

HDC

ADMINISTRATIVE APPROVALS

August 06, 2025

- | | | |
|-----|---------------------------------|-----------------------|
| 1. | 48 Manning Street | -Recommended Approval |
| 2. | 25 Penhallow Street | -Recommended Approval |
| 3. | 50 South School Street, Unit #3 | -Recommended Approval |
| 4. | 28 Chestnut Street | -Recommended Approval |
| 5. | 93 State Street | -Recommended Approval |
| 6. | 19 Howard Street | -Recommended Approval |
| 7. | 114 Mechanic Street | -Recommended Approval |
| 8. | 420 Pleasant Street | -Recommended Approval |
| 9. | 222 Court Street | -Recommended Approval |
| 10. | 126 State Street, Unit #3 | -Recommended Approval |
| 11. | 401 State Street | -Recommended Approval |
| 12. | 93 Pleasant Street | -Recommended Approval |
| 13. | 202 Court Street | -Recommended Approval |
| 14. | 109 Dennett Street | -Recommended Approval |

1. 48 Manning Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of wood fencing and (2) gates along the rear and side of the property.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

48 Manning Street

**Property Information**

Property ID 0103-0060-0000
Location 48 MANNING ST
Owner MANN LISA B REV TRUST

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/26/2024

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



Estimate #	Date
16351	6/6/2025

125 FENCE INC.

1205 Calef Highway
Barrington, NH 03825
603-868-3025
E-Mail: info@125fence.com

Customer			
Maggie Perkins 48 Manning Street Portsmouth, NH 03801		Terms	P.O. No.
		50% Down Bal upon completion	
Description		Cost	Qty
<p>125 Fence proposes to furnish and install approximately 60 lineal feet of 4' high 1x4 Cedar Board privacy fencing inclusive of two (2) 3' wide walk gate that will be installed at the specified locations.</p> <p>Materials: 9) 4' High 1x4 Cedar Board Panels w/ Molded Cap Strips 2) 4' x 3' Walk Gates w/ Hardware 13) 5x5x7' Chamfered Top Pressure Treated Posts (6 ends, 2 corners, 1 blank, 4 lines)</p> <p>125 Fence proposes the option to replace seven (7) sections and one (1) walk gate above with 6' high 1x4 Cedar Board privacy fencing. This would be in place of the 4' fencing along the driveway side of the property.</p> <p>Materials 7) 6' High 1x4 Cedar Board Panels w/ Molded Cap Strips 1) 6' x 3' Walk Gate w/ Hardware 9) 5x5x10' Chamfered Top Pressure Treated Posts (4 ends, 1 corner, 4 lines)</p> <p>**ALL PRICING IS GOOD FOR 7 DAYS FROM THE DATE ON THE CONTRACT UNLESS OTHERWISE SPECIFIED**</p> <p>125 FENCE IS A WOMAN OWNED SMALL BUSINESS</p> <p>Payment Terms: 50% Deposit with balance due upon completion. Payment made with credit/debit cards will incur a 3% fee.</p> <p>125 Maintenance & Fence Inc. does not assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located than it is recommended the customer have the property surveyed. Any permits shall be the responsibility of the customer. Additional work not covered in this contract that was requested by the customer will be added. Any rock drilling, cement work, or pinning of posts will incur additional charges. Any canceled project will incur a 20% restocking fee if materials have been fabricated or ordered. All wood materials and custom orders are non-refundable. Any and all legal expenses that may occur because of non-payment will be added to customers balance. 125 Fence will assume responsibility for having public utilities located and marked. However, 125 Fence assumes no responsibility for unmarked privately owned lines or any other known/unknown buried lines or objects not covered by DigSafe. The customer will assume all liability for any damage caused by directing 125 Fence to dig in the immediate vicinity of know/unknown utilities.</p> <p>Sales Tax</p>		5,415.00	
		685.00	0
		6.25%	0.00
Customer Signature	Date:	Total	\$5,415.00

2. 25 Penhallow Street

-Recommended Approval

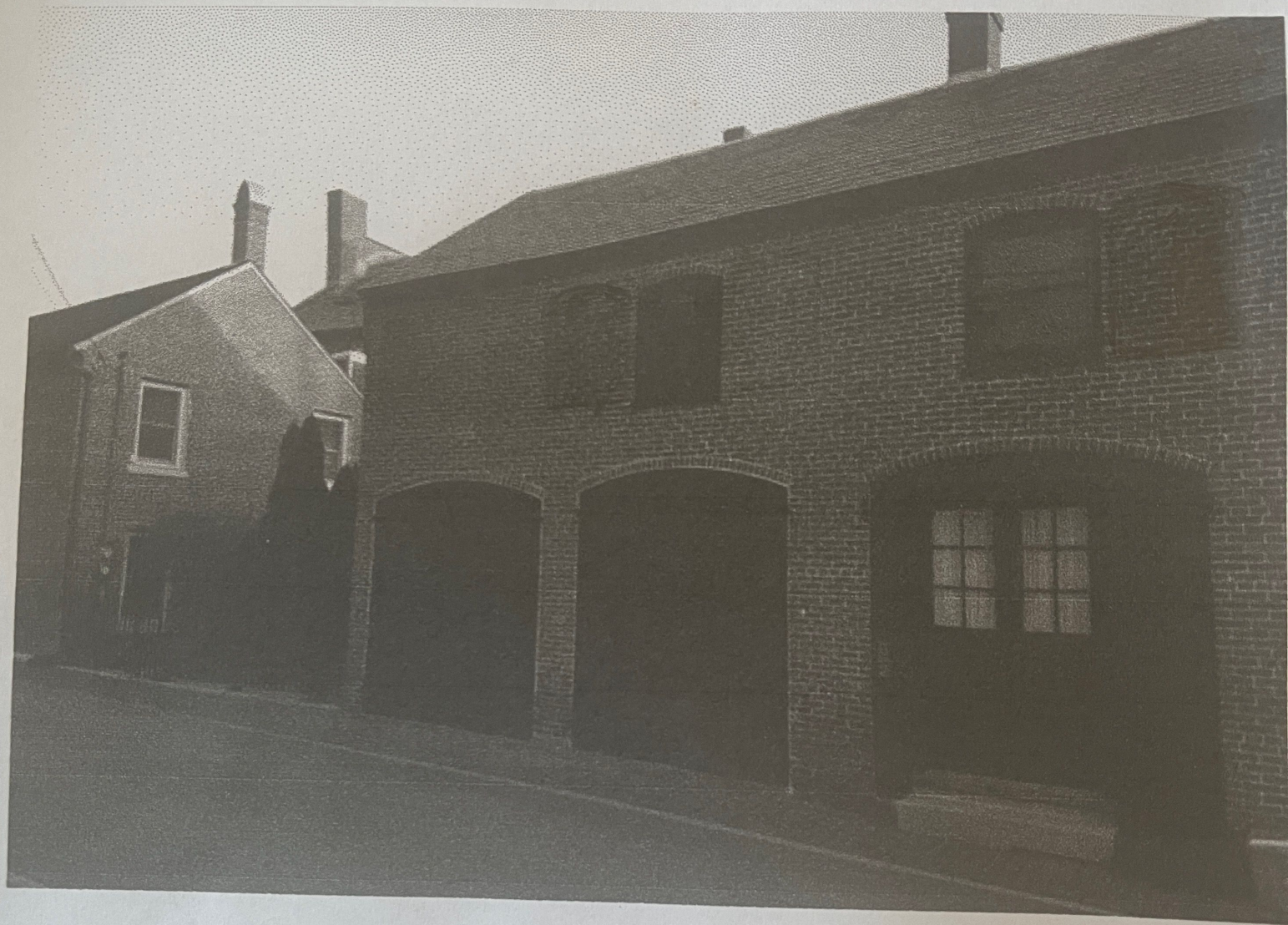
Background: The applicant is seeking approval for the installation of custom shutters.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





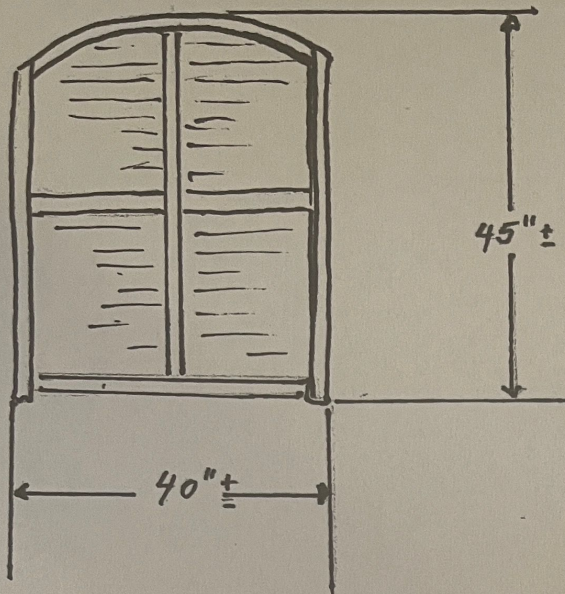






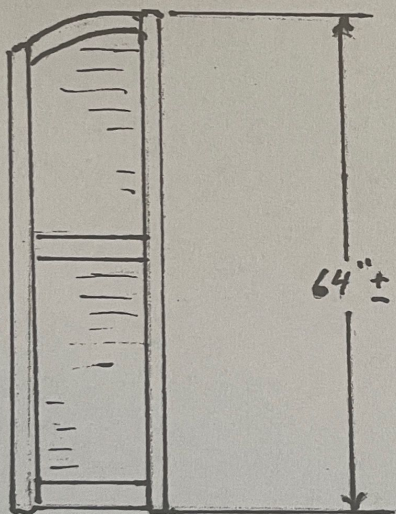
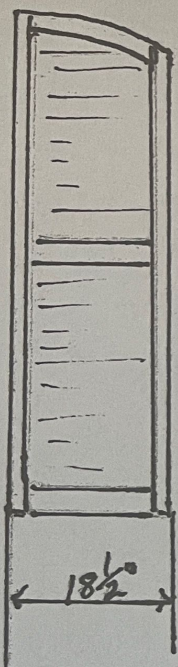






Single Shutter w/ fixed slats
 $2\frac{1}{2}" \times \frac{3}{8}"$, stiles $2\frac{3}{4}"$, bottom
 rail $3\frac{3}{4}"$, $1\frac{3}{8}"$ thick

Shease Street 2
 Gable End 1



Gable End 1 set
 same dimensions as above
 for slats, stiles and rails

Shutter Designs for 14 Shease Street
 not to scale

3. 50 South School Street, Unit #3-Recommended Approval

Background: The applicant is seeking approval for the reconstruction of the rotting front stairs and landing.

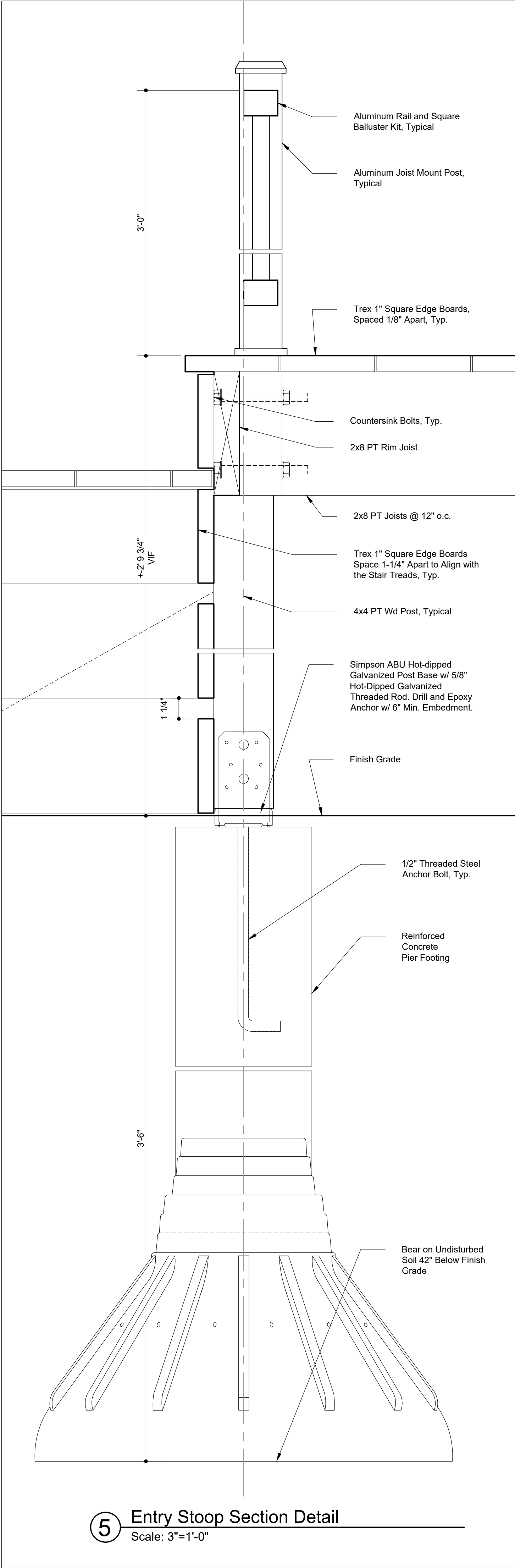
Staff Comment: Recommend Approval

Stipulations:

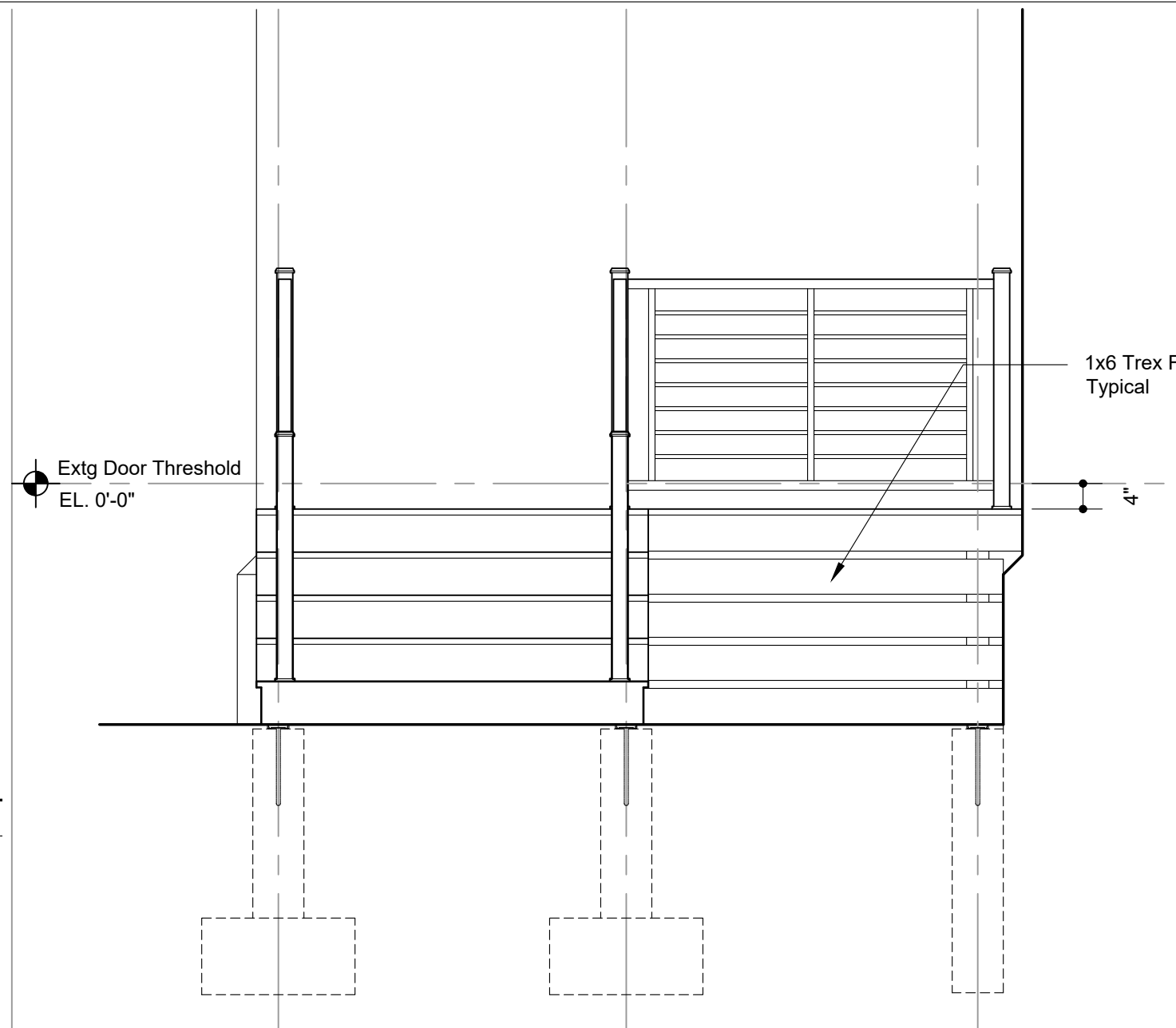
1. _____
2. _____
3. _____



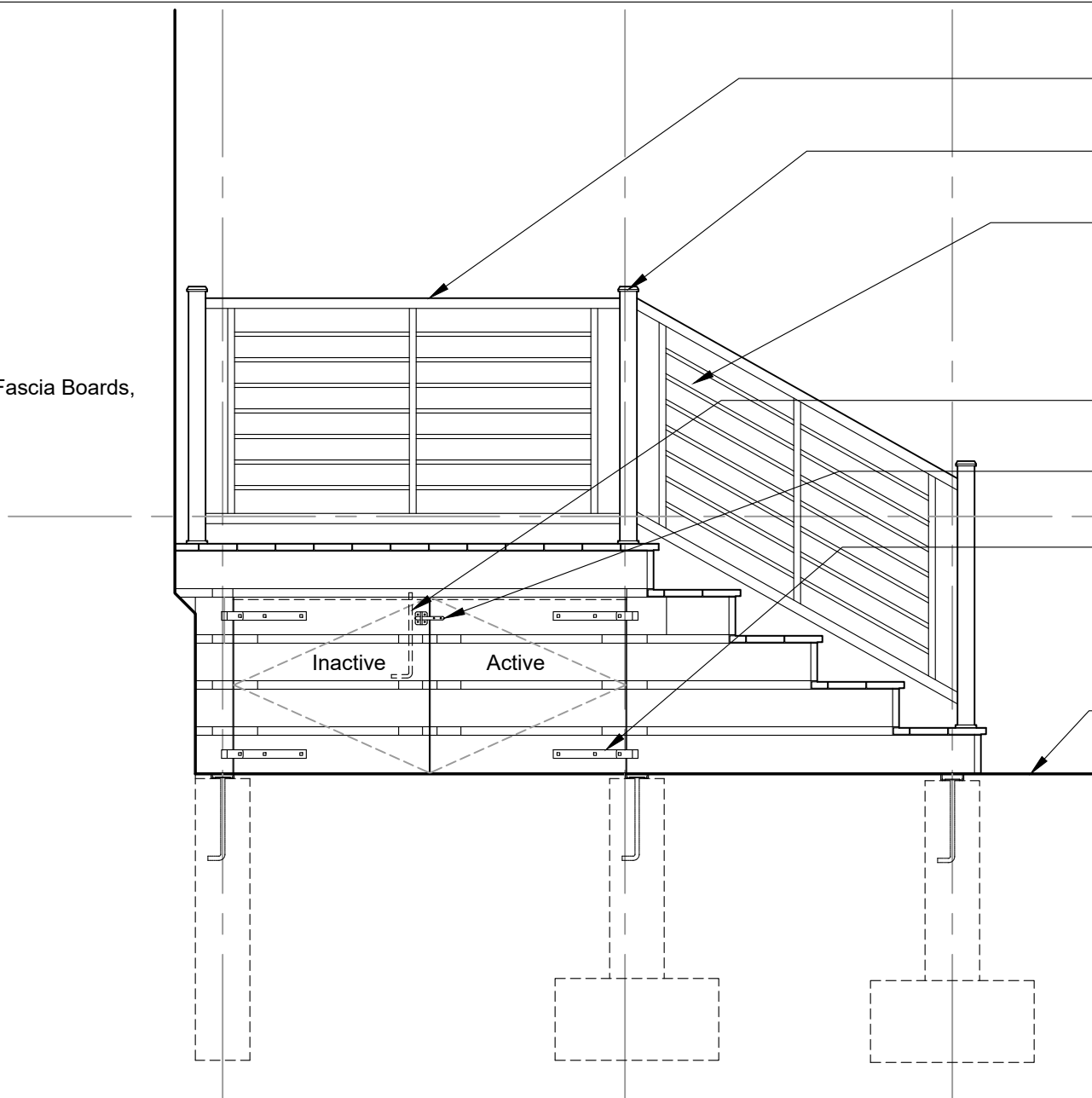




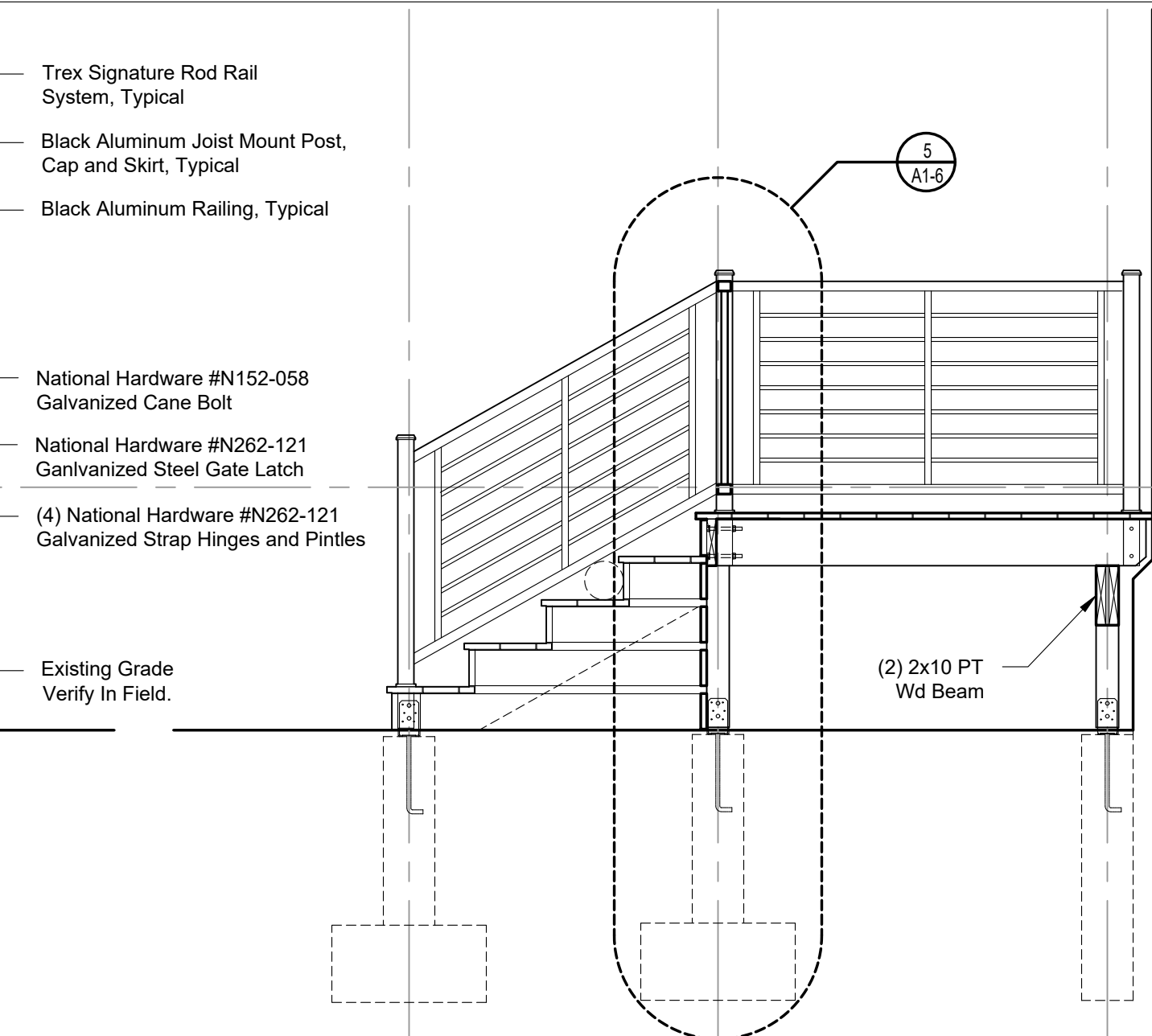
5 Entry Stoop Section Detail
Scale: 3"=1'-0"



