

**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.

December 03, 2025

AGENDA

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

I. APPROVAL OF MINUTES

1. November 05, 2025

II. ADMINISTRATIVE APPROVALS

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

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Work Session/Public Hearing requested by Brian and Kyle LaChance, owners, for property located at 86 South School Street, wherein permission is requested to allow new construction to an existing structure (construct a new mudroom with steps to the front and rear yards and the installation of new fencing as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 63 and lies within the General Residence B (GRB) and Historic Districts.

B. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

C. REQUEST TO POSTPONE- Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Public Hearing requested by Ralph 1912, LLC, owner, for property located at 175 Fleet Street, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) and the new construction of (2) food kiosks on-site as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. 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.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Zucchini Crayon Trust, owner, for property located at 77 State Street, Unit 202, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

2. Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

VII. PLANNING BOARD REFERRAL MEMO

VIII. ADJOURNMENT

**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_I1xUYAyRkawmyPLt5cTmw

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

6:30 p.m.

November 05, 2025

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; Members Martin Ryan, Dr. Dan Brown, Dave Adams, Joy Curth and Alternates Larry Booz and Susan Strauss

MEMBERS EXCUSED: City Council Representative Rich Blalock

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m. She read the requests for postponements into the record. Alternate Ms. Strauss took a voting seat for the evening.

*Mr. Ryan moved to **postpone** New Business Petition 4, 175 Fleet Street, Petition 5, 40 Market Street, Petition 7, 366 Islington Street, and Old Business Work Session A, 134 Pleasant Street to the December 3 meeting. Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

I. APPROVAL OF MINUTES

1. October 01, 2025

Mr. Ryan recused himself from the vote and Mr. Booz took a voting seat. Vice-Chair Doering said there were minor grammatical errors in the minutes that she submitted to Mr. Gilbo.

*Vice-Chair Doering moved to **approve** the minutes as amended, seconded by Dr. Brown. The motion **passed** unanimously, 7-0.*

II. ADMINISTRATIVE APPROVALS [Timestamp 6:37]

1. 139 South Street, Unit A

The request was approval to revise the rear eave detail, simplify the roof, amend the HVAC equipment, and revise the gutter material.

2. 1 Raynes Avenue

The request was to revise the trash and recycling room door, revise the new entry door, and perform minor dimensional updates around the perimeter for brick coursing and constructability reasons. Vice-Chair Doering asked if there was a cutsheet for the new door. Architect Carla

Goodknight was present and said the door would be a black aluminum overhead but that a manufacturer had not been chosen yet. Vice-Chair Doering asked that Ms. Goodknight return to a future meeting with the manufacturer's name. Mr. Booz asked how the trash would be uploaded. Ms. Goodknight said it was a compactor system and that the small containers would be picked up and would not be visible from the street.

Stipulation: The applicant shall return with the name of the window manufacturer.

3. 303 Pleasant Street

The request was to replace two existing Plexiglass basement windows with mahogany ones. Mr. Adams said there were three windows on that side of the building and asked if the two new windows would have a different profile and dimensions. The applicant was not present to answer the question. Chair Ruedig said the request was straightforward.

4. 420 Pleasant Street

Mr. Gilbo said the applicant had changes to a previously-approved design and that he wanted to change the Andersen 400 Series windows and the patio door to a Marvin Elevate Series, replace two double-hung windows with faux double-hung casements, and place three mini split condensers at the rear of the building. He said the applicant also made two corrections by adjusting the window on the rear addition and changing the addition's roof pitch to 6/12.

5. 60 Prospect Street

The request was approval for an HVAC condenser and vertical conduit lines at the rear of the building. Mr. Gilbo said the condenser would be located under the rear porch and screened by fencing. Mr. Adams suggested painting the lines white to match the downspouts.

Stipulation: The conduit lines shall be painted white.

6. 111 Gates Street

The request was to change the locations of two existing windows and the location of a new window on the east wall.

7. 112 New Castle Avenue

The request was to infill a new rear window.

Stipulation: The window shall be infilled with clapboards that match the existing ones.

8. 320 South Street

The request was to add two condensers and line sets around the corner from the front of the house. Wood screening was discussed. Mr. Adams said the existing trees would provide excellent screening and suggested painting the conduit lines white to match the house.

Stipulation: The conduit lines shall be painted white to match the house.

DECISION OF THE COMMISSION

*Mr. Adams moved to **approve** the administrative approval requests with their respective stipulations, seconded by Vice-Chair Doering. The motion **passed** unanimously, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/Public Hearing requested by **Brian and Kyle LaChance, owners**, for property located at **86 South School Street**, wherein permission is requested to allow new construction to an existing structure (construct a new mudroom with steps to the front and rear yards and the installation of new fencing as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 63 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

[Timestamp 22:08] The applicant/owner Brian LaChance was present. He said the entry roofline was changed so that it was no longer a shed roof and that an entryway cover similar to the front door cover would be done and tied into the roofline. He said he wanted to place white or copper case-style gutters on the house but did not have a plan for those yet. Dr. Brown said having white gutters made sense because they would match the white trim and the neighbors' white downspouts. Mr. LaChance said he wanted to build the new deck in a WoodTech composite material. He submitted the detail to the Commission along with window details. Mr. LaChance said he had two salvaged doors from an 1870s Vermont house; he said one door with flat panels would go on the side, and the other door would go in the front. He said the new windows for the back of the home would be wood with full screens. He said he would not change the corbels on the front of the house. Mr. Ryan said the Commission needed to see a rendering of what the door on the side and the steps going up to it would look like as well as the brackets, cap, and so on. It was further discussed. Mr. Adams noted that the packet mentioned a foundation. Mr. LaChance said the deck was currently on piers and that a foundation would replace them. Mr. Adams said the side entry door facing the street did not have an overhang or corner boards and asked if that would be changed. Mr. LaChance said it would not. The stairs were discussed. Mr. Adams said the roof on the side entry expansion seemed to overhang quite a bit in the drawing. Mr. LaChance said the drawing was inaccurate and that he would correct it. Chair Ruedig said the Commission was fine with the general concept and plan but needed more details. Ms. Strauss said the deck looked small and did not aesthetically fit the house. Mr. LaChance said the deck was just a 4'x6' entrance and exit deck. Ms. Strauss asked if the style and railings would look the way they were presented. Mr. LaChance agreed and said the materials were composite. Vice-Chair Doering asked if the construction company's drawings would help. Mr. LaChance said they used the same drafting software he did. It was further discussed. Chair Ruedig suggested

postponing the public hearing to the December meeting so that the applicant could return with approximate front, side, and rear elevation sketches that had actual numbers on them.

There was no public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **continue** the work session/public hearing to the December 3 meeting, seconded by Mr. Ryan. The motion **passed** unanimously, 7-0.*

2. Work Session/Public Hearing requested by **JP Property Partners, LLC, owner**, for property located at **164 Daniel Street**, wherein permission is requested to allow new construction to an existing structure (construct new dormers) and exterior renovations to an existing structure (replace windows, doors, siding, and remove existing chimneys and rebuild faux chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 59 and lies within the Character District 4 (CD4, Downtown Overlay and Historic Districts).

WORK SESSION

[Timestamp 52:50] Architect Mark Gianniny was present on behalf of the applicant, along with the applicant Scott Hudson. Mr. Gianniny said they wanted to renovate the two-family duplex but would not change the massing except for adding dormers on the third floor. He said they would remove the outbuilding and replace it with outdoor space. He reviewed the site plan and said they proposed a wooden fence. He discussed the driveway easement with the church. He said the new windows would be similar to the front ones. He said they wanted two dormers in the front of the house and two in the back. He said the siding, trim, sills, and so on would be replaced with wood, the gutters would be copper, and two condensers with screening would be added on the east elevation. He said they would remove two rear doors on the north elevation and that the front door would be replaced with a wooden one.

[Timestamp 1:03:01] Mr. Adams suggested that the applicant return with the new dimensions on the clapboards, windows, doors and so on. It was further discussed. Mr. Gianniny said they wanted to remove the chimneys and replicate them from the roof up, noting that they were in a reasonable condition but in the middle of the space and were only being used as furnaces and not fireplaces. Vice-Chair Doering asked if the condenser screening could be less modern. Mr. Gianniny agreed. Mr. Ryan said there were a lot of positive changes, although the dormers looked borderline quirky. Mr. Adams said the gable dormers looked heavy and came down too far on the roof, and he suggested taking out a few inches. Mr. Gianniny said they could be pulled back from the front wall. Mr. Adams said the entry door hood was enormous. He asked if the rear doors had any hoods. Mr. Gianniny said the rear doors would be removed. Mr. Booz said faux chimneys did not have much longevity and asked if one original chimney could remain. It was further discussed. Vice-Chair Doering asked if there was any historical evidence on the entry awning indicating that it might have had support pillars in the front. Mr. Gianniny said he only had a 1925 cover sheet showing a smaller overhang. He said leaving one chimney would not provide much space in the modernized room. Chair Ruedig said the Commission would like

to see more investigation into the material changes. It was further discussed, and the Commission decided to do a bifurcated approval.

*Mr. Adams moved to **close** the work session and open the public hearing. Vice-Chair Doering seconded. The motion **passed** unanimously, 7-0.*

SPEAKING TO THE PETITION

[Timestamp 1:26:44] Mr. Gianniny said the project would be as described in the work session and that they wanted to remove and replace the siding, windows, doors and so on. He reviewed the stipulations.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1. The mechanical condensers shall be screened;*
- 2. The siding, trim, and front entry door cover shall be revised;*
- 3. A faux chimney removal shall be further considered;*
- 4. The configuration of the dormers shall be further considered; and*
- 5. The disposition of the outbuilding shall be presented.*

Dr. Brown seconded the motion.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties.

*The motion **passed** unanimously, 7-0.*

Mr. Adams recused himself from the following petition, and Mr. Booz took a voting seat.

3. Public Hearing requested by **Lorencic Revocable Trust, owner**, for property located at **209 Marcy Street**, wherein permission is requested to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:32:45] Architect Anne Whitney was present on behalf of the applicant. She reviewed the neighborhood context and said the applicant's property was an unusual one that had a lot more land around it than neighboring homes. She said they were proposing the addition of a second story and two additions on the front and side of the home. She said the existing left-side addition would remain the same. She said the new additions would be hip roofed and the stairs would be rebuilt and come into a porch. She said another heat pump would probably be added. She reviewed the new doors and windows, the roof, roof trims, gutters, landing and steps.

[Timestamp 1:39:16] Mr. Ryan asked if the front door was fiberglass. Ms. Whitney said it was a solid wood door and that the side door was fiberglass and would be painted. Mr. Booz asked if the hip roof bump out on the front side was to make the porch landing a functional living space. Ms. Whitney said it was just a deck with one set of stairs. She said the owner wanted to correct the stairway and add two feet to provide more room. It was further discussed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 1:44:10]

Dave Adams of 210 Gates Street said it seemed that the rationale was to make the house similar to other houses near it but it had two elements that he did not see anywhere else, a closed-in front porch and a shingled front façade. Ms. Whitney said she would probably re-clapboard the front façade and leave the one-story bump out. She said it was not intended to be a shingled structure and that she would amend the drawing. She said the additions and main body of the house would go to a bevel siding and the addition on the site would stay clapboarded.

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

DECISION OF THE COMMISSION

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

Mr. Ryan said the project would complement and enhance the architectural and historical character of the community and would also relate to the historic and architectural value of existing structures.

[Timestamp 1:48:34] There was further discussion. Vice-Chair Doering said the building should not be altered because it was unique and had a place in the Historic District. She said the Commission's job was to protect all the structures in the Historic District and not just the fancy ones, and if the Commission were to say that the applicant's building was not important and did not have a place in time in the District, then the simple buildings on Pray Street were not of any value either. She said the only difference was age and that the applicant's home told a story of the development of that type of house. She said it didn't exist anywhere else in the District, and when it was gone, nothing like it would be protected and the little piece of history would disappear. Mr. Ryan said the Commission should be honoring the higher forms of architecture in the south end and not the errors that occurred over 50 years ago. He said hundreds of similar

houses could be found outside of the Historic District and that he would prefer to see something more relevant in scale and language in the District. He said he had no issue with the house being altered as significantly as it was because it was correcting something that should not have occurred. Dr. Brown agreed and said the owner had the right to change the house into something they could live in and that would fit into the neighborhood. Mr. Booz agreed. Vice-Chair Doering said it was more about the dramatic change to the house. It was further discussed.

*The motion **passed** by a vote of 6-1, with Vice-Chair Doering voting in opposition.*

4. REQUEST TO POSTPONE - Public Hearing requested by **Ralph 1912, LLC, owner**, for property located at **175 Fleet Street**, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 3 meeting.

5. REQUEST TO POSTPONE - Public Hearing requested by **Capital Security Financial Services, owner**, for property located at **40 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 3 meeting.

Dr. Brown recused himself from the following petition, and Mr. Booz took a voting seat.

6. Public Hearing requested by **Geno and Francesca Marconi, owners**, for property located at **177 Mechanic Street**, wherein permission is requested to allow renovations to an existing structure (lift the existing shed structure two feet to mitigate flooding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 34 and lies within the Waterfront Business (WB) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 2:01:12] The applicant/owners Francesca and Geno Marconi were present. Ms. Marconi said she wanted to raise her barn two feet so that she could continue to keep her business in operation. She showed photos of the buildings that were flooded during the previous January storm. Mr. Ryan asked whether the piers would be seen. Ms. Marconi said 24 inches of sonar tubes would be seen, which Mr. Marconi further explained. Mr. Adams noted that stone surrounded the building and said the building looked like it was below the current surface of the

asphalt. Mr. Marconi said the land sloped from the left side to the right and from front to back. He said the granite blocking that made up the seawall was slightly above the pavement's surface and that there was crushed stone under the building. Mr. Adams asked if the clearance would be filled and brought up to grade. Mr. Marconi said they would backfill it with crushed stone but would not move any of the granite stone. Mr. Adams asked how someone would get into the barn. Mr. Marconi said they would remove the small granite step and place pressure-treated risers going into the barn. He said the pilings were currently ten inches in diameter and that the plan was to lift the building and put cribbing and spacing underneath it so that the pilings would not be seen. Chair Ruedig asked how the entryway would look once it was higher up on the ground and how many steps it would need. Mr. Marconi said the barn door would stay and that only three open stair risers would be needed and would cover just the door opening. Chair Ruedig asked if a drawing of it was needed for the Inspection Department. Mr. Gilbo said the applicant could just include the final dimensions in the building permit application.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION [Timestamp 2:12:01]

Glenn Normandeau, 15 Pickering Street said flooding was a problem in the area and that he had 15 inches of seawater in his building during the same storm and lost a lot of equipment.

Dr. Daniel Brown of 32 Pickering Street said he lived three houses away but was lucky that his house was 14 feet higher on the ground. He said he supported the petition.

Peter Morin of 170 Mechanic Street said that the neighborhood residents would all be dealing with flooding in the future and that he was in favor of the petition.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

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

Mr. Adams said the project would not only preserve the integrity of the District but would help maintain its character. He said it was hard to think of what an inappropriate set of front steps would be for a lobster shack but thought the applicant would do fine, due to the sensitive nature of the project and trying to deal with many different factors. Vice-Chair Doering said the project would also promote the education, pleasure, and welfare of the District because Ms. Marconi's soup was delicious.

*The motion **passed** unanimously, 7-0.*

7. REQUEST TO POSTPONE - Public Hearing requested by **Peter and Morgan Caraviello, owners**, for property located at **366 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 3 meeting.

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE - 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.

DECISION OF THE COMMISSION

The petition was **postponed** to the December 3 meeting.

V. ADJOURNMENT

The meeting adjourned at 8:45 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

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

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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

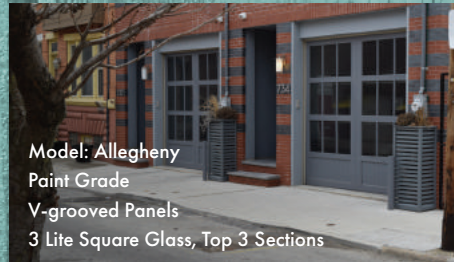
REAL WOOD GARAGE DOORS

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

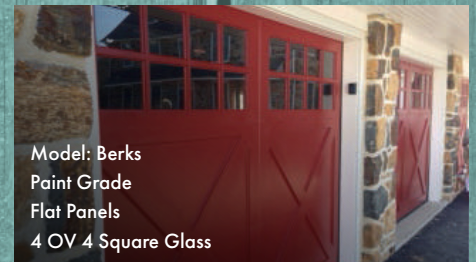
Morano



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

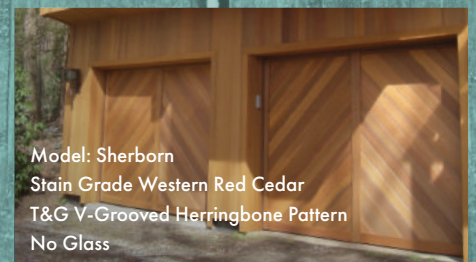
Charles River



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.

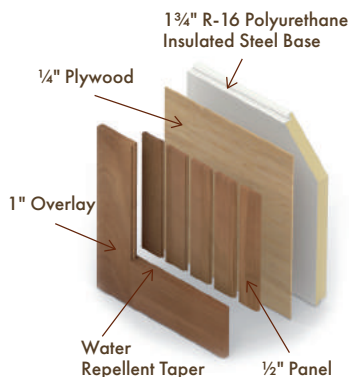
True Divided Lites Standard

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

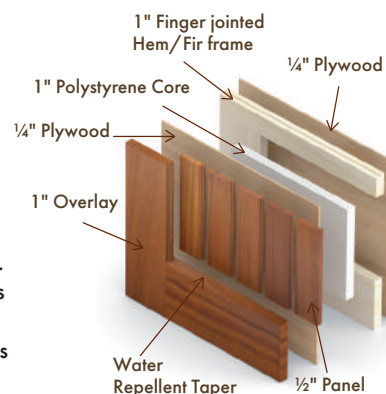


Paint Grade	Stain Grade
Extira, MDO	Doug Fir, Sapele, Spanish Cedar, Western Red Cedar and others

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

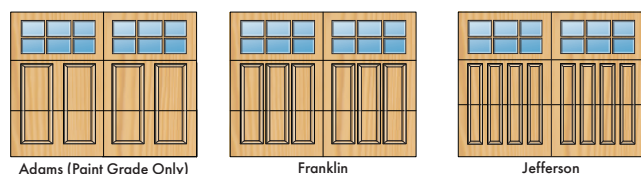


Paint Grade	Stain Grade
Extira, MDO	Doug Fir, Sapele, Spanish Cedar, Western Red Cedar and others

Carriage House Models*



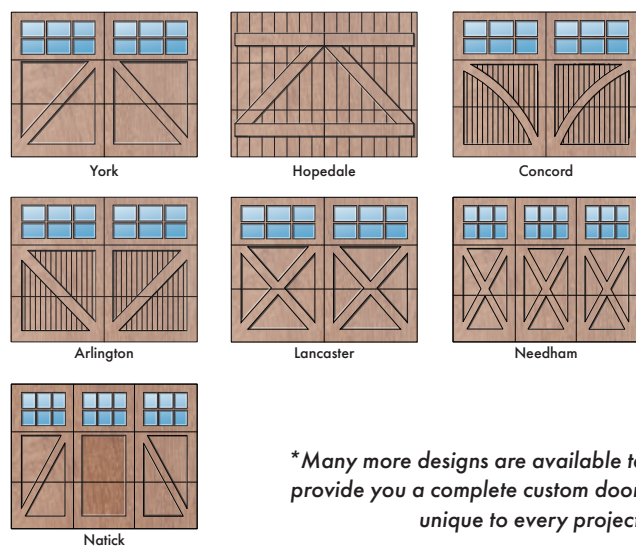
Raised Panel Models



Trifold Models



Crossbuck Models

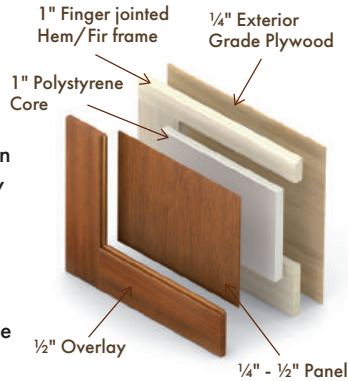


**Many more designs are available to provide you a complete custom door, unique to every project.*

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.

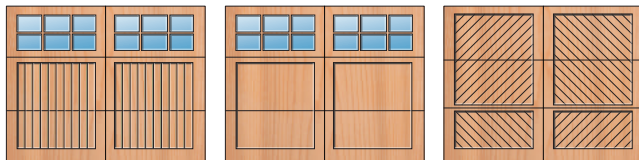
Warranty: 1 Year



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

Flat, Grooved Panels Only

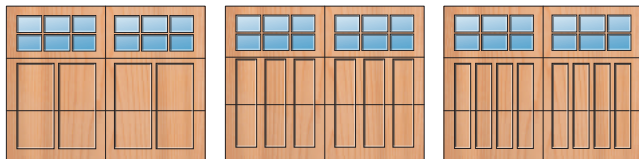
Models



Carbon

Monroe

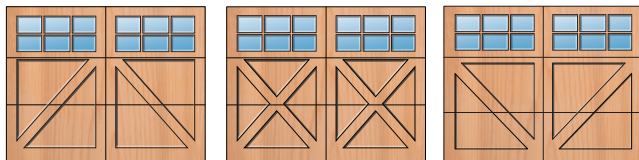
Northampton



Somerset

Westmoreland

Fayette



Lehigh

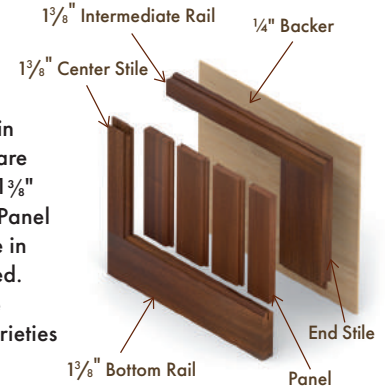
Berks

Luzerne

Allegheny River SEMI-CUSTOM SERIES

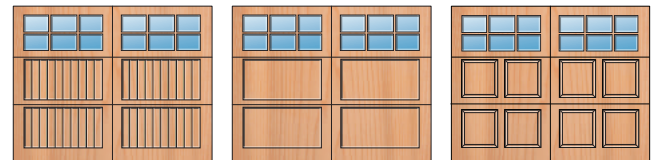
The Allegheny River Semi-Custom Series offers an attractive price for a true carriage door look. These doors are available in paint or stain grade. They are built using Everite's noted 1 3/8" stile and rail frame, cubic. Panel options include flat, tongue in groove, v-grooved or raised. Semi-Custom doors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

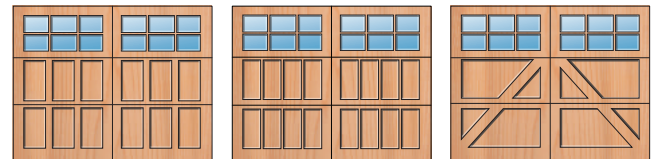
Models



Allegheny

Washington

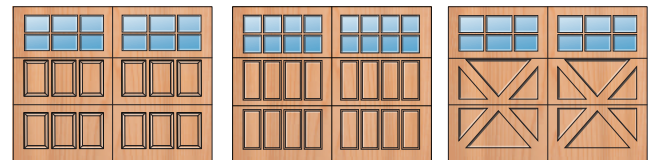
Mercer



Bradford

Susquehanna

Chester



Butler*

Clearfield*

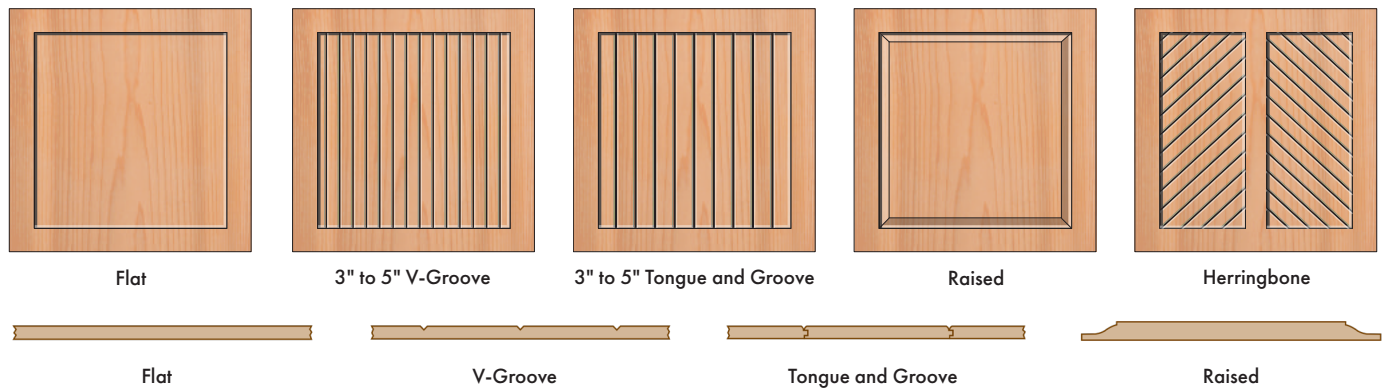
Bucks

*Raised Panel Model



Panel Type

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



Windows

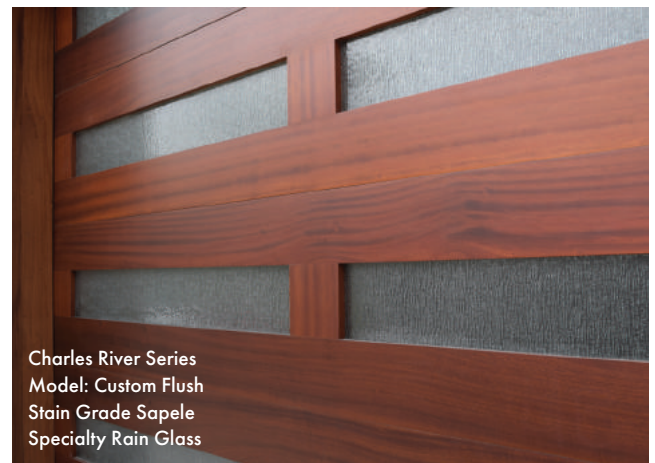
Windows provide much more than natural light. They allow you to further customize your garage door.

Length Options



Glass Options

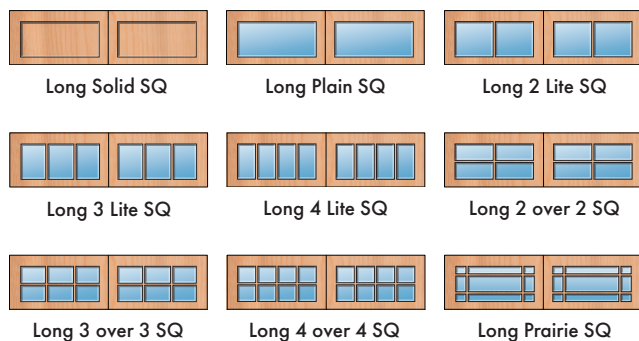
- Clear
- Seedy
- Satin
- Tempered
- Rain Glass
- And more
- Safety
- Low E



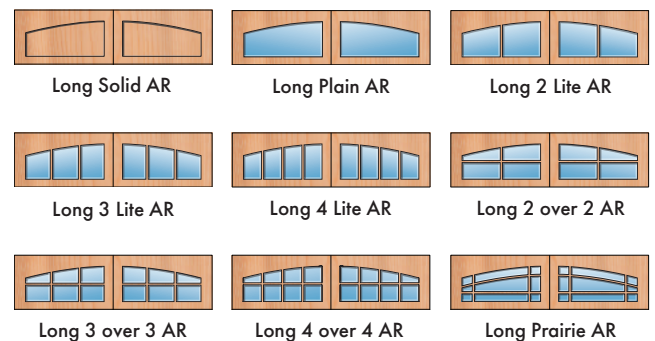
All of the above are available in insulated or other specialty glass. True divided glass is standard for single pane DSB, most specialty glass, and insulated glass. Simulated divided glass is standard for tempered glass and some specialty glass. Interior muntins are available for simulated divided lites.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

Styles*

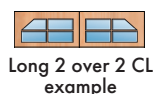
Square (SQ)



Arched (AR)



*Clipped (CL) styles are also available.



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.

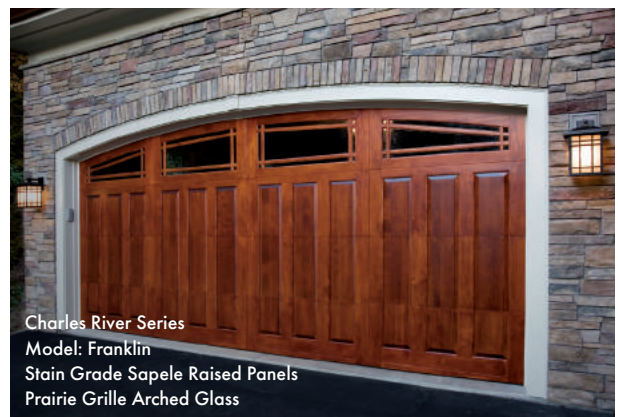
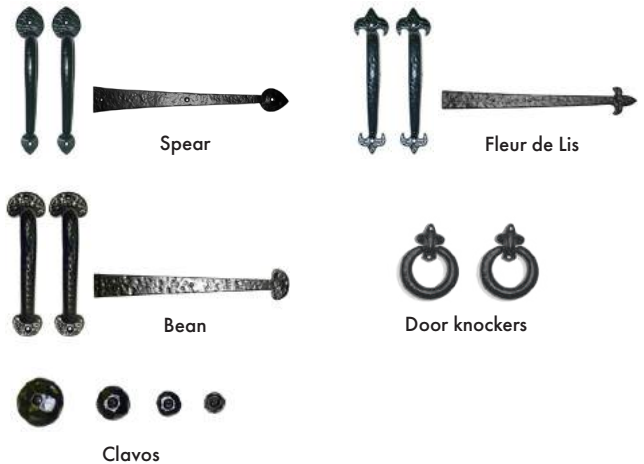


OTHER AVAILABLE MATERIALS Other special order woods the company has used frequently before include Honduras (Genuine) Mahogany, Accoya (treated wood), Meranti, Radiata Pine, Ipe, Teak, Knotty Alder, Cypress, White Oak, and many others. Everite can source most woods and many can be used on your new garage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

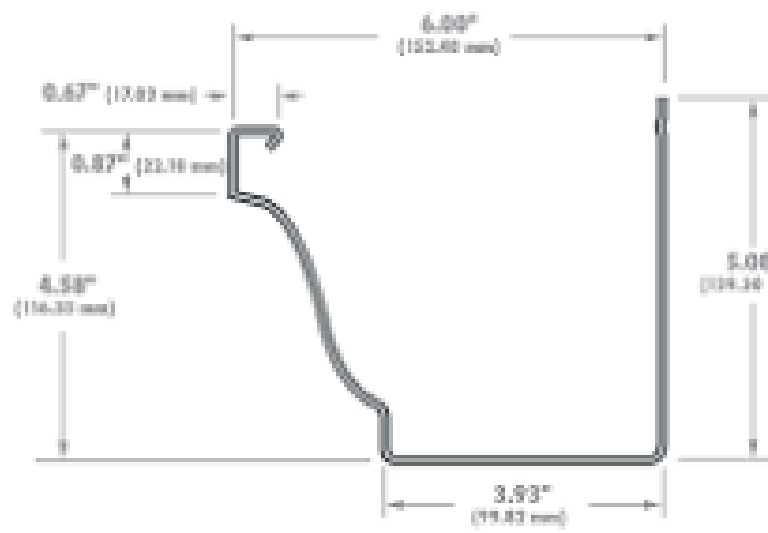
Stipulations:

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".

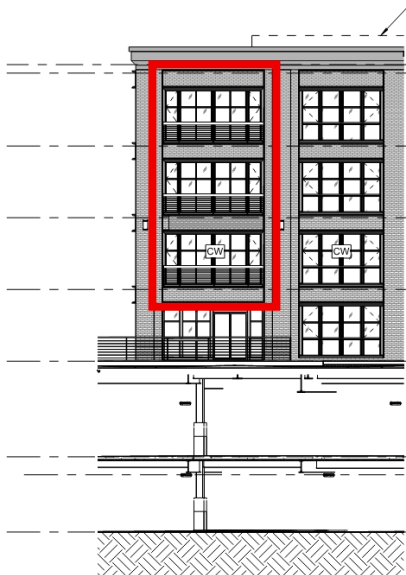
Ryan Plummer
Owner's Representative
Port Harbor Land, LLC



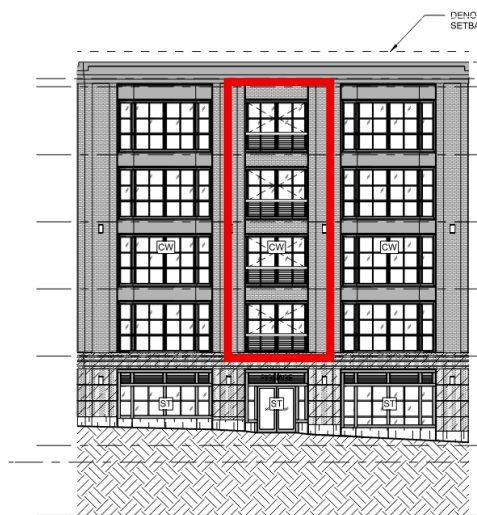
TWO INTERNATIONAL
GROUP



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

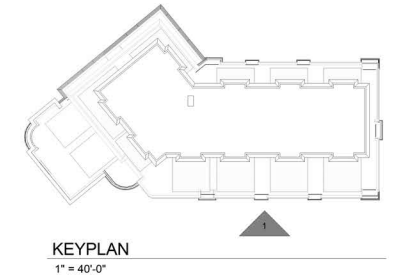
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

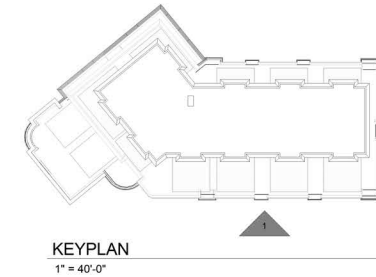
APPROVED ELEVATION

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

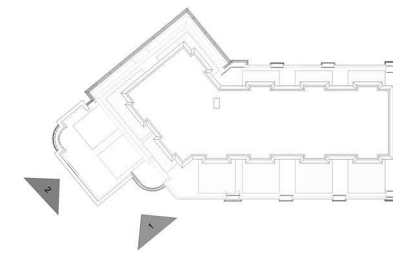
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

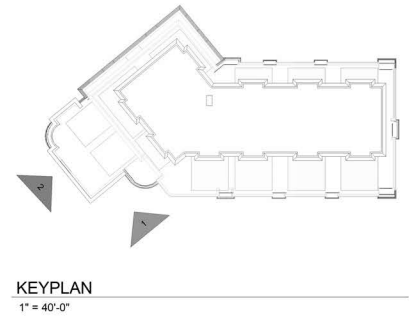
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

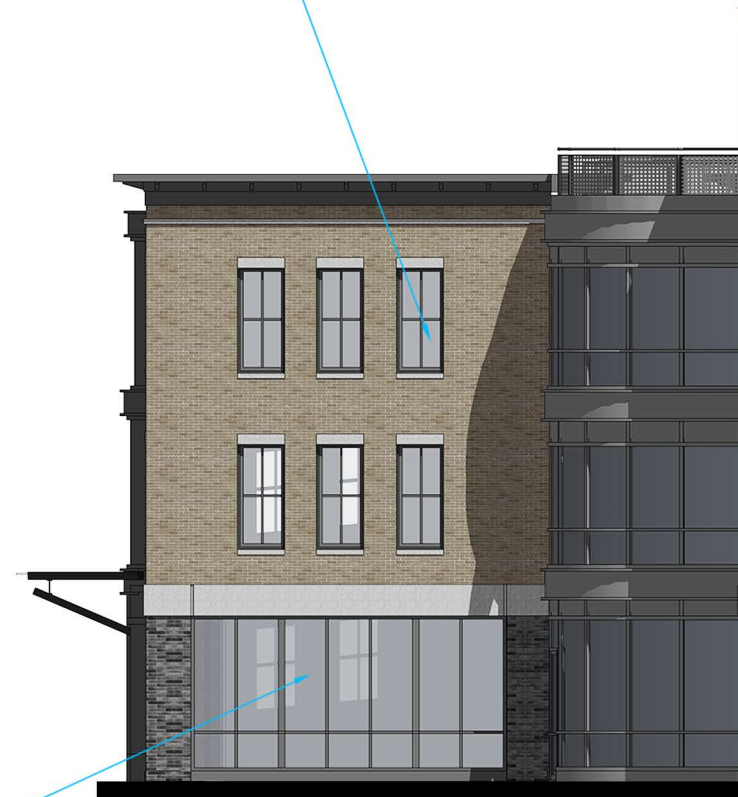
3) WINDOW STYLE:
THE APPROVED COTTAGE SASH EXCEEDS THE MAXIMUM
LENGTH AND WIDTH ALLOWED BY THE MANUFACTURER. IN
ORDER TO AVOID MAKING THE WINDOWS SMALLER A
CASEMENT STYLE WINDOW IS PROPOSED IN PLACE OF THE
COTTAGE SASH



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

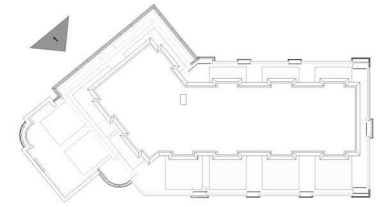
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

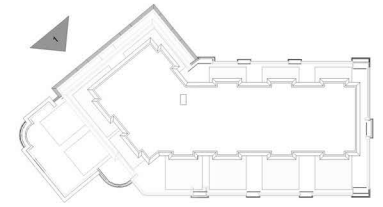
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

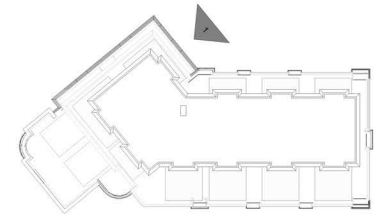
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

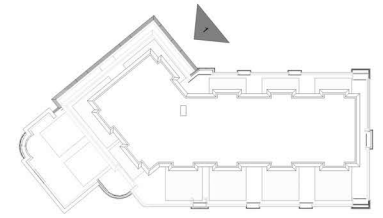
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

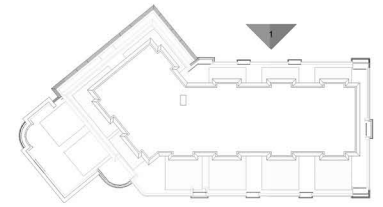
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

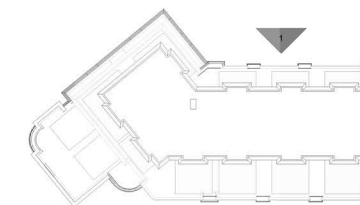


3.11

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

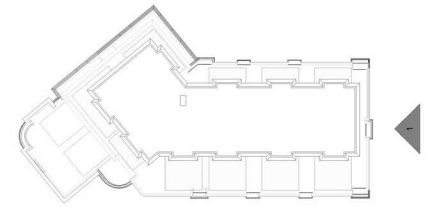
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

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

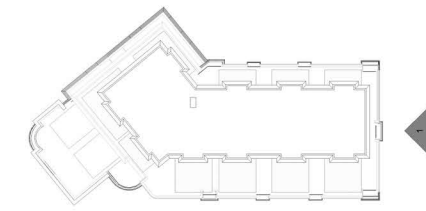
APPROVED ELEVATION

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

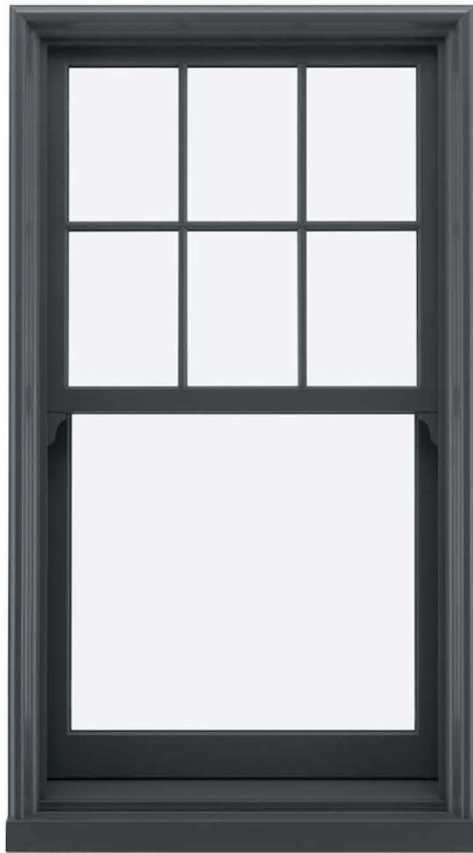
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



3.12A



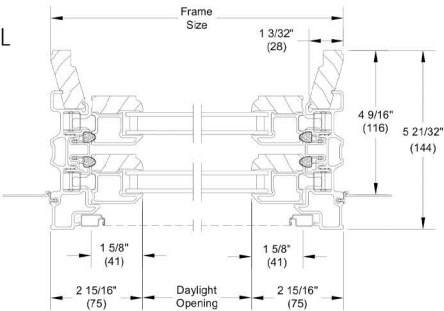
MIXED-USE
DOUBLE-HUNG WINDOWS
MANUFACTURER: MARVIN
SERIES: ESSENTIAL
COLOR: EBONY

