

HDC

ADMINISTRATIVE APPROVALS

December 03, 2025

- | | | |
|----|-------------------|-----------------------|
| 1. | 333 Marcy Street | -Recommended Approval |
| 2. | 58 Manning Street | -Recommended Approval |
| 3. | 2 Russell Street | -Recommended Approval |
| 4. | 1 Raynes Avenue | -Recommended Approval |
| 5. | 526 State Street | -Recommended Approval |
| 6. | 53 Pray Street | -Recommended Approval |
| 7. | 164 Daniel Street | -Recommended Approval |
| 8. | 232 Court Street | -Recommended Approval |
| 9. | 18 Ladd Street | -Recommended Approval |

1. 333 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval to replace the existing carriage house doors.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

CHRISTOPHER CAROBENE

333 Marcy St., Portsmouth, NH 03801 | +1 772-342-6355 | chris.carobene@gmail.com

November 1, 2025

City of Portsmouth, NH
Planning Dept.
Office of Historic District Commission

Subject: Approval for a new garage door for 333 Marcy St.

Dear Sir/Madam:

I recently purchased 333 Marcy St and am committed to preserving its history. I request permission to replace the existing swing-out garage doors with a new insulated overhead door.

The property features a detached garage/cottage located at the rear of the lot, with living space above the parking area. The current door is in poor condition, mismatches the front door, and lacks any insulation. Adding weather seals and insulation isn't practical without major changes to the door and surrounding casing, and the swing-out design reduces usable driveway parking space due to clearance needs.

The new overhead steel door will feature a full wood overlay exterior, finished in varnish or painted to match existing doors, with cottage-style hardware. Transom windows will resemble those on the main building's front door. The selected door is similar in appearance to others in the neighborhood and is consistent with the character of the house and the surrounding area. The following pictures include the main house, the current garage door, and the proposed new door.

Thank you for reviewing my new door proposal; I believe it's an appropriate choice and an important step toward enhancing the garage/cottage façade. I'm looking forward your agreement, and feel free to reach out with any questions or requests for further details.

Sincerely,

A handwritten signature in black ink that reads "Chris Carobene". The signature is fluid and cursive, with the first name "Chris" and last name "Carobene" clearly distinguishable.



Figure 1: Main House



Figure 2: Cottage with EXISTNG door



5430-040 09X70 Mad

9-5 X 7 Model 5430 Garage Door w/ Madison Glass

- R-Value: 10.78

- Steel w/ Cedar Overlay...

[View More](#)



Figure 3: Proposed NEW Door and Hardware

EVERITE 
RAISE YOUR EXPECTATIONS™

North Country Series
Model: Concord
Western Red Cedar
Solid Arched Top
Factory Applied Stain Finish

Charles River Series
Model: Custom Flush
Honduras Mahogany
Insulated Clear True Divided Glass
Factory Applied Stain Finish

Morano Builder Series
Model: Washington
Paint Grade
V-Grooved Panels
Clear 5 OV 5 Arched Glass
Factory Applied Custom Paint Color



HANDCRAFTED SERIES

REAL WOOD GARAGE DOORS

Our Work

Allegheny River



Model: Clearfield
Stain Grade
Sapele Raised Panels
4 OV 4 Arched Glass



Model: Allegheny
Paint Grade
V-grooved Panels
3 Lite Square Glass, Top 3 Sections



Model: Bucks
Paint Grade
Flat Panels
4 OV 4 Arched Glass

Morano



Model: Westmoreland
Paint Grade
Flat Panels
3 OV 3 Square Glass



Model: Westmoreland
Paint Grade
Flat Panels
3 OV 3 Square Glass



Model: Berks
Paint Grade
Flat Panels
4 OV 4 Square Glass

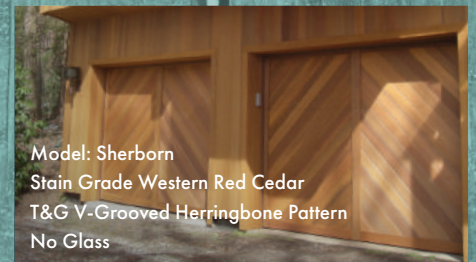
Charles River



Model: Cambria
Paint Grade
V-Grooved Panels
4 OV 4 Arched Glass/Deco Hardware



Model: Cameron
Paint Grade
Flat Panels
3 OV 3 Arched Glass



Model: Sherborn
Stain Grade Western Red Cedar
T&G V-Grooved Herringbone Pattern
No Glass



Model: Custom Flush
Stain Grade Sapele
Flat Horizontally Applied Sapele Panels
Specialty Rain Glass
Factory Applied Clear Finish

EVERITE  [®]
RAISE YOUR EXPECTATIONS.™

North Country



Model: York
Stain Grade Western Red Cedar
V-Grooved T&G Panels
36" Glass section
Insulated Clear 4 OV 4 Square glass
Factory Applied Clear Satin finish

Entry Door Series



Model: French Outswing
Stain Grade Doug Fir
Flat Panels
Specialty Insulated Tempered Glass
with Prairie Grille Muntins



Raise Your Expectations™

Superior Detail

Every Everite door is handmade. We use state-of-the-art equipment to produce the industry's best edge detail and finish. Most models are free from exposed nails or fasteners.

Fine Materials

The best products come from the best materials. Everite sources the best quality kiln dried lumber and composites from all over the world.

Deep Mortise & Tenon Joints

Everite uses the tried-and-true wood joining techniques that have stood the test of time.

Beveled Bottom Rail

Charles River and North County models feature inset paneling with a beveled edge on the bottom rail, eliminating water collection grooves. Water rolls off harmlessly.

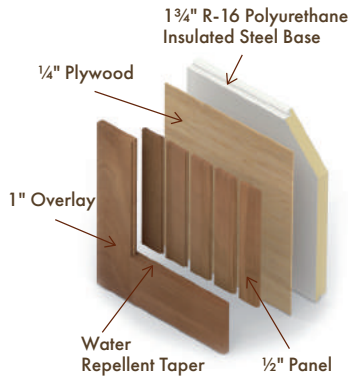
True Divided Lites Standard

Simulated divided lites have become the industry norm. At Everite, true divided lites remain the standard.

North Country CUSTOM SERIES

Built on a Garaga Standard+ R-16 insulated steel base, with its industry leading thermal break between each section, wood end blocks and minimal heat transfer from back to front, the North Country Custom door combines high quality thermal characteristics with the look of real custom wood. Everite offers the highest insulation value and the best construction methods of any wood door in the business.

Warranty: 2 Years

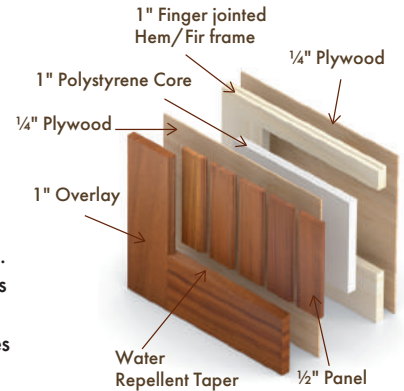


Paint Grade	Stain Grade
Extira, MDO	Doug Fir, Sapele, Spanish Cedar, Western Red Cedar and others

Charles River CUSTOM SERIES

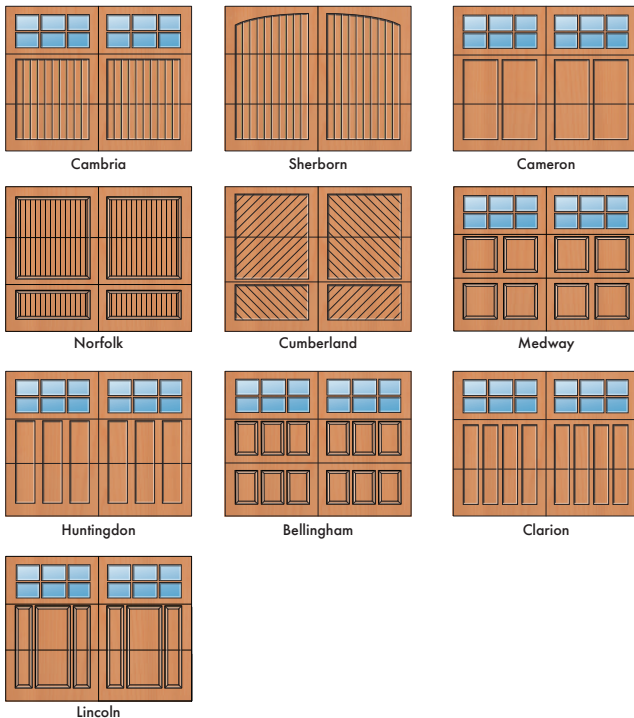
Built on a stout frame of Sitka Spruce and packed with 1" of polystyrene insulation, these custom models feature time-tested construction details. Overlays are affixed with industrial adhesive and screwed from the backside. No plugs, nails or fasteners show from the front. The beveled bottom rail ensures water runs off harmlessly. Its thoroughly engineered design produces the lightest, strongest and most weather resistant custom doors in the industry.

Warranty: 2 Years

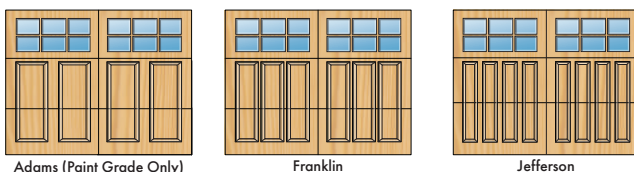


Paint Grade	Stain Grade
Extira, MDO	Doug Fir, Sapele, Spanish Cedar, Western Red Cedar and others

Carriage House Models*



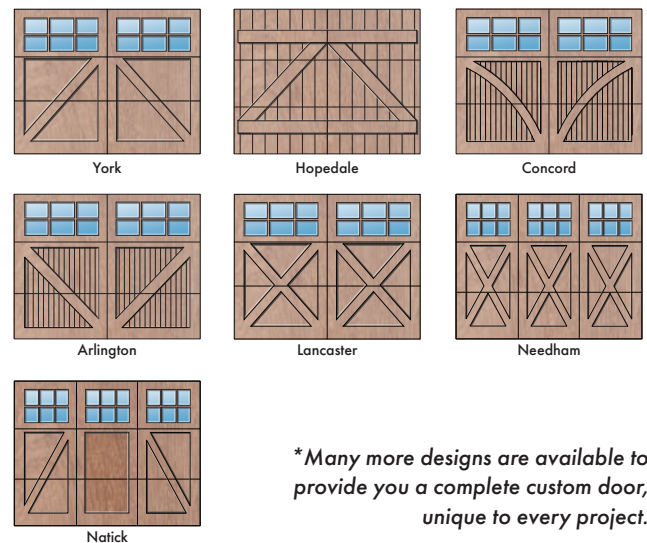
Raised Panel Models



Trifold Models



Crossbuck Models

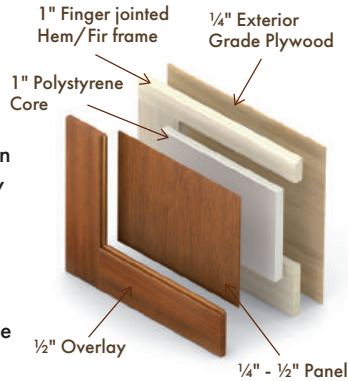


**Many more designs are available to provide you a complete custom door, unique to every project.*

Morano BUILDER SERIES

Built on the same sturdy frame as the Charles River Series, craftsmen attach high quality, 1/4" plywood on both sides of the frame. Inside is 1" of polystyrene insulation creating an R value of 6. Paint grade overlay materials include Extira, a water resistant engineered wood and fine quality marine grade MDO plywood. Stain grade materials include Sapele with marine grade Sapele plywood. Morano are a great option for cost conscious consumers wanting a well constructed carriage door.

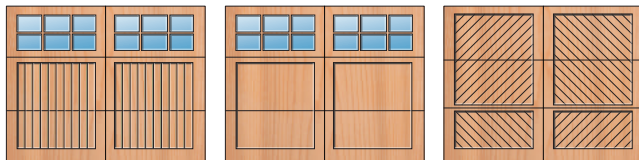
Warranty: 1 Year



Paint Grade	Stain Grade
MDO	Sapele marine grade plywood (Flat panels only)
Extira	Sapele

Flat, Grooved Panels Only

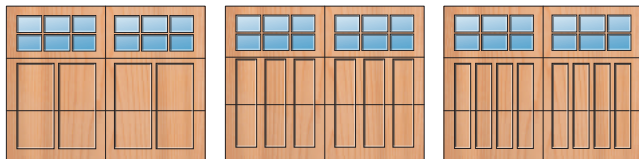
Models



Carbon

Monroe

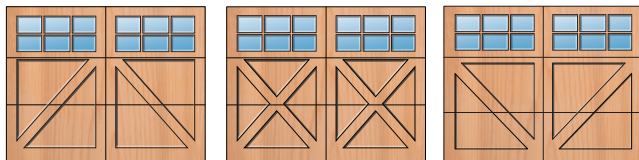
Northampton



Somerset

Westmoreland

Fayette



Lehigh

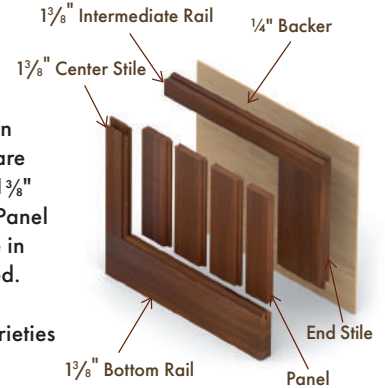
Berks

Luzerne

Allegheny River SEMI-CUSTOM SERIES

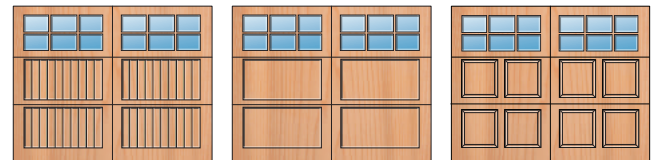
The Allegheny River Semi-Custom Series offers an attractive price for a true carriage door look. These doors are available in paint or stain grade. They are built using Everite's noted 1 3/8" stile and rail frame, cubic. Panel options include flat, tongue in groove, v-grooved or raised. Semi-Custom doors can be made using other wood varieties shown below.

Warranty: 1 Year



Paint Grade	Stain Grade
Extira, MDO	Clear Hemlock, Sapele, Western Red Cedar
Clear Hemlock, MDO	Clear Hemlock, Sapele, Western Red Cedar

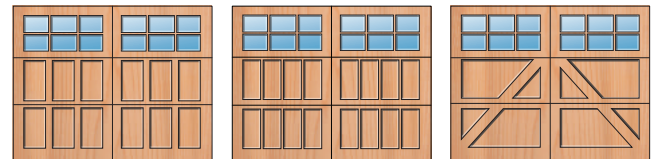
Models



Allegheny

Washington

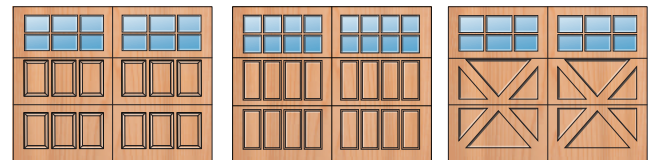
Mercer



Bradford

Susquehanna

Chester



Butler*

Clearfield*

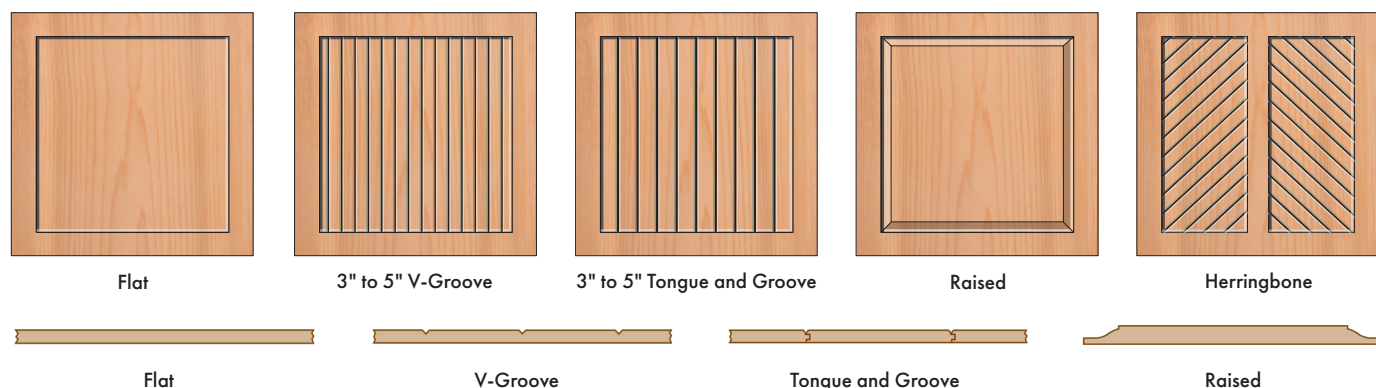
Bucks

*Raised Panel Model



Panel Type

Panel designs can add depth and character, creating a rich and unique design for your carriage house door.



Windows

Windows provide much more than natural light. They allow you to further customize your garage door.

Length Options



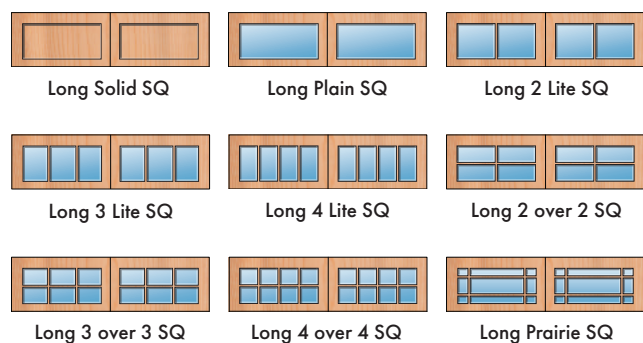
Glass Options

- Clear
- Seedy
- Satin
- Tempered
- Rain Glass
- And more
- Safety
- Low E

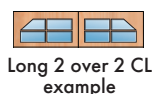
All of the above are available in insulated or other specialty glass. True divided glass is standard for single pane DSB, most specialty glass, and insulated glass. Simulated divided glass is standard for tempered glass and some specialty glass. Interior muntins are available for simulated divided lites. Clear, Insulated, Pattern 62, Rain and Seedy glass are in stock. Other glass is special order and may add to lead times.