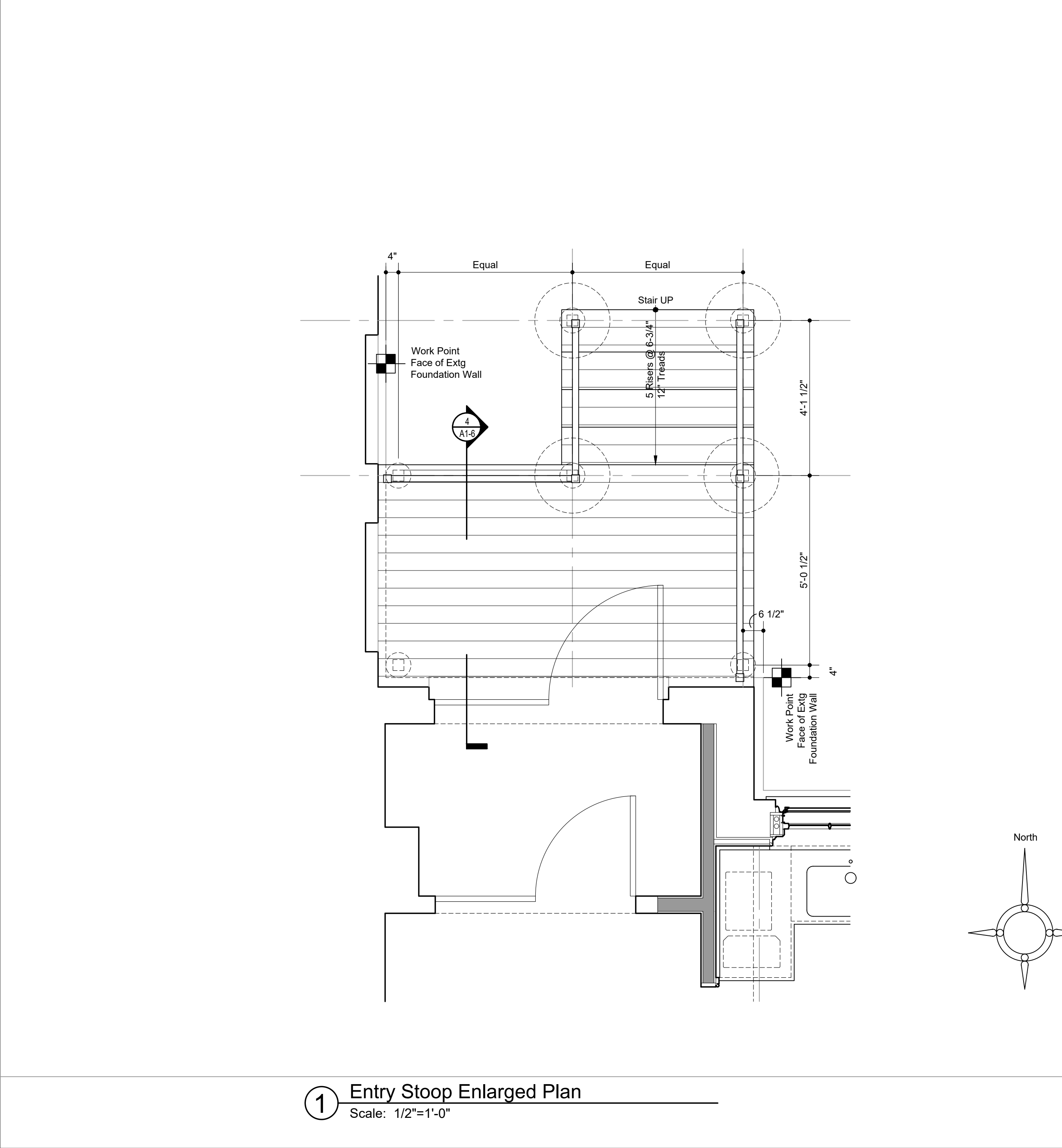
2 Entry Stoop North Elevation
Scale: 1/2"=1'-0"



3 Entry Stoop East Elevation
Scale: 1/2"=1'-0"



4 Entry Stoop West Elevation/Section
Scale: 1/2"=1'-0"



1 Entry Stoop Enlarged Plan
Scale: 1/2"=1'-0"

General Notes

1. All Guardrail Components are to be the Trex "Signature" Rod Rail aluminum railing system with preassembled, square balusters, in Charcoal Black color.

2. All decking and siding to be Trex 1x6 Boards, color: "Whidbey" grey.

Revised
26 June 2025

Issued for Cost Estimating
NOT FOR CONSTRUCTION
6 June 2024

Preliminary
NOT FOR CONSTRUCTION
28 May 2024

Schwartz Residence

50 South School Street, Unit 3
Portsmouth, New Hampshire 03801

Drawing Title

Entry Stoop Enlarged Plan,
Elevations, Section Details

Date
5/28/2024

Scale
As Noted

Project No.
230604

Drawing Number

A1-6

MERRIMACK DESIGN

Architects

85 North Main Street, suite 222
White River Junction, Vermont 05001-7159

telephone: 603-658-0658
e-mail: info@merrimackdesign.com
URL: www.merrimackdesign.com
© MERRIMACK DESIGN Architects

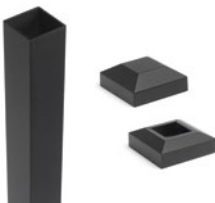


EXCEPTIONAL STRENGTH, MODERN DESIGN

Trex Signature railing is comprised of premium aluminum and finished with top-tier powder coating over all exposed surfaces. Exploring a range from contemporary to industrial designs, Trex Signature railing is offered in elegant neutrals and various configurations. With long-lasting beauty and unmatched durability, allow Signature railing to frame your view.



RAILING COMPONENTS



Aluminum post with cap and skirt



Aluminum crossover post with skirt



Aluminum posts with premounted brackets, cap and skirt



Aluminum top and bottom rail



Verticals



Rods



Mounting and support hardware

COMPONENT	ORIENTATION	HEIGHTS	WIDTHS	COLORS
Aluminum Post with Cap & Skirt	Horizontal	37" (939 mm) 43" (109 cm)	2.5" x 2.5" (63 mm x 63 mm)	BZ, BK
	Stair	53" (134 cm)		
Aluminum Crossover Post with Skirt	Horizontal	36" (914 mm) 42" (106 cm)	2.5" x 2.5" (63 mm x 63 mm)	BZ, BK
Aluminum Post with Premounted Brackets, Cap & Skirt	Line End Corner	37" (939 mm) 43" (109 cm)	2.5" x 2.5" (63 mm x 63 mm)	BK

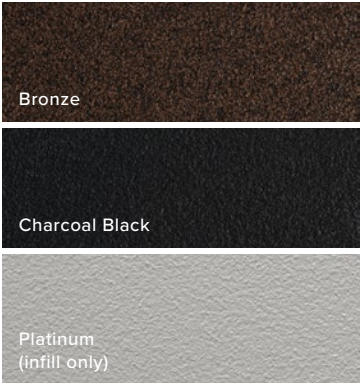
RAIL KITS



COMPONENT	ORIENTATION	HEIGHTS	LENGTHS	COLORS
Rod Rail Kit	Horizontal	36" (914 mm) 42" (106 cm)	6' (182 cm) 8' (243 cm)	BZPL BKPL BKBK First color denotes rails; second color denotes infill.
	Stair			

COLORS

Aluminum



CODE REQUIREMENTS

Trex Signature Railing meets both IRC and IBC requirements, as referenced in Code Compliance Report CCRR-0202.

HARDWARE

Tabless Fixed Brackets

Brackets with tabs removed to work with assembled panels, glass railing and mesh railing.

Includes 2 top rail brackets with covers, 2 bottom rail brackets with covers, 1 fastener pack and (2) 3M VHB adhesive tabs.



Fixed Brackets

Supplementary brackets for horizontal and stair cut rail sections.

Includes 2 top rail brackets with covers, 2 bottom rail brackets with covers and 1 fastener pack.



Rod Rail Vertical Cut Kits

Use as an accessory for cut horizontal and stair rod rail kit sections. Brackets not included.

Includes end verticals, anti-rattle straws and mounting hardware.



QUESTIONS?

Connect with our pro services team at
1-800-BUY-TREX or **customer@trex.com**



Scan to learn more about
Trex Signature Railing.

4. 28 Chestnut Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of fencing and gates on Congress and Porter Streets.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Congress St:

Furnish and Install:

- (2) small sections of 6' high Elite industrial grade EFS-10 4-Rail fence
- (1) 4' swing gate to match with a surface mounted mechanical code lock, Push set exit with shroud, and a half-moon shroud for additional security.

Porter St:

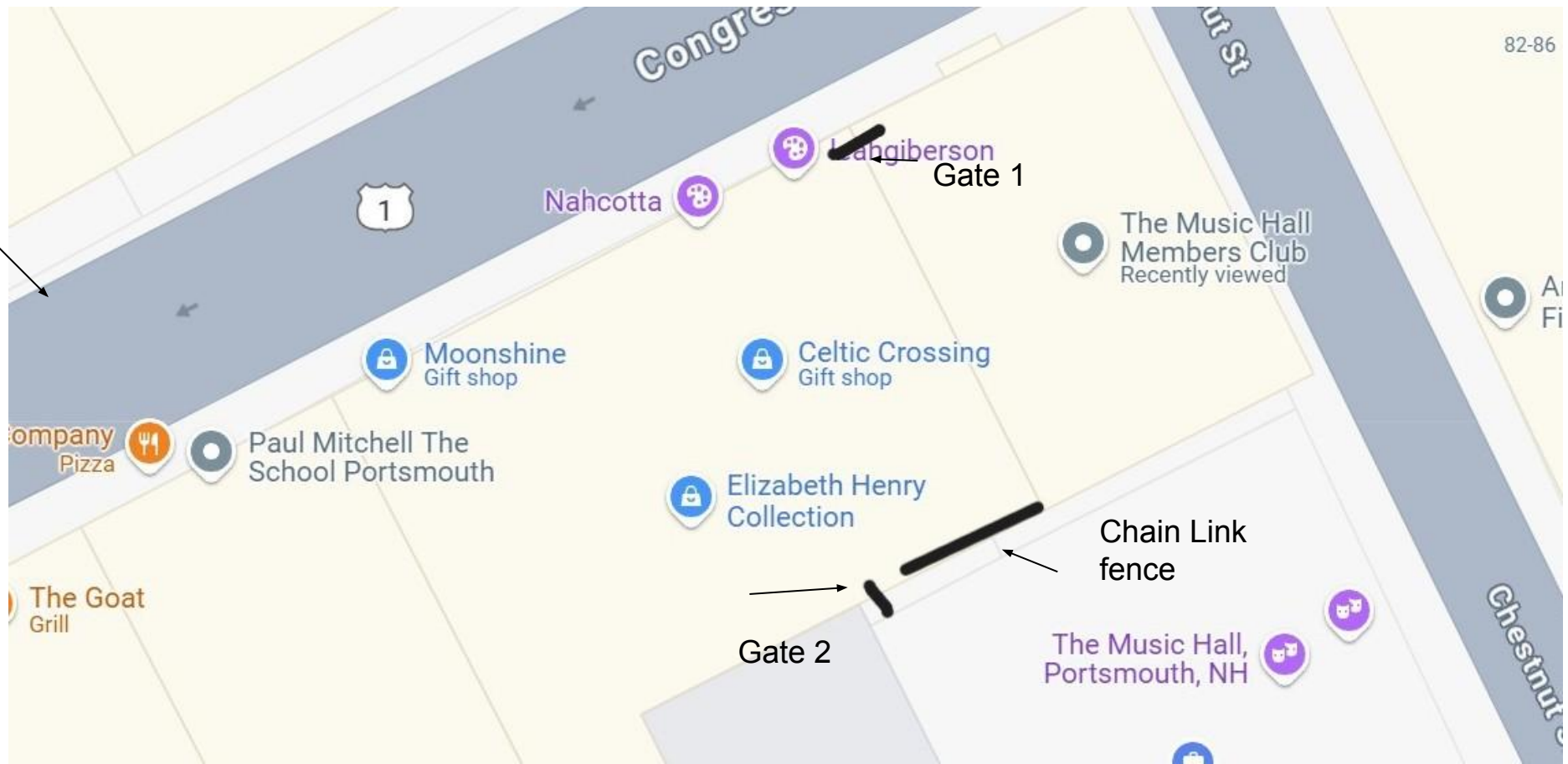
Furnish and Install:

- (2) sections of 6' high Elite industrial grade EFS-10 4-Rail fence
- (1) 4' swing gate to match with a surface mounted mechanical code lock, Push set exit with shroud, and a half-moon shroud for additional security.

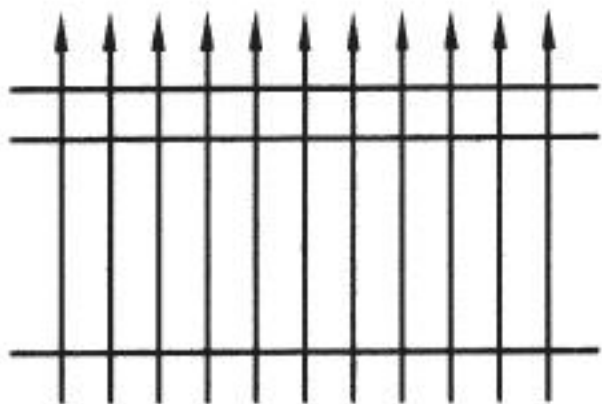
Mechanical area:

Furnish and Install:

- 68 linear feet of 4' high black vinyl coated chain







EFS-10













5. 93 State Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Anthony Residence Renovation

93 State Street
Portsmouth, NH

HDC Admin Approval Submission 06/26/25
06/26/2025

DWG Revision & Issue Index

Rev. No. Date As Noted Description

Sheet List - HDC Submission

Sheet Number	Sheet Name	Sheet Issue Date
HDC Admin 06.26		
A2.01	Roof Demolition Plan - HDC Admin Submission II	06/26/25
A2.02	First Floor Plan - HDC Admin Submission II	06/26/25
A2.03	Second Floor Plan - HDC Admin Submission II	06/26/25
A2.04	Elevation Views - HDC Admin Submission II	06/26/25



CONCEPTUAL RENDERING NOTE: NOT FOR CONSTRUCTION USE
CONCEPTUAL RENDERINGS SHOWN ARE FOR GRAPHICAL AND SPATIAL REPRESENTATION ONLY AND DO NOT ALWAYS MATCH THE CURRENT ARCHITECTURAL DRAWINGS AND DETAILS WITHIN THE DRAWING PACKAGE.
CONCEPTUAL IMAGES NOT TO BE BUILT FROM. ALL ELEVATIONS, DETAILS, SCHEDULES AND OTHER SHEETS WITHIN THE ARCHITECTURAL DRAWINGS TAKE PRECEDENT. NOTIFY ARCHITECT OF DISCREPANCIES FOR CLARIFICATION.



HISTORICAL PHOTO - STATE STREET - CIRCA 1970s

PROJECT TEAM

TMS
architects
interiors

Client
Michael & Deb Anthony
manthony423@aol.com

93 State Street
Portsmouth, NH 03801

Architect
Cristina Johnson
cristinaj@tms-architects.com

One Cate Street
Portsmouth, NH 03801
P: 603.436.4274
www.tmsarchitects.com

JSN JVA
JAMES VERRA & ASSOCIATES, INC.