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

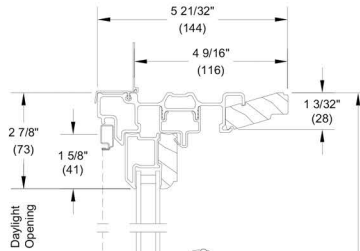
APPROVED MATERIALS



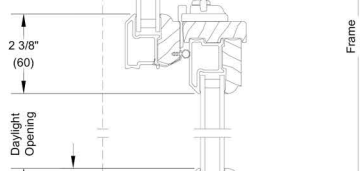
JAMB DETAIL



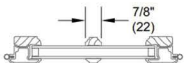
HEAD DETAIL



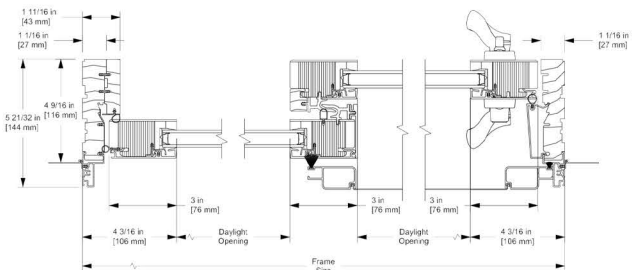
RAIL DETAIL



SILL DETAIL

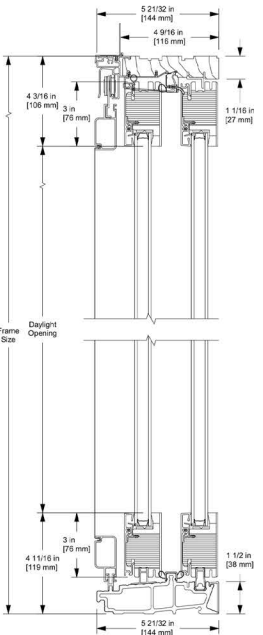


GRILLE DETAIL



JAMB DETAIL

HEAD DETAIL



SILL DETAIL

DOUBLE-HUNG WINDOWS

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

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PATIO DOORS

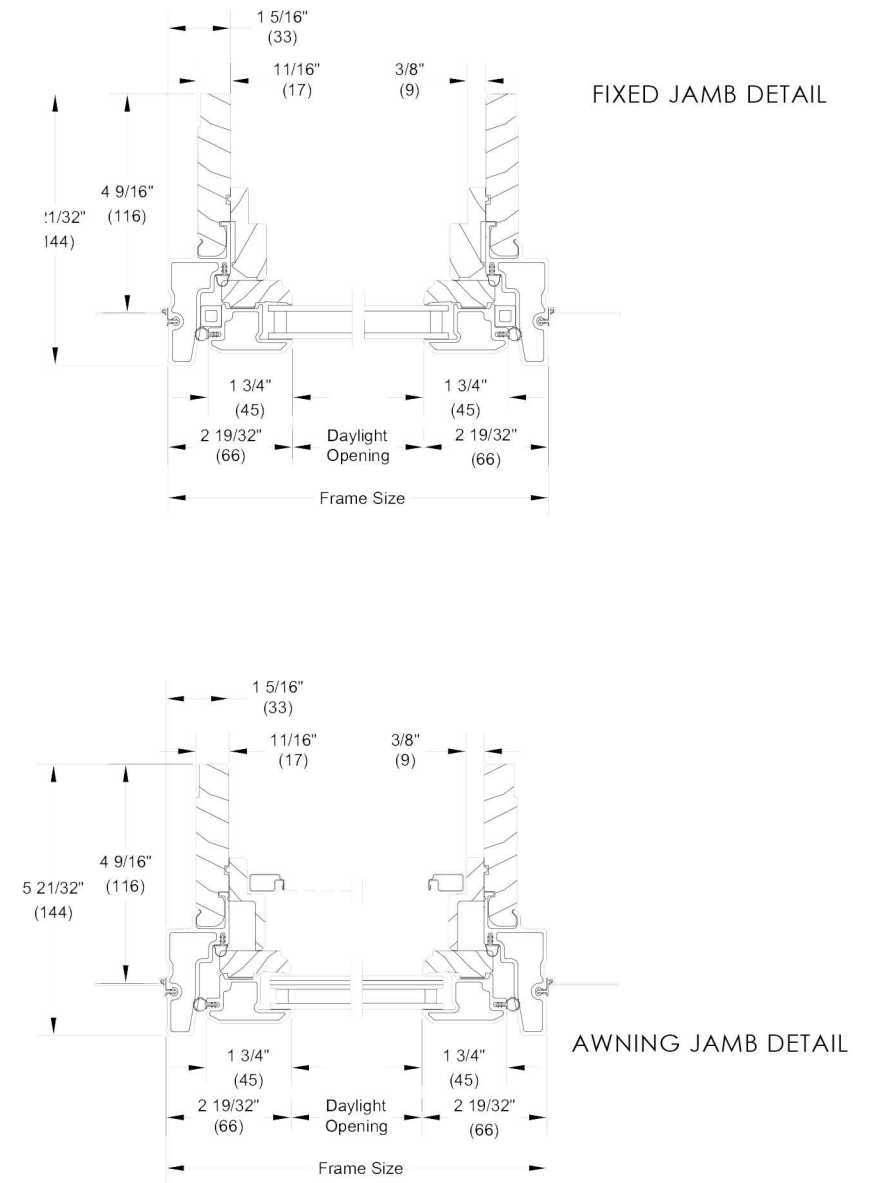
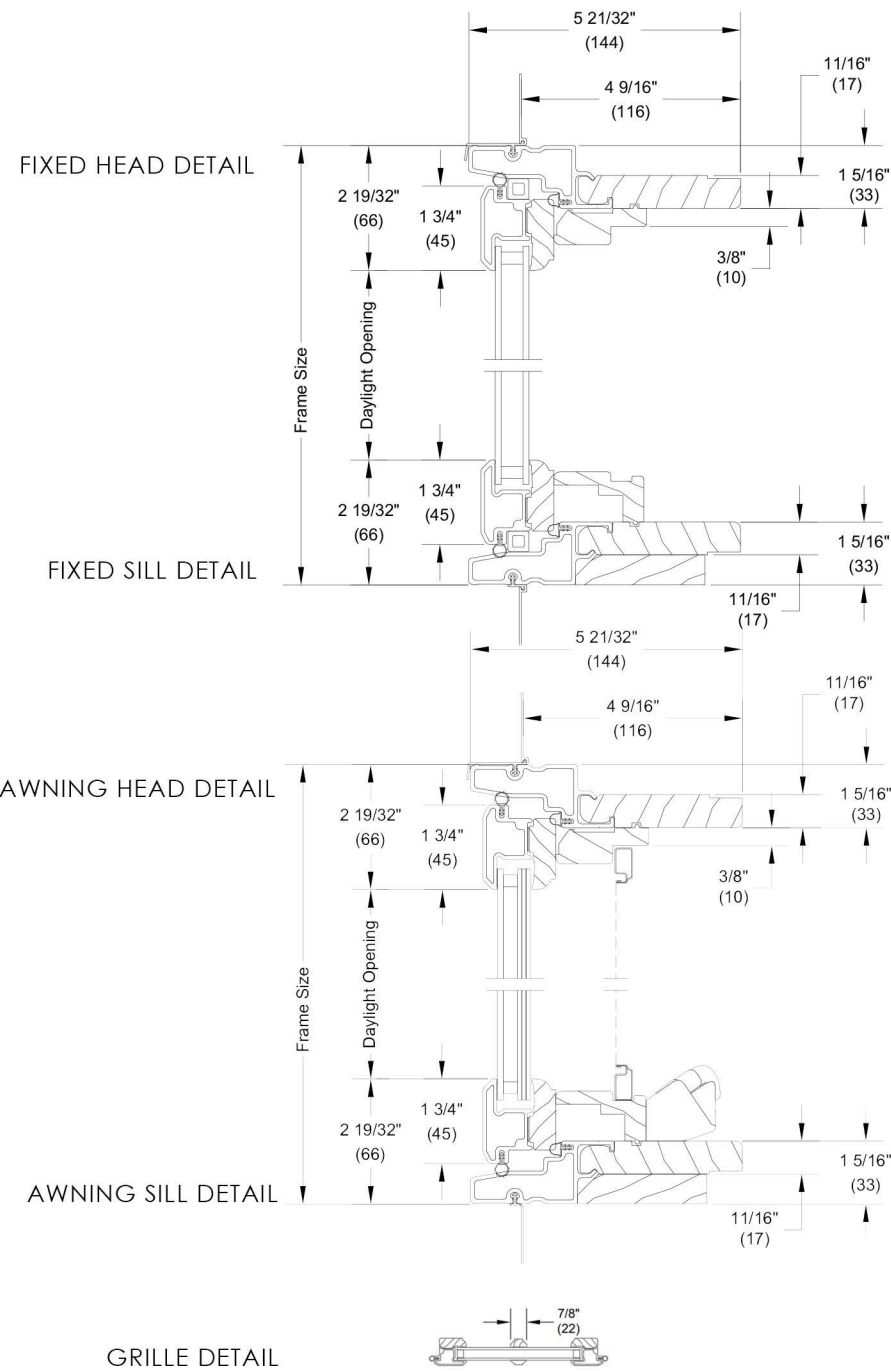
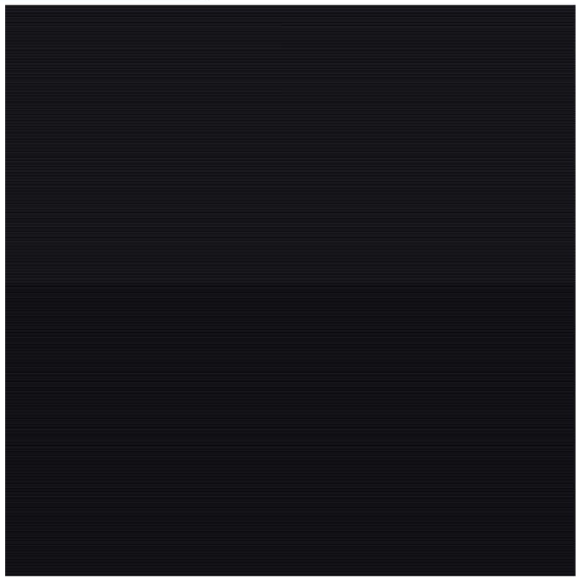
MANUFACTURER: - MARVIN
COLOR: - EBONY
SPECIFICATION: - ULTIMATE

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

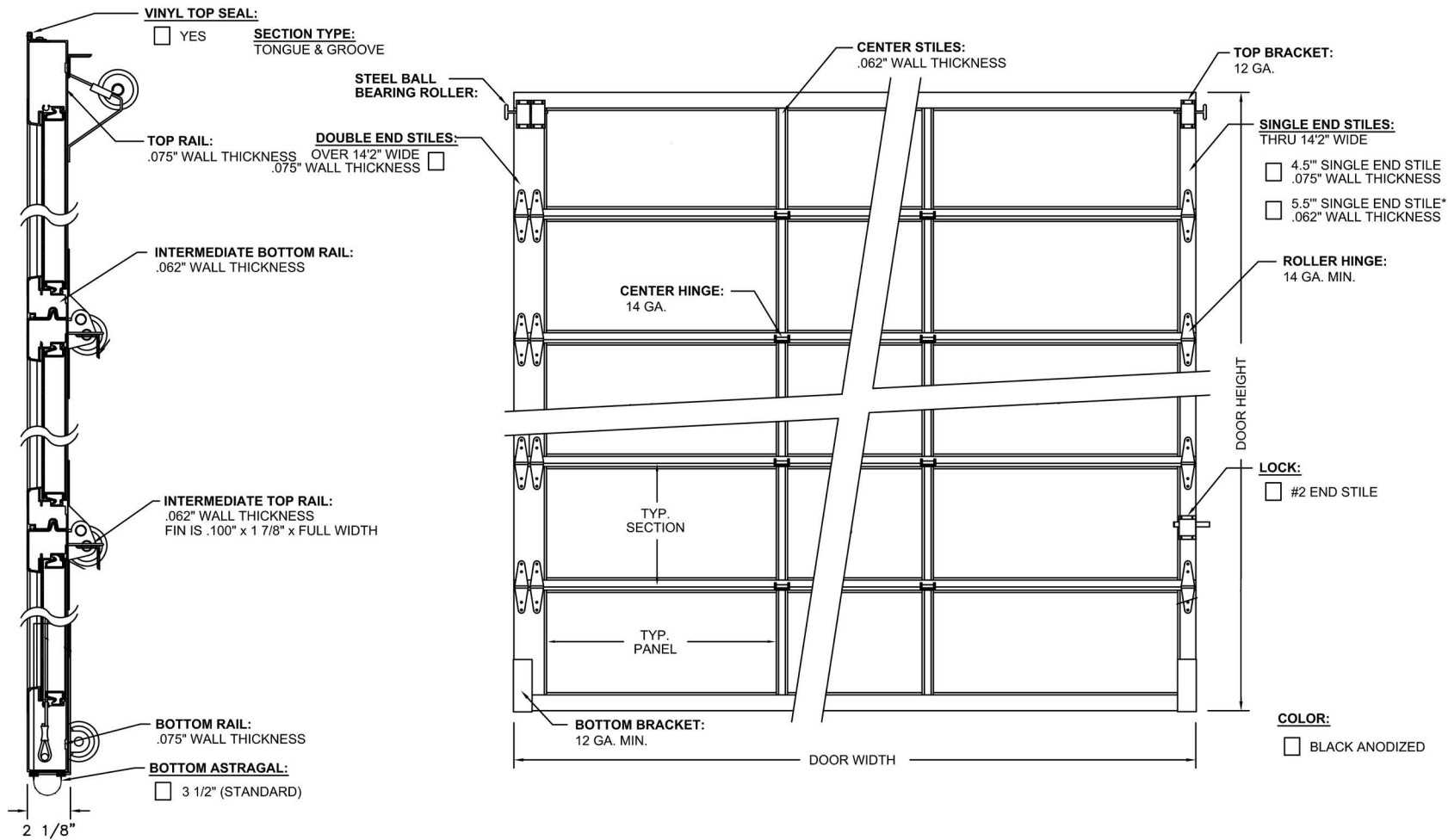
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: DECEMBER 3, 2025



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

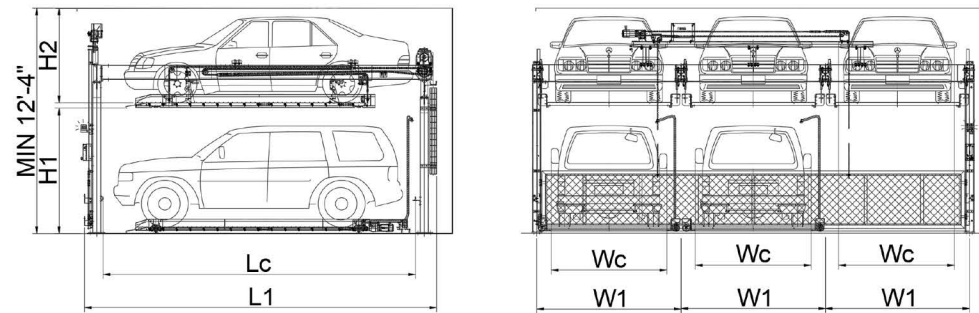
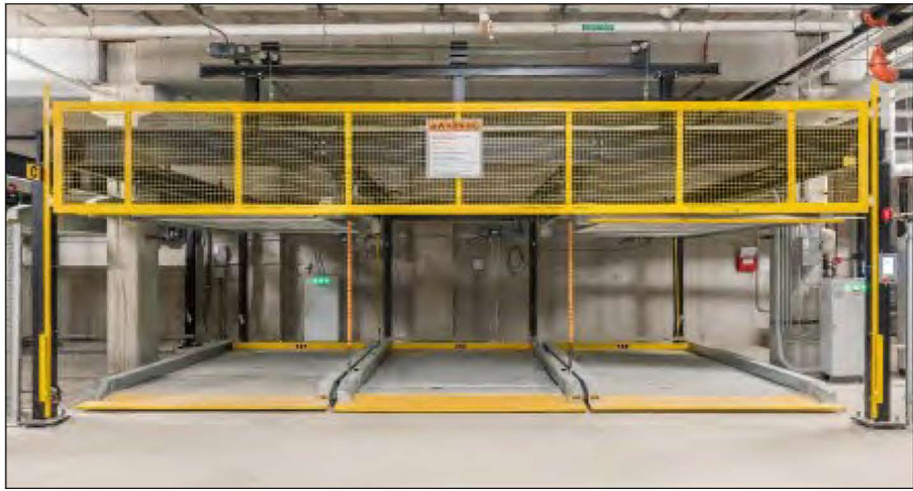


Table 1. Typical 2-level Puzzle Dimensions
Equipment Dimension and Car Size

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

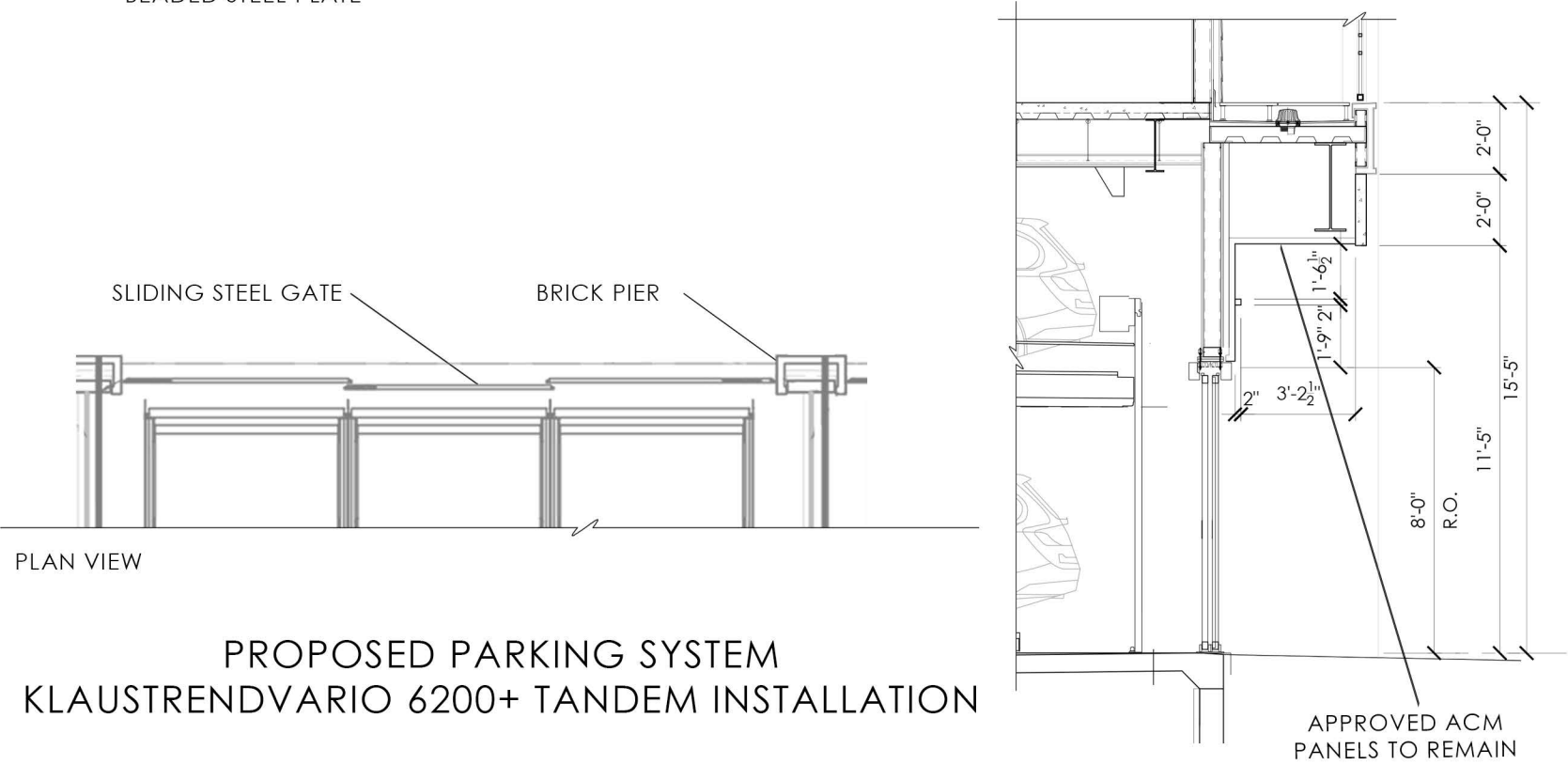


GATE CLOSEUP
BEADED STEEL PLATE



KLAUS
MULTIPARKING
AMERICA

SIMILAR GATE INSTALLATION PHOTO
BEADED PANELS NOT SHOWN



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

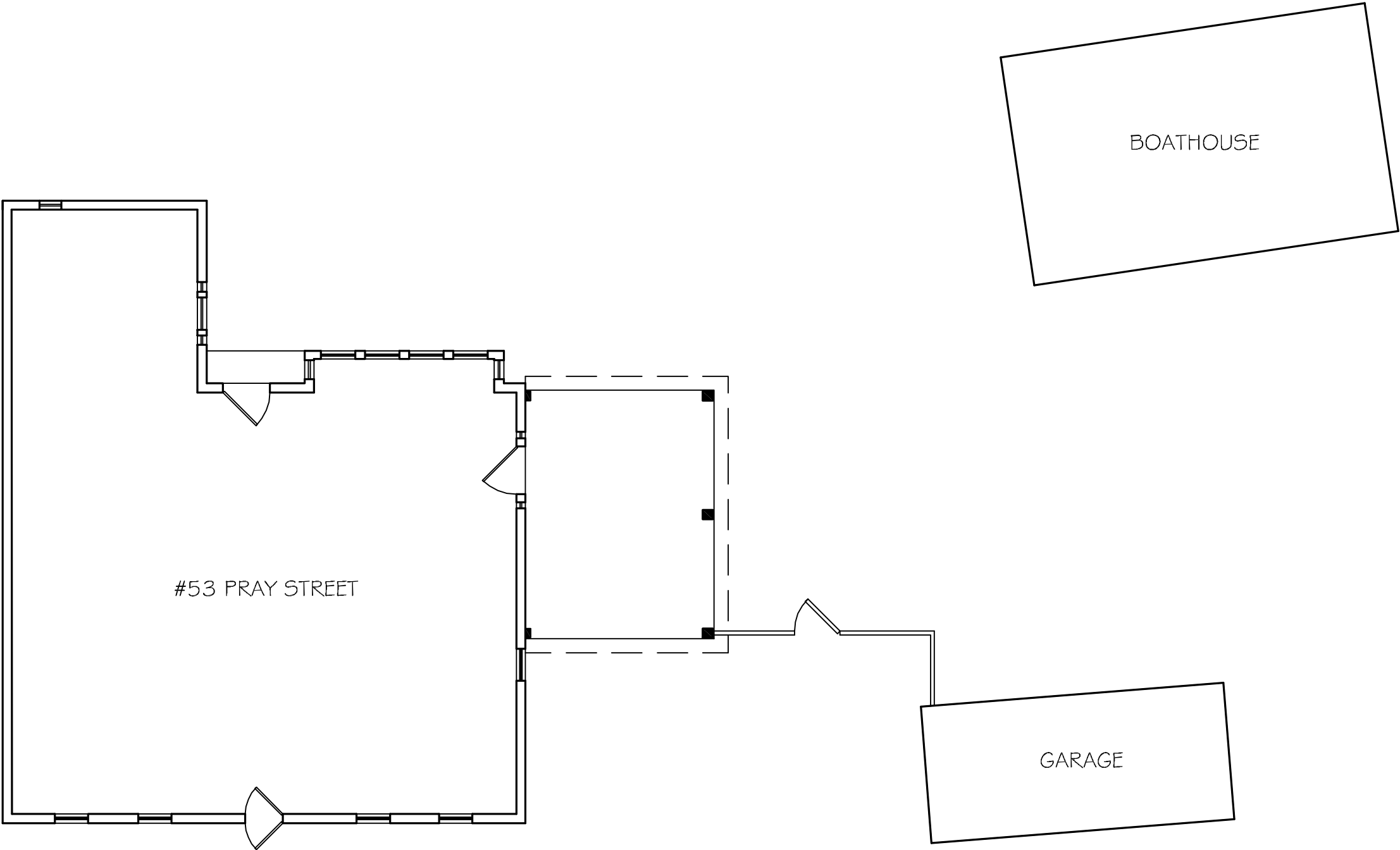
Cover Sheet

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company



Locus Map



PRAY STREET

Site Plan

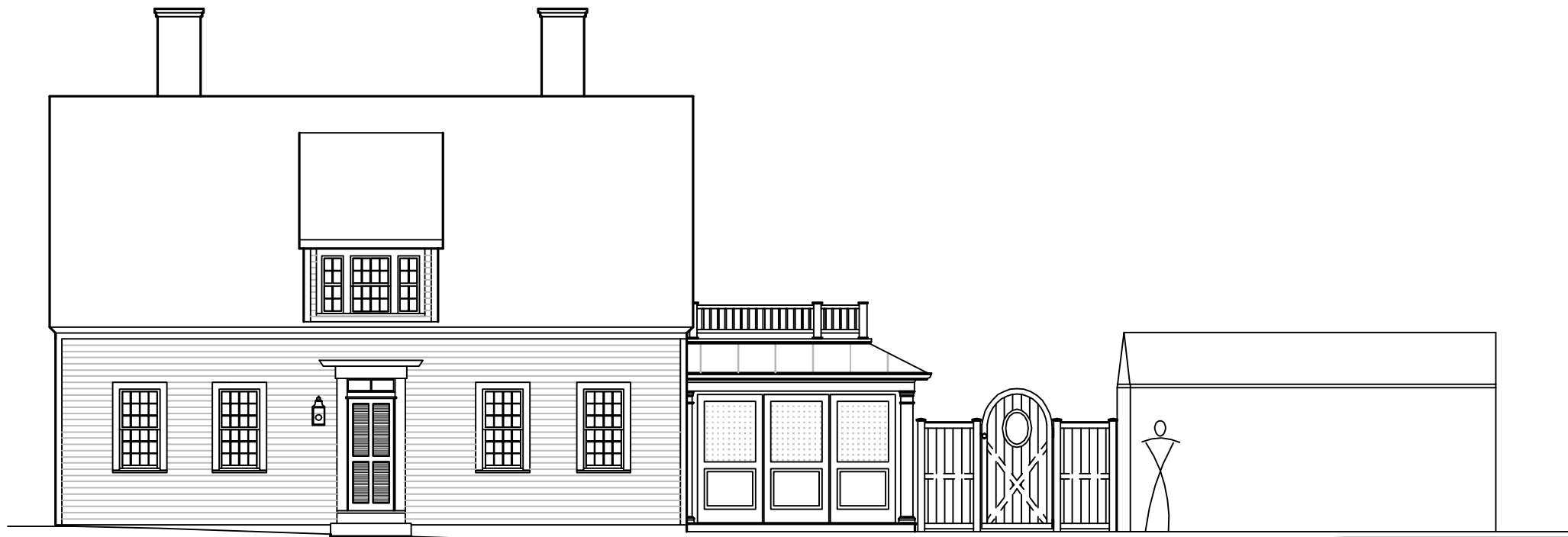
53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

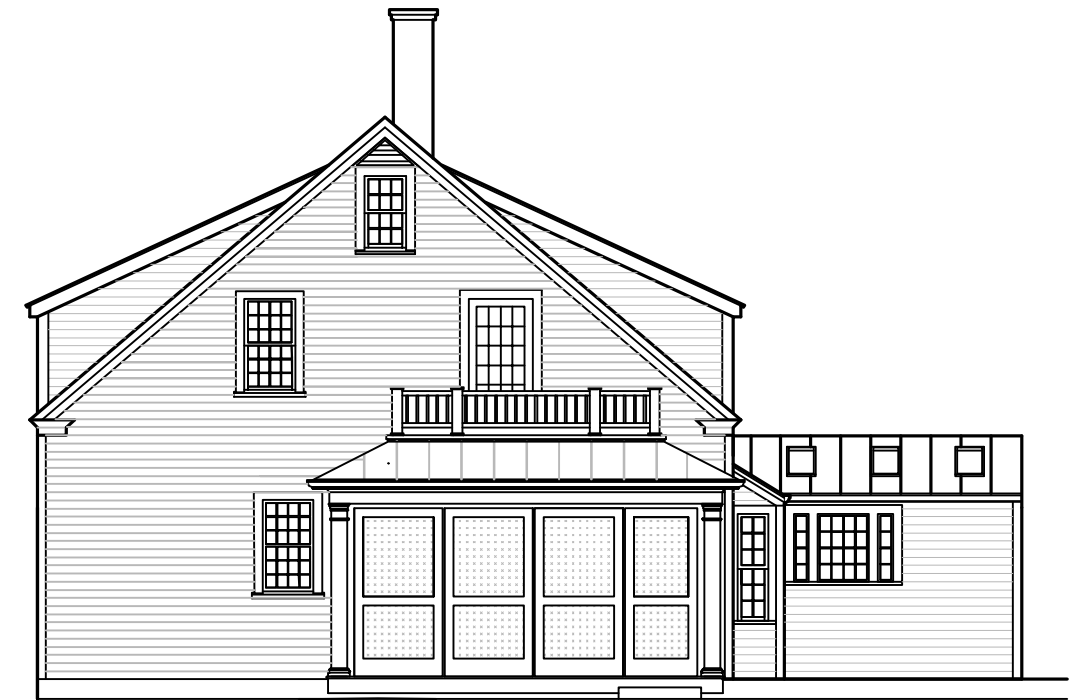
AA

12.2025

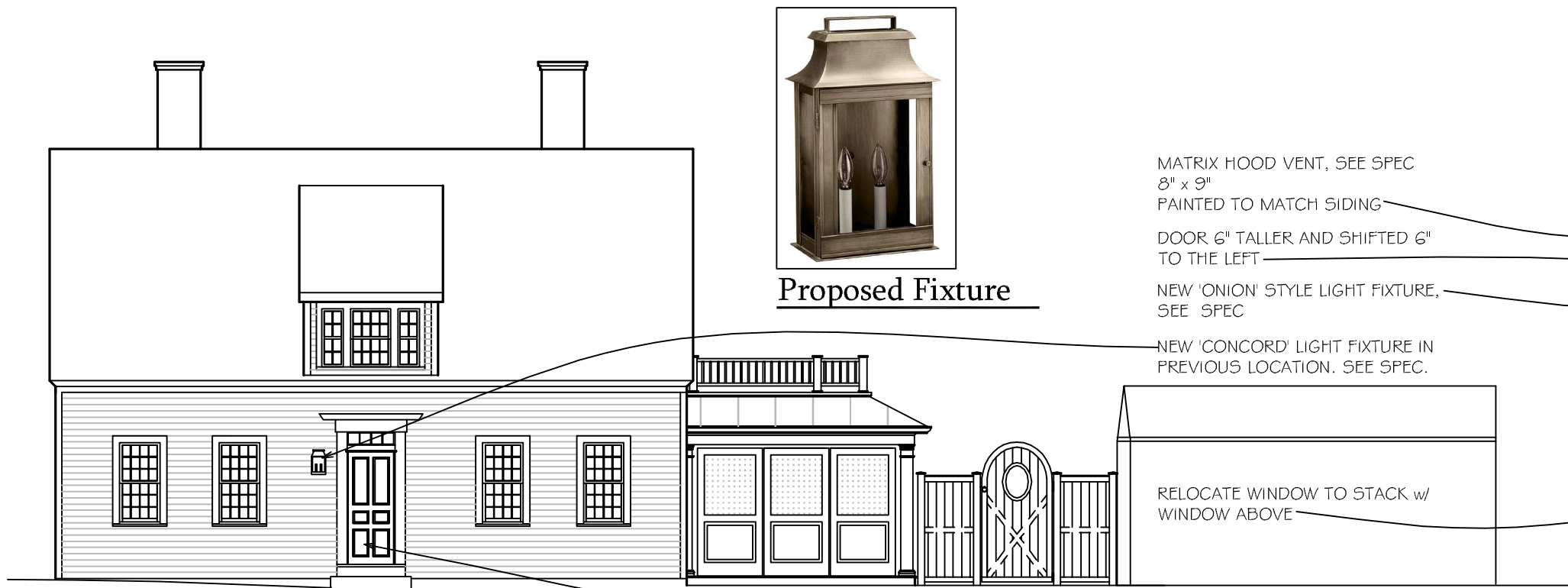
SHT. 1



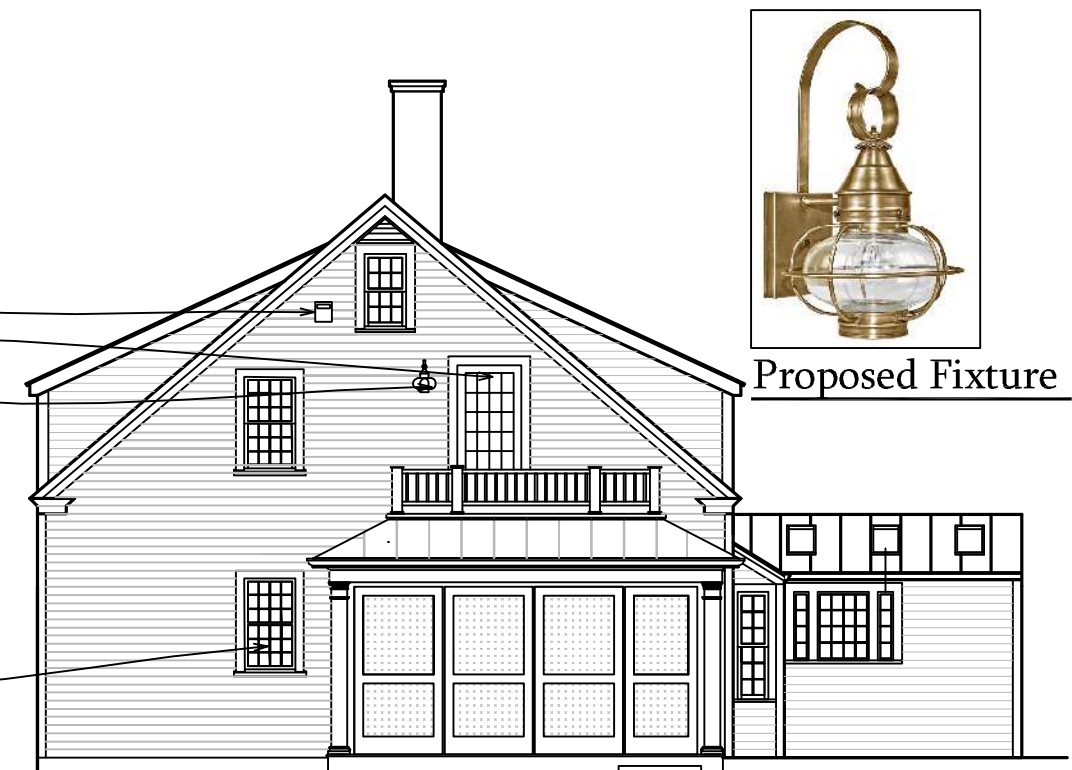
Previously Approved Front Elevation



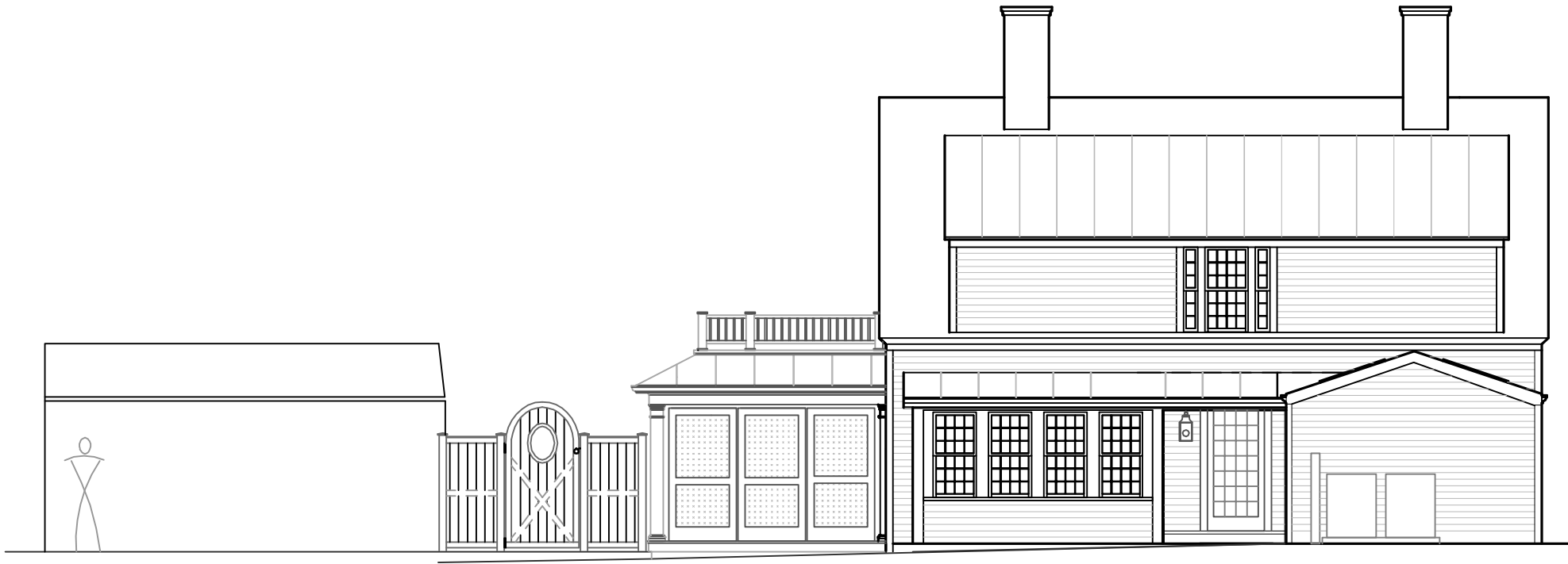
Previously Approved Right Side Elevation



Proposed Front Elevation



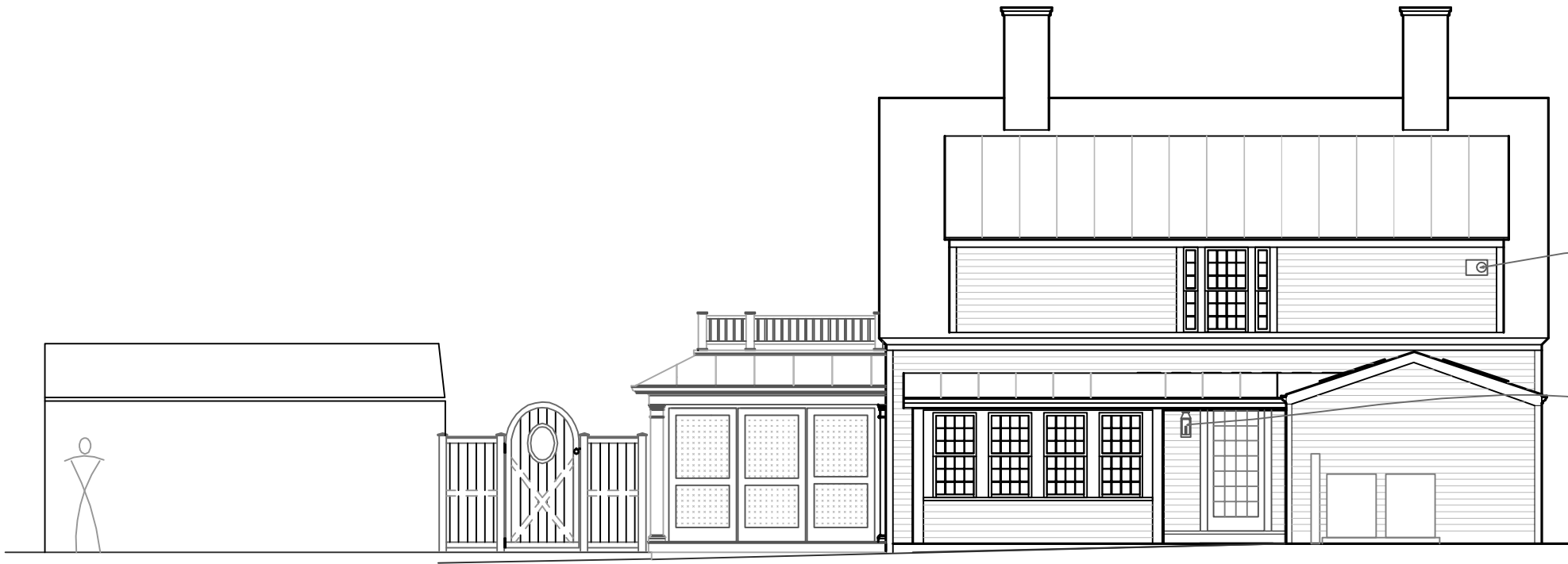
Proposed Right Side Elevation



Previously Approved Back Elevation



Boiler Vent



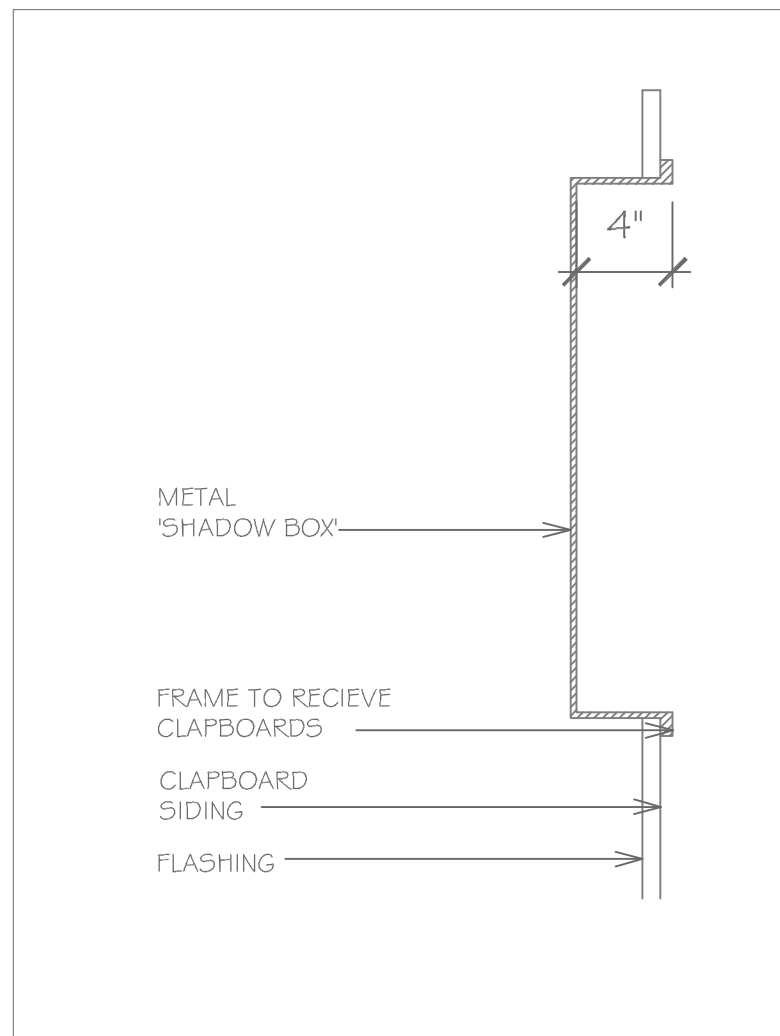
Proposed Back Elevation

BOILER INTAKE/EXHAUST
VENT, SEE IMAGE
9"x13"
PAINTED TO MATCH SIDING

NEW 'CONCORD' LIGHT
FIXTURE IN PREVIOUS
LOCATION



Proposed Fixture



Proposed 'Shadow Box' for Venting

SCALE: 1 $\frac{1}{2}$ " = 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

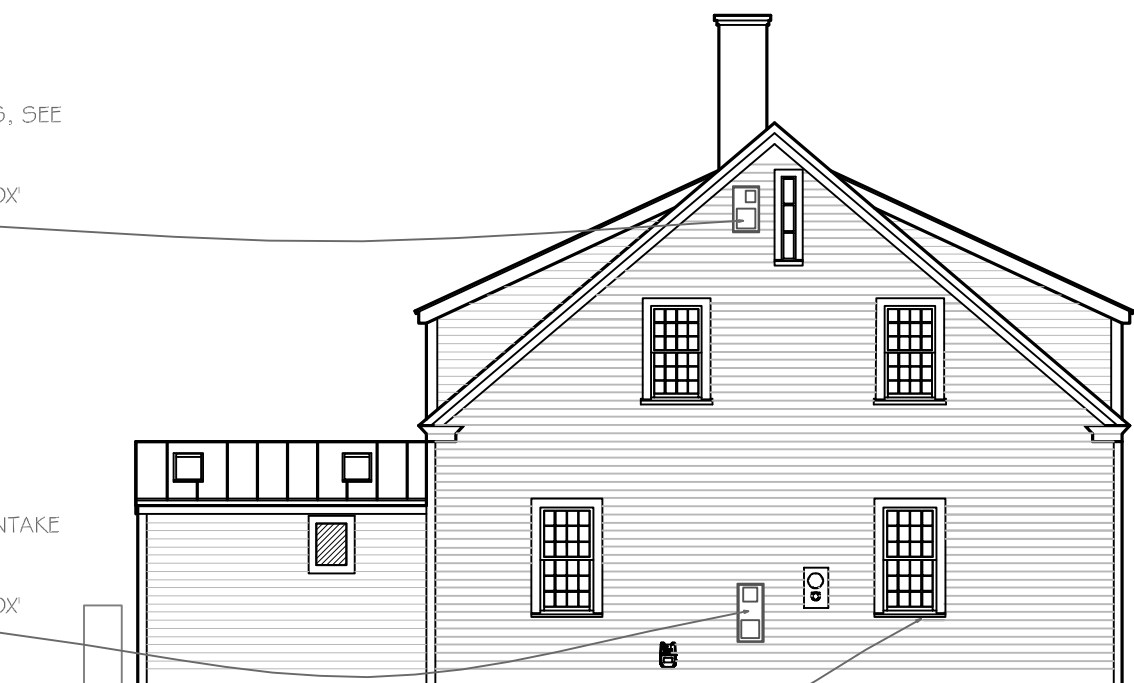


Previously Approved Left Side Elevation

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 REQUIRING (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**

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

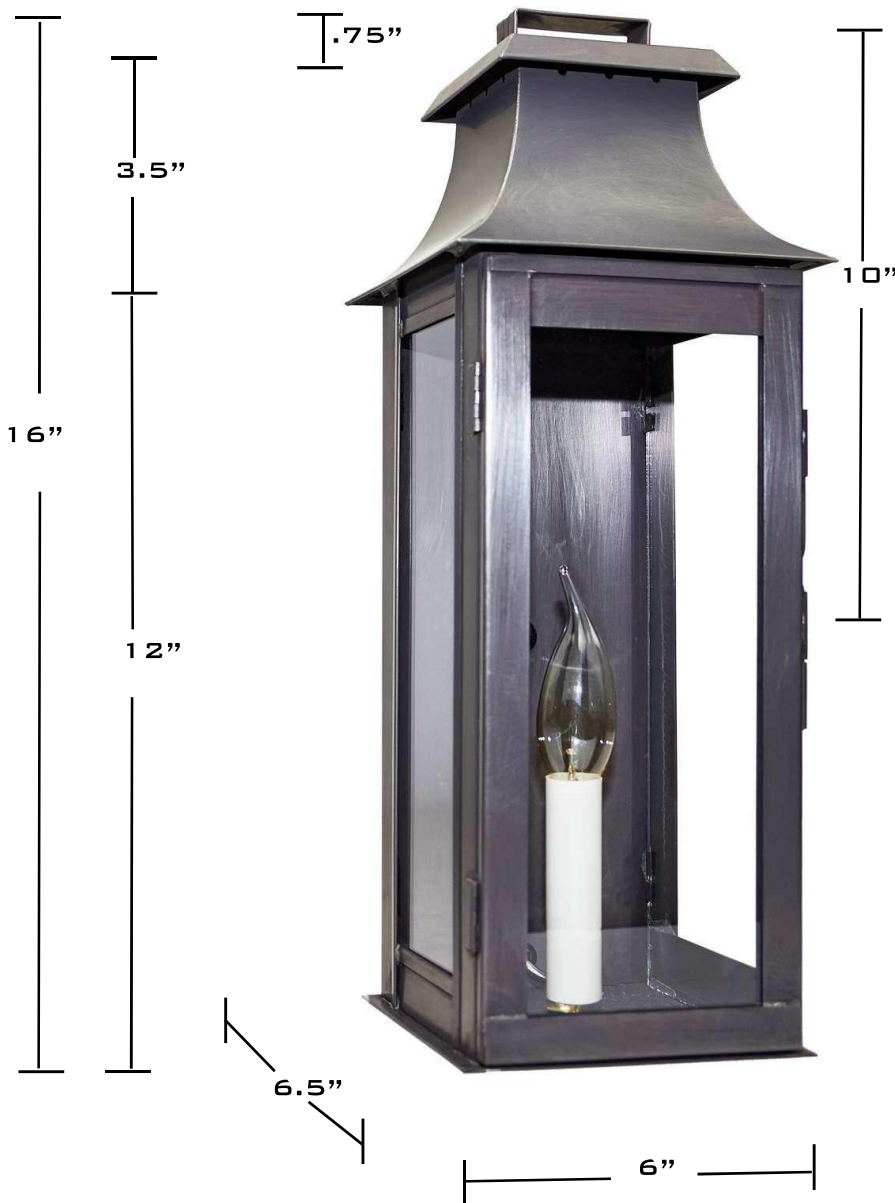
HANDCRAFTED IN THE USA.

