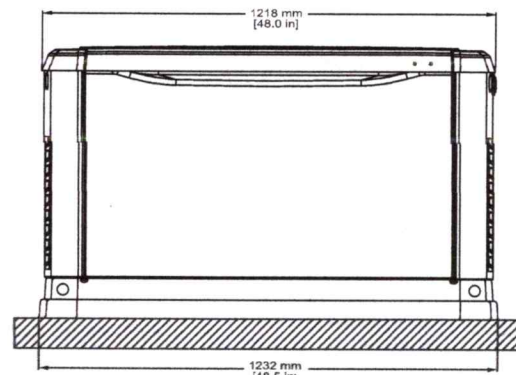


Dimensions & UPCs

Model	UPC
G007038	696471074185
G007039	696471074192
G007042	696471074208
G007043	696471074215
G007209	696471071511
G007210	696471084801



LEFT SIDE VIEW



FRONT VIEW

Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

HÖRMANN

Dealer Name
Eastern Door Supply

Reference Number
328199.2.04578353

Date
February 6, 2024

PO Number/Job Name

Quantity
1

Product: INFINITY CLASSIC

Size: 9-0 X 7-6

Model: I203S

Frame: INSULATED

Overall Thickness: 2"

Layout: 3 SECTION, 2 PANEL

Finish: WHITE POLYCRON III (P12)