Structural Engineer
JSN Associates, LLC
charlie@jsneng.com

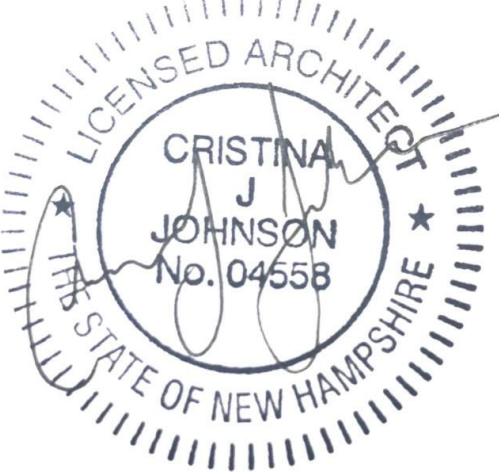
One Autumn Street
Portsmouth, NH 03801
P: 603.433.8639
www.jsneng.com

Civil Engineer
Bruce Scamman, P.E.
bruce@jvasurveyors.com

101 Shattuck Way, Suite 8
Newington, NH 03801
P: 603.436.3557
www.jvasurveyors.com

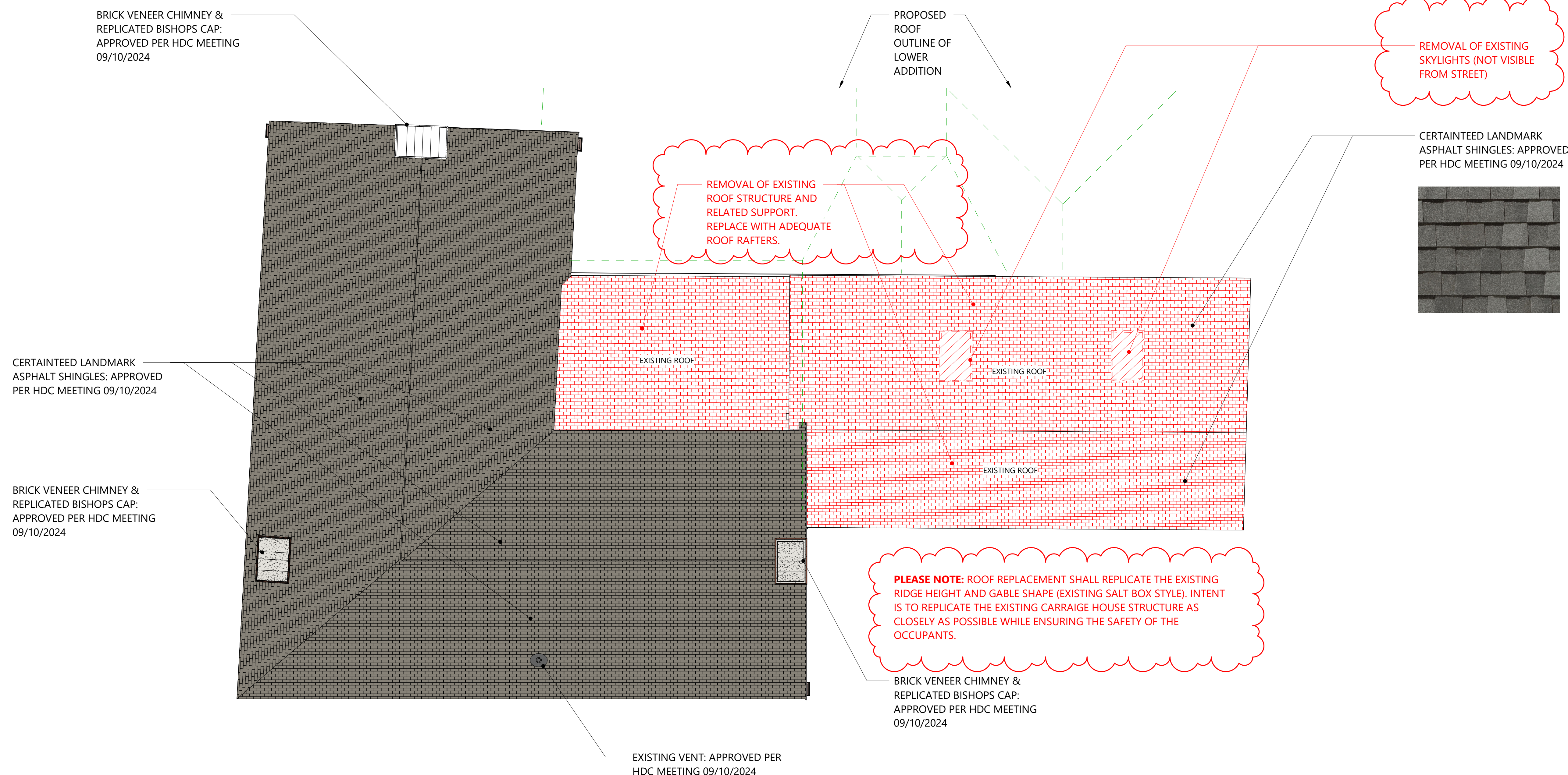
NE CORNERSTONE
General Contractor
Randy Emmett
randynecornerstone@gmail.com

P: 978.314.3055
www.ne-cornerstone.com

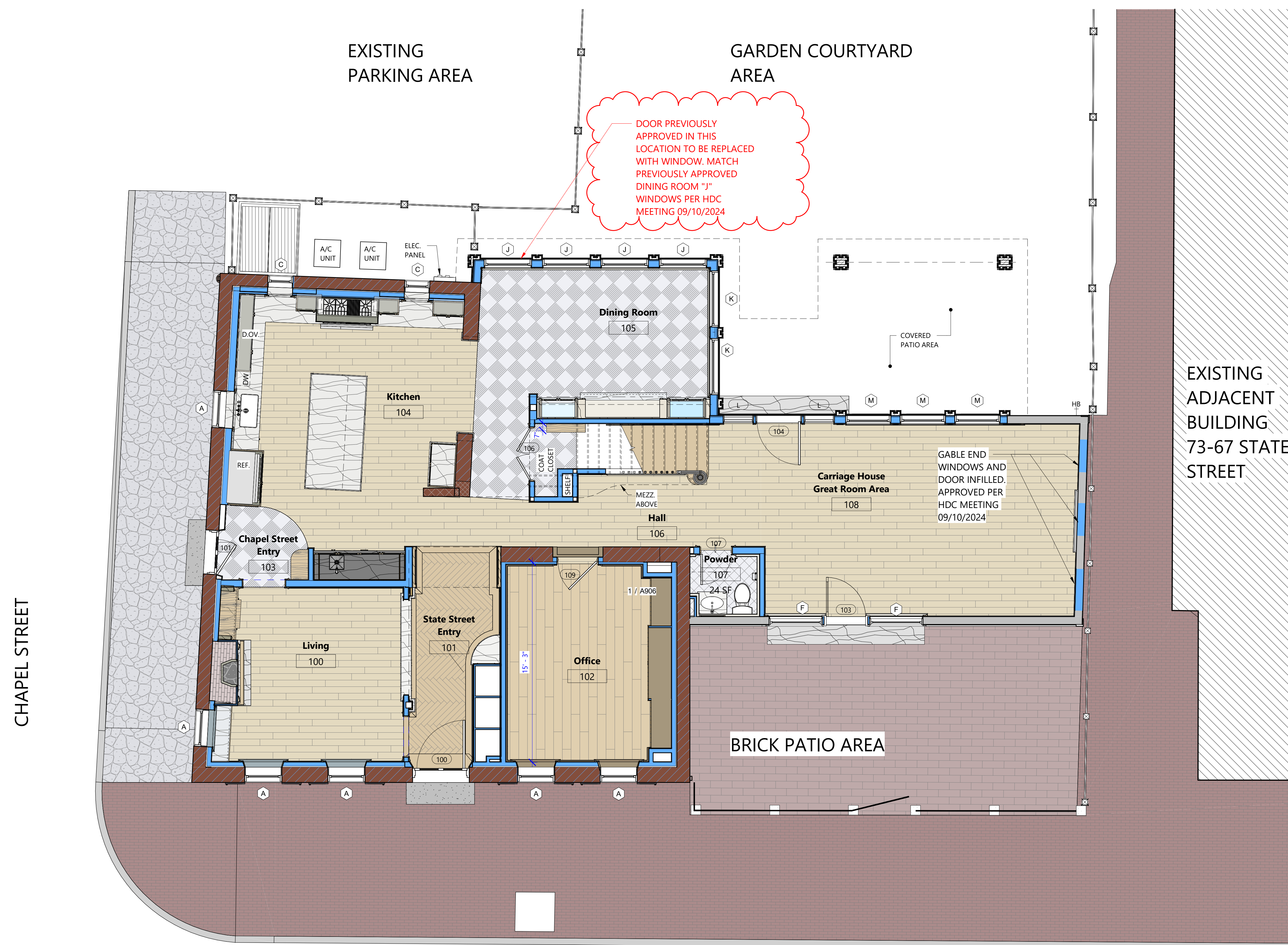


LOCUS MAP









1 Carriage Roof Demolition Plan
A2.01 1/4" = 1'-0"



WALL PHASE LEGEND

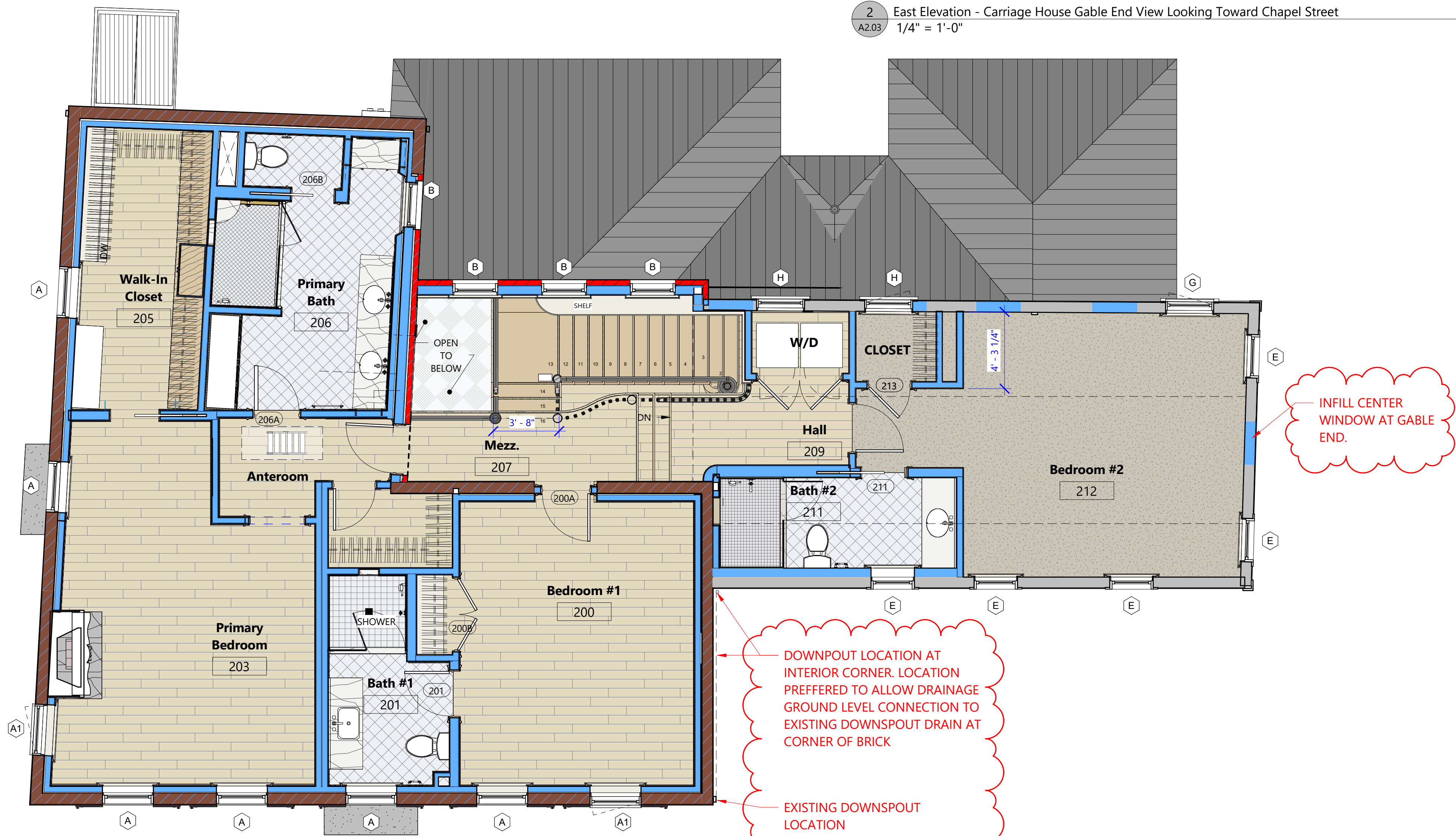
 - PROPOSED WOOD FRAMED WALL
 - PROPOSED BRICK VENEER WALL
 - EXISTING BRICK WALL
 - EXISTING WOOD FRAMED WALL



EXISTING GABLE END OF CARRIAGE HOUSE



2 East Elevation - Carriage House Gable End View Looking Toward Chapel Street
1/4" = 1'-0"



1 Second Floor Plan
1/4" = 1'-0"

TMS
architects
interiors

603.436.4274

GENERAL CONTRACTOR



STRUCTURAL ENGINEER



CIVIL ENGINEER



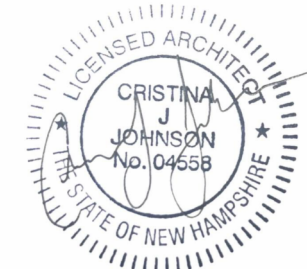
LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

Rev #	Date	Description
6	06/26/25	HDC Admin Submission

STAMPS



HDC Admin Approval
Submission 06/26/25

PROJECT NUMBER

24-023

**Anthony
Residence
Renovation**

93 State Street
Portsmouth, NH

**Second Floor
Plan - HDC
Admin
Submission II**

A2.03

Author: SHEET SCALE: 1/4" = 1'-0"
Checker: SHEET DATE: 06/26/25

PLOT DATE: 6/26/2025 4:00:08 PM

June 26, 2025

Dan Santacroce
Senior Project Manager
TMS Architects / Interiors
2 International Drive
Portsmouth, NH 03801

Re: 93 State Street Carriage House Roof

Dear Mr. Santacroce,

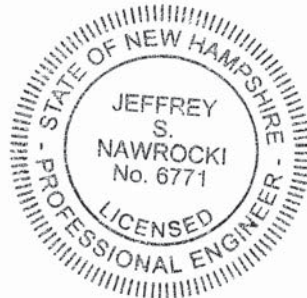
As you know, JSN has been working with you on the renovation project at 93 State Street. During this process, the roof of the carriage house was uncovered, and the framing was found to be very insufficient and was showing signs of distress and excessive deflection. At this time, JSN designed new rafters and a ridge beam that would provide appropriate and adequate strength and stiffness for the building moving forward.

Please contact me if you have any questions or comments.

Sincerely,



Jeffrey S. Nawrocki, P.E.
CEO



6. 19 Howard Street

-Recommended Approval

Background: The applicant is seeking approval to rebuild the existing canopy over the side door entrance, install wood gutters, and repair and place siding where needed.

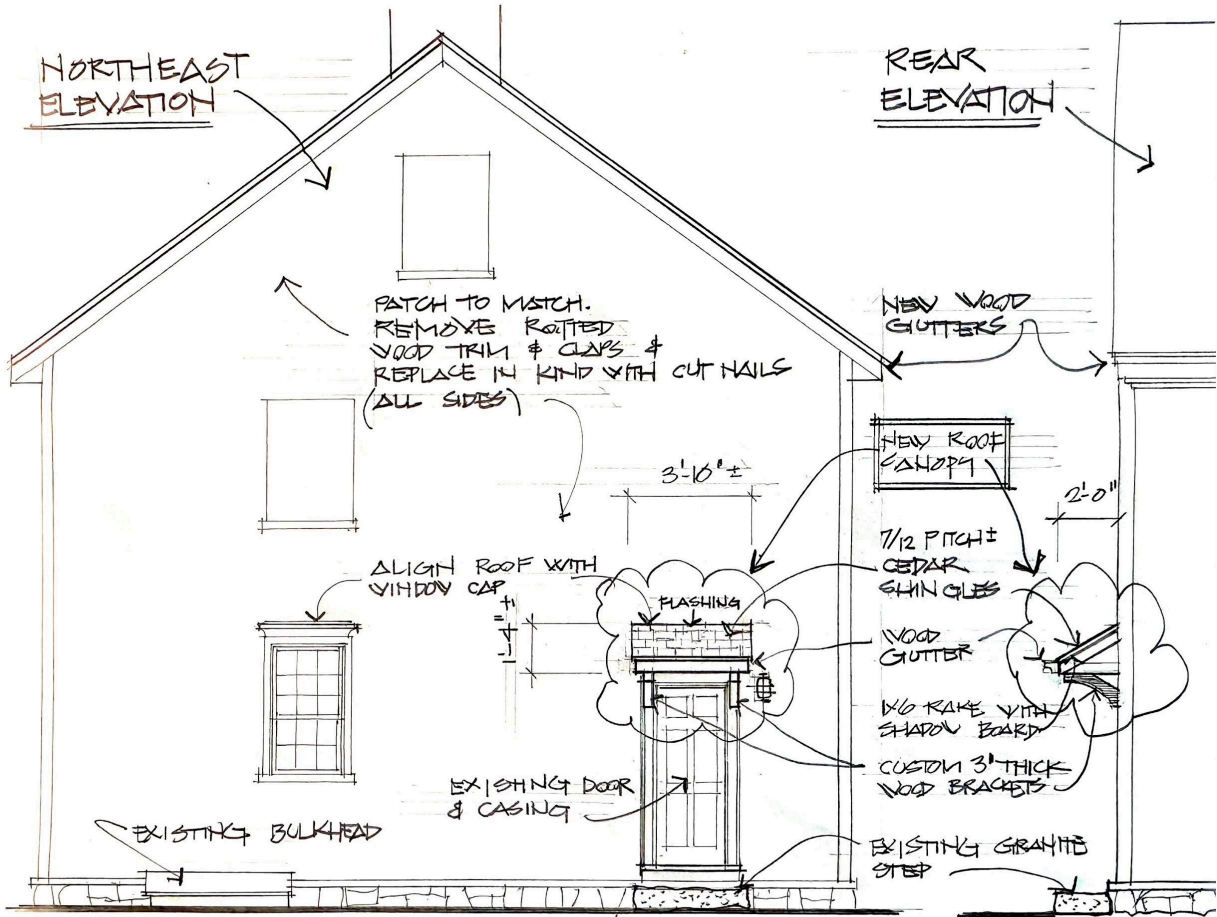
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

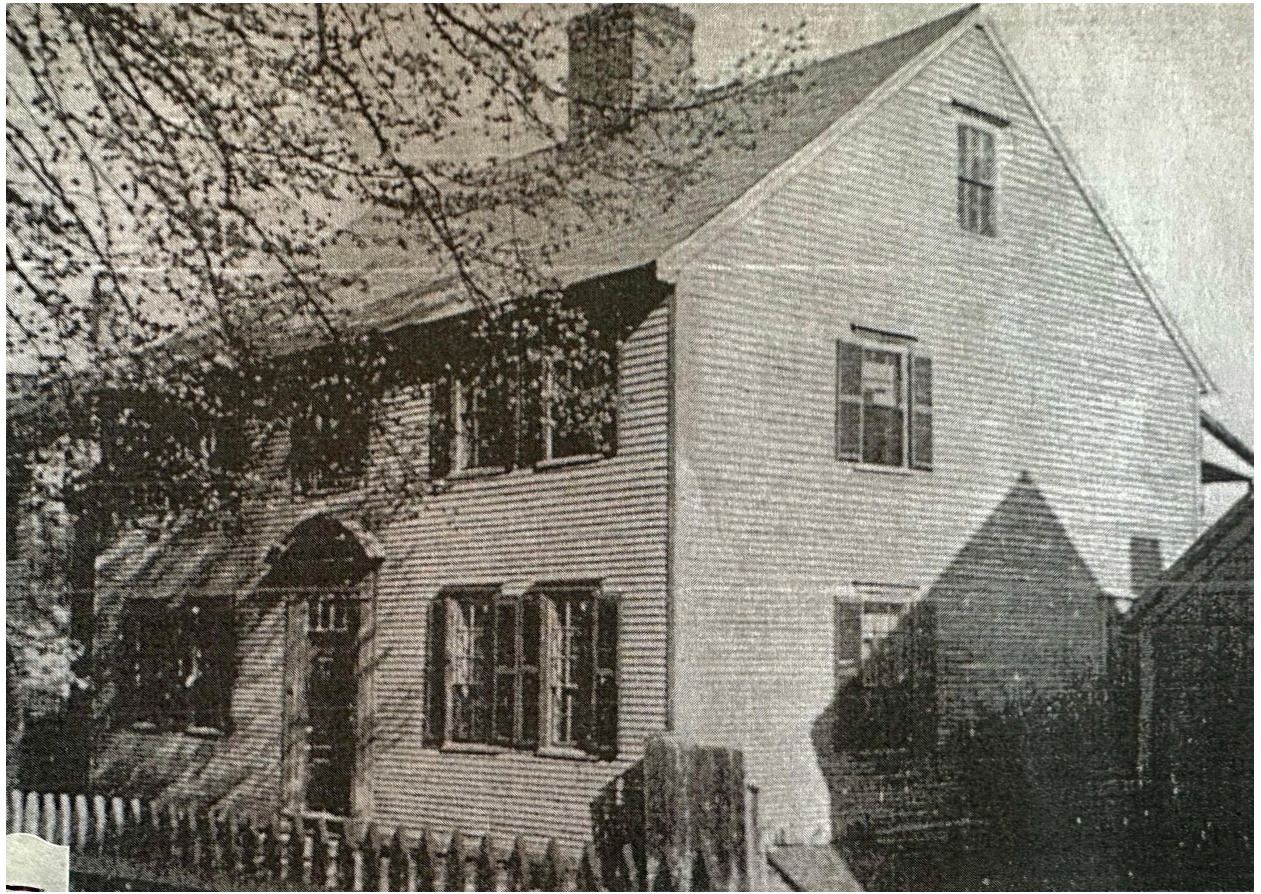
NORTHEAST
ELEVATION

REAR
ELEVATION



19 HAYARD STREET - 03801 - SCALE: 1/4" = 1'-0"

RICHARD & SUSAN SHEA



















7. 114 Mechanic Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the rear door with a new custom door.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Locus Map

Table of Contents

Cover Sheet

1. Existing Condition Photos and Proposed Door



View from Mechanic Street

Project Summary

Replace existing back door with new custom door.



1.Back Elevation (fenced in courtyard)

Red circle indicates location of door. See pictures at right.

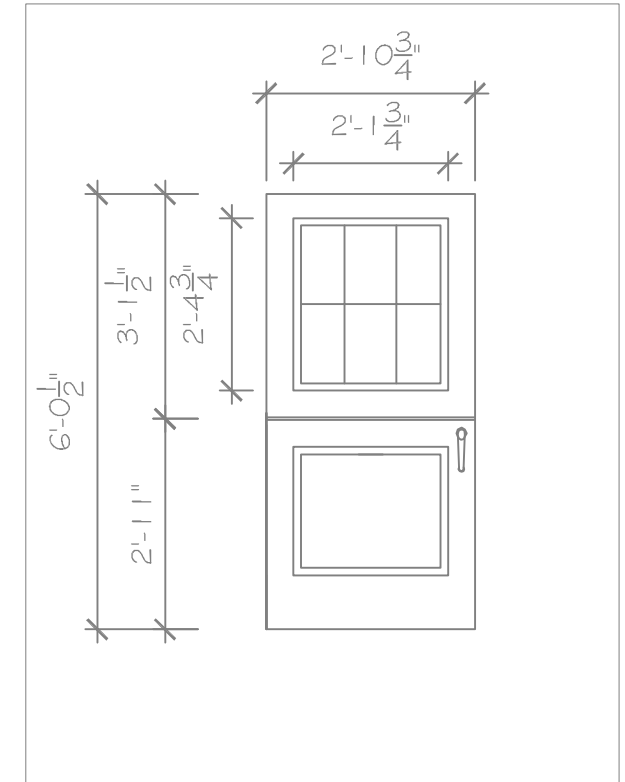
The backyard is entirely enclosed by a 5' tall, solid board fence.

