MEETING OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

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

6:30 p.m. **August 06, 2025**

AGENDA (revised August 01, 2025)

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

I. APPROVAL OF MINUTES

1. July 02, 2025

II. ADMINISTRATIVE APPROVALS

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

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of One Market Square, LLC, owner, for properties located at 1 Congress Street and 21 Congress Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 06, 2024 to allow new construction to an existing structure (construct roof top penthouse, construct storefronts along Haven Court and modify the Fleet Street façade) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 12 and lies within the Character District 5 (CD-5), Downtown Overlay and Historic Districts.

IV. REQUEST FOR RE-HEARING

1. Petition of John Miles Evans, to request a rehearing of, 11 Sheafe Street, wherein permission was granted to allow exterior renovations to an existing structure (replace windows) and new construction to an existing structure (construct a new rear garage and covered entry) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 14 and lies within the Character District 4 (CD4) and Historic Districts.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Brian O'Neill, owner, for property located at 6 Dearborn Street, wherein permission is requested to allow exterior renovations to the existing structure (replace siding and windows and other exterior modifications) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 as Lot 4 and lies within the General Residence A (GRA) and Historic Districts.

VI. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Penhallow and State, LLC, owner, for property located at 177 State Street, wherein permission is requested to allow exterior renovations to an existing structure (remove existing slate roof and replace with faux slate roof) as per plans on file in the planning department. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic Districts.

2. Petition of Gary Gansburg, owner, for property located at 89 New Castle Avenue, wherein permission is requested to allow exterior renovations to an existing structure (remove the existing chimney) as per plans on file in the planning department. Said property is shown on Assessor Map 101 as Lot 51 and lies within the General Residence B (GRB) the Historic Districts.

3. Petition of PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested to allow the construction of a new 4-Story mixed-use building (266-278 State Street and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78,79, and 80 and lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

4. Petition of Zachary Dombrowski & Meghan Black, owners, for property located at 111 Gates Street, wherein permission is requested to allow new construction to an existing structure (remove rear porch, add new rear 2-story addition with walkout basement and reconfigure existing side addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 96 and lies within the General Residence B (GRB) and Historic Districts.

VII. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Charles S. Neal Jr., owner, for property located at 28 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct a breezeway between the existing home and detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.

B. REQUEST TO POSTPONE-Work Session requested by Greg and Laura Ludes, owners, for property located at 124 State Street, wherein permission is requested to allow the new construction of a detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 56 and lies within the Character District 4 (CD4), Character District 4-L1, and Historic Districts.

VIII. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Brian O'Neill, owner, for property located at 6 Dearborn Street (which includes #10 Dearborn Street), wherein permission is requested to allow exterior renovations to an existing structure (#10 Dearborn) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 as Lot 4 and lies within the General Residence A (GRA) and Historic Districts.

2. Work Session requested by Double MC, LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (construct additions) and exterior modifications as per plans on file in the planning department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

IX. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*
https://us06web.zoom.us/webinar/register/WN_xP22YxRPQNOUNxUNQWAG8Q

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

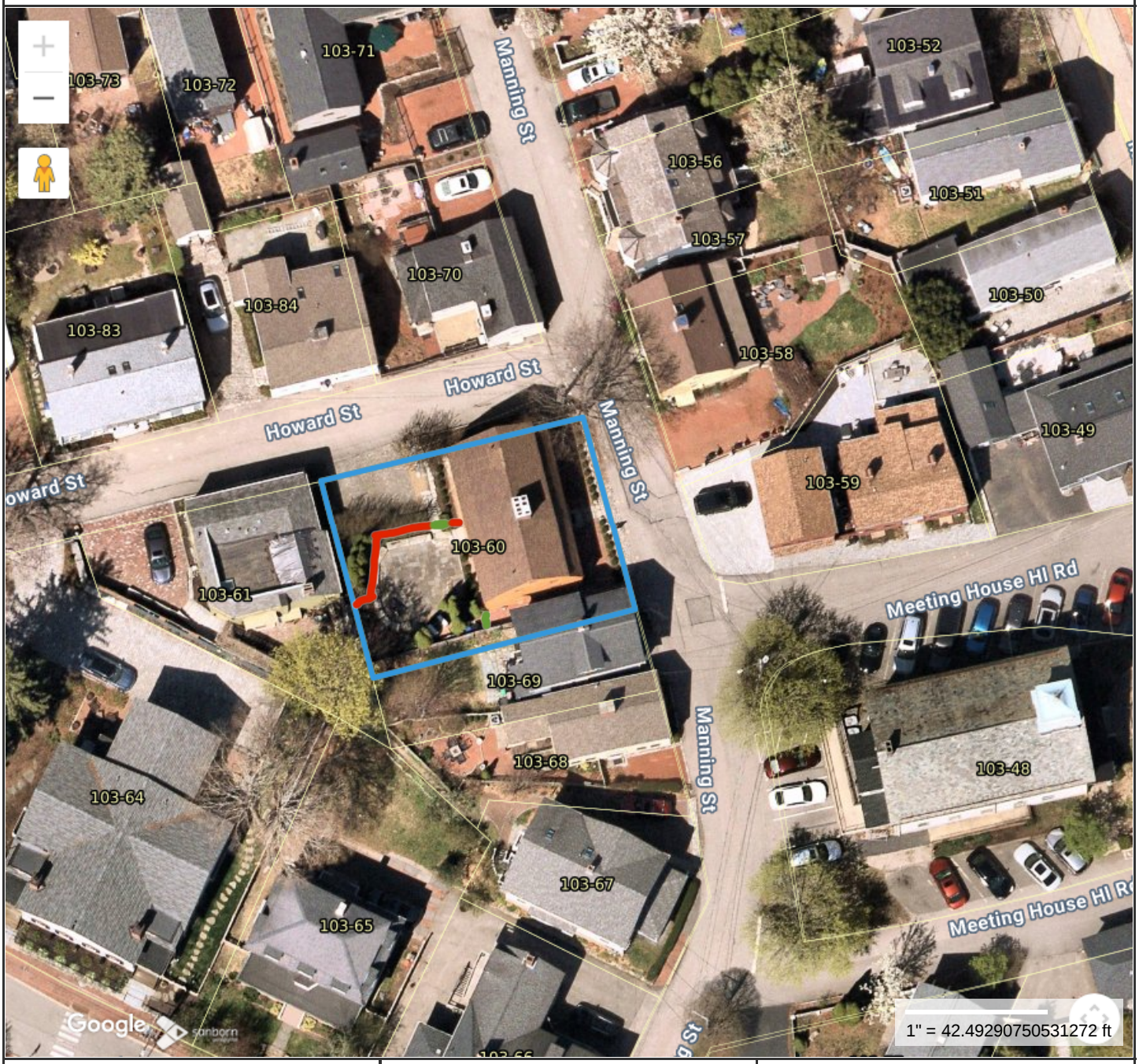
Background: The applicant is seeking approval for the installation of wood fencing and (2) gates along the rear and side of the property.

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	Total
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. 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)	5,415.00		5,415.00
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. 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)	685.00	0	0.00
ALL PRICING IS GOOD FOR 7 DAYS FROM THE DATE ON THE CONTRACT UNLESS OTHERWISE SPECIFIED 125 FENCE IS A WOMAN OWNED SMALL BUSINESS Payment Terms: 50% Deposit with balance due upon completion. Payment made with credit/debit cards will incur a 3% fee. 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.			
Sales Tax	6.25%		0.00

Customer Signature	Date:	**Total**	$5,415.00

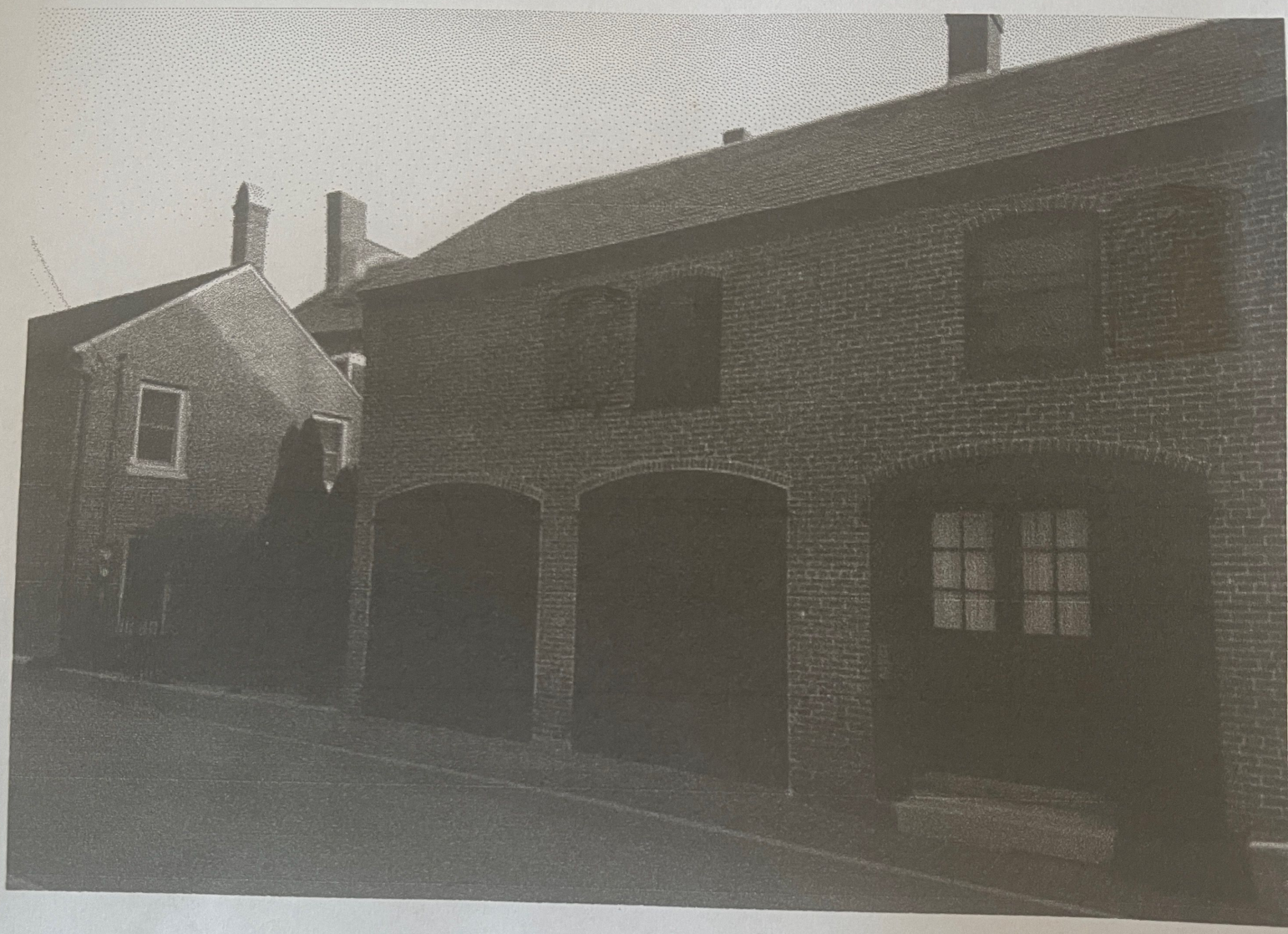
2. 25 Penhallow Street -Recommended Approval

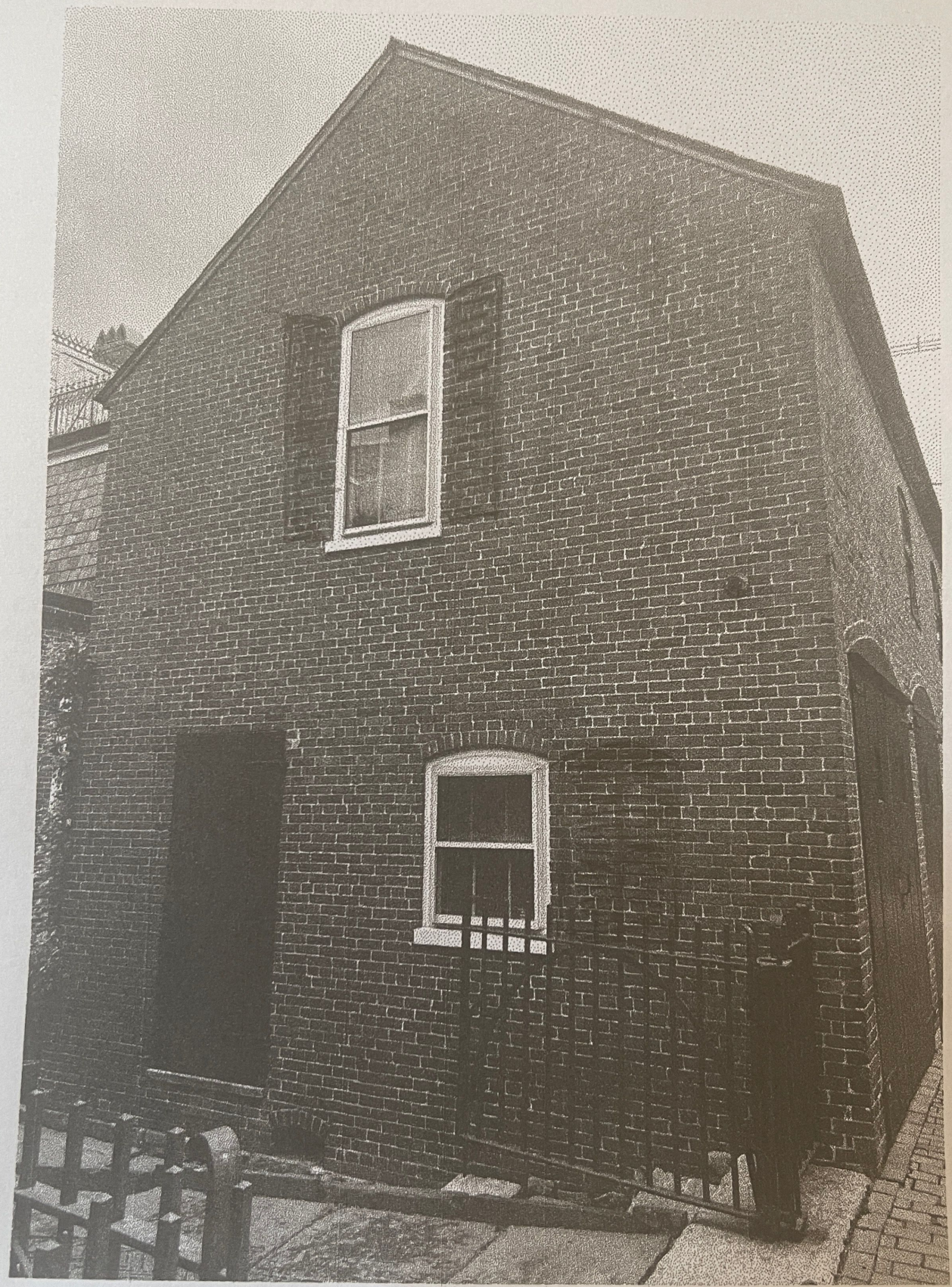
Background: The applicant is seeking approval for the installation of custom shutters.

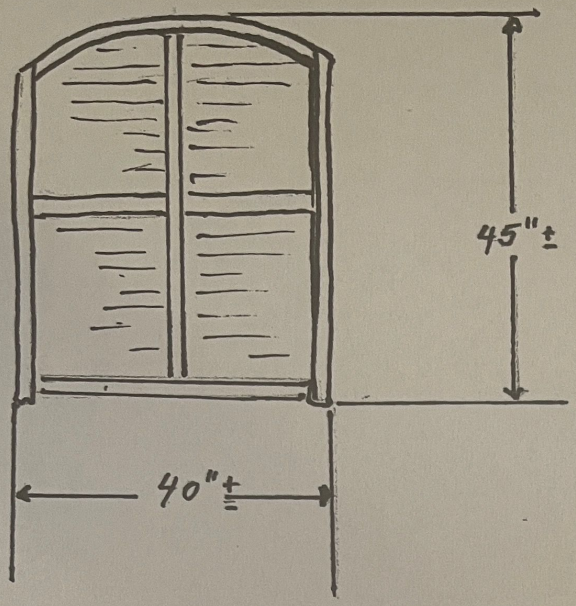
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

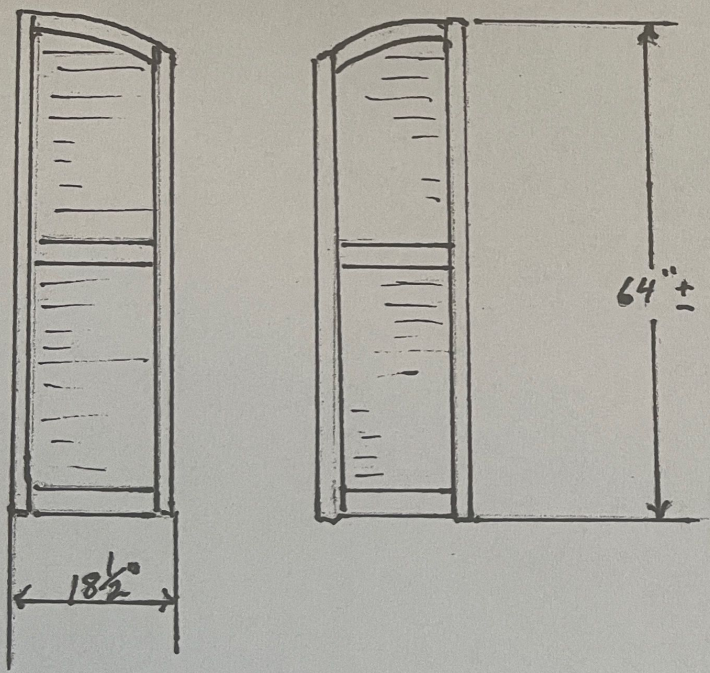






Single Shutter w/ fixed slats
2½" x 3", stiles 2¾", bottom rail 3⅜", 1⅜" thick

Sheafe Street	2
Gable End	1



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

Shutter Designs for 14 Sheafe Street

not to scale

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

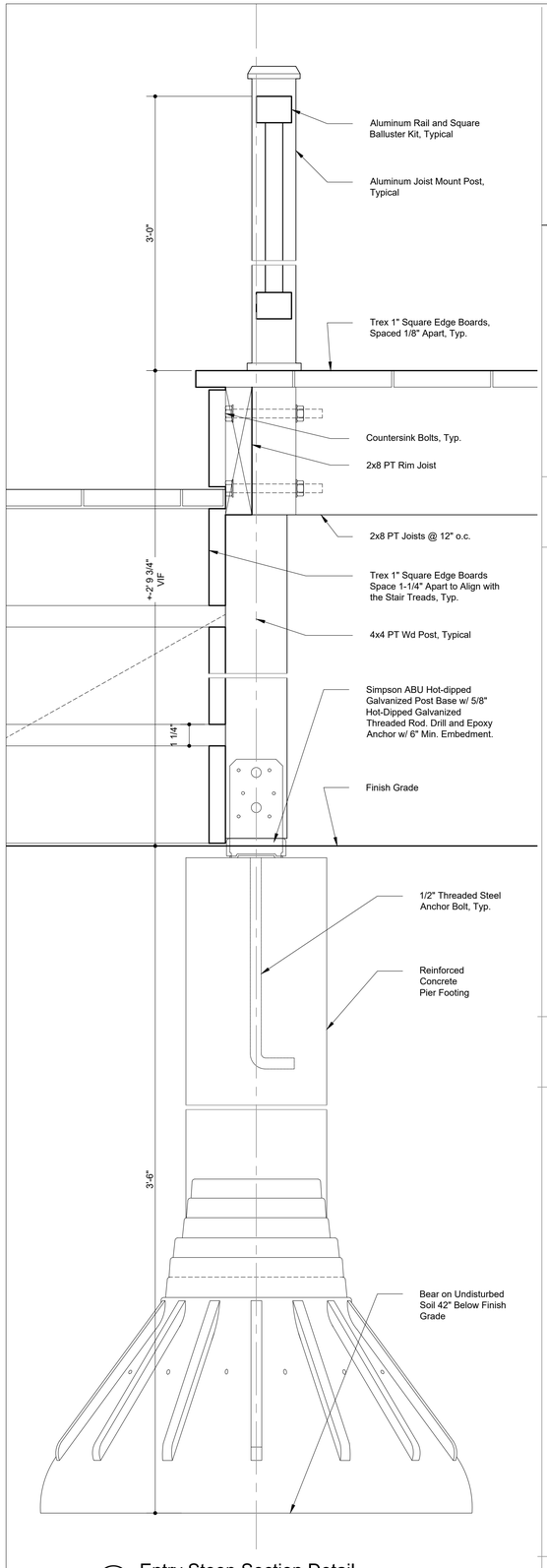
Background: The applicant is seeking approval for the reconstruction of the rotting front stairs and landing.

Staff Comment: Recommend Approval

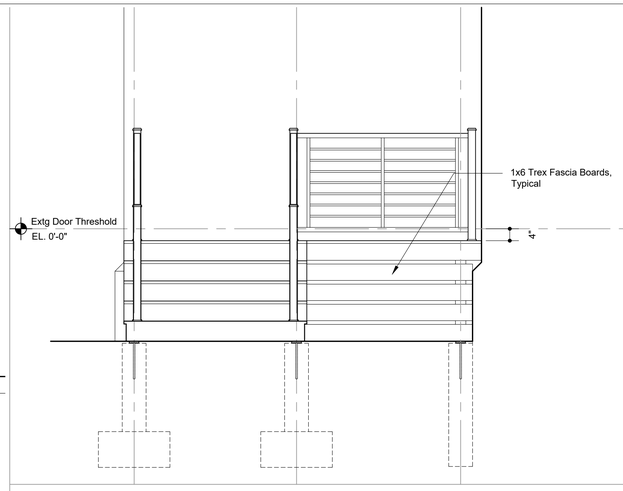
Stipulations:

1. _____
2. _____
3. _____

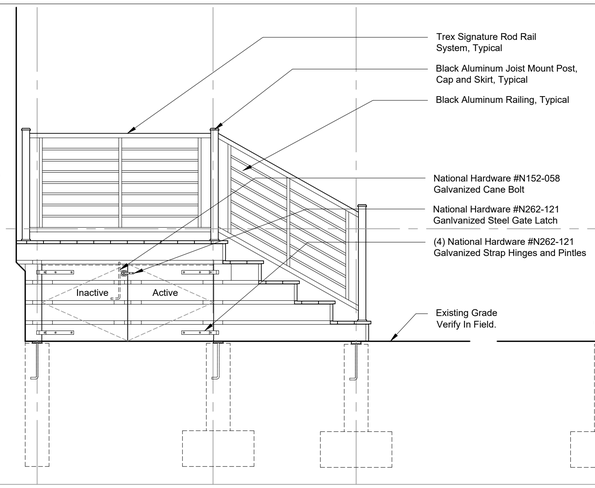
PRIVATE
RESIDENCE



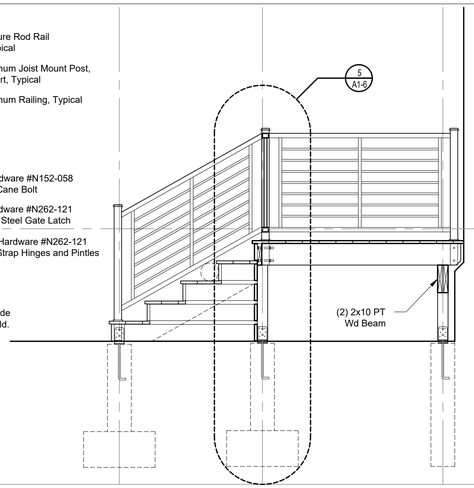
5 Entry Stoop Section Detail
Scale: 3"=1'-0"



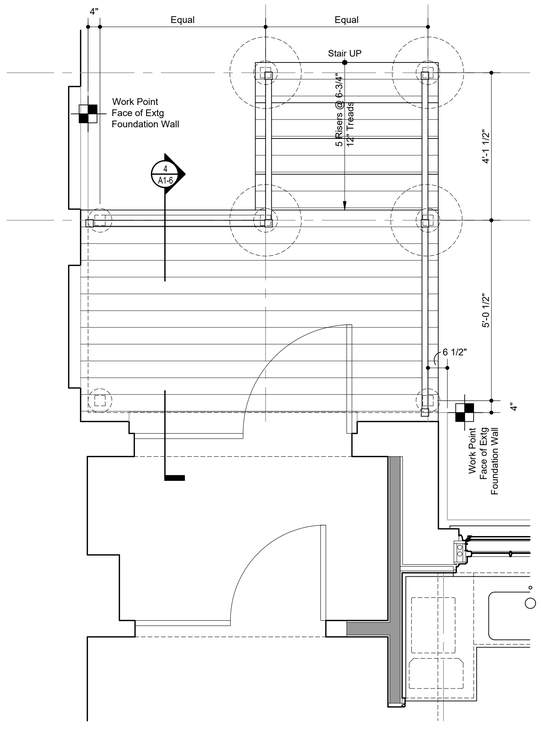
2 Entry Stoop North Elevation
Scale: 1/2"=1'-0"



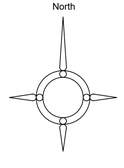
3 Entry Stoop East Elevation
Scale: 1/2"=1'-0"



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	Drawing Number
5/28/2024	A1-6
Scale: As Noted	
Project No.: 230604	

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

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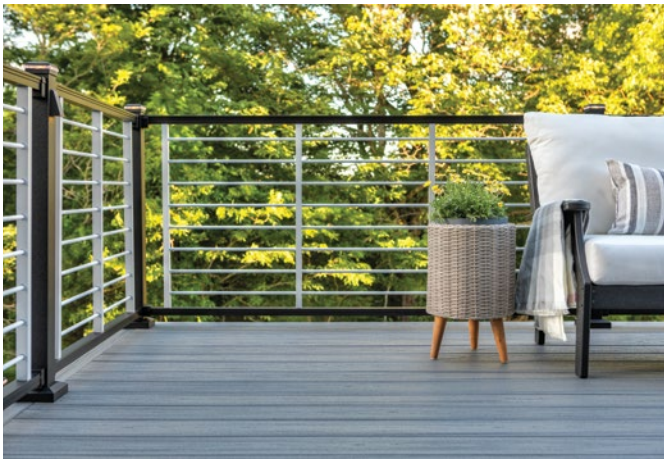
Trex Signature®

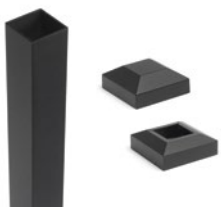
ROD RAIL

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

QUESTIONS?

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

Scan to learn more about Trex Signature Railing.

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.

4. 28 Chestnut Street -Recommended Approval

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

<u>Staff Comment</u>: Recommend Approval

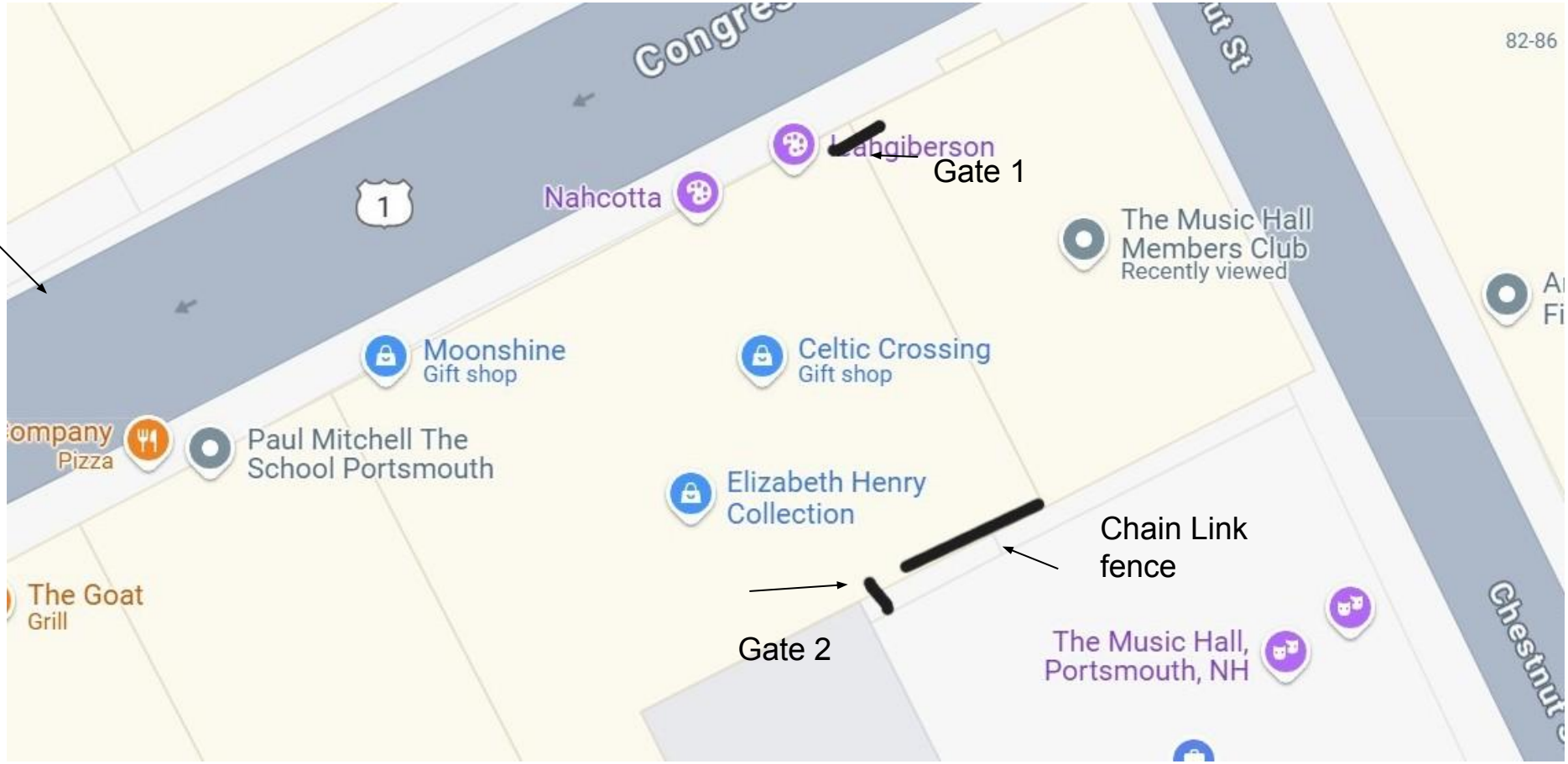
Stipulations:

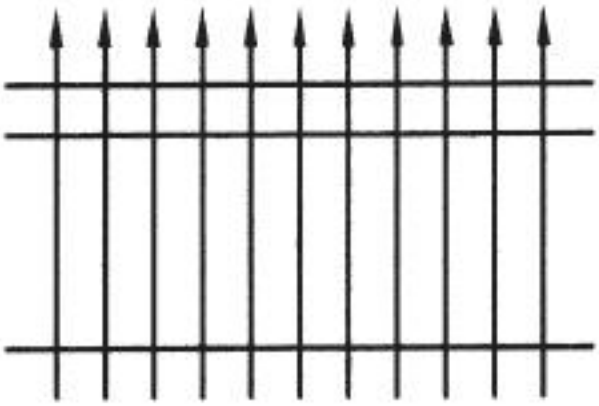
1. _____
2. _____
3. _____

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


Gate 1
Nahcotta
The Music Hall
Members Club
Recently viewed
Moonshine
Gift shop
Celtic Crossing
Gift shop
Paul Mitchell The
School Portsmouth
Elizabeth Henry
Collection
Chain Link
fence
The Goat
Grill
Gate 2
The Music Hall,
Portsmouth, NH
82-86



EFS-10

LOCINOX

PUSH

marisa
kang
2023

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

DWG Revision & Issue Index

Rev. No.	Date As Noted	Description

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

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

HISTORICAL PHOTO - STATE STREET - CIRCA 1970s

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.

PROJECT TEAM

Client
Michael & Deb Anthony
manthony423@aol.com

93 State Street
Portsmouth, NH 03801

Architect
Cristina Johnson
cristinaj@tms-architects.com

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www.tmsarchitects.com

Structural Engineer
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charlie@jsneng.com

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P: 603.433.8639
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Civil Engineer
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bruce@jvasurveyors.com

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www.jvasurveyors.com

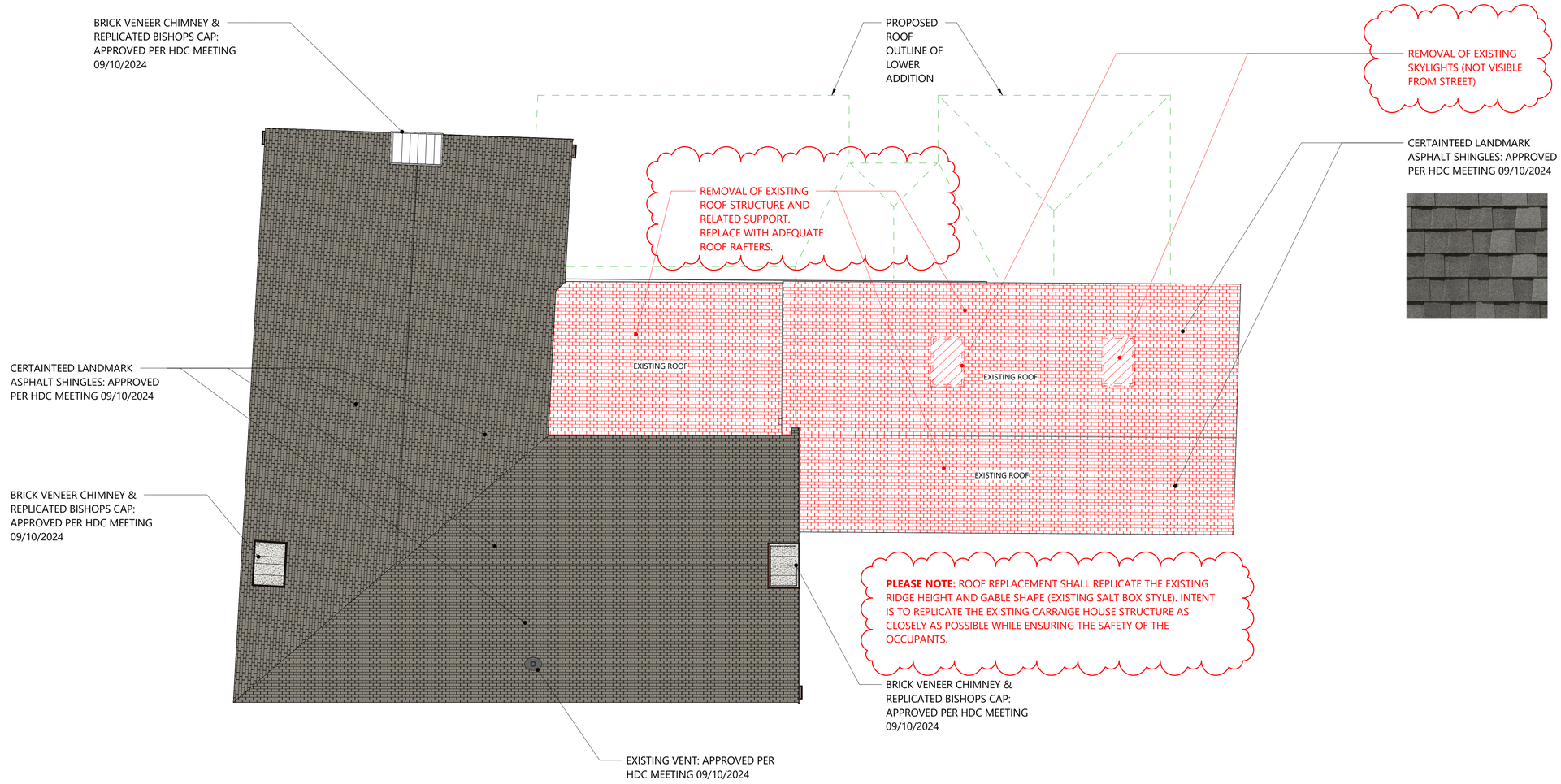
General Contractor
Randy Emmett
randynecornerstone@gmail.com

P: 978.314.3055
www.ne-cornerstone.com

LICENSED ARCHITECT
CRISTINA J JOHNSON
No. 04558
THE STATE OF NEW HAMPSHIRE

LOCUS MAP

24-023
6/26/2025 3:59:53 PM
Autodesk Docs://Anthony Residence Renovation/Anthony Renovation - Current.rvt
HDC Admin Approval Submission
06/26/25



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

Autodesk Docs://Anthony Residence Renovation/Anthony Renovation - Current.rvt

TMS architects interiors
603.436.4274

GENERAL CONTRACTOR
NE. CORNERSTONE

STRUCTURAL ENGINEER
JSN

CIVIL ENGINEER
JVA JAMES VERRA & ASSOCIATES, INC.

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

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

STAMPS
LICENSED ARCHITECT CRISTINA J. JOHNSON No. 04508 STATE OF NEW HAMPSHIRE

HDC Admin Approval Submission 06/26/25

PROJECT NUMBER
24-023

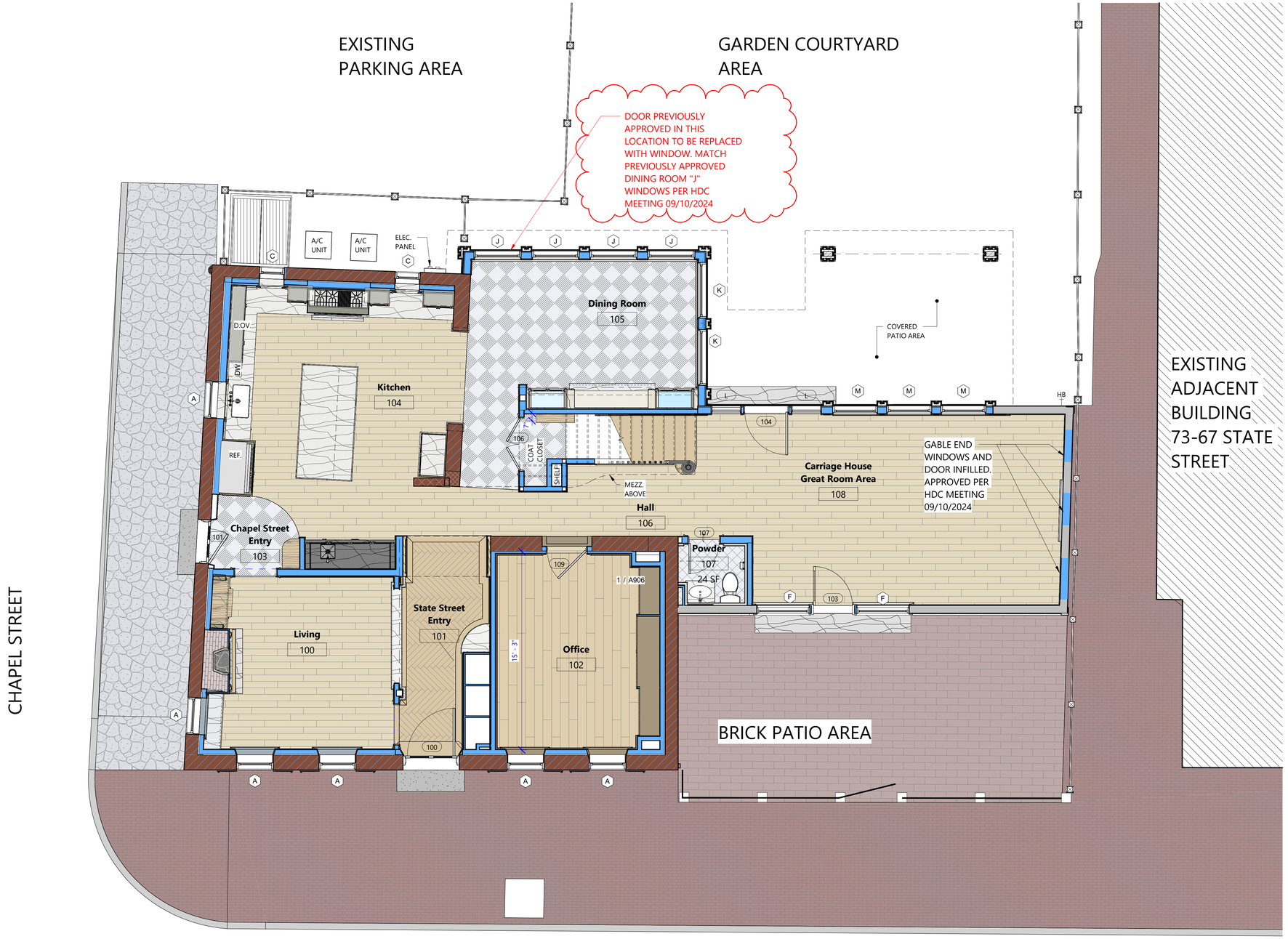
Anthony Residence Renovation
93 State Street
Portsmouth, NH

Roof Demolition Plan - HDC Admin Submission II

A2.01

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

PLOT DATE : 6/26/2025 3:59:53 PM



1 A2.02 First Floor Plan
1/4" = 1'-0"

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

TMS
architects
interiors
603.436.4274

GENERAL CONTRACTOR
NE. CORNERSTONE

STRUCTURAL ENGINEER
JSN

CIVIL ENGINEER
JVA
JAMES VERRA & ASSOCIATES, INC.