LIFETIME WARRANTY ON CRAFTSMANSHIP.





NORTHEAST™
— LANTERN —



**5621
CONCORD COLLECTION
WALL MOUNT**

DIMENSIONS

DEPTH: 6.5"

WIDTH: 6"

HEIGHT: 16"

MOUNTING HEIGHT FROM TOP

10"

MOUNTING AREA

4.5"W x 1.1"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

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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

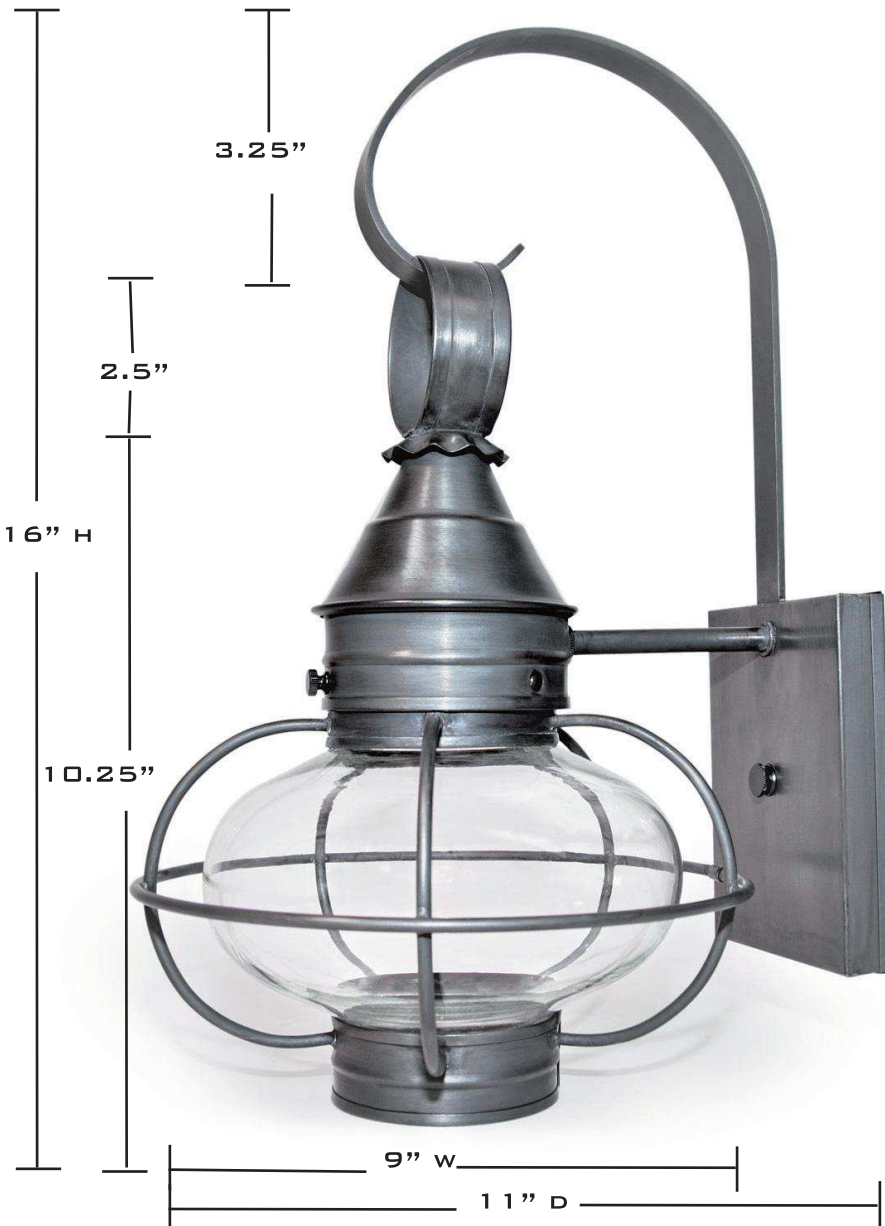
AC - ANTIQUE COPPER

GLASS OPTIONS

CLR - CLEAR

CSG - CLEAR SEEDY

OPT - OPTIC



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Matrix Hood

2-in-1 Ventilation Hood

Product #: 413640



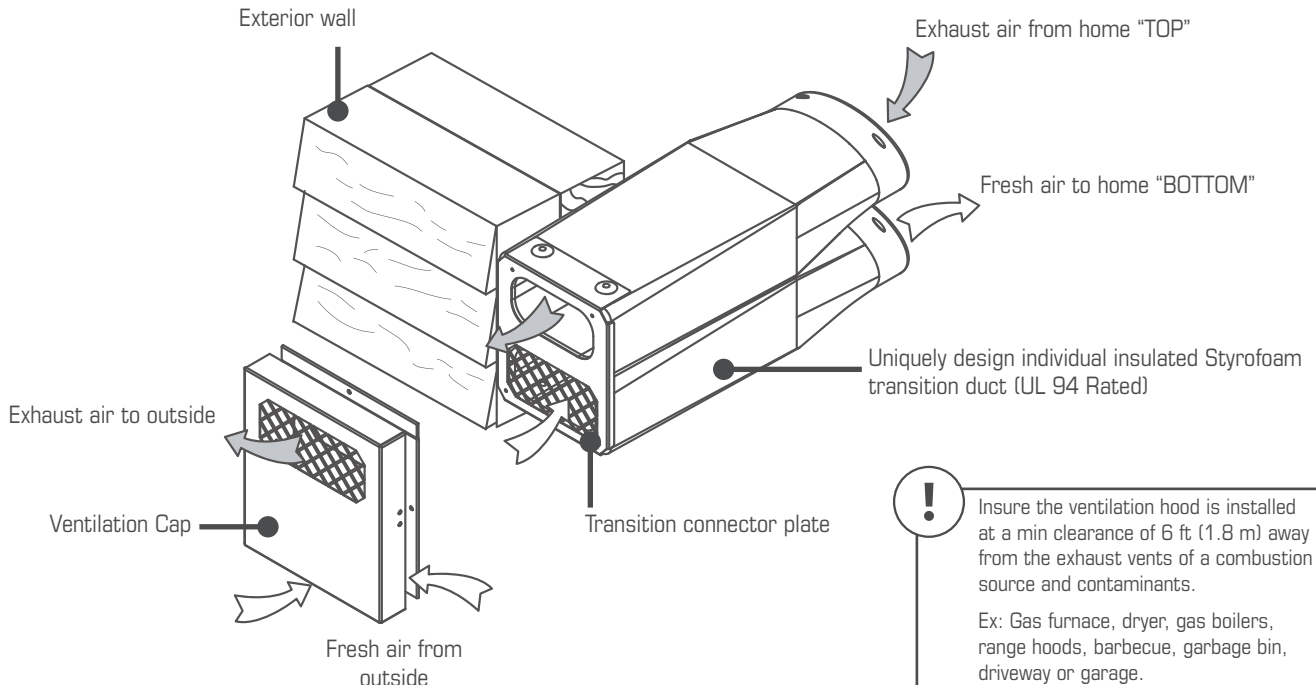
Specifications

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



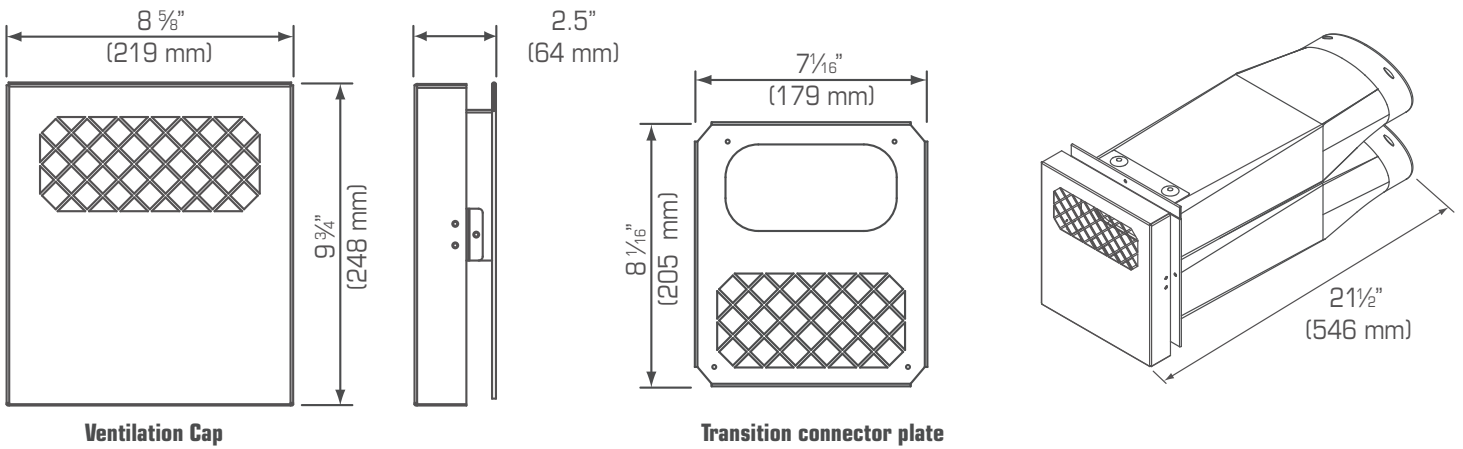
IMPORTANT: Install ventilation hood a minimum of 18" (457 mm) above grade.

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

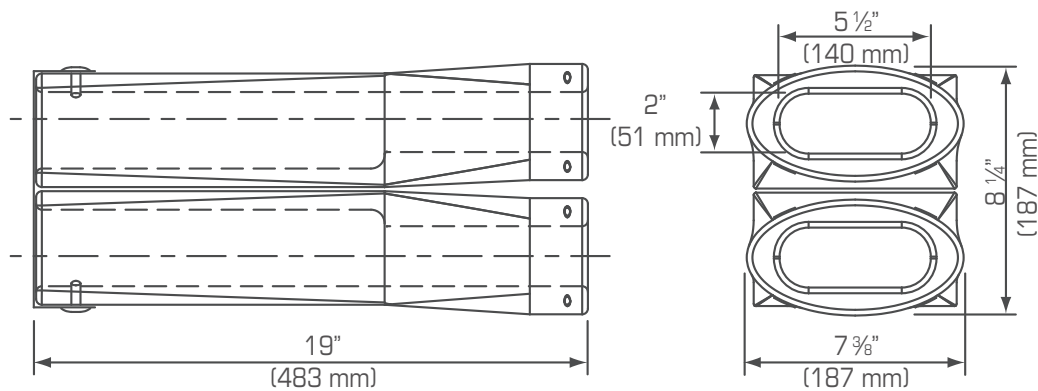


fantech[®]
a systemair company

Dimensions

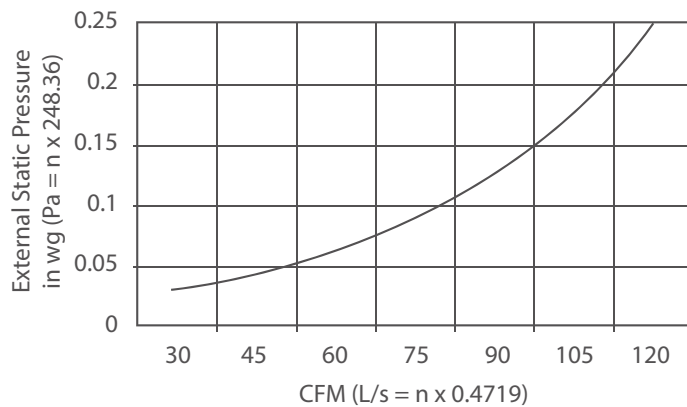


Clearance – Assembled Transition Ducts

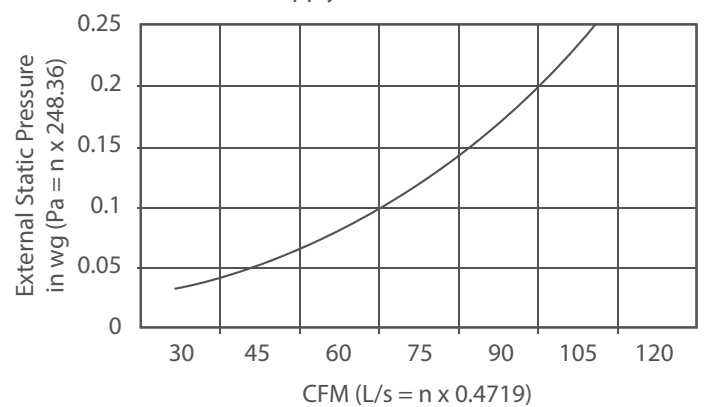


Airflow Performance Data

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:

--

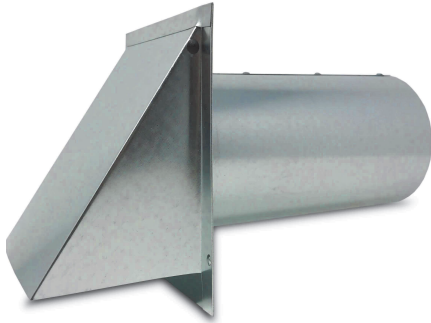
PRODUCT: WALL VENT CAP

MATERIALS: GALVANIZED, ALUMINUM, STAINLESS STEEL, COPPER

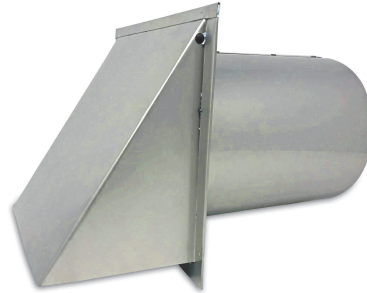
SIZES: 3" - 14" | SCREEN ONLY, DAMPER ONLY, DAMPER & SCREEN



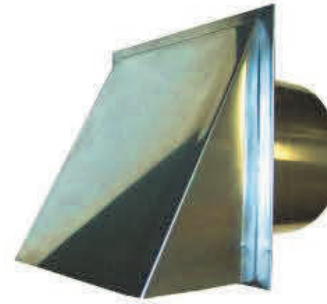
LUXURY METALS



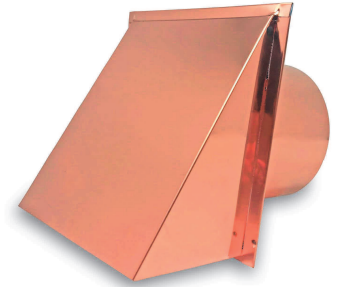
GALVANIZED
SIZES: 3" - 14"



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

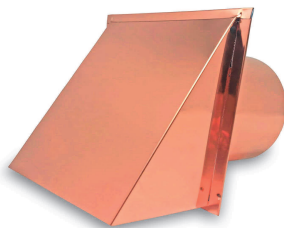
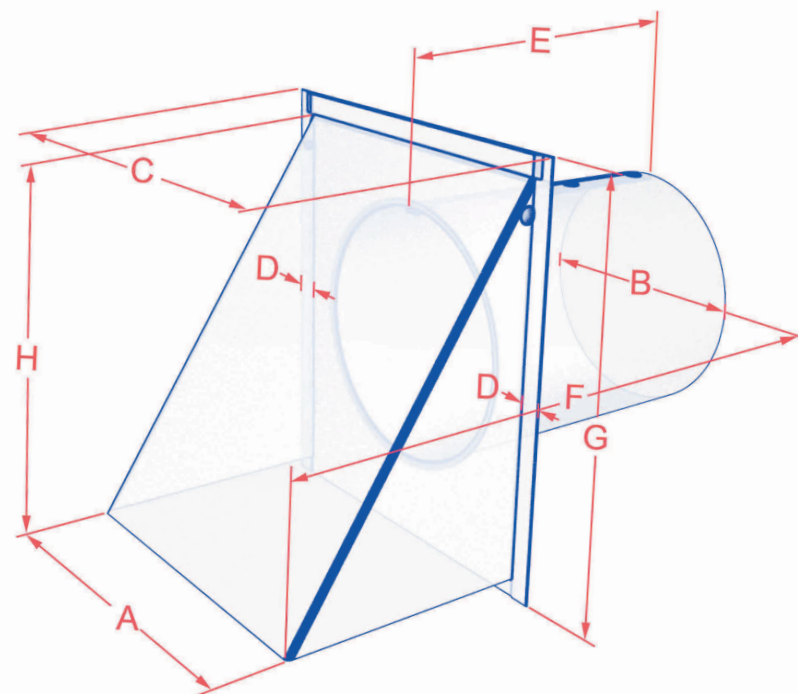
SPECIFY DAMPER & SCREEN OPTIONS

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

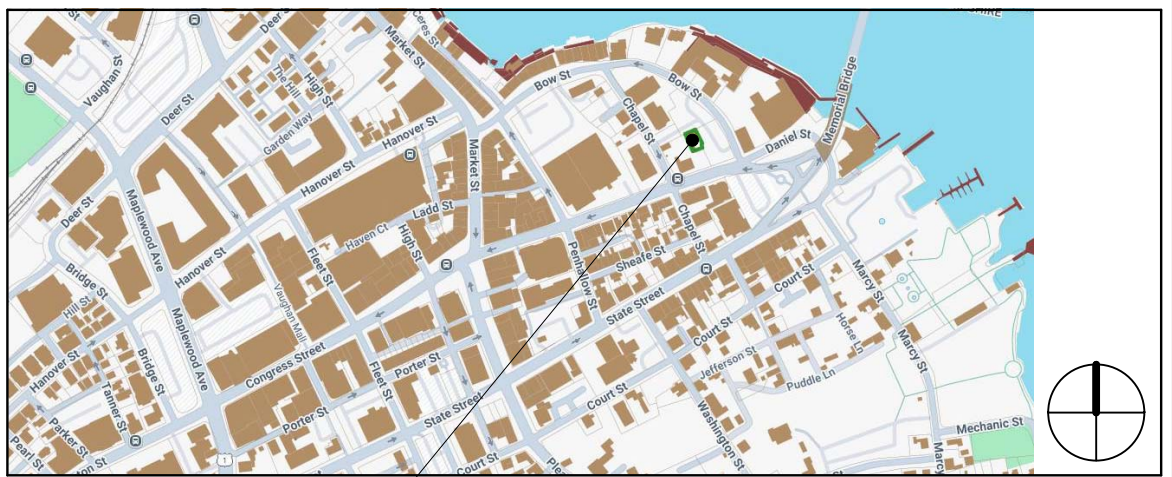
A0	COVER
A1	ARCHITECTURAL SITE PLAN
A2	PROPOSED ELEVATIONS
A3	WINDOW AND DOOR SCHEDULE
A4	MATERIALS AND SELECTIONS



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

4 Market Street
Portsmouth, New Hampshire
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A0

10/17/2025

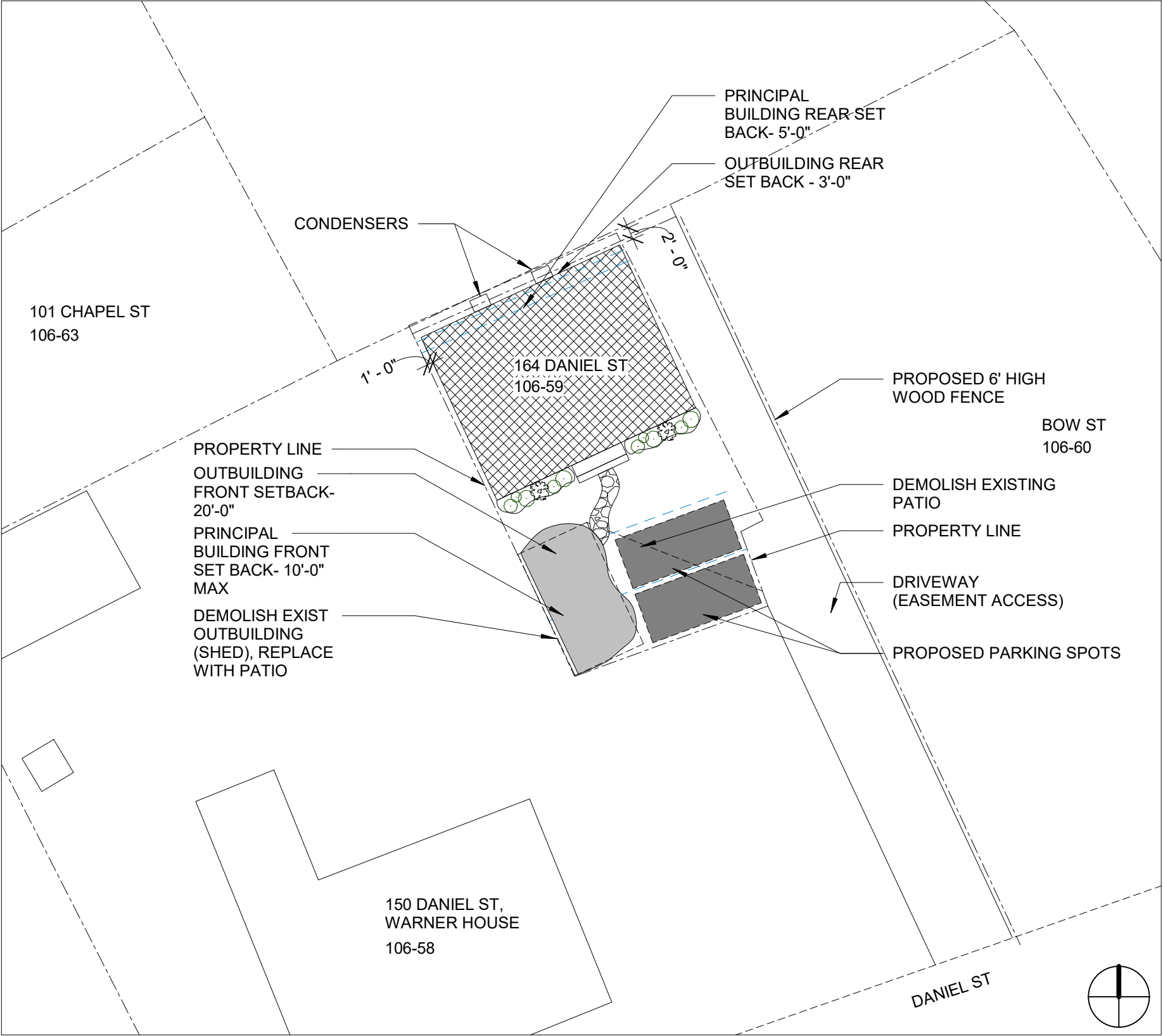
PA: MM / MG

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



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TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS
HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

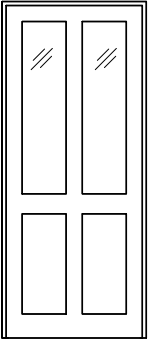
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A2

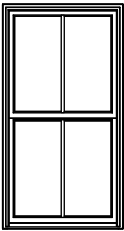
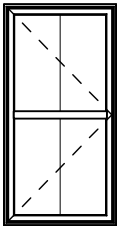
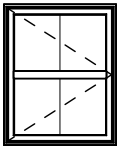
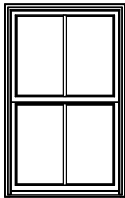
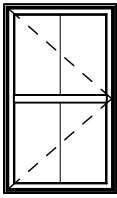
10/17/2025
PA: MM / MG
Project Number: 25073
Scale: 1/8" = 1'-0"

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.

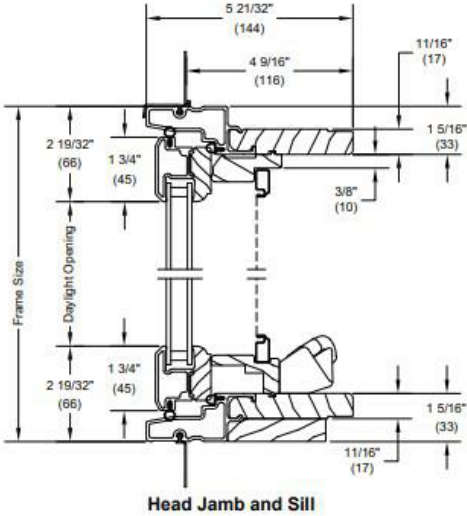
2.

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

PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.

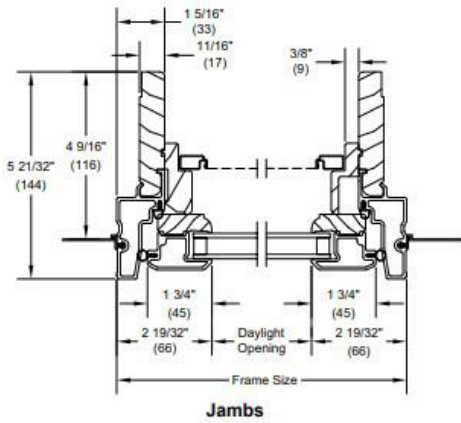
BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

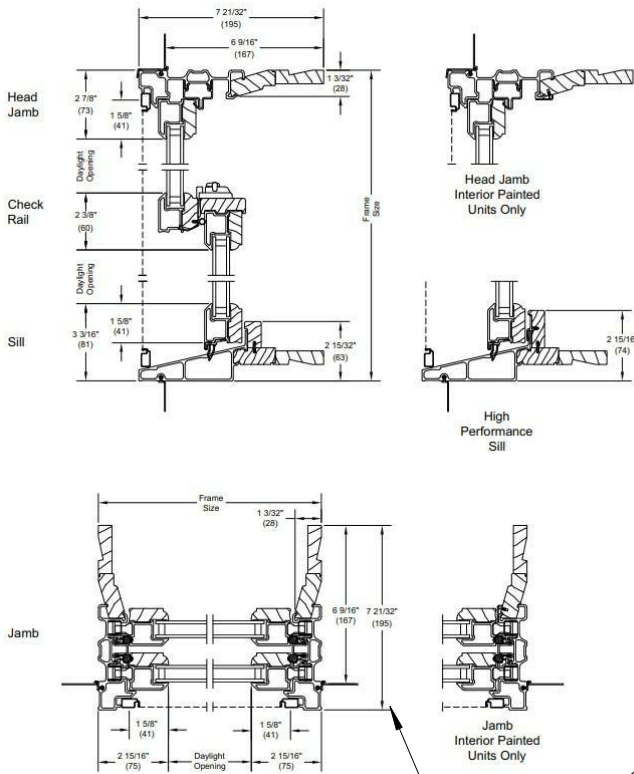




WINDOWS

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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Portsmouth, New Hampshire
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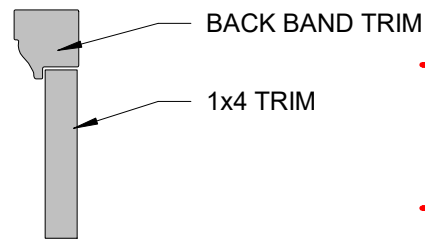
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10/17/2025

PA: MM / MG

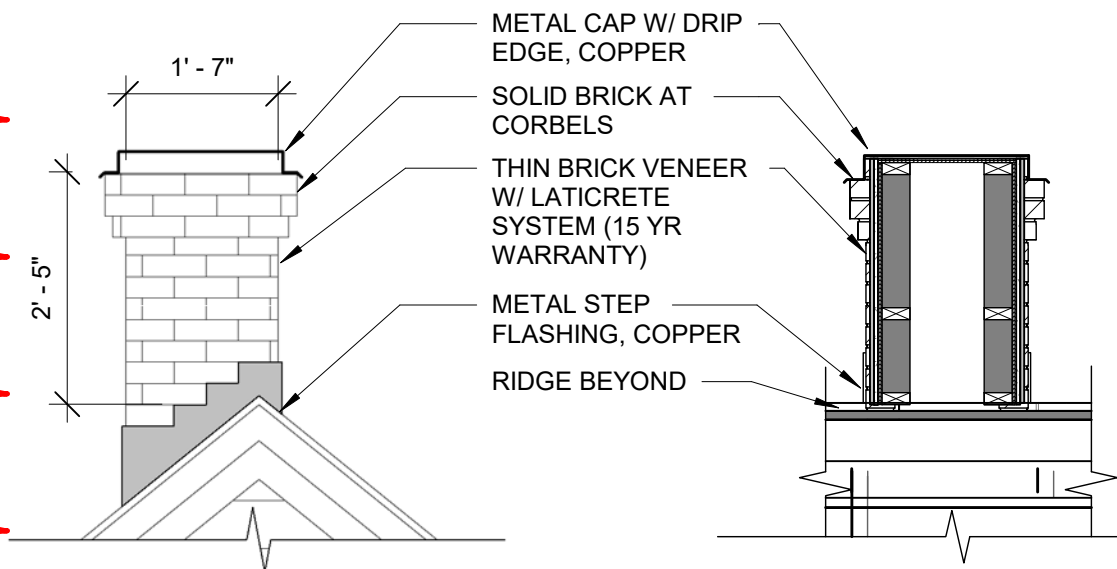
Project Number: 25073

NOT TO SCALE



WINDOW TRIM PROFILE

3"=1'-0"

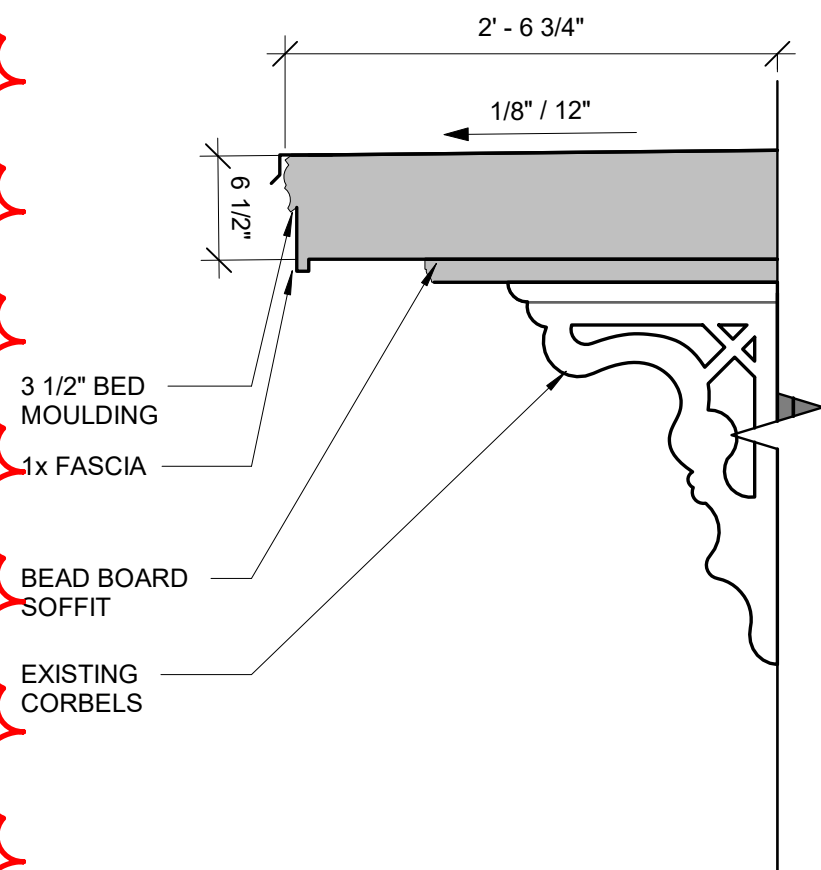


FAUX CHIMNEY ELEVATION DETAIL

1/2"=1'-0"

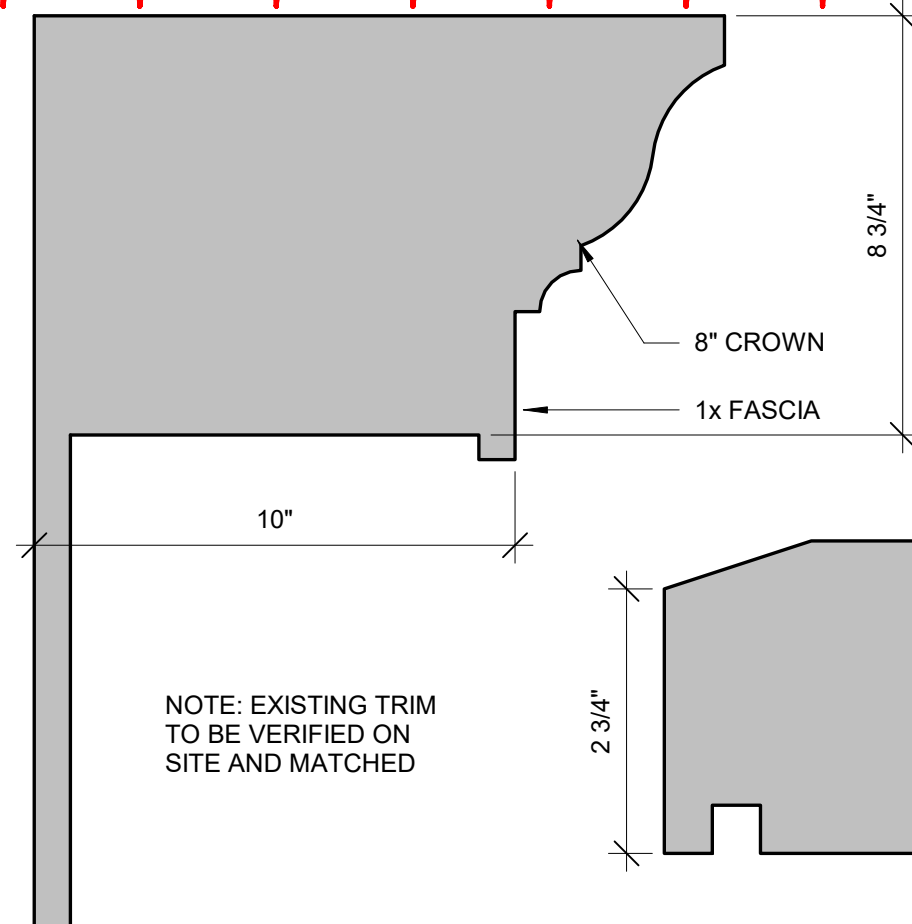
FAUX CHIMNEY SECTION DETAIL

1/2"=1'-0"



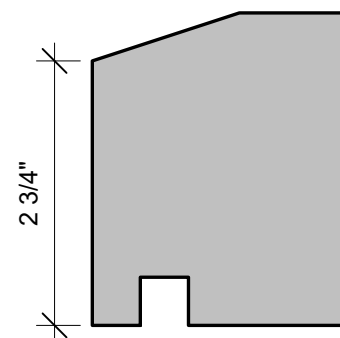
CANOPY PROFILE

1"=1'-0"



RAKE PROFILE

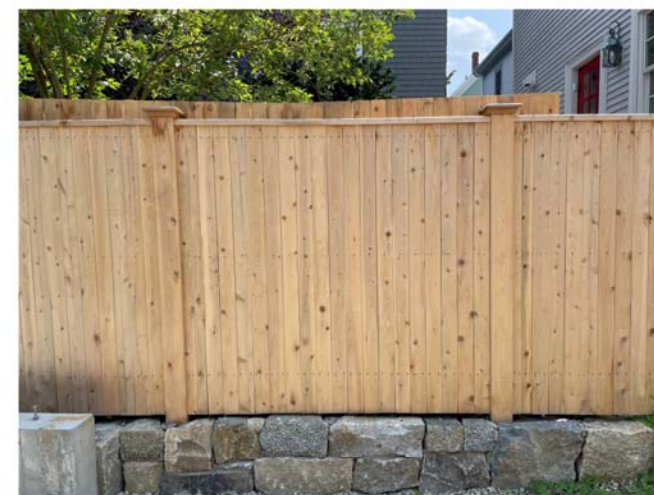
3"=1'-0"



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
PORTSMOUTH, NH 03801

MATERIALS AND SELECTIONS

HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

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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

Search here

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Trail of NH
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232 Court St.
108