Bot/int Glazing: SMOOTH ALUMINUM INSULATED PANEL

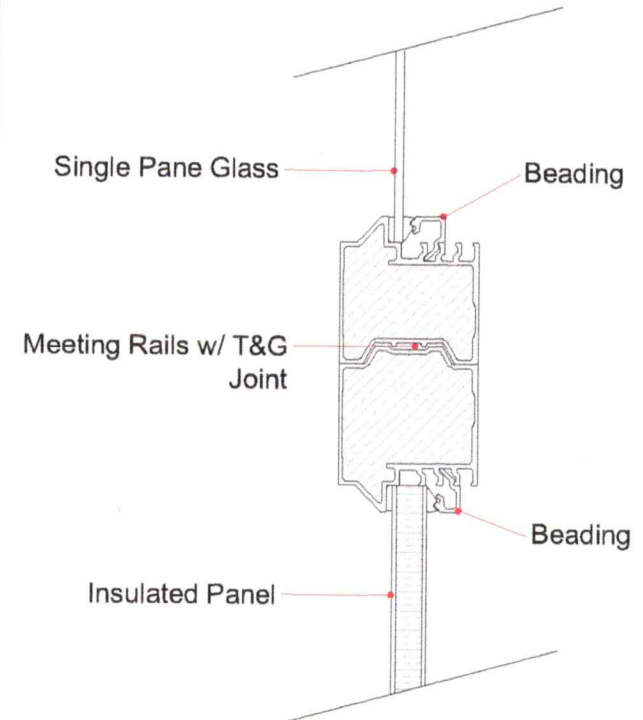
Top Glazing: 1/8" CLEAR TEMPERED

Hardware: 15R



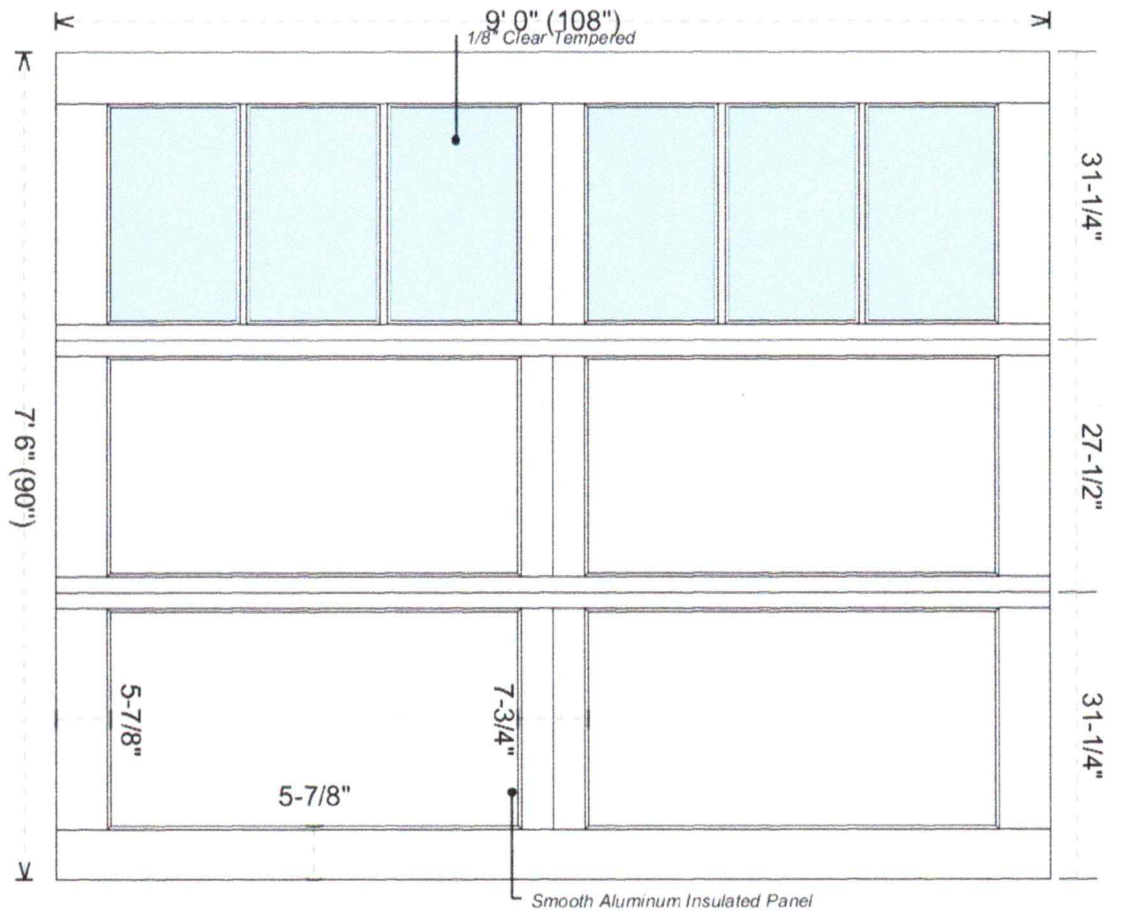
*SIMILAR
DOOR*

