

# HDC

## ADMINISTRATIVE APPROVALS

November 06, 2024

- |    |                      |                       |
|----|----------------------|-----------------------|
| 1. | 175 State Street     | -Recommended Approval |
| 2. | 238 Deer Street      | -Recommended Approval |
| 3. | 138 Gates Street     | -Recommended Approval |
| 4. | 145 Maplewood Avenue | -Recommended Approval |
| 5. | 50 Austin Street     | -Recommended Approval |
| 6. | 93 Pleasant Street   | -Recommended Approval |
| 7. | 369 Pleasant Street  | -Recommended Approval |

**1. 175 State Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the recreation and installation of shutters (to match a shutter found in the basement).

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

175 STATE STREET | PORTSMOUTH, NH

**FRONT:**





175 STATE STREET | PORTSMOUTH, NH

**BACK**





175 STATE STREET | PORTSMOUTH, NH

**SIDE**





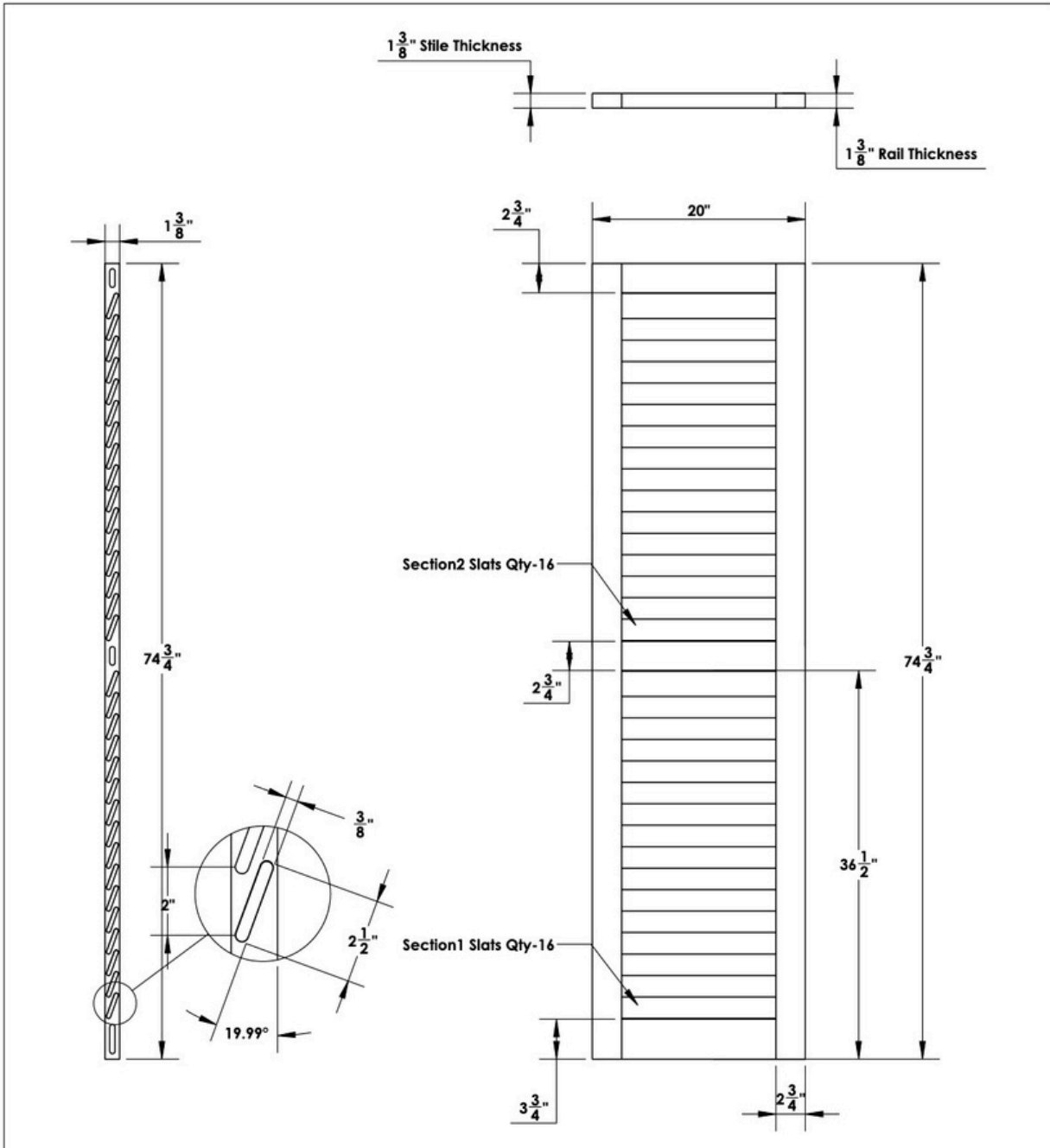
175 STATE STREET | PORTSMOUTH, NH

**SHUTTER**



175 STATE STREET | PORTSMOUTH, NH

# SHUTTER



Louver Type: Traditional DownSide 2.5"X0.375"