DRIVEWAY

TRENCH FOR
ELECTRIC CABLE

CHARGER

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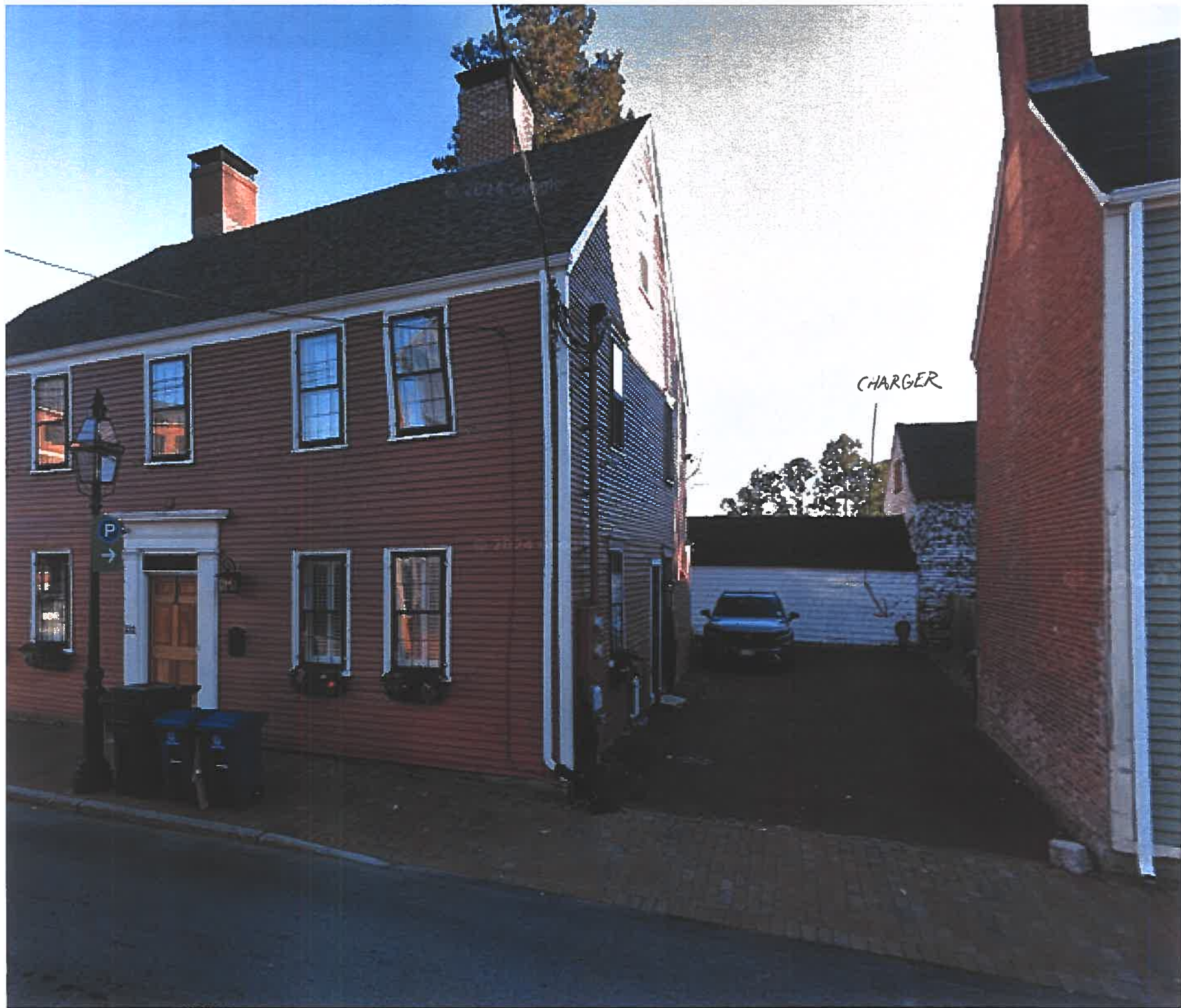
Latest in the area

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41 AQI

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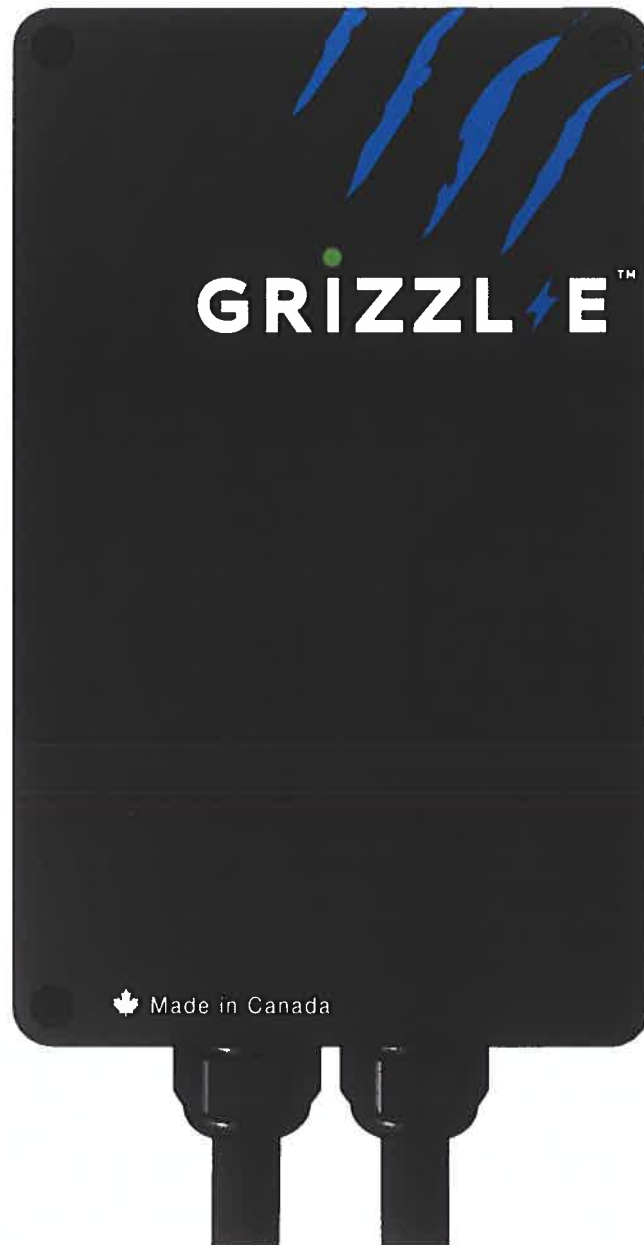
Contribute



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. _____

Historic District Commission

Staff Report

Wednesday, December 03, 2025

Project Address: 86 South School Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,803 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Late Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: South School Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Construct a side entry to connect to rear sunroom and install new fencing.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a side entry to connect with rear sunroom
- Installation of new fencing



Red shows location of proposed gutters

**HISTORIC
SURVEY
RATING

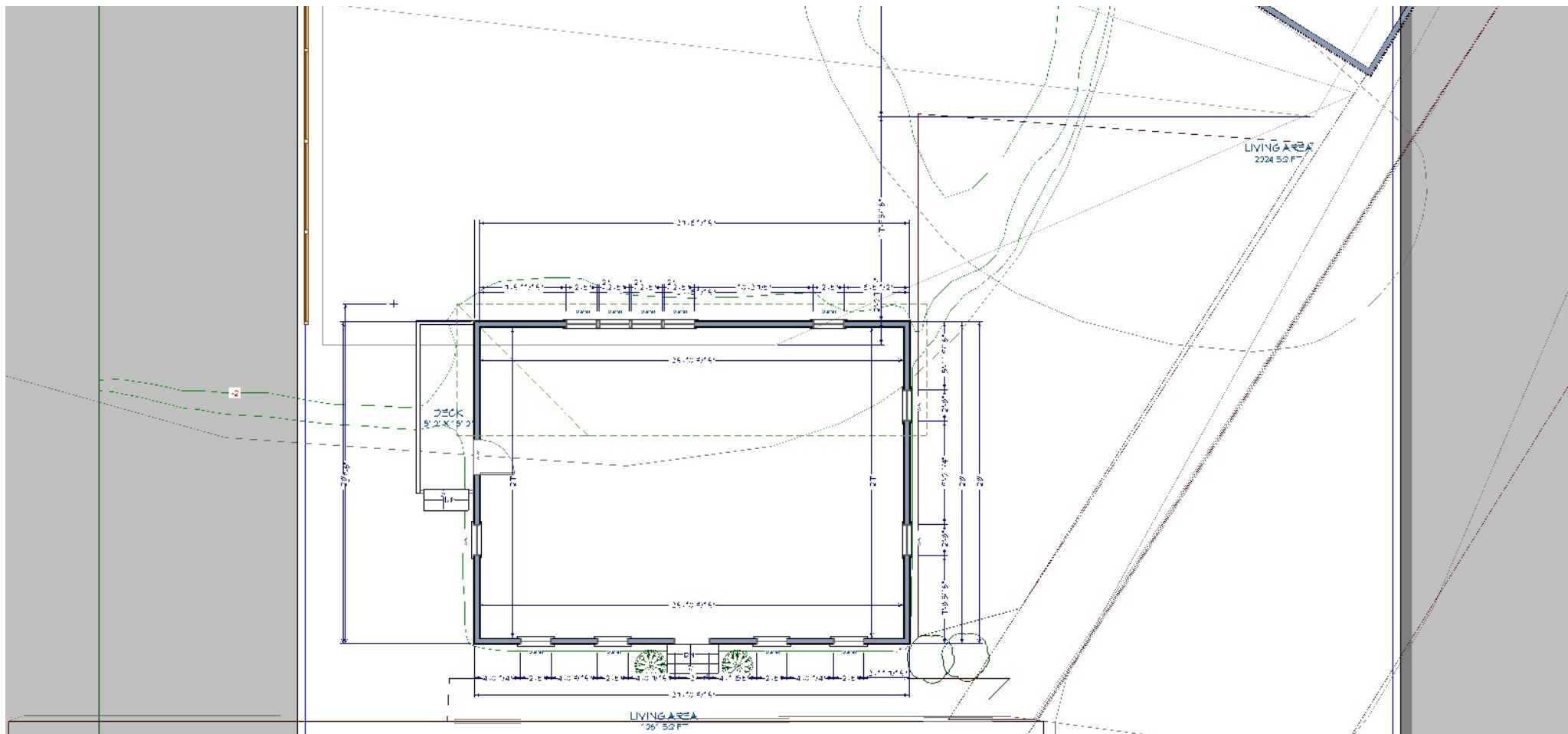
C**

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



As is plan

Search Google Maps



Share



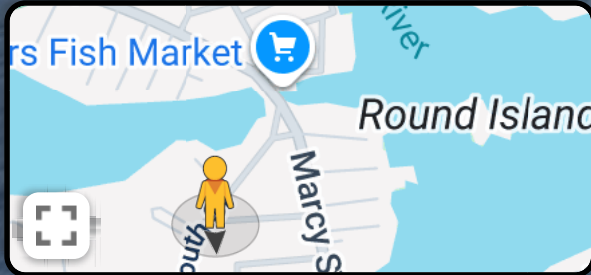
86 S School St

Portsmouth, New Hampshire



Google Street View

Nov 2024



Google



78 S School St

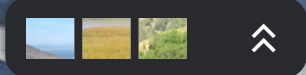
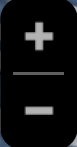
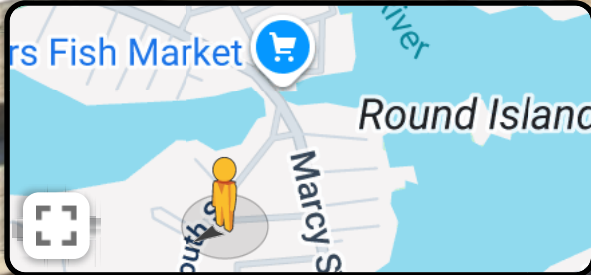


Portsmouth, New Hampshire



Google Street View

Nov 2024



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116 South St

Portsmouth, New Hampshire



Google Street View

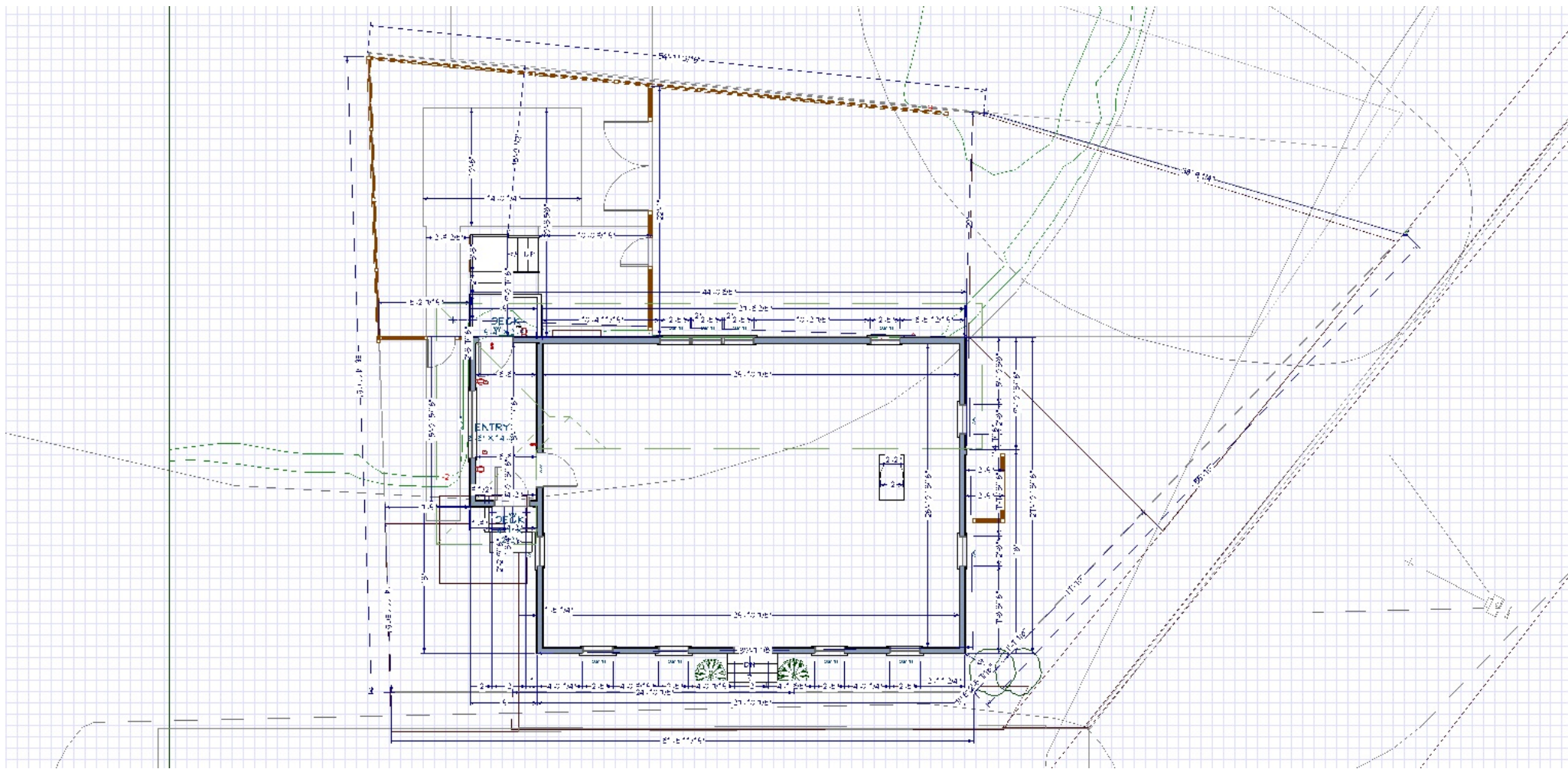
Nov 2024

[See more dates](#)



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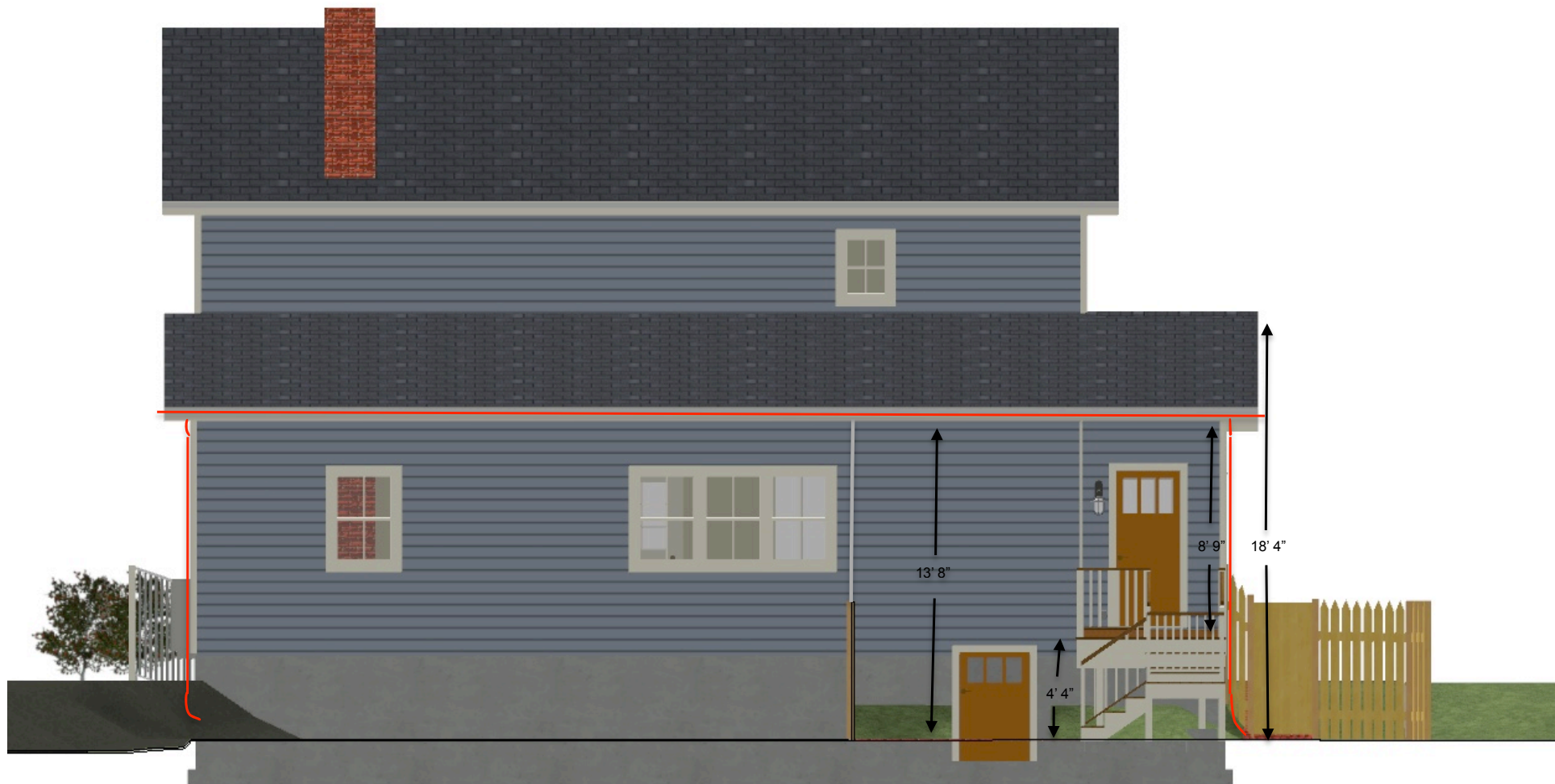
Proposed Renovation Plan



Red shows location of proposed gutters
Gutters will be white or cream to match trim



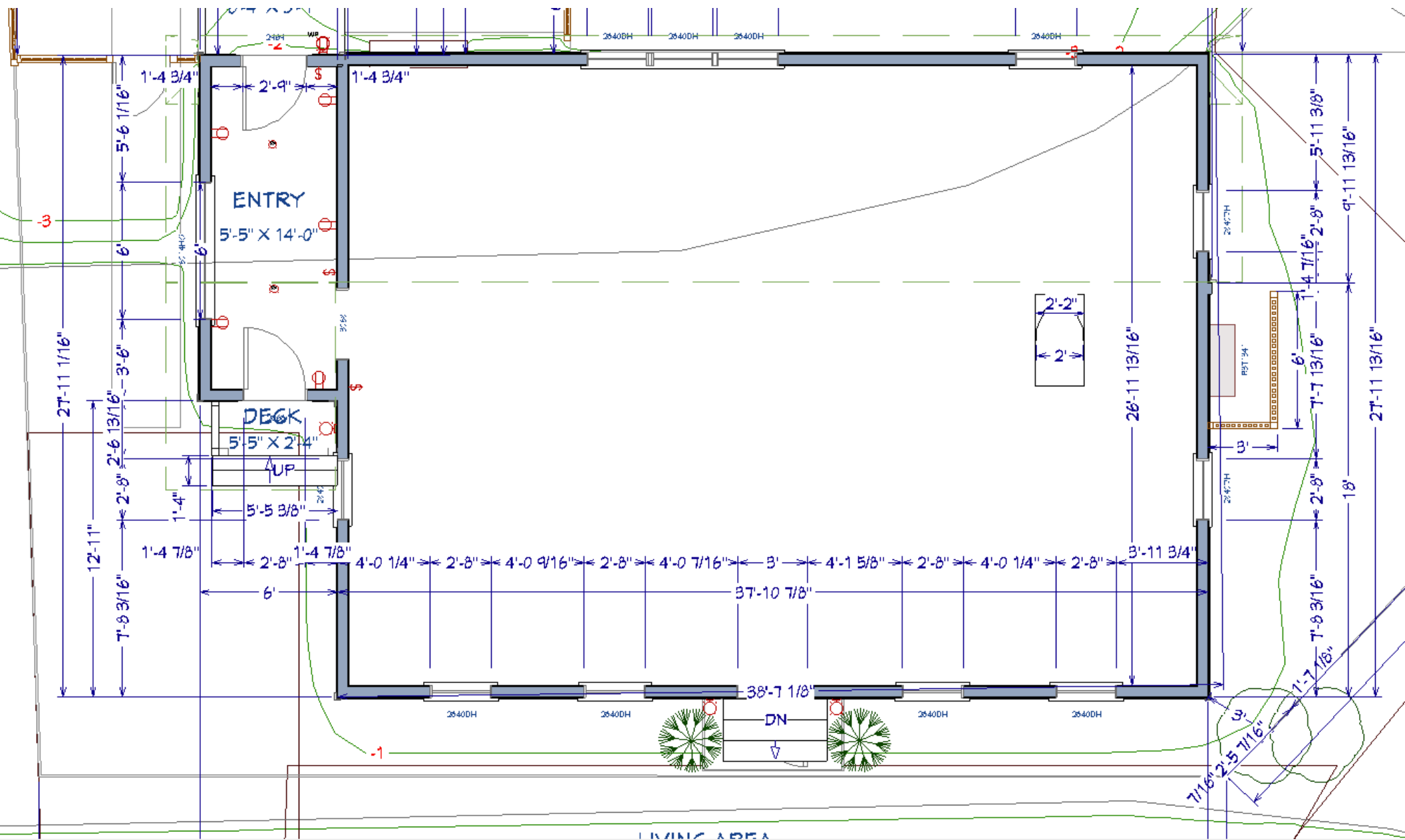
Red shows location of proposed gutters
Gutters will be white or cream to match trim



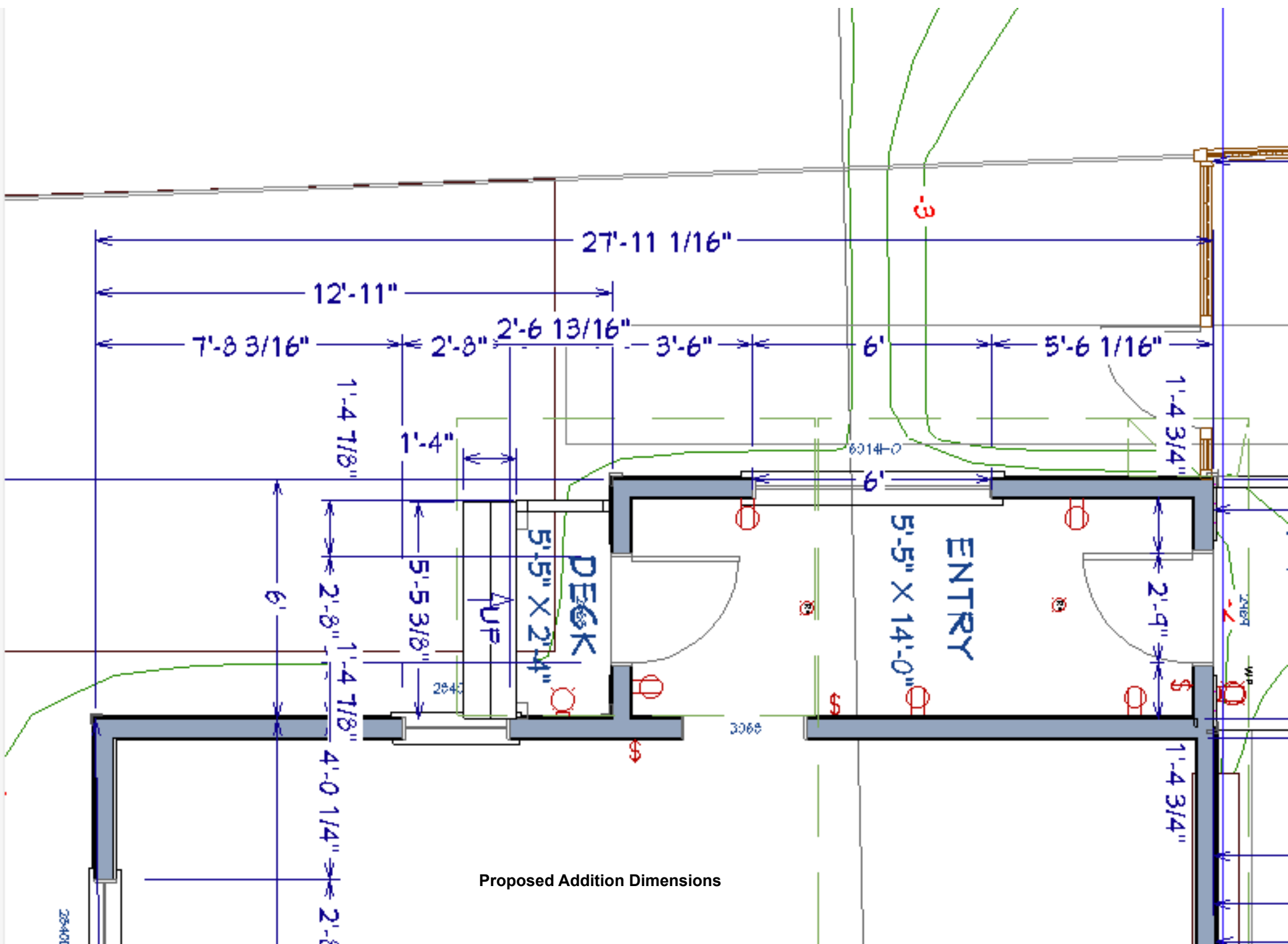
Red shows location of proposed gutters
Gutters will be white or off white to match trim



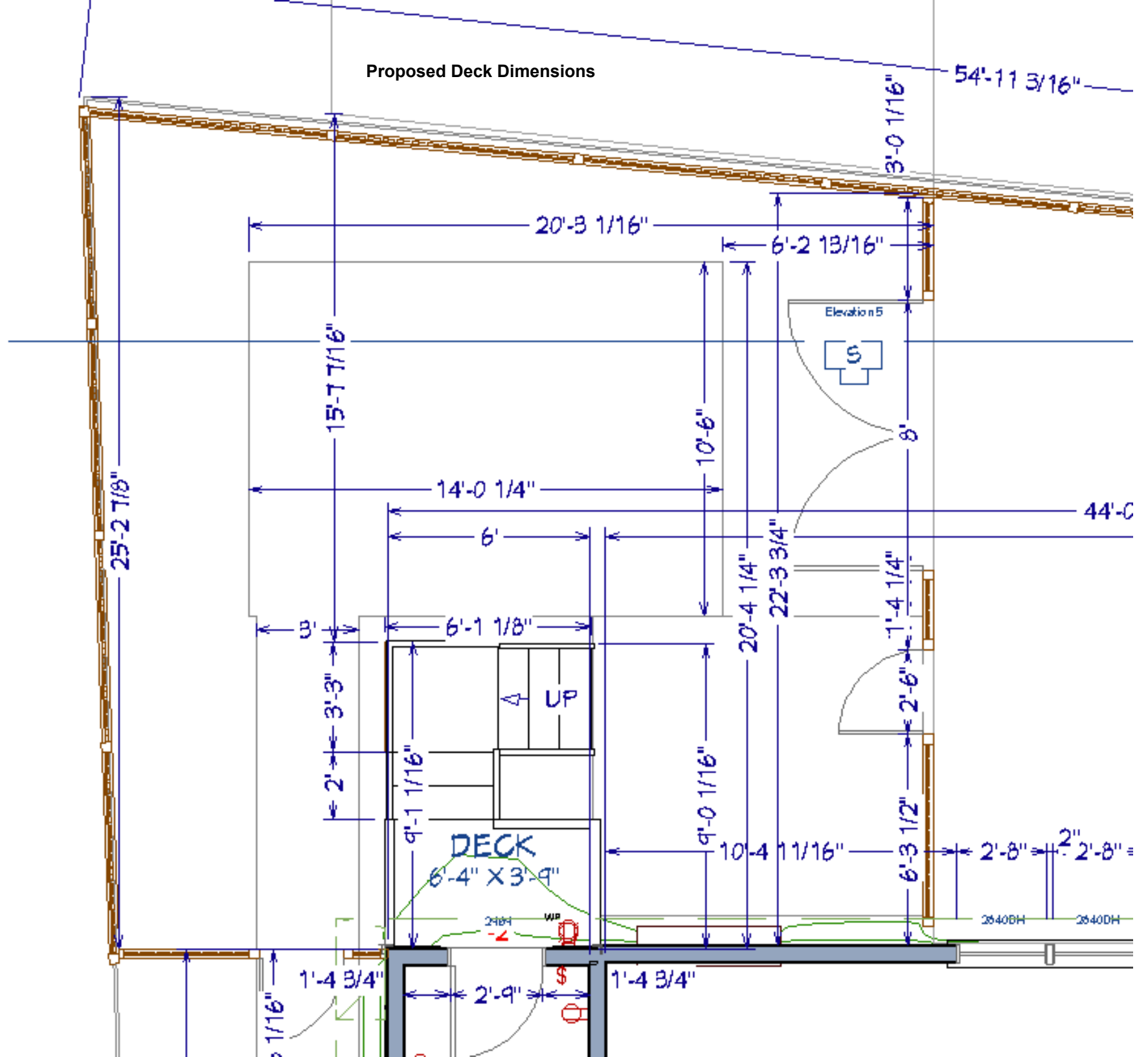
Red shows location of proposed gutters
Gutters will be white or cream to match trim



House Dimensions



Proposed Deck Dimensions



Front porch entry door Inside



Oak exterior door.

Details

Condition

Used - Good

It's 32" by 80" with two vertical lites . One side painted.



**Front Porch Entry
Door Outside View
Trim similar to inside
will be added to
provide similar look
to outside of the door**



Inside View of
Rear Entry
Door

Unusual solid
wood antique
door.

Details
Condition
Used - Good
It's 33" by 81" .
The window
part swings out
and there is a
screen in it .



**Rear Door
Outside view**

**Screen and
square wood
screen mount
will be
replaced with
trim to try
and match
other trim on
the door**

**Existing side light
relocated on side wall**





314mm

147mm



Wall Lamp Lighting Outdoor Wall Lantern Patio Light Fixture Wall Lights Fixtures Style Waterproof Exterior Wall Sconce Lights Fixtures Outside Wall Lamp for House Garden Driveway Patio

Brand: [HDXJIZCQ](#)

Brand	HDXJIZCQ
Color	One Color
Room Type	Normal
Product Dimensions	3"L x 2"W x 1"H
Specific Uses For Product	Home

About this item

- **Enhanced Security Feature:** The Outdoor Wall Lantern not only adds aesthetic appeal but also improves the security of your property by providing well-lit areas around your home. It's a practical addition that ensures safety and peace of mind.
- **style outdoor wall lamp:** This outdoor wall lamp is made of high-quality iron metal. The table can ensure durability and reliability. The transparent glass can create a lighting effect. Ideal for terraces, gardens, porches, garages, sidewalks and driveways.
- **Weather resistance:** waterproof grade IP54, weather-resistant metal structure with transparent glass, multi-layer paint process, this outdoor wall lamp is suitable for wet places, you don't have to worry about being damaged by rain, snow or frost.
- **Compatible with various bulbs:** use an E27 bulb. Fully compatible with lamps, LED, CFL, bulbs .

Roofing Specifications to match existing roofing

Item	Description	Amount
Removal	Removed all layers of roofing down to wood deck on entire house and back shingled bump-out roofs, protecting the grounds, landscaping, decks, and house bodies with heavy duty tarps as stripping is being done.	0.00
Watershield	Install 6' GAF Storm Guard ice/water shield underlayment across all eaves, around all protrusions, in all valleys, and 3' up all rakes at all roof to wall locations	0.00
IN1005	Installed GAF Tigerpaw felt paper over remaining exposed roof.	0.00
DripEdge	Installed 8" .025 gauge heavy duty aluminum dripedge on entire roof perimeters.	0.00
Install	Installed GAF Prostart Starter strips across all eaves and up all rakes	0.00
SH1001	Installed GAF Timberline HDZ Lifetime Architectural Shingles with Timbertex caps on roof (color: Pewter Grey)	0.00
Ridgevent	Installed new GAF Snow Country ridgevent on all main ridges.	0.00
CH1001	Installed new lead flashing on existing chimney.	0.00
IN1003	Installed new stack pipe boot on plumbing pipes	0.00
RM1002	Removed all job related debris from property at job completion.	0.00



ULTIMATE D

MARVIN

WOOD DOUBLE AND SINGLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung and Ultimate Wood Double Hung Magnum are quality traditional windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for historic buildings.



WOOD DOUBLE/SINGLE
HUNG EXTERIOR



WOOD DOUBLE HUNG
MAGNUM INTERIOR

Divided Lites

Types

The look of multiple, individual panes of glass in a window sash is popular in a wide range of architectural styles - from historic replications to modern farmhouses. Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass in a window sash without sacrificing the energy efficiency of a single pane of glass. For true historical accuracy, authentic divided lites utilize individual glass panes, and are available as a custom order on select all-wood windows.

Authentic Divided Lite (ADL) - Separate pieces of glass are glazed between muntin bars - the way windows have been made since the beginning but with Marvin's updated design to increase energy efficiency.



Authentic Divided Lite (ADL)



Customize Transom Model TR-1-6016

★★★★★ 432 reviews (Show Reviews)

\$1,044.00

CURRENT TRANSOM CONFIGURATION

Exterior Construction

>> Designed for exterior wall on one side.

Transom Unit with Jamb

>> Window comes pre-installed in a jamb.

Unit Width:

73-1/2"

Unit Height:

17-1/2"

Unit Depth:

Wall Thickness

CHANGE SIZE - INTERIOR/EXTERIOR...

SASH INSTALLATION OPTIONS

Ready-to-Install (RTI) Options: [↗](#)

RTI Ext Operating Transom - Chain & Latch with Weather Sill (+\$320.00) ▾

Wall Thickness:

6-9/16 in. (2x6 Wall with 1/2 in. Drywall) (+\$135.00) ▾

Hardware Finish:

Oil-Rubbed Bronze ▾

Window Screen:

White-Framed Screen (for Paint-Grade) (+\$50.00) ▾

SASH UPGRADE OPTIONS

Muntin Bars: [↗](#)

Keep Number of Glass Panes and Bars As Shown ▾

Specialty Glass: [↗](#)

× Clear IG (Insulated Glass) (Standard) ▾

Stain Grade Wood: [↗](#)

× Cypress/Red Grandis - Ext Paint Grade (Standard) ▾

Stain Grade Jamb:

× Paint Grade Cypress/Red Grandis Jamb (Standard) ▾

Custom Sticking: [↗](#)

× Beaded Profile (Standard) ▾

Other Instructions:

× No Special Instructions ▾



Jambs



Fixed



Pivot



Chain & Latch

+1

More

Glass



Clear



Frosted



Fluted



Seeded



Low-E

+9

More

Wood



Poplar



Oak



Walnut



Grandis



Maple

+9

More

Profile



Beaded



Ogee



Bevel



Square



CALL

for even more options

Complete Explanations Below



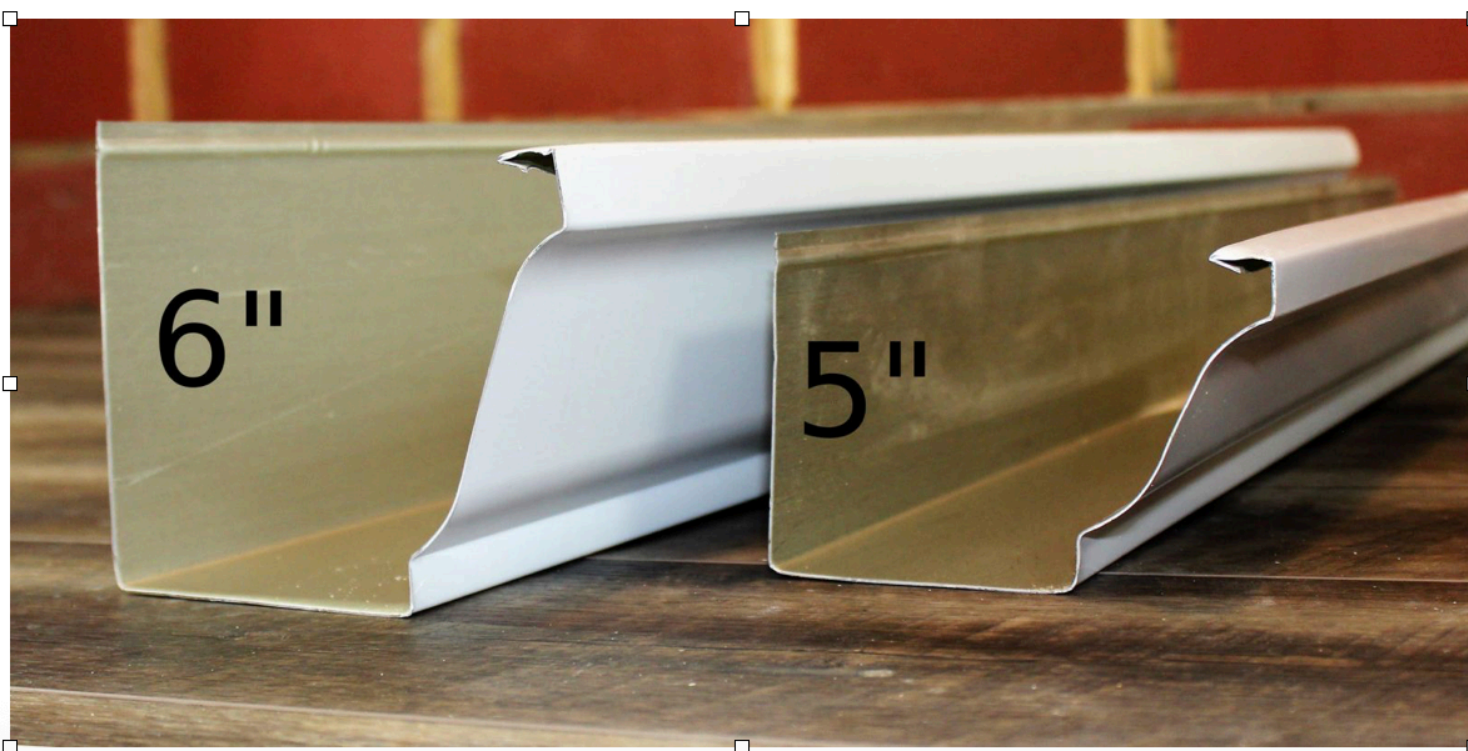
Material: 0.027 - 0.032 inches aluminum

Profile: 5 or 6 inch K Style Gutter

Finish: White or off white baked on enamel

Hangers: Hidden hangers spaced every 24 - 30 inches

Downspouts: 2x3 or 3x4 depending on gutter size choose



FIND A CONTRACTOR

REQUEST A QUOTE

Home > Products > Decking > TimberTech Composite™ > Legacy Collection



TIMBERTECH COMPOSITE

Legacy Collection

Hand-Scraped Finish

Capture the essence of nature with unique board-to-board variation (no two are exactly alike), without the rigorous maintenance of wood. Featuring a character-rich hand-scraped texture and dynamic blend of hues, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

COLOR TIGERWOOD



SAMPLE SIZE

☐

1' Sample

FREE

\$0.00

\$0.00

-

7

+

ADD TO CART

- DETAILS
- OPTIONS & DIMENSIONS
- INSTALLATION & WARRANTY
- FAQS

DURABLE

Made of a mix of high-performance and recycled polymers and reclaimed wood fibers, our Composite Decking is made to last and won't splinter, crack, cup, or peel.

FADE & STAIN RESISTANT

Enjoy a richly hued deck for decades with protective capping that resists UV rays and staining.

PROTECTIVE WARRANTIES

Rest easy knowing your investment is protected with Product and Fade & Stain Limited Warranties.

MOLD GUARD® TECHNOLOGY

Our boards are shielded from mold and organic growth even on the bottom of the board.

LOW MAINTENANCE

Never sand, stain, or seal your deck ever again. An occasional scrub and rinse are all that's needed.

MOISTURE RESISTANT

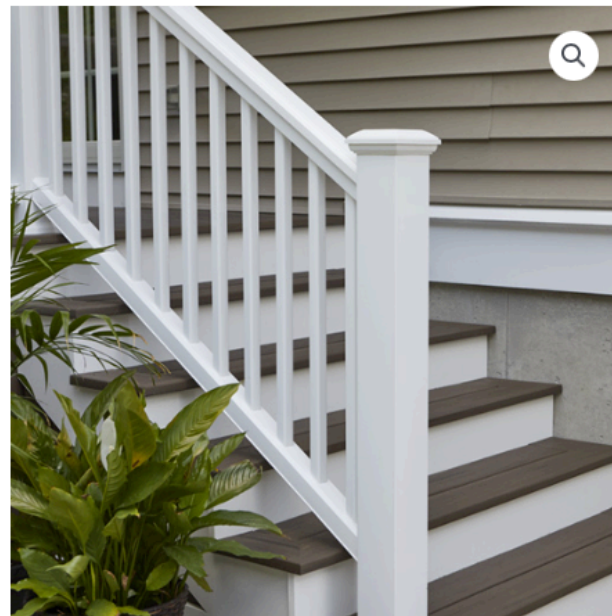
With a protected polymer cap with no wood fibers, our boards are protected from moisture damage like mold, mildew, and rot.

SUSTAINABLE

Made in the USA from approximately 85% recycled material including plastic bags, milk jugs, and other discarded plastics for an eco-friendly choice.

AUTHENTIC AESTHETICS

TimberTech Composite™ Decking features some of the most realistic wood looks in the marketplace. With advanced color blending and textured grains and finishes pulled directly from nature, you get the beauty of wood without the drawbacks.



COMPOSITE RAILING

Classic Composite Series

High Performance & Design Versatility

Made from a mix of recycled wood and plastic fibers, TimberTech composite railing boasts superior durability to wood, while being extremely low maintenance. With the most customization options, from traditional milled-wood-inspired looks to sleek, contemporary designs, mixing and matching components is a breeze.