Infinity Classic Insulated Frame Insulated Sandwiched Panels Single Pane Glass



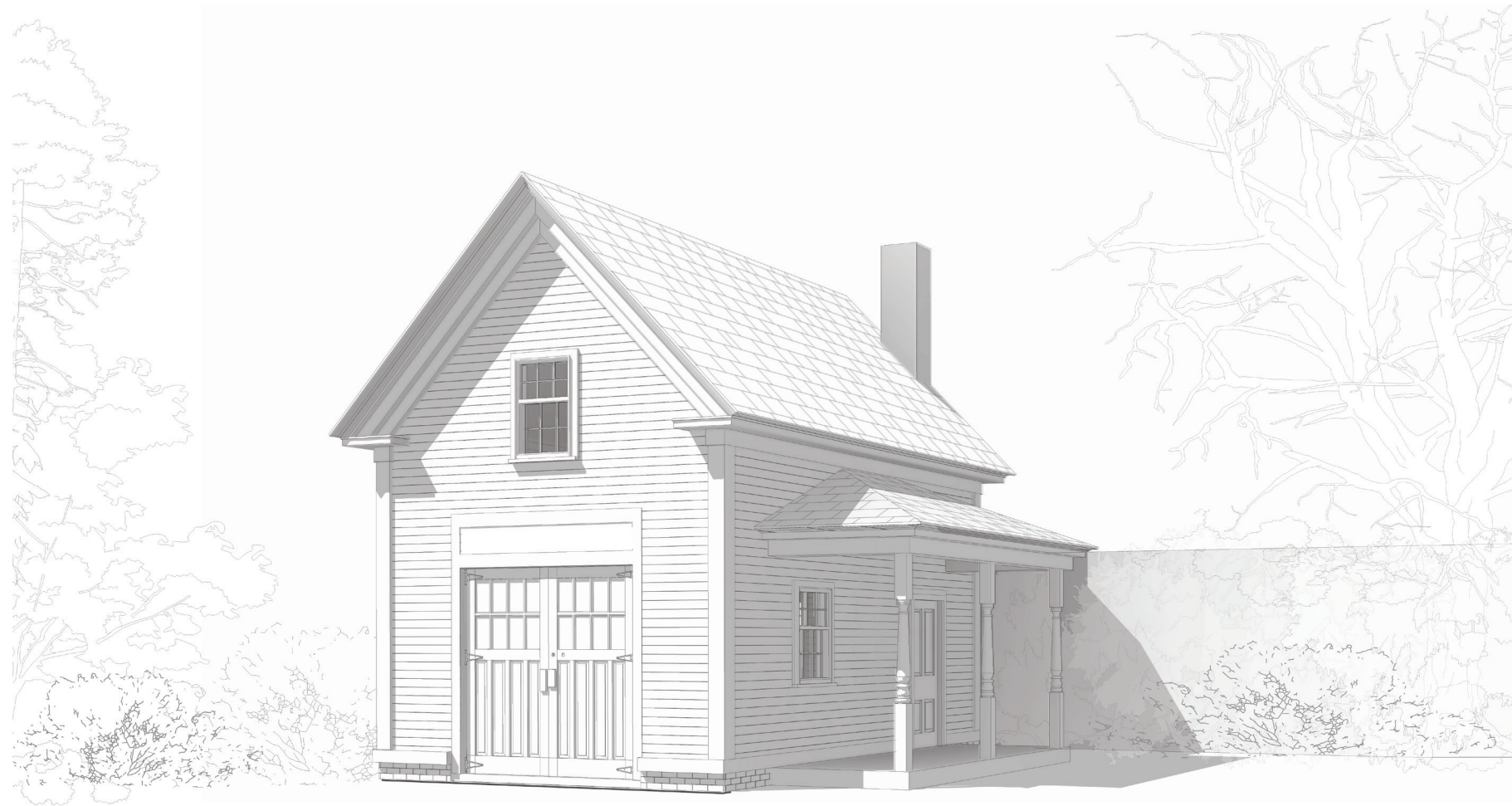
Door Construction Detail

Consumer Name: Overhead Door Of Portsmouth
Consumer Email: Jtrue@ohdmenh.com
Consumer Phone: 603-431-2474