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

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

STAMPS
LICENSED ARCHITECT
CRISTINA J. JOHNSON
No. 04568
STATE OF NEW HAMPSHIRE

HDC Admin Approval Submission 06/26/25

PROJECT NUMBER
24-023

Anthony Residence Renovation
93 State Street
Portsmouth, NH

First Floor Plan - HDC Admin Submission II

A2.02

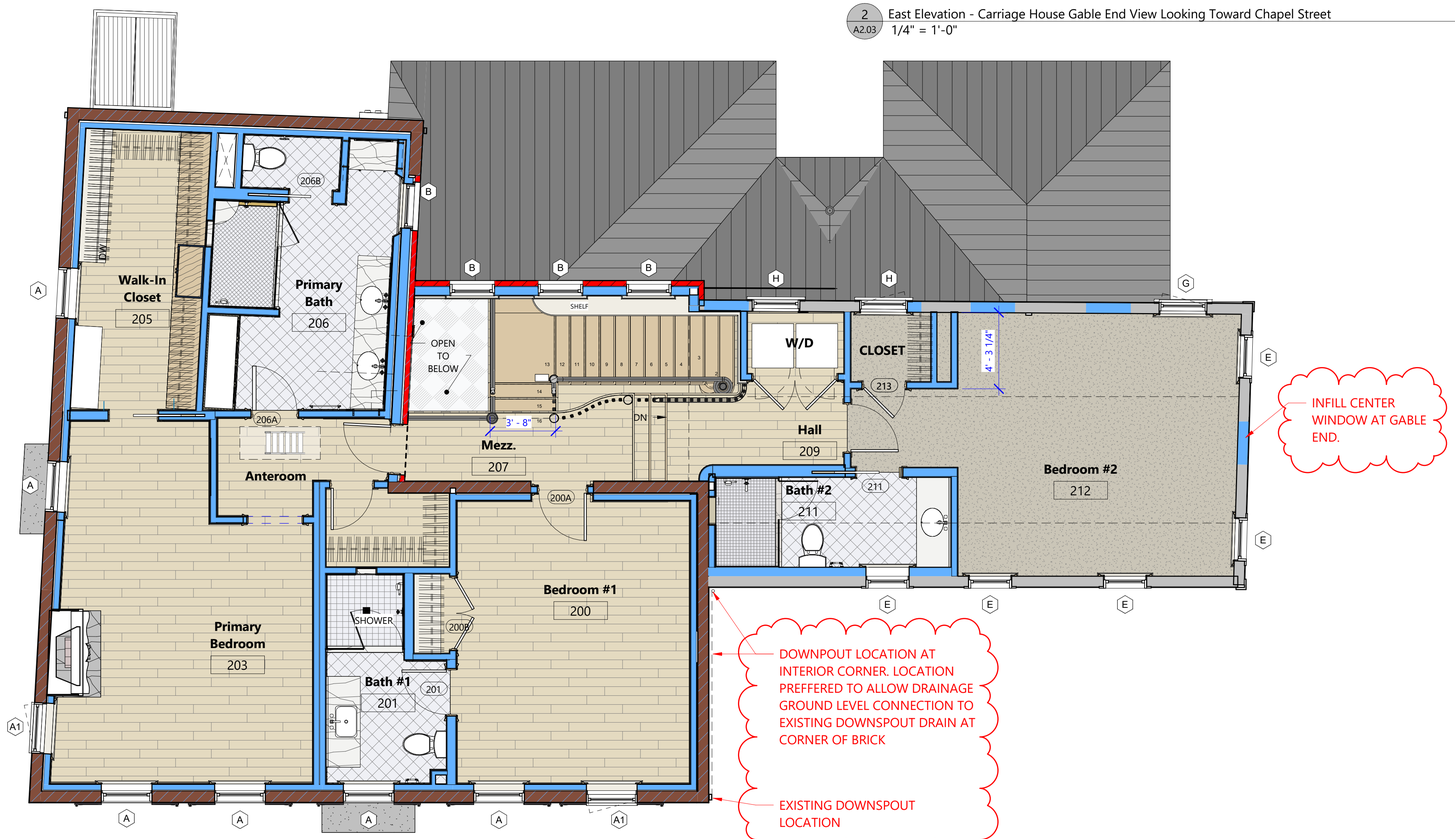
DR: Author
CH: Checker
SHEET SCALE: As indicated
SHEET DATE: 06/26/25

Autodesk Docs://Anthony Residence Renovation/Anthony Renovation - Current.rvt

PLOT DATE : 6/26/2025 3:59:55 PM

EXISTING GABLE END OF CARRIAGE HOUSE

2 A2.03 East Elevation - Carriage House Gable End View Looking Toward Chapel Street
1/4" = 1'-0"



1 A2.03 Second Floor Plan
1/4" = 1'-0"

TMS
architects
interiors
603.436.4274

GENERAL CONTRACTOR
NE. CORNERSTONE

STRUCTURAL ENGINEER
JSN

CIVIL ENGINEER
JVA
JAMES VERRA & ASSOCIATES, INC.

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

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

STAMPS
LICENSED ARCHITECT
CRISTINA J. JOHNSON
No. 04528
STATE OF NEW HAMPSHIRE

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

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

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

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1 A2.04 State Street Elevation - HDC Update
1/4" = 1'-0"

2 A2.04 Courtyard Elevation View - Looking Towards State Street - HDC Update
1/4" = 1'-0"

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TMS architects interiors
603.436.4274

GENERAL CONTRACTOR
NE. CORNERSTONE

STRUCTURAL ENGINEER
JSN

CIVIL ENGINEER
JVA JAMES VERRA & ASSOCIATES, INC.

LANDSCAPE ARCHITECT

MECHANICAL ENGINEER

Revision & Reissue Notes

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

STAMPS
LICENSED ARCHITECT CRISTINA J. JOHNSON No. 04658 STATE OF NEW HAMPSHIRE

HDC Admin Approval Submission 06/26/25

PROJECT NUMBER
24-023

Anthony Residence Renovation
93 State Street
Portsmouth, NH

Elevation Views - HDC Admin Submission II

A2.04

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

PLOT DATE : 6/26/2025 4:09:20 PM

JSN Associates, LLC
One Autumn Street
Portsmouth, NH 03801
(603)433-8639
www.jsneng.com

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

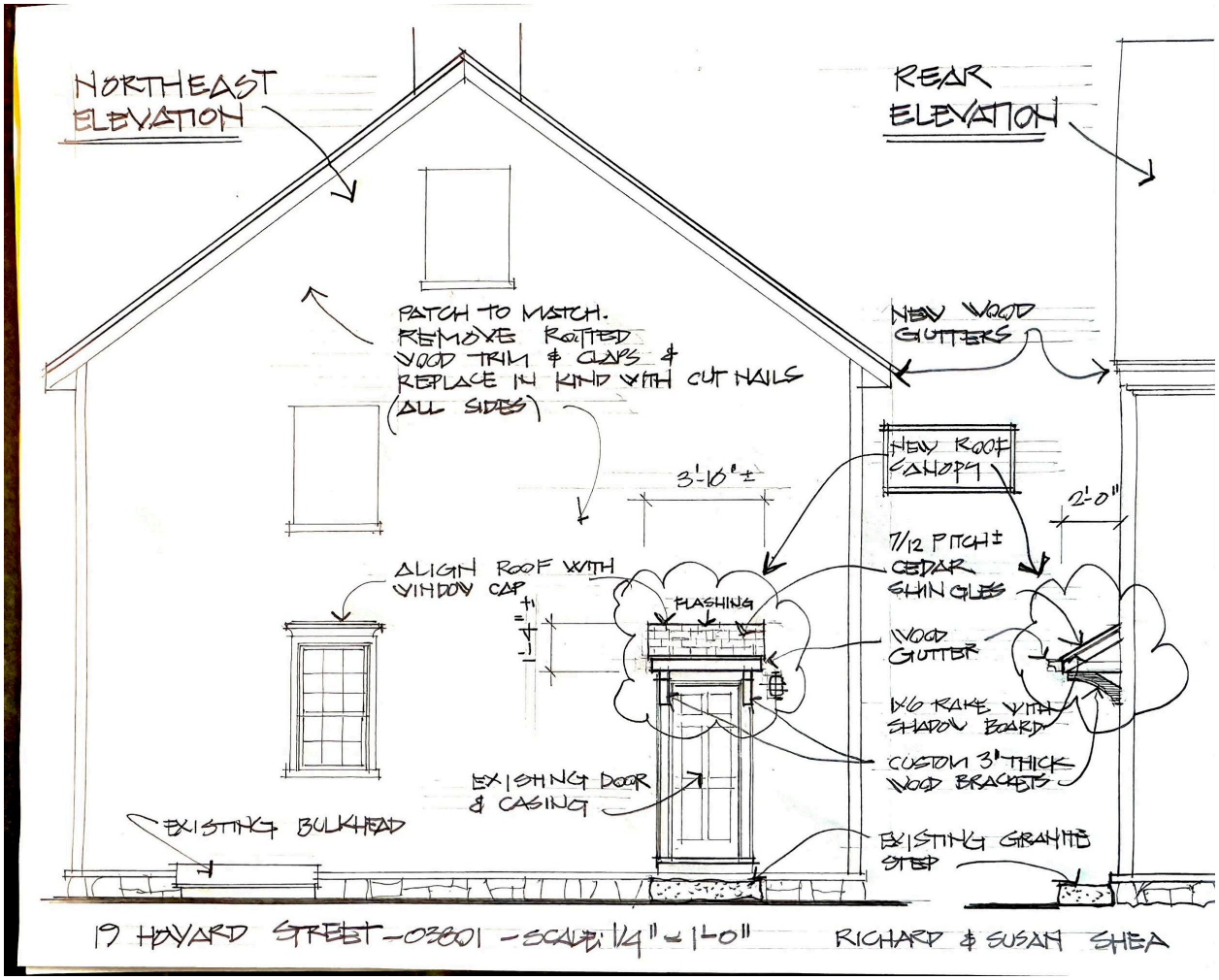
6. 19 Howard Street -Recommended Approval

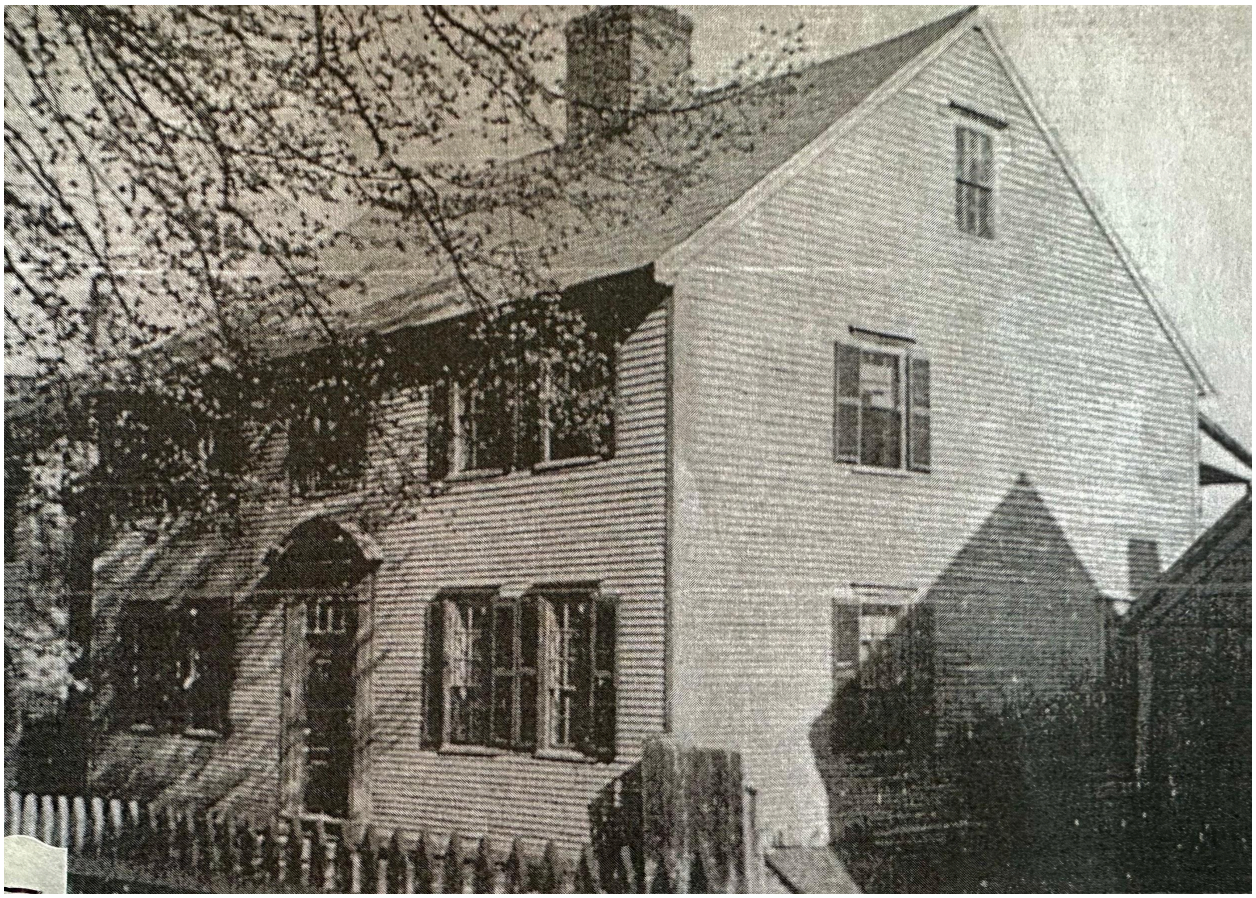
<u>Background</u>: The applicant is seeking approval to rebuild the existing canopy over the side door entrance, install wood gutters, and repair and place siding where needed.

<u>Staff Comment</u>: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____


NORTHEAST ELEVATION
REAR ELEVATION
PATCH TO MATCH. REMOVE ROTTED WOOD TRIM & CLAPS & REPLACE IN KIND WITH CUT NAILS (ALL SIDES)
NEW WOOD GUTTERS
NEW ROOF CANOPY
3'-10" ±
2'-0"
7/12 PITCH ±
CEDAR SHINGLES
ALIGN ROOF WITH WINDOW CAP
1'-4" ±
FLASHING
WOOD GUTTER
1X6 RAKE WITH SHADOW BOARD
CUSTOM 3" THICK WOOD BRACKETS
EXISTING DOOR & CASING
EXISTING BULKHEAD
EXISTING GRANITE STEP
19 HOWARD STREET - 03801 - SCALE: 1/4" = 1'-0"
RICHARD & SUSAN SHEA



F. I. Co

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

View from Mechanic Street

Table of Contents

Cover Sheet
1. Existing Condition Photos and Proposed Door

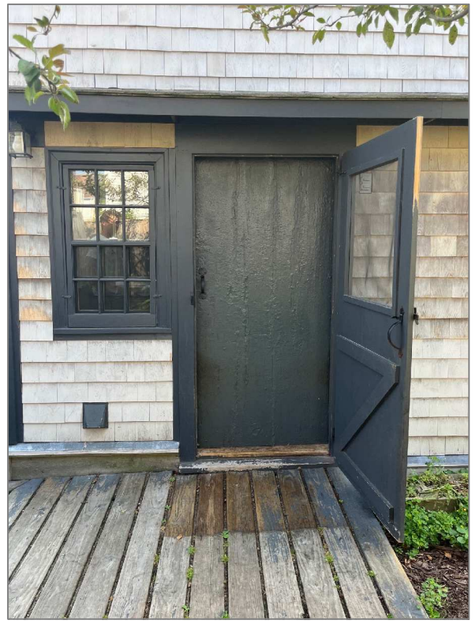
Project Summary

Replace existing back door with new custom door.

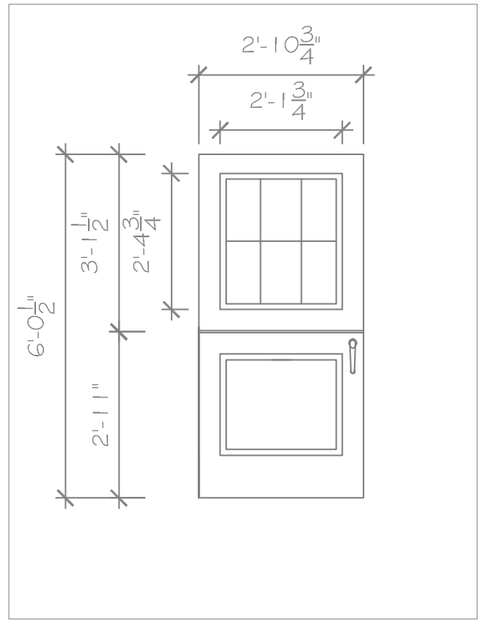
1.Back Elevation (fenced in courtyard)

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:

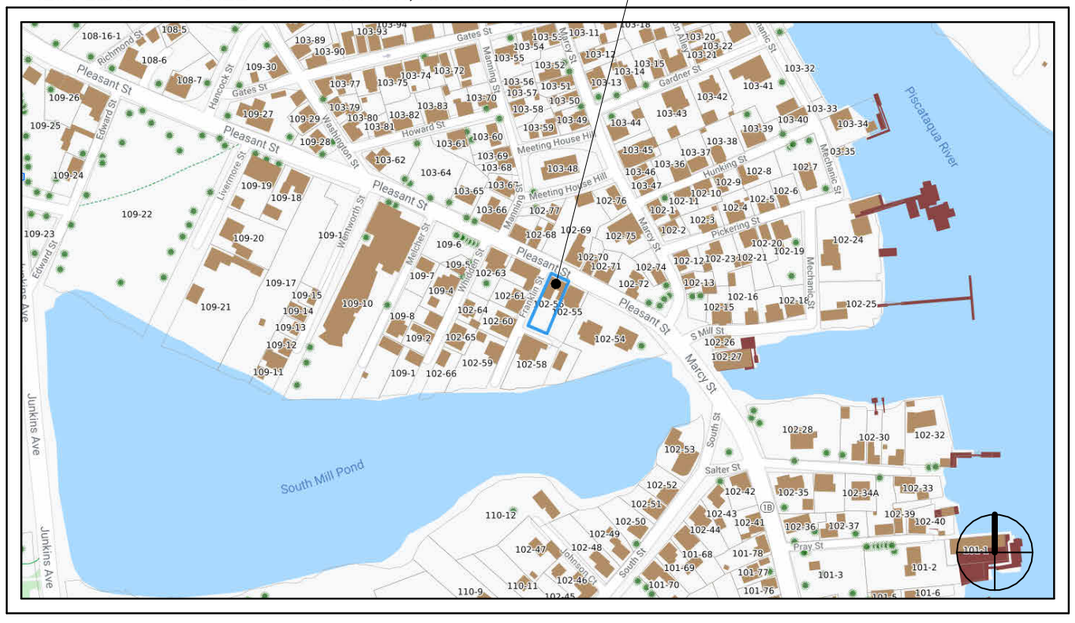
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
  - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
- LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
  - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
  - 2) A VARIANCE FROM SECTION 10.321 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

420 PLEASANT STREET PORTSMOUTH, NH 03801



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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

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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

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING PHOTOS

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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

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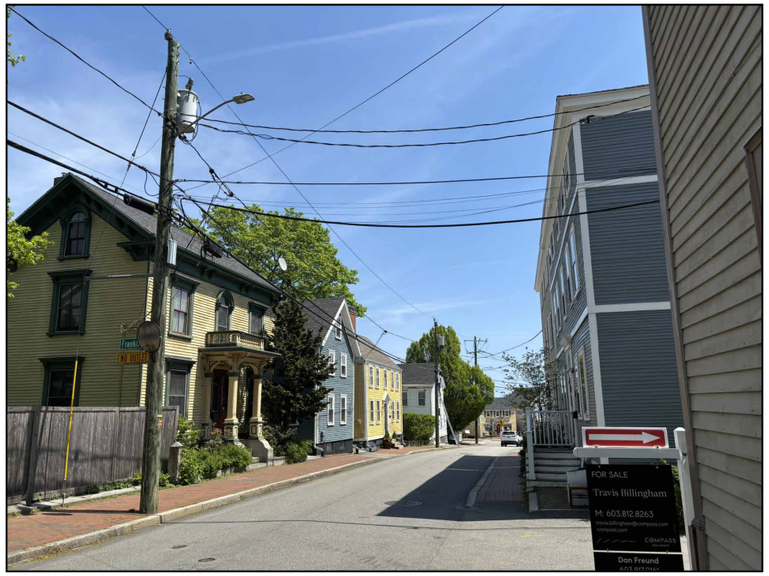

APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)

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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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONTEXT PHOTOS

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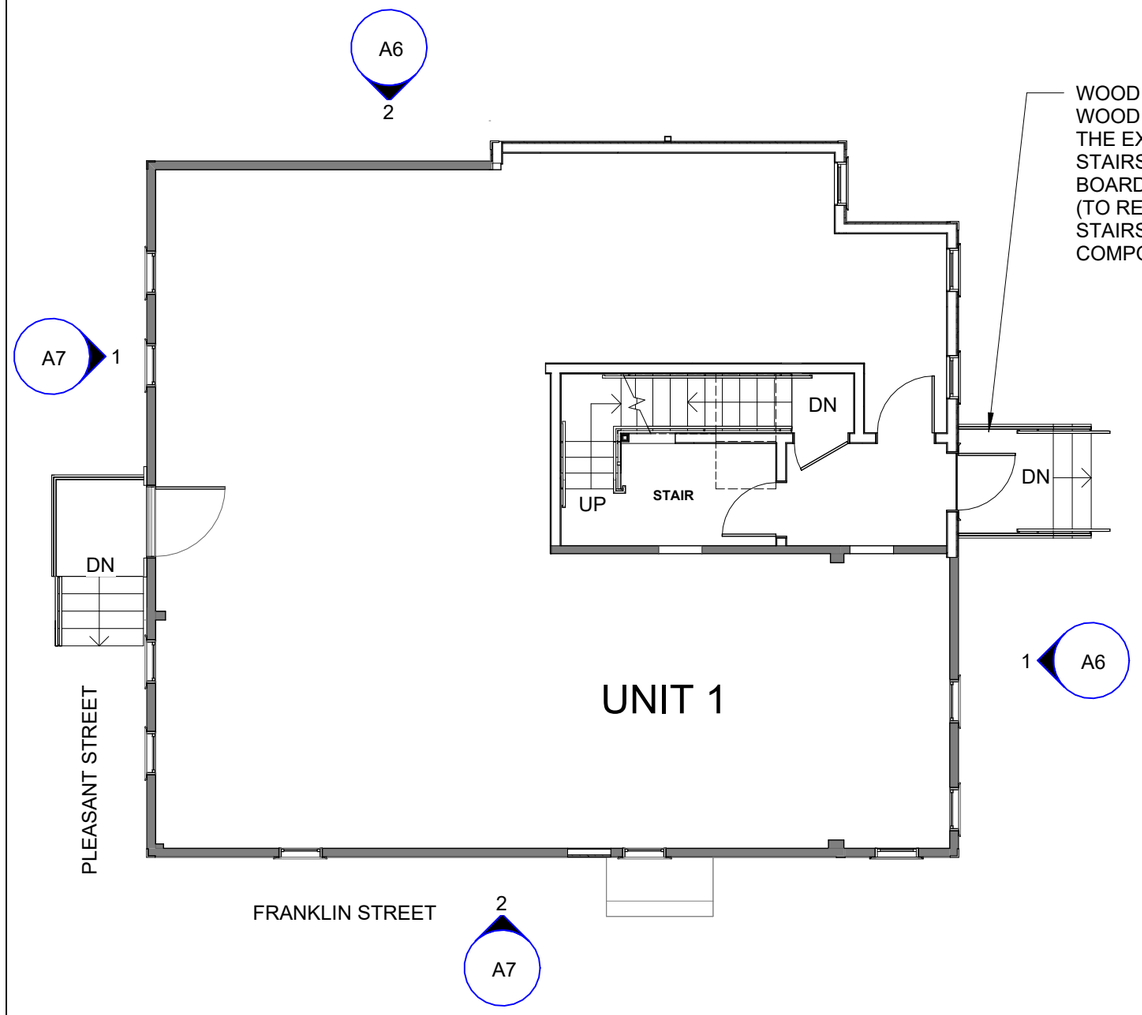
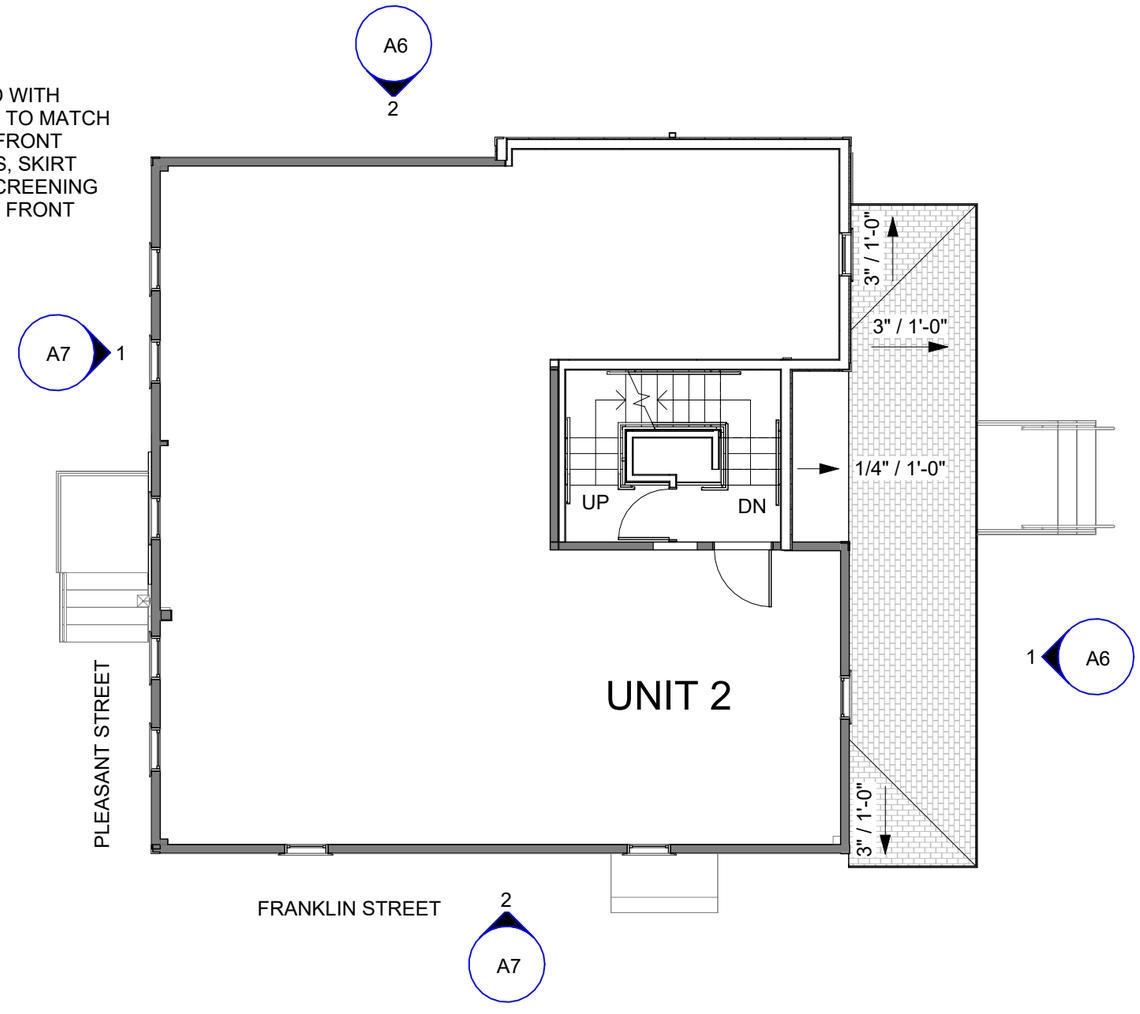


1 FIRST FLOOR PLAN
1/8" = 1'-0"



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

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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FIRST AND SECOND FLOOR PLANS

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A4

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Project Number:	25042
Scale:	1/8" = 1'-0"

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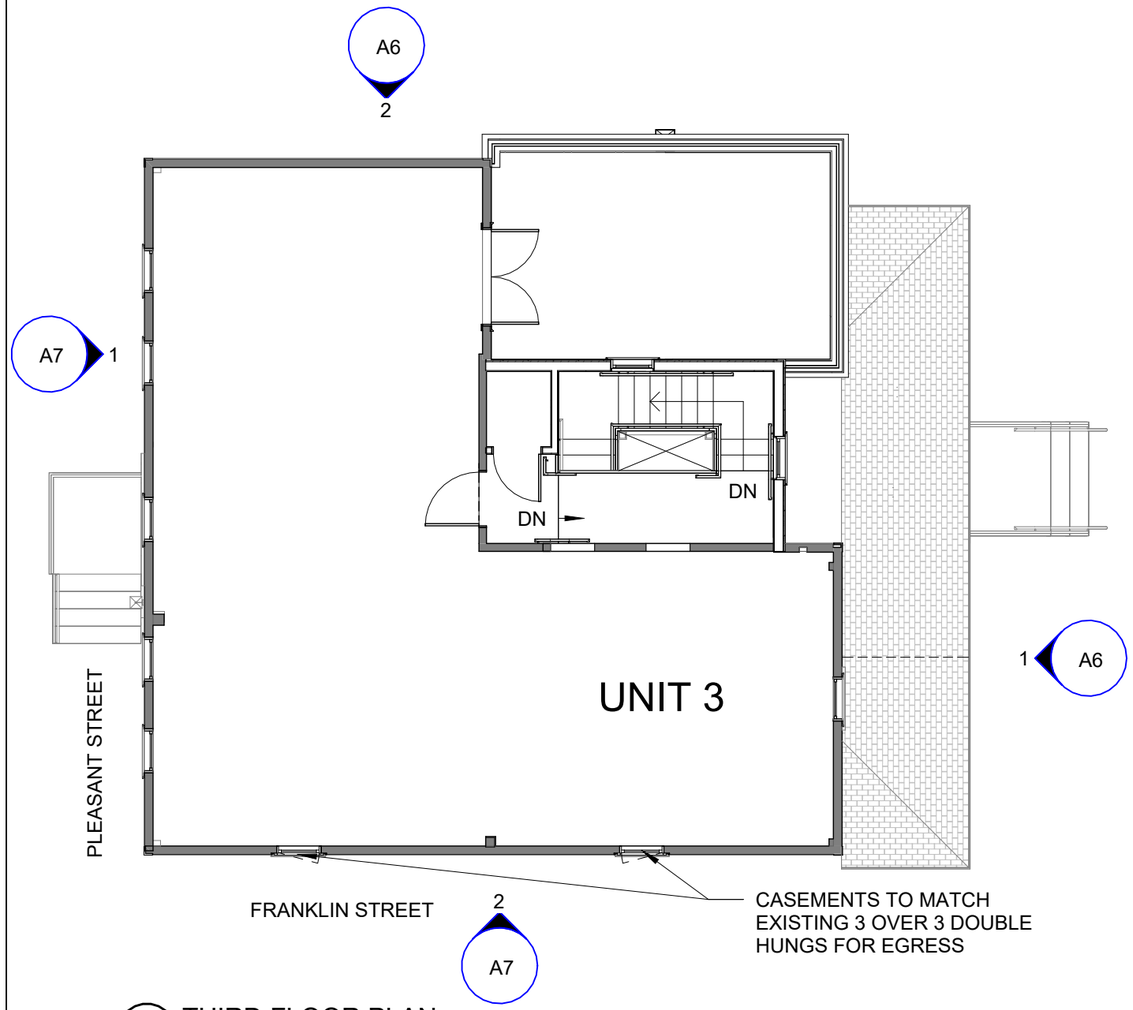
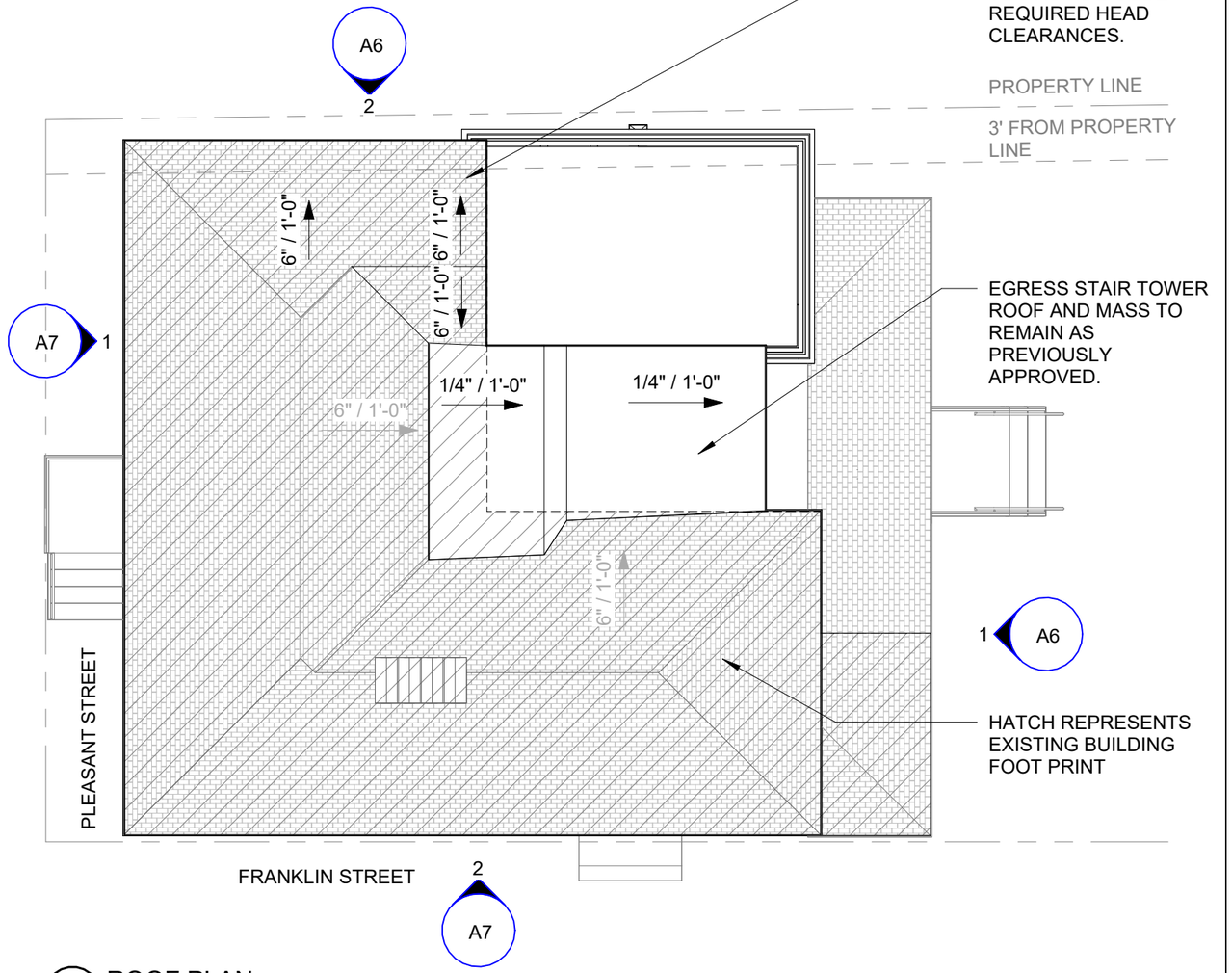


1 THIRD FLOOR PLAN
1/8" = 1'-0"



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

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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THIRD FLOOR AND ROOF PLANS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL

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A5

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Scale: 1/8" = 1'-0"

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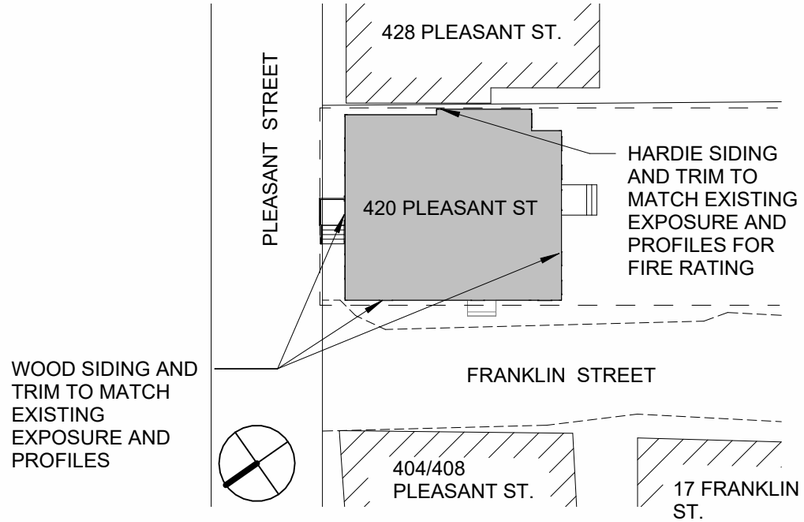
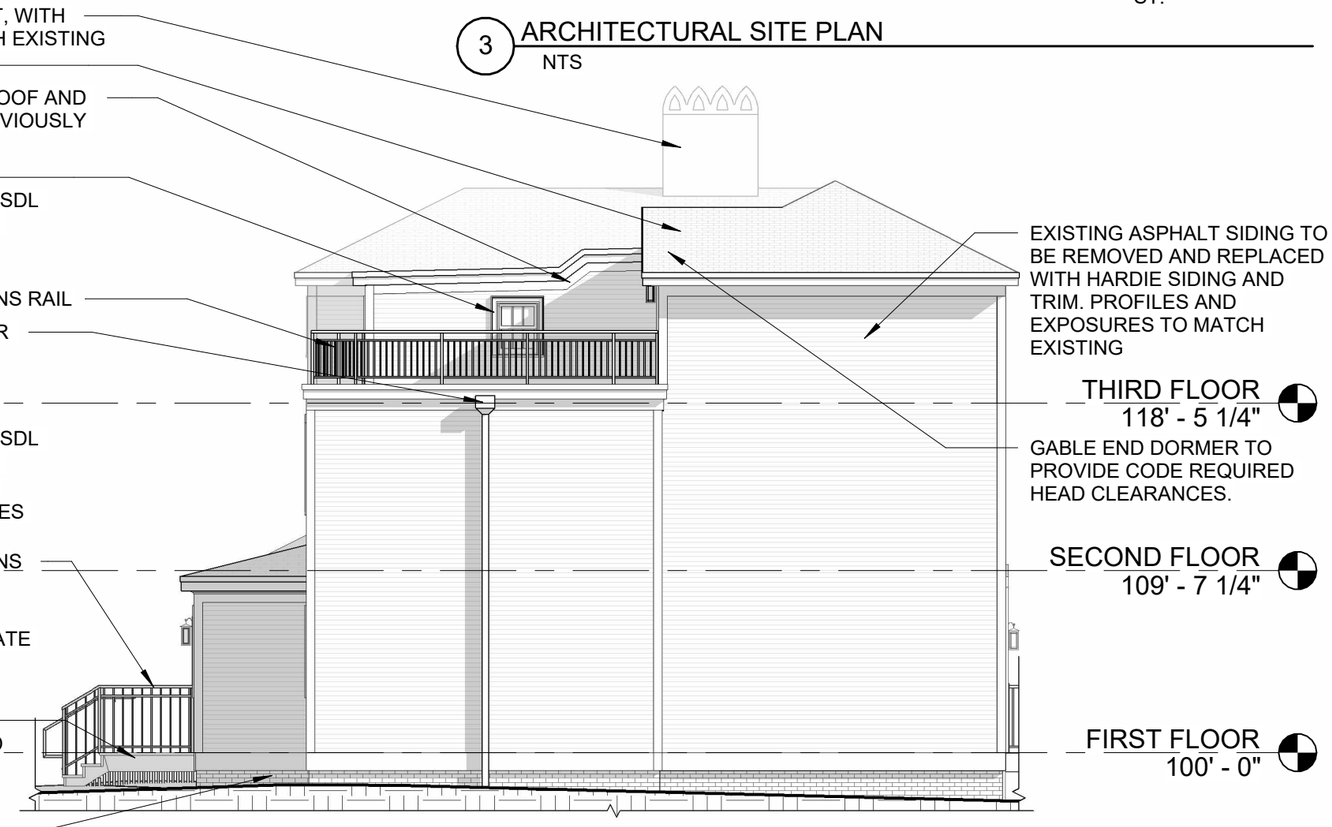
SCOPE BREAKDOWN:

- 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

1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"



2 EAST BUILDING ELEVATION
1/8" = 1'-0"

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS AND SCOPE OF WORK

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL

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A6

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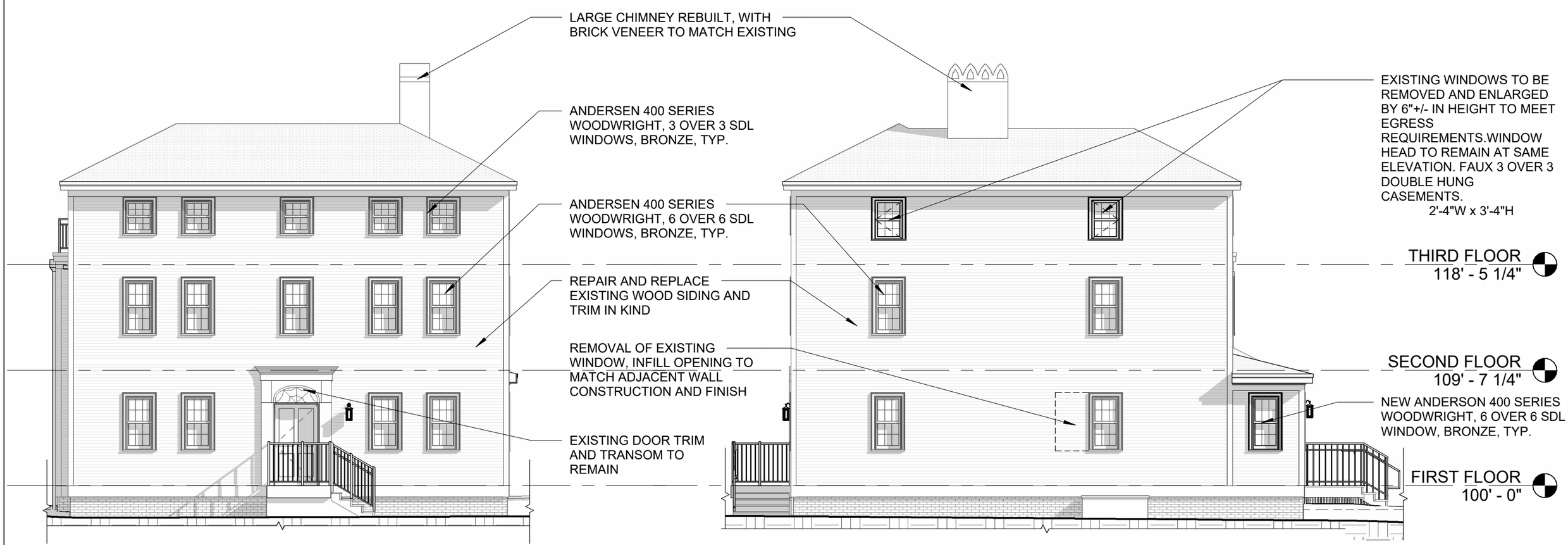

1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"

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

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL

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PERSPECTIVE FROM BACK LOT

PERSPECTIVE FROM FRANKLIN STREET

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PERSPECTIVES

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START OF APPENDICES

420 Pleasant Street

APPENDIX 1

420 PLEASANT STREET - ADDITION AND RENOVATIONS

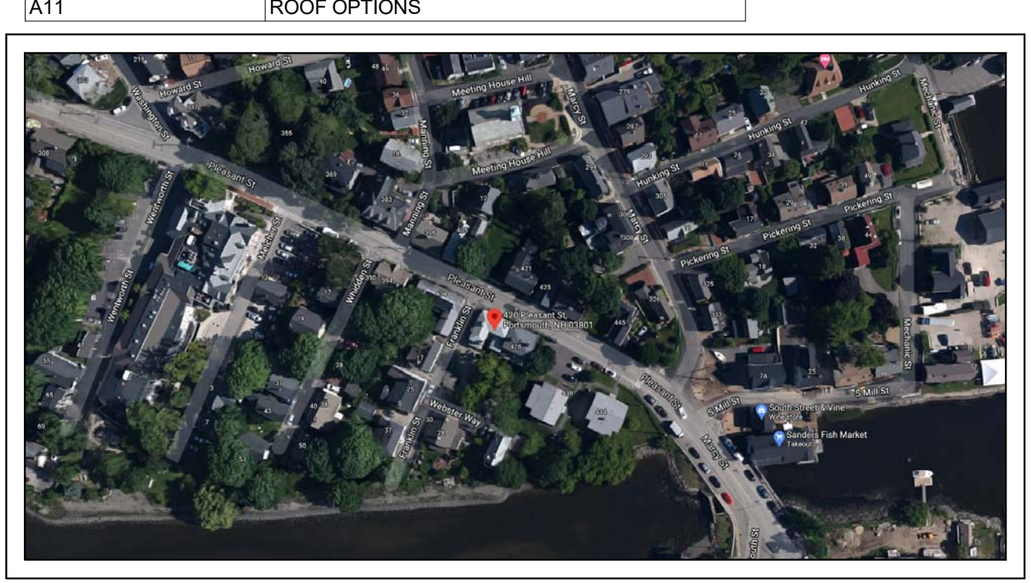
HISTORIC DISTRICT COMMISSION: WORK SESSION / PUBLIC HEARING - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