Styles*

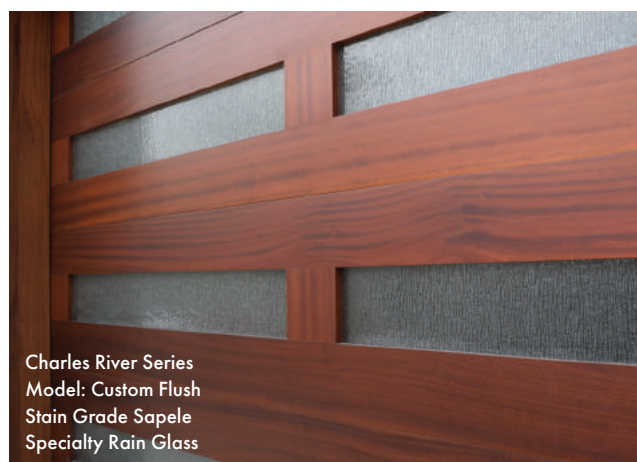
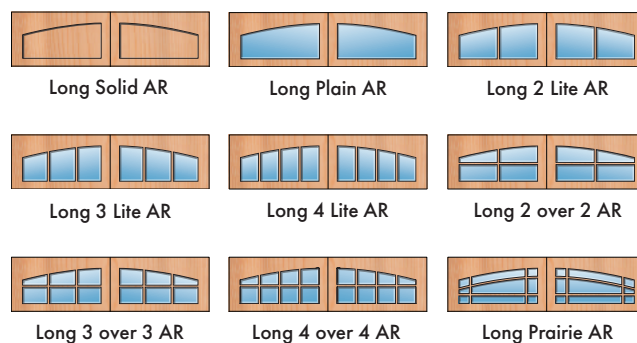
Square (SQ)



*Clipped (CL) styles are also available.



Arched (AR)



Materials



DOUGLAS FIR is native to North America. It is known for its light rosy color and straight grain. Its color reddens over time when exposed to light. Designers appreciate its rich visual texture, grain pattern and its beautiful response to fine craftsmanship and finishing.



EXTIRA is a paint grade, non-structural, engineered wood product suitable for many environments. It is designed to resist damage from moisture, rot and insects. It is solid, dimensionally stable, free of knots or voids, and resists checking, splitting and cracking. Extira cannot be stained.



HEMLOCK is native to North America and is known for its fine texture, straight grain, and stiffness. Its color darkens slightly with age and can be painted or stained.



MDO ("Medium Density Overlay") MDO is a paint grade, heat-activated, resin-impregnated overlay paper laminated to a marine plywood core. MDO is produced to rigid specifications from very high grade materials and is designed to last almost indefinitely in extreme weather conditions once painted. The panel is composed of fir cores and centers; the overlay provides a smooth knot-free face.



SAPELE is known for its durability and beautiful graining. Native to Africa, the wood has a dark red brown color similar to mahogany. Sapele's excellent response to stain and its color, texture and grain make it a favorite among customers.



SPANISH CEDAR is a close relative of and resembles Honduras Mahogany. Its coloration is light red or pinkish orange with a straight, but wavy, grain. The wood has a moderately coarse texture. Its insect repelling resin adds to its durability.



WESTERN RED CEDAR is an American wood with a soft red-brown color and a tight, straight grain with few knots. It can be finished to a smooth, silky surface with little effort. Lightest in weight, it is valued for its distinct appearance, aroma, and its high natural resistance to decay.

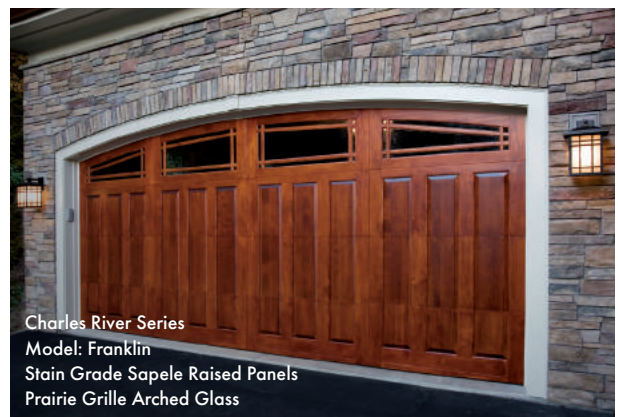
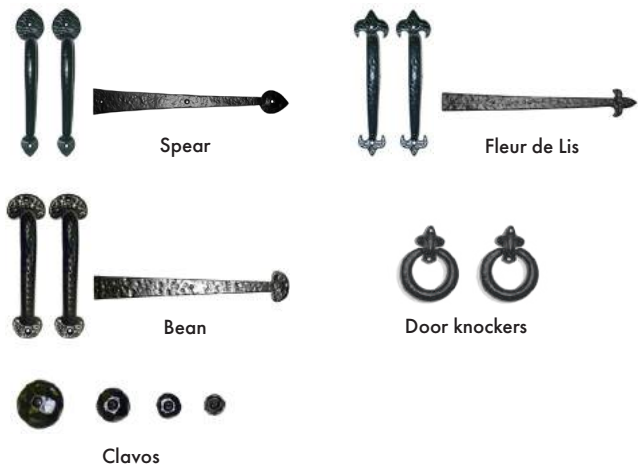


OTHER AVAILABLE MATERIALS Other special order woods the company has used frequently before include Honduras (Genuine) Mahogany, Accoya (treated wood), Meranti, Radiata Pine, Ipe, Teak, Knotty Alder, Cypress, White Oak, and many others. Everite can source most woods and many can be used on your new garage doors.

Finishing

Everite's paint and stain options have been perfected over the years by our talented finishers. We offer PPG Sikksens Proluxe products for stained finishes and Sirca Water Borne Polyurethane for painted finishes. Our stain and paint process gives doors a smooth finish that is second to none and ready for install. Everite offers seamless paint matching using any standard Ben Moore or Sherwin Williams code. Adding an Everite Factory Finish extends the factory warranty by one year. Ask about our custom paint matching options

Decorative Hardware





Charles River Series
Model: Concord
Stain Grade Sapele T&G V-Grooved Panels with a Unique, Double-curved Halfbuck
4 OV 4 Arched Insulated Glass
Factory Finished Sikkens Light Oak

Photo Credit:
Randall Perry Photography
Witt Construction, Inc.



122 Armory Street
Everett, PA 15537

Phone: (814) 652-5143
everitedoor.com

2. 58 manning Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a “k” style gutter system with downspouts and a diverter over electrical equipment.

Staff Comment: Recommend Approval

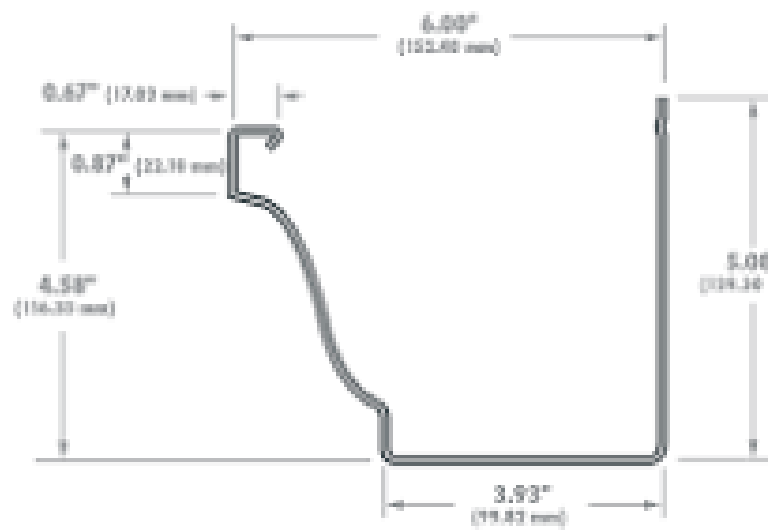
Stipulations:

1. _____
2. _____
3. _____









"K" style gutter cross section.



Proposed color of the gutters, to match the trim/siding.



Example of the diverter.

3. 2 Russell Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design: remove the Juliet balconies from building #2.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Reagan Ruedig, Chair
Historic District Commission

Izak Gilbo
Planner I

City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

November 12, 2025
From: Ryan Plummer

RE: Russell St Building 2 Juliet Railings

Dear Reagan and Izak,

As part of our approved plans we had shown Juliet railings on a few of the elevations. During review with the window manufacturer it was recognized that the lower horizontal mullion of the windows behind these Juliet railings was at sufficient height that the window assembly itself acts as the fall protection (the lower panel of glass is fixed). This means the Juliet railings previously shown for fall protection are actually redundant and unnecessary.

We are requesting administrative approval to remove all Juliet railings from Building 2. To assist in your review we are attaching elevations showing the Juliet railings we're looking to remove and renderings showing what the building looks like without the Juliet railings. Just for clarity, there will still be railings at inset balcony locations as those ones remain necessary for fall protection.

We appreciate your consideration of this matter. If you need anything further from us, please let us know.

Sincerely,

A handwritten signature in black ink that reads "Ryan Plummer".

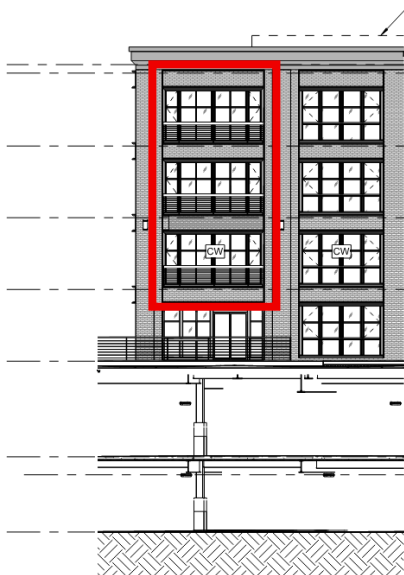
Ryan Plummer
Owner's Representative
Port Harbor Land, LLC



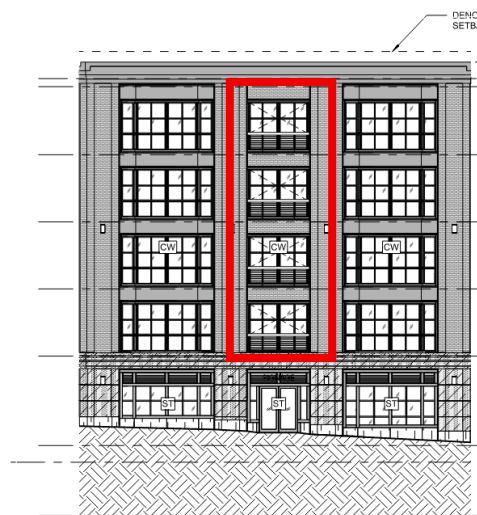
TWO INTERNATIONAL
GROUP



1 B2 - South-East Elevation 2
3/32" = 1'-0"



2 B2 - South Elevation 2
3/32" = 1'-0"



4 B2 - South-East Elevation 1
3/32" = 1'-0"



TWO INTERNATIONAL
GROUP



1 New Hampshire Ave, Suite 101
Portsmouth, NH 03801
(603) 436-8686
www.twointernationalgroup.com



TWO INTERNATIONAL
GROUP



1 New Hampshire Ave, Suite 101
Portsmouth, NH 03801
(603) 436-8686
www.twointernationalgroup.com

4. 1 Raynes Avenue -Recommended Approval

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

1. Trash/ Recycling Room Door
2. Window and Door Locations
3. Window Style
4. Window and Door Manufacturer
5. Garage Parking System Manufacturer

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

RAYNES AVE - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

We respectfully submit this application for amended approval for the following items:

1. Trash / Recycling Room Door

- As stipulated, Specifications have been included for the previously reviewed overhead door at the Trash Room and Recycling Center.

2. Window and Door Locations

- Various window spacing has been updated for compatibility with the developing structure, bracing, and interior floor plans.
- Patio doors located within upper lap siding walls on floors four and five have been adjusted for compatibility with the developing interior floor plans.

3. Window Style

- The approved cottage sash exceeds the maximum length and width allowed by the manufacturer. In order to avoid making the windows smaller a Double Hung sash is proposed in place of the Cottage sash on the Red Brick Elevations. Casement Style windows are proposed in place of the Cottage sash on the Gold Brick Elevations.

4. Window and Door Manufacturer

- Previously approved Marvin Essential windows have been upgraded to Marvin Elevate windows.
- Previously approved Marvin Essential doors have been upgraded to Marvin Ultimate doors.
- Three new window sizes are proposed: Double hung Window B and Fixed/Awning Windows A and C.

5. Garage Parking System Manufacturer

- The previously approved Puzzle Lift manufacturer is proposed to be replaced with the Klaus Parking manufacturer for superior clearances and desirable gate options.
- The previously approved open garage gate with yellow pipe style guards is proposed to be replaced with a more traditional metal slat garage style door. Color to match adjacent approved ACM panels.



Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA
Principal, CJ Architects LLC

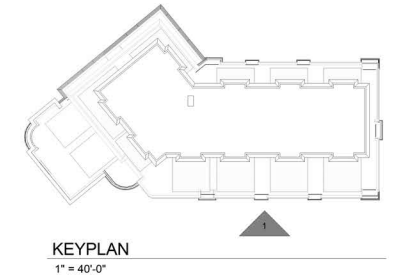
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



0.0



① EXTERIOR ELEVATION - SOUTH EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

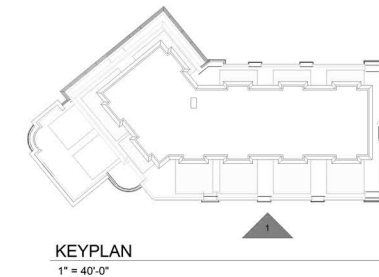
APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.7

- ◇ A 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- ◇ B 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- ◇ C 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW



① EXTERIOR ELEVATION - SOUTH EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

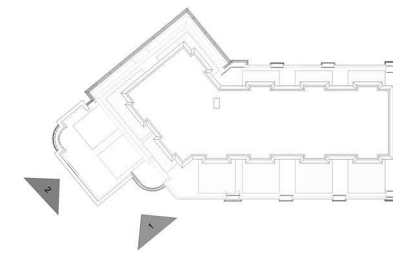
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.7A



KEYPLAN
1" = 40'-0"



2 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01



1 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

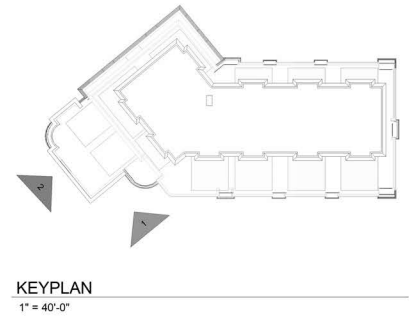
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.8



2) WINDOW AND DOOR LOCATIONS:
WINDOW AND DOOR LOCATIONS
HAVE BEEN ADJUSTED FOR UNIT PLAN
DEVELOPMENT

- A 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- B 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- C 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW

4) WINDOW MANUFACTURER:
DOUBLE HUNG WINDOW B
HAS BEEN ADDED

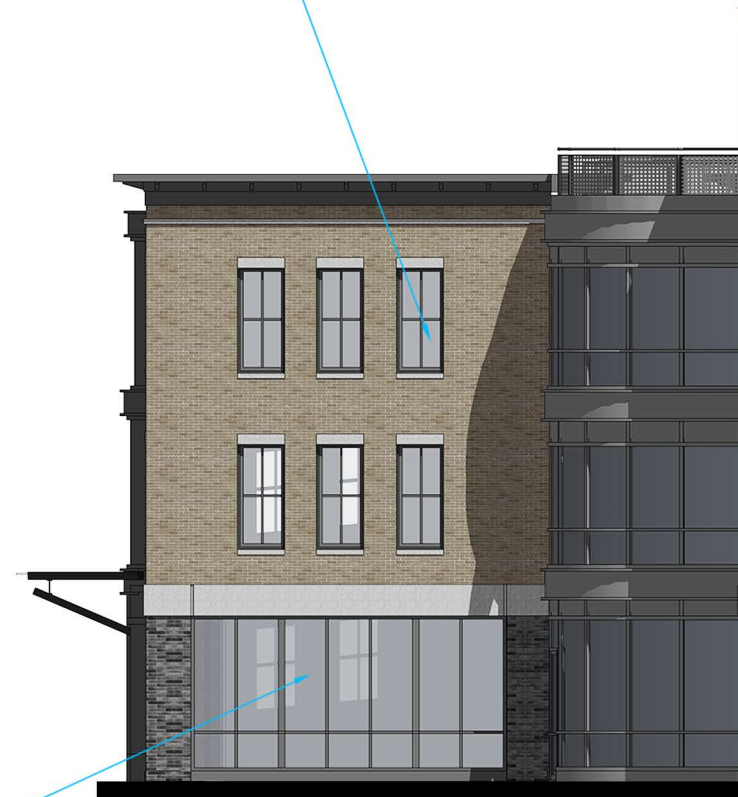
3) WINDOW STYLE:
THE APPROVED COTTAGE SASH EXCEEDS THE MAXIMUM
LENGTH AND WIDTH ALLOWED BY THE MANUFACTURER. IN
ORDER TO AVOID MAKING THE WINDOWS SMALLER A
CASEMENT STYLE WINDOW IS PROPOSED IN PLACE OF THE
COTTAGE SASH



2) EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

4) WINDOW MANUFACTURER:
FIXED/AWNING WINDOW C
HAS BEEN ADDED

STOREFRONT SPACING ON SOUTH
ELEVATION HAS BEEN REVISED TO
MATCH APPROVED STOREFRONT
SPACING ON ADJACENT EAST
ELEVATION WALL



1) EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

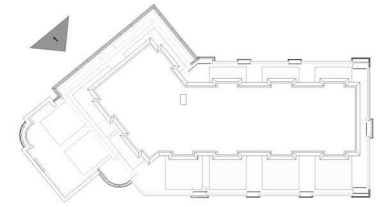
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.8A



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

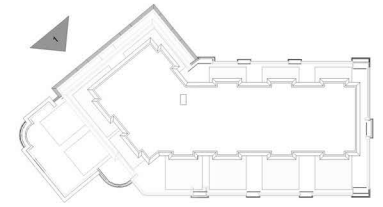
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.9



KEYPLAN

- A 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- B 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- C 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW

2) WINDOW AND DOOR LOCATIONS:
WINDOW AND DOOR LOCATIONS
HAVE BEEN ADJUSTED FOR UNIT PLAN
DEVELOPMENT

3) WINDOW STYLE:
THE APPROVED COTTAGE SASH EXCEEDS THE MAXIMUM
LENGTH AND WIDTH ALLOWED BY THE MANUFACTURER. IN
ORDER TO AVOID MAKING THE WINDOWS SMALLER A DOUBLE
HUNG SASH IS PROPOSED IN PLACE OF THE COTTAGE SASH

4) WINDOW MANUFACTURER:
FIXED/AWNING WINDOW A
HAS BEEN ADDED



APPROVED ACM PANELS TO REMAIN SEE 6.2

5) GARAGE PARKING SYSTEM MANUFACTURER:
THE PREVIOUSLY APPROVED PUZZLE LIFT IS PROPOSED TO BE
REPLACED WITH THE KLAUS PARKING MANUFACTURER FOR
SUPERIOR CLEARANCES AND DESIRABLE GATE OPTIONS.
THE PREVIOUSLY APPROVED OPEN GARAGE GATE WITH
YELLOW PIPE STYLE GUARDS IS PROPOSED TO BE REPLACED
WITH A MORE TRADITIONAL METAL SLAT GARAGE STYLE DOOR.
COLOR TO MATCH ADJACENT APPROVED ACM PANELS.