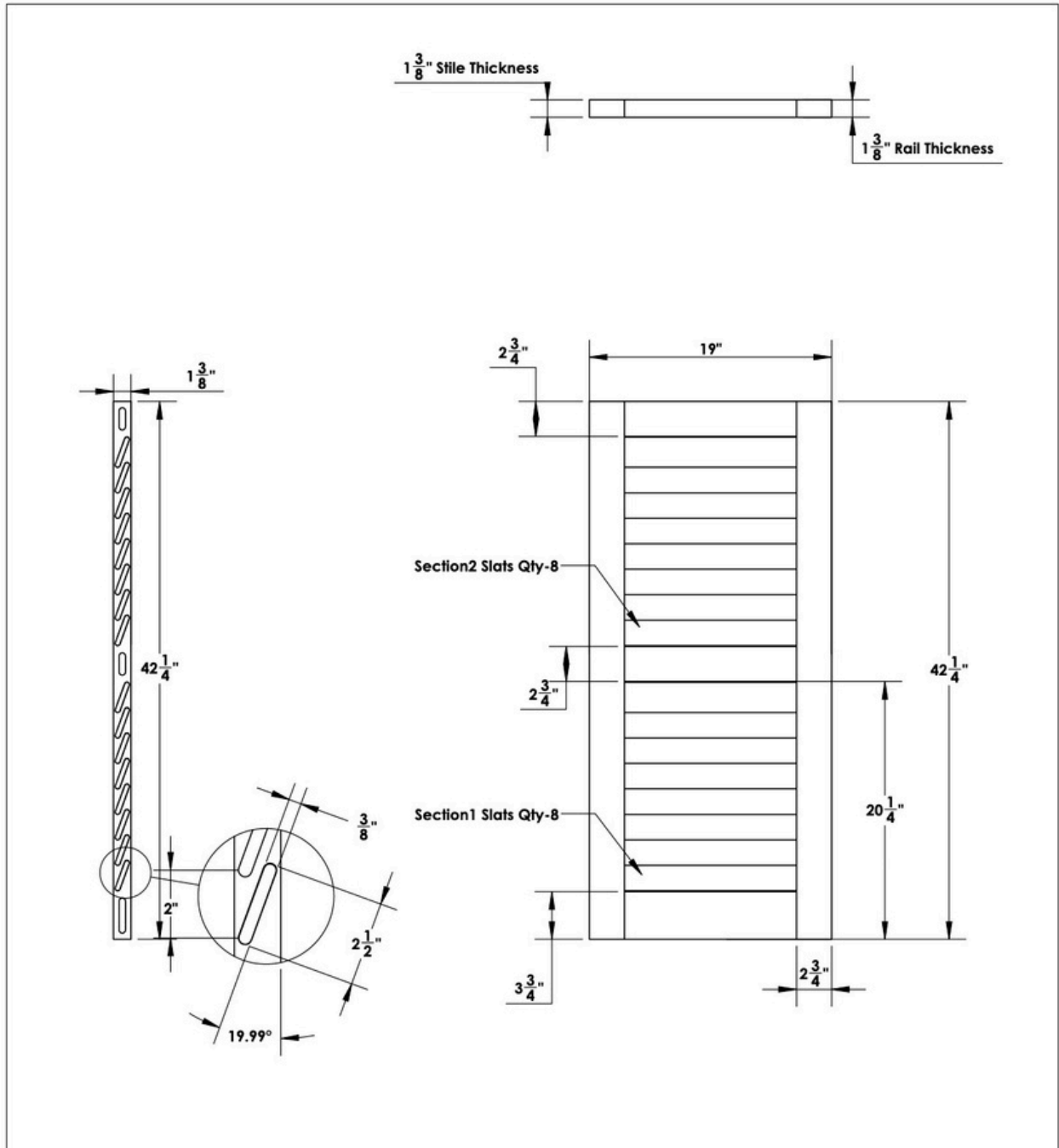
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Quote Date:	9/16/2024
Quote/Order Number:	Fixed Louver 340604-line10
Approval Signature:	
Order Date:	



# 175 STATE STREET | PORTSMOUTH, NH

## SHUTTER



Louver Type: Traditional DownSide 2.5"X0.375"



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Quote Date:	9/16/2024
Quote/Order Number:	Fixed Louver 340604-line20
Approval Signature:	
Order Date:	



Material & Tiebacks: The material is, of course, going to be wood and our plan for the tiebacks was to do a reproduction of a period-appropriate rat tail. Is that enough information for administrative approval to proceed?

There seemed to be some confusion from one of the members about the shutter hinges, with his saying there was no evidence of hinges. To provide more detail, there are the original hinges on the windows, as shown in this photo above.



**2. 238 Deer Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (the applicant has had to install condenser units on 18 inch snow stands and increase the distance between the units per code).

**Staff Comment:** Recommended Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

# 238 DEER STREET: MIXED-USE BUILDING

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

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

- PROPOSED ALTERATIONS AND ADDITIONS FROM PREVIOUSLY APPROVED APPLICATION ON 11/10/2021 AND ADMINISTRATIVE APPROVAL ON 07/06/2022, 02/13/2024, 06/05/2024 AND 08/07/2024:
  - THE PREVIOUSLY APPROVED CONDENSERS AT THE REAR SERVICE DECK HAVE BEEN PLACED ON APPROXIMATELY 18" +/- SNOW STANDS TO AVOID SNOW AFFECTING THE CONDENSER UNITS PERFORMANCE. THESE SNOW STANDS ARE BEING REQUIRED BY CODE ENFORCEMENT AND THE MANUFACTURER. THESE CONDENSERS HAVE ALSO BEEN SPACED OUT MORE THAN PREVIOUSLY DEPICTED TO MEET SELECTED MANUFACTURER CLEARANCE REQUIREMENTS.



