

**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.

July 02, 2025

AGENDA (revised on June 27, 2025)

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

I. APPROVAL OF MINUTES

1. June 04, 2025

II. ADMINISTRATIVE APPROVALS

1. 238 Marcy Street
2. 101 Chapel Street
3. 64 Mt. Vernon Street
4. 46 Mark Street
5. 53 Green Street
6. 235 Marcy Street
7. 198 Islington Street
8. 96 State Street
9. 279 Marcy Street, Unit #3
10. 139 South Street
11. 53 Pray Street
12. 245 Marcy Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of Mark M. Bodi, owner, for property located at 121 State Street, Unit #2, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on July 10, 2024 for new construction to an existing structure (replace and enlarge existing rear deck) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 48-2 and lies within the Character District 4 (CD4) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Petition of Paul R. Delisle Revocable Trust and Rosa Z. Delisle Revocable Trust, owners, for property located at 408 The Hill, Unit #6-17, wherein permission is requested to allow exterior renovations to an existing structure to include replacement windows as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-5 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay and Historic Districts.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Rockingham House Condominium Association, owner, and The Library Restaurant, applicant, for property located at 401 State Street, wherein permission is requested to allow new freestanding construction (construct wood platform and install metal pergola system and place new shed on site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

2. Petition of Portsmouth Carriage House, LLC, owner, for property located at 526 State Street, wherein permission is requested to allow exterior renovations to an existing structure (window and door modifications and replacements, repointing as needed, and trim improvements) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lot 15 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

3. Petition of 445 Marcy Street, LLC, owner, for property located at 445 Marcy Street, wherein permission is requested to allow the new construction of a single-family structure as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

4. Petition of 445 Marcy Street, LLC, owner, for property located at 20 Pray Street, wherein permission is requested to allow the new construction of a new single-family structure and detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts.

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

VI. WORK SESSIONS (OLD BUSINESS)

A. Work Session 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 full 2nd floor addition with new 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.

B. Work Session requested by 420 Pleasant Street, LLC, owner, for property located at 420 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (reconstruct rear portion of structure after fire damage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence B (GRB) and Historic Districts.

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

VII. WORK SESSIONS (NEW BUSINESS)

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

VIII. OTHER BUSINESS

1. Review draft Historic District boundary line revisions.

IX. 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_mWei93QpSoq54quINWgKPg

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

6:30 p.m.

June 04, 2025

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Jon Wyckoff, Martin Ryan, Dr. Dan Brown, Dave Adams, and Alternate Larry Booz (via Zoom)

MEMBERS EXCUSED: None.

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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Chair Ruedig called the meeting to order at 6:30 p.m. Councilor Blalock arrived later to the meeting. Alternate Mr. Booz joined the meeting later via Zoom. It was Mr. Wyckoff's last meeting, and the Commission thanked him for his two decades of service.

I. APPROVAL OF MINUTES

1. May 07, 2025

*Mr. Adams moved to **approve** the minutes as presented, seconded by Dr. Brown. The motion **passed** unanimously, 6-0.*

Chair Ruedig read the three requests to postpone for Public Hearings Old Business Petition A for 408 The Hill, Public Hearings New Business Petition #4 for 6 Dearborn Street, and Old Business Work Session B for 209 Marcy Street.

*Mr. Adams moved to **approve** the requests for postponement, seconded by Vice-Chair Doering. The motion **passed** unanimously, 6-0.*

Note: The four administrative approval items were voted on separately.

II. ADMINISTRATIVE APPROVALS [Timestamp 8:52]

1. 95 Daniel Street

Mr. Gilbo said the project was originally before the Commission for a renovation and that the applicant had changes that included the removal of the approved windows on the west elevation; continuing the brick shelf; adding gates on each side of the building; adding granite steps at the front and rear of the building, adding pilasters, and relocating exhaust vents and the condenser and adding screening.

Vice-Chair Doering said the proposed granite steps on the Daniel Street side would not be in keeping with the rest of the building or the street. The architect Mark Gianniny was present and said the front previously had a single granite step and a riser to get to the porch, and they were proposing two granite steps due to regrading and meeting code. He said they proposed wood stairs for the back of the building and granite steps for the front. Dr. Brown said the applicant did an amazing job of bringing the house back, so he wasn't concerned about the steps.

*Mr. Ryan moved to **approve** the item, seconded by Dr. Brown. The motion **passed** unanimously, 6-0.*

2. 44 Pickering Street

Dr. Brown recused himself from the item. At this time, Mr. Booz joined the meeting via Zoom and took a voting seat in Councilor Blalock's absence.

[Timestamp 13:50] Mr. Gilbo said a secondary condenser unit was installed and that it was screened by a wood gate and the lines were painted to match the siding, so the Commission's previous stipulations were met. Vice-Chair said the drawing indicated replacing the heat pump but that she saw a heat pump in that location during her site walk. Chair Ruedig said it was an after-the-fact approval because the pumps were replaced due to an emergency situation. Vice-Chair Doering said the heat pump marked B was close to the gate and the gate was not very dense, so she thought the screening was not very effective and suggested a secondary screen. Mr. Adams said two sets of screening would be redundant and suggested that the applicant increase the existing gate's opacity. It was further discussed.

*Mr. Wyckoff moved to **approve** the item as presented, seconded by Mr. Ryan. The motion **passed** by a vote of 5-1, with Vice-Chair Doering voting in opposition and Dr. Brown recused.*

3. 93 Pleasant Street

[Timestamp 17:58] Mr. Gilbo said the applicant was previously before the Commission but made several changes including changing the sidelights, making the transom solid, omitting the stone wall balustrade and left column, changing the 3rd floor deck railing from glass to cable, and replacing the granite wall between the sidewalk and garage ramp with metal fence and granite curbing. He said the dormers on the Court Street side were eight inches wider, and the siding was four inches instead of six. He said the shadow board was omitted. He said on the east porch, the 2nd and 3rd floor railings changed from glass to cable and the 2nd floor windows were eight inches higher than approved and the door was installed one inch lower than approved. On the east facade, he said the granite base was lowered to align with lowered grade and the omission of the wood fence. He said window casings, molding and trim were added on the rear façade.

[Timestamp 21:23] Vice-Chair Doering said she had concerns about the north entrance change in the door and she felt that the lack of pillars gave a very different look and feel. She said it looked like the pillars were removed due to the size of the ramp for accessibility. She said the choice of the black color and the loss of the transoms and sidelights made it look very dark and heavy compared to the light, delicate condition that existed before and that was also requested in the

plans. She said she had no problem with the Court Street entrance because it was a more modern one. Chair Ruedig agreed. Mr. Adams said the roof edge treatment of the porch went from a delicate late Federal or Victorian form to a brutal flat heavy beam with no architectural embellishments that came close to the delicacy seen in the columns. He said there was a similar condition on the side toward Court Street, at the end of the long ramp where some development over the 2nd floor windows was and then abruptly terminated. He noted the same coldness on the next alcove down Court Street. He said it was too modern.

Architect Tracy Kozak was present and said they were all items in their to-do list. She said a lot of wood trim was missing that would eventually be there. She said the reason the left column of the porch facing Pleasant Street was removed was due to water damage to the Clipper Tavern and that the water shed onto their brick wall, so they pulled the edge in a few feet and lost the column. She said they could paint or use different trim details to lighten up the door surround. Chair Ruedig asked why the sidelights and transom had to be filled in and made solid. Ms. Kozak said she did not know. Chair Ruedig said it made for a very heavy door. Mr. Wyckoff asked if there was anything structural on the inside of the hallway next to the door trim. Ms. Kozak said it was framed with wood but was not a bearing wall and that it could be changed out. It was Mr. Wyckoff said he could not support the project because of the door. It was further discussed and a motion was suggested. After further discussion, the following motion was made:

*Mr. Wyckoff moved to **approve** the item as presented, with the following **stipulation**:*

- 1. That the change to the door on Pleasant Street that was made, along with the sidelights and transom, not be approved.*

*Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

4. 238 Marcy Street

[Timestamp 31:56] Mr. Gilbo said the owner wanted to do several upgrades, including replacing all the current vinyl siding, fascia, soffits, and corner boards with cedar, replacing the existing aluminum gutters with white ones, replacing an exterior entrance door and removing the small aluminum overhead, redoing all the trim, replacing the lighting fixture, and replacing the rear patio door with a new 6/6 pattern. Mr. Adams said he was concerned about the desire to replace the clapboards with a 4" exposure, noting that he was at the house and measured the clapboards and that they had a 3-1/2" exposure. He said he spoke to the owner about also clapboarding the house similarly to the way it was laid out now. He said removing the small hoods over the doors would make the doors seem smaller. Chair Ruedig said the applicant could receive approval to remove the vinyl siding and see what was under it and then replicate whatever they found with clapboard and wood. She said the applicant could return with any other changes for the door surround. Vice-Chair Doering suggested that the applicant make sure the contractor understood what the Commission recommended.

*Dr. Brown moved to **approve** the item, with the following **stipulation**:*

- 1. The applicant shall only replace the vinyl siding and replicate what was found under the siding with clapboard and wood and shall return with any other changes to the door surround.*

*Councilor Blalock seconded. The motion **passed** unanimously, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Petition of Paul R. Delisle Revocable Trust and Rosa Z. Delisle Revocable Trust, owners, for property located at **408 The Hill, Unit #6-17**, wherein permission is requested to allow exterior renovations to an existing structure to include replacement windows as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-5 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay and Historic Districts.

The item was **postponed**.

Note: At this point, Councilor Blalock arrived at the meeting, and Mr. Booz returned to alternate status.

B. Petition of Black Heritage Trail of New Hampshire, Inc, owner, for property located at **222 Court Street**, wherein permission is requested to allow the installation of a mural affixed to the side of the structure on removable panels as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 33 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 40:58] Barbara Ward representing the Black Heritage Trail of New Hampshire was present, with Mike Leary of Sundance Signs. Ms. Ward distributed documents with the new layout for the mural panels. She discussed the revised mural image and said it would be set in two feet from the front edge of the building and about 14 feet high. She discussed the history of Oney Judge, the woman in the portrait.

[Timestamp 47:31] Dr. Brown asked what the mural's actual height and width were. Ms. Ward said it was 13 feet by 15 feet. Mr. Ryan said the applicant ignored what the Commission previously commented on about having the mural fit on the wall appropriately. He said they asked that it be centered in proportion to the wall and that it be an 80-90 percent version. Ms. Ward said the mural was smaller than before, and going any smaller would make it look lost on the building. It was further discussed. Mr. Wyckoff said he was fine with it. Mr. Booz said the Commission had asked that the image not be where the roofline intersected the side of the buildings. He suggested sliding the image down about another foot to get it within the rectangular side of the building. Mr. Leary said if the mural went 32 inches up from the ground, they would have a total of 18 feet before it intersected the roof line. He noted that the perspective in the drawing was not to scale in that respect. It was further discussed. Mr. Adams verified that the sidewall of the building would be made into two forms, a rectangle and a triangle, and the portrait would fit on the rectangle and not enter into the triangle. It was further discussed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Verity Boyer representing the Portsmouth Advocates said they strongly supported the mural and said it was a thoughtful and historic approach.

JerriAnne Boggis, Director of the Black Heritage Trail, said anyone could now have a total museum experience of the story of Oney Judge.

Erica Dodge of 14 Sheafe Street said the mural would be a wonderful addition to the city.

SPEAKING IN OPPOSITION OR TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **grant** the Certificate of Approval for the petition, with the following **stipulation**:*

- 1. The top edge of the image shall not exceed the rectangular space of the wall.*

Councilor Blalock seconded.

Vice-Chair Doering said the project would promote the education, pleasure, and welfare of the District and the city residents and visitors, and the innovative technology used to mount the structure to the sidewall would preserve the material of the wall itself. Councilor Blalock said he was a huge fan of art downtown and felt that telling a great story and celebrating Black history was a win-win and a great addition to the city. Chair Ruedig said she was in full support and thought that the mural should take up the whole wall. Mr. Adams said he marveled at the texture of the brick wall that was painted several times.

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

IV. PUBLIC HEARINGS (NEW BUSINESS)

- 1. Petition of Frank V. and Regina Azzolino, owners**, for property located at **11 Sheafe Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows) and new construction to an existing structure (construct a new rear garage and covered entry) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 14 and lies within the Character District 4 (CD4) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 59:54] The contractor Niko Menychtas and the owner Frank Azzolino were present. Mr. Menychtas said they would keep a portion of the existing structure on the back and extend the left side about five feet. He said they would extend the front out to do the garage.

Chair Ruedig asked if the window replacements were the same as those presented at the work session, and Mr. Menychtas agreed. Mr. Adams said the applicant should provide the dimensions of the exterior pieces and the clapboard exposure as well as more details. Mr. Azzolino said that information was submitted in the packet. It was further discussed. Mr. Azzolino said the clapboards would be pine and there would be half screens.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

[Timestamp 1:04:10] John Evans of 17 Sheafe Street said he was the immediate abutter. He said the Sheafe Street numbers were in a jumble and that the applicant was dealing with not just one house but with four identical Federal rowhouses three stories high. He said every decision would affect everyone in the complex. He asked how wide the garage door was and suggested putting the garage on the righthand side and making the door smaller. He said the door would swing out and impede snow removal. Chair Ruedig said the garage door was ten feet wide. Mr. Azzolino said the door would be an overhead one, so the doors would not swing out. Mr. Evans asked that the garage look like the other three garages. The numbering was further discussed.

Verity Boyer of the Portsmouth Advocates said they supported the garage but hoped the applicant would make it a Federal style to match the other houses.

Erica Dodge of 14 Sheafe Street said the proposed garage was nicely done but suggested that it be topped with a peaked roof to take the pall of the flat roof that was out of keeping with the street. She said a gable roof would make it more of a Federal style. She agreed that the door could be narrower and thought the standing seam roof was not appropriate in that location.

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 Mr. Wyckoff.*

Mr. Ryan said the standard that the Commission would expect on Sheafe Street was not the same as in the alley or the courtyard. He said when he first saw the proposal, it was proposed to be built right up against the property but the applicant pulled it back five feet. He said given that it was a back-of-the house situation, he did not think it was unreasonable or unfair to allow a certain leeway to occur. He said it was not in contrast to what the Commission would expect in the Historic District for a structure. He said the project would be comparable with surrounding properties and would support the property values of the community. Mr. Wyckoff agreed. Mr. Adams said it was an alleyway and a jumble of back-of-the-house things and that he did not see any similarities between any of the buildings. He said the project came to the Commission as a fill-hole space project that would not support a peaked roof, so the proposed derivation made a lot of sense. He said he did not see that the Commission was making an architectural mistake and that it met all the criteria on the back of a building like that.

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

2. Petition of **St. John's Church, owner**, for property located at **101 Chapel Street**, wherein permission is requested to allow exterior modifications to an existing structure (installation of rooftop mounted solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:21:00] Stephen Cavallaro of New Hampshire Solar was present on behalf of the applicant, along with Reginald Baird representing the church. Mr. Cavallaro said they wanted to add a 45-panel system on the east side facing Bow Street. He said the black panels would be identical and all the hardware would be under the panels. He said an additional conduit would come down next to the existing one for the utilities and solar.

Chair Ruedig said the Commission did not approve the installation last year and asked if there was any change that would make them reconsider their decision. Mr. Cavallaro said the initial installation was completed and that they addressed all the issues, like the skirting and hiding all the rails on the roof. Vice-Chair Doering said the installation on the west side was very successful, and she thought that was the reason why she could not support the east side installation. She said the west exposure had almost edge-to-edge and top-to-top panels and was nicely covered and not very shiny, but the east side has divots and the panels went around some structures, and the vantage point was very different from the west side. Councilor Blalock said he was a fan of solar power and thought the eastern side was actually more screened than the western side. Dr. Brown disagreed and said the eastern side could be seen from Bow Street, the theater, the parking lot and so on. He said the western side was hard to see because the street was narrow, but the eastern side hardly met the criteria of being minimally visible. Mr. Ryan said someone did not have to be against solar to be against the proposal. He said the Commission's main purview was to protect the Historic District, and he felt that putting glass panels on a historic building was not conducive to that and that he would oppose it. Mr. Wyckoff said he agreed with Councilor Blalock and that there was no reason to vote against it. He thought people would not be offended to see a solar panel in the District. Mr. Booz said the visibility on that side depended on whether someone was walking or a vehicle's height. He said someone in a car could see that whole roof, so he did not agree that it was minimally visible. It was further discussed. Chair Ruedig said it was a matter of following the ordinance and the HDC guidelines, which said the District should have minimally visible panels. Mr. Adams said there was a lot of hit and miss in the installation and places where there were spaces, and he asked if they were ventilators. Mr. Cavallaro agreed. Mr. Baird said they were passive. Mr. Adams said the passive ventilators were virtually holes cut in the roof with metal over them, and he asked if they could be moved three feet farther up toward the ridge of the roof to have a smoother installation. Mr. Cavallaro agreed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

Erica Dodge of 14 Sheafe Street agreed that the ventilators should be moved.

Reginald Baird of St. John's Church said the work done at the hall was continuous and that 180 meals were served each week. He said he hoped the Commission would grant approval. Mr. Wyckoff asked Mr. Baird if he would consider Mr. Adams' request to move the ventilation up and then patch the roof and so on. Mr. Baird agreed.

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

DECISION OF THE COMMISSION [Timestamp 1:35:28]

Vice-Chair Ruedig said if Mr. Cavallaro could redesign the panels into one continuous rectangle, she would be more supportive.

*Councilor Blalock moved to **grant** the Certificate of Approval for the petition, with the following stipulation:*

- 1. The panels shall be redesigned into one continuous rectangle.*

Mr. Adams seconded the motion.

Councilor Blalock said the project would promote the education, pleasure, and welfare of the District for city residents and visitors and would have compatibility of innovative technologies with surrounding properties.

Chair Ruedig asked that the stipulation include that the applicant bring his plan to the Commission for an administrative approval so that it could be on file.

Councilor Blalock **amended** his motion as follows:

*Councilor Blalock moved to **grant** the Certificate of Approval for the petition, with the following stipulation:*

- 1. The panels shall be redesigned into one continuous rectangle and the applicant shall present his plan for administrative approval so that it can be on file.*

Mr. Adams seconded the motion.

There was further discussion. Mr. Ryan said he was still opposed because he did not know how the Commission would tell applicants that they could not have a certain trim when the Commission was allowing whole roofs to be covered in glass panels. He said it was not conducive to the Commission's mission. Dr. Brown said the panels were not visible on Chapel Street but the other side was highly visible. Mr. Wyckoff said the Commission was not just supporting the District but also the city, and he felt that the panels were very important for the city. Mr. Adams said the presentation and installation looked thorough and that everyone would know what the panels were. He said panels were an intrusion into the community but so were traffic lights, vehicles, wires and poles. He said the panels made sense and did not distract from anything around the church. Chair Ruedig said the western side turned out beautifully but her vote had to be consistent with the Commission's past decisions as a board to have consistency

with their guidelines and the ordinance. She said she would vote in opposition because it was a very visible side of the building.

*The motion **passed** by a vote of 4-3, with Dr. Brown, Mr. Ryan, and Chair Ruedig voting in opposition.*

3. Petition of **445 Marcy Street, LLC, owner**, for property located at **445 Marcy Street**, wherein permission is requested to allow renovations to an existing structure (relocate and renovate the existing Candy Cottage structure on site) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 1:42:22] Attorney Chris Mulligan and architect Tracy Kozak were present on behalf of the applicant. Attorney Mulligan said the proposal was to rehabilitate the cottage and relocate it on site. He said the cottage was not historical architecture and not suitable for habitation or retail commercial use, but the community felt that its prior use was a significant asset that they wanted preserved. He said they proposed to slide the cottage towards the Partridge Street side of the property away from Pray Street. He said the cottage in its reconfigured state would be fully visible and would present the same orientation toward Marcy Street as it currently did, but it would be placed on a new foundation that would be robust for flood mitigation purposes. He said the cottage's structural integrity would be improved, with new windows installed. He briefly reviewed the history of the cottage. He said the cottage would possibly be used as a garage for the new development. He said the Commission received communication from the abutters regarding the appropriateness of the Commission considering the application at all because it was somehow a change in use, but he said there was no requirement in Portsmouth for applicants to go through the land use process and the boards in any particular order. He said they would know if they needed variances when they pulled the building permit and that the cottage would not be moved until all the proper approvals were obtained. Ms. Kozak said they would rehabilitate the cottage in accordance with HDC guidelines and the Secretary of the Interior Standards for rehabilitation. She said they would replace everything in kind except things like asbestos. She said they would like to replace the storm windows with double glazed ones and would build the new foundation. She said they would keep the same window sizes and would replace a window on the back side of the building with a carriage style door lower to the ground that would not be visible from a public way. She said the door on the side would be lowered to remove the deteriorated wooden stoop. She said they wanted to put three granite treads on the front steps to make it more resilient to floods and also place a few wall sconces near the door. She said they would clad the foundation with brick to be more in keeping with the neighborhood.

[Timestamp 1:53:02] Mr. Wyckoff asked if a sign could be provided that would be closer to the sidewalk and would explain why the cottage was there. He said he felt that the modern granite steps would be inappropriate and suggested building a new wooden stoop or three steps. Vice-Chair Doering asked why the dutch lap siding was being replaced with a standard one. Ms. Kozak said the dutch lap was not representative of a particular design style and was the cheapest thing available at the time. She said it was not a character-defining feature of the building and

wasn't as good a product as the kind that overlapped. Chair Ruedig said she thought the dutch lap siding was a character defining feature of the cottage. She said if the Commission was trying to preserve the feel of the cottage and going to the trouble of keeping the weird windows and so on, then she wanted to see as much of it kept as it was, including the painted block foundation. She said otherwise they would be trying to fancy the little cottage into something it never was, even though it might be more in keeping with its surroundings. She said the period of significance for the cottage was mid-20th century, so all the pieces that were part of its construction were significant. It was further discussed. Mr. Adams asked if another layer of lap siding could be thrown over what was there now so that it could be flashed. Ms. Kozak said they were amenable to all the suggestions. Mr. Ryan said he agreed with nearly everything that was said. He said granite steps were probably too much and that he would prefer the more authentic existing conditions approach. He asked if the front door would have faux elements. Ms. Kozak said it would be a door. Mr. Ryan said there would be a difference in elevation. Ms. Kozak said if the structure would be a garage, there would be steps inside with the landing, but if it were used for other purposes like storage or a potting shed, it could be the floor levels inside. Mr. Ryan asked if Ms. Kozak thought about moving the structure closer to Marcy Street to have more of a space beyond. Mr. Kozak said it would be tight to turn a car and that the owner wanted a garden.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Barbara Ward of 16 Nixon Park said the original features should be kept. She said the Black Heritage Trail of NH would also like the building to have one of their historic plaques.

Verity Boyer of the Portsmouth Advocates said they supported the proposal and thought it addressed previous concerns and would preserve a meaningful piece of the Historic District. She said they would like to offer the homeowner one of their wooden hand-painted plaques for the cottage to honor the site's history and the applicant's commitment for preservation.

Michelle McLaughlin of 469 Marcy Street said the proposed renovation and relocation of the cottage looked nice on paper but was taking the cottage beyond anything it was before. She said the cottage's present appearance should be preserved. She read a letter from some abutters who were out of town that said the proposal should not be considered prior to the applicant's securing a change of use permit for the structure, which was now designated by zoning as a single-family residence. They believed that the HDC did not have the authority to change the designation and that it must follow the Planning Board and Board of Adjustment procedures. She said the existence of the cottage on the site would be an impediment to the planned new single-family residence and that zoning regulations only allowed for one single-family residence on the property. She said the abutters thought a vote would be premature and that the Commission should consider the impact of the whole development plan before granting any approval for moving or renovating the candy shop. Chair Ruedig said the Commission had nothing to do with the zoning regulations or change in use and that they would stick to their purview.

Sally Elshout of 17 Pray Street said more transparency was needed on the entire project. She said the cottage should stay in its present state and not have granite steps or embellishments. She said she was concerned that the property could potentially have four buildings and asked how the Commission could approve it without looking at what the other buildings would be.

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

DECISION OF THE COMMISSION [Timestamp 2:11:54]

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

- 1. The exterior of the structure shall be kept as original as possible unless there is something broken that needs to be replaced;*
- 2. The foundation shall be cement block;*
- 3. The front steps shall be a wooden conventional code-complaint landing with three steps down; and*
- 4. There shall be the ability to place a sign on the front of the cottage provided by the owner and agreed to.*

Councilor Blalock seconded.

Mr. Wyckoff said the project would preserve the integrity of the District and the assessment of the historical significance of the cottage and would be consistent with the special and defining character of surrounding properties.

Mr. Ryan said he had a few issues with the stipulations because some of the language did not serve the best interest for the structure. He said an administrative approval could address what the exterior should look like based on some earlier versions of what it looked like in its prime as a candy shop. He said he hated to see cement board and windows with no articulation on a permanent fixture in that community. Vice-Chair Doering said her concern about the motion was that it allowed some wiggle room with what would happen to the siding. She said there were a lot of unknowns and thought that having details come back as an administrative approval would ensure that the applicant understood the Commission's concerns. Mr. Wyckoff said he suggested a cement block foundation that would be in kind and also suggested that the building would look the same when it was on a new foundation. He said the building needed structural work on the inside that would not be noticed from the outside. He said the back of the building could have a carriage door but everything else had to be the same. Mr. Adams said he would like to leave room for the applicant to make some modern choices for improvements. He said the structure's story could still be told with new doors and windows, roofing shingles, and so on. It was further discussed. Chair Ruedig said the stipulation should include that the applicant would return for an administrative approval for the materials and their placement. Mr. Wyckoff agreed.

The motion was **amended** as follows:

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

1. *The exterior of the structure shall be kept as original as possible unless there is something broken that needs to be replaced;*
2. *The foundation shall be cement block;*
3. *The front steps shall be a wooden conventional code-complaint landing with three steps down;*
4. *There shall be the ability to place a sign on the front of the cottage provided by the owner and agreed to; and*
5. *The applicant shall return for an administrative approval for materials and their placement.*

*Councilor Blalock seconded. The motion **passed** unanimously, 7-0.*

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

The petition was **postponed**.

V. WORK SESSIONS (OLD BUSINESS)

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

WORK SESSION

[Timestamp 2:31:12] Project architect Michael Keane and Attorney Chris Mulligan were present on behalf of the applicant. Mr. Keane said not much had really changed from the previously-approved project other than the Flores Building on the corner that had new floor-to-floor heights. He said the Louie building's mid-century storefront would be replaced by something more in keeping with the area's pedestrian scale. He said the colors were also changed to be more in keeping with the abutter's and that the shutters would be removed. He said nothing changed on the State and Church Street elevations. He said the biggest change was that they had more details on the Times Building and State Street and Church Street facades relating to granite sills and lintels, which he further discussed. He said the storefront would have arched window openings. He said they wanted to eliminate the stairs and would pick up the granite band above the arched windows as well as the keystones in the arches and a granite apron under the sills. He said the Church Street side windows for the half-basement level that were bricked up would be kept as recesses but would not be functional. He said they developed the cornice detail.

[Timestamp 2:37:09] Mr. Wyckoff said it was a successful design and that he hoped the red color idea would be continued for the Flores Building. Councilor Blalock said there was no window on the Times Building on the Court Street elevation. Mr. Keane said they had shown some windows but in response to an abutter's concerns, the code, and the zero lot line they decided not to have openings there. Mr. Ryan said he would have liked to see the window types, materials, brick samples, the railing, and so on. Mr. Keane said he thought those were public hearing items. He said they proposed Pella windows throughout the project and would use waterstruck brick for the infill on the Times Building. Mr. Ryan said he appreciated the articulation on the Times Building and thought the granite would make a big difference. Mr. Keane said they had discussed imitation slate roof and an architectural shingle on the Flores Building, like the abutters had. He noted that they originally showed Hardie Plank for the clapboard that was probably a 6-7" wide exposure. It was further discussed. Mr. Adams said he understood the wood grain aspect but didn't think it had a place in downtown. He said he appreciated the applicant's sensitivity to the abutting building but thought the significant part was how Mr. Keane fit it into that building that they were only a part of. Chair Ruedig said the improvements were better than last time. Mr. Adams said he would like to see a sample of the brick on site to see what it would really look like. Chair Ruedig said she liked the Boral material better than the Hardie one and suggested that Mr. Keane look for potential materials for the wide planking. Mr. Ryan aside if a Conair system would be used for the storefronts, and Mr. Keane said they would be Pella. Mr. Ryan said usually the Commission had issues with glass panels that were more horizontal than vertical. Mr. Keane said he would research it more.

Mr. Keane said they would return for a work session/public hearing.

DECISION OF THE COMMISSION

*Mr. Adams moved to **close** the work session, seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

B. REQUEST TO POSTPONE - Work Session 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 full 2nd floor addition with new 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.

The work session was **postponed**.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **420 Pleasant Street, LLC, owner**, for property located at **420 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (reconstruct rear portion of structure after fire damage) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 56 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

[Timestamp 2:49:02] Project architect Mark Gianniny was present along with architect Richard Desjardins and the applicant Jeff Semprini. Mr. Gianniny said there was a recent fire and the previous owner started the renovation, but after the accident he decided he didn't want to continue with it, so Mr. Semprini would renovate and do minor adjustments to what was previously approved. He said they were not proposing to change the footprint but would change some of the roof elements on the third floor and the access to the roof deck and would raise the single story piece at the back to add a second story to it. Mr. Desjardins reviewed the three options. He said they wanted to replace all the windows with an Andersen Woodwright and that the roof deck would have an Andersen entry door. He said the siding and trim would be repaired and replaced in kind on the Pleasant and Franklin Street sides of the building. In the east back elevation, he said they would replace the siding with an Azek product and continue the trim profiles to match the front. He said they would remove the large front chimney and rebuild it as a veneer and would also remove the rear chimney. He said the roof would be replaced in kind and anything that had a pitch of three inches or more would be shingles to match existing and anything shallower would be a rubber membrane.

[Timestamp 3:00:40] Vice-Chair Doering asked if every window would be replaced. Mr. Semprini agreed and said they would keep the grill pattern the same. He said the single door in the back would be French doors. Mr. Wyckoff asked about the exterior casing and trim around the windows, and the wood siding was discussed. Mr. Semprini showed samples, including a sample of the Azek PaintPro material. It was further discussed. Mr. Adams said he was concerned about losing the building's articulation. He said the narrowness of the ell off the back told a story. He said the proposal of putting a new piece on the back on the ground that would go up two stories would make it look like a front façade of a typical house in the neighborhood. He said it would become the mass of a new front and would mask the elements of the preexisting building. He noted that all three options included the 2-story piece on the back. He said it was like squaring off the building and was not natural to its form and that it was becoming a very large building on a street with 2- and 3-story buildings. Chair Ruedig asked if the rear elevation was generally what was previously approved. Mr. Gianniny said it was a one-story, and it was further discussed. Mr. Ryan said it was the back-of-the-house so he didn't give it the same consideration as if it were on the main street. He said the roofing options were acceptable, given that they were at a certain height and not very visible from the ground. He said he was open to hearing more about the details because they were important to the historic character. Chair Ruedig said the idea of looking at three different options and the one far corner that was not really visible did not make a difference to her. She said the real change was adding the second story to the rear entrance and that she would like to know why that was necessary or if the applicant would be willing to go back to what was approved before. Mr. Semprini said they were trying to do one main stairway in the back but have each floor be one condo. Mr. Desjardins said the previous stairway was very small and tight. Vice-Chair Doering verified that the traditional front door would still exist and open just to the condo on the first floor. Mr. Semprini further explained it. The ceiling heights were discussed.

Public Comment

Richard Nylander of 17 Franklin Street said he was an abutter. He said a floor plan would have helped to understand the reasons why the applicant wanted to do what he proposed. He said he liked the modulation of the former approved plan and thought the new plan had more mass and no articulation. He said he preferred Option 2 because of the way the roof looked visually. He said he was not a fan of simulated muntins and preferred true divided lights. He said it was important to see a sample of the window. Mr. Semprini said the windows would be SDL ones and would match the same pattern. Mr. Nylander said it would be nice to see some of the materials on site to see how they would look in the neighborhood.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **continue** the work session, seconded by Dr. Brown. The motion **passed** unanimously, 7-0.*

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

WORK SESSION

[Timestamp 3:28:09] The applicant Greg Ludes was present and discussed the garage proposal. Mr. Adams asked if the telephone pole was on his property. Mr. Ludes agreed and said the patio and pole would be left there and the garage would be built on the side. He said the goal was to build in the front of the lot and that he wanted the garage to have some storage above it in the future. He said the garage would not affect his neighbors' views and that it would be aesthetically pleasing. Chair Ruedig asked Mr. Ludes if he had looked at other garages in the downtown area to see what their character was like, and it was further discussed. The elevations were discussed. Mr. Ludes said the garage would only be two stories. Chair Ruedig said she assumed there would be no windows on the side of the zero lot line. Mr. Ludes said there would only be windows on the front of the garage. Chair Ruedig said she felt that the applicant had to build right onto the neighbor's wall. Mr. Ludes said another option would be to have a thruway on the side and build over the top of it. The garage door width was discussed. Mr. Ludes explained how it would be built so that he could drive through the whole thing. He said he would hire an architect. Mr. Adams said he didn't understand how the side door would work. Mr. Ludes said the driveway was shared but that he would have to walk through his neighbor's portion. Mr. Adams said the shed dormer caused the roof to be very heavy and that it was the same size as the garage door, so those two things would be visually linked to each other and give it a vertical feeling. Mr. Ludes showed another option that would have the shed dormer on the side. Vice-Chair Ruedig agreed with Mr. Adams that the garage looked very top heavy and that it read as a detached garage in a suburb. She said it also sat right next to another dwelling and thought the public would not be able to tell which house the garage belonged to. Mr. Ludes said he could use different materials and noted that the home was brick. Mr. Adams suggested building a brick cube, saying that it would solve the roof and shed dormer problems. Chair Ruedig agreed. Mr. Ryan suggested a carriage house style. Chair Ruedig said she had concerns about how it would

be right next to a wood-framed building. It was further discussed. Mr. Ryan suggested having a formal door because the garage would be on an urban street. The roof was discussed. Mr. Ludes said he would return for another work session in July.

DECISION OF THE COMMISSION

*Vice-Chair Ruedig moved to **continue** the work session to the July 2 meeting, seconded by Mr. Adams. The motion **passed** unanimously, 7-0.*

VII. OTHER BUSINESS

1. Review Draft Historic District boundary Line Revisions.

[Timestamp 3:49:35] The boundary line revisions were reviewed. Mr. Gilbo said he would work with the Planning Manager further. Chair Ruedig said the Commission could hopefully vote on the revisions at the July meeting and then send them to the Planning Board for recommendation.

Mr. Wyckoff gave a farewell speech, and everyone wished him luck.

VIII. ADJOURNMENT

The meeting adjourned at 10:38 p.m.

Respectfully submitted,

Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

July 02, 2025

- | | | |
|-----|---------------------------|-----------------------|
| 1. | 238 Marcy Street | -Recommended Approval |
| 2. | 101 Chapel Street | -Recommended Approval |
| 3. | 64 Mt. Vernon Street | -Recommended Approval |
| 4. | 46 Mark Street | -Recommended Approval |
| 5. | 53 Green Street | -Recommended Approval |
| 6. | 235 Marcy Street | -Recommended Approval |
| 7. | 198 Islington Street | -Recommended Approval |
| 8. | 96 State Street | -Recommended Approval |
| 9. | 279 Marcy Street, Unit #3 | -Recommended Approval |
| 10. | 139 South Street | -Recommended Approval |
| 11. | 53 Pray Street | -Recommended Approval |
| 12. | 245 Marcy Street | -Recommended Approval |

1. 238 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for final details on entry door trim and a change to a previously approved rear door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Portsmouth Historic District Commission

Application Submission — 238 Marcy Street

June 27, 2025

Subject: Door Pediment Change Proposal – Front and Side Facades

Dear Members of the Historic District Commission,

We respectfully submit this amended application to request approval for changes to the door pediments on both the street-side and north-side facades of our property at 238 Marcy Street. This submission is a continuation of our previously approved application (approved on June 4, 2025) to replace our exterior siding with cedar clapboards.

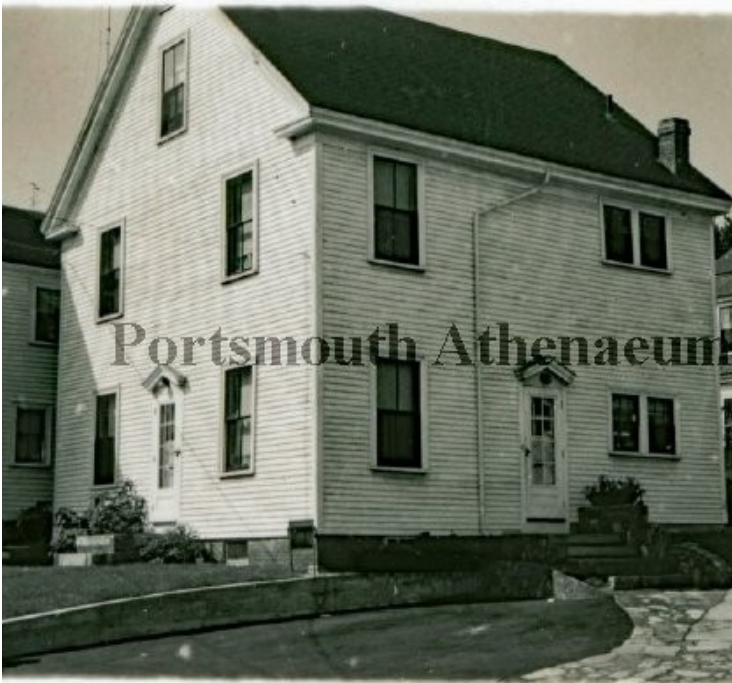
The following actions are requested:

1. Request approval for the removal of existing gable style door pediments on the street-side and north-side facades and replacement 1 of 3 preferred options.

Historical Context

According to the Portsmouth city insurance maps (Atheneum), our home was constructed circa 1910 in a vernacular architectural style. A historical photograph from the 1955 South End Urban Renewal Project (see below) provides documentation of the original door surrounds on the street-side façade.

1955 Photo from Marcy Street



Marcy Street Facing Door Pediment
Existing Conditions w/ Metal Cladding Removed



Action Request Context

During the June 4 2025 HDC meeting, the HDC considered a request to replace the existing pediment with a rams-profile solid cedar crown molding. This action was not approved due to concerns related to door and window alignments and overall sizing of the proposed door header.

Following this meeting, I closely examined door and window alignment patterns across the South End neighborhood, including neighboring structures within Strawberry Banke. It is very common to see facades where the doors are slightly misaligned with adjacent windows. Such occurrences were observed among 30-50% of homes depending on block and subsection of the neighborhood. In many cases, a pediment or header element has been used to visually "bridge" the difference, creating a more balanced and proportionate appearance.

Our intent is to maintain historical appropriateness while improving the proportional relationship between doors and windows. We propose that the street-side and north-side entrance door pediments match in design and scale, proportionate to the approved door trim dimensions.

Proposed Options

We are presenting three options (2 modifications & 1 no change) for the Commission's consideration:

Entrance Door Trim Dimensions (Approved)

Side Casing: W: 5/4 x 5" (4 1/4 - 4 1/2) H: 80"

Top Casing: H: 5/4 x 5" (4 1/4 - 4 1/2); W: 41"

Option 1 – Peaked Cap Pediment (Preferred Option):

- Door trim as previously approved.
- Peaked cap pediment proportioned to the door frame, extending above the height of the adjacent left window.
- Pediment depth not to exceed the original pediment's depth.
- Constructed entirely from western red cedar.



Peaked Cap Pediment Dimensions:

Bottom:

Approximate Width: 40-41"

Top:

Approximate Width: 42-43" (1" overhang)

Pitch: 6/12

Approximate Projection: Not to Exceed 6"

Approximate Height

Pediment Alone 10-11"

w/ Top Casing: 17-18"

Height above Window Trim: 4-5"

Outline of Proposed Peaked Cap Pediment with Top Casing



Home Outline Scale: 1" = 14'

Option 2 – Crosshead Header (Alternative Option):

- Flat crosshead header proportioned to the door frame, also extending above the height of the adjacent window.
- Depth not to exceed the original pediment's depth.
- Constructed from red cedar.

Crosshead Header Dimensions:

Bottom:

Approximate Width: 40-41"

Approximate Projection: 1.0" (5/4")

Top:

Approximate Width: 45-46"

Approximate Projection: Not to Exceed 6"

Approximate Height: 13-14"

Height above Window Trim: 0-1"

Outline of Proposed Cross Header



Home Outline Scale: 1" = 14'

Option 3 – Restoration of Original “Mustache” Pediment:

- Restoration of the original pediment design based on existing remnants and the attached 1955 historical photograph.
- Constructed from cedar.
- As this option reflects original existing conditions, we understand it may not require a Certificate of Approval, but would appreciate the Commission’s review and guidance.

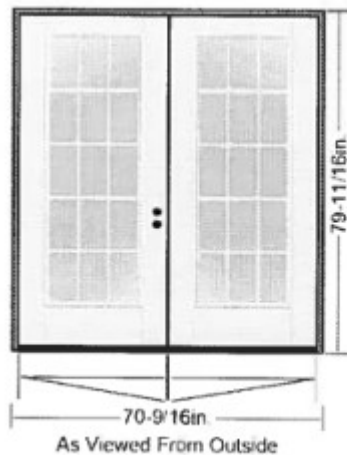
After careful consideration, we favor **Option 1**, which provides architectural balance while maintaining historic sensitivity. However, we remain open to the Commission’s feedback, including consideration of **Option 2**, which reflects our originally submitted design.

Additional Item: Patio Door Lite Design Change

We kindly request a change to the previously approved Therma-Tru patio door from a 6-lite design to a 1-lite or 15-lite design.

Proposed Door Specifications

(Same specs as Previously Approved but as 15-lite)



- ENTRY DOOR
- 5/8X6/8
- CUTDOWN DOOR BY 1 1/2 IN.
- DOUBLE
- RH OUTSWING ACTIVE
- SMOOTH-STAR
- FULL 15LT W/STILE LINES (S108-FXG) FIXED GRILLE
- CLEAR GLASS
- COMPOSITE EDGE
- DBL BORE RAD PREP 2-3/8
- NO BORE ON SECONDARY DOOR
- 4-5/8" FINAL FRAME COMP ROTPROOF BTM JAMB
- BRONZE WEATHERSTRIP
- OUTSWING COMPOSITE SILL MILL/LIGHT CAP FINISH
- O/S KERFED BRZ
- ROT PRF BTM 5/4X4 CASING
- 2 RESIDENTIAL 1/4 NRP BRUSH NICKEL 1C HINGES
- WHITE ALUM. W/FBOLTS ASTRAGAL
- APPLIED CASING

We appreciate your time and consideration and respectfully request your approval of one of these proposed solutions. Attached to this application are current photographs, the 1955 historical photo, and drawings illustrating each option for your review.

Thank you for your continued guidance and support of our efforts to preserve and restore this historic property.

Sincerely,

Peter Furst
Owner, 238 Marcy Street
Portsmouth, NH

2. 101 Chapel Street

-Recommended Approval

Background: The applicant is seeking approval for the final layout of solar panels on the Bow Street facing roof. There are (2) layout options.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Version with 54 Panels



Version with 42 Panels

SCOPE OF WORK

SYSTEM SIZE: 23.49kW DC, 17.82kW AC
MODULES: (54) HD HUNDAYI HIN-T435NF(BK) 435W
INVERTERS: (54) ENPHASE: IQ8M-72-2-US MICROINVERTERS
RACKING: IRONRIDGE AIRE RAIL A1
ATTACHMENT: IRONRIDGE AIRE DOCK, WITH L-FOOT

EXISTING SYSTEM:
SYSTEM SIZE: 22.95kW DC, 17.55kW AC
MODULES: (54) HANWHA QCELLS Q.TRON BLK M-G2+ 425W
INVERTERS: (54) ENPHASE: IQ8M-72-2-US MICROINVERTERS

ARRAY TILT: #1 - 27°
ARRAY AZIMUTH: #1 - 59°

ELECTRICAL INFORMATION
UTILITY COMPANY: EVERSOURCE
MAIN SERVICE AMPERAGE: 400A

BUILDING INFORMATION: TWO STORY HOUSE
APN #: PRSM106553
ROOF TYPE: COMP. SHINGLE
NUMBER OF LAYERS: 01
ROOF TRUSSES: 2"X8" @ 24" O.C.

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODE
2021 NFPA 1 AS AMENDED BY SAF-FMO 300
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2020 NATIONAL ELECTRICAL CODE (NEC)
STATE FIRE CODE SAF-C 6000


SHEET INDEX


PV-0 COVER SHEET
PV-1 SITE PLAN
PV-2 ARRAY DETAIL
PV-2A STRING LAYOUT
PV-3 ATTACHMENT DETAILS
PV-4 ELECTRICAL LINE DIAGRAM
PV-5 ELECTRICAL CALCULATION
PV-6 PLACARDS
PV-7+ MANUFACTURER SPEC SHEET


GENERAL NOTES:


- PV INSTALLATION COMPLIES WITH THE NEC 2020 ARTICLE 690.12(B)(2).
- PHOTOVOLTAIC SYSTEM IS UNGROUNDED. NO CONDUCTORS ARE SOLIDLY GROUNDED IN THE INVERTER. SYSTEM COMPLIES WITH 690.35.
- MODULES CONFORM TO AND ARE LISTED UNDER UL 1703.
- INVERTER CONFORMS TO AND IS LISTED UNDER UL 1741.
- RACKING CONFORMS TO AND IS LISTED UNDER UL 2703.
- RAPID SHUTDOWN REQUIREMENTS MET WHEN INVERTERS AND ALL CONDUCTORS ARE WITHIN ARRAY BOUNDARIES PER NEC 690.12(1).
- CONSTRUCTION FOREMAN TO PLACE CONDUIT RUN PER 690.31(G).
- ARRAY DC CONDUCTORS ARE SIZED FOR DERATED CURRENT.
- 14.32 AMPS MODULE SHORT CIRCUIT CURRENT.
- 22.34 AMPS DERATED SHORT CIRCUIT CURRENT [690.8 (a) & 690.8 (b)].


LEGEND AND ABBREVIATIONS


 UTILITY METER


 MAIN PANEL


 SUB-PANEL


 PV LOAD CENTER


 DEDICATED PV METER


 INVERTER(S) WITH INTEGRATED DC DISCONNECT AND AFCI


 AC DISCONNECT(S)

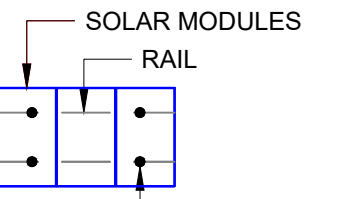
 DC DISCONNECT(S)


 FUSED AC DISCONNECT


 COMBINER BOX

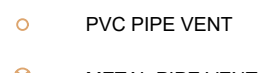
 AUTOMATIC TRANSFER SWITCH

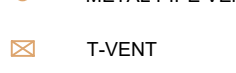
 ENPHASE MICROINVERTER


 SOLAR MODULES
RAIL
STANDOFFS & FOOTINGS

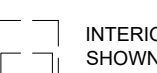
 CHIMNEY

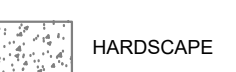
 ATTIC VENT


 FLUSH ATTIC VENT

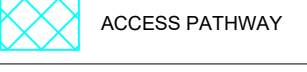
 PVC PIPE VENT


 METAL PIPE VENT


 T-VENT


 SATELLITE DISH

 PL PROPERTY LINE

 INTERIOR EQUIPMENT SHOWN AS DASHED

 HARDSCAPE

 FIRE SETBACKS

 ACCESS PATHWAY

A
AC
AFCI

AZIM
COMP
DC
(E)
EXT
FRM
INT
LBW
MAG
MSP
(N)
NTS
OC
PRE-FAB
PSF

PV
TL
TYP
V
W

AMPERE
ALTERNATING CURRENT
ARC FAULT CIRCUIT INTERRUPTER
AZIMUTH
COMPOSITION
DIRECT CURRENT
EXISTING
EXTERIOR
FRAMING
INTERIOR
LOAD BEARING WALL
MAGNETIC
MAIN SERVICE PANEL
NEW
NOT TO SCALE
ON CENTER
PRE-FABRICATED
POUNDS PER SQUARE FOOT
PHOTOVOLTAIC
TRANSFORMERLESS
TYPICAL
VOLTS
WATTS

1
PV-0
AERIAL VIEW
SCALE: NTS

2
PV-0
VICINITY MAP
SCALE: NTS

603 SOLAR
24 CHARTER ST.
EXETER, NH 03833
(603) 570-2607

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

ST. JOHN'S EPISCOPAL CHURCH

100 CHAPEL ST.,
PORTSMOUTH, NH 03801
PHONE #: (603) 988-8347
EMAIL: reginmny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON
STEVE

SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-0

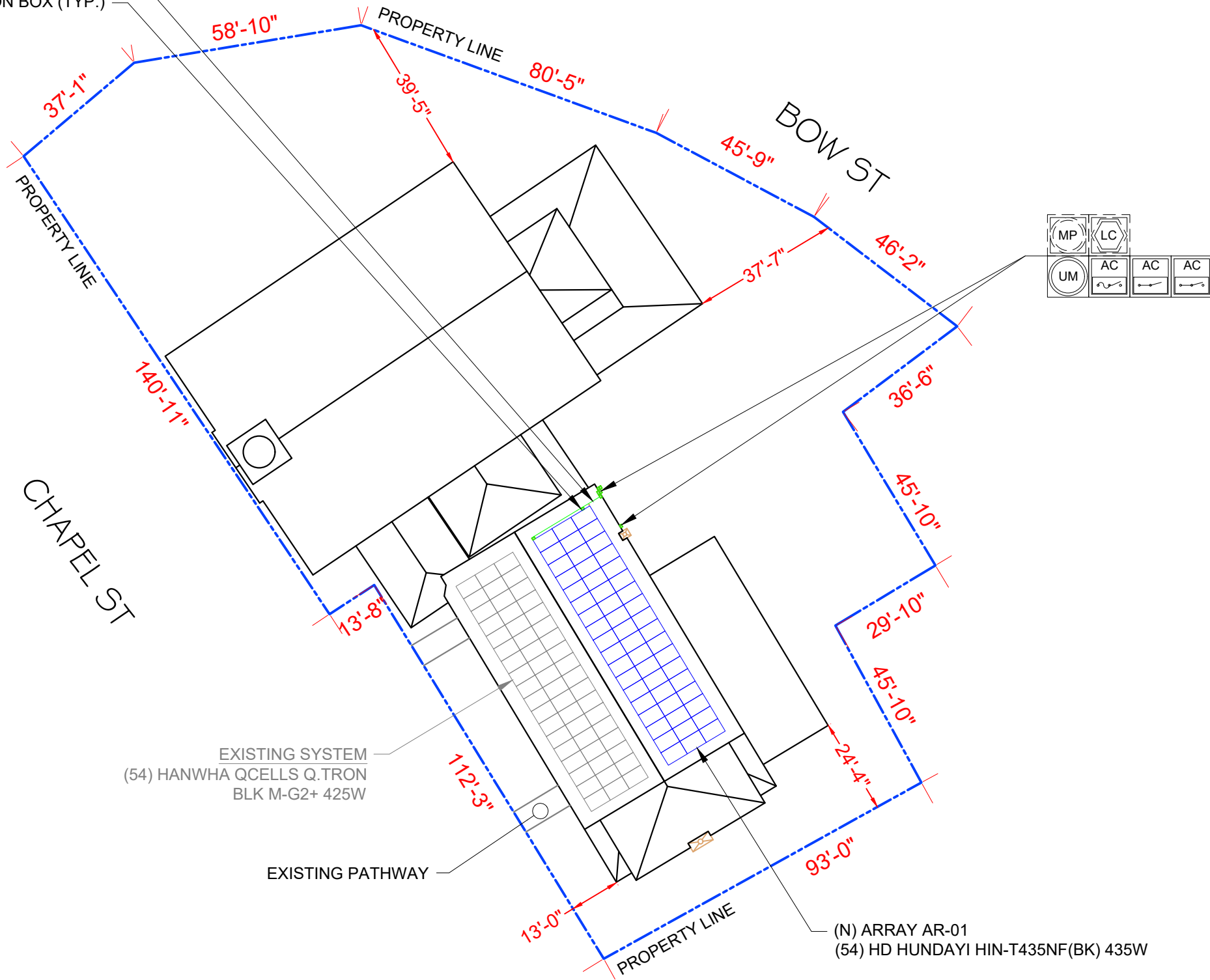
ADDITIONAL NOTE:

- EXPANSION SYSTEM. PROJECT INCLUDES SKIRT ON THE LEFT, RIGHT, AND BOTTOM OF THE ARRAY.
- THE SREC ACCOUNT IS UNDER GERALD SIMPKINS, cunstlue1214@gmail.com
- 400AMP SINGLE PHASE SERVICE.
- LOWER EDGE OF EACH ROOF HAS A METAL SECTION, STANDING SEAM.



(N) 3/4" EMT CONDUIT RUN

(N) JUNCTION BOX (TYP.)



EXISTING SYSTEM
(54) HANWHA QCELLS Q.TRON
BLK M-G2+ 425W

EXISTING PATHWAY

(N) ARRAY AR-01
(54) HD HUNDAYI HIN-T435NF(BK) 435W

1

SITE PLAN

PV-1

SCALE: 1/32" = 1'-0"



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SALES PERSON

STEVE

SHEET NAME

SITE PLAN

SHEET SIZE

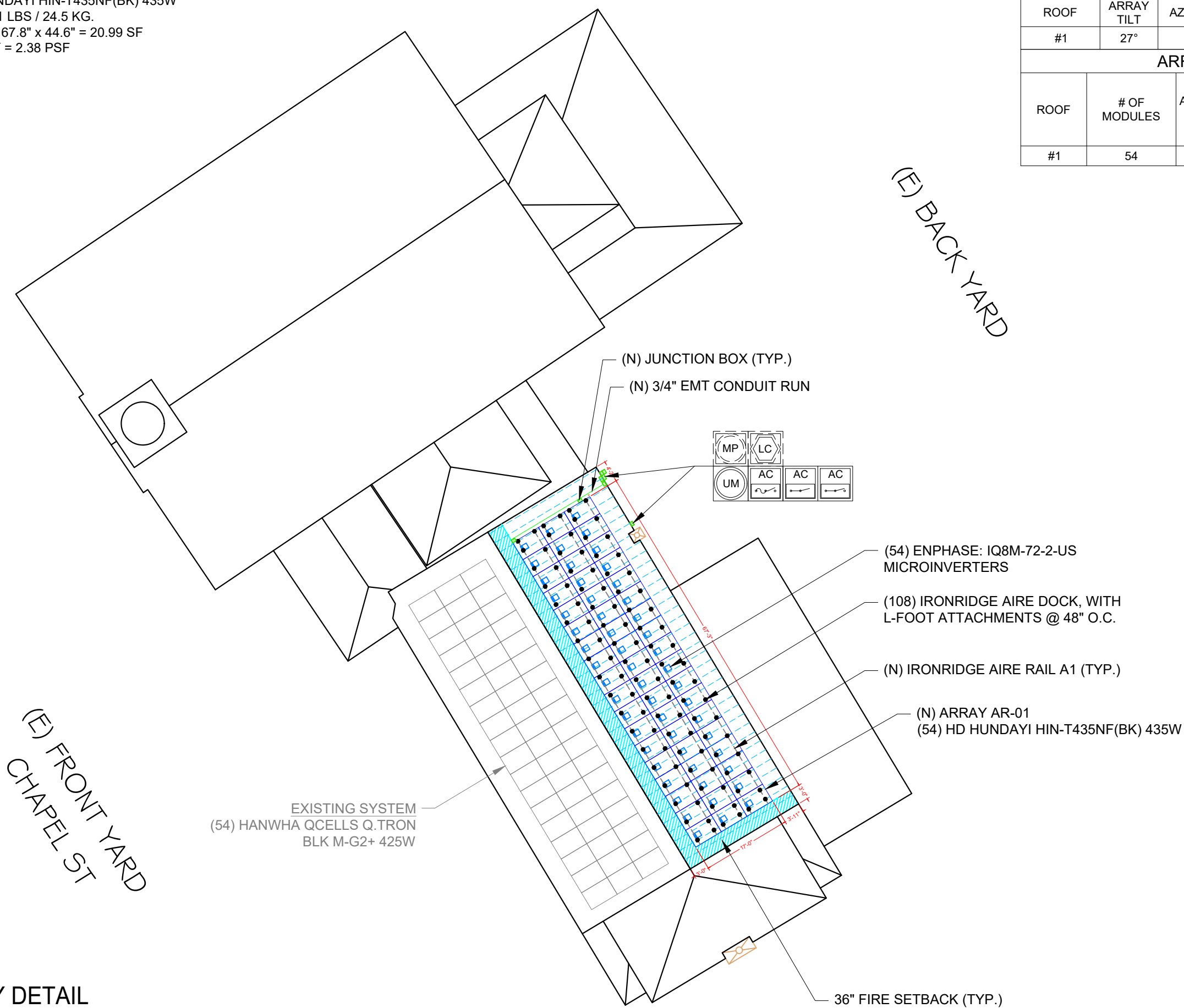
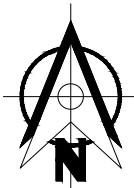
ANSI B
11" X 17"

SHEET NUMBER

PV-1

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 54 MODULES
MODULE TYPE = HD HUNDAYI HIN-T435NF(BK) 435W
MODULE WEIGHT = 50.01 LBS / 24.5 KG.
MODULE DIMENSIONS = 67.8" x 44.6" = 20.99 SF
UNIT WEIGHT OF ARRAY = 2.38 PSF



ROOF DESCRIPTION				
ROOF TYPE			COMP. SHINGLE	
ROOF	ARRAY TILT	AZIMUTH	TRUSSES SIZE	TRUSSES SPACING
#1	27°	59°	2"X8"	24" O.C.
ARRAY AREA				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	54	2266.92	6677.88	33.95

603

SOLAR

603 SOLAR

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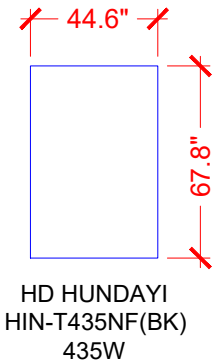
REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

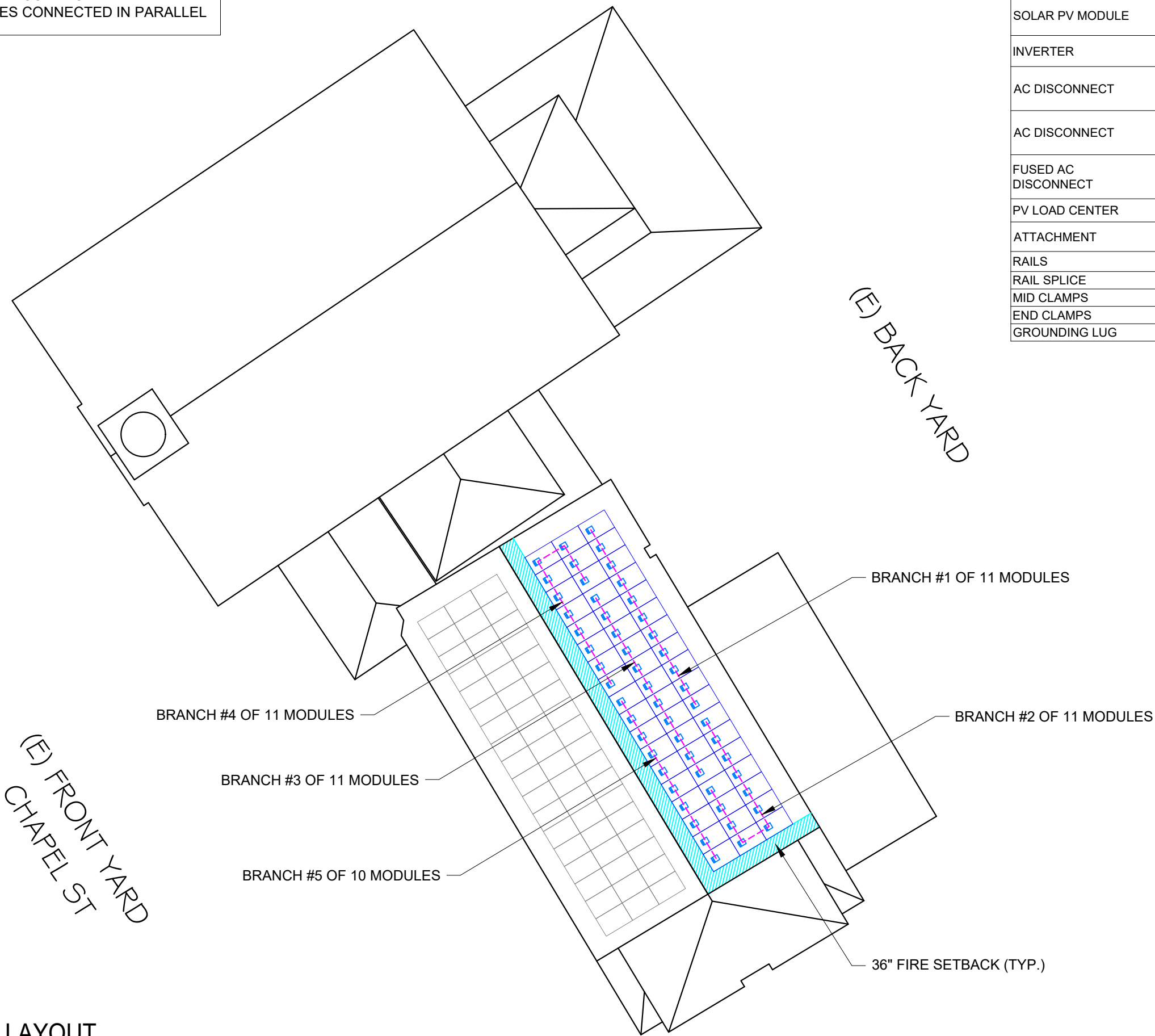
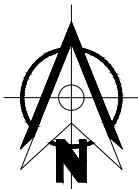
ST. JOHN'S EPISCOPAL CHURCH

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PHONE #: (603) 988-8347
EMAIL: reginnhny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON
STEVE
SHEET NAME
ARRAY DETAIL
SHEET SIZE
ANSI B 11" X 17"
SHEET NUMBER
PV-2



- (54) HD HUNDAYI HIN-T435NF(BK) 435W MODULE
- (4) BRANCH OF 11 MODULES CONNECTED IN PARALLEL
- (1) BRANCH OF 10 MODULES CONNECTED IN PARALLEL



BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULE	54	HD HUNDAYI HIN-T435NF(BK) 435W MODULES
INVERTER	54	ENPHASE: IQ8M-72-2-US MICROINVERTERS
AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, NEMA 3R, UL LISTED LOCKABLE AND NON-FUSIBLE
AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, LOCKABLE KNIFE HANDLE DISCONNECT
FUSED AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, FUSED NEMA 3R, UL LISTED WITH 200A FUSES
PV LOAD CENTER	1	200A PV LOAD CENTER, 240V
ATTACHMENT	108	IRONRIDGE AIRE DOCK, WITH L-FOOT ATTACHMENTS
RAILS	30	IRONRIDGE AIRE RAIL A1 170"
RAIL SPLICE	24	SPLICE KIT
MID CLAMPS	102	MID CLAMP
END CLAMPS	12	END CLAMP
GROUNDING LUG	3	IRONRIDGE LUG

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SALES PERSON

STEVE

SHEET NAME

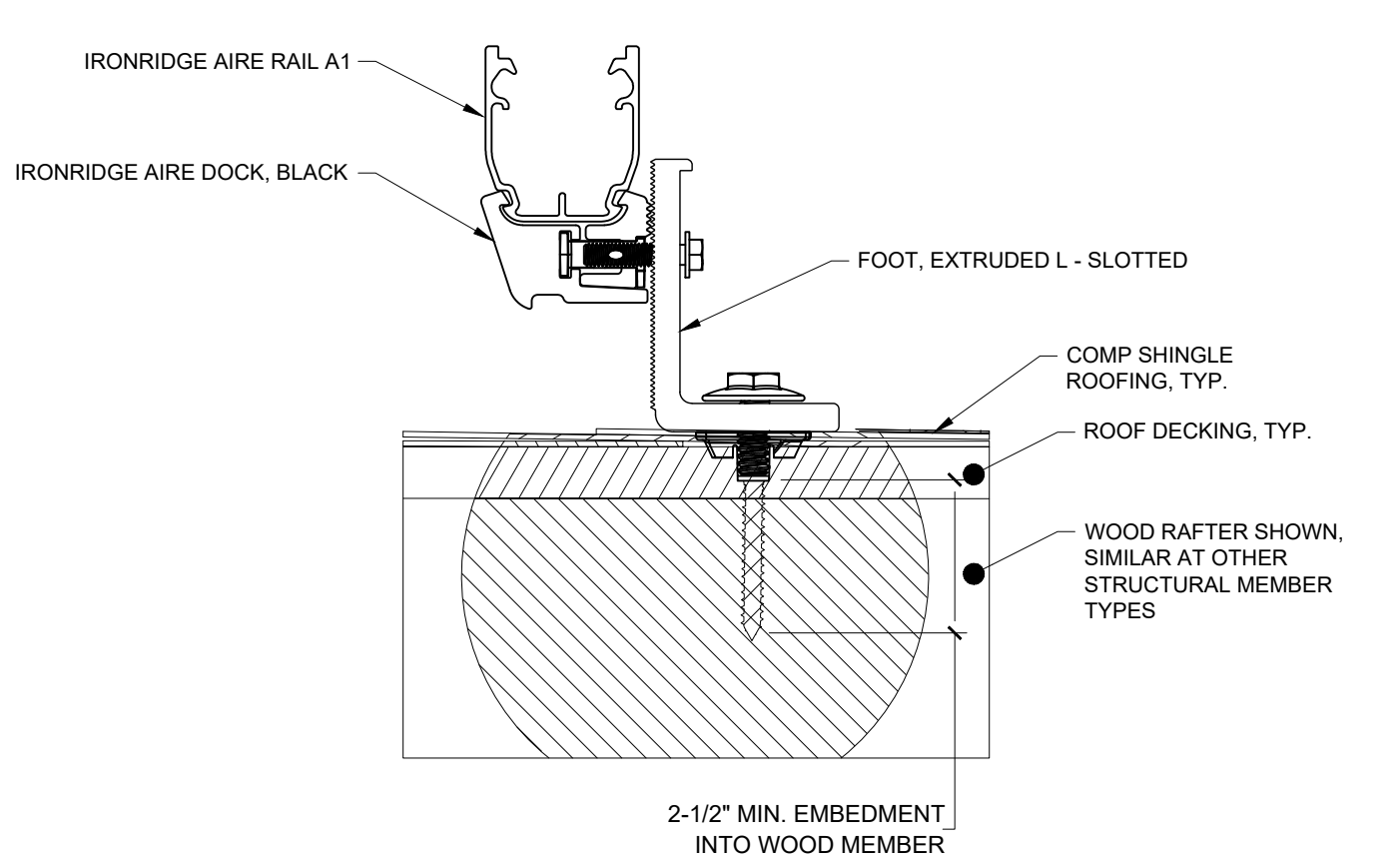
STRING LAYOUT

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

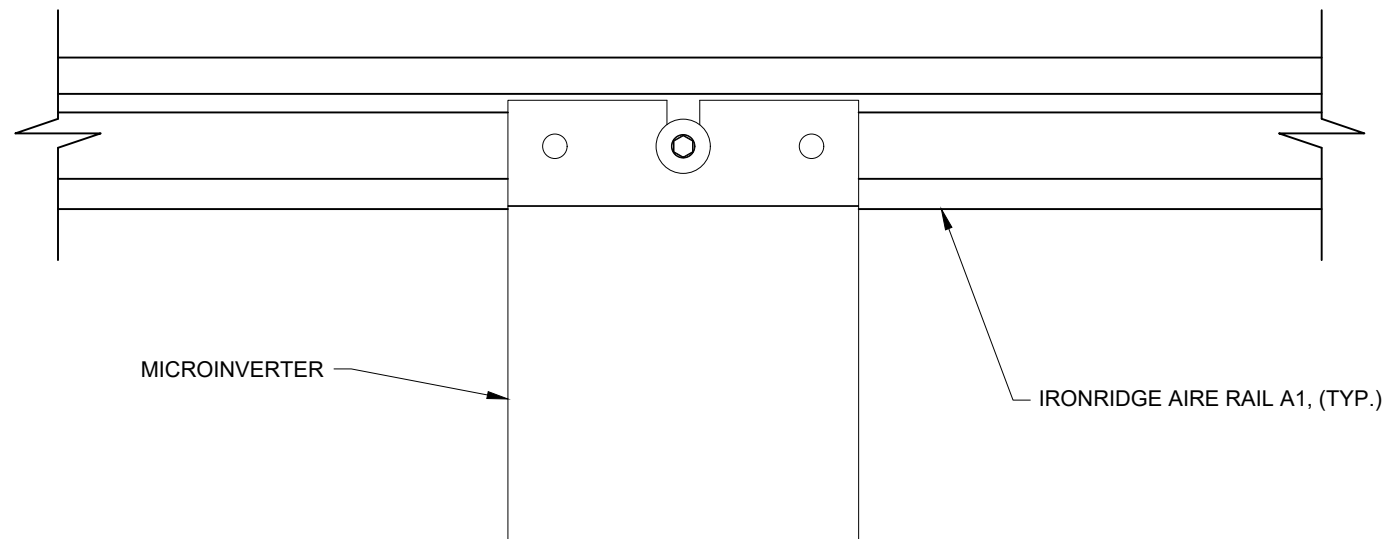
PV-2A



1 ATTACHMENT DETAIL

PV-3

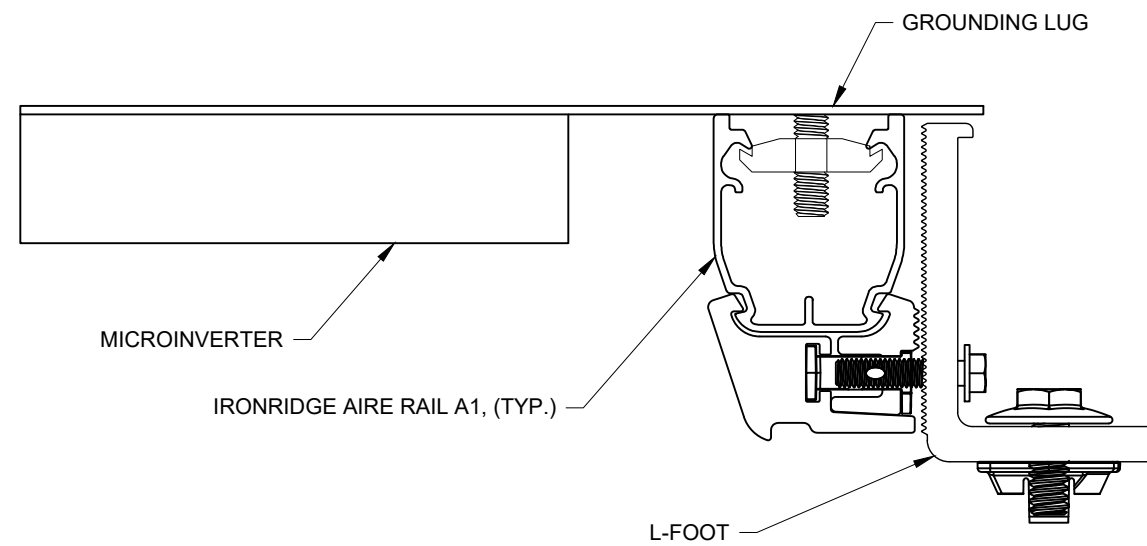
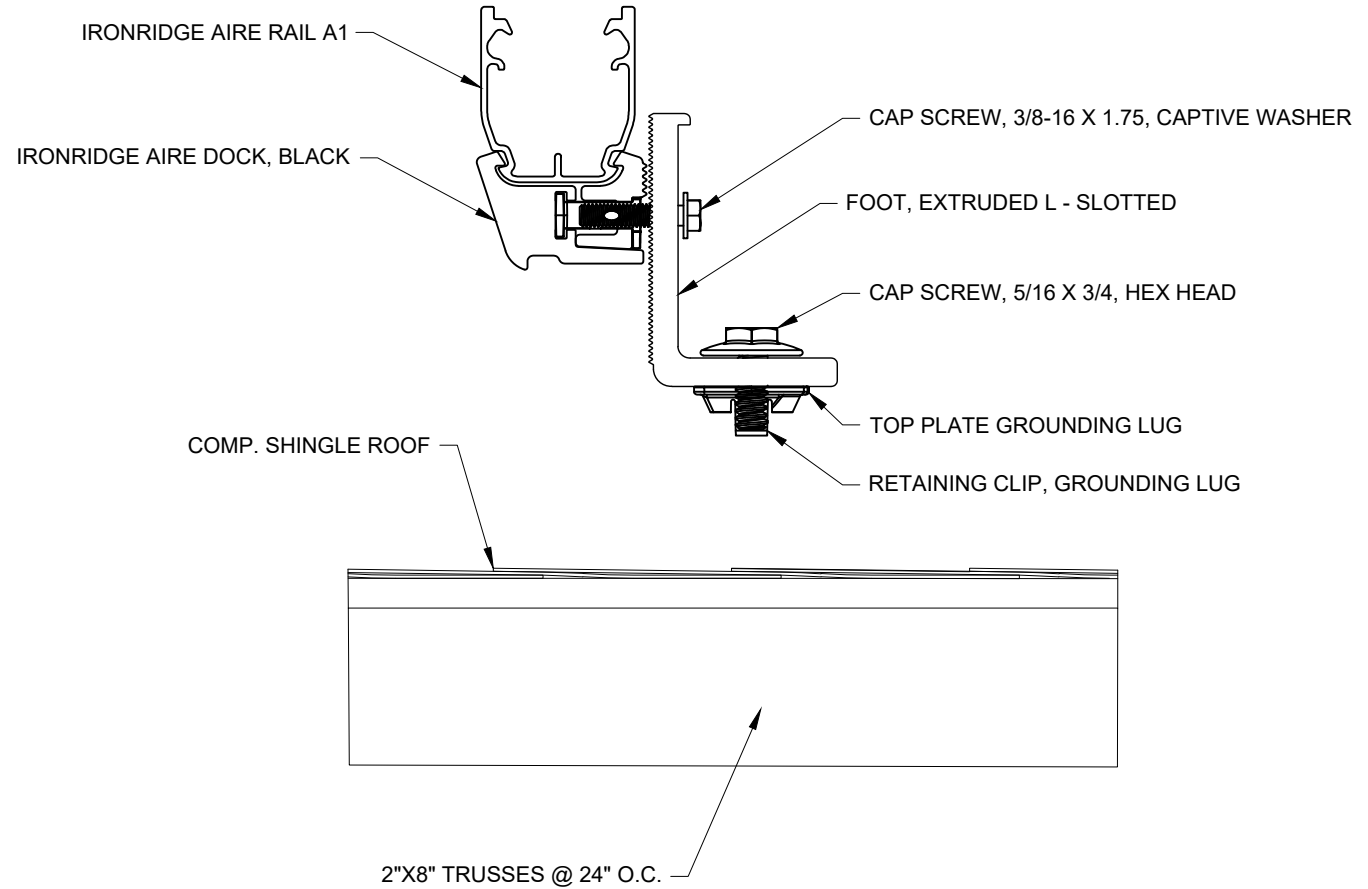
SCALE: NTS



2 MICROINVERTER DETAIL

PV-3

SCALE: NTS



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SALES PERSON

STEVE

SHEET NAME

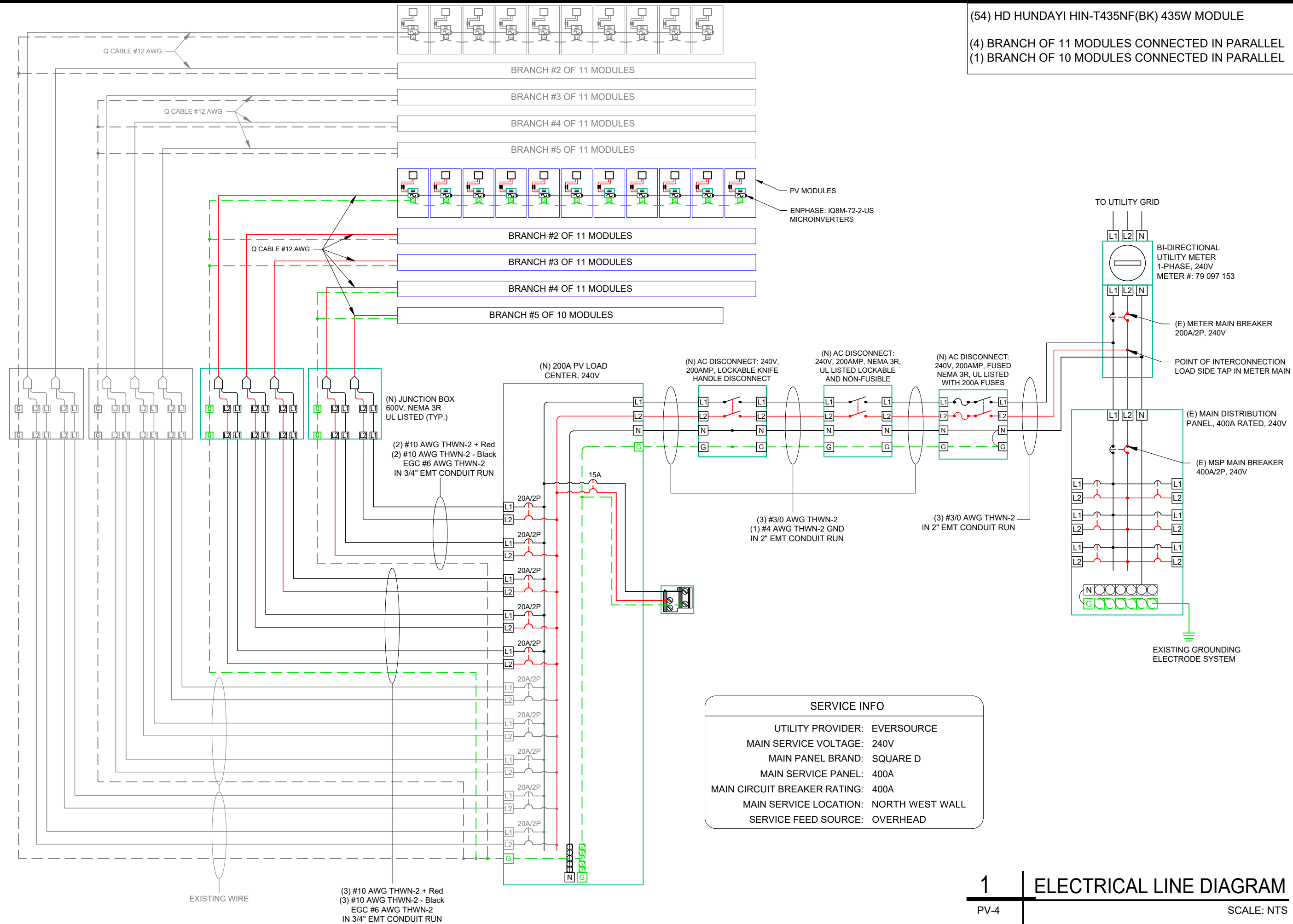
ATTACHMENT
DETAILS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-3



603 SOLAR
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REVISIONS		
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PHONE #: (603) 988-8347
EMAIL: regimhny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON	
STEVE	

SHEET NAME	
ELECTRICAL LINE DIAGRAM	

SHEET SIZE	
ANSI B 11" X 17"	

SHEET NUMBER	
PV-4	

AC CONDUCTOR AMPACITY CALCULATIONS:
FROM ROOF TOP JUNCTION BOX TO PV LOAD CENTER

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
PER NEC 310.15(B)(2)(c): + 22°
EXPECTED WIRE TEMP (°C): 33° + 22°
TEMP CORRECTION PER TABLE 310.15: 0.76
#OF CURRENT CARRYING CONDUCTORS: 6
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a): 0.80
CIRCUIT CONDUCTOR SIZE: 10 AWG
CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
1.25 X MAX AC OUTPUT CURRENT X # OF INVERTERS PER STRING
BRANCH #1 TO #4 : 1.25 X 1.35 X 11 = 18.56A
BRANCH #5 : 1.25 X 1.35 X 10 = 16.84A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15
TEMP CORR. PER NEC TABLE 310.15 X
CONDUIT FILL CORR. PER NEC 310.15(B)(2)(a) X
CIRCUIT CONDUCTOR AMPACITY = 0.76 X 0.80 X 40 = 24.32A

AC CONDUCTOR AMPACITY CALCULATIONS:
FROM PV LOAD CENTER TO FUSED AC DISCONNECT

EXPECTED WIRE TEMP (°C): 33°
TEMP CORRECTION PER NEC TABLE 310.15: 0.96
CIRCUIT CONDUCTOR SIZE: 3/0 AWG
CIRCUIT CONDUCTOR AMPACITY: 225A
#OF CURRENT CARRYING CONDUCTORS: 3
CONDUIT FILL PER NEC 310.15(B)(2)(a): 1
REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B):
1.25 X OUTPUT CURRENT OF LOAD CENTER
1.25 X 1.35 X 54 = 91.13A + (E) 91.13A = 182.25A

DERATED AMPACITY OF CIRCUIT CONDUCTORS PER NEC TABLE 310.15:
TEMP CORR. PER NEC 310.15 X
CONDUIT FILL CORR. PER NEC 310.15(B)(2)(a) X
CIRCUIT CONDUCTOR AMPACITY =
0.96 X 1.00 X 225 = 216.0A

ELECTRICAL NOTES

- 1. NO DC CONDUCTORS PRESENT.
- 2. ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 3. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- 4. WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6. WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7. ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8. MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION AND WHERE REQUIRED.
- 9. MODULE SUPPORT RAIL TO BE BONDED TO COPPER G.E.C. VIA WEEB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
- 10. THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE.

