

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



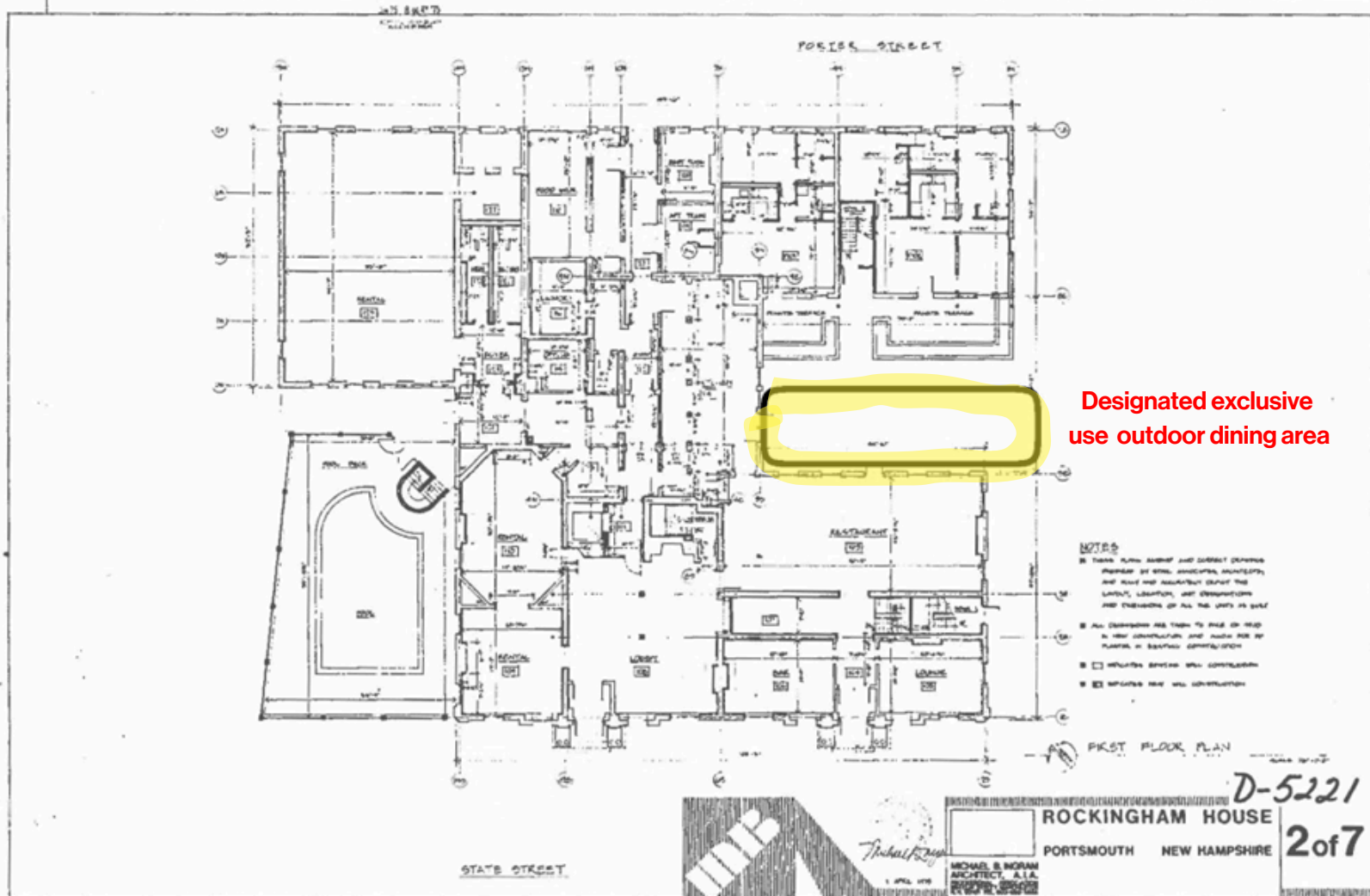
PROPOSAL

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

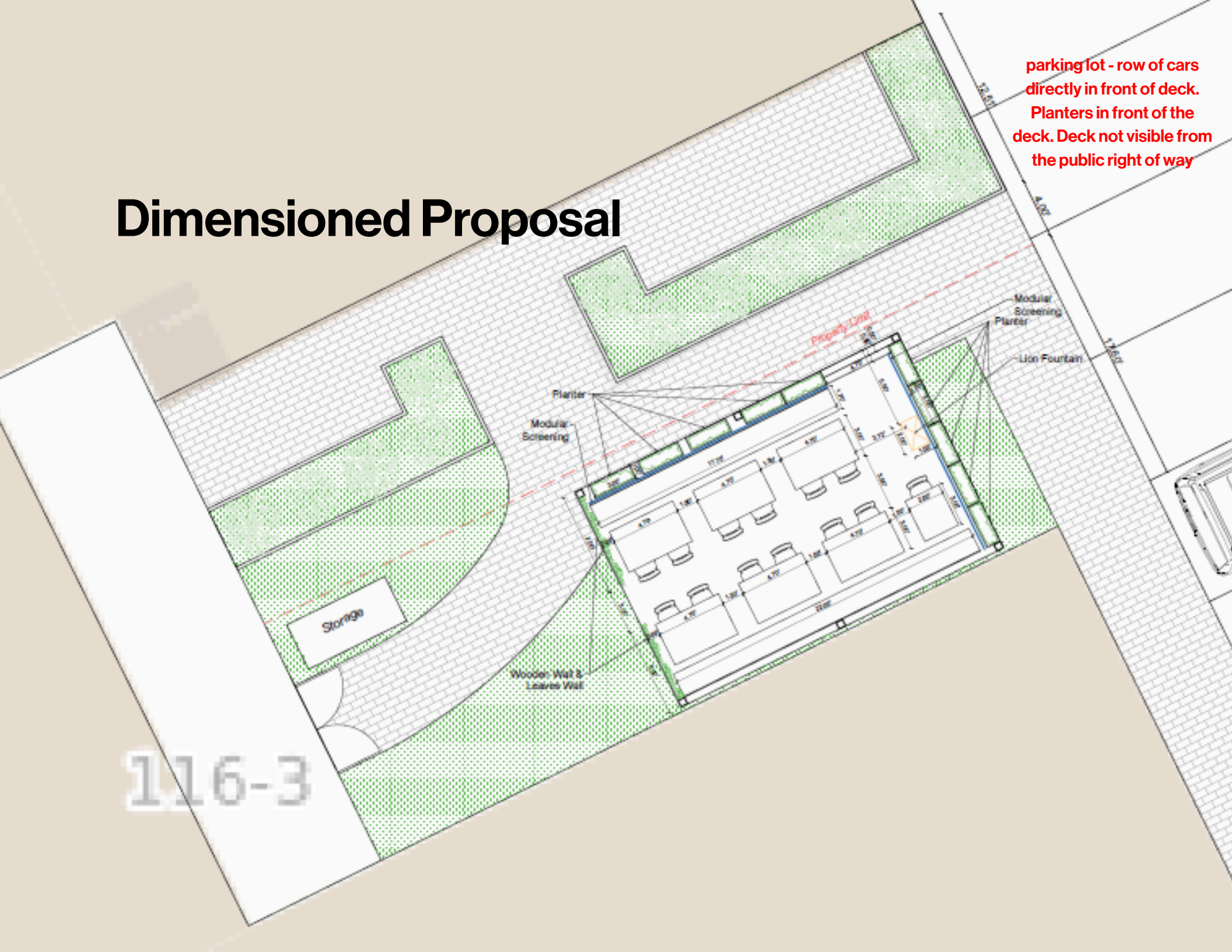
RESTAURANT. The Restaurant unit is located on a portion of the first floor of both the "M" and "P" Wings and in a portion of the basement of the "M Wing". It consists of first floor rooms and areas designated 103 (Restaurant), 105, 106, 107 (lounge and bar), 104 (entrance foyer), 114 (kitchen), and two 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.