1 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

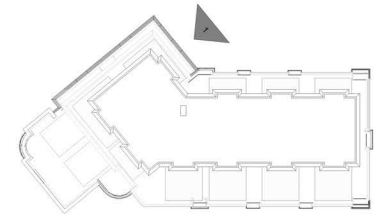
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.9A



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

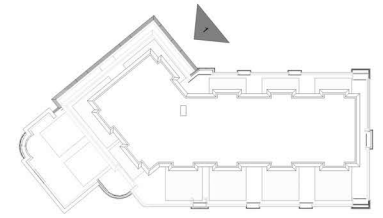
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.10



KEYPLAN
1" = 40'-0"



2) WINDOW AND DOOR LOCATIONS:
WINDOW AND DOOR LOCATIONS
HAVE BEEN ADJUSTED FOR UNIT PLAN
DEVELOPMENT

3) WINDOW STYLE:
THE APPROVED COTTAGE SASH EXCEEDS THE MAXIMUM
LENGTH AND WIDTH ALLOWED BY THE MANUFACTURER. IN
ORDER TO AVOID MAKING THE WINDOWS SMALLER A DOUBLE
HUNG SASH IS PROPOSED IN PLACE OF THE COTTAGE SASH

1 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

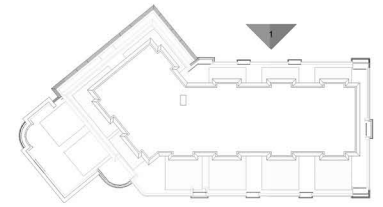
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.10A



KEYPLAN
1" = 40'-0"



① EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025

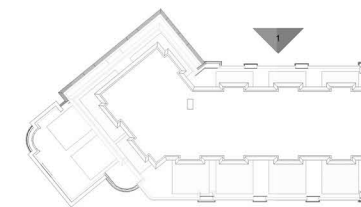


3.11

3) WINDOW STYLE:

THE APPROVED COTTAGE SASH EXCEEDS THE MAXIMUM LENGTH AND WIDTH ALLOWED BY THE MANUFACTURER. IN ORDER TO AVOID MAKING THE WINDOWS SMALLER A DOUBLE HUNG SASH IS PROPOSED IN PLACE OF THE COTTAGE SASH

- A** 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- B** 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- C** 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW



KEYPLAN
1" = 40'-0"

ADD PRECAST HEADERS OVER TWO BALCONIES ON THE NORTHWEST ELEVATION TO BE MORE COMPATIBLE WITH APPROVED PILASTERS IN THIS LOCATION

2) WINDOW AND DOOR LOCATIONS: WINDOW AND DOOR LOCATIONS HAVE BEEN ADJUSTED FOR UNIT PLAN DEVELOPMENT

4) WINDOW MANUFACTURER: FIXED/AWNING WINDOW A HAS BEEN ADDED



APPROVED ACM PANELS TO REMAIN SEE 6.2

5) GARAGE PARKING SYSTEM MANUFACTURER: THE PREVIOUSLY APPROVED PUZZLE LIFT IS PROPOSED TO BE REPLACED WITH THE KLAUS PARKING MANUFACTURER FOR SUPERIOR CLEARANCES AND DESIRABLE GATE OPTIONS. THE PREVIOUSLY APPROVED OPEN GARAGE GATE WITH YELLOW PIPE STYLE GUARDS IS PROPOSED TO BE REPLACED WITH A MORE TRADITIONAL METAL SLAT GARAGE STYLE DOOR. COLOR TO MATCH ADJACENT APPROVED ACM PANELS.

1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

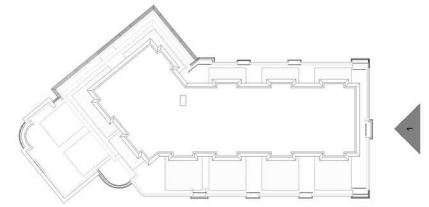
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.11A



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

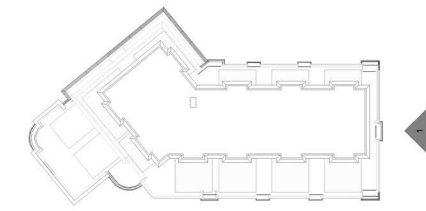
APPROVED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.12

- ⬡ 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- ⬡ 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- ⬡ 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH EAST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.12A



MIXED-USE
DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

MIXED-USE
PATIO DOORS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

APPROVED MATERIALS

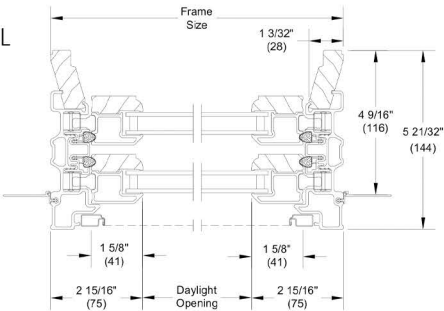
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025

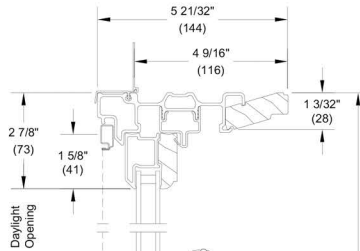




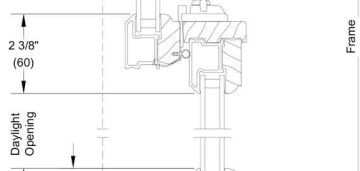
JAMB DETAIL



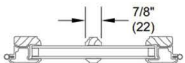
HEAD DETAIL



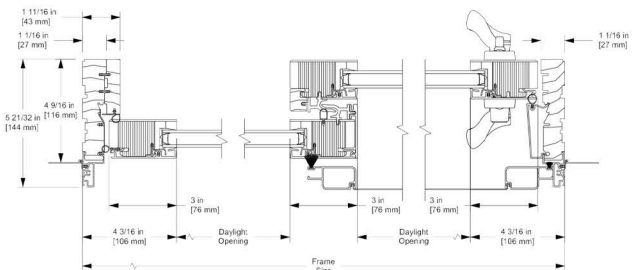
RAIL DETAIL



SILL DETAIL

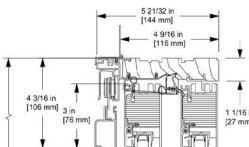


GRILLE DETAIL

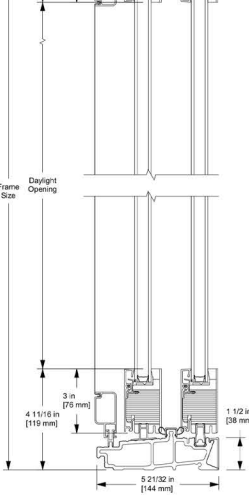


JAMB DETAIL

HEAD DETAIL



SILL DETAIL



DOUBLE-HUNG WINDOWS

MANUFACTURER: - MARVIN
COLOR: - EBONY
SPECIFICATION: - ELEVATE

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PATIO DOORS

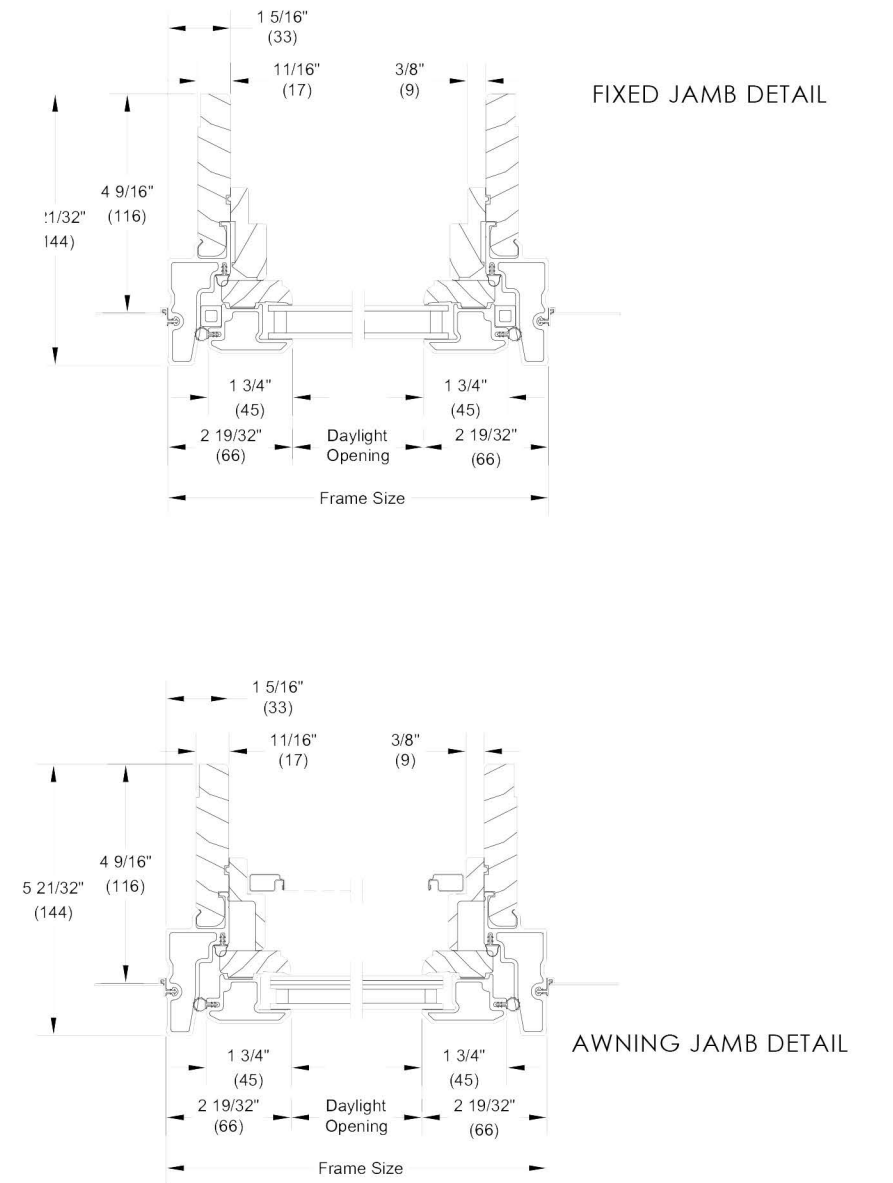
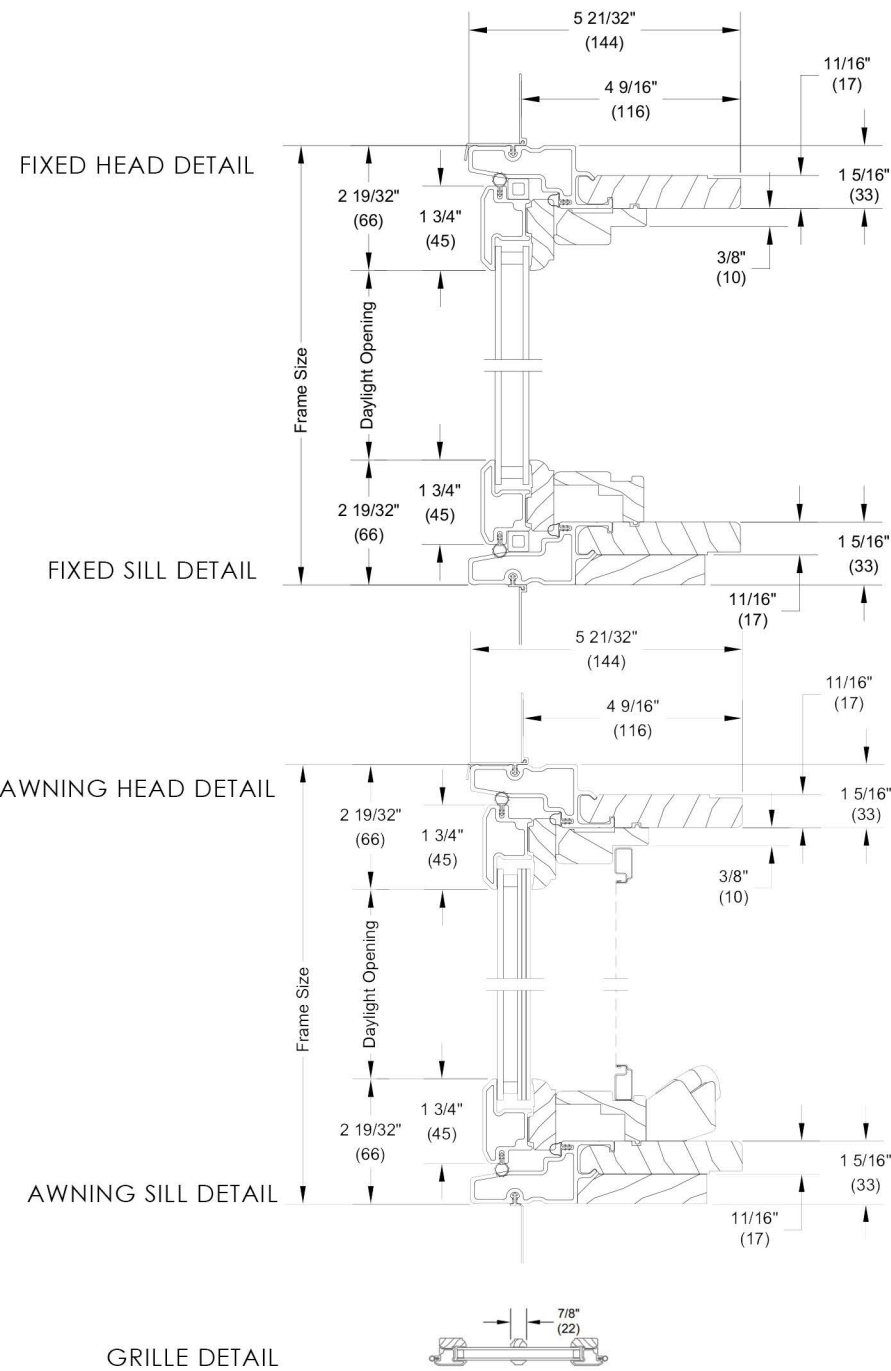
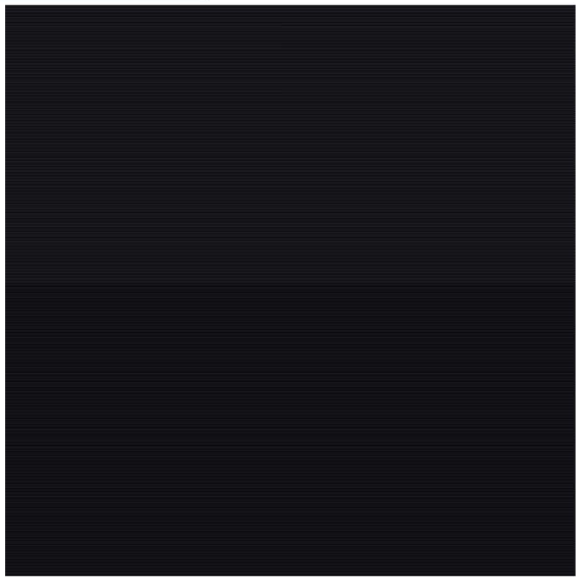
MANUFACTURER: - MARVIN
COLOR: - EBONY
SPECIFICATION: - ULTIMATE

PROPOSED MATERIALS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



5.2A



FIXED/AWNING WINDOWS

- MANUFACTURER: - MARVIN
- COLOR: - EBONY
- SPECIFICATION: - ELEVATE

PROPOSED MATERIALS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

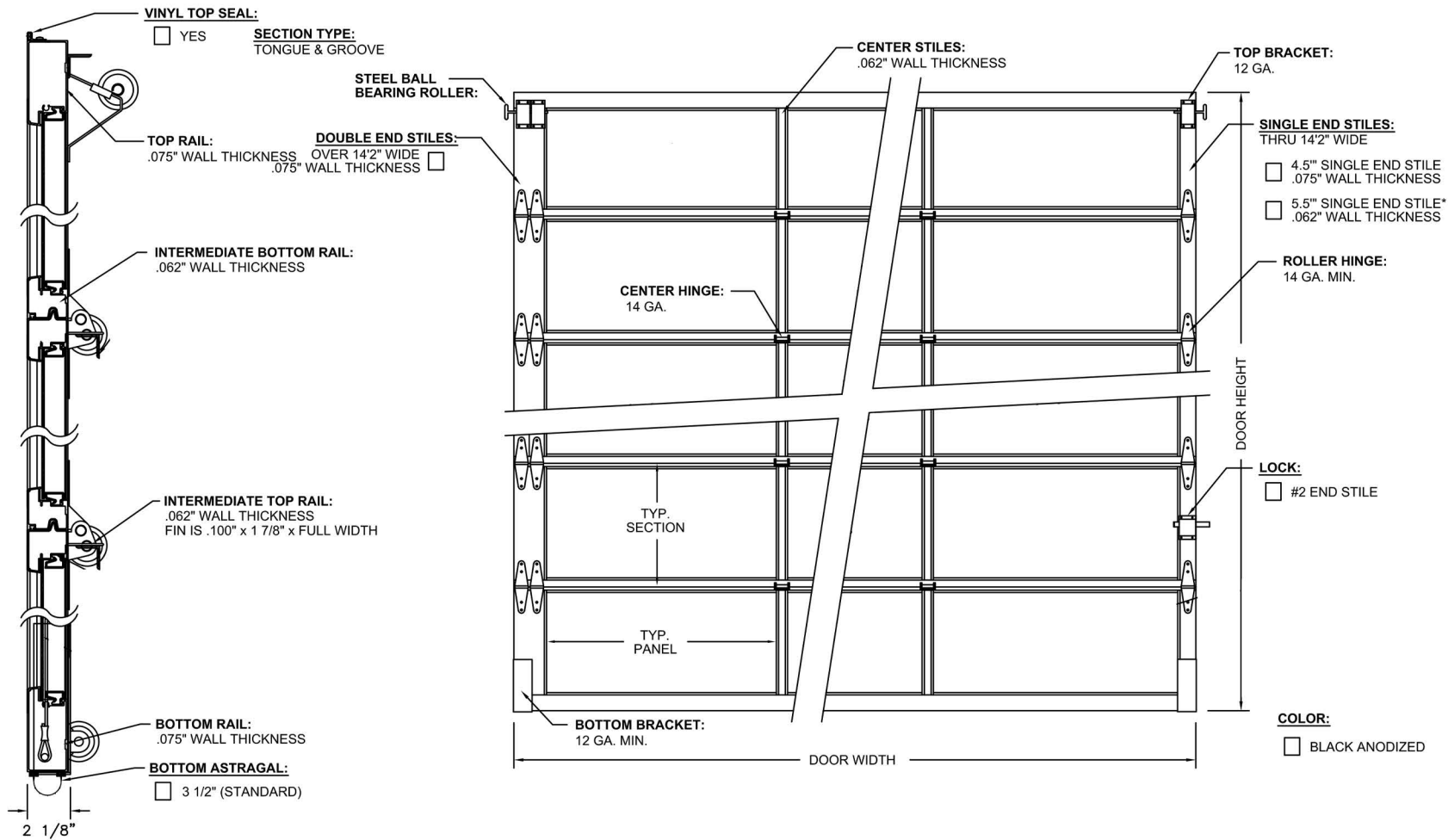
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