ENPHASE: IQ8M-72-2-US MICROINVERTERS		
Input Data (DC)		
	Recommended Input Power (STC)	260-460W +
	Maximum Input DC Voltage	60V
	Peak Power Tracking Voltage	16V-58V
	Operating Range	22V-58V
	Min. / Max. Start Voltage	60V
	Max DC Short Circuit Current	25A
Output Data (AC)		
	Peak Output Power	330W
	Nominal Output Current	1.35A
	Nominal Voltage / Range	240V/211-264V
	Nominal Frequency / Range	60 Hz
	Extended Frequency / Range	47-68 Hz
	Power Factor at rated power	1.0
	Maximum unit per 20A Branch Circuit	11 (240 VAC)

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	-21°
AMBIENT TEMP (HIGH TEMP 2%)	33°
CONDUIT HEIGHT	0.5"
ROOF TOP TEMP	55°
CONDUCTOR TEMPERATURE RATE	90°



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100 CHAPEL ST,
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EMAIL: reginnhny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON
STEVE

SHEET NAME
ELECTRICAL CALCULATION

SHEET SIZE
ANSI B 11" X 17"

SHEET NUMBER
PV-5

⚠️

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
INVERTER(S), AC DISCONNECT(S), AC COMBINER PANEL (IF APPLICABLE).

⚠️

WARNING

DUAL POWER SUPPLY

SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL LOCATION:
UTILITY SERVICE METER AND MAIN SERVICE PANEL.

⚠️

WARNING

INVERTER OUTPUT CONNECTION

DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
ADJACENT TO PV BREAKER (IF APPLICABLE).

⚠️

WARNING

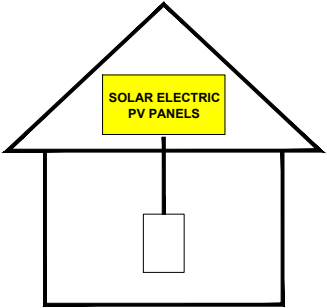
PHOTOVOLTAIC SYSTEM COMBINER PANEL

DO NOT ADD LOADS

LABEL LOCATION:
PHOTOVOLTAIC AC COMBINER (IF APPLICABLE).

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.



LABEL LOCATION:
ON OR NO MORE THAT 1 M (3 FT) FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED.

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 182.25 AMPS

NOMINAL OPERATING AC VOLTAGE: 240 VAC

LABEL LOCATION:
AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF INTERCONNECTION.

DATA PER PANEL

NOMINAL OPERATING AC VOLTAGE -

240

V

NOMINAL OPERATING AC FREQUENCY-

60

Hz

MAXIMUM AC POWER-

325

VA

MAXIMUM AC CURRENT-

1.35

A

MAXIMUM OVERCURRENT DEVICE RATING FOR AC MODULE PROTECTION PER CIRCUIT-

20

A

LABEL LOCATION:
COMBINER BOX

- NOTES AND SPECIFICATIONS:
- SIGNS AND LABELS SHALL MEET THE REQUIREMENTS OF THE 2020 ARTICLE 110.21(B), UNLESS SPECIFIC INSTRUCTIONS ARE REQUIRED BY SECTION 690, OR IF REQUESTED BY THE LOCAL AHJ.
 - SIGNS AND LABELS SHALL ADEQUATELY WARN OF HAZARDS USING EFFECTIVE WORDS, COLORS AND SYMBOLS.
 - LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HAND WRITTEN.
 - LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
 - SIGNS AND LABELS SHALL COMPLY WITH ANSI Z535.4-2011, PRODUCT SAFETY SIGNS AND LABELS, UNLESS OTHERWISE SPECIFIED.
 - DO NOT COVER EXISTING MANUFACTURER LABELS.

603 SOLAR

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23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

PLACARDS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-6

HD HYUNDAI SOLAR MODULE

NF(BK) Series

Premium N-Type TOPCon Module

HIN-T430NF(BK) | HIN-T435NF(BK) | HIN-T440NF(BK)



22.53%
High Efficiency



High-End
TOPCon
Technology



Higher
Bifaciality



Long-Term
Reliability



Compatible
with Carport
Applications



For Residential
(Full Black Design)

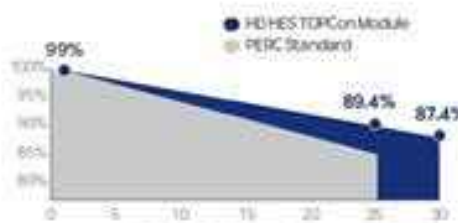
HD Hyundai's Warranty Provisions

25
YEARS

• 25-Year Product Warranty
Materials and workmanship

30
YEARS

• 30-Year Performance Warranty
First year degradation: 1%
Linear warranty after initial year
with 0.41% annual degradation,
87.4% is guaranteed up to 30 years



*Refer to HD HES standard warranty for details

Certification



ISO 9001: Quality management system
ISO 14001: Environmental management system
ISO 45001: Occupational health and safety management system
UL 6173 (UL Recognized) (PV) module safety (UL6173-2016)
IEC 61215: 1st edition certification testing
IEC 61215: 2nd edition certification testing
IEC 61215: 3rd edition certification testing
IEC 61215: 4th edition certification testing
IEC 61215: 5th edition certification testing

Electrical Characteristics

HiN-Tx.xxNF(BK)		HiN-T430NF(BK)		HiN-T435NF(BK)		HiN-T440NF(BK)	
Item	Unit	BNPI			BNPI	BNPI	
Nominal output (Pmax)	W	430	476	435	482	440	488
Open circuit voltage (Voc)	V	38.4	38.4	38.6	38.6	38.8	38.8
Short circuit current (Isc)	A	14.25	15.79	14.32	15.87	14.39	15.94
Voltage at Pmax (Vmpp)	V	31.9	31.9	32.1	32.1	32.3	32.3
Current at Pmax (Impp)	A	13.48	14.94	13.56	15.02	13.63	15.10
Module efficiency	%	22.02		22.28		22.53	
Power Class Sorting	W	0 ~ +5					
Temperature coefficient of Pmax	%/K	-0.30					
Temperature coefficient of Voc	%/K	-0.25					
Temperature coefficient of Isc	%/K	0.046					
Bifaciality	%	80%±10%					

*STC : Irradiance 1,000 W/m², cell temperature 25°C, AM=1.5 / Test uncertainty for Pmax ±3%; Voc ±3%; Isc ±3%

**The electrical properties of BNPI are measured under the irradiance corresponding to 1000 W/m² on the module front and 135 W/m² on the module rear.

Additional Power Gain from rear side

Pmpp gain	Pmpp[W]	Vmpp[V]	Impp[A]	Voc[V]	Isc[A]
5%	458	32.30	14.18	38.80	14.97
15%	493	32.30	15.27	38.80	16.12
25%	528	32.40	16.36	38.90	17.27

*Electrical characteristics with different rear power gain (reference to 440W)

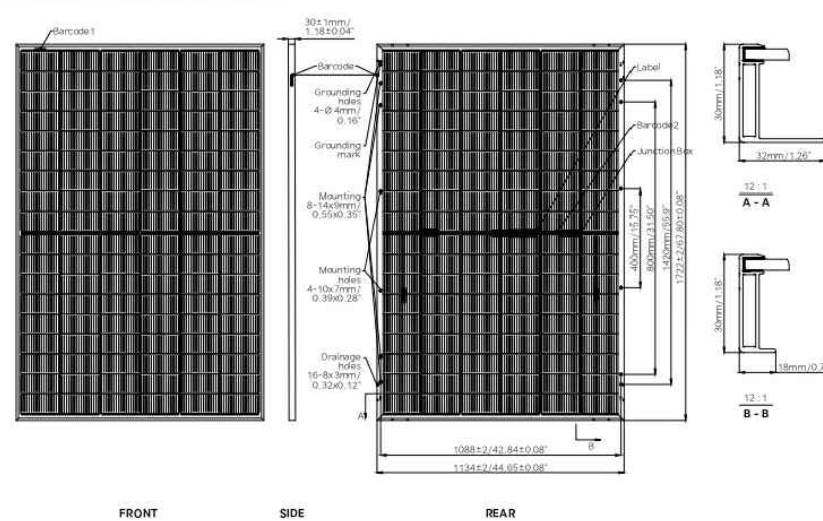
Mechanical Characteristics

Dimensions	1,722mm (L) x 1,134mm (W) x 30mm (H) (67.8in x 44.6in x 1.2in)
Weight	24.5 kg (50.01lbs)
Solar Cells	N-Type TOPCon, 108 (6x18) monocrystalline 16BB half-cut bifacial cells
Output Cables	Cable : (+)1,200mm(47.2in), (-)1,200mm(47.2in) / Customized length available Connector : Stäubli MC4 genuine Connector / Compatible, IP68
Junction Box	3-part, 3 bypass diodes, IP68 rated
Construction	Front : 2.0mm(0.08in) semi-tempered solar glass with high transmittance and anti-reflective coating Rear : 2.0mm(0.08in) semi-tempered solar glass
Frame	Anodized aluminum alloy

Shipping Configurations

Packing Direction	Vertical	Packing pallet weight (kg)	912
Container Size (HC)	40'	Modules Per Pallet (pcs)	36
Pallets Per Container	22	Modules Per Container (pcs)	792

Module Diagram (unit : mm)

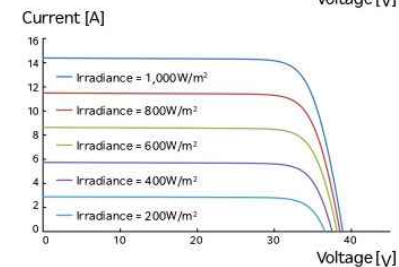
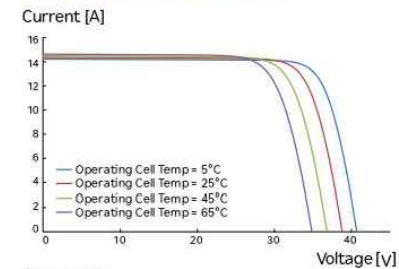


Installation Safety Guide

- Only qualified personnel should install or perform maintenance.
- Be aware of dangerous high DC voltage.
- Do not handle or install modules when they are wet.

Nominal Module Operation Temperature	44°C ± 2°C
Operating Temperature	-40°C ~ +85°C
Maximum System Voltage	DC 1,500 V
Maximum Reverse Current	30A
Maximum Test Load *See Installation Manual	Front 5,400Pa *Rear 5,400Pa
Fire Performance	Type 29

I-V Curves (HIN-T440NF(BK))



Sales & Marketing
hes.sales@hd.com

HD Hyundai Energy Solutions reserves the right to update or modify the specifications and features listed in this datasheet without prior notice. Always check the latest version of the datasheet for accurate information. Before using the product, please refer to the Installation and Operation Manual and Warranty. We retain the right of final interpretation.

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SALES PERSON

STEVE

SHEET NAME

DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-7



DATA SHEET



IQ8M and IQ8A Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer's instructions.

*Only when installed with IQ System Controller 2, meets UL 1741.
**IQ8M and IQ8A support split-phase, 240V installations only.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc.) in the same system.

IQ8M and IQ8A Microinverters

INPUT DATA (DC)		IQ8M-72-2-US	IQ8A-72-2-US
Commonly used module pairings ¹	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V	16 – 58	
Min. / Max. start voltage	V	22 / 58	
Max. input DC voltage	V	60	
Max. continuous input DC current	A	12	
Max. input DC short-circuit current	A	25	
Max. module I _{sc}	A	20	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8M-72-2-US	IQ8A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range ²	V	240 / 211 – 264	
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit ³		11	
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3”) x 175 mm (6.9”) x 30.2 mm (1.2”)	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.		

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



603 SOLAR

24 CHARTER ST.
EXETER, NH 03833
(603) 570-2607

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

ST. JOHN'S EPISCOPAL CHURCH

100 CHAPEL ST.,
PORTSMOUTH, NH 03801

PHONE #: (603) 988-8347

EMAIL: reginnhny@outlook.com

23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

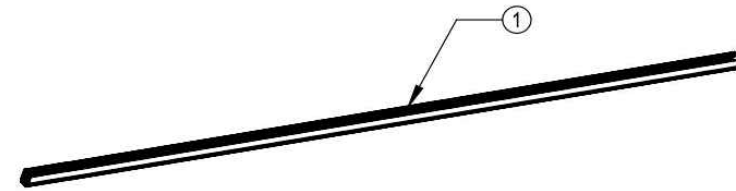
SHEET NUMBER

PV-8



AIRE RAIL A1

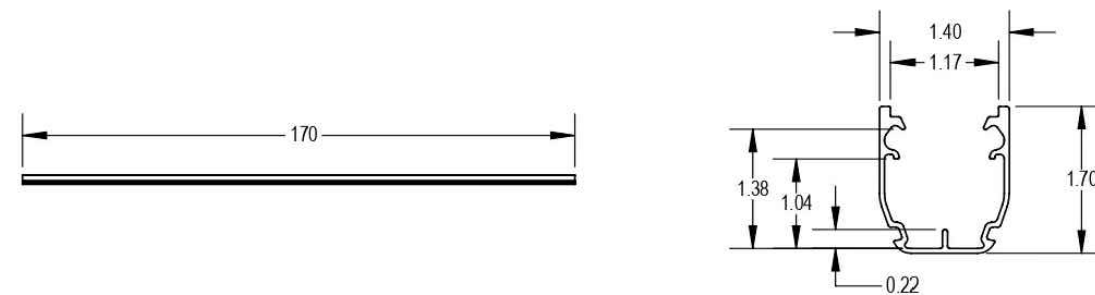
Cut Sheet



ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Rail, A1, Black(or Clear), 170	1

Part Number	Description
AE-A1-170B	AIRE RAIL, A1, BLACK, 170
AE-A1-170M	AIRE RAIL, A1, MILL, 170

1) Aire A1



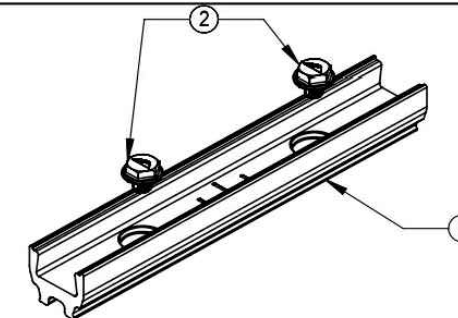
Part Number	Material	Value
AE-A1-170B	6000-Series Aluminum	Black
AE-A1-170M	6000-Series Aluminum	Clear

v1.0



AIRE TIE, A1

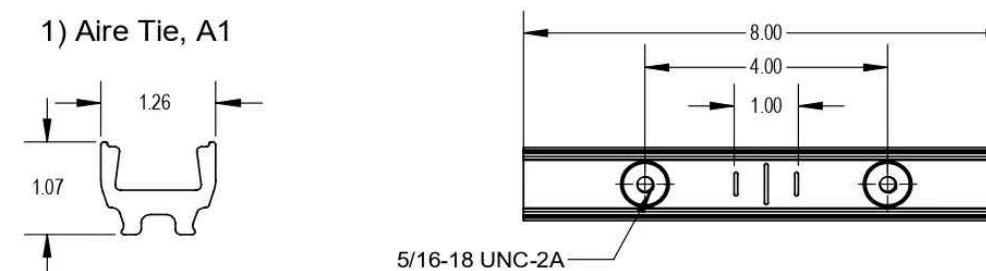
Cut Sheet



ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Tie, A1	1
2	Aire Splc Bolt, Hex	2

Part Number	Description
AE-A1TIE-01-M1	AIRE TIE, A1 (BONDED SPLICE)

1) Aire Tie, A1



Property	Value
Material	6000 Series Aluminum
Finish	Mill

2) Aire Splc Bolt, Hex



Property	Value
Material	300 Series Stainless Steel
Finish	Clear

v1.0



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EMAIL: regimhny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

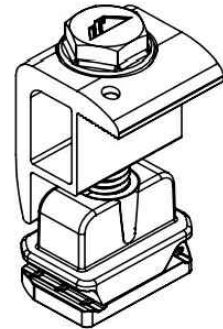
DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

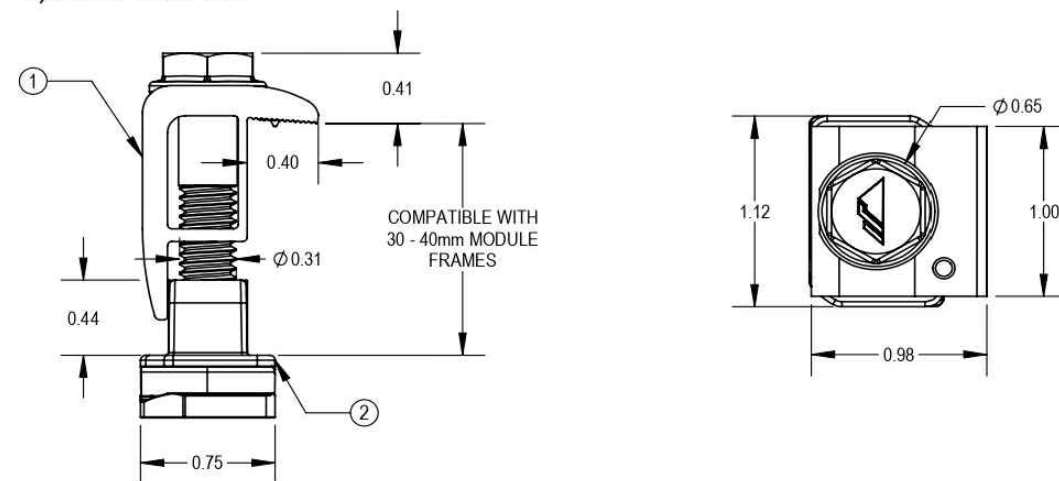
PV-9



ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Lock End, Black	1

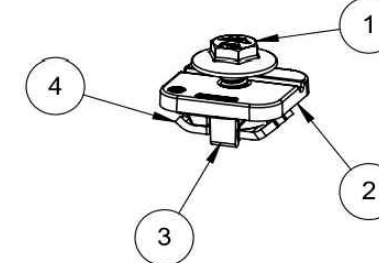
Part Number	Description
AE-END-01-B1	AIRE LOCK END, BLACK

1) Aire Lock End



Item No	Material	Value
1	300 Series Stainless Steel	Clear and Black
2	Polypropelene	Black

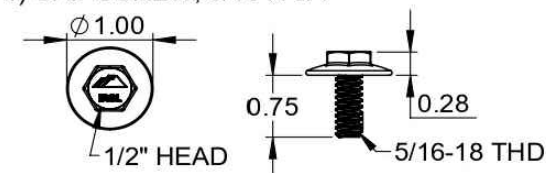
v1.0



ITEM NO.	DESCRIPTION	QTY IN KIT
1	CAP SCREW, 5/16 X 3/4, HEX HEAD	1
2	TOP PLATE GROUNDING LUG	1
3	RETAINING CLIP, GROUNDING LUG	1
4	T-NUT, SHEET METAL	1

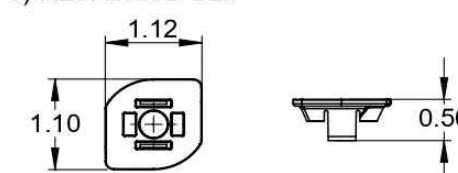
PART NUMBER	DESCRIPTION	WIRE SIZE RANGE (AWG)
AE-LUG-01-M1	AIRE LUG	6-10

1) CAP SCREW, 5/16 X 3/4



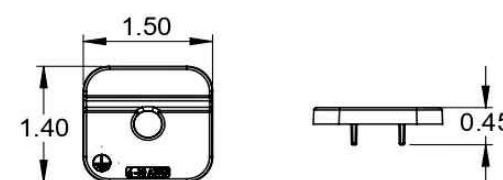
Property	Value
Material	300 Series Stainless Steel
Finish	Clear

3) RETAINING CLIP



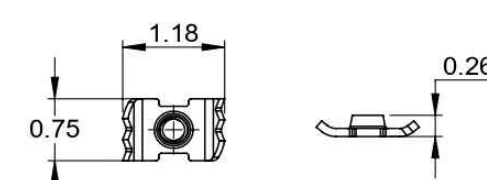
Property	Value
Material	Polypropylene
Finish	Black

2) TOP PLATE



Property	Value
Material	Tin Plated Aluminum
Finish	Clear Matte

4) T-NUT, SHEET METAL



Property	Value
Material	300 Series Stainless Steel
Finish	Clear

v1.0

REVISIONS

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ST. JOHN'S EPISCOPAL CHURCH
100 CHAPEL ST.,
PORTSMOUTH, NH 03801
PHONE #: (603) 988-8347
EMAIL: regimhny@outlook.com
23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

DATA SHEET

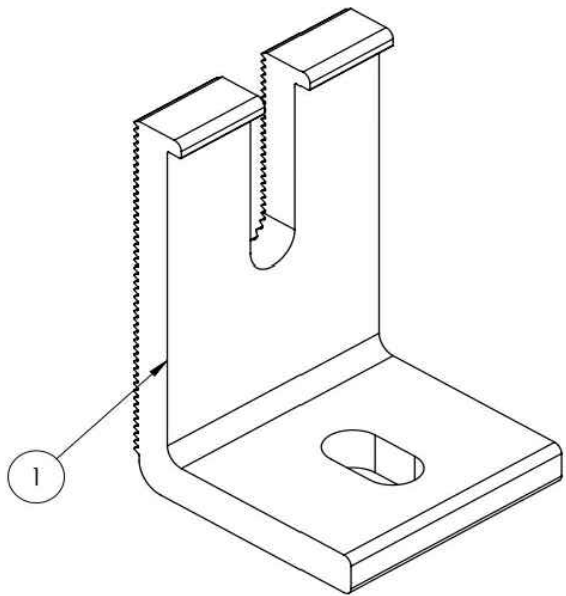
SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-10

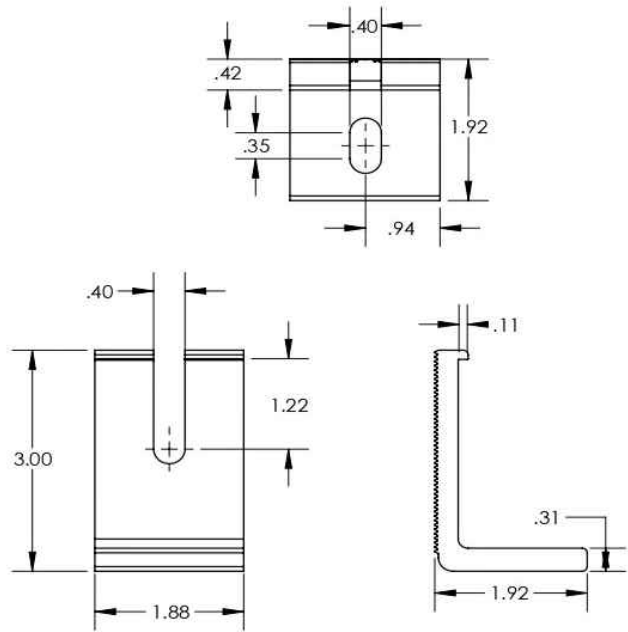
L-Foot



ITEM NO	DESCRIPTION	QTY IN KIT
1	FOOT, EXTRUDED L - SLOTTED	4

PART NUMBER	DESCRIPTION
FM-LFT-003	Kit, 4Pcs, Slotted L-Foot, Mill
FM-LFT-003-B	Kit, 4Pcs, Slotted L-Foot, Black

1) Foot, Extruded L - Slotted



v1.11

603 SOLAR
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REVISIONS

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100 CHAPEL ST,
PORTSMOUTH, NH 03801

PHONE #: (603) 988-8347

EMAIL: regimhny@outlook.com

23.49kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-11

SCOPE OF WORK

SYSTEM SIZE: 18.27kW DC, 13.86kW AC
MODULES: (42) HD HUNDAYI HIN-T435NF(BK) 435W
INVERTERS: (42) ENPHASE: IQ8M-72-2-US MICROINVERTERS
RACKING: IRONRIDGE AIRE RAIL A1
ATTACHMENT: IRONRIDGE AIRE DOCK, WITH L-FOOT

EXISTING SYSTEM:
SYSTEM SIZE: 22.95kW DC, 17.55kW AC
MODULES: (54) HANWHA QCELLS Q.TRON BLK M-G2+ 425W
INVERTERS: (54) ENPHASE: IQ8M-72-2-US MICROINVERTERS

ARRAY TILT: #1 - 27°
ARRAY AZIMUTH: #1 - 59°

ELECTRICAL INFORMATION
UTILITY COMPANY: EVERSOURCE
MAIN SERVICE AMPERAGE: 400A

BUILDING INFORMATION: TWO STORY HOUSE
APN #: PRSM106553
ROOF TYPE: COMP. SHINGLE
NUMBER OF LAYERS: 01
ROOF TRUSSES: 2"X8" @ 24" O.C.

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODE
2021 NFPA 1 AS AMENDED BY SAF-FMO 300
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IEC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2020 NATIONAL ELECTRICAL CODE (NEC)
STATE FIRE CODE SAF-C 6000


SHEET INDEX


PV-0 COVER SHEET
PV-1 SITE PLAN
PV-2 ARRAY DETAIL
PV-2A STRING LAYOUT
PV-3 ATTACHMENT DETAILS
PV-4 ELECTRICAL LINE DIAGRAM
PV-5 ELECTRICAL CALCULATION
PV-6 PLACARDS
PV-7+ MANUFACTURER SPEC SHEET


GENERAL NOTES:


- PV INSTALLATION COMPLIES WITH THE NEC 2020 ARTICLE 690.12(B)(2).
- PHOTOVOLTAIC SYSTEM IS UNGROUNDED. NO CONDUCTORS ARE SOLIDLY GROUNDED IN THE INVERTER. SYSTEM COMPLIES WITH 690.35.
- MODULES CONFORM TO AND ARE LISTED UNDER UL 1703.
- INVERTER CONFORMS TO AND IS LISTED UNDER UL 1741.
- RACKING CONFORMS TO AND IS LISTED UNDER UL 2703.
- RAPID SHUTDOWN REQUIREMENTS MET WHEN INVERTERS AND ALL CONDUCTORS ARE WITHIN ARRAY BOUNDARIES PER NEC 690.12(1).
- CONSTRUCTION FOREMAN TO PLACE CONDUIT RUN PER 690.31(G).
- ARRAY DC CONDUCTORS ARE SIZED FOR DERATED CURRENT.
- 14.32 AMPS MODULE SHORT CIRCUIT CURRENT.
- 22.34 AMPS DERATED SHORT CIRCUIT CURRENT [690.8 (a) & 690.8 (b)].


LEGEND AND ABBREVIATIONS


 UTILITY METER


 MAIN PANEL


 SUB-PANEL


 PV LOAD CENTER


 DEDICATED PV METER


 INVERTER(S) WITH INTEGRATED DC DISCONNECT AND AFCI


 AC DISCONNECT(S)

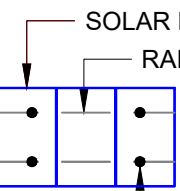
 DC DISCONNECT(S)


 FUSED AC DISCONNECT


 COMBINER BOX


 AUTOMATIC TRANSFER SWITCH


 ENPHASE MICROINVERTER


 SOLAR MODULES


 STANDOFFS & FOOTINGS


 CHIMNEY


 ATTIC VENT


 FLUSH ATTIC VENT


 PVC PIPE VENT


 METAL PIPE VENT


 T-VENT


 SATELLITE DISH

 PROPERTY LINE

 INTERIOR EQUIPMENT SHOWN AS DASHED

 HARDSCAPE

 FIRE SETBACKS

 ACCESS PATHWAY

A

AC

AFCI

AZIM

COMP

DC

(E)

EXT

FRM

INT

LBW

MAG

MSP

(N)

NTS

OC

PRE-FAB

PSF

PV

TL

TYP

V

W

AMPERE

ALTERNATING CURRENT

ARC FAULT CIRCUIT INTERRUPTER

AZIMUTH

COMPOSITION

DIRECT CURRENT

EXISTING

EXTERIOR

FRAMING

INTERIOR

LOAD BEARING WALL

MAGNETIC

MAIN SERVICE PANEL

NEW

NOT TO SCALE

ON CENTER

PRE-FABRICATED

POUNDS PER SQUARE FOOT

PHOTOVOLTAIC

TRANSFORMERLESS

TYPICAL

VOLTS

WATTS



1 AERIAL VIEW
PV-0 SCALE: NTS



2 VICINITY MAP
PV-0 SCALE: NTS



603 SOLAR
24 CHARTER ST.
EXETER, NH 03833
(603) 570-2607

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

ST. JOHN'S EPISCOPAL CHURCH

100 CHAPEL ST,
PORTSMOUTH, NH 03801
PHONE #: (603) 988-8347
EMAIL: reginnhny@outlook.com
18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON
STEVE

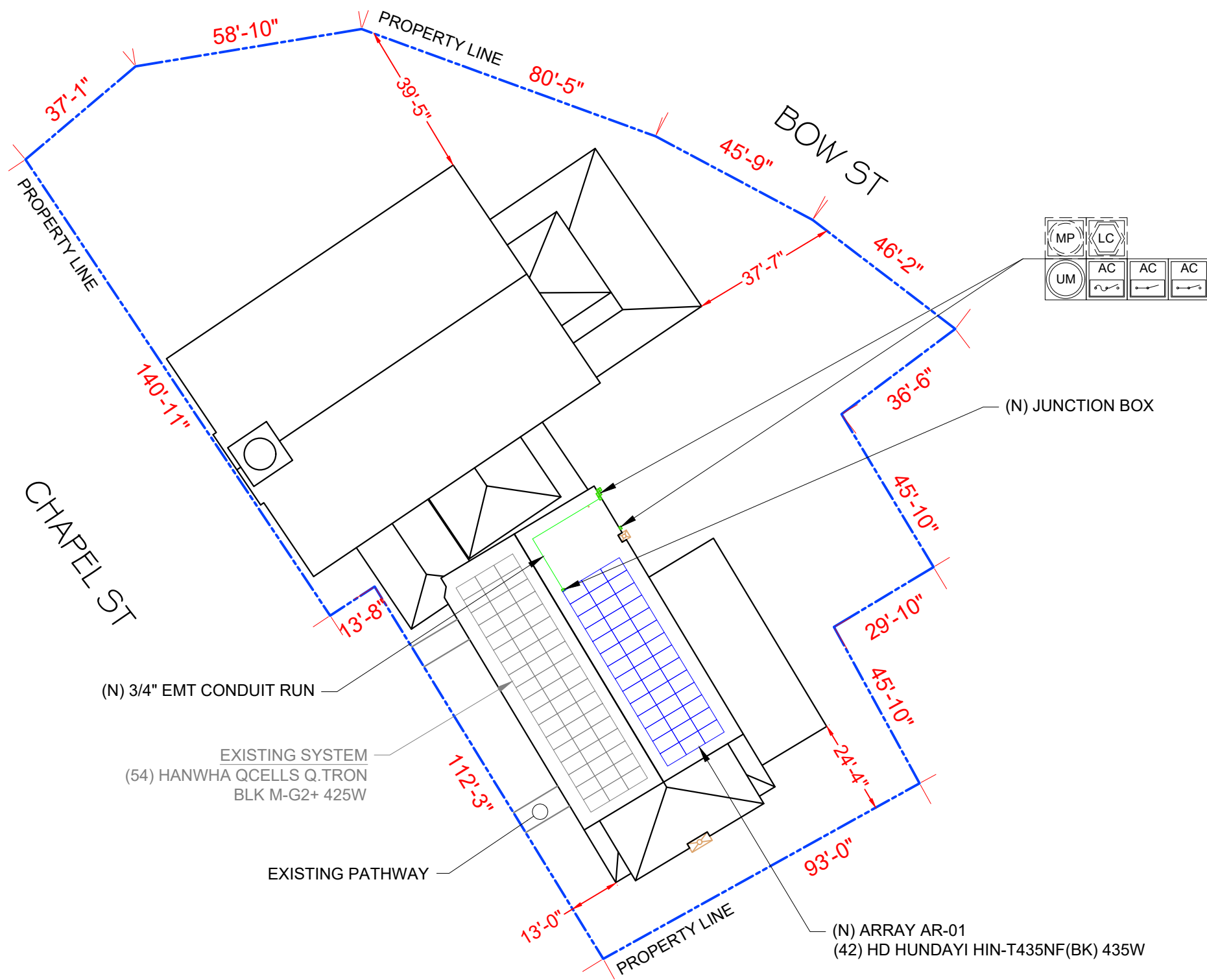
SHEET NAME
COVER SHEET

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-0

ADDITIONAL NOTE:

- EXPANSION SYSTEM. PROJECT INCLUDES SKIRT ON THE LEFT, RIGHT, AND BOTTOM OF THE ARRAY.
- THE SREC ACCOUNT IS UNDER GERALD SIMPKINS, cunstlue1214@gmail.com
- 400AMP SINGLE PHASE SERVICE.
- LOWER EDGE OF EACH ROOF HAS A METAL SECTION, STANDING SEAM.



1 SITE PLAN

PV-1 SCALE: 1/32" = 1'-0"



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PHONE #: (603) 988-8347
EMAIL: reginnhny@outlook.com
18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

SITE PLAN

SHEET SIZE

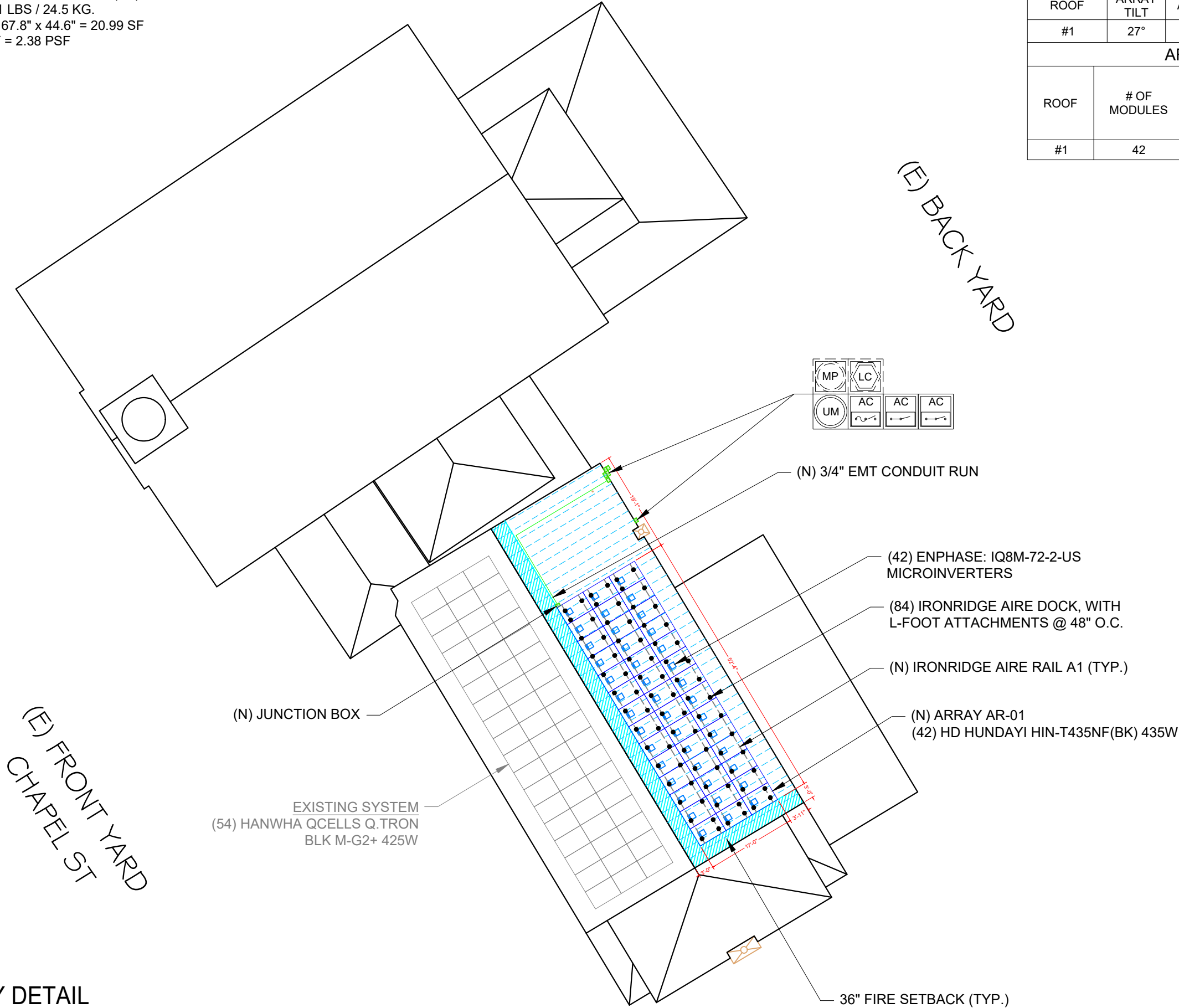
ANSI B
11" X 17"

SHEET NUMBER

PV-1

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 42 MODULES
MODULE TYPE = HD HUNDAYI HIN-T435NF(BK) 435W
MODULE WEIGHT = 50.01 LBS / 24.5 KG.
MODULE DIMENSIONS = 67.8" x 44.6" = 20.99 SF
UNIT WEIGHT OF ARRAY = 2.38 PSF



ROOF DESCRIPTION				
ROOF TYPE			COMP. SHINGLE	
ROOF	ARRAY TILT	AZIMUTH	TRUSSES SIZE	TRUSSES SPACING
#1	27°	59°	2"X8"	24" O.C.
ARRAY AREA				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	42	2015.04	6677.88	30.17

603

SOLAR

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18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

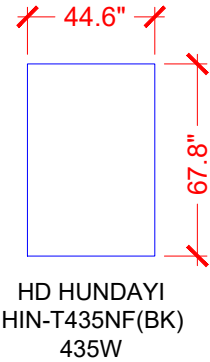
ARRAY DETAIL

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

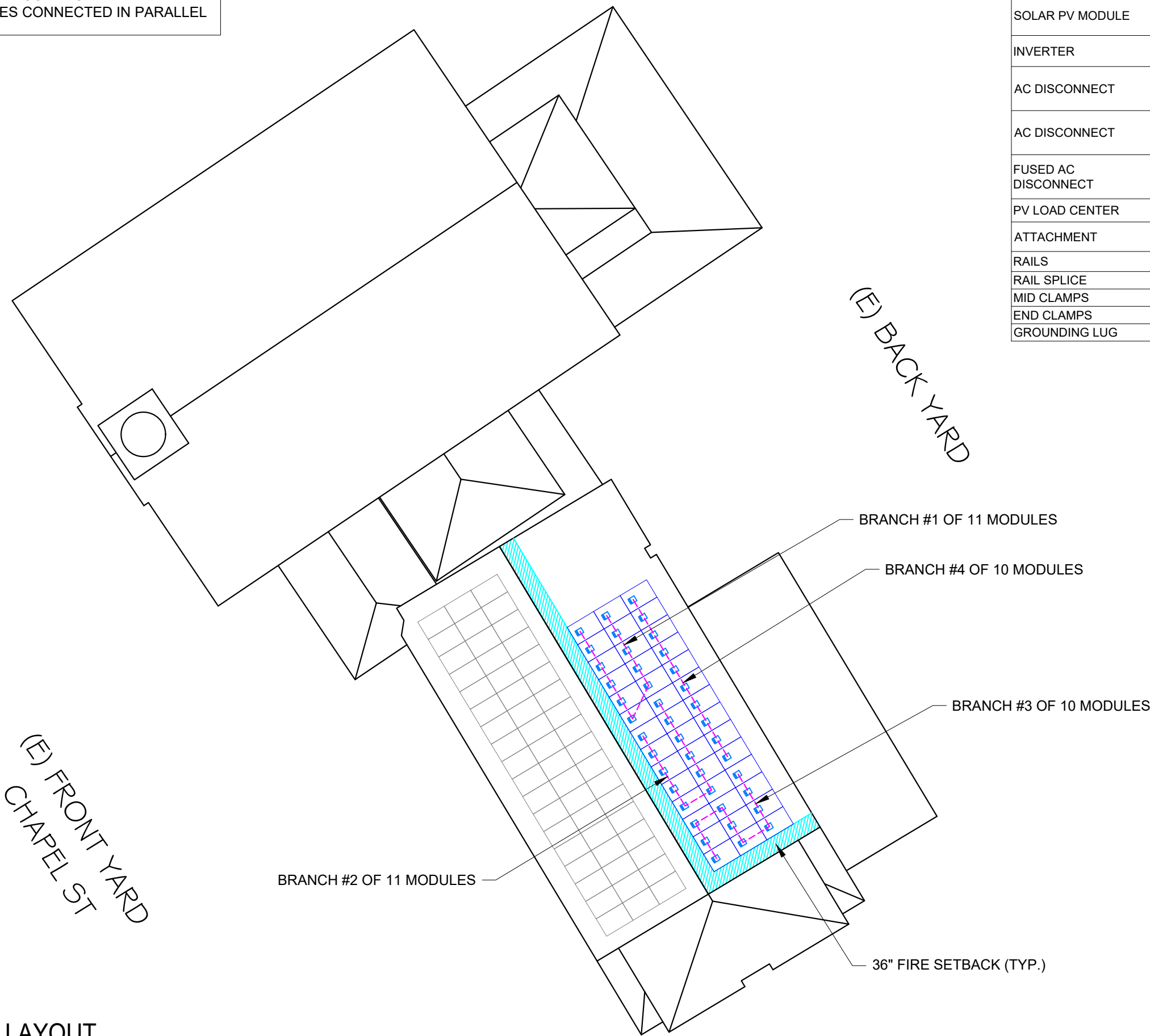
PV-2



(42) HD HUNDAYI HIN-T435NF(BK) 435W MODULE

(2) BRANCH OF 11 MODULES CONNECTED IN PARALLEL

(2) BRANCH OF 10 MODULES CONNECTED IN PARALLEL



BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULE	42	HD HUNDAYI HIN-T435NF(BK) 435W MODULES
INVERTER	42	ENPHASE: IQ8M-72-2-US MICROINVERTERS
AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, NEMA 3R, UL LISTED LOCKABLE AND NON-FUSIBLE
AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, LOCKABLE KNIFE HANDLE DISCONNECT
FUSED AC DISCONNECT	1	AC DISCONNECT: 240V, 200AMP, FUSED NEMA 3R, UL LISTED WITH 175A FUSES
PV LOAD CENTER	1	200A PV LOAD CENTER, 240V
ATTACHMENT	84	IRONRIDGE AIRE DOCK, WITH L-FOOT ATTACHMENTS
RAILS	24	IRONRIDGE AIRE RAIL A1 170"
RAIL SPLICE	18	SPLICE KIT
MID CLAMPS	78	MID CLAMP
END CLAMPS	12	END CLAMP
GROUNDING LUG	3	IRONRIDGE LUG

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18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

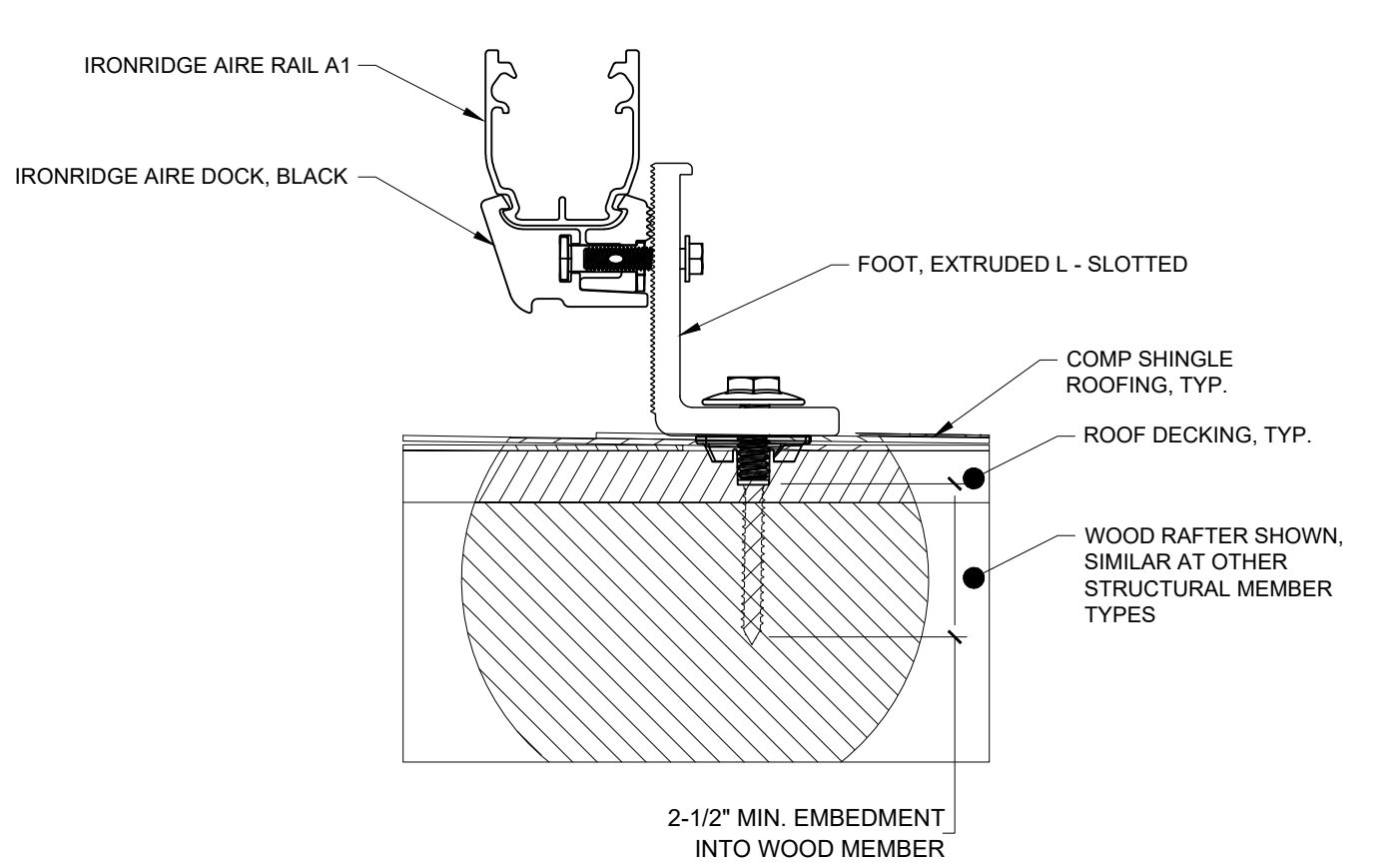
STRING LAYOUT

SHEET SIZE

ANSI B
11" X 17"

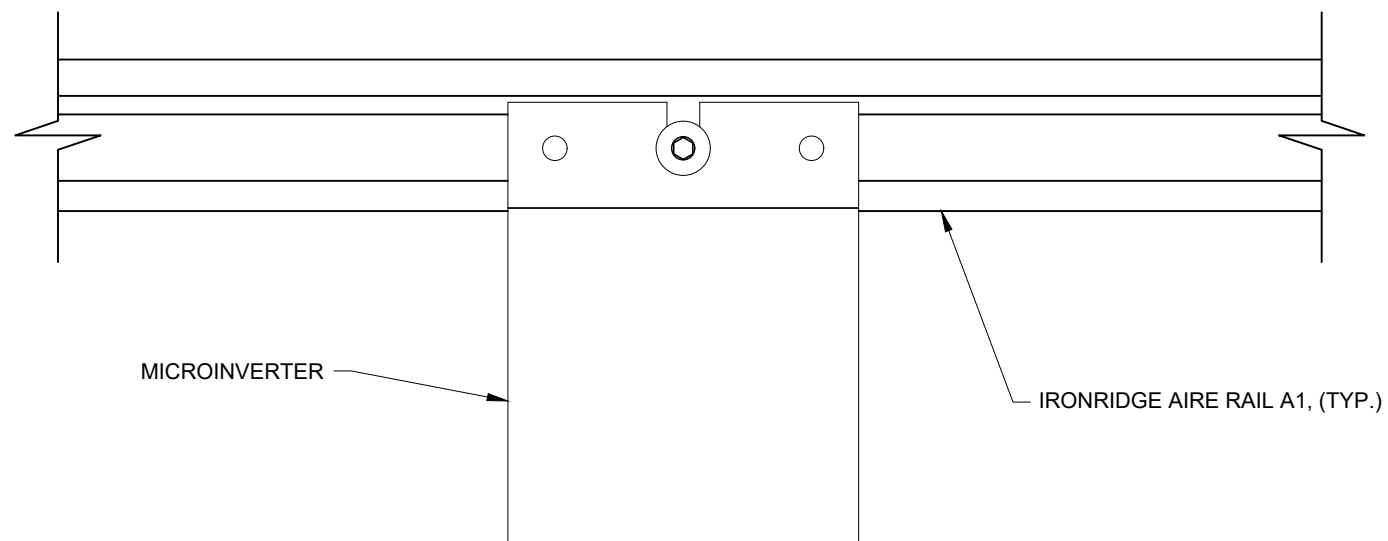
SHEET NUMBER

PV-2A



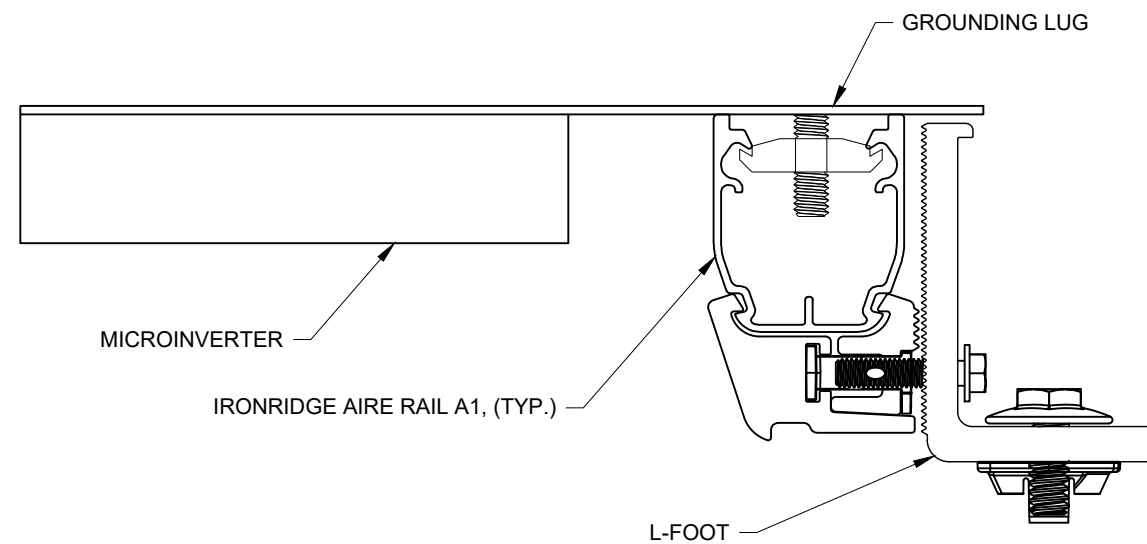
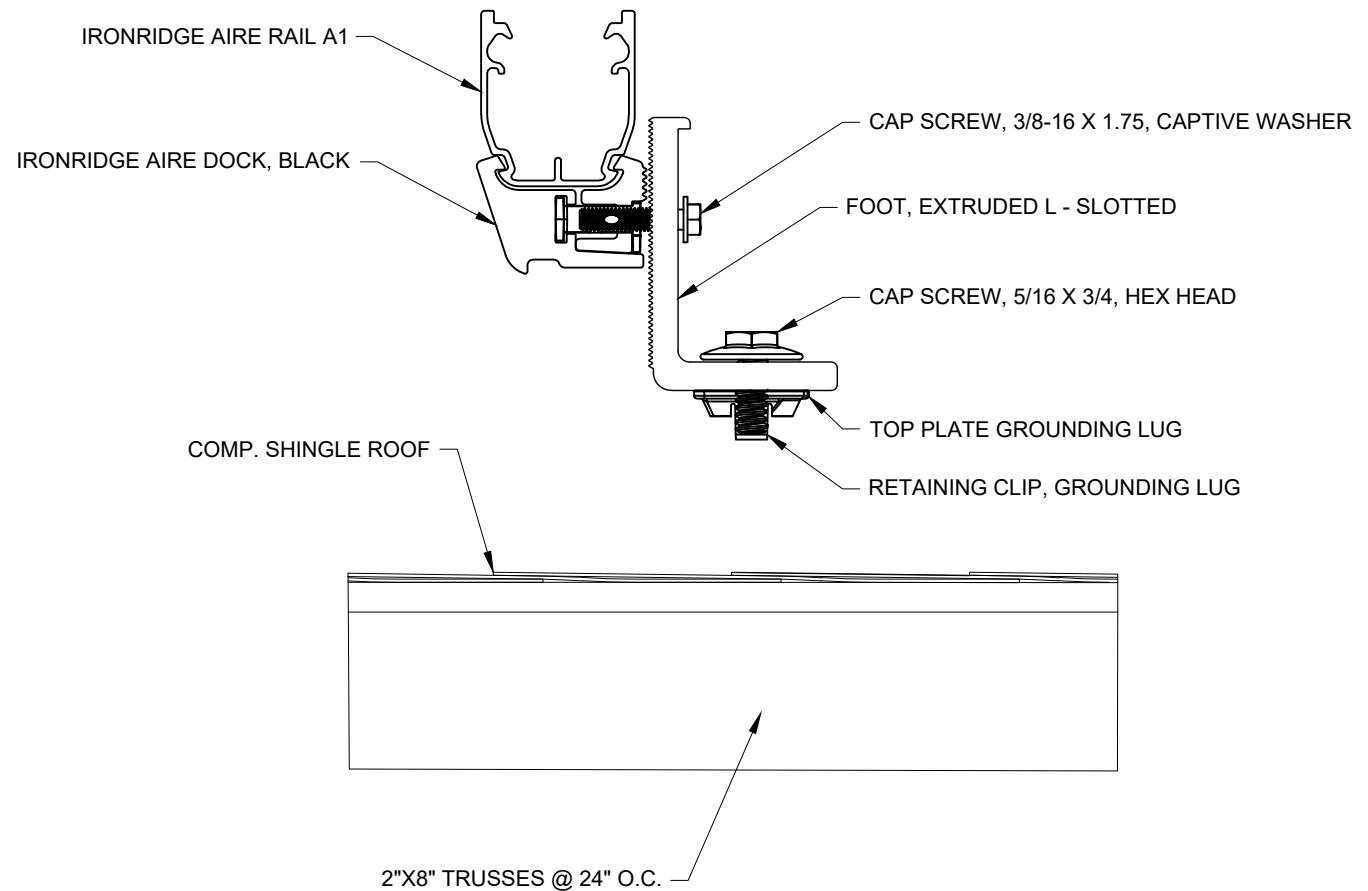
1 ATTACHMENT DETAIL

PV-3 SCALE: NTS



2 MICROINVERTER DETAIL

PV-3 SCALE: NTS



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18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

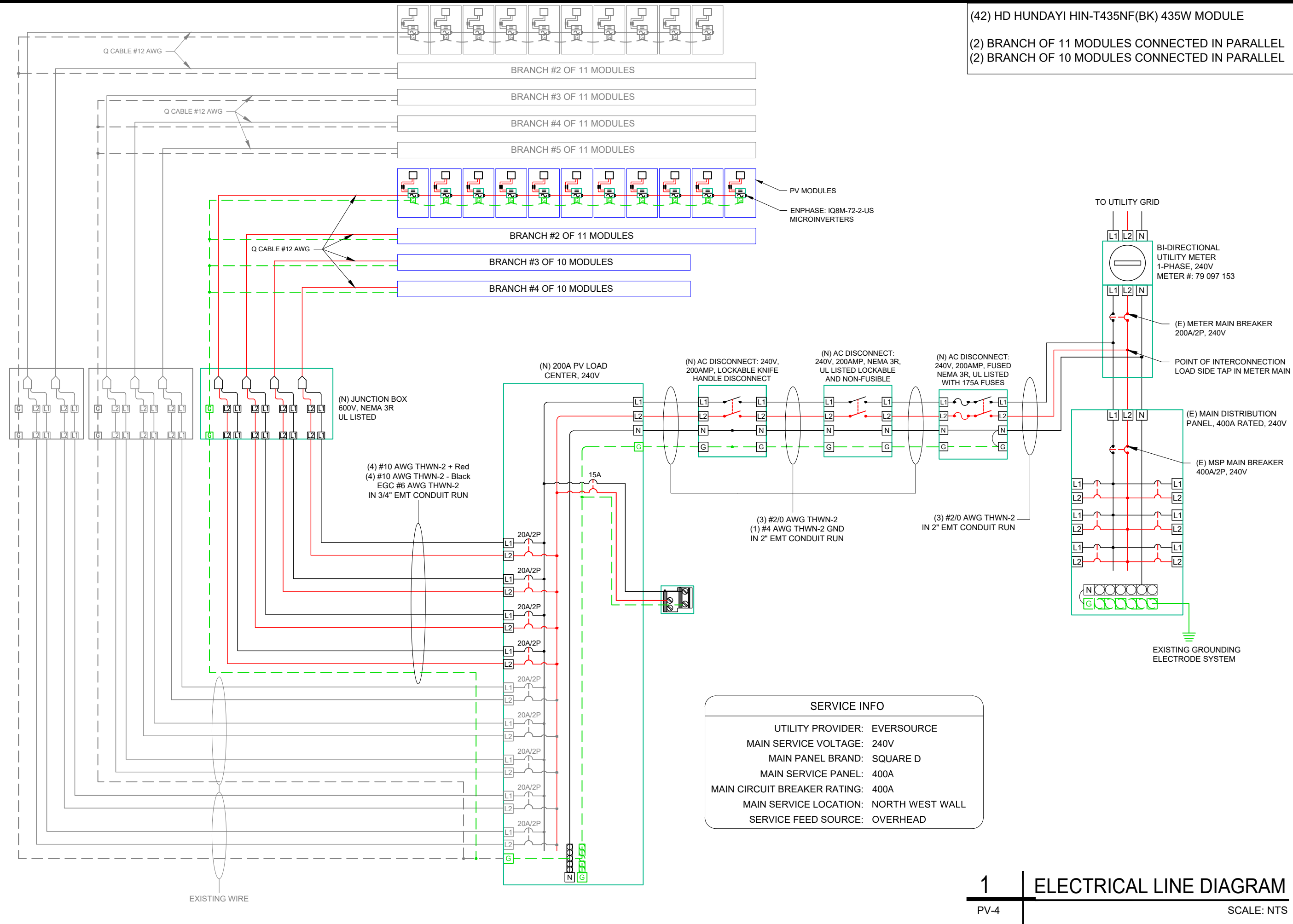
**ATTACHMENT
DETAILS**

SHEET SIZE

**ANSI B
11" X 17"**

SHEET NUMBER

PV-3



(42) HD HUNDAYI HIN-T435NF(BK) 435W MODULE

(2) BRANCH OF 11 MODULES CONNECTED IN PARALLEL

(2) BRANCH OF 10 MODULES CONNECTED IN PARALLEL

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PHONE #: (603) 988-8347
EMAIL: regimhny@outlook.com
18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON	
STEVE	

SHEET NAME	
ELECTRICAL LINE DIAGRAM	

SHEET SIZE	
ANSI B 11" X 17"	

SHEET NUMBER	
PV-4	

AC CONDUCTOR AMPACITY CALCULATIONS:
FROM ROOF TOP JUNCTION BOX TO PV LOAD CENTER

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
PER NEC 310.15(B)(2)(c): + 22°
EXPECTED WIRE TEMP (°C): 33° + 22°
TEMP CORRECTION PER TABLE 310.15: 0.76
#OF CURRENT CARRYING CONDUCTORS: 8
CONDUIT FILL CORRECTION PER NEC 310.15(B)(2)(a): 0.70
CIRCUIT CONDUCTOR SIZE: 10 AWG
CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
1.25 X MAX AC OUTPUT CURRENT X # OF INVERTERS PER STRING
BRANCH #1 & #2 : 1.25 X 1.35 X 11 = 18.56A
BRANCH #3 & #4 : 1.25 X 1.35 X 10 = 16.88A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15
TEMP CORR. PER NEC TABLE 310.15 X
CONDUIT FILL CORR. PER NEC 310.15(B)(2)(a) X
CIRCUIT CONDUCTOR AMPACITY = 0.76 X 0.70 X 40 = 21.28A

AC CONDUCTOR AMPACITY CALCULATIONS:
FROM PV LOAD CENTER TO FUSED AC DISCONNECT

EXPECTED WIRE TEMP (°C): 33°
TEMP CORRECTION PER NEC TABLE 310.15: 0.96
CIRCUIT CONDUCTOR SIZE: 2/0 AWG
CIRCUIT CONDUCTOR AMPACITY: 195A
#OF CURRENT CARRYING CONDUCTORS: 3
CONDUIT FILL PER NEC 310.15(B)(2)(a): 1
REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B):
1.25 X OUTPUT CURRENT OF LOAD CENTER
1.25 X 1.35 X 42 = 70.88A + (E) 91.13A = 162.00A

DERATED AMPACITY OF CIRCUIT CONDUCTORS PER NEC TABLE 310.15:
TEMP CORR. PER NEC 310.15 X
CONDUIT FILL CORR. PER NEC 310.15(B)(2)(a) X
CIRCUIT CONDUCTOR AMPACITY =
0.96 X 1.00 X 195 = 187.2A

ELECTRICAL NOTES

- 1. NO DC CONDUCTORS PRESENT.
- 2. ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 3. ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- 4. WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5. DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6. WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7. ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8. MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION AND WHERE REQUIRED.
- 9. MODULE SUPPORT RAIL TO BE BONDED TO COPPER G.E.C. VIA WEEB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
- 10. THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE.

ENPHASE: IQ8M-72-2-US MICROINVERTERS		
Input Data (DC)		
	Recommended Input Power (STC)	260-460W +
	Maximum Input DC Voltage	60V
	Peak Power Tracking Voltage	16V-58V
	Operating Range	22V-58V
	Min. / Max. Start Voltage	60V
	Max DC Short Circuit Current	25A
Output Data (AC)		
	Peak Output Power	330W
	Nominal Output Current	1.35A
	Nominal Voltage / Range	240V/211-264V
	Nominal Frequency / Range	60 Hz
	Extended Frequency / Range	47-68 Hz
	Power Factor at rated power	1.0
	Maximum unit per 20A Branch Circuit	11 (240 VAC)

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

AMBIENT TEMPERATURE SPECS	
RECORD LOW TEMP	-21°
AMBIENT TEMP (HIGH TEMP 2%)	33°
CONDUIT HEIGHT	0.5"
ROOF TOP TEMP	55°
CONDUCTOR TEMPERATURE RATE	90°

603

SOLAR

603 SOLAR

24 CHARTER ST.
EXETER, NH 03833
(603) 570-2607

REVISIONS		
DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

ST. JOHN'S EPISCOPAL CHURCH

100 CHAPEL ST,
PORTSMOUTH, NH 03801
PHONE #: (603) 988-8347
EMAIL: reginnhny@outlook.com
18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON
STEVE

SHEET NAME
ELECTRICAL CALCULATION

SHEET SIZE
ANSI B 11" X 17"

SHEET NUMBER
PV-5

⚠

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
INVERTER(S), AC DISCONNECT(S), AC COMBINER PANEL (IF APPLICABLE).

⚠

WARNING

DUAL POWER SUPPLY

SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL LOCATION:
UTILITY SERVICE METER AND MAIN SERVICE PANEL.

⚠

WARNING

INVERTER OUTPUT CONNECTION

DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
ADJACENT TO PV BREAKER (IF APPLICABLE).

⚠

WARNING

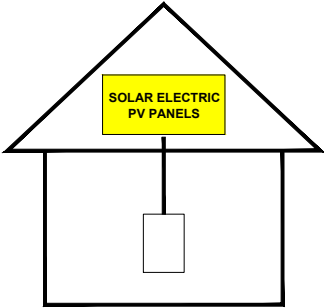
PHOTOVOLTAIC SYSTEM COMBINER PANEL

DO NOT ADD LOADS

LABEL LOCATION:
PHOTOVOLTAIC AC COMBINER (IF APPLICABLE).

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.



LABEL LOCATION:
ON OR NO MORE THAT 1 M (3 FT) FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED.

PHOTOVOLTAIC AC DISCONNECT

MAXIMUM AC OPERATING CURRENT: 162.00 AMPS

NOMINAL OPERATING AC VOLTAGE: 240 VAC

LABEL LOCATION:
AC DISCONNECT(S), PHOTOVOLTAIC SYSTEM POINT OF INTERCONNECTION.

DATA PER PANEL

NOMINAL OPERATING AC VOLTAGE -	240	V
NOMINAL OPERATING AC FREQUENCY-	60	Hz
MAXIMUM AC POWER-	325	VA
MAXIMUM AC CURRENT-	1.35	A
MAXIMUM OVERCURRENT DEVICE RATING FOR AC MODULE PROTECTION PER CIRCUIT-	20	A

LABEL LOCATION:
COMBINER BOX

- NOTES AND SPECIFICATIONS:
- SIGNS AND LABELS SHALL MEET THE REQUIREMENTS OF THE 2020 ARTICLE 110.21(B), UNLESS SPECIFIC INSTRUCTIONS ARE REQUIRED BY SECTION 690, OR IF REQUESTED BY THE LOCAL AHJ.
 - SIGNS AND LABELS SHALL ADEQUATELY WARN OF HAZARDS USING EFFECTIVE WORDS, COLORS AND SYMBOLS.
 - LABELS SHALL BE PERMANENTLY AFFIXED TO THE EQUIPMENT OR WIRING METHOD AND SHALL NOT BE HAND WRITTEN.
 - LABEL SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
 - SIGNS AND LABELS SHALL COMPLY WITH ANSI Z535.4-2011, PRODUCT SAFETY SIGNS AND LABELS, UNLESS OTHERWISE SPECIFIED.
 - DO NOT COVER EXISTING MANUFACTURER LABELS.

603 SOLAR

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EMAIL: regimnhny@outlook.com

18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

PLACARDS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-6

HD HYUNDAI SOLAR MODULE

NF(BK) Series

Premium N-Type TOPCon Module

HIN-T430NF(BK) | HIN-T435NF(BK) | HIN-T440NF(BK)



22.53%
High Efficiency



High-End
TOPCon
Technology



Higher
Bifaciality



Long-Term
Reliability



Compatible
with Carport
Applications



For Residential
(Full Black Design)

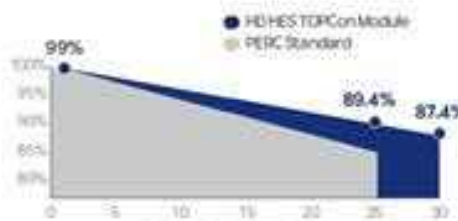
HD Hyundai's Warranty Provisions

25
YEARS

• 25-Year Product Warranty
Materials and workmanship

30
YEARS

• 30-Year Performance Warranty
First year degradation: 1%
Linear warranty after initial year
with 0.41% annual degradation,
87.4% is guaranteed up to 30 years



*Refer to HD HES standard warranty for details

Certification



ISO 9001 Quality Management System
ISO 14001 Environmental Management System
ISO 45001 Occupational Health and Safety Management System
UL 61739 (UL Recognized) PV-Module safety (UL 61739)
UL 61739 PV-Module safety testing
UL 61739 PV-Module safety testing
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UL 61739 PV-Module safety testing

Electrical Characteristics

HiN-Tx.xxNF(BK)		HiN-T430NF(BK)		HiN-T435NF(BK)		HiN-T440NF(BK)	
Item	Unit	BNPI			BNPI	BNPI	
Nominal output (Pmax)	W	430	476	435	482	440	488
Open circuit voltage (Voc)	V	38.4	38.4	38.6	38.6	38.8	38.8
Short circuit current (Isc)	A	14.25	15.79	14.32	15.87	14.39	15.94
Voltage at Pmax (Vmpp)	V	31.9	31.9	32.1	32.1	32.3	32.3
Current at Pmax (Impp)	A	13.48	14.94	13.56	15.02	13.63	15.10
Module efficiency	%	22.02		22.28		22.53	
Power Class Sorting	W	0 ~ +5					
Temperature coefficient of Pmax	%/K	-0.30					
Temperature coefficient of Voc	%/K	-0.25					
Temperature coefficient of Isc	%/K	0.046					
Bifaciality	%	80%±10%					

*STC : Irradiance 1,000 W/m², cell temperature 25°C, AM=1.5 / Test uncertainty for Pmax ±3%; Voc ±3%; Isc ±3%

**The electrical properties of BNPI are measured under the irradiance corresponding to 1000 W/m² on the module front and 135 W/m² on the module rear.

Additional Power Gain from rear side

Pmpp gain	Pmpp[W]	Vmpp[V]	Impp[A]	Voc[V]	Isc[A]
5%	458	32.30	14.18	38.80	14.97
15%	493	32.30	15.27	38.80	16.12
25%	528	32.40	16.36	38.90	17.27

*Electrical characteristics with different rear power gain (reference to 440W)

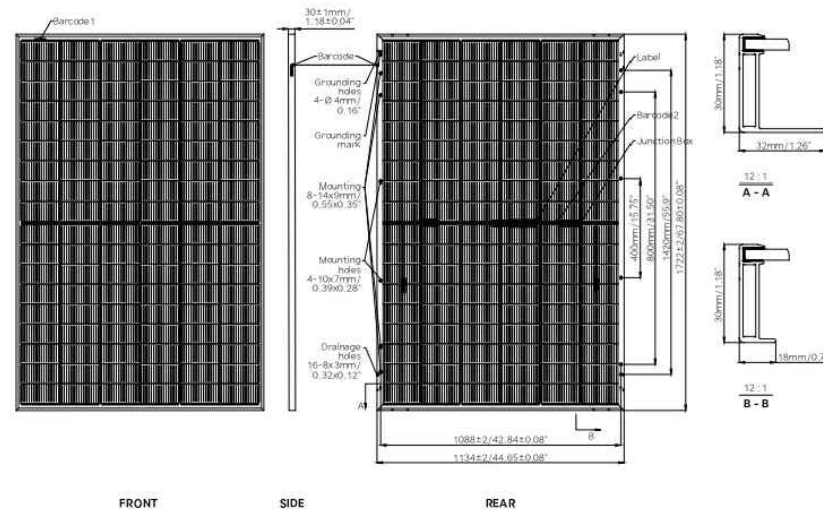
Mechanical Characteristics

Dimensions	1,722mm (L) x 1,134mm (W) x 30mm (H) (67.8in x 44.6in x 1.2in)
Weight	24.5 kg (50.01lbs)
Solar Cells	N-Type TOPCon, 108 (6x18) monocrystalline 16BB half-cut bifacial cells
Output Cables	Cable : (+)1,200mm(47.2in), (-)1,200mm(47.2in) / Customized length available Connector : Stäubli MC4 genuine Connector / Compatible, IP68
Junction Box	3-part, 3 bypass diodes, IP68 rated
Construction	Front : 2.0mm(0.08in) semi-tempered solar glass with high transmittance and anti-reflective coating Rear : 2.0mm(0.08in) semi-tempered solar glass
Frame	Anodized aluminum alloy

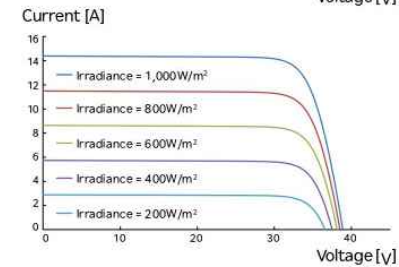
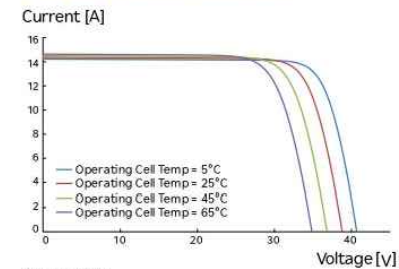
Shipping Configurations

Packing Direction	Vertical	Packing pallet weight (kg)	912
Container Size (HC)	40'	Modules Per Pallet (pcs)	36
Pallets Per Container	22	Modules Per Container (pcs)	792

Module Diagram (unit : mm)



I-V Curves (HIN-T440NF(BK))



Sales & Marketing
hes.sales@hd.com

HD Hyundai Energy Solutions reserves the right to update or modify the specifications and features listed in this datasheet without prior notice. Always check the latest version of the datasheet for accurate information. Before using the product, please refer to the Installation and Operation Manual and Warranty. We retain the right of final interpretation.