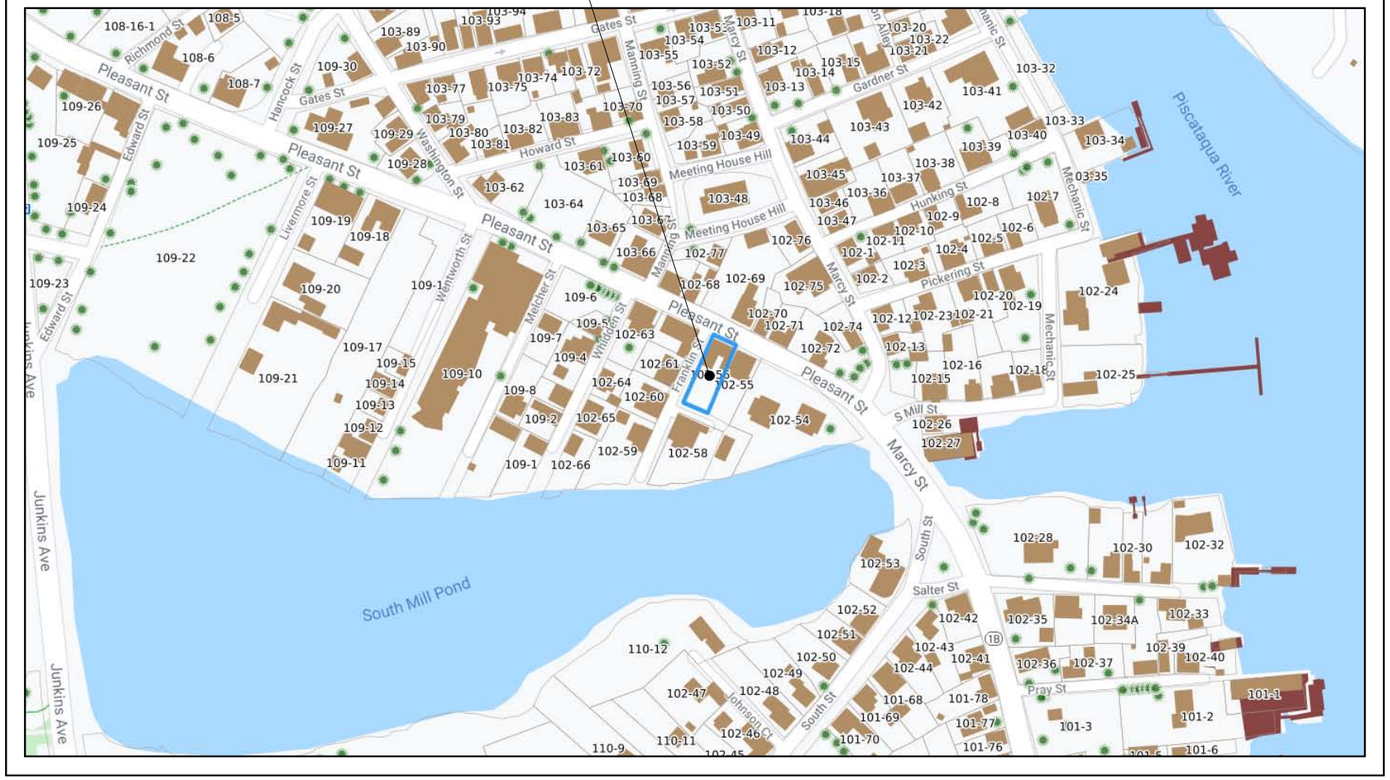
PROPOSED WORK:

- 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	COVER HDC WORK SESSION / PUBLIC HEARING - JULY 2021	McHENRY ARCHITECTURE 4 Market Street Portsmouth, New Hampshire	C	07/07/2021 McHA: RD / JJ NOT TO SCALE

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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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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A1

07/07/2021
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NOT TO SCALE

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 STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A2

07/07/2021
McHA: RD / JJ
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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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CONTEXT PHOTOS

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A3

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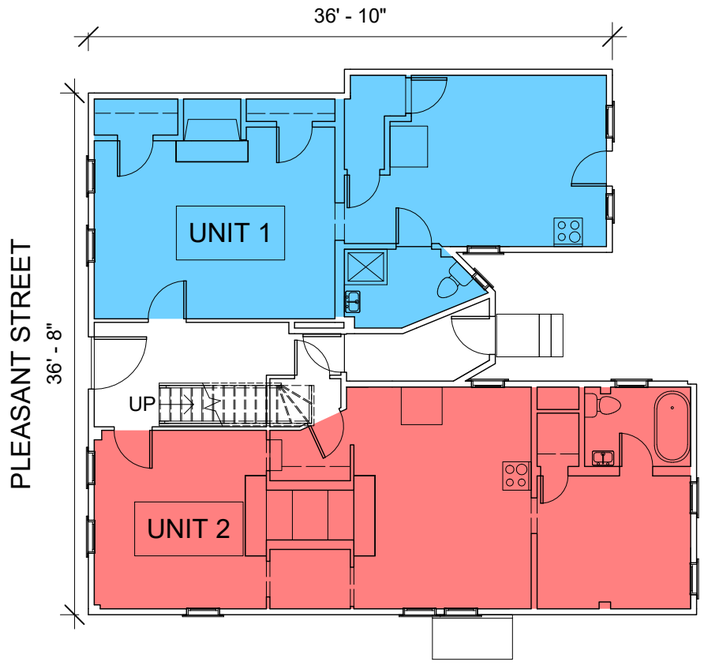
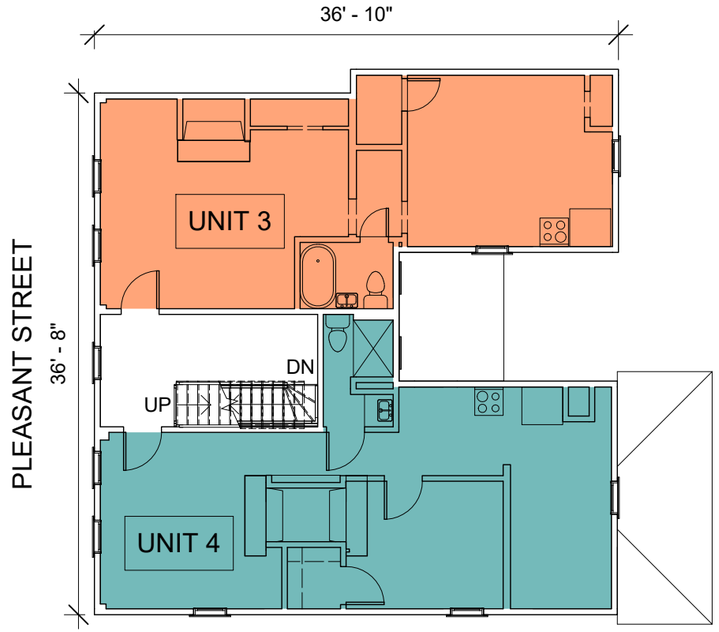
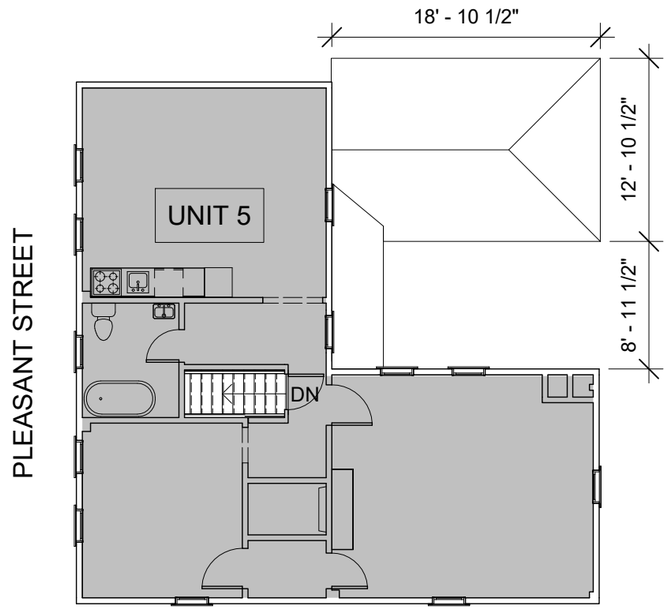


1 EXISTING FIRST FLOOR
3/32" = 1'-0"



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
PORTSMOUTH, NH 03801

EXISTING FLOOR PLANS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE
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A4

07/07/2021
McHA: RD / JJ
AS INDICATED

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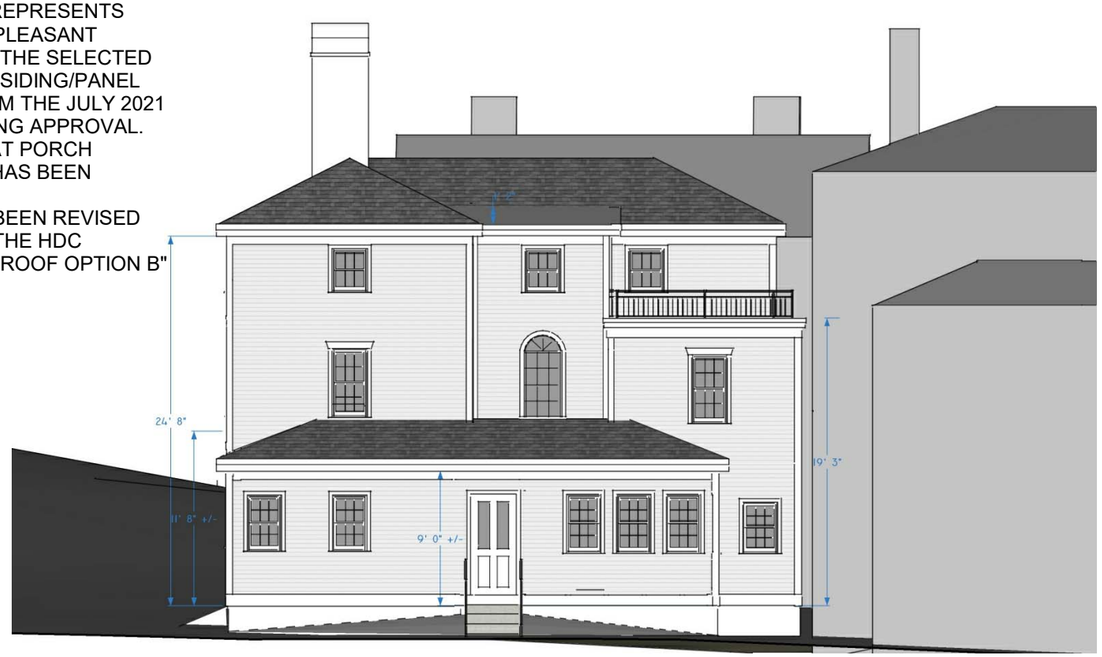
NOTE: SHEET A12 REPRESENTS REVISIONS TO 420 PLEASANT STREET BASED ON THE SELECTED ROOF OPTION AND SIDING/PANEL STIPULATIONS FROM THE JULY 2021 HDC PUBLIC HEARING APPROVAL.

- 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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NOT TO SCALE

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 ⅛" (3) increments

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

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

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

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

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

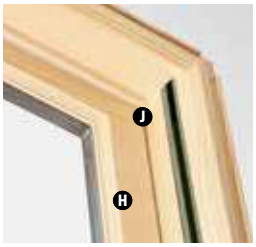
Ⓔ Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

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

Sash

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

Wood Jamb Liner



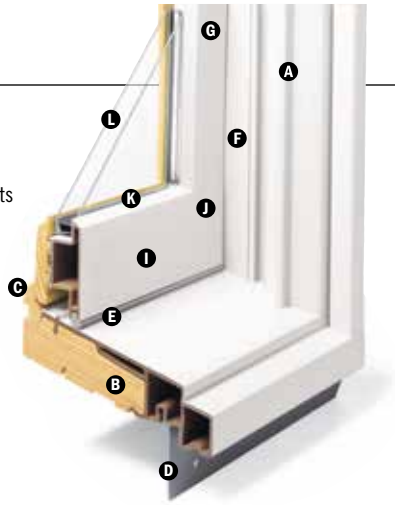
Ⓗ Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished white.

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

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

Glass

Ⓚ Silicone bed glazing provides superior weathertightness and durability.



Ⓛ 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.

StormWATCH® PROTECTION

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 ⅜" (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.

* 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.

EXTERIOR

White | Canvas | Sandtone | Terratone

Forest Green | Dark Bronze | Black

INTERIOR

Pine | White

Maple | Oak

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

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.

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

Bar Lift | Hand Lift | Finger Lifts

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

CLASSIC SERIES™

Bar Lift | Hand Lift | Finger Lifts

Stone | **White**

CONTEMPORARY

Bar Lift

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

ESTATE™

Hand Lift | Finger Lifts

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

Bold name denotes finish shown.

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 Jambs

Standard jamb depth is 4 ½" (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 ¼" (133) and 7 ⅛" (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 9/16" (116) for use in wall depths up to 5 ¼" (133), and 6 9/16" (167) for use in wall depths up to 7 ⅛" (181). Works with 2 ¼" (57) and 2 ½" (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.

APPENDIX 3

NORTHEAST™ LANTERN

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
VG - Verdi Gris
AC - Antique Copper

Glass Options
CLR - Clear
CSG - Clear Seedy
SMG - 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.

METAL RAILING

APPENDIX 4

1. STYLES AND COLORS

IMPRESSION RAIL EXPRESS® SERIES

COLOR OPTIONS

WHITE | BLACK | DARK BRONZE

CLASSIC
2.5" x 2.3"

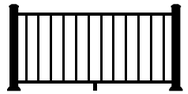
MODERN
2.25" X 1.8"

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.

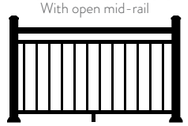
DRINK RAIL
2.7" X 5.5"

2. INFILLS

Aluminum Balusters
Rectangular only



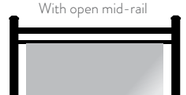
Aluminum Balusters
With open mid-rail



Glass Channel Kit

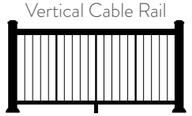
Glass not included

Glass Channel Kit
With open mid-rail



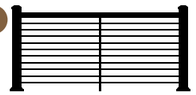
Glass not included

Vertical Cable Rail



Horizontal Cable Rail

New



3. POST SLEEVES

For 3" Post Applications
3" x 3" Post

For Over-the-Post Applications with 18' Classic or Modern Top Rail
2" x 2" Post

For 4" Post Applications
4" x 4" Post Sleeve

CAPS AND SKIRTS

3" x 3" Cap
3.39" x 3.39" Profile

3" x 3" Skirt
5.38" x 5.38" Profile

2" x 2" Skirt
3.88" x 3.88" Profile

4" x 4" Cap
4.4" x 4.4" Profile

4" x 4" Skirt
5.38" x 5.38" Profile

LIGHTING

Small Accent Light

New

For SKUs and color options see page 40.

3" Post Cap Light

New

3" x 3"
Indirect Light Post Cap

3" x 3"
Perimeter Light Post Cap

Impression Rail Express® in Dark Bronze

FRENCHWOOD® HINGED INSWING PATIO DOORS

SECTION REFERENCE

Table of Sizes 152-153
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Custom Sizing 155
Grille Patterns 155
Door Details 156-157
Joining Details 158
Combination Designs 181
Product Performance 194

CUSTOM SIZING
in ⅛" (3) increments

Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

Frame

Ⓐ 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.

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

Ⓒ 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 jambs.

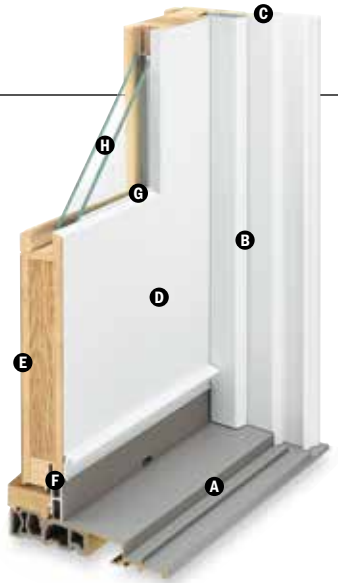
Panel

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

Ⓔ 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.

Ⓕ 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.

Shown in gold dust finish.

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.

Glass

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

Ⓗ 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.

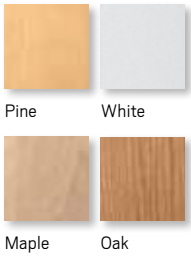
Hardware

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

INTERIOR



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

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.

FSB® HARDWARE

* 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 1/8" (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.

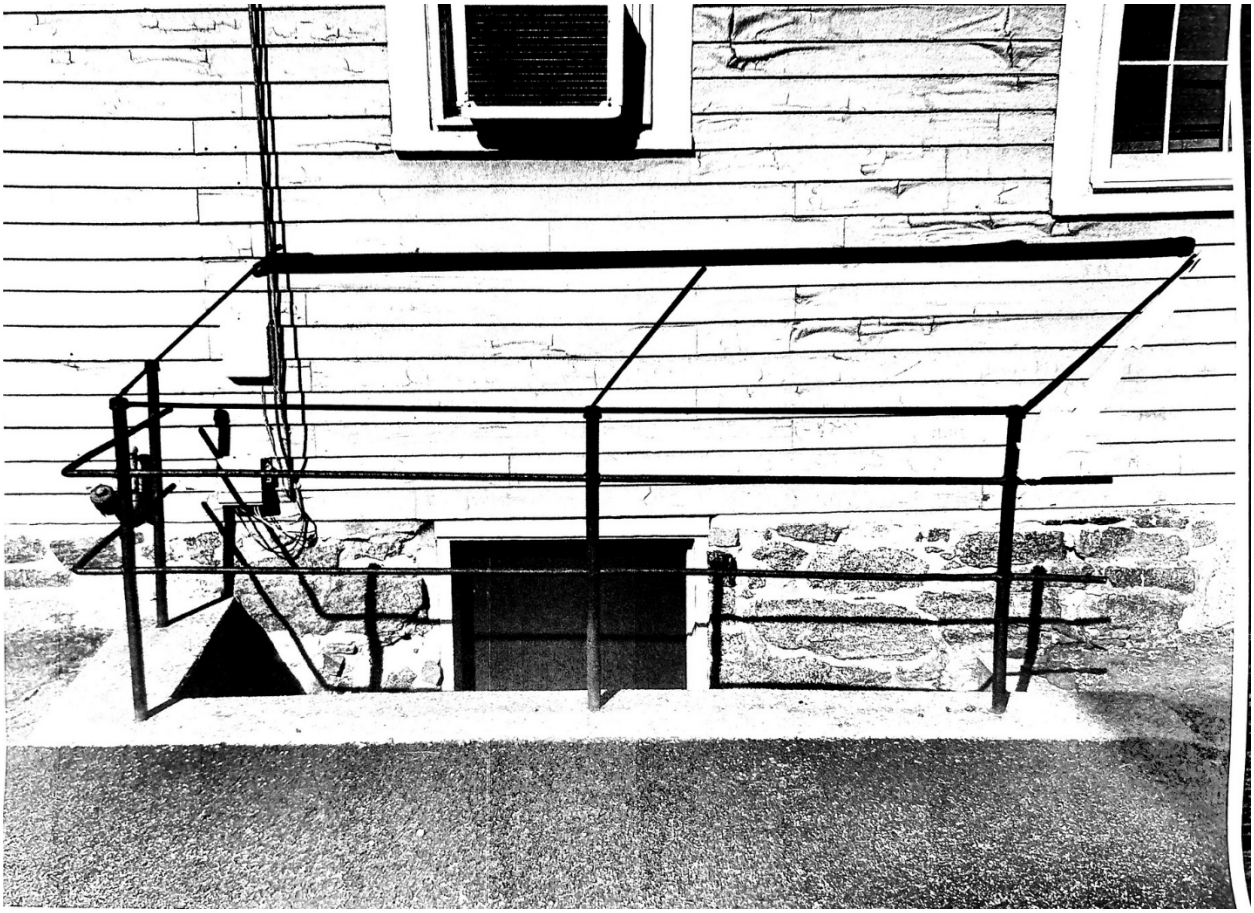
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

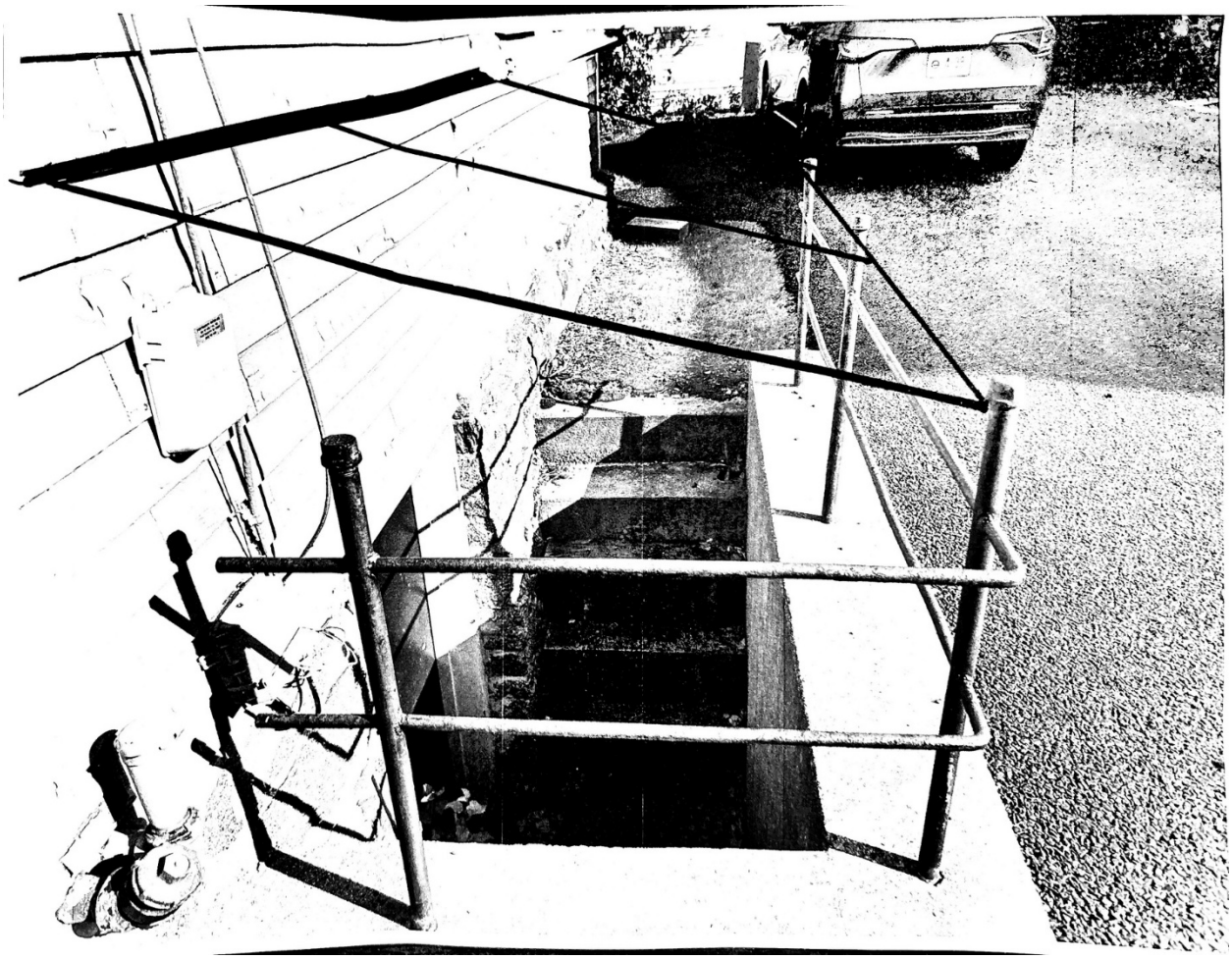
Front (north) façade of 222 Court Street.

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.

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

126

126
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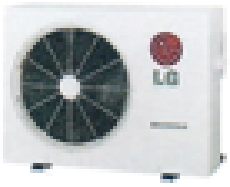

LG

Includes Pedestal

UNITED STATES POSTAL SERVICE
ESTABLISHED 1775
OFFICIAL LICENSED PRODUCT

All Aluminum Construction

SALSBURY INDUSTRIES
People Committed to Quality Since 1936®

1
2
3
4
5
6
7
8
1P
2P

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

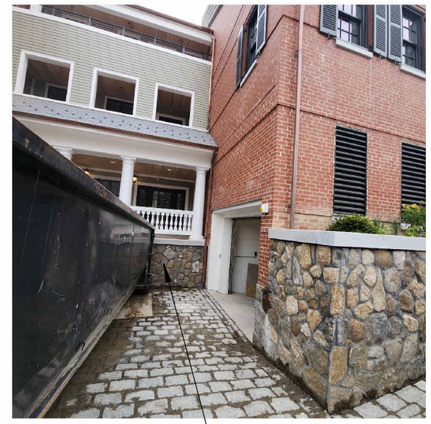
Background: The applicant is seeking approval for the placement of gas boiler venting.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

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



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"

3 **BOILER VENTS**

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

07/24/2024

ARCOVE ARCHITECTS

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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

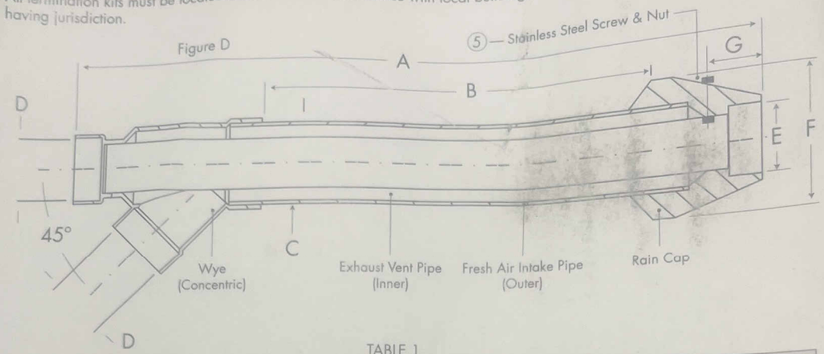
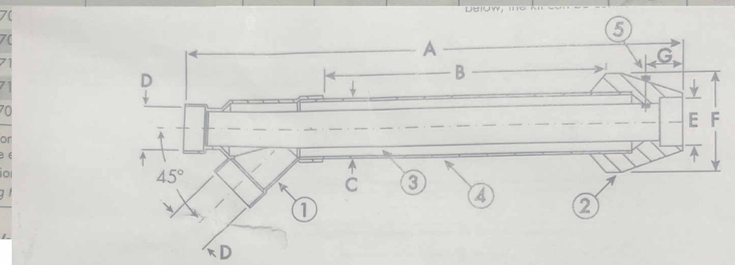


TABLE 1

IPEX Concentric Vent Termination Kits Offering:		Dimension (Inches)						
					Nominal Pipe Size			
Item #	Concentric Kit	A	B*	C†	D	E	F	G
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
197032	2" x 16" CPVC	29.0	16.5	3.5	2	2	7.38	1.75
197								
197								
197								
197								

196069 - 10" x 10"

B* Dimension
4). Cut pipe e
C† Installatio
Lengthening



System 636 Concentric Vent Kits			Dimension (Inches)						
Termination Kits Include:						Nominal Pipe Size			
Item #	Concentric Kit		A	B*	C†	D	E	F	G
196005	2" x 16"	PVC	29.0	16.5	3.5	2	2	7.38	1.75
196006	3" x 20"	PVC	36.1	20.0	4.5	3	3	8.75	2.25
196105	2" x 28"	PVC	41.0	28.0	3.5	2	2	7.38	1.75
196125	2" x 40"	PVC	53.0	40.0	3.5	2	2	7.38	1.75
2-* 196106	3" x 32"	PVC	48.1	32.0	4.5	3	3	8.75	2.25
196116	3" x 44"	PVC	60.1	44.0	4.5	3	3	8.75	2.25
196021	4" x 36"	PVC	56.0	37.3	6.62	4	4	10.00	3.50
197040	2" x 16"	CPVC	29.0	16.5	3.5	2	2	7.38	1.75
197033	2" x 28"	CPVC	41.0	28.0	3.5	2	2	7.38	1.75
197009	3" x 20"	CPVC	36.1	20.0	4.5	3	3	8.75	2.25
197107	3" x 32"	CPVC	48.1	32.0	4.5	3	3	8.75	2.25
197117	3" x 44"	CPVC	60.1	44.0	4.5	3	3	8.75	2.25
197021	4" x 36"	CPVC	56.0	37.3	6.62	4	4	10.00	3.50

196106 - 8.75" x 7"

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.

IPEX

Canadian Customers
Toll Free: (866) 473-9462 www.ipexinc.com

P1.22

BOILER VENT DETAILS
93 PLEASANT STREET

07/27/25

ARCOVE ARCHITECTS

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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)

james & whitney co. roofing - Google Search

Kind regards,

Jeromy Morse I 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.

-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.

-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.

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?

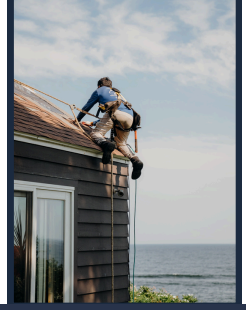
- **(For roofing Projects over $20,000.00, Siding, Windows, Decking or Carpentry Only)** Once your contract is signed you will receive a request for a **30% deposit** from our administration team.

- 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!



JAMES & WHITNEY CO.

AN OMNIA EXTERIOR SOLUTIONS COMPANY

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 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.

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

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.

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

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

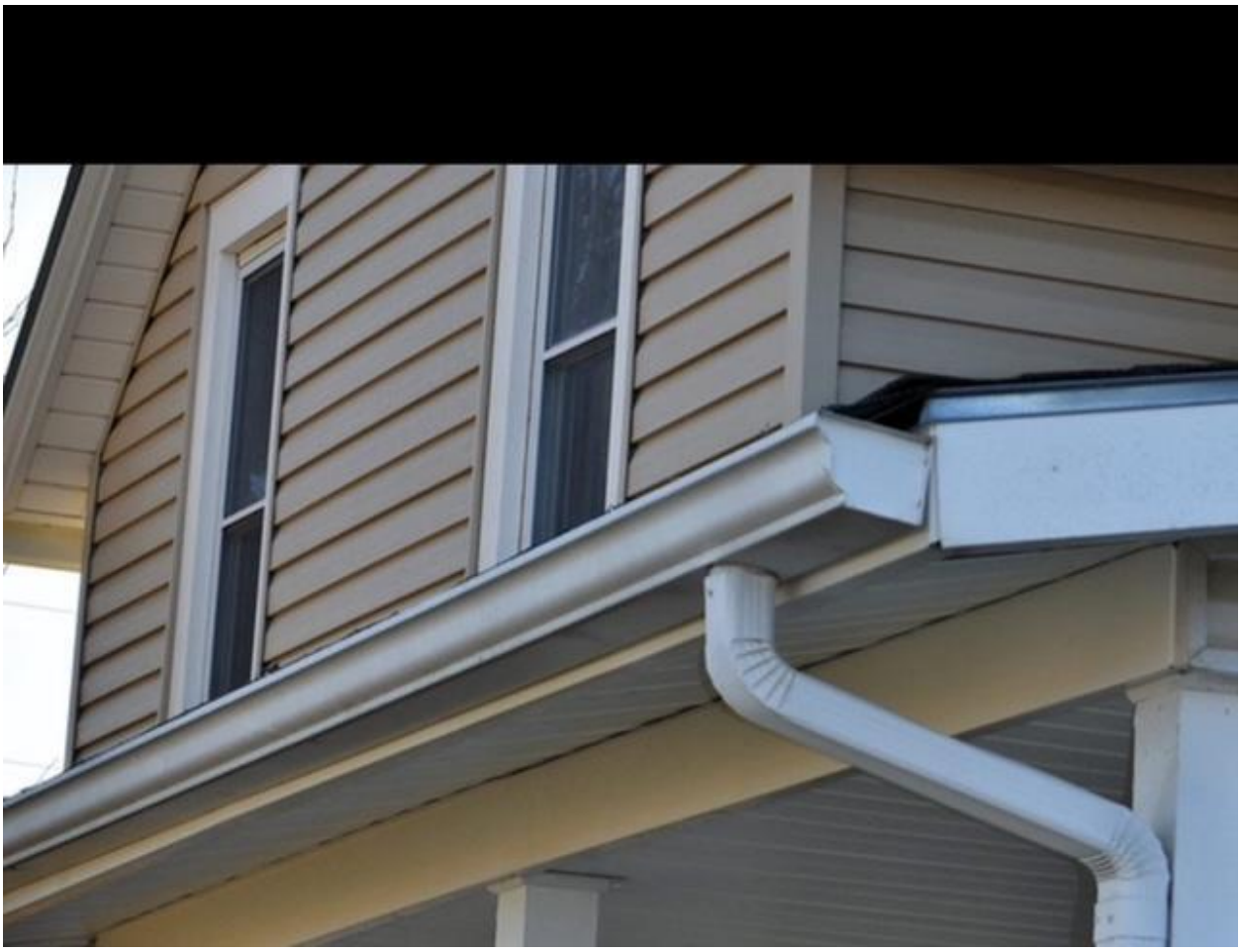
This warranty warrants any defects in workmanship performed by James & Whitney Co. within 10 years of the project's completion. James & Whitney Co. will perform and complete any repairs within the original projects scope at no additional cost to the client. This warranty does not cover damage caused 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

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

9" Staggered Rough-Split Shakes

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.

See matrix on pages 21-22 for detailed color availability.

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

The Reverend John Miles Evans
17 Sheafe Street
Portsmouth, NH 03801-3817
Tel.: 603-373-0442; Cell: 603-531-1950

July 1, 2025

Application to Historic District Commission
for Rehearing
in the Matter of Petition of Frank V. and Regina Azzolino, owners,
for property located at 11 Sheafe Street to request ... new construction to
an existing structure (construct a new rear garage and covered entry)
as per plans on file in the Planning Department. Said property is
shown on Assessor Map 107 as Lot 14 and lies within the
Character District 4 (CD4) and Historic Districts.

Dear Members of the Historic District Commission:

The undersigned, John Miles Evans, owner, residing at 17 Sheafe Street, Portsmouth, New Hampshire 03801, respectfully submits this Motion for Rehearing pursuant to RSA 677L2, in response to the Commission's June 4, 2025 decision to approve the construction of a garage next door at 11 Sheafe Street, located within Portsmouth's Historic District.

My residence at 17 Sheafe Street is one of four interconnected and virtually identical Federal row houses built in or about 1816, including Nos. 9, 11, 17, and 19. The rear facades of these houses facing Custom House Court share a harmonious and historically consistent configuration, each having a back extension paired with an equally sized open space. This alternating pattern is architecturally significant and contributes to the unified visual and spatial character of the block.

The newly approved garage would significantly intrude upon this established symmetry. It would extend a substantial portion of the way into the open space behind 11 Sheafe Street., leaving only a narrow five by twenty-one-foot maintenance trench adjacent to the back extension, rather than maintaining the full open area that mirrors the extension's width on the

other three row houses. The ugly resulting gash will materially disrupt the balance and consistency that define the historic form and function of this unique row.

Your petitioner contends:

1. The Approved Garage Compromises Historic Integrity.

The decision allows for the partial filling of an intentionally preserved void between structures, fundamentally undermining a rear elevation pattern that has existed, more or less unchanged, for more than 200 years. This shift not only weakens the individual integrity of 11 Sheafe Street but degrades the shared architectural heritage of all four connected houses.

2. The Approved Design Is Incongruent with the Row's Historic Character.

The proposed garage's design by appearance, scale, and materiality is incompatible with the surrounding historic context. It bears little resemblance to the craftsmanship, proportions, or aesthetic principles associated with early 19th-century architecture and appears more suited to a contemporary suburban setting than a protected historic downtown street scape. The Commissioners need no reminding that their focus is how the proposed structure suits its neighborhood, not whether or not a proposed garage, for example, suits a proponent's particular choice of vehicle.

3. Flawed Rationale Based on Rear-Facing, "Alleyway" Orientation.

The Commission's "reasoning" that the garage will open onto Custom House Court and is thus of diminished importance and lesser consideration conflicts with the City's own preservation goals. Custom House Court is a visible, pedestrian-accessible alleyway and part of Portsmouth's historic urban fabric. Rear facades, especially those forming a cohesive ensemble, merit the same degree of scrutiny as front-facing structures under the Historic District's design

guidelines.

4. Inadequate Consideration of Public Opinion.

Numerous parties, myself included, raised concerns about the project's impact on the historic and architectural integrity of the neighborhood. Nevertheless, the Commission voted unanimously to approve the design submitted, without addressing or mitigating those objections in any substantive way.

Relief Requested

It is respectfully requested that the Historic District Commission grant a rehearing on this matter to reevaluate the impact of the proposed garage at 11 Sheafe Street in light of the concerns expressed. This should include the potential precedent it sets, its visual and architectural disruption to a unique historic grouping, and the need for greater conformity with established design standards.

Prior to such rehearing, if one is granted, it is respectfully requested that the Commission conduct a site visit pursuant to the provisions of Section 16.635.40 *et seq* to apprise itself more fully of the unique aesthetic, historical and architectural features of the Sheafe Street Row configuration of Federal townhouses comprising Numbers 9, 11, 17, and 19.

Respectfully submitted,

s/John Miles Evans

John Miles Evans

Immediate Abutter

Historic District Commission

Staff Report

Wednesday, August 06, 2025

Project Address: **6 Dearborn Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing A**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 10,000 SF +/-
- Estimated Age of Structure: c.1810-20
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: Dearborn Street and Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: The North End

B. Proposed Work: Replacement of all siding and windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all siding
- Replace all windows

HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

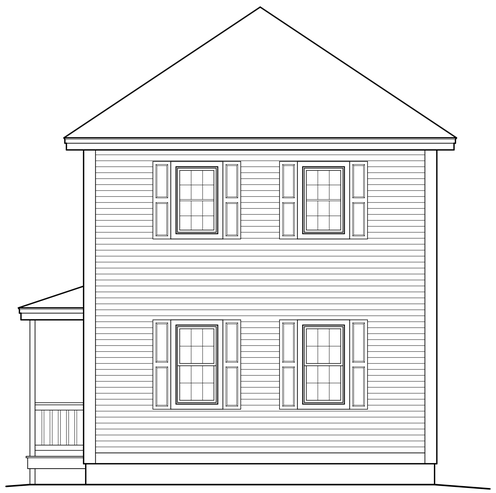
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

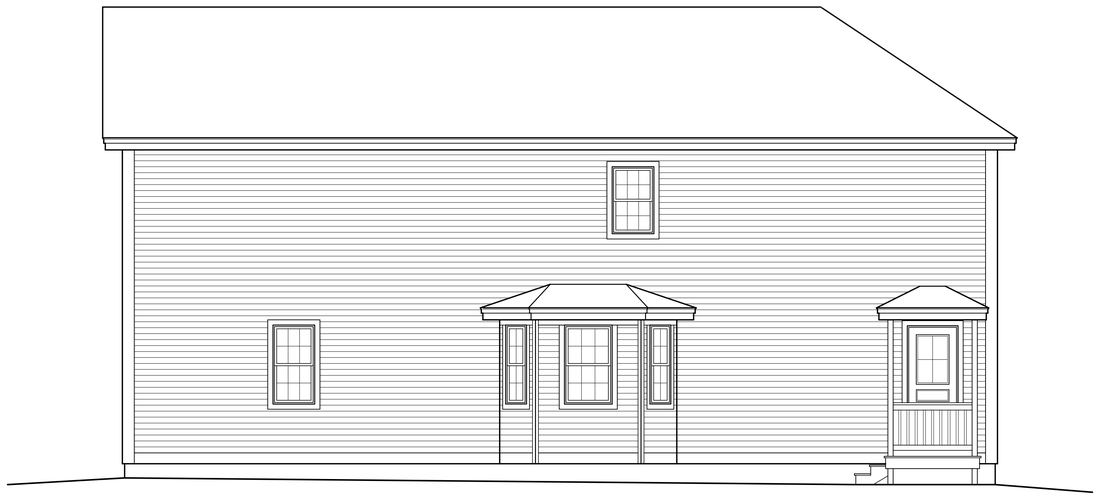
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

StoneArch Development

REVISIONS

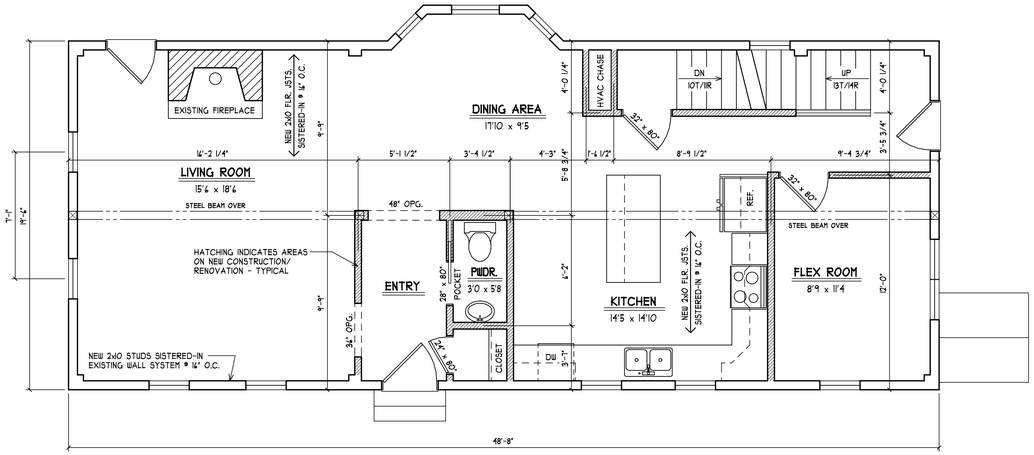
NO.	DATE	REVISION
1	2/14/25	DEVELOPMENT OF AS-BUILT FLOOR PLANS
2	3/24/25	REVISED PROPOSED PLANS
3	5/9/25	DEVELOP BUILDING PLANS.