5.2B



Size	: 6'0" x 8'0"	Windcode *	: W0
Model	: AXU	Design	: Solid Aluminum Panel (same Color As The Frame)
Construction	: Solid Panel	Base Color	: Black (anodized)
Top Section	: All Sections Solid- Avante	Glass Type	: Not Applicable With Solid Top Section.
Spring +	: Coated Torsion	Track Size +	: 2" Assembled
Track Type +	: Standard	Mount Type +	: Bracket
Track Radius +	: 15	Lock +	: Inside Slide Lock
Lock Options +	: No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)		



OVERHEAD TRASH ROOM DOOR

MANUFACTURER:	-	CLOPAY COMMERICAL
COLOR:	-	CHARCOAL
SPECIFICATION:	-	906U INSULATED, ALUMINUM PANELS

PROPOSED MATERIALS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



5.2C

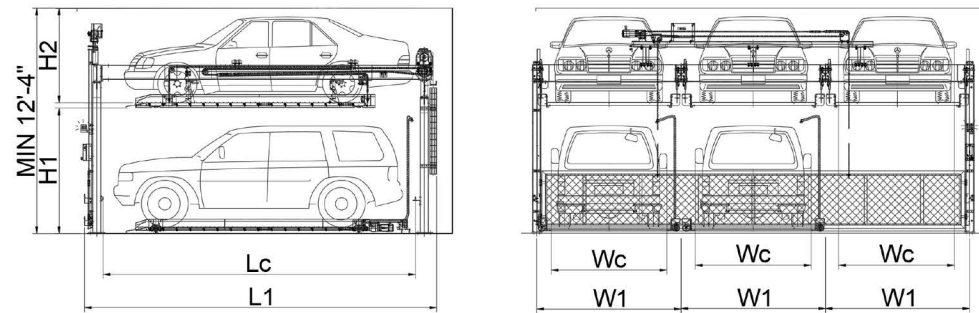


Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

Equipment Length (L1)	Equipment Width (W1)
20'-0"	8' - 6"
Car Length (Lc)	Car Width (Wc)
17' - 0"	6' - 10"

APPROVED PARKING SYSTEM
CIYTLIFT - PUZZLE PARKING SYSTEM REFERENCE

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025

PARKING LIFT SYSTEM

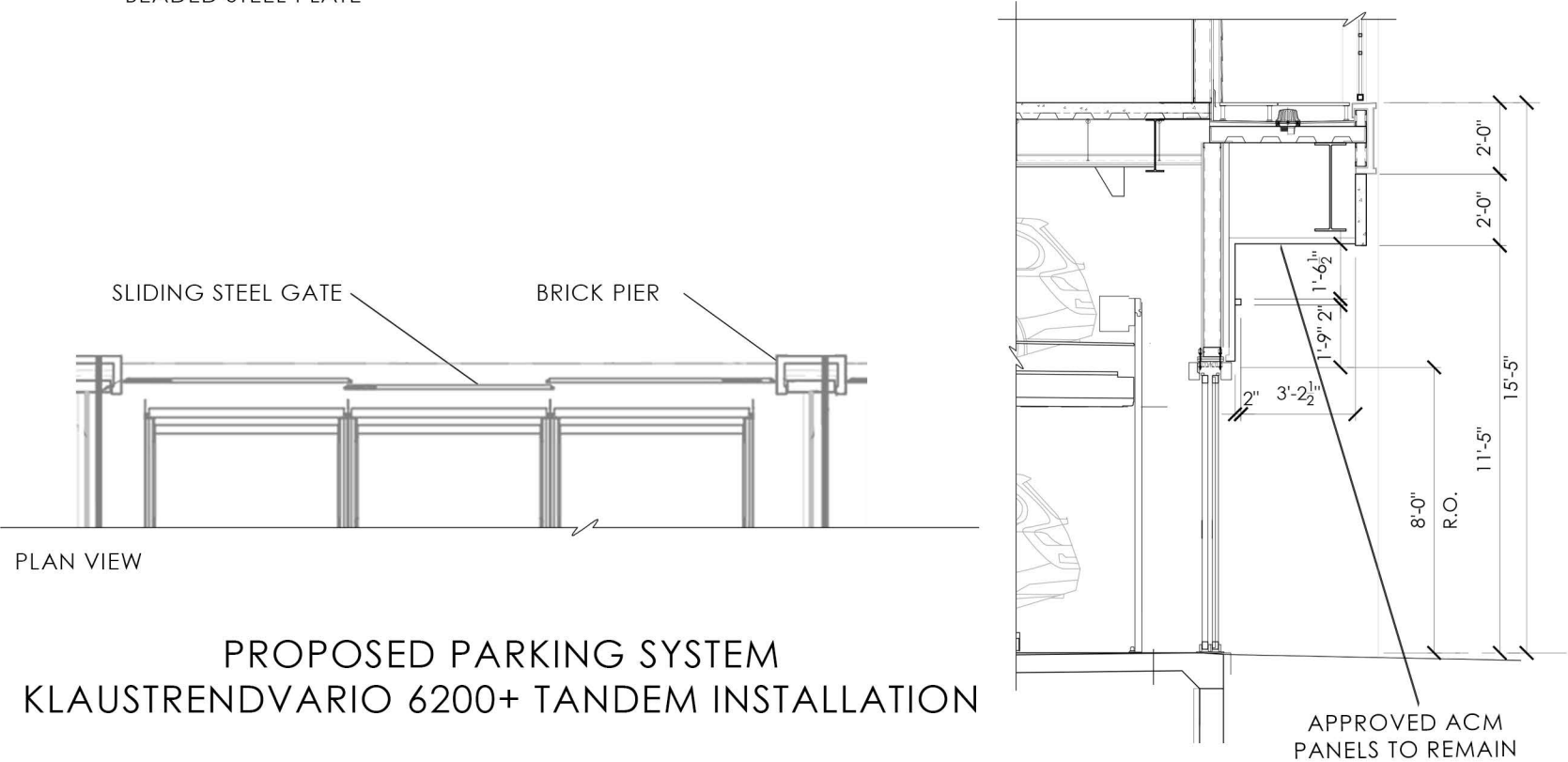


GATE CLOSEUP
BEADED STEEL PLATE



KLAUS
MULTIPARKING
AMERICA

SIMILAR GATE INSTALLATION PHOTO
BEADED PANELS NOT SHOWN



PROPOSED PARKING SYSTEM
KLAUSTRENDVARIO 6200+ TANDEM INSTALLATION



5. 526 State Street

-Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design: change out (1) approved door for new door design.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Simpson 7008 door with Large Dog Door.



7008 with Large
Dog Door in Bronze



7008 with Extra Large
Dog Door in Silver

Design #7008

- Select either the Large or X-Large dog doors and in any of the three finishes.
- Variety of door widths and heights available. For any door width under 2'10", contact your Simpson Authorized Dealer to confirm final fit and finish for your chosen dog door.
- Door available in any type of wood, with any glass texture and your choice of profile.
- 1-3/4" thick Double Hip-Raised Innerbond® Panel.
- Add optional UltraBlock technology for improved performance and to increase warranty to 5 years.
- Add optional WaterBarrier technology if your door does not have sufficient overhang protection (see simpsondoor.com/care-finishing).

6. 53 Pray Street

-Recommended Approval

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

Repair and Replace:

- Change of previously approved light fixtures on front and back of home
- New light fixtures for Garage, Boat House and at Roof Deck
- New vent locations and installation specifications
- Previously approved window to be shifted to the left for alignment
- Previously approved door to be taller and shift left
- Repair and refurbish in-kind any conditions identified as compromised or failing as part of these efforts

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Pray Street View

Credit: Real Estate Listing

Table of Contents

Cover Sheet

- 1. Locus Map and Overall Building Siting
 - 2. Front and Right Side Elevations
 - 3. Back Elevation
 - 4. Left Side Elevation
 - 5. Boat House Fixtures
 - 6. Garage Light Fixtures
- Specifications: Lights, Mechanical Vents



Waterside Aerial View

Credit: Real Estate Listing

Project Summary

Repair and Replace:

- Change of previously approved light fixtures on front and back of home
- New light fixtures for Garage, Boat House and at Roof Deck
- New vent locations and installation specifications
- Previously approved window to be shifted to the left for alignment
- Previously approved door to be taller and shift left
- Repair and refurbish in-kind any conditions identified as compromised or failing as part of these efforts

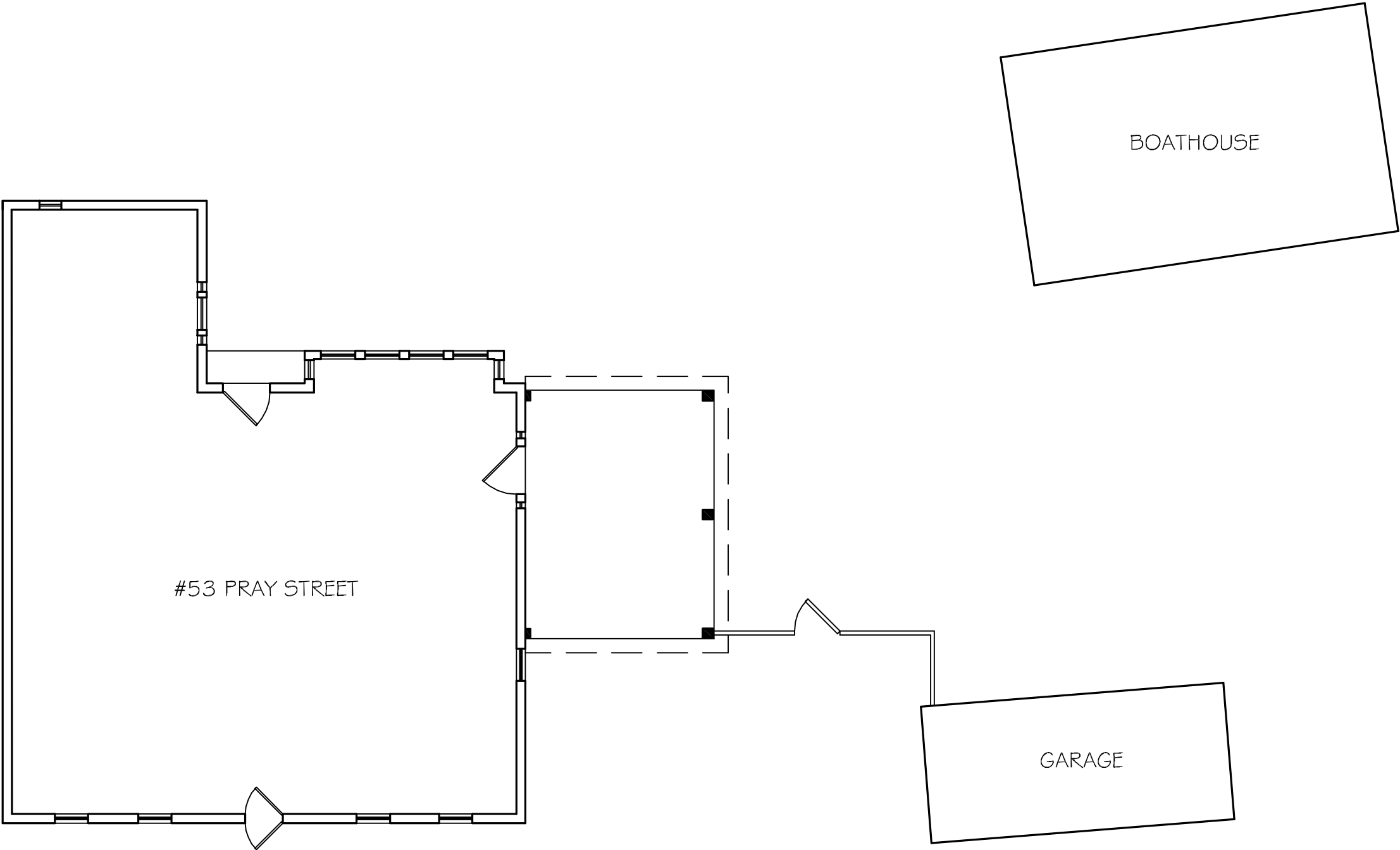
Cover Sheet

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company



Locus Map



PRAY STREET

Site Plan

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

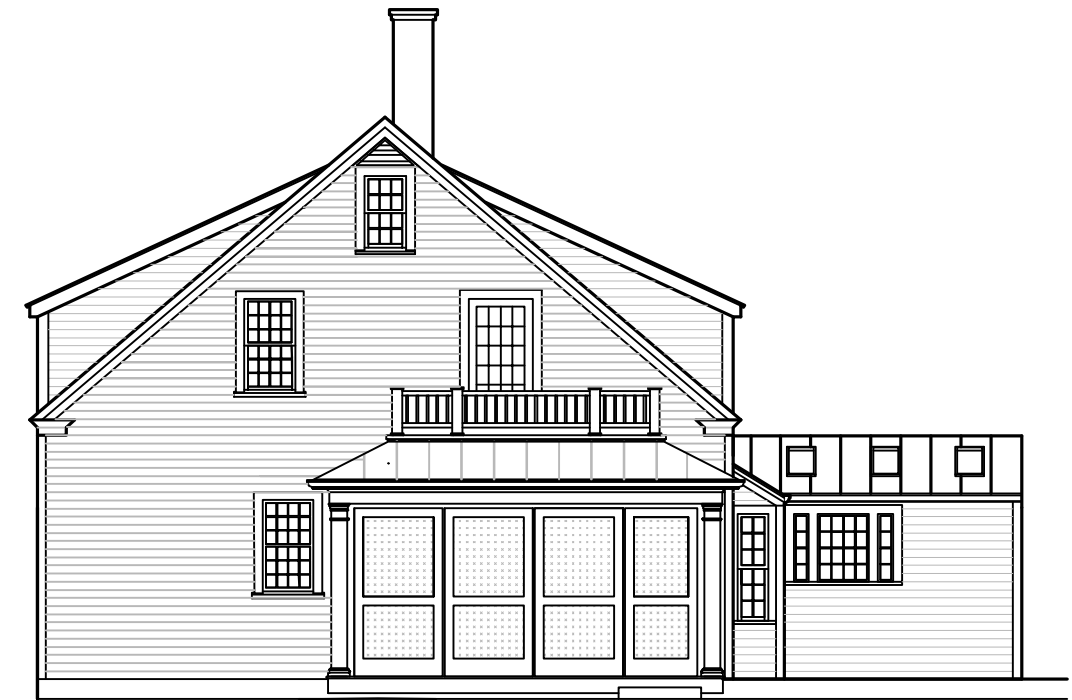
AA

12.2025

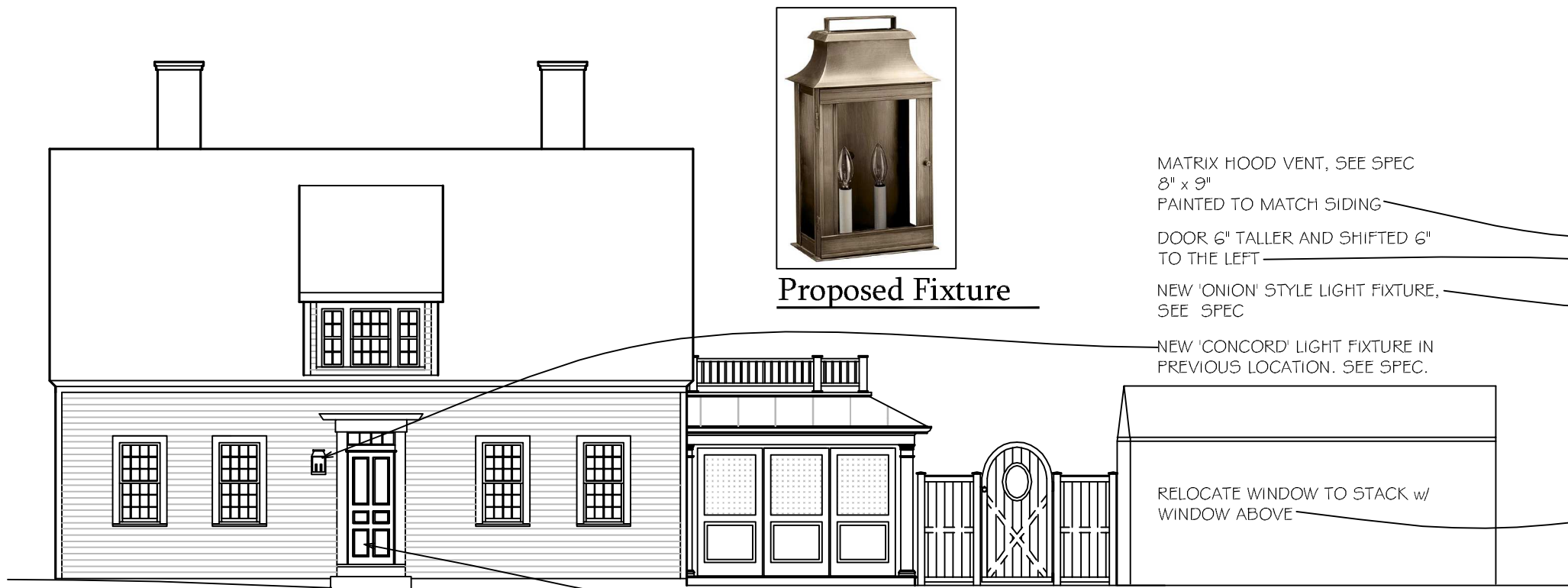
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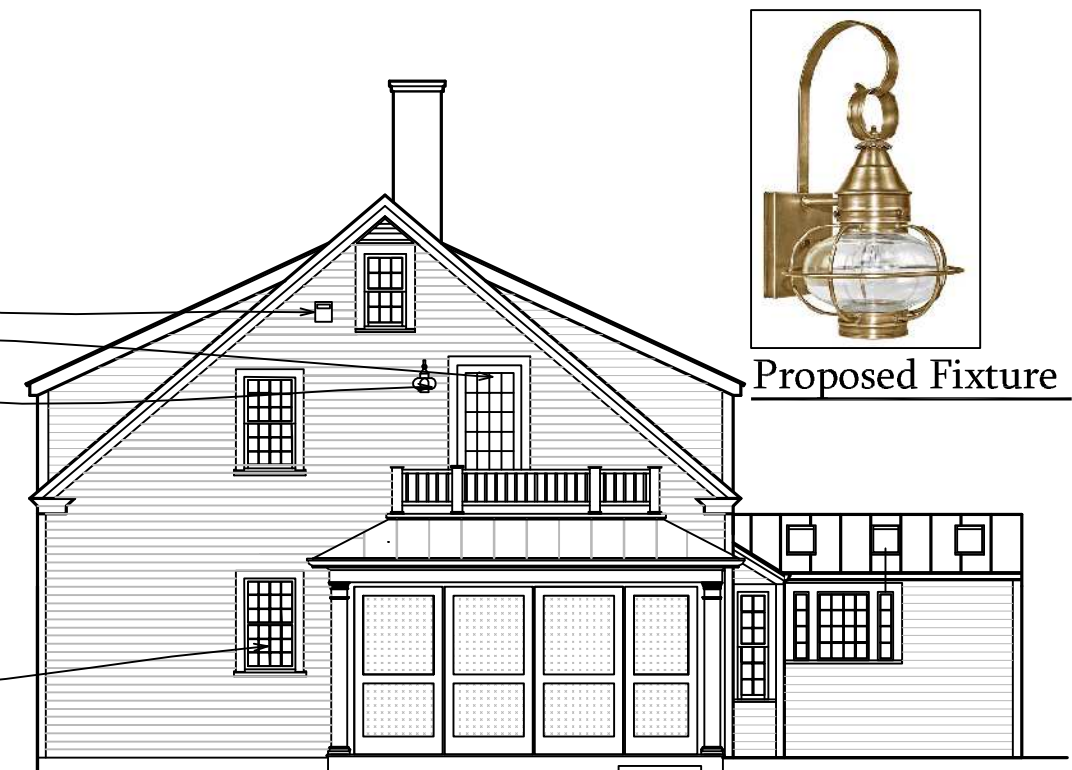
Previously Approved Front Elevation