Choose from multiple top rail design, infill options, and other accessories to customize your railing. [See options.](#)

TOP RAIL SHAPE Premier Rail



COLOR White



SAMPLE SIZE

Drink Cap proposed for rear deck railing



Siding Specifications

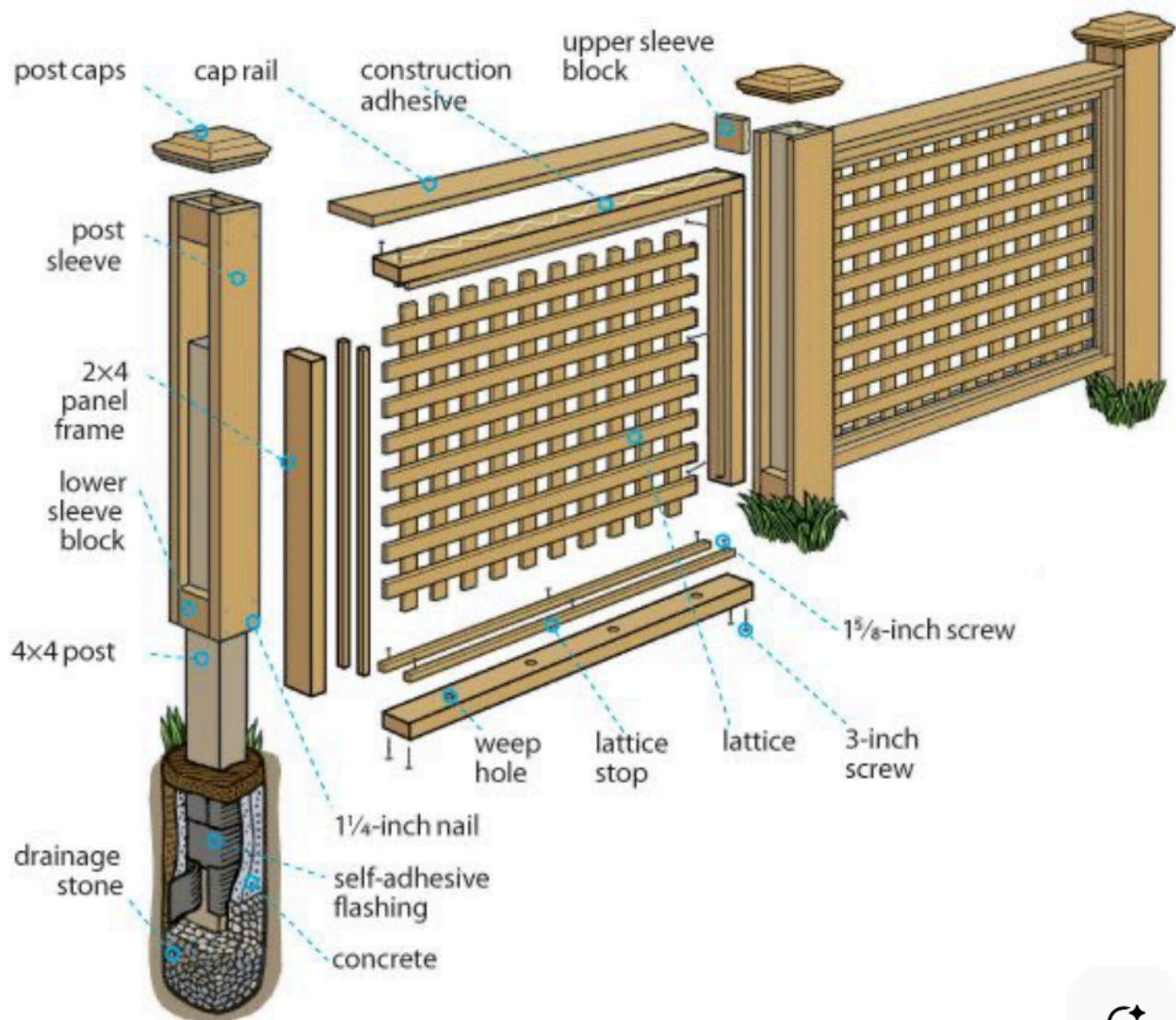


Cedar Clapboards

Description:

1/2"X6" CEDAR CVG FJ PRIMED GREY REVERSIBLE
CLAPBOARD

Heat Pump decorative enclosure

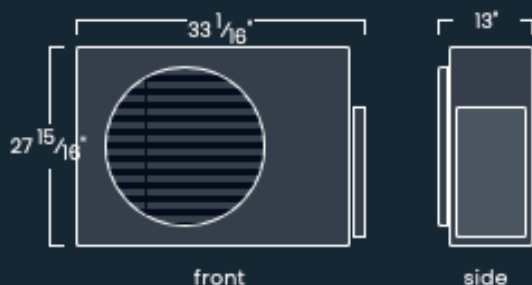


Specifications:

- Posts, pressure treat wood
- Lattice, Pressure Treated Spruce Pine Fir Wood Square Lattice Panel
- Screws, Stainless Steel
- All other material - Pressure Treated Pine

The MXZ model has 3 size variations across 16 unit options.

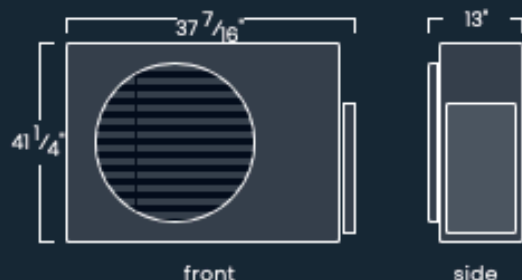
Variation 1



2 Units with these dimensions:

- MXZ-2C20NA3-U1 (20000k BTU/H)
- MXZ-2C20NA4-U1 (20000k BTU/H)

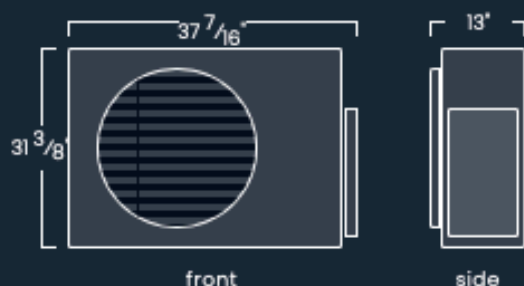
Variation 2



8 Units with these dimensions:

- MXZ-2C20NAHZ3-U1 (20000k BTU/H)
- MXZ-2C20NAHZ4-U1 (20000k BTU/H)
- MXZ-3C24NAHZ3-U1 (24000k BTU/H)
- MXZ-3C24NAHZ4-U1 (24000k BTU/H)
- MXZ-3C30NAHZ3-U1 (30000k BTU/H)
- MXZ-3C30NAHZ4-U1 (30000k BTU/H)
- MXZ-5C42NA3-U1 (42000k BTU/H)
- MXZ-5C42NA4-U1 (42000k BTU/H)

Variation 3



6 Units with these dimensions:

- MXZ-3C24NA3-U1 (24000k BTU/H)
- MXZ-3C30NA3-U1 (30000k BTU/H)
- MXZ-3C30NA4-U1 (30000k BTU/H)
- MXZ-4C36NA3-U1 (36000k BTU/H)
- MXZ-3C24NA4-U1 (24000k BTU/H)
- MXZ-4C36NA4-U1 (36000k BTU/H)

6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel



6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

About This Product

This 6 ft. x 8 ft. W Cedar Doweled Flat Top Fence Panel is made from naturally durable Eastern White Cedar. The panel comes with doweled backer rails and is pre-assembled for ease of installation. Environmentally conscious, this panel is made from renewable resources and is ideal for any project where privacy is desired. Its natural brown color is perfect for decorative landscaping and enhances any outdoor project.

Highlights

- Cedar fence is naturally durable and resistant to moisture and decay
- Eastern white cedar offers an attractive natural choice while enhancing any outdoor project
- Doweled backer rail provides unique method for fastening to post
- Decorative cap is included and adds style to the top of the panel
- Solid picket design offers ideal privacy around your home or landscaping
- Panel is pre-assembled to make sure that it installs quickly and easily
- [Return Policy](#)

Product Information

Internet # 206758694

Model # FBDCD6434HD

Store SKU # 1001684251

Additional Resources

From the Manufacturer

- [Instructions / Assembly](#)
- [Return Policy](#)

6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

Dimensions

Actual backer rail length (in.)	95.875 in
Actual backer rail thickness (in.)	1.75 in
Actual backer rail width (in.)	2.75 in
Actual panel height (in.)	72 in
Actual panel thickness (in.)	2.4375 in
Actual panel width (in.)	95.875 in
Actual Picket Length (in.)	72 in
Actual picket thickness (in.)	0.6875 in
Actual picket width (in.)	3.5 in
Nominal backer rail length (in.)	96
Nominal backer rail thickness (in.)	2
Nominal backer rail width (in.)	3
Nominal panel height (ft.)	6
Nominal panel width (ft.)	8
Nominal picket length (ft.)	6 ft
Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in

Details

Color Family	White
Color/Finish	Cedar
Contact Type Allowed	Above Ground
Features	Paintable, Stainable
Fencing Product Type	Wood Fence Panels
Material	Wood
Nominal panel thickness (in.)	2.5
Number of pickets for panel	26
Number of rails for panels	2
Panel Assembly	Assembled Panel
Panel Design	Privacy
Panel Top Shape	Flat
Picket Top Style	Framed
Product Weight (lb.)	82 lb

Project Address: 175 Fleet Street

Permit Requested: Certificate of Approval

Application: Public Hearing #4

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 4,037 SF +/-
- Estimated Age of Structure: c.1940
- Building Style: Vernacular
- Number of Stories: 1
- Historical Significance: Contributing
- Public View of Proposed Work: Fleet Street and Hanover Street
- Unique Features: Original Diner
- Neighborhood Association: Downtown



B. Proposed Work: Construct rear addition, add fencing and landscaping, and the installation of (2) food kiosks.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct rear addition (to include bathrooms)
- Install fencing and landscaping
- Construct and install (2) food kiosks on site



**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 NARRATIVE

- BUILD A NEW ADDITION TO THE REAR OF GILLEY'S KITCHEN STRUCTURE, FOR PUBLIC BATHROOMS & CUSTODIAL.
- BUILD 2 NEW FOOD KIOSKS
- INSTALL NEW CEDAR FENCE TO CONCEAL TRASH RECEPTACLES.
- INSTALL NEW LANDSCAPING AND HARDSCAPE TO COORDINATE WITH PREVIOUSLY APPROVED IMPROVEMENTS TO NEWBERRY WAY (aka Haven Court).

SHEET LIST -HDC	
SHEET NO.	NAME
G0.1	COVER
G1.1	SITE PLAN
G1.2	LANDSCAPE PLAN
G1.3	ROOF PLAN
G2.1	ELEVATION, WEST
G2.2	ELEVATION, SOUTH
G2.3	ELEVATION, EAST
G2.4	ELEVATION, NORTH
G2.5	FOOD KIOSKS ELEVATIONS
G3.1	3D BIRDSEYE AXONOMETRIC
G3.2	PERSEPECTIVE from EAST, NEWBERRY WAY
G3.3	PERSEPECTIVE from WEST, FLEET STREET
G7.0	MILLWORK DETAILS

MATERIALS PACKAGE



GILLEY'S FOOD COURT

HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
DECEMBER 2025

NEW BIKE
RACKS

NEW 6' HIGH
CEDAR BOARD
FENCE & GATES

PLANTER

CONCRETE
PAVEMENT

BRICK CITY
SIDEWALK

POURED
COLORED
CONCRETE
PAVEMENT

17' - 4"

17' - 9"

18' - 4"

18' - 7"

18' - 7"

NEW STEPS

KIOSK 1

PHASE 2
(NEWBERRY
WAY)

8' - 8"

17' - 10 1/2"

17' - 10 1/2"

18' - 2 1/2"

18' - 7"

18' - 7"

R 3' - 1 3/8"

20' - 9 5/8"

20' - 9 5/8"

19' - 10"

18' - 3"

18' - 5 5/8"

18' - 5"

18' - 7 1/2"

18' - 3"

18' - 5 5/8"

18' - 5"

18' - 7 1/2"

18' - 3"

20' - 9 5/8"

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20' - 9 5/8"

TRASH CORRAL

FOOD
COURT

PHASE 1
(GILLEY'S)

NEWBERRY WAY

3.0%

5.0%

8' - 0"

3' - 6"

18' - 5 5/8"

18' - 5"

18' - 7 1/2"

18' - 3"

18' - 5 5/8"

18' - 5"

18' - 7 1/2"

20' - 9 5/8"

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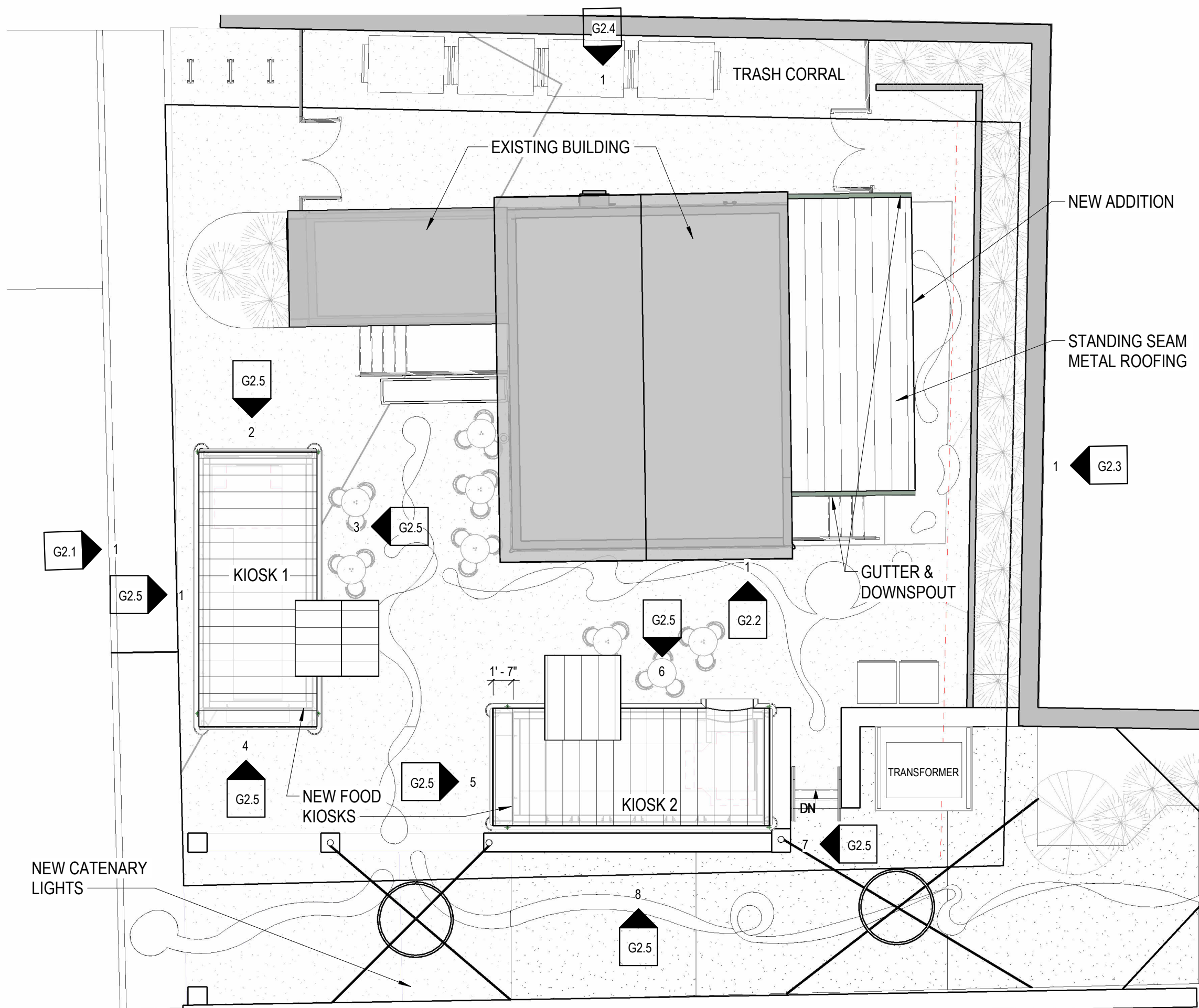
20' - 9 5/8"

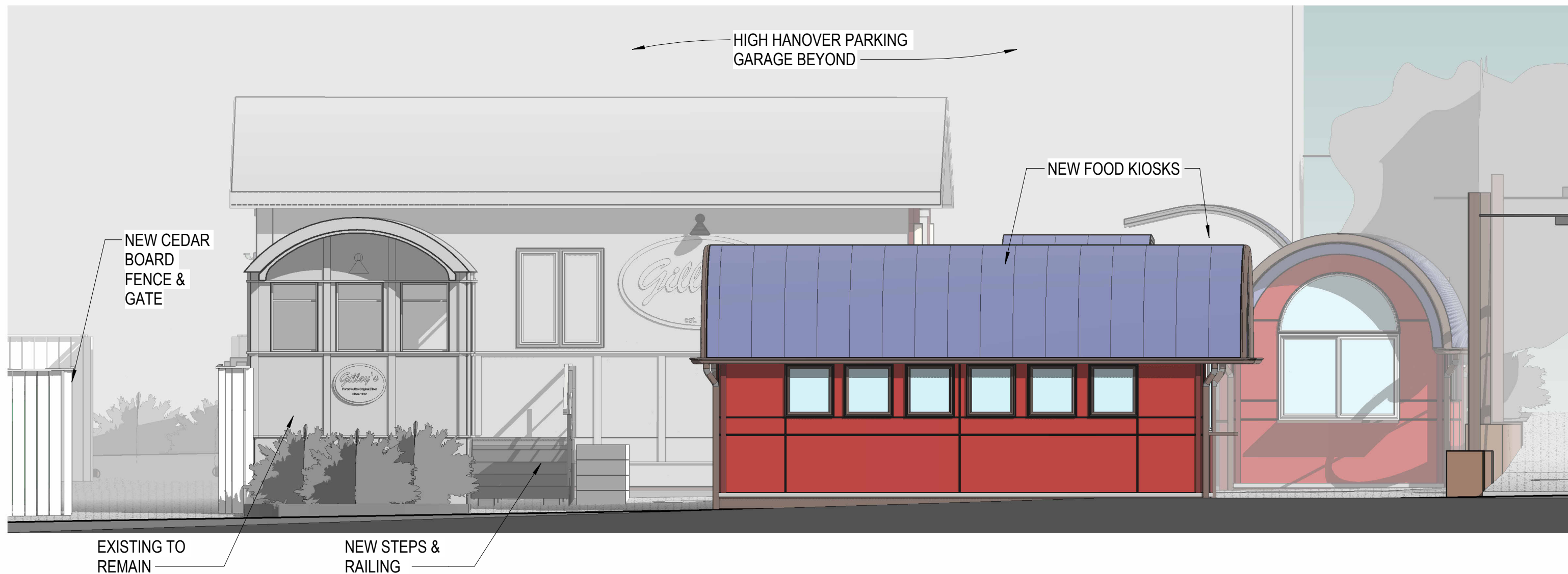
20' - 9 5/8"

20' - 9 5/8"

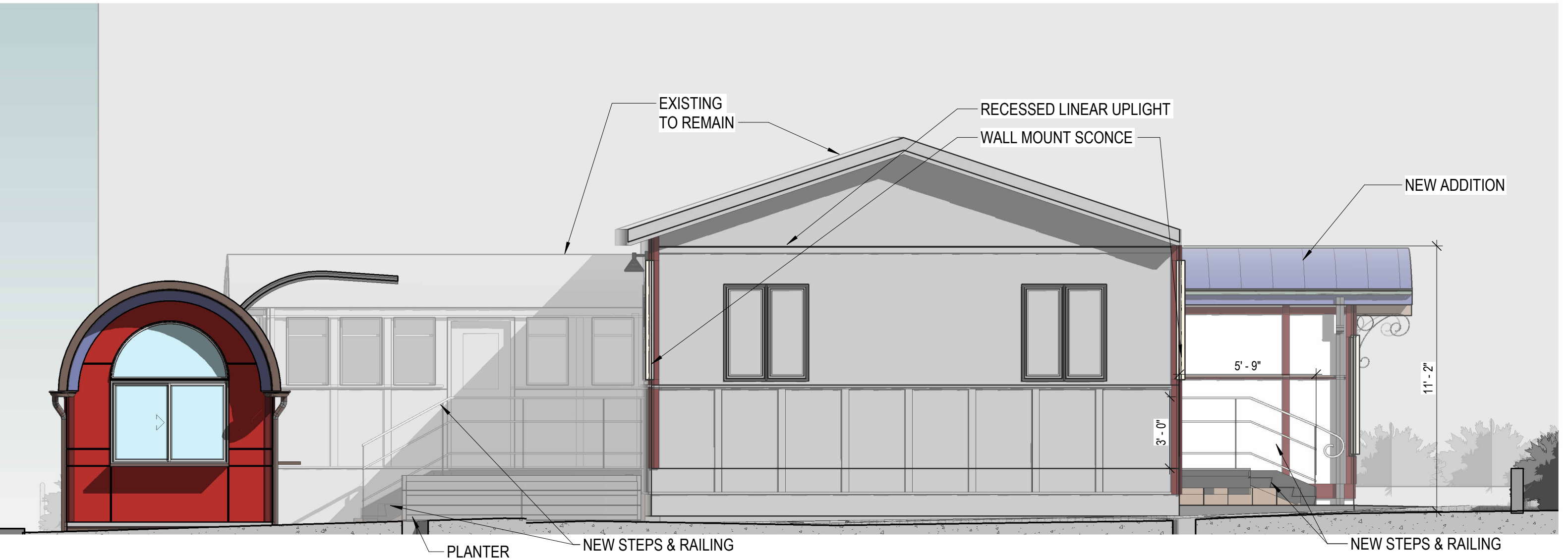
20' - 9 5/8"

20'

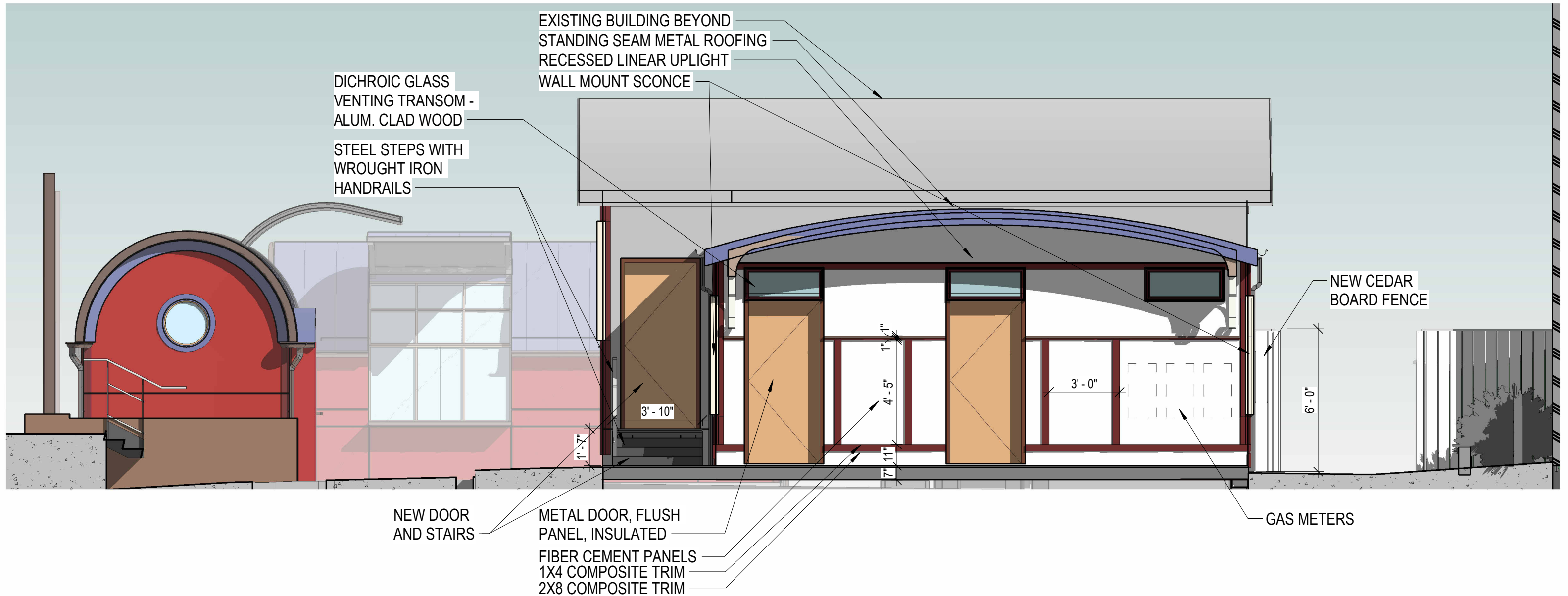




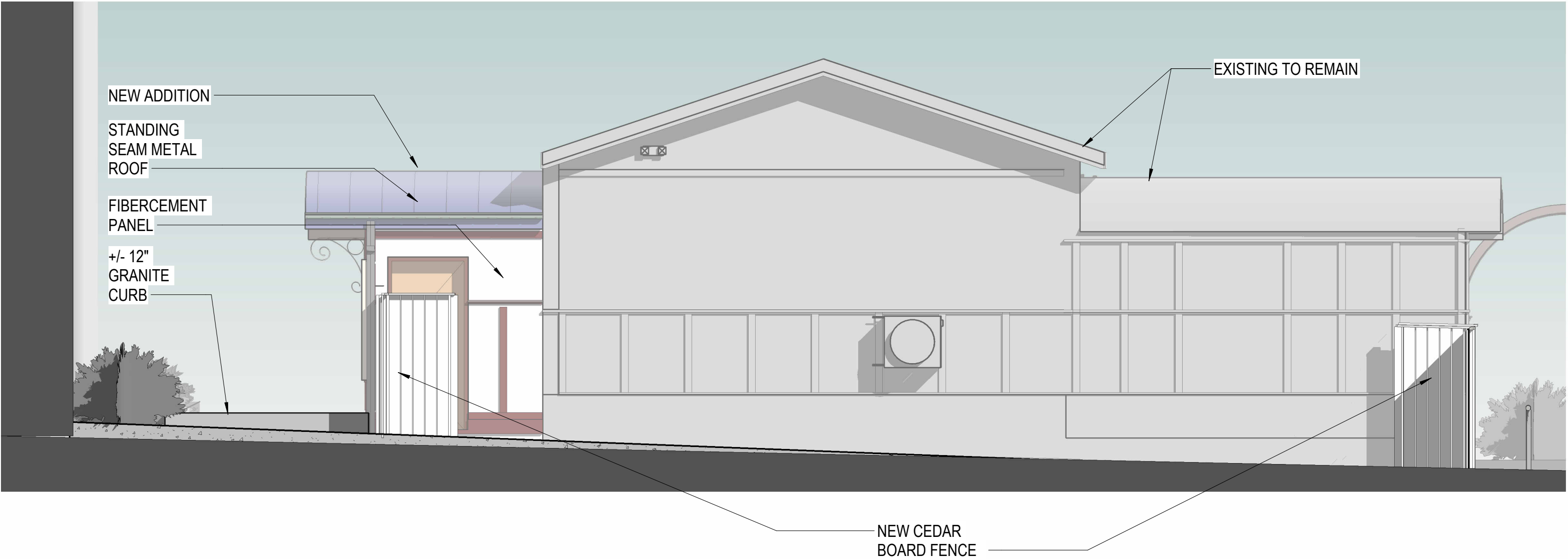
1 GILLEY'S WEST ELEVATION FLEET STREET VIEW
1/4" = 1'-0"



1 GILLEY'S ADDITION - SOUTH ELEVATION
1/4" = 1'-0"



1 GILLEY'S ADDITION - EAST ELEVATION
1/4" = 1'-0"

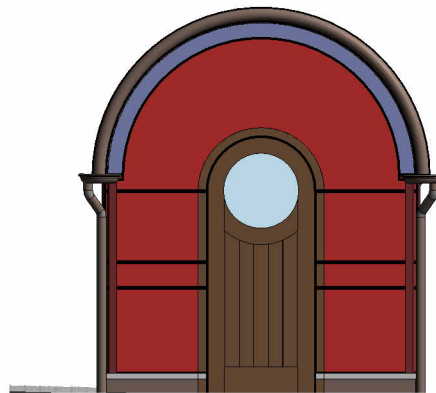


1 GILLEY'S NORTH ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"

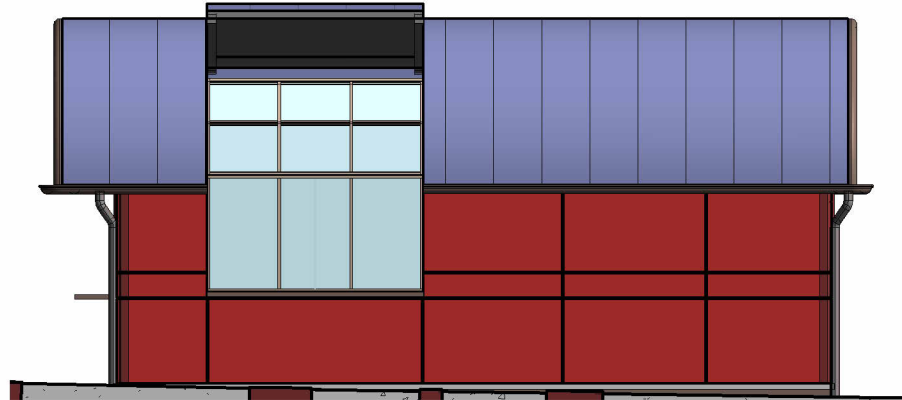




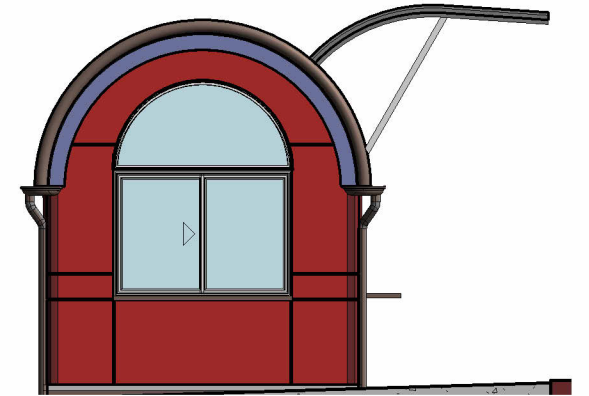
1 KIOSK 1 WEST
3/16" = 1'-0"



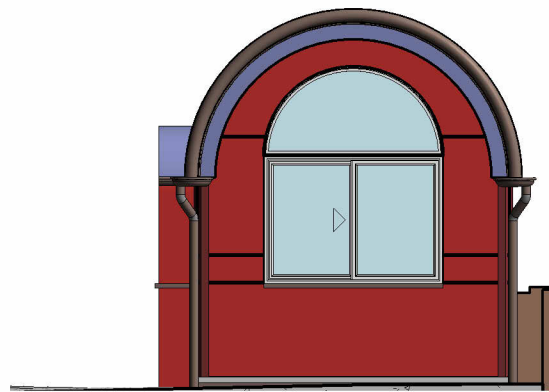
2 KIOSK 1 NORTH
3/16" = 1'-0"



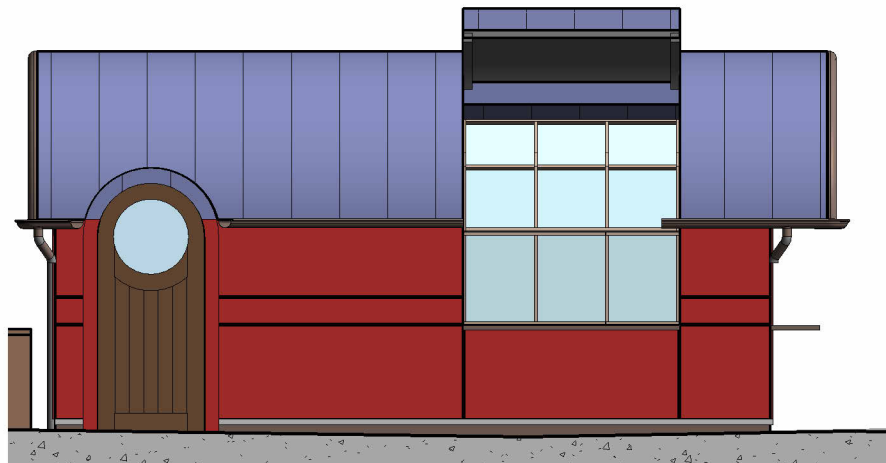
3 KIOSK 1 EAST
3/16" = 1'-0"



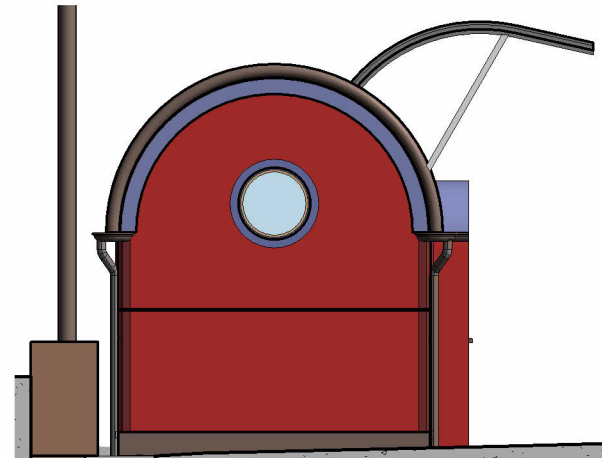
4 KIOSK 1 SOUTH
3/16" = 1'-0"



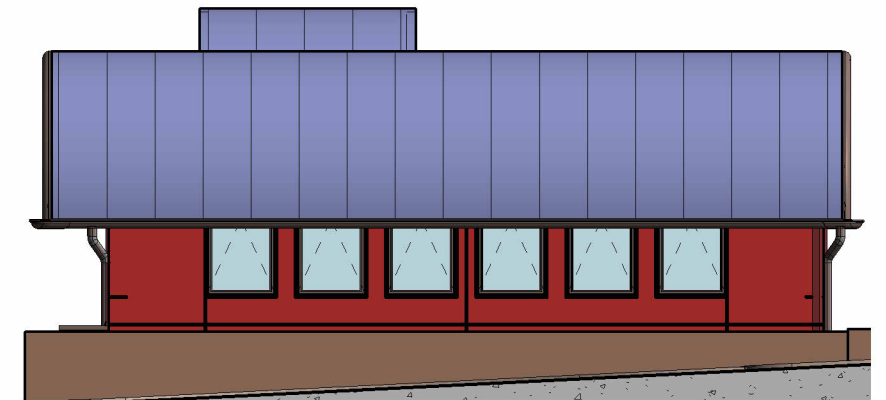
5 KIOSK 2 WEST
3/16" = 1'-0"



6 KIOSK 2 NORTH
3/16" = 1'-0"



7 KIOSK 2 EAST
3/16" = 1'-0"



8 KIOSK 2 SOUTH
3/16" = 1'-0"



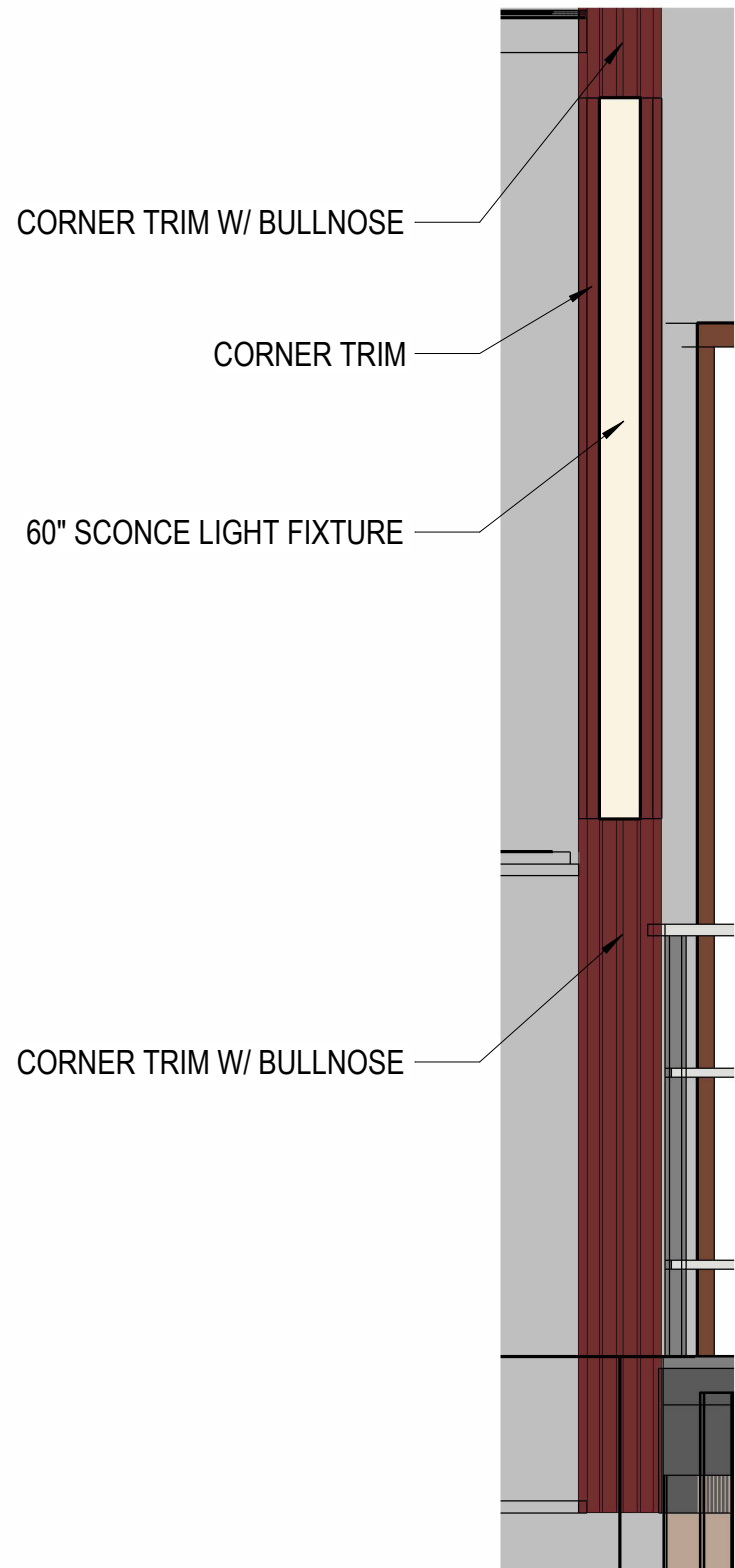




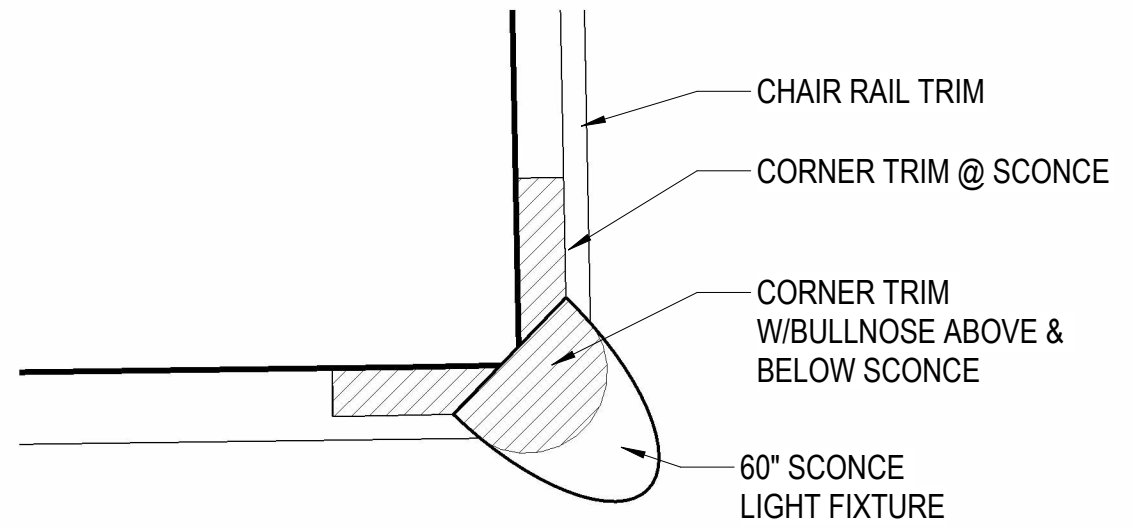
AT THE BACK OF GILLEY'S LOOKING TOWARD FLEET STREET



AT THE FRONT OF GILLEY'S LOOKING TOWARD NEWBERRY WAY



2 CORNER TRIM AND SCONCE ELEVATION - @ EXISTING BUILDING ADDITION
3/4" = 1'-0"



1 WALL CORNER TRIM AND SCONCE DETAIL - PLAN VIEW @ EXISTING BUILDING ADDITION
3" = 1'-0"

Materials Schedule				
Sheet	Material	Manufacturer	Model/Make	Finish/Color
Bathrooms Addition				
1	Fiber Cement Panels	American Fiber Cement Corp.	Solid	Luna
2	Trim/Beadboard	Boral, TruExterior	Cove/Dutch Lap	Painted, to match existing trim
3	Metal Roofing	ATAS International Inc.	PC System	Regal Blue panel w/ standing steam
4	Gutter	K&M Sheet Metal	K Style 'Ogee' Gutter	Copper
5	Doors	TruDoor	Transom, dichroic glass	Steel, painted
6	Granite Benches	Swenson Granite	Benches	Carolina Coral & Autumn Pink
7	Lighting	Sternberg Lighting	Cambridge Series	Black
8	Railing	Custom	Wrought iron	Black
9	Pavers	Swenson Granite	Pavers	Grey
Food Kiosks				
10	Metal Composite Panels	Aluca Bond	Plus	Red Fire
11	Windows	Pella	Reserve Contemporary	Alum Clad, aged copper
12	Doors	Custom	Wood, Arch Top, round lite	Clear finish, Walnut
13	Gutter	Riverside Sheet metal	Round, Radius	Copper, aged
14	Metal Roofing	ATAS International Inc.	PC System	Regal Blue panel w/ standing steam

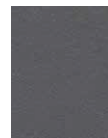


Cembrit **Solid**

Cembrit Solid is a through-colored panel with an acrylic paint surface. It's designed this way so it closely matches the surface's acrylic paint layer. This means if you choose the Solid product line for your façade, every edge of the board will feature the same hue as the surface color, giving the wall an unblemished appearance.

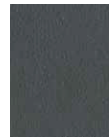


S 030
Mercury

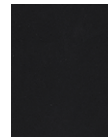


S 071
Orcus

Grays



S 101
Pluto



S 131
Juno

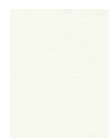


S 151
Pallas



S 191
Erebus

Blacks



S 212
Luna



S 282
Saturn

Whites



S 334
Jupiter



S 353
Mars

Reds



S 515
Venus



S 525
Triton

Yellows



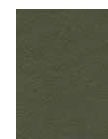
S 606
Rhea



S 616
Ceres



S 656
Terra



S 676
Callisto

Greens

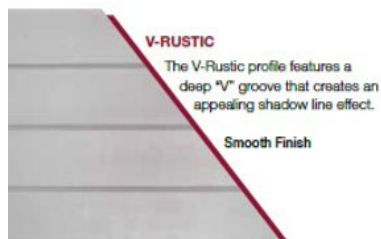


S 747
Neptune

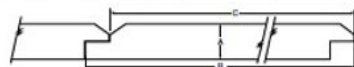


S 757
Mimas

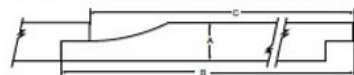
Blues



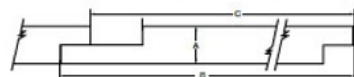
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"



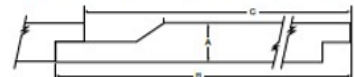
Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"



Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.