ELEVATIONS

AS-BUILT / RENOVATION

6 DEARBORN STREET
PORTSMOUTH, NH

A-1

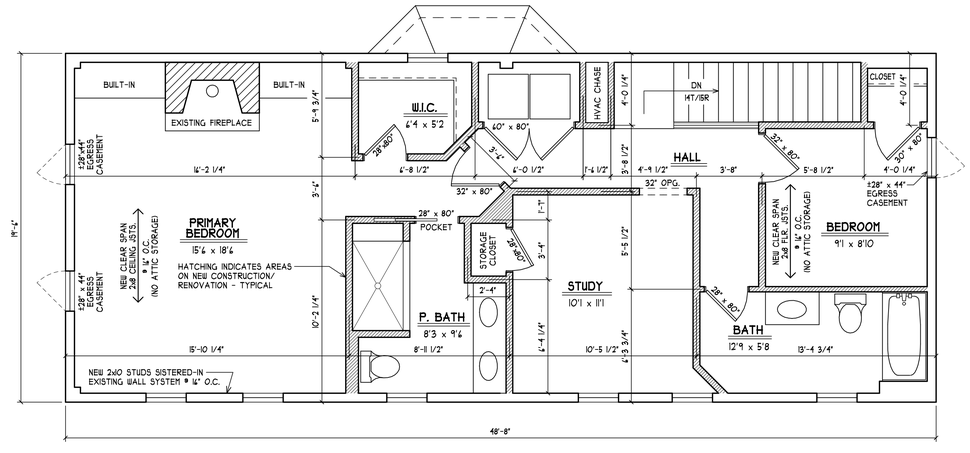


NOTE:
(3) - 2x10 HEADER OVER EXTERIOR DOORS & WINDOWS TYPICAL UNLESS NOTED OTHERWISE.

FIRST FLOOR PLAN

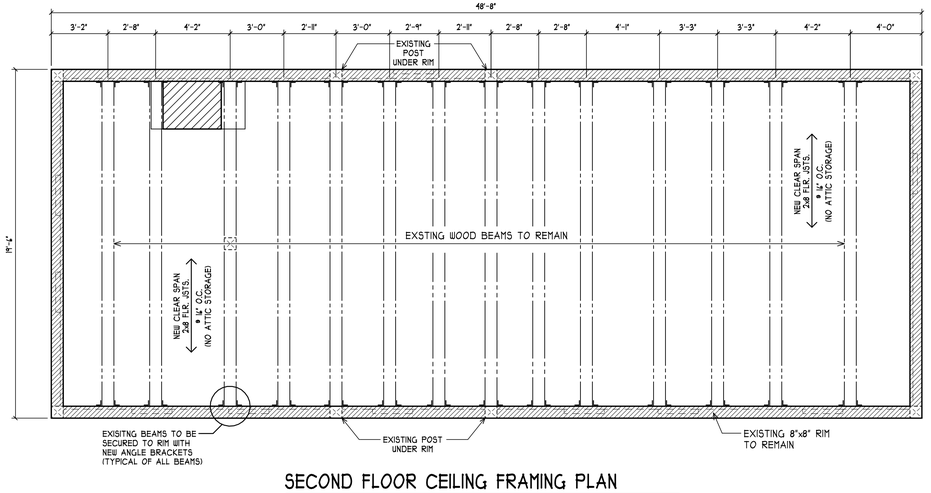
SCALE: 1/4" = 1'-0"

NOTE:
3/4" TONGUE & GROOVE PLYWOOD FLOOR SHEATHING GLUED & NAILED 8d @ 4" O.C. PERIMETER AND 12" O.C. FIELD (INTERMEDIATE) - TYPICAL



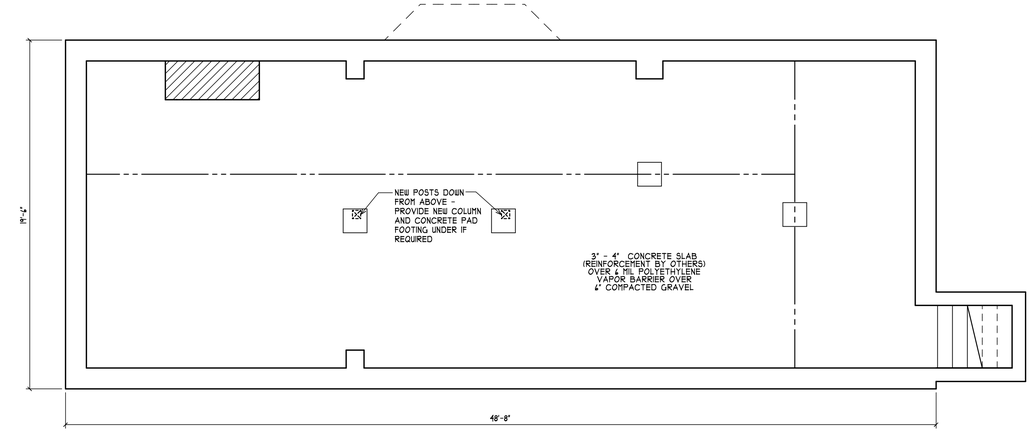
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"

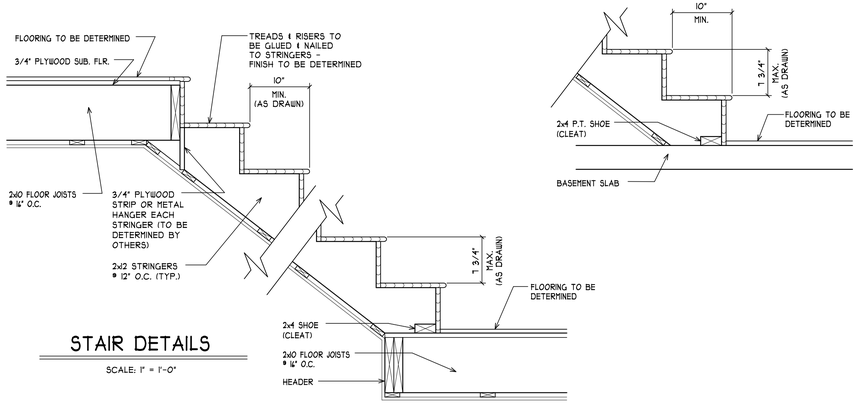


BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

ALL ENGINEERED STEEL/WOOD BEAMS TO BE CHECKED AND VERIFIED FOR LOCATION AND SPAN PRIOR TO START OF BUILDING CODES, INCLUDING ENERGY CODES, CONSTRUCTION BY CONTRACTOR AND OR BEAM MANUFACTURER (TYPICAL)

2x FLOOR JSTS. (SEE FRAMING NOTES FOR EXACT SIZES)
-SEE SECTIONS R501 - R507 (IRC) FOR DETAILS ON THE DESIGN AND CONSTRUCTION OF ALL FLOORS FOR ALL BUILDINGS



STAIR DETAILS

SCALE: 1" = 1'-0"

StoneArch Development

REVISIONS

NO.	DATE	REVISION
1	2/14/25	DEVELOPMENT OF AS-BUILT FLOOR PLANS
2	3/24/25	REVISED PROPOSED PLANS
3	5/9/25	DEVELOP BUILDING PLANS.

FLOOR PLANS

AS-BUILT / RENOVATION

6 DEARBORN STREET
PORTSMOUTH, NH

A-2

GENERAL NOTES:

CONCRETE FOUNDATIONS:
SEE FOUNDATION PLAN (SHEET A-4)
FOR FOUNDATION SIZES AND NOTES.

REFER TO FOUNDATION DETAILS
(SHEET A-4) FOR REINFOREMENT SCHEDULE.

ALSO SEE SECTIONS R401 - R408
(2018 IRC) FOR ADDITIONAL DETAILS
ON THE DESIGN AND CONSTRUCTION
OF THE FOUNDATION AND
FOUNDATION SPACES FOR
ALL BUILDINGS

CONTRACTOR TO PROVIDE ADEQUATE
VAPOR BARRIERS UNDER ALL CONCRETE SLABS

CONTRACTOR TO PROVIDE ADEQUATE
HEADERS OVER ALL WINDOWS AND DOORS
ON EXTERIOR LOAD-BEARING WALLS (TYP.)

LIFE SAFETY CODES, AND WHERE APPLICABLE
THE REQUIREMENTS OF THE AMERICAN
DISABILITIES ACT.

DOUBLE UP FLOOR JOISTS @ LOCATIONS
OF NON-LOAD BEARING WALLS AND UNDER
ALL BATHROOMS (I.E. BATHING TUBS/@WHIRLPOOLS),
KITCHENS, LAUNDRY ROOMS, ETC. (TYPICAL)

CONTRACTOR TO PROVIDE ADEQUATE
BLOCKING AND BRIDGING BETWEEN FLOOR
JOISTS AS REQUIRED (TYPICAL)

NOTE:
SEE NEW HAMPSHIRE STATE BUILDING CODE (IBC,
IPC, IMC, IECC, IRC, & IEBC) AS PUBLISHED BY
THE ICC AND THE NATIONAL ELECTRICAL
CODE AS PUBLISHED BY THE NFPA FOR IN DEPTH
DETAILS ON BUILDING IN ACCORDANCE WITH
CITY BUILDING REGULATIONS

IBC	INTERNATIONAL BUILDING CODE
IPC	INTERNATIONAL PLUMBING CODE
IMC	INTERNATIONAL MECHANICAL CODE
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
IRC	INTERNATIONAL RESIDENTIAL CODE
IEBC	INTERNATIONAL EXISTING BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NEC	NATIONAL ELECTRICAL CODE

FABRICATION AND MATERIALS SUPPLIED
AND INSTALLED SHALL CONFORM TO ALL
APPLICABLE LOCAL, STATE & NATIONAL
BUILDING CODES, INCLUDING ENERGY CODES,
LIFE SAFETY CODES, AND WHERE APPLICABLE
THE REQUIREMENTS OF THE AMERICAN
DISABILITIES ACT.

ENERGY EFFICIENCY NOTE:
COMPLIANCE SHALL BE DEMONSTRATED BY EITHER
MEETING THE REQUIREMENTS OF THE INTERNATIONAL
ENERGY CONSERVATION CODE 2018 OR MEETING THE
REQUIREMENTS OF CHAPTER 11 IN THE 2018
INTERNATIONAL RESIDENTIAL CODE

ALL ENGINEERED STEEL/WOOD
BEAMS TO BE CHECKED AND VERIFIED FOR
LOCATION AND SPAN PRIOR TO START OF
CONSTRUCTION BY CONTRACTOR AND OR
BEAM MANUFACTURER (TYPICAL)

THE CONTRACTOR IS TO ENSURING WINDOWS
MEET PREVAILING BUILDING AND LIFESAFETY
CODES FOR MINIMUM EGRESS CLEAR OPENING
HEIGHT, WIDTH, AND AREA - THE CONTRACTOR
WILL ADJUST WINDOW SCHEDULE ACCORDINGLY.

REFER TO SECTIONS R312.2.1 FOR WINDOW SILL
HEIGHT ABOVE GROUND (OR SURFACE BELOW)
AND TO SECTION 310 FOR EGRESS WINDOWS &
BASEMENTS PRIOR TO PLACING WINDOW ORDER

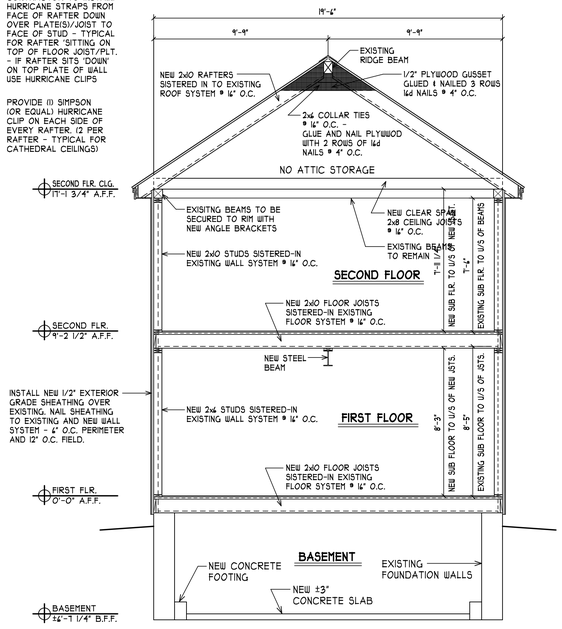
REFER TO SECTION 311 FOR MEANS OF EGRESS
PRIOR TO ORDERING DOORS

MOISTURE VAPOR RETARDERS SHALL BE
INSTALLED IN ACCORDANCE WITH THE
REQUIREMENTS SET FORTH IN THE 2018 I.R.C.
SECTIONS R318.1 AND R102.7.1 MOISTURE CONTROL

NOTE:
PLANS DESIGNED TO THE
2021 INTERNATIONAL
RESIDENTIAL CODE.

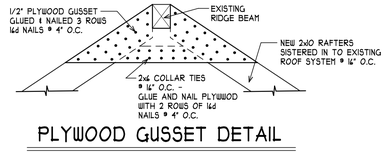
CONTRACTOR TO INSTALL
HURRICANE STRAPS FROM
FACE OF RAFTER DOWN
OVER PLATE(S)/JOIST TO
FACE OF STUD - TYPICAL
FOR RAFTER SITTING ON
TOP OF FLOOR JOIST/PLT.
- IF RAFTER SITS 'DOWN'
ON TOP PLATE OF WALL
USE HURRICANE CLIPS

PROVIDE (1) SIMPSON
(OR EQUAL) HURRICANE
CLIP ON EACH SIDE OF
EVERY RAFTER, (2 PER
RAFTER - TYPICAL FOR
CATHEDRAL CEILINGS)



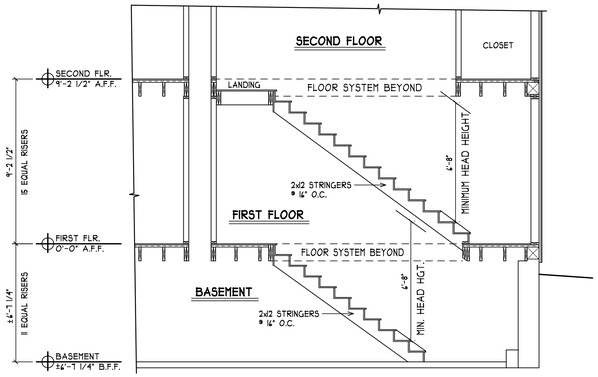
TYPICAL CROSS SECTION

SCALE: 1/4" = 1'-0"



PLYWOOD GUSSET DETAIL

SCALE: 1/4" = 1'-0"



STAIR SECTION

SCALE: 1/4" = 1'-0"

ROOF CONSTRUCTION:

VERIFY RIDGE BOARD SIZE IN FIELD
(LENGTH TO EXCEED PLUM CUT OF RAFTER)

2 x 10 RAFTERS @ 16" O.C. (U.N.O.)

2 x 8 COLLAR TIES @ 16" O.C.

2 x 8 CEILING JOISTS @ 16"

235# ASPHALT SHINGLES ON 15# BUILDING
PAPER ON 5/8" OSB SHEATHING

ICE & WEATHER SHIELD AT RAFTER TAILS & VALLEYS

EAVE/RAKE: METAL DRIP EDGE
1x4 PINE BLOCKING (SUB-FASCIA)
1x8 PINE BD. FASCIA
3/8" AC EXT. GD. PLYWD SOFFIT W/2" CONT. LOUVERED VENT (SOFFIT ONLY)

EXTERIOR WALL CONSTRUCTION:

2x6 WOOD STUDS @ 16" O.C. W/TYVEK
(OR EQUAL) WIND BARRIER AND 1/2" PLYWOOD

2 x 6 DOUBLE TOP PLATE

2 x 6 SINGLE BOTTOM PLATE

INTERIOR CONSTRUCTION:

2x4 & 2x6 WOOD STUDS @ 16" O.C.

2x4 & 2x6 DOUBLE TOP PLATE

2x4 & 2x6 SINGLE BOTTOM PLATE

WALL- 1/2" GYPSUM WALL BOARD EA. SIDE STUD -
MOISTURE-RESISTANT / FIRE-RATED
WHERE REQUIRED

CLG.- 1/2" G.W.B. ON 1x3 WOOD STRAPPING @ 16"O.C.-
MOISTURE-RESISTANT / FIRE-RATED
WHERE REQUIRED

2x12 STAIR STRINGERS @ 12" O.C.

FLOOR CONSTRUCTION:

2x10 WOOD FLOOR JOISTS @ 16" O.C. W/ 3/4" TONGUE &
GROOVE PLYWD. GLUED & NAILED (TYP. U.O.N.)

SEE PLAN BUILT-UP BEAMS SIZES

FOUNDATION CONSTRUCTION:

8" CONCRETE FOUNDATION WALL WITH DBL. 2x6 P.T. SILL
WITH SILL SEAL

8" CONC. FROST WALLS (WHERE SHOWN) TO 48" BELOW GD.

CONTINUOUS CONCRETE FOOTING - SIZE BY OTHERS

REFER TO SECTION R404.1.2.3 FOR HORIZONTAL AND VERTICAL
REINFORCEMENT FOR FOUNDATION WALLS

PROVIDE MATCHING CORNER DOWELS LAP 50 BAR
DIAMETERS (TYPICAL)

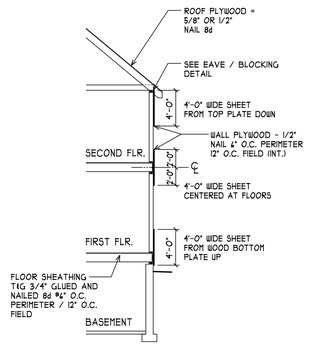
PROVIDE 3 1/2" DIA. STEEL COLUMNS OVER CONCRETE
FOOTINGS AS REQ'D FOR BEAMS SHOWN ON PLAN

INSULATION

WALLS: R-21 CAVITY INSULATION

FLOOR: R-30 OR INSULATION SUFFICIENT TO FILL JOIST CAVITY

CEILING: R-49 - HOWEVER, IF MAINTAINING THE FULL R
VALUE OVER THE PLATES (RAISED) R-38



SIMILAR PLYWOOD LAP DETAIL "K"

SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DATE	REVISION
1	2/14/25	DEVELOPMENT OF AS-BUILT FLOOR PLANS
2	3/24/25	REVISED PROPOSED PLANS
3	5/9/25	DEVELOP BUILDING PLANS.

CROSS SECTIONS & DETAILS

AS-BUILT / RENOVATION

6 DEARBORN STREET
PORTSMOUTH, NH

A-3

SOLD BY:

Eldredge Lumber & Hardware York
PO Box 69
Cape Neddick, ME 03902-0069
Fax: (207) 363-0949

SOLD TO:

,

CREATED DATE
4/25/2025

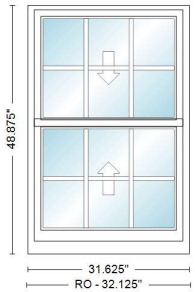
LATEST UPDATE
5/29/2025

OWNER
Alan Beasley

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
6 DEARBORN AVE	Unassigned Project	7433359		

ORDER NOTES: **DELIVERY NOTES:**



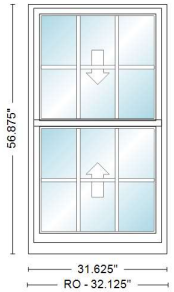
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	**10**	**AA**	**SECOND FLOOR**	**$1,103.44**	**$11,034.40**

RO Size: 32 1/8" x 48 7/8" **Unit Size: 31 5/8" x 48 7/8"**

WDH26310E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH26310E Full Screen Aluminum White PN:1610172

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	20.2500	3.92000



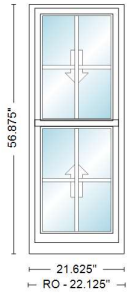
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	**9**	**AA**	**FIRST FLOOR**	**$1,174.20**	**$10,567.80**

RO Size: 32 1/8" x 56 7/8" **Unit Size: 31 5/8" x 56 7/8"**

WDH2646E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2646E Full Screen Aluminum White PN:1610174

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	27.8750	24.2500	4.69000



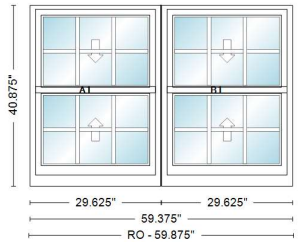
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	**2**	**AA**	**BUMP OUT**	**$970.69**	**$1,941.38**

RO Size: 22 1/8" x 56 7/8" **Unit Size: 21 5/8" x 56 7/8"**

WDH1846E, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH1846E Full Screen Aluminum White PN:1610107

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	17.8750	24.2500	3.01000



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	**1**	**AA - AA**	**KITCHEN**	**$2,084.26**	**$2,084.26**

RO Size: 59 7/8" x 40 7/8" **Unit Size: 59 3/8" x 40 7/8"**

Mull: Factory Mulled, Andersen Vertical Priority Ribbon Mull, 1/8 Non Reinforced Material
WDH2432-2, Unit, 400 Series Woodwright Double-Hung, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/WhiteJamb Liner, White, Full Screen, Aluminum
Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jambs, Factory Applied

Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120
Insect Screen 1: 400 Series Woodwright Double-Hung, WDH2432 Full Screen Aluminum White PN:1610120

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.18	NO	A1	25.8750	16.2500	2.92000
B1	0.29	0.18		B1	25.8750	16.2500	2.92000

SUB-TOTAL:	$25,627.84
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$0.00
TOTAL:	$25,627.84

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Project Address: **177 State Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: N/A SF +/-
- Estimated Age of Structure: Pre-1850
- Building Style: Italianate
- Number of Stories: 3.5
- Historical Significance: Contributing
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work:

Remove the existing slate roof and replace with a faux slate.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace slate roofing with faux slate roofing.

HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

ROOF REPLACEMENT - 177 STATE ST.

Historic District Commission Public Hearing - August 2025, Portsmouth, New Hampshire

General Project Description:

Existing slate shingle roof at 177 State street is reaching the end of the useful life. There are a number of missing, broken and damaged tiles. Additionally the roof sheathing and framing need repair and reinforce.

The property consists of two units, 177 & 175 State St. separated by a party wall that end at the underside of the roof. The scope would include the portion of 177 State only. To provide a delineation between the two roof areas a expansion flashing joint is proposed at the centerline of the party wall.

Proposed Work:

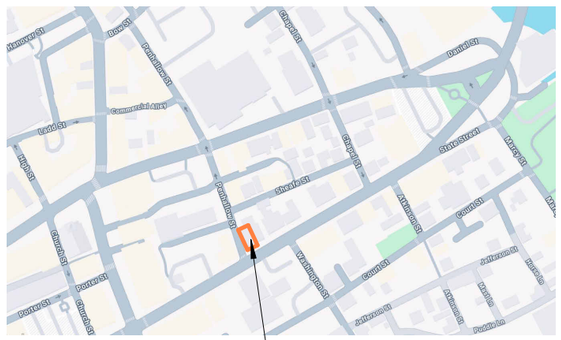
- Remove existing slate roof tiles.
- Repair roof framing and sheathing as needed.
- Provide faux slate shingles to match existing slate.
- 12" wide single-width tiles with exposure to match existing.
- Gray tones of existing slate to be used to closely match new tiles.
- Provide lead flashing.

STATE ST VIEW

EXIST ROOF EAVE

177 & 175 STATE ST.

REAR VIEW



LOCATION MAP

EXISTING IMAGES

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ROOF REPLACMENT 177 STATE ST. PORTSMOUTH, NH	COVER HDC - PUBLIC HEARING	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE	C	7/18/25 PA: MG / MG Project Number: 25071 NOT TO SCALE

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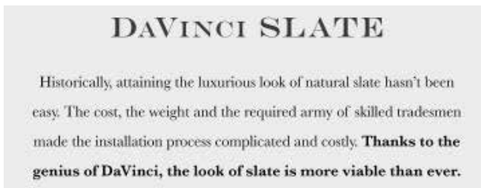
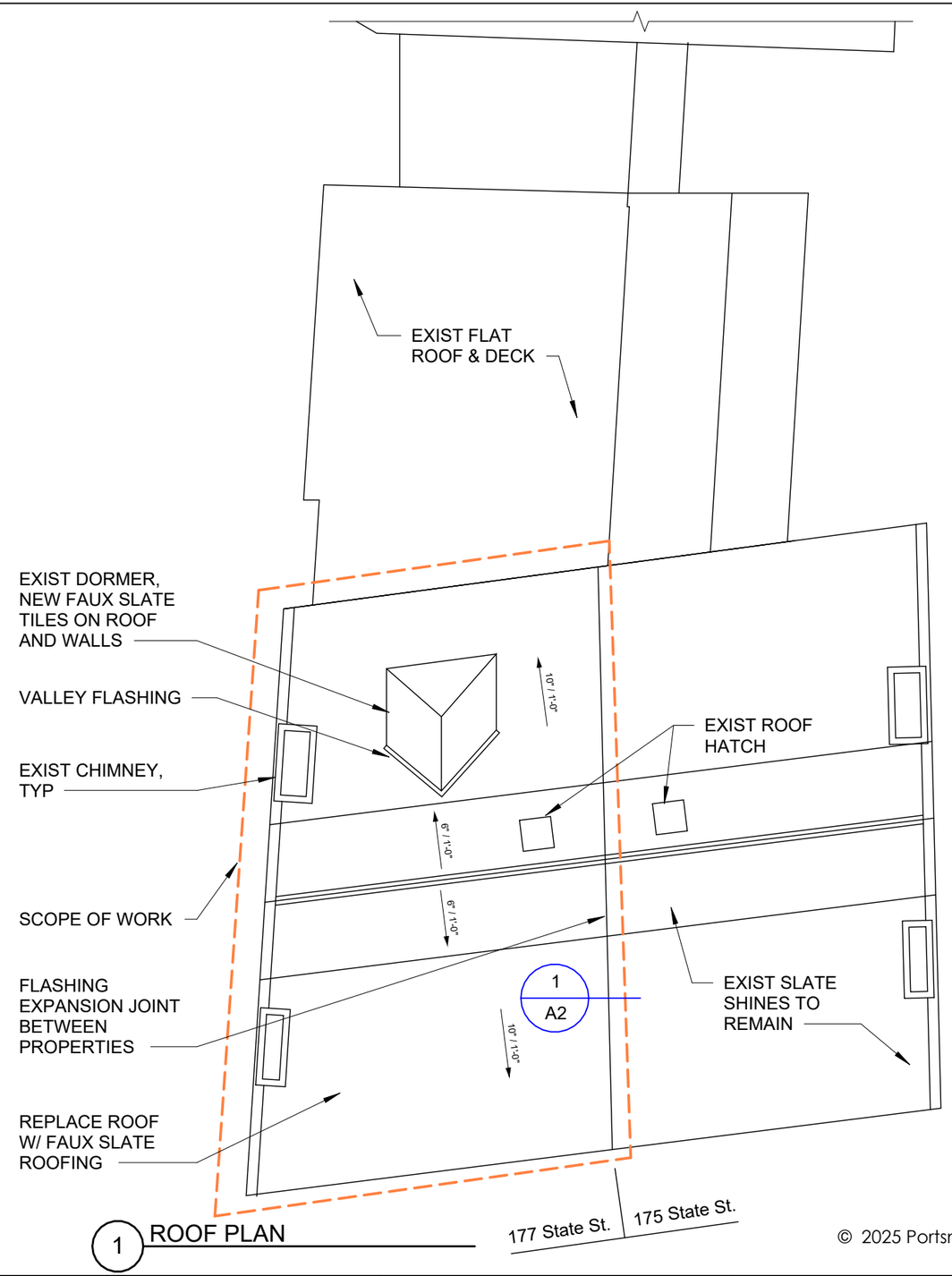
COLOR OPTIONS



DAVINCI STATE TILE



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ROOF REPLACMENT

177 STATE ST.
PORTSMOUTH, NH

ROOF PLAN

HDC - PUBLIC HEARING

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

A1

7/18/25
PA: MG / MG
Project Number: 25071
NOT TO SCALE

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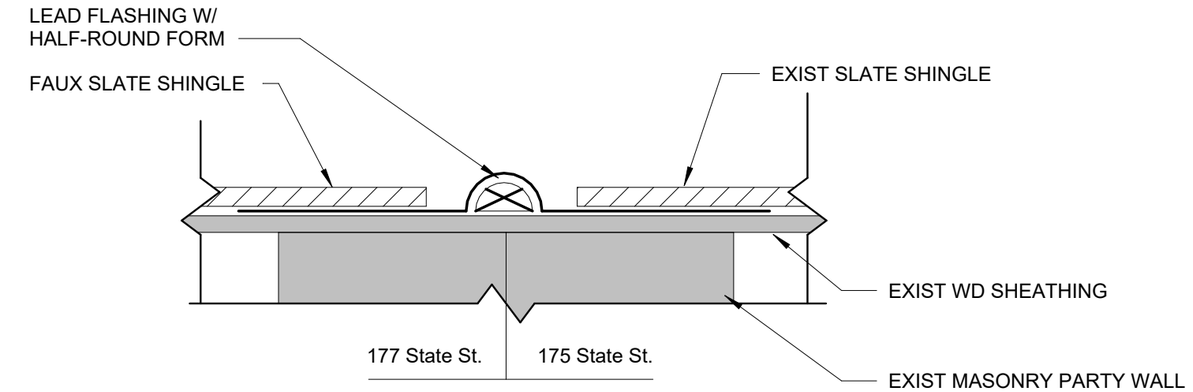
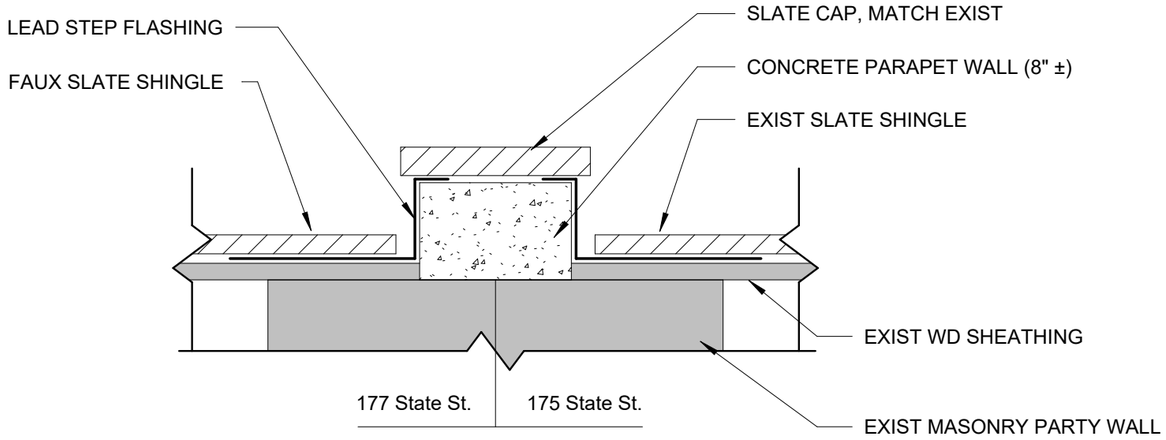


1 SLATE FLASHING



2 PARAPET - ALTERNATE

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ROOF REPLACMENT

177 STATE ST.
PORTSMOUTH, NH

DETAILS

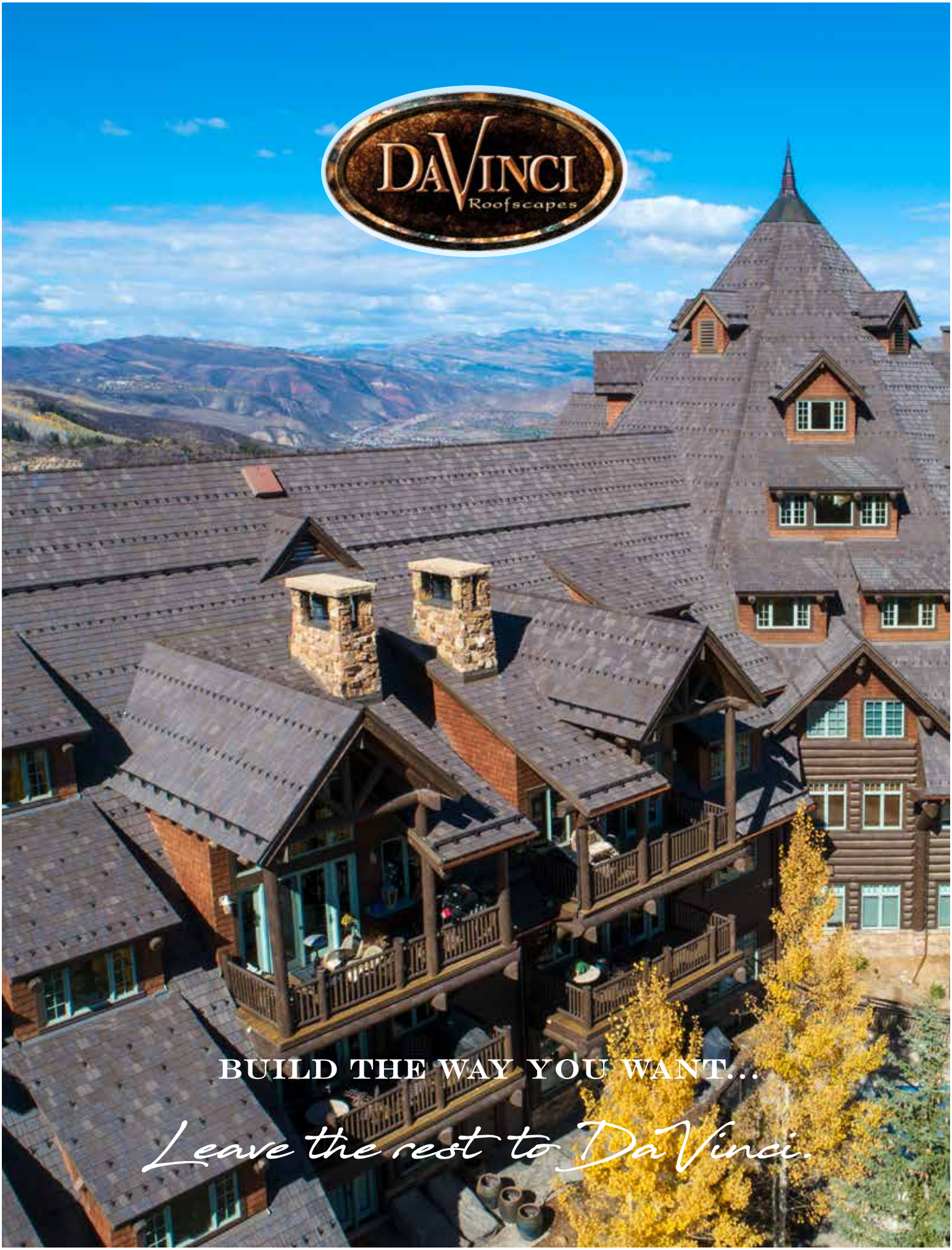
HDC - PUBLIC HEARING

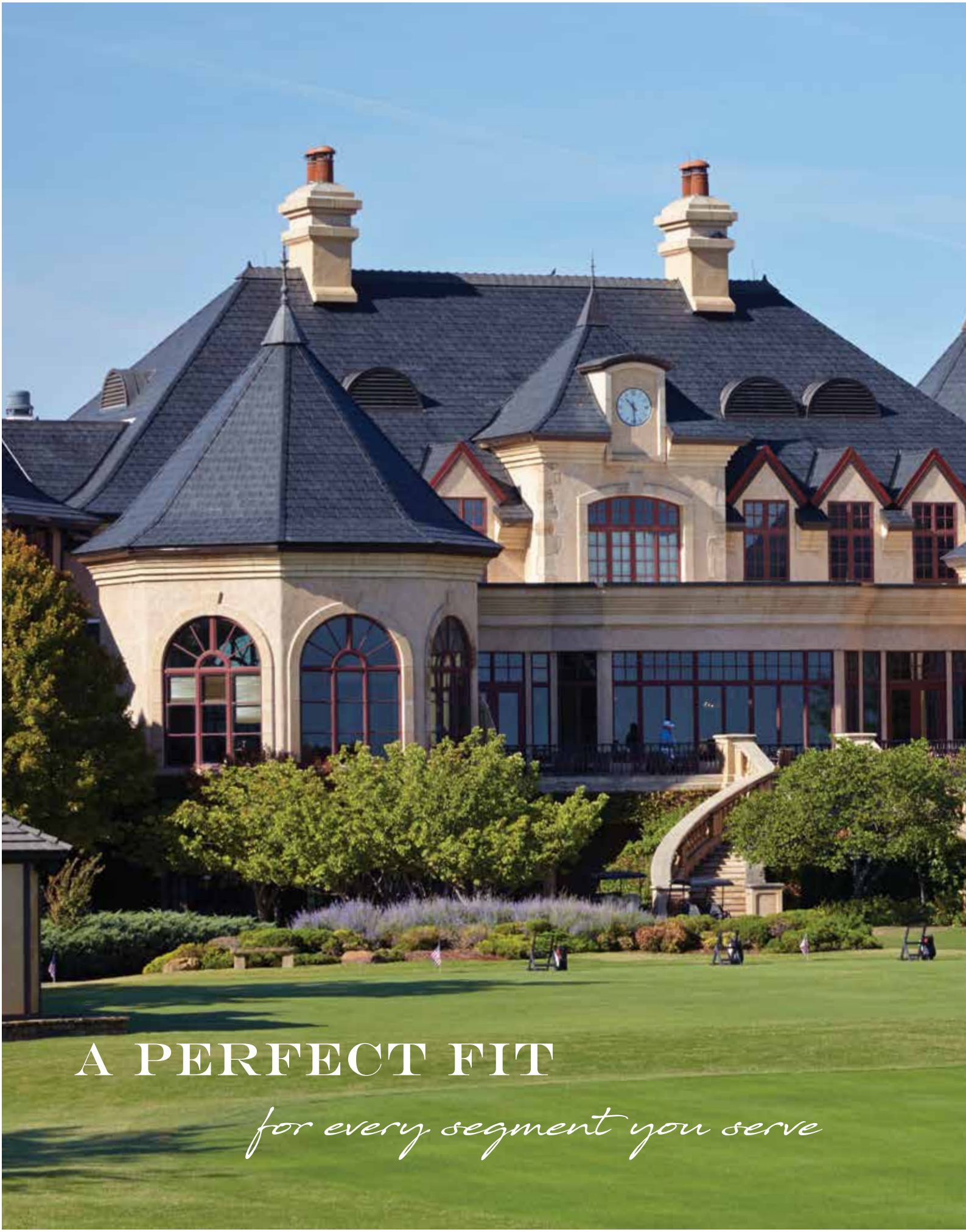
4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

A2

7/18/25
PA: MG / MG
Project Number: 25071
NOT TO SCALE


DaVinci
Roofscapes
BUILD THE WAY YOU WANT...
Leave the rest to DaVinci.


A PERFECT FIT
for every segment you serve

GAILLARDIA COUNTRY CLUB
OKLAHOMA CITY, OKLAHOMA

Gaillardia Country Club is an elegant 55,000 sq ft. French Normandy style design located in the heart of twister country. The new owners decided on single-width slate tiles in Slate Black to complement the structure's style while withstanding severe weather.

BUILD THE WAY YOU WANT… WE FIT YOUR STYLE

From the mountains to the coasts…
Wherever you build, whatever you build,
a DaVinci roof lives up to your vision of beauty
and stands up to the challenges of your weather.

DaVinci has been the leader in composite slate and shake roofing for nearly two decades. Our commitment to creating durable, beautiful roofing tiles is unparalleled. You won't find a more realistic or better-performing roofing product anywhere.

DaVinci's distinctive good looks and long-lasting performance characteristics make it the perfect choice for any steep slope roof project, including categories like clubhouses, retail, hospitality, healthcare, government, historical, education, religious and more.

With DaVinci, you can retain all the character your project was intended to have without worrying about design restraints or color compromises. Whether you're replacing an existing roof or looking for the crowning touch on a new construction project… just leave it to DaVinci.

DaVinci Roofscapes

ST. JOHN'S CATHEDRAL

Denver, Colorado

The leadership team at Saint John's Cathedral in Denver knew that the hail-damaged slate roof on their historic structure had to be replaced. They wanted the same look and feel as natural slate, but with fewer maintenance worries. **Approved by the Denver Landmark Preservation Commission**, their solution was to install impact-resistant DaVinci Single-Width Slate on the church's cathedral and two separate halls.

MADE TO WEATHER *Every Storm*

MUSTANG ISLAND CONFERENCE CENTER

Mustang Island, Texas

When Category 4 Hurricane Harvey barreled into Texas on August 25, 2017, landfall was just six miles from the Mustang Island Conference Center. Nearby buildings were mostly destroyed, but with DaVinci Single-Width Slate tiles in mansard-style and rooftop applications, they were able to **withstand the 120 to 140 mph winds without a scratch.**

HORIZON PASS LODGE

Bachelor Gulch, CO

With insurance prices rising on their massive real-wood-shake ski lodge roof, condo owners at Horizon Pass Lodge decided to make a change. They installed Class A fire resistant DaVinci Multi-Width Shake tiles. Now they have both peace of mind and reduced insurance rates.

Sustainable style THE WORLD CAN LOOK UP TO

Using DaVinci roof tiles ensures enduring ***beauty and low life-cycle costs...***
and that's just part of the story.

The choice to use our tiles over natural cedar shake results in a roof that saves trees and resists fire, hail and wind damage. The quarrying process of natural slate tiles consumes large amounts of fuel and is especially destructive to local ecosystems. Our tiles reduce waste with less breakage, keeping products out of landfills. A DaVinci roof represents sustainability for the building as well as for the environment.

Perhaps the most sustainable aspect of DaVinci tiles is their enduring beauty and low life-cycle costs. Roofs that need frequent maintenance and replacement after as little as 15 years consume energy every step of the way, whereas DaVinci tiles have a 50-year warranty. Our roofing systems assure that our products will stand the test of time… providing beauty and durability for decades.

MULTI-WIDTH SLATE
CUSTOM BLEND

SUSTAINABILITY

- **Reduces waste with less breakage**
- **Keeps products out of landfills**
- **Low life-cycle costs**

COOL ROOFS

- **Meets Title 24 requirements for California**
- **Reduce the consumption of energy**
- **Our products contribute to LEED points**

KNOWLEDGE IS POWER. GET YOURS HERE.

Interested in DaVinci's Continuing Education? Email **archspec@davinciroofscapes.com** to learn more.

LOOKING FOR A DEEPER DIVE INTO DaVinci?

Ready to write a Spec? CAD details and 3-Part Specification details are available at **DaVinciRoofscapes.com**, or email **archspec@davinciroofscapes.com**.

Our commitment TO COLOR

Nobody offers you more color options than DaVinci—your only limitation is your imagination. Our industry-leading standard color palette is just the beginning; our **49 distinct colors translate into 21 gorgeous blends.** Whether you're selecting a single color or creating a custom blend or color, we've got you covered.

When it comes to realizing your vision…leave it to DaVinci.

THE TOP DOWN COLOR™ VISUALIZER

See for yourself how your color options enhance your project's curb appeal. This powerful tool lets you upload an image and experiment with color combinations of roofing, trim and more.