603 SOLAR

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REVISIONS

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100 CHAPEL ST.,
PORTSMOUTH, NH 03801
PHONE #: (603) 988-8347
EMAIL: regimhny@outlook.com
18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-7



DATA SHEET



IQ8M and IQ8A Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer's instructions.

*Only when installed with IQ System Controller 2, meets UL 1741.
**IQ8M and IQ8A support split-phase, 240V installations only.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc.) in the same system.

IQ8M and IQ8A Microinverters

INPUT DATA (DC)		IQ8M-72-2-US	IQ8A-72-2-US
Commonly used module pairings ¹	W	260 – 460	295 – 500
Module compatibility		54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell	
MPPT voltage range	V	30 – 45	32 – 45
Operating range	V	16 – 58	
Min. / Max. start voltage	V	22 / 58	
Max. input DC voltage	V	60	
Max. continuous input DC current	A	12	
Max. input DC short-circuit current	A	25	
Max. module I _{sc}	A	20	
Overvoltage class DC port		II	
DC port backfeed current	mA	0	
PV array configuration		1x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8M-72-2-US	IQ8A-72-2-US
Peak output power	VA	330	366
Max. continuous output power	VA	325	349
Nominal (L-L) voltage / range ²	V	240 / 211 – 264	
Max. continuous output current	A	1.35	1.45
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit ³		11	
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.8	97.7
CEC weighted efficiency	%	97.5	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.		

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>. (2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



603 SOLAR

24 CHARTER ST.
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REVISIONS

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100 CHAPEL ST.,
PORTSMOUTH, NH 03801

PHONE #: (603) 988-8347

EMAIL: reginnhny@outlook.com

18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

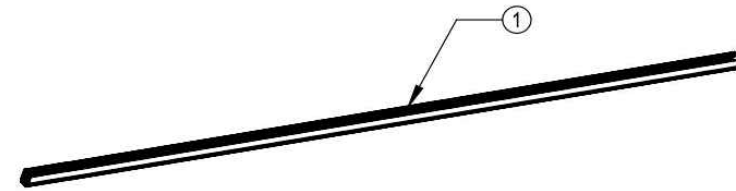
DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

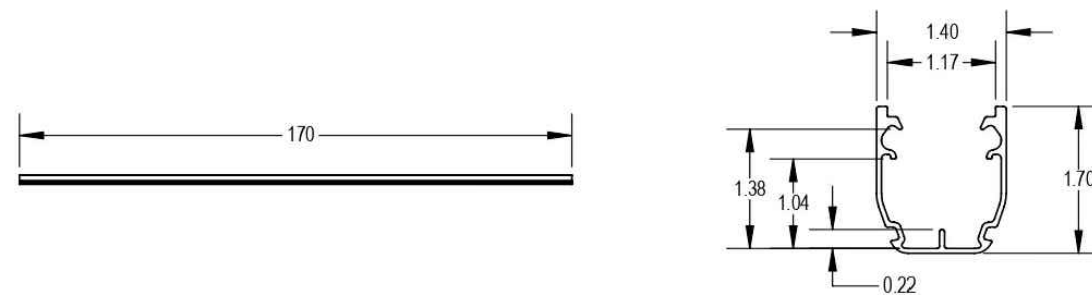
PV-8



ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Rail, A1, Black(or Clear), 170	1

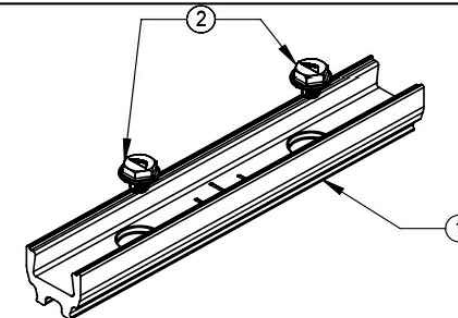
Part Number	Description
AE-A1-170B	AIRE RAIL, A1, BLACK, 170
AE-A1-170M	AIRE RAIL, A1, MILL, 170

1) Aire A1



Part Number	Material	Value
AE-A1-170B	6000-Series Aluminum	Black
AE-A1-170M	6000-Series Aluminum	Clear

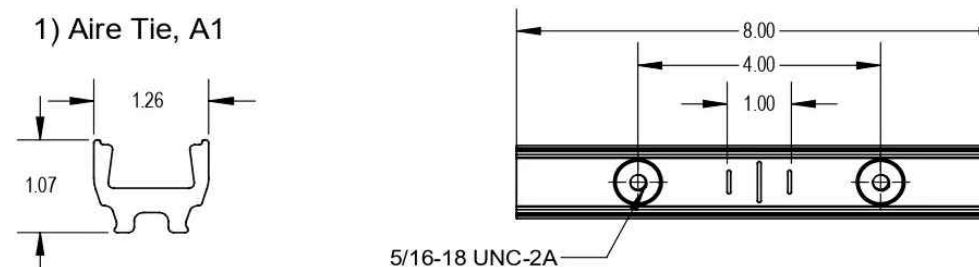
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ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Tie, A1	1
2	Aire Splc Bolt, Hex	2

Part Number	Description
AE-A1TIE-01-M1	AIRE TIE, A1 (BONDED SPLICE)

1) Aire Tie, A1



Property	Value
Material	6000 Series Aluminum
Finish	Mill

2) Aire Splc Bolt, Hex



Property	Value
Material	300 Series Stainless Steel
Finish	Clear

v1.0

REVISIONS

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SALES PERSON

STEVE

SHEET NAME

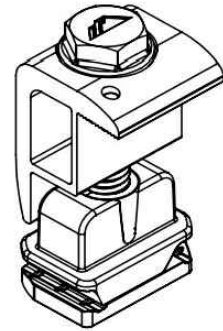
DATA SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

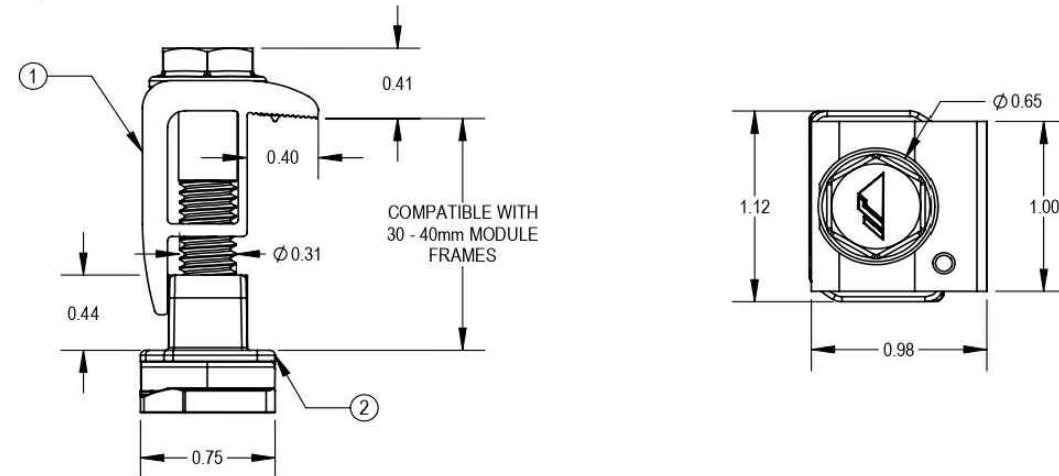
PV-9



ITEM NO	DESCRIPTION	QTY IN KIT
1	Aire Lock End, Black	1

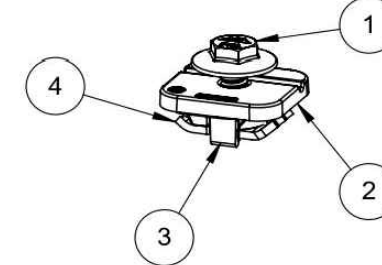
Part Number	Description
AE-END-01-B1	AIRE LOCK END, BLACK

1) Aire Lock End



Item No	Material	Value
1	300 Series Stainless Steel	Clear and Black
2	Polypropelene	Black

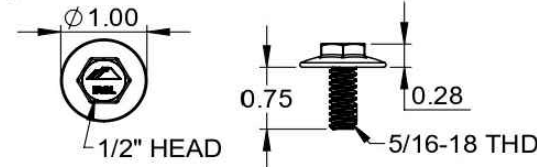
v1.0



ITEM NO.	DESCRIPTION	QTY IN KIT
1	CAP SCREW, 5/16 X 3/4, HEX HEAD	1
2	TOP PLATE GROUNDING LUG	1
3	RETAINING CLIP, GROUNDING LUG	1
4	T-NUT, SHEET METAL	1

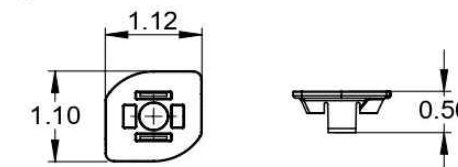
PART NUMBER	DESCRIPTION	WIRE SIZE RANGE (AWG)
AE-LUG-01-M1	AIRE LUG	6-10

1) CAP SCREW, 5/16 X 3/4



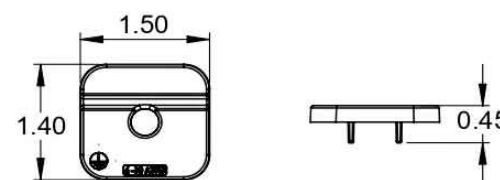
Property	Value
Material	300 Series Stainless Steel
Finish	Clear

3) RETAINING CLIP



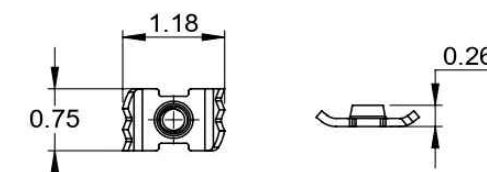
Property	Value
Material	Polypropylene
Finish	Black

2) TOP PLATE



Property	Value
Material	Tin Plated Aluminum
Finish	Clear Matte

4) T-NUT, SHEET METAL



Property	Value
Material	300 Series Stainless Steel
Finish	Clear

v1.0

REVISIONS

DESCRIPTION	DATE	REV

PROJECT NAME & ADDRESS

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18.27kW DC PHOTOVOLTAIC SYSTEM

SALES PERSON

STEVE

SHEET NAME

DATA SHEET

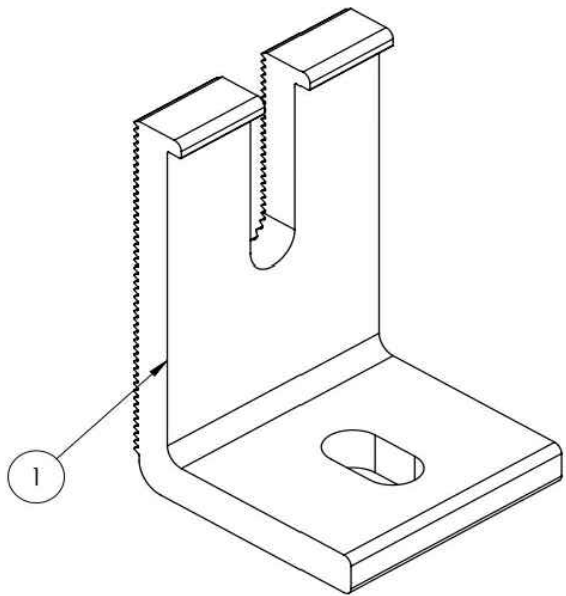
SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-10

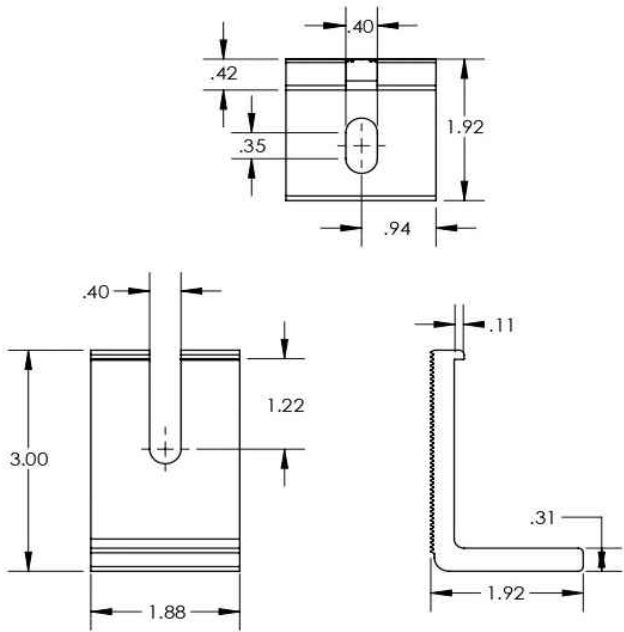
L-Foot



ITEM NO	DESCRIPTION	QTY IN KIT
1	FOOT, EXTRUDED L - SLOTTED	4

PART NUMBER	DESCRIPTION
FM-LFT-003	Kit, 4Pcs, Slotted L-Foot, Mill
FM-LFT-003-B	Kit, 4Pcs, Slotted L-Foot, Black

1) Foot, Extruded L - Slotted



v1.11

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ANSI B
11" X 17"

SHEET NUMBER

PV-11

3. 64 Mt. Vernon Street -Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change from faux slate roofing to asphalt shingles to match the existing house).

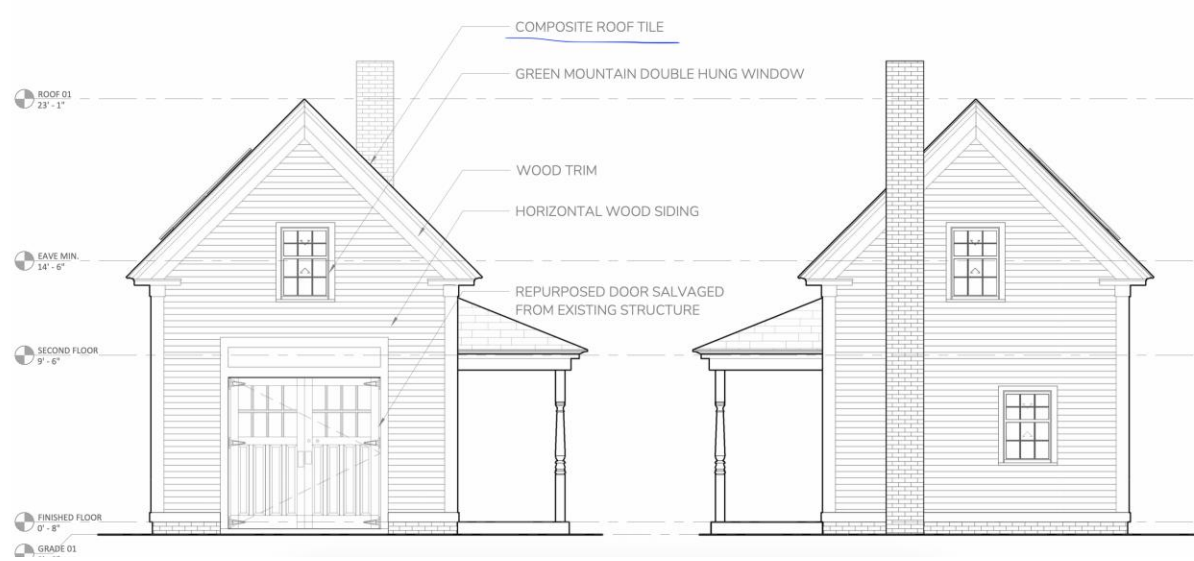
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

PROPOSED EAST + WEST ELEVATION

6 OF 8



Original HDC approval with faux slate roofing material.



Request to change roofing material to asphalt shingles to match existing house.

4. 46 Mark Street

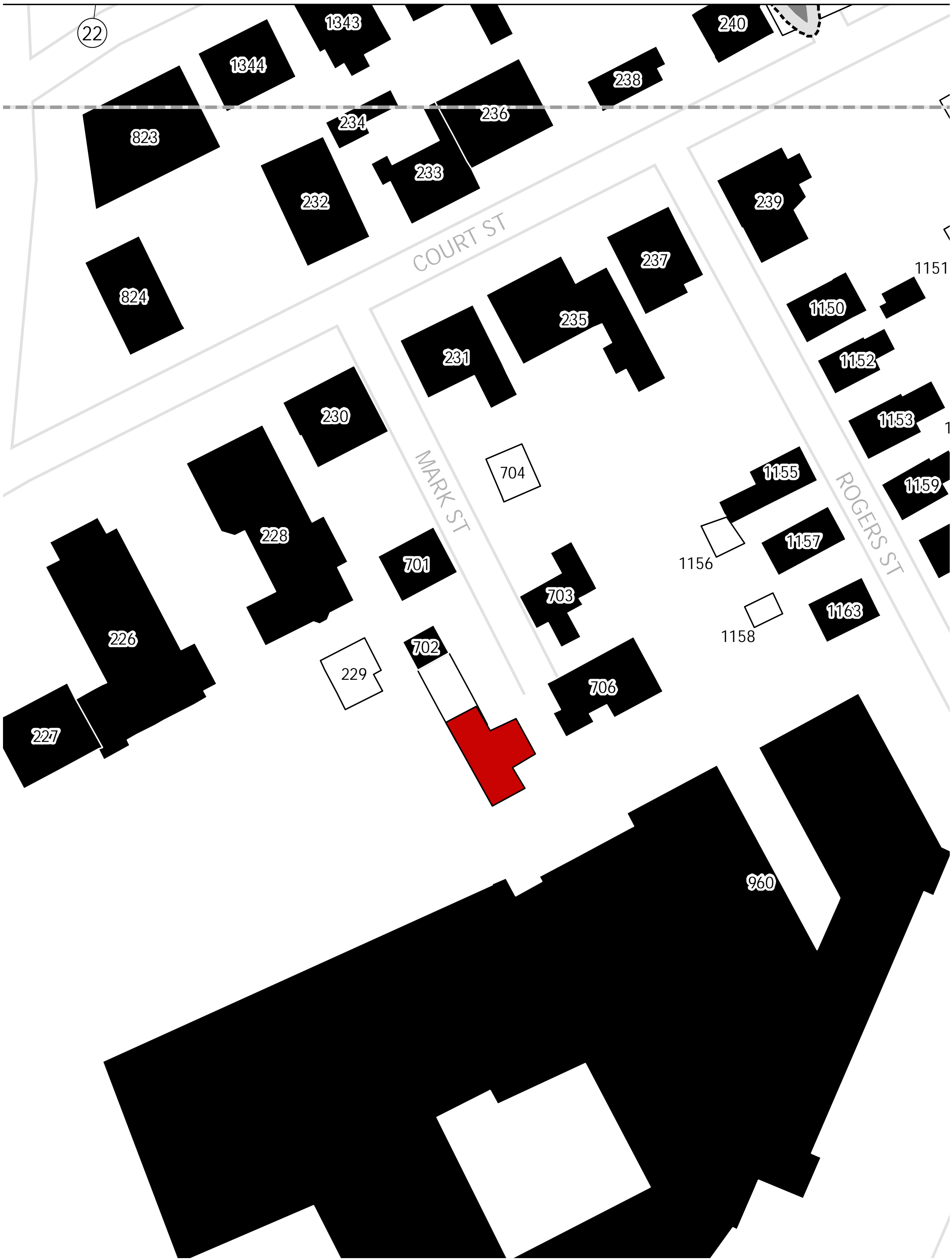
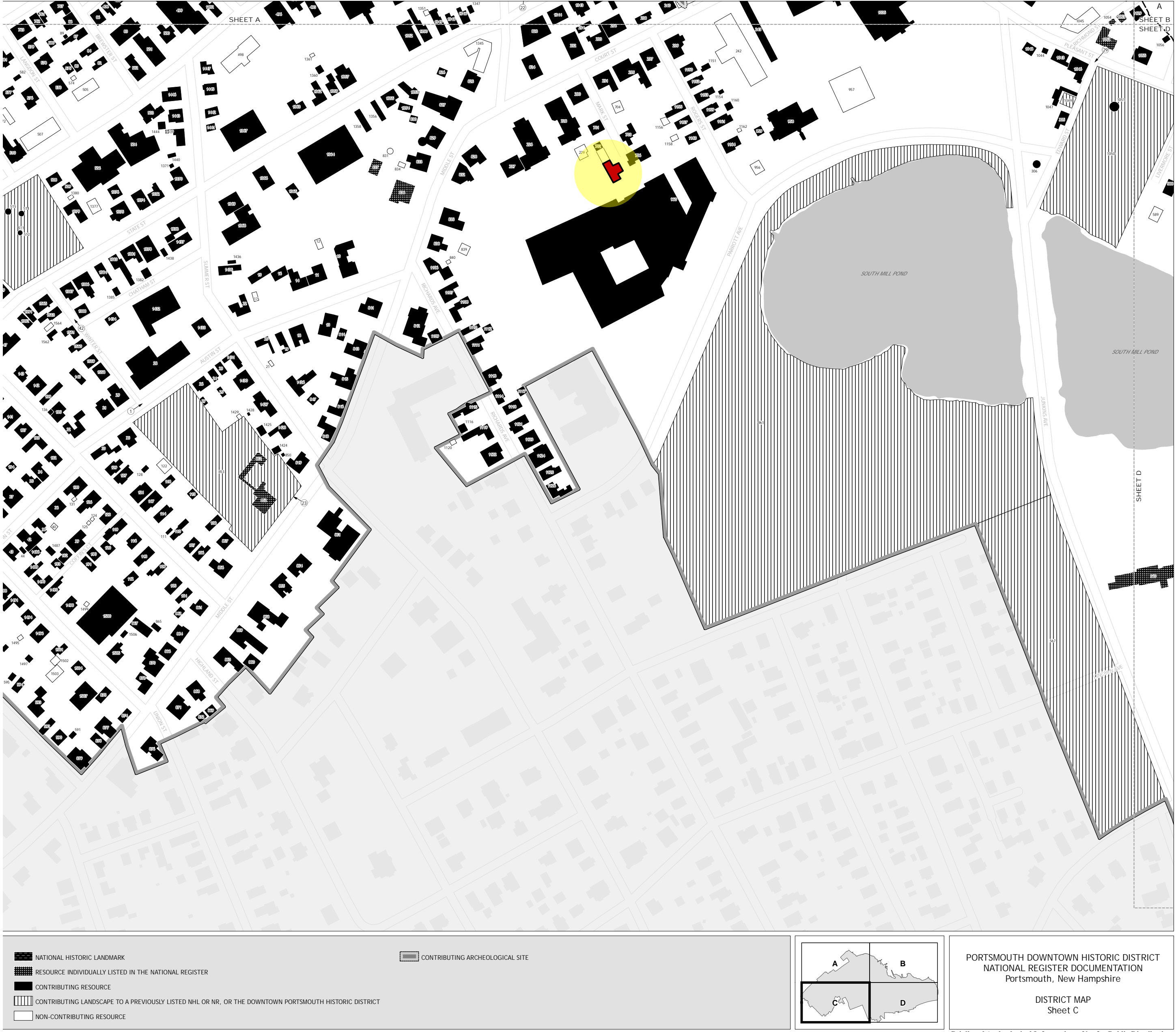
-Recommended Approval

Background: The applicant is seeking approval to relocate (2) windows and replace (1) existing window.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



PROJECT LOCATED AT 46 MARK STREET, PORSMOUTH ,NH
SINGLE FAMILY RESIDENCE BUILT IN 2015
PROJECT LISTED ON HISTORICAL MAP AS NON-CONTRIBUTING RESOURCE



DISTINCTION
BY DESIGN
DOVER, NH
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	6/13/2025	SUBMITTED HDC APPROVAL

Chen Residence
46 MARK STREET, PORTSMOUTH, NH

Project Manager ST	Project # 2025-002	Date 06-10-2025
-----------------------	-----------------------	--------------------

Scale: AS NOTED

PROJECT LOCATION

A0.1



DISTINCTION
BY DESIGN
DOVER, NH
603-401-7294

REVISION & REISSUE NOTES		
No.	Date	Notes
A	6/13/2025	SUBMITTED HDC APPROVAL

Chen Residence
46 MARK STREET, PORTSMOUTH, NH

Project Manager	Project #	Date
ST	2025-002	06-10-2025

Scale: AS NOTED

EXTERIOR
ELEVATIONS

A2.0



DISTINCTION
BY DESIGN
DOVER, NH
603-401-7294

REVISION & REISSUE NOTES

No.	Date	Notes
A	6/13/2025	SUBMITTED HDC APPROVAL

WINDOW NOTES:

NEW EGRESS WINDOW TO MATCH EXISTING WINDOW:

ANDERSEN 400 SERIES CASEMENT E-SERIES 2'-8" X 4'-0" (CAX2840)
ALUMINUM EXTERIOR/WOOD INTERIOR
COLOR TO MATCH EXISTING COLOR : BLACK

EXTERIOR WINDOWS TO BE ALUMINUM CLAD (COLORS TO BE MATCH EXISTING)
INSULATED LOW E4 GLAZING, 7/8" SDL (AS SHOWN ON ELEVATIONS) W/ SIMULATED
DIVIDED LIGHTS, HARDWARE FINISH TO MATCH EXISTING, U-VALUE OF WINDOWS
0.29



1 Existing South Elevation
Scale: 1/4" = 1'-0"



2 Proposed South Elevation
Scale: 1/4" = 1'-0"

400 SERIES PRODUCT PERFORMANCE

NFRC Certified Total Unit Performance for Products With Dual-Pane Glass
This information is for reference only. Performance values vary based on unit size, color, and glazing options. Contact your Andersen supplier for specific unit data.

Andersen Product	High-Performance Dual-Pane Glass Type	U-Factor	SHGC*	VT*
400 Series Casement Windows AND-N-1	Low-E4 w/PassiveSurf	Without Grilles	0.29	0.54
		Simulated Divided Light Grilles	0.29	0.49
		Finelight Grilles	0.30	0.49
		Energy Spacer Divided Light Grilles	0.28	0.50
	Low-E4 SmartSurf	Without Grilles	0.29	0.49
		Simulated Divided Light Grilles	0.25	0.48
		Finelight Grilles	0.26	0.48
		Energy Spacer Divided Light Grilles	0.24	0.48
	Low-E4 Dual-Pane w/HeatLock	Without Grilles	0.29	0.49
		Simulated Divided Light Grilles	0.26	0.48
		Finelight Grilles	0.29	0.30
		Energy Spacer Divided Light Grilles	0.29	0.18
400 Series Aiming Windows AND-N-2	Low-E4 w/PassiveSurf	Without Grilles	0.30	0.27
		Simulated Divided Light Grilles	0.28	0.18
		Finelight Grilles	0.28	0.18
		Energy Spacer Divided Light Grilles	0.30	0.18
	Low-E4 SmartSurf	Without Grilles	0.28	0.21
		Simulated Divided Light Grilles	0.28	0.20
		Finelight Grilles	0.29	0.20
		Energy Spacer Divided Light Grilles	0.27	0.19
	Low-E4 Dual-Pane w/HeatLock	Without Grilles	0.25	0.21
		Simulated Divided Light Grilles	0.25	0.19
		Finelight Grilles	0.25	0.19
		Energy Spacer Divided Light Grilles	0.24	0.19
400 Series Aiming Windows AND-N-2	Low-E4 w/PassiveSurf	Without Grilles	0.29	0.48
		Simulated Divided Light Grilles	0.29	0.29
		Finelight Grilles	0.29	0.48
		Energy Spacer Divided Light Grilles	0.28	0.29
	Low-E4 SmartSurf	Without Grilles	0.28	0.29
		Simulated Divided Light Grilles	0.26	0.28
		Finelight Grilles	0.25	0.28
		Energy Spacer Divided Light Grilles	0.25	0.29
	Low-E4 Dual-Pane w/HeatLock	Without Grilles	0.29	0.19
		Simulated Divided Light Grilles	0.28	0.18
		Finelight Grilles	0.29	0.18
		Energy Spacer Divided Light Grilles	0.30	0.18

*Low-E4™ "Low-E4 SmartSurf™", "Low-E4 Smart", "Low-E4 PassiveSurf™" and "HeatLock™" are Andersen trademarks for "Low-E" glass.
1) U-Factor defines the amount of heat loss through the total unit in BTU/hr-ft². The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See eff. cgl for specific performance values. Door values represent tempered glass. 2) Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass directly transmitted, as well as absorbed and subsequently re-emitted inward. The lower the value, the less heat is transmitted through the product. 3) Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, the more daylight the product lets in over the product's total unit area. Visible Light Transmittance is measured over the 380-780 nanometer portion of the visible spectrum.
*NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.
*This data is accurate as of December 2024. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on use of tempered glass, different grille options, glass with capillary breather tubes for high altitudes, etc.
*Values are for single units with green-pane thickness, stainless steel glass spacers and 1/4" LSP mini grilles for windows and patio door products.

Chen Residence
46 MARK STREET, PORTSMOUTH, NH

Project Manager	Project #	Date
ST	2025-002	06-10-2025

Scale: AS NOTED

EXTERIOR
ELEVATIONS

A2.1

5. 53 Green Street

-Recommended Approval

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

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

June 13, 2025

Mr. Izak Gilbo
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

Re: 53 Green Street Application for HDC Amended Approval

Dear Mr. Gilbo,

Pursuant to Section 10.633.30 – Administrative Approval of the City’s Historic District regulations, we respectfully request administrative approval for a series of minor design modifications to the project for which a Certificate of Approval has previously been issued. These modifications are the result of continued design development and coordination efforts, and do not affect the overall quality, materiality, or historic character previously approved by the Historic District Commission. Attached are drawings which show the previously approved and the proposed.

Below is a summary of the proposed changes:

Sheet A201

- Depth of the commercial canopy increased due to load calculations for that structure.
- Additional changes to fenestration occurred to align with canopy change
- We had the incorrect tag on the original HDC approvals. A precast hatched material was called out as a metal panel. This has been fixed
- The 5th floor overhang had to increase to accommodate structural beam depth.

Sheet A201.1

- Canopy alignment on first floor

Sheet A201.2

- In reviewing the Cloplay garage door we learned of noise concerns with the unit and elected to replace with different manufacturer(Raynor) but keep same finish, materials and design.

Sheet A202

- Depth of the commercial canopy increased due to a load calculation for that structure.
- Additional changes to fenestration occurred to align with canopy change

- We had the incorrect tag on the original HDC approvals. A precast hatched material was called out as a metal panel. This has been fixed
- In the original HDC approved drawings from 2021 we had soldier course above the first-floor windows. This was not translated to the 2024 approvals. We added the soldier course back to the windows for design consistency
- We added a panel above the door to align with the transoms.

Sheet A203

- Depth of the commercial canopy increased due to a load calculation for that structure.
- Additional changes to fenestration occurred to align with canopy change
- The 5th floor overhang had to increase to accommodate structural beam depth.

Sheet A203.1

- Gas meters are exempt, but we have coordinated the location with Unitil and now have them now shown at the side of the building away from the ROW.
- 4th floor balcony door had to shift for interior layout purposes.
- Overhead door reduced in size to accommodate interior layout
- A door was added adjacent to the overhead door to accommodate egress requirements from the garage. Note that this door was in the 2021 approval but removed in the 2024 approval only to be added back again now.
- The building is required to have flood openings per zoning. The flood openings must have 60% openings. The previously approved Nukulalavu panels have 28% so in an effort to meet the 60% we changed the panel design. We're using the same material and color just a different design. Our intent is to keep the Nukulalavu design for the panels that do *not* serve as flood openings. The flood openings have to be 1' from ground so they will be adjacent to the ground screened by landscaping.
- The manufacturer of the panels shown in the HDC approval is Parasoleil. We'd like to use a local metal worker to produce the panels in the same material, color and quality.

Sheet A204

- Structural considerations and building designs have resulted in modifications to door, window & railing.

Sheet A204.1

- No changes

Sheet 205

- No changes

Sheet A206

- No changes

Sheet A207

- Structural considerations and building designs have resulted in modifications to door, window & railing.

Materials

- We upgraded windows from the Marvin Essential to the Marvin Ultimate to not only match the doors but to provide a more premium window.
- The manufacturer of the panels shown in the HDC approval is Parasoleil. We'd like to use a local metal fabricator(Macy) to produce the panels in the same material, color and quality.
- We changed the Cloplay garage door to the Raynor. During review of the product we learned of noise concerns with the unit and elected to replace with different manufacturer but keep same finish, materials and design.

These modifications are respectfully submitted as minor in nature and consistent with the Commission's original Certificate of Approval. We request your review and determination, and if deemed appropriate, that these changes be approved at the next Historic District Commission meeting.

Please let me know if any additional drawings, narratives, or clarifications are needed to support this request.

Sincerely,

DocuSigned by:

Rob Simmons

F303420CFE6043A...

Rob Simmons

53 Green Street, LLC

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617.742.6000

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53 GREEN STREET
53 GREEN STREET PORTSMOUTH, NH
SIDEWALL PENETRATIONS

REVISIONS		
MARK	ISSUE	DATE

DRAWING INFORMATION
ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A 201
copyright: EMBARC STUDIO, LLC

PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. DEPTH OF COMMERCIAL CANOPY NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.
2. ADJUSTED HEIGHT OF FIRST FLOOR STOREFRONT TO ALIGN WITH CANOPY.
3. FIXED MATERIAL TAG TO MATCH MATERIAL HATCH. THIS WAS TAGGED INCORRECTLY BEFORE.
4. DEPTH OF FIFTH FLOOR OVERHANG NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE

BUILDING
ELEVATIONS

DRAWING NUMBER

A 201.1

copyright: EMBARC STUDIO, LLC

PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. ADJUSTED HEIGHT OF FIRST FLOOR STOREFRONTS
TO ALIGN WITH STOREFRONTS ON ADJACENT
FACADE.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE

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ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A 201.2
copyright: EMBARC STUDIO, LLC

PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. CHANGED GARAGE DOOR MANUFACTURER FROM CLOPAY TO ALUMAVIEW FOR BETTER ACOUSTIC PERFORMANCE.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS

DATE: JUNE 13, 2025

PROJECT #: 20055

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

DRAWING TITLE

**BUILDING
ELEVATIONS**

DRAWING NUMBER

A 202

copyright: EMBARC STUDIO, LLC

PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. DEPTH OF COMMERCIAL & RESIDENTIAL CANOPIES NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.
2. ADJUSTED HEIGHT OF FIRST FLOOR STOREFRONT TO ALIGN WITH CANOPY.
3. FIXED MATERIAL TAG TO MATCH MATERIAL HATCH. THIS WAS TAGGED INCORRECTLY BEFORE.
4. DEPTH OF FIFTH FLOOR OVERHANG NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.
5. ADDED BRICK SOLDIER COURSE ABOVE RESIDENTIAL ENTRY STOREFRONT (TO MATCH ORIGINAL HDC-APPROVED DRAWINGS)
6. ADDED BRICK SOLDIER COURSE AND FIBER CEMENT PANEL ABOVE FIRST FLOOR DOOR TO MATCH ADJACENT STOREFRONT HEAD HEIGHT



PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. DEPTH OF COMMERCIAL CANOPY NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.
2. ADJUSTED HEIGHT OF FIRST FLOOR STOREFRONT TO ALIGN WITH CANOPY.
3. DEPTH OF FIFTH FLOOR OVERHANG NEEDED TO INCREASE DUE TO BEAM SIZING FROM ENGINEER REVIEW.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE

BUILDING
ELEVATIONS

DRAWING NUMBER

A 203.1

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SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. MOVED FOURTH FLOOR DOOR LOCATION TO ACCOMMODATE INTERIOR LAYOUT.
2. LOCATED GAS METERS WHICH ARE EXEMPT.
3. REVISED DECORATIVE PERFORATED PANEL PATTERN AT BASEMENT LEVEL.
4. ADDED SWING DOOR TO PROVIDE REQUIRED EGRESS OUT OF GARAGE.
5. REDUCED WIDTH OF OVERHEAD DOOR TO ACCOMMODATE INTERIOR LAYOUT.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE

**BUILDING
ELEVATIONS**

DRAWING NUMBER

A 204

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PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

1. REVISED (5) FOURTH FLOOR WINDOWS AT ROOF DECKS TO REMOVE LOWER PANELS RESULTING IN A HIGHER SILL HEIGHT TO ACCOMMODATE ROOF/DECK ASSEMBLY.
2. ADJUSTED FOURTH FLOOR DOOR AND WINDOW ARRANGEMENT TO ACCOMMODATE INTERIOR LAYOUT.
3. REDUCED FIFTH FLOOR RAILING WIDTHS TO ALIGN WITH LOCALIZED TERRACE DEPRESSIONS.
4. REVISED DECORATIVE PERFORATED PANEL PATTERN AT BASEMENT LEVEL.
5. REPLACED (2) THIRD FLOOR DOORS WITH WINDOWS TO ACCOMMODATE INTERIOR LAYOUT.



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE
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SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS

DATE: JUNE 13, 2025

PROJECT #: 20055

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

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A 205

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PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED



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SIDEWALL PENETRATIONS

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SIDEWALL PENETRATIONS
DATE: JUNE 13, 2025
PROJECT #: 20055
SCALE: 1/8" = 1'-0"

DRAWING TITLE

BUILDING
ELEVATIONS

DRAWING NUMBER

A 206

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PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED



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53 GREEN STREET
53 GREEN STREET PORTSMOUTH, NH
SIDEWALL PENETRATIONS

REVISIONS		
MARK	ISSUE	DATE
DRAWING INFORMATION		
ISSUE:	SIDEWALL PENETRATIONS	
DATE:	JUNE 13, 2025	
PROJECT #:	20055	
SCALE:	1/8" = 1'-0"	

DRAWING TITLE

BUILDING
ELEVATION

DRAWING NUMBER

A 207

copyright: EMBARC STUDIO, LLC

PREVIOUSLY APPROVED

SEPTEMBER 6, 2024 SUBMISSION:
"SIDEWALL PENETRATIONS - EXEMPT"



PROPOSED

- REVISED (4) FOURTH FLOOR WINDOWS AT ROOF DECKS TO REMOVE LOWER PANELS RESULTING IN A HIGHER SILL HEIGHT TO ACCOMMODATE ROOF/DECK ASSEMBLY.
- REDUCED FIFTH FLOOR RAILING WIDTHS TO ALIGN WITH LOCALIZED TERRACE DEPRESSIONS.
- ADJUSTED FOURTH FLOOR DOOR AND WINDOW ARRANGEMENT TO ACCOMMODATE INTERIOR LAYOUT.
- REVISED DECORATIVE PERFORATED PANEL PATTERN AT BASEMENT LEVEL.



PREVIOUSLY APPROVED



GARAGE SCREEN - BASEMENT & LEVEL 1

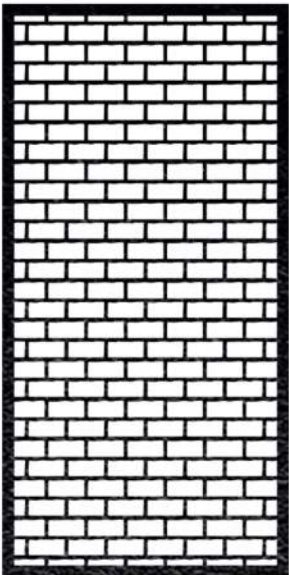
MANUFACTURER: PARASOLEIL
PATTERN/COLOR: NUKUBALAVU / BLACK LICORICE

PROPOSED



GARAGE SCREEN - LEVEL 1

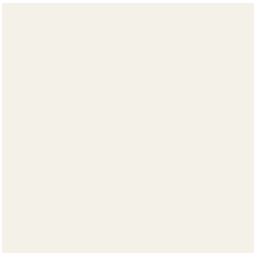
MANUFACTURER: MACY INDUSTRIES
PATTERN/COLOR: NUKUBALAVU / BLACK LICORICE



GARAGE SCREEN - BASEMENT LEVEL

MANUFACTURER: MACY INDUSTRIES
PATTERN/COLOR: SHRINER / BLACK LICORICE

PREVIOUSLY APPROVED



Stone White

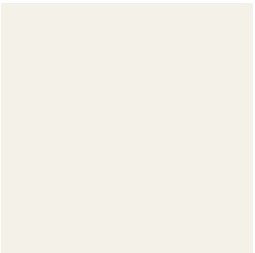


Bronze

WINDOWS

MANUFACTURER: MARVIN
SERIES: ESSENTIAL
SERIES: BRONZE & STONE WHITE

PROPOSED



Stone White

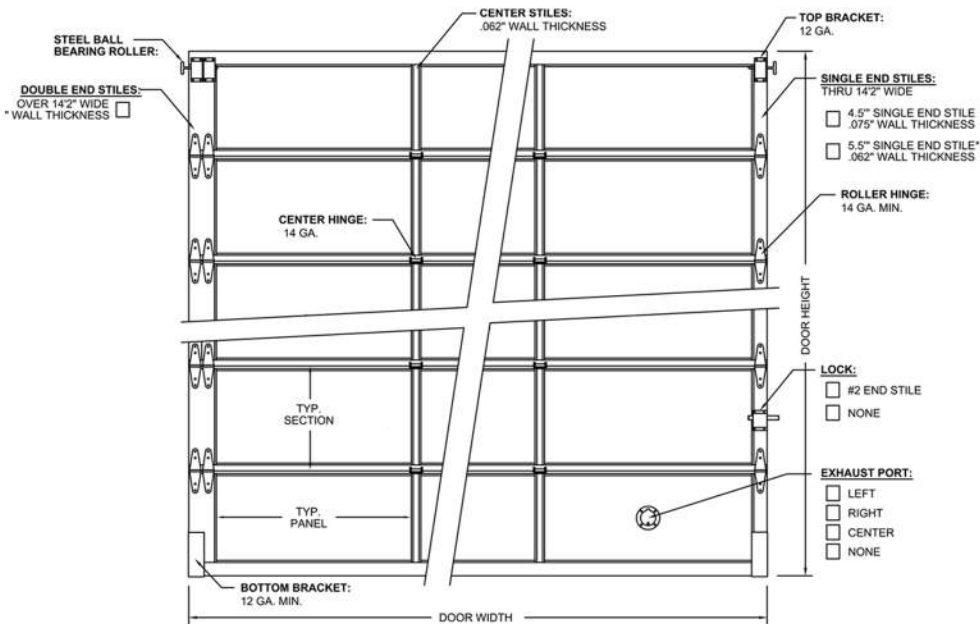


Bronze

WINDOWS

MANUFACTURER: MARVIN
SERIES: ULTIMATE
SERIES: BRONZE & STONE WHITE

PREVIOUSLY APPROVED



ALUMINUM PANEL
COLOR MATCH

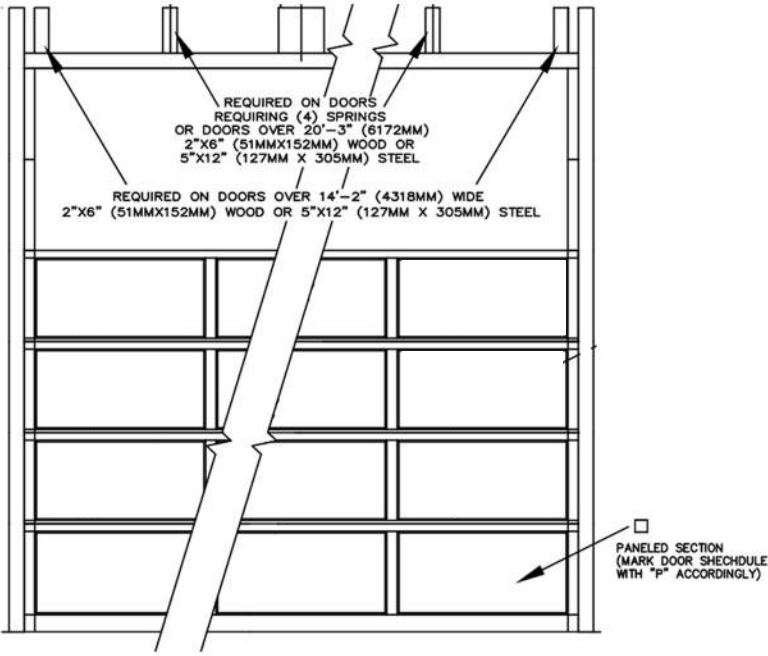


DARK BRONZE
ANODIZED*

GARAGE DOOR

MANUFACTURER: CLOPAY
MODEL: #904
PANEL COLOR: ALUMINUM PANEL COLOR MATCH
FRAME COLOR: DARK BRONZE

PROPOSED



ALUMINUM PANEL
COLOR MATCH



DARK BRONZE
ANODIZED*

GARAGE DOOR

MANUFACTURER: RAYNOR
MODEL: AV300
PANEL COLOR: ALUMINUM PANEL COLOR MATCH
FRAME COLOR: DARK BRONZE

53 GREEN STREET

PORTSMOUTH, NEW HAMPSHIRE

MATERIALS - GARAGE DOOR

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL
REVISED JUNE 13, 2025

6. 235 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for a change to a previously approved design (change siding material).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

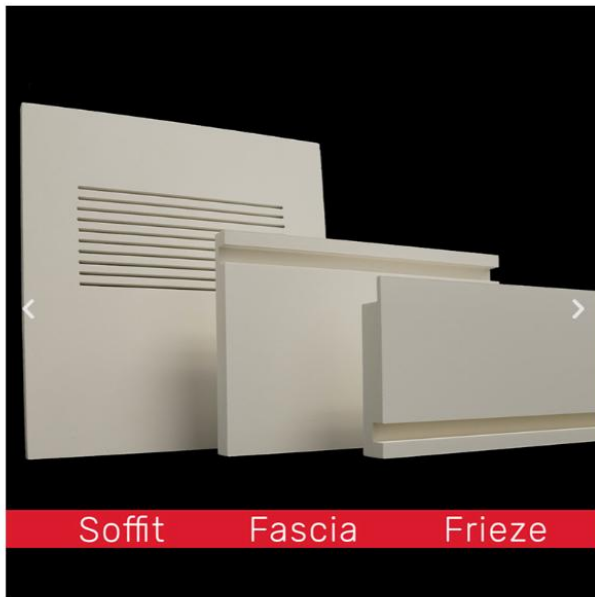


Example of siding

CertainTeed Cedar Impression triple 5" straight edge (color TBD) with 3 1/2" corner posts
CertainTeed Monogram double 4" (color TBD) with 5 1/2" corner posts



Example of siding



Soffit System



VERSATEX Soffit System – *We help you breathe.* At VERSATEX, we continually look for new ways to help our builders reduce labor and improve aesthetics during installation. This led to the design and development of the first ever Vented PVC Soffit System.

Soffit System board profiles include:



[View additional options & dimensions](#) ↓

7. 198 Islington Street

-Recommended Approval

Background: The applicant is seeking approval for the removal of the chimney due to water infiltration.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Islington Place Condominium Association
198 Islington Street
Portsmouth, NH 03801
June 23, 2025

Historic District Commission
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Subject: Chimney Removal Application, 198 Islington Street

Dear Commissioners:

The Islington Place Condominium Association respectfully seeks approval from the Historic District Commission to remove a nonfunctional brick chimney from our property at 198 Islington Street (opposite the Mobil station) due to repeated leaks and failed repair attempts. We request expedited administrative approval of this application because the leak is currently active and the affected homeowner must use buckets and towels to try to contain the water during rain events. The Association plans to reroof this section of the building in the immediate future. We need to remove the chimney first to eliminate this problematic roof penetration, prevent structural damage, and protect our significant investment and that of the homeowner.

Background

The chimney is located above Phase 1 of Islington Place, which consists of an original building that was renovated and converted to three condominium units in 2012. Phase 2 of the development followed with construction and connection of a new, larger building. (See attached elevations.) The chimney is on the rear of the Phase 1 roof and thus only partially visible from the street. It does not extend into the building interior, and serves no functional purpose. In fact, it is not original, as can readily be verified by comparison to a survey photograph of the building circa 1982-1992 (Portsmouth Athenaeum catalog number P40_0171), but is a purely aesthetic addition to the renovated building.



View from Islington St, front



View from Islington St, right



View from Islington St, left



Circa 1982-1992, Portsmouth Athenaeum catalog number P40_0171

Issues and Attempted Repairs

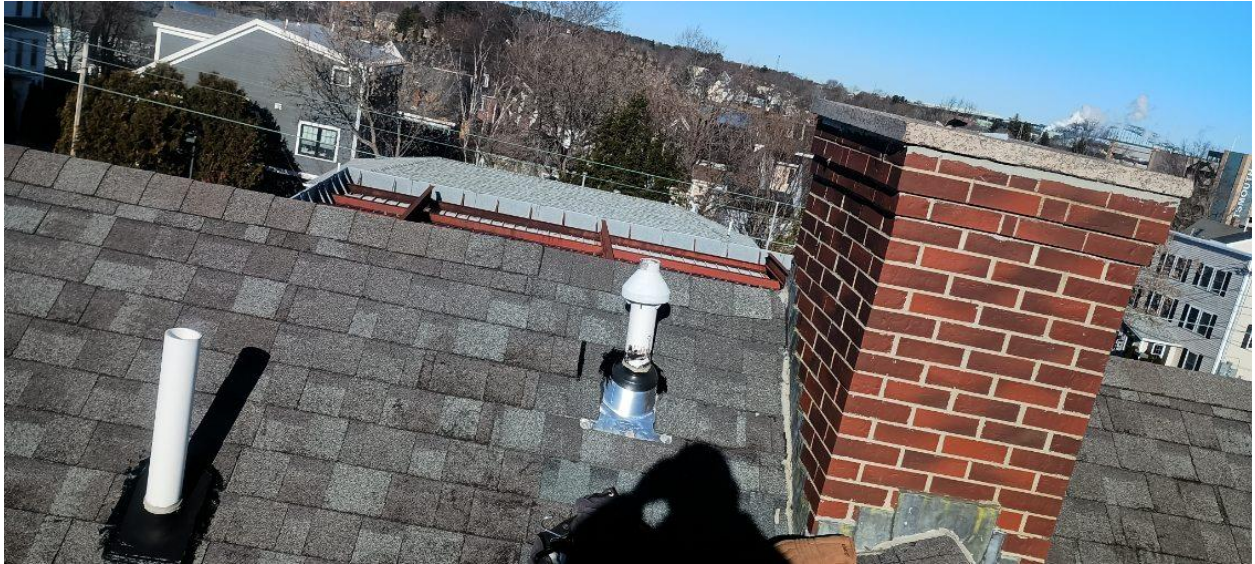
Leaks in the vicinity of the chimney began in 2023, resulting in water intrusion into the living space below. Qualified contractors have been employed on three separate occasions to correct the problem. Repairs have included reflashing the chimney, repointing and sealing the chimney cap, reflashing nearby vent penetrations, installing new ice and water shield in the valley below the chimney, and reshingling the entire area. Despite exterior and interior repair expenses exceeding \$7200 to date (and still counting), no durable resolution has been achieved, and the homeowner continues to suffer water intrusion into their living space.



Chimney cap gap before repair



Chimney cap after repair



After repairs, from rear

Current water intrusion in living space:



Current water intrusion in living space:



Proposed Plan

The Islington Place board of directors wants to implement a comprehensive and lasting solution to this frustrating and expensive problem. We have obtained contractor proposals for a complete replacement of the Phase 1 roof. To insure that any and all leaks are resolved by this costly project, we seek to remove the chimney, which is an unnecessary penetration of the roof barrier with a history of issues. The goal, of course, is to reestablish the integrity of the building envelope and protect the underlying historic structure and its residents.

We recognize that the Historic Preservation Design Guidelines generally discourage removal of historic chimneys. However, we believe for the following reasons that retention of our chimney would constitute an undue burden on the Association and our homeowners, and that removal is the appropriate course of action.

- The chimney is not historic.
- It is not a character defining feature of the building.
- Visibility of the chimney from the street is limited.
- The chimney penetration compromises the integrity of the roof barrier for no functional purpose.
- Multiple repairs have failed to achieve lasting results.
- Continuing exterior and interior repair expenses will restrict the ability of the Association to maintain other important aspects of the property.

Summary

Since removal of the chimney would be a minor change to our property with limited visibility, and repairs are urgently needed to halt water intrusion, we respectfully request expedited administrative approval of this application so that we may begin our roof replacement project as soon as possible. Any questions may be directed to Janet Doyle, Secretary of the Association, at doyle.janet.m@mail.com. We thank you in advance for your timely consideration.

Sincerely,

The Islington Place Condominium Association Board of Directors

Kearn Knowles, President
Janet Doyle, Secretary

Kathy Ouellette, Treasurer

cc: Dennis Pelletier
Property Manager
PMI Advantage Property Management

Attachment:
Elevations



ENTRANCE ELEVATION

1/8" = 1'-0"



ISLINGTON STREET ELEVATION

1/8" = 1'-0"



AR&T ELEVATION

1/8" = 1'-0"



BACK ELEVATION

1/8" = 1'-0"

REVISIONS:
REV #1: 10/22/2012
REV #2: 01/04/2013

198 ISLINGTON PLACE
198 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE

CJ ARCHITECTS
4 MARKET STREET, PORTSMOUTH, NH 03801
T 603-431-2808 F 603-431-2809 cjarchitects.net

NEW
ADDITION -
KEY
ELEVATIONS

DATE: 04/26/10
DRAWN BY: RLD
APPROVED BY: CJG
SCALE: 1/8" = 1'-0"
JOB NUMBER: 20812

A12

8. 96 State Street

-Recommended Approval

Background: The applicant is seeking approval for window replacements.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

96 STATE STREET

PORTSMOUTH, NH
HISTORIC DISTRICT PUBLIC HEARING - 07/02/2025

OWNER

Huai Ying Zheng
34 SAWGRASS LANE,
ELIOT, ME 03903
PHONE: 617-775-9522

ARCHITECT

WINTER HOLBEN architecture + design
7 WALLINGFORD SQUARE, UNIT 2099
KITTERY, MAINE 03904
PHONE: 207-994-3104



DRAWING INDEX

No.	Sheet Name
General	
H-001	Cover Sheet
Existing	
HE-300	Existing - North & East Elevation
HE-301	Existing - South & West Elevation
Architectural	
H-300	Elevations
H-301	Elevations
H-510	Exterior Window Details
H-511	Exterior Window Details
H-512	Exterior Window Details
H-900	Product Data
H-900b	Product Data

SITE LOCATION MAP



96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	12" = 1'-0"
Drawing Date:	06/18/2025
Project Number:	24051

drawing revisions:

Cover Sheet

H-001



1 Existing - North Elevation
1/8" = 1'-0"

EXISTING WINDOWS ARE ALUM
CLAD PELLA WINDOWS WITH
SIMULATED DIVIDED LIGHTS
AND LIGHT BLOCK BAR



2 Existing - East Elevation
1/8" = 1'-0"

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	06/18/2025
Project Number:	24051

drawing revisions:

Existing -
North & East
Elevation

HE-300



① Existing - South Elevation
1/8" = 1'-0"



② Existing - West Elevation
1/8" = 1'-0"

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	1/8" = 1'-0"
Drawing Date:	06/18/2025
Project Number:	24051

drawing revisions:

Existing -
South & West
Elevation

HE-301

WINDOW NOTE:
PROPOSED WINDOWS PELLA
RESERVE WITH SIMULATED
DIVIDED LIGHT AND LIGHT
BLOCK BAR



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

04 - Bottom of Roof
Ridge
32' - 8"

Exist Top of Wall
25' - 0 3/4"

03 - 3rd Floor
18' - 2"

02 - 2nd Floor
9' - 5"

01 - 1st Floor
0' - 0"



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

04 - Bottom of Roof
Ridge
32' - 8"

Exist Top of Wall
25' - 0 3/4"

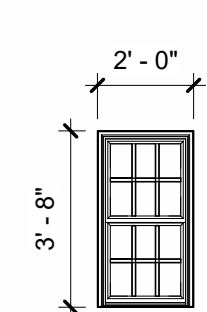
03 - 3rd Floor
18' - 2"

02 - 2nd Floor
9' - 5"

01 - 1st Floor
0' - 0"

LEGEND

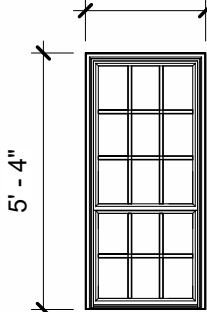
A WINDOW TAG



A

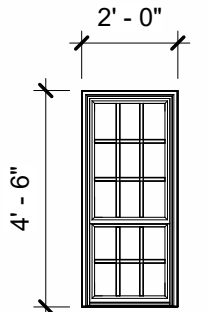
Double-Hung

2' - 6"



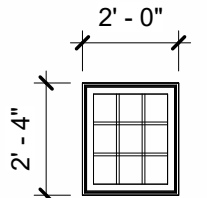
C

Double-Hung



B

Double-Hung



D

FIXED

NOTE - FIELD VERIFY ALL EXISTING R.O.'S WINDOW
SCHEDULE REPRESENTS INTENT OF DESIGN

WINDOW TYPES
1/4" = 1'-0"

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG

Drawing Checked By: BMH

Drawing Scale: As indicated

Drawing Date: 06/18/2025

Project Number: 24051

drawing revisions:

Elevations

H-300

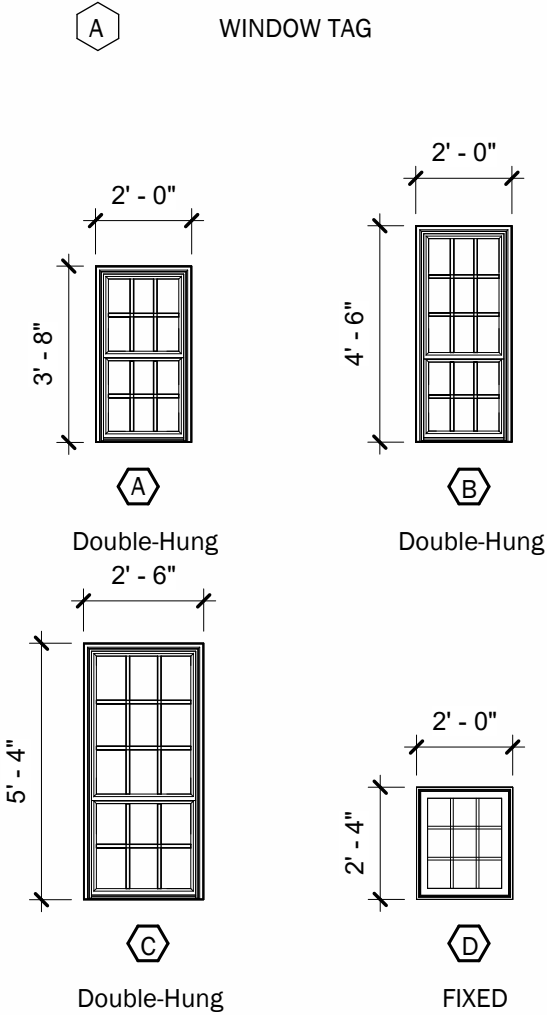
WINDOW NOTE:
PROPOSED WINDOWS PELLA
RESERVE WITH SIMULATED
DIVIDED LIGHT AND LIGHT
BLOCK BAR



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

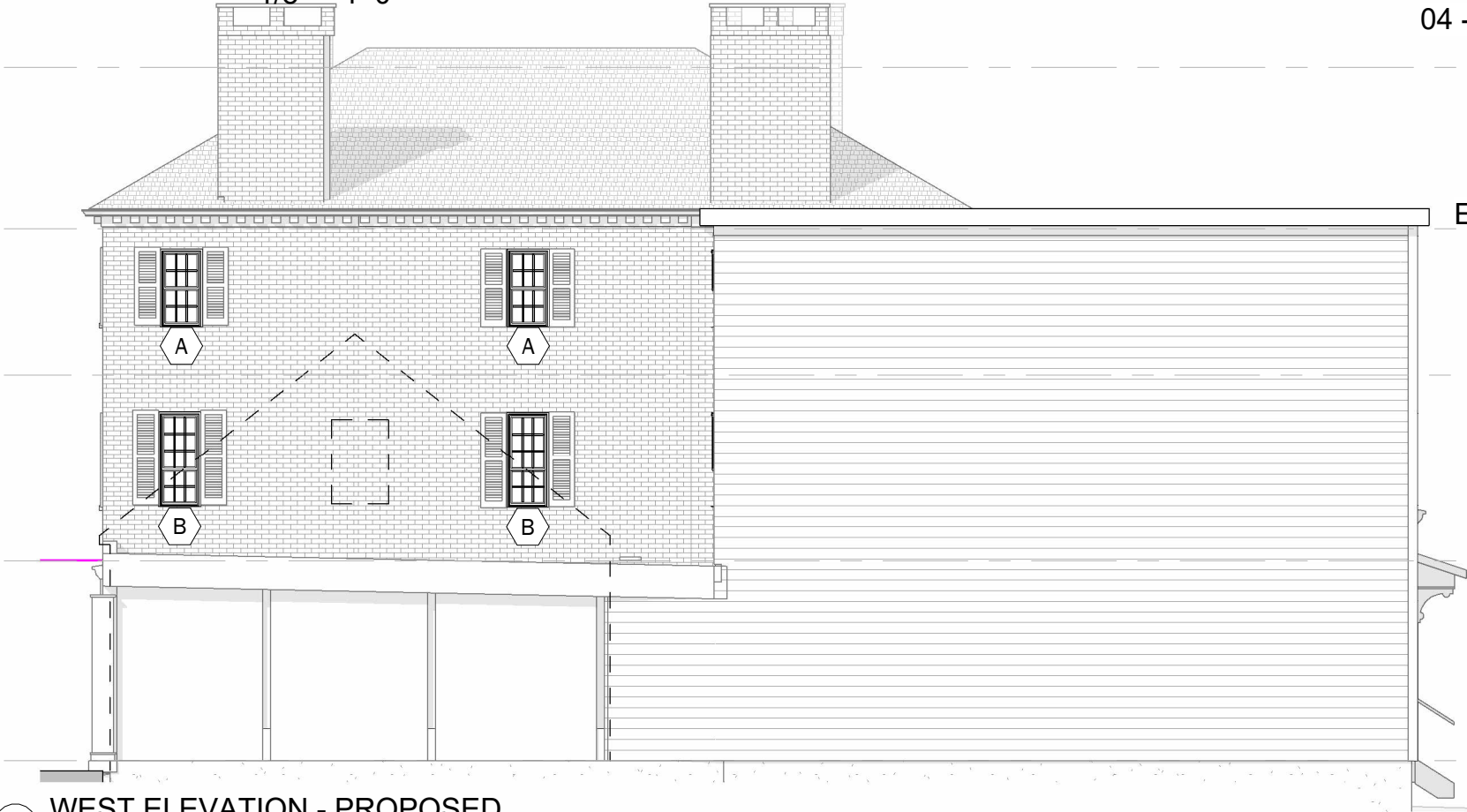
- 04 - Bottom of Roof Ridge 32' - 8"
- Exist Top of Wall 25' - 0 3/4"
- 03 - 3rd Floor 18' - 2"
- 02 - 2nd Floor 9' - 5"
- 01 - 1st Floor 0' - 0"

LEGEND



NOTE - FIELD VERIFY ALL EXISTING R.O.'S WINDOW
SCHEDULE REPRESENTS INTENT OF DESIGN

WINDOW TYPES
1/4" = 1'-0"



2 WEST ELEVATION - PROPOSED
1/8" = 1'-0"

- 04 - Bottom of Roof Ridge 32' - 8"
- Exist Top of Wall 25' - 0 3/4"
- 03 - 3rd Floor 18' - 2"
- 02 - 2nd Floor 9' - 5"
- 01 - 1st Floor 0' - 0"

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

WINTER
HOLBEN
architecture + design

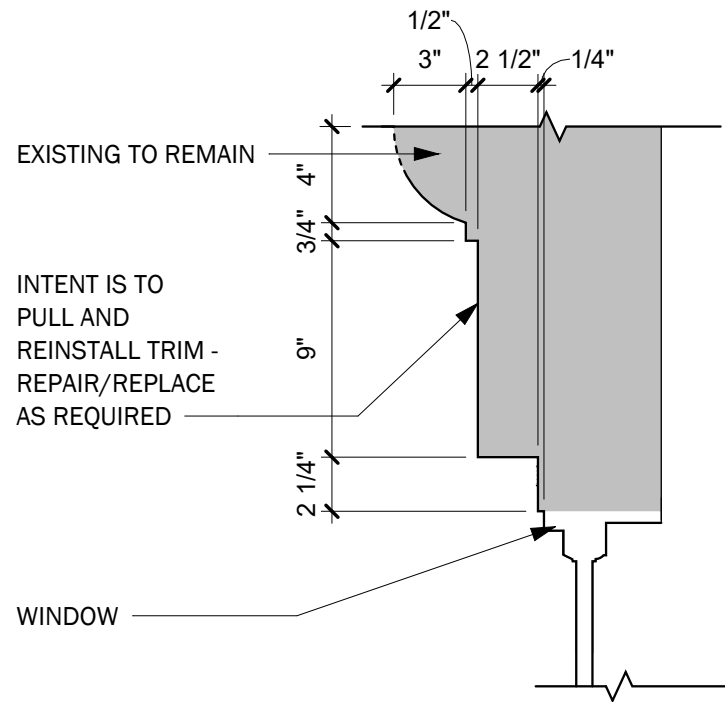
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG
Drawing Checked By: BMH
Drawing Scale: As indicated
Drawing Date: 06/18/2025
Project Number: 24051

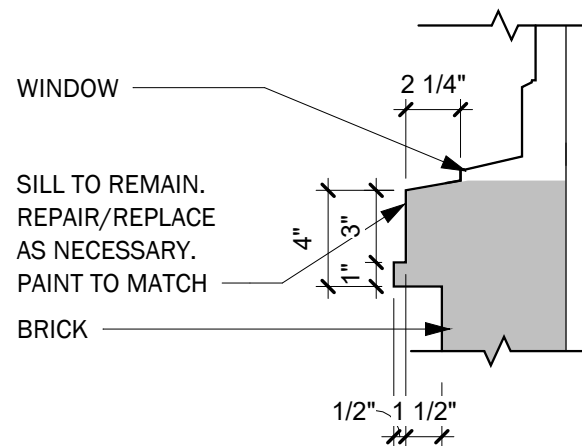
drawing revisions:

Elevations

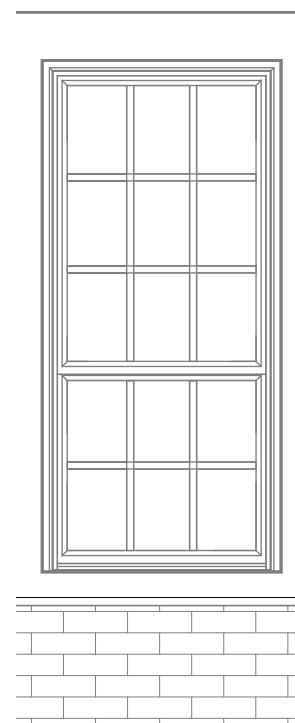
H-301



① **WINDOW HEAD @ PANEL DETAIL**
1 1/2" = 1'-0"



② **BRICK SILL @ PANEL DETAIL**
1 1/2" = 1'-0"



③ **BRICK SILL ELEVATION**
1/2" = 1'-0"



EXISTING CONDITION

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

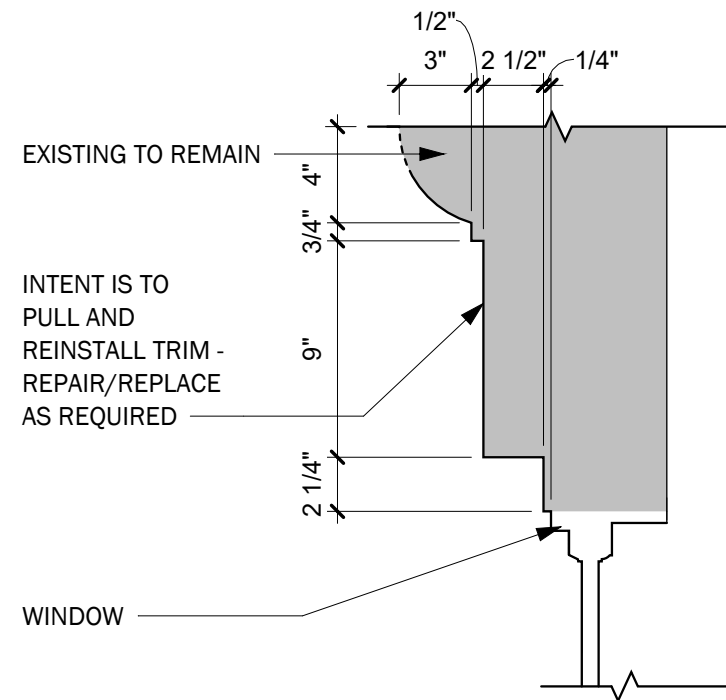
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	As indicated
Drawing Date:	06/18/2025
Project Number:	24051

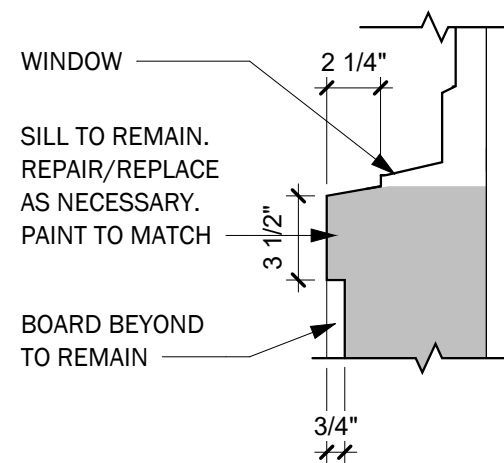
drawing revisions:

Exterior
Window
Details

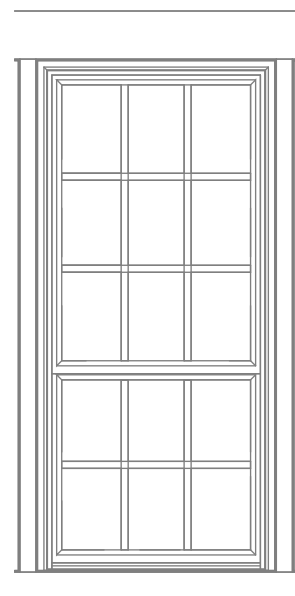
H-510



③ WINDOW HEAD @ PANEL DETAIL TYP.
1 1/2" = 1'-0"



④ WINDOW SILL @ PANEL DETAIL
1 1/2" = 1'-0"



② PANEL SILL ELEVATION
1/2" = 1'-0"



EXISTING CONDITION

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER
HOLBEN**
architecture + design

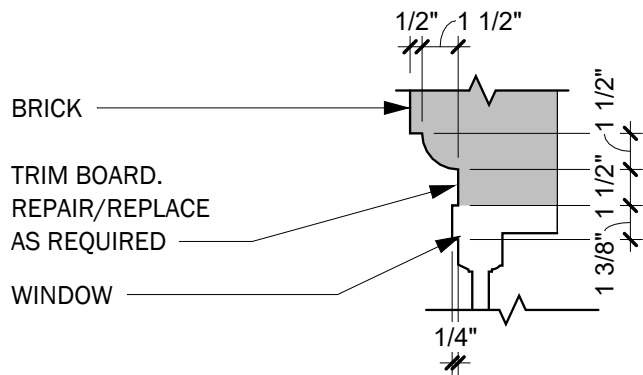
7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	As indicated
Drawing Date:	06/18/2025
Project Number:	24051

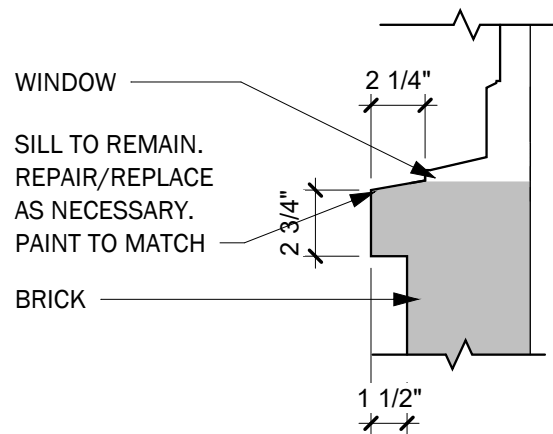
drawing revisions:

Exterior
Window
Details

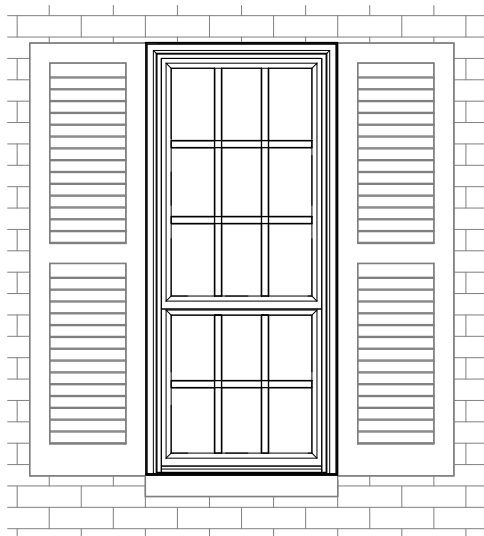
H-511



① WINDOW HEAD @ MASONRY OPENING DETAIL
1 1/2" = 1'-0"



② WINDOW SILL @ MASONRY OPENING DETAIL
1 1/2" = 1'-0"



③ MASONRY OPENING ELEVATION
1/2" = 1'-0"



EXISTING CONDITION

96 STATE ST.

96 State St. Portsmouth, NH

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**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 2099
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207.994.3104

Drawn By:	PG
Drawing Checked By:	Checker
Drawing Scale:	As indicated
Drawing Date:	06/18/2025
Project Number:	24051

drawing revisions:

Exterior
Window
Details

H-512

Pella® Reserve™
Traditional
Wood & Aluminum-Clad Wood

Unparalleled
historical detailing

Featuring historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

Authentic
hardware

With a historically authentic spoon-lock and our Antiek casement window hardware inspired by period furniture.

Integrated
Rolscreen®

A retractable screen that appears when you open the window and disappears into the frame when the window is closed.

WH PROPOSED:

DOUBLE HUNG AND FIXED WINDOWS WITH A TRADITIONAL GRILLE PATTERN AND OGEE INTEGRAL LIGHT TECHNOLOGY GRILL TYPE. FLAT SCREEN OPTION TO BE INCLUDED. BLACK AND WHITE EXTERIOR FINISHES TO MATCH THE TO BE REPLACED WINDOWS, TYPICAL.



Historic elements

Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry’s deepest sash dimension.

Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

Integral Light Technology. Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy performance.

Intentional innovations

Single- and double-hung Integrated Rolscreen. The Integrated Rolscreen is a screen on a single- and double-hung window that appears when you open the window, and rolls away, out of sight, when you close it.

Innovative sash lugs. Add sash lugs to the exterior of our double-hung windows to create an authentic look, while maintaining modern tilting functionality for easy cleaning.

Steady Set™ interior installation system. The industry's fastest wood window installation system with uncompromising quality.²

Exquisitely designed windows and doors with unparalleled historical detailing. Featuring through-stile construction, deliberate proportions and intricate profiles to achieve authentic traditional style. Durable interiors and extruded aluminum exteriors allow you to create the ideal look for your design. And with cutting-edge innovations that solve modern-day inconveniences without compromising the design, your clients can be proud to own Pella Reserve – Traditional windows and patio doors. We know your reputation matters, so we stand behind Pella Reserve products with the best limited lifetime warranty for wood windows and patio doors.¹

Achieve your vision and impress your clients. 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. And with large multi-slide and bifold patio doors, you can create a space that blurs the lines between indoors and out.