SHEET LIST - HDC	
Sheet Number	Sheet Name
A1	PUBLIC WALKWAY ELEVATION
PA-A3	PREVIOUSLY APPROVED PUBLIC WALKWAY ELEVATION
A2	ROOF PLAN AND PICTURES

PA: PREVIOUSLY APPROVED SHEET



238 DEER STREET  
PORTSMOUTH, NH 03801

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DEER ST. MIXED-USE BUILDING

238 DEER STREET  
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - NOVEMBER 2024

McHENRY ARCHITECTURE

4 Market Street  
Portsmouth, New Hampshire

C

10/18/2024

McHA: RD / MG

NOT TO SCALE



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

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<b>DEER ST. MIXED-USE BUILDING</b> 238 DEER STREET PORTSMOUTH, NH 03801	<b>PUBLIC WALKWAY ELEVATION</b> HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2024	<b>McHENRY ARCHITECTURE</b> 4 Market Street Portsmouth, New Hampshire	<b>A1</b>	10/18/2024
				McHA: RD / MG
				Scale: 1/8" = 1'-0"



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

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

RELOCATED MECHANICAL LOUVERS



46-64  
MAPLEWOOD

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

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

PUBLIC WALKWAY ELEVATION  
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - AUGUST 2024

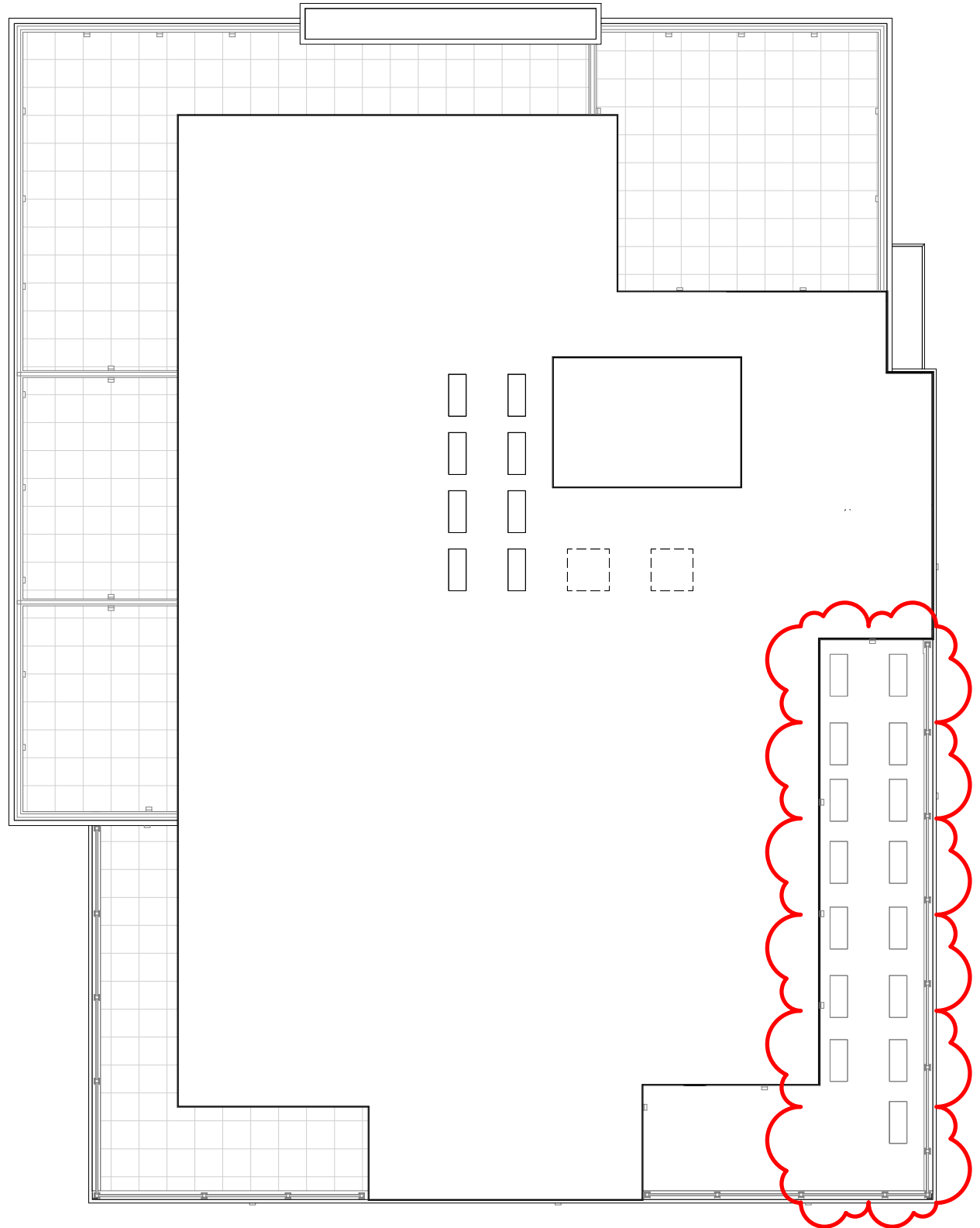
McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A3