COLORMYROOF.COM

CR *Look for the Cool Roof symbol for options that can increase energy efficiency in your project.*

THE *Complete* PACKAGE

For a finished look and a lifetime of enhanced performance, DaVinci makes a full offering of specialized accessory pieces in every standard color we offer.

HIP & RIDGE TILES
ONE-PIECE

HIP & RIDGE TILES
TWO-PIECE

RAKE TILES

TURRET KITS

CREATING EXPOSURE

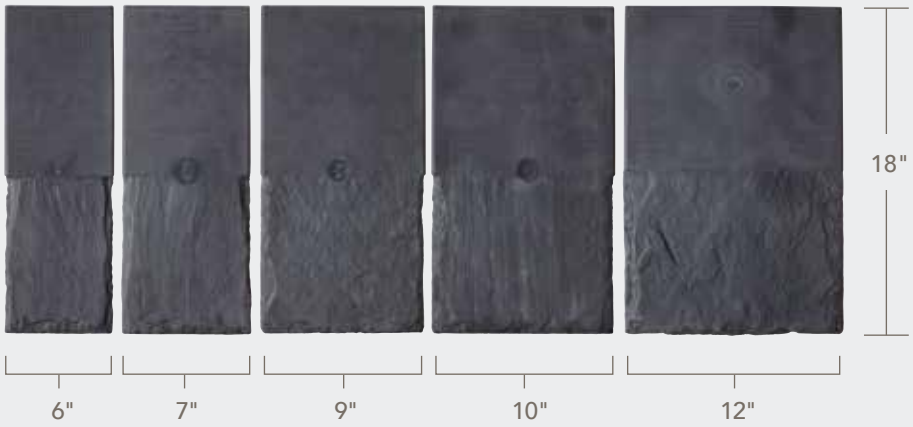
Straight or staggered tile coursing is a personal choice. Although budget and architectural style will enter into the equation, personal preference is typically the final determining factor. With DaVinci Multi-Width and Single-Width tiles, you have the greatest ability to vary tile placement. Province Slate tiles must be installed at an 8" exposure.

Multi-Width and Single-Width Slate can be installed at 6", 7", 7½" and 8" exposure.

Multi-Width, Single-Width, and Select Shake can be installed at 9" and 10" exposure.

DaVinci SLATE

Historically, attaining the luxurious look of natural slate hasn't been easy. The cost, the weight and the required army of skilled tradesmen made the installation process complicated and costly. **Thanks to the genius of DaVinci, the look of slate is more viable than ever.**

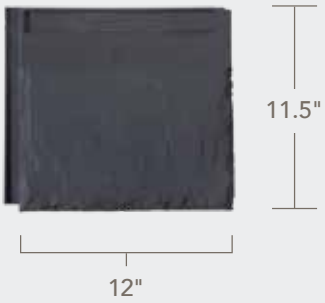


MULTI-WIDTH

Multi-width tiles provide the greatest degree of authenticity and flexibility.

SINGLE-WIDTH

Single-width tiles reduce material and speed up installation time without compromising style.



PROVINCE

The look of slate at a fraction of the cost and weight.

MULTI-WIDTH SLATE
VINEYARD

Way BEYOND CURB APPEAL

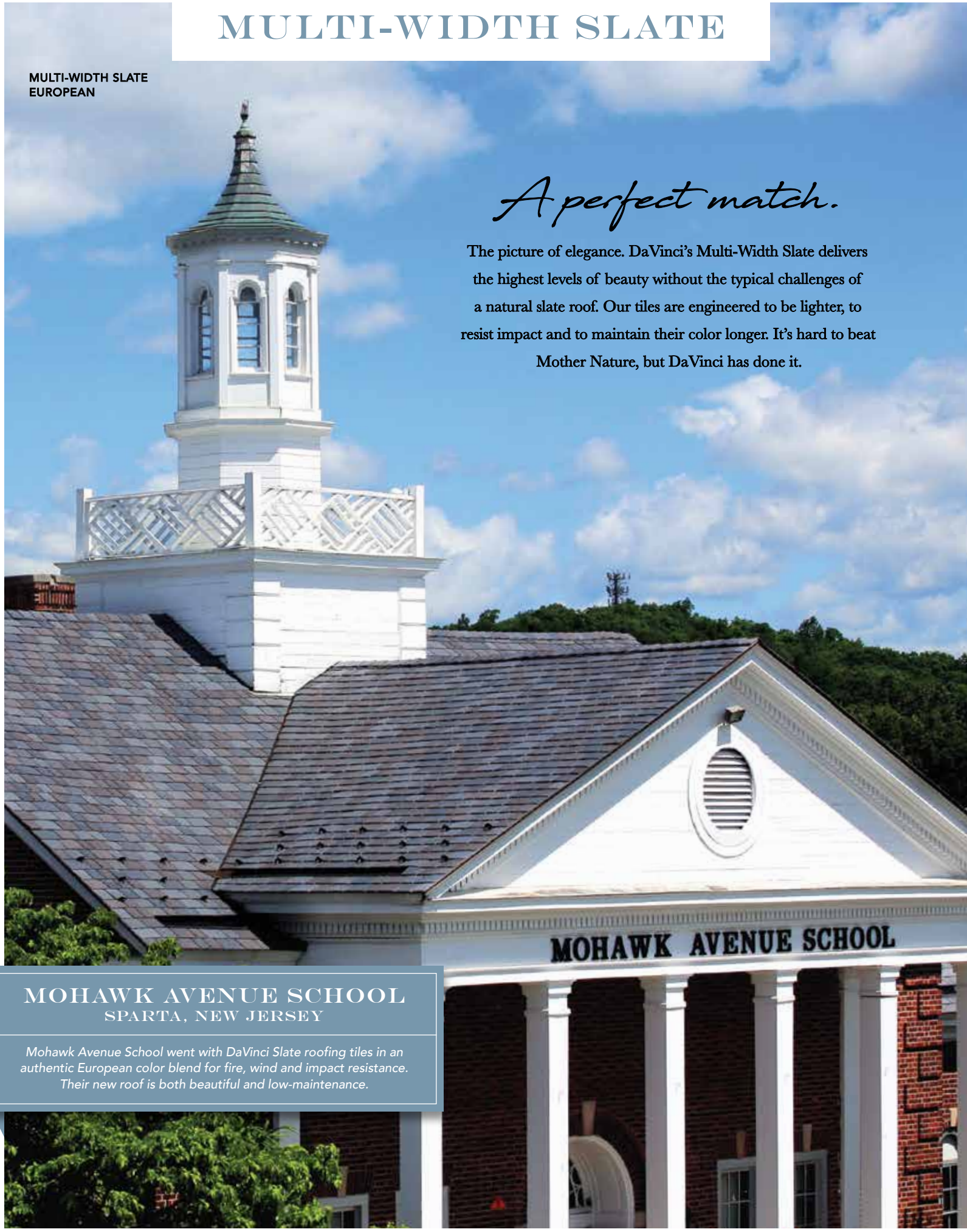
SLATE

THE VILLA MADONNA
NEWBURGH, NEW YORK

The 140-year-old Villa Madonna at Mount St. Mary College needed its roof to reflect its historical significance. The contractor chose DaVinci Slate to keep up with the building's beautiful Victorian style and provide top-rate durability.

MULTI-WIDTH SLATE

MULTI-WIDTH SLATE
EUROPEAN



A perfect match.

The picture of elegance. DaVinci's Multi-Width Slate delivers the highest levels of beauty without the typical challenges of a natural slate roof. Our tiles are engineered to be lighter, to resist impact and to maintain their color longer. It's hard to beat Mother Nature, but DaVinci has done it.

MOHAWK AVENUE SCHOOL
SPARTA, NEW JERSEY

Mohawk Avenue School went with DaVinci Slate roofing tiles in an authentic European color blend for fire, wind and impact resistance. Their new roof is both beautiful and low-maintenance.

ABERDEEN

BROWNSTONE

CANYON

CASTLE GRAY

EUROPEAN

EVERGREEN

SLATE BLACK

SLATE GRAY

SONORA

VINEYARD

WEATHERED GREEN

SMOKEY GRAY

CR ALSO AVAILABLE IN COOL ROOF COLOR

SINGLE-WIDTH SLATE

It feels right.

Some projects demand the stately grace of a slate roof. DaVinci's Single-Width Slate delivers on that promise with its astonishing versatility. Our single-width tile construction streamlines installation but still enables thelflexibility of straight or staggered appearances.

SINGLE-WIDTH SLATE
SLATE GRAY

THE VILLAGE
PRAIRIE VILLAGE, KANSAS

The Village shops in Kansas selected Single-Width Slate for its impact rating, fire resistance, weather resistance and versatile design selections.

New FOR 2025

SINGLE-WIDTH
SLATE

ROCK RIDGE
NC

AURORA
NC

BROWNSTONE
CR

SONORA

EUROPEAN

CANYON

SLATE BLACK

SLATE GRAY

EVERGREEN

CASTLE GRAY
CR

SMOKEY GRAY

CR ALSO AVAILABLE IN COOL ROOF COLOR

NC NATURE CRAFTED COLLECTION®

PROVINCE SLATE

MELBOURNE, FLORIDA

To handle the real possibility of golf balls from a nearby course hitting their roofs at 150 mph from, HOA members banded together to protect their investments with Class 4 impact-resistant Province Slate.

PROVINCE SLATE
SLATE BLACK

We've gone back to the past to ensure a beautiful future.

PROVINCE SLATE

Province Slate tiles add the classic look of authentic slate to any project. Just as important, low maintenance makes life easier and fade-resistant color stability assures long-lasting beauty.

SLATE GRAY CR

SLATE BLACK

SMOKEY GRAY

> THIS COMPOSITE PRODUCT COMES IN AT A VERY COMPETITIVE PRICE POINT WITHOUT ANY SACRIFICE IN QUALITY OR PERFORMANCE. HOMEOWNERS LIKE THAT IT MATCHES THE LOOK OF A SINGLE-WIDTH SLATE OPTION WHILE ADDING VALUE TO THEIR HOME.
>
> RYAN KRUSE, FLORIDA SPECIALTY ROOFING

CASTLE GRAY CR

EUROPEAN

BROWNSTONE CR

CR ALSO AVAILABLE IN COOL ROOF COLOR

SLATE GALLERY

SINGLE-WIDTH SLATE
BROWNSTONE

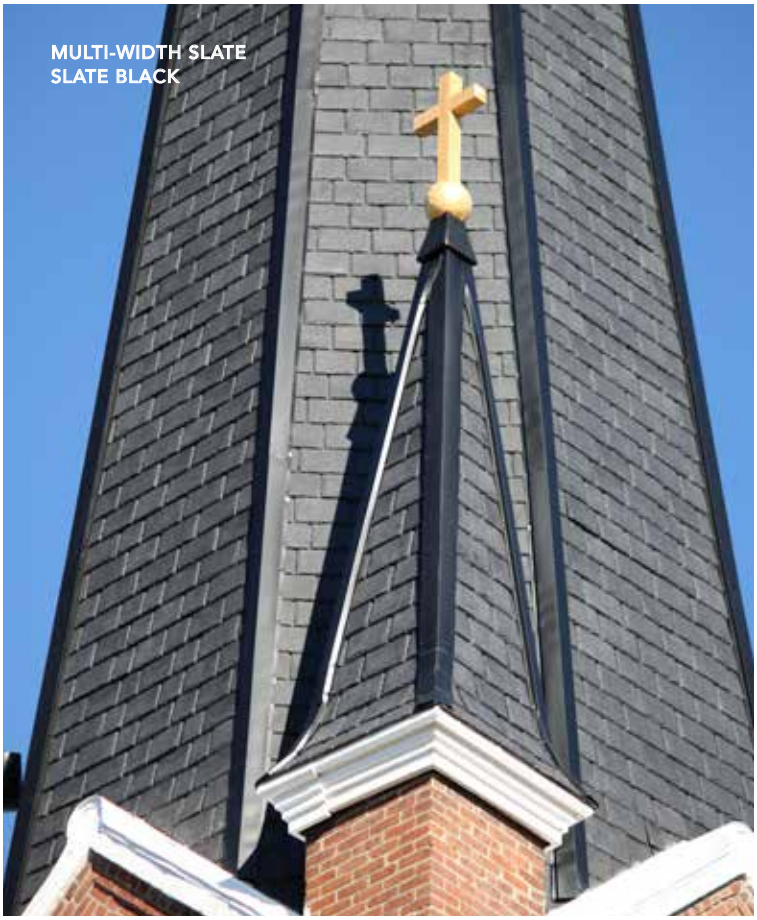
> THE NEW DaVinci ROOF LOOKS SIMPLY AMAZING. THE ROOF APPEARS MORE AS IT ONCE DID WHEN THE HOME WAS BUILT IN 1904.

LAURIE RAPISARDI
EXECUTIVE DIRECTOR OF RUTHERFURD HALL

MULTI-WIDTH SLATE
SMOKEY GRAY

SINGLE-WIDTH SLATE
EUROPEAN

MULTI-WIDTH SLATE
CUSTOM BLEND



MULTI-WIDTH SLATE
SLATE BLACK

“

DAVINCI SLATE HAS THE DURABILITY WE WERE LOOKING FOR, PLUS IT COMPLEMENTS THE NATURAL STONE ON BOTH THE INSIDE AND OUTSIDE OF OUR NEW CLUBHOUSE.

THIS ROOFING PRODUCT HELPS COMPLETE THE LOOK OF OUR BUILDING. WE FOUND THAT DAVINCI WAS A GREAT VALUE, HAS A WONDERFUL, FINISHED STYLE AND ITS PERFORMANCE CAPABILITIES SO FAR HAVE BEEN TERRIFIC.

MICHAEL BRATCHER, C.O.O. AND GENERAL MANAGER
OF COLUMBINE COUNTRY CLUB

Project Address: **89 New Castle Avenue Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #2**

A. Property Information - General:

Existing Conditions:

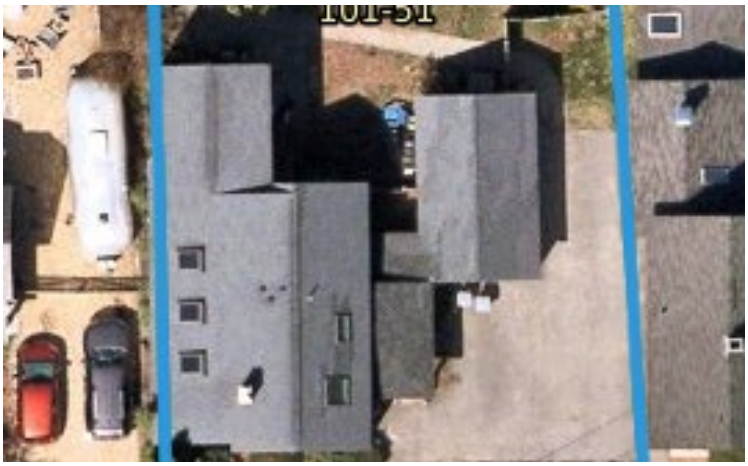
- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 8,000 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: New Castle Avenue
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: The removal of the existing chimney

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Removal of the existing chimney



HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Project Address: **266-278 State Street and 84 Pleasant Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Construction of a new 4-story building and renovations to an existing structure (84 Pleasant Street)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new 4-story building
- Renovations to existing structure (84 Pleasant Street)

HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

HDC PUBLIC HEARING 07/18/2025

266, 270, 278 STATE STREET AND 84 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE

DRAWING INDEX

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HDC.5	RENDERINGS
HDC.6	RENDERINGS
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HDC.9	CHURCH STREET ELEVATION
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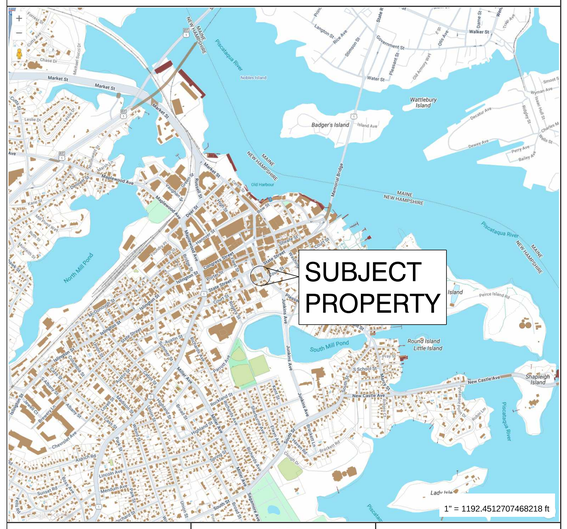
HDC.11	BASEMENT & FIRST FLOOR PLANS
HDC.12	UPPER LEVEL PLANS
HDC.13	FACADE DETAILS 1
HDC.14	FACADE DETAILS 2
HDC.15	WINDOW AND DOOR SCHEDULE

City of Portsmouth, NH — July 17, 2025

LOCUS 2025



Property Information

Property ID 0106-0053-0000
Location 67 BOW ST
Owner FORUM GROUP LLC

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.

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Portsmouth, NH
03801

TITLE

COVER SHEET

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DATE: 7/18/2025

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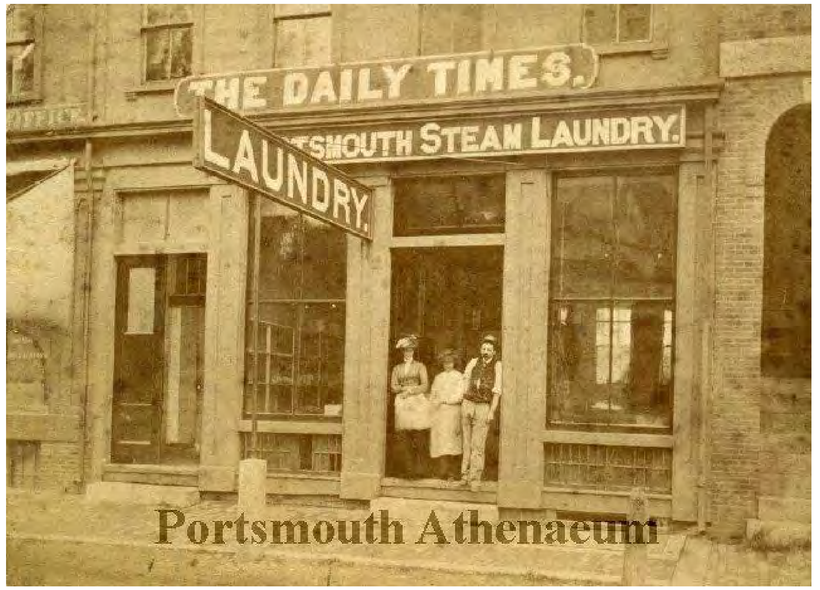
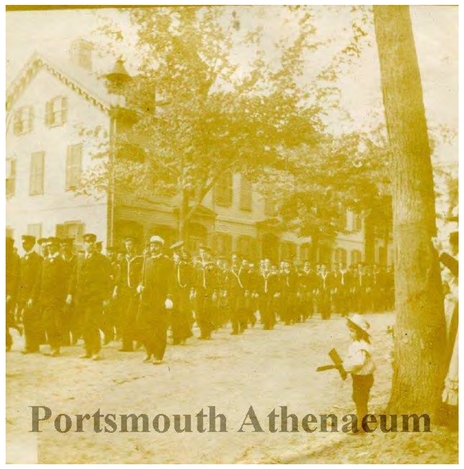
PS0191 COURTESY OF THE PORTSMOUTH ATHENAEUM

P18149 COURTESY OF THE PORTSMOUTH ATHENAEUM



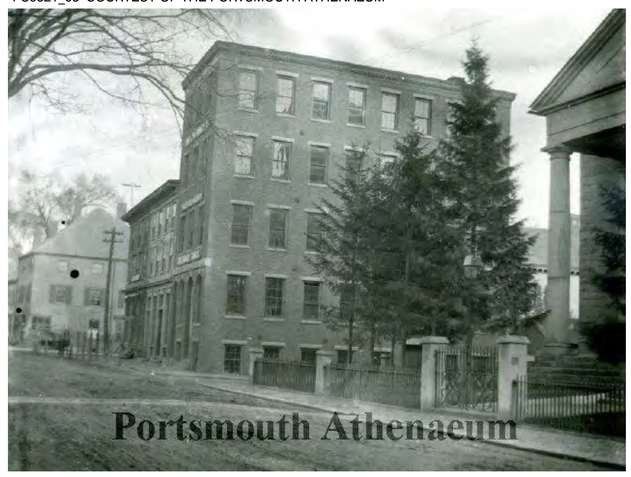
PS0201 COURTESY OF THE PORTSMOUTH ATHENAEUM



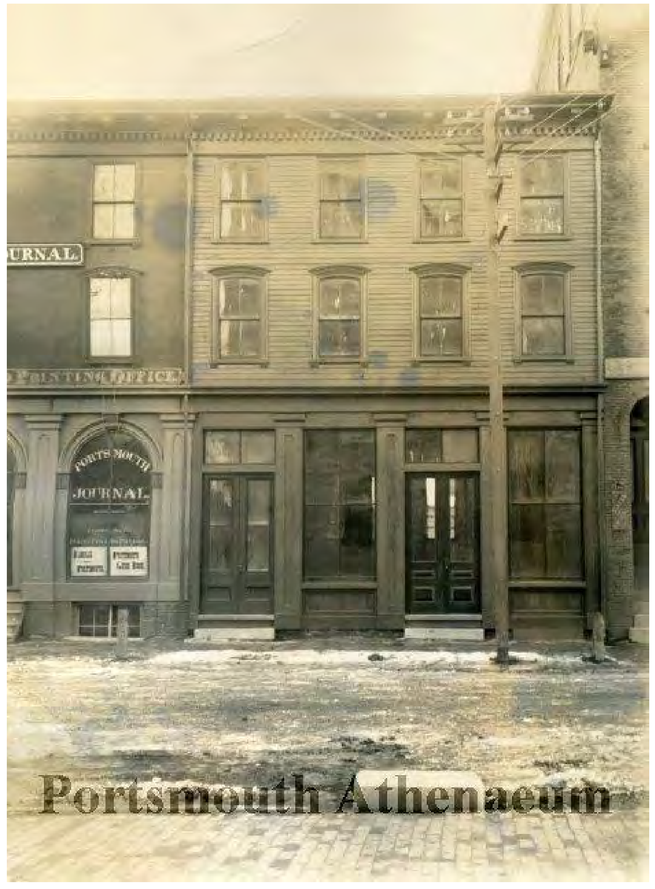
P23082 COURTESY OF THE PORTSMOUTH ATHENAEUM

PS0821_03 COURTESY OF THE PORTSMOUTH ATHENAEUM

PS0490a COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0610 COURTESY OF THE PORTSMOUTH ATHENAEUM



PS0264 COURTESY OF THE PORTSMOUTH ATHENAEUM

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PORTSMOUTH NH

PNF TRUST OF 2013
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03801

TITLE

PHOTOS

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HDC.2

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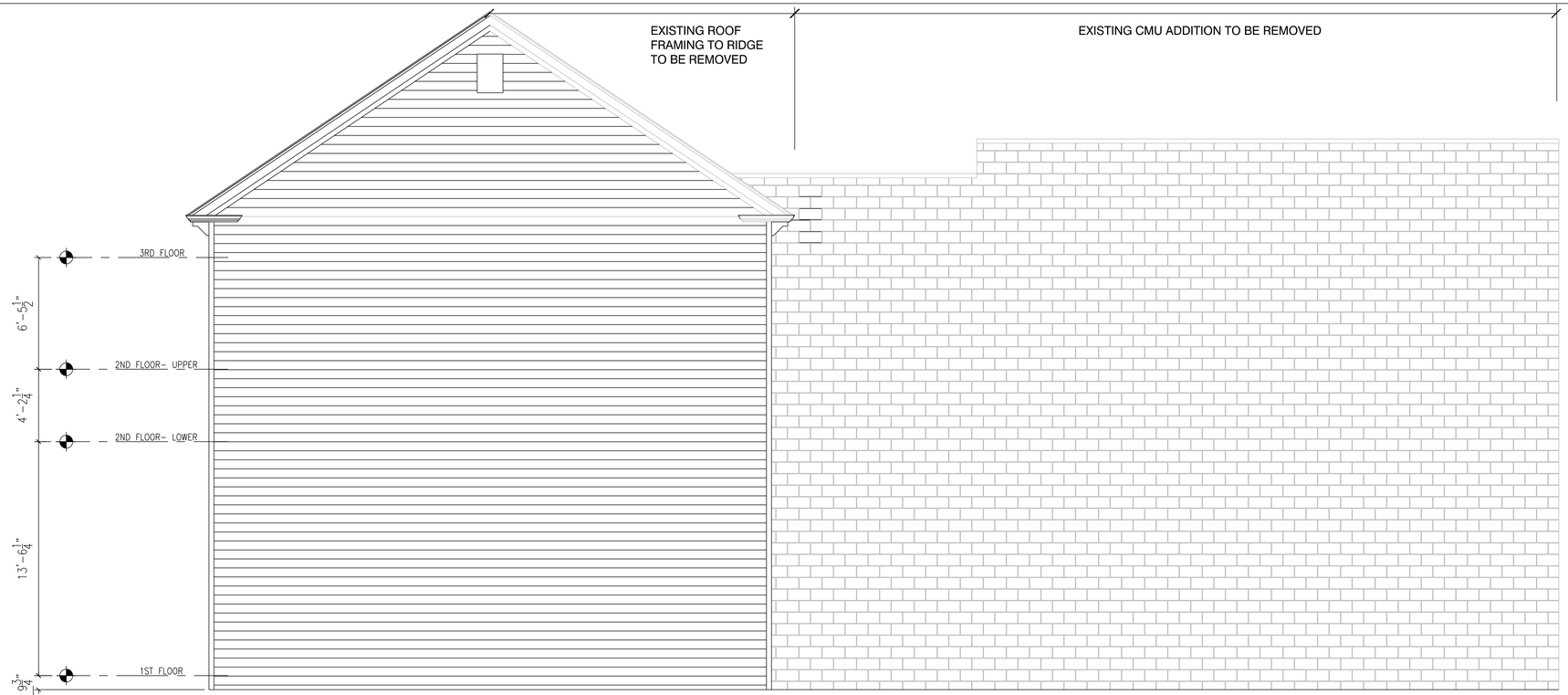
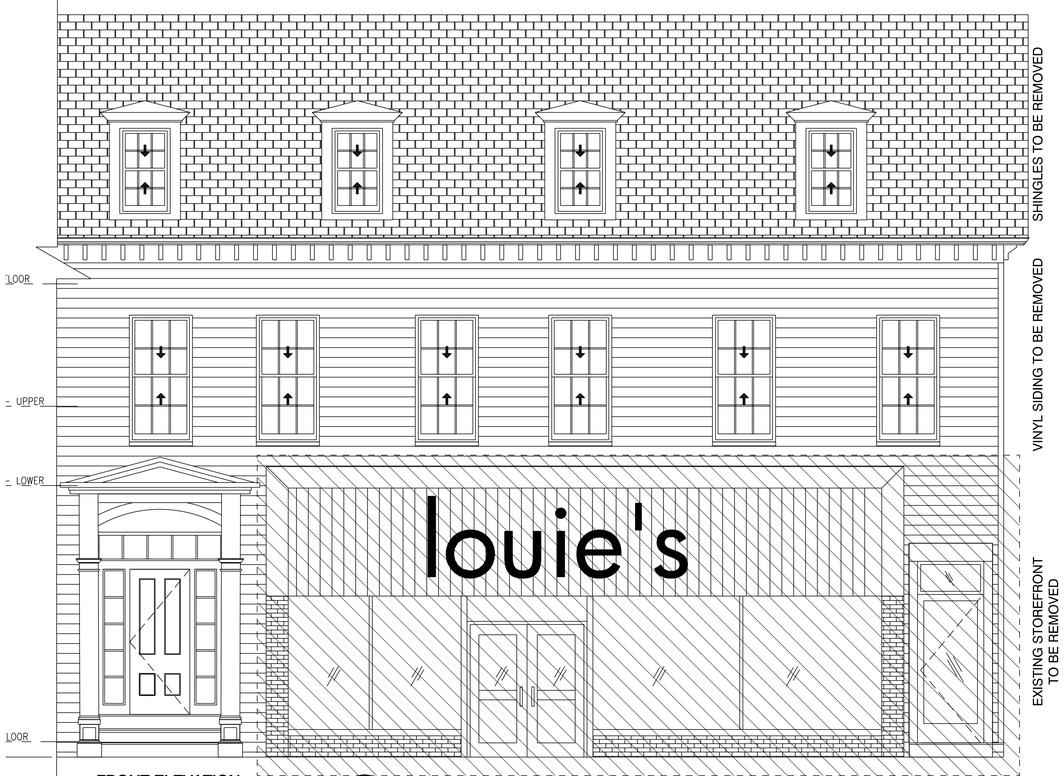
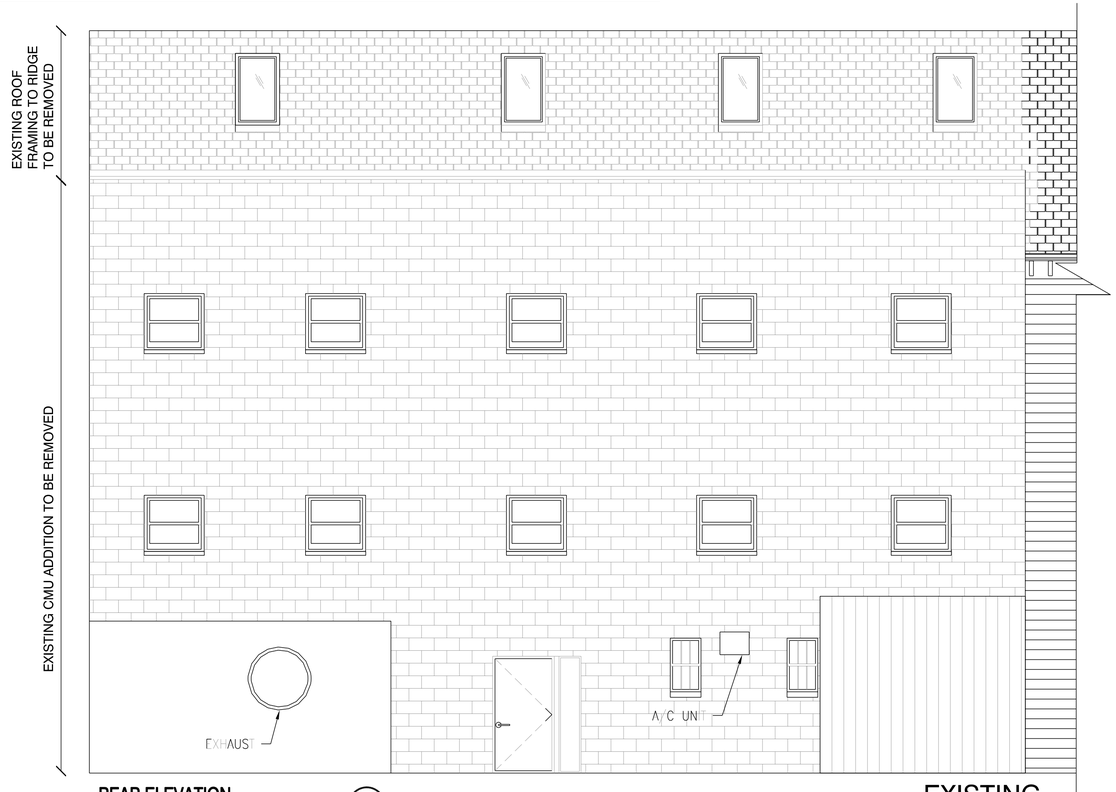


SIDE ELEVATION 2



FRONT ELEVATION 1



REAR ELEVATION 3

EXISTING
SCALE: 1/4" = 1'-0"

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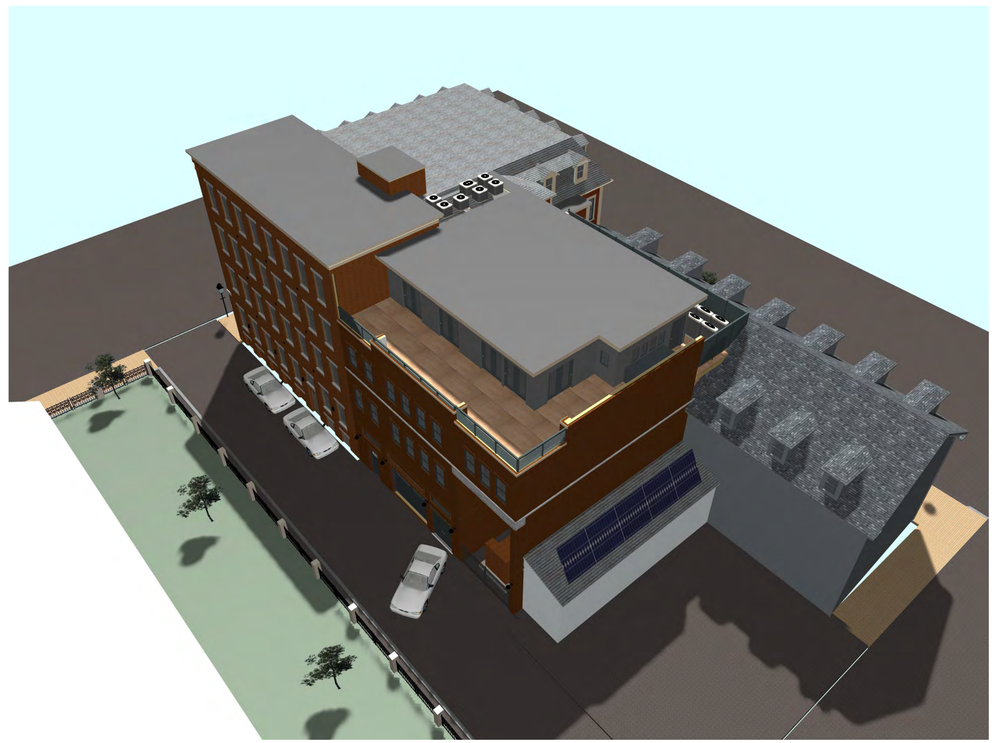

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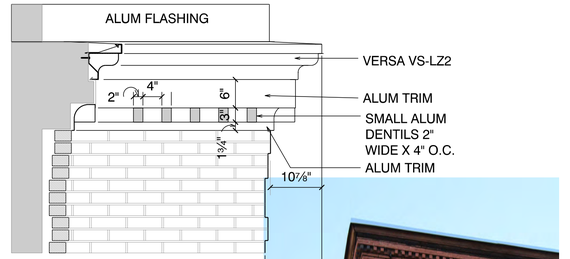
ROOF SHINGLES 1

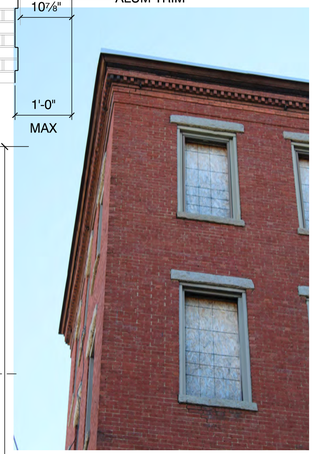
IMMITATION SLATE ROOF
ECOSTAR EMPIRE SLATE CLASS A
RANDOM WIDTH BLEND
GENEVA GROVE

GOOSENECK SIGN LIGHTING

RAB GNLED 13LGOOSE ANGLED CONE
LED LIGHT

CORNICE





STATE STREET ELEVATION

SCALE: 1/4" = 1'-0"

BRICK A

BE A BLEND OF STILES AND HART WATERSTRUCK LIGHT RED AND WATERSTRUCK BARRINGTON RED WITH 1/4" JOINTS

BARRINGTON RED WATERSTRUCK

LIGHT RED WATERSTRUCK

GRANITE

"+ X" = PROJECTION FROM FACE OF BRICK
"- X" = RECESS FROM FACE OF BRICK

SWENSON GRANITE - WOODBURY GRAY

GRANITE A - SPLIT FACED FRONT SAWN BALANCE

GRANITE B SAWN FACE 6 SIDES

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03801

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STATE STREET ELEVATION

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DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

HDC.7

ROOF SHINGLES 2
IKO ARCHITECTURAL REINFORCED FIBERGLASS
SHINGLE OR EQUAL CAMBRIDGE
COLOR HARVARD SLATE

METAL COPING
ELEVATOR OVERRIDE BEYOND BRAICK A
SIDING D BEYOND
ALUM CORNICE BEYOND
BRICK A BEYOND
ROOF SHINGLES 1
ROOF SHINGLES 1 VERTICAL
SIDING C
ROOF SHINGLES 1
FRIEZE
CORNERBOARD
SIDING A
METAL FASCIA
SIDING D
SIDING A
METAL LOUVER / MECH SCREEN
ROOF SHINGLES 2
EXISTING DORMERS TO REMAIN. NEW WOOD SIDING AND TRIM PAINTED REPLACE WINDOWS
SIDING A
DOWNSPOUT PAINTED TO MATCH SIDING/STOREFRONT
FASCIA FRIEZE AND BRACKETS TO REMAIN REPAIR OR REPLACE IN KIND
SIDING B
SIDING A
DOWNSPOUT PAINTED TO MATCH SIDING/STOREFRONT
DOWNSPOUT PAINTED TO MATCH SIDING/STOREFRONT
REAPAIR OR REPLACE IN KIND PAINTED
PAINTED WOOD PORTICO MATCH SOUTH ENTRANCE
FLOROS BUILDING
TURNCRAFT ARCHITECTURAL COLUMN - CEDAR PAINTED 22" +/- DIAMETER TUSCAN WITH CAP AND BASE
PAINTED BORAL STOREFRONT
NEW METAL HANDRAIL
NEW WOOD STOREFRONT PAINTED
NEW WOOD STOREFRONT PAINTED
PAINTED WOOD STAIR REPAIR EXISTING
REPAIR OR REPLACE IN KIND - SCRAPE AND PAINT
COMPOSITE WOOD STOREFRONT PAINTED

PLEASANT STREET ELEVATION

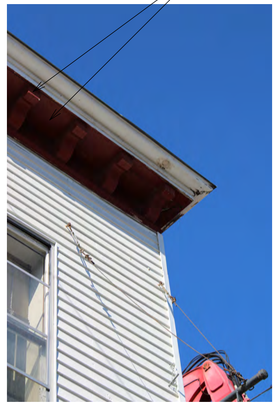
SCALE: 1/4" = 1'-0"

SIDING B

MATCH ADJACENT BUILDING

REPAIR OR REPLACE IN KIND SCAPE AND PAINT

ADD HANDRAIL EACH SIDE



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MIXED USE DEVELOPMENT
266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
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Portsmouth, NH
03801

TITLE

PLEASANT ST ELEV

DRAWN BY:

CHECKED BY:

DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

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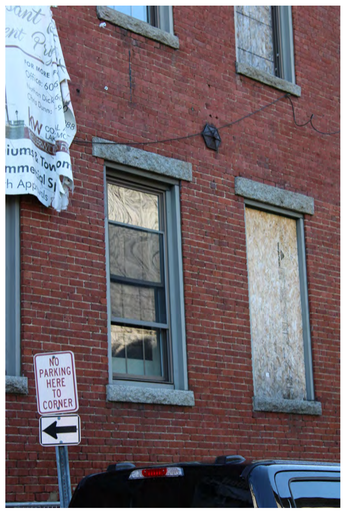
CHURCH STREET ELEVATION

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

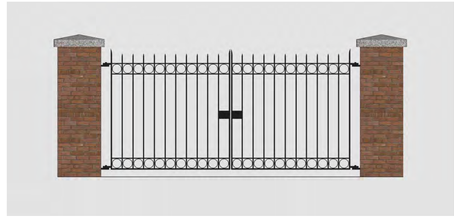


WALL PACK LIGHT FIXTURE
RAB SLIM17FA30ADJ 30W

GARAGE DOOR
OVERHEAD DOOR SIGNATURE CARRIAGE SERIES
BRISTOL WIDE PR3 WOOD DOOR PAINTED
12' WIDE X 9' HIGH

SIDING D
V-GROOVE FIBER CEMENT
BY JAMES HARDIE ARTISAN
OR EQUAL

BRICK B
MORIN BRICK BRUSHED VELOUR
NARROW FLASH 3/8" JOINTS



WROUGHT IRON GATE
GREENWICH DESIGN BY CASSIDY BROS FORGE OR EQUAL 6 FEET HIGH

VENT LOUVERS
GREENHECK EAC-601 OR EQUAL
COMBINATION LOUVER AND DAMPER
COLOR MATCH TO DOORS OR WINDOWS
AS NOTED

mjk
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ARCHITECTURE
PLANNING
DESIGN
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Newmarket, NH
03857
603-292-1400
mjkarchitects.com

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PROJECT

MIXED USE DEVELOPMENT
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

CHURCH STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

HDC.9

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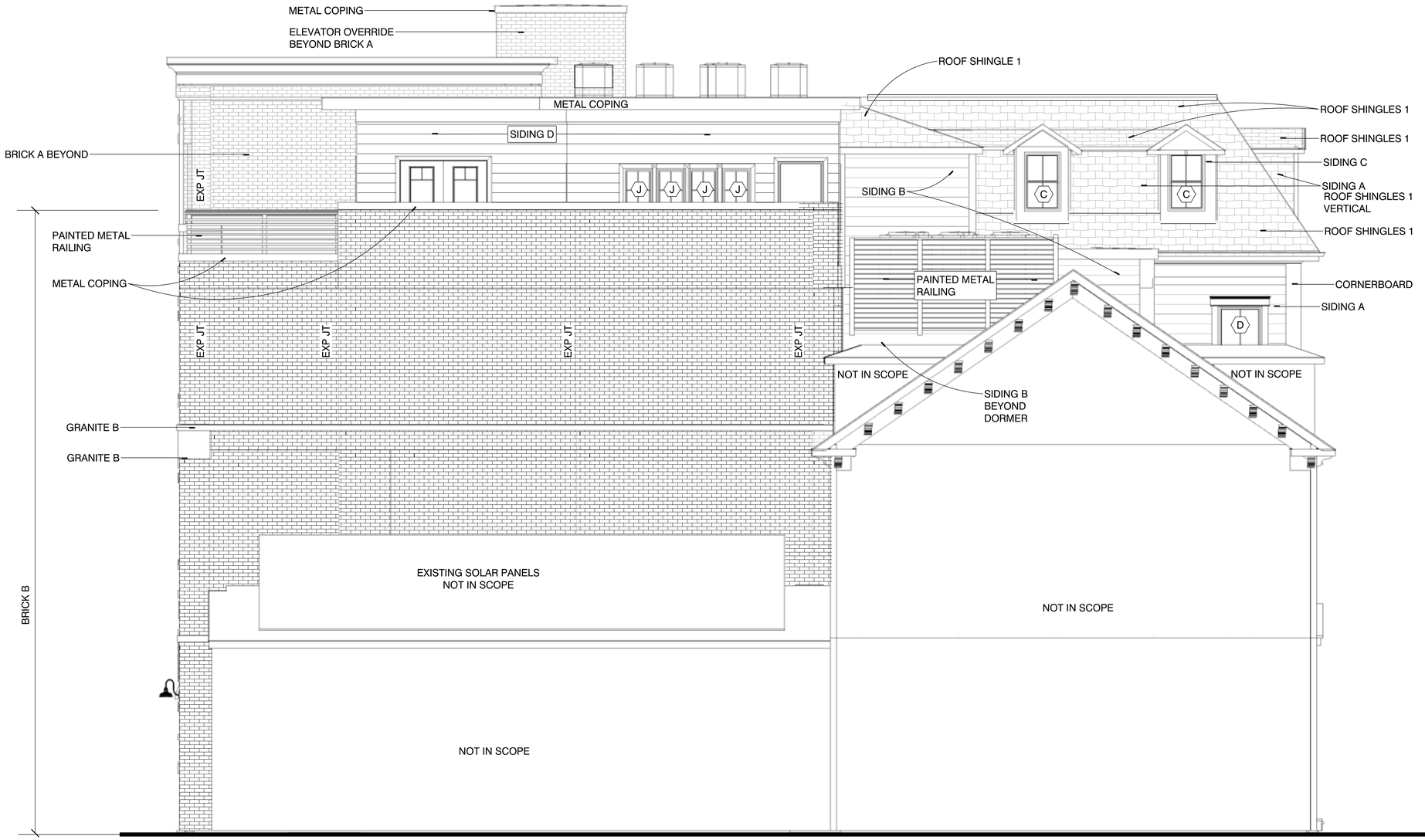