96 STATE ST.

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Huai Ying Zheng

WINTER
HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	BH
Drawing Scale:	
Drawing Date:	06/18/2025
Project Number:	24051

drawing revisions:

Product Data

H-900

9. 279 Marcy Street, Unit #3 -Recommended Approval

Background: The applicant is seeking approval to install full screens, where other units have full screens in the same building (first and third floors)

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



First Floor Unit with Full Screens



Third Floor Unit with Full Screens

10. 139 South Street

-Recommended Approval

Background: The applicant is seeking approval for:

- Restore 18 windows in the main(street fronting) structure by 'Window Women of New England'.
- Replace all remaining windows with new Marvin Ultimate Series w/ ½ screens.
- Replace octagon window with square unit to fit, See 4/Page 2.
- Replace back slider with a pair of Marvin Ultimate French Doors in the same size. See 4/Page 2.
- Remove 'faux' back door, trim, pediment and light. Infill with siding to match existing. See 1+2/Page 3.
- Remove skylight and replace roofing on main structure and 2-story structure to match existing. See 3/Page 3.
- Replace roof over 1-story rear addition with metal and rubber. See 4/Page 3.
- Replace all eaves in kind and existing gutters with copper.
- Add (1) new Rheem Heat Pump. See Page 4 and Specifications.
- Add (1) electric car charger to parking lot at landscape edge. See Specifications.
- As part of these efforts, we are anticipating any general repair and refurbishment of compromised or failing conditions will be handled, in-kind.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

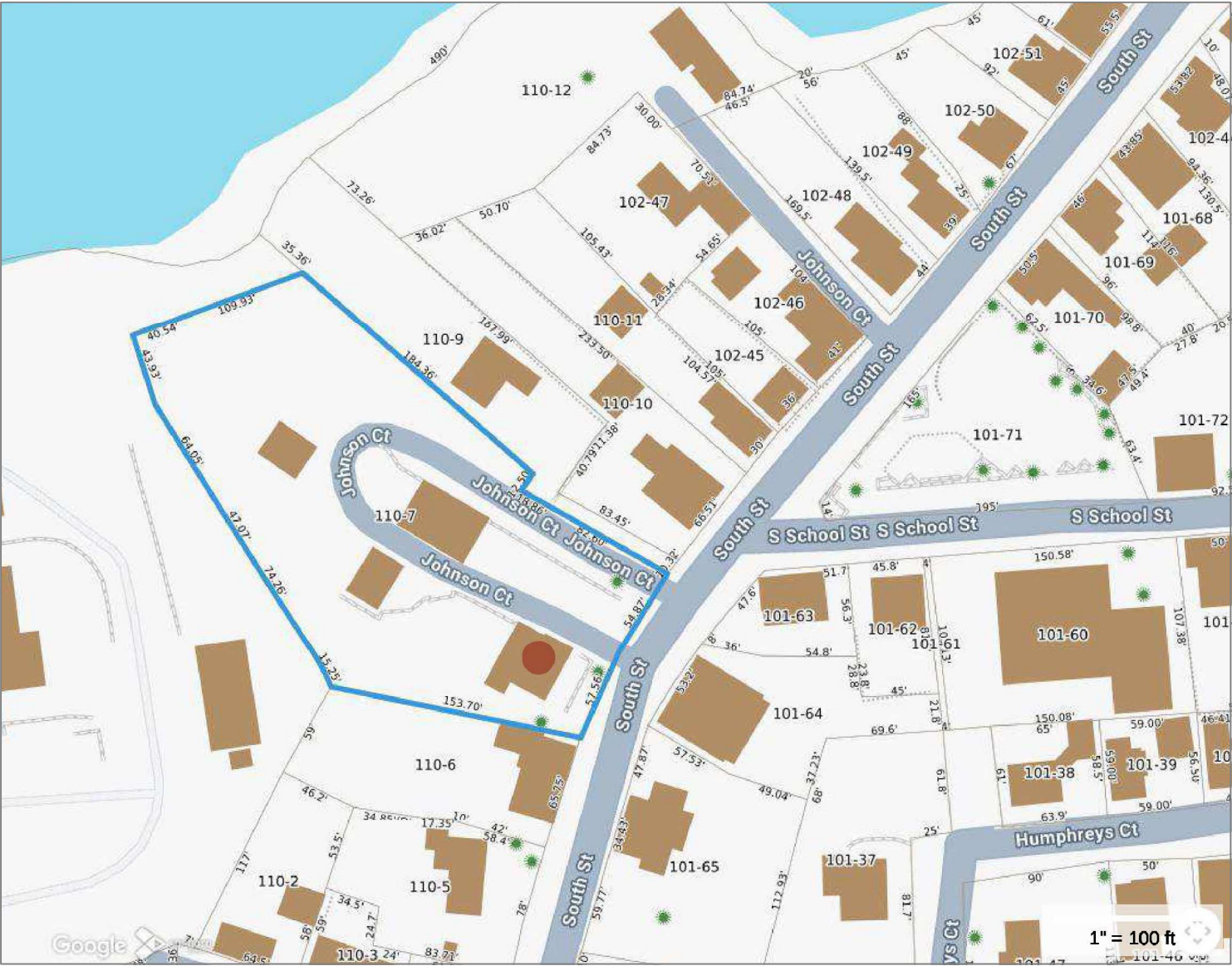


Table of Contents

- 1. Cover Sheet and Locus Map (139A South is part of a HOA)
- 2. Photos of Existing Home
- 3. Conditions to be Refurbished and Replaced In-Kind
- 4. Conditions to be Refurbished and Replaced In-Kind

Proposed Scope: General Updates and Refurbishments

- Restore 18 windows in the main(street fronting) structure by 'Window Women of New England'.
- Replace all remaining windows with new Marvin Ultimate Series w/ 1/2 screens.
- Replace octagon window with square unit to fit, See 4/Page 2.
- Replace back slider with a pair of Marvin Ultimate French Doors in the same size. See 4/Page 2.
- Remove 'faux' back door, trim, pediment and light. Infill with siding to match existing. See 1+2/Page 3.
- Remove skylight and replace roofing on main structure and 2-story structure to match existing. See 3/Page 3.
- Replace roof over 1-story rear addition with metal and rubber. See 4/Page 3.
- Replace all eaves in kind and existing gutters with copper.
- Add (1) new Rheem Heat Pump. See Page 4 and Specifications.
- Add (1) electric car charger to parking lot at landscape edge. See Specifications.
- As part of these efforts, we are anticipating any general repair and refurbishment of compromised or failing conditions will be handled, in-kind.



1. Close Up Along Left Side (from Street)



2. Front Elevation



3. Right Side Elevation



4. Back Elevation



5. Close Up of Back Corner



6. Close Up of Roofs at Back Corner

139A South Street, Portsmouth, New Hampshire

Auger Building Company

Existing Condition Photos

AA

7.2025

SHT. 2



1. Right Side Elevation

Red circle shows location of back door to be removed.
This door does not function to access the interior and poses confusion.



2. Door to be Removed

- Doors does not operate.
- Door is not evident on the interior.
- Remove door, trim, pediment, sill and light fixture.
- Reside to match existing.



3. Back Elevation

- Main roof and 2-story addition roof to be replaced in kind.
- Skylight at ridge to be eliminated.
- 1-story addition roof to be replaced with metal and rubber.
- See below.
- Slider to be replaced with a
- French Door of same size.
- Octagon window to be replaced with a square.

4. 1-Story Roof

Close up of varied conditions as seen from side view.
Also see Photo 6/Page 2.





1. Left Side Back (Inside) Corner

Location of new heat pump will be parallel to and as close to the building wall as specifications allow.

- 40" wide, parallel to building
 - 31" high, above grade
 - 19" deep, off building facade
- See Specification Sheet.



2. Inside Corner (Looking toward South Street)

Photo demonstrates this area of the lot has many other utilitarian attributes.

- Lines will run up parallel to the gutter and cornerboard above.
- Lines will be painted to match siding.



3. Inside Corner (Looking from South Street)

Heat pump will be approximately 55' back from South Street lot line.



Heat Pumps
RD18AY



Endeavor[®] Line *Prestige[®]* Series Side-Discharge Universal Heat Pump



This product meets a stringent set of our internally defined sustainability standards



RD18AY

Cooling Efficiencies up to: 19 SEER2 / 13 EER2

Heating Efficiencies up to: 10 HSPF2

Nominal Sizes: 2 to 5 Tons [7.0 to 17.6 kW]

Cooling & Heating Capacities: 22.8 to 53.0 kBTU [6.7 to 16.1 kW]

Refrigerant Type: R-454B



¹Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR[®]. Ask your Contractor for details or visit www.energystar.gov.

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Features and Benefits

- **Flexible and Universal Install Compatibility:**
 - Works with nearly any R-454B HVAC System—including Rheem EcoNet® Enabled systems and non-communicating systems
 - Install with any indoor system component via a Rheem algorithm
(**IMPORTANT:** the indoor system component CFM must match the requirement of the outdoor system component)
 - Install as a Universal Replacement with minimal alterations (**R-454B coil only**—with TXV)
- **Space Saver Solution:** The RD18AY—with footprint options as low as 36.6" tall and 19.8" wide—is ideal for when installation locations are constrained; but is also perfect for any system or replacement option where an efficient, streamlined look is desired
- **Quiet Operation as low as 50dBA¹:** Offers sound dampening features such as a sound blanket, refrigerant tubing design, fan blade approach and innovative compressor and drive technologies—ensure that as efficiency goes up, sound levels stay low
- **EcoNet® Enabled²:** Automatic system configuration and optimization
- **PlusOne® Diagnostics & Bluetooth®^{3,4} Connectivity:** With the Rheem Contractor & EcoNet® Apps, built-in technology makes advanced set-up, monitoring, troubleshooting, and repairing the product easier than ever before
- **PlusOne® Variable Speed Twin Rotary Compressor & Inverter Drive:**
 - Features variable speed operation from 45 to 100% capacity with the EcoNet® Smart Thermostat or with legacy and other thermostats when the utility 1 & 2 jumpers are installed or using the Rheem algorithm⁵
 - Provides precise temperature control, advanced humidity control and greater efficiency
- **Brushless DC Condenser Motors (BLDC):** Enhances reliability and allows for easier serviceability
- **Swept Wing Fan Technology:** Features quieter operation and improved unit acoustics
- **7mm Condenser Copper Coil:** Requires less refrigerant allowing for a smaller and lighter footprint while enhancing reliability
- **Optional Base Pan Heater:** Utilizes a built-in thermostat to regulate the heating operation to prevent ice build-up on the base pan during extreme cold weather conditions
- **Traditional Refrigerant Piping:** Allows for use of existing refrigerant line sets for further ease of replacement installation flexibility
- **10-Year Conditional Parts Warranty (registration required):** Coverage when installed as a heat pump only or as part of a system—with no AHRI matched system requirement
- **Qualifies for Federal Incentives (conditions apply):**
 - Federal Tax Credit compliant system combinations across all product tonnages (effective through 12/31/32)—up to \$2000 for qualified heat pumps
 - Visit [Rheem.com/Federal-Incentives](https://www.rheem.com/federal-incentives)
- **PlusOne® Refrigerant Detection System™⁶:** An integrated one-box, patented design featuring the A2L sensor and mitigation board, offering easier commissioning with a single component and simplified wiring configuration, compatibility with the any 24V thermostat application and system protection by automatically pausing outdoor unit operation—if excess refrigerant is detected
- **Designing for Sustainability with Low GWP:** For 2025, the Environmental Protection Agency (EPA) has set a global warming potential (GWP) limit of 700 for refrigerant used in heating and cooling systems. This new requirement will result in a 78%⁷ lower GWP than previous-generation refrigerants—with only minimal changes to system installation. For us, this is another step toward our continued sustainability goal of reducing greenhouse gas emissions, while still delivering an exceptional level of energy efficient, dependable comfort

¹Based on Internal R&D Testing, 2023 Sound levels are also dependent on proper installation and location of outdoor product. ²When installed as part of a complete AHRI-matched, Rheem EcoNet® Enabled system. ³The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Rheem® is under license. Other trademarks and trade names are those of their respective owners. ⁴When installed as part of a complete Rheem system where both the outdoor & indoor components feature Bluetooth® Technology. ⁵Two-Stage (70% & 100% capacity) operation when installed with legacy and other thermostats when the utility 1 & 2 jumpers are not installed. The 2-Ton model features a single rotary compressor. ⁶Factory or field installed in the furnace coil or air handler and is applicable to the complete heating and cooling system featuring Low GWP Refrigerant (A2L). ⁷When comparing the GWP of R-454B to R-410A refrigerant.

Heat Pumps

<u>R</u>	<u>D</u>	<u>18</u>	<u>A</u>	<u>Y</u>	<u>24</u>	<u>A</u>	<u>J</u>	<u>V</u>	<u>C</u>	<u>A</u>
Brand	Product Category	SEER2	Region	Refrigerant	Capacity	Major Series	Voltage	Type	Controls	Minor Series
R - Rheem	D - Side-Discharge Heat Pump	18 - 18 SEER2	A - All Regions	Y - R-454B	24 - 24,000 [7.03 kW] 36 - 36,000 [10.55 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	A - 1st Design	J - 208/230/1/60	V - Fully Variable	C - Communicating, EcoNet®, Bluetooth®	A - 1st Series

[] Designates Metric Conversions

AVAILABLE MODELS	DESCRIPTION
RD18AY24AJVCA	Endeavor® Line <i>Prestige</i> ® Series 2 Ton R-454B Inverter Driven Variable Speed Universal Heat Pump
RD18AY36AJVCA	Endeavor® Line <i>Prestige</i> ® Series 3 Ton R-454B Inverter Driven Variable Speed Universal Heat Pump
RD18AY48AJVCA	Endeavor® Line <i>Prestige</i> ® Series 4 Ton R-454B Inverter Driven Variable Speed Universal Heat Pump
RD18AY60AJVCA	Endeavor® Line <i>Prestige</i> ® Series 5 Ton R-454B Inverter Driven Variable Speed Universal Heat Pump

NOTE: RD18AY models are communicating when installed as part of a complete AHRI-matched, Rheem EcoNet® Enabled System

STANDARD EQUIPMENT
R-454B Refrigerant
Rotary Compressor
Field Installed Filter Drier
Low Ambient Control
Compressor Sound Cover
Low Pressure Control
Front Seating Service Valves
Internal Pressure Relief Valve
Built-In Low Ambient with EcoNet®
Easy Access to Internal Components
Optimized Venturi Airflow
Powder Coated Paint
Rust Resistant Screws
QR Code
External Gauge Ports
Base Pan Heating Element ¹

¹Heating element commissioning requires purchase and field installment of base pan heater kit (item 45-110492-01).

General Data				
MODEL NO.	RD18AY24AJVCA	RD18AY36AJVCA	RD18AY48AJVCA	RD18AY60AJVCA
Nominal Tonnage	2.0T	3.0T	4.0T	5.0T
Valve Connections				
Liquid Line O.D. – in.	3/8	3/8	3/8	3/8
Suction Line O.D. – in.	3/4	3/4	7/8	7/8
Refrigerant (R-454B) furnished oz. ¹	76	141	194	222
Compressor Type				
Outdoor Coil				
Net face area – Outer Coil (Sq. Ft.)	11	15.1	17.2	17.2
Net face area – Inner Coil (Sq. Ft.)	11	15.1	17.2	17.2
Tube diameter – in.	0.276	0.276	0.276	0.276
Number of rows	1	2	3	3
Fins per inch	18	18	16	16
Outdoor Fan				
Diameter – in.	26	28	24	24
Number of blades	3	3	3	3
Motor hp	1/2	1/2	1/3	1/3
Nos	1	1	2	2
CFM	3175	2820	4350	5400
RPM	550	450	550	675
Watts	115	106	191	327
Shipping weight – lbs.	204	272	347	354
Operating weight – lbs.	177	230	296	306

Electrical Data				
Line Voltage Data (Volts-Phase-Hz)	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60
Maximum overcurrent protection (amps) ²	20.0	30.0	40.0	45.0
Minimum circuit ampacity ³	19.0	26.0	38.0	43.0
Compressor				
Rated load amps	7.1	8.4	6.1	6.1
Locked rotor amps	18	52	61	61
Condenser Fan Motor				
Full load amps	3.0	3.0	2.5	2.5
Locked rotor amps	6.4	6.4	4.1	4.1

¹Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the installation instructions for information about set length and additional refrigerant charge required.

²HACR type circuit breaker or fuse.

³Refer to National Electrical Code manual to determine wire, fuse and disconnect size requirements.

Accessories

MODEL NO.		RD18AY24AJVCA	RD18AY36AJVCA	RD18AY48AJVCA	RD18AY60AJVCA
Compressor crankcase heater		44-103663-15	44-103663-15	44-103663-15	44-103663-15
Base pan heater connector kit ¹		45-110492-01	45-110492-01	45-110492-01	45-110492-01
Low ambient control		Included Standard	Included Standard	Included Standard	Included Standard
Compressor sound cover		Included Standard	Included Standard	Included Standard	Included Standard
Compressor hard start kit		N/A	N/A	N/A	N/A
Low pressure control		Included Standard	Included Standard	Included Standard	Included Standard
High pressure control		Included Standard	Included Standard	Included Standard	Included Standard
Liquid Line Solenoid (24 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V
Liquid Line Solenoid (120/240 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V

¹Required for heating element commissioning.

Weighted Sound Power Level (dBA)

UNIT SIZE - VOLTAGE, SERIES	SOUND PRESSURE AS LOW AS	SOUND POWER AS LOW AS	TYPICAL OCTAVE BAND SPECTRUM (dBA WITHOUT TONE ADJUSTMENT)						
			125	250	500	1000	2000	4000	8000
RD18AY24AJVCA	53	61	45.0	54.7	57.5	58.2	53.9	46.7	38.1
RD18AY36AJVCA	50	58	44.7	60.8	62.3	57.2	53.9	54.5	44.8
RD18AY48AJVCA	54	61	54.0	58.6	63.8	64.9	60.4	54.8	44.9
RD18AY60AJVCA	55	63	53.5	59.0	62.6	63.3	57.9	50.4	44.8

NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI)

Unit Dimensions

MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm
RD18AY24AJVCA	36.6	93.0	40.4	102.6	19.8	50.3	43.31	110.0	48.43	123.0	22.05	56.0
RD18AY36AJVCA	46.4	117.8	42.3	107.4	22.8	57.8	53.94	137.0	50.00	127.0	25.00	63.5
RD18AY48AJVCA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0
RD18AY60AJVCA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0

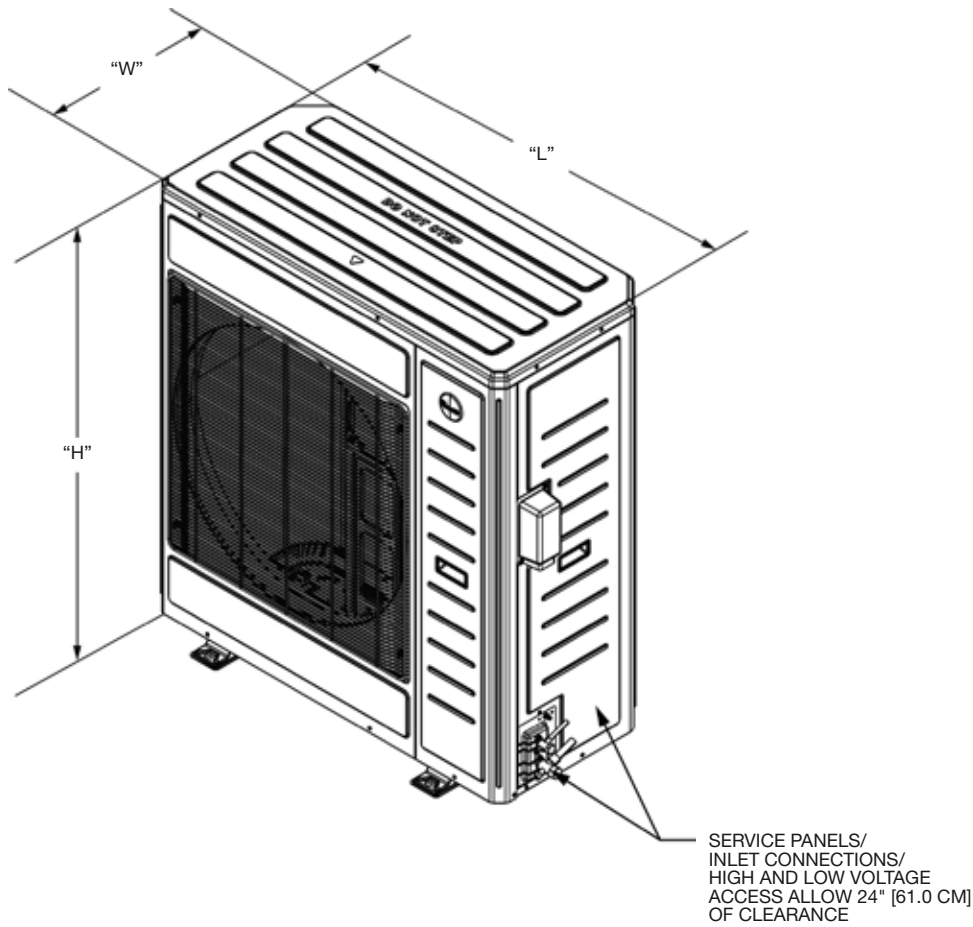


Illustration
A1345-02-00

[] Designates Metric Conversions

Allowable Clearances

Single Unit Installations

RD18AY24, RD18AY36				
	OBSTRUCTION MIN. CLEARANCE (IN.)			
	REAR	COIL SIDE	FRONT	SERVICE PANEL
Open Space Above	4	12	48	10
	12	4	48	10
	12	12	24	10
	4	12	24	10
Obstruction Above, Less Than 40"	12	12	48	10
	20	4	24	10

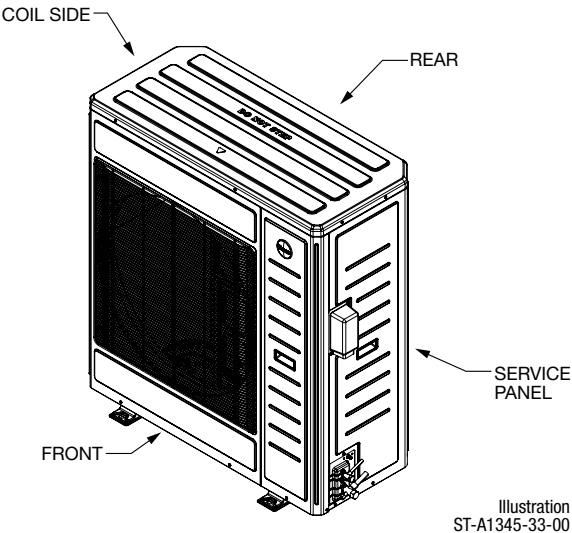


Illustration
ST-A1345-33-00

RD18AY48, RD18AY60				
	OBSTRUCTION MIN. CLEARANCE (IN.)			
	REAR	COIL SIDE	FRONT	SERVICE PANEL
Open Space Above	6	8	60	10
	12	8	60	10
	12	12	40	10
	6	12	40	10
Obstruction Above, Less Than 40"	12	12	48	10
	20	4	60	10

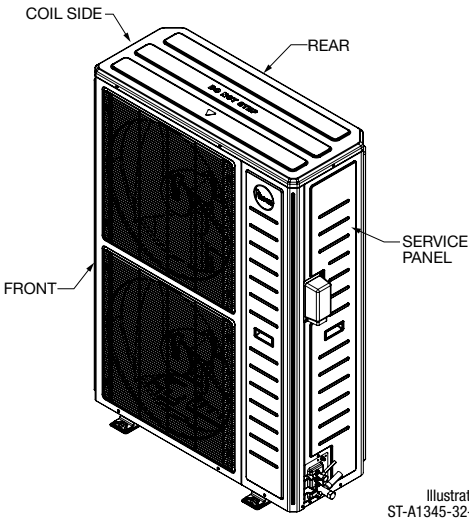


Illustration
ST-A1345-32-00

Multiple Unit Installations

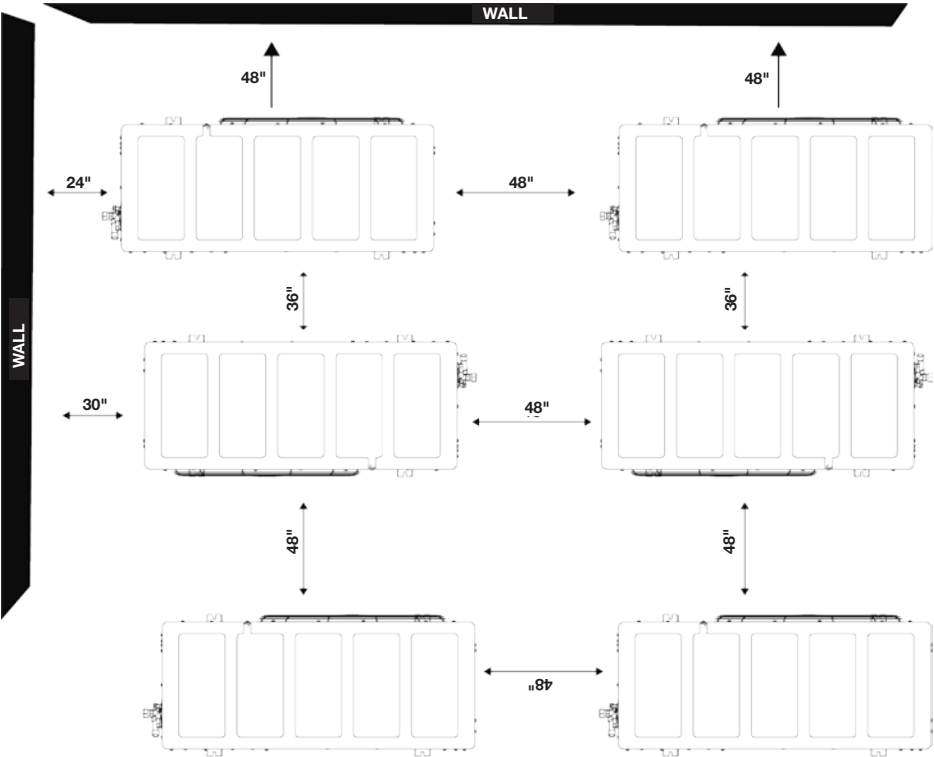


Illustration
ST-A1345-29-00

IMPORTANT: Consult local and national building codes and ordinances for special installation requirements. Following location information will provide longer life and simplified servicing of the outdoor heat pump.

NOTICE: These units must be installed outdoors. No ductwork can be attached, or other modications made, to the discharge grille. Modocations will affect performance or operation.

Refrigerant Line Size Information

18 SEER2 VARIABLE SPEED HEAT PUMPS								
UNIT SIZE	ALLOWABLE LIQUID LINE SIZE	ALLOWABLE VAPOR LINE SIZE	OUTDOOR UNIT ABOVE OR BELOW INDOOR UNIT EQUIVALENT LENGTH (FEET)					
			< 25	26-50	51-75	76-100	101-125	126-150
			MAXIMUM VERTICAL SEPARATION/CAPACITY MULTIPLIER					
2.0 TON *SEE NOTE 3	1/4"	5/8"	25/1.00	50/0.99	33/0.98	60/0.97	NR	NR
	5/16"	5/8"	25/1.00	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	3/8"	5/8"	25/1.00	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	1/4"	3/4"	25/1.00	50/1.00	33/0.99	60/0.99	NR	NR
	5/16"	3/4"	25/1.00	50/1.00	50/0.99	50/0.99	50/0.99	50/0.98
	3/8"	3/4"	25/1.00	50/1.00	50/0.99	50/0.99	50/0.99	50/0.98
3 TON	5/16"	5/8"	25/0.99	50/0.97	50/0.95	50/0.93	36/0.91	NR
	3/8"	5/8"	25/0.99	50/0.97	50/0.95	50/0.93	50/0.91	NR
	5/16"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	36/0.97	20/0.96
	3/8"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.97	50/0.96
	1/2"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.97	50/0.96
4 TON	3/8"	3/4"	25/0.99	50/0.98	50/0.96	50/0.95	50/0.93	50/0.92
	1/2"	3/4"	25/0.99	50/0.98	50/0.96	50/0.95	50/0.93	50/0.92
	3/8"	7/8"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.98	50/0.97
	1/2"	7/8"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.98	50/0.97
5 TON	3/8"	3/4"	25/0.98	50/0.97	50/0.95	50/0.93	46/0.91	NR
	1/2"	3/4"	25/0.98	50/0.97	50/0.95	50/0.93	50/0.91	NR
	3/8"	7/8"	25/0.99	50/0.99	50/0.98	50/0.97	50/0.96	38/0.95
	1/2"	7/8"	25/0.99	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	3/8"	1-1/8"	25/1.00	50/1.00	50/1.00	50/0.99	50/0.99	38/0.99
	1/2"	1-1/8"	25/1.00	50/1.00	50/1.00	50/0.99	50/0.99	50/0.99

NOTES:

- Do not exceed 150 ft. linear line length.
- Do not exceed 50 ft. vertical separation between indoor and outdoor units.
- *3/4" vapor line should only be used for 2 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- **1-1/8" vapor line should only be used for 5 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- Always use the smallest liquid line allowable to minimize refrigerant charge.
- Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
- Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

Refrigerant Line Size Information (Con't.)

18 SEER2 VARIABLE SPEED HEAT PUMPS								
UNIT SIZE	ALLOWABLE LIQUID LINE SIZE	ALLOWABLE VAPOR LINE SIZE	OUTDOOR UNIT ABOVE OR BELOW INDOOR UNIT EQUIVALENT LENGTH (METERS)					
			< 8	9-15	16-23	24-30	31-38	39-46
			MAXIMUM VERTICAL SEPARATION/CAPACITY MULTIPLIER					
7.0 kW [2.0 TON] *SEE NOTE 3	6.35 [1/4]	15.88 [5/8]	8/1.00	15/0.99	10/0.98	20/0.97	NR	NR
	7.94 [5/16]	15.88 [5/8]	8/1.00	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	9.53 [3/8]	15.88 [5/8]	8/1.00	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	6.35 [1/4]	19.05 [3/4]	8/1.00	15/0.99	10/0.99	20/0.99	NR	NR
	7.94 [5/16]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.99	15/0.99	15/0.98
	9.53 [3/8]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.99	15/0.99	15/0.98
10.6 kW [3 TON]	7.94 [5/16]	15.88 [5/8]	8/0.99	15/0.97	15/0.95	15/0.93	11/0.91	NR
	9.53 [3/8]	15.88 [5/8]	8/0.99	15/0.97	15/0.95	15/0.93	15/0.91	NR
	7.94 [5/16]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	11/0.97	6/0.96
	9.53 [3/8]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.97	15/0.96
	12.70 [1/2]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.97	15/0.96
14.1 kW [4 TON]	9.53 [3/8]	19.05 [3/4]	8/0.99	15/0.98	15/0.96	15/0.95	15/0.93	15/0.92
	12.70 [1/2]	19.05 [3/4]	8/0.99	15/0.98	15/0.96	15/0.95	15/0.93	15/0.92
	9.53 [3/8]	22.23 [7/8]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.98	15/0.97
	12.70 [1/2]	22.23 [7/8]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.98	15/0.97
17.6 kW [5 TON]	9.53 [3/8]	19.05 [3/4]	8/0.98	15/0.97	15/0.95	15/0.93	14/0.91	NR
	12.70 [1/2]	19.05 [3/4]	8/0.98	15/0.97	15/0.95	15/0.93	15/0.91	NR
	9.53 [3/8]	22.23 [7/8]	8/0.99	15/0.99	15/0.98	15/0.97	15/0.96	12/0.95
	12.70 [1/2]	22.23 [7/8]	8/0.99	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	9.53 [3/8]	28.58 [1-1/8]**	8/1.00	15/0.99	15/0.98	15/0.99	15/0.99	12/0.99
	12.70 [1/2]	28.58 [1-1/8]**	8/1.00	15/0.99	15/0.98	15/0.99	15/0.99	15/0.99

NOTES:

- 1) Do not exceed 46 meters linear line length.
- 2) Do not exceed 15 meters vertical separation between indoor and outdoor units.
- 3) *19.05 mm [3/4 in.] vapor line should only be used for 2 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 4) **28.58 mm [1-1/8 in.] vapor line should only be used for 5 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 5) Always use the smallest liquid line allowable to minimize refrigerant charge.
- 6) Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
- 7) Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

Performance Data @ AHRI Standard Conditions – Cooling

DESIGNATED TESTED COMBINATION (DTC)												
OUTDOOR UNIT	COIL	TOTAL CAPACITY BTU/H [KW]	NET SENSIBLE BTU/H [KW]	NET LATENT BTU/H [KW]	SEER2	EER2	INDOOR CFM [L/S]	47 DEGREE HEATING CAPACITY BTU/H [KW]	47 DEGREE COP	17 DEGREE HEATING CAPACITY BTU/H [KW]	17 DEGREE COP	REGION IV HSPF2
RD18AY24AJVCA	RH2VY3617STACNJ	21,200 [6.2]	16,400 [4.8]	4,800 [1.4]	18.0	11.7	760 [359.0]	21,200 [6.2]	3.6	18,200 [5.3]	2.4	9.5
RD18AY36AJVCA	RH2VY3621MTACNJ	33,000 [9.7]	24,400 [7.2]	8,600 [2.5]	19.0	13.0	1,050 [495.0]	33,000 [9.7]	3.9	30,200 [8.9]	2.6	10.0
RD18AY48AJVCA	RH2VY6024STACNJ	42,000 [12.3]	31,000 [9.1]	11,000 [3.2]	18.0	12.0	1,430 [675.0]	42,000 [12.3]	3.7	37,500 [11.0]	2.6	9.5
RD18AY60AJVCA	RH2VY6024STACNJ	51,500 [15.1]	37,000 [10.8]	14,500 [4.2]	18.0	11.7	1,650 [779.0]	51,500 [15.1]	3.6	45,000 [13.2]	2.4	10.0

NOTE: This data includes DTC (Designated Test Combination) ratings and is for reference purposes only. A full listing of official ratings and system match-ups, along with downloadable certificates, can be accessed from the AHRI website: www.ahridirectory.org.

[] Designates Metric Conversions



GENERAL TERMS OF LIMITED WARRANTY*

Rheem will furnish a replacement for any part of this product which fails in normal use and service within the applicable period stated, in accordance with the terms of the limited warranty.

***For complete details of the Limited and Conditional Warranties, including applicable terms and conditions, contact your local contractor or the Manufacturer for a copy of the product warranty certificate.**

Conditional Parts
(Registration Required)..... Ten (10) Years

Applies to a heat pump only or system installation. Does not require the heat pump to be part of a properly matched system as specified by the Manufacturer and the Air Conditioning Heating & Refrigeration Institute (AHRI).

Before proceeding with installation, refer to installation instructions packaged with each model, as well as complying with all Federal, State, Provincial, and Local codes, regulations, and practices.

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In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

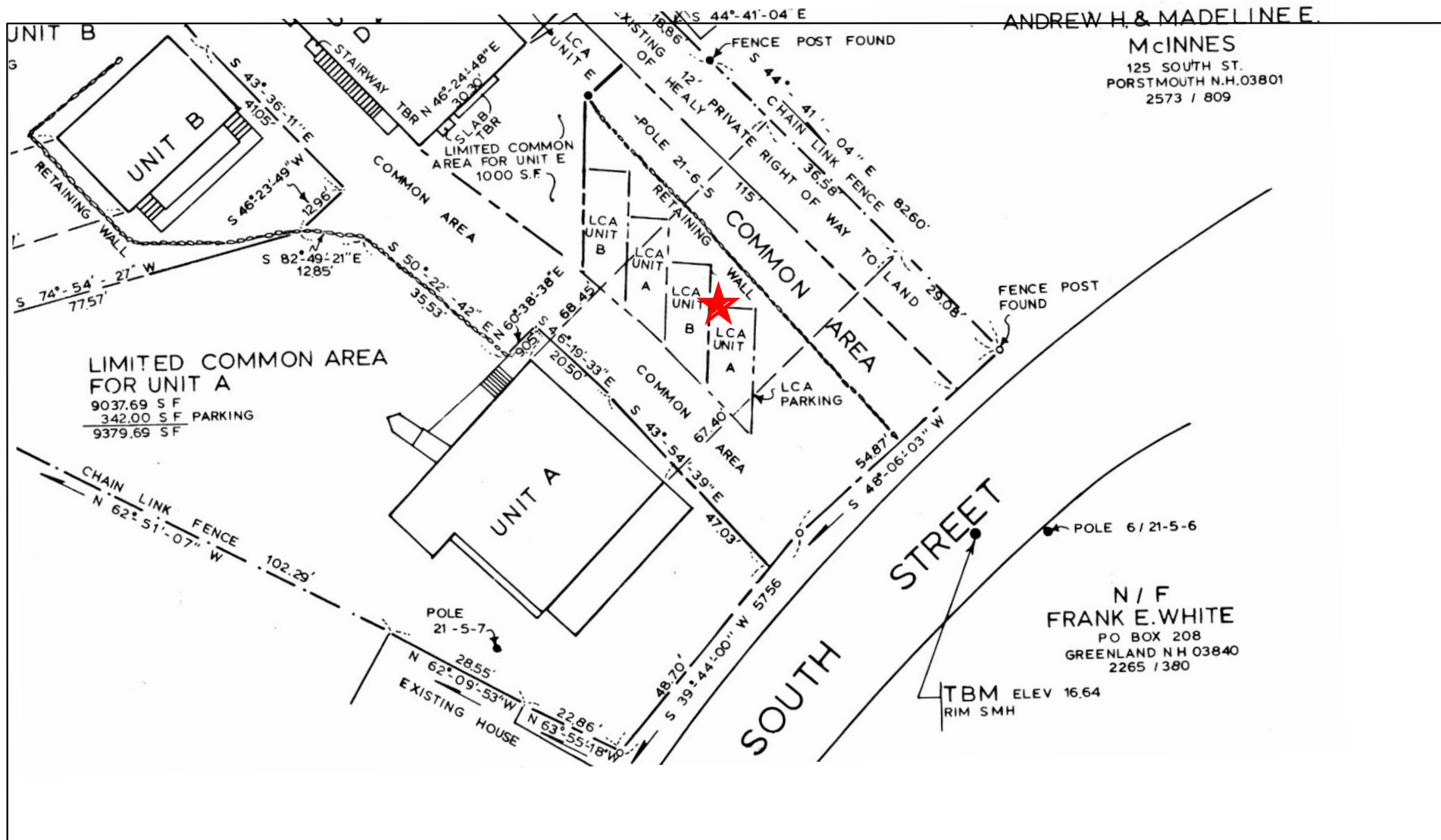
5600 Old Greenwood Road
Fort Smith, Arkansas 72908 • www.rheem.com

125 Edgeware Road, Unit 1
Brampton, Ontario • L6Y 0P5 • rheem.ca



Autel MaxiCharger in Dark Gray on Pedestal
(see below for pedestal with silver model)







11. 53 Pray Street

-Recommended Approval

Background: The applicant is seeking approval for:

Repair and Replace:

- Rebuild both chimneys to be more in scale with what was original, 28"wide x 24"deep.
- Replace back door with a previously approved style, LePage French Door, 3' wide x 6'-8" tall.
- Remove (1) existing Kitchen window on Back Elevation.
- Omit (1) previously approved skylight on Left Side Elevation.
- Reinstall windows, previously infilled, on Left Side Elevation.
- Replace previous approved light with a different style fixture in same location.
- Replace previously approved condenser with (2) smaller units in same location.
- Replace in-kind windows, doors and roofing at Boat House and Garage.
- Repair and refurbish in-kind any conditions identified as compromised or failing.

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. Photos of Boat House
 - 6. Photos of Garage
- Specifications: Light Fixture, Heat Pump



Waterside Aerial View

Credit: Real Estate Listing

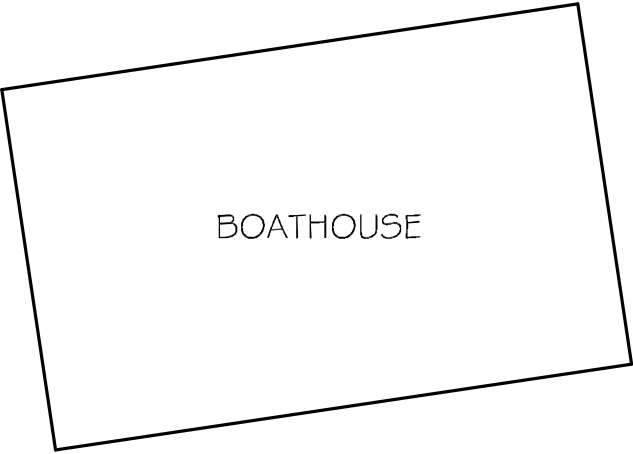
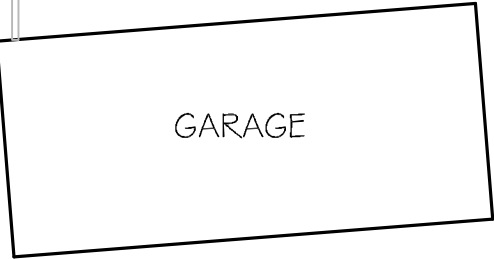
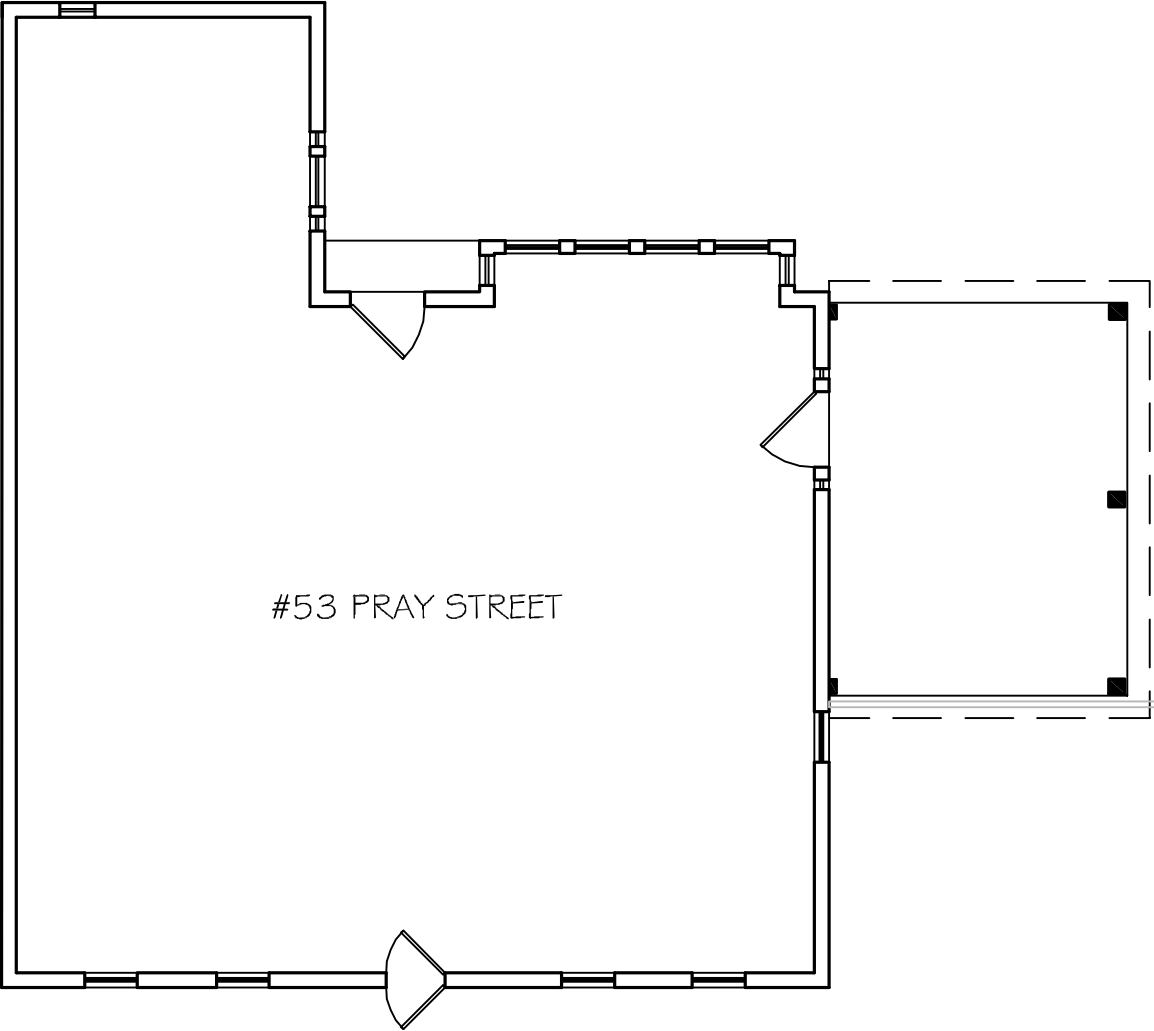
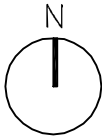
Project Summary

Repair and Replace:

- Rebuild both chimneys to be more in scale with what was original, 28"wide x 24"deep.
- Replace back door with a previously approved style, LePage French Door, 3' wide x 6'-8" tall.
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- Replace in-kind windows, doors and roofing at Boat House and Garage.
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Locus Map



PRAY STREET

Site Plan

53 Pray Street, Portsmouth, New Hampshire

Auger Building Company

AA

7.2025

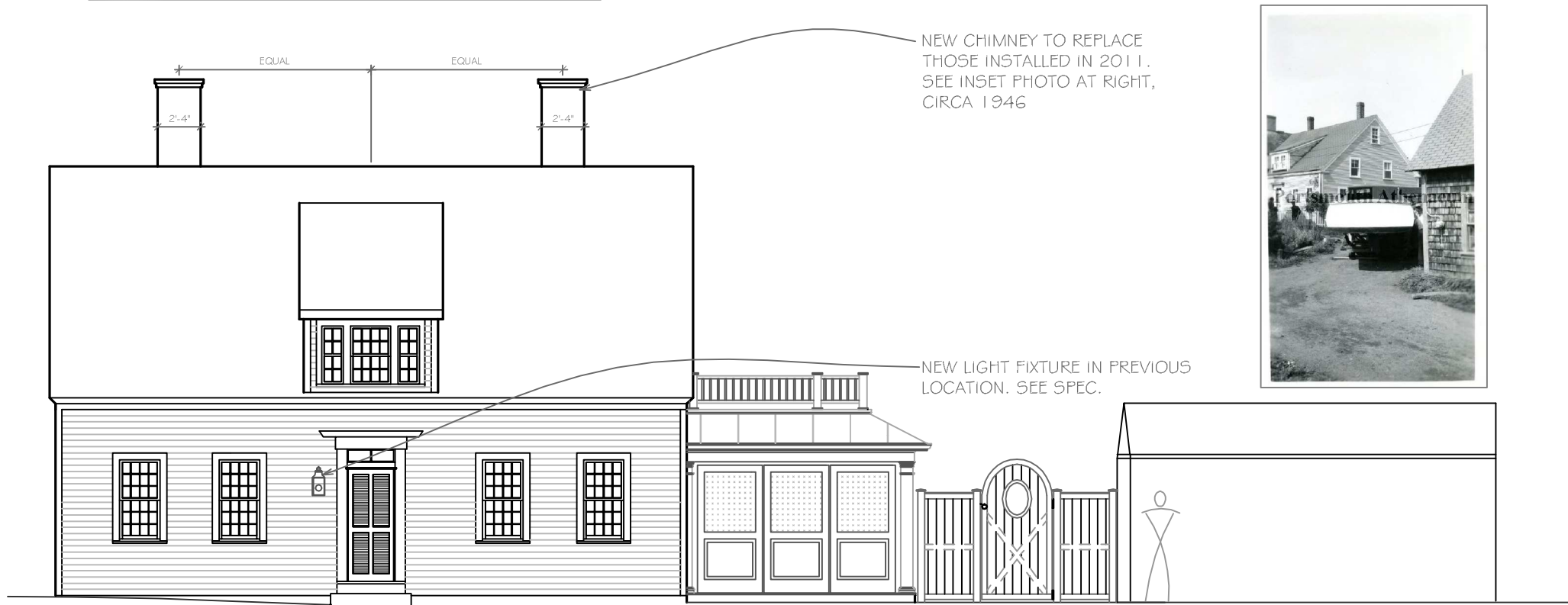
SHT. 1



Previously Approved Front Elevation



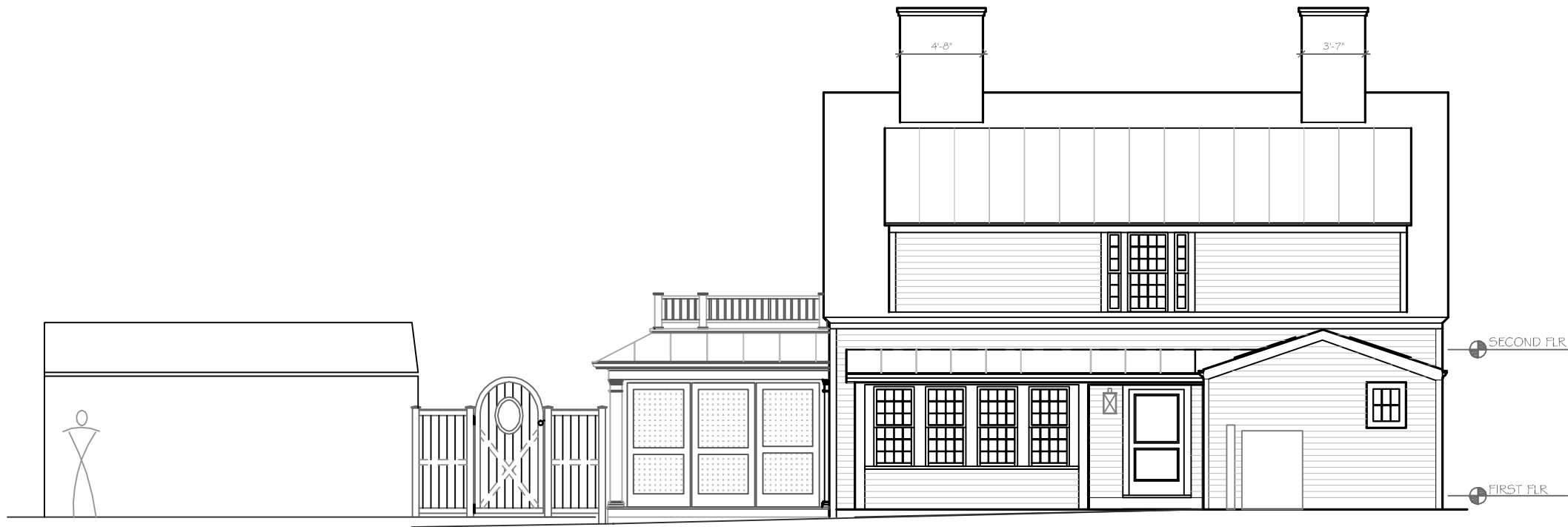
Previously Approved Right Side Elevation



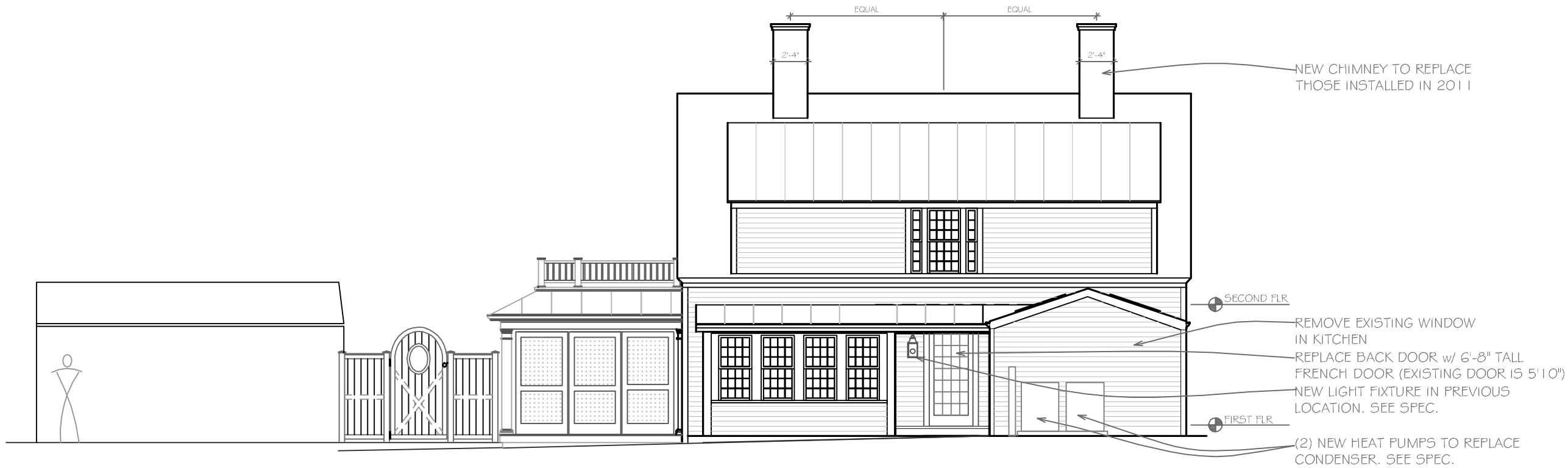
Proposed Front Elevation



Proposed Right Side Elevation



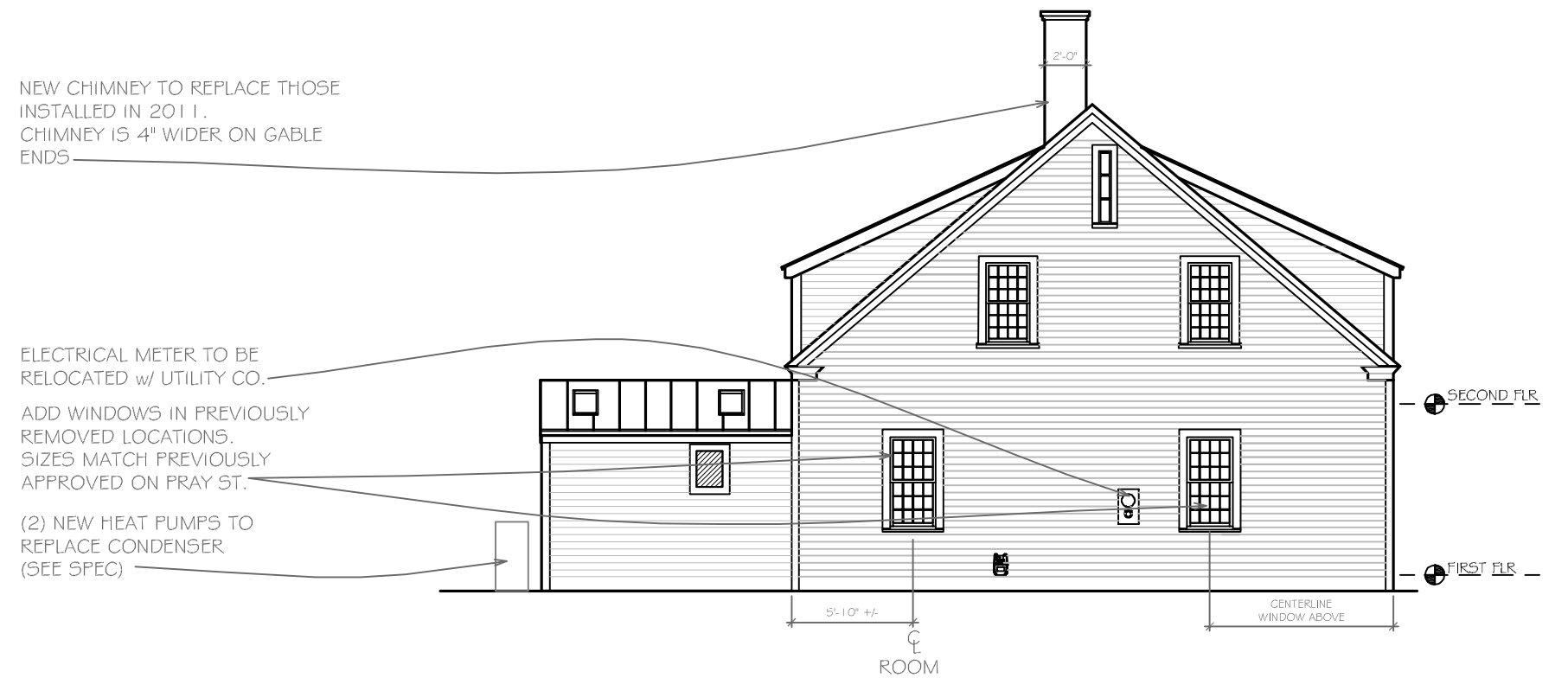
Previously Approved Back Elevation



Proposed Back Elevation



Previously Approved Left Side Elevation



Proposed Left Side Elevation



1.Elevation Facing Yard

Replace In-Kind:

- French Doors and Screen Doors w/LePage to match previously approved
- Gable Window w/ LePage to match previously approved



General Details:

The Boathouse was remodeled and updated in 2011 with the House. Existing windows are Brosco. Existing Door were salvaged and retrofit into openings.

2.Elevation Facing Yard

Replace In-Kind:

- Windows with LePage Double Hungs
- Roof with Hand Split Wood Shakes



3.Water Facing Elevation

Replace In-Kind:

- Windows w/LePage Double Hungs to match previously approved
- French Doors w/LePage to match previously approved
- Roof with Hand Split Wood Shakes



1.Elevation Facing Pray Street

No Change.



2.Elevation Facing Water and Yard

- Replace In-Kind:
- Windows with previously approved Lepage fabrication with awning operation.
 - Entire roof with Hand Split Wood Shakes



3.Elevation Facing Water

- Replace In-Kind:
- Door in same style, sized to properly fit the existing opening.

General Details:

The Garage was remodeled and updated in 2011 with the House.
Existing windows are repurposed sashes with vinyl jamb liners.
Existing Door was salvaged and retrofit into opening.

Exterior Lighting



Proposed Front and Back



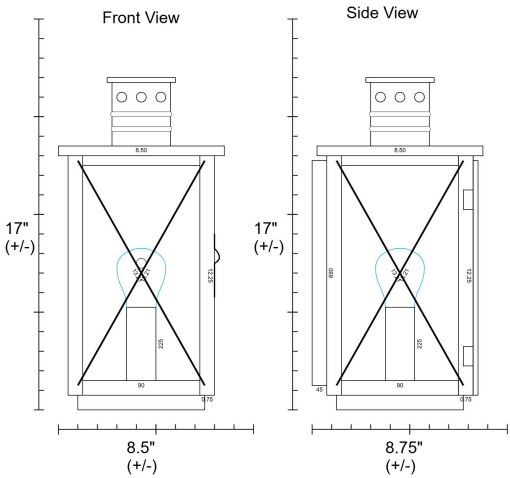
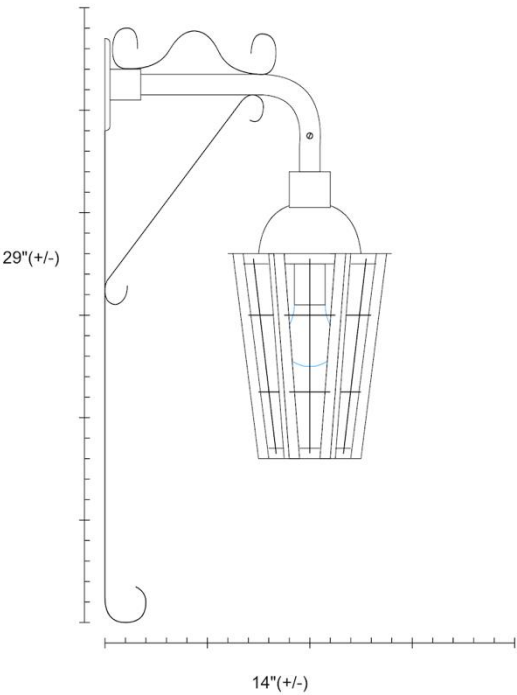
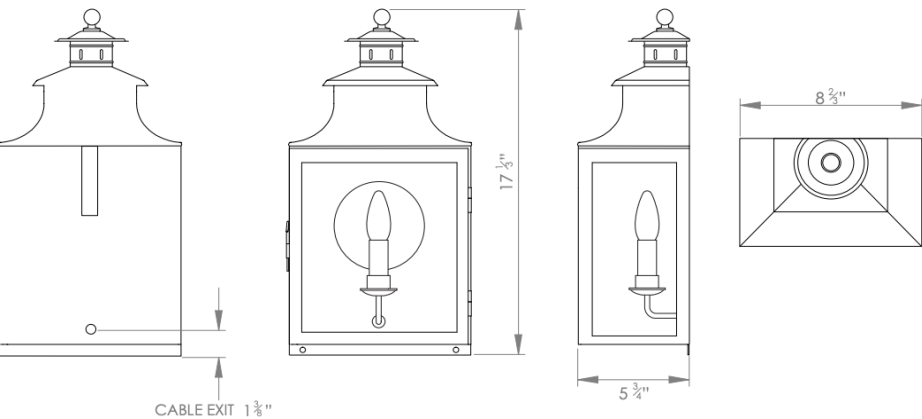
Original Front



Original Back

PRODUCT CODE WL253 CATEGORY: WALL LANTERNS

DIMENSIONS





Endeavor® Line *Classic Plus*® Series Side-Discharge Universal Heat Pump



This product meets a stringent set of our internally defined sustainability standards



RD17AZ

Cooling Efficiencies up to: 19 SEER2 / 12 EER2

Heating Efficiencies up to: 9.5 HSPF2

Nominal Sizes: 2 to 5 Tons [7.0 to 17.6 kW]

Cooling Capacities 22.8 to 53.0 KBTU [6.7 to 15.5 kW]

Refrigerant Type: R-410A



**Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR®. Ask your Contractor for details or visit www.energystar.gov.*

Table of Contents

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Features and Benefits

- **Flexible and Universal Install Compatibility:**
 - Works with nearly any HVAC System – including Rheem EcoNet® Enabled systems and non-communicating systems
 - Install with any indoor system component via a Rheem algorithm (**IMPORTANT:** the indoor system component CFM must match the requirement of the outdoor system component)
 - Install as a Universal Replacement with minimal alterations (coil only – with TXV)
- **Space Saver Solution:** The RD17AZ - with footprint options as low as 36.6" tall and 40.2" wide – is ideal for when installation locations are constrained; but is also perfect for any system or replacement option where an efficient, streamlined look is desired
- **Quiet Operation as low as 50dB¹:** Offers sound dampening features such as a sound blanket, refrigerant tubing design, fan blade approach and innovative compressor and drive technologies – ensure that as efficiency goes up, sound levels stay low
- **EcoNet® Enabled²:** Automatic system configuration and optimization
- **PlusOne® Diagnostics & Bluetooth®^{3, 4} Connectivity:** With the Rheem Contractor & EcoNet® Apps, built-in technology makes advanced set-up, monitoring, troubleshooting, and repairing the product easier than ever before
- **PlusOne® Variable Speed Twin Rotary Compressor & Inverter Drive:**
 - Features variable speed operation from 45 to 100% capacity with the EcoNet® Smart Thermostat or with legacy and other thermostats when the utility 1 & 2 jumpers are installed or using the Rheem algorithm⁵
 - Provides precise temperature control, advanced humidity control and greater efficiency
- **Brushless DC Condenser Motors (BLDC):** Enhances reliability and allows for easier serviceability
- **Swept Wing Fan Technology:** Features quieter operation and improved unit acoustics
- **7mm Condenser Copper Coil:** Requires less refrigerant allowing for a smaller and lighter footprint while enhancing reliability
- **Optional Base Pan Heater:** Utilizes a built-in thermostat to regulate the heating operation to prevent ice build-up on the base pan during extreme cold weather conditions
- **Traditional Refrigerant Piping:** Allows for use of existing refrigerant line sets for further ease of replacement installation flexibility
- **10-Year Conditional Parts Warranty (registration required):** Coverage when installed as a heat pump only or as part of a system – with no AHRI matched system requirement
- **Qualifies for Federal Incentives (conditions apply):**
 - Federal Tax Credit compliant system combinations across all product tonnages (effective through 12/31/32) – up to \$2000 for qualified heat pumps
 - Visit Rheem.com/Federal-Incentives

¹Based on Internal R&D Testing, 2023 Sound levels are also dependent on proper installation and location of outdoor product.

²When installed as part of a complete AHRI-matched, Rheem EcoNet® Enabled system.

³The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks by Rheem® is under license. Other trademarks and trade names are those of their respective owners.

⁴When installed as part of a complete Rheem system where both the outdoor & indoor components feature Bluetooth® Technology.

⁵Two-Stage (70% & 100% capacity) operation when installed with legacy and other thermostats when the utility 1 & 2 jumpers are not installed. The 2-Ton model features a single rotary compressor.

Heat Pumps

<u>R</u>	<u>D</u>	<u>17</u>	<u>A</u>	<u>Z</u>	<u>24</u>	<u>A</u>	<u>J</u>	<u>3</u>	<u>N</u>	<u>A</u>
Brand	Product Category	SEER2	Region	Refrigerant	Capacity	Major Series	Voltage	Type	Controls	Minor Series
R - Rheem	D - Side-Discharge Heat Pump	17 - 17 SEER2	A - All Regions	Z - R-410A	24 - 24,000 [7.03 kW] 36 - 36,000 [10.55 kW] 48 - 48,000 [14.07 kW] 60 - 60,000 [17.58 kW]	A - 1st Design	J - 208/230/1/60	3 - 3+ Stage	N - Non-Communicating	A - 1st Series

[] Designates Metric Conversions

AVAILABLE MODELS	DESCRIPTION
RD17AZ24AJ3NA	Endeavor® Line <i>Classic Plus</i> ® Series 2 Ton R-410A Universal Heat Pump
RD17AZ36AJ3NA	Endeavor® Line <i>Classic Plus</i> ® Series 3 Ton R-410A Universal Heat Pump
RD17AZ48AJ3NA	Endeavor® Line <i>Classic Plus</i> ® Series 4 Ton R-410A Universal Heat Pump
RD17AZ60AJ3NA	Endeavor® Line <i>Classic Plus</i> ® Series 5 Ton R-410A Universal Heat Pump

NOTE: RD17AZ models are communicating when installed as part of a complete AHRI-matched, Rheem EcoNet® Enabled System

STANDARD EQUIPMENT
R-410A Refrigerant
Rotary Compressor
Field Installed Filter Drier
Low Ambient Control
Compressor Sound Cover
Low Pressure Control
Front Seating Service Valves
Internal Pressure Relief Valve
Easy Access to Internal Components
Optimized Venturi Airflow
Powder Coated Paint
Rust Resistant Screws
QR Code
External Gauge Ports

General Data				
MODEL NO.	RD17AZ24AJ3NA	RD17AZ36AJ3NA	RD17AZ48AJ3NA	RD17AZ60AJ3NA
Nominal Tonnage	2.0T	3.0T	4.0T	5.0T
Valve Connections				
Liquid Line O.D. – in.	3/8	3/8	3/8	3/8
Suction Line O.D. – in.	3/4	3/4	7/8	7/8
Refrigerant (R-410A) furnished oz. ¹	81	116	222	236
Compressor Type				
Outdoor Coil				
Net face area – Outer Coil (Sq. Ft.)	11.0	15.1	17.2	17.2
Net face area – Inner Coil (Sq. Ft.)	N/A	15.1	17.2	17.2
Tube diameter – in.	0.276	0.276	0.276	0.276
Number of rows	1	2	3	3
Fins per inch	18	18	16	16
Outdoor Fan				
Diameter – in.	26	28	24	24
Number of blades	3	3	3	3
Motor hp	1/2	1/2	1/3	1/3
Nos	1	1	2	2
CFM	3175	3575	5150	5600
RPM	550	570	650	700
Watts	115	215	315	365
Shipping weight – lbs.	205	271	354	356
Operating weight – lbs.	146	200	278	280

Electrical Data				
Line Voltage Data (Volts-Phase-Hz)	208/230-1-60	208/230-1-60	208/230-1-60	208/230-1-60
Maximum overcurrent protection (amps) ²	20.0	25.0	40.0	45.0
Minimum circuit ampacity ³	19.0	24.5	38.0	41.0
Compressor				
Rated load amps	9.7	10.4	17.0	22.0
Locked rotor amps	25	52	51	51
Condenser Fan Motor				
Full load amps	3.0	3.0	2.5	2.5
Locked rotor amps	6.4	6.4	4.1	4.1

¹Refrigerant charge sufficient for 15 ft. length of refrigerant lines. For longer line set requirements see the installation instructions for information about set length and additional refrigerant charge required.

²HACR type circuit breaker or fuse.

³Refer to National Electrical Code manual to determine wire, fuse and disconnect size requirements.

Accessories

MODEL NO.		RD17AZ24AJ3NA	RD17AZ36AJ3NA	RD17AZ48AJ3NA	RD17AZ60AJ3NA
Compressor crankcase heater*		44-103663-15	44-103663-15	44-103663-15	44-103663-15
Basepan heater		44-109957-01	44-109958-01	44-109957-01	44-109957-01
Low ambient control		Included Standard	Included Standard	Included Standard	Included Standard
Compressor sound cover		Included Standard	Included Standard	Included Standard	Included Standard
Compressor hard start kit		N/A	N/A	N/A	N/A
Low pressure control		Included Standard	Included Standard	Included Standard	Included Standard
High pressure control		Included Standard	Included Standard	Included Standard	Included Standard
Liquid Line Solenoid (24 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG24V	61-AMG24V	61-AMG24V	61-AMG24V
Liquid Line Solenoid (120/240 VAC, 50/60 Hz)	Solenoid Valve	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC	200RD2T3TVLC
	Solenoid Coil	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V	61-AMG120/240V

Weighted Sound Power Level (dBA)

UNIT SIZE - VOLTAGE, SERIES	SOUND PRESSURE AS LOW AS	SOUND POWER AS LOW AS	TYPICAL OCTAVE BAND SPECTRUM (dBA WITHOUT TONE ADJUSTMENT)						
			125	250	500	1000	2000	4000	8000
RD17AZ24	53	61	45.0	54.7	57.5	58.2	53.9	46.7	38.1
RD17AZ36	50	58	44.7	60.8	62.3	57.2	53.9	54.5	44.8
RD17AZ48	54	61	54.0	58.6	63.8	64.9	60.4	54.8	44.9
RD17AZ60	55	63	53.5	59.0	62.6	63.3	57.9	50.4	44.8

NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI)

Unit Dimensions

MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm
RD17AZ24AJ3NA	36.6	93.0	40.4	102.6	19.8	50.3	43.31	110.0	48.43	123.0	22.05	56.0
RD17AZ36AJ3NA	46.4	117.8	42.3	107.4	22.8	57.8	53.94	137.0	50.00	127.0	25.00	63.5
RD17AZ48AJ3NA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0
RD17AZ60AJ3NA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0

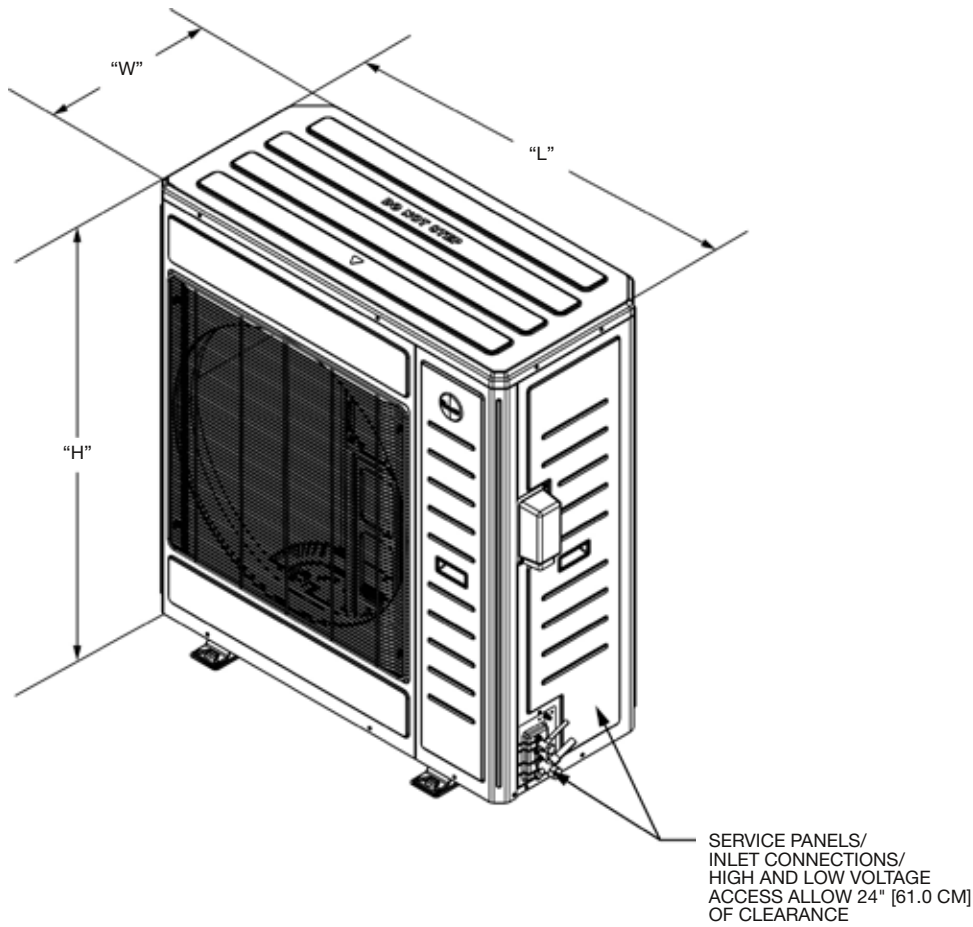


Illustration
A1345-02-00

[] Designates Metric Conversions

Allowable Clearances

Single Unit Installations

RD17AZ24, RD17AZ36				
	OBSTRUCTION MIN. CLEARANCE (IN.)			
	REAR	COIL SIDE	FRONT	SERVICE PANEL
Open Space Above	4	12	48	10
	12	4	48	10
	12	12	24	10
	4	12	24	10
Obstruction Above, Less Than 40"	12	12	48	10
	20	4	24	10

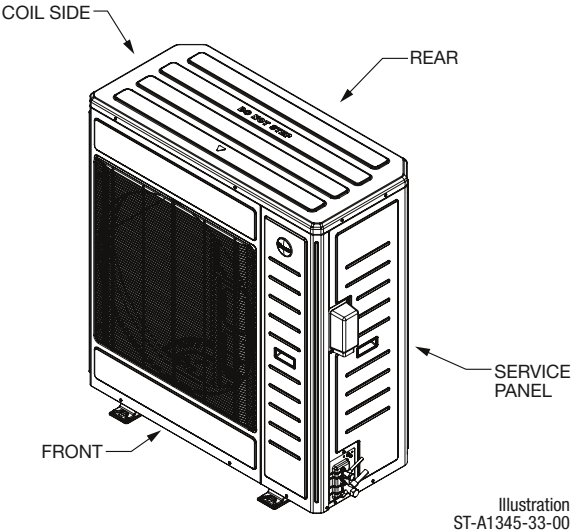


Illustration
ST-A1345-33-00

RD17AZ48, RD17AZ60				
	OBSTRUCTION MIN. CLEARANCE (IN.)			
	REAR	COIL SIDE	FRONT	SERVICE PANEL
Open Space Above	6	8	60	10
	12	8	60	10
	12	12	40	10
	6	12	40	10
Obstruction Above, Less Than 40"	12	12	48	10
	20	4	60	10

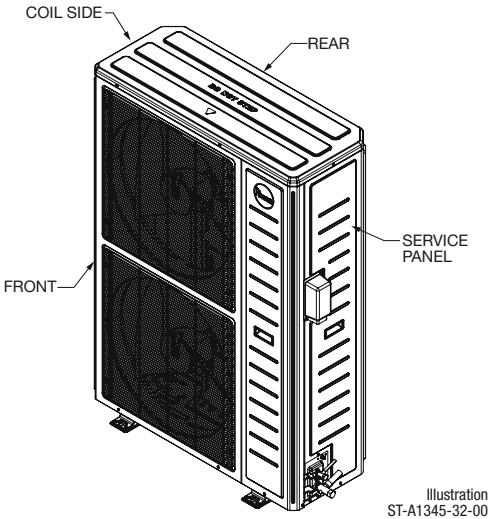


Illustration
ST-A1345-32-00

Multiple Unit Installations

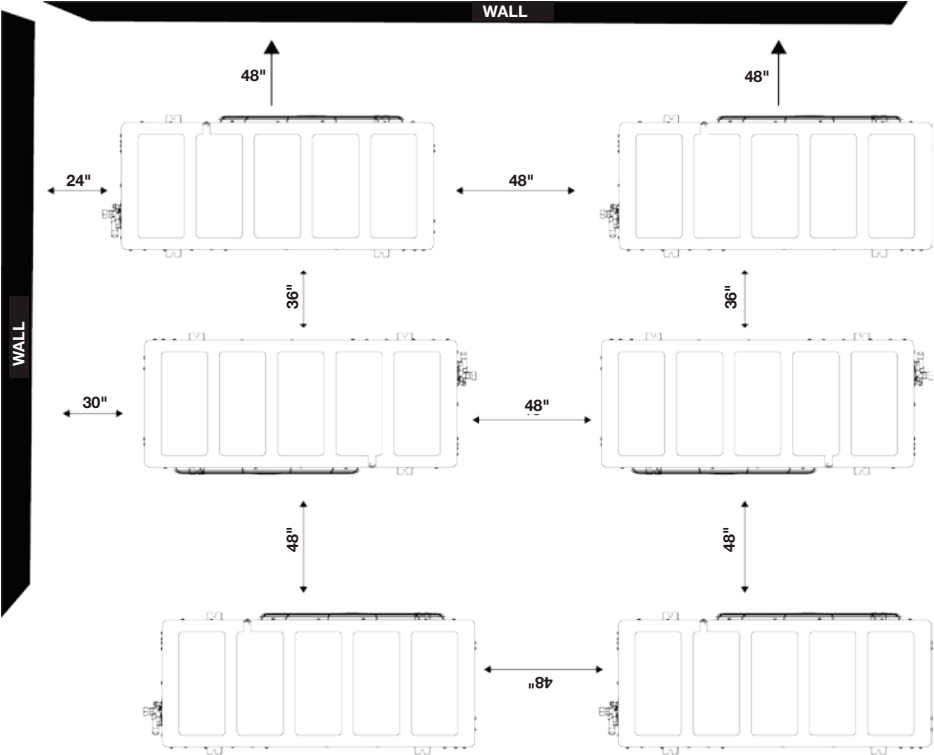


Illustration
ST-A1345-29-00

IMPORTANT: Consult local and national building codes and ordinances for special installation requirements. Following location information will provide longer life and simplified servicing of the outdoor heat pump.