Accessories

TruExterior® Siding & Trim Accessories make it easy to create polished, professional-looking siding and trim installations. Decorative yet functional, the poly-ash accessories are designed to go where other materials can't, making them the perfect complement to cedar, fiber cement and other traditional siding products, as they are suitable for ground and masonry contact.



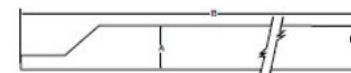
SKIRT BOARD

Provides a decorative yet functional way to create the required clearance between siding and grade.

Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)
1 x 6	3/4"	5-1/2"
1 x 8	3/4"	7-1/4"
5/4 x 6	1"	5-1/2"
5/4 x 8	1"	7-1/4"



WINDOW POCKET RABBETED TRIM

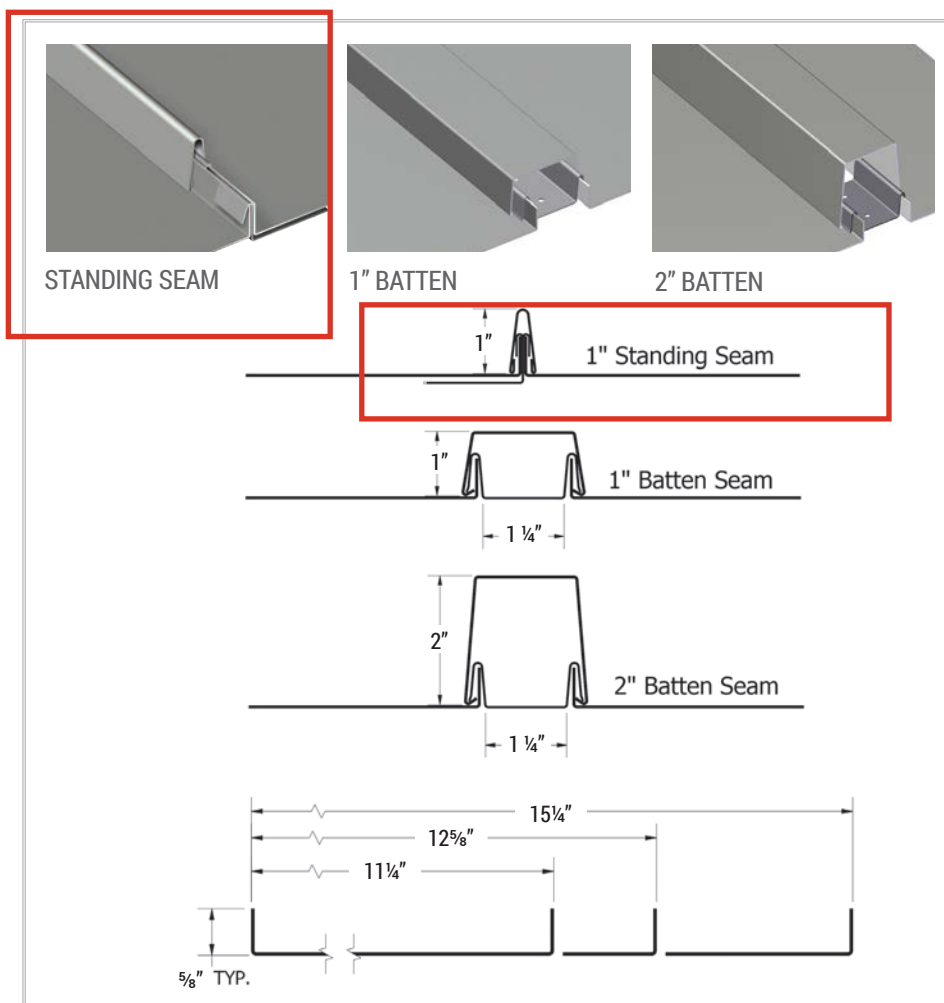
The rabbeted groove helps trim to sit flush over the window's nailing flange, eliminating the need for cuts or shims.

Available Finishes:

- Smooth
- Woodgrain

Nominal Size	Actual Thickness (A)	Actual Width (B)	Window Pocket (W' x W")
5/4 x 4	1"	3-1/2"	3/16" x 1-7/8"
5/4 x 6	1"	5-1/2"	3/16" x 1-7/8"
5/4 x 8	1"	7-1/4"	3/16" x 1-7/8"



**SKU:**

Panel: PCP110, PCP120, PCP150, PCP999

Seam: PCS114

Batten: PCB001, PCB002

Copper: PCP147

Material:

.032, .040 aluminum;
 22*, 24 ga. metallic coated steel;
 16 oz. copper* (PCP147 only)

Panel Coverage:

11 1/4", 12 5/8", 14 5/8"†, 15 1/4"

Custom widths available

†Copper and Dark Bronze Anodized only

Minimum Panel Length:

2'-0" for straight, 3'-0" for curved

Seam Height:

Standing Seam: 1"

Batten Seam: 1" x 1 1/2" or 2" x 1 1/2"

Available:

Straight, Tapered, Curved† (Concave, Convex)

†Available in standing seam only

Texture:

Smooth or Embossed

Minimum Slope:

3:12

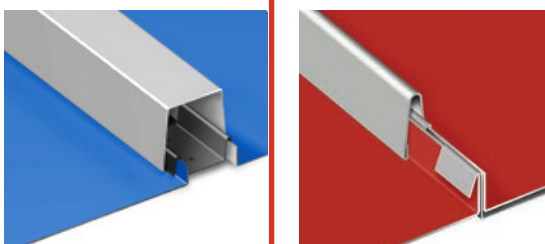
*Subject to minimum quantities and longer lead time.
 Inquire for availability.

Application:

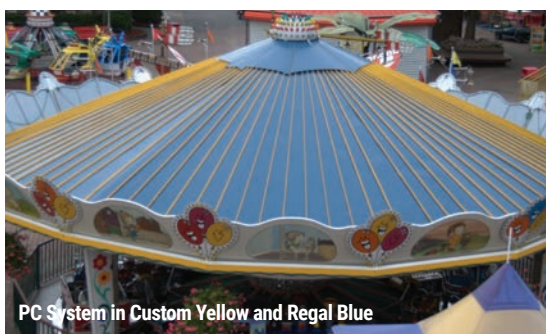
- Two-part system that consists of the flat panel, and a separate seam or batten
- Seam is snapped over the clips, concealing the fastening system
- PC™ System panels are not structural and must be applied to a solid substrate
- Precision leveling prior to forming
- Fasteners and clips allow panels to float without causing stress
- Crating for job site handling/staging

Performance Standards:

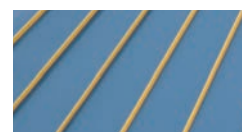
- Tested in accordance with UL 790/ASTM E 108, UL 580, ASTM E 283, ASTM E 331, UL 2218, ASTM E 84 Flame Spread
- High reflectivity of panels which increases energy efficiency



Mix and match colors of the flat panel and standing seam or batten seam for a unique aesthetic.



PC System in Custom Yellow and Regal Blue



SMOOTH



EMBOSSED

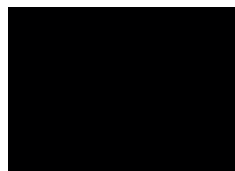


For more information: Visit www.atas.com/pc



STOCK COLORS (PVDF Finish)

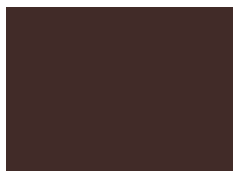
PVDF resin based coatings provide high-performance durability for exterior and interior applications. These coatings are designed to resist fading, chalking, and abrasion. Meets the requirement of AAMA 2605-13 and AAMA 620-02.



Black (02)



Forest Green (11)



Chocolate Brown (04)



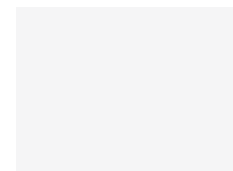
Sierra Tan (09)



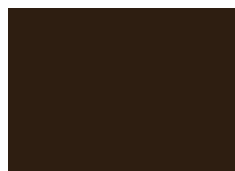
Sandstone (06)



Rocky Grey (16)



Ascot White (10)



Classic Bronze (01)



Teal (19)



Boysenberry (25)



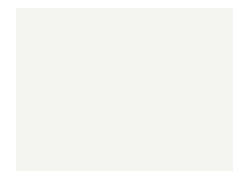
Rawhide (15)



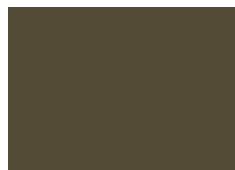
Regal Blue (18)



Charcoal Grey (62)



Bone White (26)



Medium Bronze (03)



Hemlock Green (30)



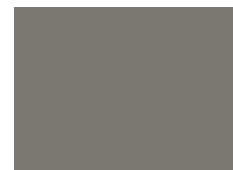
Redwood (07)



Concord Cream (05)



Slate Blue (21)



Slate Grey (20)



Hartford Green (27)



Patina Green (12)



Mission Red (08)



Almond (36)



Siam Blue (14)



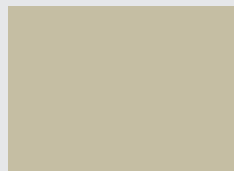
Dove Grey (13)

PREMIUM FINISH | (PVDF Finish)

PVDF resin based coatings, as noted above, with premium pigmentation to obtain metallic or deep color for desired aesthetics.



Antique Patina (24)



Champagne (31)



Coppertone (23)



Titanium (35)



Silversmith (28)



Brite Red (17)

Stock Materials

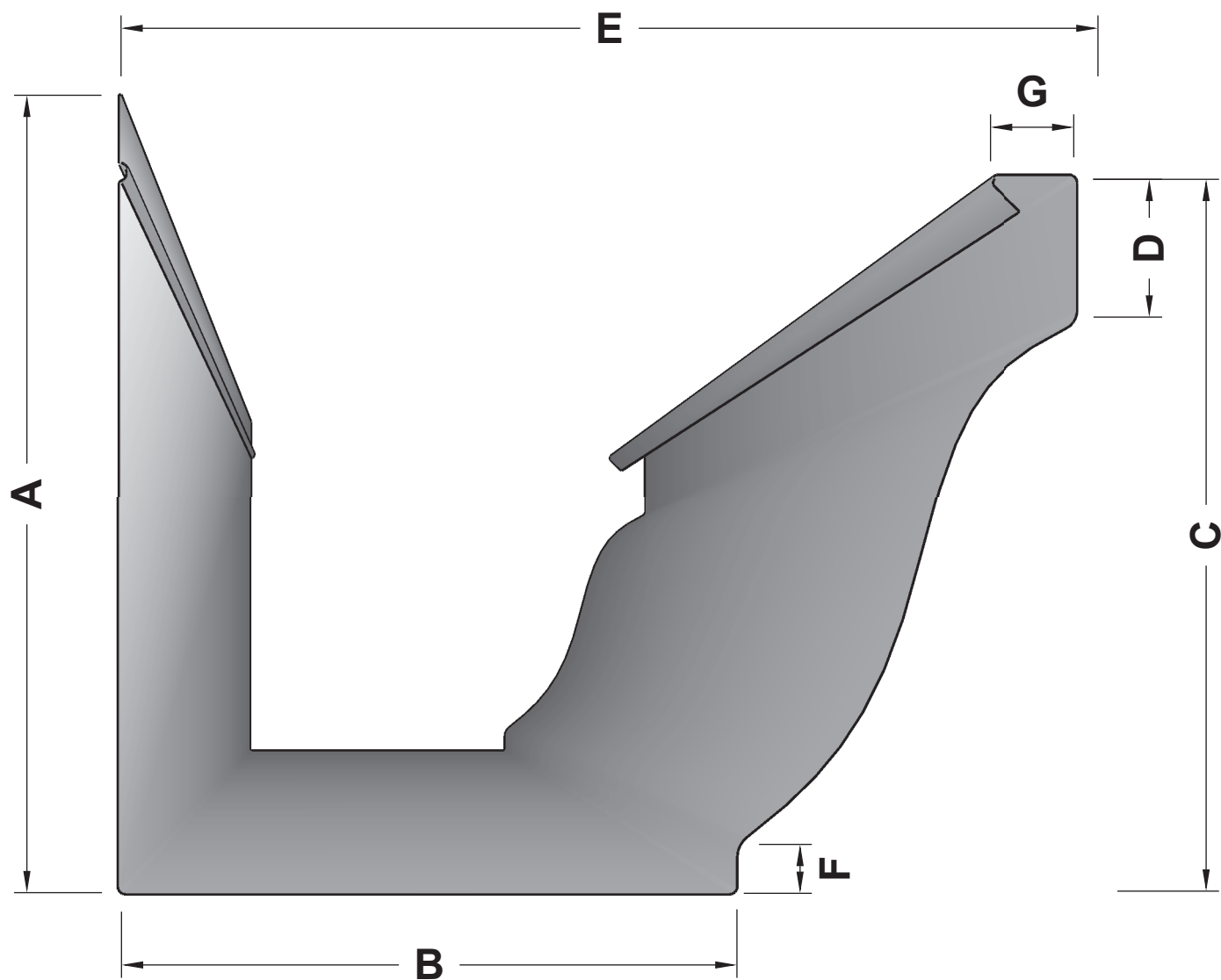
**ALL Standard & Premium
Finish Colors are available in:**

24 ga. steel
.032 aluminum
.040 aluminum

Additional Stock Materials Availability Key:

- ♦ 22 ga. steel
- ▲ 22 ga. steel, .050 aluminum
- ✦ 22 ga. steel, .050 & .063 aluminum
- .050 aluminum
- .050 & .063 aluminum

Please inquire for custom materials and colors



Dimensions for Standard Gutter Sizes

SIZE	LOC.	A	B	C	D	E	F	G
4K		3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K		3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K		4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K		5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K		7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

Notes:

4" 5" & 6" K Style Gutter is Roll - Formed and available in any length up to 40'

7" & 8" K Style Gutter is Brake Formed and available in lengths up to 20'



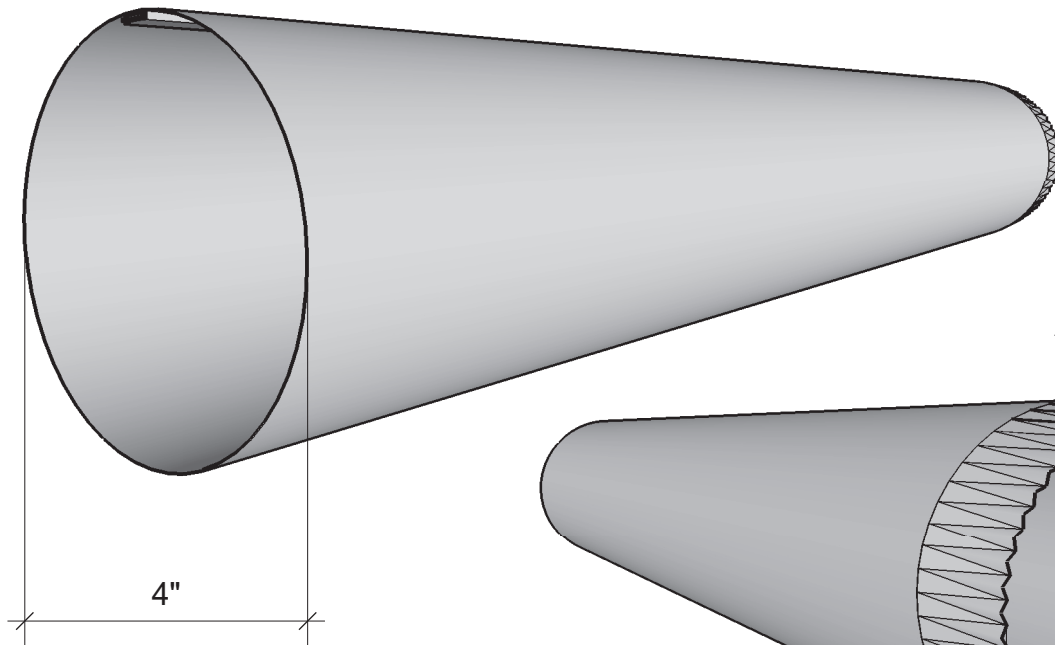
1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898

K Style 'Ogee' Gutter

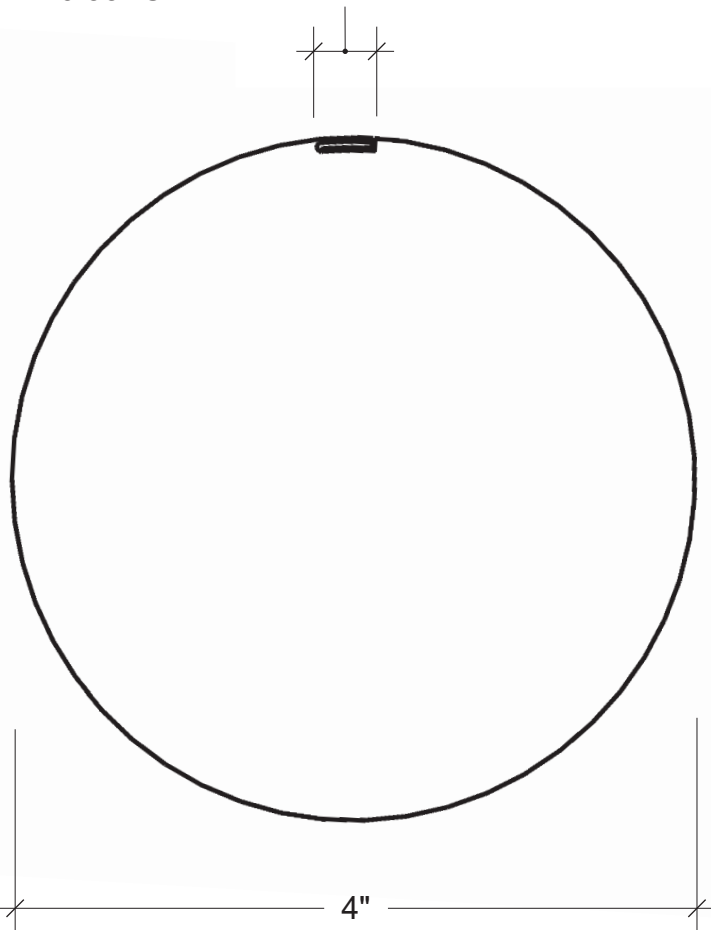
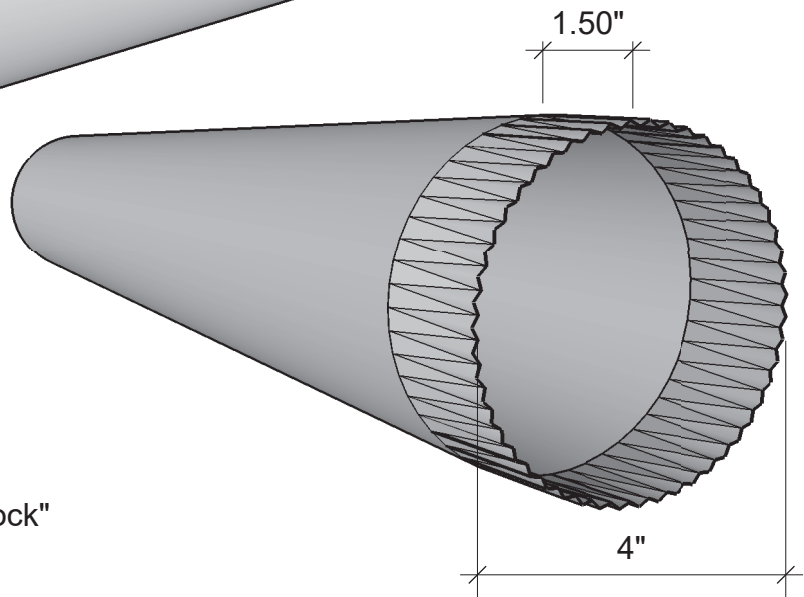
info@kmsheetmetal.com - www.kmsheetmetal.com

REVISIONS	
MM/DD/YY	REMARKS
1	...ORIGINAL DRAFT OF DRAWING
2	...
3	...
4	...
5	...





0.33" Closed Double Seam "Acme Lock"



Material Types Available

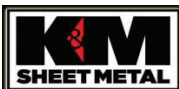
- ☐ 24 ga. Pre-Fin Kynar Steel Color: _____
- ☐ 24 ga. Galvalume Mill Finish
- ☐ .027 Aluminum Color: _____
- ☐ .032 Pre-Fin Kynar Alum Color _____
- ☐ .040 Pre-Fin Kynar Alum Color _____
- ☐ 16 oz. Copper
- ☐ 20 oz. Copper
- ☐ 16 oz. Lead Coated Copper
- ☐ 26 ga. Stainless Steel
- ☐ 24 ga. Stainless Steel

Notes:

Downspout is only available in 10'0" sections

Downspout is crimped on one end for easy installation

4



1310 E. Cornwallis Rd.
Durham, NC 27713
P-(919) 544-8887 F- 544-8898

info@kmsheetmetal.com - www.kmsheetmetal.com

4" Round Downspout

REVISIONS		
MM/DD/YY	REMARKS	
1	...ORIGINAL DRAFT OF DRAWING	
2		
3		
4		
5		

100
D

[METAL DOORS](#) ▾[WOOD DOORS](#) ▾[DOOR FRAMES](#) ▾[HARDWARE](#) ▾[LITE KITS](#) ▾[SPECIALTIES](#) ▾

Featuring Doors and Frames Made in the USA!

[Hollow Metal Door Frames \(https://www.trudoor.com/commercial-hollow-metal-door-frames/\)](https://www.trudoor.com/commercial-hollow-metal-door-frames/) > **Transom Frame**

(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/05/21112044/commercial-hollow-metal-transom-frame-e1593364728903.jpg>)



Hollow Metal Transom Frame

Starting at **Inquire**

Nationwide Delivery

A hollow metal transom frame is a door frame with a fixed horizontal transom bar and glass above the door. A steel panel made from a hollow metal door can be used in lieu of glass.

- 16-Gauge Steel – Cold Rolled or Galvanized
- Available Welded or Knocked Down
- Includes Anchors for Any Wall Condition

[CONFIGURE & GET PRICE\(/QUOTE-REQUEST/\)](#)**Product Overview**

Commercial Hollow Metal Doors (<https://www.trudoor.com/commercial-hollow-metal-doors/>) > **Flush Metal Door**



(<https://prod-trudoor-media.s3.us-west-2.amazonaws.com/wp-content/uploads/2019/04/21112338/flush-hollow-metal-door-2.jpg>).



Flush Commercial Hollow Metal Doors

The flush hollow metal door, or *steel slab door*, is the most common commercial steel door and can be used for virtually any application, including industrial and commercial buildings. Flush doors have no cut-outs for anything other than locksets and hinges but can be prepped for other hardware, glass kits, and louvers.

- Heavy-Duty 18-Gauge Steel
- Rigid Honeycomb or Polystyrene Core
- Ideal for Exterior and Interior Applications

CONFIGURE & GET PRICE(/QUOTE-REQUEST/)

Product Overview

Heavy-duty steel door for commercial, industrial, and institutional applications

Our stock hollow metal door is an affordable non-handed, square-edge door solution designed to meet your requirements for quality full flush steel doors. These doors are designed to satisfy your requirements for durability, security, aesthetics, or fire protection. Replacement doors and doors with new frames available.

Features

- 1-3/4” Thick, non-handed design with reversible hinge plates
- Inverted top and bottom channels for additional stability and protection
- Interlocking seam enhances structural rigidity and durability
- Available with a wide range of glass lites, louvers, and hardware preps
- Factory-applied rust-inhibiting primer (no special color options)
- Fire-rated doors up to 3 hours (<https://www.trudoor.com/commercial-hollow-metal-doors/fire-rated-metal-door/>) with WHI / ITS mylar label applied (optional)



Specifications

Level	Heavy Duty, SDI Level 2 – 18-Gauge Steel Face Sheets – (16 Ga. Available)	Core	Rigid Honeycomb Core or Polystyrene Core
Door Thickness	1-3/4" Standard	Handing	Non-Handed Design; Reversible Hinge Plates
Sizes	Standard Widths up to 4'0", Heights to 8'0" (Custom Sizes Available)	Edges	Square Hinge and Lock Edges (Beveled Edges Available) – Full Height, Epoxy Filled Mechanical Interlock Edges
Reinforcements	Heavy Gauge Door Closer and Hinge Reinforcements	Channels	14-Gauge Inverted Top and Bottom Channels, Optional Flush Top Cap
Door Finish	Factory-Applied, Baked-On, Rust Inhibiting Gray Primer (No Special Color Options) – Not intended to be a finish coat. It is recommended that finish paint (topcoat) be applied after installation	Standard Preps	161 (cylindrical lock), 86 Edge (mortise lock), Deadbolt, RPD (blank edge, panic reinforced)
Optional Preps	Continuous Hinge Application (Undersized Width), Exit Device Trim, Deadbolts, Lite and Louver Cutouts	ANSI Standards	Meets or Exceeds Standards for ANSI 250.4 and ANSI 250.8
Fire-Rating	Optional – WHI / ITS up to 3-hour Fire-Rating, Positive Pressure and “S” Smoke included	Approvals	Optional – Florida Product Approved FL-13884 or FL-14237
Buy American Act Compliance	Meets Buy American Act – Made in USA	Mfg. Hinge/Lock Locations	Steelcraft, Baron, Ceco, Curries, Mesker, Republic, Pioneer, Deansteel, Custom Locations

Steel Door Frame with Transom for Commercial Applications

Transoms are door frames having a transom bar and glass or steel panel above the door opening. The transom bar separates the door opening from the transom opening. The frame height will vary but normally extends to the ceiling above. Glazing bead (glass stops) are provided with all sidelite frames. Stops install on the inside of the frame to hold the glass or panel in place. Transom frames can also include attached sidelites.

Features

- 16-Gauge cold rolled steel (galvanized available)
- Includes 5/8" glass stops, screws and glazing tape
- 5 glass type options (optional steel panel in lieu of glass)
- Anchors available for any wall condition
- Available KD (knocked down) or welded
- Fire-rated up to 45-Minutes with WHI / ITS mylar label applied (optional – in limited sizes)



Specifications

Construction	Heavy duty; 16-gauge cold rolled steel (galvanized and stainless steel available)	Corners	Exact fit die-mitered corner connections
Anchors	Anchors provided for new or existing walls	Glass Stops	5/8" glass stops, cut to size (screws included)
Glazing	1/4" clear tempered glass, 1/4" wire glass, 3/16" Pyran Platinum F glass ceramic, 3/16" Firelite NT glass ceramic, 1" insulated glass	Fire-Rating	Fire-rated up to 45-Minutes with WHI / ITS mylar label applied (optional – in limited sizes). Fire-rated glazing must be used. Fire-rated assemblies must be in accordance with NFPA 80
Finish	Factory-Applied, Baked-On, Rust Inhibiting Primer (No Special Color Options) – Not intended to be a finish coat. It is recommended that finish paint (top coat) be applied after installation	Buy American Act Compliance	Meets Buy American Act – Made in USA

Glass Types



3M™ Dichroic Film for Laminated Glass

Compatible with EVA, SentryGlas® or PVB interlayer adhesives.
Available in gold-blue or copper-bronze colors.

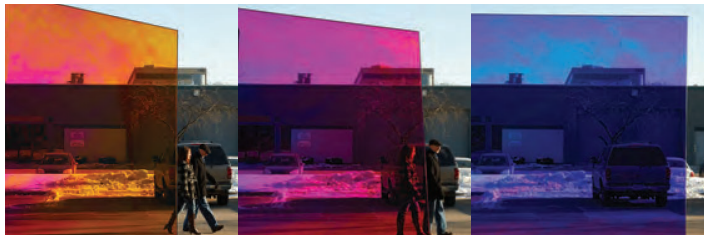
Flexible

Film can be printed, cut, patterned, bent, or combined with different glass types or interlayer adhesives.

Versatile

Applications include shading fins, balustrades, exterior glass, partition walls, shower doors, artistic glass and furniture.

Gold-Blue Dichroic Film



In Transmission (Shown)

In Reflection

Yellow ▶ Magenta ▶ Blue

Gold (straight) Blue (angle)

Copper-Bronze Dichroic Film



In Transmission (Shown)

In Reflection

Magenta ▶ Blue ▶ Aqua

Copper (straight) Bronze (angle)

Solar performance of clear laminated glass

	Reflection Visible	Transmission Visible	Transmitted Energy	Reflected Energy	Absorbed Energy	TSER	SHGC
Gold-Blue Dichroic Glass	89%	11%	56%	29%	15%	39%	0.61
Copper-Bronze Dichroic Glass	29%	71%	55%	29%	17%	41%	0.59

Make an impression at 3M.com/Glass.

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3M Center, Building 235-2S-27
St. Paul, MN 55144-1000
3M.com/glass

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98-0150-0701-0

GRANITE BENCHES

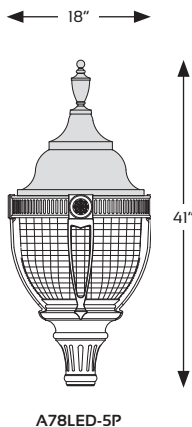


Autumn Pink



Carolina Coral

Fixtures



Fitters

10-1/8" W
10-3/8" H



5P
Fits 3" OD
x 3" tall
tenon/pole

10-1/8" W
10-1/8" H



BD4
Fits 4" OD
x 5" tall
tenon/pole

10-1/8" W
10-1/4" H



BD5
Fits 5" OD
x 6" tall
tenon/pole

10-1/8" W
11-3/4" H



BD7
Fits 7" OD
x 1" tall
tenon/pole

10-1/2" W
15-3/4" H



990
Fits 3" OD
x 3" tall
tenon/pole
994
Fits 4" OD
x 3" tall
tenon/pole

10-1/2" W
13-1/8" H



991
Fits 3" OD
x 3" tall
tenon/pole

10-1/2" W
13-1/8" H



992
Fits 3" OD
x 3" tall
tenon/pole

10-1/2" W
15-3/4" H



993
Fits 3" OD
x 3" tall
tenon/pole
995
Fits 4" OD
x 3" tall
tenon/pole

10-1/2" W
11-3/8" H



OL3
Fits 3" OD
x 3" tall
tenon/pole
OL4
Fits 4" OD
x 3" tall
tenon/pole

10" W
3-1/4" H



C2097
Fits 7" OD
x 1" tall
tenon/pole



SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

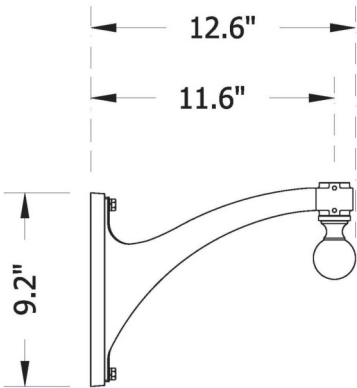
2/21 STERNBERG LIGHTING. ALL RIGHTS RESERVED. PRINTED IN THE USA.

Project Name _____

Qty _____

Type _____

Catalog / Part Number _____



5 Year Warranty

Finish

Black Textured

White Textured

Park Green Textured

Arch Med Bronze Tex

Dark Bronze Textured

Verde Green

Swedish Iron

Old World Gray Tex

Old Iron

Rust

Weathered Cedar Brown

Weathered Black

Two Tone

Custom Match

Description

The 80 arm is part of a diverse family of sizes and orientations that allow for many mounting configurations that meet almost any project design requirements. These cast aluminum arms offer strength and durability while maintaining a classic design aesthetic. Matching well with traditional luminaires these arms can be pole or wall mounted in single or multiple head configurations.

EPA: .41 (ft²)
WEIGHT: 5.1 LBS
MAX FIXTURE WEIGHT: 50 LBS

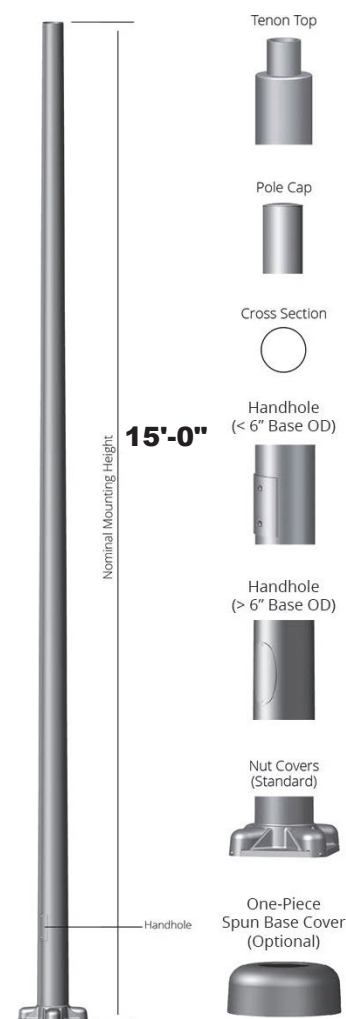
Physical

Arm	80: Sweeping Arm, Medium	
Arm Orientation	U: Up Sweeping	D: Down Sweeping
Fixture Orientation	T: Top Mount	H: Hanging
Finial/Font	N: None C: Chime	B: Ball L: Long Font
Mounting Styles	PMR: Post Side Mount, Round Pole PMF: Post Side Mount, Square Pole WB: Wall Bracket WBWB: Wall Bracket With Ballast Box	
Finish	BKT: Black Textured PGT: Park Green Textured DBT: Dark Bronze Textured SI: Swedish Iron OI: Old Iron WBR: Weathered Brown WBK: Weathered Black CM: Custom Match	WHT: White Textured ABZT: Arch Med Bronze Tex VG: Verde Green OWGT: Old World Gray Tex RT: Rust CD: Cedar TT: Two Tone

Round Tapered Aluminum Light Poles, Anchor Base

Product Overview

- **Pole Shaft** - The pole shaft is extruded and spun from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A covered hand hole with hardware and grounding provision are provided.
- **Anchor Base & Cover** - The anchor base is cast from 356 alloy aluminum and supplied with nut covers. The completed pole assembly is heat-treated to a T6 temper. Optional spun collar, square cast and decorative base covers available as special order.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



Dark Bronze
(VA-DB)



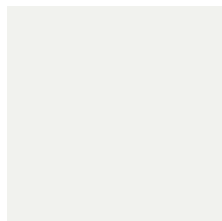
Medium Bronze
(VA-MB)



Black
(VA-BK)



White
(VA-WH)



Natural Aluminum
Silver (Painted)
(VA-NA)



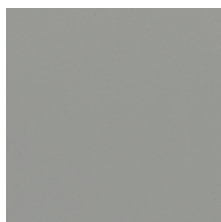
Dark Green
(VA-DG)



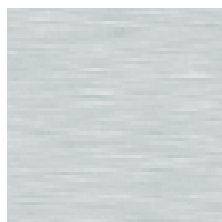
Slate Gray
(VA-SG)



Light Gray
(VA-LG)



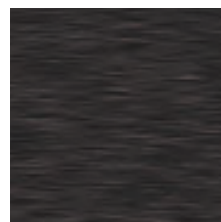
Satin Silver
Anodized
(VA-SSA)



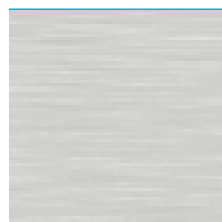
Bronze Anodized
(VA-BZA)



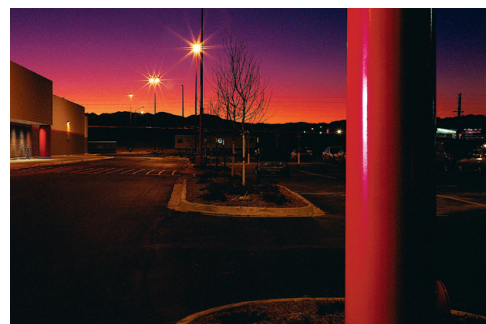
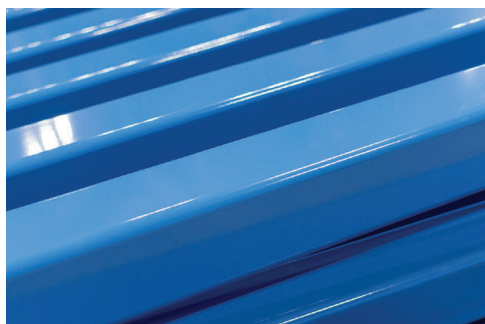
Black Anodized
(VA-BKA)



Satin Brushed
(non-painted)



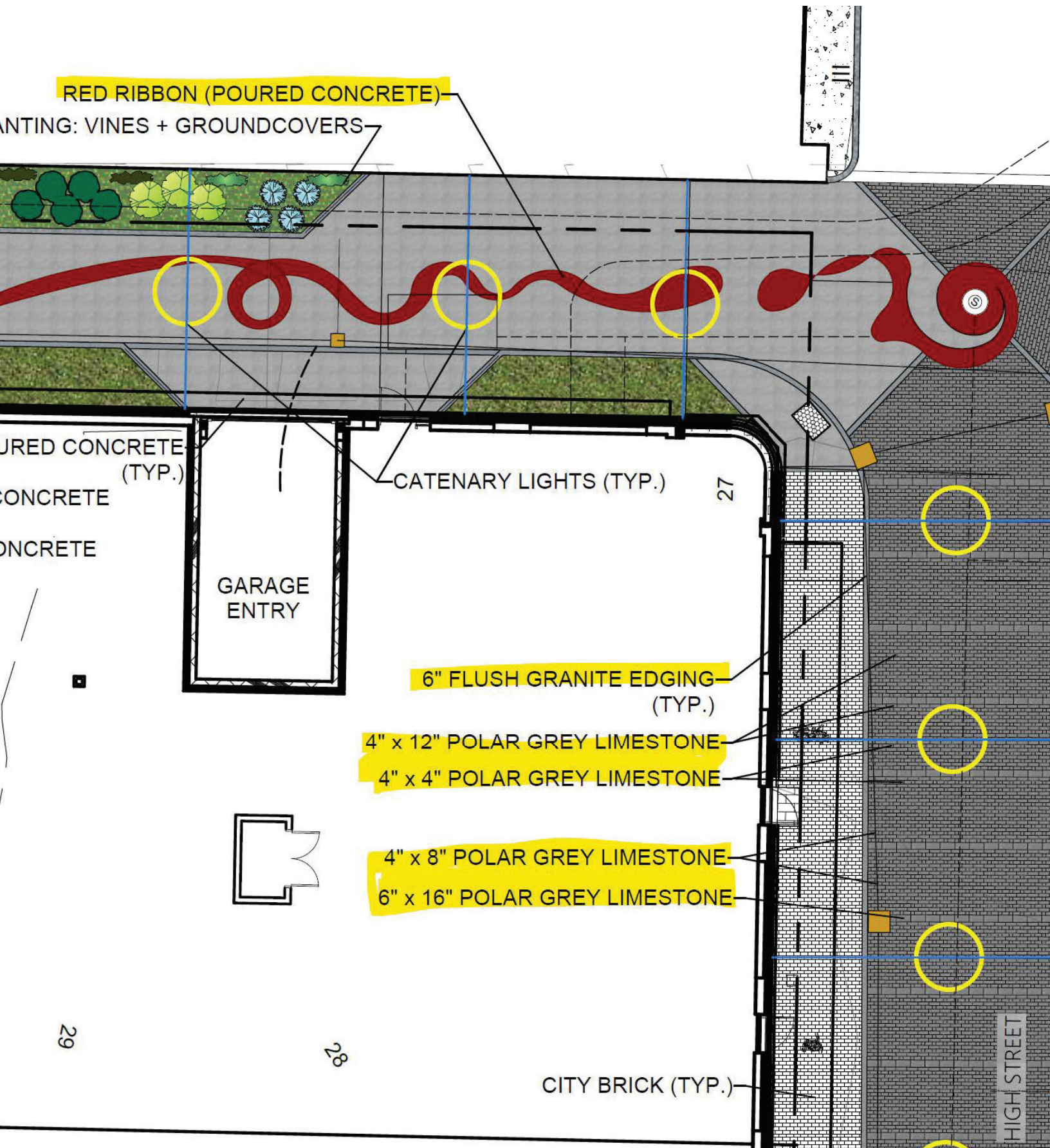
***Custom colors & architectural matches available.**



*Contact your sales representative for physical color chips.

Note: Actual colors may vary. This is due to the fact that every computer monitor has a different capability to display colors and that everyone sees these colors differently. We try to edit our photos to show the samples as life-like as possible, but please understand the actual color may vary slightly from your monitor. We cannot guarantee that the color you see accurately portrays the true color of the product.





The background of the entire page is an abstract composition. It features a dark blue field with several prominent diagonal lines in a slightly lighter shade of blue. A single, thin, light-colored vertical line runs down the center of the image. In the bottom-left corner, there is a triangular area of a muted tan or light brown color.