COURT STREET ELEVATION

SCALE: 1/4" = 1`-0"

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Portsmouth, NH
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COURT STREET ELEVATION

DRAWN BY:

CHECKED BY:

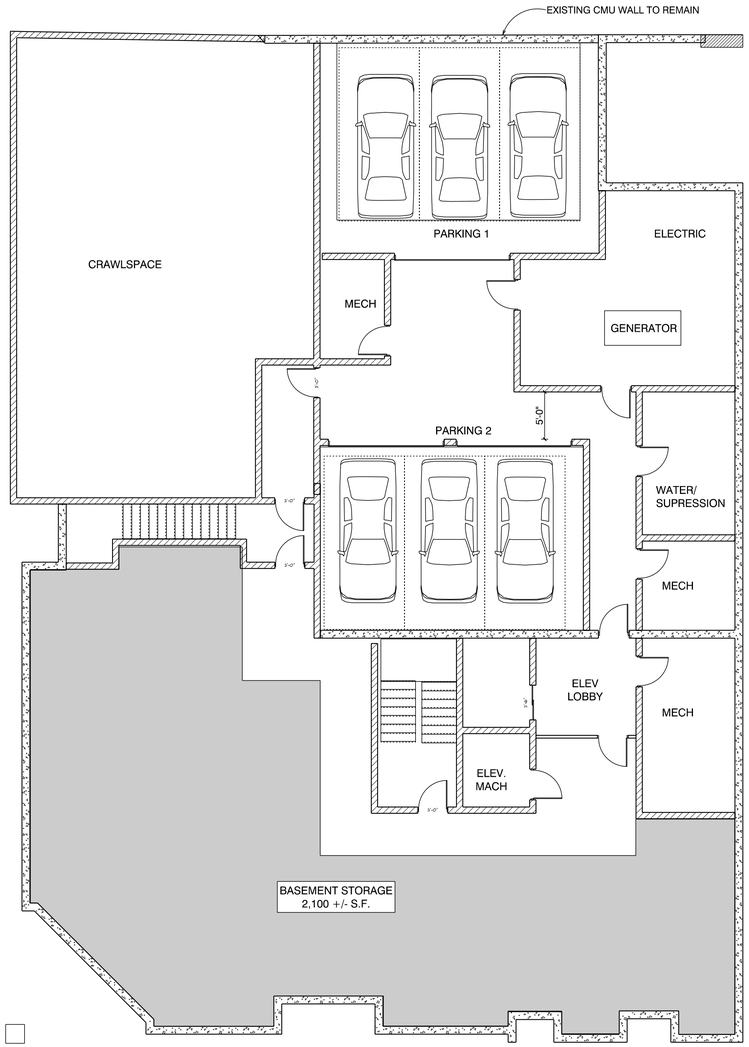
DATE: 7/18/2025

SCALE: AS NOTED

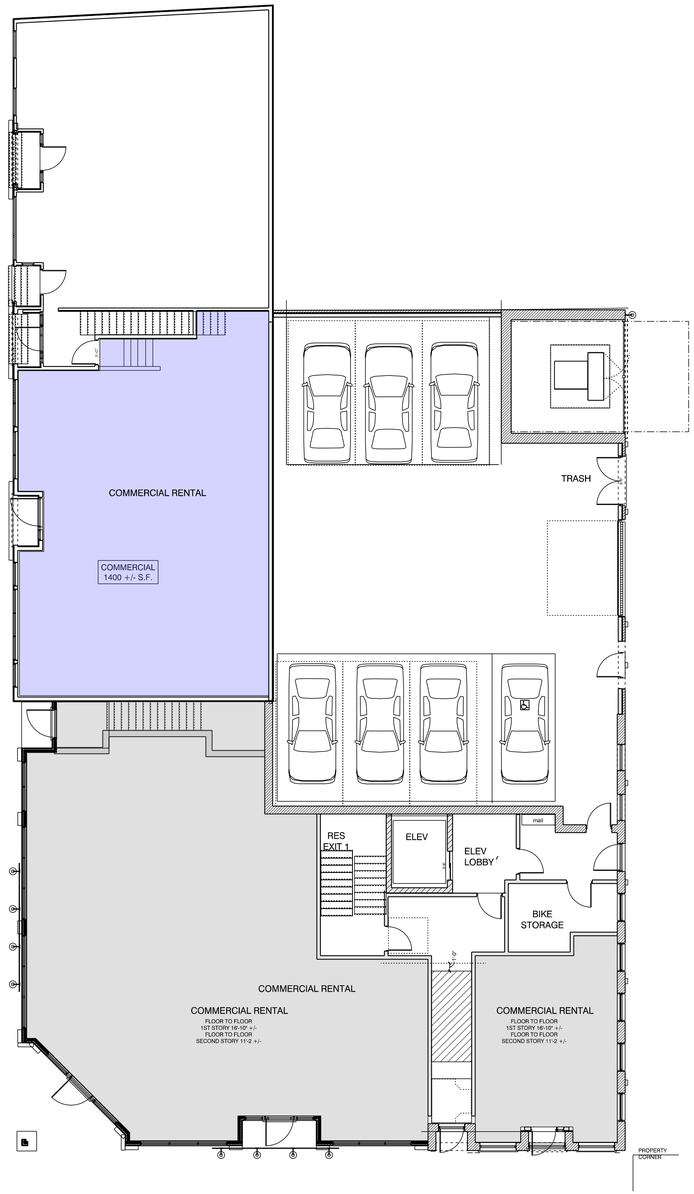
DRAWING NO.

HDC.10

DO NOT SCALE PRINTS



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 0.1041" = 1'-0"

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03801

TITLE

BASEMENT & 1ST FLR PLAN

DRAWN BY:

CHECKED BY:

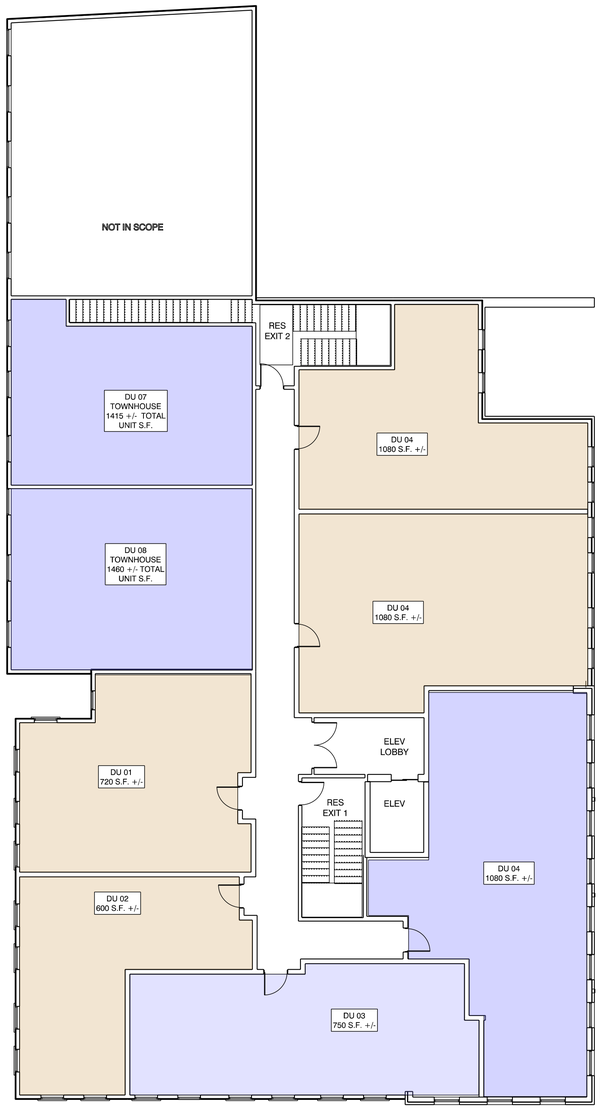
DATE: 7/18/2025

SCALE: AS NOTED

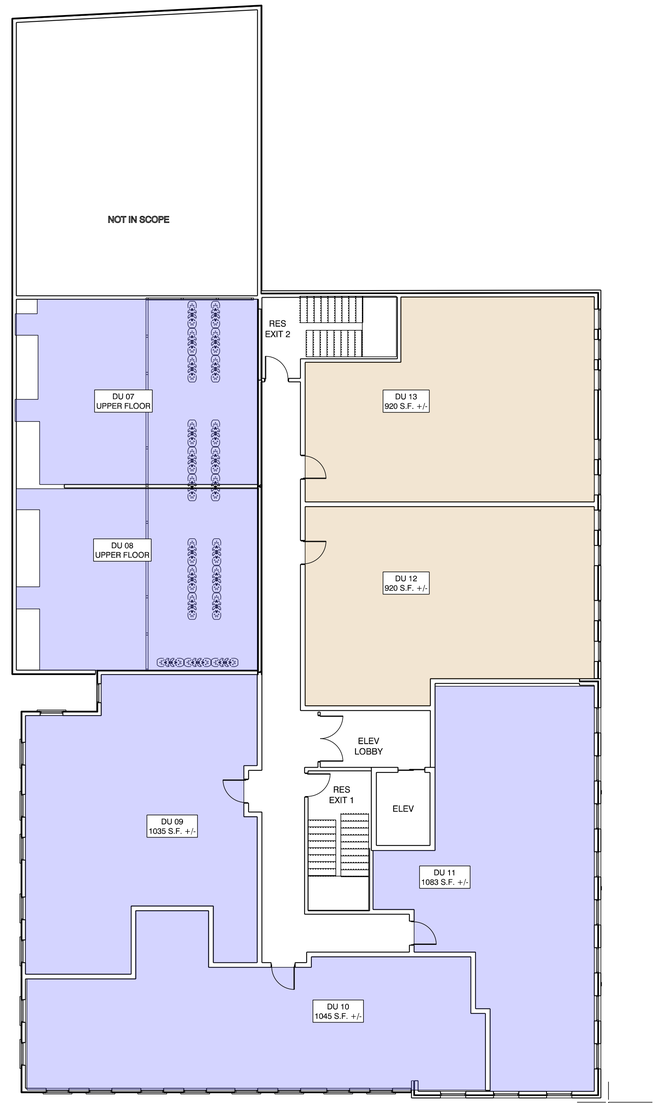
DRAWING NO.

HDC.11

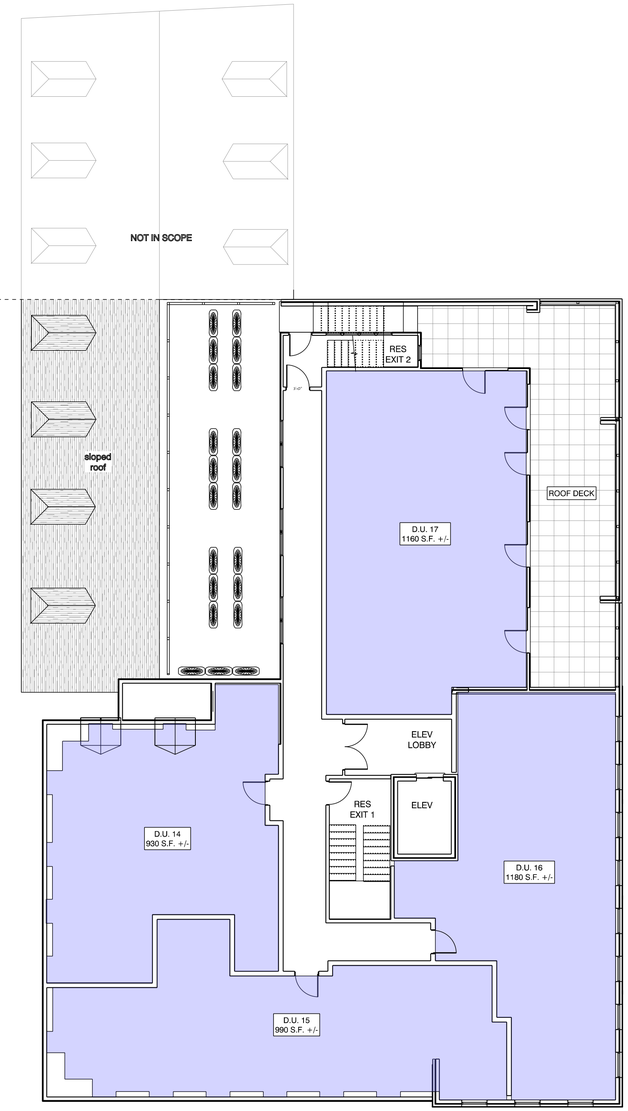
DO NOT SCALE PRINTS



SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



THIRD FLOOR PLAN
SCALE: 1" = 10'-0"



FOURTH FLOOR PLAN
SCALE: 1" = 10'-0"

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TITLE

UPPER LEVEL PLANS

DRAWN BY:

CHECKED BY:

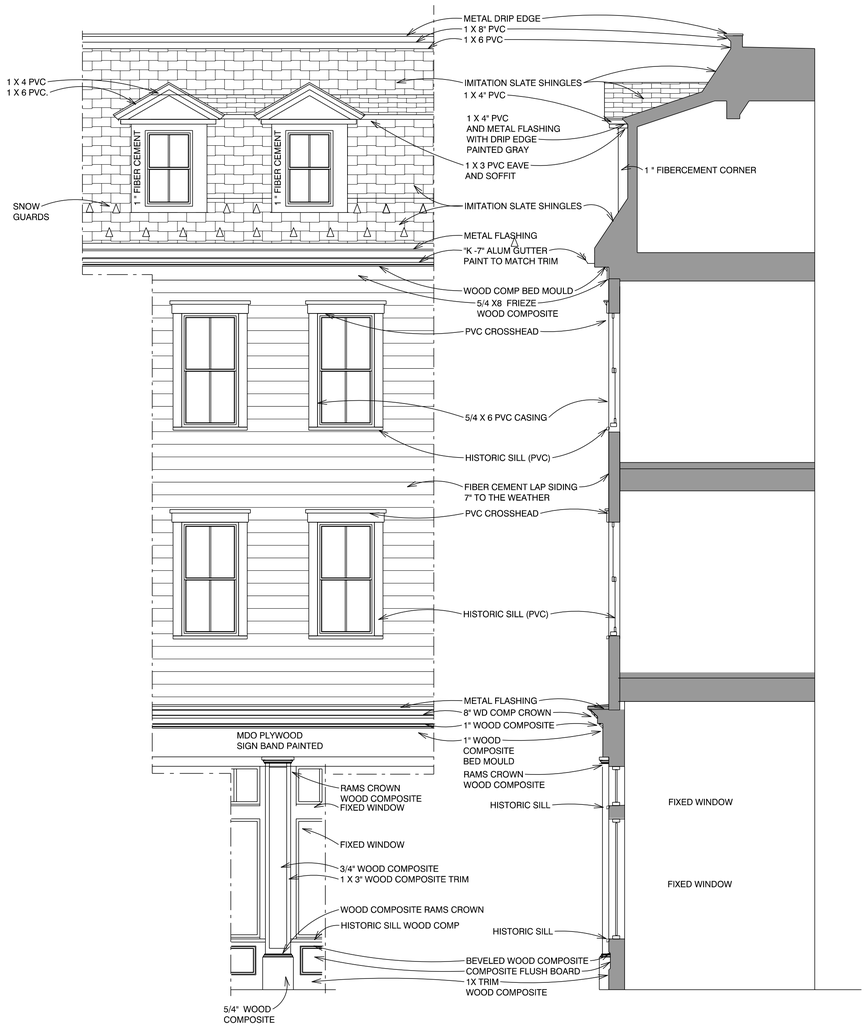
DATE: 7/18/2025

SCALE: AS NOTED

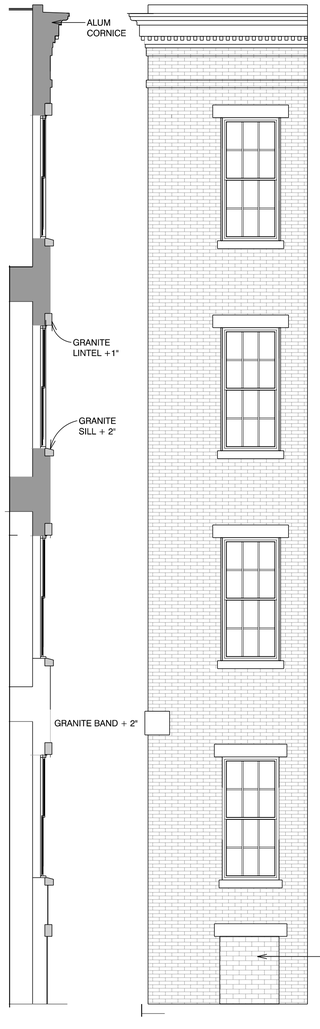
DRAWING NO.

HDC.12

DO NOT SCALE PRINTS



A STATE AND PLEASANT STREET FACADES



B CHURCH STREET TIMES FACADE

C STATE STREET TIMES FACADE

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FACADE DETAIL 1

DRAWN BY:

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SCALE: AS NOTED

DRAWING NO.

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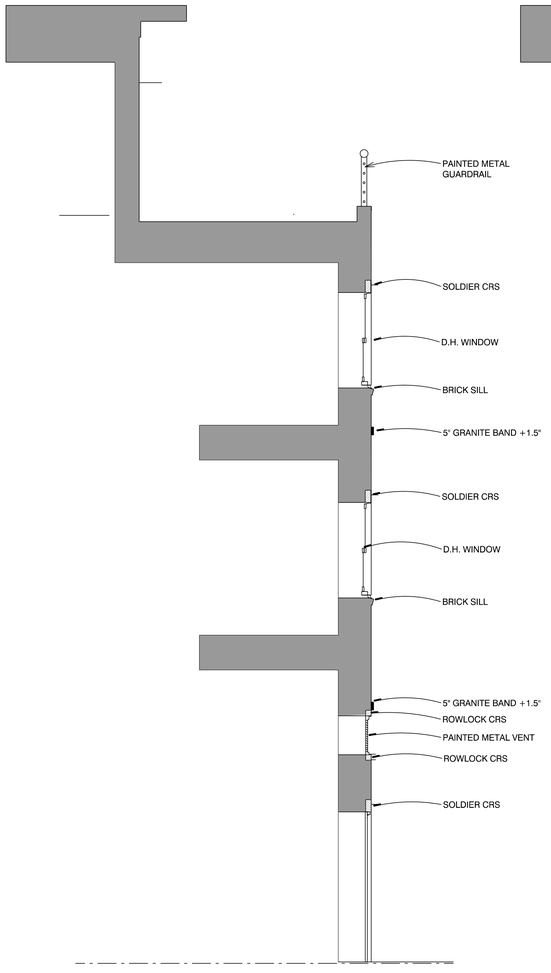
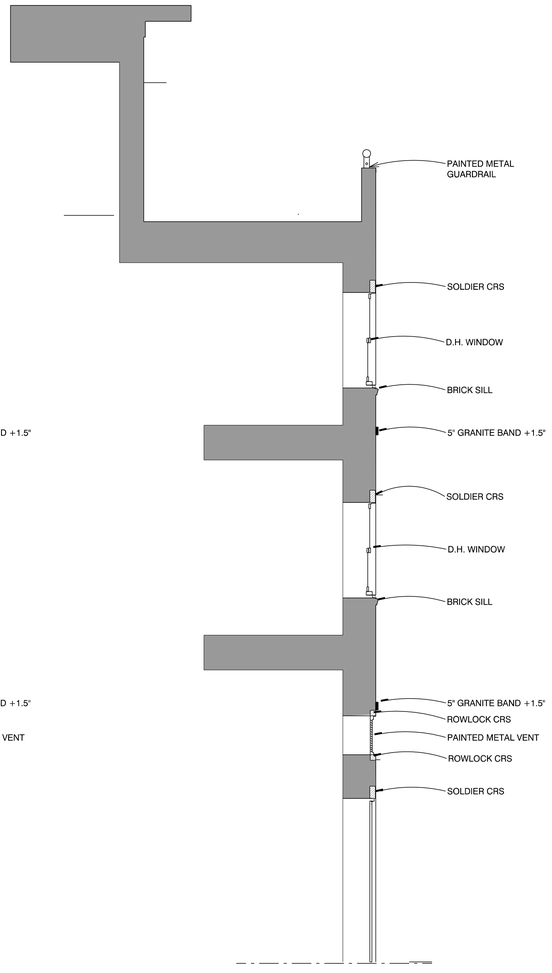
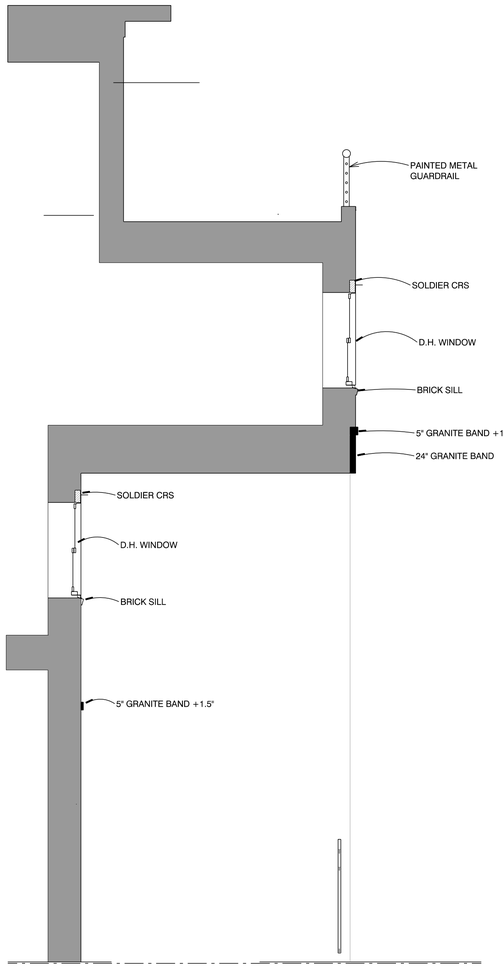


SECTION D



SECTION E



SECTION F

CHURCH STREET SECTIONS

SCALE: 1/4" = 1'-0"

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FACADE DETAIL 2

DRAWN BY:

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DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

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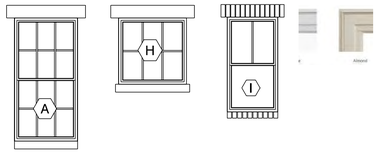
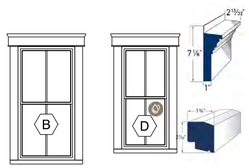
DO NOT SCALE PRINTS



PELLA RESERVE DOUBLE HUNG AND PICTURE
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
BRICK MOULD EXTEIOR CASING

HALF SCREEN LOWER SASH ONLY

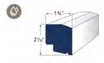


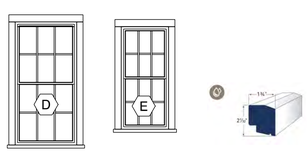
PELLA RESERVE DOUBLE HUNG
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
PVC EXTERIOR CASING
CROSSHEAD PEDIMENT, 5/4 X 5 SIDE
AND 2" HISTORIC NOSING

HALF SCREEN LOWER SASH ONLY

PELLA RESERVE DOUBLE HUNG
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

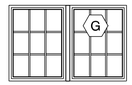
HALF SCREEN LOWER SASH ONLY

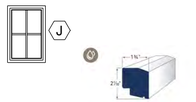




GREEN MOUNTAIN WINDOW
CLASSIC REPLACEMENT
PAINTED WOOD EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
3.5" WOOD CASING
2" HISTORIC NOSING

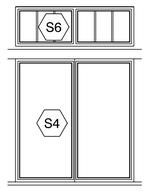
NO SCREEN





PELLA RESERVE PICTURE
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

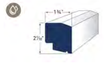
NO SCREEN



PELLA RESERVE DIRECT SET
ENDURA CLAD ALUMINUM EXTERIOR
WOOD INTERIOR
LOW-E GLASS 7/8" PUTTY GLAZE
SIMULATED DIVIDED LIGHT MUNTION
NO CASING
2" HISTORIC NOSING

NO SCREEN

TYP STOREFRONT



BORAL COMPOSITE
MATCH AZEK PROFILE

EXTERIOR DOORS
JELDWEN DESIGN PRO OR EQUAL
FIBERGLASS DOOR

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266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

WINDOW AND DOOR SCHEDULE

DRAWN BY:

CHECKED BY:

DATE: 7/18/2025

SCALE: AS NOTED

DRAWING NO.

HDC.15

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Project Address: **111 Gates Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 5,208 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Georgian
- Number of Stories:2.5
- Historical Significance: C
- Public View of Proposed Work: Gates Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work:

To remove the rear porch, construct a 2-story addition with walkout basement and re-configure existing side addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove rear porch
- Construct 2-story addition at the rear of the structure with a walkout basement
- Re-configure the existing side addition

HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

PROPOSED FRONT LEFT SIDE VIEW

PROPOSED FRONT RIGHT SIDE VIEW

PROPOSED REAR SIDE VIEW

EXISTING PROPERTY PHOTOS

FRONT LEFT SIDE VIEW

FRONT RIGHT SIDE VIEW

REAR VIEW

REAR SIDE VIEW

RIGHT SIDE PARKING AREA PROPERTY FENCE

LEFT SIDE REAR SCREEN PORCH & STORAGE AREA

PRELIMINARY – NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

OVERVIEW

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
O-2

EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/ 3RD FL. DECKS

152 SOUTH STREET

337 PLEASANT STREET

36 STATE STREET

77 SOUTH STREET

57 WALDEN STREET

213 GATES STREET

14 MECHANIC STREET

126 STATE STREET

44 PICKERING STREET

PRELIMINARY NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.331-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
P-1

EXISTING SOUTH END NEIGHBORHOOD PHOTOS: EXAMPLES OF SHED ROOFS AND 2ND/ 3RD FL. DECKS

41 SOUTH MILL STREET_SIDE VIEW W/ DORMER

49 HUNKIN STREET_SHED DORMER FACING SIDE

57 SOUTH STREET_SHED DORMER TO THE LEFT OF A GABLE ADDITION

213 SOUTH STREET_SHED DORMER COMING OFF THE BACK

434 MARCY STREET_SHED DORMER STUCK BETWEEN TWO CHIMNEYS

490 MARCY STREET_TWO SHED WINDOWS, ONE OFF GARAGE AND ONE OFF ADDITION

NEW CASTLE AVENUE FRONT SIDE VIEW

NEW CASTLE AVENUE VIEW FROM MARCY_ TWO SHED DORMERS WITH BALCONY

PRELIMINARY NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
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9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
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SCALE:
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SHEET:
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CITY OF PORTSMOUTH - MAP GEO GIS

GOOGLE SATELITE SITE

GLASS HOUSE ELEVATION FROM FRONT

SCALE: 1/6" = 1'-0"

SITE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

Revision Table

Number	Date	Description

PLOT PLAN

CLIENT:
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Portsmouth, NH

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207.337-2020

DATE:
1/9/24

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SCALED FOR:
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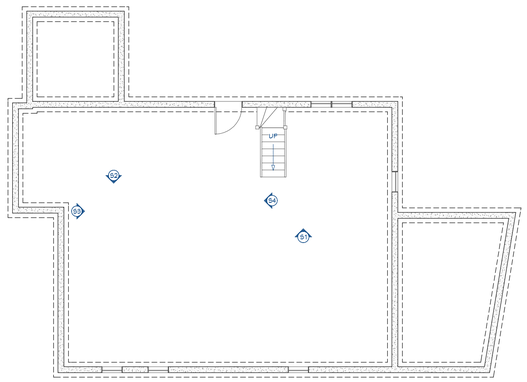
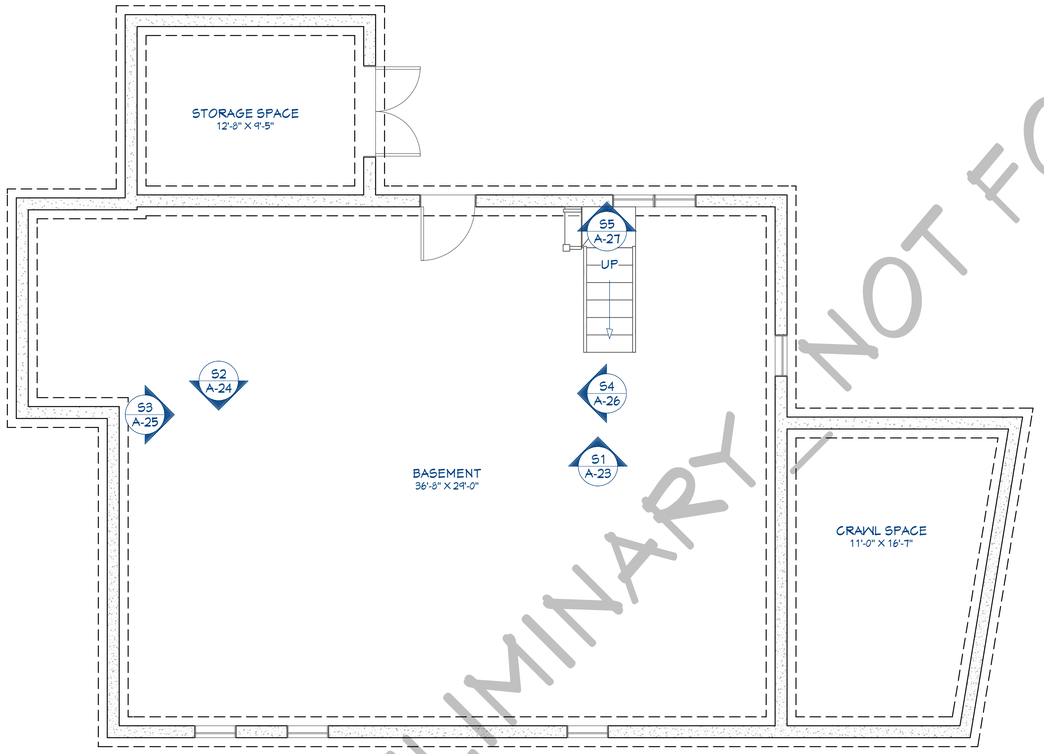
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-1



EXISTING FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
1	SLIDE IN RANGE
2	FIREPLACE
3	STAIRS TO GRADE
4	BRICK WALKWAY
5	SHED/ STORAGE AREA
6	6" CORNER BOARD, TYP.
7	RENOVATED ROOF
8	ALL 2ND FLR WINDOWS HUNG AT 86"
9	NEW ROOF PLANE
10	ROOF DECK

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

FOUNDATION

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
1/9/24

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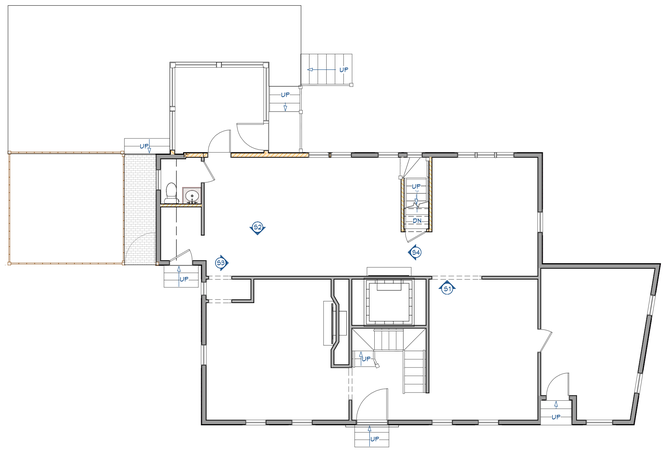
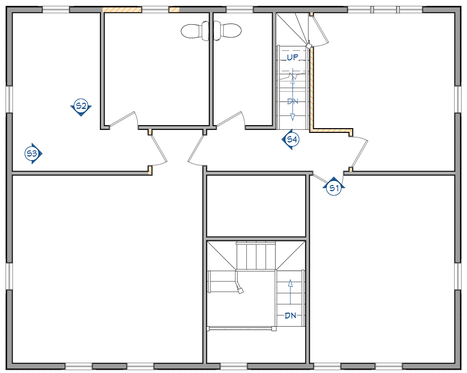
SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

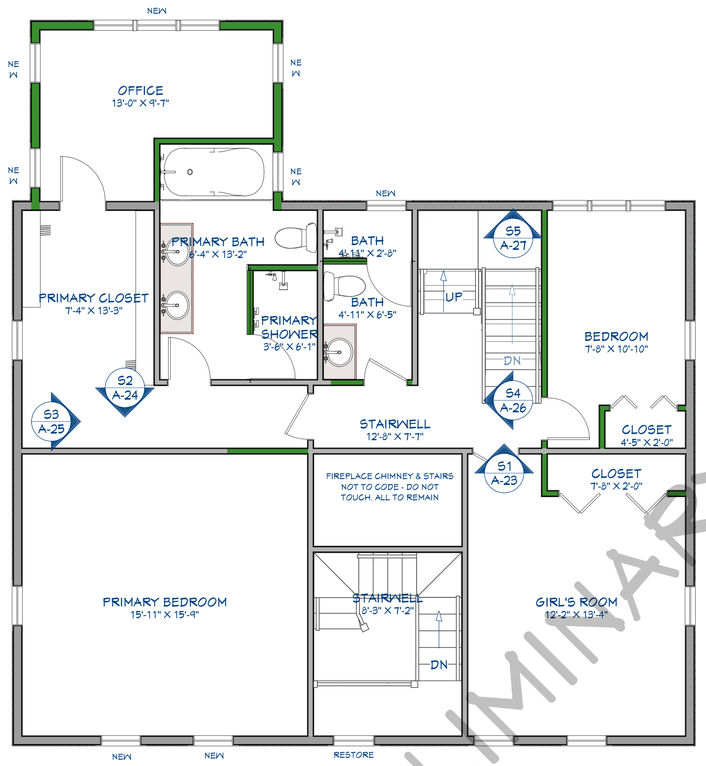
SHEET:
A-8


UP
UP
UP



EXISTING SECOND FLOOR PLAN

SCALE: 1/6" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
1	SLIDE IN RANGE
2	FIREPLACE
3	STAIRS TO GRADE
4	BRICK WALKWAY
5	SHED/ STORAGE AREA
6	6" CORNER BOARD, TYP.
7	RENOVATED ROOF
8	ALL 2ND FLR WINDOWS HUNG AT 86"
9	NEW ROOF PLANE
10	ROOF DECK

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

SECOND FLOOR

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.331-2020

DATE:
1/9/24

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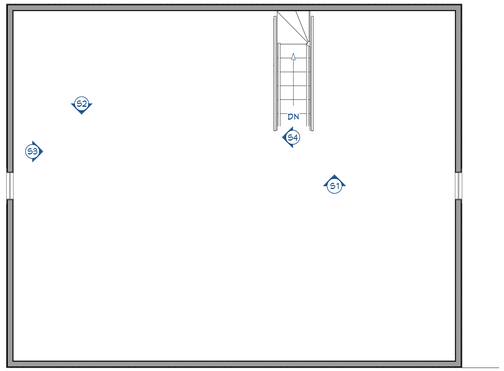
SCALED FOR:
24" X 36"

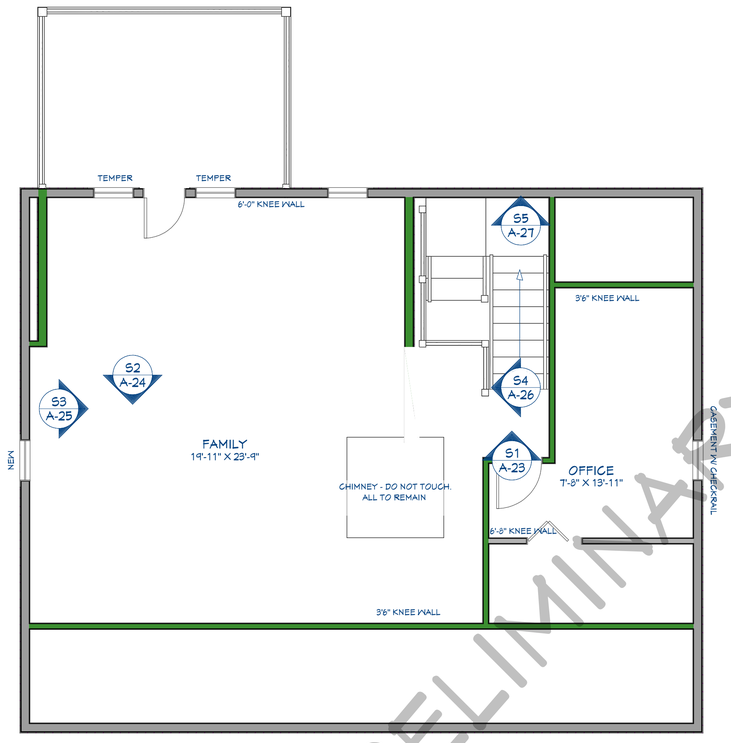
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-12



EXISTING THIRD FLOOR PLAN

SCALE: 1/6" = 1'-0"



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE SCHEDULE	
1	SLIDE IN RANGE
2	FIREPLACE
3	STAIRS TO GRADE
4	BRICK WALKWAY
5	SHED/ STORAGE AREA
6	6" CORNER BOARD, TYP.
7	RENOVATED ROOF
8	ALL 2ND FLR WINDOWS HUNG AT 86"
9	NEW ROOF PLANE
10	ROOF DECK

WALL LEGEND

- = EXTERIOR WALL
- = INTERIOR 6
- = INTERIOR 4
- = NEW WALL
- = DEMO WALL
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

THIRD FLOOR

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
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9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

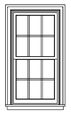
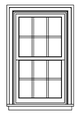
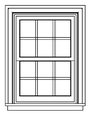
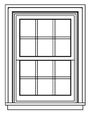
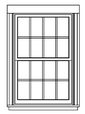
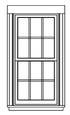
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-14

WINDOW SCHEDULE:
MFG: MARVIN_ ELEVATE

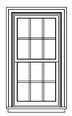
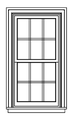
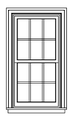
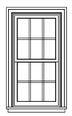
FIRST FLOOR

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W01	3	28 3/4"X57"	2'7 3/4"	56"	LIVING	SINGLE HUNG	1
	W02	2	28"X49"	2'7"	48"	MUDROOM	SINGLE HUNG	1
	W03	4	28"X40"	2'7"	39"	KITCHEN	SINGLE HUNG	1
	W04	1	28"X40"	2'7"	39"	FAMILY	SINGLE HUNG	1
	W05	2	37"X57"	36"	56"	PLAYROOM	SINGLE HUNG	1
	W06	2	28"X57"	2'7"	56"	PLAYROOM	SINGLE HUNG	1

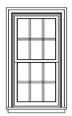
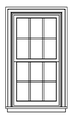
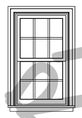
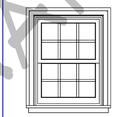
SECOND FLOOR

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W07	2	28"X55"	2'7"	54"	PRIMARY BEDROOM	SINGLE HUNG	2
	W08	6	28"X55"	2'7"	54"	OFFICE	SINGLE HUNG	2
	W09	1	28"X55"	2'7"	54"	PRIMARY BATH	SINGLE HUNG	2
	W10	1	28"X55"	2'7"	54"	BATH	SINGLE HUNG - VINYL INTERIOR / WOOD EXTERIOR	2

THIRD FLOOR

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	R/O	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	W11	1	28"X55"	2'7"	54"	OFFICE	CASEMENT W/ CHECKRAIL - EGRESS	3
	W12	1	28 3/4"X55"	2'7 3/4"	54"	FAMILY	SINGLE HUNG	3
	W13	2	28"X49"	2'7"	48"	FAMILY/DECK	DOUBLE HUNG	3
	W14	1	28"X37 7/16"	2'7"	36 7/16"	FAMILY	DOUBLE HUNG	3

WINDOW NOTES:

1 WOOD INTERIOR WITH WOOD EXTERIOR
2 HALF SCREENS ON ALL WINDOWS
3 INTERIOR WINDOW COLOR: WHITE
4 EXTERIOR WINDOW COLOR: PAINTED TO MATCH EXISTING
5 TRIM: REUSE EXISTING TRIM
6 MANUFACTURER: MARVIN ELEVATE
7 WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES
8 EGRESS: BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQFT WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" AS TO MEET EGRESS. SECOND FLOOR SILLS MIN. 24" A.F.F. PROVIDE MIN. ONE DOOR OR WINDOW MEETING EGRESS REQ. IN BASMEENT, IN EACH SLEEPING ROOM, IN EACH POTENTIAL SLEEPING ROOM , AND OTHER LOCATIONS REQUIRED BY LOCAL CODE, IN SIZES REQUIRED BY LOCAL CODE. NOTE THAT CASMENT WINDOWS CODED BY MANUFACTURER AS MEETING EGRESS REQUIREMENTS TYPICALLY NEED TO BE ORDERED WITH SPECIFIC HARDWARE.
9 WINDOW TEMPERING: PROVIDE TEMPERED WINDOWS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.
10 WINDOW RO's: 1/4" or 1/2" on each OF THE (4) SIDES ALLOWED FOR WINDOW RO, TYPICAL. REVIEW FRAMING SIZE VS. RO SIZE. ADJUST PER MANUF. REQUIRMENT AND/ OR BUILDER PREFERENCE.
11 BASMENT WINDOWS: ADD BASEMENT WINDOWS AS REQUIRED TO MEET STATE AND LOCAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO EGRESS AND LIGHT / VENTILATION.