NOTICE: These units must be installed outdoors. No ductwork can be attached, or other modifications made, to the discharge grille. Modifications will affect performance or operation.

Refrigerant Line Size Information

17 SEER2 VARIABLE SPEED HEAT PUMPS								
UNIT SIZE	ALLOWABLE LIQUID LINE SIZE	ALLOWABLE VAPOR LINE SIZE	OUTDOOR UNIT ABOVE OR BELOW INDOOR UNIT EQUIVALENT LENGTH (FEET)					
			< 25	26-50	51-75	76-100	101-125	126-150
			MAXIMUM VERTICAL SEPARATION/CAPACITY MULTIPLIER					
2.0 TON *SEE NOTE 3	1/4"	5/8"	25/1.00	50/0.99	33/0.98	60/0.97	NR	NR
	5/16"	5/8"	25/1.00	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	3/8"	5/8"	25/1.00	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	1/4"	3/4"	25/1.00	50/1.00	33/0.99	60/0.99	NR	NR
	5/16"	3/4"	25/1.00	50/1.00	50/0.99	50/0.99	50/0.99	50/0.98
	3/8"	3/4"	25/1.00	50/1.00	50/0.99	50/0.99	50/0.99	50/0.98
3 TON	5/16"	5/8"	25/0.99	50/0.97	50/0.95	50/0.93	36/0.91	NR
	3/8"	5/8"	25/0.99	50/0.97	50/0.95	50/0.93	50/0.91	NR
	5/16"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	36/0.97	20/0.96
	3/8"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.97	50/0.96
	1/2"	3/4"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.97	50/0.96
4 TON	3/8"	3/4"	25/0.99	50/0.98	50/0.96	50/0.95	50/0.93	50/0.92
	1/2"	3/4"	25/0.99	50/0.98	50/0.96	50/0.95	50/0.93	50/0.92
	3/8"	7/8"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.98	50/0.97
	1/2"	7/8"	25/1.00	50/0.99	50/0.99	50/0.98	50/0.98	50/0.97
5 TON	3/8"	3/4"	25/0.98	50/0.97	50/0.95	50/0.93	46/0.91	NR
	1/2"	3/4"	25/0.98	50/0.97	50/0.95	50/0.93	50/0.91	NR
	3/8"	7/8"	25/0.99	50/0.99	50/0.98	50/0.97	50/0.96	38/0.95
	1/2"	7/8"	25/0.99	50/0.99	50/0.98	50/0.97	50/0.96	50/0.95
	3/8"	1-1/8"	25/1.00	50/1.00	50/1.00	50/0.99	50/0.99	38/0.99
	1/2"	1-1/8"	25/1.00	50/1.00	50/1.00	50/0.99	50/0.99	50/0.99

NOTES:

- 1) Do not exceed 150 ft. linear line length.
- 2) Do not exceed 50 ft. vertical separation between indoor and outdoor units.
- 3) *3/4" vapor line should only be used for 2 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 4) **1-1/8" vapor line should only be used for 5 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 5) Always use the smallest liquid line allowable to minimize refrigerant charge.
- 6) Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
- 7) Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

Refrigerant Line Size Information (Con't.)

17 SEER2 VARIABLE SPEED HEAT PUMPS								
UNIT SIZE	ALLOWABLE LIQUID LINE SIZE	ALLOWABLE VAPOR LINE SIZE	OUTDOOR UNIT ABOVE OR BELOW INDOOR UNIT EQUIVALENT LENGTH (METERS)					
			< 8	9-15	16-23	24-30	31-38	39-46
			MAXIMUM VERTICAL SEPARATION/CAPACITY MULTIPLIER					
7.0 kW [2.0 TON] *SEE NOTE 3	6.35 [1/4]	15.88 [5/8]	8/1.00	15/0.99	10/0.98	20/0.97	NR	NR
	7.94 [5/16]	15.88 [5/8]	8/1.00	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	9.53 [3/8]	15.88 [5/8]	8/1.00	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	6.35 [1/4]	19.05 [3/4]	8/1.00	15/0.99	10/0.99	20/0.99	NR	NR
	7.94 [5/16]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.99	15/0.99	15/0.98
	9.53 [3/8]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.99	15/0.99	15/0.98
10.6 kW [3 TON]	7.94 [5/16]	15.88 [5/8]	8/0.99	15/0.97	15/0.95	15/0.93	11/0.91	NR
	9.53 [3/8]	15.88 [5/8]	8/0.99	15/0.97	15/0.95	15/0.93	15/0.91	NR
	7.94 [5/16]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	11/0.97	6/0.96
	9.53 [3/8]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.97	15/0.96
	12.70 [1/2]	19.05 [3/4]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.97	15/0.96
14.1 kW [4 TON]	9.53 [3/8]	19.05 [3/4]	8/0.99	15/0.98	15/0.96	15/0.95	15/0.93	15/0.92
	12.70 [1/2]	19.05 [3/4]	8/0.99	15/0.98	15/0.96	15/0.95	15/0.93	15/0.92
	9.53 [3/8]	22.23 [7/8]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.98	15/0.97
	12.70 [1/2]	22.23 [7/8]	8/1.00	15/0.99	15/0.99	15/0.98	15/0.98	15/0.97
17.6 kW [5 TON]	9.53 [3/8]	19.05 [3/4]	8/0.98	15/0.97	15/0.95	15/0.93	14/0.91	NR
	12.70 [1/2]	19.05 [3/4]	8/0.98	15/0.97	15/0.95	15/0.93	15/0.91	NR
	9.53 [3/8]	22.23 [7/8]	8/0.99	15/0.99	15/0.98	15/0.97	15/0.96	12/0.95
	12.70 [1/2]	22.23 [7/8]	8/0.99	15/0.99	15/0.98	15/0.97	15/0.96	15/0.95
	9.53 [3/8]	28.58 [1-1/8]**	8/1.00	15/0.99	15/0.98	15/0.99	15/0.99	12/0.99
	12.70 [1/2]	28.58 [1-1/8]**	8/1.00	15/0.99	15/0.98	15/0.99	15/0.99	15/0.99

NOTES:

- 1) Do not exceed 46 meters linear line length.
- 2) Do not exceed 15 meters vertical separation between indoor and outdoor units.
- 3) *19.05 mm [3/4 in.] vapor line should only be used for 2 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 4) **28.58 mm [1-1/8 in.] vapor line should only be used for 5 ton systems if outdoor unit is below or at same level as indoor unit to assure proper oil return.
- 5) Always use the smallest liquid line allowable to minimize refrigerant charge.
- 6) Applications shaded in light gray indicate capacity multipliers between 0.90 and 0.96 which are not recommended, but are allowed.
- 7) Applications shaded in dark gray are not recommended due to excessive liquid or suction pressure drop.

Performance Data @ AHRI Standard Conditions – Cooling

DESIGNATED TESTED COMBINATION (DTC)												
OUTDOOR UNIT	COIL	TOTAL CAPACITY BTU/H [KW]	NET SENSIBLE BTU/H [KW]	NET LATENT BTU/H [KW]	SEER2	EER2	INDOOR CFM [L/S]	47 DEGREE HEATING CAPACITY BTU/H [KW]	47 DEGREE COP	17 DEGREE HEATING CAPACITY BTU/H [KW]	17 DEGREE COP	REGION IV HSPF2
RD17AZ24AJ3NA	RCFZ2417MTANMC	22,800 [6.7]	16,880 [5.0]	5,920 [1.7]	14.3	9.8	750 [354]	22,800 [6.7]	3.30	16,000 [4.7]	2.56	7.5
RD17AZ36AJ3NA	RCFZ3621MTANMC	34,200 [10.0]	24,238 [7.1]	9,962 [2.9]	14.3	9.8	1,025 [484]	34,200 [10.0]	3.48	23,000 [6.7]	2.62	7.5
RD17AZ48AJ3NA	RCFZ4824MTANMC	45,000 [13.2]	31,760 [9.3]	13,240 [3.9]	14.3	9.8	1,250 [590]	45,000 [13.2]	3.42	33,000 [6.7]	2.66	7.5
RD17AZ60AJ3NA	RCFZ6024STANMC	53,000 [15.5]	36,263 [10.6]	16,737 [4.9]	14.3	9.8	1,450 [684]	53,000 [15.5]	3.36	36,500 [10.7]	2.50	7.5

DESIGNATED TESTED COMBINATION (DTC)												
OUTDOOR UNIT	COIL	TOTAL CAPACITY BTU/H [KW]	NET SENSIBLE BTU/H [KW]	NET LATENT BTU/H [KW]	SEER2	EER2	INDOOR CFM [L/S]	47 DEGREE HEATING CAPACITY BTU/H [KW]	47 DEGREE COP	17 DEGREE HEATING CAPACITY BTU/H [KW]	17 DEGREE COP	REGION IV HSPF2
RD17AZ24AJ3NA	RH3VZ3617STACNJ	22,600 [6.6]	17,500 [5.1]	5,300 [1.6]	17.0	11.7	725 [342.0]	22,600 [6.6]	2.90	18,700 [5.5]	2.5	9.5
RD17AZ36AJ3NA	RH3VZ4821STACNJ	34,200 [10.0]	26,200 [7.7]	8,000 [2.3]	18.0	11.7	1,050 [495.0]	34,200 [10.0]	2.78	31,200 [9.1]	2.3	8.1
RD17AZ48AJ3NA	RH3VZ6024STACNJ	45,500 [13.3]	34,900 [10.2]	10,600 [3.1]	17.0	11.7	1,375 [649.0]	45,500 [13.3]	2.94	43,000 [12.6]	2.4	8.1
RD17AZ60AJ3NA	RH3VZ6024STACNJ	55,500 [16.3]	42,600 [12.5]	12,900 [3.8]	19.0	10.0	1,500 [707.9]	53,500 [15.7]	2.32	50,000 [14.7]	2.0	8.1

NOTE: This data includes DTC (Designated Test Combination) ratings and is for reference purposes only. A full listing of official ratings and system match-ups, along with downloadable certificates, can be accessed from the AHRI website: www.ahridirectory.org.

[] Designates Metric Conversions



GENERAL TERMS OF LIMITED WARRANTY*

Rheem will furnish a replacement for any part of this product which fails in normal use and service within the applicable period stated, in accordance with the terms of the limited warranty.

***For complete details of the Limited and Conditional Warranties, including applicable terms and conditions, contact your local contractor or the Manufacturer for a copy of the product warranty certificate.**

Conditional Parts
(Registration Required)..... Ten (10) Years

Applies to a heat pump only or system installation. Does not require the heat pump to be part of a properly matched system as specified by the Manufacturer and the Air Conditioning Heating & Refrigeration Institute (AHRI).

Before proceeding with installation, refer to installation instructions packaged with each model, as well as complying with all Federal, State, Provincial, and Local codes, regulations, and practices.

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In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

5600 Old Greenwood Road
Fort Smith, Arkansas 72908 • www.rheem.com

125 Edgeware Road, Unit 1
Brampton, Ontario • L6Y 0P5 • rheem.ca

12. 245 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval to replace siding and trim.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____









Portsmouth, NH 03801

Tel: (603)-610-7235

From: Mark Bodi <mmbodi@gmail.com>
Sent: Wednesday, June 18, 2025 9:10 PM
To: Izak Gilbo <igilbo@portsmouthnh.gov>
Cc: mmbodi@gmail.com <mmbodi@gmail.com>
Subject: Administrative approval request

You don't often get email from mmbodi@gmail.com. [Learn why this is important](#)

Mr. Izac Gilbo
Planning & Sustainability Dept.
City of Portsmouth
City Hall
1 Jenkins Ave.
Portsmouth, NH 03801

RE: HDC Extension approval for project located 121 State St.
Dear Izak,

I write to respectfully request a one year Historic District Commission (HDC) administrative approval extension for the above captioned project. This approval was originally issued in July of 2024. Please advise if you require any additional information or materials. Thank you.

(Kindly confirm receipt of this email.)

Sincerely,
Mark M. Bodi

Mark M. Bodi
mbodi@icloud.com

Sent from my iPad

121 STATE STREET DECK RENOVATION



HDC
PUBLIC HEARING

SCOPE OF WORK NARRATIVE

- 1. REBUILD DECK WITH NONCOMBUSTIBLE MATERIALS (STEEL WITH WOOD TRIM); EXTEND FRONT EDGE 3' 10" FURTHER OUT TOWARDS SHEAFE STREET
- 2. ADD PERGOLA AT DECK

DRAWING LIST

- HM0.1 COVER
- HM0.2 EXISTING CONDITIONS
- HM0.3 CONTEXT
- HM1.1 PLANS
- HM2.1 ELEVATION-SECTION
- HM2.2 MATERIALS
- HM3.0 VIGNETTES
- HM3.1 VIGNETTES
- HM3.2 3D AXONOMETRIC

121 State Street - deck expansion
Owner: ONE HUNDRED TWENTY ONE TWENTY THREE STATE STREET CONDOS

Zoning Summary
5/24/2024

Zone CD4	Total area for whole lot, both condo's			
	Allowed	Existing	Proposed	Change
Lot size (sf)	NR	2,614	2,614	0
building footprint, max	15,000	1,789	1,789	0
deck & stair footprint		427	508	81
parking area open to sky, pavers		549	490	-59
Open space (landscaping)		46	41	-5
Open Space, min	10.00%	1.76%	1.57%	-0.19%
Building Coverage, max	90.00%	84.77%	87.87%	3.10%
Setback, side	NR	NR	NR	NR
Setback max ft, Primary Front (State St)	10	0	0	0
Setback max ft, Secondary front (Sheafe St)	15	13.67	9.83	-3.84
Setback rear min, 5'	n/a	n/a	n/a	n/a

HM0.1

COVER
121 STATE STREET

SCALE:
05/24/2024





HM0.2 **EXISTING CONDITIONS**
121 STATE STREET

SCALE:
05/24/2024



DANIEL STREET



DANIEL STREET



CHAPEL STREET



CHAPEL STREET



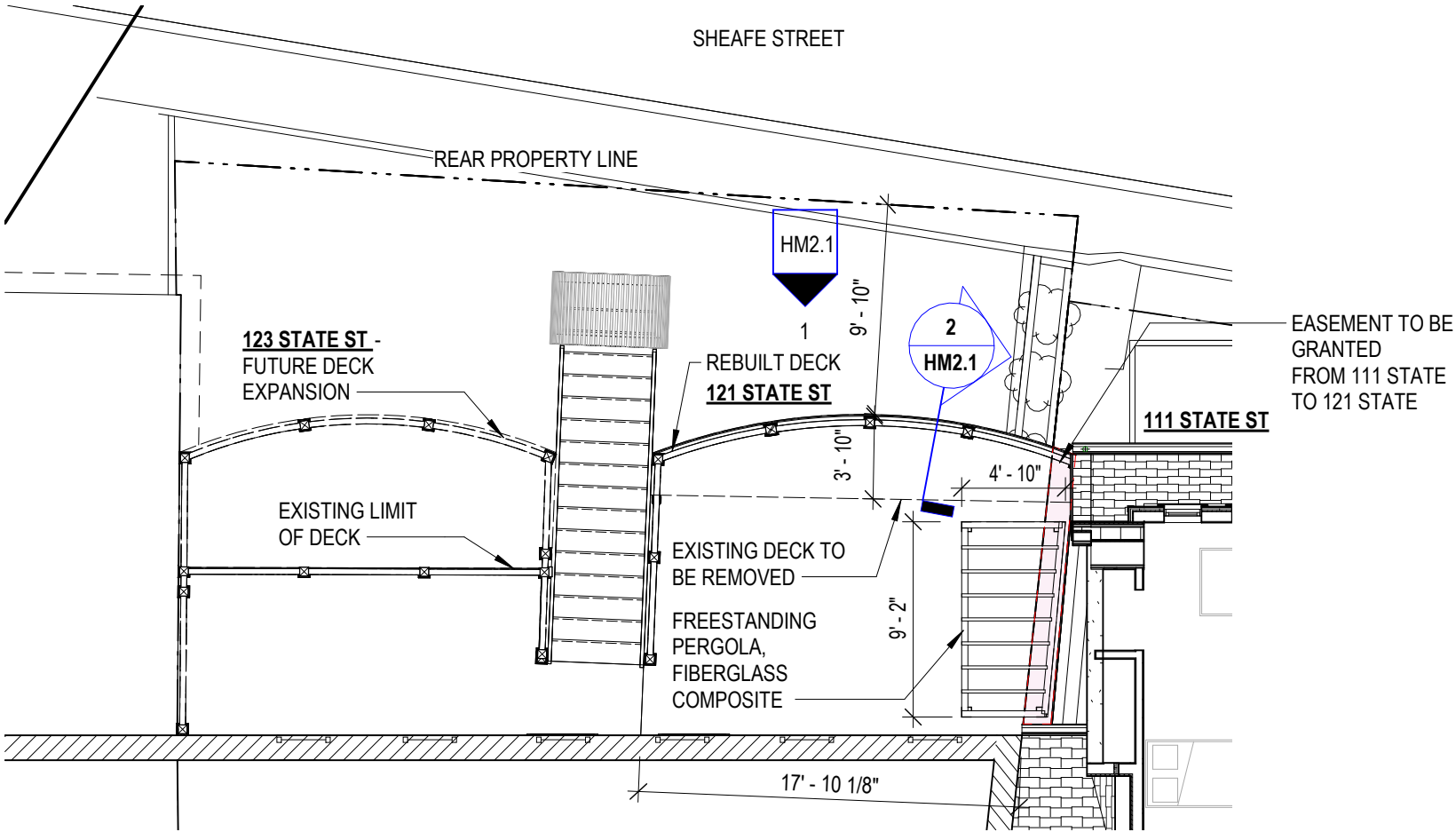
COURT STREET



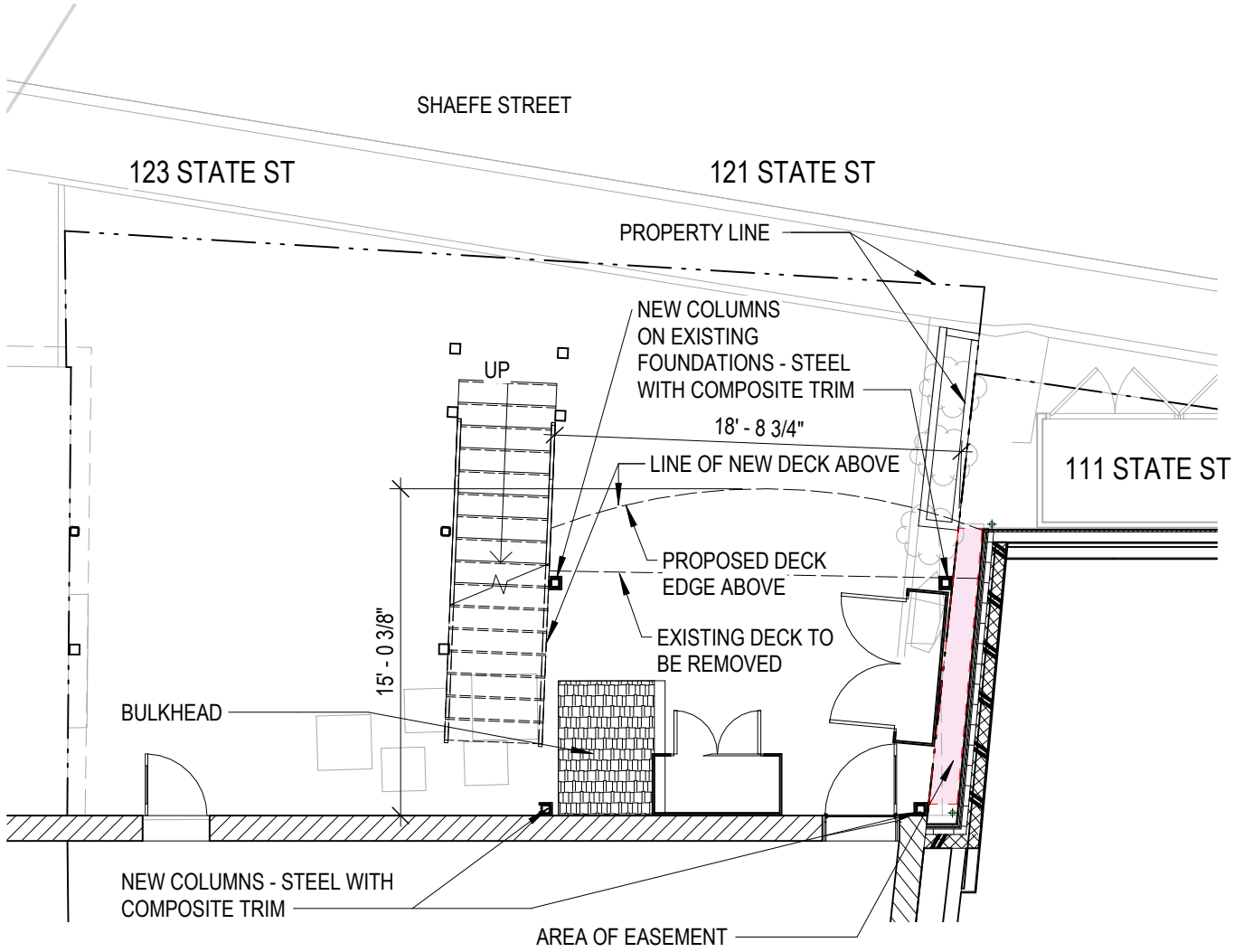
CHAPEL STREET

HM0.3 **CONTEXT**
121 STATE STREET
 SCALE:
 05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.

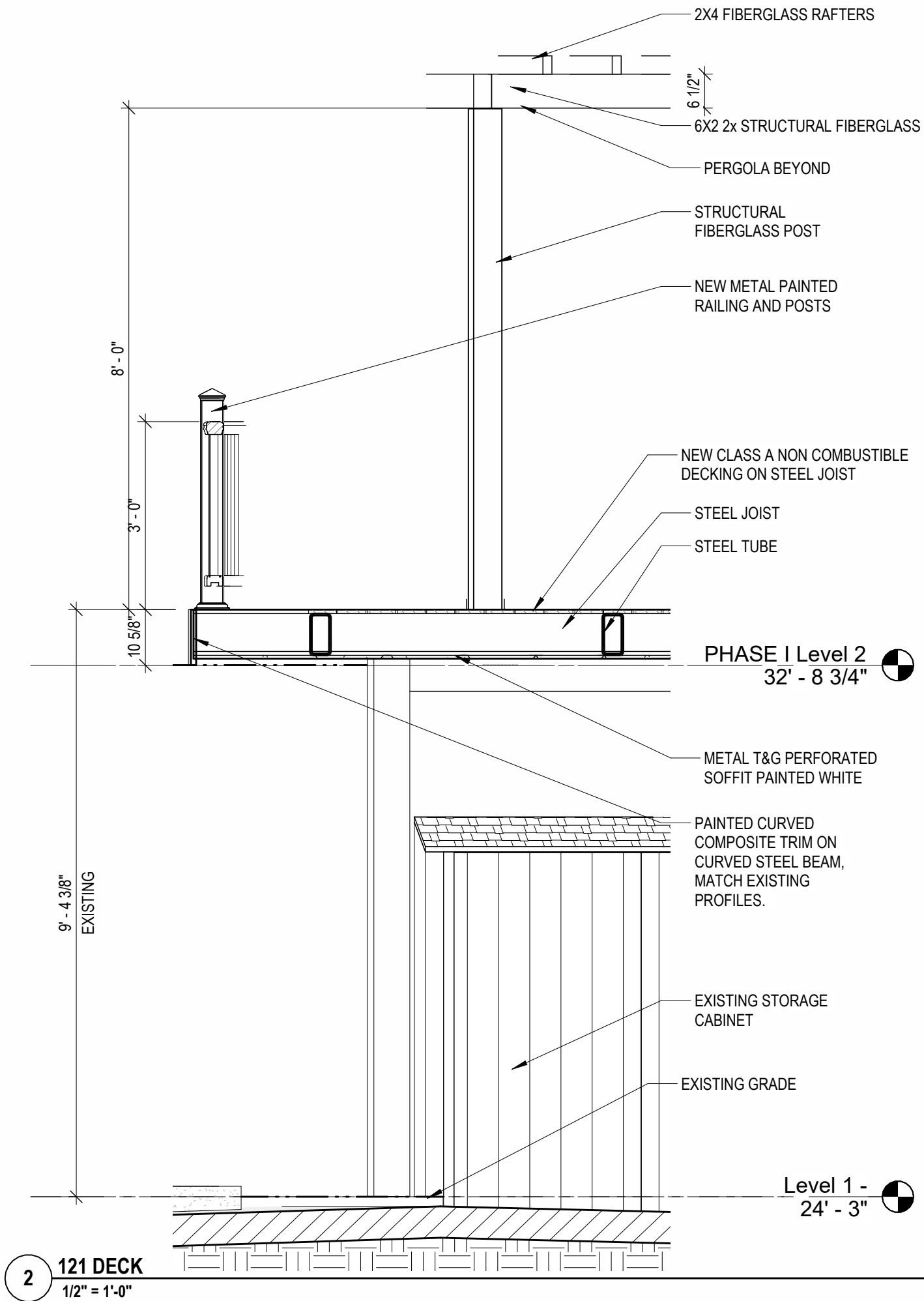


2 ROOF PLAN AT DECK
1/8" = 1'-0"



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

HM1.1 PLANS
121 STATE STREET
SCALE: 1/8" = 1'-0"
05/24/2024



1 NORTH - SHEAFE ST ELEVATION
1/8" = 1'-0"

HM2.1 ELEVATION-SECTION 121 STATE STREET

SCALE: As indicated
05/24/2024

FREESTANDING PERGOLA - STRUCTURAL FIBERGLASS
COMPOSITE, OWENS CORNING

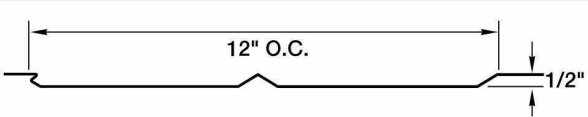
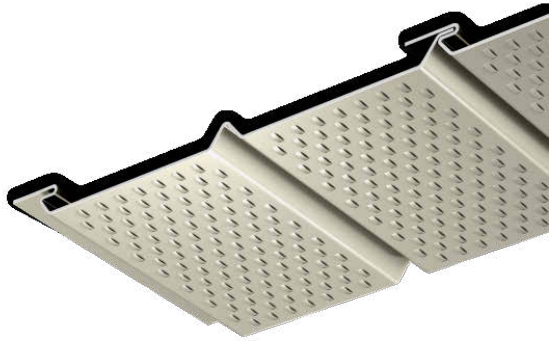


Figure 1. Owens Corning® (OC™) Lumber



STRUCTURAL POSTS
A high-performance composite alternative designed to enable resilient and durable structures.

METAL SOFFIT:
Painted Aluminum, PAC-CLAD PETERSEN PAC-750



DECKING: BAMBOO COMPOSITE,
MOSO® Bamboo Lumbe



Nominal: 1 x 6
Actual Size: 3/4" H x 5 1/4" W x 6' L

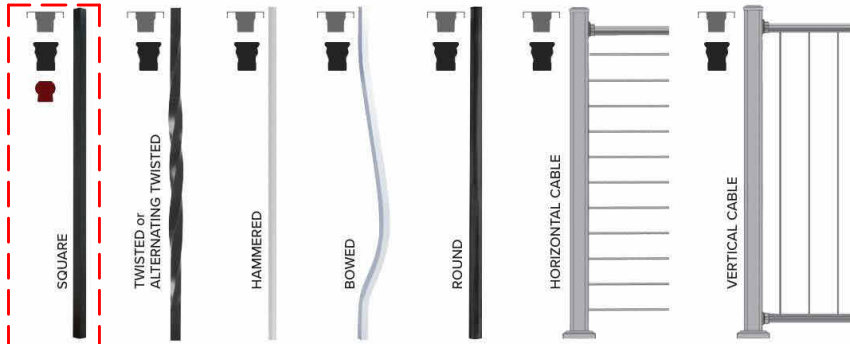


Decking Board

METAL RAILING: KEY-LINK



INFILL OPTIONS



KEY-LINK'S STANDARD COLOR OPTIONS



KEY-LINK'S SPECIAL ORDER COLOR OPTIONS*



KEY-LINK'S COASTAL UPGRADE COLOR OPTIONS*



STANDARD PROFILES



CHOOSE FROM BLACK PLUS 8 COLORS

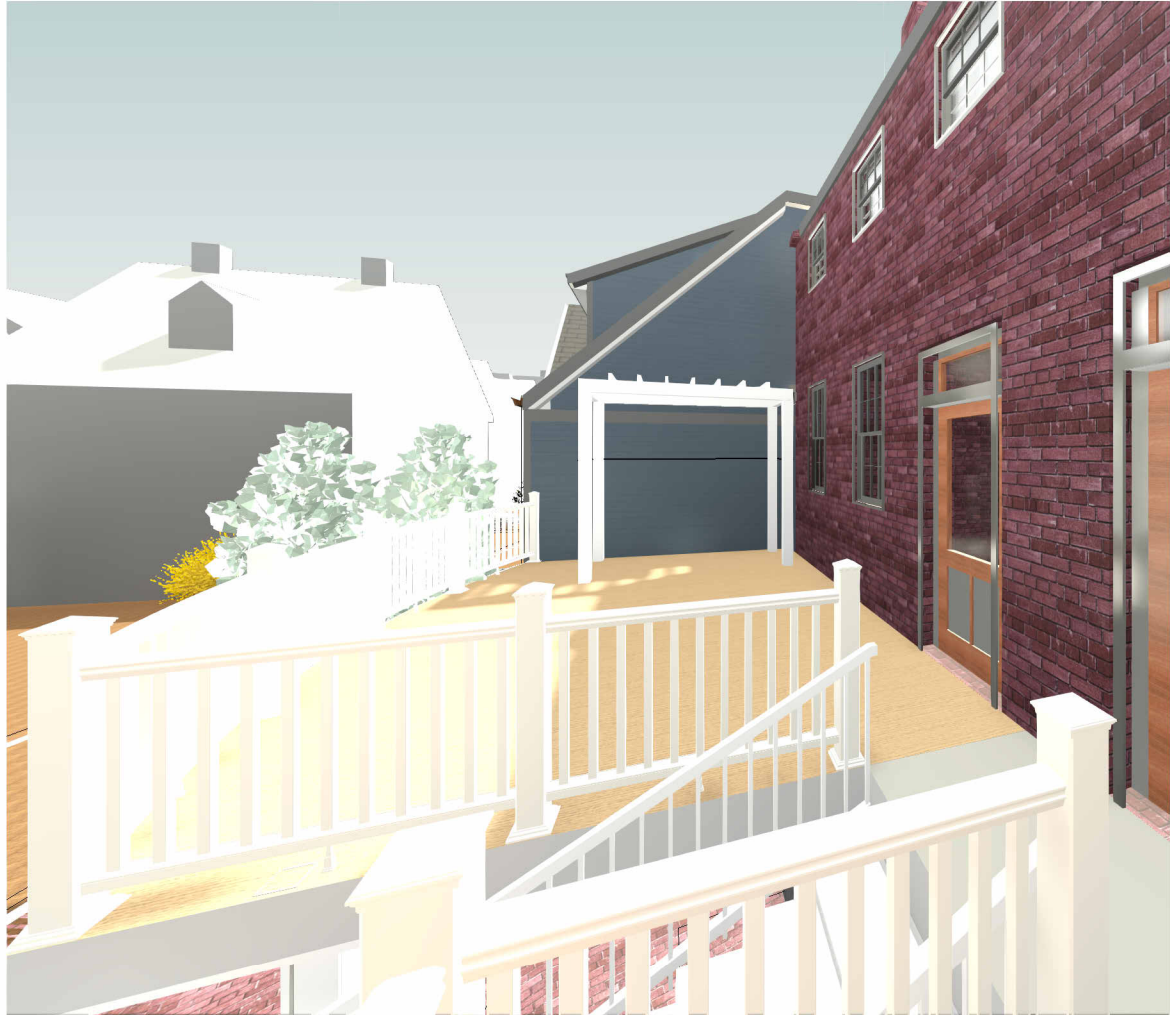


Standard colors

Special colors

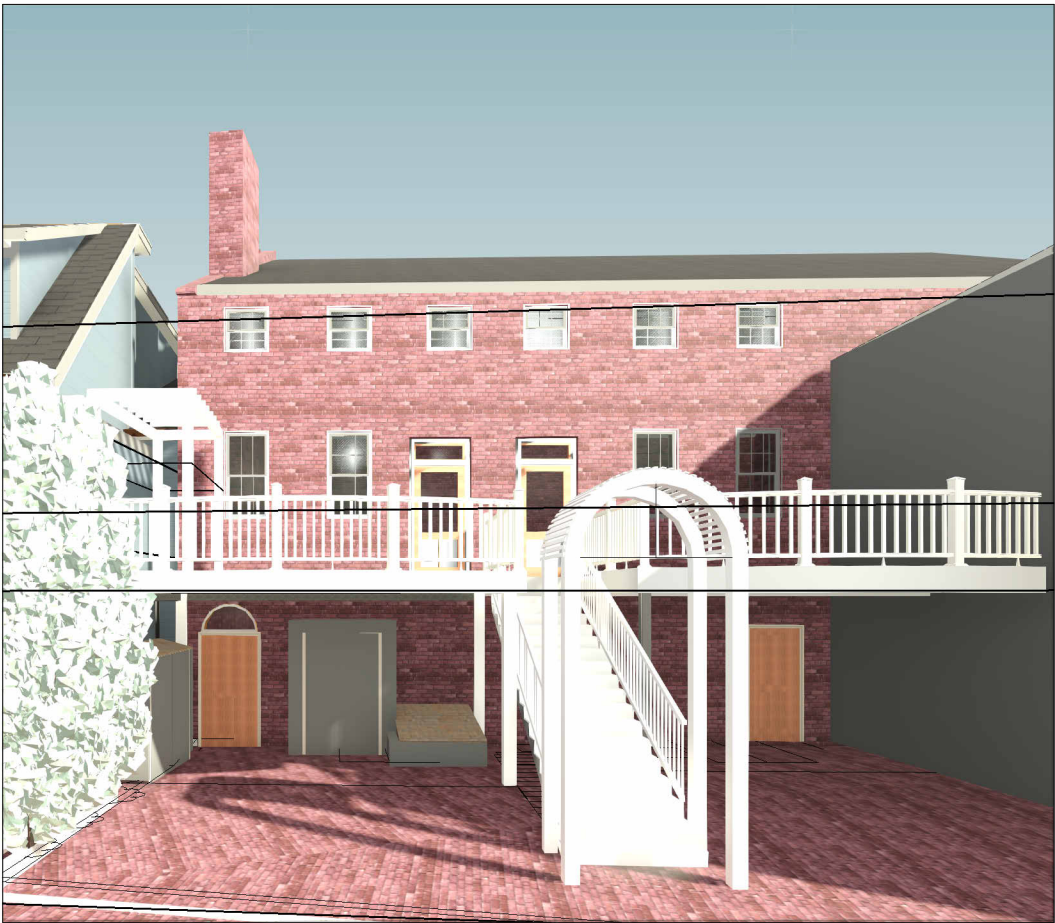
HM2.2 MATERIALS
121 STATE STREET

SCALE:
05/24/2024



HM3.0 **VIGNETTES - PROPOSED**
121 STATE STREET
 SCALE:
 05/24/2024

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



2 121 STATE DECK ACROSS SHEAFE HDC FUTURE DEVELOPMENT



1 121 STATE STREET DECK FROM SHEAFE W FUTURE DEVELOPMENT

NOTE: FUTURE EXPANSION OF 123 STATE ST DECK IS FOR REFERENCE ONLY, AND IS NOT PART OF THIS APPLICATION FOR 121 STATE STREET DECK.



1 AXONOMETRIC, NE PROPOSED

Historic District Commission

Staff Report

Wednesday, July 02, 2025

Project Address: 408 The Hill #6-17

Permit Requested: Certificate of Approval

Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1) and Downtown Overlay
- Land Use: Residential
- Land Area: N/A SF +/-
- Estimated Age of Structure: c. 1750 (moved 1972)
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: High Street and Deer Street
- Unique Features: N/A
- Neighborhood Association: The North End



B. Proposed Work: Replacement windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows



**HISTORIC
SURVEY
RATING

F**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Project Address: 401 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 30,747 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: High Victorian Gothic
- Number of Stories: 5
- Historical Significance: Focal
- Public View of Proposed Work: State Street and Porter Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: The construction of a outdoor dining platform with pergola system and the installation of a new shed.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Outdoor dining platform
- Pergola system
- Storage shed



**HISTORIC
SURVEY
RATING**

F

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

Library Outdoor Dining Proposal

May 2025



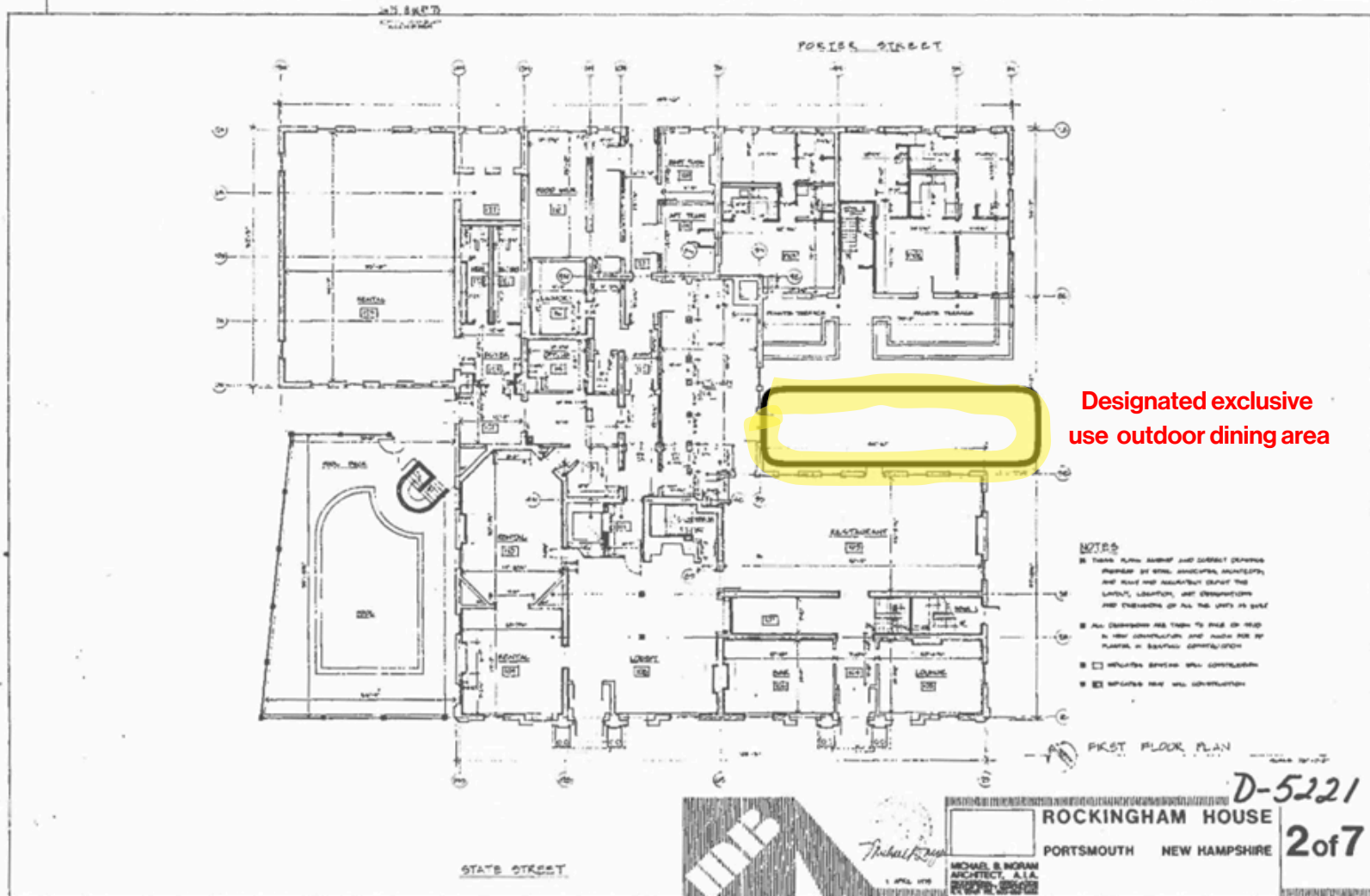
PROPOSAL

The Library would like to open seasonal upscale outdoor dining in the Rockingham courtyard in the area designated as exclusive use outdoor dining starting June, ending mid October, annually.

- 24 seats.
- Outdoor dining covered by a pergola (two pergolas side by side) with opening/closing louvres, weather dependent
- Open 2pm, last seating 7pm. Closed by 9pm
- Light background jazz music at standard decibels for light background music

Association By Laws

RESTAURANT. The Restaurant unit is located on a portion of the first floor of both the "M" and "P" Wings and in a portion of the basement of the "M Wing". It consists of first floor rooms and areas designated 103 (Restaurant), 105, 106, 107 (lounge and bar), 104 (entrance foyer), 114 (kitchen), and two non-contiguous rooms designated as 118 (food storage) and 120 (trash room) and basement rooms designated as 008, 009, 010, 011 and 012 all as shown on the said plans by Stahl Associates, Architects, sheets A-1 and A-2 and contains in total approximately 5029 square feet. The Restaurant unit also has the exclusive right to use the outside area designated as "Exterior Dining" located between the Restaurant unit and an imaginary line running parallel to and located four (4) feet southerly of the southern face of the brick planters adjacent to Terraces utilized solely by P101 and P102. The unit also includes an internal stairway leading to the unit basement area. The unit also has the exclusive right to use the front entrance and stairs located at the southeasterly front portion of the "M Wing". It has immediate access to a hallway (designated as room 112 and 117 on said plans) leading past the food storage and trash rooms and onto Porter Street; an entrance / exit from the restaurant / dining area through the exterior dining area; and an immediate access, subject to the reasonable Rules and Regulations of the Association, to the lobby area designated as room 108 between the Langdon and Restaurant units.

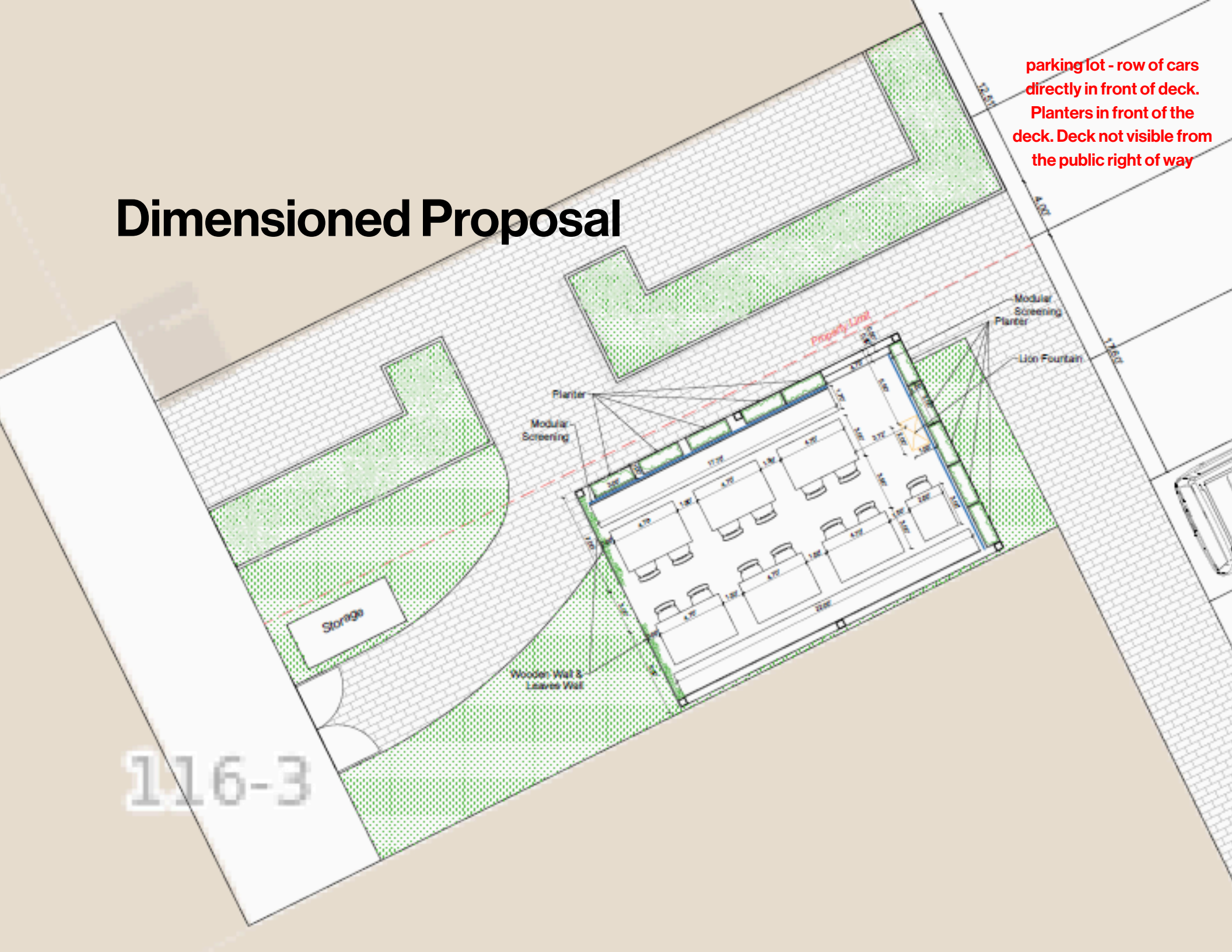




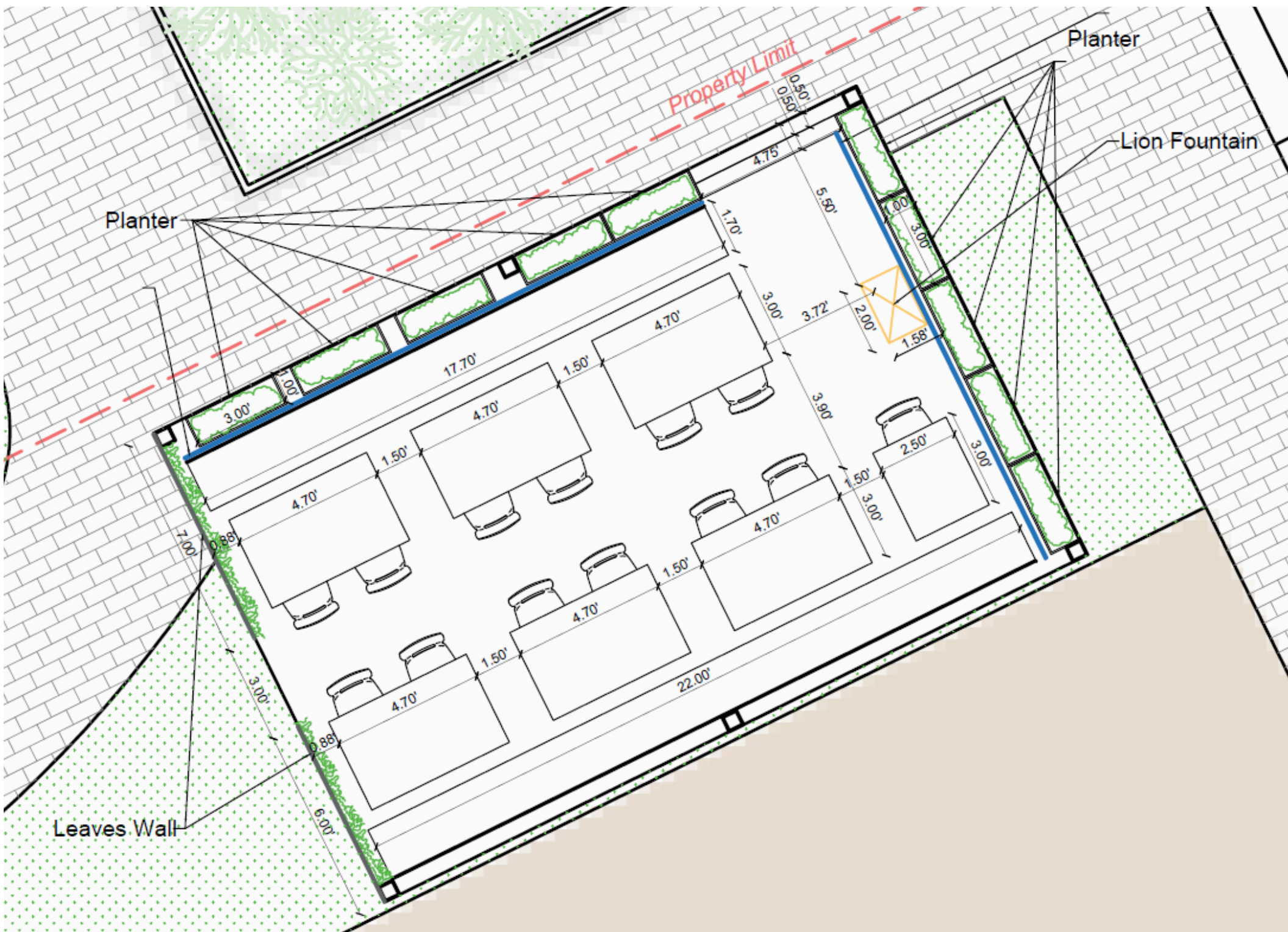
oogole

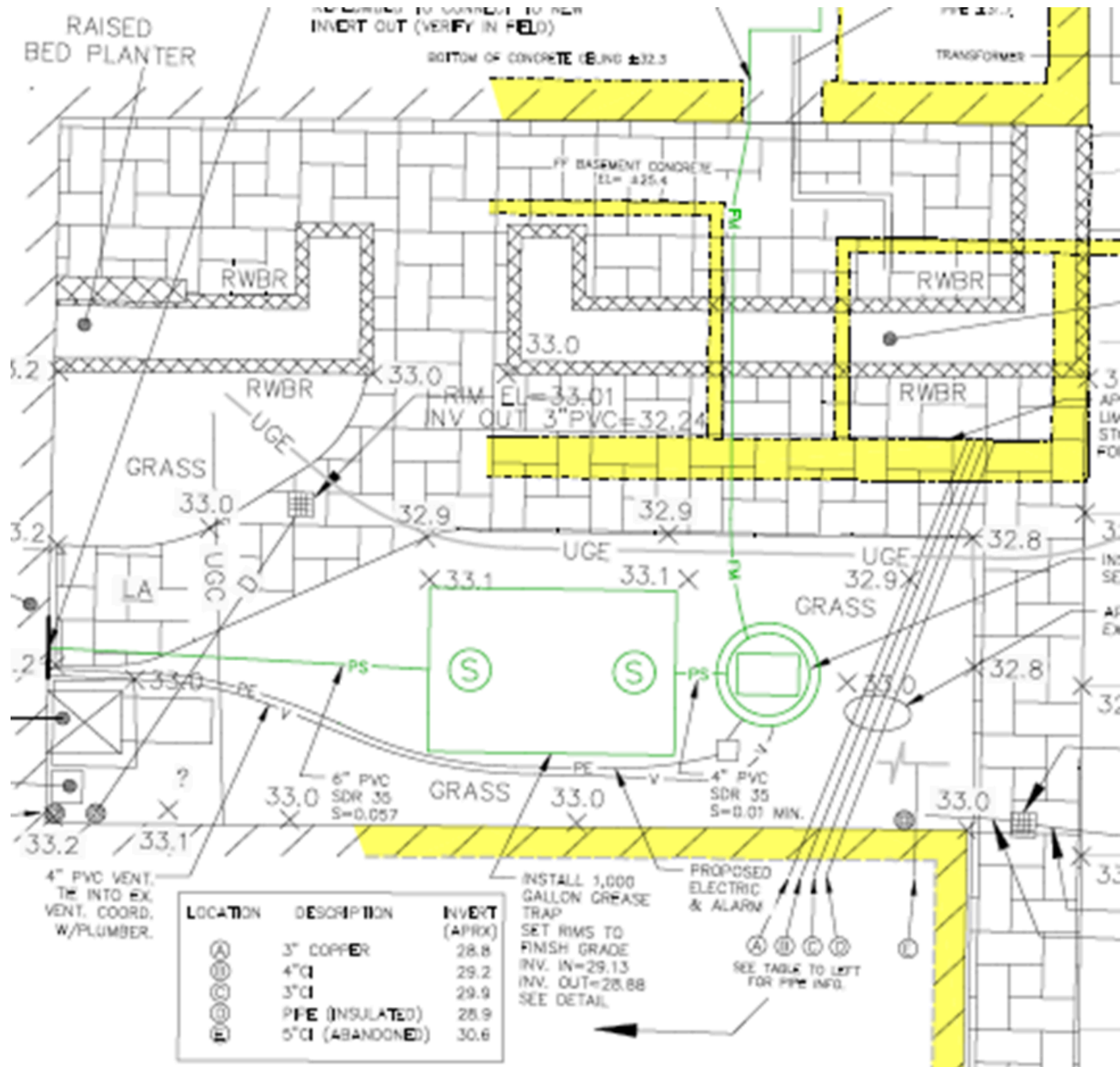
parking lot - row of cars
directly in front of deck.
Planters in front of the
deck. Deck not visible from
the public right of way

Dimensioned Proposal



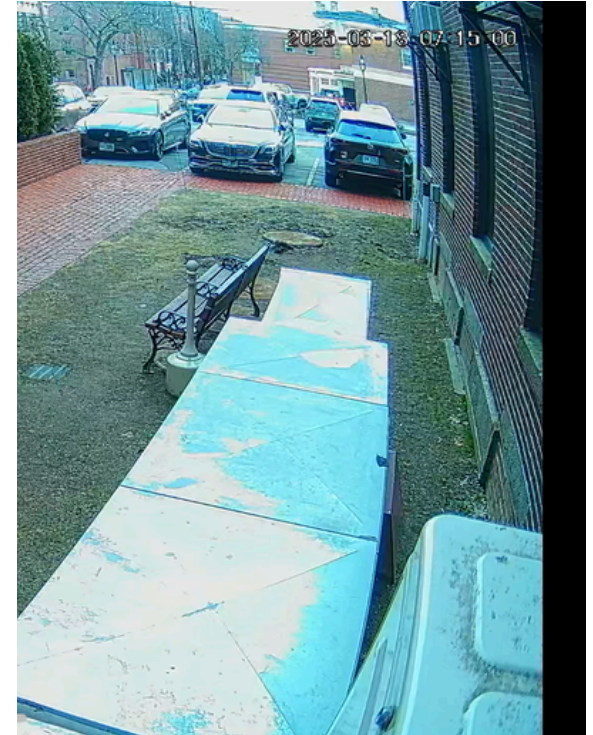
116-3





Existing Courtyard

An eyesore and muddy mess



Rockingham Association Board Approval

----- Forwarded message -----

From: **Steven Miller**

<communications@ssmaguire.mailer.appfolio.us>

Date: Wed, Apr 30, 2025 at 9:53 AM

Subject: Outdoor Dining at The Library

To: <staff@libraryrestaurant.com>

The Library Restaurant will offer outdoor dining this Summer in their exclusive use courtyard area. The board has reviewed and endorsed the proposed plan and believe it will create a vibrant, beautiful space during the Summer months.

Adrienne Waterman will invite unit owners to an information session at the restaurant soon to share details of the plan and answer any questions.

The Rockingham Board

Steven A Miller

Property Manager/Principal

S.S. Maguire Management

steve@maguiremanagement.com



LIBRARY
EL FRESCO
BUILT 1888

Correction to the render for city application:
Sign will be applied for separately
No glass walls will be included - only bushes
/ planters
No wood structure on the back
Back stairs will be a ramp

Proposal





LIBRARY
EL FRESCO
BUILT 1886

Parking lot - there is a row of cars directly in front of deck. meaning the deck is not visible from the public right of way
Planters can also be placed in front of deck on the courtyard to fully cover base deck and ensure no one could ever see the deck base

Correction to the render for city application:
Sign will be applied for separately
No glass walls will be included - only bushes / planters
No wood structure on the back
Back stairs will be a ramp





Correction to the render for city application:
Sign will be applied for separately
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Correction to the render for city application:

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No glass walls will be included - only bushes / planters

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Back stairs will be a ramp

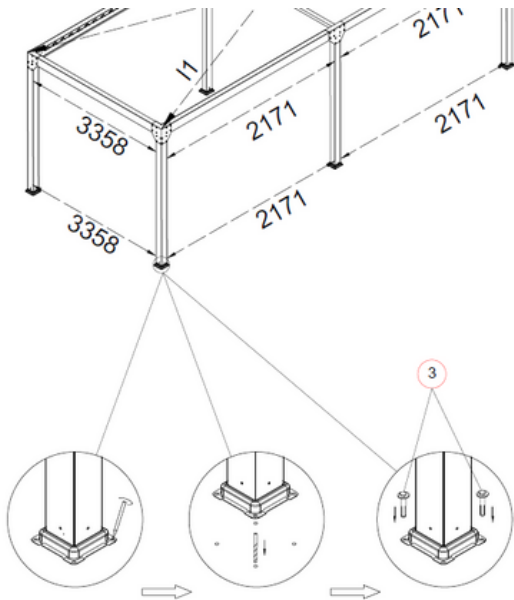


Pergolas

Two Aluminium Pergolas 16x12 each

Constructed on gravel or wooden deck

Side by side to make 16 x 24



Waterproof Design: pergola roof panels can create a sealed ceiling against rainwater

Heavy Duty Construction: The roof panels for pergolas are made of robust, weather-resistant beams and rafters.

They're designed to withstand strong winds and heavy rain, ensuring long-lasting performance and protection.

Efficient Drainage: The rainwater will be conducted into the built-in gutters and drained through the legs to the ground.



Floor surface

Floor Covering (cosmetic)

New England Plank and White
Checker Laminate Complete
Portable Dance Floor - 4' x 4'
Panels

Material 3/4" Plywood

Commercial-Grade?
Yes

Surface Type
Laminate

Could be on gravel or wooden
deck

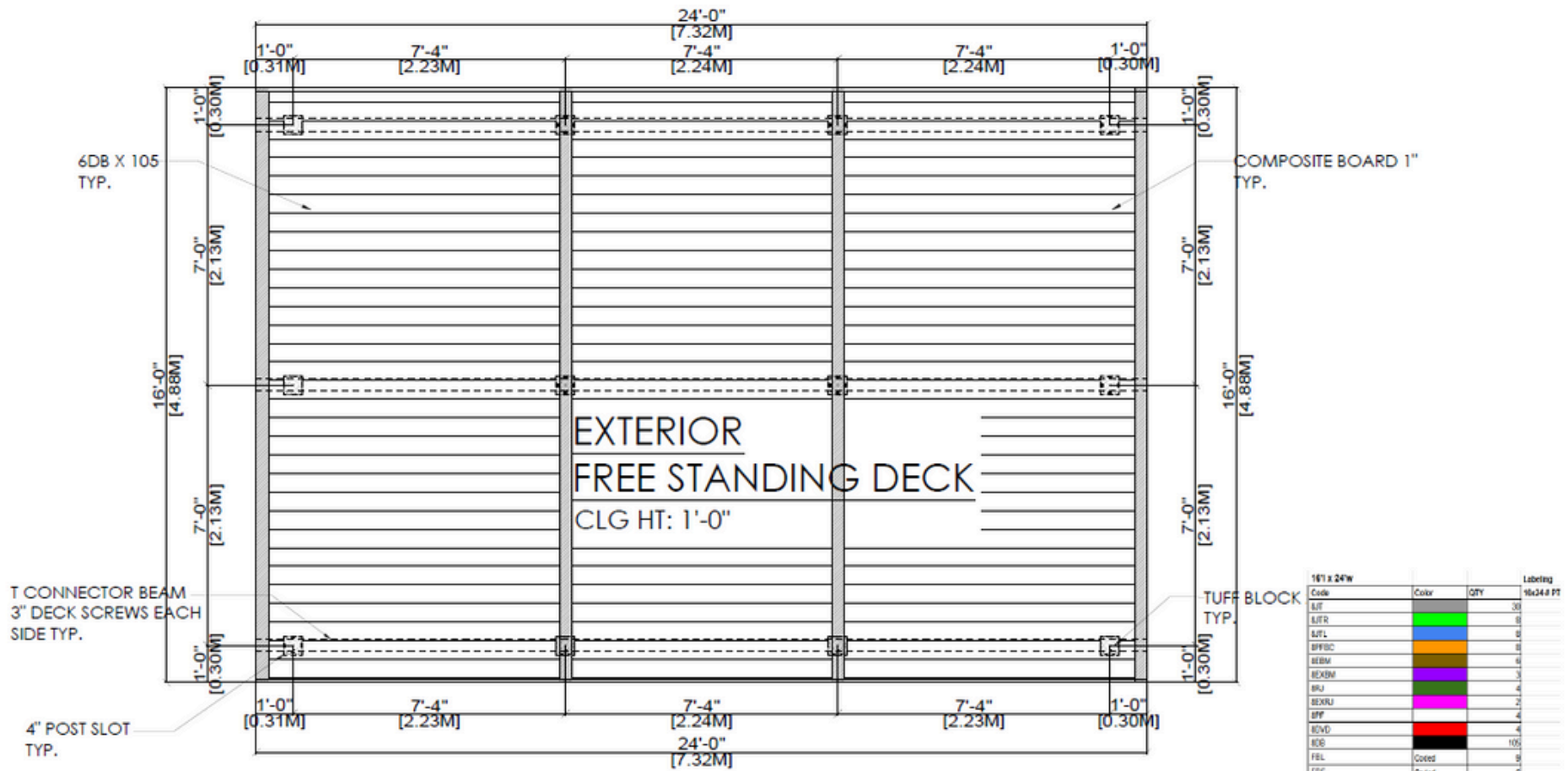


Wooden Deck

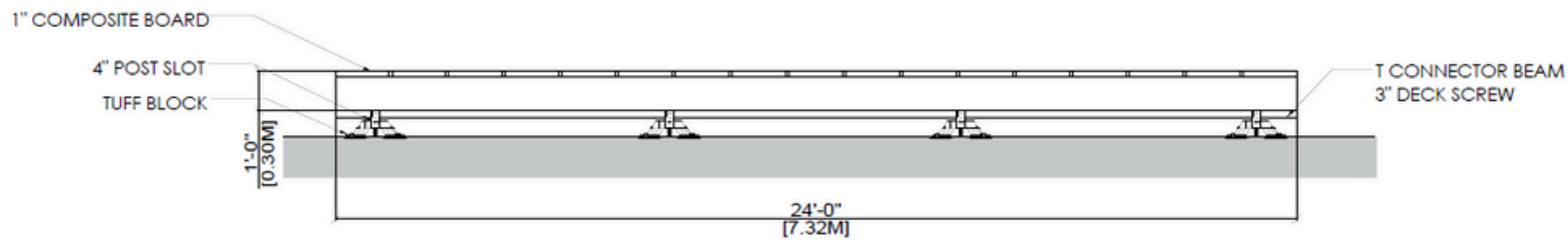
Alternate option to placing the pergolas on the gravel courtyard - a Wooden Deck 16x24

- Kiln Dried Pressure Treated Wood – Resistant to warping, cracking, and moisture damage for a long-lasting, sturdy deck.
- 6 x 6 Beams – Heavy-duty beams provide superior strength and stability.
- 2 x 8 Joists – Strategically spaced 13 to 14 inches on center, meeting standard deck codes for maximum support.
- Pre-Sealed Deck Boards – 5.5-inch wide boards ensure a polished, high-end finish while offering long-term protection from the elements.
- Galvanized Hardware – Corrosion-resistant screws and hardware prevent rust and ensure a secure build.
- Two pergolas sit on top of deck





W O O D D E C K



FRONT ELEVATION (DECK)

Grease Trap access

Four access points

Under pergola. Only in emergency.
Haven't ever had emergency. Deck will
be dismantled in two hours if needed

Under pergola. Only in emergency.
Haven't ever had emergency. Deck will
be dismantled in two hours if needed



Outside of pergola. requires access once
every four months and in emergency.
Haven't ever had emergency

Under pergola. requires access once every
four months and in emergency. Hatch
access will be built



Shed

6 x 6 shed will be to the left of the kitchen and hidden by bushes



Impact on Rockingham

Human Traffic

Summer is our quiet season, July the quietest month of the year. We don't expect summer customer volume to increase to winter levels (when we are most busy, high volume trash). Outdoor dining will improve our customer levels on warm summer days when people are looking to eat outdoors.

Customers will use the indoor toilets at the Library

Installation

Estimating 4 to six days of work for wood platforms and installing pergolas. We would work with Brandon to communicate timing. It would be done between 8 and 4pm week days .

Pros

- A more attractive courtyard creating value for the building
- Two gardens in planters in Apt P101 and P102, at Library cost
- No ugly sewer caps
- Airhandler hidden

Cons

- In winter the furniture would be put into storage, but the pergolas would remain. Theoretically we can take them down and put them up each season, but its difficult to see the sense in that
- Some anchor holes drilled into the courtyard for the poles, nothing will be attached to the walls
- Noise and traffic in the courtyard. Mitigated by opening until latest 9pm. No customers in Courtyard beyond 9pm
- When we remove the wood platform after season 2025, the grass will be a mess. We could leave it in place for the winter if the proof of concept fails, and replant grass the following spring. If the POC is successful then we can possibly go ahead with brickwork at the end of the season
- P102 right in front of the dining area. Mitigated by P102 new planting and a second line of planters, resident in P102 fully approved the proposal.



LIBRARY
EL FRESCO
BUILT 1886

Sign will be applied for
separately to not hold up
the plan

From: watermp1@gmail.com
To: "[Adrienne Waterman](#)"
Subject: FW: Outdoor Dining at The Library
Date: Thursday, May 29, 2025 6:37:07 PM

From: Steven Miller <communications@ssmaguire.mailer.appfolio.us>
Sent: Wednesday, April 30, 2025 9:54 AM
To: watermp1@gmail.com
Subject: Outdoor Dining at The Library

The Library Restaurant will offer outdoor dining this Summer in their exclusive use courtyard area. The board has reviewed and endorsed the proposed plan and believe it will create a vibrant, beautiful space during the Summer months.

Adrienne Waterman will invite unit owners to an information session at the restaurant soon to share details of the plan and answer any questions.

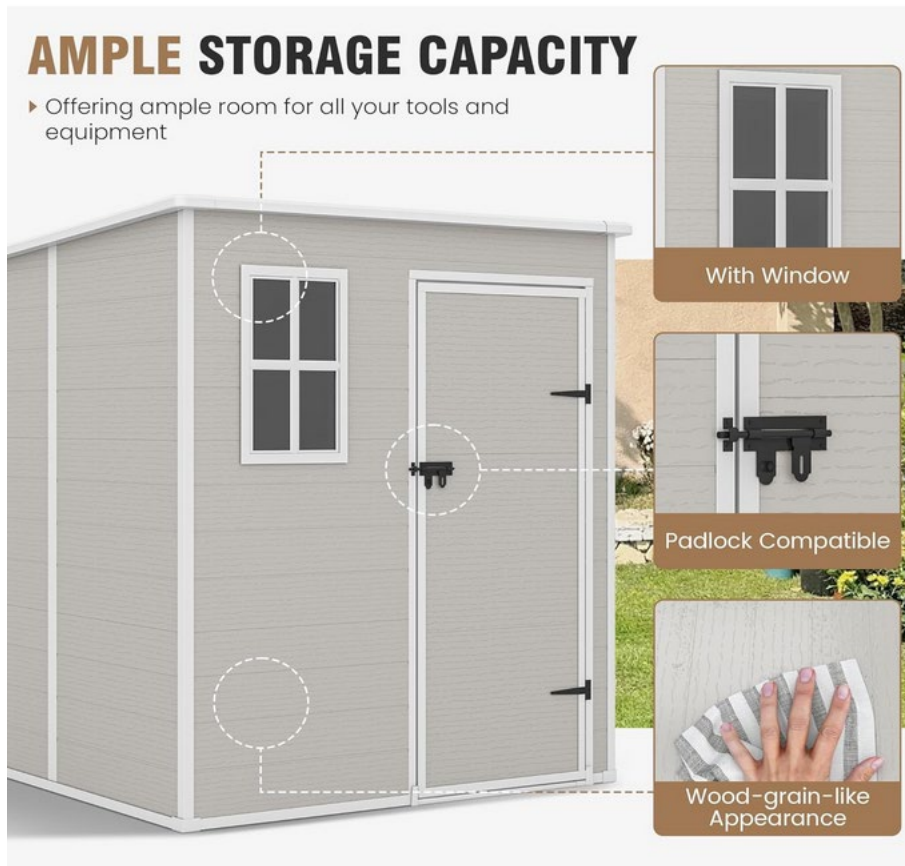
The Rockingham Board

Steven A Miller
Property Manager/Principal
S.S. Maguire Management
steve@maguiremanagement.com

Information regarding the outdoor shed for The Library Restaurant







Brand	VONZOY
Color	Sandstone
Style	Contemporary
Base Material	Resin
Top Material Type	Resin

About this item

- [6'x6' RESIN OUTDOOR STORAGE SHED]: Product dimension: 70.8"(L) x 71.6"(W) x 76.7"(H). VONZOY Resin Shed is available in variety sizes for multipurpose use, perfect for outdoor backyard, garden, patio, utility room. The plastic shed can also be used as a pet house to provide a warm and safe room for your pet.
- [DOUBLE-WALL & STABLE STORAGE SHED]: Tough, double-wall resin construction and an impact-resistant floor are designed for long-term durability. The overlapping wall panels are water and moisture resistant for worry-free use in all weather conditions, Weather-resistant, waterproof and UV protected - will not peel, rot or rust.
- [ROOF SLOPE DESIGN & LOCKABLE DOOR]: This outdoor storage shed has a sloped roof that adds extra storage space while preventing rusting caused by rainwater gathering. The lockable door improves security and prevents small animals from

accidentally entering. Safely store long garden tools, brooms, ladders, storage totes, bags of fertilizer, gas cans and more.

- [ENVIRONMENTALLY FRIENDLY MATERIALS]: Recyclable polypropylene resin plastic is used to ensure a green environment. This storage shed exterior features a WOOD LOOK design that complements your patio. Not only provides an extra storage space to place your garden equipment but also can decorate your yard.

Project Address: 526 State Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1)
- Land Use: Residential
- Land Area: 2,178 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Second Empire
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: State Street
- Unique Features: Brick Carriage House
- Neighborhood Association: Downtown



B. Proposed Work: Window and Door replacement and modifications, repointing as needed, and trim improvements.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement and modifications of existing windows and doors.
- Repointing brick as needed.
- Trim improvements



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Historic District Commission – Specifications Package

Scope of Work

Original Brick House

- Repoint exterior brick masonry on the North and West elevations
- Selective repointing of the South and East elevations
- Remove one exterior door and infill the opening with matching brick
- Remove one set of entry stairs
- Install a historically appropriate window in the upper portion of the infilled opening
- Install a new window on the first floor of the South elevation, aligned below the existing second-floor window
- Replace all existing windows with new units matching the current style and appearance
- Power wash and remove old paint from the mansard roof shingles

Existing Addition

- Replace two windows on the North elevation with windows matching those on the original house
- Relocate the existing door from the West side to the North side and replace with historically accurate door to match new windows.
- Install architecturally appropriate new stairs – Granite and brick.
- Install a new window (matching original house style) in the vacated door opening
- Reside the North and West elevations with cedar shingles
- Improve window and door trim to match the original building

The existing windows throughout the structure are non-original, recent replacements (circa 2015) with grilles between the glass (GBGs). These units do not reflect the architectural character or historic integrity of the circa 1850 Second Empire home. This proposal includes the replacement of these windows with MARVIN Ultimate Series aluminum-clad wood units featuring 2-over-2 Simulated Divided Lites (SDLs), restoring a historically appropriate appearance that complies with the Secretary of the Interior's Standards for Rehabilitation.

Note: The existing windows are modern, non-historic replacements with internal grilles. The proposed replacement units improve upon this by using exterior SDL muntins in a 2-over-2 configuration to more accurately reflect the building's historic character.

Historic District Commission – Specifications Package

1. Window Specifications

Manufacturer: Marvin Ultimate Series, Pella Architect Series, or equal.

Material: Wood interior, aluminum-clad exterior

Exterior Finish Color: Pella Hartford Green or equal

Operation Type: Double-hung (unless otherwise noted)

Muntin Configuration: Simulated Divided Lite (SDL), 6-over-6 pattern

Glass: Low-E, insulated glass units (IGUs) with spacer bar

Screens: Full screen, charcoal mesh, removable

Trim Compatibility: Historically accurate wood brickmould and sill detail

Dimensions: Match existing rough openings; see window schedule

Historic Considerations: Profiles match original sash dimensions with narrow muntins (<7/8") and traditional meeting rail alignment

Notes: Publicly visible windows will comply with the Secretary of the Interior's Standards for Rehabilitation

2. New Window in Existing Brick Wall

Manufacturer: Marvin Ultimate Series, Pella Architect Series, or equal.

Material: Wood interior, aluminum-clad exterior

Exterior Finish Color: Pella Hartford Green or equal

Type: Double-Hung, Double-hung 2-over-2

Muntin Configuration: Simulated Divided Lite (SDL), 6-over-6 pattern

Glass: Insulated Low-E clear with matching spacer bar

Trim: Exterior brickmould, projected sill, drip cap

New Opening Construction: Brick to be cut carefully, lintel to be concealed steel or brick soldier course

Brickwork: Tooth in to match historic brick, mortar to match in color and tooling

Historic Compatibility: Designed to match existing windows in configuration, size, and detailing

3. New Exterior Door Specification

Manufacturer: Brosco, Pella, or equivalent

Material: Solid wood (fir)

Style: 4-panel with upper glazed panels

Glazing: Insulated Low-E clear glass, optional 2-over-2 SDL

Size: 3'-0" x 7'-0" or as suited to façade symmetry

Hardware: Historic-style mortise lockset, oil-rubbed bronze

Threshold: Thermal-break aluminum

Trim: 5¼" flat casing with crown molding head detail

Finish: Stained

Historic Notes: Vertical proportions and detailing appropriate to mid-19th century brick homes

4. Trim and New Step Details

Steps:

- Material: Natural granite treads, brick risers
- Tread Depth: 12"
- Riser Height: 6½"
- Width: Door width + 6" each side
- Railings: Wrought iron, 36" height, traditional profile
- Footing: Frost-protected concrete

Window Trim:

- Casing: 3½" flat wood with ½" backband
- Head: Projected cap with drip edge
- Sill: Sloped wood with apron

Door Trim:

- Casing: 5¼" flat wood with ¾" backband
- Head: Crown molding and backband
- Transom: Optional, single-lite fixed glass above door

5. Cedar Shingle Siding for Existing Addition

Scope: Replace existing siding on the rear/side addition with cedar shingles to restore historically compatible materials and detailing.