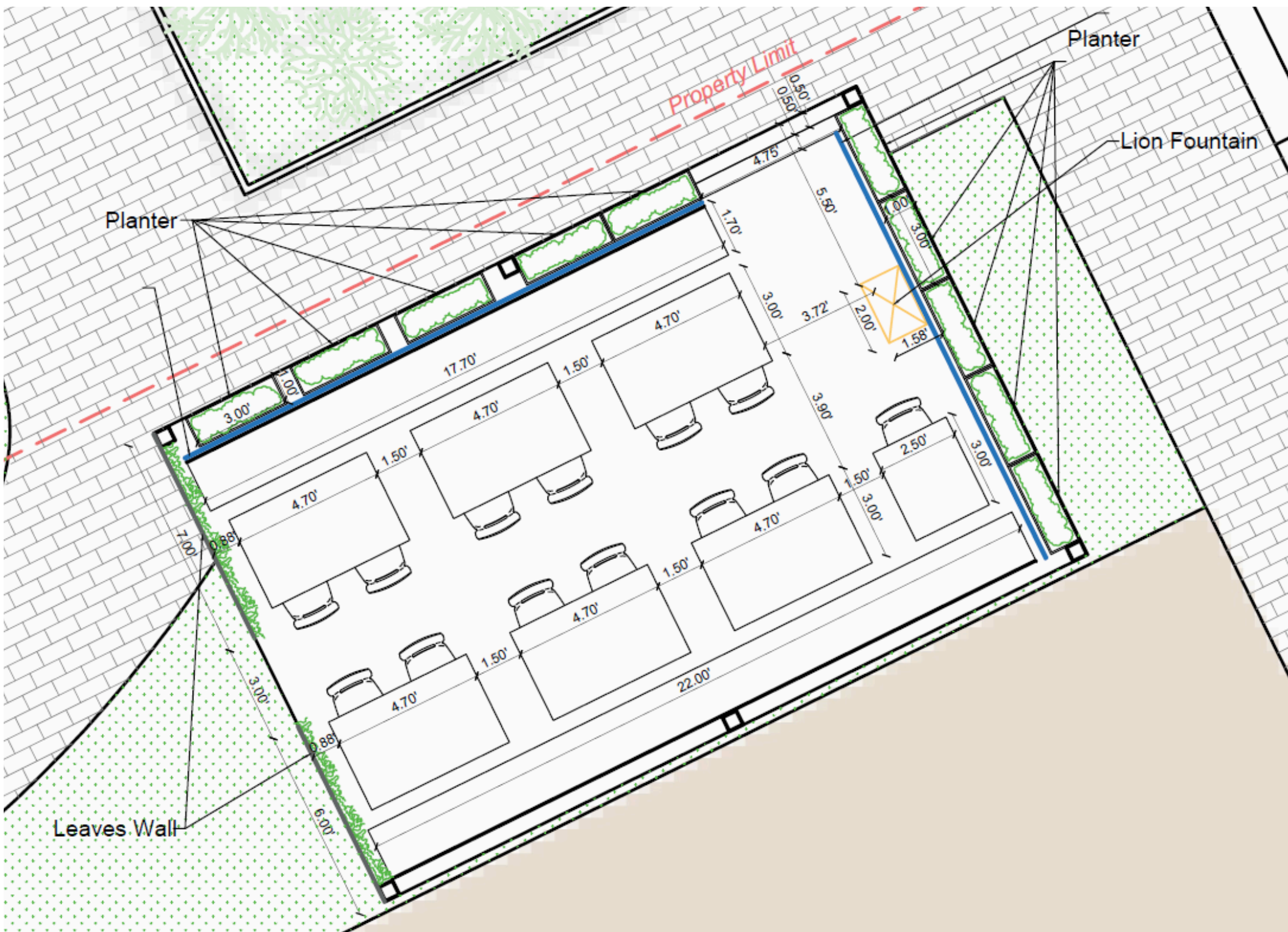


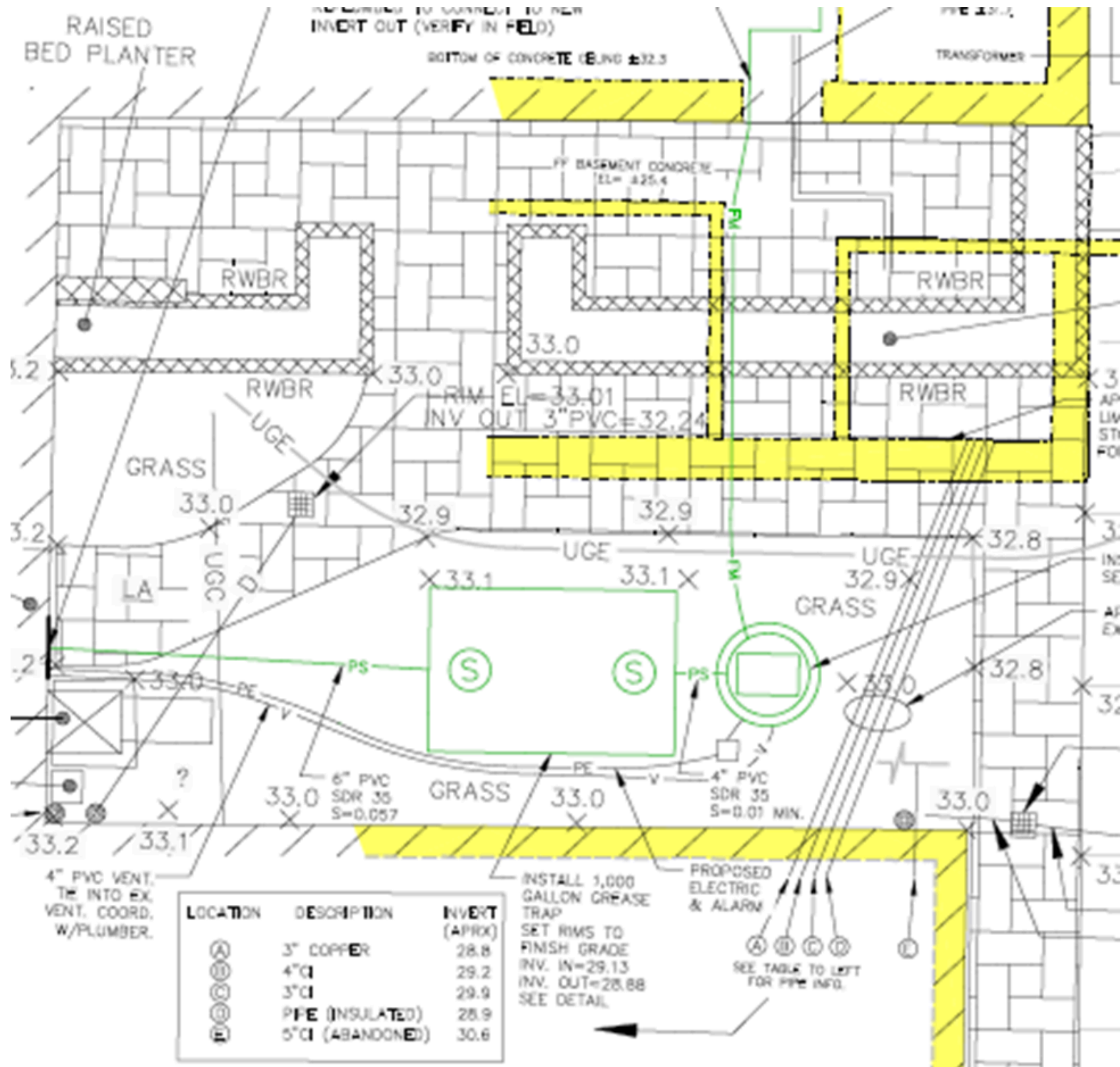
parking lot - row of cars
directly in front of deck.
Planters in front of the
deck. Deck not visible from
the public right of way

Dimensioned Proposal