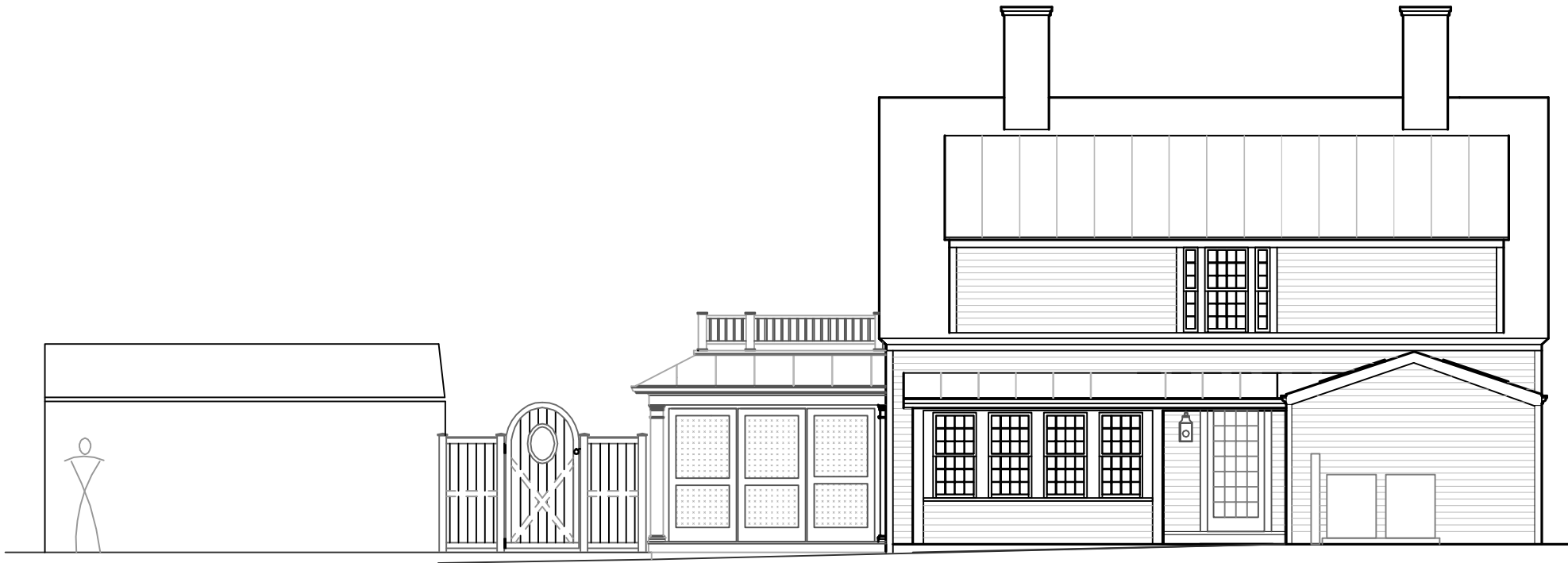
Previously Approved Right Side Elevation



Proposed Front Elevation



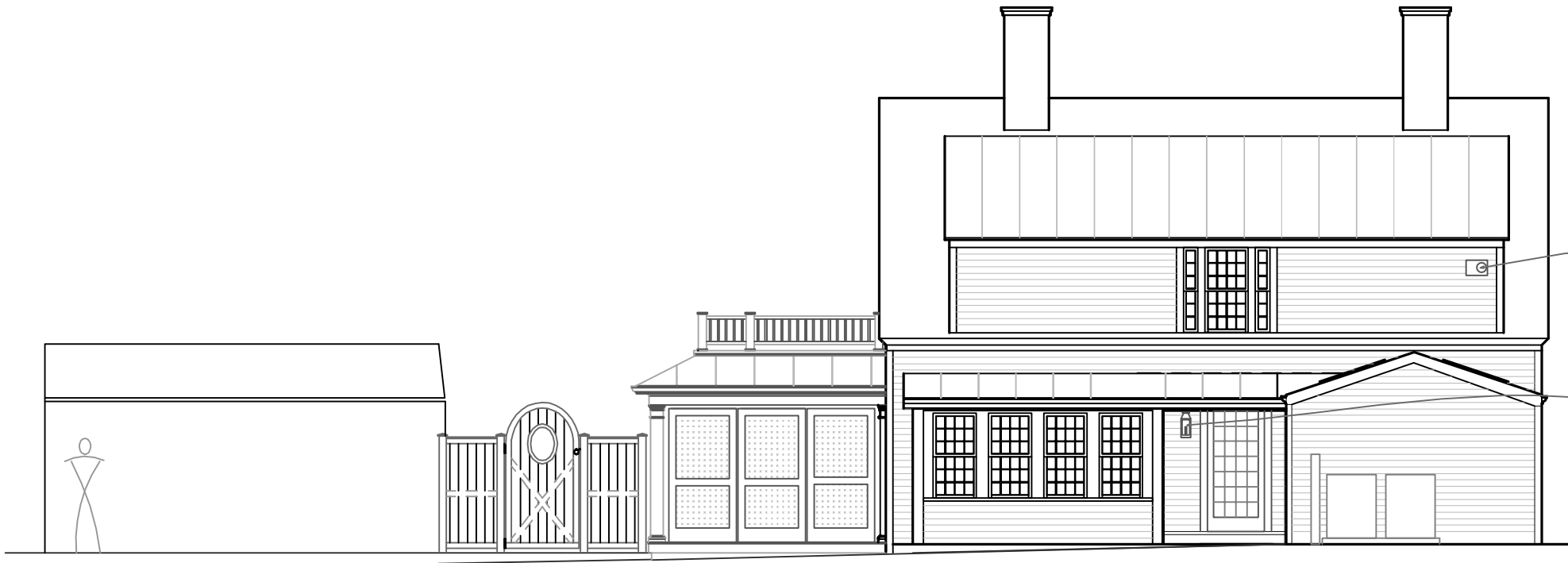
Proposed Right Side Elevation



Previously Approved Back Elevation



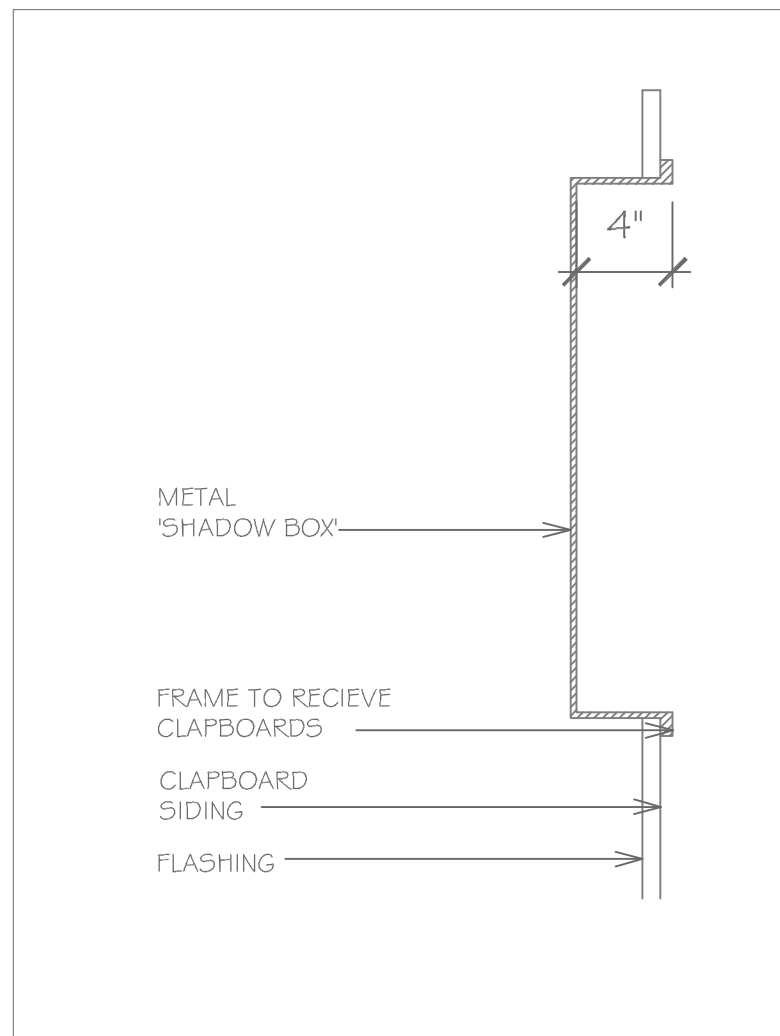
Boiler Vent



Proposed Back Elevation



Proposed Fixture



Proposed 'Shadow Box' for Venting

SCALE: 1 ½" = 1'-0"

Due to the proximity to the siteline, the Inspections Dept is requiring vents on this side to be recessed.

We are proposing custom, 4"deep metal 'shadow boxes', painted to match the siding

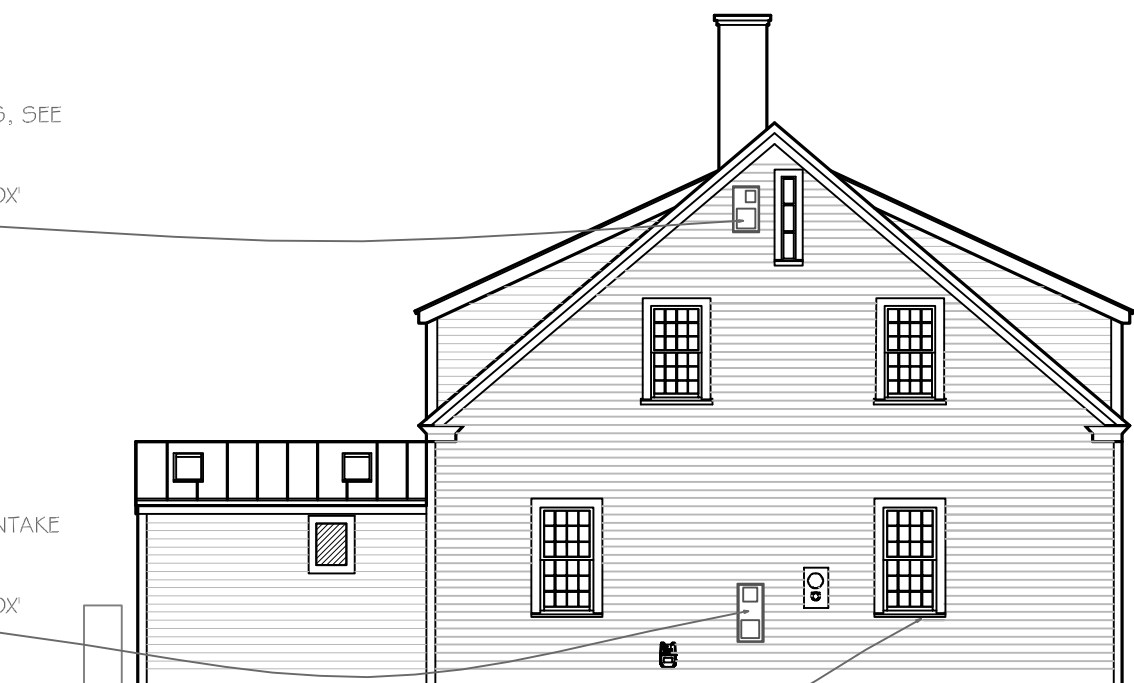


Previously Approved Left Side Elevation

DRYER, BATH AND ERV VENTS, SEE SPEC
APPROX. 4" AND 8" SQUARE
RECESSED INTO 'SHADOW BOX'
PAINTED TO MATCH SIDING

ERV INTAKE AND FIREPLACE INTAKE
VENTS, SEE SPEC.
APPROX. 6" AND 8" SQUARE
RECESSED INTO 'SHADOW BOX'
PAINTED TO MATCH SIDING

DUE TO PROXIMITY TO SITELINE, INSPECTIONS DEPT IS REQUIREING (1)
WINDOW REQUIRED TO HAVE FIXED, FIRE RATED STORM WINDOW. FRAME
TO MATCH TRIM COLOR



Proposed Left Side Elevation

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



1.Elevation Facing Yard

Replace existing light to left of door with Onion Style fixture.
Add new Onion Style fixture equi-distance off door on opposite side.



2. Onion Style Fixture (See Spec)



1.Elevation Facing Pray Street
 Replace (2) lights with Onion Style Fixtures



2.Elevation Facing Water and Yard
 Replace (1) light with Onion Style Fixture



3.Onion Style Fixture (See Spec)



NORTHEAST™
— LANTERN —



5721
CONCORD COLLECTION
WALL MOUNT

DIMENSIONS

DEPTH: 6.5"
WIDTH: 9.25"
HEIGHT: 16"

MOUNTING HEIGHT FROM TOP

10"

MOUNTING AREA

7"W X 11"H

SOCKET OPTIONS

(LT2) CANDELABRA BASE SOCKETS;
60 WATT MAX 3.5" SLEEVE
(CIM) MEDIUM BASE SOCKET; 75
WATT MAX W/ CLEAR CHIMNEY

UL LISTED

SUITABLE FOR WET
LOCATIONS



FINISHES

AB - ANTIQUE BRASS
DAB - DARK ANTIQUE BRASS
DB - DARK BRASS (SHOWN)
VG - VERDI GRIS
AC - ANTIQUE COPPER

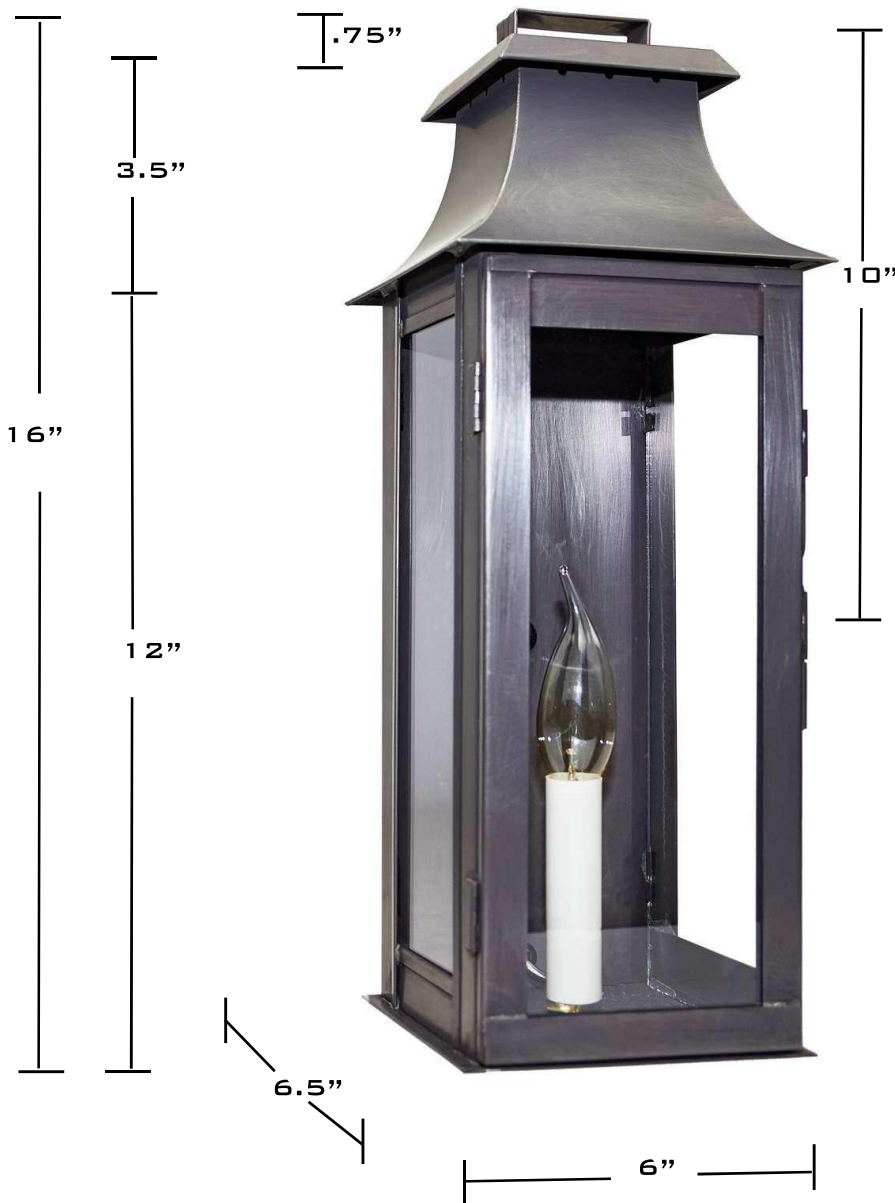
GLASS OPTIONS

CLR - CLEAR
CSG - CLEAR SEEDY
SMG - SEEDY MARINE
FST - FROSTED





NORTHEAST™
— LANTERN —



**5621
CONCORD COLLECTION
WALL MOUNT**

DIMENSIONS

DEPTH: 6.5"

WIDTH: 6"

HEIGHT: 16"

MOUNTING HEIGHT FROM TOP

10"

MOUNTING AREA

4.5"W x 11"H

SOCKET OPTIONS

(LT1) CANDELABRA BASE SOCKET;

60 WATT MAX 3.5" SLEEVE

(CIM) MEDIUM BASE SOCKET; 75 WATT

MAX W/ CLEAR CHIMNEY

UL LISTED

SUITABLE FOR WET
LOCATIONS



FINISHES

AB - ANTIQUE BRASS

DAB - DARK ANTIQUE BRASS

DB - DARK BRASS (SHOWN)

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.