Material: Western Red Cedar shingles, Grade A, kiln-dried

Exposure: 5" exposure typical, coursed level and evenly spaced

Finish: Painted or stained (final color TBD with HDC input)

Fasteners: Stainless steel ring-shank nails, hand-driven or pneumatic set to avoid splitting

Installation: Starter course double-layered, shingles offset for proper staggering

Trim: Corner boards and window/door trim to be retained or replaced in kind (wood, paint-grade)

Ventilation: Drainable weather-resistive barrier behind shingles, vented rain screen where applicable

Historic Considerations: Material and scale consistent with early-20th-century additions in

Portsmouth's historic district. Installation will respect original massing and detailing, improving compatibility with primary structure.

6. Architectural Context and Window Pattern Justification

Architectural Style: Second Empire (circa 1850)

Structure Type: Brick Carraige house with mansard roof

Historic Window Patterns:

Second Empire homes constructed between 1850–1875 commonly used tall, narrow windows with 2-over-2 or 1-over-1 sash patterns. These configurations reflect the advancements in industrial glass manufacturing, allowing for larger panes and reduced muntin patterns.

Justification for 2-over-2 Pattern:

The existing windows on the structure are primarily 2-over-2, which aligns with the home's period and architectural character. Retaining or replicating this pattern maintains consistency with the original fenestration and supports visual coherence, especially for street-facing elevations. The 2-over-2 pattern is also more appropriate than earlier 6-over-6 configurations typically found in Federal or Greek Revival homes.

7. Color Selection Note

Exterior color selection for all aluminum-clad wood windows and doors will be 'Hunter Green.'

This color is appropriate for the circa 1850 Second Empire brick home.

It provides a historically compatible finish and preferred over Dark Bronze or Deep Olive for this project.

8. Brand Consistency Note

All windows and exterior doors for this project will be sourced from Marvin Ultimate Architect Series line (or equal) to ensure consistent profiles, finishes, and materials throughout the renovation. This ensures historical compatibility, simplifies coordination, and maintains a uniform appearance for the Historic District Commission's review.



526 State Street, Portsmouth, NH 03801

Date of photo: 09 Jun 2025



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IN STOCK EXTERIOR WOOD DOORS



Quality... Selection... Craftsmanship

Saving

FIR DOORS & SIDELIGHTS



F-7134U
4-Light
2'-8", 3'-0" x 6'-8"



F-7132U
2-Light
2'-8", 3'-0" x 6'-8"



F-7282U
2-Panel
3'-0" x 6'-8"



F-7344U
4-Panel
2'-8", 3'-0" x 6'-8"
3'-0" x 7'-0"



F-7130U
6-Panel
2'-8", 3'-0" x 6'-8"
3'-0" x 7'-0"

3/4" Low-E Argon Insulating Glass



F-37703U
3-Light
0'-10", 1'-0",
1'-2" x 6'-8"
1'-0", 1'-2" x 7'-0"



F-37802U
2-Light
1'-0", 1'-2" x 6'-8"



F-37803U
3-Light
1'-0", 1'-2" x 6'-8"



F-37804U
4-Light
1'-0", 1'-2" x 6'-8"



F-37705U
5-Light
1'-0", 1'-2" x 6'-8"
1'-0", 1'-2" x 7'-0"



F-37703U
3-Light
0'-10", 1'-0",
1'-2" x 6'-8"
1'-0", 1'-2" x 7'-0"



F-7701U
1-Light
1'-0", 1'-2" x 6'-8"



F-7702U
1-Light
0'-10", 1'-0",
1'-2" x 6'-8"

Insulating Glass

FIR DUTCH DOORS

Nothing says Americana like a Dutch door. With this style, a single door is divided in the middle, allowing homeowners to open the top portion while keeping the bottom portion closed.



F-72011
8-Light
2'-6", 2'-8", 3'-0" x 6'-8"



F-72013
8-Light
2'-8", 3'-0" x 6'-8"



F-74011
6-Panel
3'-0" x 6'-8"



F-74013
4-Panel Crossbuck
3'-0" x 6'-8"



UltraBlock technology adds a water-resistant composite block in the bottom of the door stiles, where water infiltration can occur in a tough exposure. Simpson's exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail.

brosco.com

11
Savir

ROUGH OPENINGS & UNIT DIMENSIONS



INSWING DOOR SYSTEM - STANDARD ALUMINUM SILL

- Oak & Mahogany Sill: ADD 1/2" to Height of all dimensions
- Public Access Aluminum Sill: Deduct 1" from Height of all dimensions

SIZE	ROUGH OPENING	UNIT DIMENSION NO CASING	UNIT DIMENSION W/ BRICKMOULD	UNIT DIMENSION W/ 1-1/16" x 3-1/2" FLAT CASING
2'-6" x 6'-8"	32-1/2" x 82-1/2"	31-3/8" x 81-3/4"	34" x 83"	37" x 84-1/2"
2'-8" x 6'-8"	34-1/2" x 82-1/2"	33-3/8" x 81-3/4"	36" x 83"	39" x 84-1/2"
3'-0" x 6'-8"	38-1/2" x 82-1/2"	37-3/8" x 81-3/4"	40" x 83"	43" x 84-1/2"
5'-0" x 6'-8"	63" x 82-1/2"	61-7/8" x 81-3/4"	64-1/2" x 83"	67-1/2" x 84-1/2"
5'-4" x 6'-8"	67" x 82-1/2"	65-7/8" x 81-3/4"	68-1/2" x 83"	71-1/2" x 84-1/2"
6'-0" x 6'-8"	75" x 82-1/2"	73-7/8" x 81-3/4"	76-1/2" x 83"	79-1/2" x 84-1/2"

For 8'-0" Height Units - add 16" to all height dimensions shown.

BASIC SET-UP UNIT



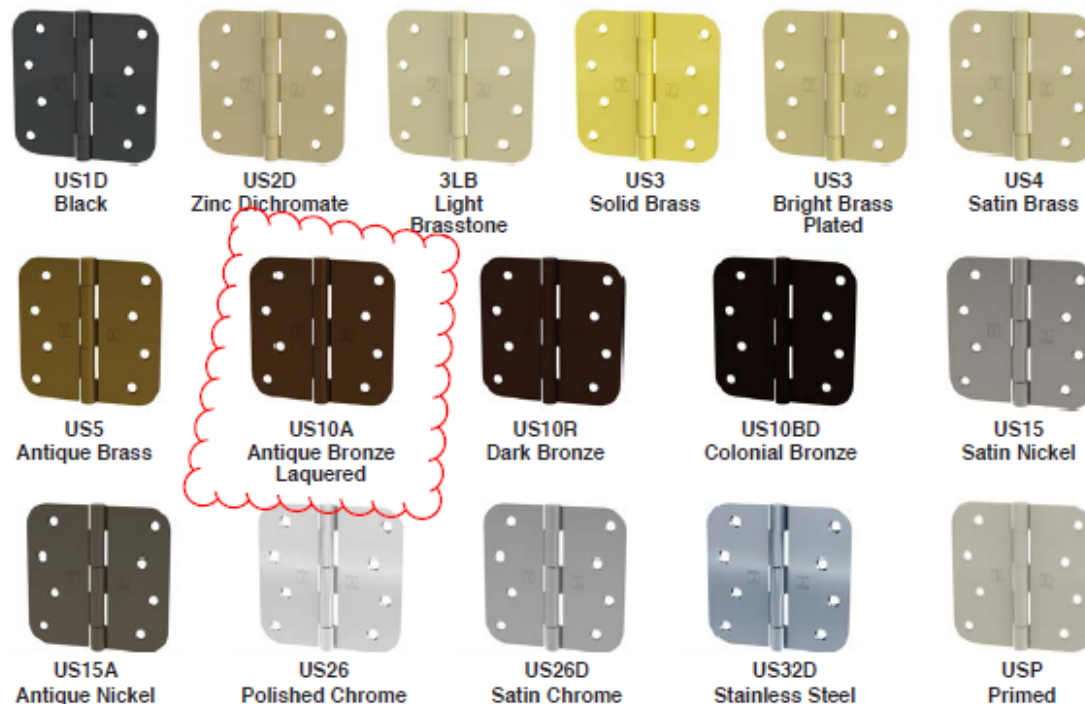
STANDARD DOOR UNIT FEATURES

- 4⁹/₁₆" Prime Wood Frame - Inswing
- Limited-Lifetime Warranty
- Brickmould Exterior Casing - Primed
- Compression Type Weatherstripping and Corner Seals
- Bulb and Fin Door Bottom
- Aluminum Sill (mill finish) - with Thermal Break, Hardwood Adjustable
- 4" x 4" Zinc Dichromate Hinges (dull brass color)
- Single Bore 2³/₈" Backset (2¹/₈" Facebore)
- Double Door Units - White Aluminum Ultimate Astragal included (w Flush Bolts)

HINGE OPTIONS



Hinges are available in Plain Bearing, Ball Bearing and Spring; Radius and Square.



		BROSCO					BALDWIN		EMTEK	
		Standard		Ball Bearing		Spring Hinge	Standard	Ball Bearing	Standard	Ball Bearing
		Radius	Square	Radius	Square	Radius	Square	Square	Square	Square
HINGE OPTIONS:										
Antique Bronze Lacquered	US10A	✓	—	—	✓	—	—	—	—	—
Antique Brass	US5	✓	✓	✓	✓	✓	✓	✓	—	—
Antique Nickel	US15A	✓	✓	✓	✓	✓	—	—	—	—
Black (Flat Black)	US1D	✓	✓	✓	—	✓	—	—	—	—
Flat Black	US19	—	—	—	✓	—	—	—	✓	✓
Bright Brass	US3	✓	✓	✓	✓	✓	—	—	✓	✓
Colonial Bronze	US10BD	✓	✓	✓	—	—	—	—	—	—
Dark Bronze	US10R	✓	✓	✓	✓	✓	—	—	—	—
French Antique	US7	—	—	—	—	—	—	—	✓	—
Life Solid Brass		—	—	—	—	—	✓	✓	—	—
Light Brass	3LB	✓	✓	—	—	—	—	—	—	—
Oil Rubbed Bronze	US10B	—	—	—	—	—	✓	✓	✓	✓
Polished Chrome	US26	✓	✓	✓	✓	✓	✓	✓	✓	✓
Polished Nickel		—	—	—	—	—	—	—	✓	✓
Primed	USP	✓	—	—	—	—	—	—	—	—
Satin Brass	US4	✓	—	—	✓	—	—	—	—	—
Satin Chrome	US26D	✓	✓	✓	✓	✓	—	—	—	—
Satin Nickel	US15	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solid Brass	A-US3	✓	—	—	—	—	—	—	—	—
Stainless Steel	US32D	✓	—	—	—	✓	—	—	—	—
Zinc Dichromate	US2D	✓	—	✓	✓	✓	—	—	—	—

Any hinge can be converted to "Non-Removable Pin".

Variances in photography and printing may cause the finish colors shown to vary from the actual finishes.

HARDWARE OPTIONS



Multi-Point Locking Systems –

Trilennium® 3070



- Multi-Point Lock features narrow 7/8" profile for "proud edge" door panels (Single and French active panels). Available in Stainless Steel and Victorian Bronze.
- Eclipse Door Handle - Victorian Bronze, Satin Nickel, Black & Brass



Pano-Lock™



- Works with Universal off the shelf hardware
- Compatible with any hardware style
- One key operates three locking bolts – triple security
- Bronze or Brushed Clear Anodized
- Affordably priced



HOPPE®

Herz der Sicherheit

- Add extra security and strength to your door with a Hoppe® Multi-point Lock System
- Polished Brass, Rustic Umber, Satin Nickel



München 3955



München 3955



Verona 3955



Verona 3965

Full Length Mortised Lock Mechanism



Finials –

Add a distinctive and elegant touch to your door hinges. Choose from a wide variety of finishes.

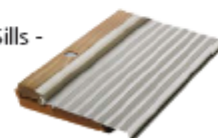
Hardware –

- Door Viewer - Bright Brass, Satin Nickel, Dark Bronze, Satin Chrome
- Mailslot - Bright Brass, Satin Nickel, Aged Bronze, Satin Chrome, Stainless Steel
- Brass Kickplate



Sills –

- Brass, **Bronze** and Satin Nickel Aluminum
- Oak, White Oak and Mahogany
- Composite Aluminum Sills - Bronze, Mill
- WeatherOut Flashing



Ultimate Flip Astragal –

- White and Fir



ULTIMATE

MARVIN SIGNATURE® COLLECTION



THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast



ELEVATE

Wide range of options and product types



ESSENTIAL

Curated options and product types

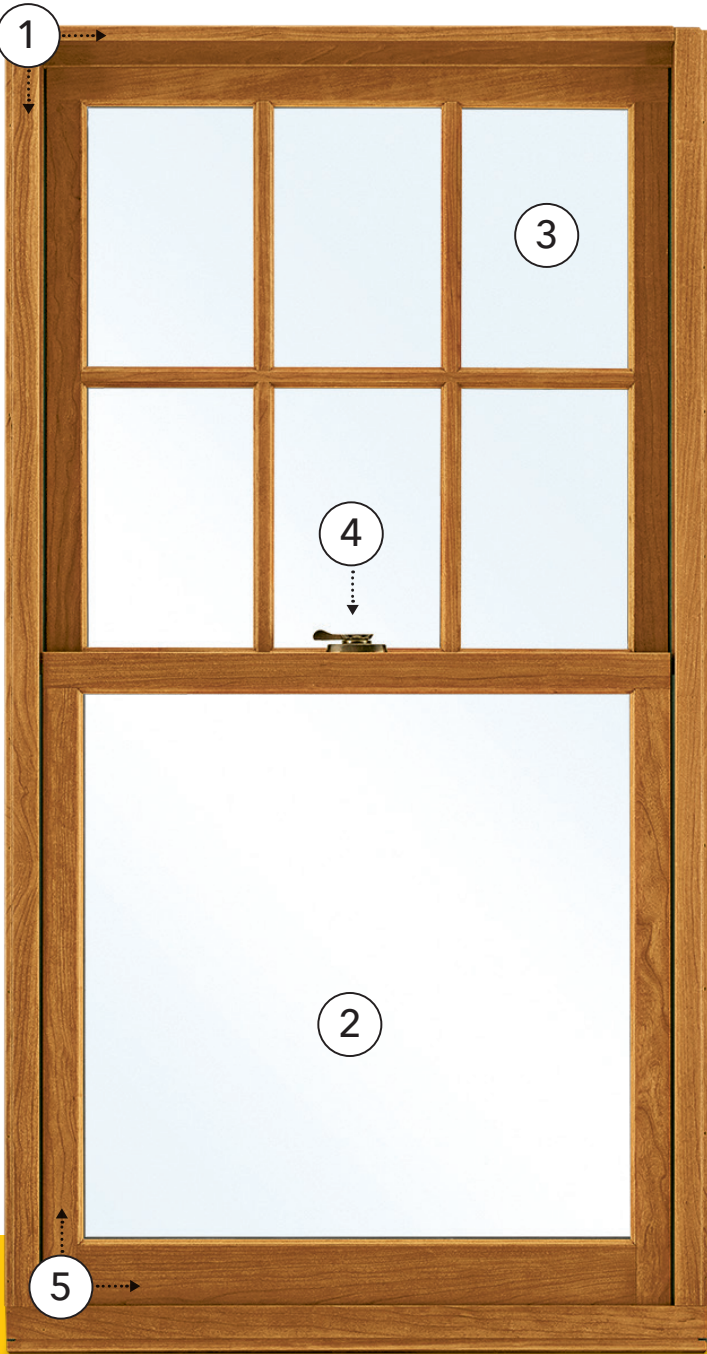
MARVIN SIGNATURE® COLLECTION

MARVIN ELEVATE® COLLECTION

MARVIN ESSENTIAL™ COLLECTION

INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 3 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 5 color options	FIBERGLASS 5 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle style
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

WINDOW TERMS + DEFINITIONS



- 1. FRAME**
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.
- 2. GLAZING**
The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.
- 3. LITE**
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.
- 4. HARDWARE**
Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.
- 5. SASH**
The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.

WINDOW OPERATING STYLES



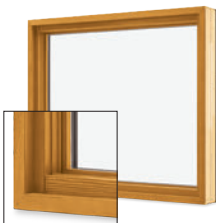
DOUBLE HUNG
Double hung windows have two movable sashes which operate vertically.



CASEMENT
A window that is hinged to its frame at the side and opens like a door.



FIXED OR PICTURE
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.



IN-SASH PICTURE

- Fixed window designed to match the profiles of operable windows like casement, awning, or double hung
- Available in large sizes up to 8' wide x 8' high



AWNING
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



GLIDER
A window with a sash that slides horizontally to open and close.



DIRECT GLAZE PICTURE

- Fixed window with no sash—the glass is glazed directly into the frame
- Available in stunningly large sizes with widths or heights up to 12'

MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

ULTIMATE DOUBLE HUNG G2



ULTIMATE DOUBLE HUNG G2 WINDOW IN DESIGNER BLACK



Photo: Laurey W. Glenn

ULTIMATE DOUBLE HUNG G2 WINDOW IN WHITE WITH OIL RUBBED BRONZE HARDWARE

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



UNIQUE WASH MODE ALLOWS CLEANING OF BOTH SIDES OF GLASS FROM INDOORS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR
Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL
Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH MODE
Allows easy access to exterior glass for cleaning and maintenance.



EXCLUSIVE AUTOLOCK
Activates when the sashes are closed, locking the window.

ENERGY EFFICIENCY
Multiple glass options for meeting ENERGY STAR® standards in energy efficiency for various regions and climates.

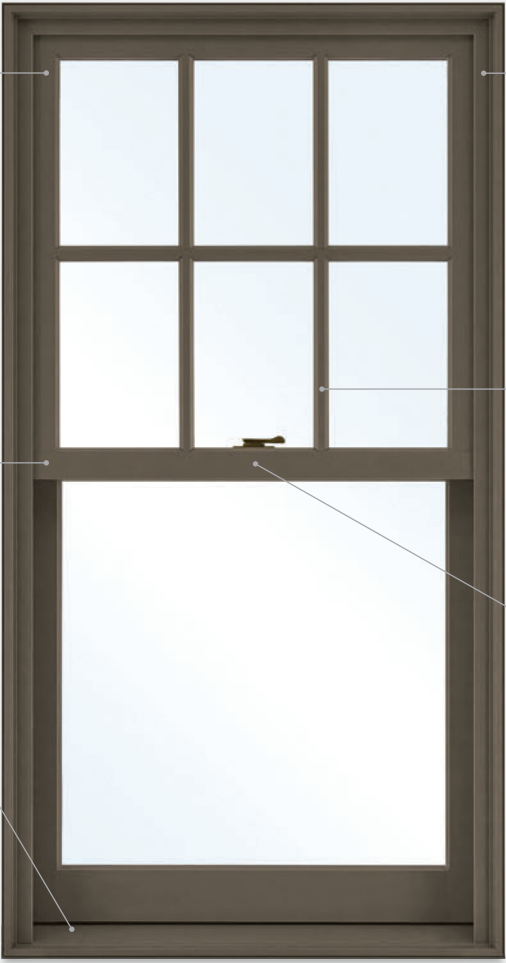
SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING
Extruded aluminum exterior cladding with an AAMA verified 2605 finish and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES
Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL
The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY
An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK
Eliminates drafts and improves the window's overall structural integrity.

INTERIOR FINISH OPTIONS

PINE

VERTICAL GRAIN
DOUGLAS FIR

MIXED GRAIN
DOUGLAS FIR

CHERRY

WHITE OAK

HONDURAN MAHOGANY

WOOD SPECIES

Offering a rich, warm look, many custom options, and design versatility, wood is a premium choice. Wood can be used on both the interior and exterior of our Ultimate windows and doors and provides great insulation. Treatments such as stain and paint work well when applied. Marvin sources the best, highest quality raw wood and uses refined techniques to process it.



STAIN + PAINT

Compared to painting or staining on the job site, our factory finishes provide consistent quality and performance. Our extensive knowledge about wood as a material and how it handles stains and paints, and the many years we've spent perfecting our finishing process, ensures your windows and doors arrive ready to install.

CLEAR

WHEAT

HONEY

HAZELNUT

LEATHER

CABERNET

ESPRESSO

Stain colors shown on Pine. To see more about finishes visit [Marvin.com](https://www.marvin.com).

DESIGNER BLACK

WHITE

PRIMED WHITE

EXTERIOR FINISH OPTIONS

STONE WHITE
COCONUT CREAM
SIERRA WHITE
CASHMERE
PEBBLE GRAY
HAMPTON SAGE
CADET GRAY
CLAY
CASCADE BLUE
SUEDE
GUNMETAL
WINEBERRY
BRONZE
BAHAMA BROWN
EVERGREEN
EBONY
BRIGHT SILVER (PEARLESCENT)
COPPER (PEARLESCENT)
LIBERTY BRONZE (PEARLESCENT)

CUSTOM COLOR: ANY COLOR YOU WANT

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD

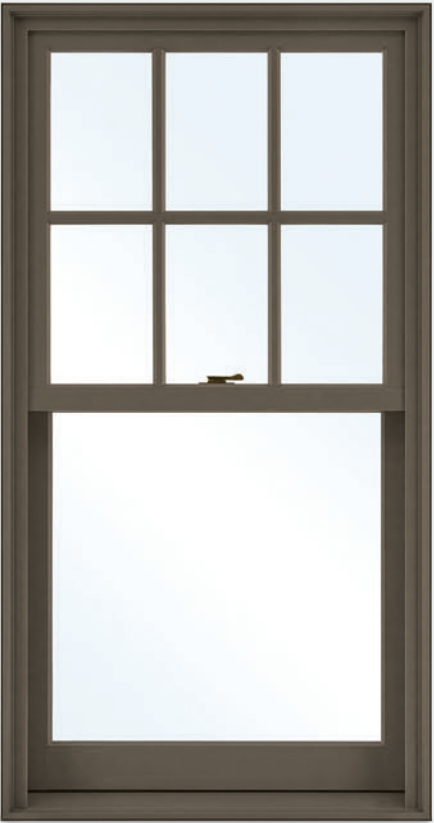
Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

PINE
VERTICAL GRAIN DOUGLAS FIR
MAHOGANY
WESTERN RED CEDAR Exterior trim package only



Double Hung G2 window in Ebony



Double Hung G2 window in Suede

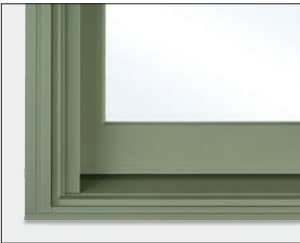
EXTERIOR CASINGS + SUBSILLS



BRICK MOULD CASING AND SPECIAL SUBSILL WITH CUSTOM MULL COVER IN HAMPTON SAGE

EXTERIOR CASINGS + SUBSILLS

Adding Marvin extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.



BRICK MOULD CASING
WITH A246 SUBSILL



FLAT CASING
WITH A246 SUBSILL



COLUMBUS CASING
WITH A1450 SUBSILL



RIDGELAND CASING
WITH A1453 SUBSILL



GRAYSON CASING
WITH A1451 SUBSILL



THORTON CASING
WITH A1450 SUBSILL



STRATTON CASING
WITH A1453 SUBSILL



POTTER CASING
WITH A217 SUBSILL



Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue

DIVIDED LITES



DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass.

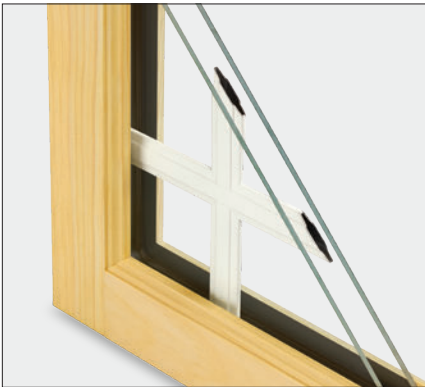
Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



SIMULATED DIVIDED LITE (SDL)
SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



AUTHENTIC DIVIDED LITE (ADL)
Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

OGEE DIVIDED LITE WIDTHS



SQUARE DIVIDED LITE WIDTHS



GLASS + GLAZING



GLAZING PROFILES

Interior and exterior glazing profiles are available in Ogee and Square. Choose Ogee for more traditional projects, and Square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.



OGEE



SQUARE



SQUARE EXTERIOR
GLAZING PROFILE



DUAL PANE GLAZING

Our standard glazing is dual pane: two panes of glass with Low E coatings and insulated with argon gas. Compared to a single glass pane, dual pane glass cuts energy costs significantly because of low emissivity coating and the gas-filled insulating space between the glass layers.



TRIPLE PANE GLAZING

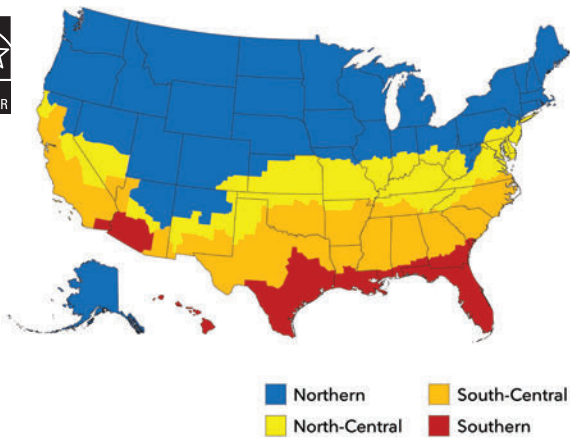
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾ inch.

GLASS + GLAZING

The thermal and structural properties of wood combined with the right glazing make Marvin wood and extruded aluminum clad products an optimal choice for energy efficiency. We offer thousands of window and door options with two or three panes of glass and a range of glazing options to meet the performance challenges of any climate.

GLASS COATINGS

Low E coatings are microscopically thin, essentially invisible coatings on the glass surface that help manage the amount of light and heat conducted through a window pane or reflected away from it, reducing a home's dependence on heat and air conditioning. The national ENERGY STAR® program recognizes products that meet strict energy-efficiency guidelines to suit climates in different areas of the country, and Marvin offers products to meet climate and code requirements in every region.



LOW E1

Low E1 coating is a good choice when you want maximum solar heat gain and radiant heating properties. This type of coating is generally used in Northern climates where heating is prioritized over cooling. You'll reap maximum benefits when windows with this type of coating are positioned to receive direct sun exposure.

LOW E2

The most common Low E coating since it works well across most geographic regions and climates. Low E2 with two metallic coatings balances less solar heat gain and improved radiant heating properties.

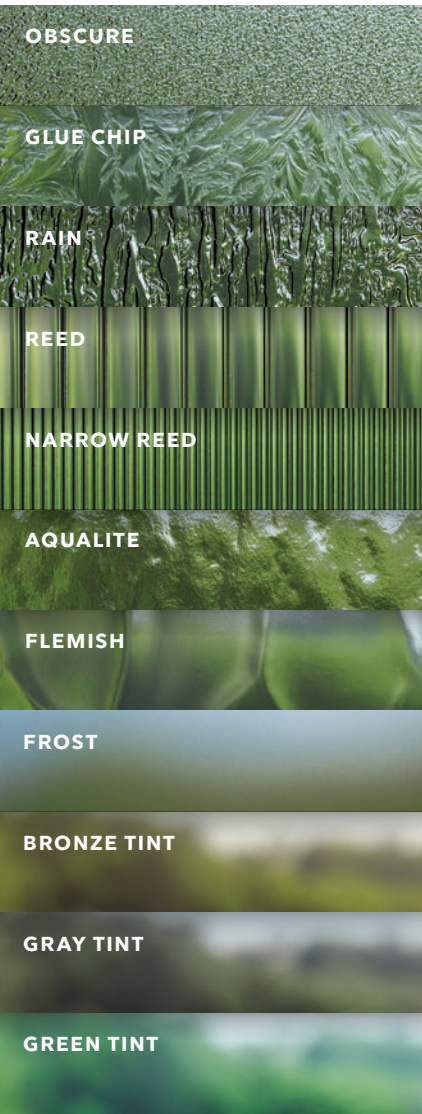
LOW E3

Used in applications where solar heat gain may be a concern, low E3 coating uses multiple metallic layers for radiant properties similar to Low E2. This type of coating is most commonly used in Southern, sunny climates where cooling is prioritized over heating.

SPECIALTY GLASS

Our specialty options include glass for unique project needs like sound abatement (STC/OITC), high altitudes, Sea Turtle Conservation Codes, and California fire zones. We also offer laminated glass on certain products that are designed specifically for hurricane zones.

A variety of decorative glass options, including those shown below and others, are available to meet the unique needs of each project. Laminated glass is also available in clear, bronze, gray, or green with tinted interlayers.



SCREENS



ULTIMATE DOUBLE HUNG INSERT G2 WINDOW IN STONE WHITE WITH FULL SCREENS

SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

CASEMENT SCREEN OPTIONS

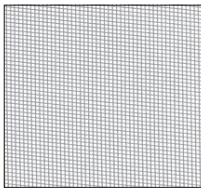


WOOD SCREEN SURROUND
The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.

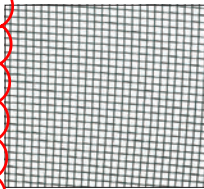


INSWING CASEMENT SCREEN
The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and awning windows.

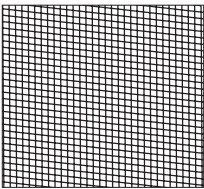
SCREEN MESH OPTIONS



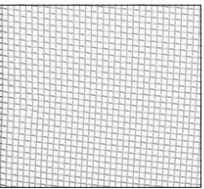
MARVIN BRIGHT VIEW™



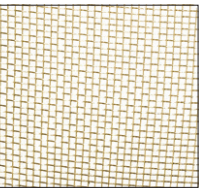
CHARCOAL ALUMINUM WIRE



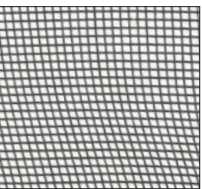
BLACK ALUMINUM WIRE



BRIGHT ALUMINUM WIRE



BRIGHT BRONZE WIRE



CHARCOAL FIBERGLASS

DOUBLE HUNG SCREEN OPTIONS



FULL OR HALF SCREEN

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.



DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM SASH OR SCREEN

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only for wood windows.



STORM AND SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.



ENERGY PANEL

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.

DOOR SCREEN OPTIONS



SCENIC DOOR SLIDING SCREEN

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15 feet wide and up to 10 feet high uni-directional or up to 29.5 feet wide bi-parting.



ULTIMATE SWINGING SCREEN DOOR

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.



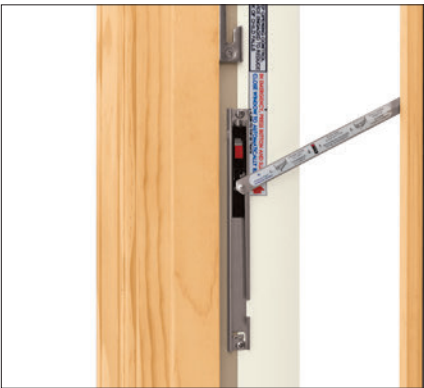
ULTIMATE SLIDING SCREEN DOOR

Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation.

Marvin window and door screens come standard with Marvin Bright View™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

WINDOW OPENING CONTROL DEVICES

Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4 inches (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4 inches upon re-opening.



ULTIMATE CASEMENT



ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

WINDOW HARDWARE



ULTIMATE DOUBLE HUNG G2 WINDOW WITH AUTO-LOCKING SASH LOCK IN SATIN NICKEL

WINDOW HARDWARE

Ultimate’s durable and elegant hardware is engineered for reliability and to harmonize with any décor. Choose a finish to complement your architectural style. Durable painted finishes in Matte Black, Satin Taupe, Bronze, and White mimic the look of metal. Satin Nickel, Brass, Antique Brass, Polished Chrome, Oil Rubbed Bronze, and Satin Chrome offer the rich appearance and durability of authentic metal finishes.



AUTO-LOCKING HARDWARE SYSTEM

PRODUCTS:
Ultimate Double Hung G2
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



TRADITIONAL LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



CONTEMPORARY LIFT LOCK

PRODUCTS:
Ultimate Single Hung G2

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



FOLDING HANDLE

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome



PUSH OUT HANDLE

PRODUCTS:
Ultimate Casement • Ultimate Awning
Ultimate Casement Narrow Frame
Ultimate Awning Narrow Frame

AVAILABLE FINISHES:
Matte Black • Brass • White
Antique Brass • Oil Rubbed Bronze
Satin Nickel



FOLDING HANDLE

PRODUCTS:
Ultimate Glider

AVAILABLE FINISHES:
Matte Black • Brass • Satin Taupe
Satin Nickel • Bronze • White
Antique Brass • Oil Rubbed Bronze
Polished Chrome • Satin Chrome

FINISHES





2731

BOSC COLLECTION

WALL MOUNT

DIMENSIONS

DEPTH: 13"

WIDTH: 11"

HEIGHT: 24.75"

MOUNTING HEIGHT FROM TOP

14.5"

MOUNTING AREA

4.5"W x 5.75"H

SOCKET OPTIONS

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

UL LISTED

**SUITABLE FOR WET
LOCATIONS**



FINISHES

AB - ANTIQUE BRASS (SHOWN)

DAB - DARK ANTIQUE BRASS

DB - DARK BRASS

VG - VERDI GRIS

AC - ANTIQUE COPPER

GLASS OPTIONS

CLR - CLEAR

CSG - CLEAR SEEDY

SMG - SEEDY MARINE

FST - FROSTED

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

800-892-1206, INFO@NORTHEASTLANTERN.COM

HANDCRAFTED IN THE USA.

LIFETIME WARRANTY ON CRAFTSMANSHIP.





Tech Specs - Floodlight Cam Plus Plug-In

Size and Color

Dimensions

11.7 in x 7.03 in x 9.67 in
Base/Mounting Bracket: 4.7 in diameter
Plug-in cord length 20 feet

Available Colors

Black, ~~White~~

Stair Rail and Fence Sample:



Project Address: 445 Marcy Street
Permit Requested: Certificate of Approval
Application: Public Hearing #3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: New England Cottage
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: New construction of a single-family home.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a new single-family home.



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

NEW RESIDENTIAL CONSTRUCTION

20 Pray Street

New single family home.
Relocated accessory structure ("candy shop") as previously approved.
Revisions since last worksession:

- Side terrace eliminated.
- Extended south side steps to connect to front porch, aligning with pocket garden.
- Shift south side door and window to align with windows above.
- Separate mulled windows
- Lowered roofs of bay windows.
- Changed front door from 8' door with sidelites, to 7' door with sidelites and transom.
- Changed rear/side french doors from 8' to 7' tall, with 15 lites instead of 10.
- Reduced heights of windows (lowered head height from 8' to 7'-6", raised sills 6").
- Changed double hung and awning window sashes from 4 lites to 6 lites.



DRAWING LIST

- M0.0 COVER
- M0.1 LOCUS MAP
- M0.2 SITE PHOTOS
- M0.3 CONTEXT PHOTOS
- H.12 SITE SECTIONS
- M1.1 FIRST FLOOR PLAN
- M1.2 ROOF PLAN
- M2.1 ELEVATIONS
- M2.2 ELEVATIONS
- M3.1 RENDERING
- M3.2 RENDERING
- M4.1 DETAILS
- M4.2 WINDOW & DOOR SCHEDULE
- H5.1 MATERIALS
- H5.2 MATERIALS
- H5.3 MATERIALS

445 MARCY STREET RESIDENCE

PUBLIC HEARING
JULY, 2025





1 SITE PLAN CONTEXT FOOTPRINTS 300'r
1" = 100'-0"



LOCUS MAP
445 MARCY STREET



445 MARCY ST

Marcy Street Residence 6/13/2025		445 Marcy Street						TOTAL sf
Area Allowed by Zoning								6,127
Lot size								1,532
Open Space 25% minimum								1,838
Building Coverage (footprint) 30% maximum								
Area Proposed (gross sf, measured to outside face of exterior walls)		house	porch/stoop/deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf	
2nd floor		1,772	0	0	1,772			
1st floor (building coverage, footprint)		1,160	276	382	1,818	646	4,282	
total building area		2,932	276	382	3,590	646		
Open space							30.11%	
Building Coverage							29.67%	

Zoning & Code Review
6/13/2025

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	445 Marcy
Minimum Lot Dimensions		
Lot area, sf	5,000	6,127
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	23'-7"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	1,838
Open space, minimum	25%	1,532
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	



1 FROM MARCY ST



2 FROM MARCY ST @ PRAY



3 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM PRAY



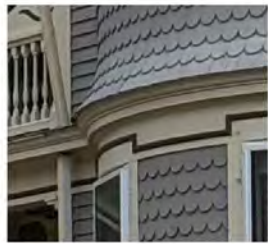
5 FROM MARCY LOOKING NORTH



12 MARCY, WEST



13 MARCY, WEST



3 MARCY @ PRAY





Hall Varrell (c.1830) built house
 Solomon Holmes (c.1840-1856)
 Dr. William Loughton (1856- c.1875)
 May Scott, Abbey Holmes (c.1875 -1889)
 Ellen May Brown (1889-1954)
 Ashley Jones (1955-1994)
 James Sanders (1994-)

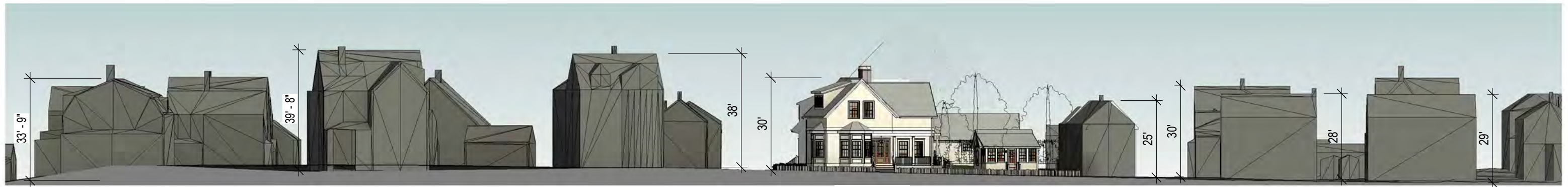


M0.4

HISTORIC TIMELINE Marcy Street 445 MARCY ST

SCALE:
 6/13/2025





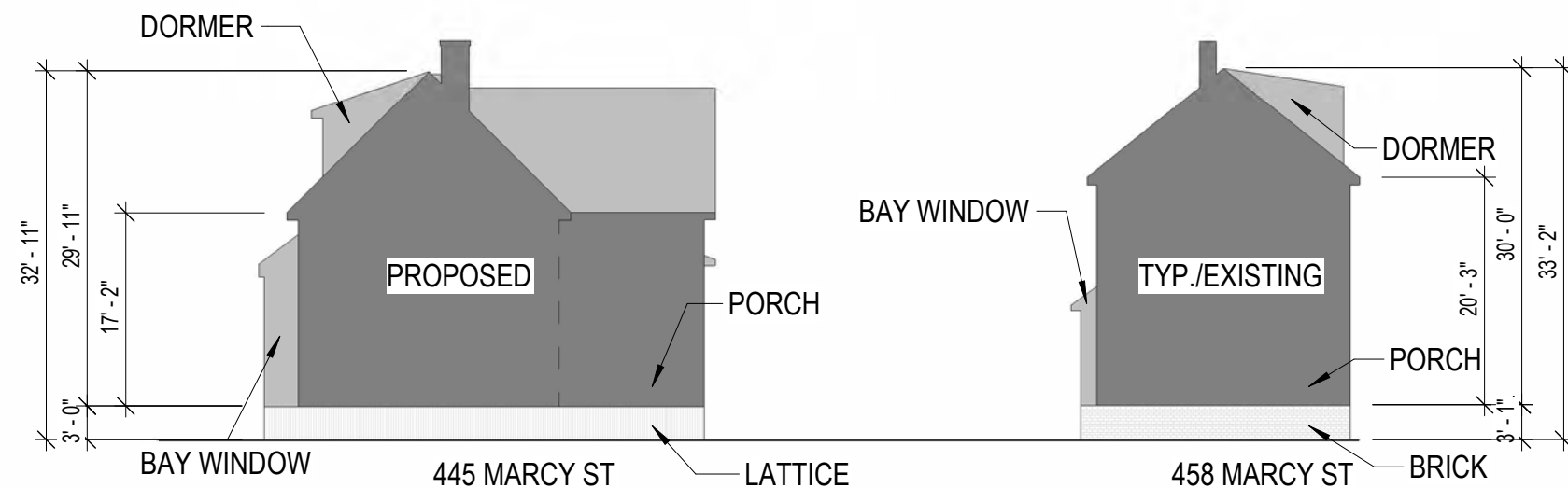
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



2 NORTH ELEVATION - PRAY STREET
1/32" = 1'-0"



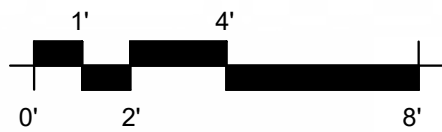
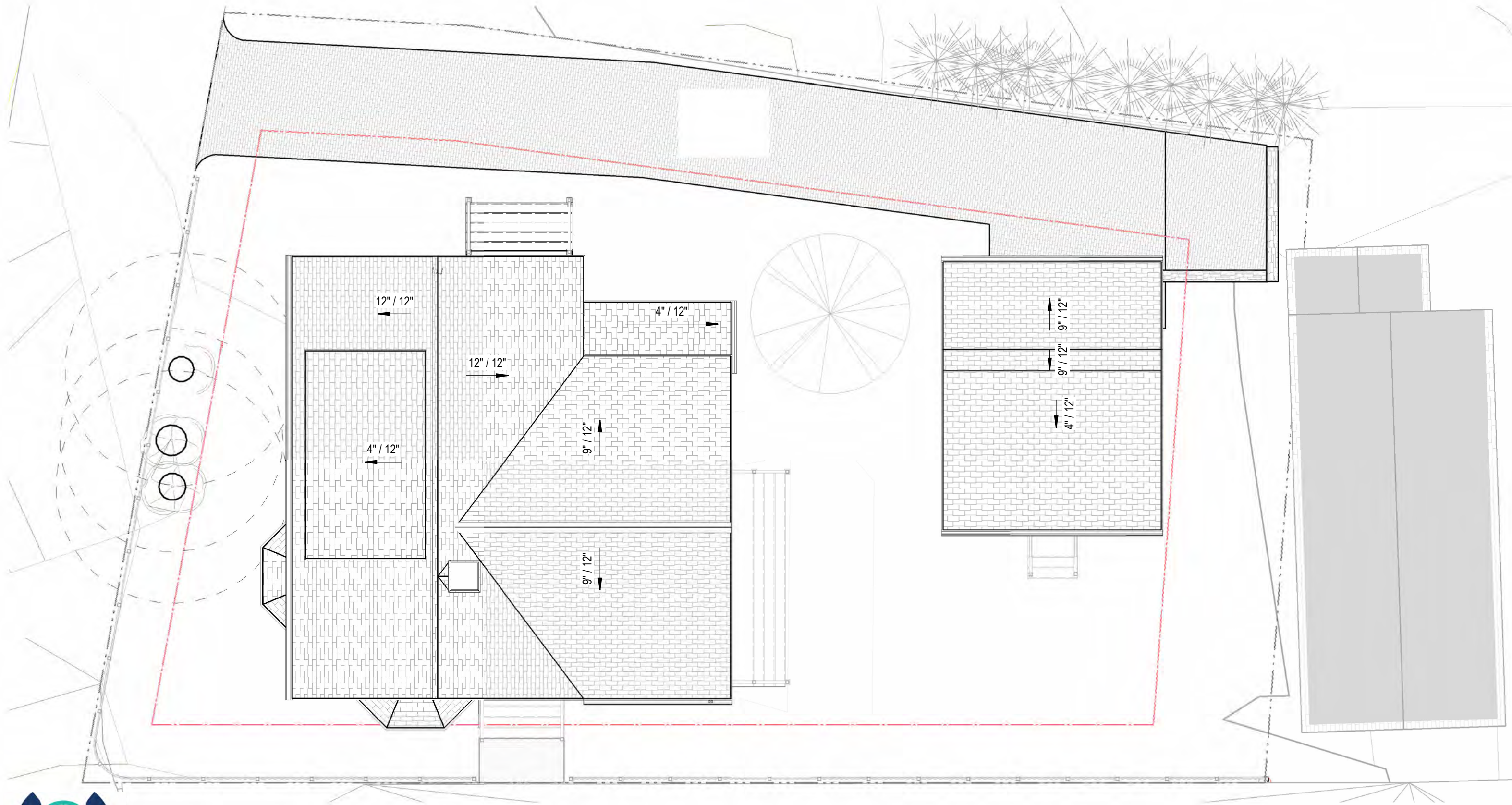
3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



4 MASSING STUDY
1/16" = 1'-0"

H.12 **SITE SECTIONS MARCY ST**
445 MARCY ST - 20 PRAY ST
SCALE: As indicated
6/13/2025





ROOF PLAN
445 MARCY STREET

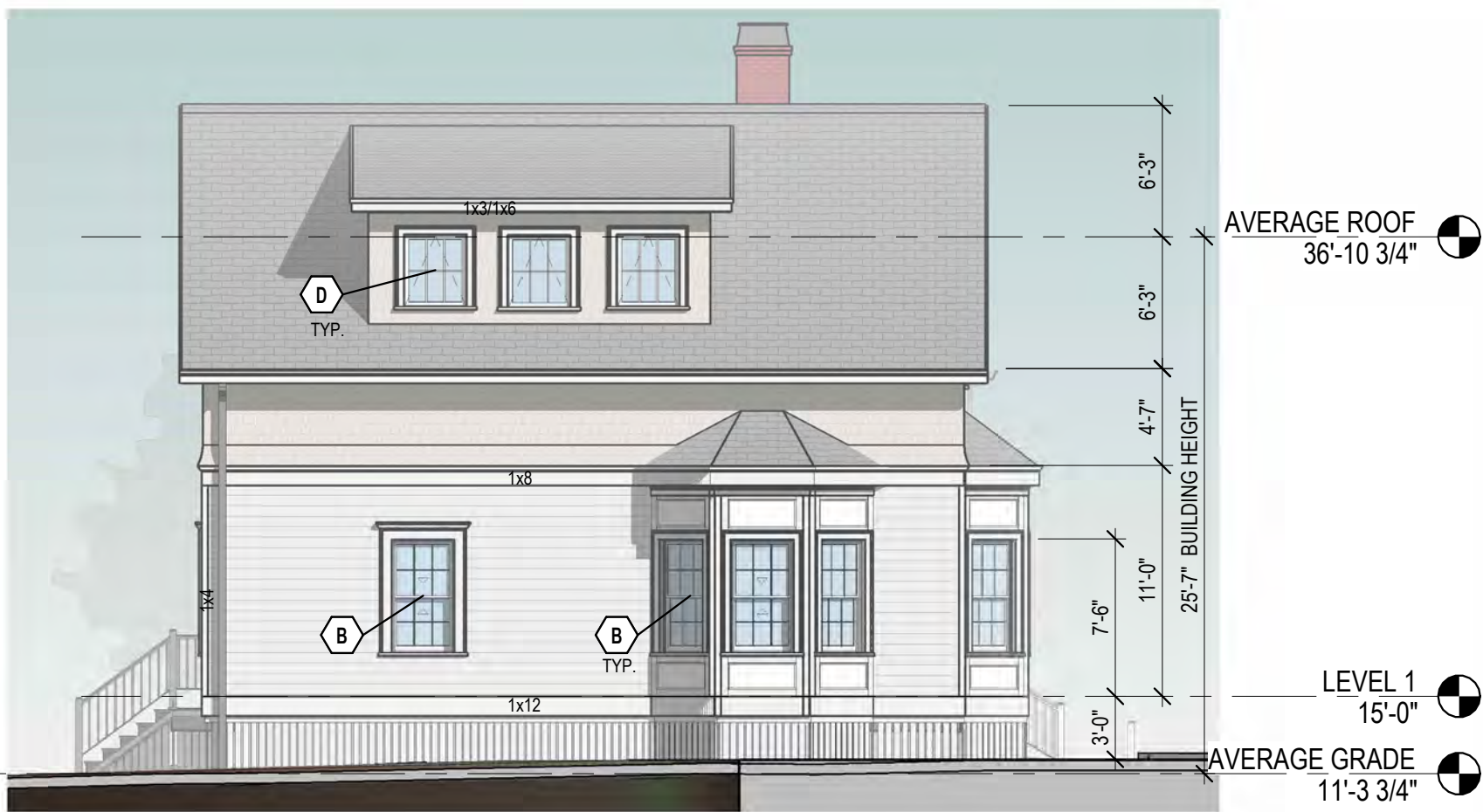
M1.2

06/13/2025
PROJECT NO:1042



ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

1 WEST ELEVATION (MARCY ST - FRONT)
1/8" = 1'-0"



2 NORTH ELEVATION (PRAY ST, FRONT)
1/8" = 1'-0"

FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET





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

ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

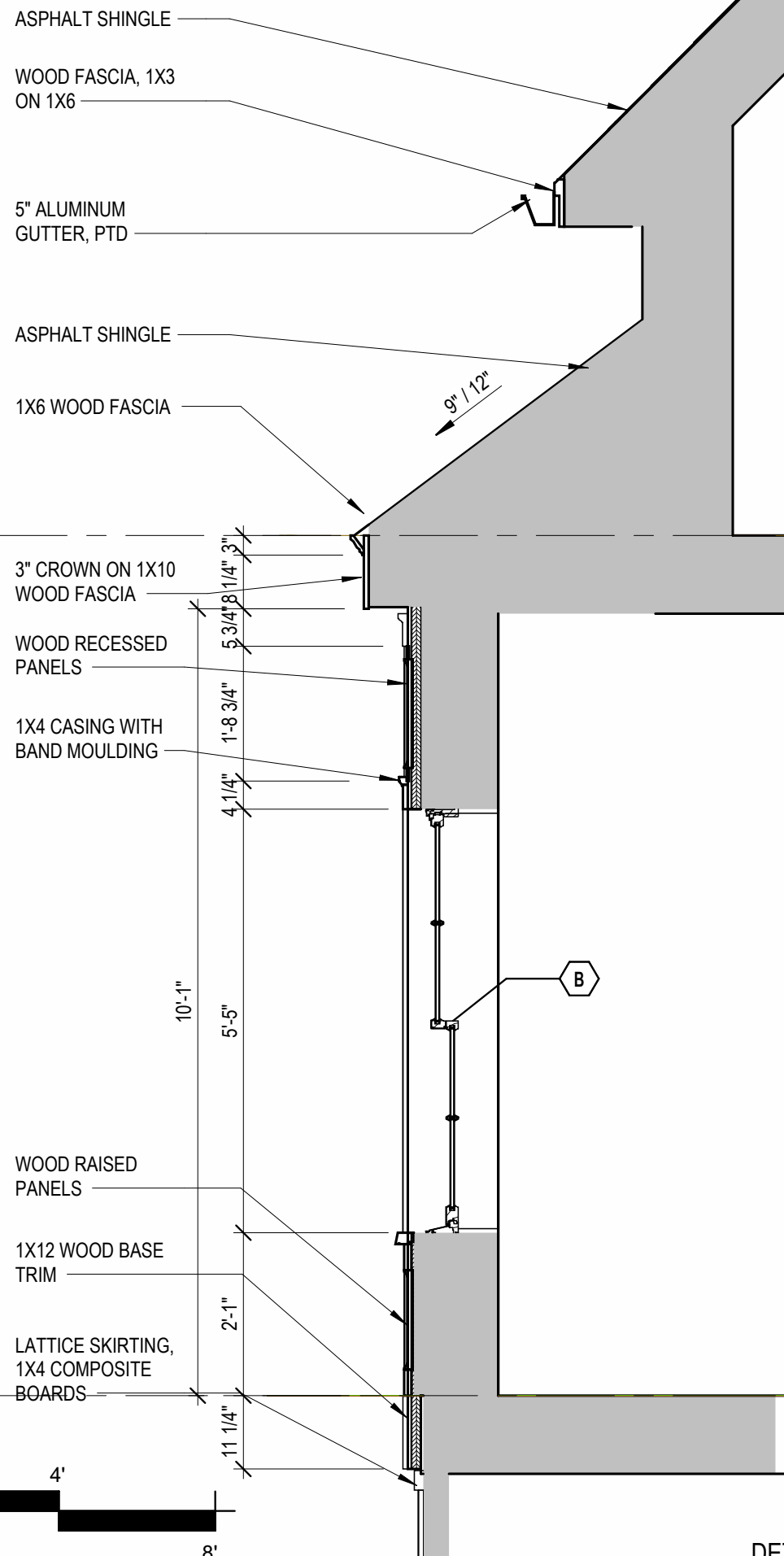


2 SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

SIDE ELEVATIONS - EAST & SOUTH
445 MARCY STREET

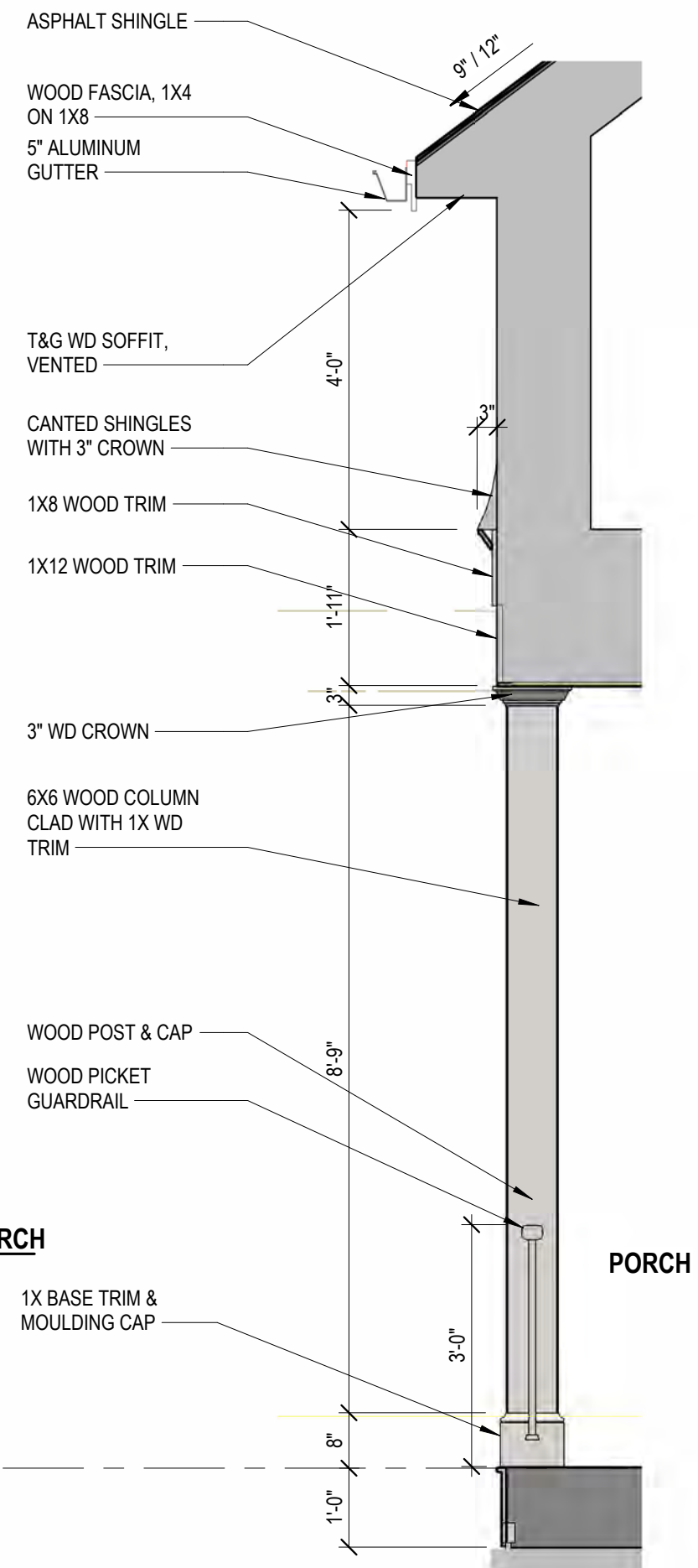
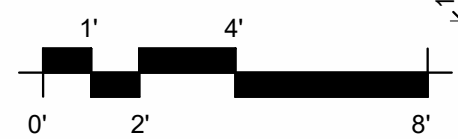






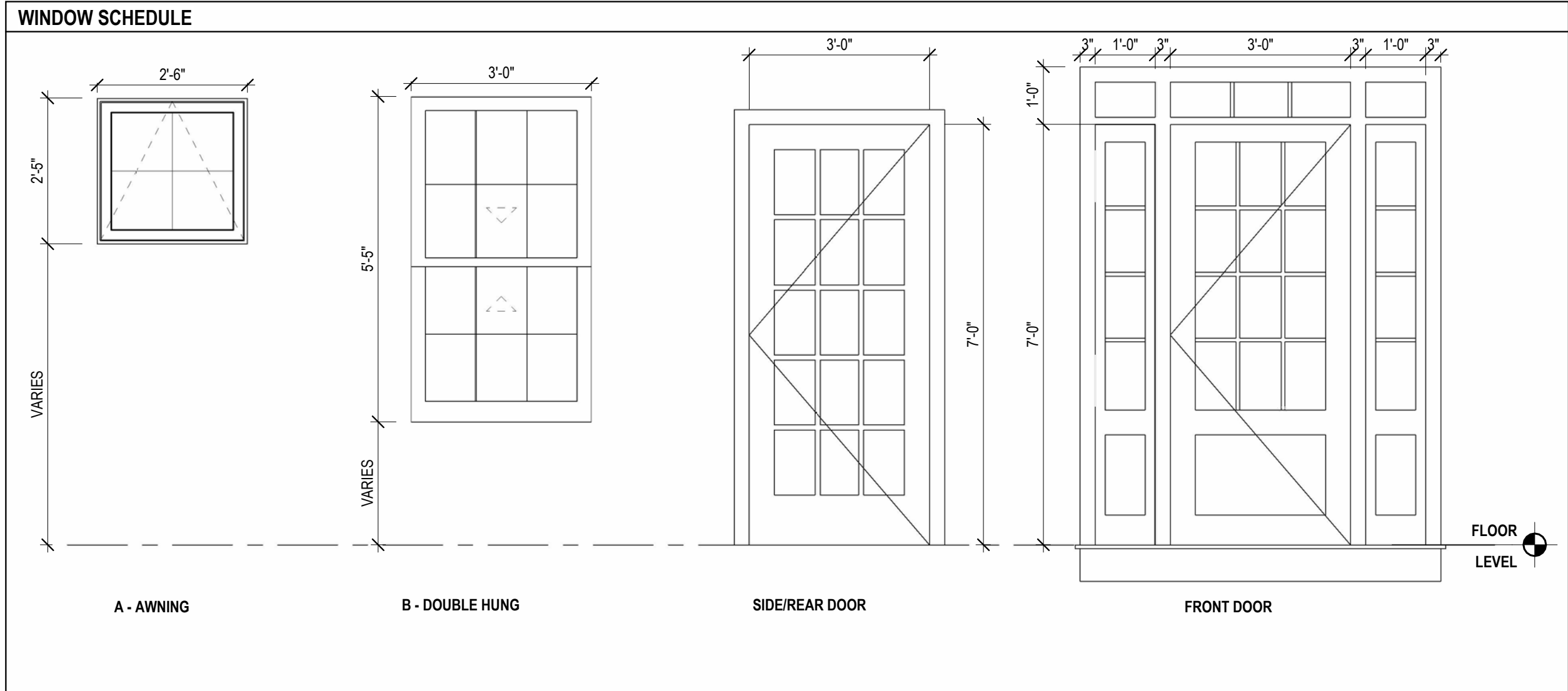
2 SIDE BAY WINDOW
1/2" = 1'-0"

LEVEL 1
15'-0"



1 ENTRANCE - PORCH
1/2" = 1'-0"

PORCH
14'-4 1/4"



MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF

ALUMINUM GUTTERS, PAINTED



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0"

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

PORCH DOOR
SIMPSON
15 LITE WOOD



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,

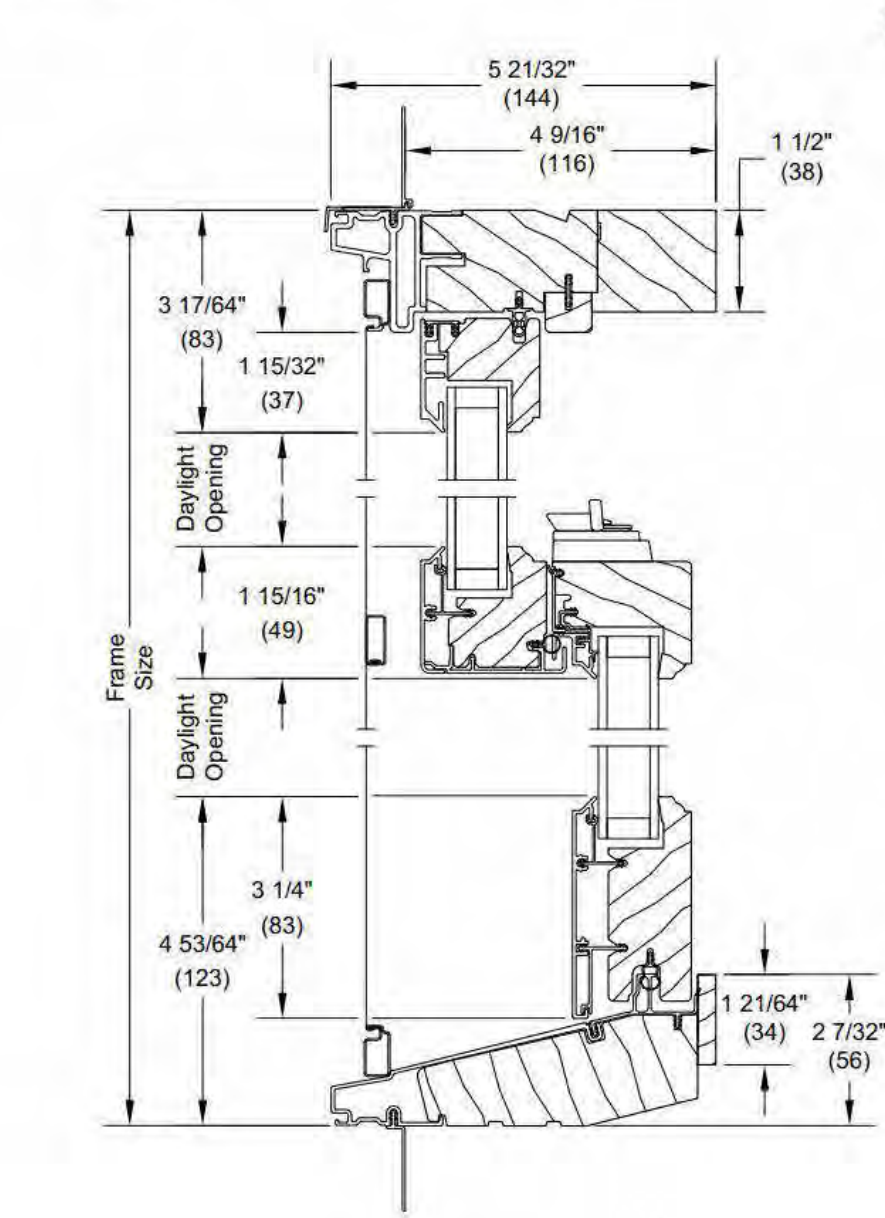


FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

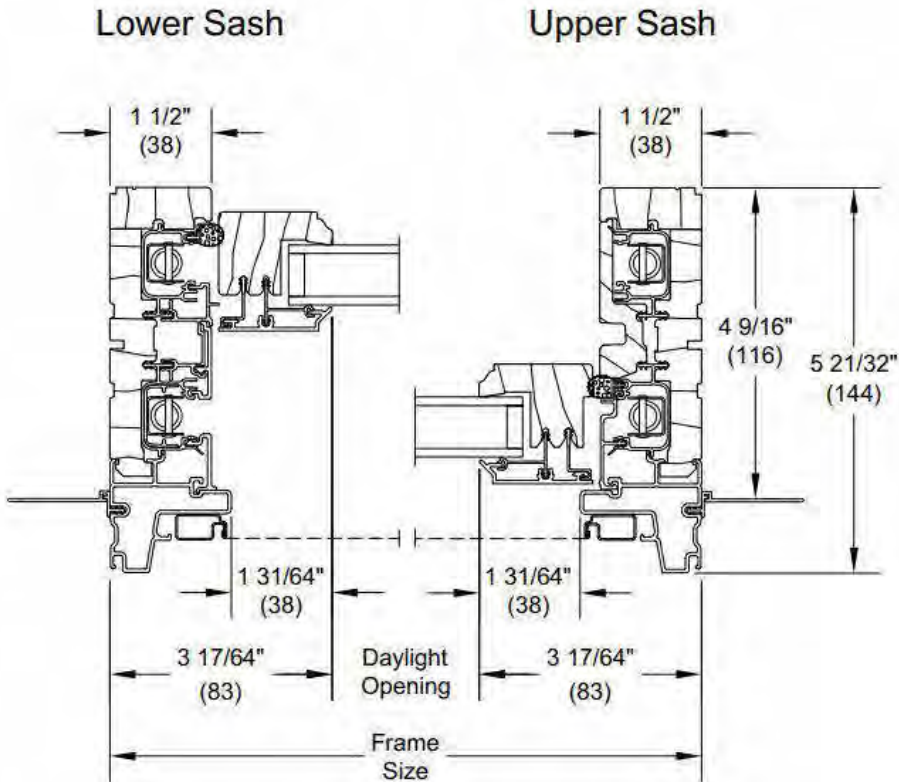
Section Details: Operating

Scale: 3" = 1' 0"

Ultimate Signature
Aluminum clad wood
half screens

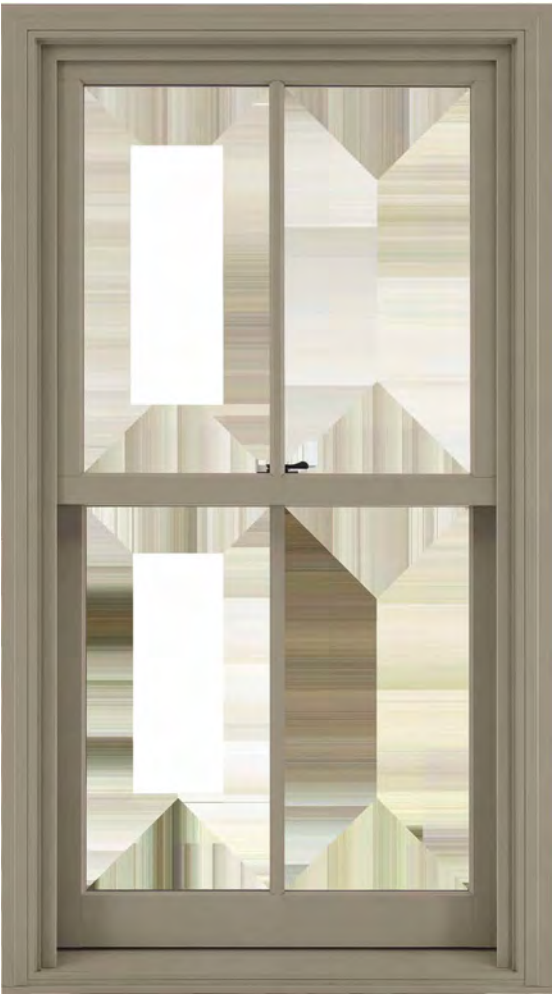


Double Hung

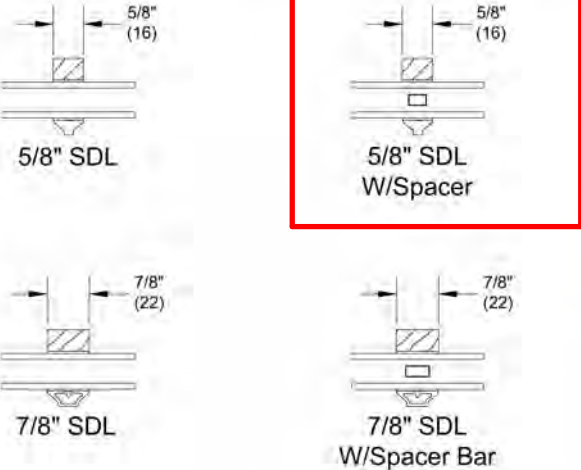


Color selection grid for the window frame:

Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)



AT FRONT ENTRIES
 FRENCH QUARTER LANTERN ON CLASSIC YOKE
 8" X 15"
 NATURAL GAS
 OR
 ELECTRIC
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

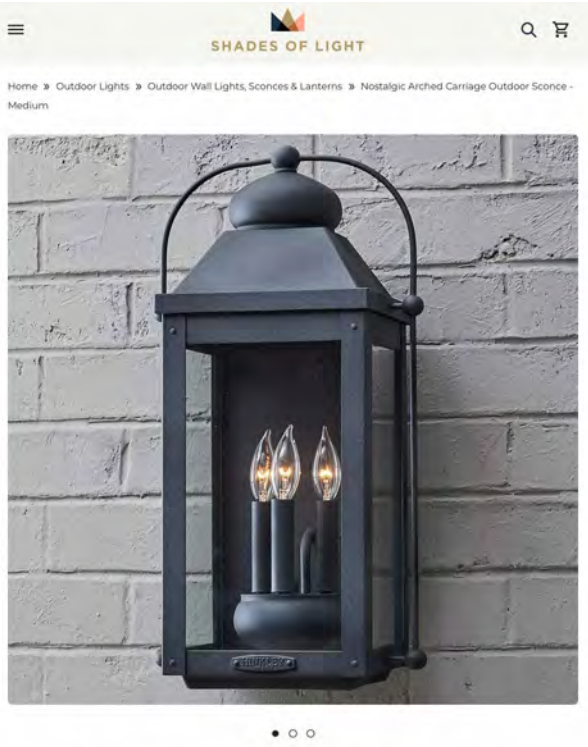


AT SIDE AND BACK PORCHES
 GAS OPTION -
 FRENCH QUARTER LANTERN FLUSH MOUNT
 8" X 15"
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
 SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
 ELECTRIC OPTION
 CLASSIC CAROLINE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
 ELECTRIC OPTION
 NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO

Project Address: 20 Pray Street

Permit Requested: Certificate of Approval

Application: Public Hearing #4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: New England Cottage
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: The new construction of a single-family home and detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a single-family home and detached garage.



**HISTORIC
SURVEY
RATING

N/A**

D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties

SUMMARY

NEW RESIDENTIAL CONSTRUCTION

20 Pray Street

New single family home and detached one car garage with accessory space.

Revisions since last worksession:

- Expanded space above and behind garage for non-dwelling accessory use. A future application to Planning Board may seek approval for use as ADU.
- Angled bay windows changed to box bays.
- Front angled double stoop changed to a straight single stoop.
- Soffit brackets eliminated.
- Changed front door from 8' door with sidelites, to 7' door with sidelites and transom.
- Changed rear/side french doors from 8' to 7' tall, with 15 lites instead of 10.
- Reduced heights of windows (lowered head height from 8' to 7'-6", raised sills 6").
- Separate mulled windows
- Changed double hung and awning window sashes from 4 lites to 6 lites.
- Lowered the height of soffit at the front door.
- Reduced height of the garage door from 9' to 8'.