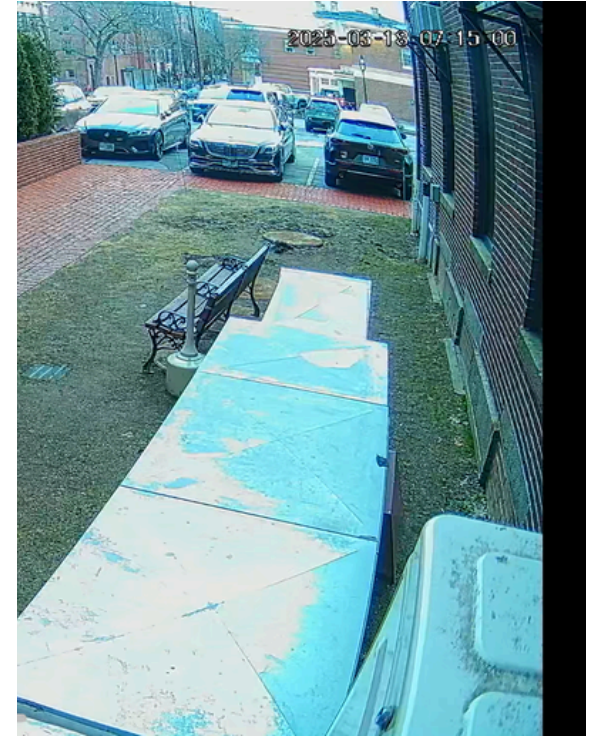
116-3





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



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
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