NORTHEAST™
— LANTERN —

2521
ONION COLLECTION
WALL MOUNT

DIMENSIONS

DEPTH: 11"

WIDTH: 9"

HEIGHT: 16"

MOUNTING HEIGHT FROM TOP
12"

MOUNTING AREA
4.5"W x 5.75"H

SOCKET OPTIONS

**(MED) MEDIUM BASE SOCKET;
75 WATT MAX**

UL LISTED

**SUITABLE FOR WET
LOCATIONS**



FINISHES

AB - ANTIQUE BRASS

DAB - DARK ANTIQUE BRASS

DB - DARK BRASS (SHOWN)

VG - VERDI GRIS

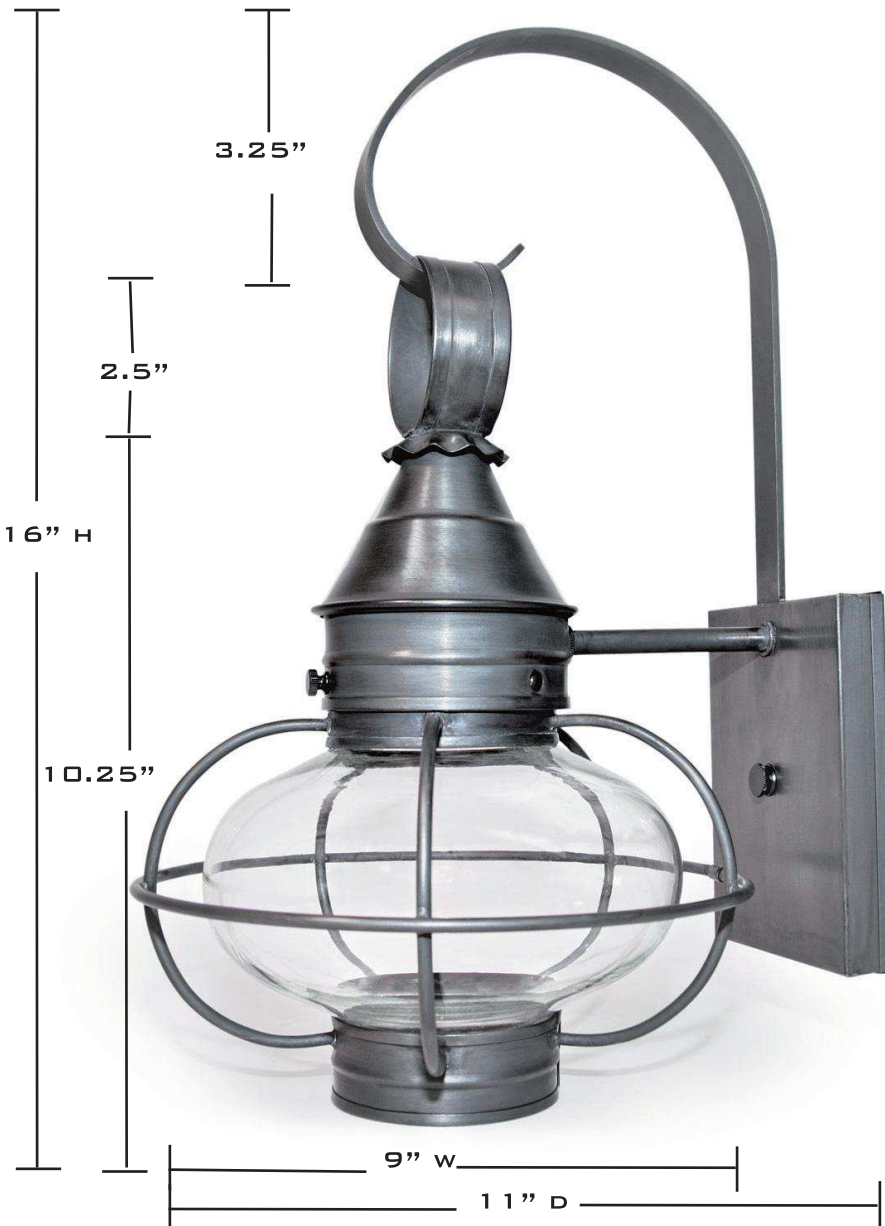
AC - ANTIQUE COPPER

GLASS OPTIONS

CLR - CLEAR

CSG - CLEAR SEEDY

OPT - OPTIC



2022 NORTHEAST LANTERN, LLC, 6 COMMERCE WAY, EXETER, NH 03833,

800-892-1206, INFO@NORTHEASTLANTERN.COM

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LIFETIME WARRANTY ON CRAFTSMANSHIP.



Matrix Hood

2-in-1 Ventilation Hood

Product #: 413640



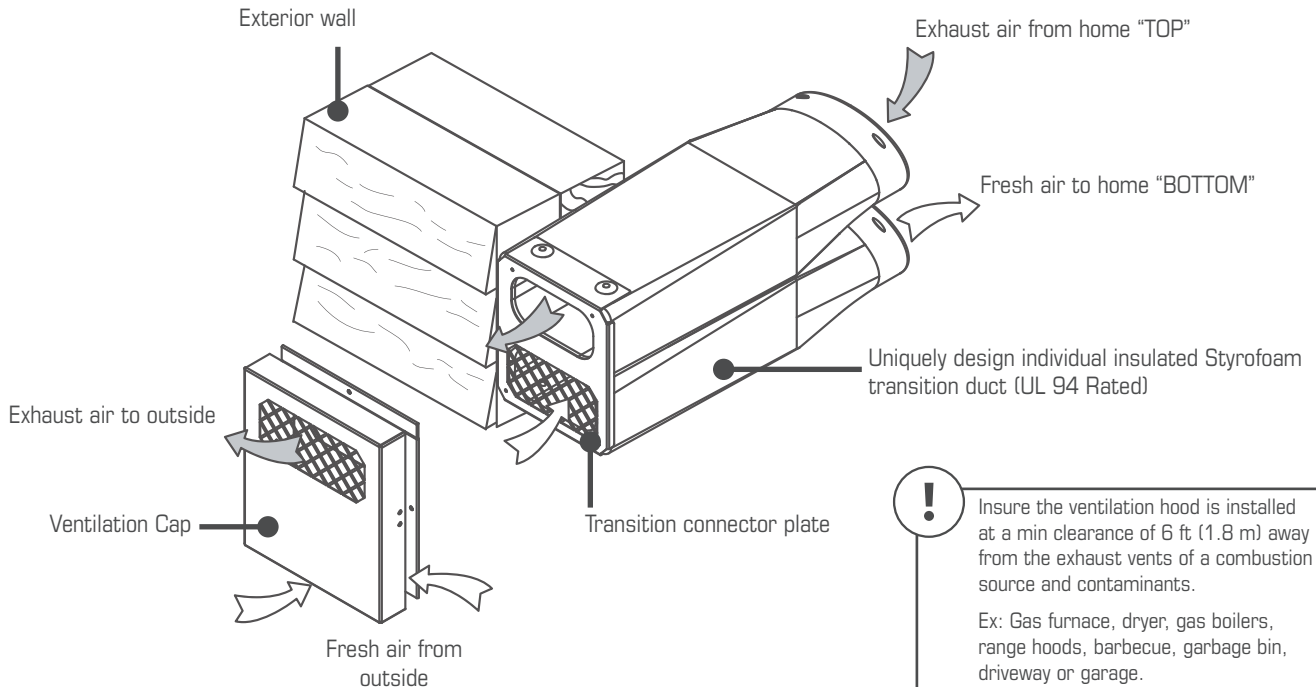
Specifications

Material:	22 gauge Galvanized
Finish:	UV Rated baked enamel
Colour:	White
Complies with:	CSA/F326 Standard
Transition:	– UL 94 Rated – Thermal Value R4.0
Net Weight:	4.5 Lbs
Shipping Weight:	5 Lbs

Features & Benefits

- Low profile 2 in 1 ventilation hood
- Single port 7¹/₁₆ (179 mm) x 8¹/₁₆ (205 mm) to exterior wall
- Insulated transition duct connections (R 4,0 / UL 94 Rated)
- Simple and easy to install
- Oval 6" dia. connections
- Compatible with HRV/ERV appliances (up to 150 cfm)
- Residential or condo applications
- Durable powder coated white galvanized metal
- Screen design prevents birds & rodents from entering
- 100% U.V. Resistant
- Can be painted for colour choice

Airflow & installation



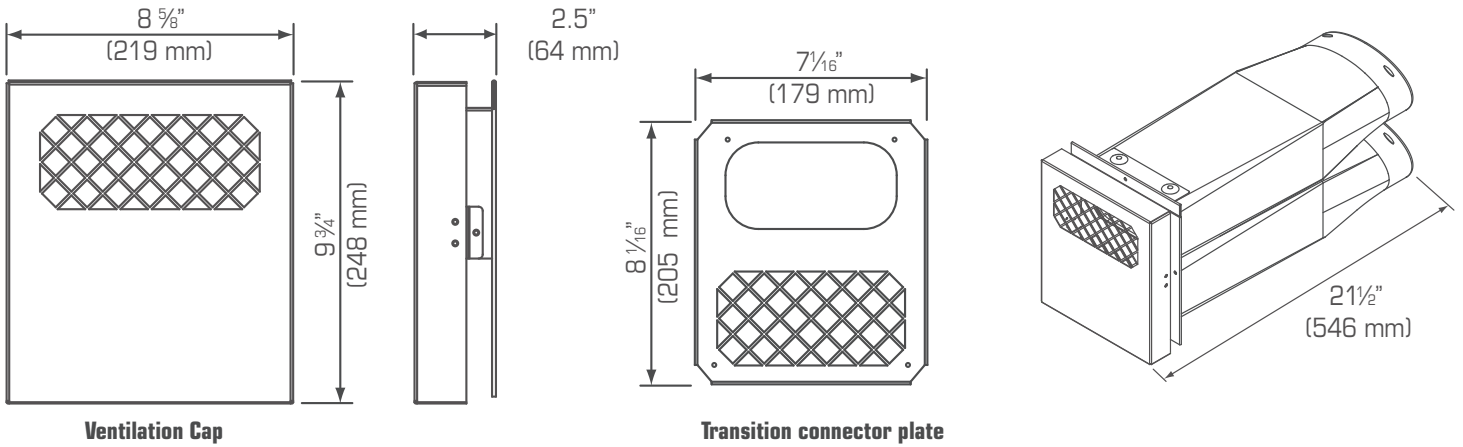
IMPORTANT: Install ventilation hood a minimum of 18" (457 mm) above grade.

Do not install under a deck, enclose porch, patio, garages, crawl spaces or attics.

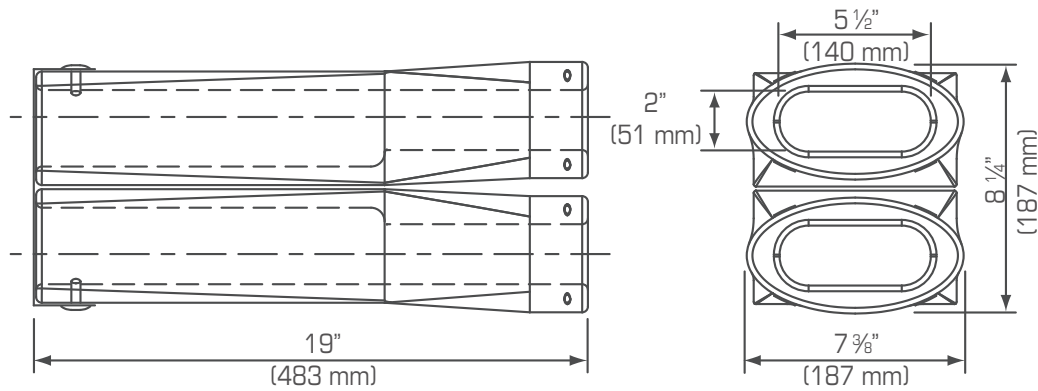


fantech[®]
a systemair company

Dimensions

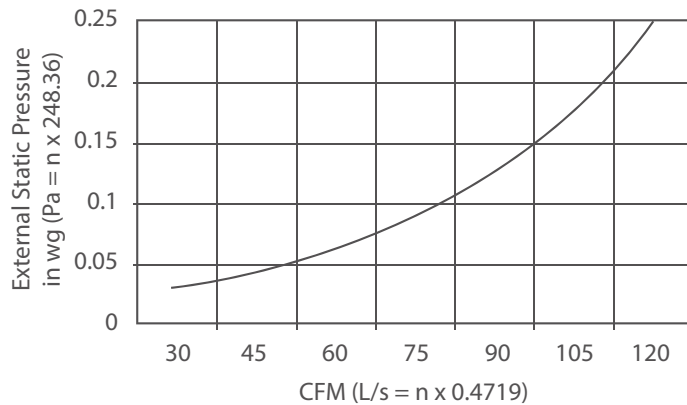


Clearance – Assembled Transition Ducts

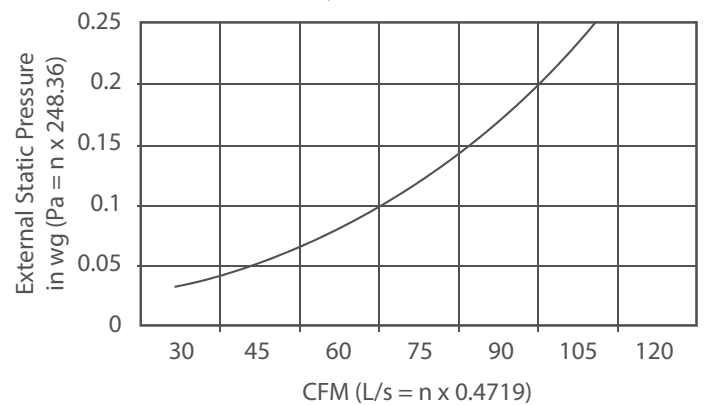


Airflow Performance Data

Exhaust Air Flow Performance



Supply Air Flow Performance



LIMITATIONS: This product is for residential applications only. Must be installed in accordance with all current national and local regulation building safety codes.

Contacts

Submitted by:	Date:
Quantity:	Model:
Comments:	Project #:
Location:	
Architect:	
Engineer:	Contractor:

Distributed by:

--

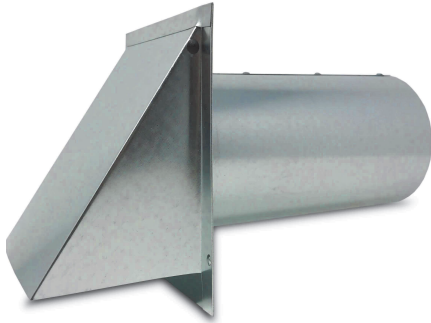
PRODUCT: WALL VENT CAP

MATERIALS: GALVANIZED, ALUMINUM, STAINLESS STEEL, COPPER

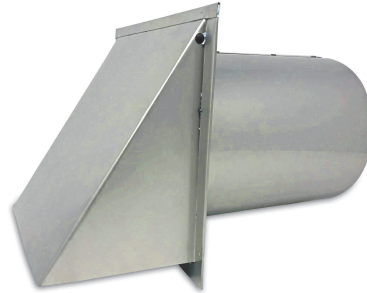
SIZES: 3" - 14" | SCREEN ONLY, DAMPER ONLY, DAMPER & SCREEN



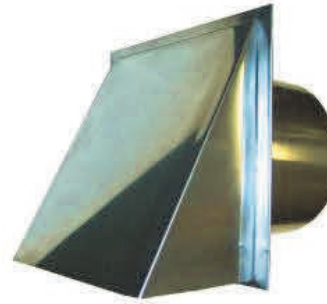
LUXURY METALS



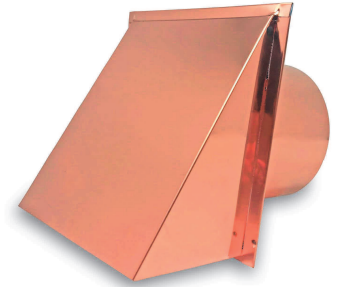
GALVANIZED
SIZES: 3" - 14"



ALUMINUM
SIZES: 3" - 14"



STAINLESS STEEL
SIZES: 3" - 10"



COPPER
SIZES: 3" - 10"

PRODUCT HIGHLIGHTS

THE WALL CAP IS IDEAL FOR USE WITH DRYER VENTING, KITCHEN FAN EXHAUST, BATH FAN EXHAUST, FURNACE AIR INTAKE, WHOLE HOUSE VENTILATION, AND HRV'S. VENTS WITH DAMPERS COME STANDARD WITH A SPRING CLOSURE DAMPER AND WEATHER SEAL FOR INCREASED ENERGY EFFICIENCY AND NOISE REDUCTION.