64 MT VERNON

PORTSMOUTH, NH



INSURANCE MAPS

OF

Portsmouth

NEW HAMPSHIRE

PUBLISHED BY THE

SANBORN MAP COMPANY

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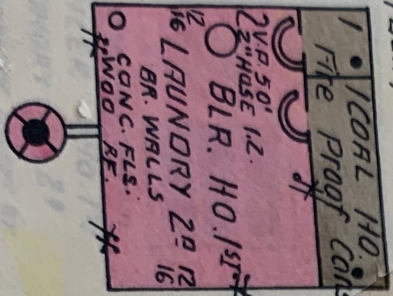
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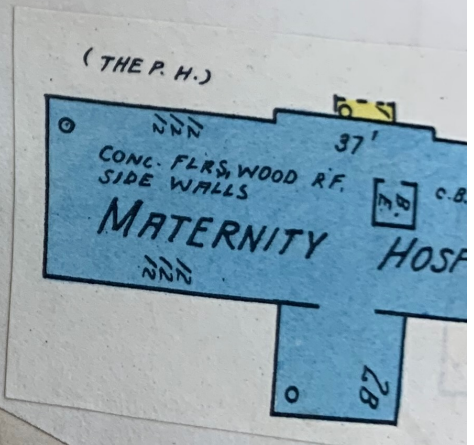
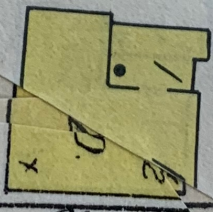
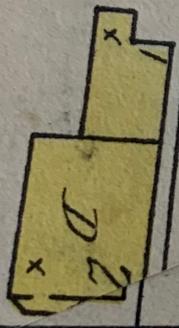
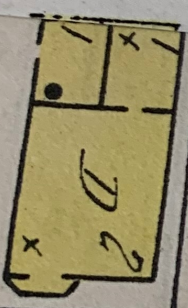
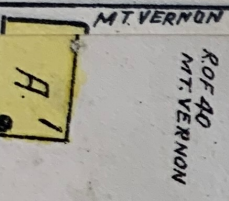
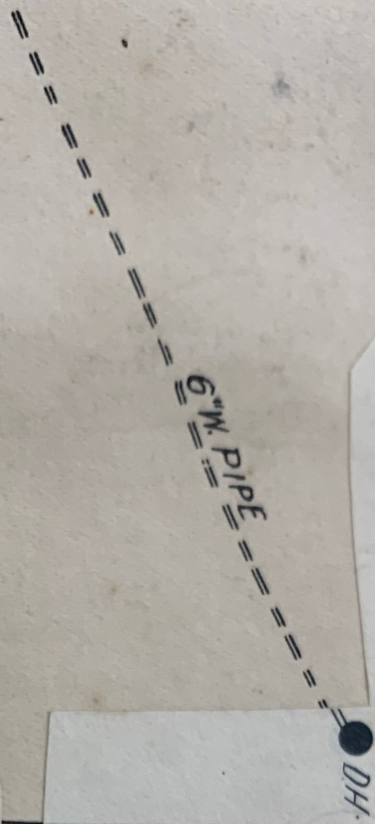
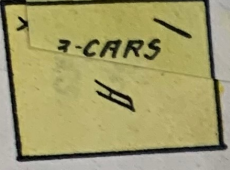
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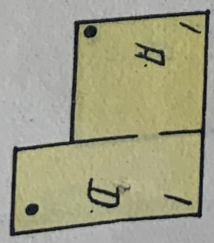
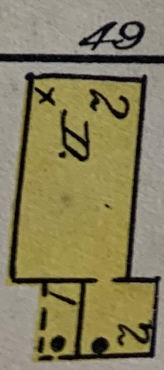
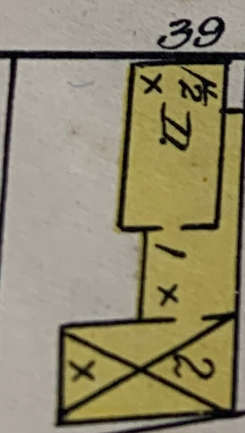
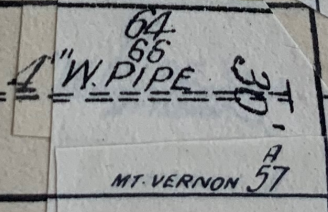
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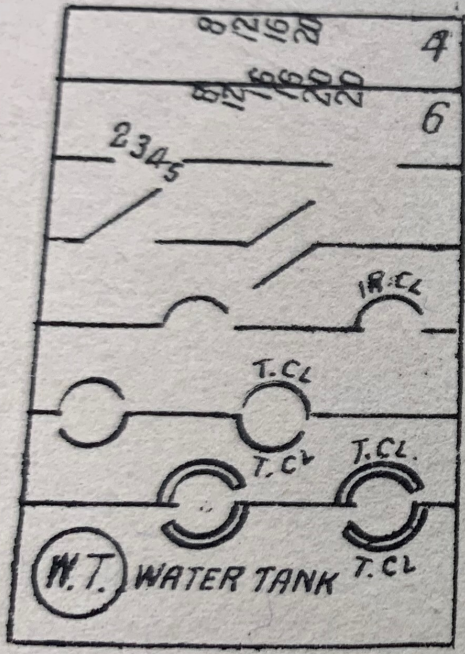
ERNON