No glass walls will be included - only bushes / planters

No wood structure on the back

Back stairs will be a ramp

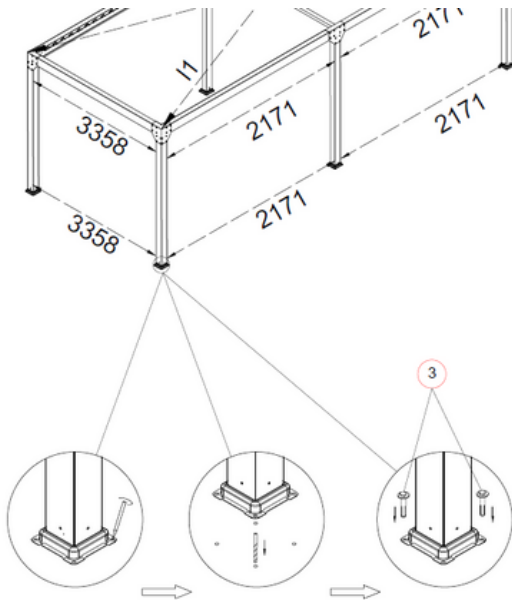


Pergolas

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

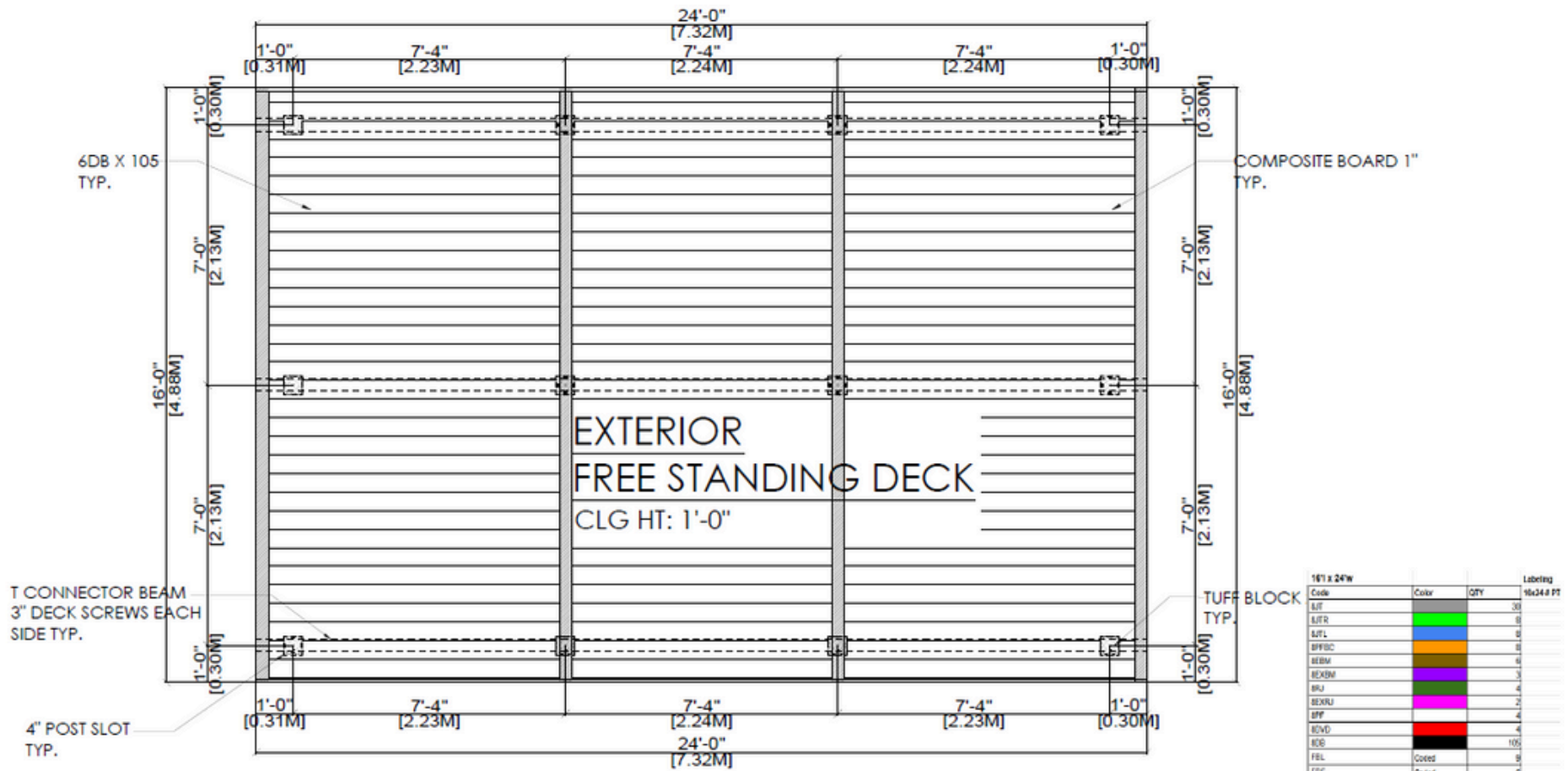


Wooden Deck

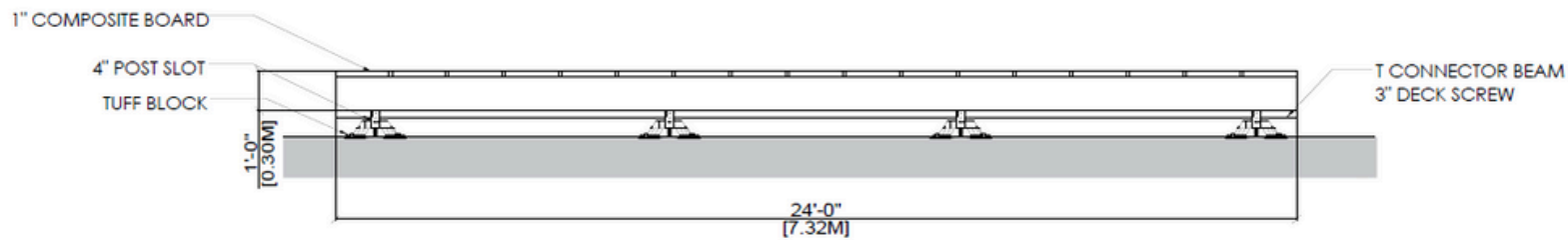
Alternate option to placing the pergolas on the gravel courtyard - a Wooden Deck 16x24