07/11/2024  
McHA: RD / MG  
Scale: 1/8" = 1'-0"

DEER STREET

BRIDGE STREET



CONDENSERS ON SNOW STANDS, VIEW FROM SERVICE DECK



3D PERSPECTIVE FROM DEER STREET WITH SCREENING



PERSPECTIVE OF SERVICE DECK FROM DEER STREET (SCREENING HAS NOT BEEN INSTALLED YET)



PERSPECTIVE OF SERVICE DECK FROM BRIDGE STREET (SCREENING HAS NOT BEEN INSTALLED YET)

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

© 2024 McHenry Architecture

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

ROOF PLAN AND PICTURES  
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE  
APPROVAL - NOVEMBER 2024

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

A2

10/18/2024  
McHA: RD / MG  
Scale: 3/32" = 1'-0"

**3. 138 Gates Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the changes to a previously approved design (changes to the approved siding).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



7/29/24

Vincent Hayes & Izak Gilbo  
Planning Department  
City of Portsmouth

Dear Vincent & Izak,

I'm writing in response to the Permit Suspension at 138 Gates Street. The issue presented was the siding "To-Weather" spacing on the front and right side elevations. As you can see from the attached photos, the existing spacing varied & and often did not align with the window sills & casings. The existing front siding was irregular & varied from +/- 2 1/2" to 3" and the right side started at +4" for the 1st 17 courses and +/- 3" above.

Joe Terrivechia, the builder chose 3 1/4" spacing with some variation to allow for alignment with both the sills & top casings. "Lifespan" treated clear pine siding was used, which has a sharper edge profile than cedar siding and has equal or better rot resistance. All cut joints were primed & painted. HDC Approval stipulated pine or spruce siding. Lifespan (pine) was chosen for it's rot resistance and the minimum TW spacing is 3". Additional, there were 2 mudsill hgts on the front and a taller one on the right side. Joe & the Owners decide that these were not necessarily original to the house & decided to eliminate them.

Joe has worked on two other Gates St renovations with me & a third at 84 Gates. Lifespan was used at 55 & 84 Gates and Boral siding was approved at 99 Gates (Boral is synthetic fly ash) I've found Joe's attention to detail & craftsmanship on these complex renovations is impressive.

Let me know if you need anything further to release the Permit Suspension

Sincerely,

cc: Jason Page, Tim Metivier, Joe Terrivechia & Rick & Sandra Wiese





Existing



As Built

138 Gates Street





Existing



As Built

138 Gates Street



**4. 145 Maplewood Avenue**

**-Recommended Approval**

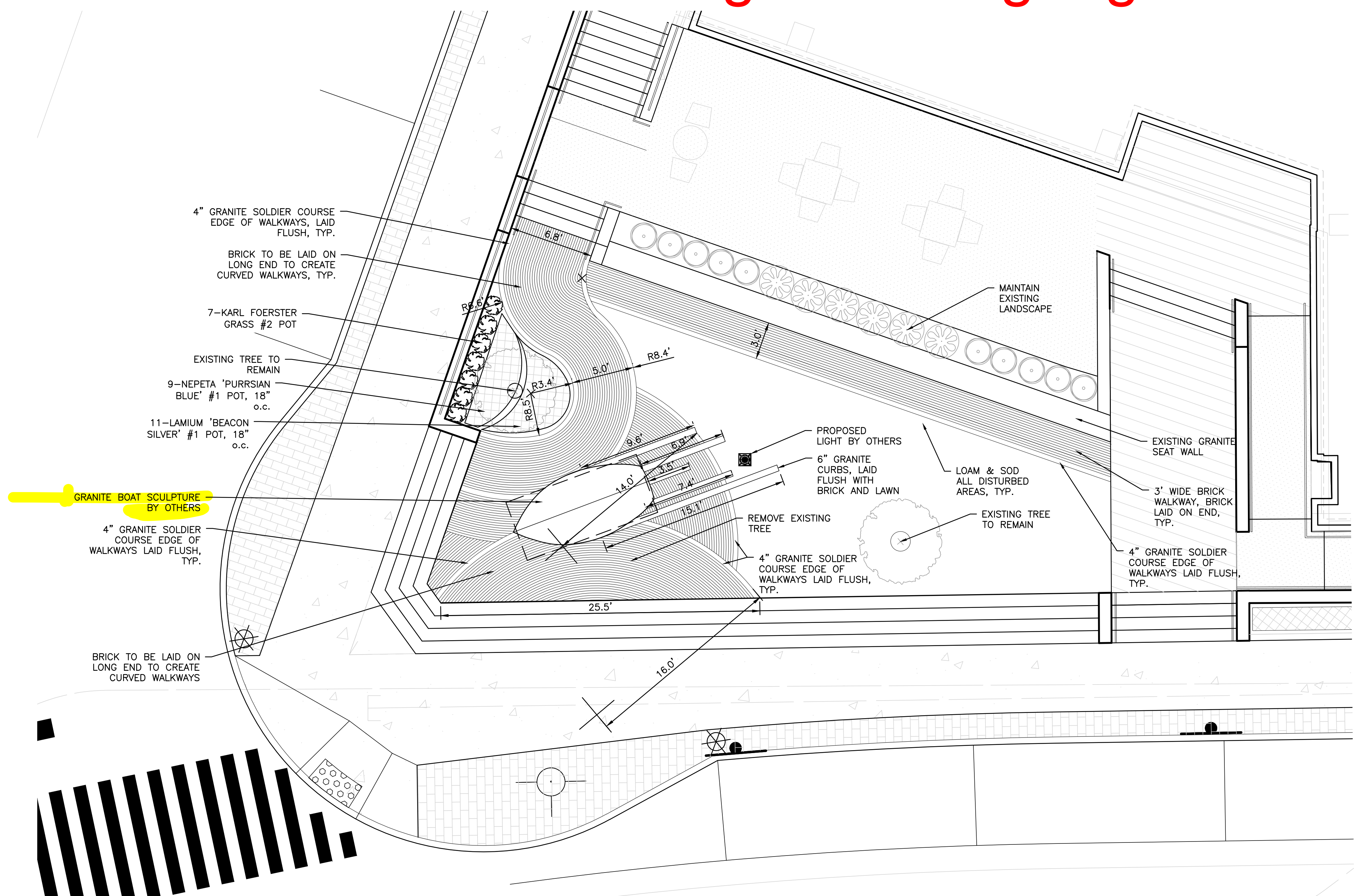
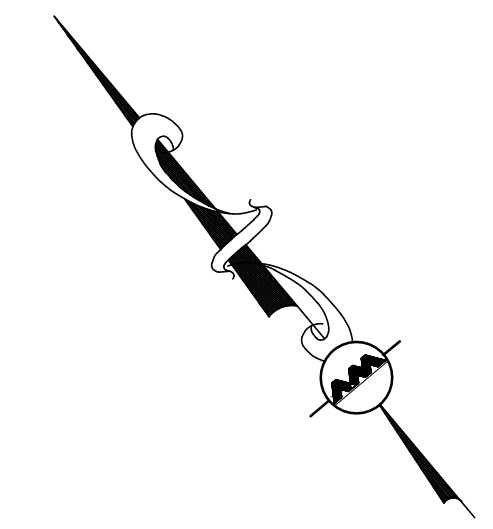
**Background:** The applicant is seeking approval for the changes to a previously approved design (change to the material used for the boat sculpture).