We are proposing to replace the existing door with a new Dutch Style door.

- Custom built to fit existing opening: 34.75" x 72.5"
- Glazing area is sized to align with screened area of existing screen door
- Grill patterns are design to be proportionally equal to the existing windows
- Wood fabrication, to be painted.



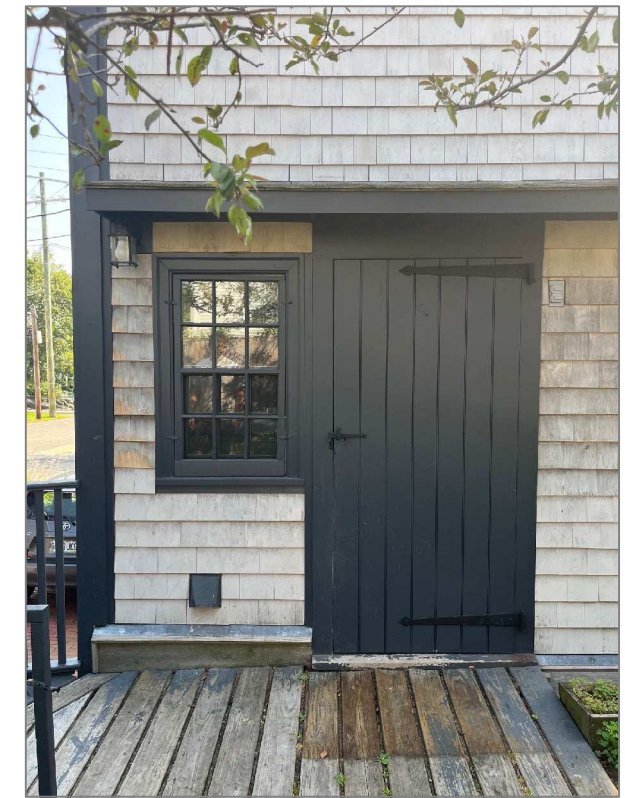
2.Existing Door (to be replaced)



3.Proposed Door



4.Existing Screen Door (to remain)



5.Existing Storm Door (to remain)

8. 420 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

420 PLEASANT STREET - ADDITION & RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - AUGUST 2025
PORTSMOUTH, NEW HAMPSHIRE

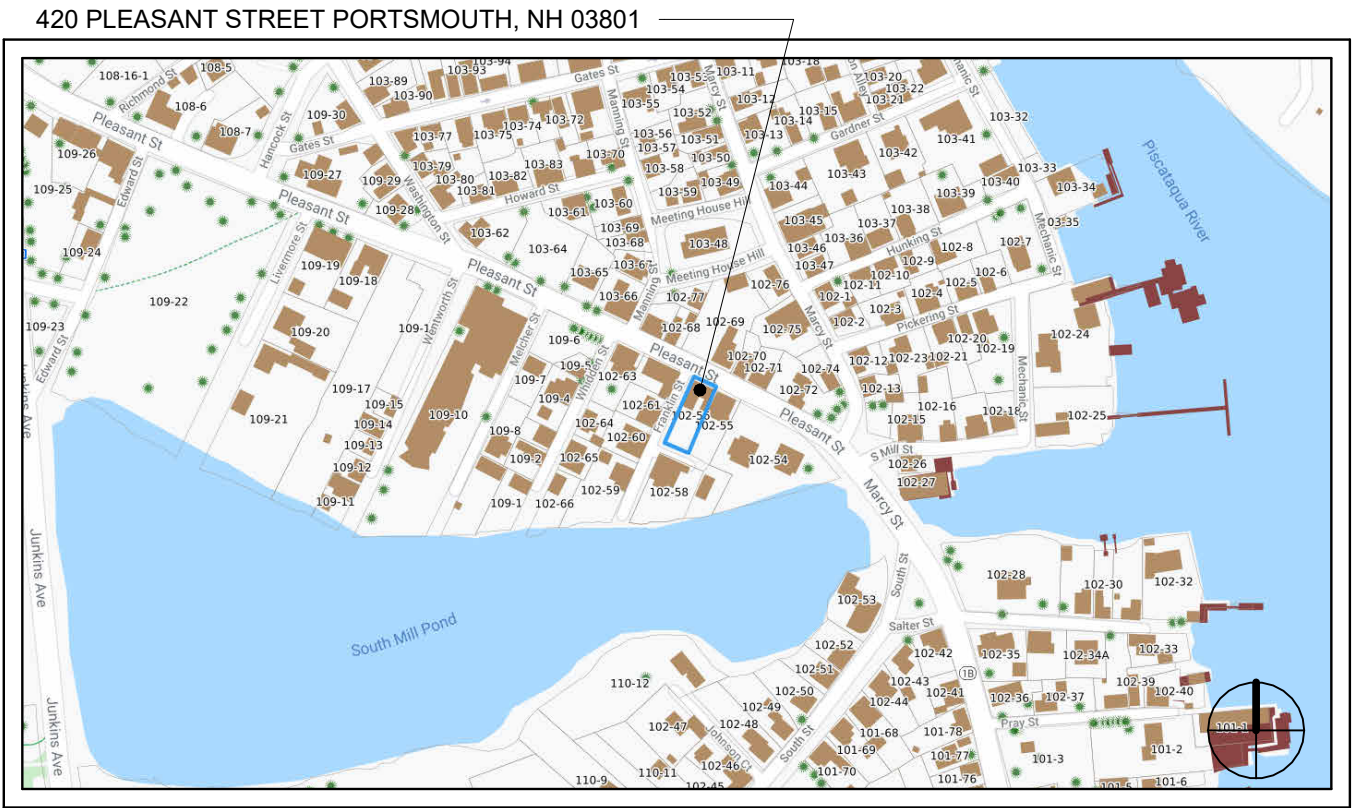
- PROJECT SCOPE:
- MAINTAIN THE PREVIOUSLY APPROVED CONVERSION FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING.
 - THE REMOVAL SCOPE UNDER THE PREVIOUS PROJECT (LU-21-126) HAS BEEN COMPLETED – REMOVE FORMER DILAPIDATED SOUTHEAST ADDITION, BATHROOM AND REAR ENTRY VESTIBULE.
 - THE PURPOSE OF THE REAR ADDITION IS THE SAME AS THE PREVIOUSLY APPROVED PROJECT - TO ENCLOSE A THREE-STORY CODE COMPLIANT EGRESS STAIR
 - MODIFICATIONS FROM THE PREVIOUSLY APPROVED PROJECT INCLUDE:
 - NEW ROOF FORM FOR THE REAR THIRD FLOOR DECK AND STAIR ENCLOSURE TO RELOCATE THE DECK ACCESS POINT WHILE PROVIDING CODE COMPLIANT HEAD HEIGHT AND DOORS TO THE DECK.
 - REFER TO SHEET A6 FOR SCOPE OF WORK BREAKDOWN

- PROJECT HISTORY:
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
 - LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
 - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
 - 2) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
 - LU-21-126 - HISTORIC DISTRICT COMMISSION FIRST EXTENSION: 06/17/2022
 - LU-21-126 – ZONING BOARD OF ADJUSTMENT EXTENSION: 06/27/2023
 - LU-21-126 - HISTORIC DISTRICT COMMISSION SECOND EXTENSION: 08/09/2023
 - LU-21-126 - HISTORIC DISTRICT COMMISSION THIRD EXTENSION: 09/11/2024
 - LUHD-723 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 02/21/2024
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
 - DEMO-24-23 – DEMOLITION PERMIT ISSUED: 09/25/2024 - COMPLETED: 02/24/2025
 - BLDG-24-525 – BUILDING PERMIT ISSUED: 01/17/2025
 - BUILDING FIRE – 02/06/2025
 - PROPERTY LISTED FOR SALE AND CLOSED ON 05/08/2025

BUILDING HISTORY:

JAMES HILL BUILT THE HOUSE LOCATED ON THE CORNER OF PLEASANT STREET AND COTTER 'S LANE (FRANKLIN STREET) AT 420 PLEASANT STREET A MERE TWO YEARS BEFORE HIS EARLY AND UNTIMELY DEATH IN 1814. AT THAT TIME THE HOUSE WAS SPLIT INTO MULTIPLE UNITS AND THE REAR ELL TO THE SOUTH WAS ADDED FOR HIS WIDOW, MARY HILL, TO LIVE IN AS HER DOWER. AFTER THAT IT WAS PURCHASED BY THOMAS SHAW (SHAW 'S WHARF AT PRESCOTT PARK) AND HAS BEEN AN ACTIVE MULTI-FAMILY BUILDING FOR OVER 200 YEARS SINCE THEN. THE BUILDING WAS RECENTLY SUBJECTED TO A FIRE ON FEBRUARY 6TH 2025 WHICH HAS LED THE PREVIOUS OWNER TO SELL THE PROPERTY TO THE CURRENT OWNER.

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOS
A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	FIRST AND SECOND FLOOR PLANS
A5	THIRD FLOOR AND ROOF PLANS
A6	ELEVATIONS AND SCOPE OF WORK
A7	ELEVATIONS
A8	PERSPECTIVES
APDX 1	APPENDIX 1 - PREVIOUS APPROVAL
APDX 2	APPENDIX 2 - ANDERSEN WINDOWS
APDX 3	APPENDIX 3 - PROPOSED EXTERIOR LANTERN
APDX 4	APPENDIX 4 - TIMBERTECH IMPRESSION RAIL
APDX 5	APPENDIX 5 - ANDERSEN FRENCH DOOR



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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

COVER
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



C

07/17/2025
PA: EKW / RD
Project Number: 25042
NOT TO SCALE



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



VIEW FROM PLEASANT STREET



VIEW FROM INTERSECTION OF PLEASANT STREET AND FRANKLIN STREET



REAR OF BUILDING FROM FRANKLIN STREET



REMAINDER OF BURNED SOUTHEAST ADDITION

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING PHOTOS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by
McHENRY ARCHITECTURE



A1

07/17/2025
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (4)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONTEXT PHOTOS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

4 Market Street
Portsmouth, New Hampshire
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A2

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Project Number: 25042
NOT TO SCALE



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



VIEW LOOKING DOWN FRANKLIN STREET



APPROACH FROM FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW FROM REAR OF 428 PLEASANT STREET

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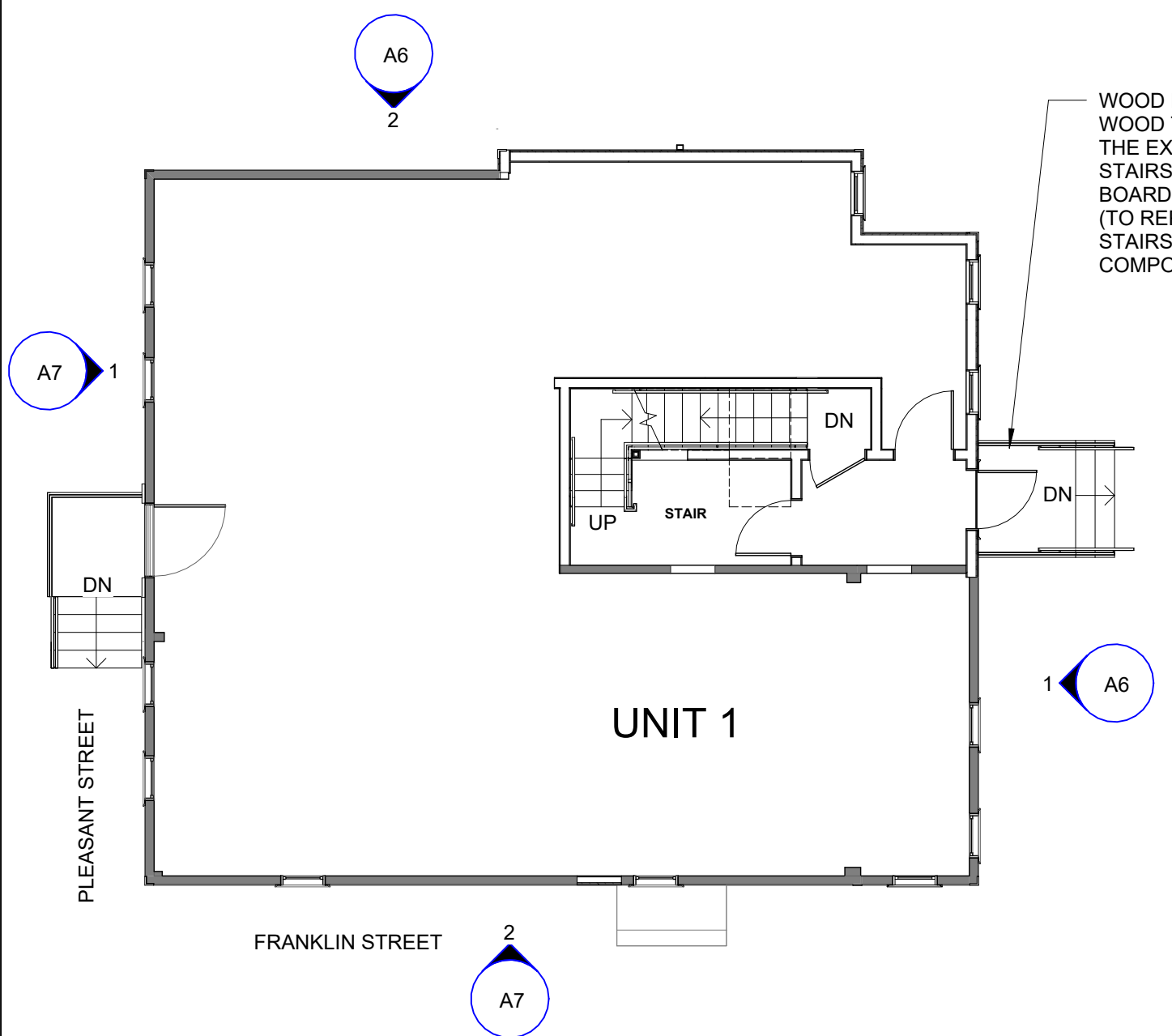
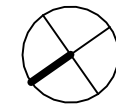
CONTEXT PHOTOS
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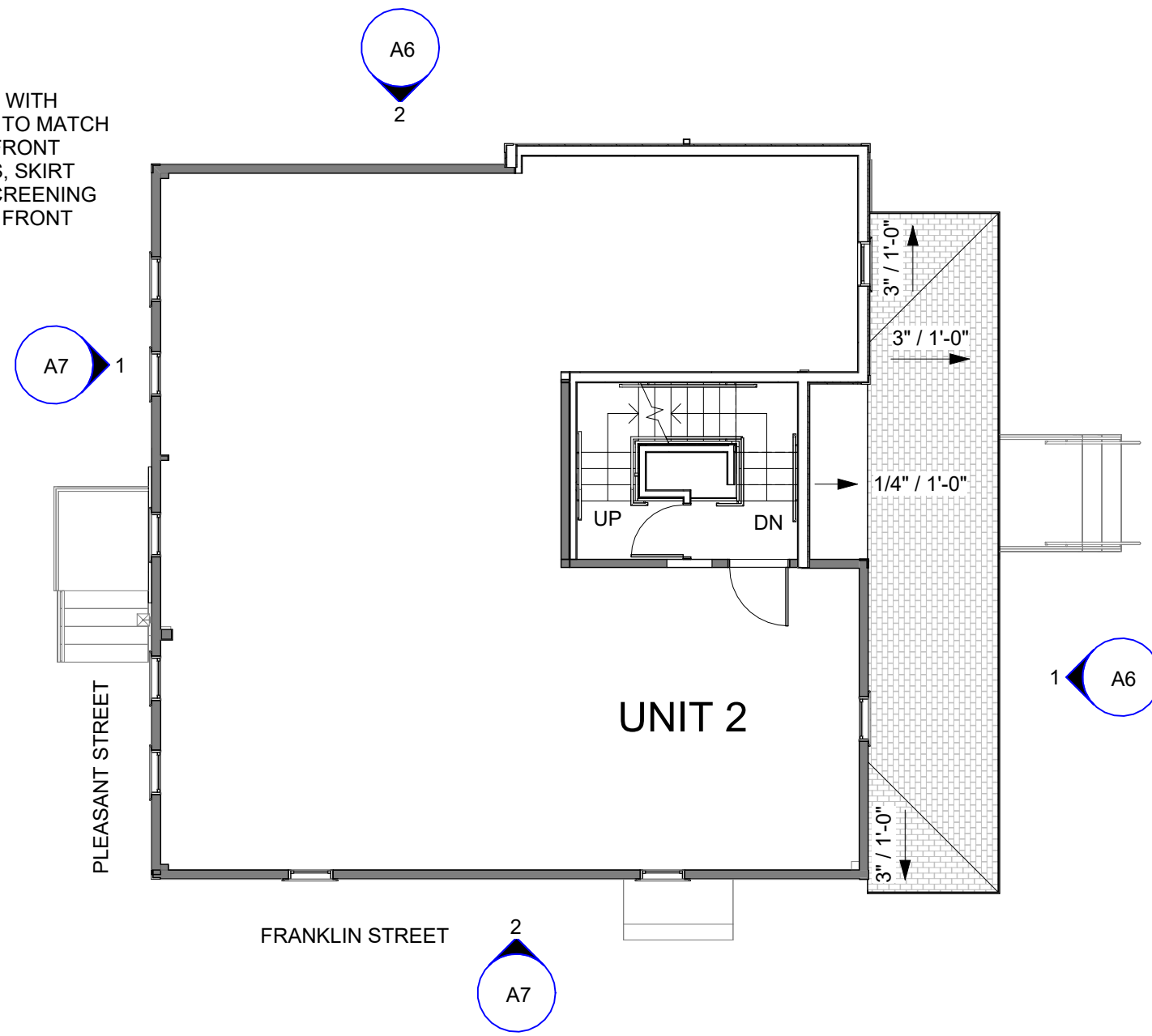
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1 FIRST FLOOR PLAN
1/8" = 1'-0"

WOOD FRAMED WITH
WOOD TREADS TO MATCH
THE EXISTING FRONT
STAIRS. RISERS, SKIRT
BOARD, AND SCREENING
(TO REPLICATE FRONT
STAIRS) TO BE
COMPOSITE