- SPRING CLOSE FOAM LINED DAMPERS
- 1/4" SCREEN
- 1/8" SCREEN AVAILABLE UPON REQUEST
- GALVANIZED ((G-90)
- STAINLESS STEEL (304-2B)
- ALUMINUM (H3003)
- HOOD, FLANGE & DAMPER



EMAIL: DAVE@LUXURYMETALS.COM
PHONE: (206) 406-7346 | **WEBSITE:** WWW.LUXURYMETALS.COM



Luxury Metals LLC
4708 W Fairview Ave #100
Boise, ID 83706

PRODUCT: COPPER WALL VENT CAP (__WVC_)

MATERIALS: COPPER

SIZES: 3" - 10" | SCREEN ONLY, DAMPER ONLY, DAMPER & SCREEN



PRODUCT HIGHLIGHTS

THE WALL CAP IS IDEAL FOR USE WITH THE DAMPER ONLY DRYER VENTING, KITCHEN FAN EXHAUST, BATH FAN EXHAUST, FURNACE AIR INTAKE (SCREEN ONLY), WHOLE HOUSE VENTILATIONS, AND HRV'S. VENTS WITH DAMPERS COME STANDARD WITH A SPRING CLOSURE DAMPER AND WEATHER SEAL FOR INCREASED ENERGY

- SPRING CLOSE FOAM LINED DAMPERS
- COPPER SCREENS ARE 1/4"
- 1/8" SCREENS AVAILABLE UPON REQUEST
- 16 OZ. COPPER

SPECIFICATION KEY

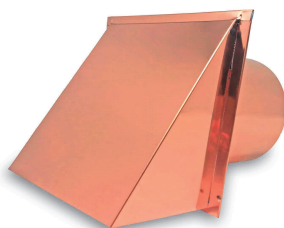
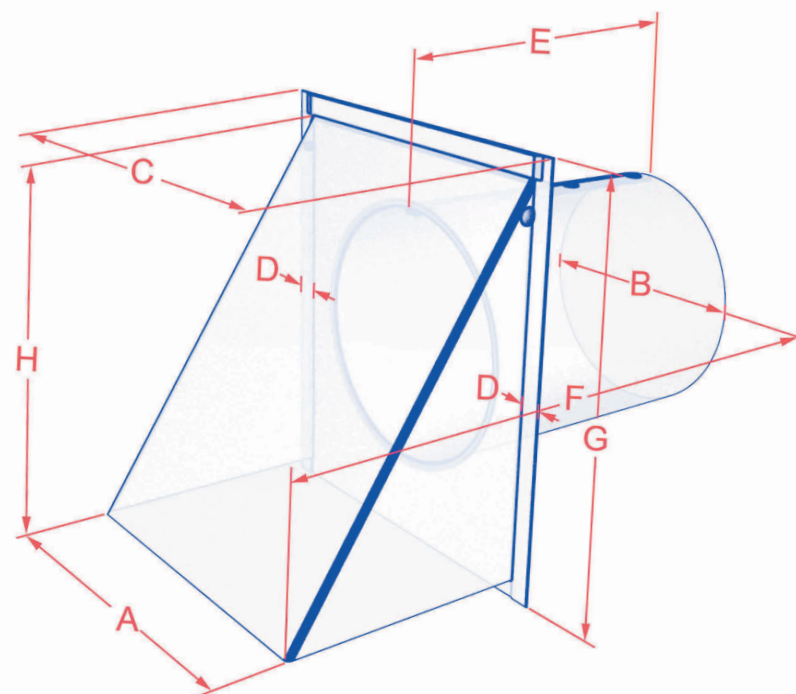
SPECIFY DAMPER & SCREEN OPTIONS

BEFORE PART

D = DAMPER ONLY (**D**WV__#)

S = SCREEN ONLY (**S**WV__#)

SD = SCREEN & DAMPER (**SD**WV__#)



SKU	SIZE	A	B	C	D	E	F	G	H
__WVC3	3"	5.000	3.00	6.00	.5	5.00	12.375	6.625	5.375
__WVC4	4"	5.000	4.00	6.00	.5	5.00	12.375	6.625	5.375
__WVC5	5"	6.000	5.00	7.00	.5	5.00	12.250	7.000	6.125
__WVC6	6"	7.0625	6.00	8.00	.5	5.00	12.750	8.000	7.375
__WVC7	7"	9.375	7.00	9.00	.5	5.00	13.750	9.000	7.875
__WVC8	8"	9.375	8.00	11.00	.5	5.00	13.625	11.000	9.812
__WVC10	10"	12.000	10.00	13.00	.5	5.00	15.000	13.500	11.812



EMAIL: DAVE@LUXURYMETALS.COM
PHONE: (206) 406-7346 | WEBSITE: WWW.LUXURYMETALS.COM



Luxury Metals LLC
4708 W Fairview Ave #100
Boise, ID 83706

7. 164 Daniel Street

-Recommended Approval

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

1. DORMER WINDOW SIZE REDUCED, 2'-6" X 4'-0"

DOUBLE HUNG & EGRESS CASEMENT

2. FACE OF DORMER MOVED BACK 1'-0"

3. FRONT CANOPY REMOVED AND REPLACED WITH

FLAT OVERHANG TO MATCH HISTORICAL AWNING

4. CONDENSER SCREENING CHANGED TO A

VERTICAL WOODEN FENCE

5. EXISTING OUTBUILDING DEMOLISHED AND

REPLACED WITH HARDSCAPE PATIO & PLANTING

BEDS

Staff Comment: Recommend Approval

Stipulations:

1. _____

2. _____

3. _____

164 DANIEL STREET RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINSTRATION APPROVALS, DECEMBER 2025

BUILDING HISTORY:

- BUILT IN 1880 AS A 2- 1/2 STORY DUPLEX WITH PAIRED DOORWAYS IN OFF-CENTER OF 4-BAY FACADE. GABLE ROOF WITH EXTENDED EAVES, TWO STOVE CHIMNIES ON RIDGE.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE THE EXISTING DUPLEX AT 164 DANIEL STREET.
- ADD TWO DORMERS AT BOTH THE NORTH AND SOUTH ELEVATIONS.
- REPLACE ALL EXISTING VINYL WINDOWS WITH CLAD WOOD WINDOWS. MINOR MODIFICATIONS TO EXISTING WINDOW LOCATIONS FOR INTERIOR FUNCTIONALITY. REFER TO ELEVATIONS.
- REPLACE BOTH FRONT ENTRY DOORS WITH WOOD DOORS.
- REMOVE DOORS ON BACK OF BUILDING (NORTH ELEVATION).
- REPLACE EXISTING VINYL SIDING WITH WOOD CLAPBOARD SIDING.
- REPLACE EXISTING ALUMINUM TRIM AT DOOR, WINDOWS, AND EAVES WITH WOOD TRIM.
- REMOVE EXISTING VINYL SHUTTERS.
- REMOVE CHIMNEYS AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, AND FORM.
- PROVIDE A WOOD FENCE ALONG THE DRIVEWAY AND SOUTH ELEVATION.

PROPOSED CHANGES:

- DORMER WINDOW SIZE REDUCED, 2'-6" X 4'-0" DOUBLE HUNG & EGRESS CASEMENT
- FACE OF DORMER MOVED BACK 1'-0"
- FRONT CANOPY REMOVED AND REPLACED WITH FLAT OVERHANG TO MATCH HISTORICAL AWNING
- CONDENSER SCREENING CHANGED TO A VERTICAL WOODEN FENCE
- EXISTING OUTBUILDING DEMOLISHED AND REPLACED WITH HARDSCAPE PATIO & PLANTING BEDS

Sheet List-HDC	
Sheet Number	Sheet Name

HDC PACKET

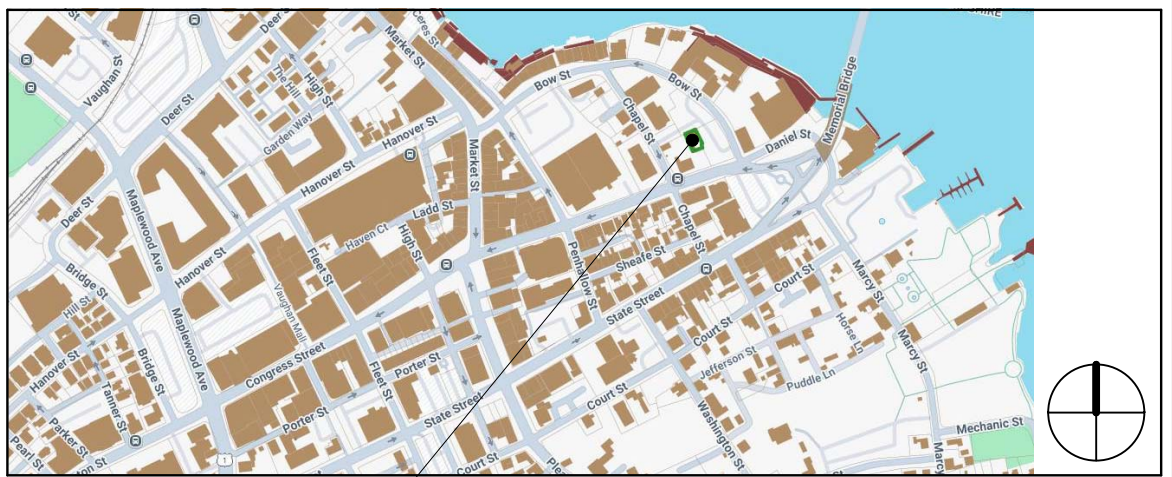
A0	COVER
A1	ARCHITECTURAL SITE PLAN
A2	PROPOSED ELEVATIONS
A3	WINDOW AND DOOR SCHEDULE
A4	MATERIALS AND SELECTIONS



EXISTING PERSPECTIVE FROM DANIEL STREET LOOKING AT 164 DANIEL STREET



BREMAC FILLING STATION LOCATED AT 168 DANIEL ST, VIEW OF 164 DANIEL ST BEHIND. IMAGE DATE: 1925-1930. COURTESY OF PORTSMOUTH ATHENAEUM.



164 DANIEL STREET
PORTSMOUTH NH, 03801

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

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A0

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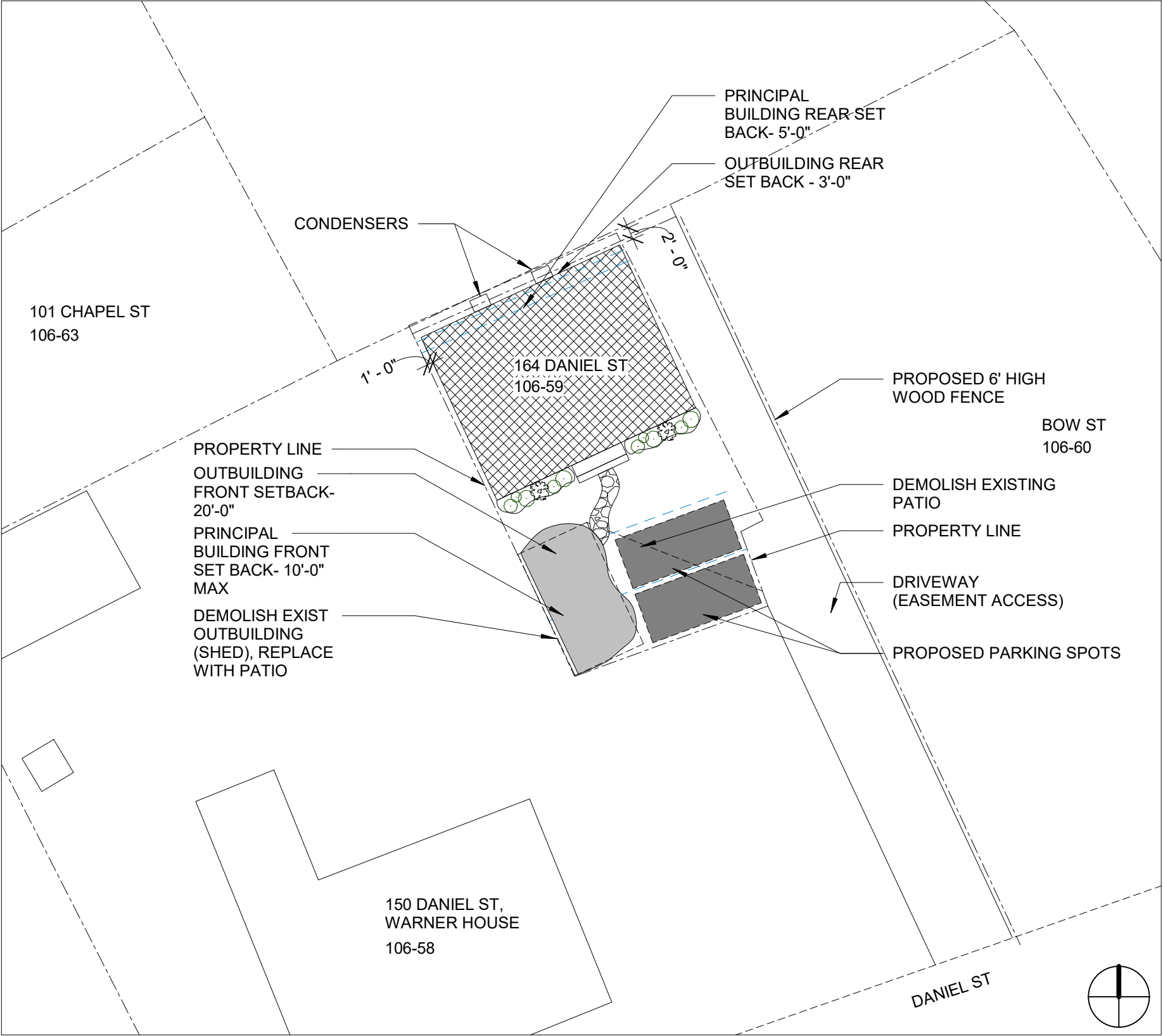
PA: MM / MG

Project Number: 25073

NOT TO SCALE

DIMENSIONAL CRITERIA (10.5A41.10C, ARTICLE 5A) CHARACTER DISTRICT 4 (CD4), HISTORICAL DISTRICT (HDC)			
ALLOWED USE	REQUIRED	EXISTING 164	PROPOSED 164
BUILDING FOOTPRINT	15,000 SF MAX	1,250 SF	1,250 SF
LOT AREA	NR	2,350 SF	2,350 SF
BUILDING PLACEMENT- PRINCIPAL BUILDING			
FRONT YARD (MAX PRIMARY)	10'-0"	31'-8" ¹	31'-8"
SIDE YARD SETBACK	0	1'-0"	1'-0"
REAR YARD SETBACK	5'-0" MIN	2'-0" ¹	2'-0"
BUILDING AND LOT OCCUPATION			
BUILDING COVERAGE	90% MAX	47%	43%
OPEN SPACE	10% MIN	11%	15%
BUILDING FORM - PRINCIPAL BUILDING			
BUILDING HEIGHT	40'-0" MAX	25'-11"	25'-11"
BUILDING STORIES	2-3 STORIES	3 STORIES	3 STORIES
GROUND FLOOR ELEVATION	3'-0" MAX	1'-4"	1'-4"
GROUND STORY HEIGHT	12'-0" MIN	10'-2" ¹	10'-2"
SECOND STORY HEIGHT	10'-0" MIN	8'-2" ¹	8'-2"
ROOF TYPE	-	GABLE	GABLE
ROOF PITCH-MAIN ROOF	6:12-12:12	9.75:12	9.75:12
PARKING	2.6 SPACES	2 ¹	2
BUILDING PLACEMENT- OUTBUILDING			
FRONT YARD	20'-0"	1'-2" ¹	1'-2" ¹
SIDE YARD SETBACK	0	0	0
REAR YARD SETBACK	3'-0"	41'-8"	41'-8"

1. EXISTING NON-CONFORMING
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND BASED ON CITY GIS MAPS.



1 SITE PLAN
1" = 20'-0"

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

ARCHITECTURAL SITE PLAN

HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

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A1

10/17/2025

PA: MM / MG

Project Number: 25073

AS INDICATED



TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

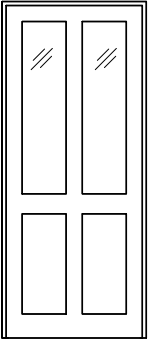
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A2

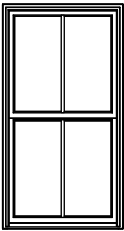
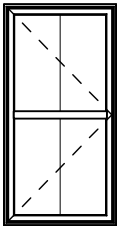
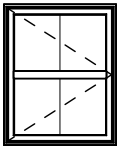
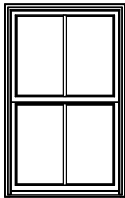
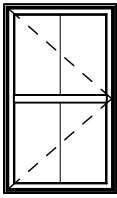
10/17/2025
PA: MM / MG
Project Number: 25073
Scale: 1/8" = 1'-0"

DOOR TYPES



TYPE A:

PANELED SOLID WOOD DOOR, WITH UPPER GLASS LITES

WINDOW TYPES				
				
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:
FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT EGRESS WINDOW, 4 LITE, WITH SIMULATED CHECK RAIL.	FIBERGLASS CLAD WOOD CASEMENT WINDOW, 4 LITE, SIMULATED CHECK RAIL	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT, EGRESS, 4 LITE, SIMULATED CHECK RAIL

WINDOW SCHEDULE					
Type Mark	BOD: Manufacturer	BOD: Model	Width	Height	Egress Window
A	Marvin Windows and Doors	ELDH3660	2' - 6"	4' - 8"	No
B	Marvin Windows and Doors	ELCA2955 E	2' - 4"	4' - 7 1/8"	Yes
C	Marvin Windows and Doors	ELCA3747	2' - 4"	2' - 11 1/8"	No
D	Marvin Windows and Doors	ELDH3648	2' - 6"	4' - 0"	No
E	Marvin Windows and Doors	ELCA2955 E	2' - 4"	3' - 11 1/8"	Yes


- WINDOW NOTES
1.

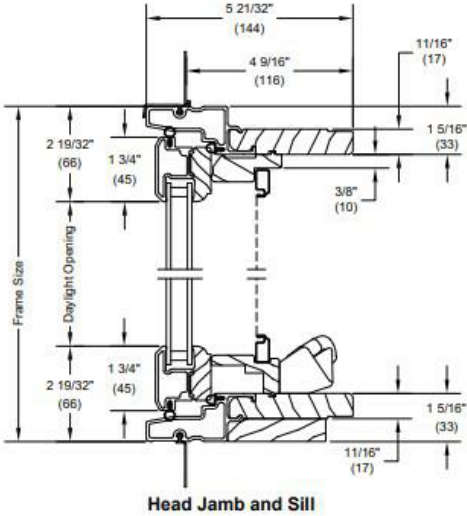
2.

3.
- WINDOWS/BASIS OF DESIGN MARVIN ELEVATE, OR EQUAL.

PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.

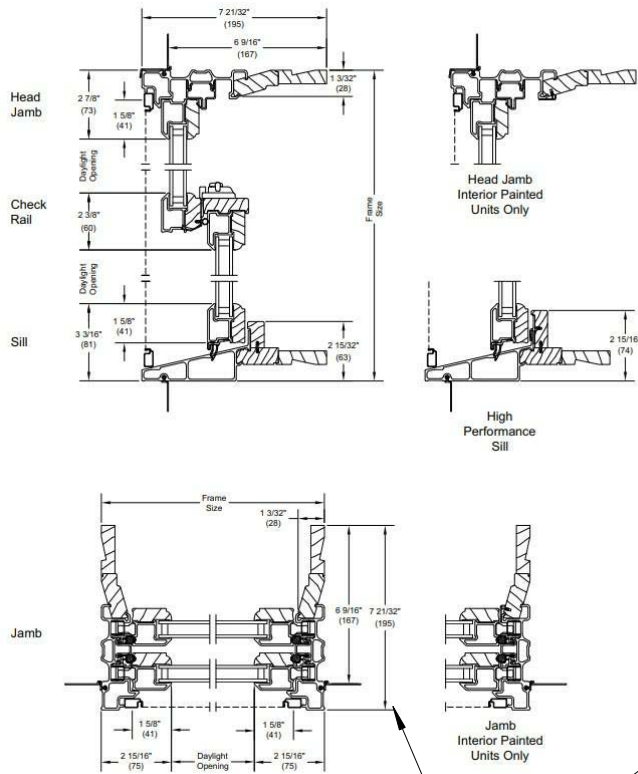
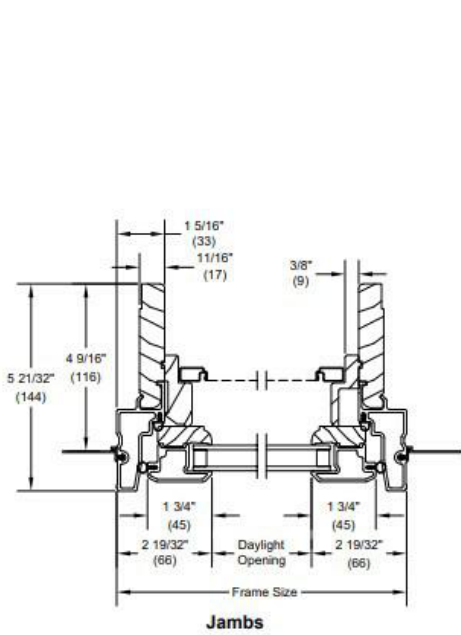
BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".