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

old version of the drawings showing a granite 'hull'.



LEGEND	
EXISTING TREE	
GRASSES	
MULCH BED	
PERENNIALS/GROUND COVER	

**ISSUED FOR REVIEW**  
6-19-23

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	01-31-08	REVISED PER TOWN

APPLICANT/OWNER:  
**PROCON HOOKSETT, NH**

PROJECT:  
**MEMORIAL SCULPTURE HARDSCAPE PORTSMOUTH, NH**

PROJECT NO.	1362-19A	DATE:	6-15-2023
SCALE:		DWG. NAME:	L1362-19
DESIGNED BY:	BCD	CHECKED BY:	RC

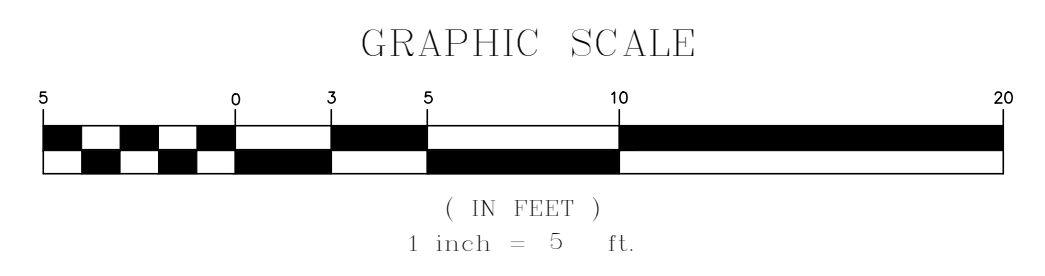
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DRAWING TITLE:	SHEET No.
<b>LANDSCAPE PLAN</b>	<b>L-401</b>