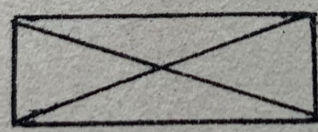
- SHINGLE ROOF
- BRICK 1ST
- D = DWELLING
- F = FLAT
- S = STORE

Brick veneered building
 Brick and frame "
 Frame building
 " " iron clad
 Stone building

Windows 1st & 2^d with iron shutters
 tin clad shutters, and 5th & 6th with
 HORIZONTAL UP.B VERTICAL
 BRICK IR.CH IRON Chimneys F.P.
 6" W. PIPE Water pipes an
 SINGLE D.H DOUBLE T.H TRIPLE Hyd



Figures-8,12,16,20 - indicate thickness of wall in inches.
 Wall without opening and size in inches
 " with openings Figures indicate on which floor.
 Openings with wired glass doors.
 " " single iron or iron clad doors.
 " " double " " tin clad doors
 " " standard steel vault doors, or standa



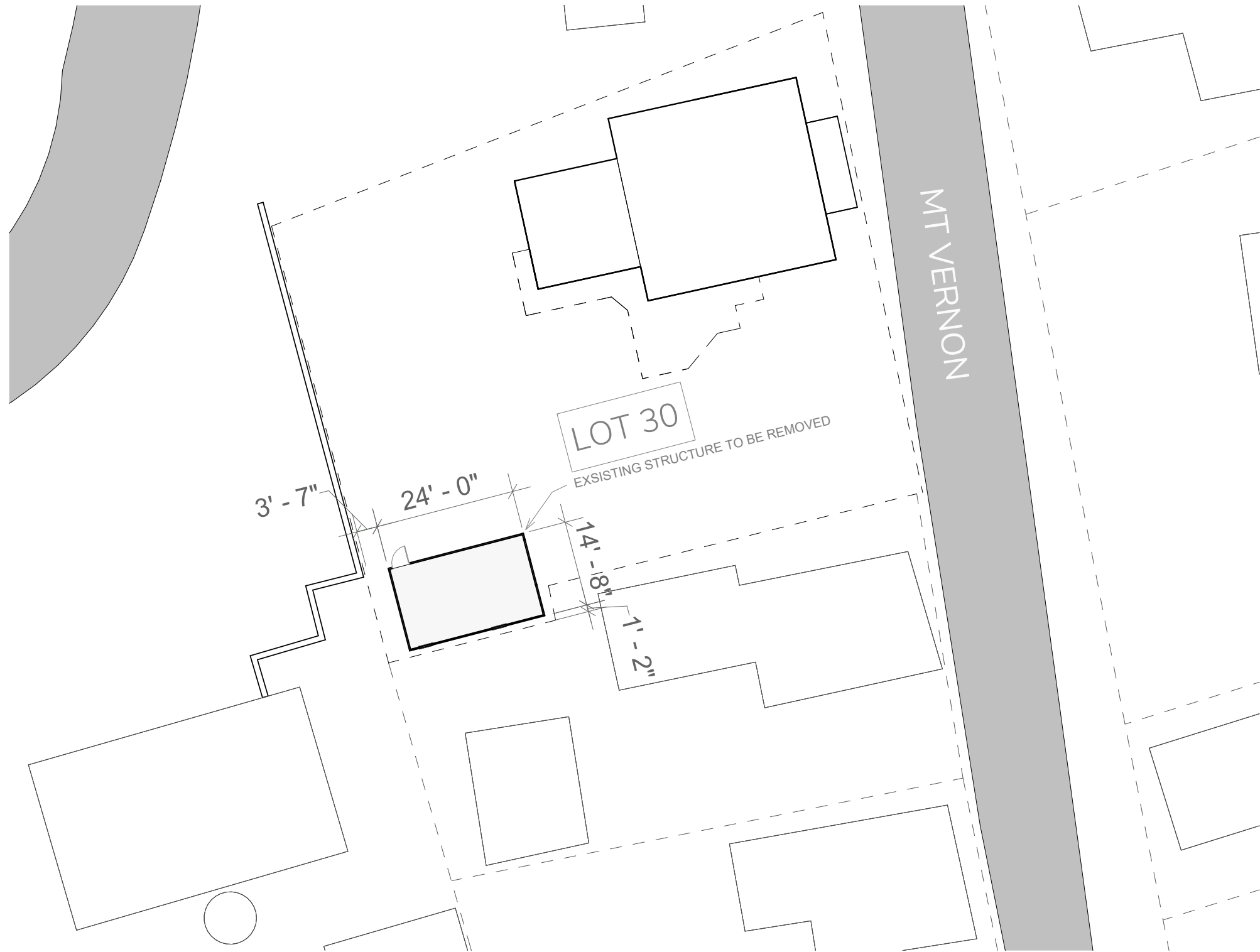
Stable

[E] OPEN [E] BRICK Elevators [H]
 [FE] Frame enclosed elevator
 [ET] " " "
 [ESC] " " "
 [ET] Brick " "
 [ESC] " " "