ALUCOBOND®

GIVING SHAPE TO GREAT IDEAS

The Classic Collection

Legend

All finishes are **stocked** in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted **Ø** or **Ω**

Ø ALUCOBOND AXCENT Made to Order
Ω Not Available in ALUCOBOND AXCENT

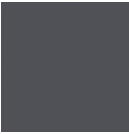



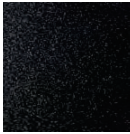













					
Statuary Bronze PVDF 2 Gloss 25–35	New-Age Dark Bronze Mica PVDF 2 Gloss 20–30	Driftwood Mica PVDF 2 Gloss 15–25	Atacama Bronze Metallic PVDF 2 Gloss 15-25	Hazelnut Mica PVDF 2 Gloss 15–25	Russet Mica PVDF 2 Gloss 15-25
					
Beige PVDF 2 Gloss 35–45	Castle Gray PVDF 2 Gloss 25–35	JLR Champagne Metallic PVDF 2 Gloss 20–30	Anodic Satin Mica PVDF 2 Gloss 20–30	Epernay Champagne Metallic PVDF 3 Gloss 25–35	Harvest Gold Mica PVDF 2 Gloss 20–30
					
Oyster PVDF 2 Gloss 20-30	Alabaster PVDF 2 Gloss 25–35	Bone White PVDF 2 Gloss 25-35	Cadillac White III PVDF 2 Gloss 30-40 Ø	Pure White (RVW) PVDF 2 Gloss 45–55	HWH Bio White PVDF 2 Gloss 40–50
					
Magnolia PVDF 2 Gloss 30-40	Market Pearl White Mica PVDF 2 Gloss 15–25 Ø	Sunrise Silver Metallic II PVDF 3 Gloss 25–35	Brilliant Silver Metallic PVDF 3 Gloss 25–35	Silver Metallic PVDF 3 Gloss 25	Champagne Metallic PVDF 3 Gloss 25–35
					
Platinum Mica PVDF 2 Gloss 15–25	Anodic Clear Mica PVDF 2 Gloss 15-25	Cadet Gray PVDF 2 Gloss 20–30	West Pewter Mica II PVDF 2 Gloss 15–25	Beachstone Gray Metallic PVDF 2 Gloss 15-25	JLR Gray Metallic PVDF 2 Gloss 25–35
					
Steel City Silver Mica PVDF 2 Gloss 15–25	MZG Gray Mica II (Lexus) PVDF 2 Gloss 30–40	Greyhound PVDF 2 Gloss 5–15	Anthracite Silver Metallic PVDF/FEVE Gloss 70–80	Graphite Mica PVDF 2 Gloss 20-30	Nissan Gray SMP Gloss 45–55 Ø

The Classic Collection (continued)


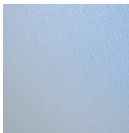
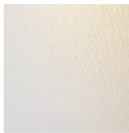

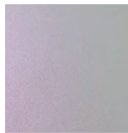
Legend

All finishes are **stocked** in ALUCOBOND PLUS and ALUCOBOND AXCENT, except those noted **Ø** or **Ω**

Ø ALUCOBOND AXCENT Made to Order
Ω Not Available in ALUCOBOND AXCENT






					
Dusty Charcoal II PVDF 2 Gloss 25-35	Focus Black II PVDF 2 Gloss 25–35	TBL Black (Buick) SMP Gloss 70–80 Ω	Tri-Corn Black SMP Gloss 25–35 Ø	Black Metallic PVDF/FEVE Gloss 75-85	Tuscan Sun PVDF 2 Gloss 25–35 Ø
					
Spire Blue II PVDF/FEVE Gloss 25–35 Ø	Azure Blue PVDF 3 Gloss 25–35	Ultramarine Blue PVDF 2 Gloss 25–35	Bowtie Blue II SMP Gloss 65–75 Ø	Image Blue SMP Gloss 25–35 Ø	Amazon Prime Blue (Pantone 2995C) PVDF 3 Gloss 25–35
					
Just Purple PVDF 3 Gloss 25 -35 Ø	Red Fire PVDF 3 Gloss 25–35	Patriot Red SMP Gloss 45–55	Carb Red SMP Gloss 75–85 Ø	Botanical PVDF 2 Gloss 25-35 Ø	Krispy Green PVDF 2 Gloss 25-35 Ω

The Spectra Collection

				
Ocean PVDF/FEVE Gloss 70–80 Ø	Galaxy Blue PVDF/FEVE Gloss 70–80 Ø	White Gold PVDF/FEVE Gloss 70–80 Ø	Cupral PVDF/FEVE Gloss 70–80 Ø	Sakura PVDF/FEVE Gloss 70–80 Ø

The Anodized Collection*

*Natural variations in shade and color will occur with anodized finished metals. This variation is part of the natural beauty brought out by the anodizing process and often sought after for this aesthetic quality. Visual look of variation may also be effected by tint as well as size of panel.

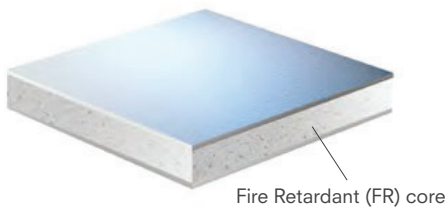
				
Clear Anodized Anodized Gloss 15–25 Ω	Light Bronze Anodized Anodized Gloss 15–25 Ω	Medium Bronze Anodized Anodized Gloss 15–25 Ω	Dark Bronze Anodized Anodized Gloss 15–25 Ω	Black Anodized Anodized Gloss 15–25 Ω

PROPERTIES AND BENEFITS

- Flatness and Rigidity
- Lightweight
- Durability
- Custom color expertise
- Formability
- Ease of fabrication
- Perforation capabilities
- 89 stocked ACM colors
- Complementary flat aluminum sheet colors
- Can contribute toward LEED points
- 100% recyclable
- Zero VOC's emitted in use
- EPD in compliance with International ISO Standards

ALUCOBOND® PLUS

4mm ACM comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



Product Properties

Thickness of aluminum skin	0.020" (nominal)
Product thickness	0.157" (4mm nominal)
Weight	1.56 lb/ft²
Standard panel dimension*	62" x 196"
Maximum width**	62"
Maximum length**	400"

* Exceptions to standard dimensions include mirror, print, and others. Refer to product range table on next page.

** Sheets will be fabricated to meet custom panel sizes within product range above.

ALUCOBOND® AXCENT™

A solid .040" flat aluminum sheet that offers the perfect complement to ALUCOBOND PLUS. AXCENT is excellent for columns, parapet caps, canopies, soffits, and trim.



Product Properties

Product thickness	0.040" (nominal)
Weight	0.56 lb/ft²
Standard width	48"
Standard length	120"

ALUCOBOND® EasyFix™

ALUCOBOND EasyFix is a cost-effective installation method for wood-frame construction in multifamily and mixed-use sectors. The simple installation method utilizes an innovative design for attachment of ALUCOBOND PLUS panels. The design provides an aesthetic solution similar to traditional ACM systems.

ALUCOBOND EasyFix must be used with:

- ALUCOBOND PLUS
- ALUCOBOND EasyFix: Clips or Rails



Product Properties

Weight	1.9 lb/ft²
Weight	1.56 lb/ft²
Standard panel dimension*	40" x 196"
Maximum panel width/length	62"/400"
Clip length	3"
Rail length	12'

** Sheets may be fabricated to meet custom panel sizes within maximum product range above.

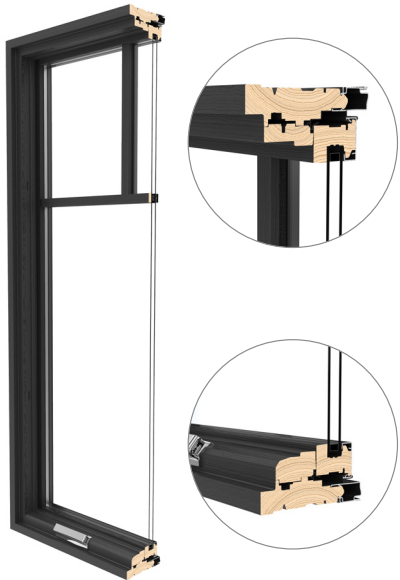
Pella® Reserve™

Contemporary Clad/Wood

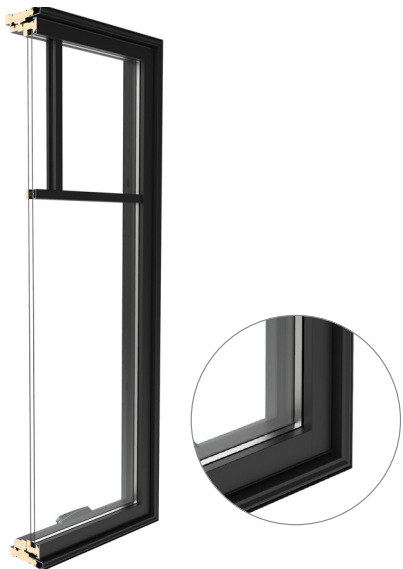


Simple and sophisticated designs that embody the tenets of pure, contemporary style.

Interior



Exterior



- Easy-to-learn Pella Steady Set™ interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Clean lines**
 Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- Modern hardware**
 Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- Architectural interest**
 Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Cutting-edge innovation**
 Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified¹**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty²**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



Special shape windows also available.

^{1,2} See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	
Fixed Casement/Fixed Awning	10"	13-¾"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould,
In-Swing Hinged Patio Door (Double)	48"	79-½"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-½"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Multi-Slide Patio Door	41-7⁄8"	50-½"	713-5⁄8"	119-½"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	For more info visit PellaADM.com
Bifold Patio Door	32-1⁄6"	41"	425-7⁄6"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

Grilles

Integral Light Technology^{®4} Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



Square 5/8"



Square 7/8"



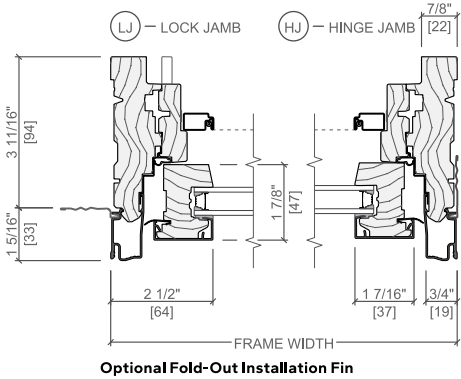
Square 1 1/4"



Square 2"⁴

Attention to Detail

Cross Sections The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



^{3, 4} See back cover for disclosures.

Window Hardware

Modern Collection Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.



Fold-away Crank
Saldo

Finishes:

Champagne	White	Brown	Matte Black
Oil-Rubbed Bronze	Satin Nickel	Polished Chrome	Satin Brass

Patio Door Hardware

Modern Collection Select modern hardware created in collaboration with Baldwin[®] to achieve the ultimate contemporary look with sleek finishes.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Spiere



Sliding & Multi-Slide Patio Door Handle
Plazo



Multi-Slide Patio Door Handle^{5, 6}

Finishes:

Matte Black	Satin Nickel	Polished Chrome	Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{5, 6}

Finishes:

Champagne	White	Brown	Matte Black
Oil-Rubbed Bronze	Satin Nickel	Satin Brass	

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5, 6, 7} See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

⁸All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.





15 Reardon Road - Medford, MA - 02155
Tel.: (781) 396-0070 - Fax: (781) 396-8890

[Accessories](#)[Gutters](#)[Radius](#)[K-Style](#)[Half-Round](#)[Box](#)[Brownstone](#)[Custom](#)[Liner](#)[Colors](#)

Radius Gutters / Curved Gutters

Custom made to order - Inside and outside curved gutters

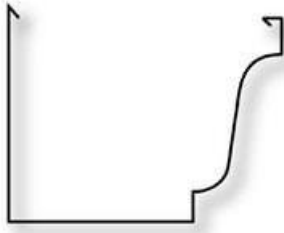


Riverside Sheet Metal specializes in the custom fabrication of radius gutters. The most common profiles are [half-round](#), [k-style](#), [box](#) and [brownstone](#) gutters, but we can also manufacture custom designed [gutter liners](#) and radius gutter liners.

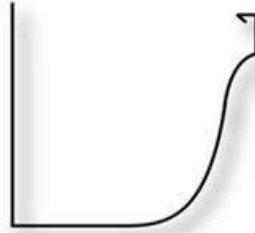
Radius gutters, or curved gutters can most times be manufacture to accommodate regular hangers, or to have custom made hangers installed. Riverside can also pre-install hangers, outlets and end caps.

To have a radius gutter made, we need to know the profile of the curved gutter, the radius of the arc (if not exact, please provide us with a rigid template), if it's an **inside** or **outside radius** and the material for the gutter (normally copper or aluminum).

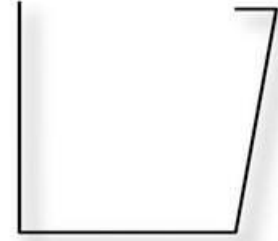
Radius gutters are **normally fabricated all in one piece** (5" and 6" k-style, brownstone, box and half round). Additionally, gutters with custom profiles may be manufactured in different lengths. On those, all seams are thoroughly soldered on copper gutters, ensuring a long lasting joint, while the same are riveted on aluminum gutters.



5" & 6" k-style radius gutter
Up to 11' lengths



5" & 6" brownstone radius gutter
(Example) Up to 11' lengths



5" & 6" simple box radius gutter
(Example) Up to 11' lengths

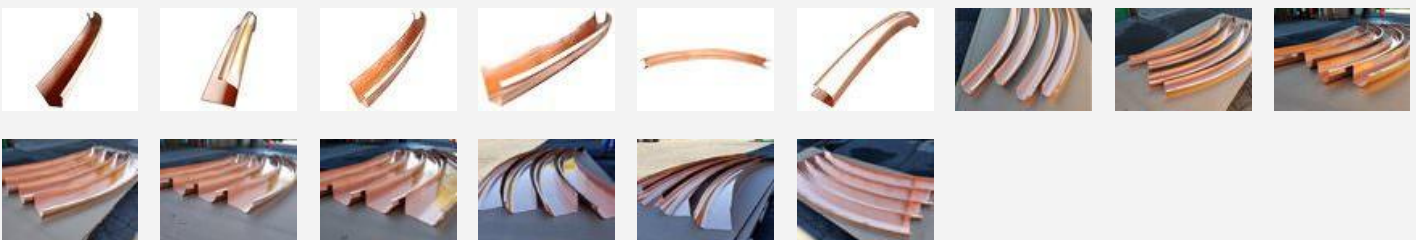


5" & 6" half-round radius gutter
Up to 11' lengths

Radius K-Style Gutters



Radius Brownstone Gutters



Radius Half-Round Gutters

Project Address: 134 Pleasant Street

Permit Requested: Work Session

Application: Work Session A

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 first floor will be banking and commercial tenant. The second floor will be residential apartments. The basement will be repurposed from storage, to become an underground parking garage.

Revisions since last work session include:

- The new building is now completely independant and not connected to the existing building.
- Removed the bridge connector between old and new buildings - existing drive through canopy will remain.
- Adjusted heights and scale of trim, fenestration
- Details - masonry, siding, and window details
- Entries further developed
- Materials - preliminary selections
- Existing Building -
 1. Shifted main entrance to center of facade (in existing location)
 2. Reconfigure rooftop penthouse - Changed lounges with shared green roof, to apartments with private decks.
- New Building -
 1. Dormers - refinement of oculus details
- Hardscape and Landscaping - plantings added, retaining wall, railing and steps along Pleasant Street



134 PLEASANT STREET

RENOVATION AND ADDITION

HISTORIC DISTRICT COMMISSION

WORK SESSION 3 - REVISED

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H0.1.1	CONTEXT PLAN
H1.00	SITE PLAN EXISTING & DEMO
H1.01	SITE PLAN PROPOSED
H2.01	EXISTING ELEVATIONS
H2.02	EXISTING ELEVATIONS
H2.10	SITE SECTIONS
H2.11	SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H3.01	RENDERINGS
H3.02	RENDERINGS
H3.03	RENDERINGS
H3.04	VIGNETTE
H3.05	VIGNETTE
H3.06	BIRDSEYE AXONOMETRIC
H4.01	MATERIALS
H4.02	DETAIL

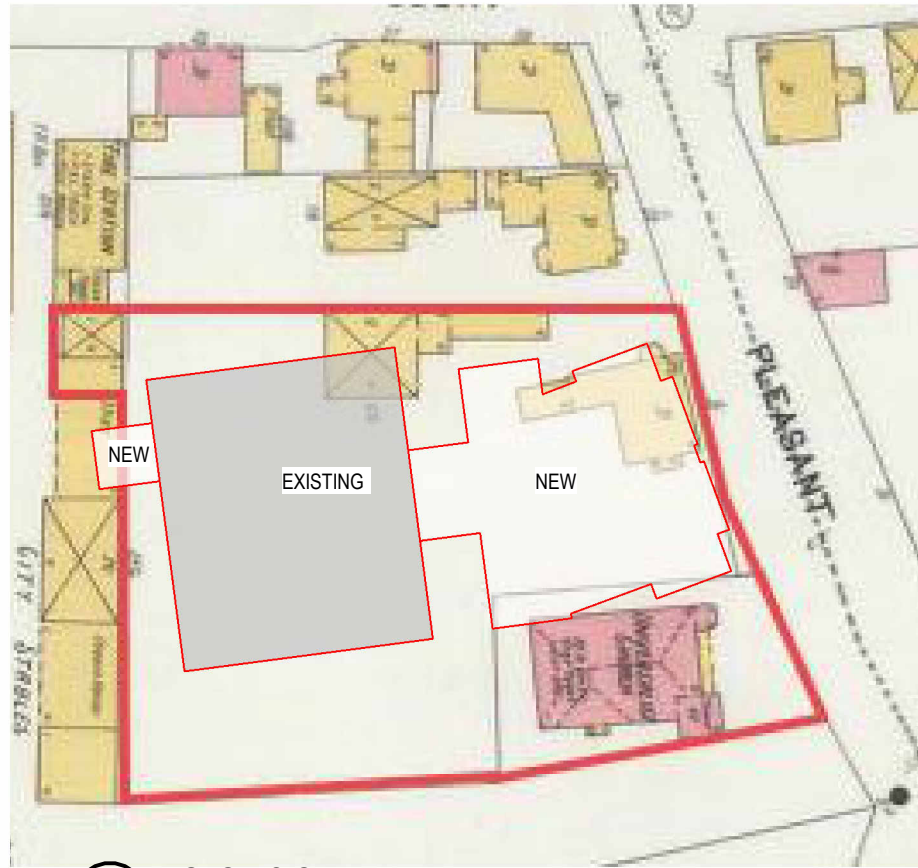
H0.0

COVER SHEET
134 PLEASANT STREET
PORTSMOUTH, NH 03801

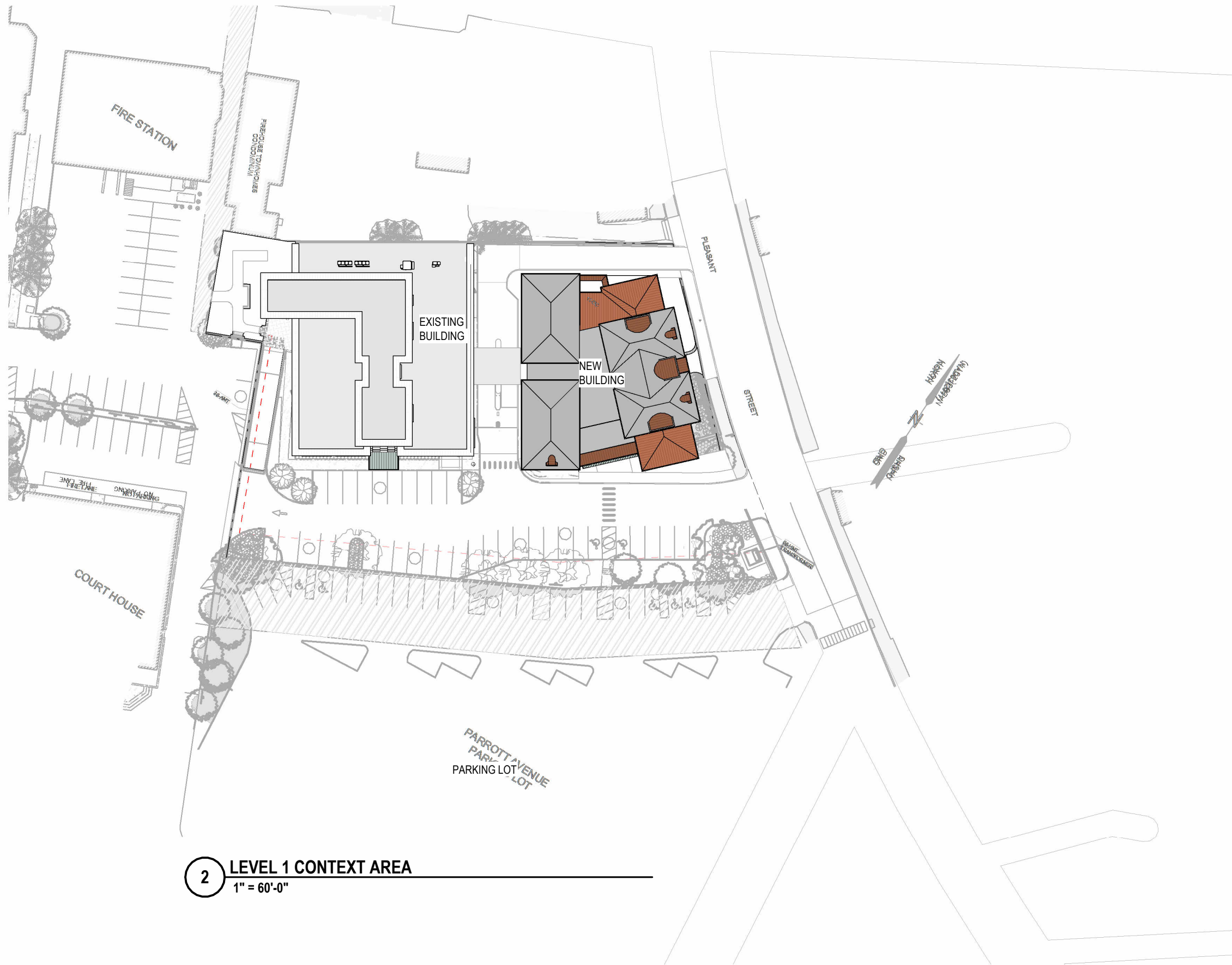
11/25/2025



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1 HISTORIC OVERLAY
1" = 80'-0"



2 LEVEL 1 CONTEXT AREA
1" = 60'-0"

H0.1.1 CONTEXT PLAN
134 PLEASANT STREET
PORTSMOUTH, NH 03801

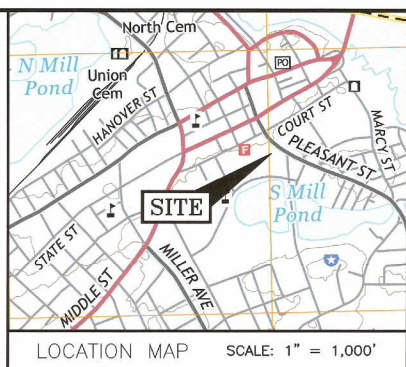
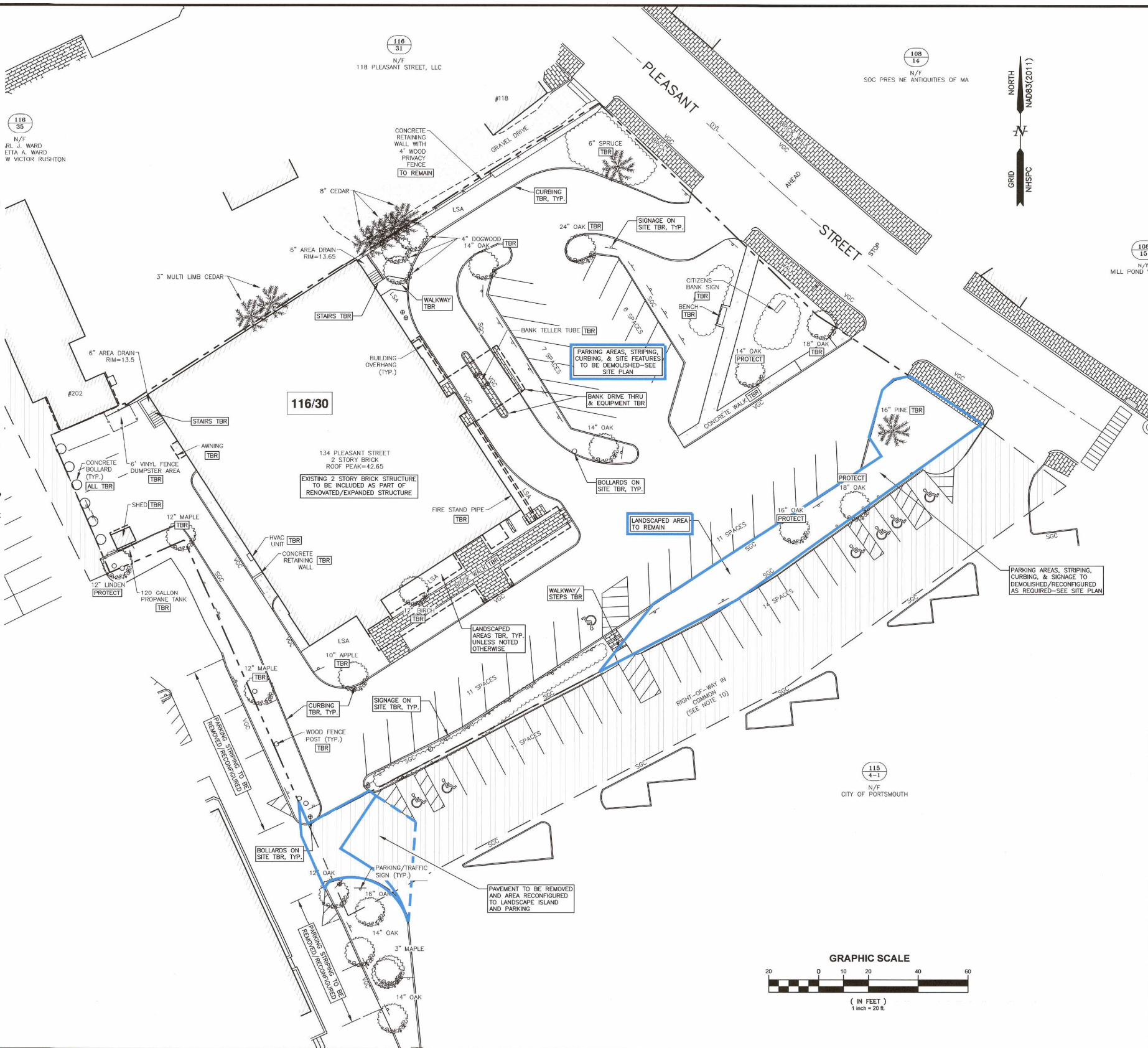
11/25/2025




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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 CONTRACTOR'S 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 CONTRACTOR 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, BARRIAGING, 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.



- NOTES:
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-800-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.

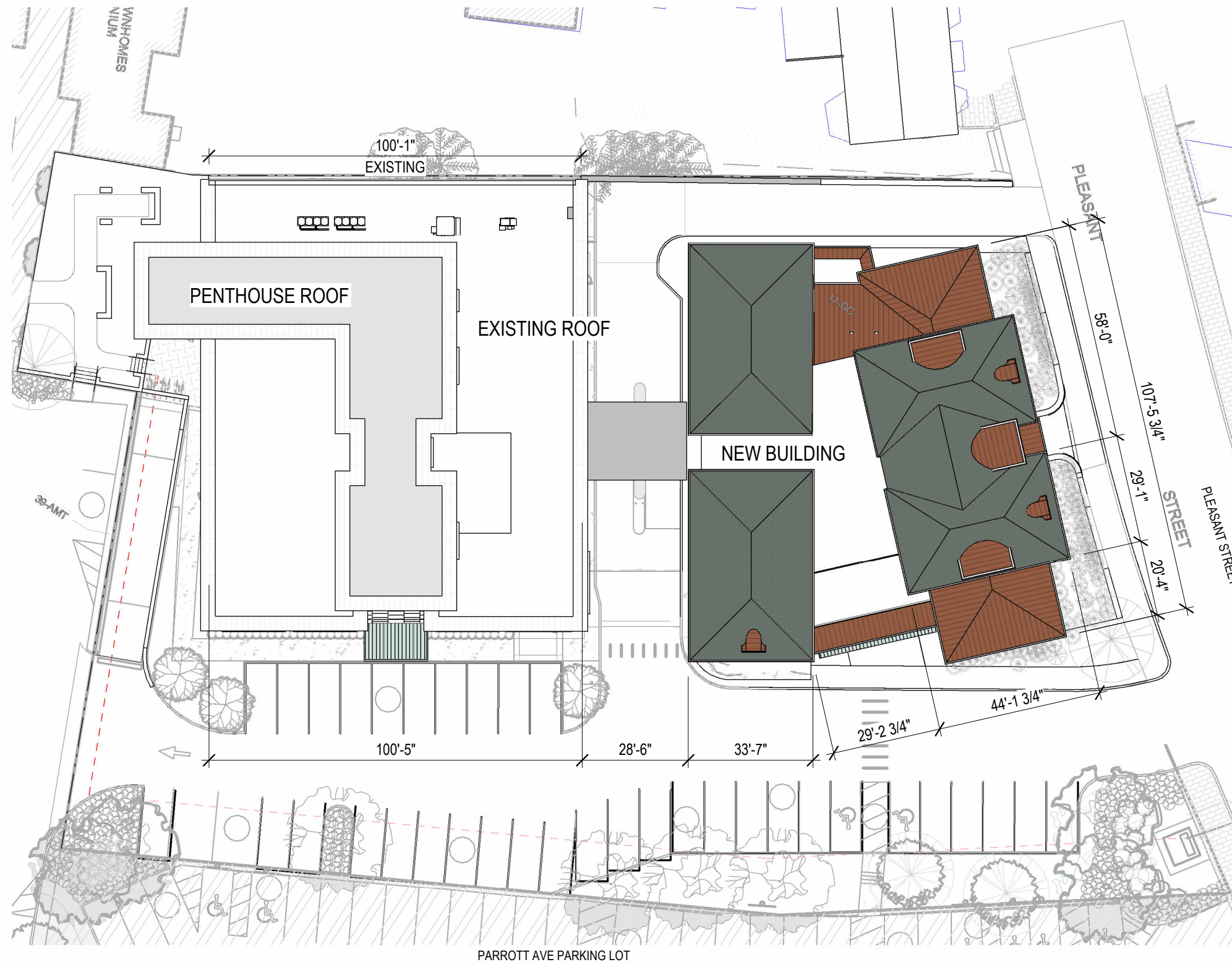
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REV	DATE	DESCRIPTION	BY	CHK
DRAWING ISSUE STATUS				
PERMIT PLANS				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
DOUBLE MC, LLC 134 PLEASANT STREET PORTSMOUTH, N.H.				
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

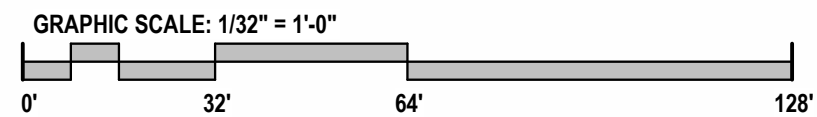
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1 SITE PLAN
1/32" = 1'-0"

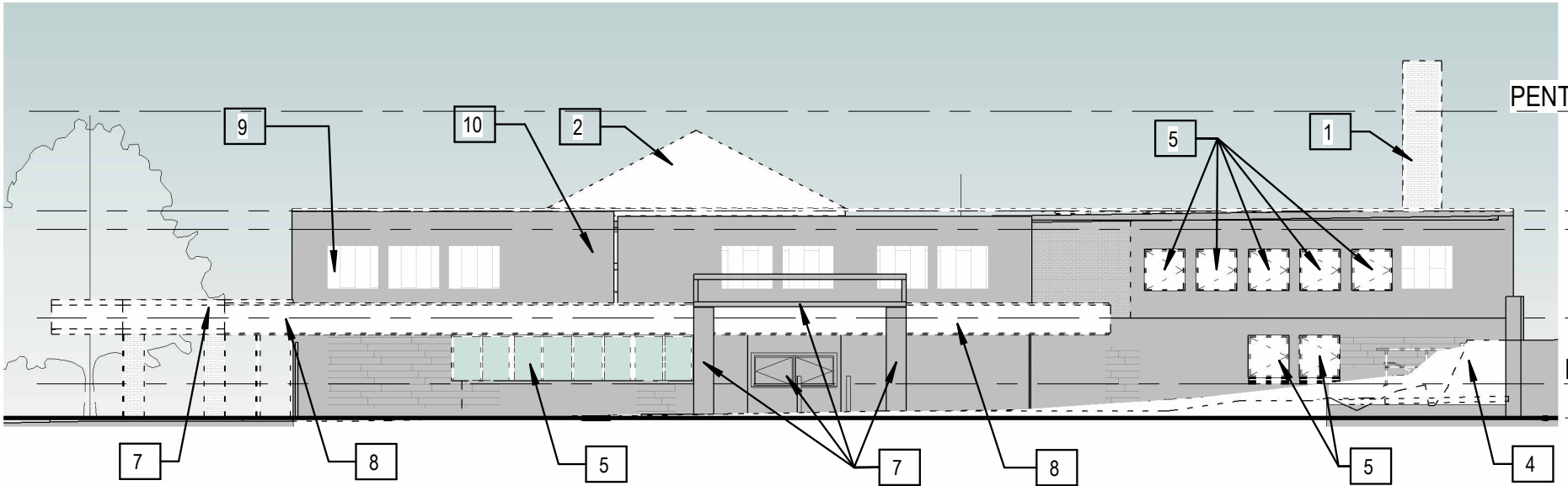


H1.01

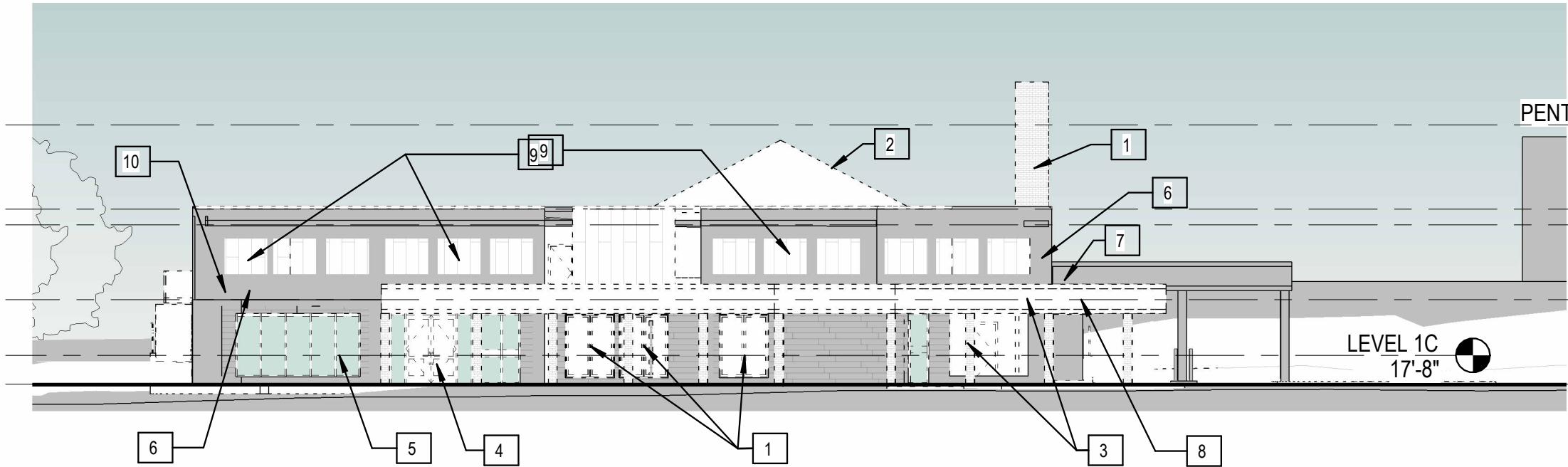
SITE PLAN PROPOSED
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
3	Remove existing canopy at the east south elevation
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
8	Remove existing black band at the corner of east south and east north corner.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



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



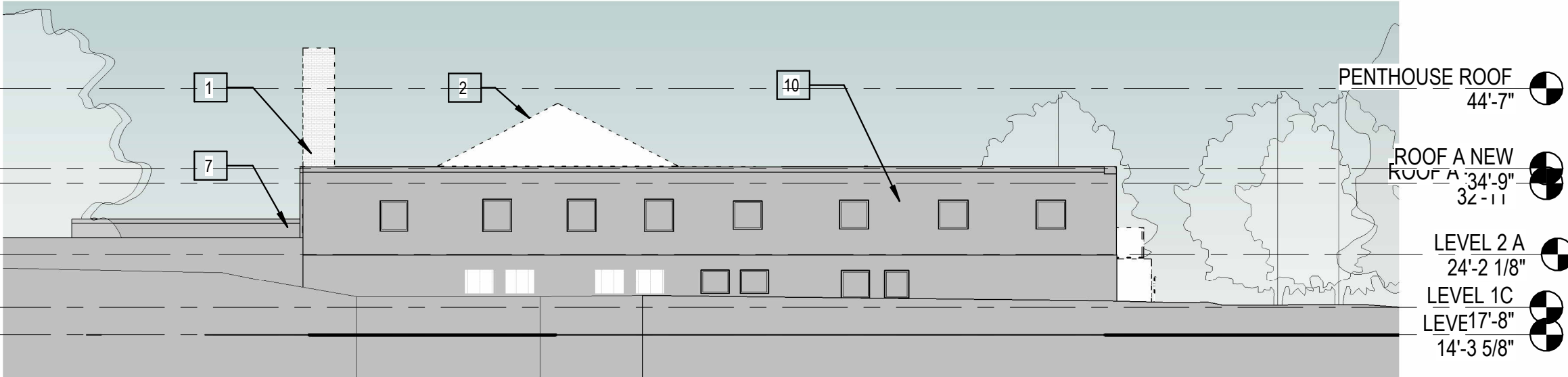
1 HDC DEMO ELEVATION SOUTH
1/16" = 1'-0"

H2.01

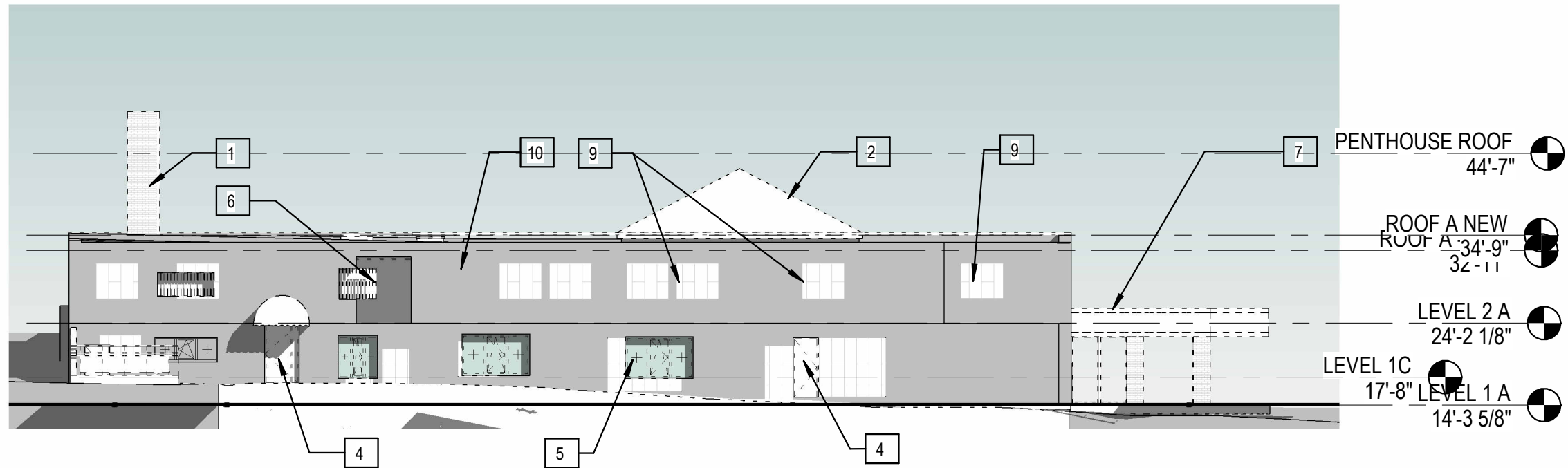
EXISTING ELEVATIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

11/25/25

RECOMMENDATION	
1	Remove chimney
2	Remove EPDM covered Pyramid.
4	Remove door.
5	Remove window.
6	Remove part of the wall for the new additon.
7	Remove the existing bank teller canopy. Replace with new bridge addition.
9	New Windows
10	Remove existing Cladding and reclad with new materials, refer to the elevation drawings.