- 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





AMPLE STORAGE CAPACITY

► Offering ample room for all your tools and equipment



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



526 State Street, Portsmouth, NH 03801

Date of photo: 09 Jun 2025



526 State Street, Portsmouth, NH 03801

Date of photo: 09 Jun 2025



526 State Street, Portsmouth, NH 03801

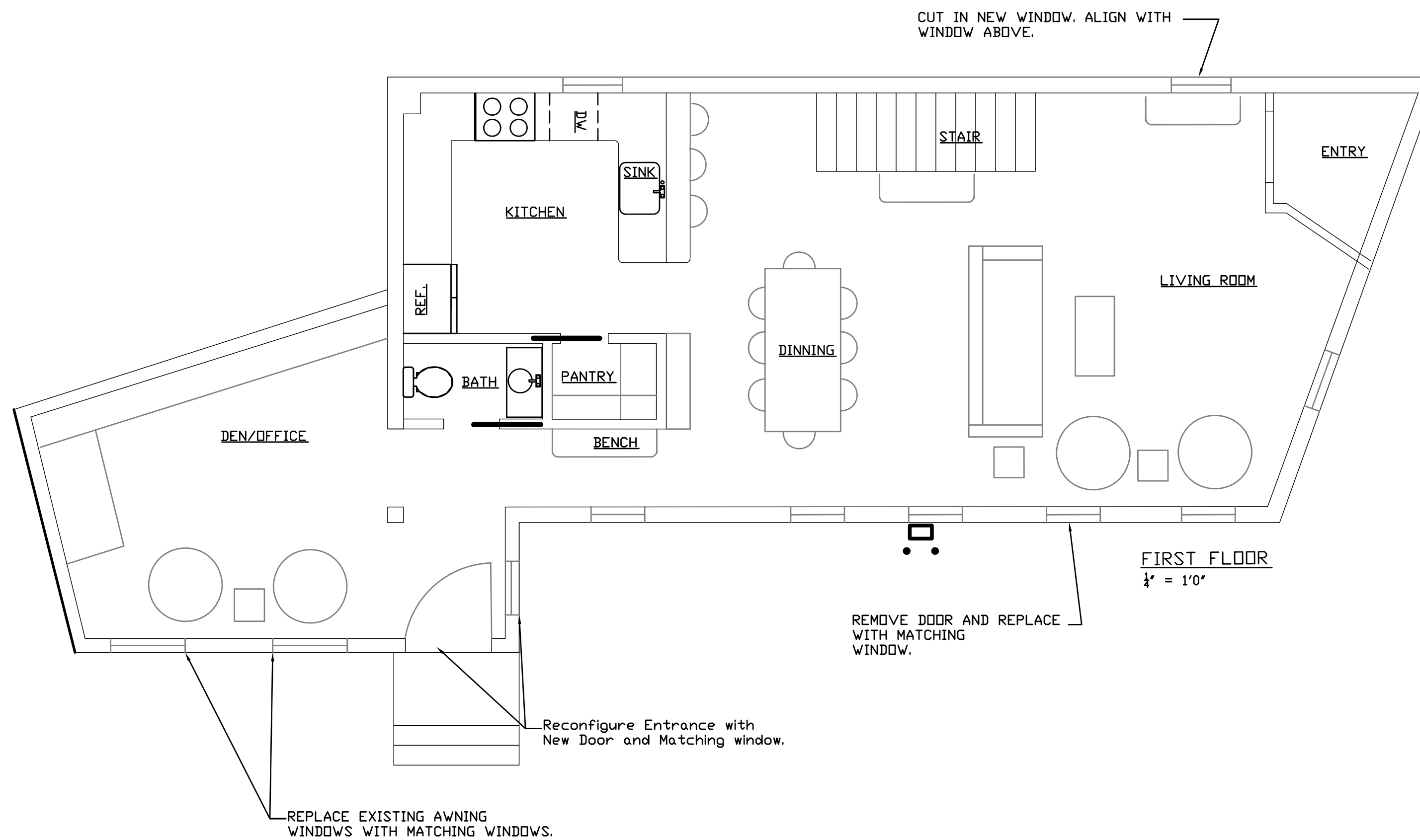
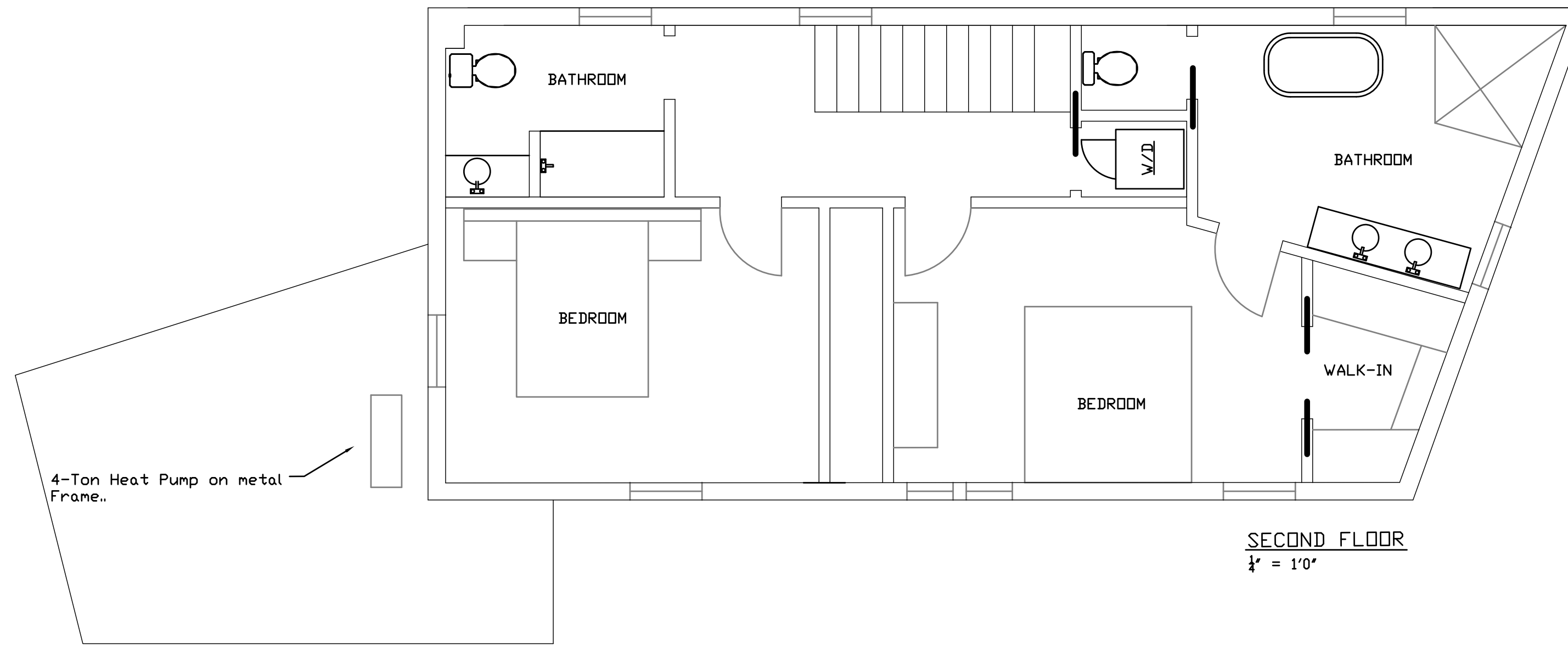
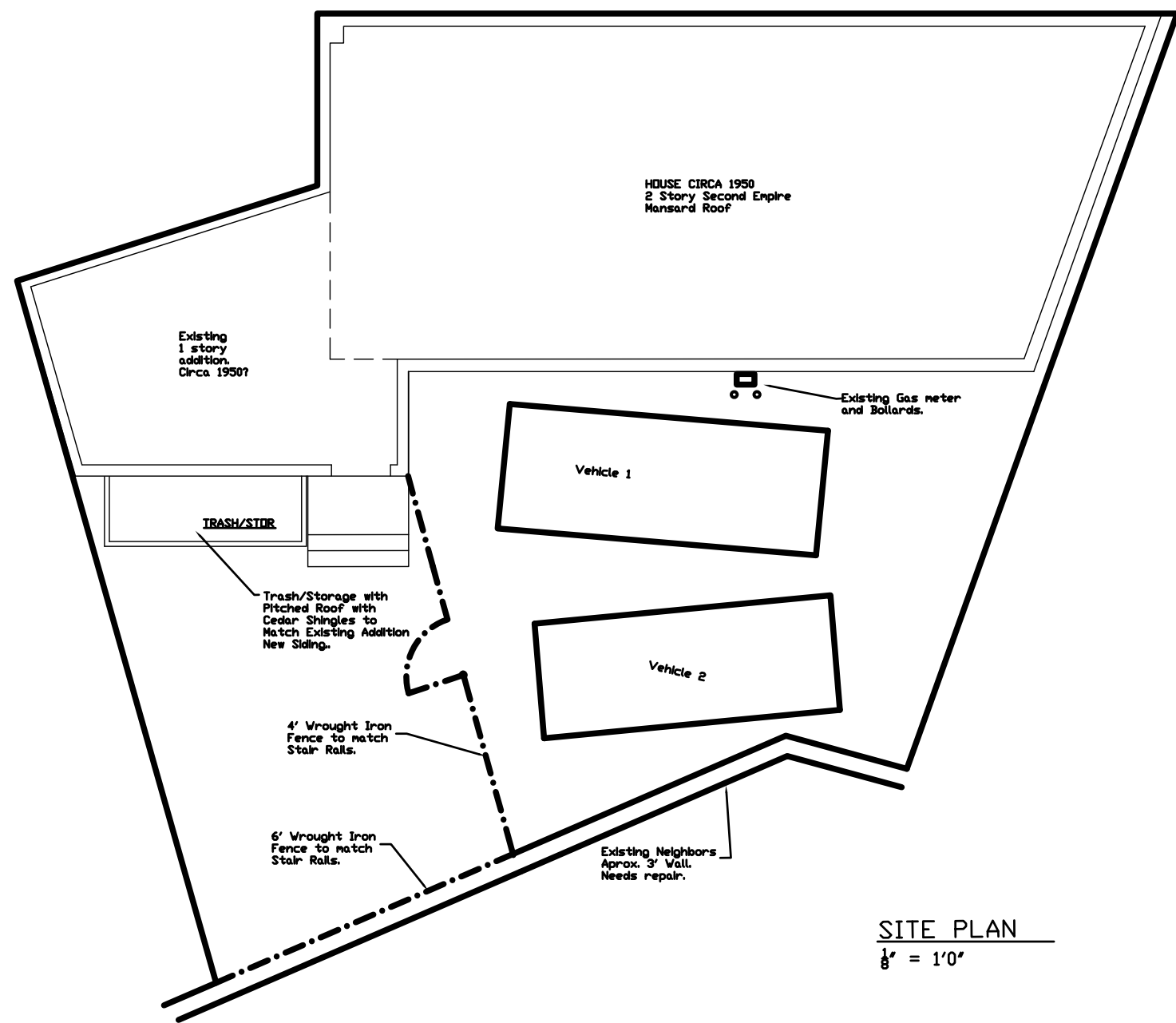
Date of photo: 09 Jun 2025