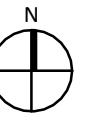
○ V.P. Vertical pipe or stand pipe
 ● F.E. " " with fire escape
 ▨ F.E. Fire escape
 AFA Automatic fire alarm.
 I.E.P. Independent electric plant

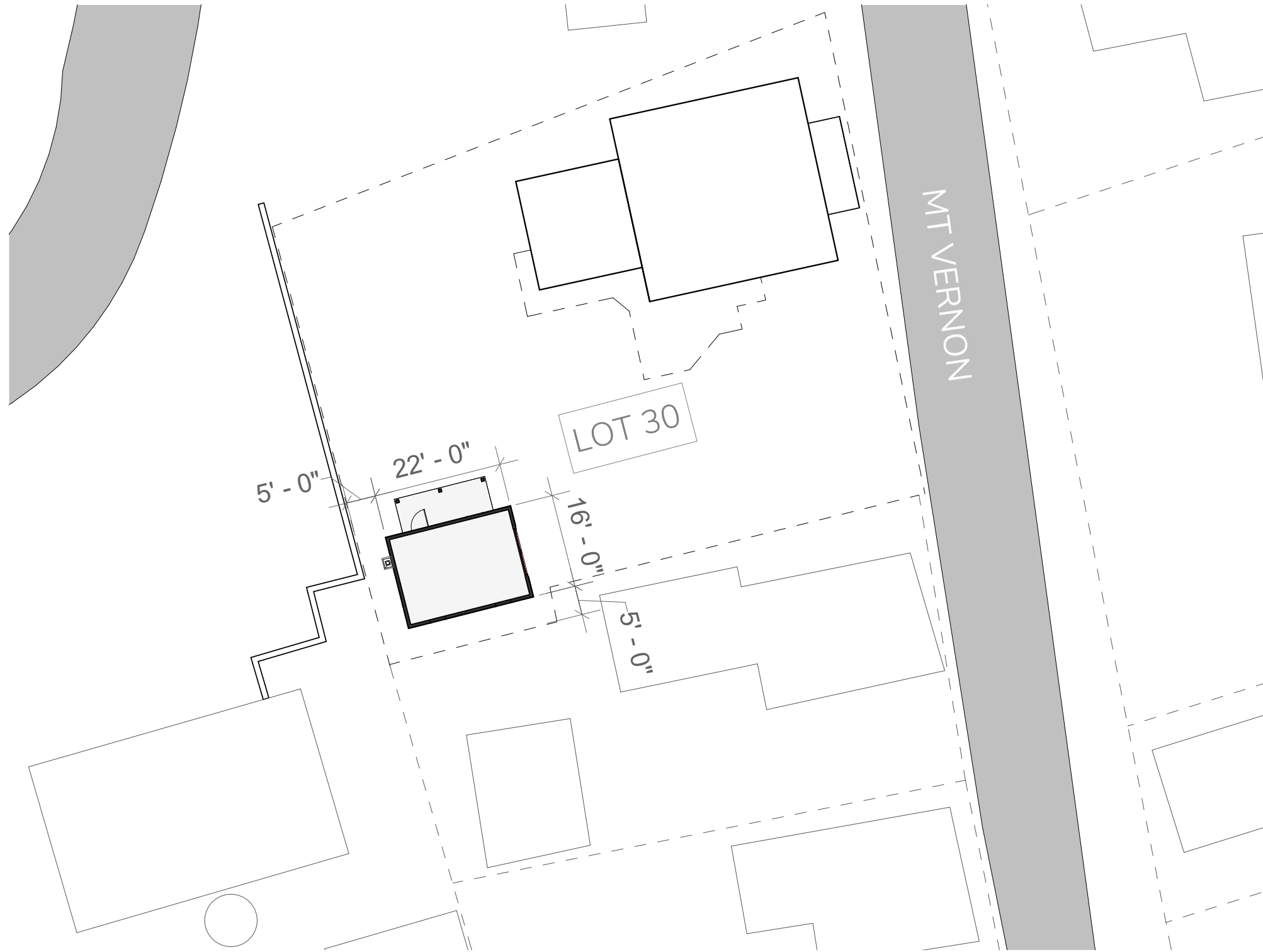




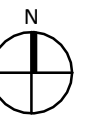


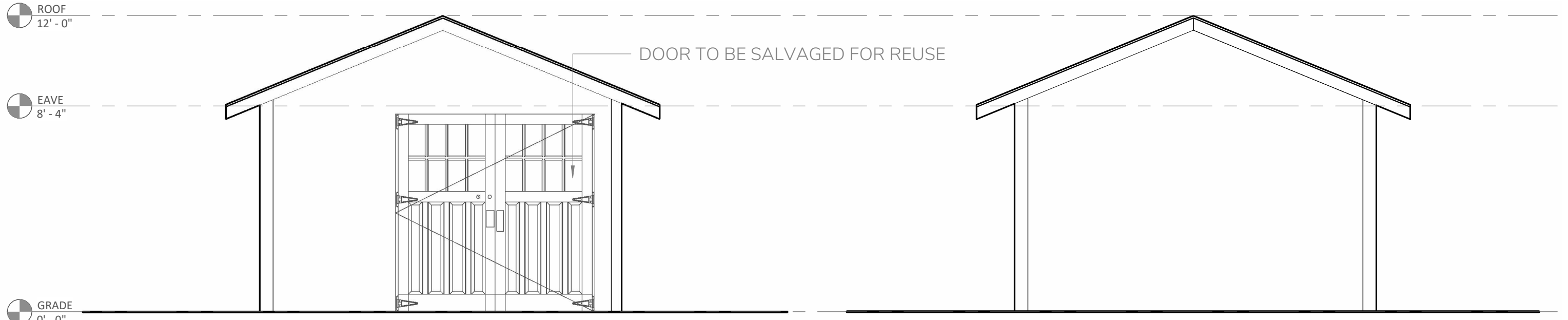
EXISTING SITE PLAN
1/16" = 1'-0"





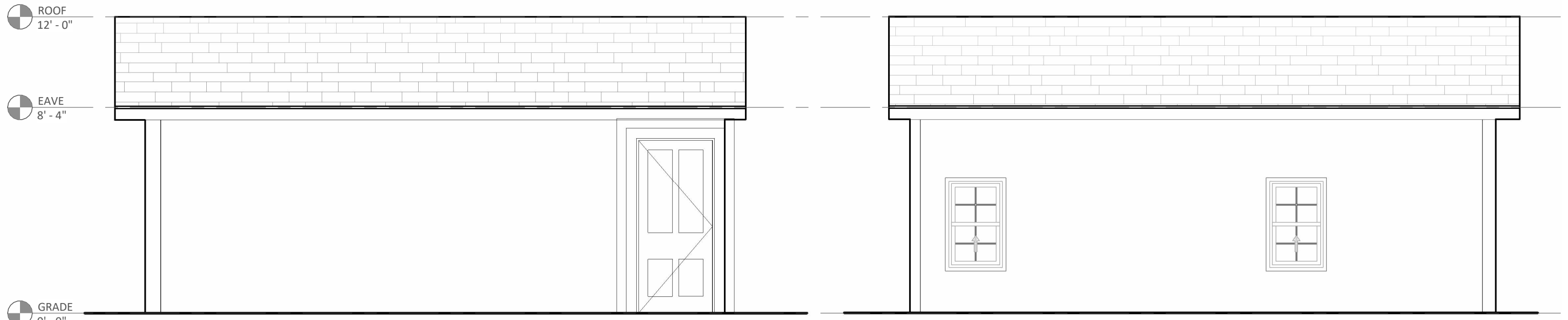
PROPOSED SITE PLAN
1/16" = 1'-0"