DRAWING LIST

P0.0 COVER
P0.1 LOCUS MAP
P0.2 SITE PHOTOS
P0.3 CONTEXT PHOTOS
H.13 SITE SECTIONS
P0.4 HISTORIC TIMELINE
P1.1 FIRST FLOOR PLAN
P1.2 ROOF PLAN
P2.1 ELEVATIONS
P2.2 ELEVATIONS
P3.1 RENDERING
P3.2 RENDERING
P4.0 WINDOW & DOOR SCHEDULE
P4.1 DETAILS
H5.1 MATERIALS
H5.2 MATERIALS
H5.3 MATERIALS



20 PRAY STREET RESIDENCE

PUBLIC HEARING
JULY, 2025





1 SITE PLAN CONTEXT FOOTPRINTS 300'r
1" = 100'-0"



Pray Street Residence
6/13/2025

Area Allowed by Zoning
Lot size
Open Space 25% minimum
Building Coverage (footprint) 30% maximum

Area Proposed (gross sf, measured to outside face of exterior walls)
2nd floor
1st floor (building coverage, footprint)
total building area
Open space
Building Coverage

20 Pray Street	TOTAL sf
	8,820
	2205
	2,646

house	porch/stoop/ deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,078	70	168	1,078		
1,307	393	294	1,994	328	4,316
2,384	463	462	3,072	328	
					51.06%
					22.61%

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	20 Pray, House
Minimum Lot Dimensions		
Lot area, sf	5,000	8,820
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	24'-3"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	2,646
Open space, minimum	25%	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	





2 FROM PARTRIDGE LOOKING SOUTHEAST



4 FROM PARTRIDGE LOOKING NORTH



5 FROM PARTRIDGE LOOKING NORTHWEST



6 FROM PRAY LOOKING SOUTHWEST





458, 466, 478 MARCY STREET ("THREE SISTERS")



454 MARCY STREET



53 PRAY STREET



54 PRAY STREET (LOBSTER POUND)



437 MARCY STREET

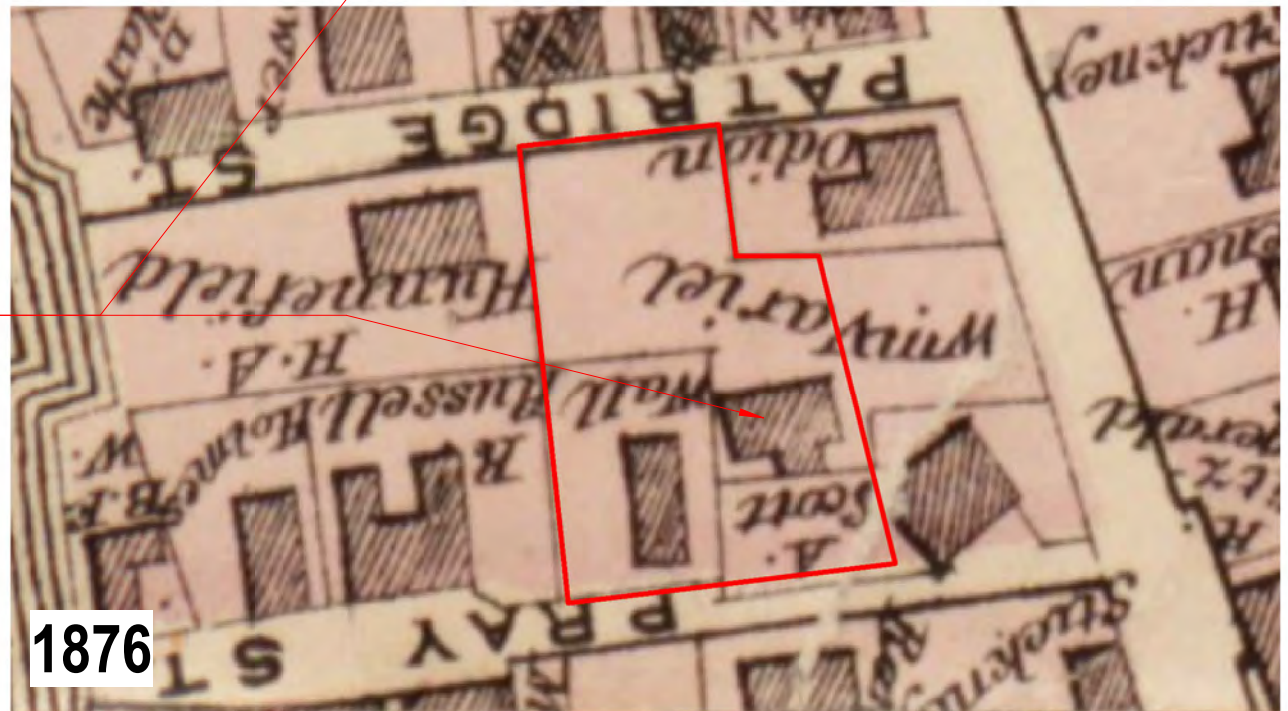


CONTEXT PHOTOS



P0.3





Humphrey Fernald (1741 - 1766) built house
 Captain Thomas Dalling (1766 - 1777)
 Mary & John Hart (1777-1785)
 George & Nancy Janorin (1785-1856)
 Hall Varrell (1856-1898)
 May V Brown (1889 - 1954)
 Ashley Jones (1955 - 1994) demolished house
 James Sanders (1994-)

P0.4

HISTORIC TIMELINE Pray Street
445 MARCY ST - 20 PRAY ST

SCALE:
 6/13/2025





20 PRAY ST

1 **NORTH ELEVATION - PRAY STREET**
1/32" = 1'-0"



20 PRAY ST

2 **STREET ELEVATION - PARTRIDGE ST VIEW**
1/32" = 1'-0"



20 PRAY ST

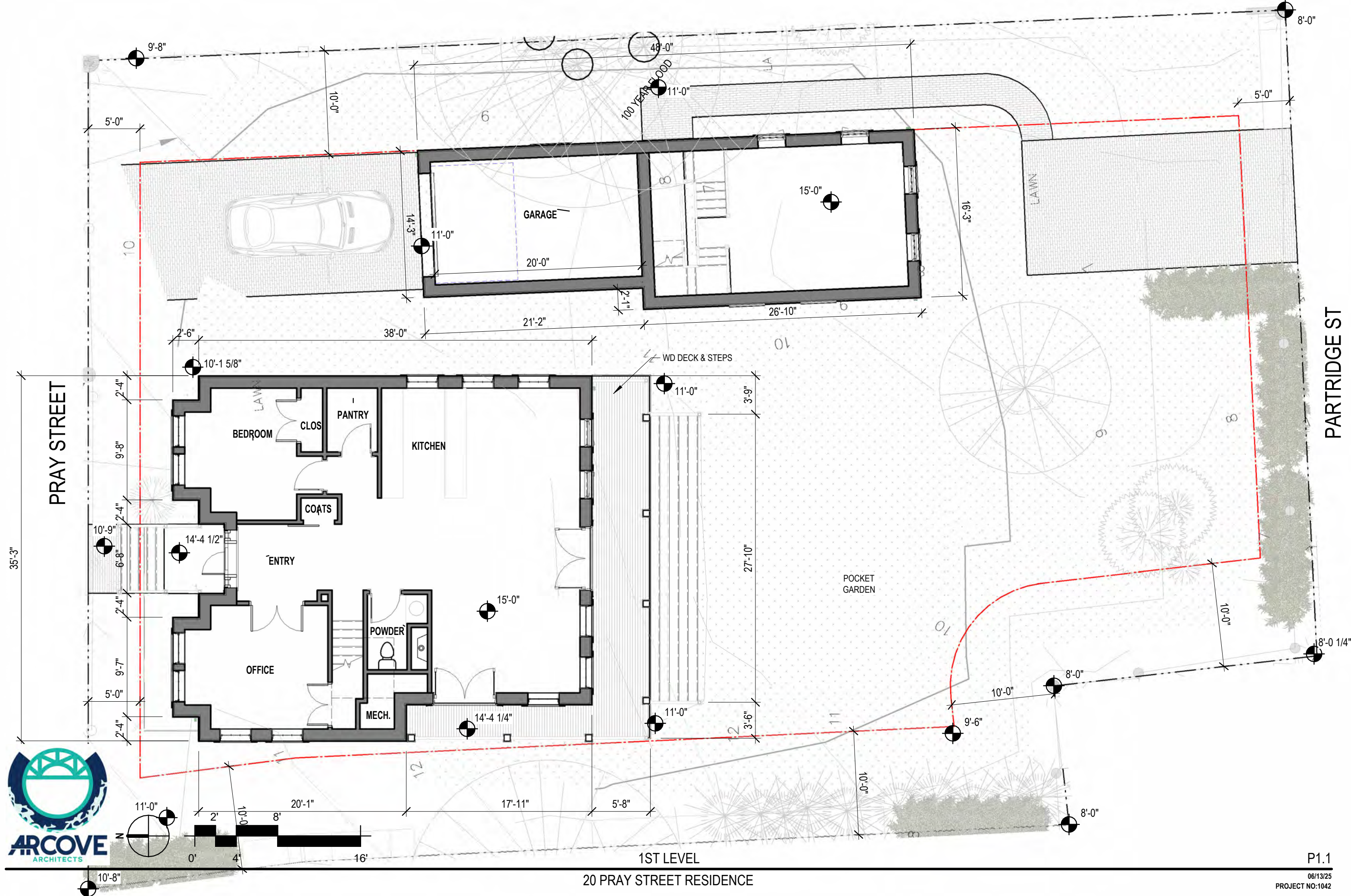
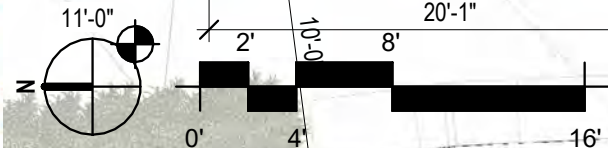
3 **EAST ELEVATION - WATER SIDE**
1/32" = 1'-0"

H.13

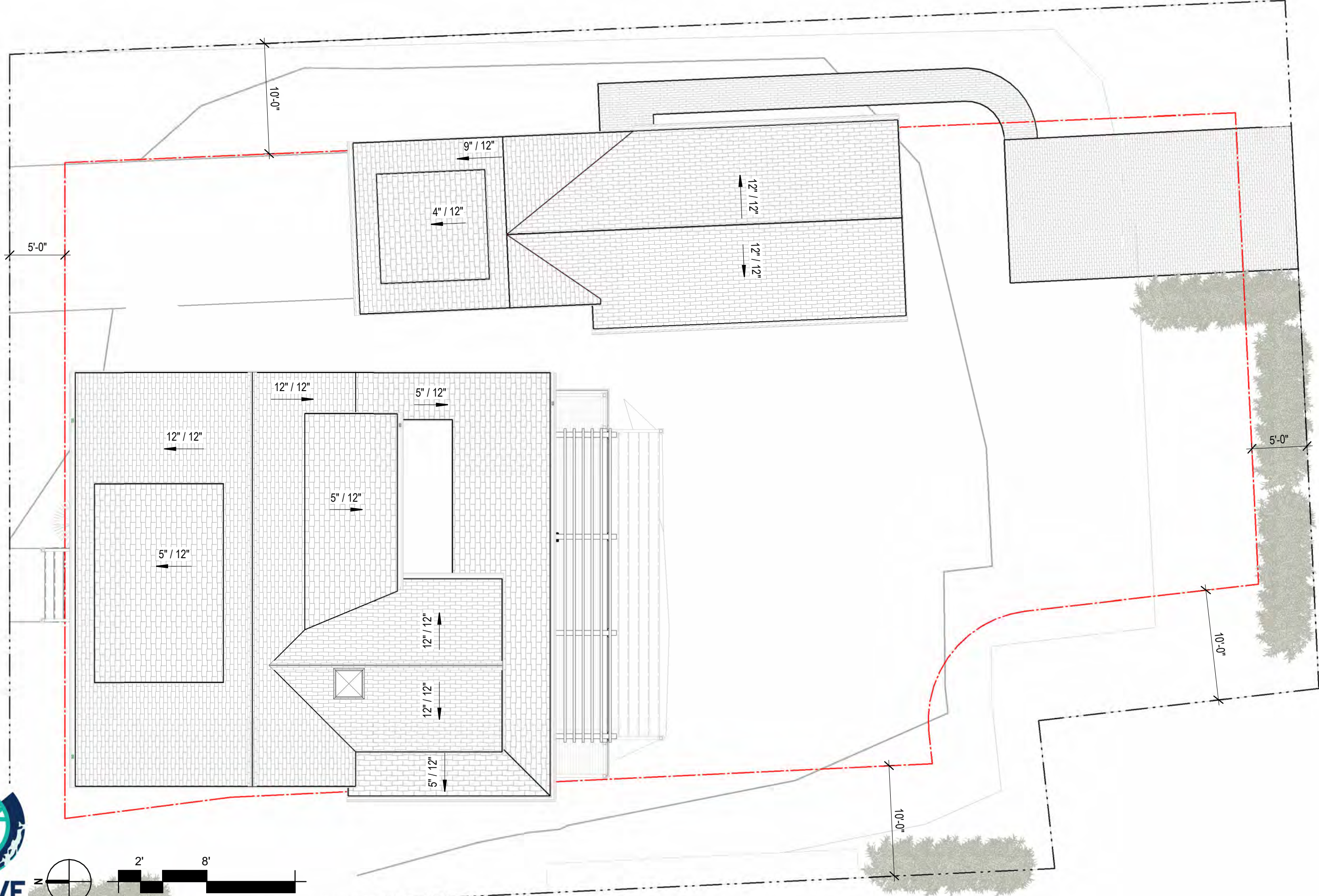
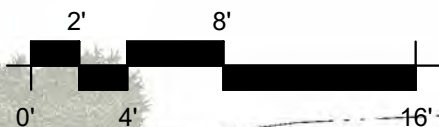
SITE SECTIONS PRAY ST
445 MARCY ST

SCALE: 1/32" = 1'-0"
6/13/2025

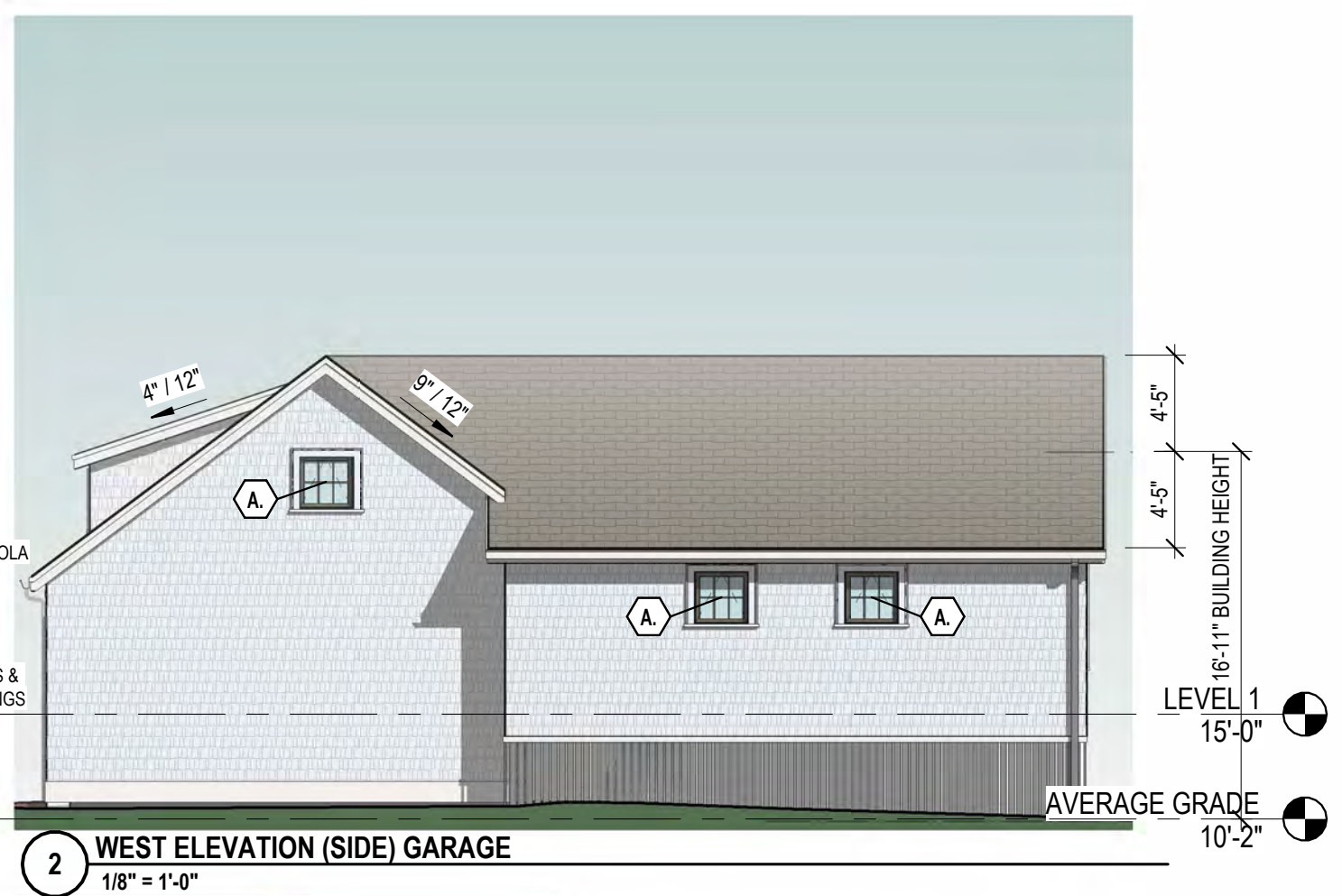
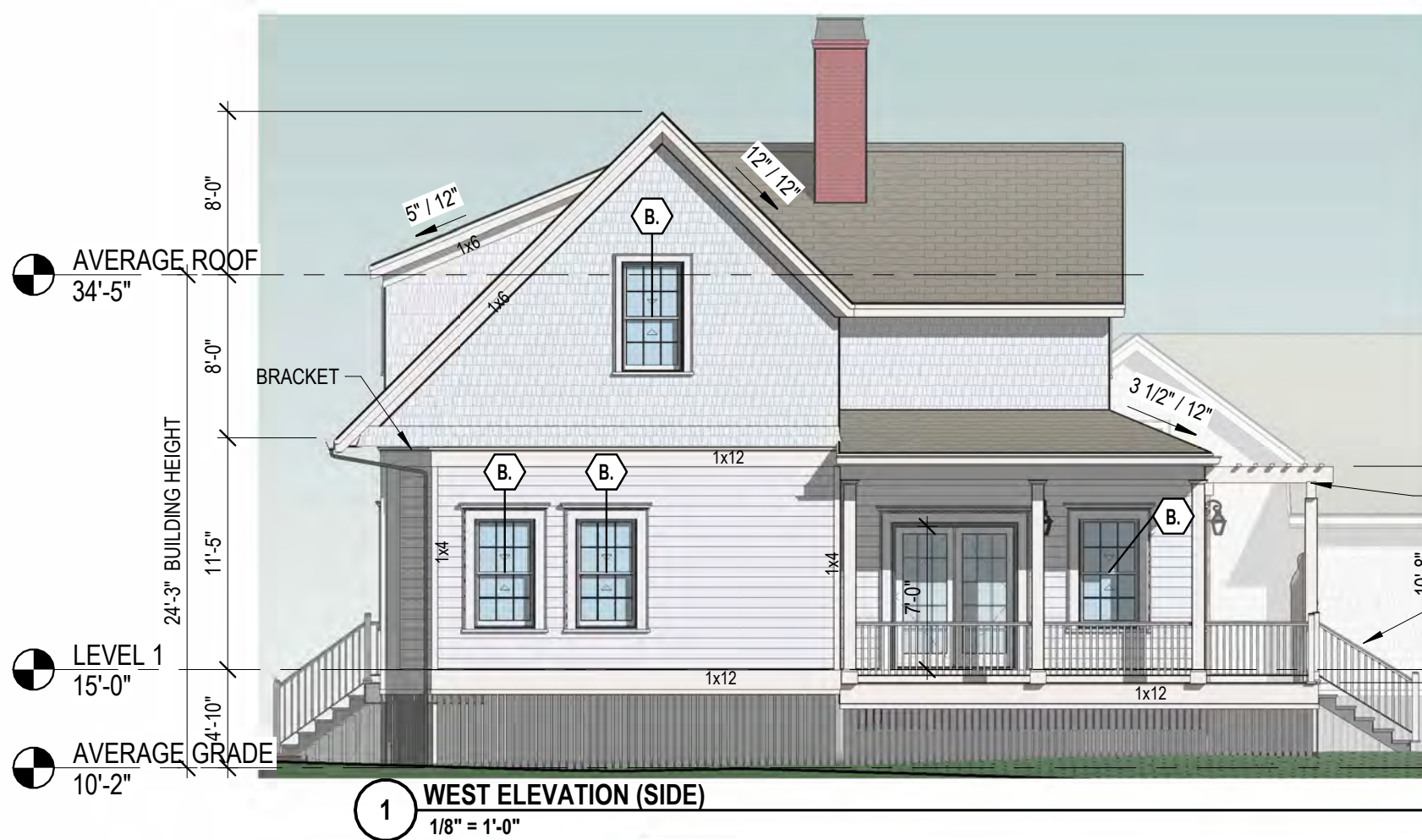




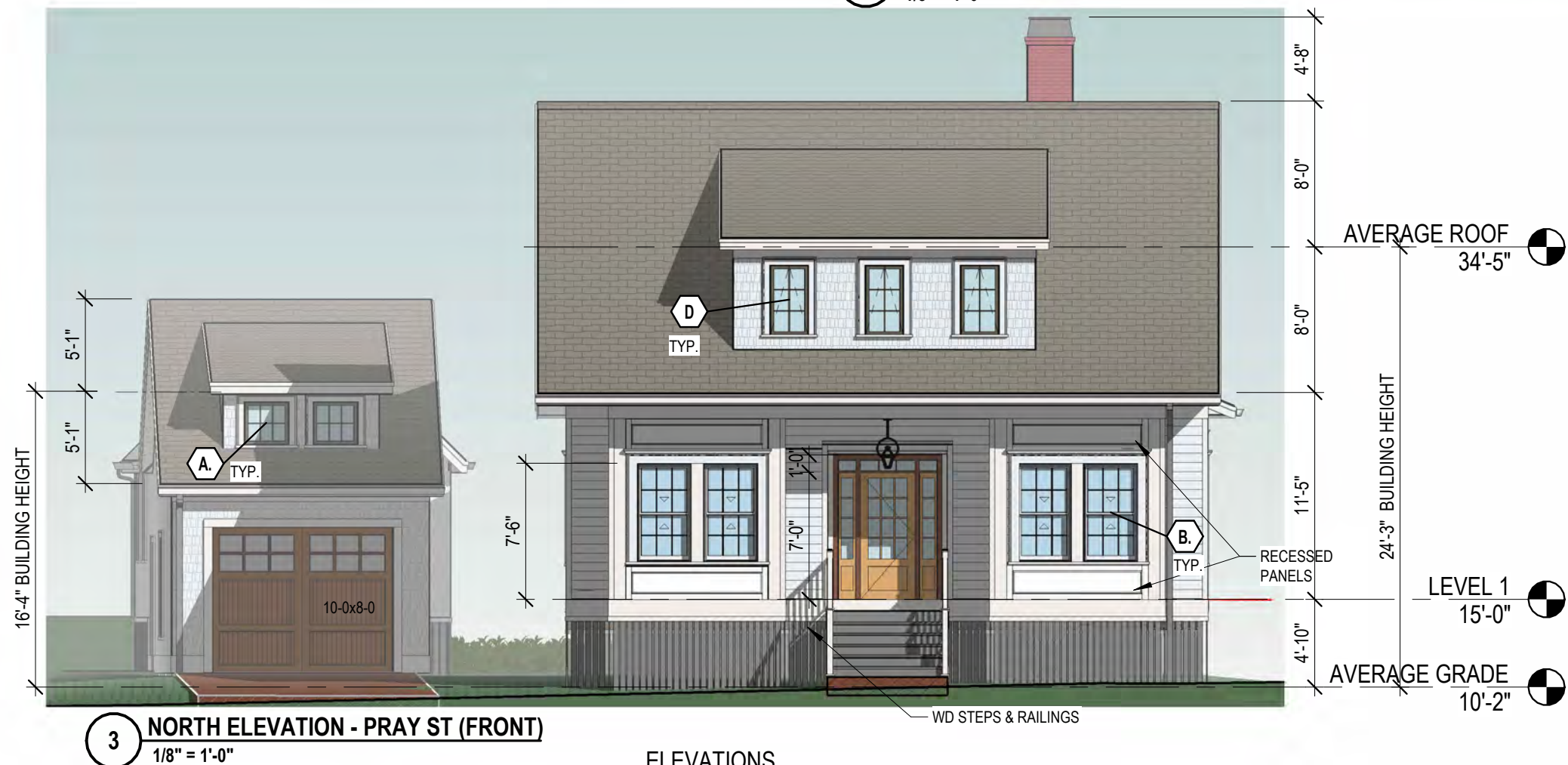
1ST LEVEL
20 PRAY STREET RESIDENCE



ROOF PLAN
20 PRAY STREET RESIDENCE

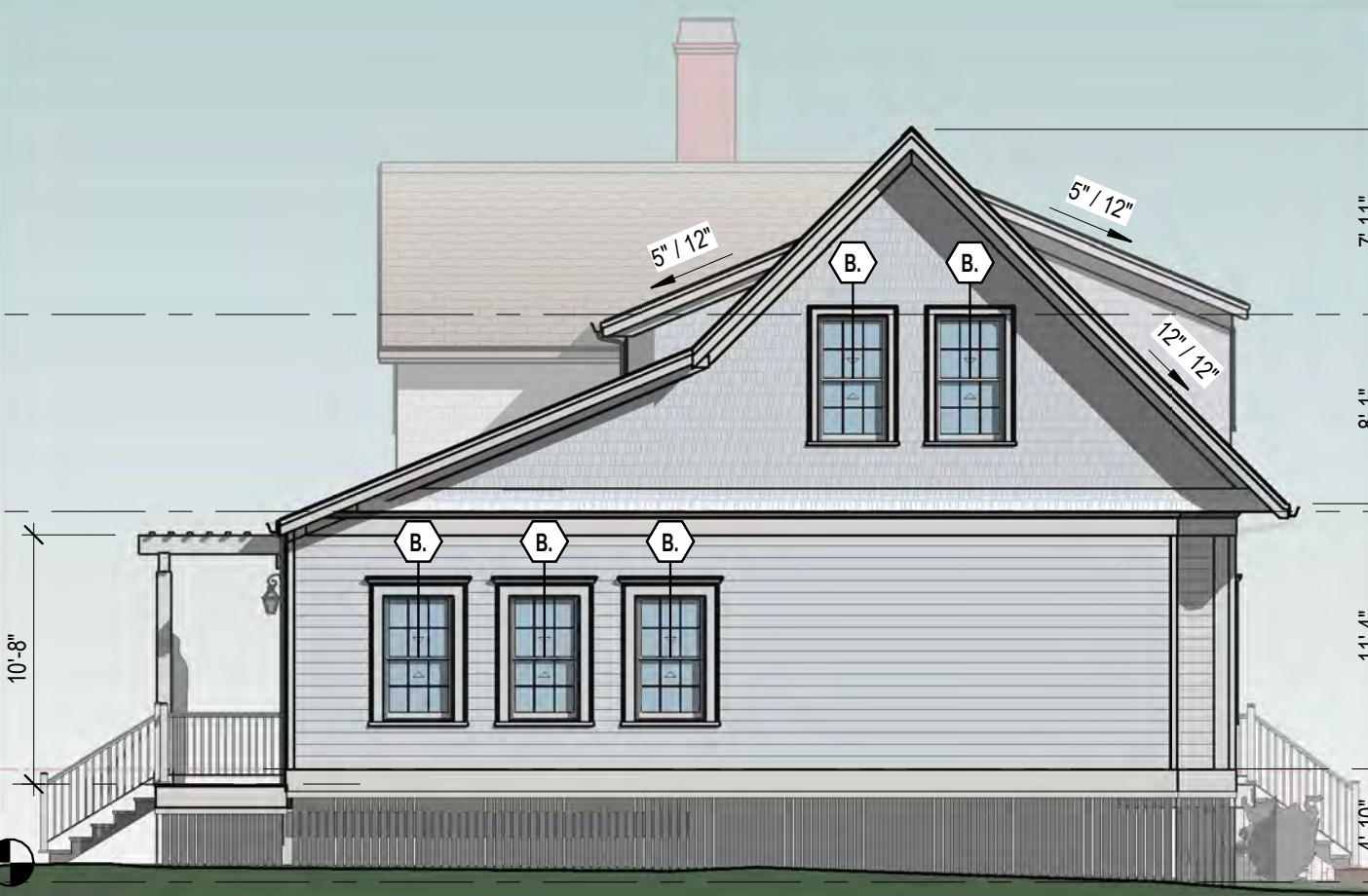


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



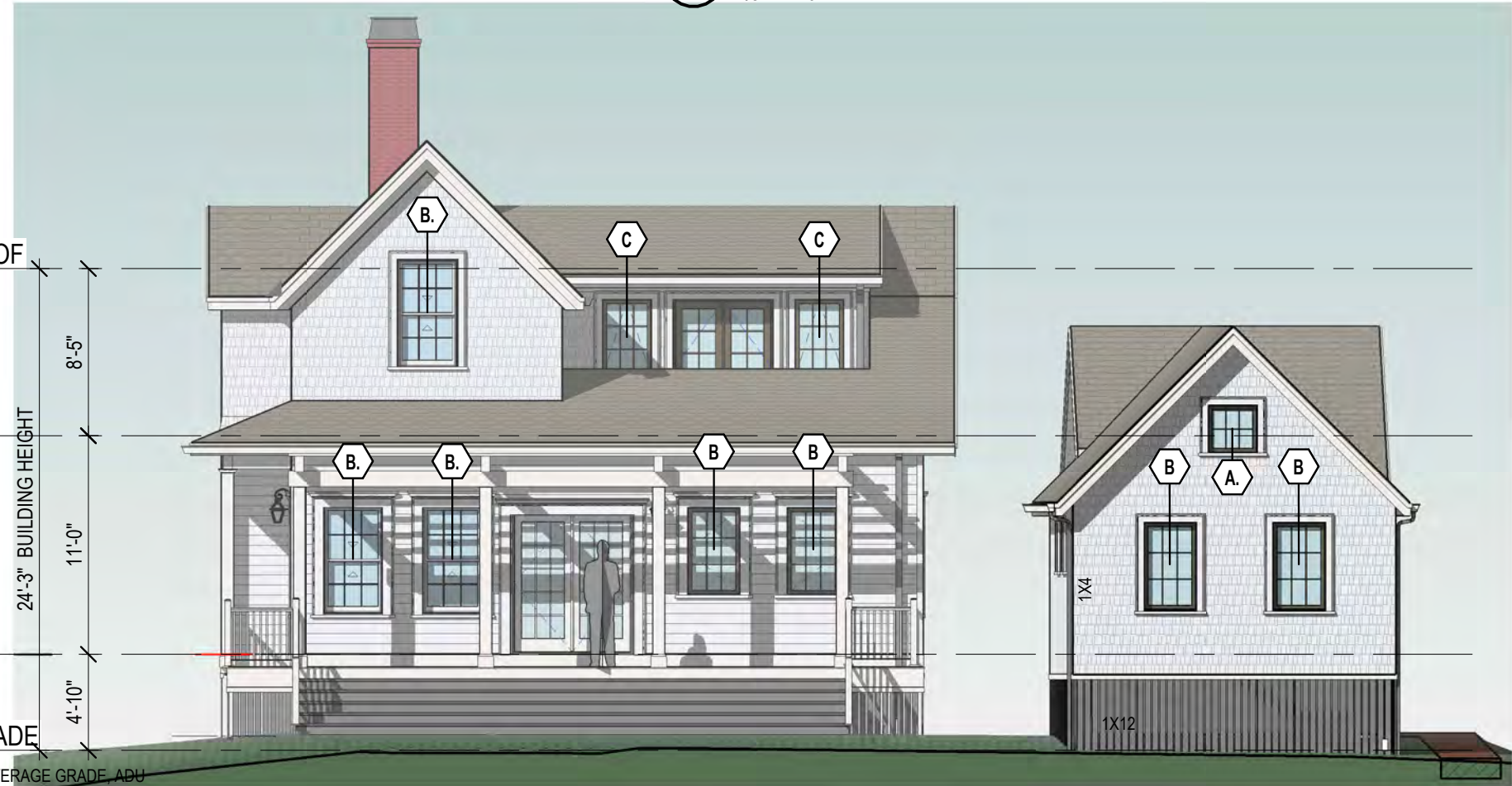


1 EAST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"



2 EAST ELEVATION (SIDE) HOUSE
1/8" = 1'-0"

- AVERAGE ROOF 34'-5"
- LEVEL 2 26'-0"
- LEVEL 1 15'-0"
- AVERAGE GRADE 10'-2"



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

ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



HOUSE ELEVATIONS GARAGE

20 PRAY STREET RESIDENCE

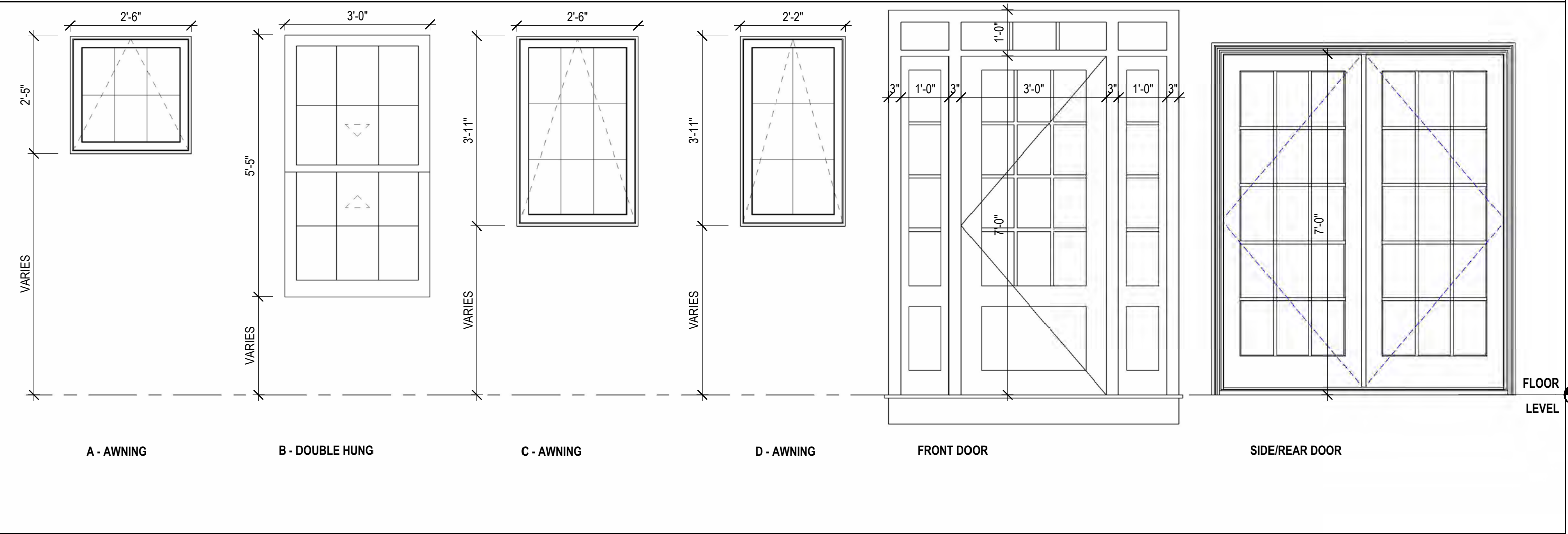


RENDERING
20 PRAY STREET RESIDENCE



RENDERING
20 PRAY STREET RESIDENCE

WINDOW SCHEDULE



ASPHALT SHINGLE
WOOD FASCIA
5" ALUMINUM
GUTTER, PTD

LEVEL 2
26'-0"

2X4'S @ 10" OC.
2X10 WD JOISTS
4x10 WOOD
BEAM WRAPPED
IN 1X WD TRIM
1X4 CASING W/BAND
MOULDING

6X6 WD COLUMN,
WRAPPED WITH 1X
WD TRIM

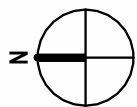
WOOD PICKET
GUARDRAIL

1X BASE TRIM &
MOULDING CAP

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

2 BACK PORCH
1/2" = 1'-0"



20 PRAY STREET RESIDENCE

ASPHALT SHINGLE
WOOD FASCIA, 1X3
ON 1X8
5" ALUMINUM
GUTTER, PTD

12" / 12"

5" / 12"

10'-9"

WOOD POST & CAP
WOOD PICKET
GUARDRAIL

LATTICE SKIRTING,
1X4 COMPOSITE
BOARDS

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

1 ENTRANCE PORCH
1/2" = 1'-0"

DETAILS

AVERAGE GRADE

04/18/25
PROJECT NO:1042

MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF

ALUMINUM GUTTERS, PAINTED



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0".

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

PORCH DOOR
SIMPSON
15 LITE WOOD



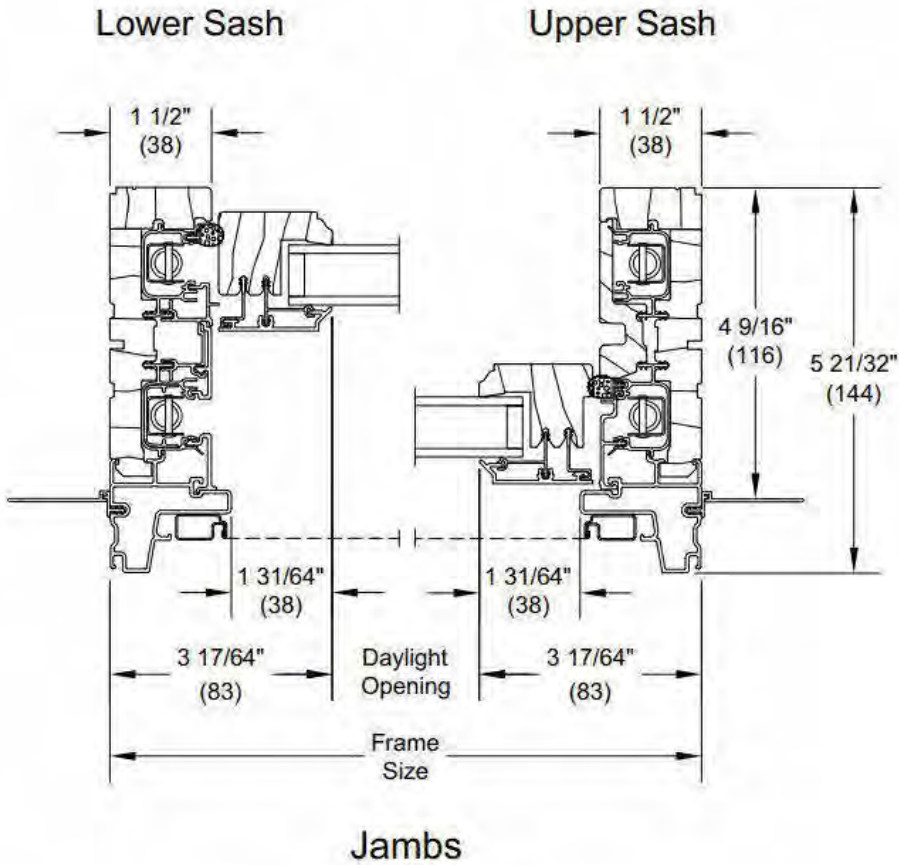
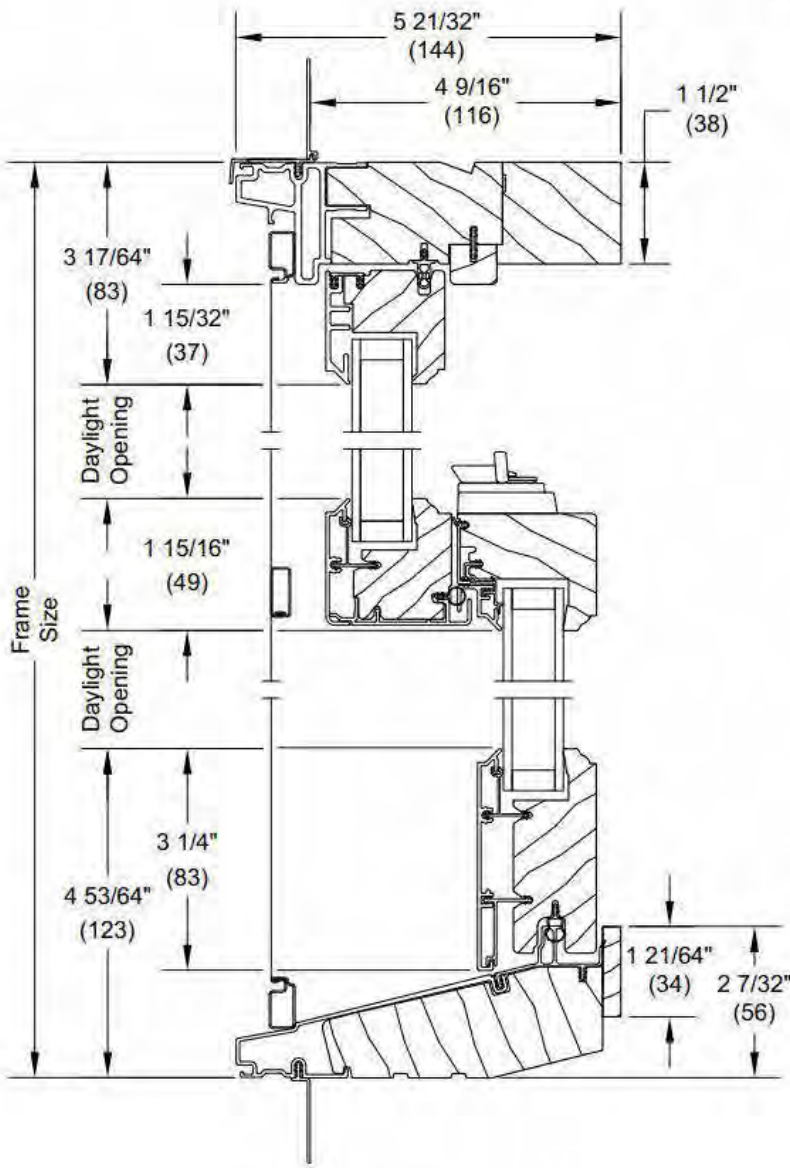
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

Section Details: Operating

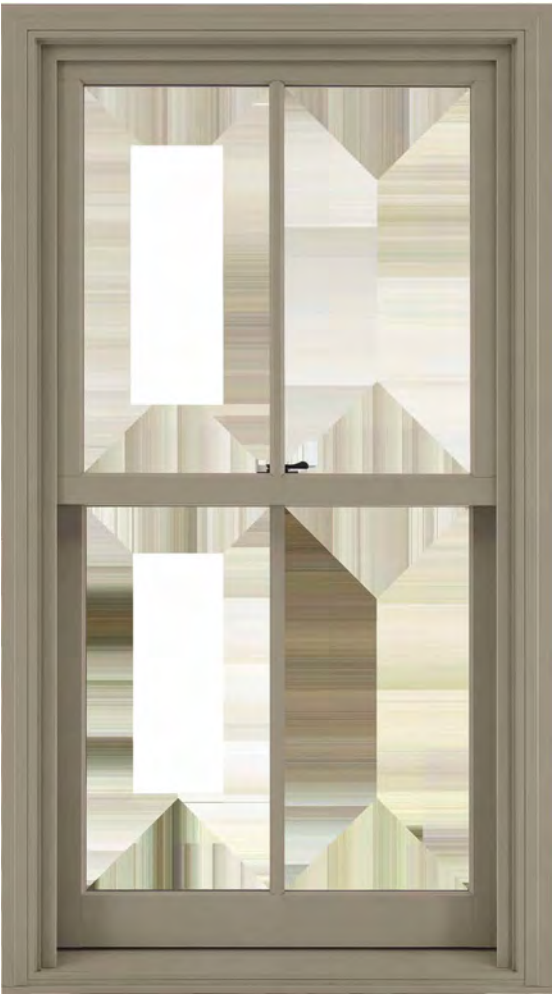
Scale: 3" = 1' 0"

Ultimate Signature
Aluminum clad wood
half screens

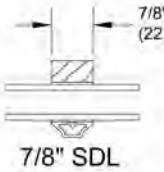
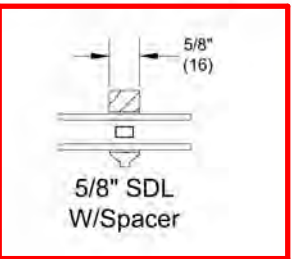
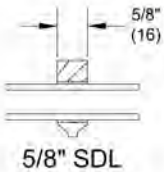
Double Hung



Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)



AT FRONT ENTRIES
 FRENCH QUARTER LANTERN ON CLASSIC YOKE
 8" X 15"
 NATURAL GAS
 OR
 ELECTRIC
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

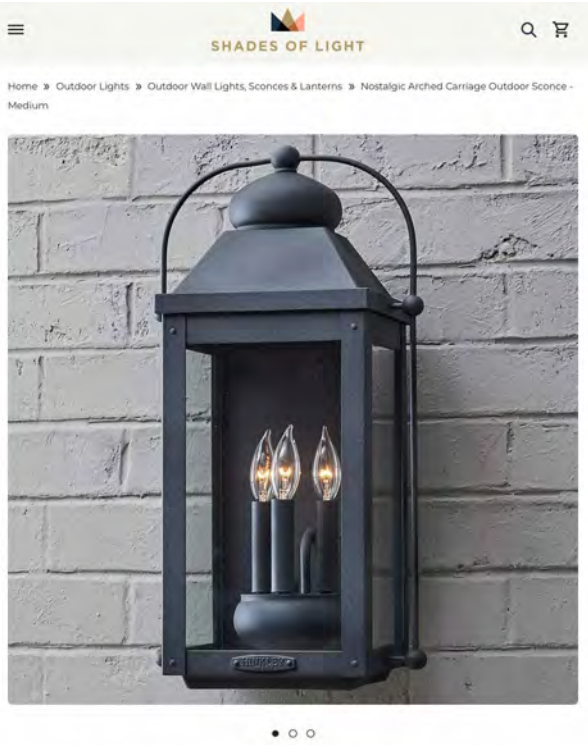


AT SIDE AND BACK PORCHES
 GAS OPTION -
 FRENCH QUARTER LANTERN FLUSH MOUNT
 8" X 15"
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
 SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
 ELECTRIC OPTION
 CLASSIC CAROLINE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
 ELECTRIC OPTION
 NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
 MEDIUM
 RUBBED BRONZE FINISH
 SHADES OF LIGHT, CO

Project Address: 6 Dearborn Street

Permit Requested: Certificate of Approval

Application: Public Hearing #5

A. Property Information - General:

Existing Conditions:

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



B. Proposed Work: Replacement of all siding and windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all siding
- Replace all windows



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Project Address: 209 Marcy Street

Permit Requested: Work Session

Application: Work Session #A

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 7,768 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern Cape
- Number of Stories: 1.5
- Historical Significance: Non-Contributing
- Public View of Proposed Work: Marcy Street and Gates Street
- Unique Features: N/A
- Neighborhood Association: South End



B. Proposed Work: Construct 2nd story addition and new 1-story front and side additions.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a full 2nd story addition
- Construct 1-story front and side 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



VIEW OF MARCY ST, LOOKING SOUTH FROM HANCOCK ST



VIEW FROM MARCY ST, LOOKING EAST, DOWN GATES ST.



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

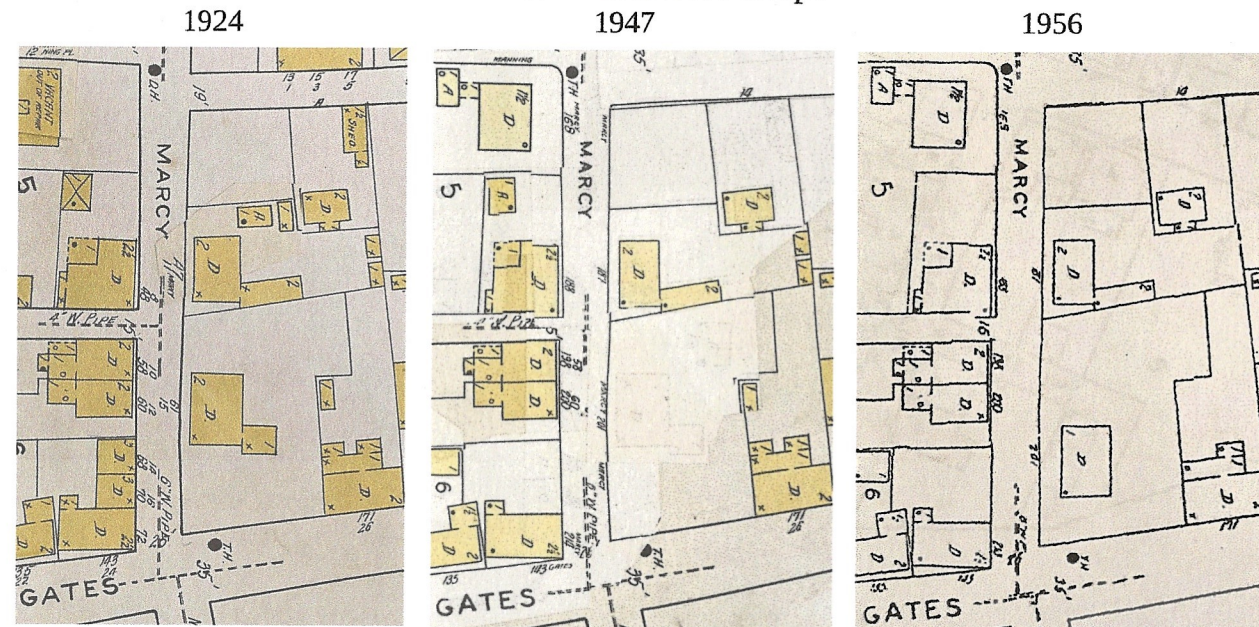
801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

Project: # 2407

Revisions:

Date: 4/14/25

Sanborn Insurance Maps



The Thomas Shaw House, currently located at 24 Marcy St was previously located on 209 Marcy St. It was moved to it's current location in the late 1930's. The current house was built in 1950. The maps above show that progression.



The Thomas Shaw House in its previous location next to the current neighbor at 187 Marcy. To the right, the current house in 1979. Below show the similarities between 187 Marcy and the Thomas Shaw House as it stands today.



PORTSMOUTH, N.H. HISTORIC DISTRICT SURVEY

Site number:

Address 209 Marcy St. cor. Gates St.

New tax map(1979) U3 lot 2 size 7768sq.ft.
Old tax map 9 lot 68 size

Owner BELILAH, Karl
Address 171 Gates St.

Location of legal description:
Rockingham County Registry of Deeds
Hampton Road; Exeter, New Hampshire
03833

Representation in existing surveys:
HABS NR NHL
HAER Other

Date c. 1950
Source: Estimate x Other:

Historic name
Common name
Original owner
Architect/bldr.

Functional type
Present use, if different

Moved Date
Altered Date

Effect: focal Contributing
non-contributing x Intrusion

Photo roll 9 no. 18
Negative with: Portsmouth Advocates
Description
Date taken by

1. Style Modern cape No. of stories 1 1/2 No. of bays 5 x 2

2. Overall plan: Rectangle, along street.

3. Foundation: Brick Stone Poured concrete Concrete block x
Artificial stone Other

4. Wall structure: Wood frame x Brick Stone Other
If wood: Post and beam Balloon frame x

5. Wall covering: Clapboard Wood shingle x Flushboard Imitation ashlar
Brick Stone Stucco Composition board Aluminum Vinyl
Sheet metal Asphalt shingles Other

6. Roof: Gable x Hip Shed Mansard Flat Gambrel Other

7. Specific features (location, no., appearance of porches, windows, doors, chimneys, dormers, eels/wings--see also description), decorative elements:

Description:

1 1/2 story modern cape with absence of architectural detail.
Intrusive wooden deck on front. Set back from street.

PORTSMOUTH
ADVOCATES, INC.

(over.....) Courtesy of the Portsmouth Athenaeum, P.O. BOX 4066, PORTSMOUTH, NEW HAMPSHIRE 03801
603-431-2499

HISTORICAL REVIEW

SCHEMATIC DESIGN

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

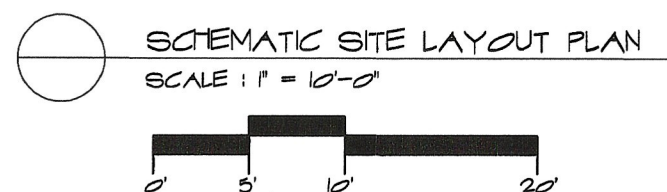
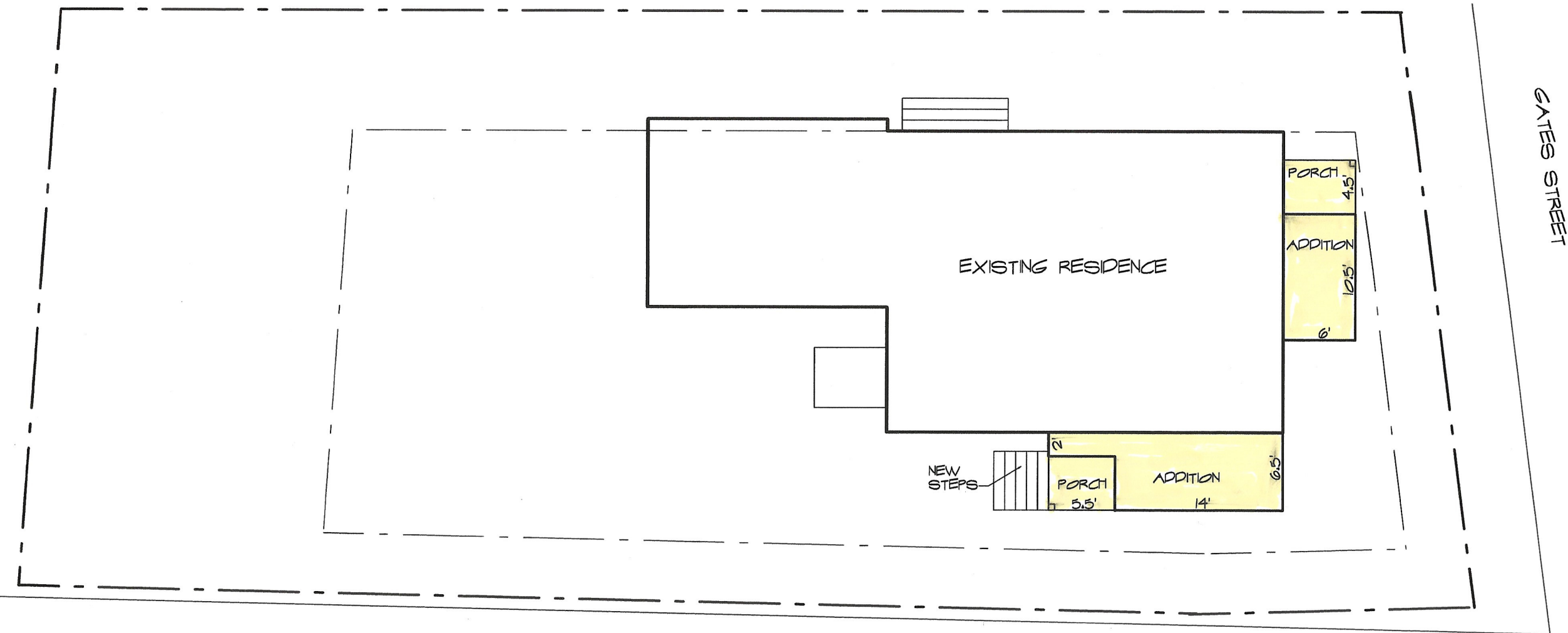
209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Date: 6/16/25

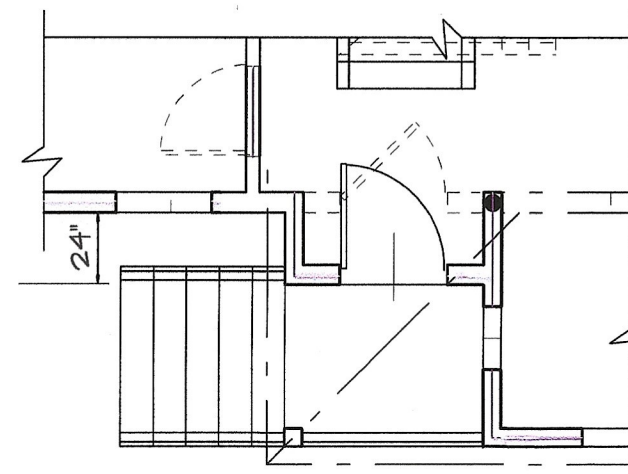
Revisions:



SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, LORENIC RESIDENCE 209 MARCY STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: # 2407	Date: 6/16/25
		Revisions:	



EXISTING FRONT ELEVATION



MARCY ST ELEVATION
SCALE : 3/16" = 1'-0"

PREFERRED
2- STORY GABLE OPTION

SCHEMATIC DESIGN

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Date: 6/18/25

Revisions:



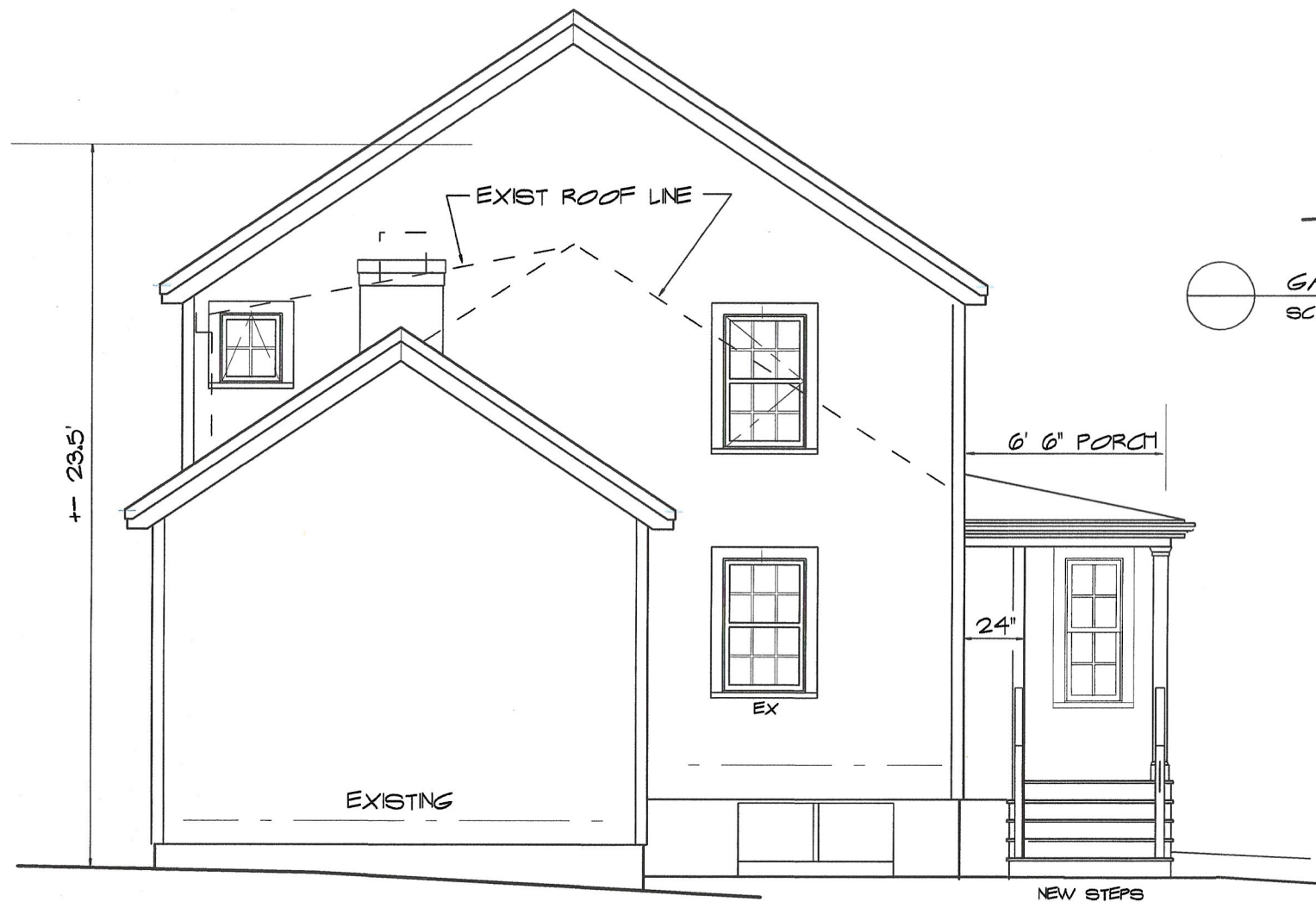
EXISTING RIGHT SIDE



EXISTING FRONT LANDING & STEPS



GATES ST ELEVATION
SCALE : 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



EXISTING GATES ST ELEVATION

SCHEMATIC DESIGN

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Date: 6/16/25

Revisions:



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



EXISTING REAR ELEVATION



SCHEMATIC DESIGN

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

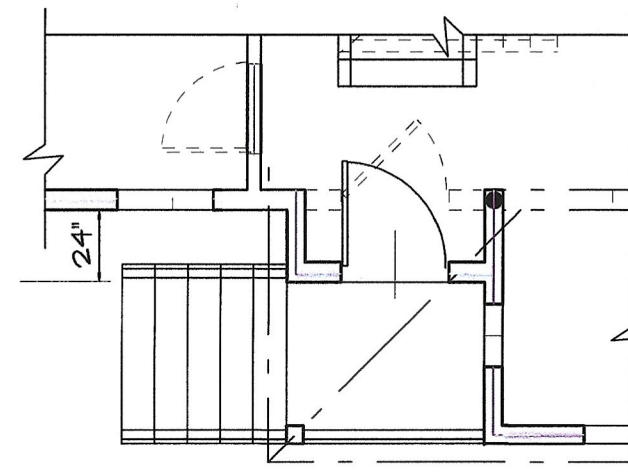
PORTSMOUTH, NH

Project: # 2407

Date: 4/14/25

Revisions:

3 OF 3



MARCY ST ELEVATION
SCALE : 3/16" = 1'-0"

HIP OPTION

SCHEMATIC DESIGN

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

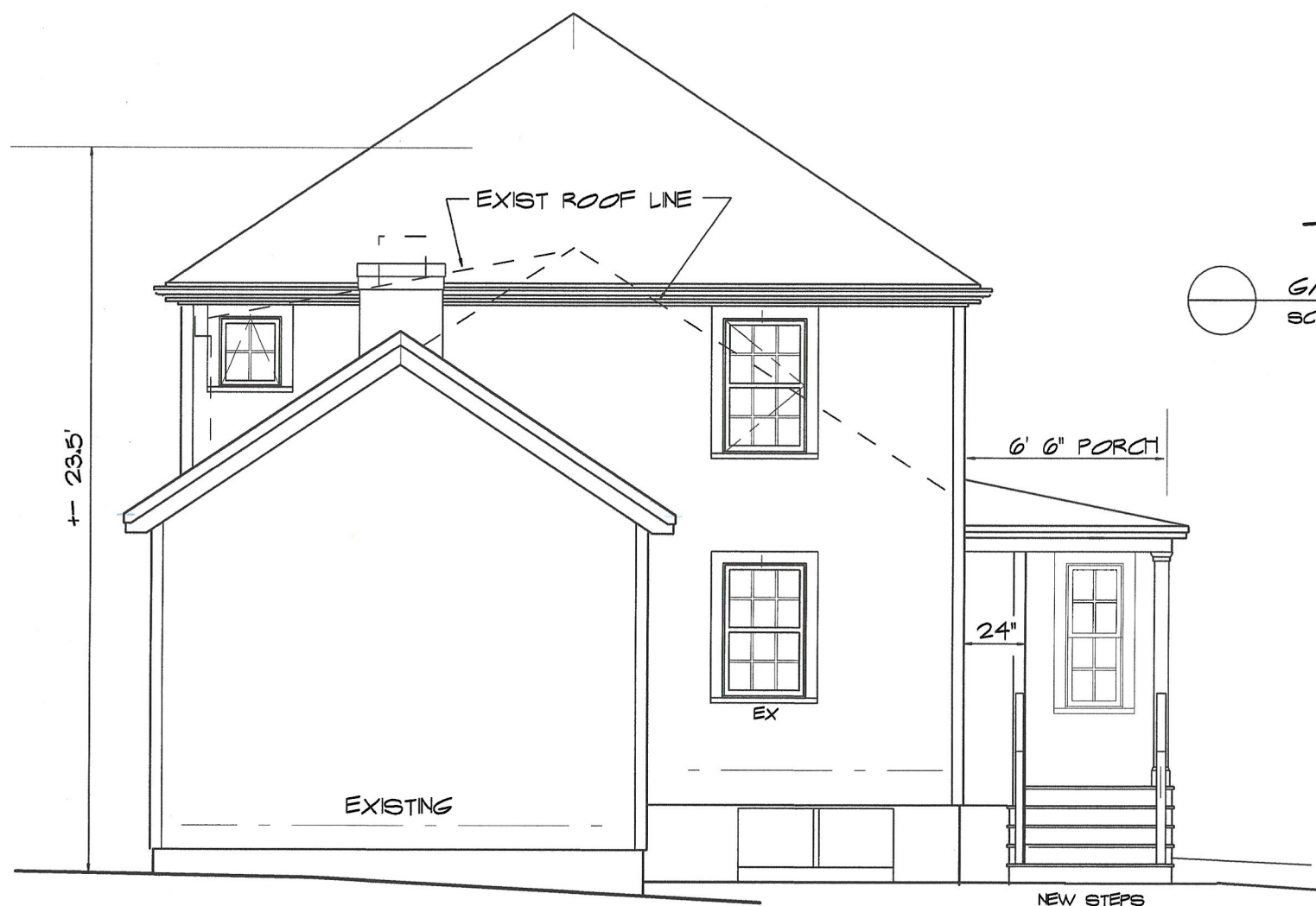
209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Date: 6/18/25

Revisions:



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



GATES ST ELEVATION
SCALE: 3/16" = 1'-0"

HIP OPTION

SCHEMATIC DESIGN

801 Islington St, Suite 32
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603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

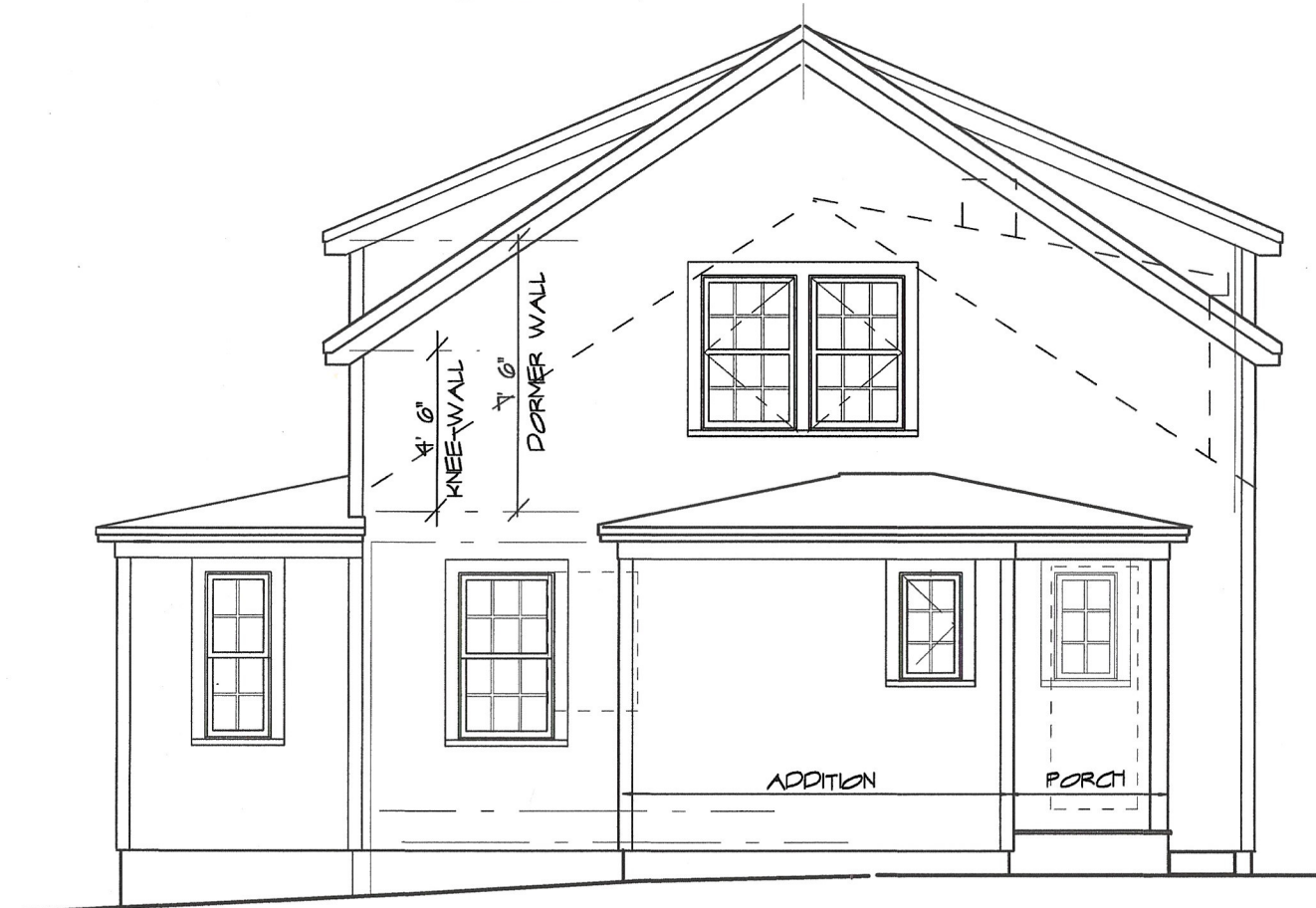
PORTSMOUTH, NH

Project: # 2407
Revisions:

Date: 6/18/25



MARCY ST ELEVATION
SCALE: 3/16" = 1'-0"



GATES ST ELEVATION
SCALE: 3/16" = 1'-0"

DORMERED OPTION

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, LORENIC RESIDENCE 209 MARCY STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhitt@aol.com ANNE WHITNEY ARCHITECT	Project: # 2407	Date: 6/18/25
		Revisions:	

Project Address: **420 Pleasant Street**

Permit Requested: **Work Session**

Application: **Work Session #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 4,582 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: South End



B. Proposed Work: Rebuild rear portion of building after fire damage and exterior renovations to the overall structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Reconstruct rear portion of structure following fire damage.
- Exterior renovations to the front portion of the structure.