526 State Street, Portsmouth, NH 03801
Date of photo: 09 Jun 2025



526 State Street, Portsmouth, NH 03801
Date of photo: 09 Jun 2025



CONSULTANTS

FITZMEYER RESIDENCE
530 State Street, Portsmouth, NH

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT:

SHEET TITLE
**PROPOSED PLANS -
PRELIMINARY**

SHEET 1 OF 2

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 stile, 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



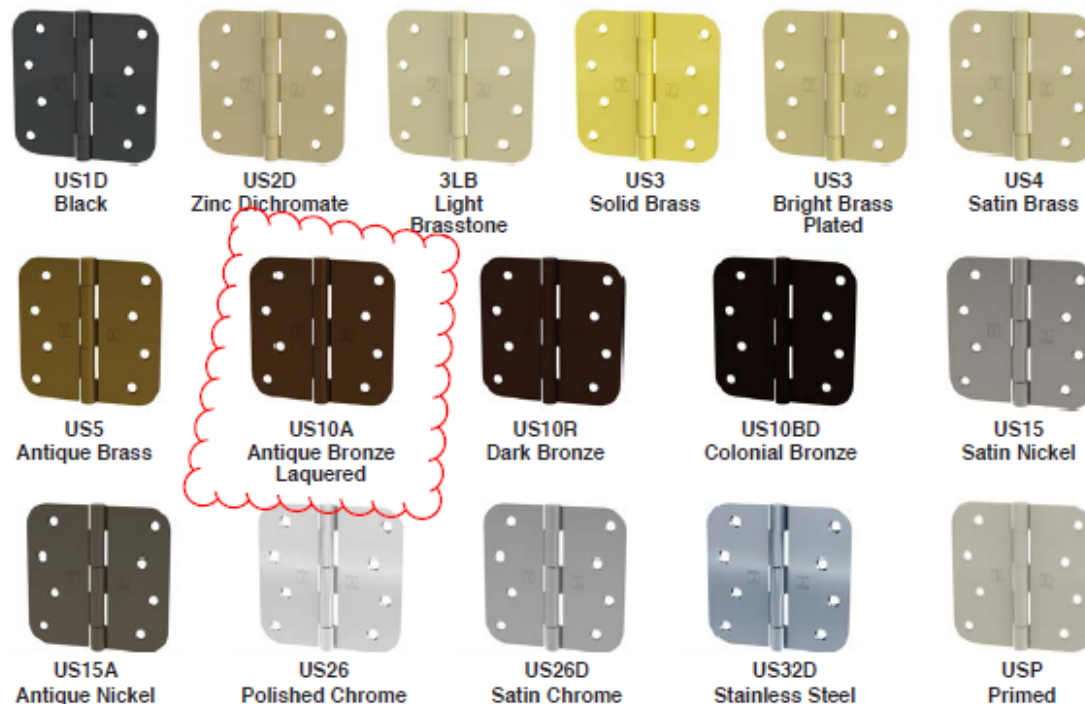
STANDARD DOOR UNIT FEATURES

- 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



Full Length Mortised Lock Mechanism

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



München 3955



München 3965



Verona 3955



Verona 3965



Bell

Finials –

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