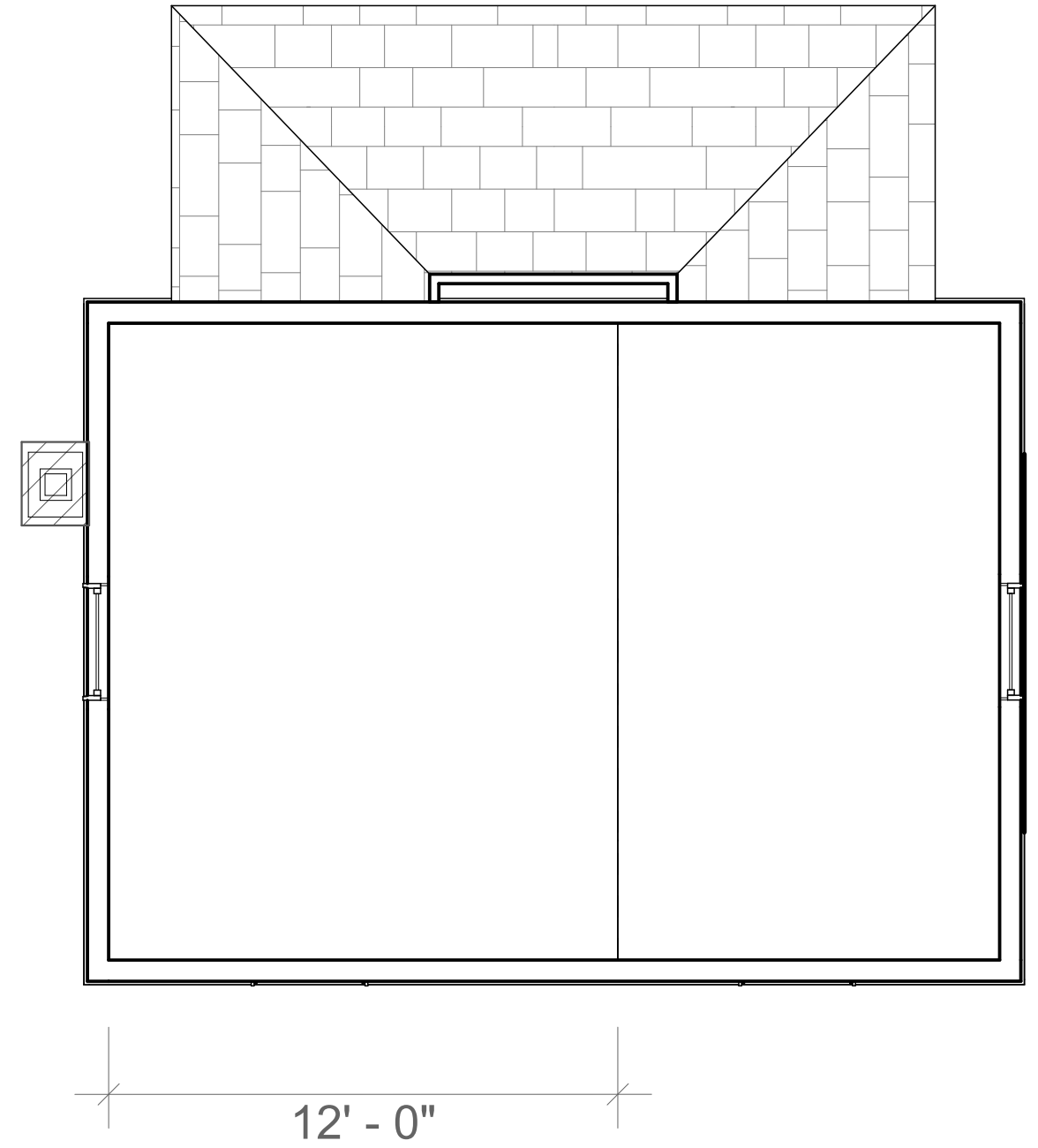
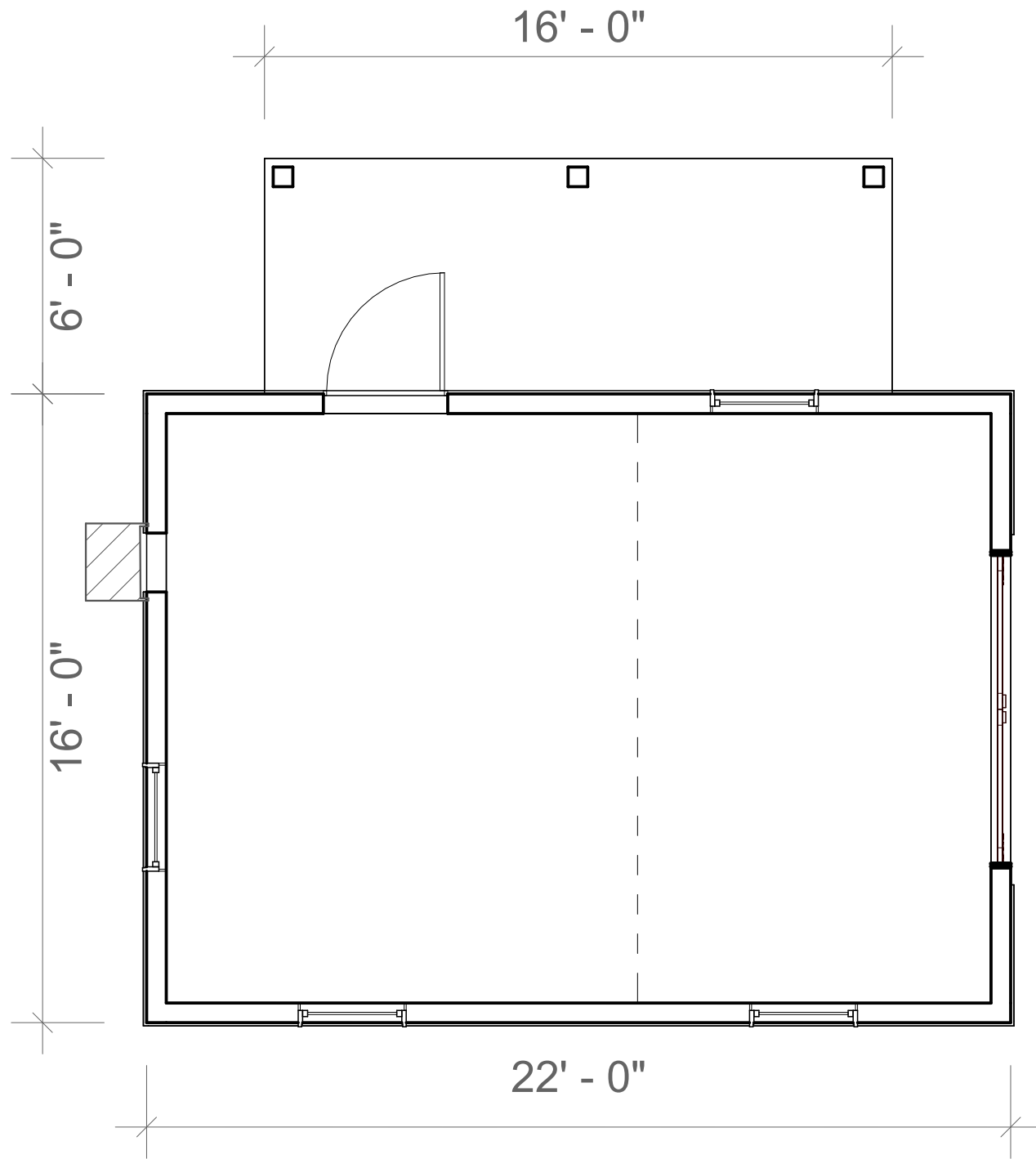
EXISTING EAST ELEVATION
1/4" = 1'-0"