2 SECOND FLOOR PLAN
1/8" = 1'-0"

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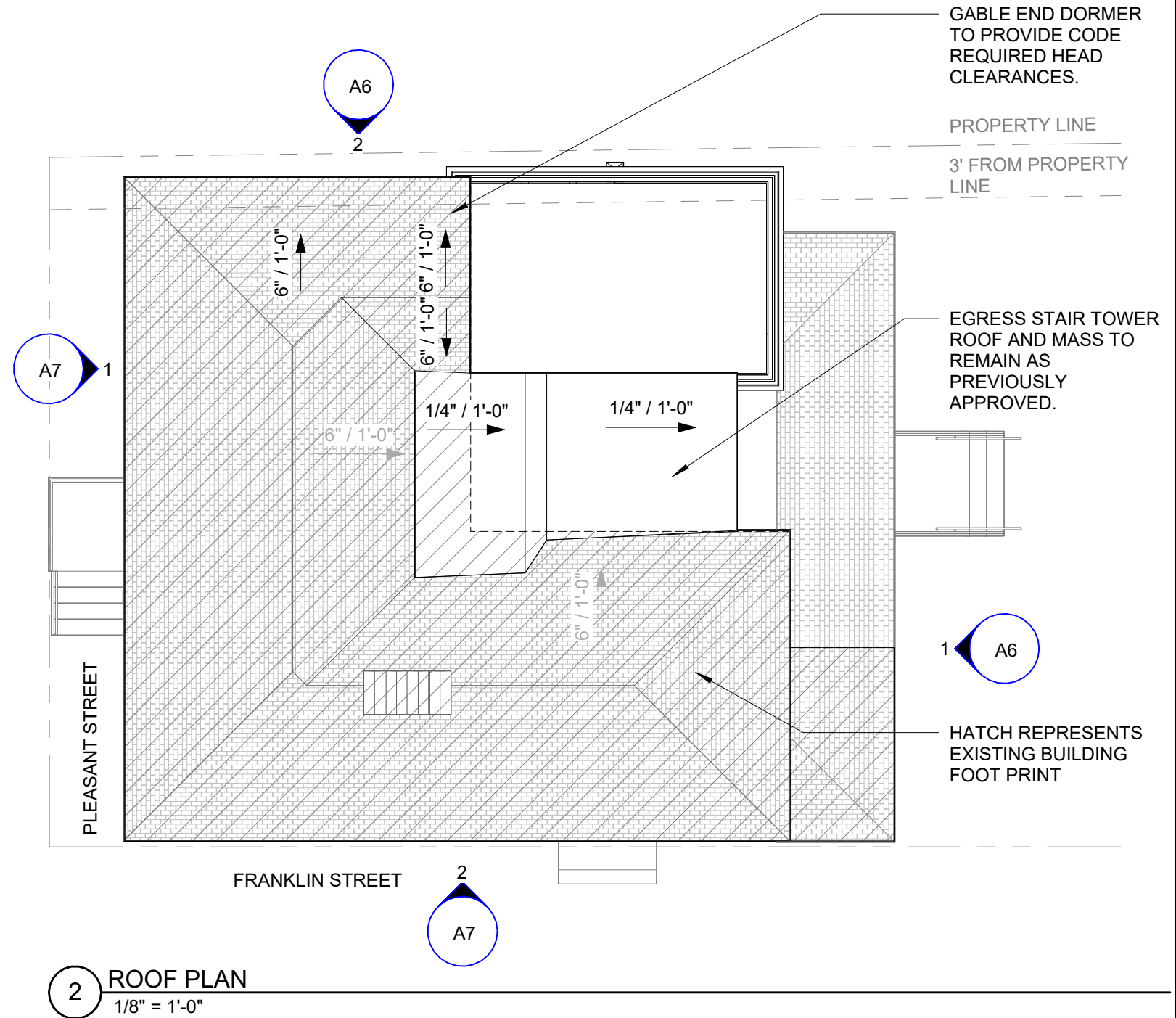
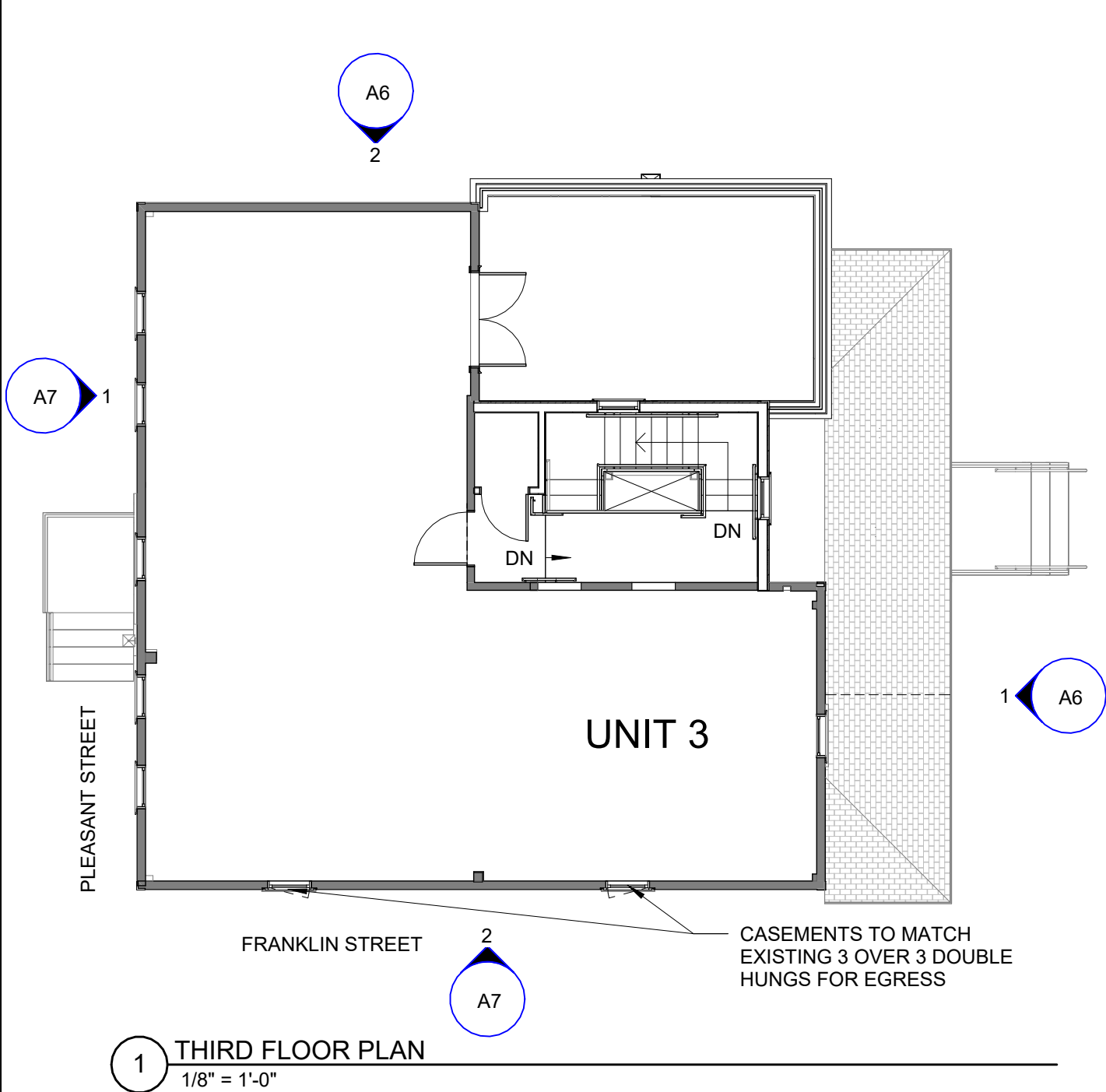
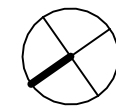
FIRST AND SECOND FLOOR PLANS
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Scale: 1/8" = 1'-0"



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THIRD FLOOR AND ROOF PLANS
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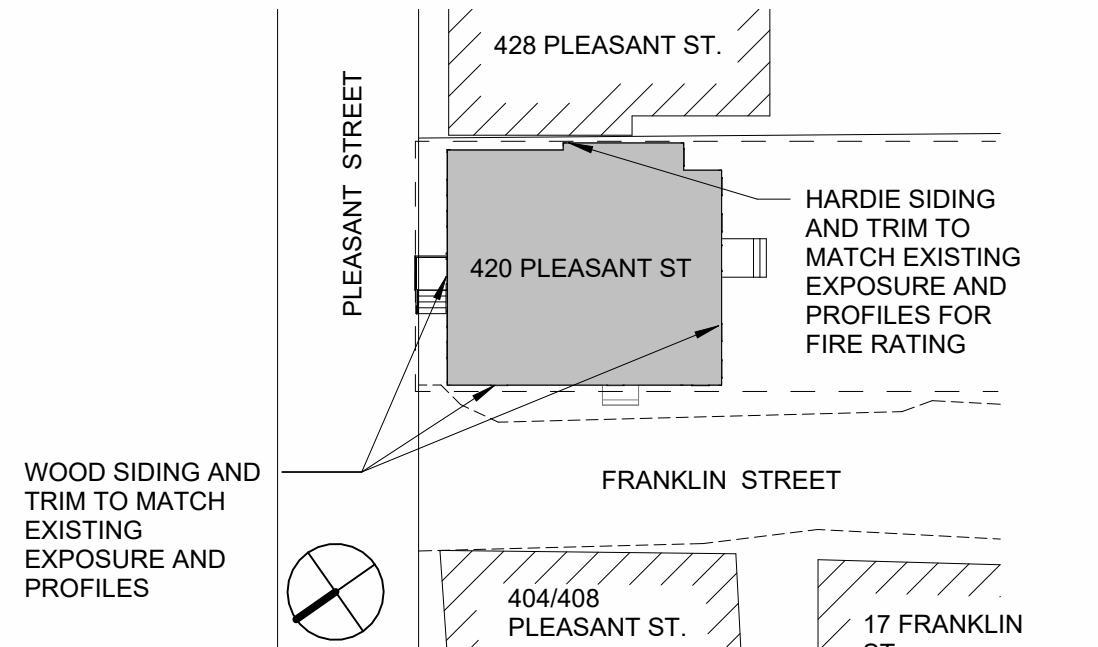


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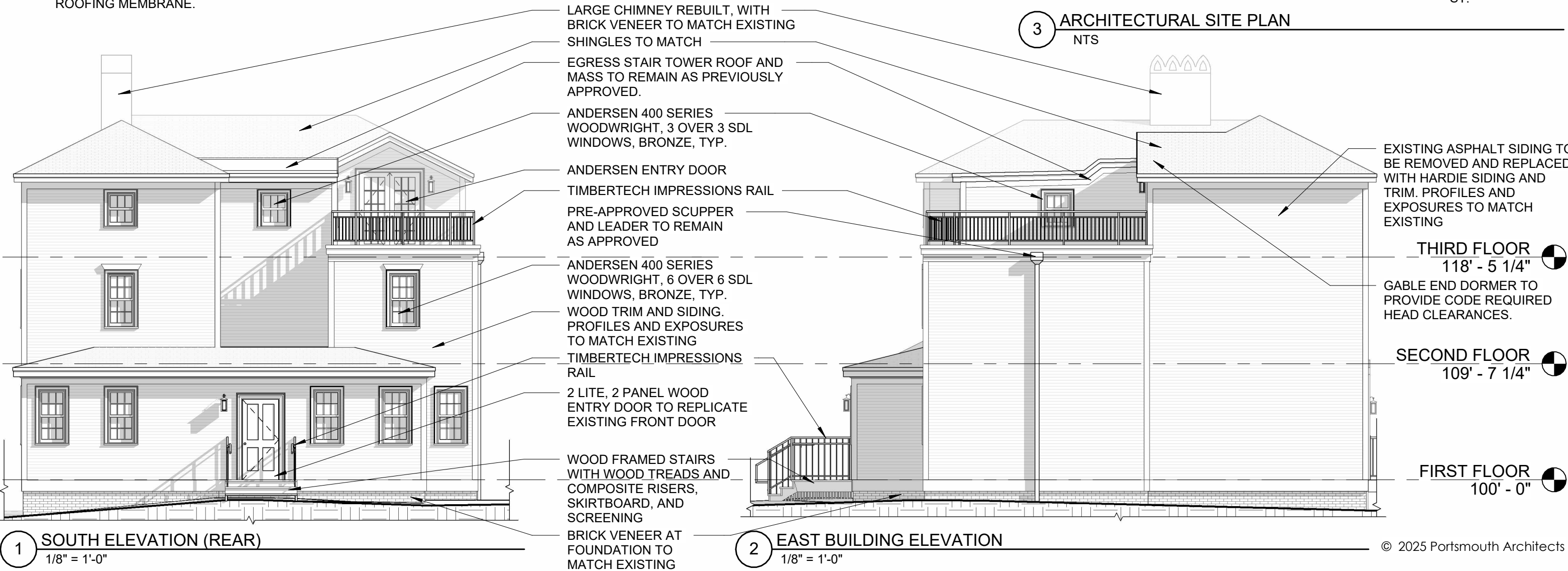
07/17/2025
PA: EKW / RD
Project Number: 25042
Scale: 1/8" = 1'-0"

SCOPE BREAKDOWN:

- REPLACE ALL WINDOWS WITH ANDERSEN 400 SERIES WOODWRIGHT IN BRONZE WITH SIMULATED DIVIDED LITES WITH HALF INSECT SCREENS. SEE APPENDIX 2.
 - REFER TO 1/A5 FOR WINDOWS TO BE REPLACED WITH CASEMENTS TO MATCH EXISTING 3 OVER 3 DOUBLE HUNGS FOR EGRESS.
- ROOF DECK ENTRY DOOR TO BE FRENCH DOOR, 12 LITE ANDERSEN ENTRY DOOR. SEE APPENDIX 5.
- EXISTING SIDING AND TRIM TO BE REPAIRED AND REPLACED IN KIND (WOOD), THE PLEASANT STREET, FRANKLIN STREET AND SOUTH ELEVATIONS. EXISTING FACE APPLIED TRIM BANDS TO BE REMOVED.
 - REAR ADDITION: WOOD SIDING AND TRIM, PROFILES AND EXPOSURES TO MATCH EXISTING.
 - EAST ELEVATION: JAMES HARDIE FIBER CEMENT SMOOTH FINISH SIDING, PAINTED, TO MATCH EXISTING EXPOSURE. JAMES HARDIE TRIM, SMOOTH FINISH, PAINTED. TRIM TO MATCH EXISTING PROFILES. DUE TO PROXIMITY TO THE PROPERTY LINE, A FIRE RESILIENT MATERIAL IS NEEDED.
- REMOVE MAIN CHIMNEY AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, FORM AND DETAIL. PROPOSED REMOVAL IS TO MAINTAIN STRUCTURAL INTEGRITY OF INTERIOR FRAMING.
- SOUTHERN CHIMNEY TO BE REMOVED AS PREVIOUSLY APPROVED.
- THE FOOTPRINT IS THE SAME AS THE ORIGINAL APPROVAL. RELOCATE DECK ACCESS DOOR TO PROVIDE CODE REQUIRED HEAD CLEARANCES.
- THE PREVIOUSLY APPROVED SCUPPER AND RAIN LEADER TO REMAIN AS APPROVED.
- REAR ENTRY PORCH AND STAIRS TO BE WOOD FRAMED WITH WOOD TREADS TO MATCH THE EXISTING FRONT STAIRS. RISERS, SKIRT BOARD, AND SCREENING TO BE COMPOSITE MATERIAL FOR RESILIENCY AT GRADE
- RAILING TO BE TIMBERTECH IMPRESSIONS BLACK WITH CLASSIC TOP RAIL, OPEN MID RAIL. SEE APPENDIX 4.
- WOOD 2 LITE/2 PANEL ENTRY DOOR TO MATCH EXISTING FRONT ENTRY DOOR AT FIRST FLOOR.
- ROOF TO BE REPLACED IN KIND, ALL NEW ROOFS WITH PITCHES GREATER THAN 3"/12" TO MATCH. SHALLOWER PITCHES TO BE A BLACK ROOFING MEMBRANE.



3 ARCHITECTURAL SITE PLAN
NTS



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ELEVATIONS AND SCOPE OF WORK

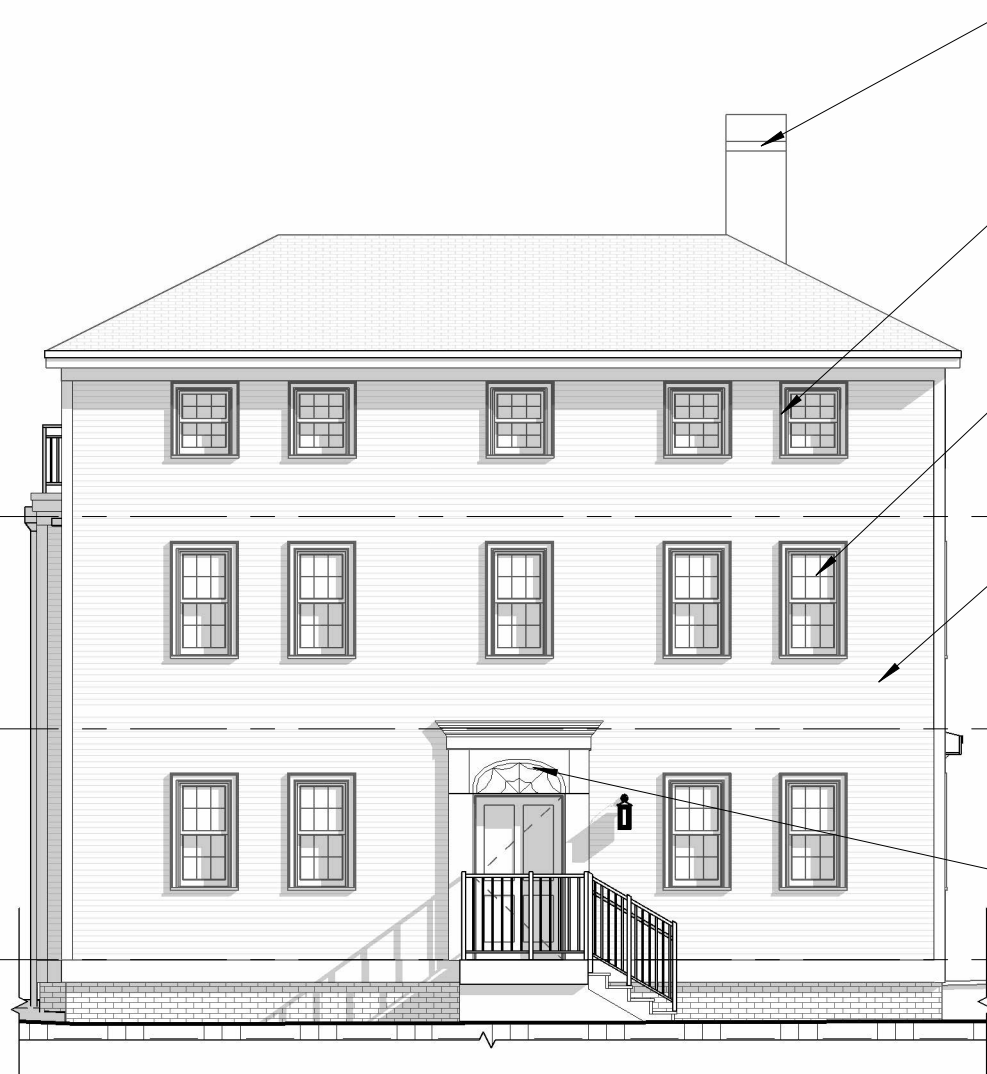
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LARGE CHIMNEY REBUILT, WITH
BRICK VENEER TO MATCH EXISTING

ANDERSEN 400 SERIES
WOODWRIGHT, 3 OVER 3 SDL
WINDOWS, BRONZE, TYP.

ANDERSEN 400 SERIES
WOODWRIGHT, 6 OVER 6 SDL
WINDOWS, BRONZE, TYP.

REPAIR AND REPLACE
EXISTING WOOD SIDING AND
TRIM IN KIND

REMOVAL OF EXISTING
WINDOW, INFILL OPENING TO
MATCH ADJACENT WALL
CONSTRUCTION AND FINISH

EXISTING DOOR TRIM
AND TRANSOM TO
REMAIN



EXISTING WINDOWS TO BE
REMOVED AND ENLARGED
BY 6" +/- IN HEIGHT TO MEET
EGRESS
REQUIREMENTS. WINDOW
HEAD TO REMAIN AT SAME
ELEVATION. FAUX 3 OVER 3
DOUBLE HUNG
CASEMENTS.
2'-4"W x 3'-4"H

THIRD FLOOR
118' - 5 1/4"

SECOND FLOOR
109' - 7 1/4"

NEW ANDERSON 400 SERIES
WOODWRIGHT, 6 OVER 6 SDL
WINDOW, BRONZE, TYP.

FIRST FLOOR
100' - 0"

1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"

2 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

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ELEVATIONS

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PERSPECTIVE FROM BACK LOT



PERSPECTIVE FROM FRANKLIN STREET

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420 PLEASANT STREET
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PERSPECTIVES

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START OF APPENDICES

420 Pleasant Street

420 PLEASANT STREET - ADDITION AND RENOVATIONS

HISTORIC DISTRICT COMMISSION: WORK SESSION / PUBLIC HEARING - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

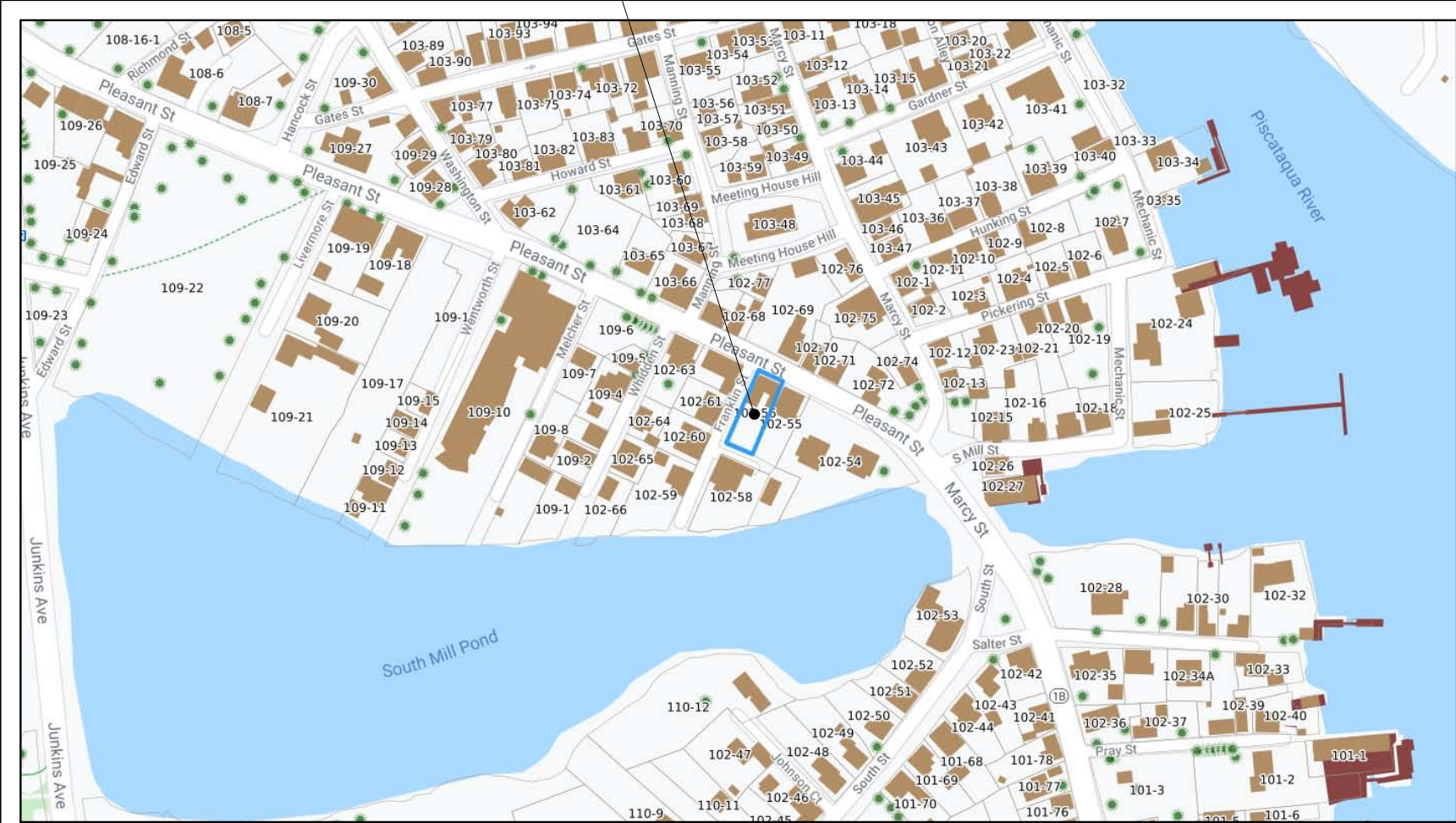
PROPOSED WORK:

- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING
- ADDITION OF REAR ENTRY PORCH

SHEET LIST	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING PHOTOS
A2	CONTEXT PHOTOS
A3	CONTEXT PHOTOS
A4	EXISTING FLOOR PLANS
A5	PROPOSED FLOOR PLANS
A6	PREFERRED ROOF FORM
A7	MATERIALS AND DETAILS
A8	MATERIALS AND DETAILS
A9	MATERIALS AND DETAILS
A10	ROOF OPTIONS
A11	ROOF OPTIONS



420 PLEASANT STREET PORTSMOUTH, NH 03801



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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801



HDC WORK SESSION / PUBLIC HEARING - JULY 2021

COVER

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

C

07/07/2021

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VIEW DOWN FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW OF EXISTING SOUTHEAST ADDITION



ENTRY ON PLEASANT STREET



REAR OF BUILDING FROM FRANKLIN STREET



EXISTING REAR ENTRY

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APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

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Portsmouth, New Hampshire

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APPROACH FROM FRANKLIN STREET (1)



APPROACH FROM FRANKLIN STREET (2)



APPROACH FROM SANDERS FISH MARKET (PLEASANT STREET)



FRANKLIN STREET



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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PORTSMOUTH, NH 03801

CONTEXT PHOTOS

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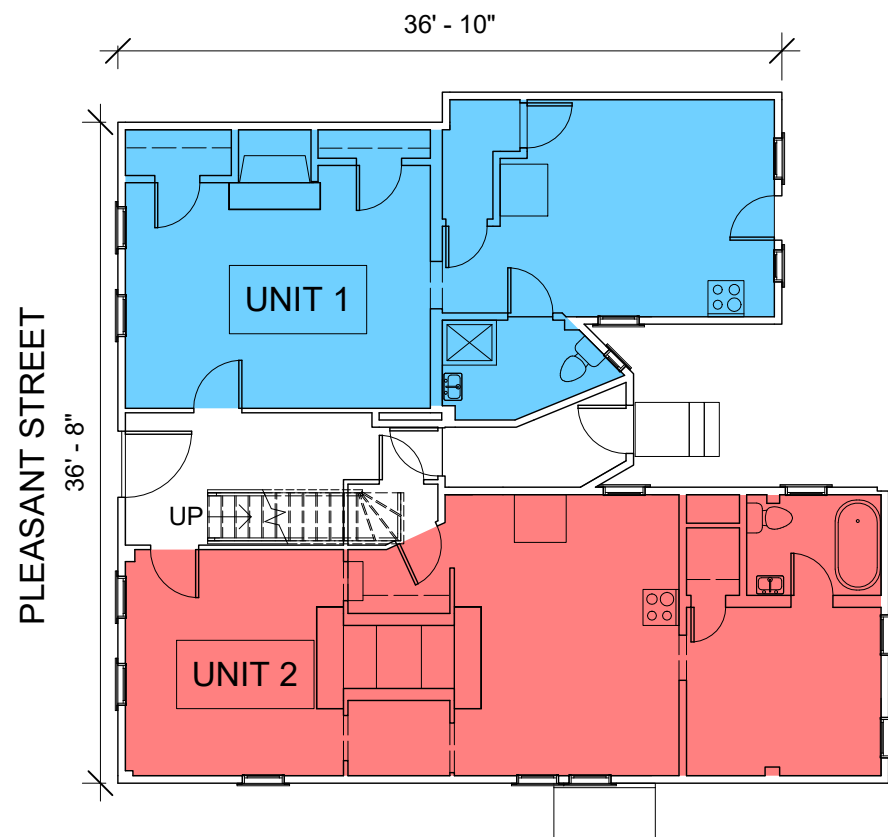
Portsmouth, New Hampshire

A3

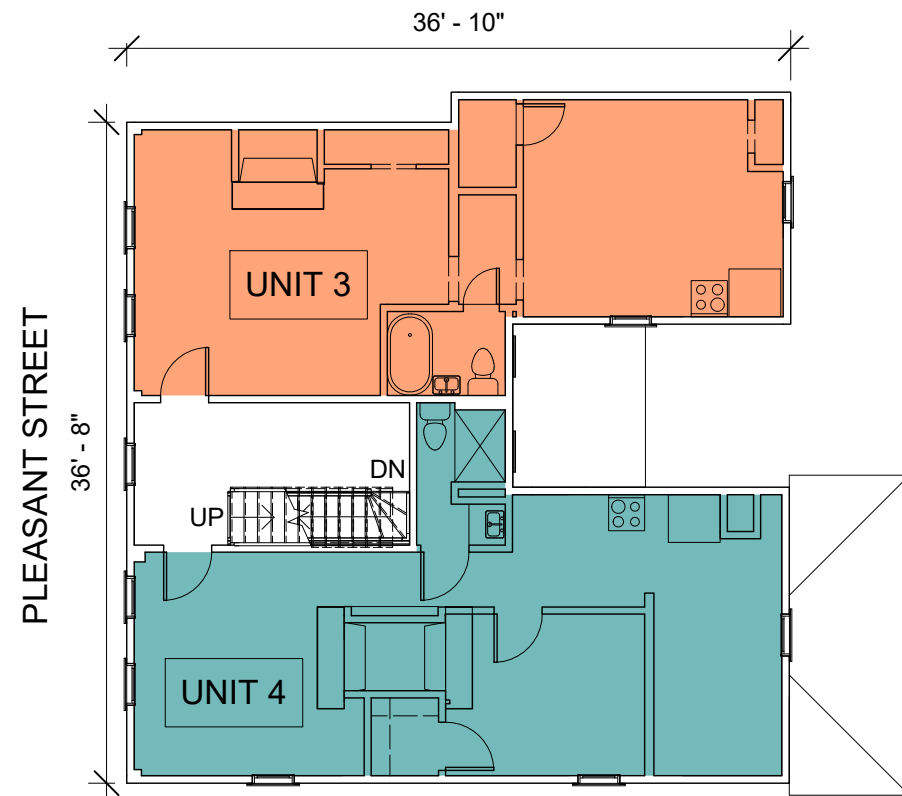
07/07/2021

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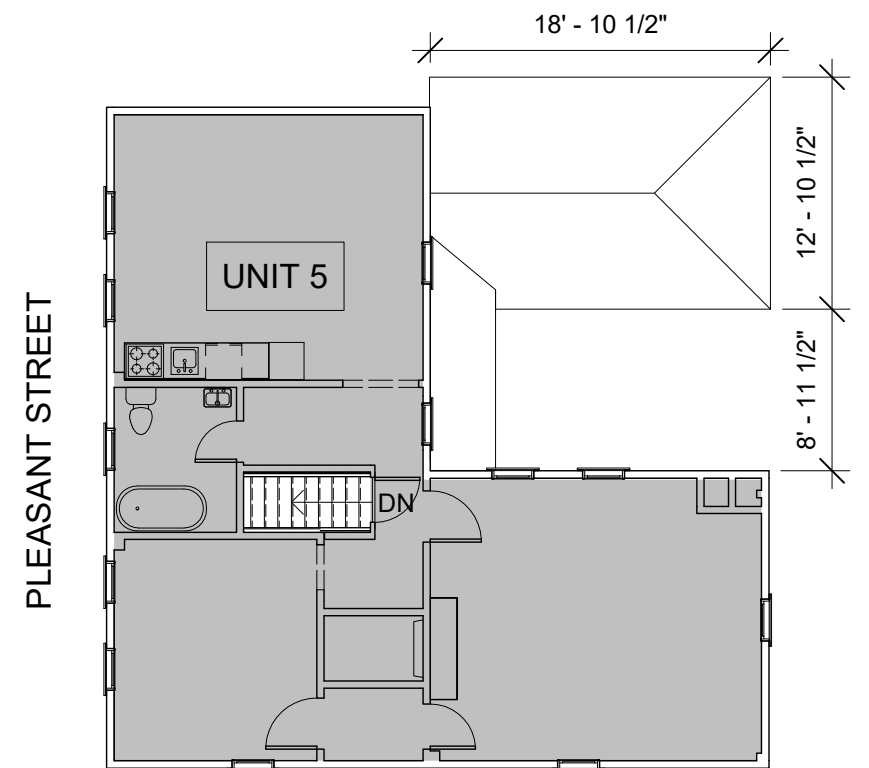
NOT TO SCALE



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

1 EXISTING FIRST FLOOR
3/32" = 1'-0"

2 EXISTING SECOND FLOOR
3/32" = 1'-0"

3 EXISTING THIRD FLOOR
3/32" = 1'-0"

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
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EXISTING FLOOR PLANS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

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4 Market Street
Portsmouth, New Hampshire

A4

07/07/2021

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AS INDICATED

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NOTE: SHEET A12 REPRESENTS REVISIONS TO 420 PLEASANT STREET BASED ON THE SELECTED ROOF OPTION AND SIDING/PANEL STIPULATIONS FROM THE JULY 2021 HDC PUBLIC HEARING APPROVAL.

- PANELING AT PORCH WINDOWS HAS BEEN REMOVED
- ROOF HAS BEEN REVISED TO MATCH THE HDC SELECTED "ROOF OPTION B"



REAR ELEVATION - REVISED ROOFING AND SIDING



AERIAL VIEW FROM SOUTH - REVISED ROOFING AND SIDING



VIEW FROM SOUTHWEST - REVISED ROOFING AND SIDING



ENLARGED AERIAL VIEW OF DECK - REVISED ROOFING AND SIDING

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

ROOF & SIDING REVISIONS

HDC PUBLIC HEARING · JULY 2021
STIPULATIONS FOR RECORD

McHENRY ARCHITECTURE

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Portsmouth, New Hampshire

A12

07/09/2021
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WOODWRIGHT[®] DOUBLE-HUNG FULL-FRAME WINDOWS

400 Series
Woodwright[®] Double-Hung
Full-Frame Windows

SECTION REFERENCE

Tables of Sizes	50-56
Specifications	54-61
Custom Sizing	62
Grille Patterns	63
Window Details	63-64
Joining Details.....	65
Combination Designs	181
Product Performance.....	194

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

A Perma-Shield® exterior cladding protects the frame — beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

C Natural wood stops are available in pine, oak, maple and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

E Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

F For units with white exterior color, exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

Sash

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



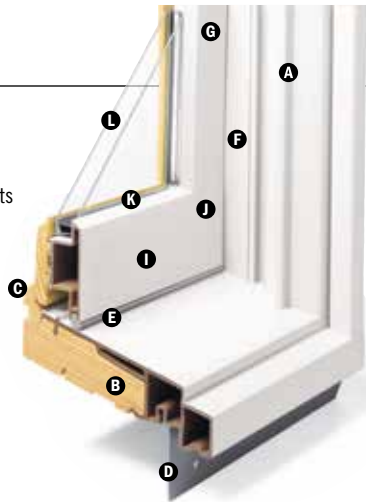
H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished white.

I Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

Glass

K Silicone bed glazing provides superior weathertightness and durability.



L High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Hardware



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.



Performance Grade (PG) Upgrade

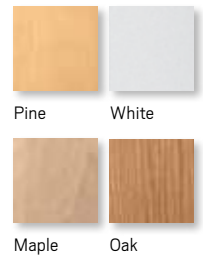
Performance upgrades are available for select sizes allowing these units to achieve higher performance ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, visit andersenwindows.com.

Visit andersenwindows.com/coastal for more information on Stormwatch Protection.

EXTERIOR



INTERIOR



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

DOUBLE-HUNG HARDWARE

STANDARD

Lock & Keeper



Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White

OPTIONAL DOUBLE-HUNG HARDWARE**

TRADITIONAL



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel
Gold Dust | **Oil Rubbed Bronze** | Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Stone | **White**

CONTEMPORARY



Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

ESTATE™



Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Shapes

Woodwright® windows are available in the following shapes.



Double-Hung



Arch Double-Hung



Unequal Leg Arch Double-Hung



Springline™ Single-Hung

Sash Options*



Cottage



Reverse Cottage

For more information about glass, patterned glass, grilles and TruScene insect screens, see pages 12-14.

For more information about combination designs, product performance, installation instructions and accessories, see pages 181-211 or visit andersenwindows.com.

ACCESSORIES Sold Separately

Frame

Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory-applied to either three sides (stool and apron application) or four sides (picture frame casing).

Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 1/16" (116) for use in wall depths up to 5 1/4" (133), and 6 3/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) wide casings. Shown on 400 Series tilt-wash double-hung window.

Hardware

Window Opening Control Device Kit



A Window Opening Control Device Kit is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied or field applied in stone and white.

Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 15 for details.

Storm/Insect Screen Combination Unit**



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, forest green, dark bronze and black available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4® glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

Grilles

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 62.

Exterior Trim

This product is available with Andersen exterior trim. See pages 175-180 for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series windows with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Shown on 400 Series tilt-wash double-hung windows.
** Do not add combination units to windows with Low-E4 Sun glass, unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area. Dimensions in parentheses are in millimeters.



NORTHEASTTM
— LANTERN —

APPENDIX 3



2247
UXBRIDGE COLLECTION
WALL MOUNT

DIMENSIONS

DEPTH: 12.5"
WIDTH: 10.75"
HEIGHT: 22.5"

MOUNTING HEIGHT FROM TOP

12.5"

MOUNTING AREA

4.5"W x 5.75"H

SOCKET OPTIONS

(LT3) CANDELABRA BASE SOCKETS;
60 WATT MAX
2" SLEEVE

UL LISTED

SUITABLE FOR WET
LOCATIONS



FINISHES

AB - ANTIQUE BRASS (SHOWN)

~~DAB - DARK ANTIQUE BRASS~~

~~DB - DARK BRASS~~

~~VB - VERDI BRIS~~

~~AC - ANTIQUE COPPER~~

GLASS OPTIONS

CLR - CLEAR

~~CSG - CLEAR SEEDY~~

~~SMS - SEEDY MARINE~~




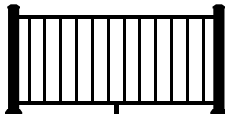
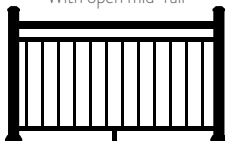

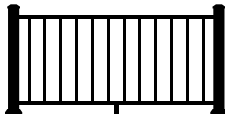
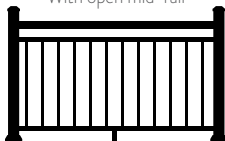
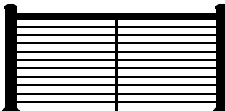













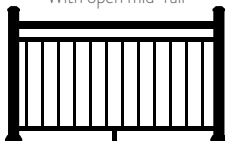

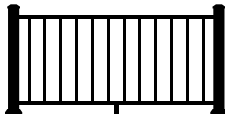
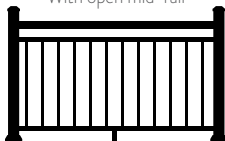

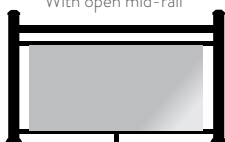

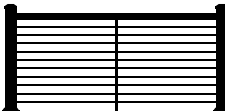









~~FST - FROSTED~~

2022 NORTHEAST LANTERN, LLC, 6 COMMERCE WAY, EXETER, NH 03833,
800-892-1206, INFO@NORTHEASTLANTERN.COM

HANDCRAFTED IN THE USA.

LIFETIME WARRANTY ON CRAFTSMANSHIP.



1. STYLES AND COLORS	2. INFILLS	3. POST SLEEVES	CAPS AND SKIRTS	LIGHTING
<div><h2>IMPRESSION RAIL EXPRESS® SERIES</h2><p>COLOR OPTIONS</p><div><div>WHITE</div><div>BLACK</div><div>DARK BRONZE</div></div><div><p>CLASSIC 2.5" x 2.3"</p></div><div><p>MODERN 2.25" X 1.8"</p></div><div><p>DRINK RAIL 2.7" X 5.5"</p></div><p>The Drink Rail system works with all full-profile, Square-Shouldered deck boards, but NOT with scalloped boards (i.e., Terrain, Terrain+, Prime, Prime+, or ReliaBoard). Drink Rail cannot be used with glass or open mid rail infill. Only use 3" posts with the Drink Rail System, including in over-the-post applications.</p></div> <td><div><p>Aluminum Balusters Rectangular only</p></div><div><p>Aluminum Balusters With open mid-rail</p></div><div><p>Glass Channel Kit Glass not included</p></div><div><p>Glass Channel Kit With open mid-rail Glass not included</p></div><div><p>Vertical Cable Rail</p></div><div><p>Horizontal Cable Rail</p><div>New</div></div></td> <td><div><p>For 3" Post Applications 3" x 3" Post</p></div><div><p>For Over-the-Post Applications with 18' Classic or Modern Top Rail 2" x 2" Post</p></div><div><p>For 4" Post Applications 4" x 4" Post Sleeve</p></div></td> <td><div><p>3" x 3" Cap 3.39" x 3.39" Profile</p></div><div><p>3" x 3" Skirt 5.38" x 5.38" Profile</p></div><div><p>2" x 2" Skirt 3.88" x 3.88" Profile</p></div><div><p>4" x 4" Cap 4.4" x 4.4" Profile</p></div><div><p>4" x 4" Skirt 5.38" x 5.38" Profile</p></div></td> <td><div><p>Small Accent Light</p><div>New</div><p>For SKUs and color options see page 40.</p></div><div><p>3" Post Cap Light</p><div>New</div></div><div><p>3" x 3" Indirect Light Post Cap</p></div><div><p>3" x 3" Perimeter Light Post Cap</p></div></td>	<div><p>Aluminum Balusters Rectangular only</p></div> <div><p>Aluminum Balusters With open mid-rail</p></div> <div><p>Glass Channel Kit Glass not included</p></div> <div><p>Glass Channel Kit With open mid-rail Glass not included</p></div> <div><p>Vertical Cable Rail</p></div> <div><p>Horizontal Cable Rail</p><div>New</div></div>	<div><p>For 3" Post Applications 3" x 3" Post</p></div> <div><p>For Over-the-Post Applications with 18' Classic or Modern Top Rail 2" x 2" Post</p></div> <div><p>For 4" Post Applications 4" x 4" Post Sleeve</p></div>	<div><p>3" x 3" Cap 3.39" x 3.39" Profile</p></div> <div><p>3" x 3" Skirt 5.38" x 5.38" Profile</p></div> <div><p>2" x 2" Skirt 3.88" x 3.88" Profile</p></div> <div><p>4" x 4" Cap 4.4" x 4.4" Profile</p></div> <div><p>4" x 4" Skirt 5.38" x 5.38" Profile</p></div>	<div><p>Small Accent Light</p><div>New</div><p>For SKUs and color options see page 40.</p></div> <div><p>3" Post Cap Light</p><div>New</div></div> <div><p>3" x 3" Indirect Light Post Cap</p></div> <div><p>3" x 3" Perimeter Light Post Cap</p></div>



Impression Rail Express® in Dark Bronze

FRENCHWOOD[®] HINGED INSWING PATIO DOORS



400 Series
Frenchwood[®] Hinged
Inswing Patio Doors

SECTION REFERENCE

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Grille Patterns	155
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CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

Frame

A The sill is made with three-piece construction. The subsill is made of Fibrex® material, and the sill step is solid oak. The exterior sill member is made of extruded aluminum with an attractive wear-resistant, heat-baked finish in a neutral color. This combination of materials combines durability and low maintenance with excellent insulating characteristics.

B All basic exterior frame members are fiberglass reinforced composite, which maintains an attractive appearance while minimizing maintenance.

C The exterior frame members are attached to a water-repellent preservative-treated wood subframe for long-lasting* protection and performance. The subframe is grooved to accept extension jams.

Panel

D The exterior of the wood door panel is protected with a long-lasting* urethane base finish in white, Sandtone, Terratone or forest green.

E Panel interior surfaces are unfinished pine veneer. Unfinished oak and maple veneers are available as options. Low-maintenance prefinished white interiors are also available.

Hinged inswing operating panels are left-hand active, right-hand active or two-panel active-passive jamb hinged.

F A factory-applied, one-piece compression-type rubber weatherstrip continues in one plane around the panel to provide maximum effectiveness against water and air infiltration. The corners of the weatherstrip are welded to eliminate gaps between the panel and the frame/sill shoulder.



Mortise-and-Tenon Joints



Mortise-and-tenon joints prevent panel sag and maintain smooth operation.

Adjustable Hinges

Adjustable hinges are standard on inswing patio doors and have ball-bearing pivots for smooth, frictionless movement. Features easy horizontal and vertical adjustment, plus quick-release feature for easy panel removal. This release feature is ideal for transporting large units up stairs or to other hard-to-reach areas.

Gold dust finish is standard on wood interior doors. For units with prefinished white interior, white is standard. Also available in finishes that coordinate with hardware.



Shown in gold dust finish.

Glass

G Panels are silicone bed glazed and finished with an interior wood stop.

H High-performance glass options include: Low-E4® tempered, Low-E4 HeatLock® tempered, Low-E4 Sun tempered, Low-E4 SmartSun™ tempered and Low-E4 SmartSun HeatLock tempered glass.