**MULL WINDOWS TOGETHER WHEN APPROPRIATE

*EGRESS = SIGNIFIES EGRESS (see window notes for specs)

MARVIN ELEVATE™ COLLECTION
DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)

3-0 (914)	(S.O. 1-8 x 2-10)	ELDH2236	(S.O. 2-0 x 2-10)	ELDH2636	(S.O. 2-4 x 2-10)	ELDH3036	(S.O. 2-6 x 2-10)	ELDH3236	(S.O. 2-8 x 2-10)	ELDH3436
3-4 (1016)	(S.O. 1-8 x 3-2)	ELDH2240	(S.O. 2-0 x 3-2)	ELDH2640	(S.O. 2-4 x 3-2)	ELDH3040	(S.O. 2-6 x 3-2)	ELDH3240	(S.O. 2-8 x 3-2)	ELDH3440
3-8 (1178)	(S.O. 1-8 x 3-6)	ELDH2244	(S.O. 2-0 x 3-6)	ELDH2644	(S.O. 2-4 x 3-6)	ELDH3044	(S.O. 2-6 x 3-6)	ELDH3244	(S.O. 2-8 x 3-6)	ELDH3444
4-0 (1219)	(S.O. 1-8 x 3-10)	ELDH2248	(S.O. 2-0 x 3-10)	ELDH2648	(S.O. 2-4 x 3-10)	ELDH3048	(S.O. 2-6 x 3-10)	ELDH3248	(S.O. 2-8 x 3-10)	ELDH3448
4-4 (1321)	(S.O. 1-8 x 4-2)	ELDH2252	(S.O. 2-0 x 4-2)	ELDH2652	(S.O. 2-4 x 4-2)	ELDH3052	(S.O. 2-6 x 4-2)	ELDH3252	(S.O. 2-8 x 4-2)	ELDH3452
4-8 (1422)	(S.O. 1-8 x 4-6)	ELDH2256	(S.O. 2-0 x 4-6)	ELDH2656	(S.O. 2-4 x 4-6)	ELDH3056	(S.O. 2-6 x 4-6)	ELDH3256	(S.O. 2-8 x 4-6)	ELDH3456
5-0 (1524)	(S.O. 1-8 x 4-10)	ELDH2260	(S.O. 2-0 x 4-10)	ELDH2660	(S.O. 2-4 x 4-10)	ELDH3060	(S.O. 2-6 x 4-10)	ELDH3260	(S.O. 2-8 x 4-10)	ELDH3460
5-4 (1626)	(S.O. 1-8 x 5-2)	ELDH2264	(S.O. 2-0 x 5-2)	ELDH2664	(S.O. 2-4 x 5-2)	ELDH3064	(S.O. 2-6 x 5-2)	ELDH3264	(S.O. 2-8 x 5-2)	ELDH3464
5-8 (1727)	(S.O. 1-8 x 5-6)	ELDH2268	(S.O. 2-0 x 5-6)	ELDH2668	(S.O. 2-4 x 5-6)	ELDH3068	(S.O. 2-6 x 5-6)	ELDH3268 E	(S.O. 2-8 x 5-6)	ELDH3468 E
6-0 (1829)	(S.O. 1-8 x 5-10)	ELDH2272	(S.O. 2-0 x 5-10)	ELDH2672	(S.O. 2-4 x 5-10)	ELDH3072	(S.O. 2-6 x 5-10)	ELDH3272 E	(S.O. 2-8 x 5-10)	ELDH3472 E
6-4 (1930)	(S.O. 1-8 x 6-2)	ELDH2276	(S.O. 2-0 x 6-2)	ELDH2676	(S.O. 2-4 x 6-2)	ELDH3076 E	(S.O. 2-6 x 6-2)	ELDH3276 E	(S.O. 2-8 x 6-2)	ELDH3476 E

January 2020

Simulated Divided Lite (SDL)

An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

MARVIN_ DOUBLE-HUNG 6/6_SDL

PRELIMINARY - NOT FOR CONSTRUCTION USE

WINDOW SCHEDULE

Revision Table

Number	Date	Description

WINDOW SCHEDULE

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amydutonhome.com
207.337-2020

DATE:
1/9/24

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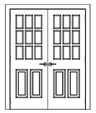
SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

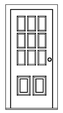
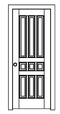
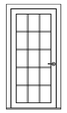
SHEET:
A-16

DOOR SCHEDULE:
MFG: BROSCO / MARVIN

BASEMENT

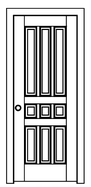
DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D01	1	3068 R EX	36"	80"	BASEMENT	EXT. HINGED-DOOR E06	0
	D02	1	5068 L/R EX	60"	80"	STORAGE SPACE	EXT. DOUBLE HINGED-DOOR E06	0

FIRST FLOOR

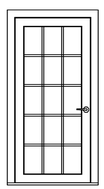
DOOR SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	QTY	SIZE	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION	FLOOR
	D04	1	2660 L EX	30"	72"	MUDROOM	EXT. HINGED-DOOR E06	1
	D05	1	2668 R IN	30"	80"	PLAYROOM/ UNSPECIFIED	HINGED-TS9000	1
	D06	1	3068 L EX	36"	80"	KITCHEN	EXT. HINGED-GLASS PANEL	1

DOOR NOTES:

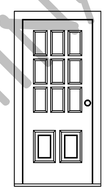
1 DOORS SHALL BE 80"
2 ALL DOORS SHALL BE SOLID CORE 1-3/4" THICK
3 INTERIOR DOORS SHALL BE PTD. OR STAINED, VERIFY WITH DESIGNER
4 DOORS BETWEEN GARAGE AND LIVING AREA SHOULD BE 1-3/4" TIGHT FITTING SOLID CORE DOORS
5 EXTERIOR EXIT DOORS SHALL BE 36" MIN.
NET CLEAR DOORWAY SHALL BE 32" MIN.
DOOR SHALL BE OPEN-ABLE FROM INSIDE
6 GARAGE DOORS TO BE SECTIONAL INSULATED, OVERHEAD DOORS. GLASS PANELS TO BE INSULATED
7 ALL GLAZING WITHIN 18IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR ARE TO HAVE SAFETY GLAZING
8 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS
9 BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS
10 PROVIDE FIRE-RATED AND / OR SELF-CLOSING DOORS WHERE REQUIRED BY LOCAL CODES OR LOCAL AUTHORITIES.



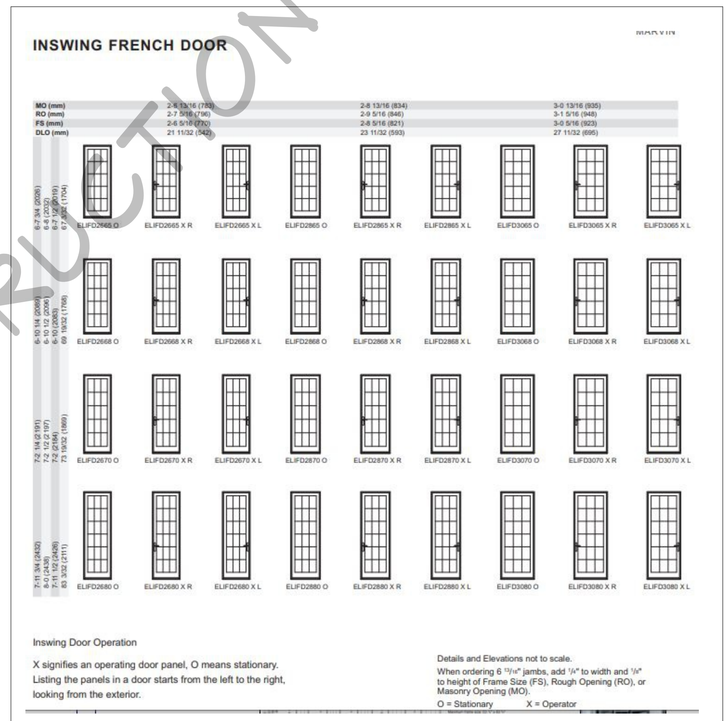
RIGHT FRONT DOOR
30" X 80"



EXTERIOR DOOR
KITCHEN/DECK
36" X 80"



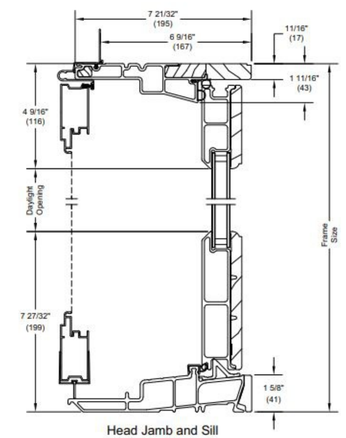
EXTERIOR HALF LIGHT DOOR
EXISTING MUDROOM, PROPOSED STORAGE & BASEMENT
36" X 80"



Elevate Inswing French Door

Section Details: Single Panel with 6 9/16" Jambs

Scale: 3" = 1' 0



Head Jamb and Sill

PRELIMINARY _ NOT FOR CONSTRUCTION USE

DOOR SCHEDULE

Revision Table		
Number	Date	Description

DOOR SCHEDULE

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-17

EXISTING PHOTOS

REAR VIEW

REAR SIDE VIEW

REAR BASEMENT DOOR

CUSTOM WOOD BRACKET W/
CHAMFER
PAINTED WHITE
12" X 14"

ELEVATIONS

SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION | REAR VIEW

SCALE: 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION | REAR VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-19

EXISTING PHOTOS

FRONT LEFT SIDE VIEW

FRONT RIGHT SIDE VIEW

FRONT MAIN DOOR

EXISTING NORTH ELEVATION | FRONT VIEW

SCALE: 1/4" = 1'-0"

PROPOSED NORTH ELEVATION | FRONT VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 PARKER STREET | KITTERY, ME
amy@amydluttonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-20

EXISTING PHOTOS

FRONT SIDE VIEW

BACK SIDE VIEW

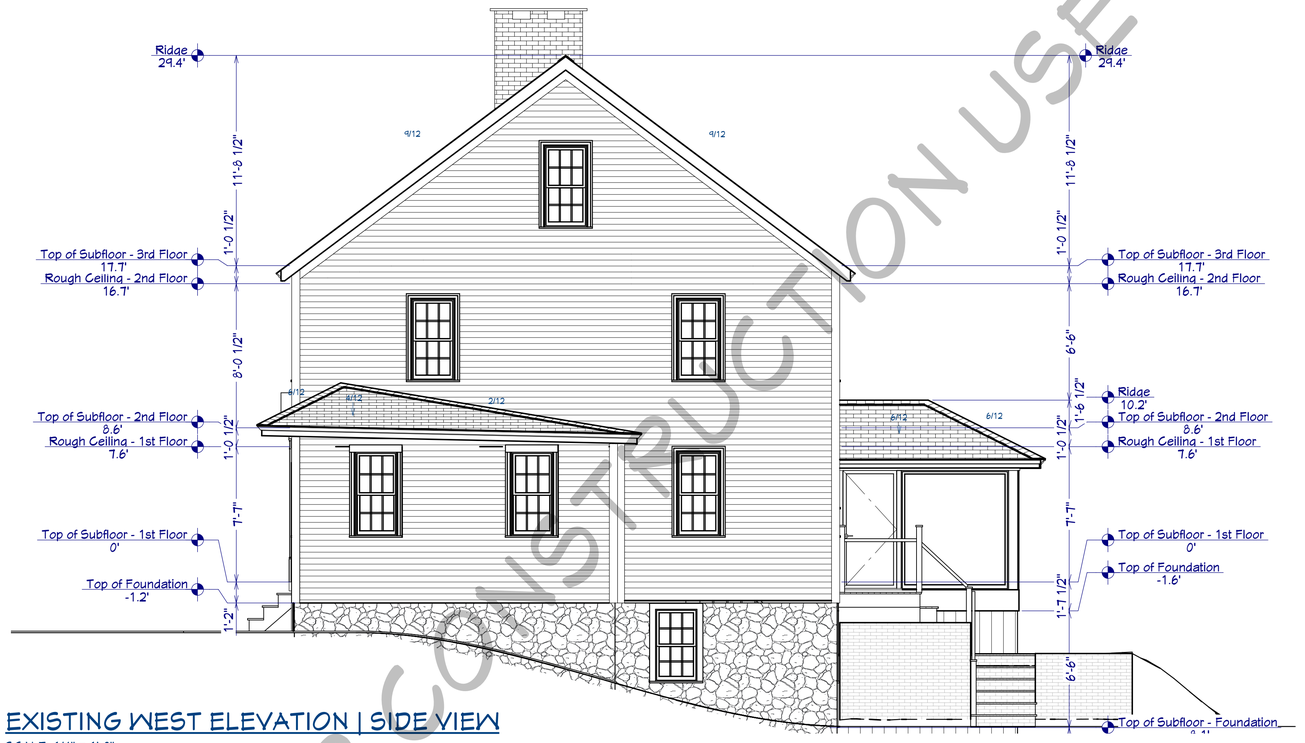
LINE LEGEND

= EXISTING

= PROPOSED

EXISTING WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amydutonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

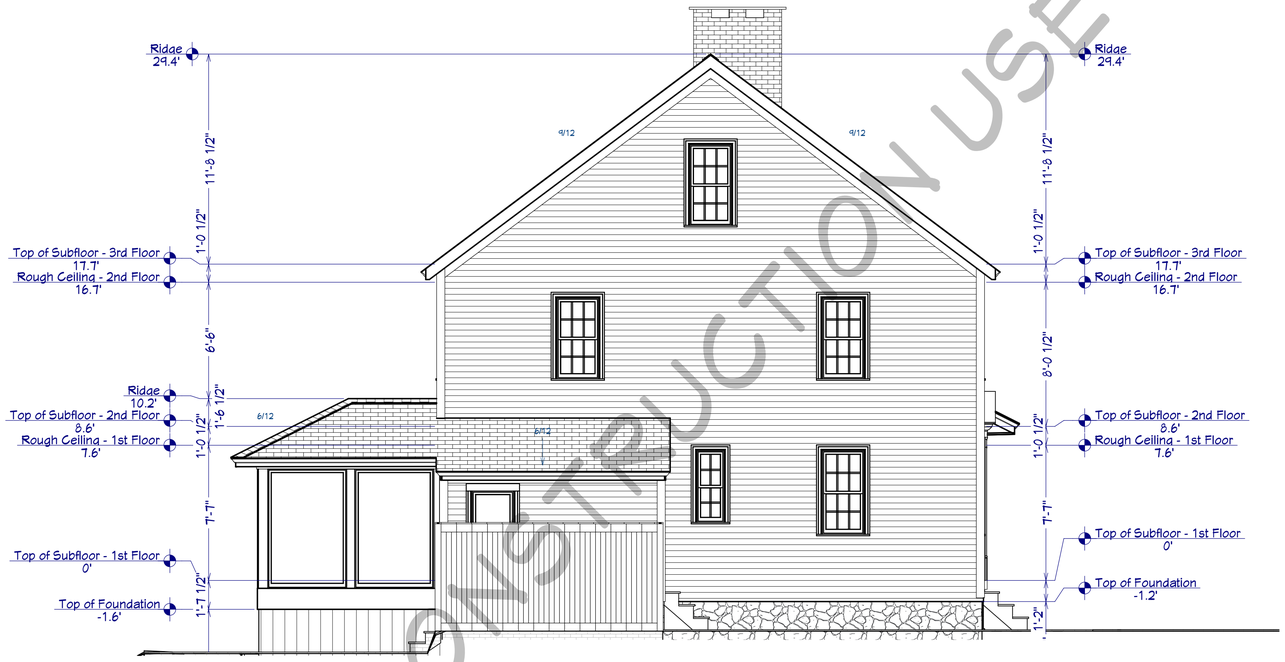
SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-21

EXISTING PHOTOS

FRONT SIDE VIEW

BACK SIDE VIEW



EXISTING EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

PROPOSED EAST ELEVATION | SIDE VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table

Number	Date	Description

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amydutonhome.com
207.337-2020

DATE:
1/9/24

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SCALED FOR:
24" X 36"

SCALE:
SEE SCALE ON DRAWINGS

SHEET:
A-22

Project Address: **28 Whidden Street**

Permit Requested: **Work Session**

Application: **Work Session A**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,470 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: N/A
- Public View of Proposed Work: Whidden Street
- Unique Features: N/A
- Neighborhood Association: South End

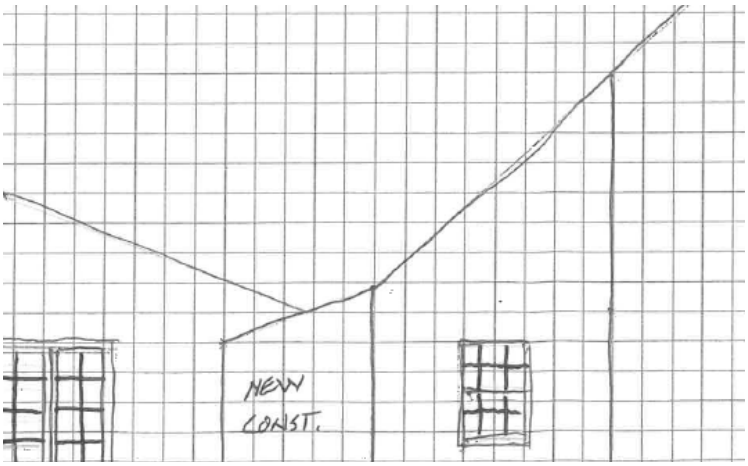
B. Proposed Work:

Construction of a breezeway between the main structure and garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a breezeway between the main structure and garage.



HISTORIC SURVEY RATING

N/A

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Project Address: **124 State Street**

Permit Requested: **Work Session**

Application: **Work Session B**

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: The construction of a detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- The construction of a detached garage.

HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Project Address: **6 Dearborn Street (#10)**

Permit Requested: **Work Session**

Application: **Work Session #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 10,000 SF +/-
- Estimated Age of Structure: c.1983
- Building Style: Cape Cod
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Dearborn Street and Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: The North End

B. Proposed Work: Exterior renovations and improvements

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Exterior renovation and improvements.

HISTORIC SURVEY RATING

N/A

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

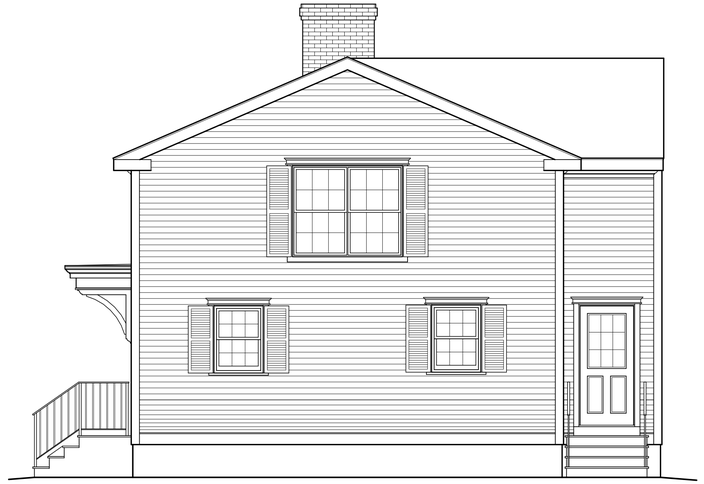
E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

10

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE TABLE

TOTALS EXCLUDE GARAGE, OPEN AREAS, & UNFINISHED STORAGE AREAS

PLAN	SQ. FTG.
FIRST FLOOR	1,234
SECOND FLOOR	1,234
BASEMENT FLOOR	900
TOTAL:	3,368

NOTE:
SQUARE FOOTAGE INCLUDES ALL WALL STRUCTURE, LIVING SPACE, CLOSETS, & STAIRS, HOWEVER, DOES NOT INCLUDE GARAGE SPACE, DECKS, OR PATIO'S.

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

StoneArch Development

REVISIONS

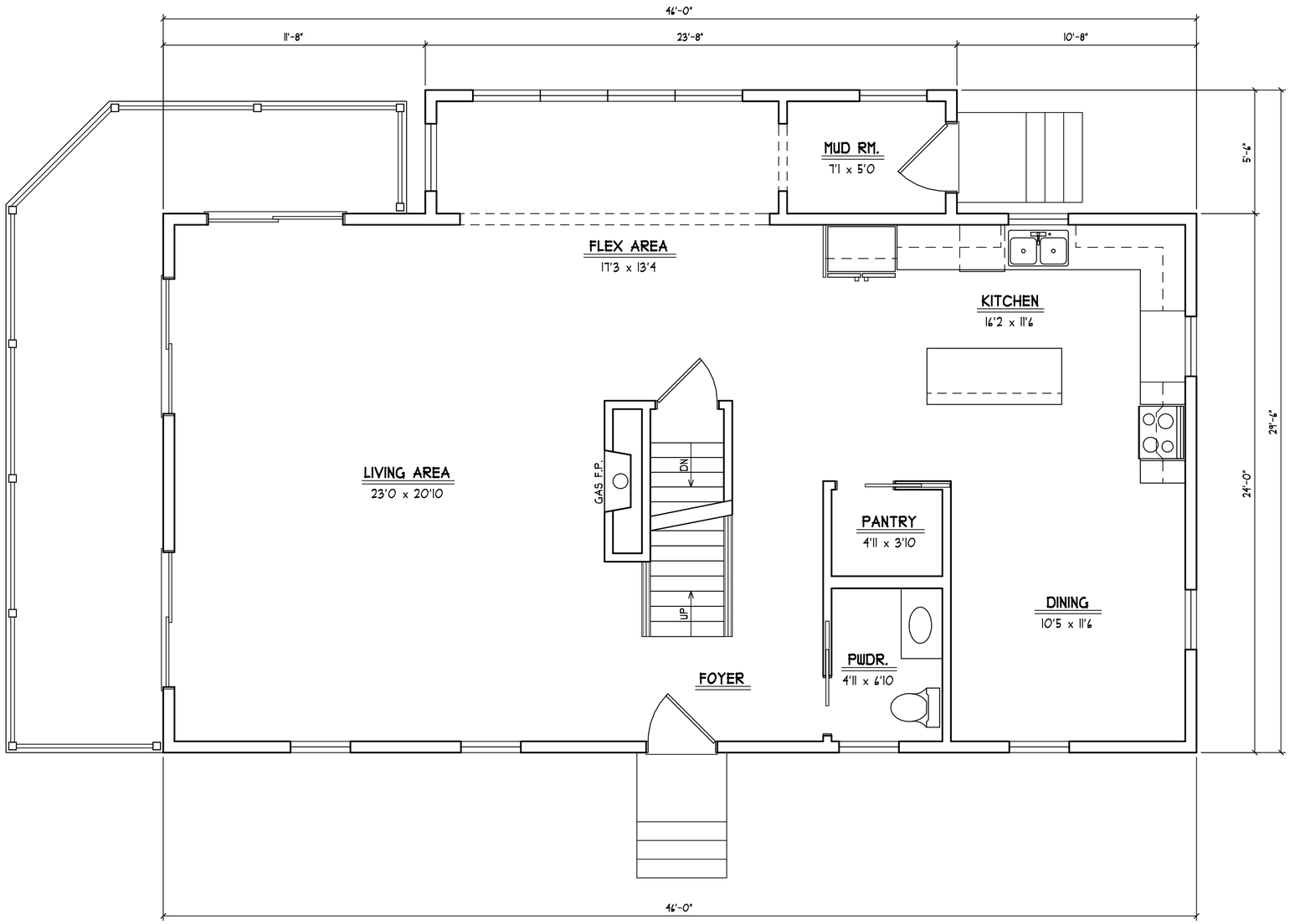
NO.	DATE	REVISION
1	6/30/25	DEVELOPMENT OF PROPOSED PLAN

ELEVATIONS

RENOVATION

10 DEARBORN STREET
PORTSMOUTH, NH

A-1



FIRST FLOOR PLAN

APPROX. 1,234 SQ. FT.

SCALE: 1/4" = 1'-0"

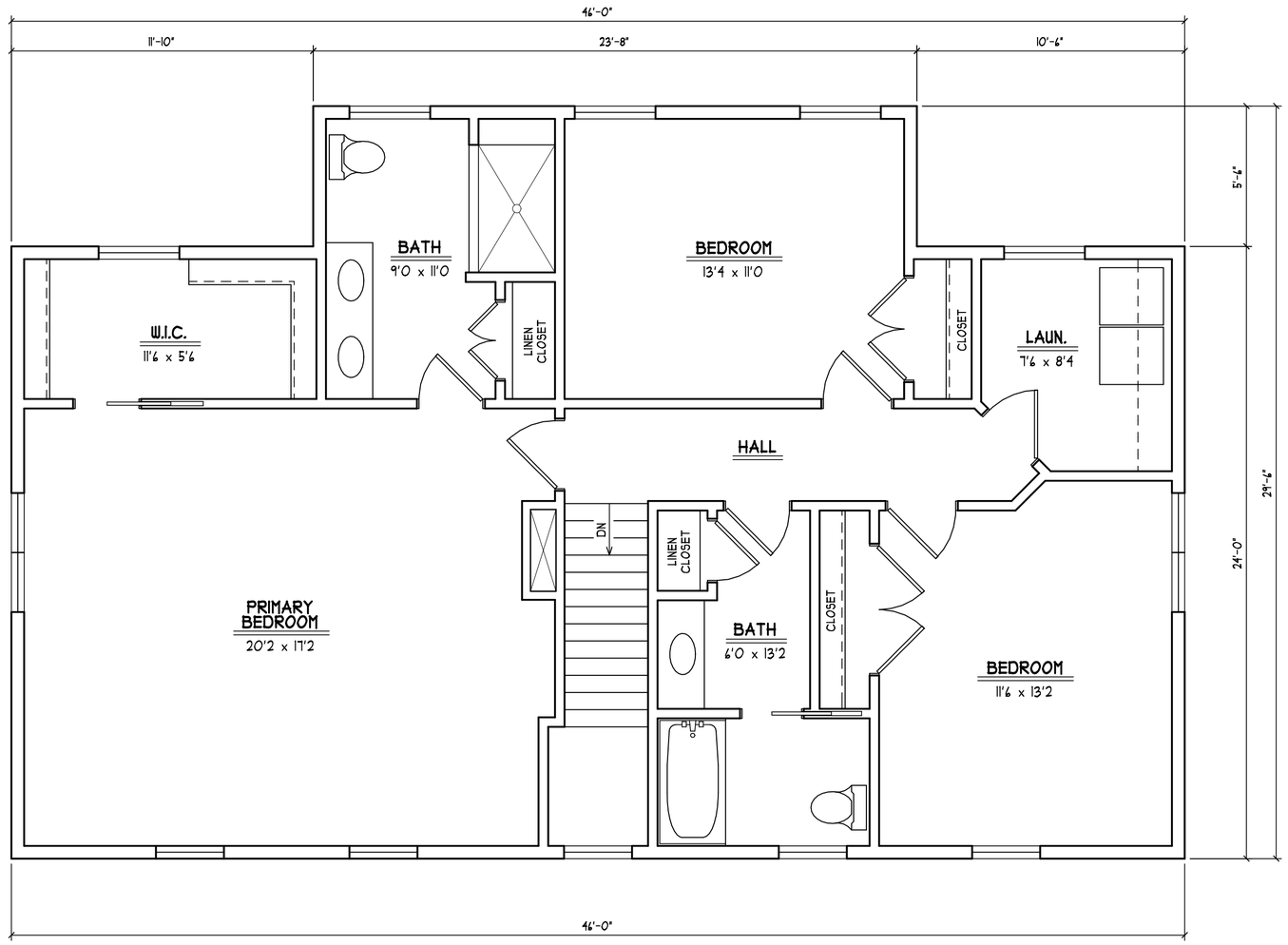
StoneArch Development

FIRST FLOOR PLAN

RENOVATION

10 DEARBORN STREET
PORTSMOUTH, NH

A-4



SECOND FLOOR PLAN

APPROX. 1,234 SQ. FT.

SCALE: 1/4" = 1'-0"

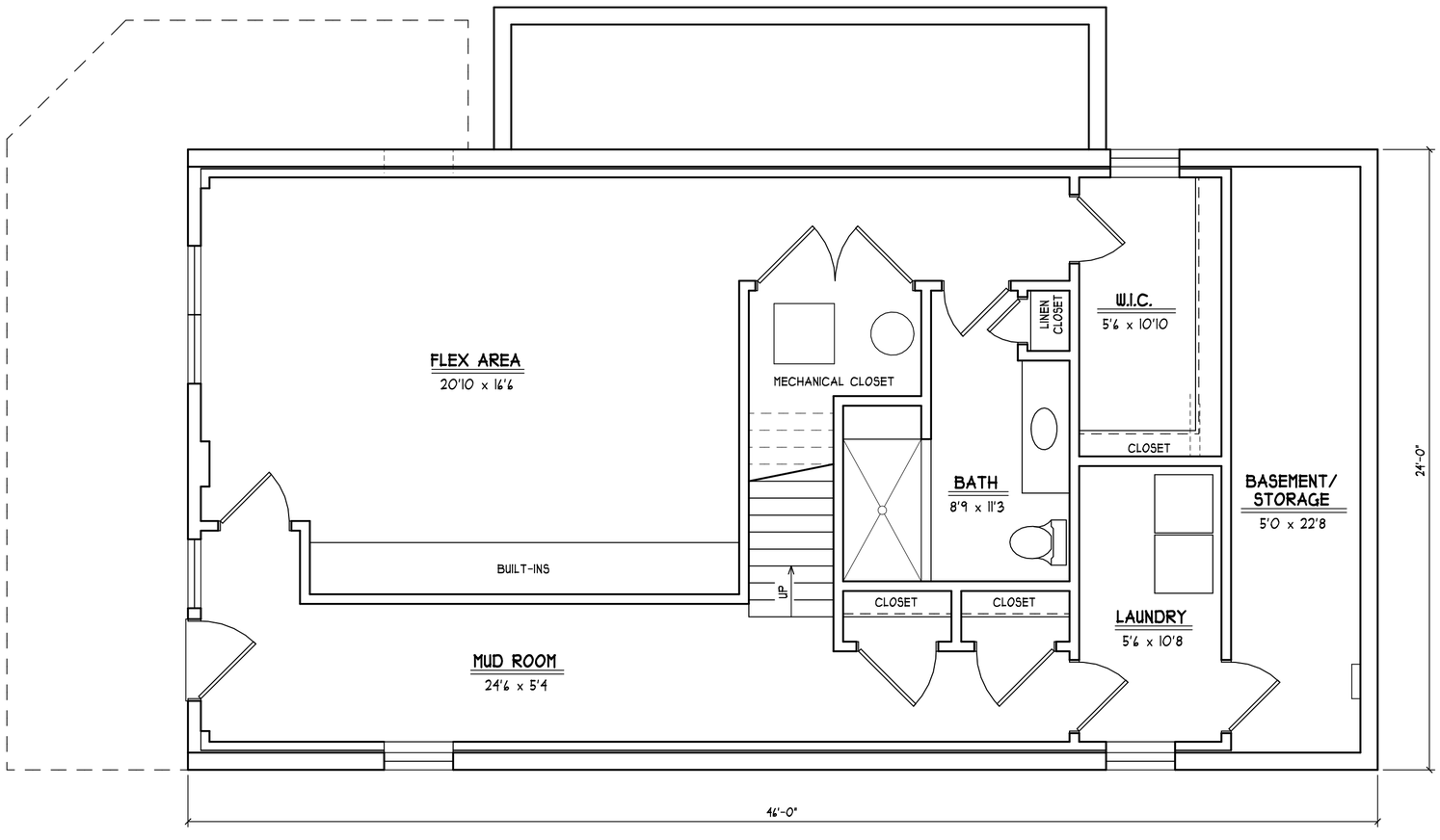
StoneArch Development

SECOND FLOOR PLAN

RENOVATION

10 DEARBORN STREET
PORTSMOUTH, NH

A-5



BASEMENT FLOOR PLAN

APPROX. 900 SQ. FT.

SCALE: 1/4" = 1'-0"

StoneArch Development

BASEMENT FLOOR PLAN

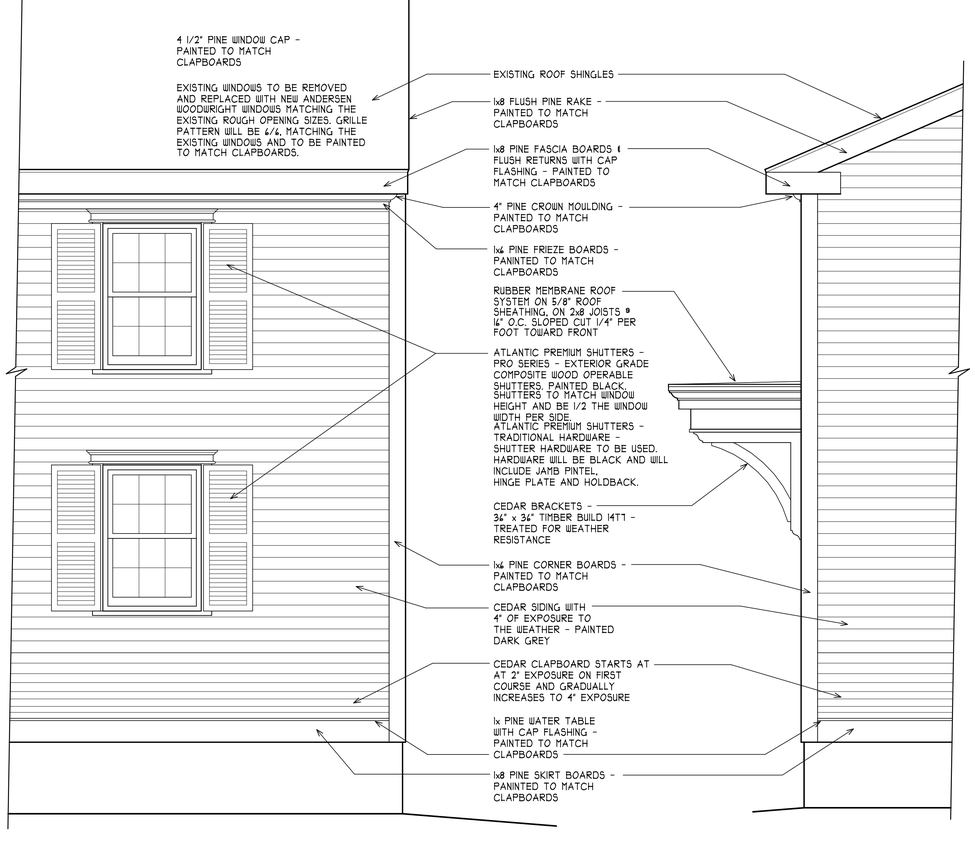
RENOVATION

10 DEARBORN STREET
PORTSMOUTH, NH

A-6

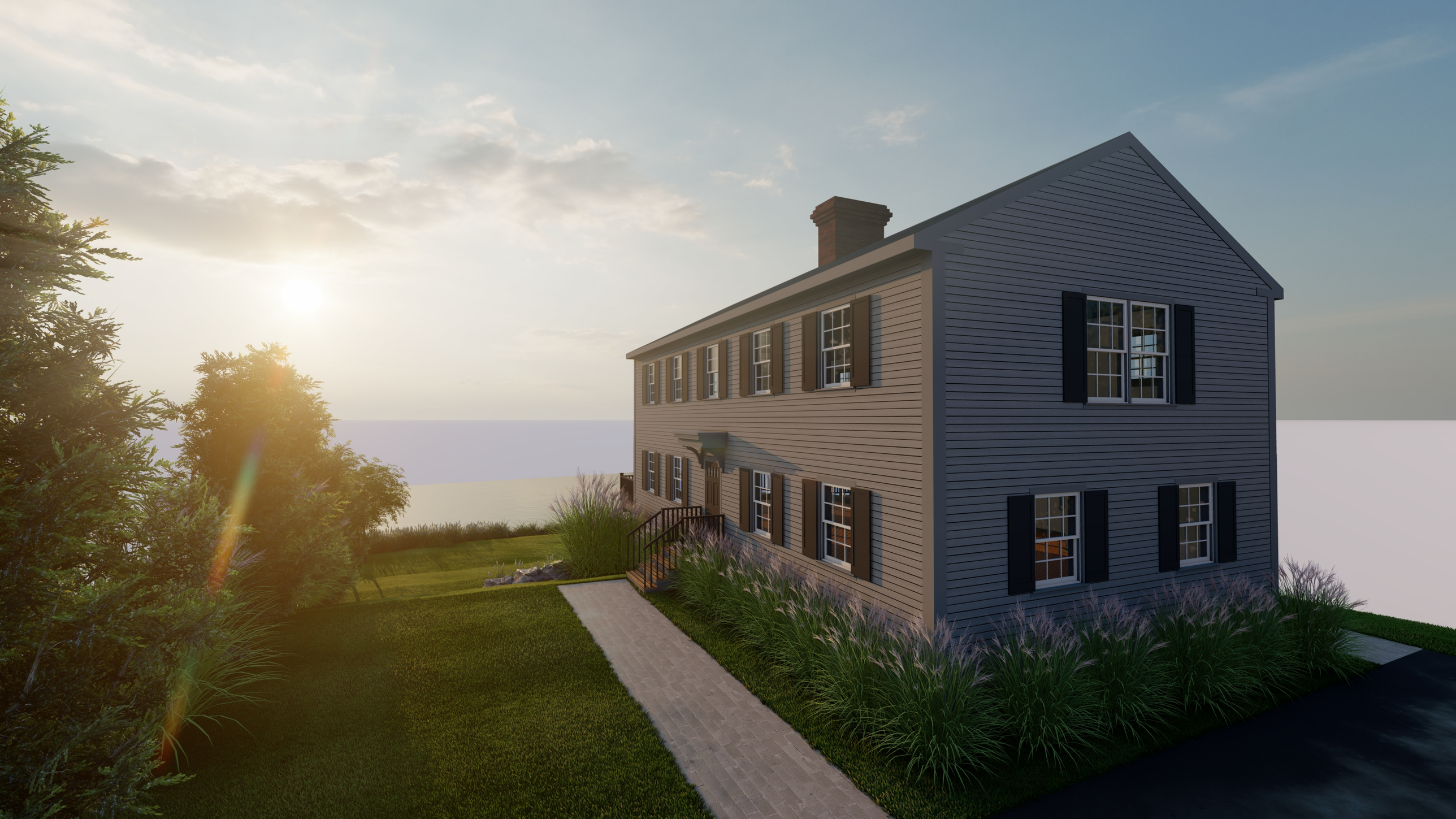
FRONT ELEVATION

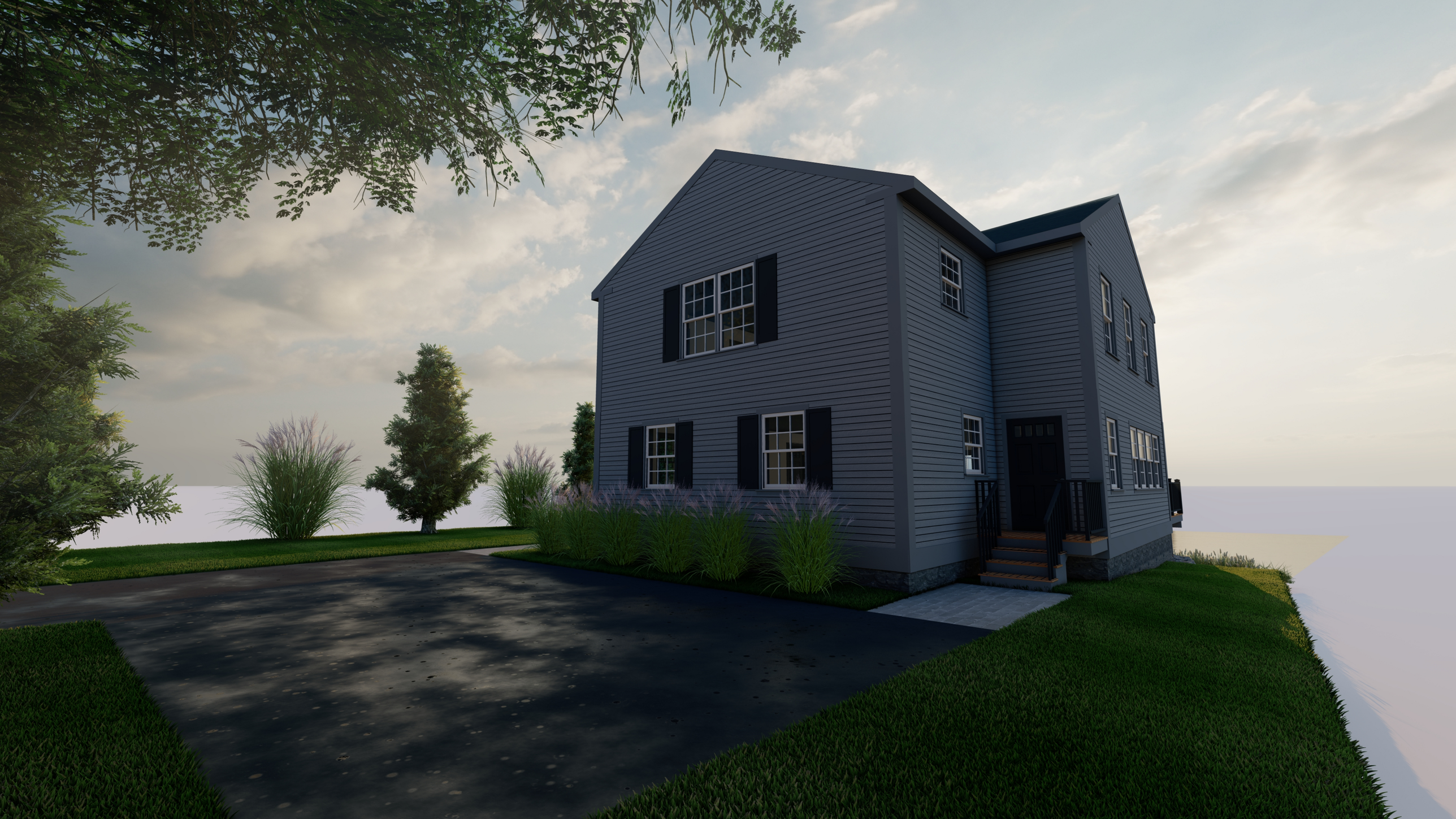
SCALE: 1/4" = 1'-0"