EXISTING WEST ELEVATION
1/4" = 1'-0"



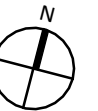
EXISTING NORTH ELEVATION
1/4" = 1'-0"

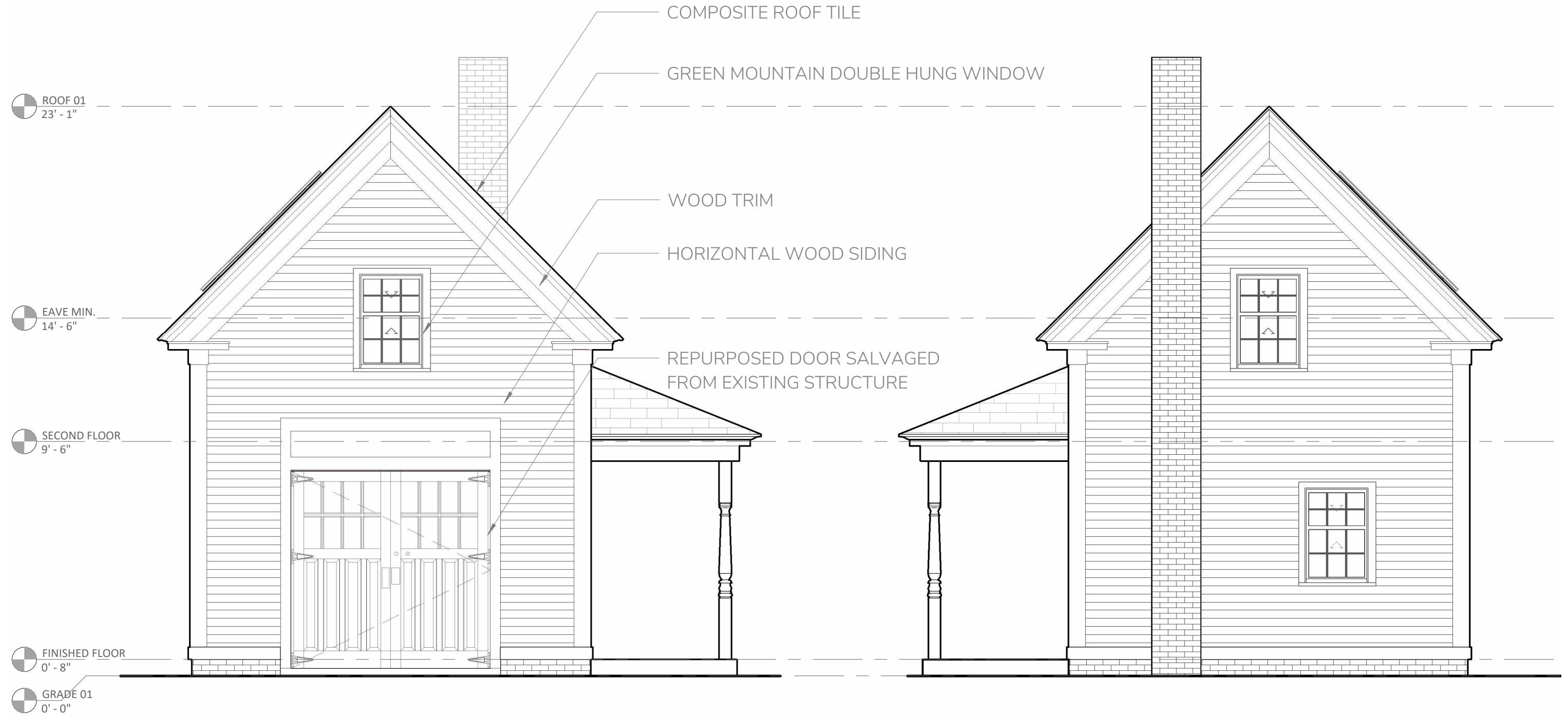
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





PROPOSED EAST ELEVATION
1/4" = 1'-0"

PROPOSED WEST ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



East Facade



West Facade



Existing Shed to Be Demolished
North Facade



South Facade