Additional glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Hardware

Multi-Point Locking System



The multi-point locking system, with a hook bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

EXTERIOR



White Sandtone



Terratone Forest Green

INTERIOR



Pine White



Maple Oak

Prefinished white interiors are only available on units with white exteriors. Naturally occurring variations in grain, color and texture of wood make each door one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE FINISHES



Antique Brass Black Bright Brass Brushed Chrome Distressed Bronze Distressed Nickel



Gold Dust Oil Rubbed Bronze Polished Chrome Satin Nickel Stone White

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HINGED PATIO DOOR HARDWARE OPTIONS**

Bold name denotes finish shown.

YUMA®
Distressed Bronze
Distressed Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze

NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

FSB®
HARDWARE

Satin
Stainless
Steel



1035 1075

ENCINO®
Distressed Bronze
Distressed Nickel

WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

TRIBECA®
Stone
White

ALBANY
Black
Gold Dust
Stone
White

1076

1102

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

Mix-and-match interior and exterior style and finish options are available.

Bright brass and satin nickel finishes feature a 10-year limited warranty.

Tribeca and Albany hardware are zinc die cast with powder-coated durable finish. Other hardware is solid forged brass. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Blinds-Between-the-Glass



Blinds-between-the-glass are available for select hinged patio door sizes when ordered with Low-E4® tempered glass and a pine or prefinished white door interior and any of our four exterior colors. White 1/2" (13) aluminum slat blinds come mounted between two panes of insulated glass in a dust-free environment. Blinds are magnetically controlled and can be tilted, raised and lowered using low profile controls. Smooth, simple operation allows for customized light and privacy control. Available in 2768, 27611, 3168, 31611, 5068, 50611, 6068, 60611, 9068, 90611 door sizes.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- Do not paint 400 Series patio doors with white, canvas, Sandtone, forest green, dark bronze or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- 400 Series patio doors in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

* Exterior extension jambs for hinged inswing patio doors must be applied before installing into opening.

** Visit andersenwindows.com/warranty for details.

Andersen patio doors are not intended for use as entrance doors.

Dimensions in parentheses are in millimeters.

"Delrin" is a registered trademark of E.I. du Pont de Nemours and Company.

For more information about **glass, patterned glass, art glass and grilles**, see pages 12-14.

For more information about **combination designs, product performance, installation instructions and accessories**, see pages 181-211 or visit andersenwindows.com.

ACCESSORIES Sold Separately

Frame

Interior Extension Jambs

Standard jamb depth is 4 9/16" (116). Pine, oak or maple veneer or prefinished white extension jambs are available in 1/16" (1.5) increments between 5 1/16" (129) and 7 1/16" (181). Interior extension jambs on inswing units will restrict the full opening of door.

Exterior Extension Jambs*

Exterior extension jamb system is available for the following wall thicknesses: 5 1/4" (133), 6 9/16" (167) and 7 9/16" (192). In walls over 4 1/2" (114), the exterior sill extender and exterior extension jamb system allow the unit to be installed flush to the interior, so the hinged doors will open flat against the interior wall. Colored-matched to the exterior of the finished unit, this system provides a low-maintenance, finished exterior appearance. An extended double-insect screen track is available for jamb-hinged doors that require gliding insect screens. Exterior extension jamb kits are available with or without the double-insect screen track.

Threshold



An oak or maple threshold is available for finishing the interior of the sill.

Sill Support



An aluminum sill support is designed to lock into a channel under the sill and tie back into the wall. This will offer support to the outermost sill section when needed. Available in neutral gray finish.

Ramped Sill Insert



Ramped sills provide smooth transition from interior to exterior. Shown with a Frenchwood® gliding patio door. It cannot be used with hinged or gliding insect screens. Check with local and federal officials to determine if product meets accessibility codes.

Hardware

Exterior Keyed Lock



A six-pin key cylinder lock is available in styles and finishes that coordinate with hardware. This lock allows the hinged patio door to be locked and unlocked from the exterior.

Handle Extension



Extends interior door handle an additional 1" (25) from the door interior panel to accommodate blinds or shades. Kit includes one handle extender and spindle. A second extender may be added to increase the length an additional 1" (25) to a 2" (51) total extension. Extenders are available in finishes that coordinate with hardware.

Strike Plate Extensions

Bright brass, antique brass, polished chrome, oil rubbed bronze, brushed chrome and satin nickel strike plate extensions are available for the following wall thicknesses: 5 1/4" (133), 6 9/16" (167), 7 1/8" (181) and 7 9/16" (192).

Construction Lock



This hardware can be used on all Andersen® hinged doors to help secure the structure during the construction phase of the project. It features an undersized escutcheon plate, which makes on-site finishing easier.

Panel Stop



This hinged door panel stop helps prevent wall damage when opening the inswing door. Available in finishes that coordinate with hardware.

Grilles

Grilles are available in a variety of configurations and widths. For patio door grille patterns, see page 155.

Insect Screens

All insect screens have a long-lasting** fiberglass screen mesh with a charcoal finish and frames are color matched to the exterior of the door unless otherwise specified.

Gliding Insect Screen

Available for all two- and three-panel doors. Features Delrin® material injection molded bottom rollers with self-contained leveling adjusters. A double-insect screen track is required for two-panel active-passive or passive-active doors. Gliding insect screens are not available for 4" (1219) wide doors. Insect screens are shown on page 14.

Double-Insect Screen Track



An extended insect screen track is required for two-panel active-passive or passive-active hinged doors that use gliding insect screens.

Hinged Insect Screens

Available for single-panel hinged doors and two-panel active-passive or passive-active doors. Insect screens are shown on page 14.

Security Sensors

VeriLock® Sensors

VeriLock sensors are available in five colors. See page 15 for details.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 15 for details.

Glass

Andersen Art Glass

Andersen art glass panels come in a variety of original patterns. See pages 173-174 for details on Andersen art glass. Visit andersenwindows.com/artglass for details and pattern information.

Sidelights & Transoms

Andersen Frenchwood patio door sidelights and transoms feature elegant lines that match our Frenchwood hinged patio doors. See pages 159-162 for details.

Exterior Trim

This product is available with Andersen exterior trim. See pages 175-180 for details.

9. 222 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a metal overhang for the bulkhead to ease water infiltration.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Front (north) façade of
222 Court Street.

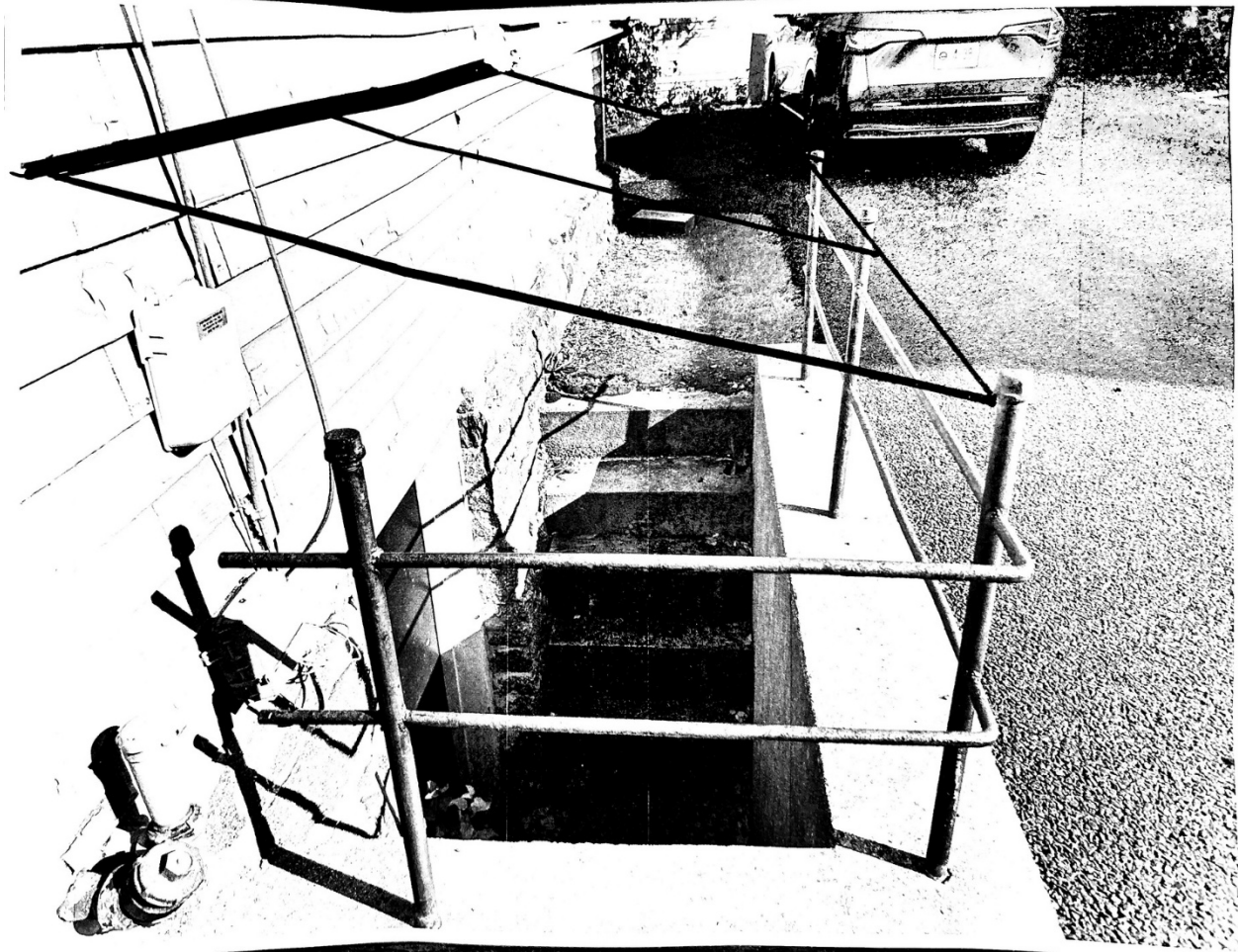


Bulkhead railing as
viewed from Court
Street – Note curbing
and railing immediately
to the right of the
bulkhead.



Drawing of overall plan for the bulkhead cover on the west façade of the building.

The cover will slant up toward the building and be attached to a wooden board that will be fastened to the building with stainless steel fasteners. Flashing will protect the clapboarding. The cover will open on the right side, and will lock down with fasteners attached to the wooden board mentioned above. It will be hinged to the current railing and will lock into place on a locking hinge.



This shows the cover as it will appear looking south from Court Street.

7/16/25, 5:24 PM

IMG_0847.jpg



This shows the bulkhead looking north toward Court Street. The hashed lines show the extension of the concrete curbing to prevent water from entering the stairs. Water will shed off the roof to the permeable pavement driveway on the left in the photo.

10. 126 State Street, Unit #3

-Recommended Approval

Background: The applicant is seeking approval for a condenser location and new mailbox system for the condominium association.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Date: 7/20/2025

To: Historic District Commission

Re: Request to Update to Permit #LUHD-797

Location: 126 State St. Unit #2, Portsmouth

—

Hello Izak,

I previously obtained a permit to add a heat pump condenser with screening. The condo association would prefer that it be installed in a slightly different location. The association may repoint the bricks of the original section of the building in the future. It would like to keep the brick mortar accessible, so it would be preferable to have the condenser installed on the other side of the walkway.

Below are two updated photos showing the newly proposed location. The condenser would be freestanding and set on blocks or a stand to keep it above the snow level. It will have a concealing screen.

Please let me know if you have any questions.

I look forward to hearing from you.

Sincerely,

Alan Ritchie

NH 126 State LLC

3225 McLeod Drive, Suite 100

Las Vegas, NV 89121

802AJR@gmail.com

802-224-6254







*Includes
Pedestal*



All Aluminum Construction





11. 401 State Street

-Recommended Approval

Background: The applicant is seeking approval for the final details of the service shed for the outdoor dining area.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

6×6 Western Red Cedar – Maximizer Shed – All-Purpose Storage Kit

Specifications: 70"W x 75"D x 100"H – 228 Cubic Feet Storage

Features: Double Door



- **Spacious and Versatile Outdoor Storage Solution:**

The 6×6 Cedar Maximizer Storage Shed is designed to provide ample space and functionality while adding a touch of natural elegance to your backyard. Crafted from premium Western Red Cedar, this shed offers durability, versatility, and timeless style, making it ideal for storing bikes, wheelbarrows, ride-on lawnmowers, and other large outdoor tools or equipment.

- **Generous Dimensions for Maximum Storage:**

With a double door opening measuring 62 in. wide by 72 in. high, the Maximizer Shed makes it easy to move large tools and equipment in and out. The shed's 75 in. wall height and over 96 in. peak height provide plenty of headroom, making it comfortable to organize and access your belongings.

- **Durable Cedar Construction:**

The panelized walls feature Western Red Cedar cladding pre-attached to the wall framing for a durable and beautiful structure.

- **Simple and Safe Assembly:**

Designed for easy installation, the Maximizer Shed comes with panelized Western Red Cedar walls and pre-cut roof sheathing, eliminating the need for dangerous or time-consuming cutting. Simply screw or nail the components together using the included hardware. Assembly takes one

to two days with a helper, and a detailed homeowner's manual and weekend customer service support are included for assistance.

- **Eco-Friendly and Customizable Design:**

Made entirely from renewable resources, the Maximizer Shed is an environmentally friendly choice. It ships unstained, allowing you to apply a wide range of finishes to create a personalized look that complements your outdoor space.



12. 93 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the placement of gas boiler venting.

Staff Comment: Recommend Approval

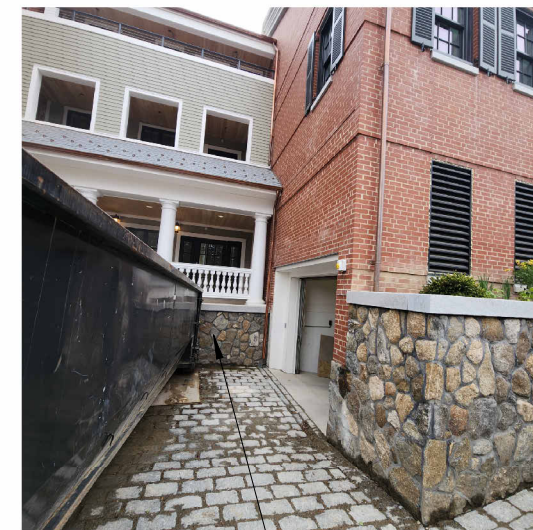
Stipulations:

1. _____
2. _____
3. _____



1 SOUTH ELEVATION - COURT STREET
3/64" = 1'-0"

2
P1.21



CURRENT CONDITION: VENTS WILL BE ON
STONE WALL BEHIND DUMPSTER.
DUMPSTER WILL BE REMOVED AT END OF
CONSTRUCTION.

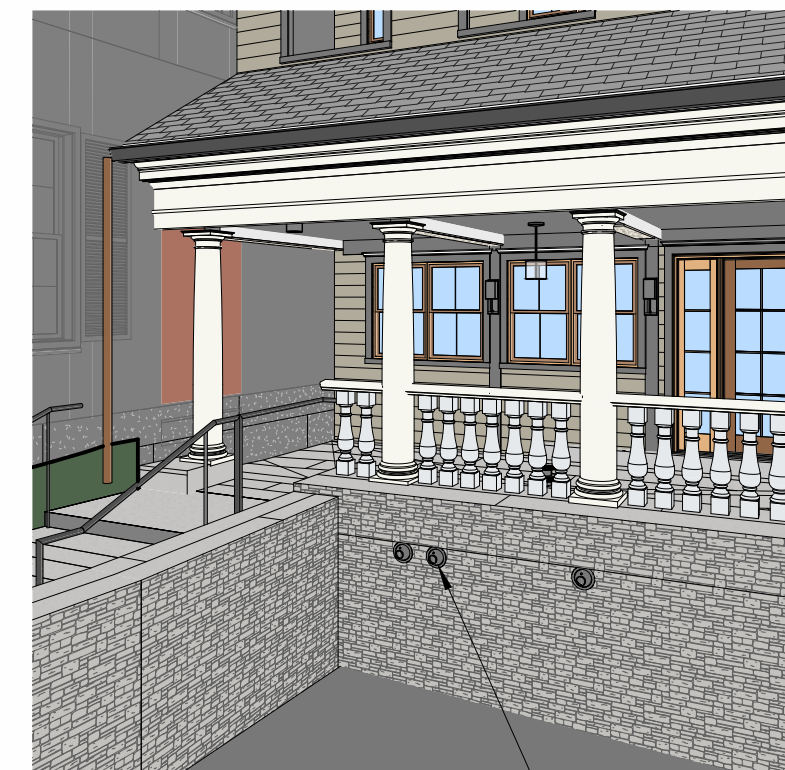


2 WEST PORCH ELEVATION DETAIL
3/8" = 1'-0"

BOILER VENTS - 8.75" dia x 7" protrusion
BOILER VENT - 10" dia. x 10" protrusion
GRANITE VENEER
RAMP DESCENDS BELOW SIDEWALK

P1.21 WEST PORCH ELEVATION - BOILER VENTS
93 PLEASANT STREET

07/24/20/24



3 BOILER VENTS

BOILER VENTS
(TYPICAL, 3)

FLUE GAS VENTING

IPEX Concentric Vent Termination

IPEX PVC concentric vent kits are rated to 149°F maximum and CPVC kits are rated to 194°F maximum.
All termination kits must be located and installed in accordance with local building code as well as the local authority having jurisdiction.

Figure D

TABLE 1

IPEX Concentric Vent Termination Kits Offering:		Dimension (Inches)							
Item #	Concentric Kit	A	B*	C†	Nominal Pipe Size		F	G	
					D	E			
196053	2" x 16" PVC	29.0	16.5	3.5	2	2	7.38	1.75	
196186	2" x 28" PVC	41.0	28.0	3.5	2	2	7.38	1.75	
196187	2" x 40" PVC	53.0	40	3.5	2	2	7.38	1.75	
196054	3" x 20" PVC	36.1	20.0	4.5	3	3	8.75	2.25	
196188	3" x 32" PVC	48.1	32	4.5	3	3	8.75	2.25	
196189	3" x 44" PVC	60.1	44	4.5	3	3	8.75	2.25	
1-*	196069	4" x 36" PVC	56.0	37.3	6.62	4	4	10.00	3.50
197052	2" x 16" CPVC	29.0	16.5	3.5	2	2	7.38	1.75	
197053	2" x 28" CPVC	41.0	28.0	3.5	2	2	7.38	1.75	
197054	2" x 40" CPVC	53.0	40.0	3.5	2	2	7.38	1.75	
197055	3" x 20" CPVC	36.1	20.0	4.5	3	3	8.75	2.25	
197056	3" x 32" CPVC	48.1	32.0	4.5	3	3	8.75	2.25	
197057	3" x 44" CPVC	60.1	44.0	4.5	3	3	8.75	2.25	
197058	4" x 36" CPVC	56.0	37.3	6.62	4	4	10.00	3.50	

Below the table is another diagram showing the assembly with numbered callouts 1 through 5. 1 points to the wye, 2 to the rain cap, 3 to the exhaust vent pipe, 4 to the fresh air intake pipe, and 5 to the stainless steel screw and nut. Dimensions A through G are also labeled on this diagram.

1 Wye - (Concentric)
2 Rain Cap
3 Exhaust Vent Pipe (Inner)
4 Fresh Air Intake Pipe (Outer)
5 Stainless Steel Screw & Nut

B* Dimension be may be shortened to a minimum of 12". Inner pipe (item 3) must remain "F" inches longer than the outer pipe (item 4). Cut pipe ends square and solvent cement as outlined in the System 636 installation manual.
C† Installation cutout should be at least 1/2" larger than dimension "C".
Lengthening the units is not permitted.

196069 - 10" x 10"



196069 - 10" dia. x 10" protrusion

196106 - 8.75" dia. x 7" protrusion

196106 - 8.75" x 7"

13. 202 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of gutters and downspouts.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

YOUR EXTERIOR PARTNER

JUL 01, 2025

JAMES
&
WHITNEY
Co.



CARL WARD

Carljamesward@gmail.com

9082304434

202 Court St
Portsmouth
03801

INTRODUCTION

Hi Carl,

Thank you for the opportunity to partner with you on the restoration of your home. Please find your estimate below along with any applicable upgrade options for your project.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and install new materials
3. Your own dedicated Project Manager
4. Inspection of all work completed by a Production Manager
5. 5-Star/ 10-year Workmanship Warranty on complete projects
6. Certificate of Insurance available upon request

As well, we have mandatory safety training for our staff to ensure safe practices at all times. Once the job is complete, we will perform an additional full inspection on your home to ensure the project meets our strict standards and the site is spotless.

If you have any questions, please give me a call. We always want to provide the best value to our clients. Take a look at our website or Google Reviews in the link below.

[James & Whitney Co. \(jameswhitneyco.com\)](http://jameswhitneyco.com)

[james & whitney co. roofing - Google Search](#)

Kind regards,

Jeromy Morse | Exterior Specialist
Jmorse@jameswhitneyco.com
5083973837



Personal Client Testimonials

"Jeromy was very professional, helpful and responsive at answering all of our questions and concerns! Highly recommend them!"

-Kristal P. ★ ★ ★ ★ ★

"Jeromy was professional, timely and great to work with! It is really hard nowadays to find reliable contractors but my husband and I couldn't recommend James & Whitney Co, enough. So happy with our new roof!!"

-Jessica B. ★ ★ ★ ★ ★

"Nice to have James & Whitney when you live in a 125 year old house...they not only do great work, they are competitive, prompt and kind...have used them for multiple projects over the past couple of years, the last of which was a new roof...AMAZING"

-Loren ★ ★ ★ ★ ★

"Jeromy came out for our roof inspection and was very professional and thorough. He is knowledgeable and was very helpful walking us through the process. We look forward to working with him again!"