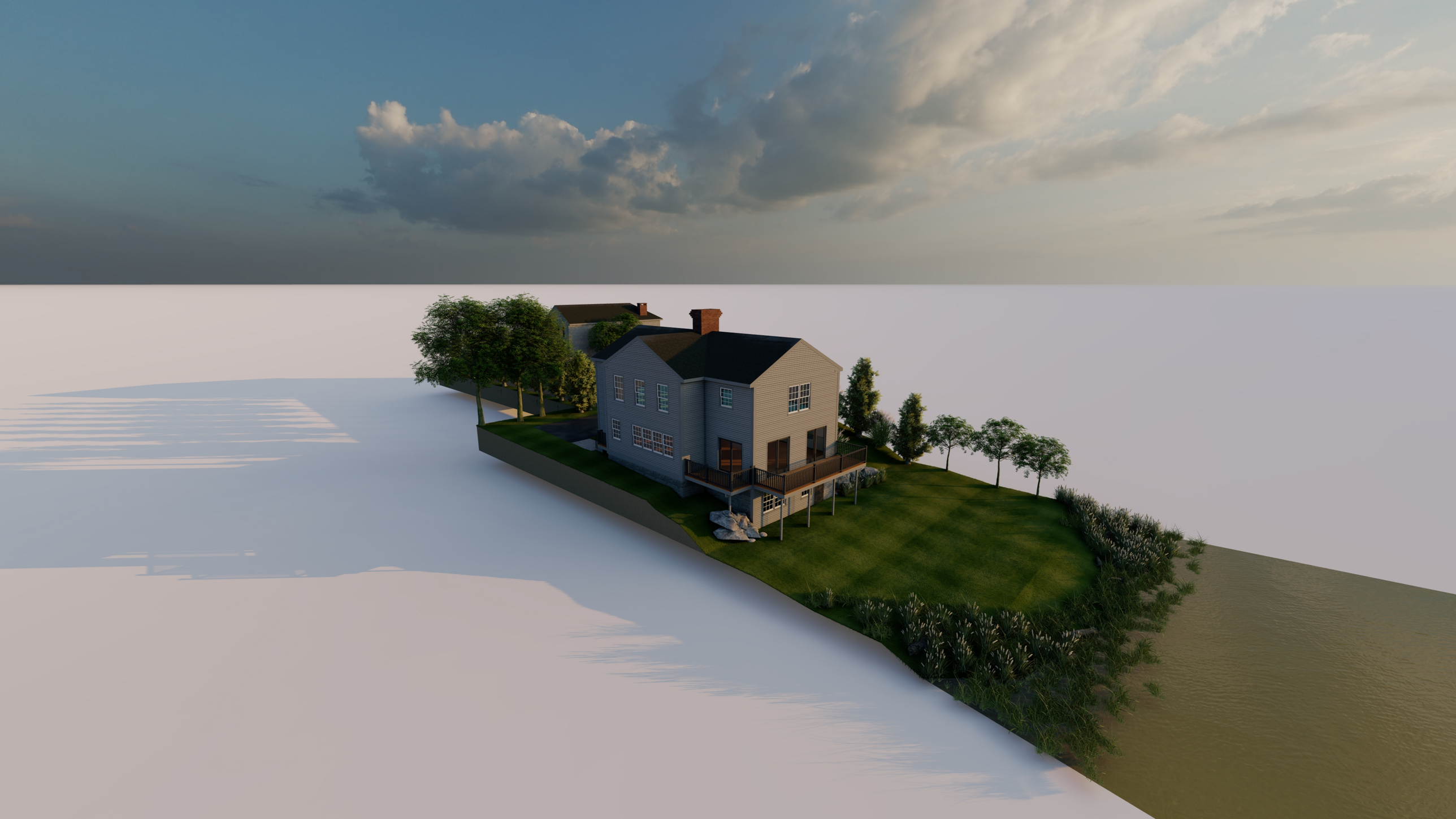


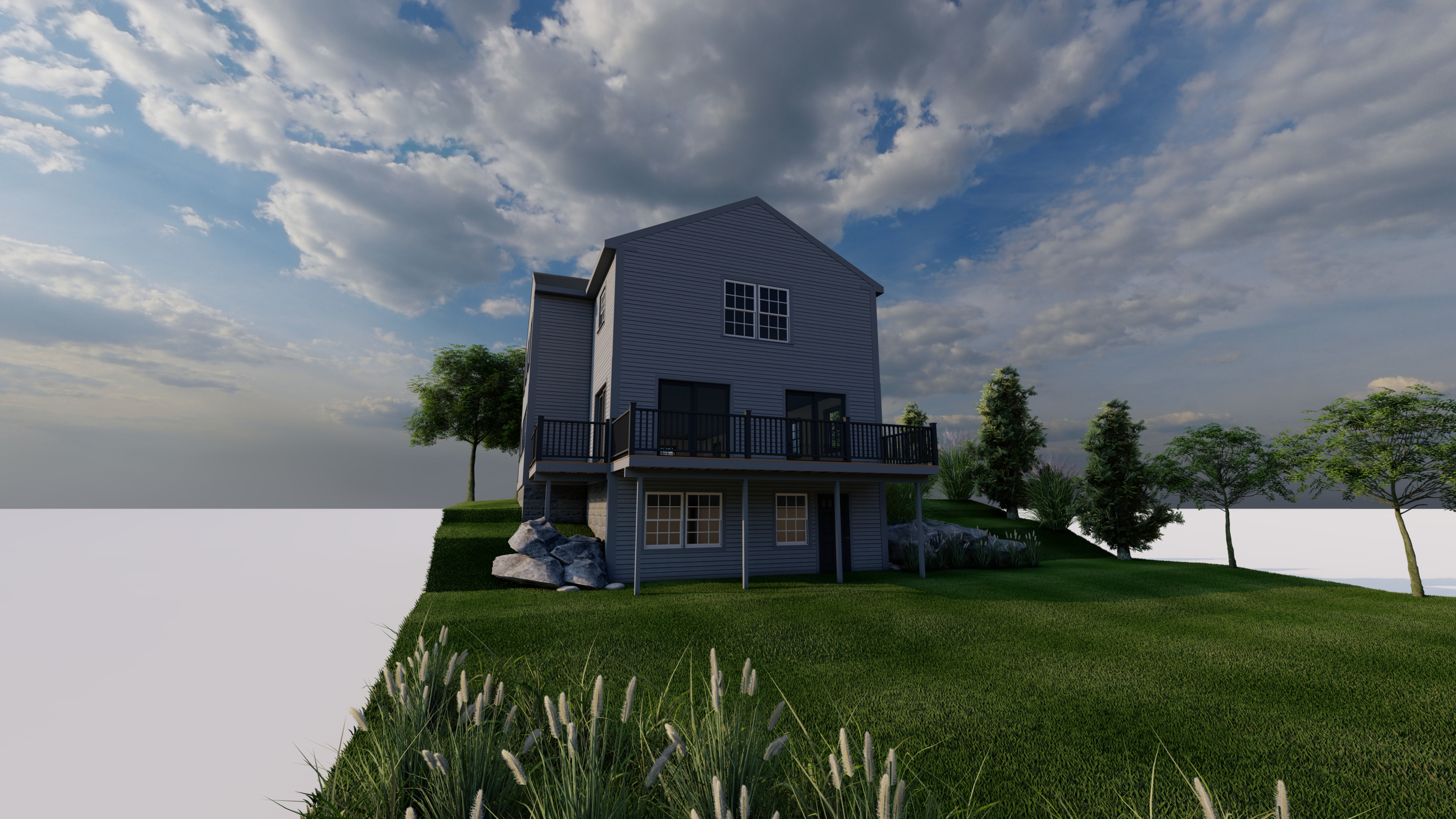
EXTERIOR DETAILS

SCALE: 1/4" = 1'-0"









Project Address: **134 Pleasant Street**

Permit Requested: **Work Session**

Application: **Work Session #2**

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work:

Exterior renovations and additions

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Exterior renovation and additions

HISTORIC SURVEY RATING

NC

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

PROJECT NARRATIVE

Renovations and additions to the structure on Map 0116 Lot 30, with address 134 Pleasant Street. The banking area of the building will be partially redistributed to the new addition. The second floor of the existing building,will be repurposed from office use to Co-living residential use. The second floor of the new addition will also be Co-living use. The basement will be repurposed from storage, to become an underground parking garage.

- Add two stair and elevator additions.
- Add a new two-story building addition to the east of existing building.
- Relocate some of the parking spaces to the new underground parking garage, accessed by a ramp on rear (west) side of building; create more landscaped greenspace and pocket park.
- Relocate the existing drive through from the east elevation to the south elevation, this replaces the covered walkway structure.
- Reclad the gray granite veneer with white granite veneer.
- Replace the existing windows and storefronts, add new windows for the residential units at second floor.
- Replace the membrane covered roof pyramid with a glass canopy penthouse porch at roof deck.

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H0.1	CONTEXT MAP & PHOTOS
H0.2	EXISTING PHOTOS
H0.4	HISTORIC TIMELINE
H0.5	HISTORIC NARRATIVE 1747-1952
H0.6	HISTORIC NARRATIVE 1953-2025
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H2.10	SITE SECTIONS
H2.11	SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H3.01	3D
H3.02	3D
H3.03	3D
H3.04	3D

134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION
WORK SESSION 1

H0.0 COVER SHEET
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

ARCOVE ARCHITECTS

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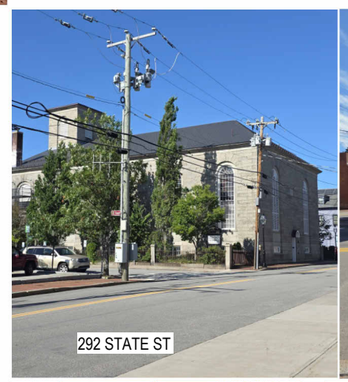
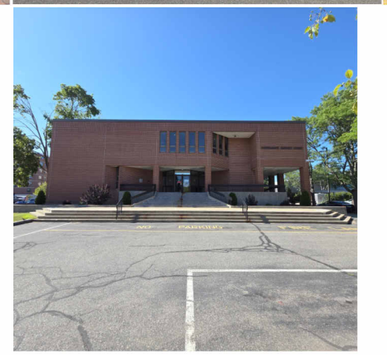
1 **CONTEXT MAP**
1" = 200'-0"



127 PARROTT AVE

160 COURT ST



111 PARROTT AVE

143 PLEASANT ST, LANGDON HOUSE

H0.1

CONTEXT MAP & PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

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H0.2

EXISTING PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

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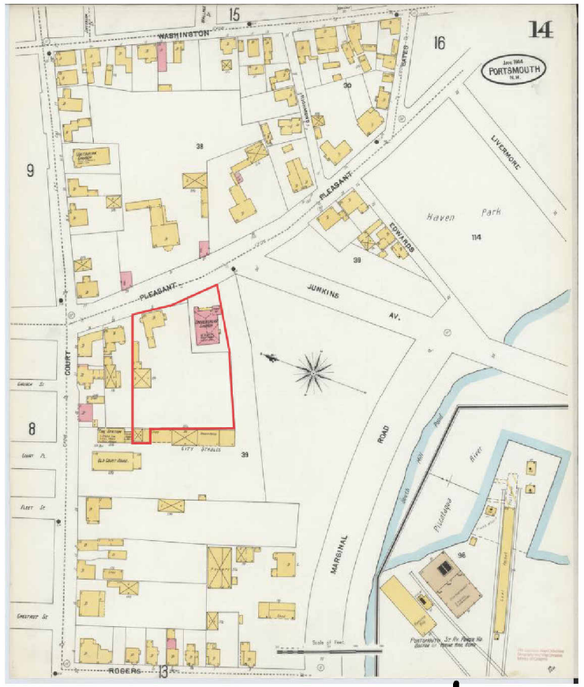
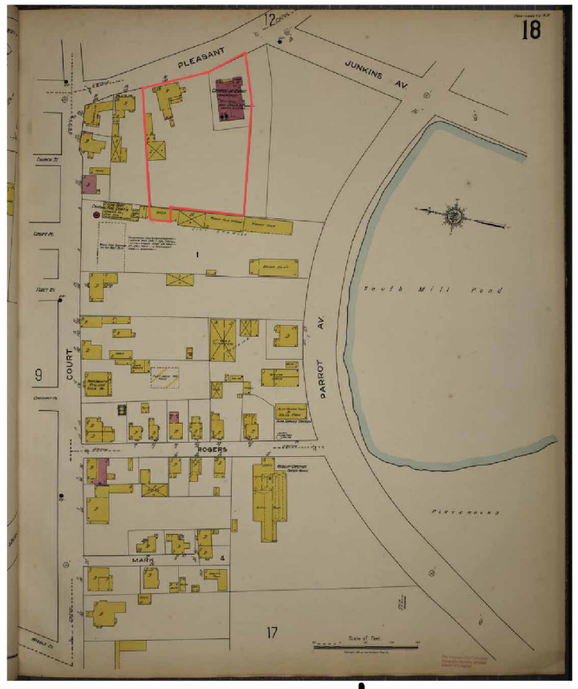
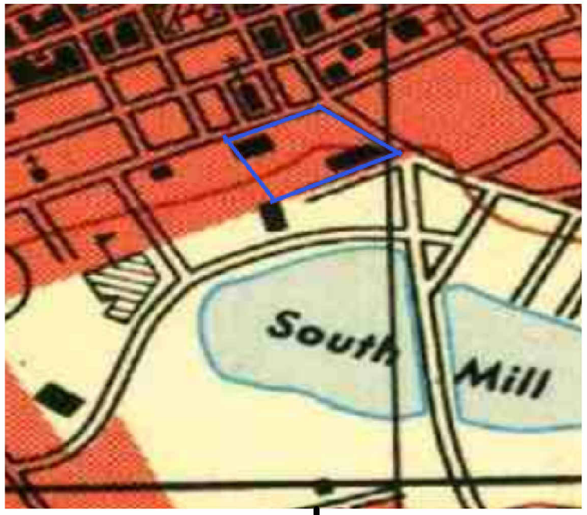
1813
UNIVERSALIST CHURCH & HOUSING



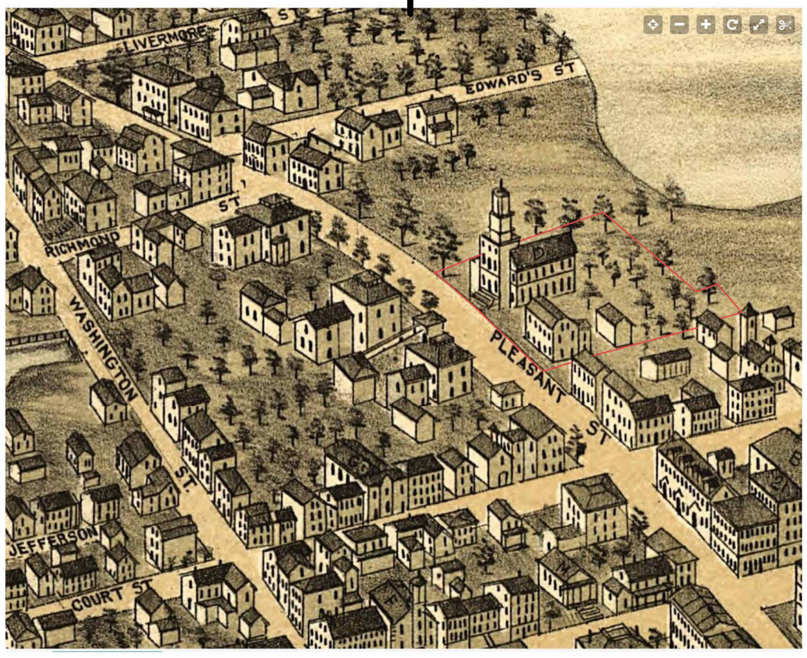
1904
UNIVERSALIST CHURCH & HOUSING



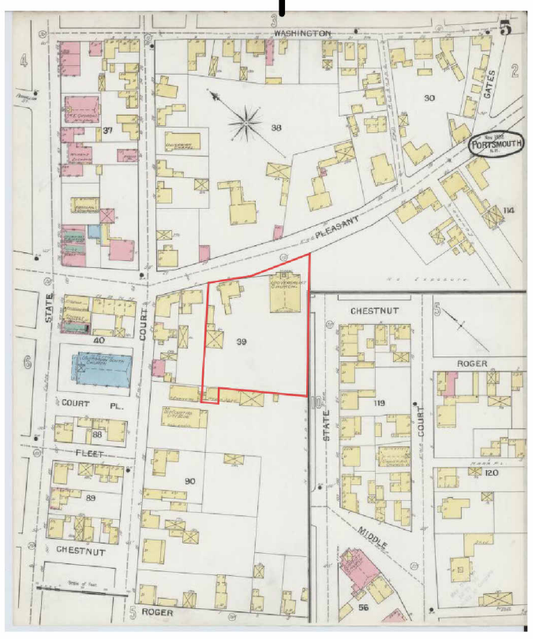
1920
UNIVERSALIST CHURCH & HOUSING



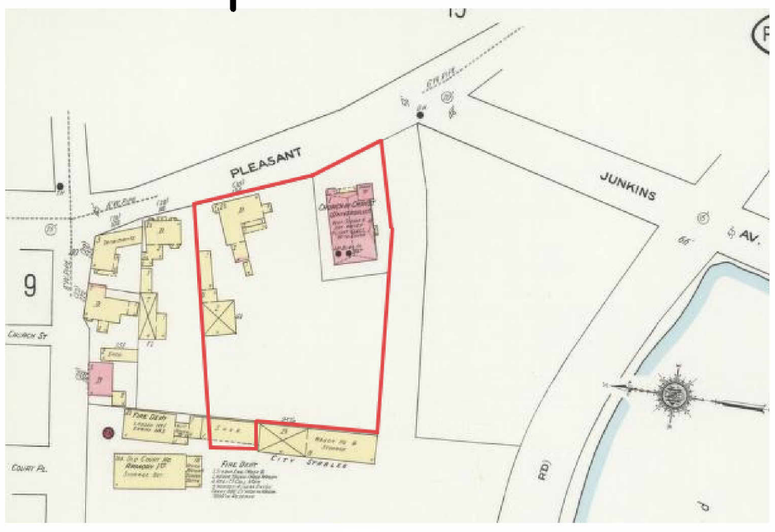
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

H0.4 **HISTORIC TIMELINE**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

ARCOVE ARCHITECTS

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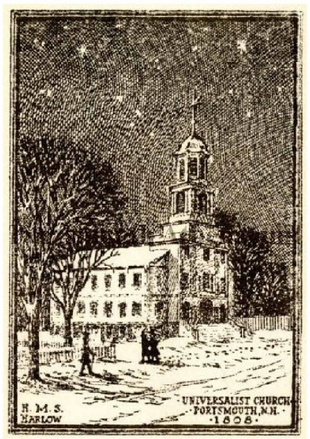
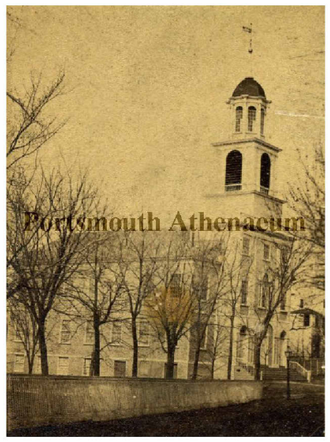
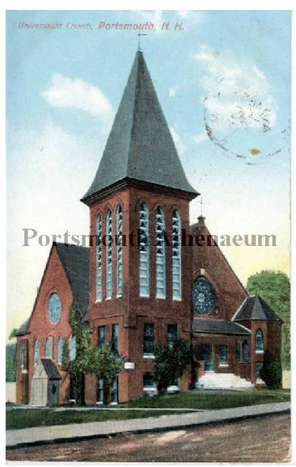
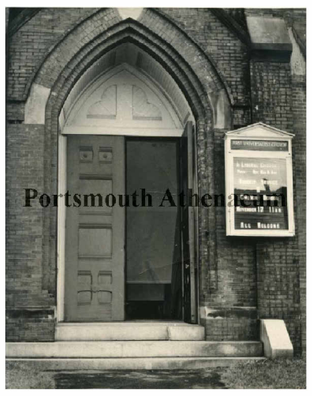
SAMUEL LANGDON HOUSE





UNIVERSALIST CHURCH 1808





UNIVERSALIST CHURCH 1897-1947

The **Rev. Samuel Langdon** house was built in 1747 by Hopestill Cheswill, a reknowned master carpenter (who also built the John Langdon and Thomas Thompson Houses across the street). Samuel Langdon was born in Boston in 1722. At age 23 he officiated as an army chaplain at the first seige of Louisburg . In 1747 he hired Cheswill to built his gambrel house on Pleasant Street in Portsmouth. He resided there as minister of the Congregational Church (North Church). In 1774 Samuel Langdon was chosen president of Harvard College and resigned his Portsmouth ministry. After his death, his house passed through various decendents, including the Pickering and Goddard families; and was eventually bequeathed to the universalist church, being known as the Parsonage of the Universalist Church.

The Universalist Society was incorporated in 1793. The original wooden church was erected in 1807, its bell was cast by Paul Revere . In March, 1896 , the church was destroyed by fire - fortunately the bell was preserved .The conflagration threatened to devastate the whole of Pleasant street with its invaluable houses.

The church was rebuilt in brick in 1897 in a neo-romanesque style. In 1945, the Universalist Church formed a federation with the nearby Unitarian Church (known as the South Church) on State Street. The following year, the two congregations worshiped under the same roof while maintaining separate historical identifies of each parish. However in January 1947 the Universalist church burned again. As a direct result of the fire, the Unitarian-Universalist Church of Portsmouth, NH formed merging both churches. In 1951, the Universalist-Unitarian Church sold the old church lot and the Langdon Parsonage house to First National Stores, Inc. Upon great public outcry against proposed plans to demolish the parsonage house, it was sold, dismantled and moved to Old Sturbridge Village in 1952.

H0.5 **HISTORIC NARRATIVE 1747-1952**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

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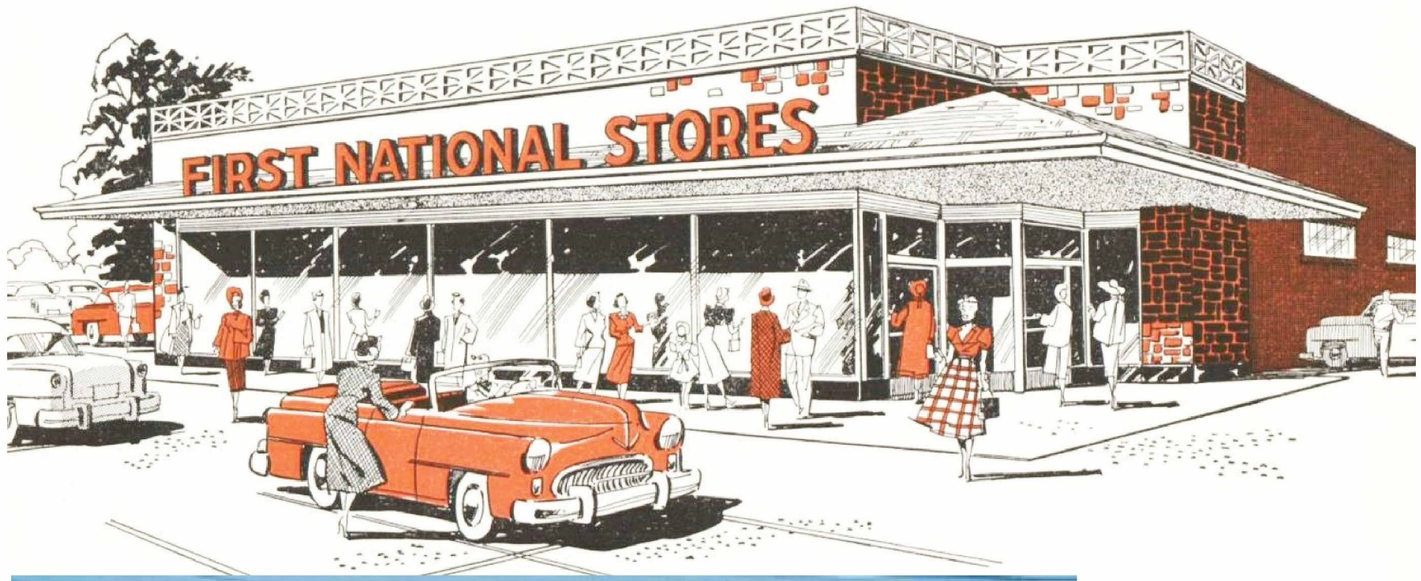

First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Porstmouth Trust sold to sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).

H0.6 **HISTORIC NARRATIVE 1953-2025**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

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DEMOLITION NOTES:

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

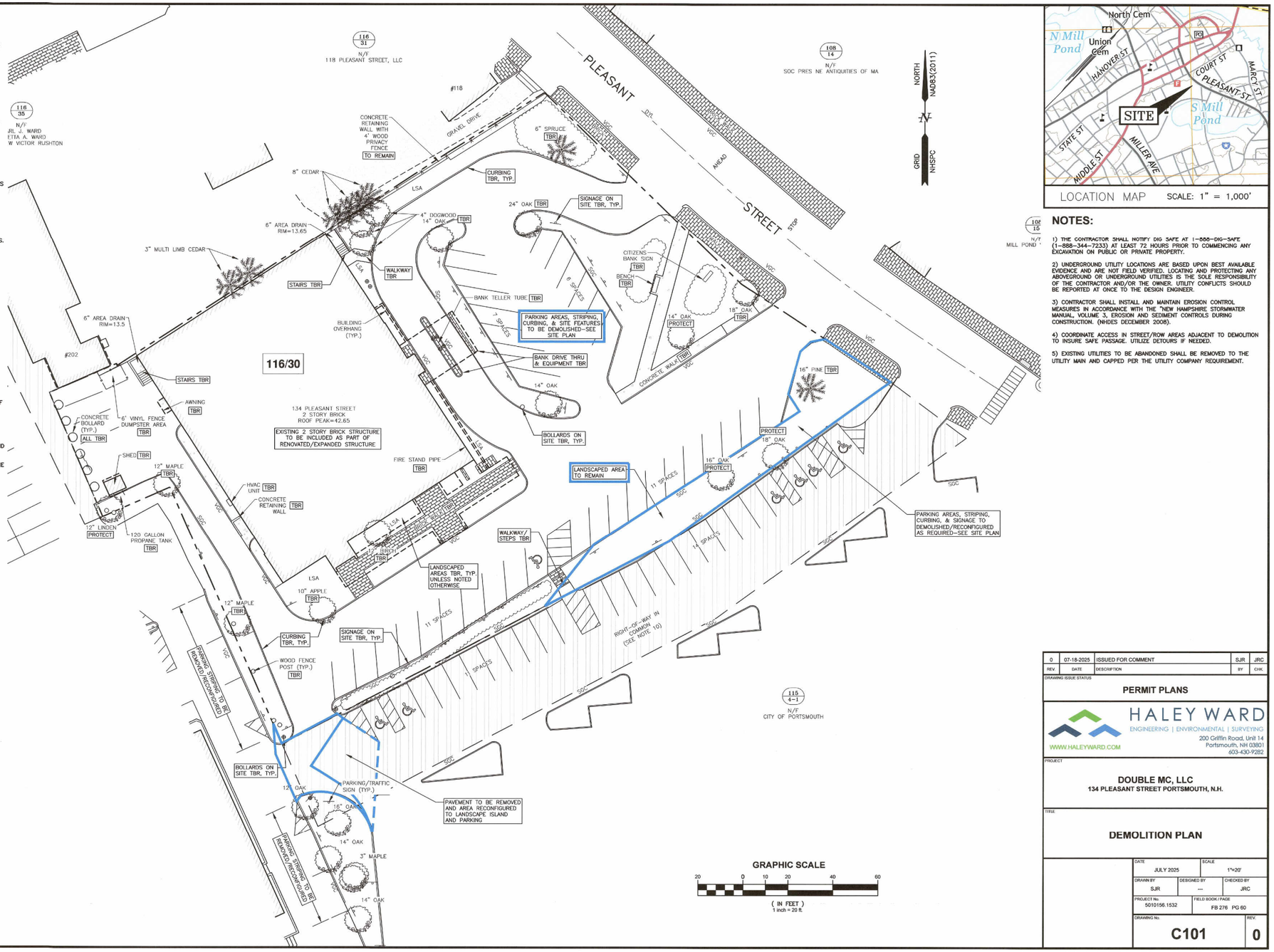
G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.

5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

REV.	DATE	DESCRIPTION	BY	CHK.
0	07-18-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

DEMOLITION PLAN

DATE	SCALE
JULY 2025	1"=20'

DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No.	REV.
C101	0

H1.00

SITE PLAN EXISTING & DEMO
134 PLEASANT STREET
PORTSMOUTH, NH 03801

07/25/2025

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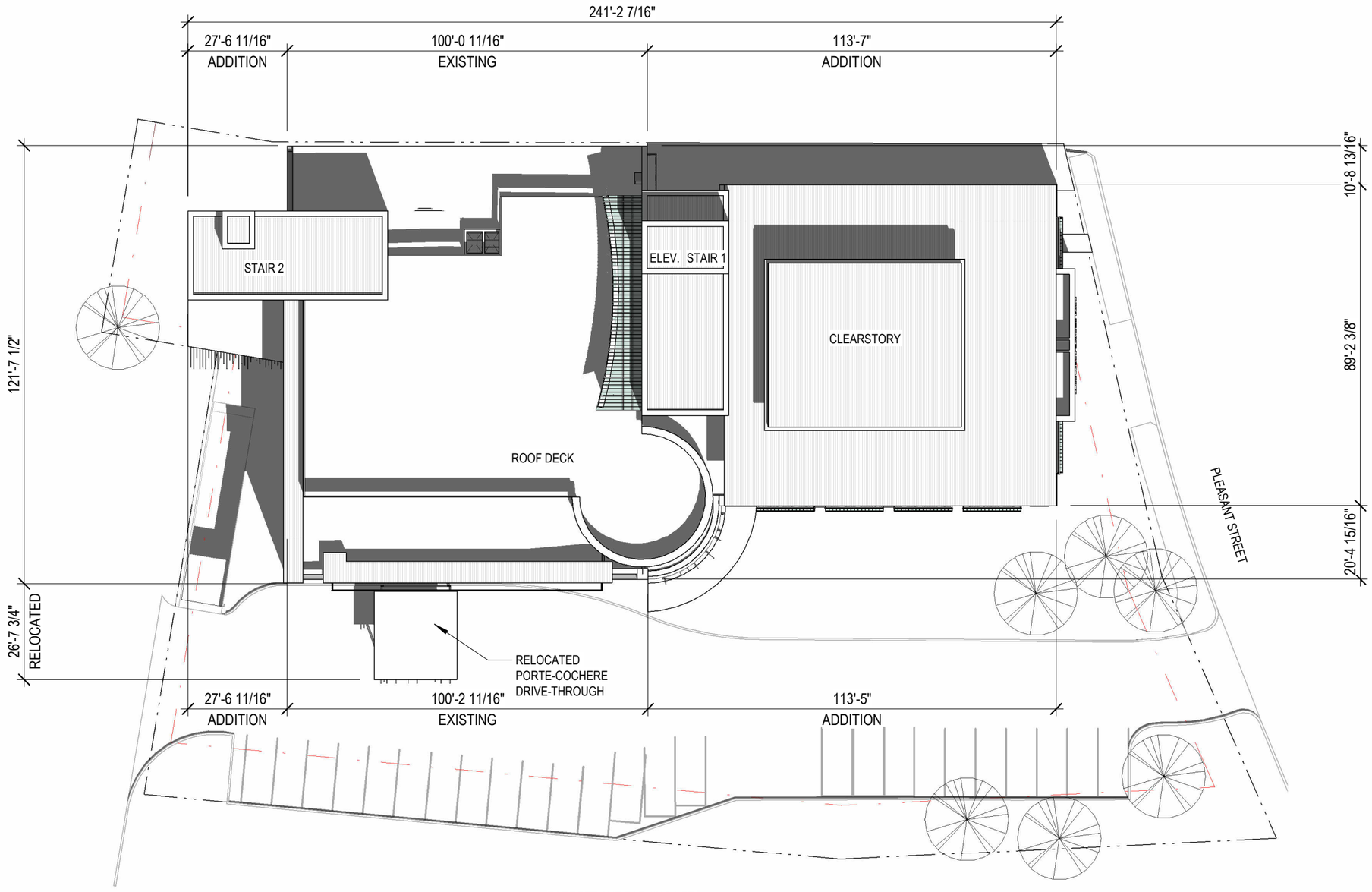

1 **HDC SITE PLAN**
1/32" = 1'-0"

GRAPHIC SCALE: 1/32" = 1'-0"
0' 32' 64' 128'

N

H1.01

SITE PLAN PROPOSED
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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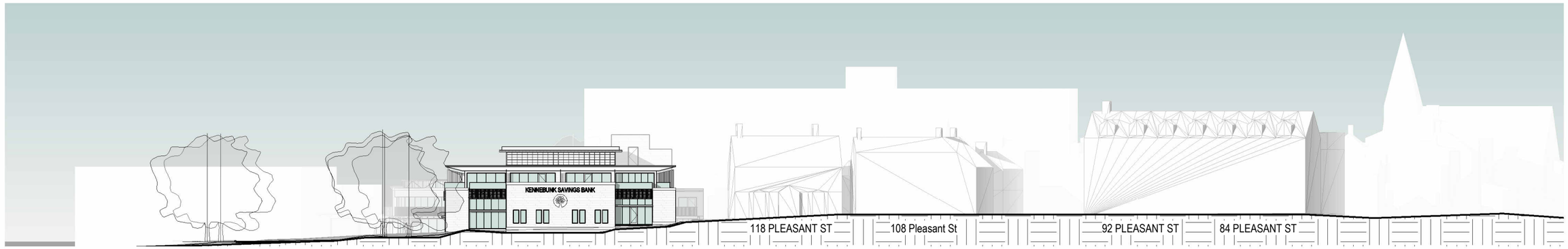
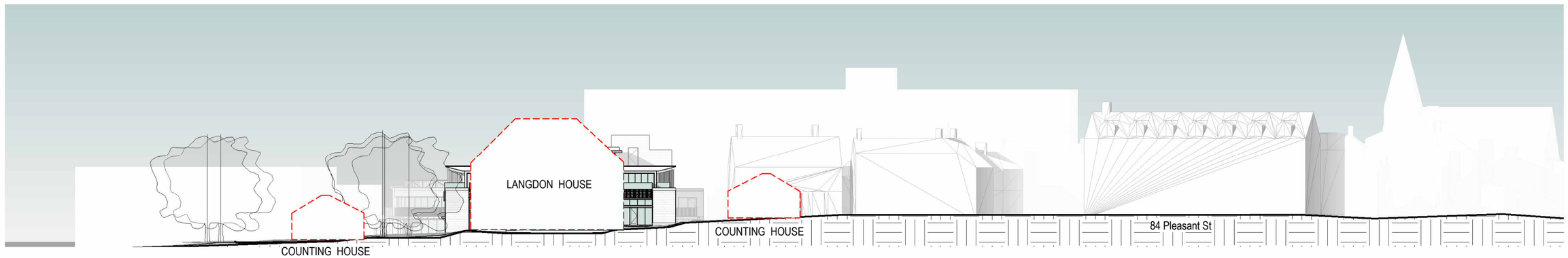


1 **SECTION THROUGH PLEASANT STREET (EAST ELEVATION)**
1" = 40'-0"



2 **SECTION THROUGH JOHN LANGDON PROPERTY (EAST ELEVATION BEYOND)**
1" = 40'-0"

3 **SOUTH SITE SECTION**
1" = 40'-0"

H2.10 **SITE SECTIONS**
134 PLEASANT STREET
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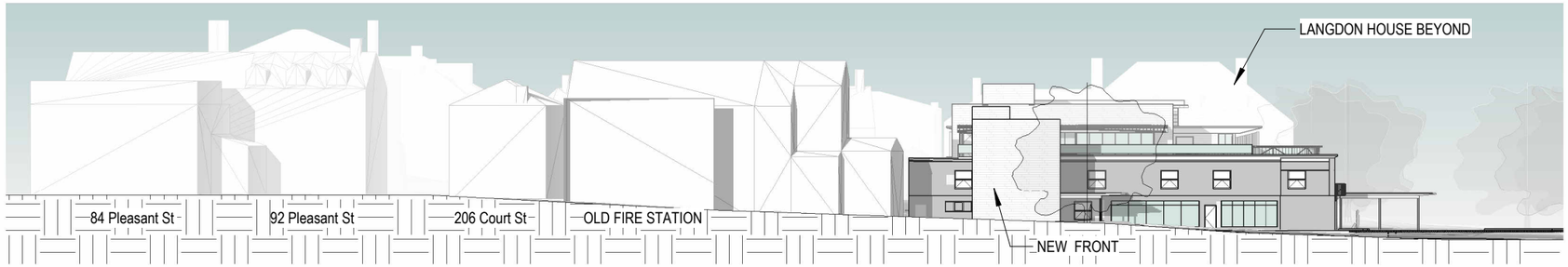

1 **WEST SITE SECTION**
1" = 40'-0"

2 **NORTH SITE SECTION**
1" = 40'-0"

H2.11 **SITE SECTIONS**

134 PLEASANT STREET

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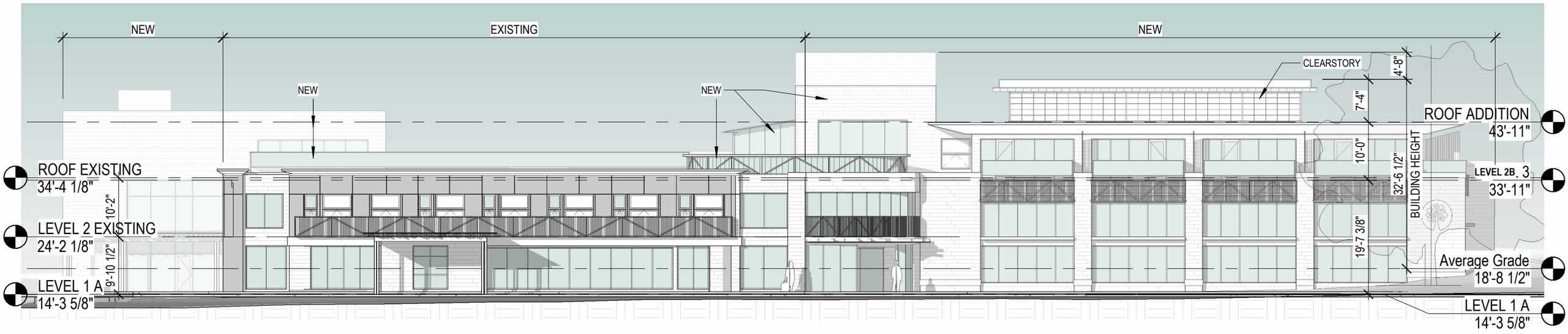

1 **HDC SOUTH ELEVATION**
1/16" = 1'-0"

2 **HDC EAST ELEVATION**
1/16" = 1'-0"

EXISTING

NEW

ELEVATION KEY NOTES

- **WATERSTRUCK RED BRICK (EXISTING)**
- **WHITE GRANITE**
- **METAL**
- **TERRACOTTA**

H2.20

FRONT ELEVATIONS
134 PLEASANT STREET
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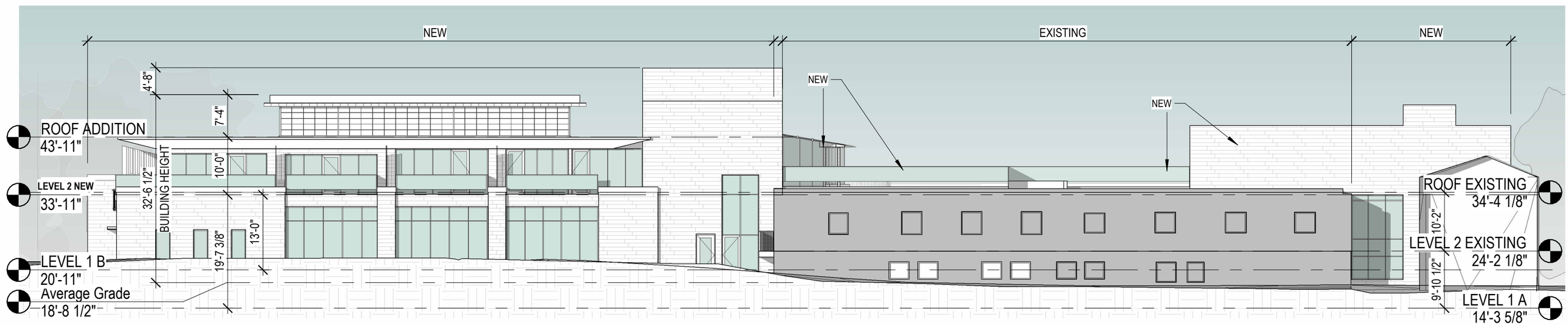
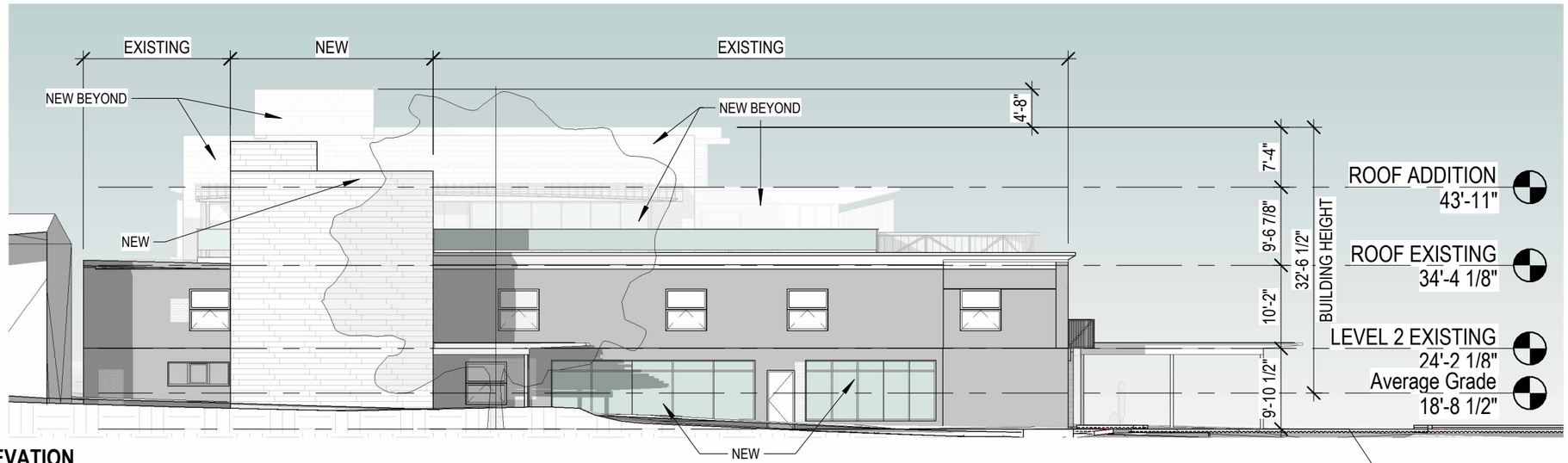


1 **NORTH ELEVATION**
1/16" = 1'-0"



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

EXISTING

NEW

ELEVATION KEY NOTES

- **WATERSTRUCK RED BRICK (EXISTING)**
- **WHITE GRANITE**
- **METAL**
- **TERRACOTTA**

H2.21

REAR ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

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1. VIEW FROM PLEASANT STREET AT JUNKINS AVENUE

2. VIEW FROM JUNKINS AVENUE AT CITY HALL

H3.01

3D

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1. VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.02

3D
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1. VIEW FROM PLEASANT STREET

2. VIEW FROM JUNKINS AVENUE

H3.03

3D
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1. VIEW FROM SOUTH MILL POND PARKING LOT

H3.04

3D
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