**GENERAL NOTES**

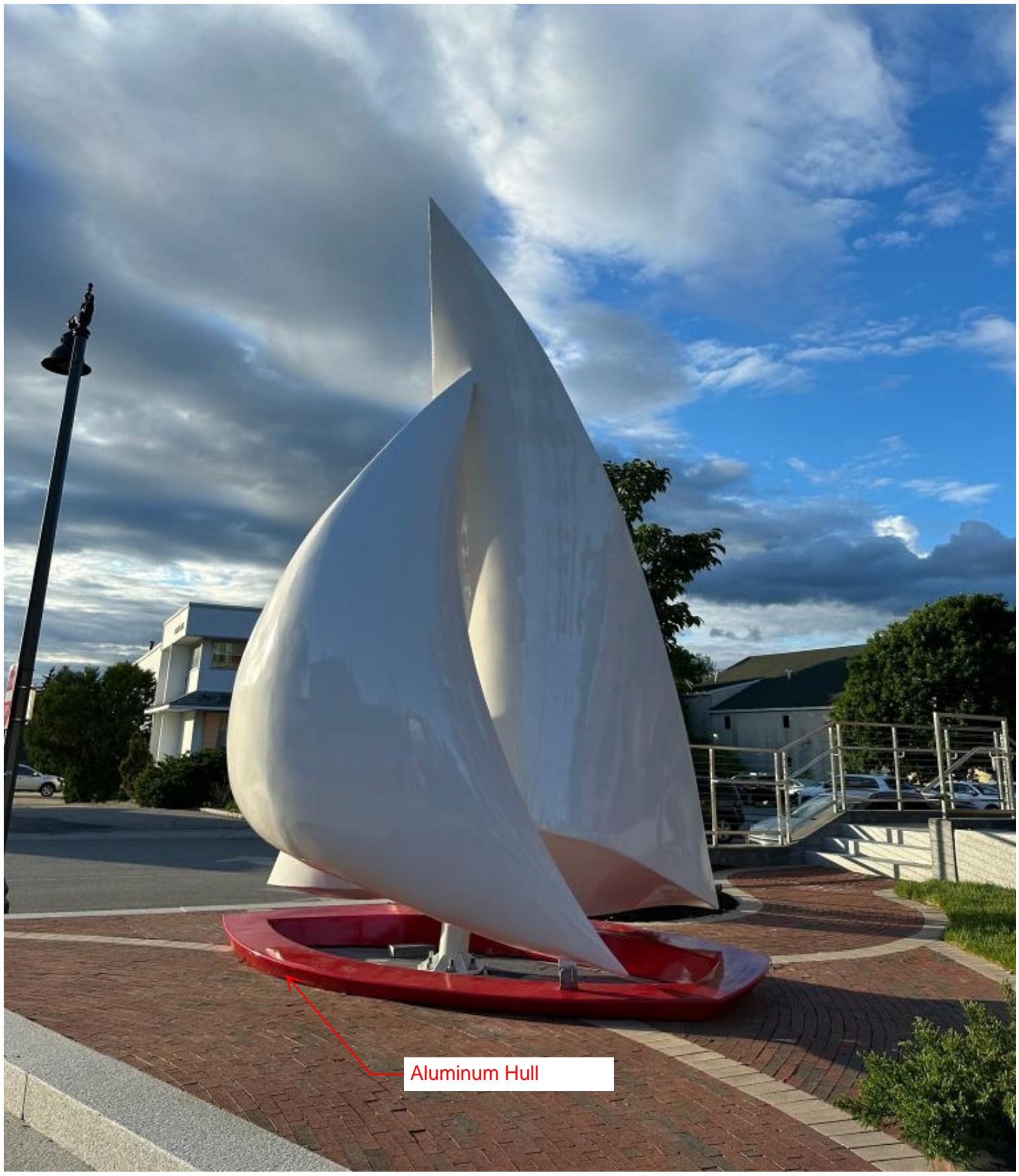
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**DIG SAFE**  
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R:\PROJECTS\1362-19\CIVIL DRAWINGS\CURRENT\1362-19\_LANDSCAPING.DWG





Aluminum Hull



**5. 50 Austin Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of (3) condensers and (1) EV charging station.

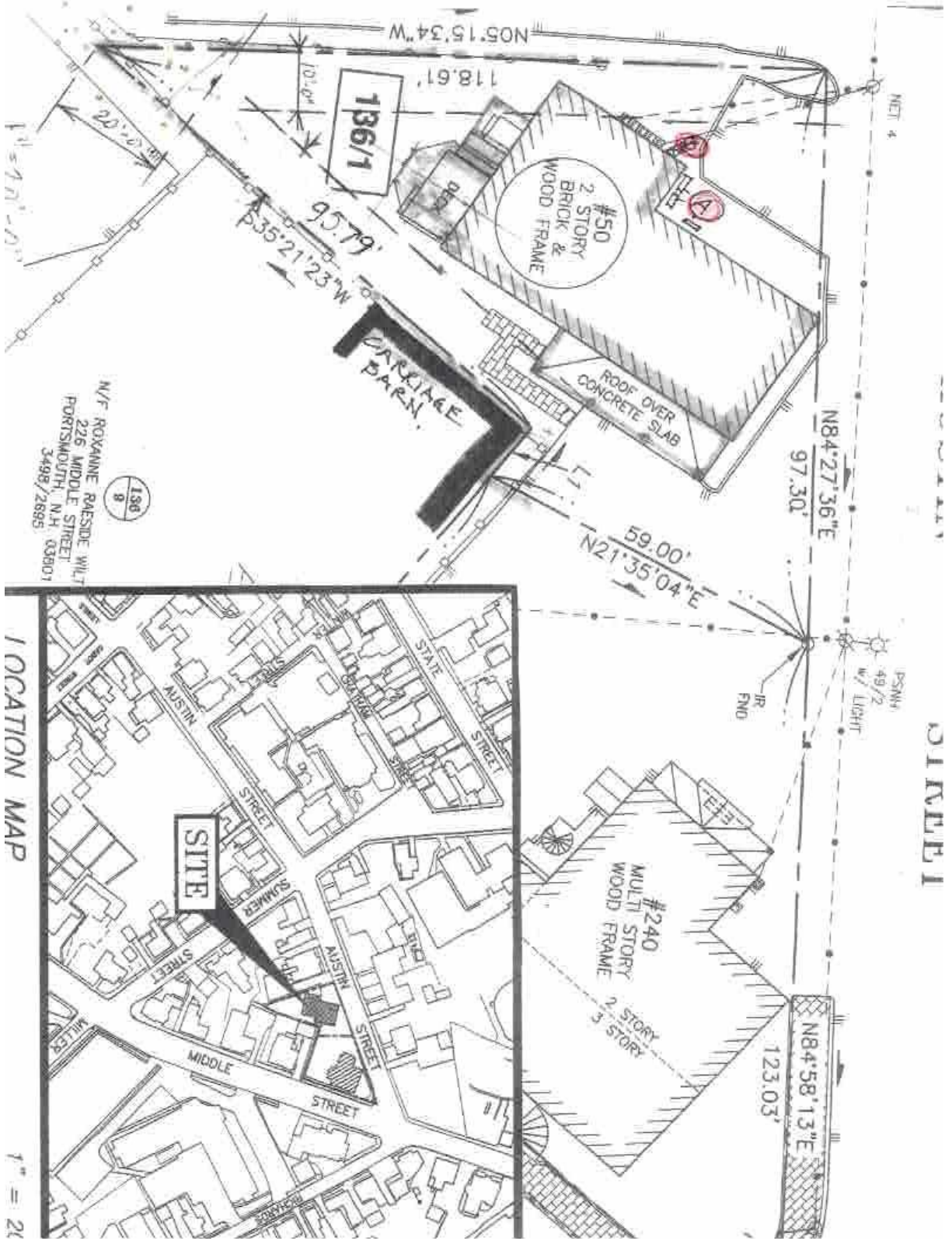
**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