-Keri M. ★ ★ ★ ★ ★

"I heard about James & Whitney from a friend. I called to have someone come take a look at my roof. Jeromy responded right away and was out the same day to inspect my roof. He had a very detailed quote over to me within 24 hours. Give them a call and ask for Jeromy, he will take good care of you!!"

-Brenda T. ★ ★ ★ ★ ★

JAMES
&
WHITNEY
CO.

JAMES
&
WHITNEY
Co.

Referral Program

Refer a friend and save on
your current exterior project.

Get up to
\$250

How Does It Work?

Refer new clients to us and get rewarded! **Earn a \$50 credit for each referral, up to \$250**, applied directly to your current project's balance. Simply provide the name, address, and phone number of your referrals. **Act now—this offer is valid only until your project is complete!**

Please forward any referrals to your exterior specialist,
or email us at leads@jameswhitneyco.com



INSPECTION



-Red Line= Quote includes the installation of a 6inch seamless gutter system, rolled onsite specifically designed for your home.

**NOTE: This right side of the home has crown molding that will need to be removed and replace with flat stock PVC Fascia to properly install the gutter system.



-Red Lines= Quote includes the installation of a 6inch seamless gutter system, rolled onsite specifically designed for your home.

-Orange Lines= Quote includes the installation of matching downspouts.



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-Orange Lines= Quote includes the installation of matching downspouts.

NEW ALUMINUM SEAMLESS GUTTER SYSTEM

Description
6" Seamless Aluminum Gutters
-Install 6" aluminium gutters in either White or Black using premium hardware. -Up to (190) feet -Gutter placement shown on the inspection page.
-Install matching downspouts with necessary elbows. -Up to (88) Feet -Downspout placement shown on the inspection page.
PVC Fascia Replacement (White) -Up to 76 ft. -Remove and dispose of the current fascia board -Inspect mounting surface and rafter tails for rot. (If rot is found and compromises the install of new product, James & Whitney will communicate options with the client but is not responsible for repair without an agreed upon change order) -Replace the fascia boards with new PVC (of previous dimensions) using manufacturer recommended fasteners.
Lift Rental for left side of home

Quote subtotal	\$9,835.00
Total	\$9,835.00

-This gutter estimate is for the install of the gutter system only.
(Up to ***ft in gutters and ***ft of downspout)

This estimate is based on photos and information provided by the customer. If any of the following are discovered we will discuss options and a change order as needed.

- Rot repair on facia or mounting surface.
- Additional linear footage of gutter or downspout is installed.
- If additional blocking is needed to mount the gutter system.
- Roof strap mounting system will be used if crown molding is present
- *If Roof Strap mounting system is used, James & Whitney Co. is not liable for any related shingle/ roof damage

AUTHORIZATION PAGE

New Aluminum Seamless Gutter System \$9,835.00

Name: Carl Ward
Address: 202 Court St , Portsmouth

Estimates valid for 14 days from date of estimate / A 30% deposit is required before any project begins. The remaining balance is to be collected on the day of project completion.

Customer Comments / Notes

Carl Ward: _____

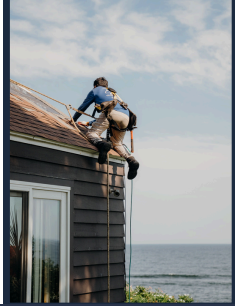
Date: _____

JAMES & WHITNEY Co.

Thank you for allowing us to partner with you on your project! What is next?

- **(For roofing Projects over \$20,000.00, Siding, Windows, Decking or Carpentry Only)** Once your contract is signed you will receive a request for a **30% deposit** from our administration team.
- When we receive your deposit(if applicable)will be assigned to a Project Manager. Your personal Project Manager will be in contact with you within 3-5 business days to begin the scheduling process of your project.
- You can expect materials to be delivered to your project the day before or the morning of. In an effort to ensure your project moves forward swiftly and without delay we often order extra materials that will be returned once the project is completed. We attempt to have these materials picked up within a day or two of the project completion; however we are at the mercy of our vendor and their schedule.
- **Final payment is due the day of substantial completion.** Our project managers can collect a check on site for your convenience.

➤ We look forward to working with you!



Frequently Occurring Roofing & Siding Questions

Existing Chimney Flashing: We always highly recommend chimney flashing replacement. If new chimney flashing is not selected James & Whitney Co. will do our best to tie new roofing material into an existing chimney flashing. We cannot guarantee that the transition from existing chimney flashing to chimney is weather tight therefore we cannot provide our workmanship warranty to the chimney or surrounding area. We encourage our customers to have a mason inspect their chimney before a roofing project begins. Chimneys may become porous over time and wick water through the brick or stone which can allow water to seep behind the roofing and flashing. Please consult with your exterior specialist or project manager.

Existing Flashing: We always do our best to tie into any sidewall, headwall or existing flashing. We cannot guarantee that existing flashing will remain watertight during or after your roofing project. We recommend replacing flashing when possible. Please request consultation from your exterior specialist or project manager.

Skylight Warranty: James & Whitney Co. strongly recommends replacing your skylights when replacing your roof. Most skylights come with a 10-year glass warranty and have a lifespan similar to that of your roofing system. From our experience, not replacing the skylights during a roof replacement can lead to future issues. The process of removing the old roof can put strain on the existing skylight, potentially causing leaks. For this reason, we cannot provide a warranty or guarantee that the skylight will remain leak-free once the project is complete.

Gutter Removal and Re-Installation: The replacement of your roofing system may require the removal of your existing gutters to properly install the drip edge. We will remove all gutters (if necessary), and reinstall (if possible) some gutter systems may not be suitable or in good enough condition to reinstall. We offer gutter services if you prefer to replace them with new gutters.

Roof Deck: If roof decking or boards need to be replaced due to rot or manufacturer installation requirements your project manager will notify you. We will replace roof decking only after your authorization and receipt of a signed change order.

Attic Preparation: When stripping the roofing system debris can fall through your roofing system into any exposed areas such as cottages or attic spaces. We recommend protecting any items in these spaces with clothes. James & Whitney Co. is not responsible for any damage, dust or debris in the attic.

Exposed Fasteners: There are situations where roof sheathing (such as barn boards or plywood) may be visible from inside the building, and roofing fasteners could potentially show through. If this occurs, please notify our team so we can ensure the appropriate fastener length is used for your roofing project. In some cases, the manufacturer specifies a required fastener length depending on the type of roof sheathing. As a result, fasteners may protrude through the roof decking in accordance with the manufacturer's installation and warranty requirements. (Please note that James & Whitney Co. is not responsible for painting, cutting, or altering any exposed nails.

Low Slope Roofing: According to manufacturer installation and warranty guidelines, asphalt shingles specifications are required to be installed no less than 2/12 pitch on a roofing facet. Between 4/12 pitch and 2/12 pitch requires sheathing to be covered in full ice and water shield. Roof facets that are below 2/12 pitch will require other types of roof products, such as rolled roofing or EPDM.

Roof Insulation & Ventilation: Proper roof ventilation and insulation are crucial for the longevity and performance of asphalt shingles. Adequate ventilation helps regulate temperature and moisture levels in the attic, preventing heat buildup and reducing the risk of shingle damage. Proper insulation ensures that the roof maintains consistent temperatures, minimizing the potential for ice dams and extending the life of your roofing system. Without proper ventilation and insulation, asphalt shingles may deteriorate prematurely, leading to costly repairs or replacements. James & Whitney Co. is not responsible for any ventilation issues.



Frequently Occurring Roofing & Siding Questions Continued

Preparing for your Roof Rejuvenation Project: James & Whitney Co.'s cleaning solution does contain a diluted chemical that, on rare occasions, can cause damage to clothing, carpets/rugs, etc., if subject to prolonged exposure. Therefore, customers must exercise caution when walking on exposed areas during and immediately after a soft wash. Work areas are entered at your own risk. James & Whitney Co. is not responsible for damage to the carpet, etc. as a result of the customer tracking solution. The James & Whitney Co. process does not use high-pressure sprayers and will not create roof leaks, or damage to shingles. If we notice pre-existing damage to the roof, we will notify the client immediately. We are not responsible for structural roof leaks, or interior damage caused by leaky windows or doors. We are not responsible for chipping or streaking in paint as a result of non-exterior grade or old paint. James & Whitney Co. is not responsible for poor gutter and downspout drainage systems that allow the formula to sit on driveways, sidewalks, grass, landscaping, etc. James & Whitney Co. is not responsible for any staining, puddling, etc. associated with the lack of proper underground drainage.

Client Responsibility Prior to Roof Rejuvenation Project: Properly close all windows and doors. Remove vehicles from the driveway. Remove potted plants, hanging baskets, rugs/clothing, ornaments, patio furniture, portable grills, pet supplies/shelters, and any other personal property away from work areas. The customer agrees to supply water to James & Whitney Co. for the rinsing of designated areas.

Client Responsibility after the Roof Rejuvenation Project: Payment is due in full at the completion of service. The client is responsible for watering the landscape, plants, driveways, sidewalks, decks, patios, and lawns. etc. for the following 7-10 days AFTER the treatment. The biocide cleaner will kill algae and other algae-like substances on plants and landscaping; this does not mean the plant/landscape is dead, only the leaf(s) that were infected by the algae were affected. The customer agrees to allow 6 months for plants to rebloom and reproduce new leaves before asking James & Whitney Co. to address those affected areas. It is rare that the formula could affect the plants, landscaping or grass negatively. Allow 4-6 weeks (3-4 rain events) for the roof cleaner to clean the roof effectively.

Roof Mounted Furniture, Satellites and Weathervanes: If furniture is present on your roof please notify your project manager if it is to stay or be removed. Depending on the item we may need to discuss a change order for removal or reinstallation. Please note that James & Whitney Co. is not responsible for any pre-existing damage to the condition of roof mounted furniture.

Electric Services: There may be times when your electrical cables need to be covered to ensure a safe installation for siding or roofing work. Please contact Central Maine Power at 800-750-4000. Be sure to notify CMP on the same day you sign our contract to proceed with the project.

Solar Power: Before we can begin the removal and installation of your new roofing system we will need to ensure that all solar panels or water heating systems and their components are removed from the roofing system. Please contact your local solar installer to perform this work.

Property Protection and Clean up: James & Whitney Co. is committed to safeguarding your property throughout the entire project. We use durable, industry-grade tarps, plywood, and staging as necessary. Our team takes great care to maintain cleanliness, utilizing rakes, brooms, leaf blowers, and powerful magnets to ensure your property is left in the same condition as when we began the project. Please inform your project manager of any property or unique protection requests ahead of your projects start.

Excess Materials: All materials onsite are purchased and owned by James & Whitney Co. We purposely over order materials so that we do not run out during your project. This saves us any delays so that we can complete your project in an efficient manner. If materials are not picked up by our suppliers within 48hrs please contact your project manager asap. **If you have any questions or concerns related to your project please contact your assigned Project Manager.**

Safety: Our primary focus is to perform your project as safely as possible. If there are any safety concerns whatsoever during your project please contact our In-Field Operations Manager @ 207-522-2127 or jeremy@jameswhitneyco.com.



TERMS AND CONDITIONS

Terms and Conditions Exterior Projects

This proposal, when signed, is a formal contract for the roofing/improvement of your home (**the "Contract"**). By signing this proposal, you, as the Owner, acknowledge that you have read, reviewed, understand and accept the provided specifications and the terms and conditions of this Contract. You hereby authorize the Work as described in the proposal. Owner shall pay James & Whitney Co for the materials and labor to be performed for the sum(s) as described in the above James & Whitney Co proposal, including alternates and/or upgrades, when applicable (**the "Contract Price"**). A description of work and materials is described in the above proposal and any accompanying attachments (**the "Work"**).

Change Of Orders:

Any alteration or deviation from the above contractual specifications that result in a revision of the Contract Price will be executed only upon the parties entering into a written change of order, which is an amendment to the scope of the Work, the Contract Price, or the schedule, and signed by both the Owner and James & Whitney Co. (**"Change Order"**). Unless otherwise stated, the Change Order will performed under the same terms and conditions as specified under the terms of this Contract .Payment on a Change Order is due in full upon signing the Change Order unless otherwise expressly written and agreed upon in the Change Order.

Workmanship Warranties: In addition to the Manufacturer's Warranty: Our workmanship is backed by James Whitney Co.

- 10yr Workmanship Warranty (On Full replacement Projects)
- 5yr Workmanship Warranty (On repair projects in combination with a rejuvenation coating only)

Workmanship Warranties Cover the Following:

- Workmanship
- Shingle, Siding blow offs
- Leaks in roof system that we install.
- Leaks from accessories we use on the roof (roof boots, chimney flashing)
- No nails in your car tires or we pay for it.

General Provisions:

1. Governing Law: This Contract shall be construed in accordance with and governed by the laws of the State of the Project.

2. Assignment of Contract: Neither party may assign this agreement without the express written consent of the other party, except that Contractor may assign this Contract to an affiliate of Contractor.

3. Force Majeure: The parties agree that the Contractor shall not be liable for any losses or damages, delay or failure to perform in whole or in part resulting from causes beyond the reasonable control of the Contractor, including but not limited to lack of readiness of the job site or site access, adverse, weather, acts of God, fires, labor unrest or strikes, insurrections, riots, embargoes, delay in transportation, epidemic or pandemic, or the unavailability to to obtain building materials or supplies, requirements or regulation of the United States government.

4. Attorney's fees: In the event of any litigation or arbitration proceeding brought as a result of any dispute arising under this agreement, the prevailing party shall be entitled to receive as a part of any award or judgment, reasonable attorney's fees, costs, expert witness fees, and interest according to law.

5. All work shall be completed in a workman-like manner and in compliance with all building codes and other applicable laws.

6. Licenses. When and to the extent required by law, such Work shall be performed by individuals duly licensed and authorized by law to perform said Work.

7. James & Whitney Co. may at its discretion engage one or more subcontractors to perform work hereunder and James & Whitney Co. shall be responsible for payment to such subcontractor(s) and in all instances remain fully responsible for the proper completion of this Contract.

8. Hidden Defects/Damage. James & Whitney Co. Is not responsible for any preexisting damage, defects, or construction deficiencies. Any extra or additional work to rectify such conditions will be addressed by Change Order.

9. Collection: Owner agrees to pay for the construction at the price and according to the terms set forth herein. Homeowner

I acknowledge that I have read and understand this page. Initials: _____

agrees to make all payments set forth in this Contract when due. Owner agrees that if any payment is more than thirty (30) days late, Owner will pay a late fee equal to 1% of the past due balance. This 1% fee will be compounded monthly.

10. Debris/Trash. James & Whitney Co. agrees to remove all debris and leave the premises in broom clean condition.

11. Promotional Material: Owner acknowledges and authorizes James & Whitney Co. to install his signs, banners, or other advertising material on the property seven days prior to the initiation of work and agrees to permit the signs to remain on-site for up to fourteen days after completion of the work.

12. Production Photos: James & Whitney Co. reserves the right to take production photos (before/after) for our records. In addition, the Marketing & Advertising Department of James & Whitney Co., its assigns and transferees may select to use and publish the same in print and/or electronically, and for any lawful purpose, including, for example, such purposes as publicity, marketing, advertising, and Web content. If you have concerns or objections to the, please bring them to our attention immediately.

13. Statutory Warranty: (Applicable to Maine Contracts Only) In addition to any additional warranties agreed to by the parties, James & Whitney Co. warrants that the work will be constructed according to the standards of the building code applicable for this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this Contract. All materials are warranted by the suppliers of those materials and not by the Contractor.

14. Qualifications on any Manufacturer's Warranty. The Manufacturer's Warranty requires a properly vented roof. James & Whitney Co. may, upon final inspection of roof venting, determine that the roof will not meet the manufacturer's venting requirements. No manufacturer's extended warranty can be issued if the roof is not properly vented.

15. Entire Agreement/Representations: Any negotiations and agreements and representations, oral or written, made prior to the date of this Contract and not included in this contract are superseded, and there are no additional representations, warranties, or agreements, other than those contained in this Contract.

16. Property Insurance: James Whitney Co. Is not responsible for damage caused by rain, fire, tornado, windstorm or other such perils as is normally insured by homeowner's insurance or builders risk insurance, unless specific written agreement is in place prior to commencement of the Work.

17. Resolution of Disputes: (Applicable to Maine Contracts Only) If a dispute arises concerning the provisions of this Contract or the performance by the parties that may not be resolved through a small claims action, then the parties agree to settle this dispute by jointly paying for one of the following [check only one]: (a) Binding arbitration under the Maine Uniform Arbitration Act, in which the parties agree to accept as final the arbitrator's decision (____); (b) nonbinding arbitration, with the parties free to reject the arbitrator's decision and to seek a solution through other means, including a lawsuit (____), or (c) Mediation, in which the parties negotiate through a neutral mediator in an effort to resolve their differences in advance of filing a lawsuit (☒X___).

Your Home Construction Rights

With respect to any contract for home construction or repair for more than \$3,000.

(1) Consumer protection information on home construction and repair as published by the Attorney General is attached as an addendum to this Contract and is also available on the Attorney General's publicly accessible website.

(2) Owner is strongly advised to visit the attorney general's publicly accessible website to gather current information on how to enforce your rights when constructing or repairing homes. <http://www.maine.gov/ag/index.php?r=clg>.

I acknowledge that I have read and understand this page. Initials: _____

WARRANTY



This warranty warrants any defects in workmanship performed by James & Whitney Co. within 10 years of the project's completion. James & Whitney Co. will perform and complete any repairs within the original projects scope at no additional cost to the client. This warranty does not cover damage caused by any person, natural damage as in wind, sun, hail, snow, ice, falling debris, acts of God or normal wear and tear. For gutters installed on a metal roofing system, you must have snow retention system installed in order to qualify for the gutter warranty. This warranty does not cover defects in materials used to complete the project. These may be covered under the manufacture's material warranty as long as it is within the stated parameters. This warranty only covers portions of the project completed by James & Whitney Co.

Customer

Carl Ward

Project address

202 Court St , Portsmouth

Date Project Completed

-

Thank you for allowing James & Whitney to partner with you on your upcoming project! We look forward to earning your business!





14. 109 Dennett Street

-Recommended Approval

Background: The applicant is seeking approval for replacement siding.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____









Roofing King
404 Middlesex Rd, Unit 7
Tyngsboro, MA 01879
Phone: (888) 997-6635

Company Representative
Mohamad Yatim
Phone: (978) 208-4905
myatim@roofingking.com

07/21/2025
Claim Information

Lynn Raeburn
109 Dennett Street
Portsmouth, NH 03801
(306) 715-6720

Job: Lynn Raeburn

Entire House Siding Replacement.

Summary: Remove and replace all siding around the entire house.

- Remove all siding down to existing wall sheathing to prep wall surfaces (if vinyl existing, if wood siding would install vinyl over)
- Install rotted wall sheathing (\$90.00 per sheet if applicable Not Included)
- Install house wrap on all exposed wood and tape all seems to prevent any drafts
- Install Insulated Traditional corners (1-piece corners with R-Value to prevent heat loss)
- Install starter strip ½ inch below bottom of wall for proper protection
- Install J channel with 90-degree angle around all doors, windows and anywhere required
- Doors will have PVC kick boards installed below all doors to allow maintenance free risers
- Install any light blocks, split blocks, dryer vents etc. to complete prep and start panel Installation
- **New Lights Are Not Included in Estimate (Re-use existing, any additional electrical work will be separate charge, customer provides if new) _____
- *** Any unforeseen work that is found after removal process (ie. Rot, electrical work) will be an additional charge.
- Install double 4" 044 or 046 siding panels on complete exterior to complete siding installation
- Install white vented soffit below the eave and solid soffit up rake boards (if applicable)
- Install white metal wrap to complete maintenance free exterior when job is complete (.19 gauge or .24 better/best)
- Clean all trash and debris daily and remove container when job is complete
- Temporary rest room facilities will be provided onsite during installation (if requested)

Warranty:
20 Years: Material

Qty Unit

MATERIALS



Siding: Cedar Impressions Double 7" Straight Edge
Perfection Shingles in Seagrass.

Trim: Vinyl Carpentry® & Restoration Millwork®.

Rough-Split Shakes

Reminiscent of the days when cedar shakes were split by hand, Cedar Impressions Rough-Split Shakes dress a home in a rustic style that enhances a home's natural charm. The wood textures are deeper and more visible.

7" Straight Edge Rough-Split Shakes

Sable Brown

AR MC SB HS SPR F PB FS CG GG SG NC SW BS CW

9" Staggered Rough-Split Shakes

Spruce

AR MC SB HS SPR F PB FS CG GG SG NC SW BS CW

7" STAGGERED ROUGH-SPLIT

Deep Panel Projection

A 1" panel projection for excellent rigidity and straighter-on-the-wall performance. Also, enhanced shadow lines for better aesthetics.



Buckskin

Cedar Blend

Heritage Cream

Pacific Blue

Brownstone

Sandstone Beige

Autumn Red

Seagrass

Light Maple


Flagstone

Savannah Wicker

Slate

40 Colors.

With CertainTeed's color leadership, Monogram has the widest color spectrum in the vinyl siding industry. Choose from subtle tones, deep shades or rich blends, all of them with the highest color fade protection available anywhere. Color it your way. If you need help, check out page 15 for color tools to guide your decision making.



Natural Blend

Smoky Gray

Oxford Blue

Weathered Blend

Rustic Blend

Granite Gray

Forest

Colonial White