WINDOWS

MARVIN ELEVATE CASEMENT



WINDOWS
MARVIN ELEVATE DOUBLE HUNG



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TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

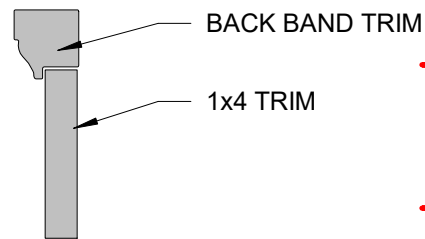
WINDOW AND DOOR SCHEDULE
HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

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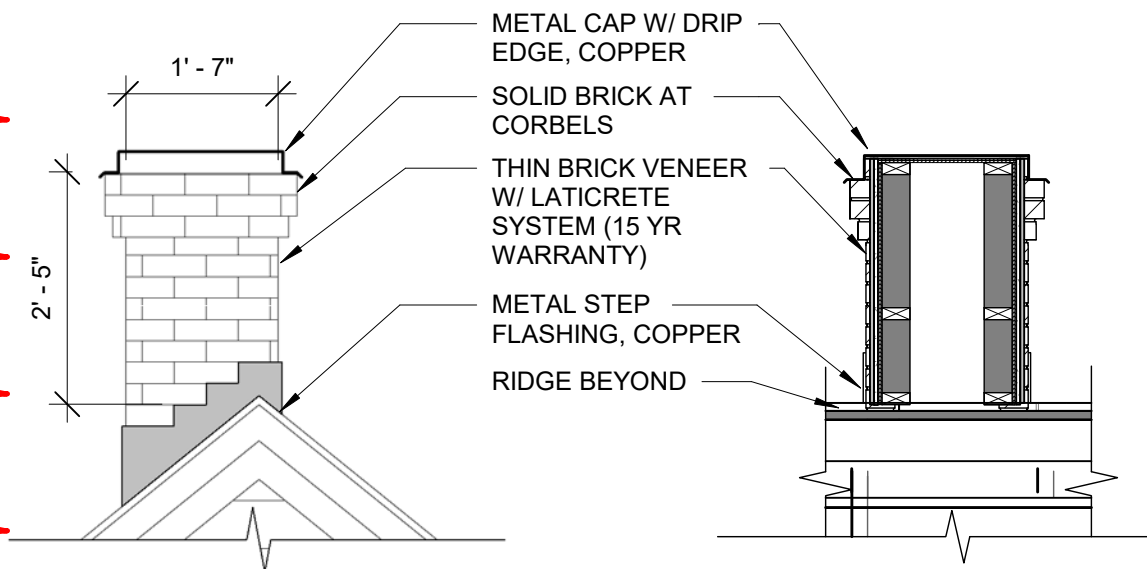
A3

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NOT TO SCALE



WINDOW TRIM PROFILE

3"=1'-0"

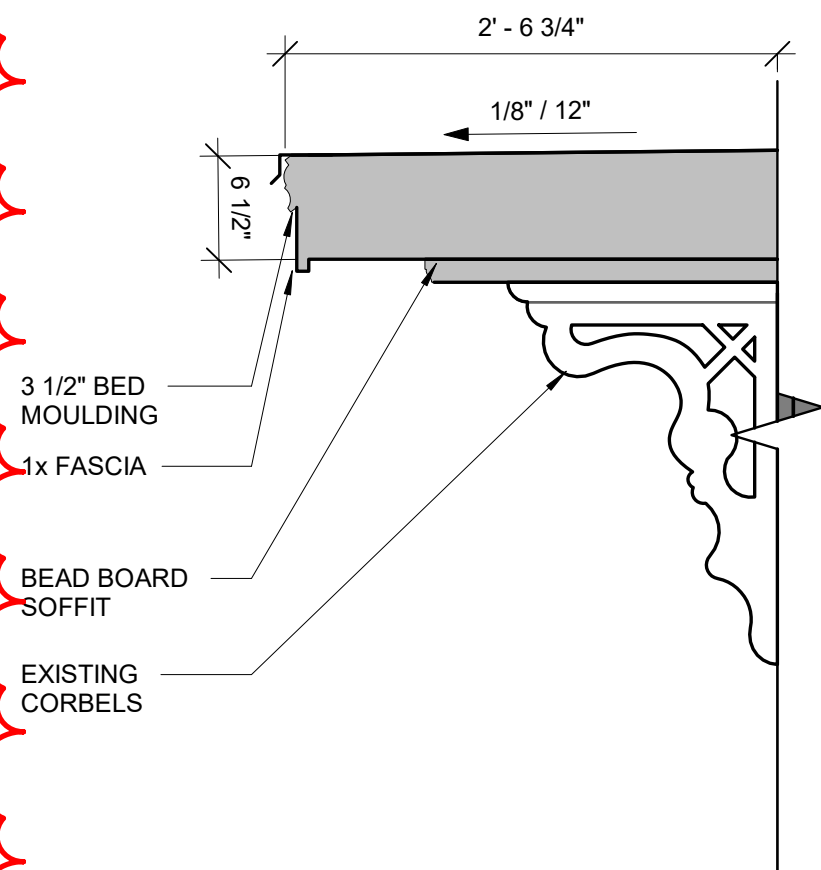


FAUX CHIMNEY ELEVATION DETAIL

1/2"=1'-0"

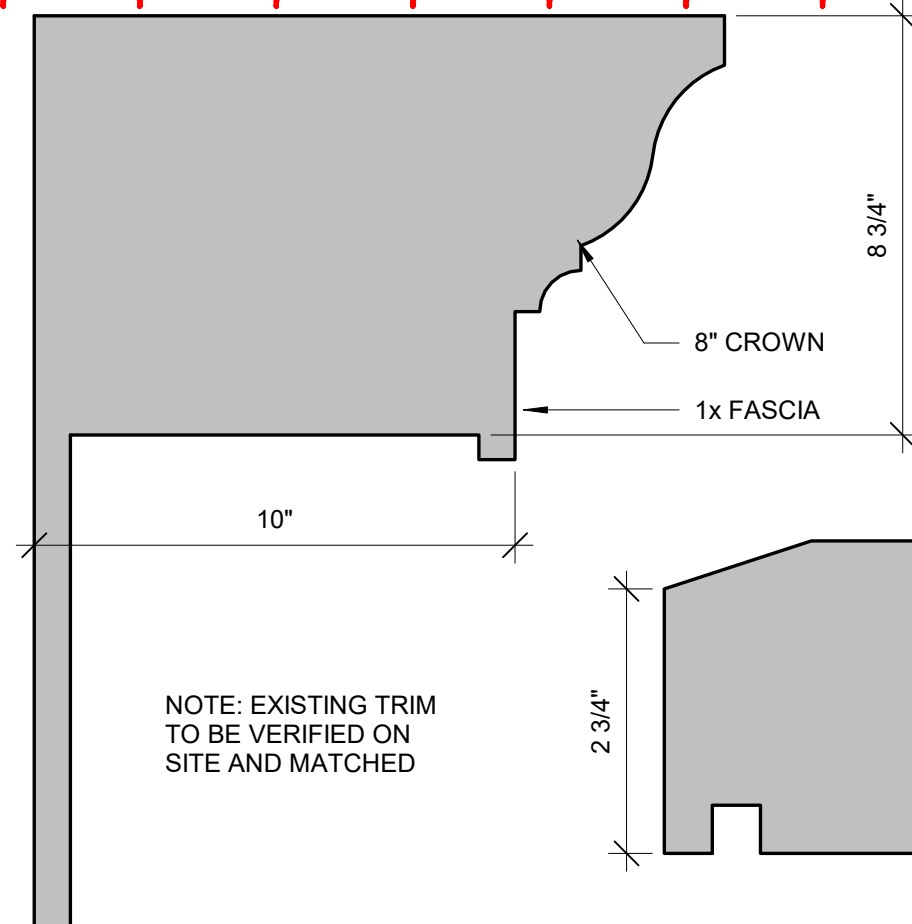
FAUX CHIMNEY SECTION DETAIL

1/2"=1'-0"



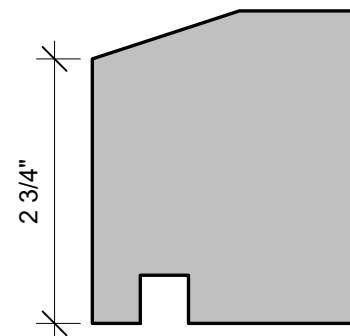
CANOPY PROFILE

1"=1'-0"



RAKE PROFILE

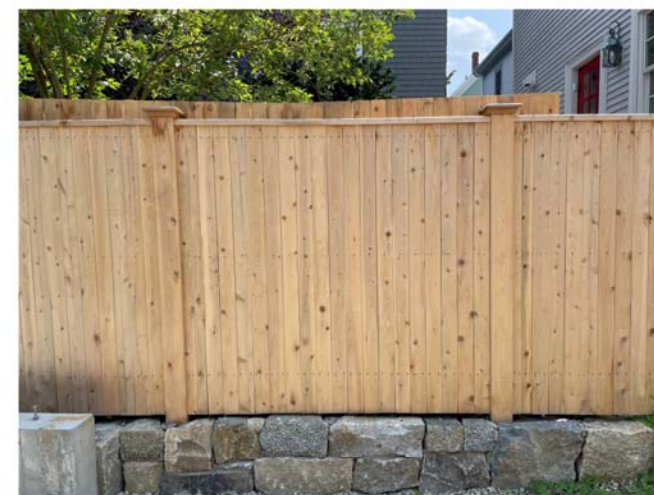
3"=1'-0"



HISTORICAL SILL PROFILE

6"=1'-0"

NOTE: EXISTING TRIM
TO BE VERIFIED ON
SITE AND MATCHED



6' HIGH CEDAR WOOD FENCE
CONDENSER SCREENING TO MATCH



WALL SCONCE OR EQUAL

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TWO FAMILY RENOVATION

164 DANIEL STREET
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MATERIALS AND SELECTIONS

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A4

10/17/2025

PA: MM / MG

Project Number: 25073

NOT TO SCALE

8. 232 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of an Electric Vehicle charging system.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

1:06

LTE

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108

DRIVEWAY

TRENCH FOR
ELECTRIC CABLE

CHARGER

Proulx Real Estate
@ Keller Williams...
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Google Maps

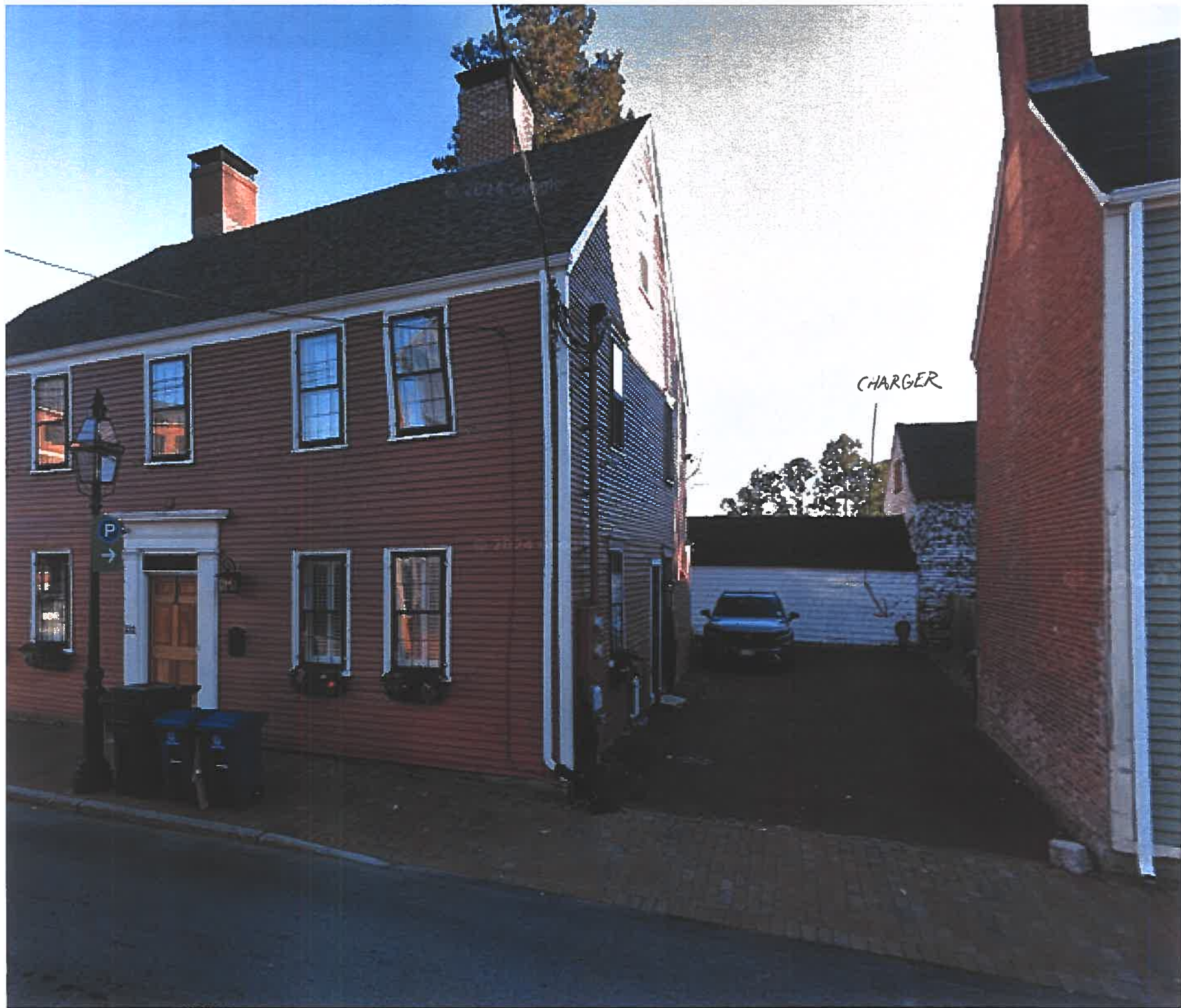
Latest in the area

44°
41 AQI

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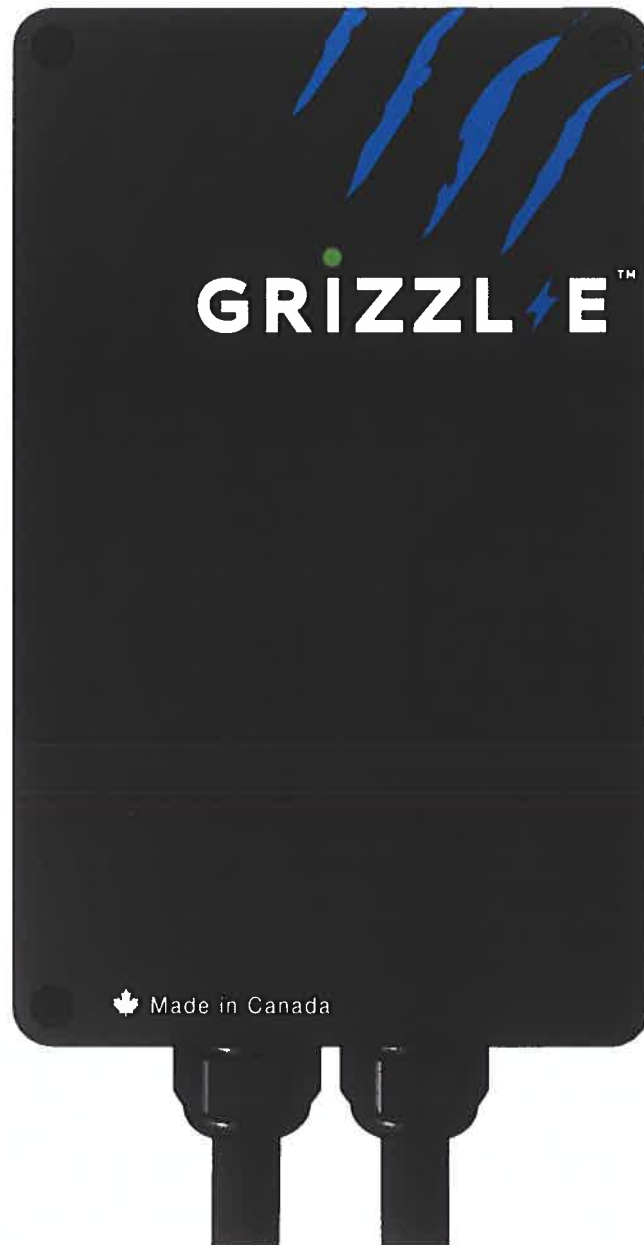
Contribute



Grizzl-E Classic 40A

Overview

Tech Specs





0

Color

Black

Extreme

Avalanche

Plug

NEMA 6-50

NEMA 14-50

Condition

New

Refurbished

Warranty

3 years

5 years warranty

349.99 USD

Add to cart

Save 30% or more with your rebate  **FORWARD**

The Grizzl-E is a simple, powerful, heavy-duty, and portable electric vehicle charging station made in Canada and built to withstand the harshest conditions. Grizzl-E comes in three different varieties: Classic Black, Avalanche White, or Extreme Camo.

Grizzl-E features a heavy-duty aluminum enclosure and premium output cable. Compatible with all BEVs and PHEVs sold in North America. UL Tested and Certified. Energy Star Certified.

unpacking/repacking. Refurbished carry 3 or 5 (optional) years of warranty and are fully operational.

PRODUCT INFORMATION

SHIPPING & RETURNS

SKU

GRI-6-24-PB

Model number

GRI-6-24-PB

Material

Aluminum Enclosure

Country of origin

Canada

Type

Charger

Weight

10.00 kg / 22.05 lbs

Dimensions

L - 340 mm / 13.39 in

W - 240 mm / 9.45 in

H - 380 mm / 14.96 in

Type

AC Level 2

Connector

Type 1 (SAE J1772)

Max power

40A 10 kW

Plug type

NEMA 14-50, NEMA 6-50

Protection

UL Type 4 Indoor/Outdoor Rating

Certifications

UL E510712, Energy Star

Smart function

No Internet Connection

Default warranty

3 Year

Adjustable current

32A, 24A, 16A

Output cable length

25ft (7.6m)

Enclosure dimensions

10.25" x 6.25" x 3.75"

Operating temperature

-30C .. +50C (-22F .. 122F)

Get 50% off for the selected accessories with the charger purchase!

9. 18 Ladd Street

-Recommended Approval

Background: The applicant is seeking approval to have full-screens in the windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____