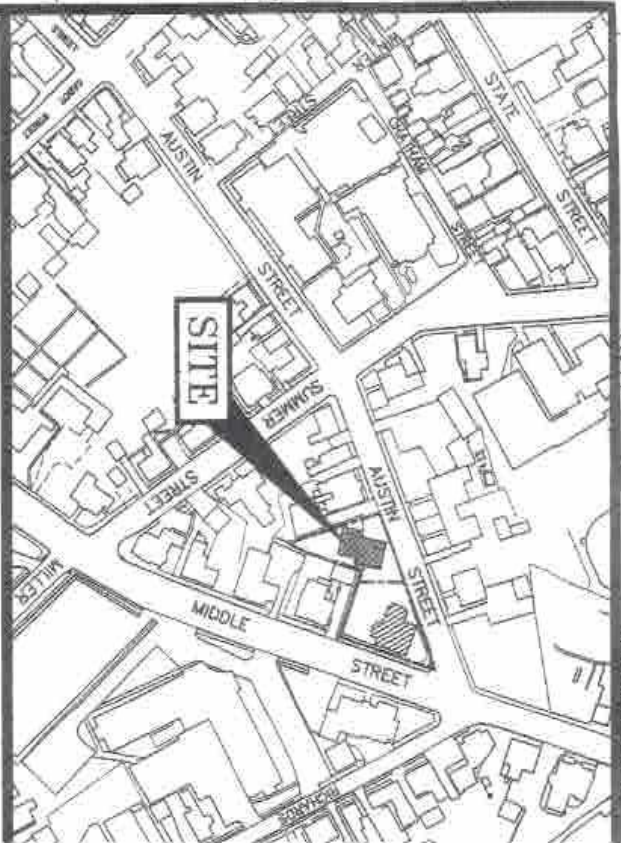
Request to install (3) condensers as shown in red or as marked A and (1) EV Charging station as shown in blue or as marked B (the charging station can either be attached directly to the structure or on a post).



N/F ROYANNE RAESIDE WILL  
 226 MIDDLE STREET  
 PORTSMOUTH, N.H. 03801  
 3498/2895



LOCATION MAP



1" = 20'