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



**HISTORIC
SURVEY
RATING

F**

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

420 PLEASANT STREET - ADDITION & RENOVATIONS

HISTORIC DISTRICT COMMISSION WORK SESSION - JULY 2025
PORTSMOUTH, NEW HAMPSHIRE

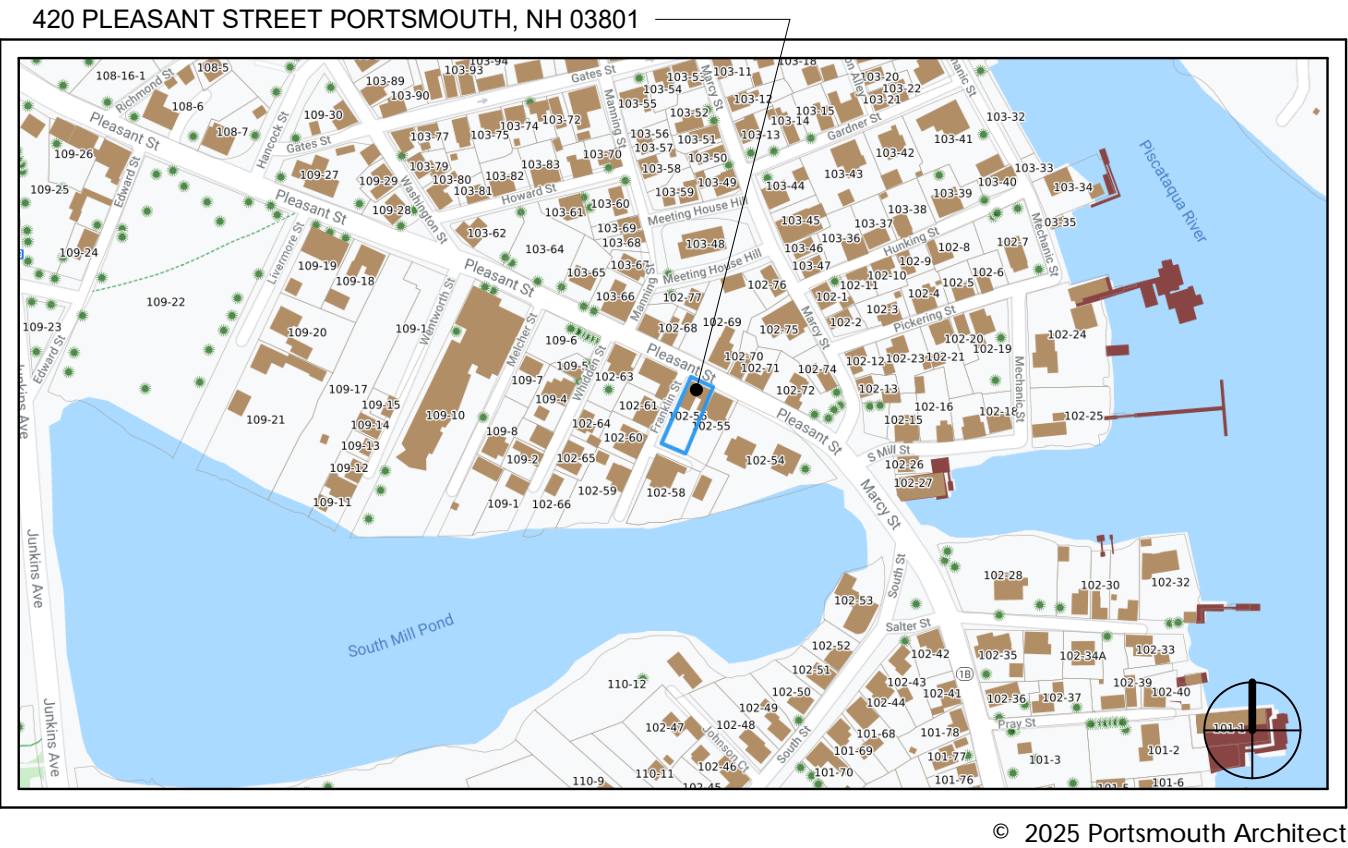
- PROJECT SCOPE:
- MAINTAIN THE PREVIOUSLY APPROVED CONVERSION FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING.
 - THE REMOVAL SCOPE UNDER THE PREVIOUS PROJECT (LU-21-126) HAS BEEN COMPLETED – REMOVE FORMER DILAPIDATED SOUTHEAST ADDITION, BATHROOM AND REAR ENTRY VESTIBULE.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

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

BUILDING HISTORY:

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

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



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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

COVER

HISTORIC DISTRICT COMMISSION WORK SESSION

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C

06/20/2025

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NOT TO SCALE



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



VIEW FROM PLEASANT STREET



VIEW FROM INTERSECTION OF PLEASANT STREET AND FRANKLIN STREET



REAR OF BUILDING FROM FRANKLIN STREET



REMAINDER OF BURNED SOUTHEAST ADDITION

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420 PLEASANT STREET
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EXISTING PHOTOS

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APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (4)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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RECONSTRUCTION & ADDITION
420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONTEXT PHOTOS
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APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



VIEW LOOKING DOWN FRANKLIN STREET



APPROACH FROM FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW FROM REAR OF 428 PLEASANT STREET

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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CONTEXT PHOTOS

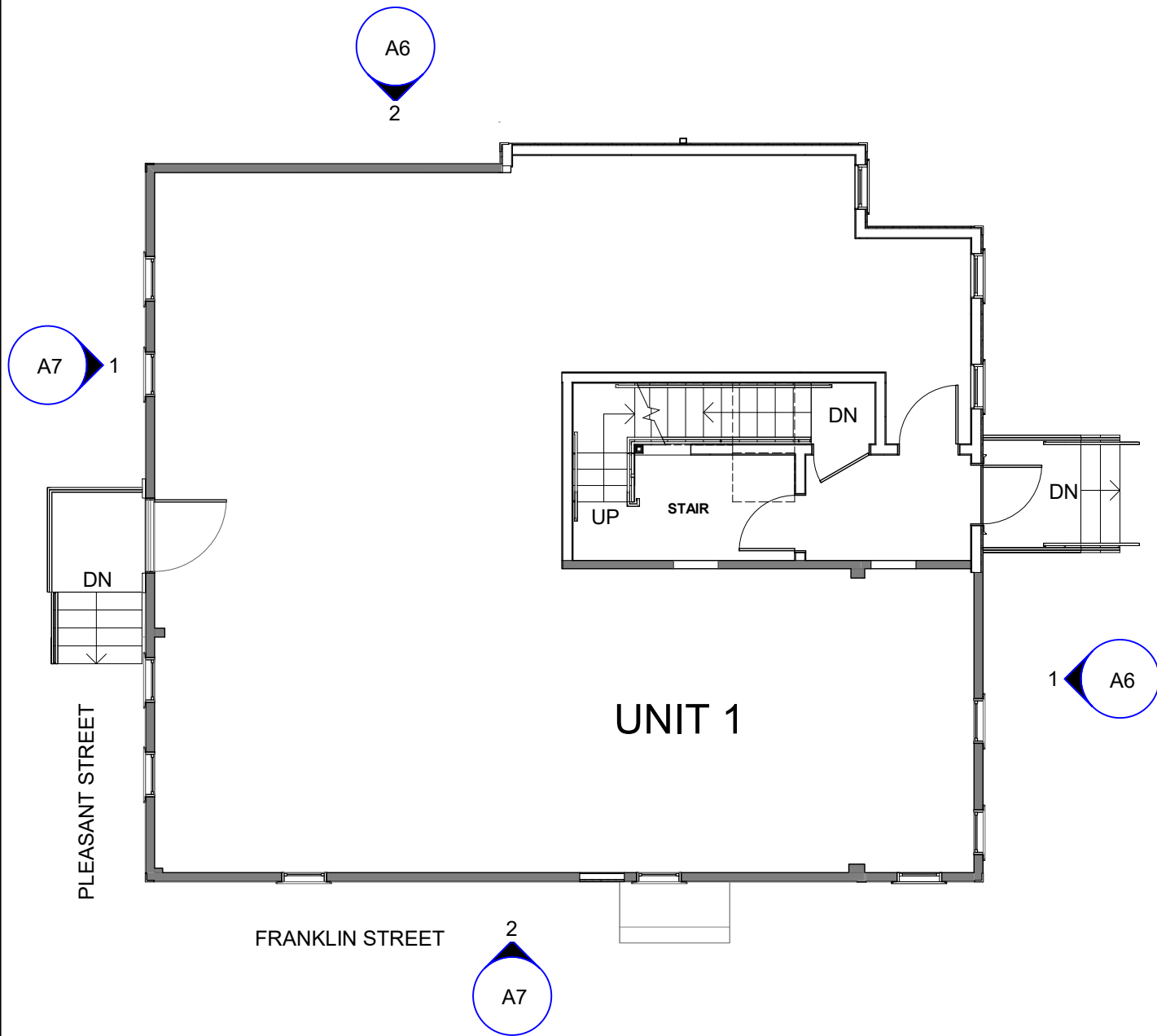
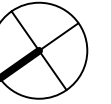
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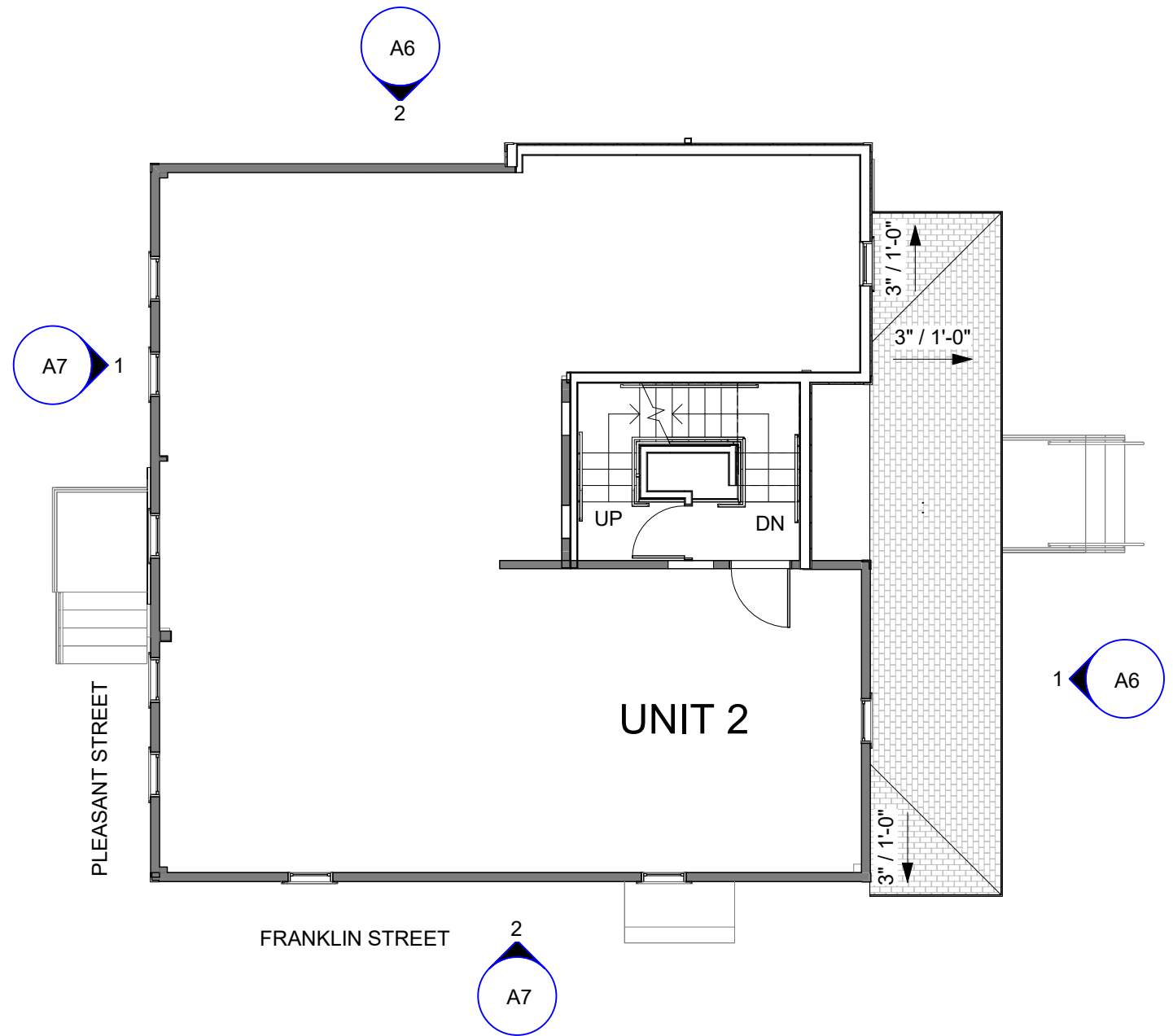


A3

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



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

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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FIRST AND SECOND FLOOR PLANS

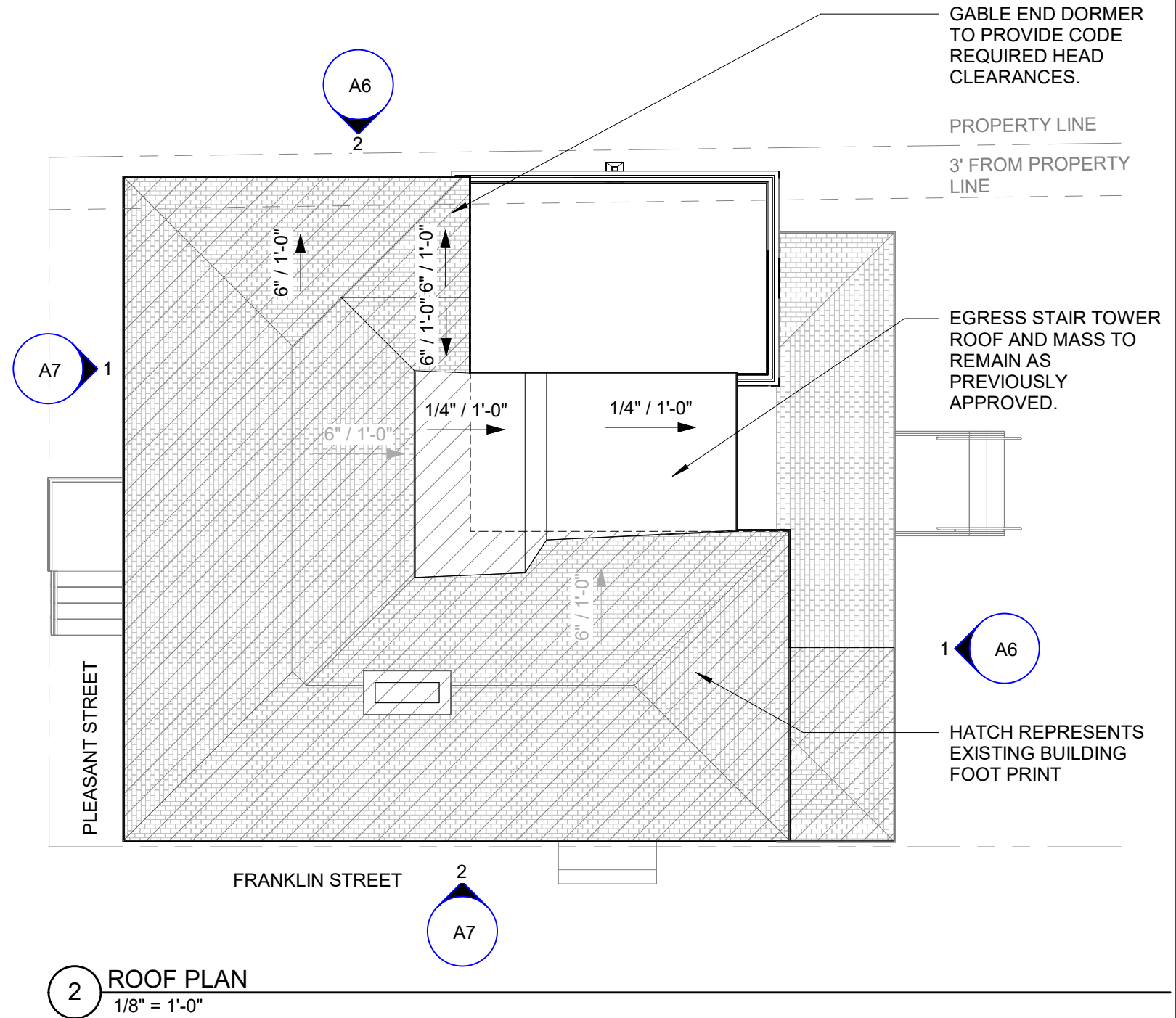
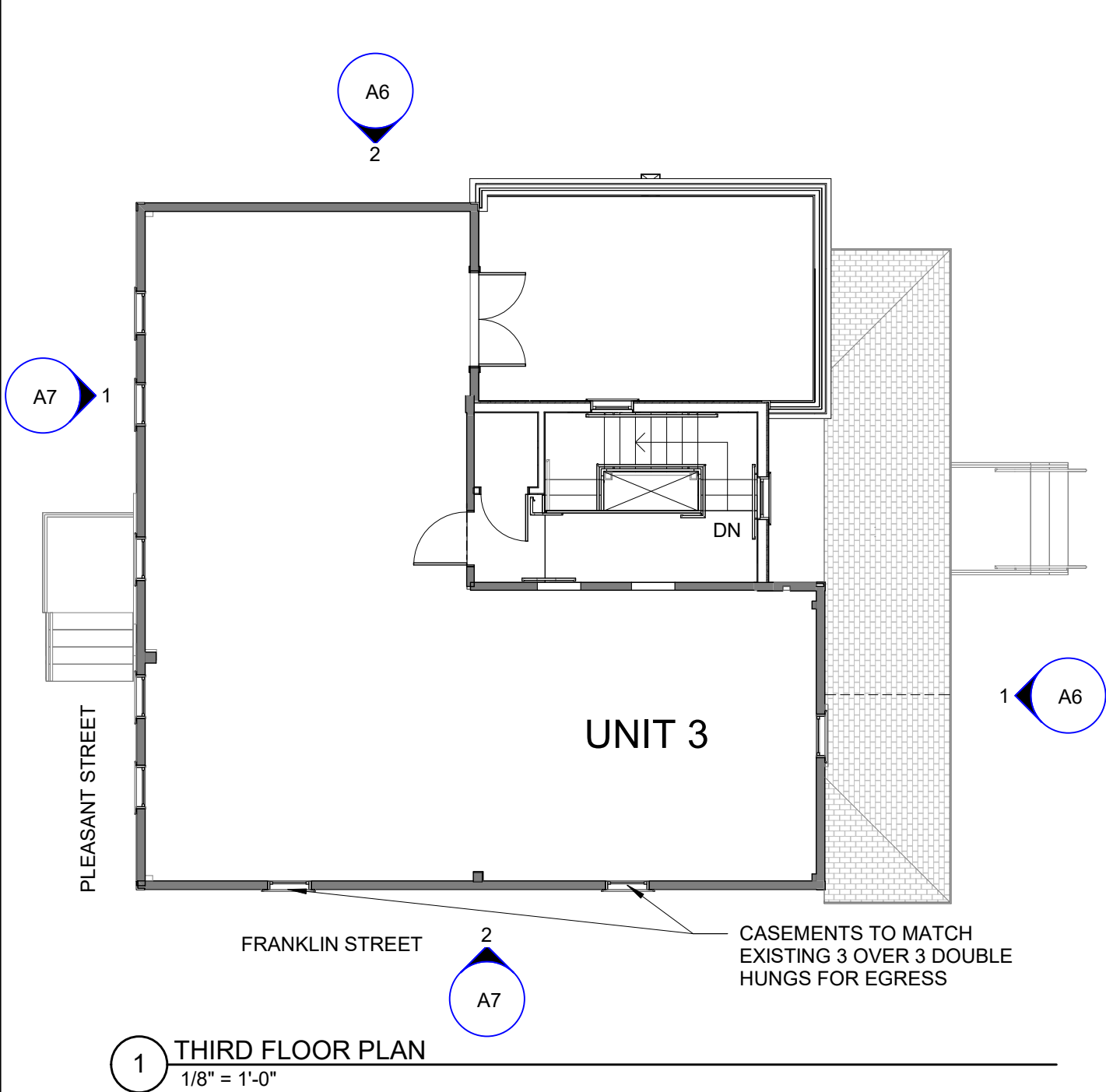
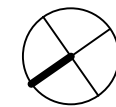
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A4

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



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THIRD FLOOR AND ROOF PLANS

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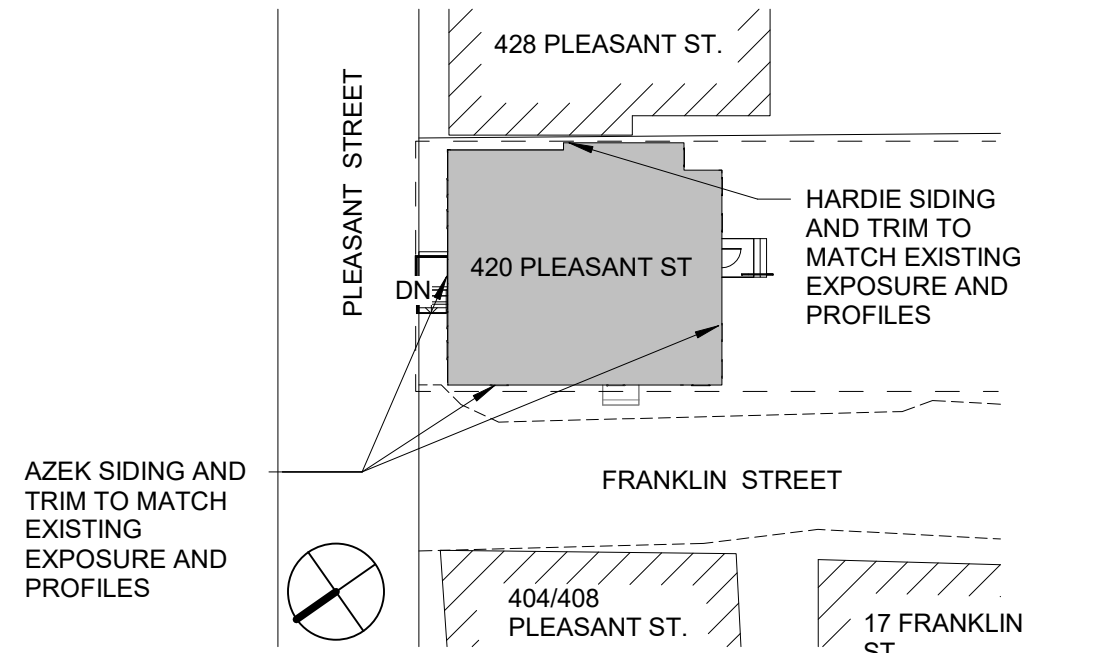


A5

06/20/2025
PA: EKW / RD
Project Number: 25042
Scale: 1/8" = 1'-0"

SCOPE BREAKDOWN:

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



3 ARCHITECTURAL SITE PLAN
NTS



1 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

LARGE CHIMNEY REBUILT, WITH
BRICK VENEER TO MATCH EXISTING

SHINGLES TO MATCH

EGRESS STAIR TOWER ROOF AND
MASS TO REMAIN AS PREVIOUSLY
APPROVED.

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

ANDERSEN ENTRY DOOR

TIMBERTECH IMPRESSIONS RAIL

PRE-APPROVED SCUPPER
AND LEADER TO REMAIN
AS APPROVED

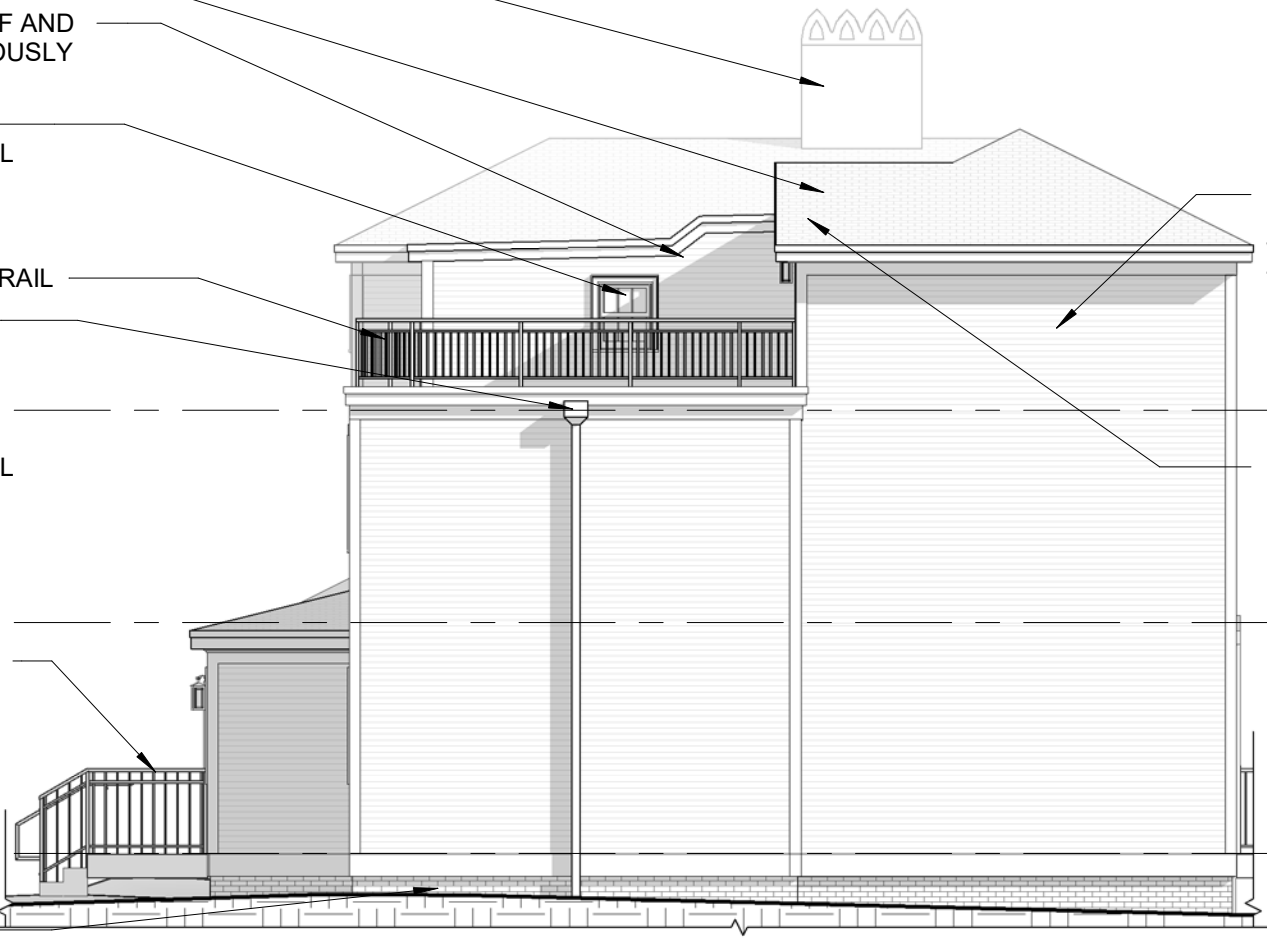
ANDERSEN 400 SERIES
WOODWRIGHT, 6 OVER 6 SDL
WINDOWS, BRONZE, TYP.

AZEK TRIM AND SIDING.
PROFILES AND EXPOSURES
TO MATCH EXISTING

TIMBERTECH IMPRESSIONS
RAIL

2 LITE, 2 PANEL WOOD
ENTRY DOOR TO MATCH
EXISTING FRONT DOOR

BRICK VENEER AT
FOUNDATION TO MATCH
EXISTING



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

EXISTING ASPHALT SIDING TO
BE REMOVED AND REPLACED
WITH HARDIE SIDING AND
TRIM. PROFILES AND
EXPOSURES TO MATCH
EXISTING

THIRD FLOOR
118' - 5 1/4"

GABLE END DORMER TO
PROVIDE CODE REQUIRED
HEAD CLEARANCES.

SECOND FLOOR
109' - 7 1/4"

FIRST FLOOR
100' - 0"

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS AND SCOPE OF WORK

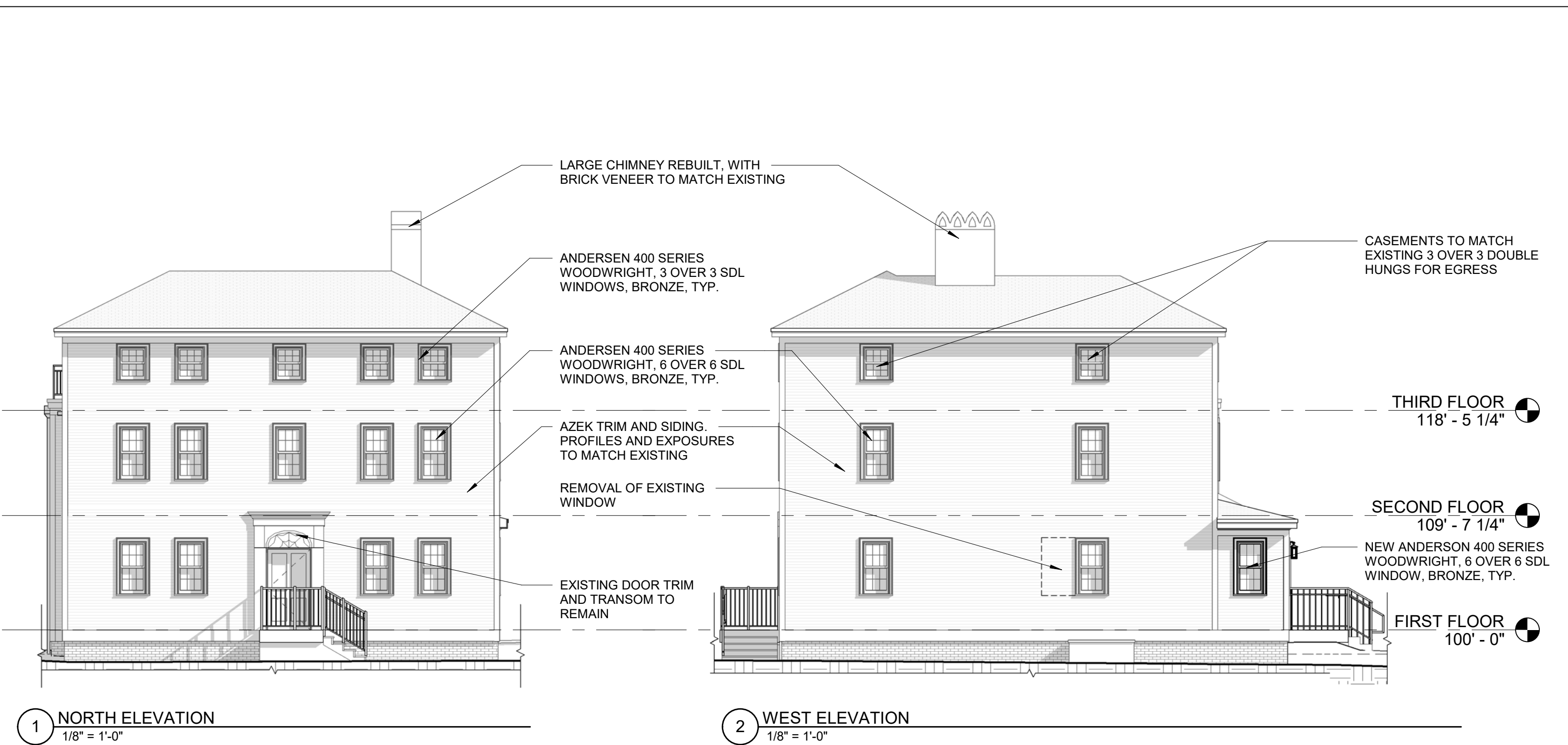
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RECONSTRUCTION & ADDITION 420 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801	ELEVATIONS HISTORIC DISTRICT COMMISSION WORK SESSION	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		A7	06/20/2025
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					Project Number: 25042
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PERSPECTIVE FROM BACK LOT



PERSPECTIVE FROM FRANKLIN STREET

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
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PERSPECTIVES

HISTORIC DISTRICT COMMISSION WORK SESSION

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420 PLEASANT STREET - ADDITION AND RENOVATIONS

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

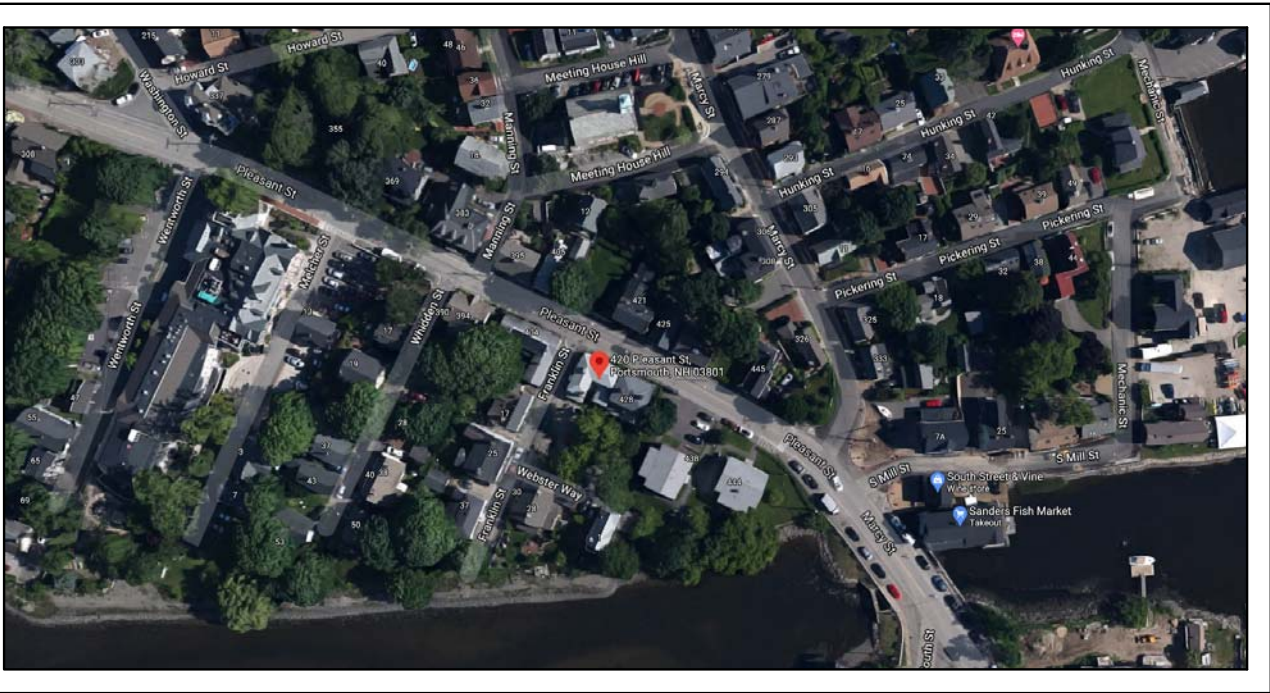
GENERAL PROJECT DESCRIPTION:

PROPOSED WORK:

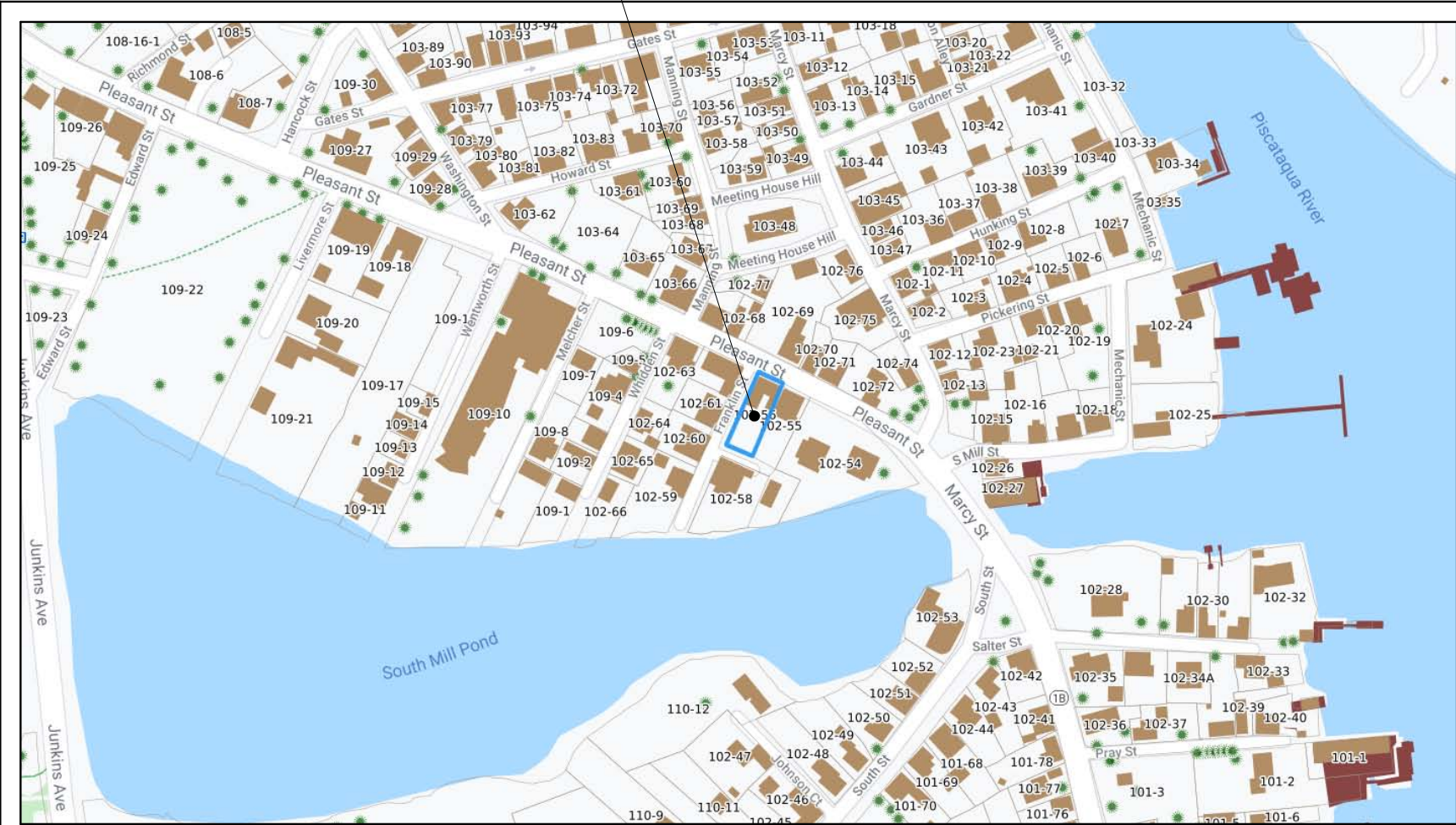
- CONVERT FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING
- REMOVAL OF EXISTING REAR ENTRY VESTIBULE AND BATHROOM
- REPLACEMENT OF SOUTHEAST ADDITION INCORPORATING A THIRD FLOOR ROOF DECK
- ADDITION OF A THREE STORY CODE COMPLIANT EGRESS STAIR ENCLOSURE AT REAR OF BUILDING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

SHEET LIST	
Sheet Number	Sheet Name

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



420 PLEASANT STREET PORTSMOUTH, NH 03801



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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
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HDC WORK SESSION / PUBLIC HEARING - JULY 2021

COVER

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4 Market Street

Portsmouth, New Hampshire

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07/07/2021

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VIEW DOWN FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW OF EXISTING SOUTHEAST ADDITION



ENTRY ON PLEASANT STREET



REAR OF BUILDING FROM FRANKLIN STREET



EXISTING REAR ENTRY

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420 PLEASANT ST. RENOVATIONS
420 PLEASANT STREET
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EXISTING PHOTOS
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Portsmouth, New Hampshire

A1

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APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
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Portsmouth, New Hampshire

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APPROACH FROM FRANKLIN STREET (1)



APPROACH FROM FRANKLIN STREET (2)



APPROACH FROM SANDERS FISH MARKET (PLEASANT STREET)



FRANKLIN STREET



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
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CONTEXT PHOTOS

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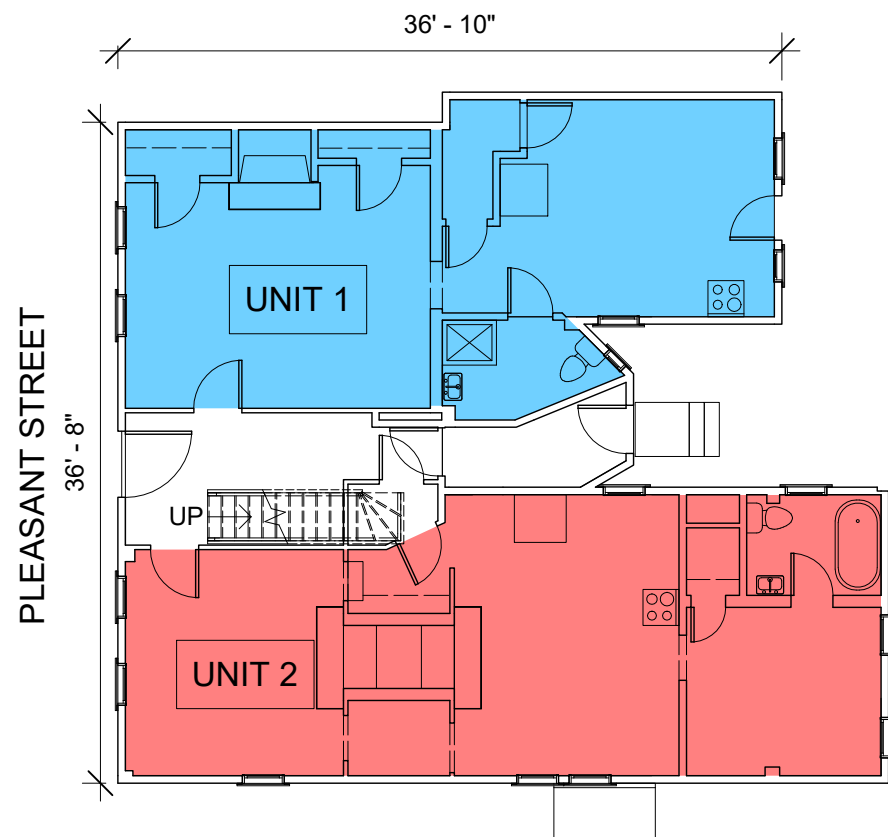
Portsmouth, New Hampshire

A3

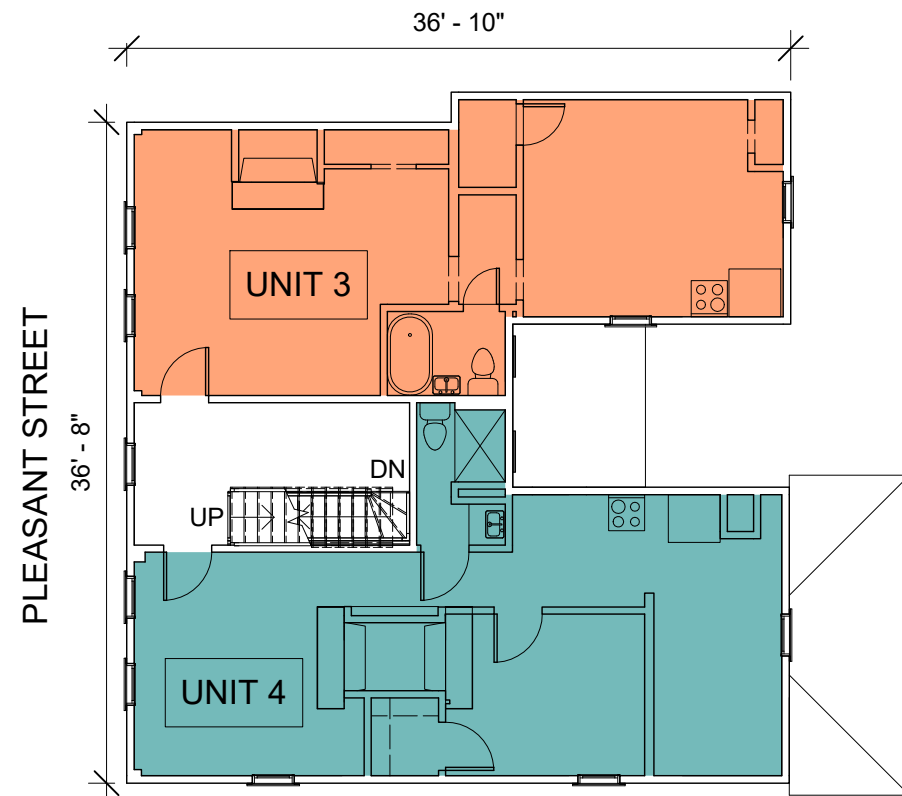
07/07/2021

McHA: RD / JJ

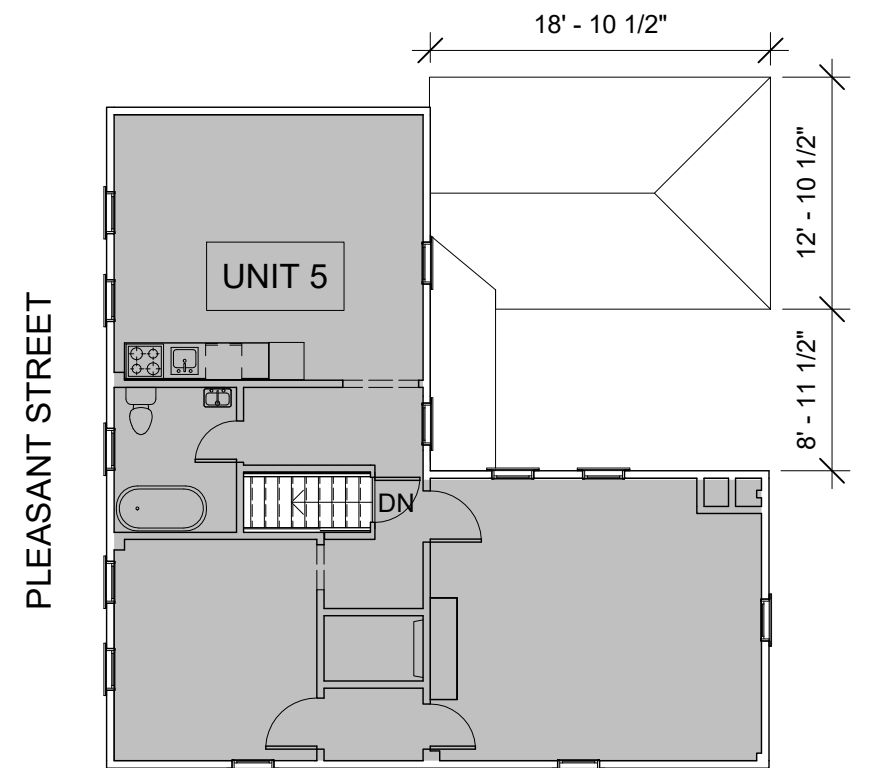
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FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

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

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

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

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
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EXISTING FLOOR PLANS

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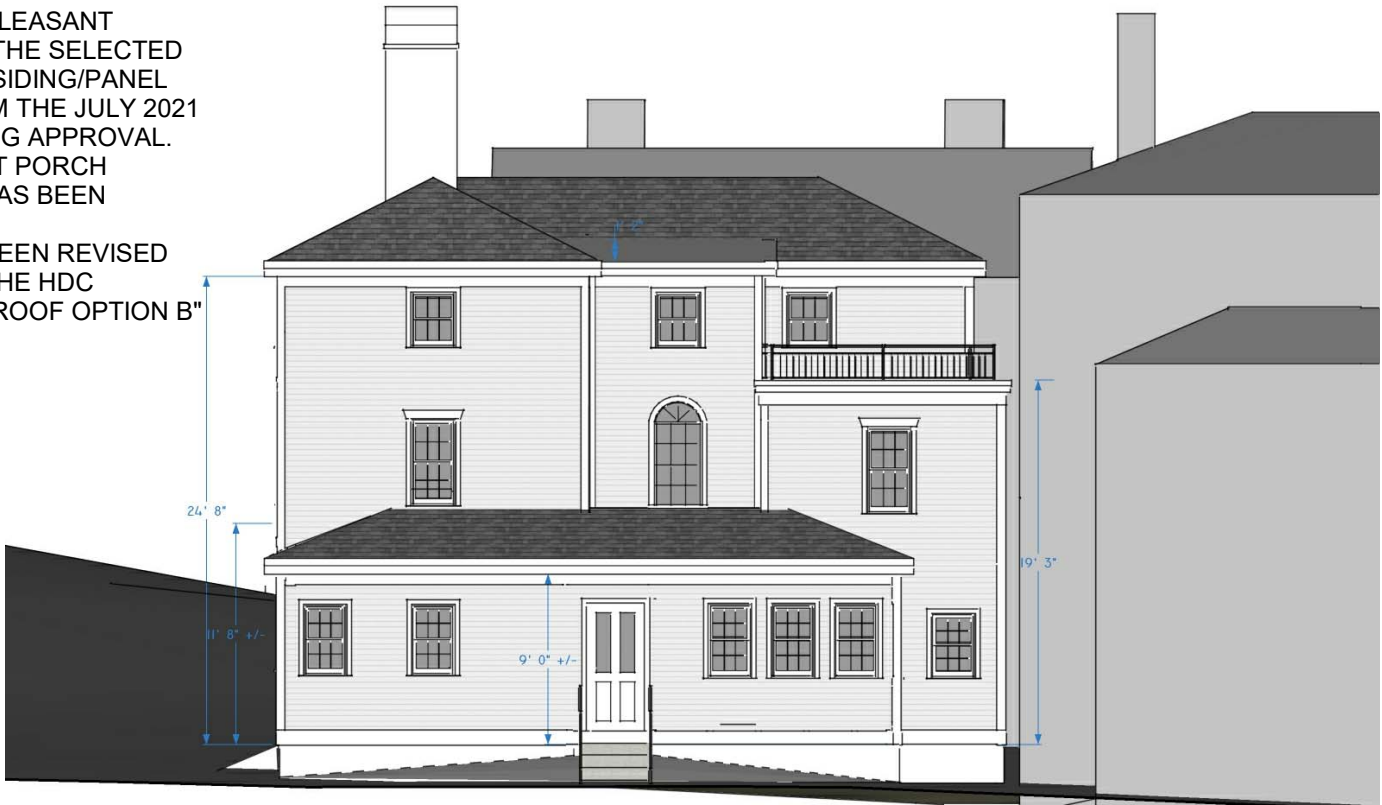
A4

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

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

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



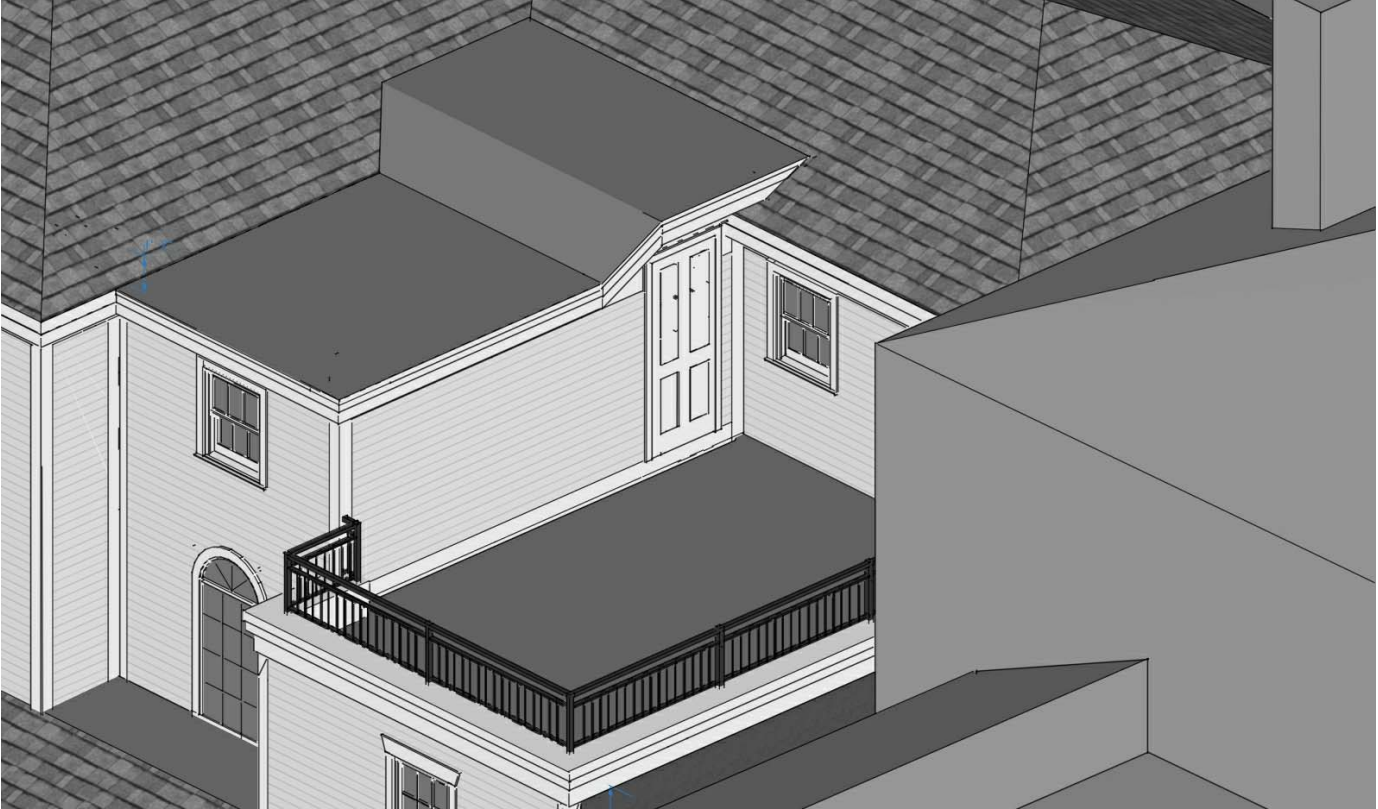
REAR ELEVATION - REVISED ROOFING AND SIDING



AERIAL VIEW FROM SOUTH - REVISED ROOFING AND SIDING



VIEW FROM SOUTHWEST - REVISED ROOFING AND SIDING



ENLARGED AERIAL VIEW OF DECK - REVISED ROOFING AND SIDING

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420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

ROOF & SIDING REVISIONS

HDC PUBLIC HEARING · JULY 2021
STIPULATIONS FOR RECORD

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A12

07/09/2021
McHA: RD / JJ
NOT TO SCALE

WOODWRIGHT[®] DOUBLE-HUNG FULL-FRAME WINDOWS

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

SECTION REFERENCE

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CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

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

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

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

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

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

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

Sash

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

Wood Jamb Liner



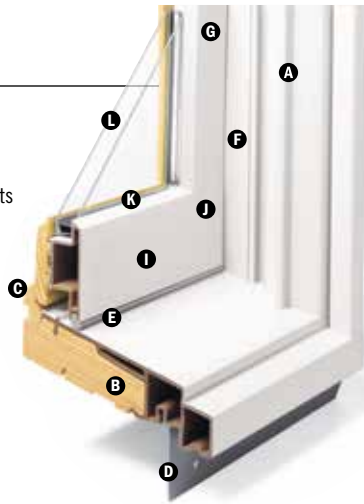
H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished white.

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

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

Glass

K Silicone bed glazing provides superior weathertightness and durability.



L High-Performance glass options include:

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

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

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

Patterned Glass

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

Hardware



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



Performance Grade (PG) Upgrade

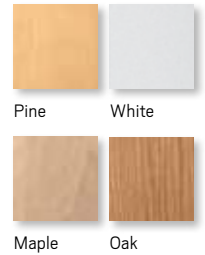
Performance upgrades are available for select sizes allowing these units to achieve higher performance ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 5/8" (16) from clear opening height.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

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

EXTERIOR



INTERIOR



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

HARDWARE FINISHES



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

DOUBLE-HUNG HARDWARE

STANDARD

Lock & Keeper



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

OPTIONAL DOUBLE-HUNG HARDWARE**

TRADITIONAL



CLASSIC SERIES™



CONTEMPORARY



ESTATE™



Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Shapes

Woodwright® windows are available in the following shapes.



Double-Hung



Arch Double-Hung



Unequal Leg Arch Double-Hung



Springline™ Single-Hung

Sash Options*



Cottage



Reverse Cottage

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

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

ACCESSORIES Sold Separately

Frame

Extension Jamb



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

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

Pine Stool



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

Hardware

Window Opening Control Device Kit



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

Security Sensors

Open/Closed Sensors

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

Storm/Insect Screen Combination Unit**



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

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

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

Insect Screens

Insect Screen Frames



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

TruScene® Insect Screen

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

Conventional Insect Screen

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

Grilles

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

Exterior Trim

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

CAUTION:

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

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

AZEK[®]
EXTERIORS

PREMIUM BEVEL SIDING
ENGINEERED TO LAST BEAUTIFULLY





REALISTIC CEDAR LOOK UNREAL PVC DURABILITY



Choose the **best looks and performance** for your exterior siding.

PREMIUM AZEK BEVEL SIDING COMMERCIAL DURABILITY WITH THE LOOK OF HOME

Never again must you choose between the low maintenance of vinyl and its lackluster appearance and the premium look of natural cedar and its lifetime sentence of painting and inevitable rot. AZEK® Bevel Siding is the most authentic-looking replacement for cedar siding with the added low-maintenance performance of rot-proof PVC.

Tapping into the expertise we've built with our exclusive PaintPro Technology, AZEK Bevel is the lowest maintenance paintable siding product on the market today. It's engineered to be painted and deliver long-lasting paint performance and adhesion. The three- to seven-year paint and stain cycle that natural cedar requires is a thing of the past.



AZEK® BEVEL SIDING
Rot-proof PVC with no paint or stain maintenance schedule, no tannins that stain the surface, and no knots or finger-joints, AZEK Bevel Siding looks nearly indistinguishable from wood while eliminating many of the pain points of natural products - backed by a Lifetime Limited Warranty.



NATURAL CEDAR SIDING
Cedar starts out looking beautiful, but can quickly turn into disappointment and callbacks with tannin stains, rotting, splitting, and paint delamination. Cedar guarantees a lifetime sentence of routine maintenance.

LESS IS MORE

Delivering first-class beauty with superior durability has never been so effortless.

LESS RISK

- Industry-leading Lifetime Limited Warranty
- Moisture-resistant; will not rot, delaminate, decay, or swell from excessive moisture
- Cut edges do not require sealing unlike cedar or fiber cement
- Insect-resistant

LESS HASSLE

- No tannin stain callbacks
- No special tools, masks, or learning curve
- No finger-joints or knots as with cedar
- Less on-site breakage compared to heavy, brittle fiber cement

LESS LIMITATION

- Looks great with a wide range of siding and trim materials
- Approved for use in ground-contact and roofline installs
- Ideal for high moisture, coastal, and four season regions



FIBER CEMENT SIDING
Fiber cement is susceptible to water damage, needs paint for protection, and must be kept off-grade and away from rooflines and masonry contact. It's brittle and requires a silica dust respirator when cutting to avoid inhaling toxic dust.

GET THE CEDAR LOOK. LOSE THE CEDAR WORK.

When AZEK Bevel Siding is installed on an exterior, the look is classic. You'll enjoy the lack of project callbacks. It may even get you a few referrals when the neighbors start asking, "How come that house you re-sided years ago looks better than the house across the street with a new \$4000 paint job?"

The answer is the science and art behind AZEK Bevel. Our artists have made a siding board that perfectly mimics a cedar clapboard. The texture of the board looks like smooth sanded cedar. But AZEK Bevel needs no sanding or priming. It comes to your job site ready for paint.

Our scientists have made AZEK Bevel from a proprietary blend of PVC and other materials that make it resistant to damage from water and moisture absorption. AZEK Bevel siding delivers a siding and a painted finish that lasts longer than you can expect from cedar.



GET PAINTING GUIDELINES

For best performance, follow the painting guidelines found on AzekExteriors.com/painting, or follow the QR code. This chart shows a brief summary of the guidelines.

Paint Type Requirements

COLOR RANGE	KEY COLOR SELECTION CRITERIA	PAINT TYPE
Lighter paint colors only	Must have a light reflective value (LRV) above 55	Exterior 100% acrylic latex
Light, medium, and some darker colors	Only use colors that are from a paint manufacturer's approved color list for vinyl siding. No custom colors.	Exterior 100% acrylic latex made for vinyl siding
Dark colors & custom colors (black, deep blues, dark browns)	Available via Special Order only. Visit our custom colors and special-order paint page. Never custom color match in local paint stores.	Exterior 100% acrylic latex with solar reflective pigments

REMEMBER: Always make sure your paint is 100% water-based (acrylic) and suitable for exterior application.



WARNING

Do not adjust or customize colors at local paint stores, home centers, big box stores, or other paint providers. These have not been tested for use on AZEK products and may lead to defects. For info on custom colors visit: azekeexteriors.com/painting/custom-colors



CUSTOM COLOR & SPECIAL-ORDER



ON THE JOB WITH AZEK BEVEL SIDING



Flexible and lightweight. Perfect for moving around the job site.



No special blade, no respirator, no silica dust like fiber cement.

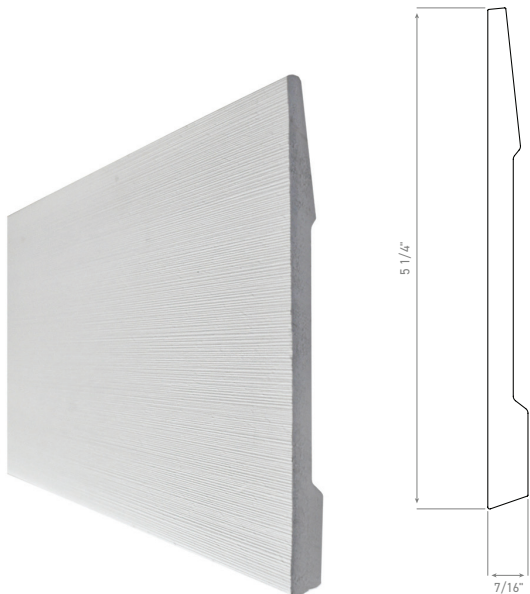


Your crews will be up and running fast—almost no learning curve.

AZEK® Bevel Advantage

Engineered to look, feel, and install like wood—only better. Authentic look, low maintenance, rot-proof, and with a Lifetime Limited Warranty.

- 5.25" x 7/16" (4" Reveal)
- 12' Lengths
- 25 Boards per square
- Subtle texture to look like primed cedar



EASY TO INSTALL, EASIER TO MAINTAIN

Installation Benefits

- Installs similarly to cedar: same tools, face-fastened.
- Ready to paint. No sanding or primer needed.
- Cut edges do not require sealing unlike cedar or fiber cement.
- Engineered polymer is lightweight and durable.
- Uniform finish; no knots or finger joints.
- Flexible, durable material helps prevent on-site breakage.

Installation Best Practices

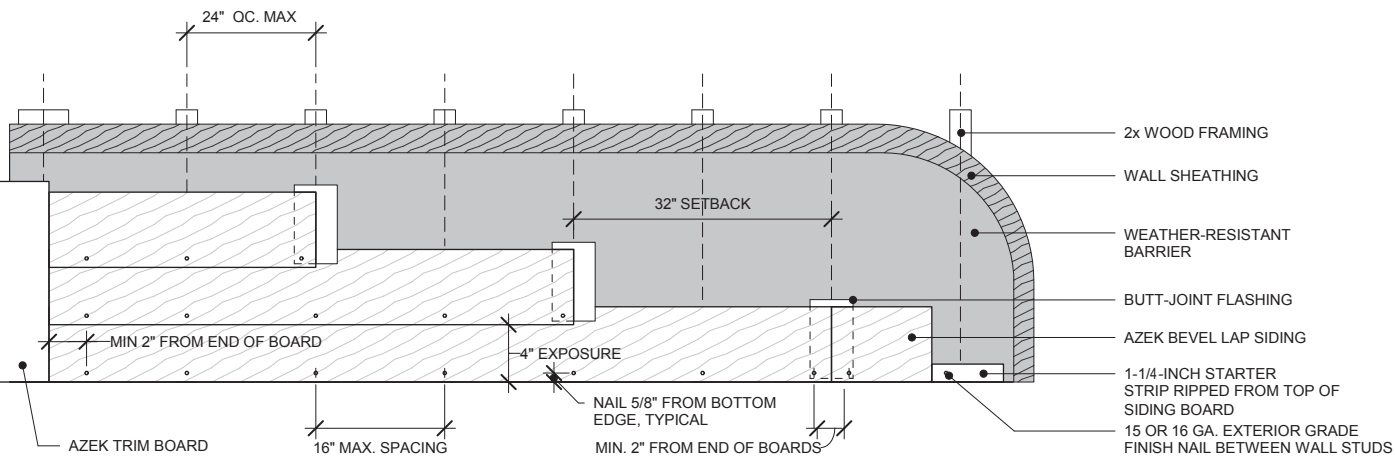
- Must have a weather resistive barrier (WRB) installed according to the IRC. For best results, AZEK recommends a drainable WRB.
- Install kickout flashing and horizontal flashings per the IRC.
- For best results, fasten with hot-dipped, galvanized .092" x 2" ring shank siding nail.
- Face nail siding 5/8" from the bottom of the board into studs.
- Do not fasten closer than 2" from the end of a plank.
- Where two planks butt together, a joint-flashing is required.

Low-Maintenance Performance

- No tannin stains or continuous maintenance and repainting/restaining cycle like cedar.
- Insect-resistant.



INSTALLATION
RESOURCES



TRIM AND SIDING OPTIONS

TO COMPLETE THE PICTURE

All the benefits of AZEK Siding extend to the rest of your exterior. Trim adds the finishing touch everywhere. Specialty solutions like one-piece skirt boards, column wraps, and soffit systems speed construction and look great. Specialty mouldings in dozens of profiles add elegant, fine details. Discover all the possibilities for your next job at AZEKExteriors.com

	AZEK TRIM AND SIDING	CEDAR	FIBER CEMENT
PRODUCT DESCRIPTION	Engineered Polymer	Natural Wood	Sand, Cement & Cellulose Fibers
LONG-TERM DURABILITY	★★★★	★★	★★
RESISTS MOISTURE ABSORPTION	★★★★	★	★★
INSECT RESISTANCE	★★★★	★	★★★★
SUPERIOR PAINT PERFORMANCE	★★★★	★★	★★
SUITABLE FOR GROUND CONTACT	YES	NO	NO

THE BEST MATERIAL FOR

EXTERIOR TRIM THAT LASTS

Gain all the benefits of AZEK top-of-the-line exterior building products. We make our products with the contractor, homeowner, and building material channel in mind.



Moisture-Resistant



Rot-Resistant



Insect-Resistant



Weather-Resistant



Durable: Less Long-Term Maintenance



Lightweight



Designed for Paint



The AZEK Difference:

Long-Lasting Performance

AZEK Exteriors products provide better long-term value, more reliable durability, and lasting beauty that other materials can't match.

Less Risk - Fewer Callbacks

Less Hassle - Low-Maintenance Performance





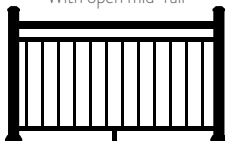

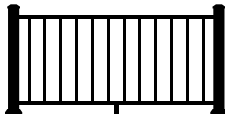
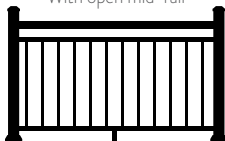
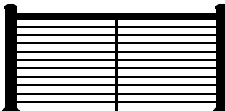















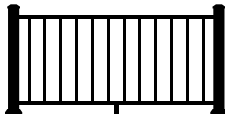
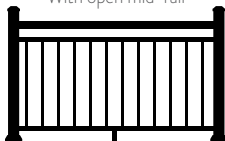

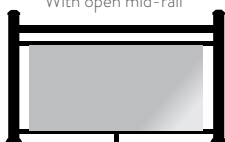

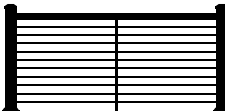












Less Limitation - Design Flexibility



1330 West Fulton Street, Suite 350
Chicago, Illinois 60607
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Made in the USA
LIT-BEVEL
REV 9/23

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



Impression Rail Express® in Dark Bronze

FRENCHWOOD[®] HINGED INSWING PATIO DOORS



400 Series
Frenchwood[®] Hinged
Inswing Patio Doors

SECTION REFERENCE

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CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

FRENCHWOOD® HINGED INSWING PATIO DOORS

FEATURES

Frame

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

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

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

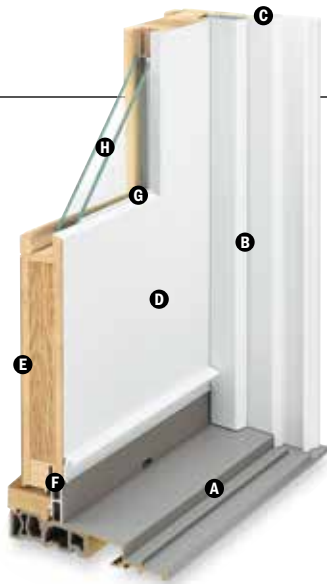
Panel

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

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

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

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



Mortise-and-Tenon Joints



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

Adjustable Hinges

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

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



Shown in gold dust finish.

Glass

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

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

Additional glass options are available. Contact your Andersen supplier.

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

Patterned Glass

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

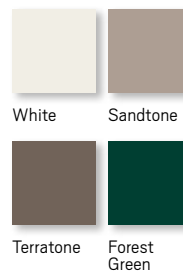
Hardware

Multi-Point Locking System

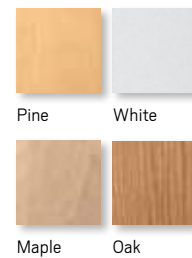


The multi-point locking system, with a hook bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

EXTERIOR

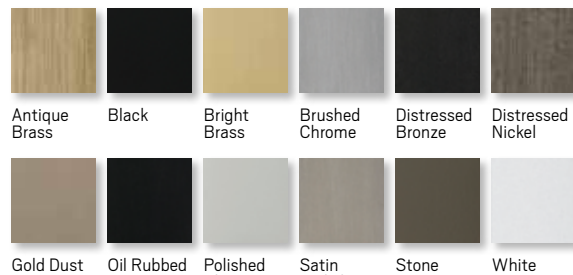


INTERIOR



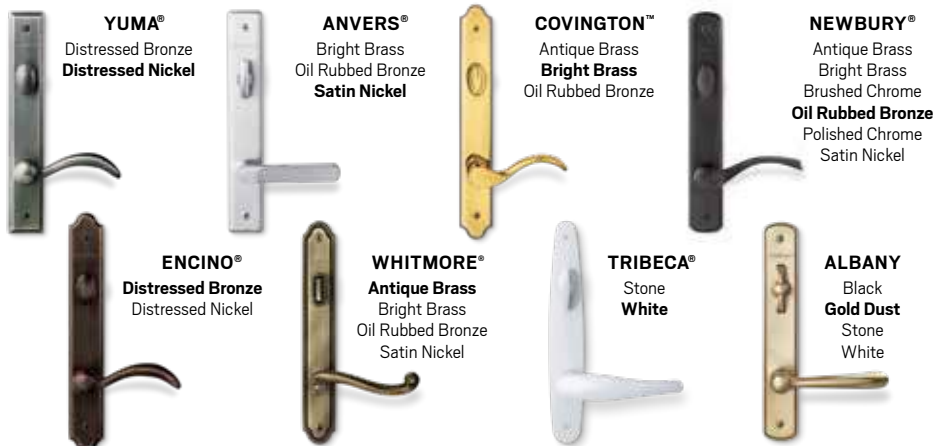
Prefinished white interiors are only available on units with white exteriors. Naturally occurring variations in grain, color and texture of wood make each door one of a kind. All wood interiors are unfinished unless prefinished white is specified.

HARDWARE FINISHES

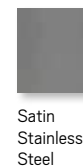


Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HINGED PATIO DOOR HARDWARE OPTIONS**



FSB® HARDWARE



Satin Stainless Steel



* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

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

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

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

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

Blinds-Between-the-Glass



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

CAUTION:

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

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

** Visit andersenwindows.com/warranty for details.

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

Dimensions in parentheses are in millimeters.

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

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

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

ACCESSORIES Sold Separately

Frame

Interior Extension Jambs

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

Exterior Extension Jambs*

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

Threshold



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

Sill Support



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

Ramped Sill Insert



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

Hardware

Exterior Keyed Lock



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

Handle Extension



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

Strike Plate Extensions

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

Construction Lock



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

Panel Stop



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

Grilles

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

Insect Screens

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

Gliding Insect Screen

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

Double-Insect Screen Track



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

Hinged Insect Screens

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

Security Sensors

VeriLock® Sensors

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

Open/Closed Sensors

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

Glass

Andersen Art Glass

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

Sidelights & Transoms

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

Exterior Trim

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

Project Address: 124 State Street

Permit Requested: Work Session

Application: Work Session #C

A. Property Information - General:

Existing Conditions:

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

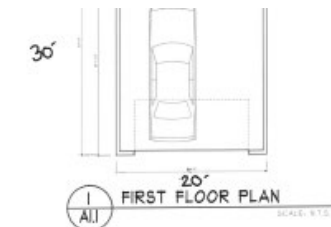


B. Proposed Work: The construction of a detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- The construction of a detached garage.



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

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

Project Address: 28 Whidden Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

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

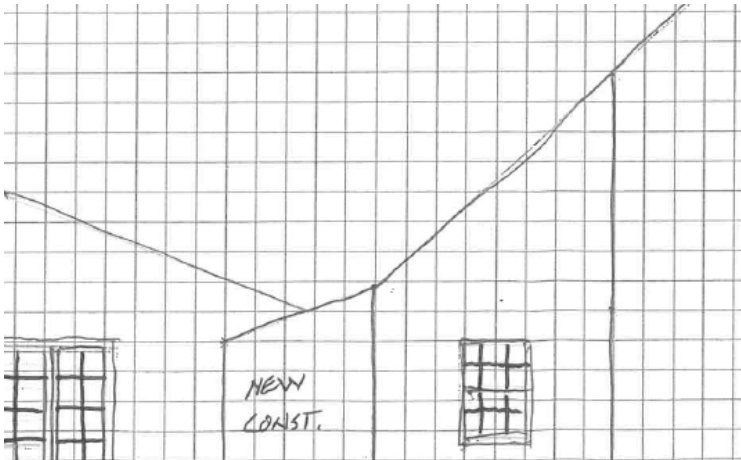


B. Proposed Work: Construction of a breezeway between the main structure and garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a breezeway between the main structure and garage.



**HISTORIC
SURVEY
RATING
N/A**

D. Purpose and Intent:

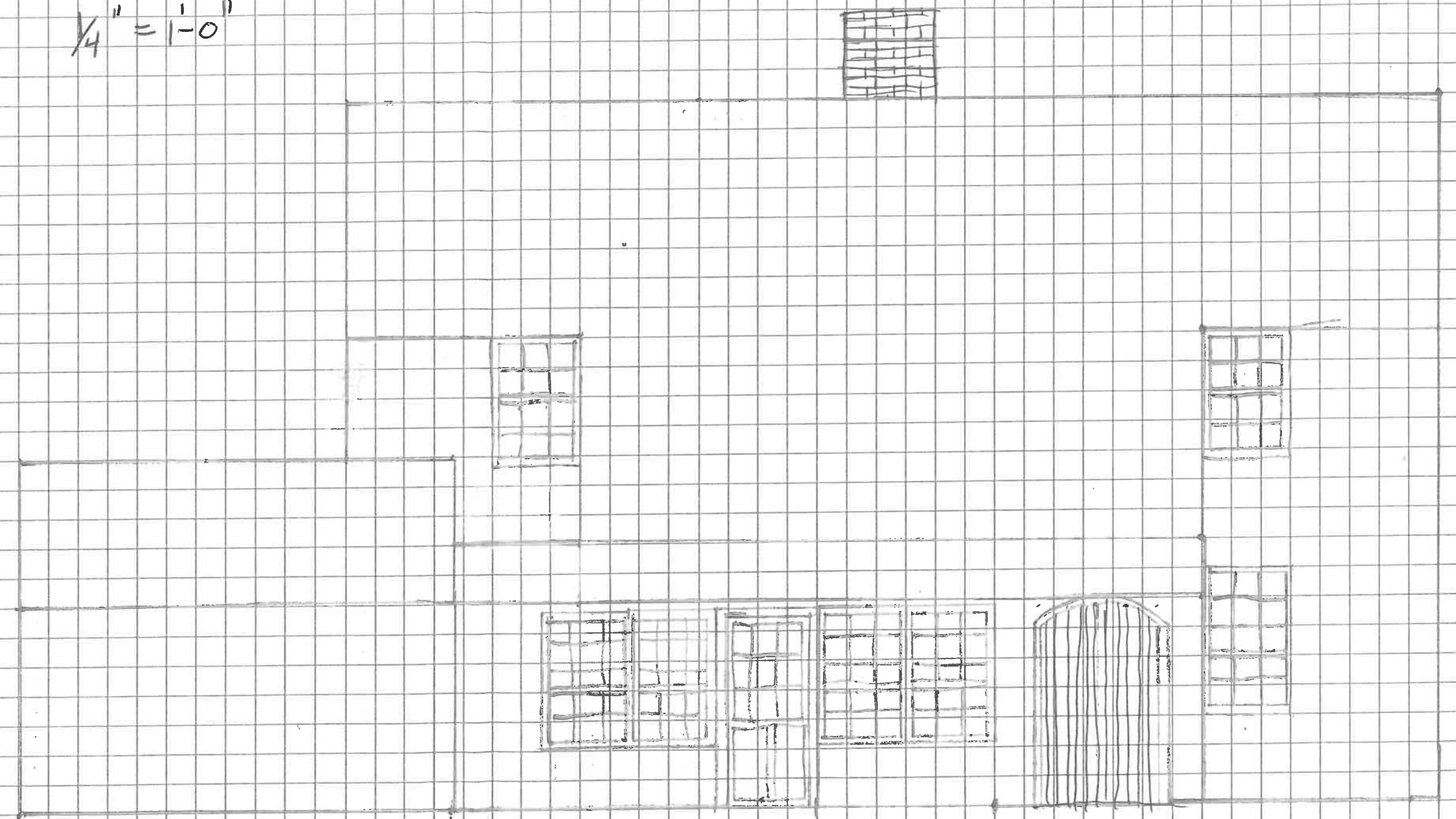
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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

E. Review Criteria/Findings of Fact:

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

28 WHIDDEN ST.
PORTSMOUTH

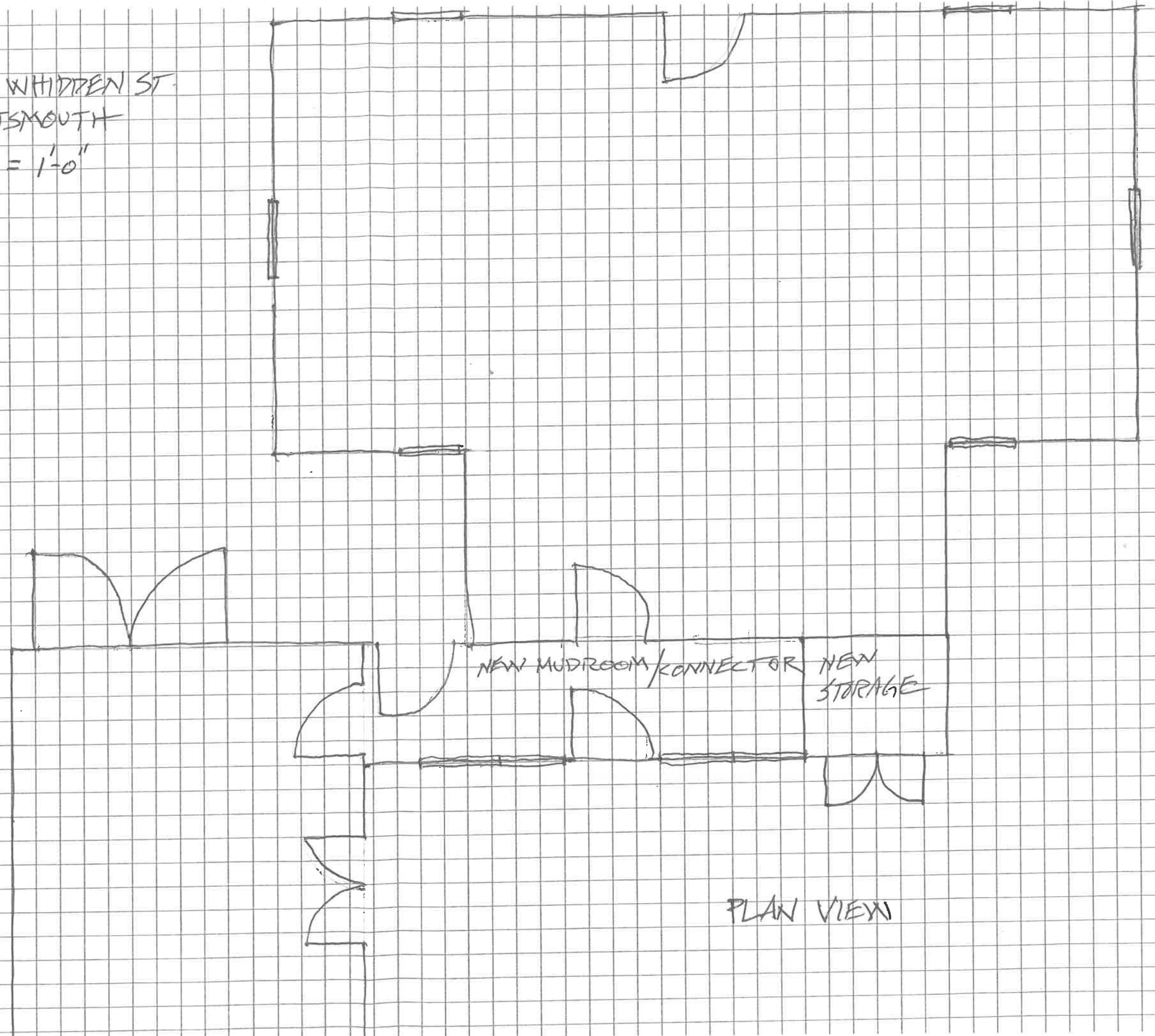
$\frac{1}{4}" = 1'-0"$



EAST
ELEVATION

28 WHIDDEN ST.
PORTSMOUTH

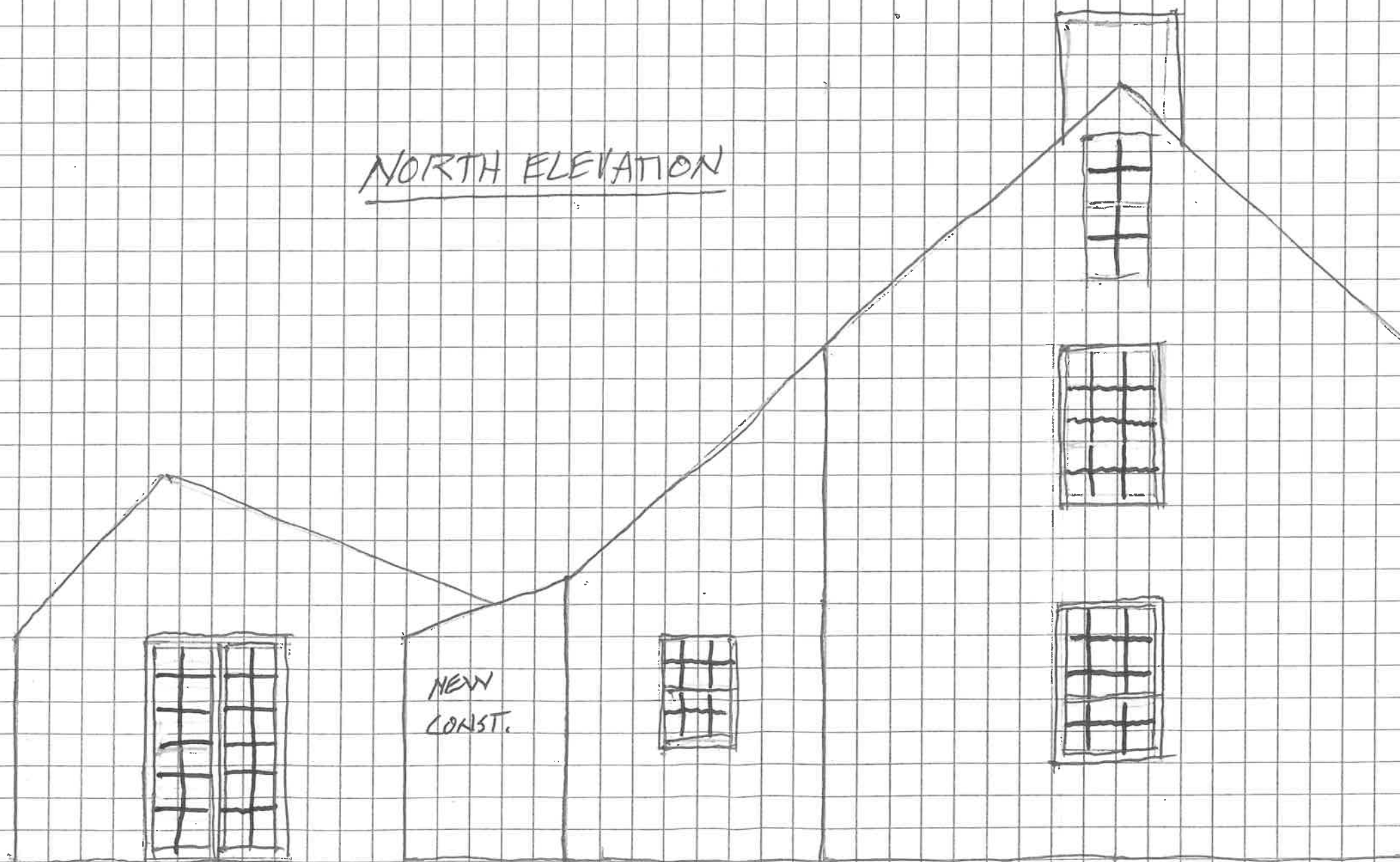
$\frac{1}{4}" = 1'-0"$



PLAN VIEW

28 WHIDDEN ST.
PORTSMOUTH
 $\frac{1}{4}" = 1'-0"$

NORTH ELEVATION





Breezeway area of construction



DRAFT Historic District Boundary

June 2025