2 HDC DEMO ELEVATION NORTH
1/16" = 1'-0"

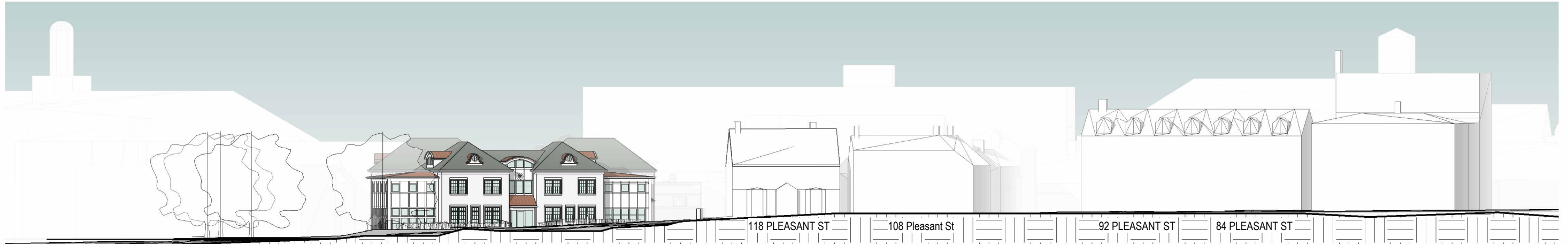


1 HDC DEMO ELEVATION WEST
1/16" = 1'-0"

H2.02 EXISTING ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25





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"

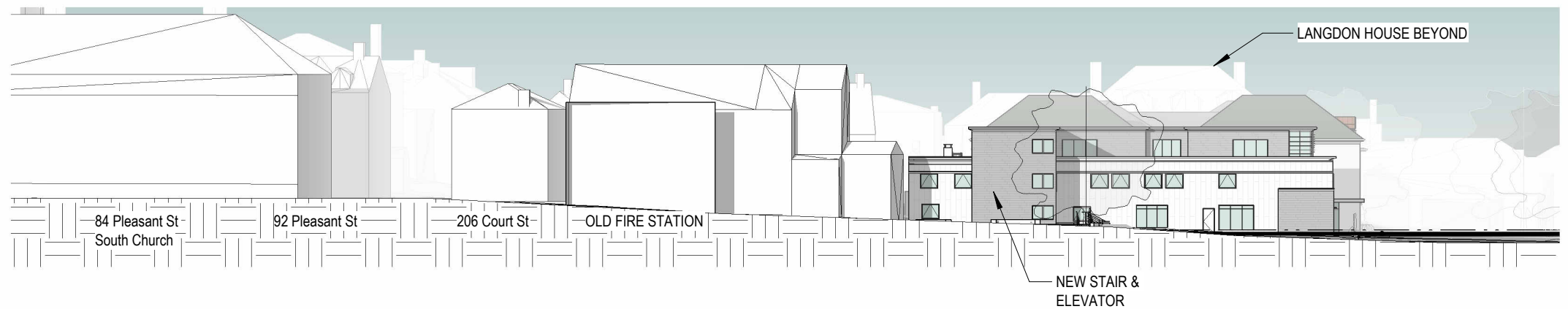
H2.10

SITE SECTIONS 134 PLEASANT STREET PORTSMOUTH, NH 03801

11/25/25



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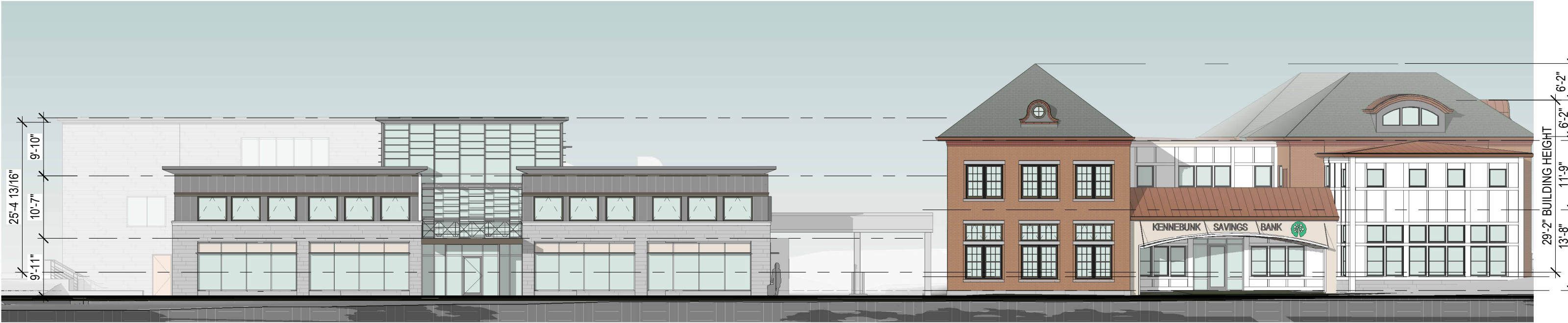
1 WEST SITE SECTION
1" = 40'-0"



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

H2.11 SITE SECTIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25



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



ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

- ROOF B TOR
40'-9"
- LEVEL 2 B
29'-0"
- AVERAGE GRADE
18'-5 3/16"
- LEVEL 1 B
15'-4"

- LEVEL 2 B
29'-0"
- LEVEL 1 C
17'-8"

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

H2.20 FRONT ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25





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



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

EXISTING

NEW

ELEVATION KEY NOTES	
	WHITE GRANITE
	ZINC PANELS
	GLAZED BRICK
	FIBER CEMENT PANELS

H2.21 REAR ELEVATIONS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25



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VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.01

RENDERINGS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25



VIEW FROM LANGDON HOUSE



VIEW FROM PLEASANT STREET AT JUNKINS AVENUE



H3.02 **RENDERINGS**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25



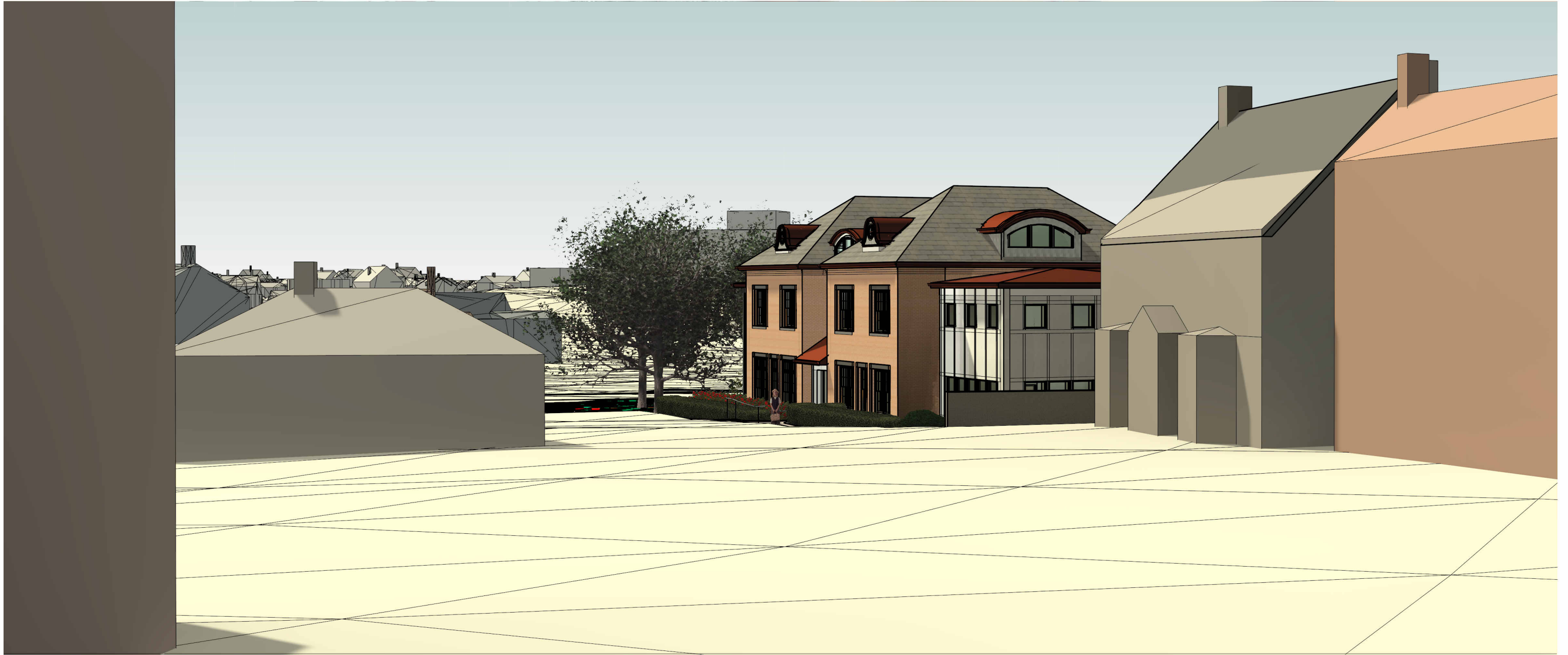
VIEWS FROM JUNKINS AVENUE

H3.03

RENDERINGS
 134 PLEASANT STREET
 PORTSMOUTH, NH 03801

11/25/25





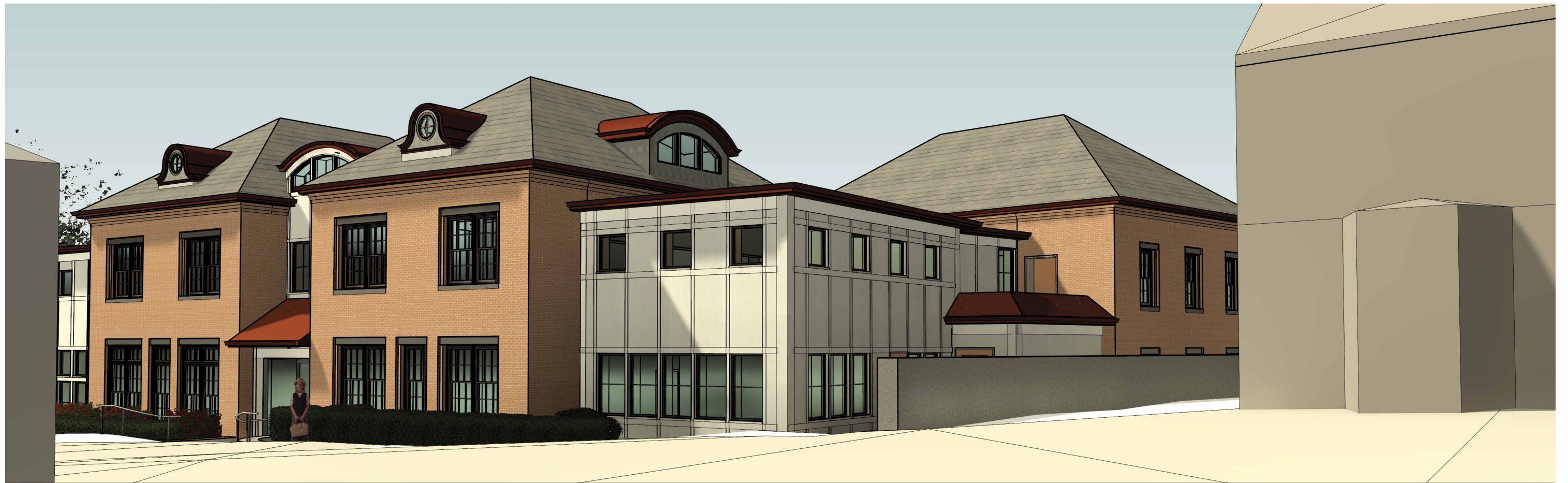
1 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE

H3.04

VIGNETTE
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25





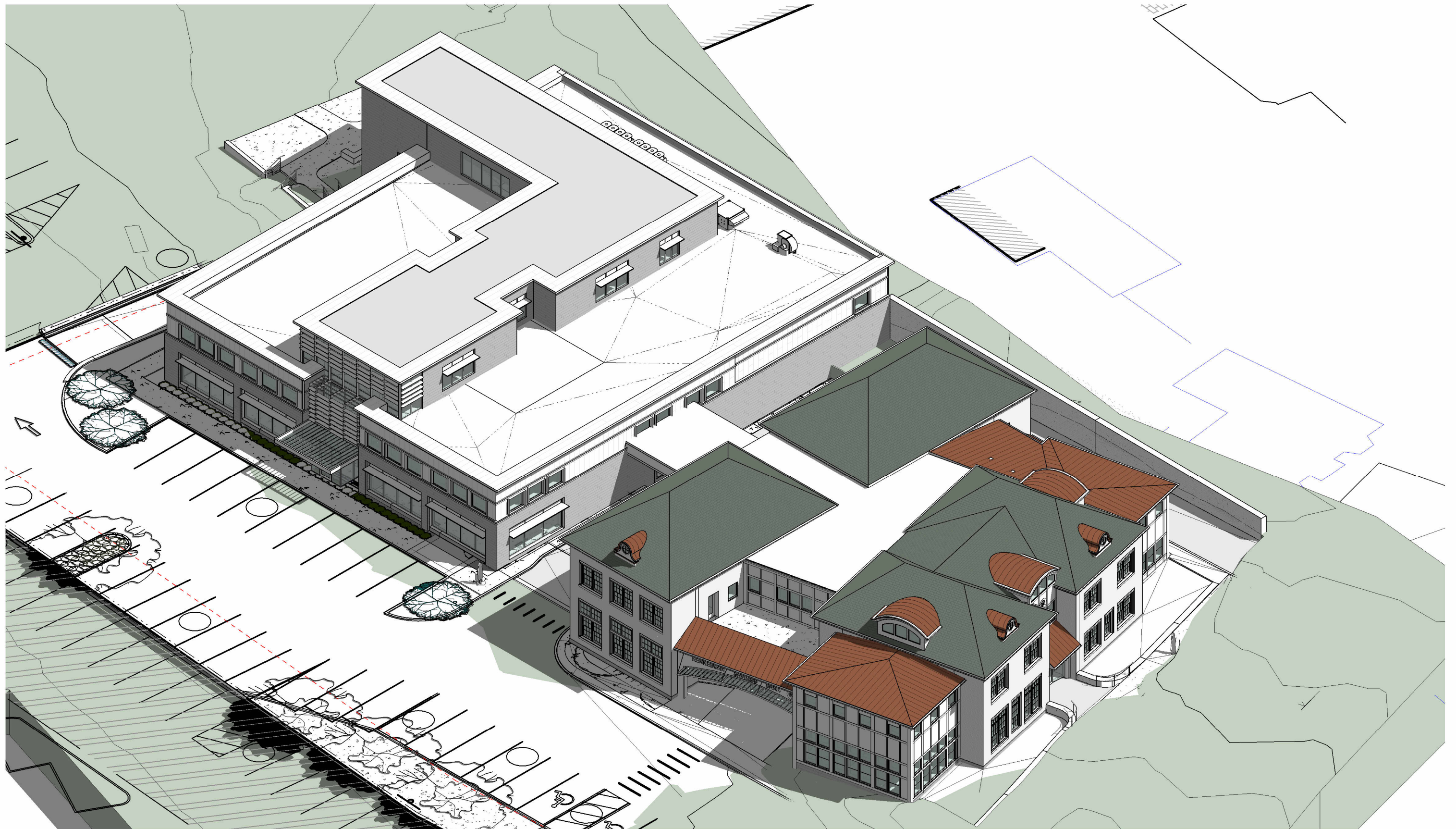
3 HDC PERSPECTIVE 03



2 VIEW FROM BEHIND COURT HOUSE hdc

H3.05 VIGNETTE
 134 PLEASANT STREET
 PORTSMOUTH, NH 03801

11/25/25

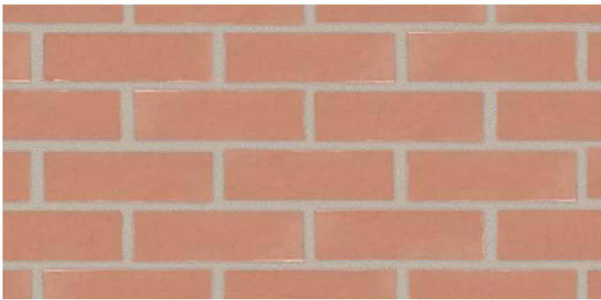
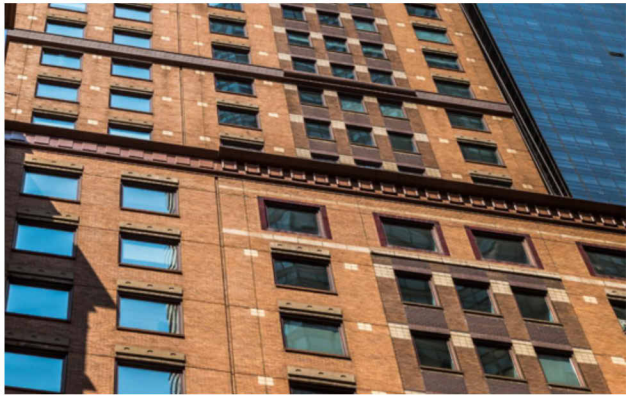


1 HDC BIRDSEYE SE

H3.06

BIRDSEYE AXONOMETRIC
134 PLEASANT STREET
PORTSMOUTH, NH 03801

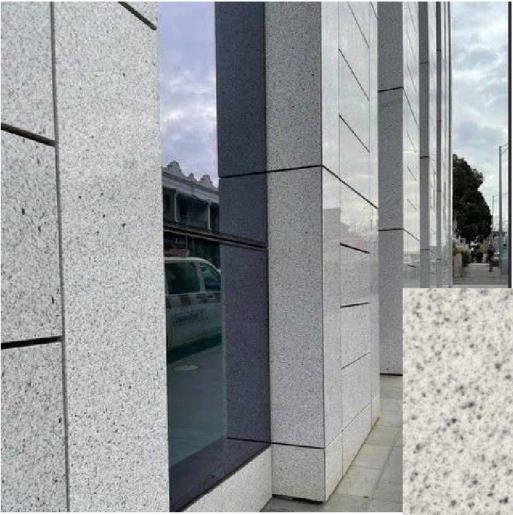
11/25/25



GLAZED CLAY BRICK
GLEN GERY
COLOR: APRICOT ROSE
STANDARD SIZE 3 5/8"X2 1/4"X8"



ZINC COMPOSITE PANELS
RECESSED SEAM



GRANITE
BETHEL WHITE
THERMAL FINISH



FIBER CEMENT
PANELS & TRIM
AFC - DECO
COLOR: IVORY
FINISH: SMOOTH



ROOFING
SYNTHETIC SLATE
ECOSTAR
12" TRADITIONAL

WINDOWS

AT NEW ADDITION, BRICK AREAS
PELLA RESERVE – TRADITIONAL
ALUMINUM CLAD WOOD
EXTERIOR COLOR: BROWN
SDL - PUTTY PROFILE



AT NEW ADDITION, PANELED AREAS
KOLBE VISTALUXE - ACCENT
ALUMINUM CLAD WOOD
COLOR: ANODIZED-DARKBRONZE



H4.01

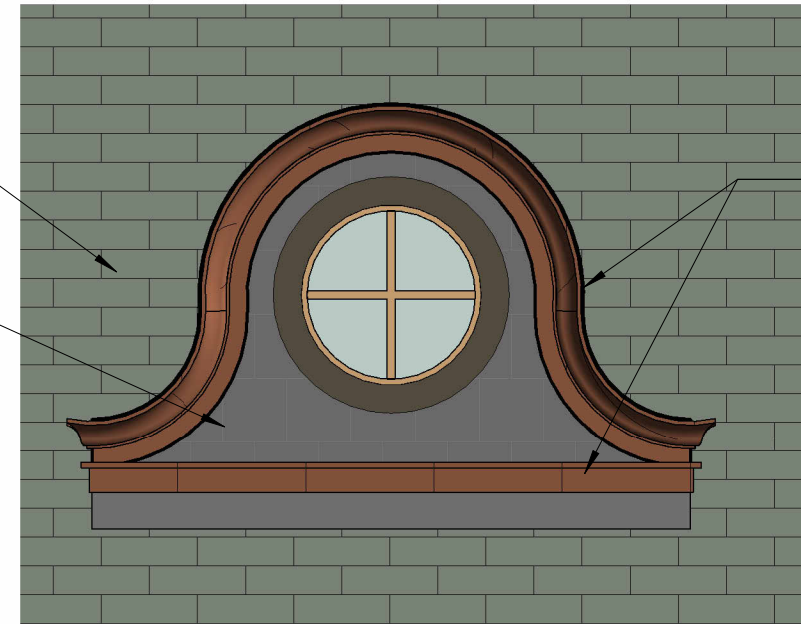
MATERIALS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25



SYNTHETIC SLATE
ROOFING -
BEYOND

ZINC SHINGLE



COPPER TRIM

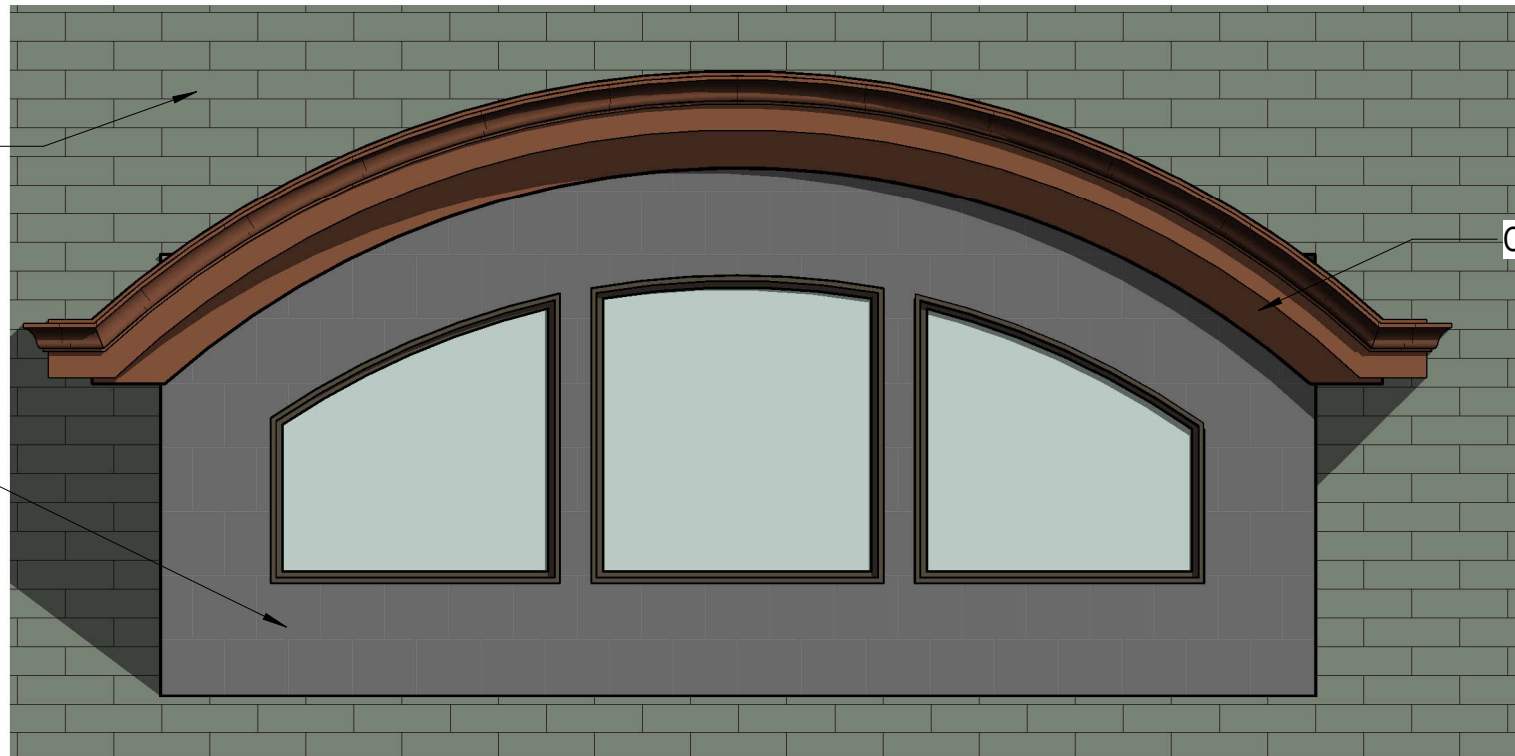
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ELEVATION OCULUS DORMER

1/2" = 1'-0"

SYNTHETIC SLATE
ROOFING -
BEYOND

ZINC SHINGLE



COPPER TRIM

2

ELEVATION DORMER

1/2" = 1'-0"

H4.02

DETAIL
134 PLEASANT STREET
PORTSMOUTH, NH 03801

11/25/25

Project Address: 77 State Street, Unit #202

Permit Requested: Work Session

Application: Work Session 1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5)
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.2015
- Building Style: Mansard
- Number of Stories: 4
- Historical Significance: N/A
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Enclose the existing second story outdoor patio space.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Enclose the existing outdoor patio space.



**HISTORIC
SURVEY
RATING

NA**

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



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New London, New Hampshire 03251
603.526.6200

11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#1 -

PROJECT LOCATION

Scale: Date: 11.14.2025

Sketch Number: WSO1

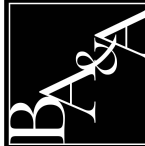
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*EXISTING PHOTOGRAPH CAPTURED ON 09.08.25

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11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#2 -
EXISTING STRUCTURE

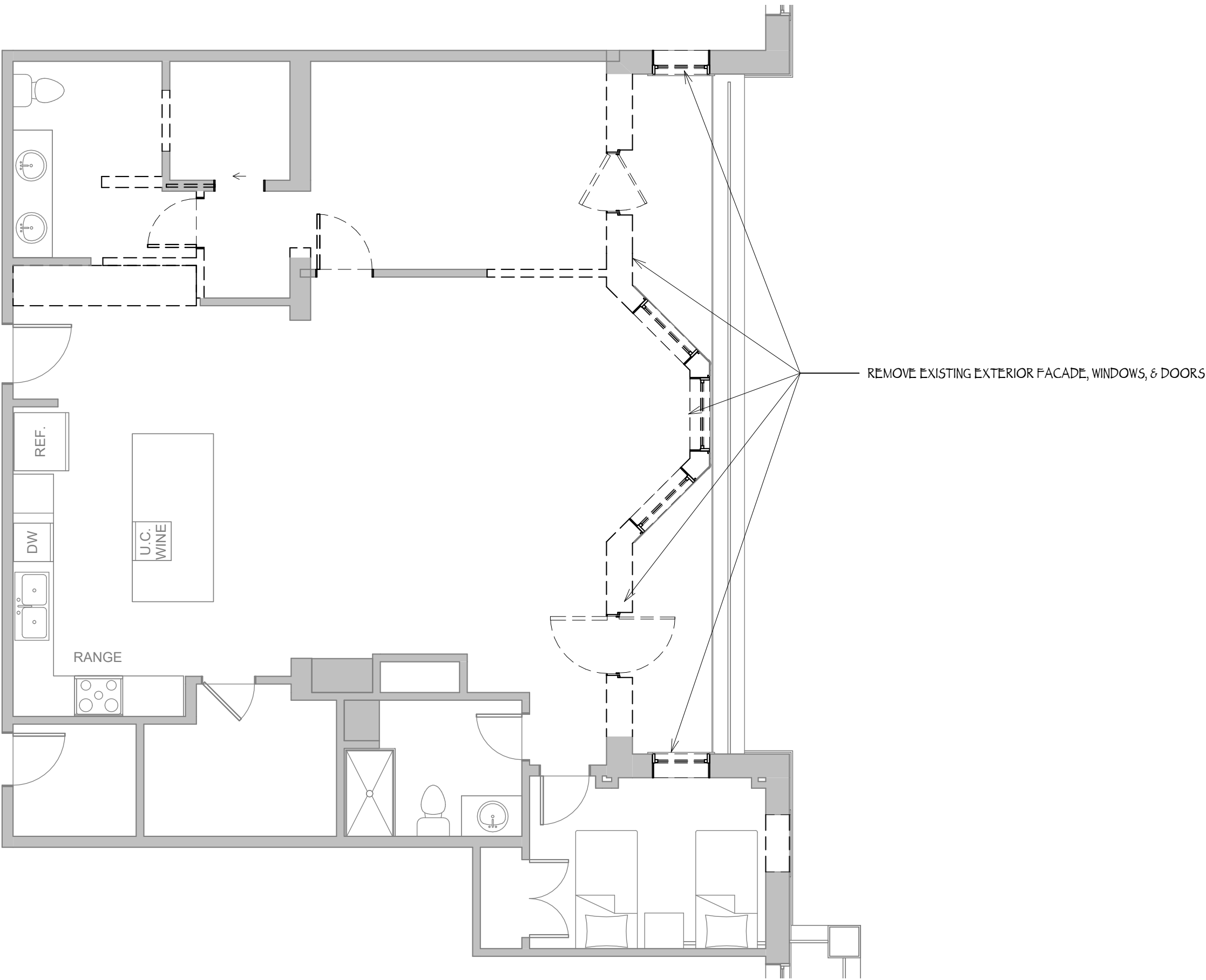
Scale: Date: 11.14.2025

Sketch Number: WS02

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1

FIRST FLOOR PLAN - EXISTING/ DEMO PLAN
3/16" = 1'-0"

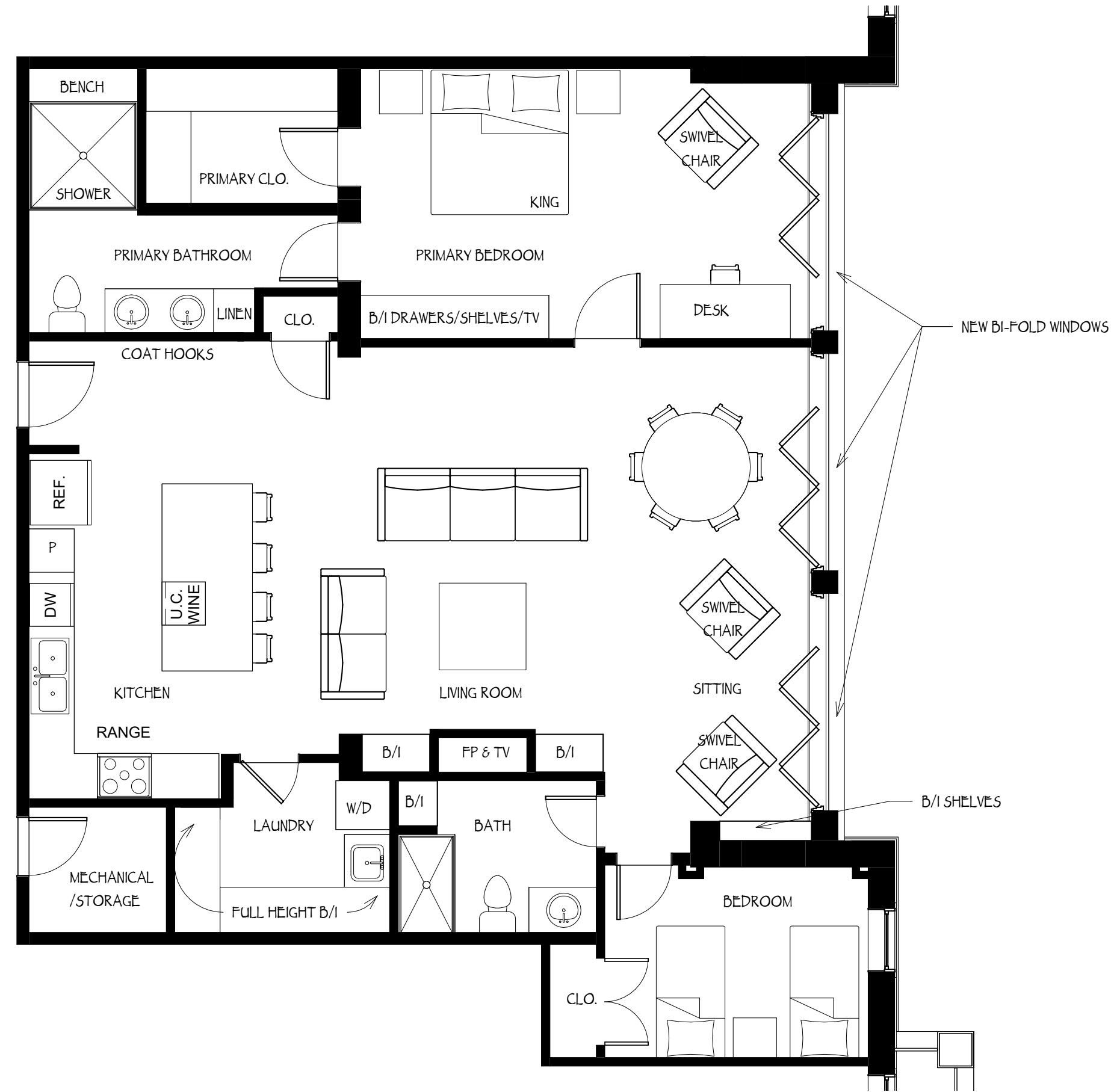


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11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#3 -
EXISTING/DEMO PLAN
Scale: 3/16" = 1'-0" Date: 11.14.2025
Sketch Number: WS03

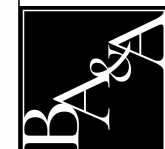
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1 FLOOR PLAN - PROPOSED
3/16" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"



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11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#5 -
ELEVATION PROPOSED
Scale: 1/8" = 1'-0" Date: 11.14.2025
Sketch Number: WS05

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1 3D VIEW - PROPOSED

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11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#6 - 3D VIEW
PROPOSED
Scale:
Sketch Number: WS06
Date: 11.14.2025

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1 3D VIEW - PROPOSED

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11 STATE STREET, UNIT 202
PORTSMOUTH, NH

Sheet Title: WORK SESSION PG#1 - 3D VIEW
PROPOSED
Scale:
Sketch Number: WS01
Date: 11.14.2025

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Project Address: 30 Walden Street

Permit Requested: Work Session

Application: Work Session 2

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Residential
- Land Area: 12,651 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Vernacular/ Queen Anne
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Walden Street
- Unique Features: N/A
- Neighborhood Association: The South End

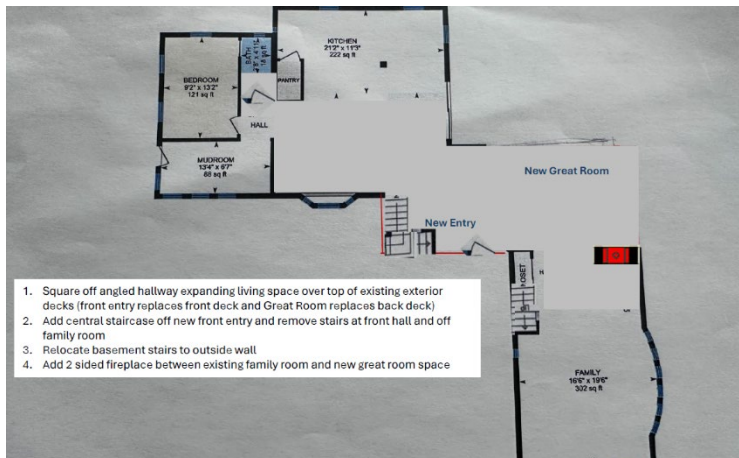


B. Proposed Work: Expand existing connector hallway to provide more interior living space.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Expand existing connector hallway.



**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

30 Walden St, Portsmouth, NH

CURRENT LAYOUT

Main Floor Finished Area 1426.05 sq ft



1. Square off angled hallway expanding living space over top of existing exterior decks (front and back)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space

PROPOSED CONCEPTUAL LAYOUT

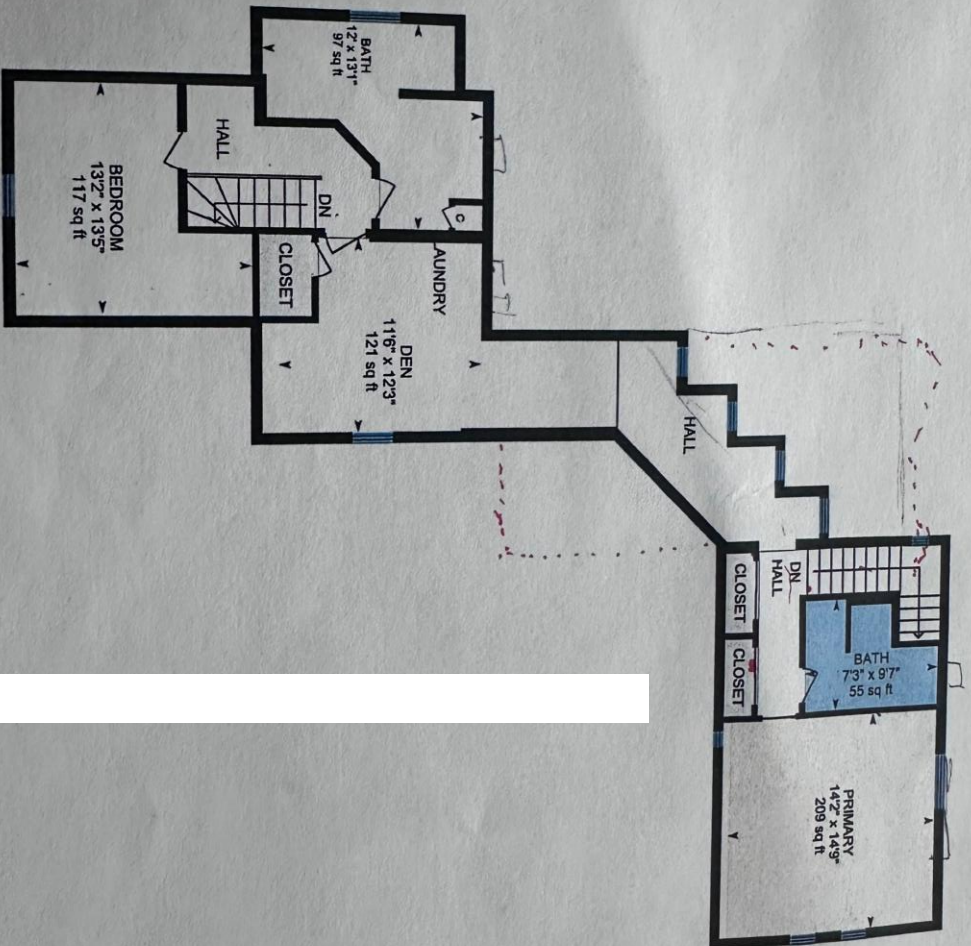
Main Floor Finished Area 1426.05 sq ft



1. Square off angled hallway expanding living space over top of existing exterior decks (front entry replaces front deck and Great Room replaces back deck)
2. Add central staircase off new front entry and remove stairs at front hall and off family room
3. Relocate basement stairs to outside wall
4. Add 2 sided fireplace between existing family room and new great room space

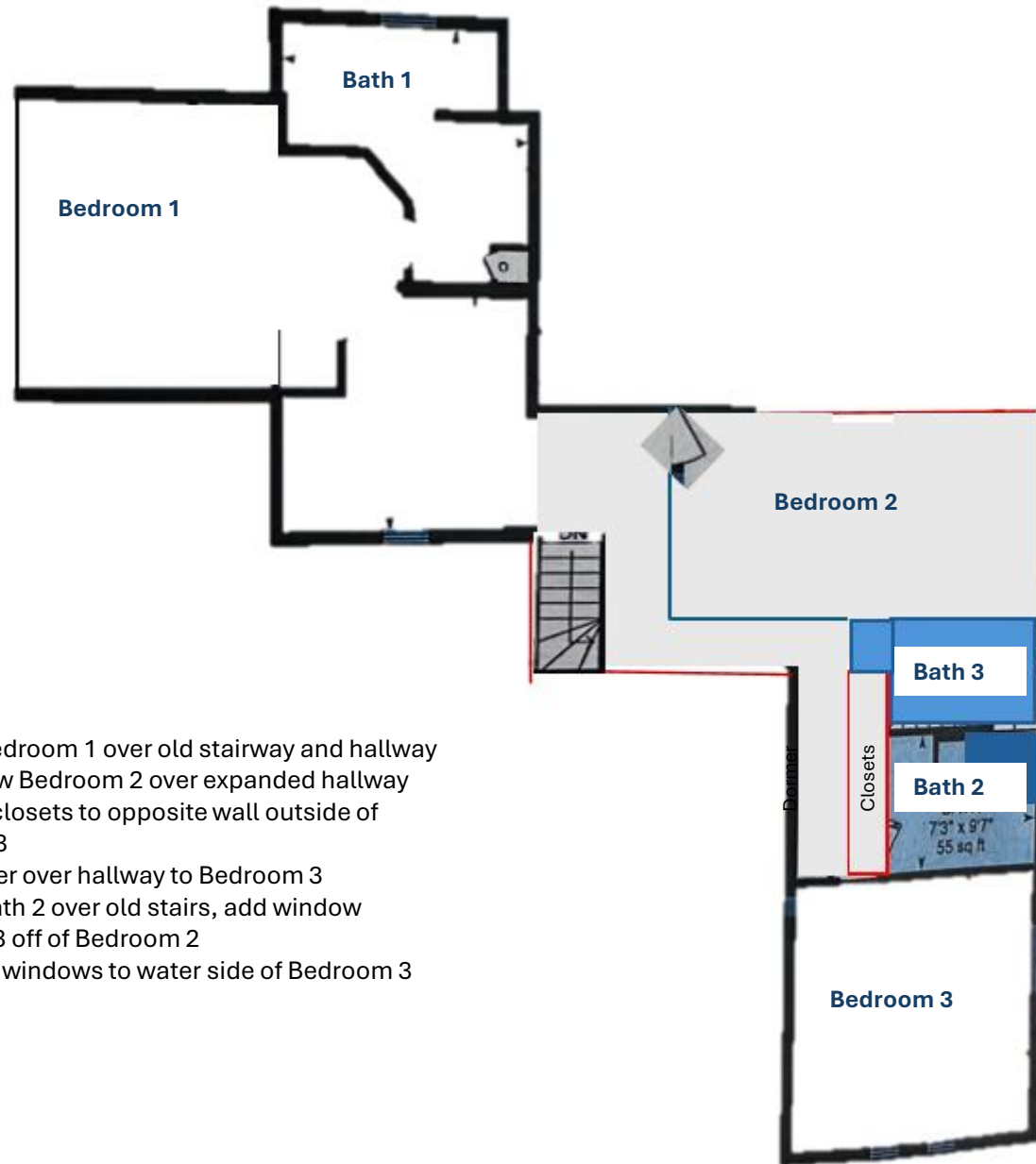
30 Walden St, Portsmouth, NH

2nd Floor Finished Area 711.32 sq ft
Unfinished Area 449.19 sq ft



CURRENT LAYOUT

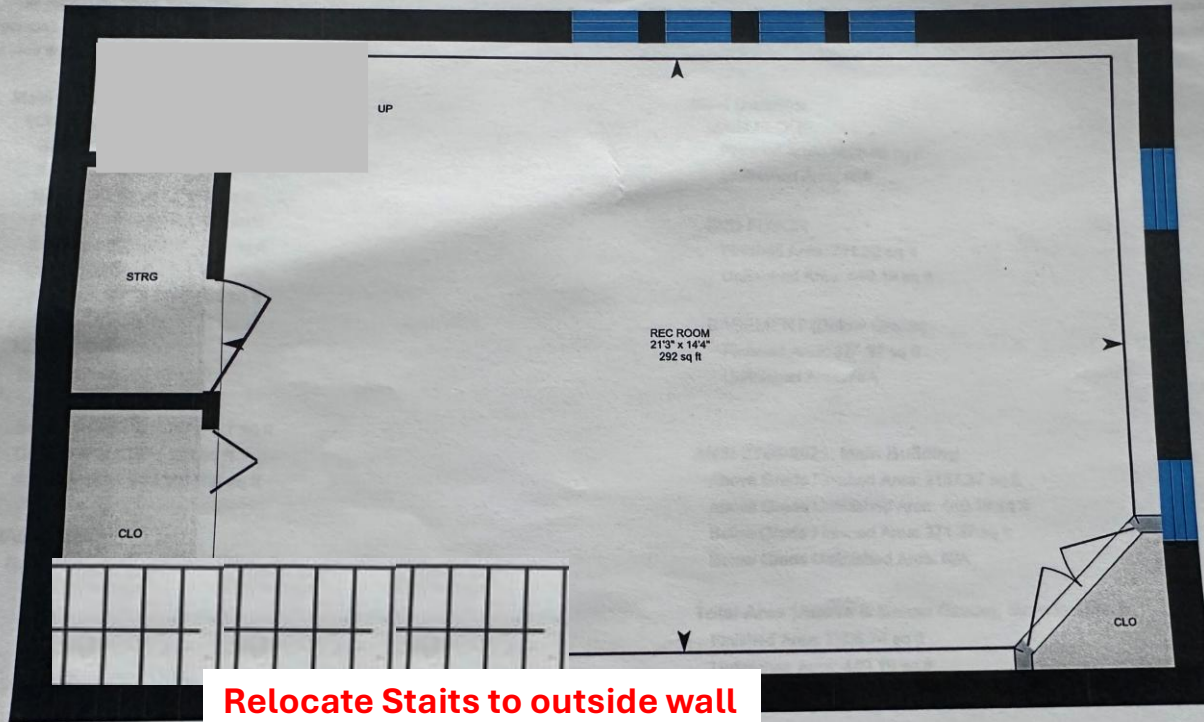
PROPOSED CONCEPTUAL LAYOUT



- 1) Expand Bedroom 1 over old stairway and hallway
- 2) Create new Bedroom 2 over expanded hallway
- 3) Relocate closets to opposite wall outside of Bedroom 3
- 4) Add dormer over hallway to Bedroom 3
- 5) Expand Bath 2 over old stairs, add window
- 6) Add Bath 3 off of Bedroom 2
- 7) Add Large windows to water side of Bedroom 3

30 Walden St, Portsmouth, NH

Basement (Below Grade) Finished Area 371.37 sq ft



2 4 ft

PREPARED: 2022/07/21



iGUIDE

area excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

MEMORANDUM

TO: Historic District Commission
FROM: Peter Stith, Planning Manager
DATE: November 24, 2025
RE: Historic District Map Changes

The Planning Board is in the process of reviewing the proposed Historic District (HD) boundary changes. At the November 20, 2025 Planning Board meeting, the Board voted to refer two parcels, 43 and 53 Austin Street, to the HDC for a recommendation on whether they should be included in the HD.

A portion of 43 Austin is currently in the HD and the boundary is proposed to remove the portion that bisects the property, as shown below.