TABLE I



**6. 93 Pleasant Street**

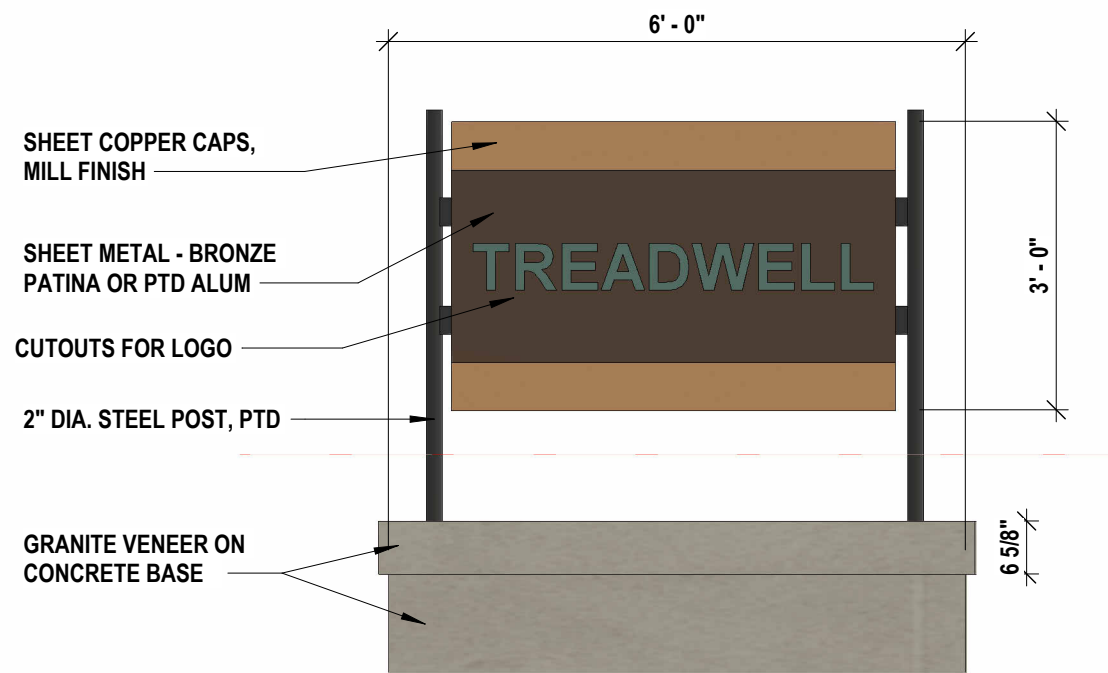
**-Recommended Approval**

**Background:** The applicant is seeking approval for signage with uplighting.

**Staff Comment:** Recommend Approval

**Stipulations:**

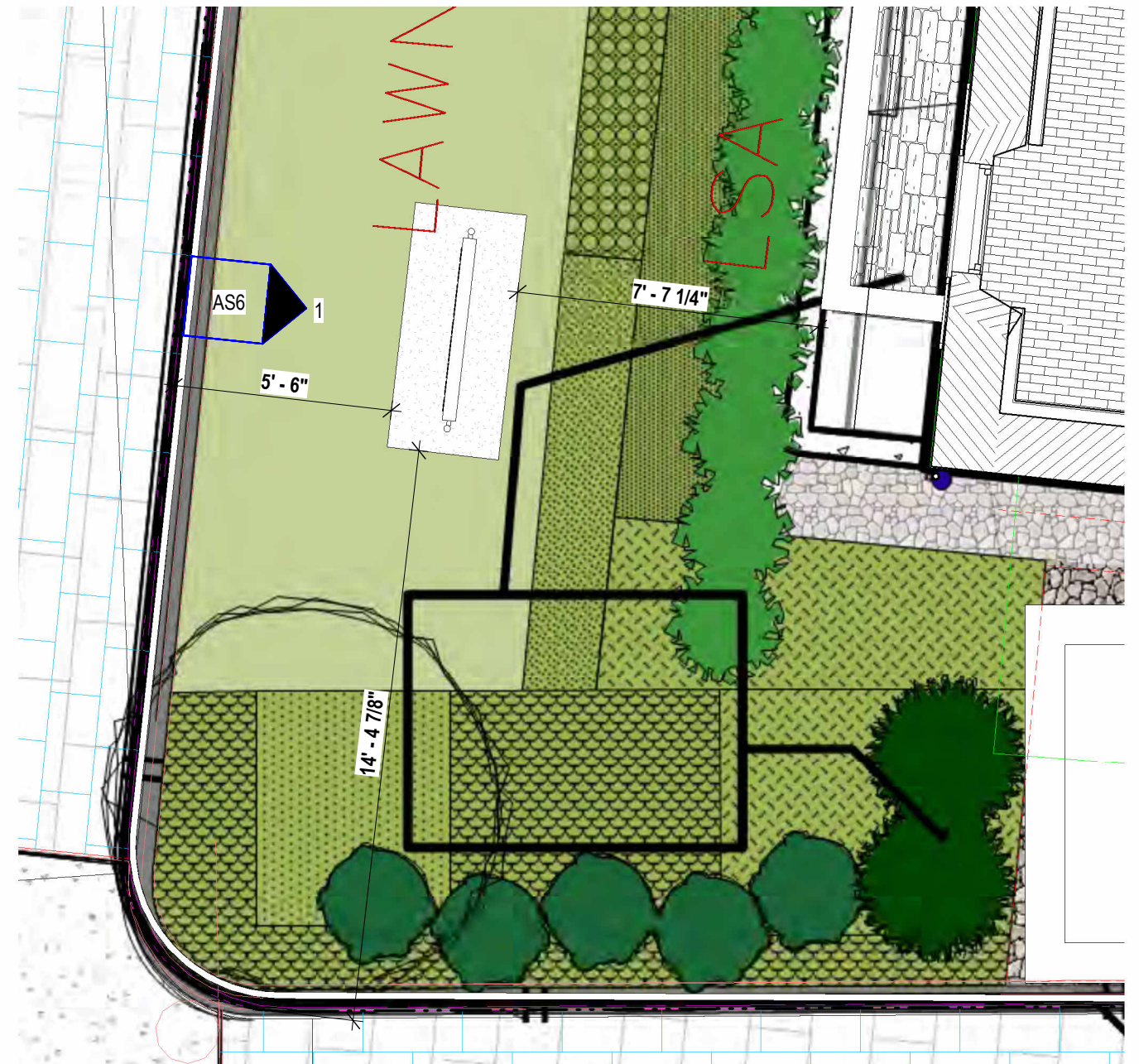
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



1 ELEVATION  
1/2" = 1'-0"



2 SIGN PERSPECTIVE OPTION 5 2 POST



3 SITE PLAN OPTION 5 2 POST  
1/4" = 1'-0"

AS6 TREADWELL SIGN  
93 PLEASANT STREET

8.23.24





AS7

**TREADWELL SIGN RENDER**  
**93 PLEASANT STREET**

8.23.24

**7. 369 Pleasant Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the removal of the existing fence and the replacement of a new wood fence.

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





Proposed new fence- to match neighboring property.





Existing fence





Existing fence





Existing fence