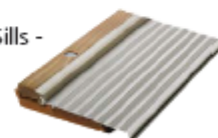
Hardware –

- 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

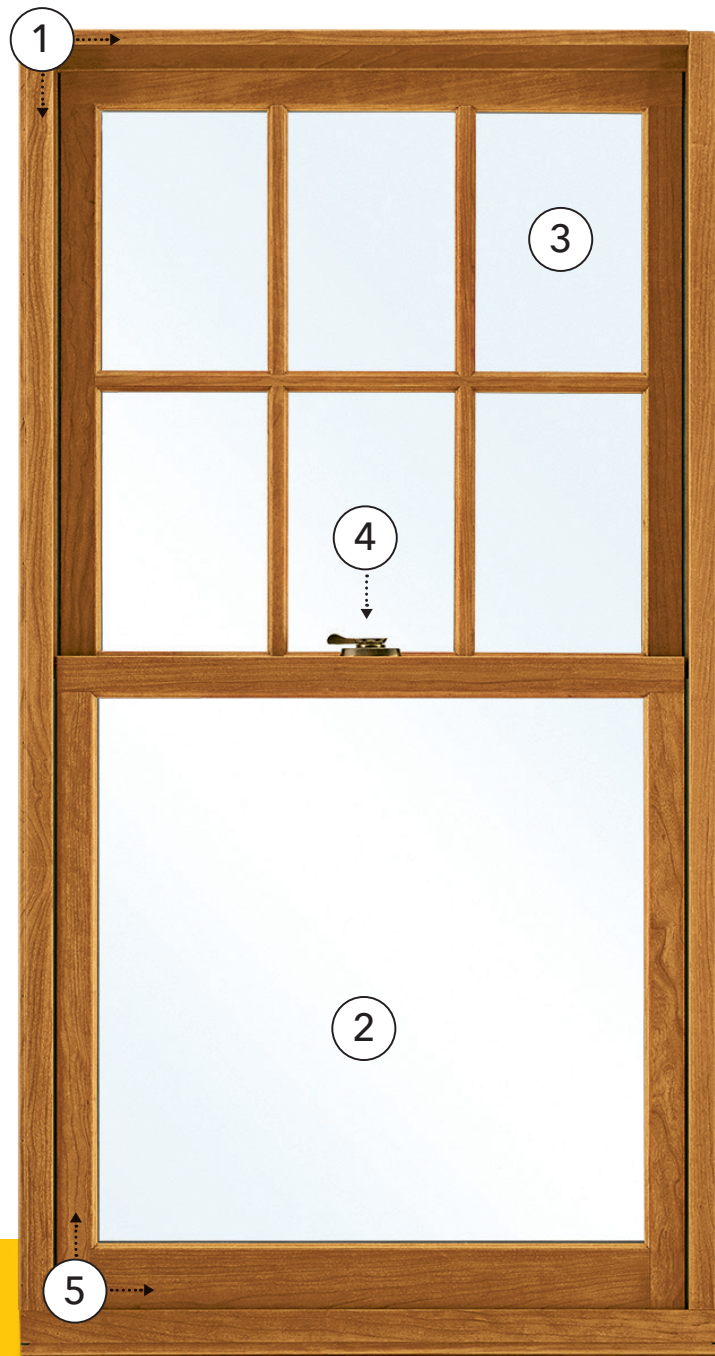
MARVIN SIGNATURE® COLLECTION

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.



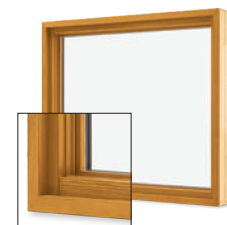
CASEMENT

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 × 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.

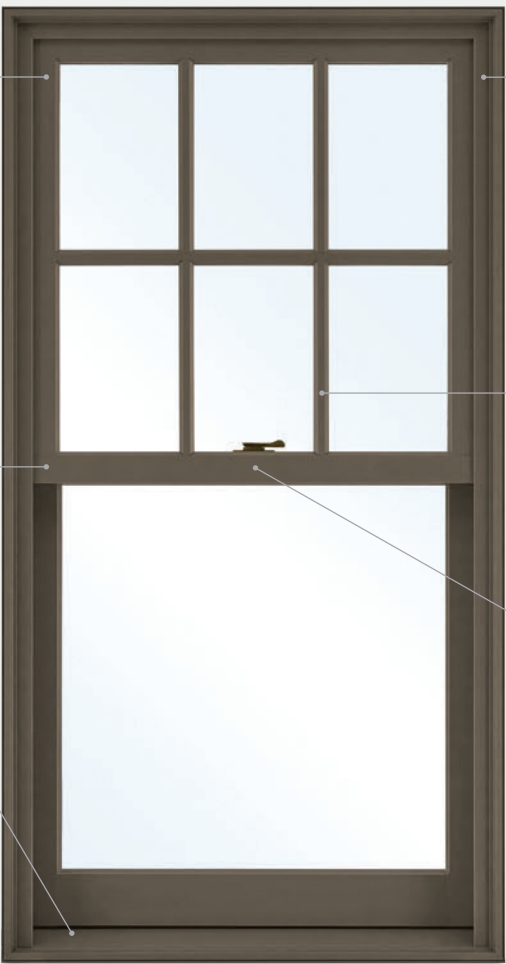
SASH BALANCE SYSTEMS
Enables smooth operation at the largest sizes.

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

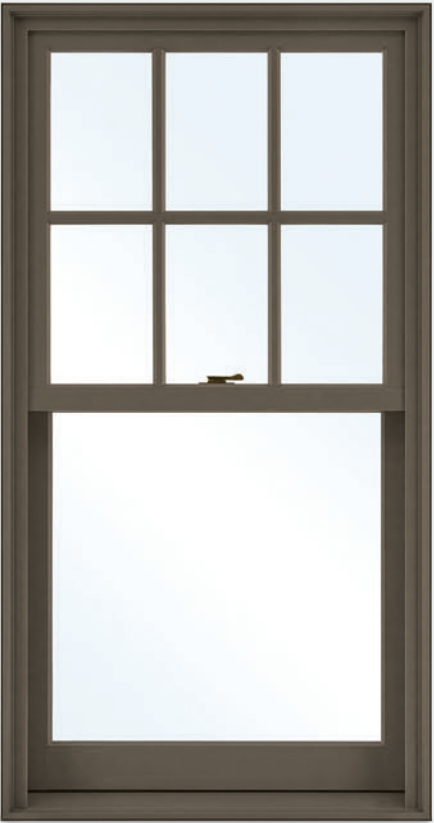
Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

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

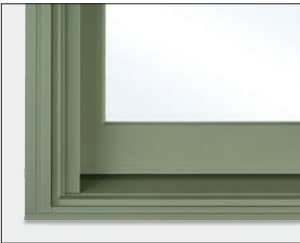
EXTERIOR CASINGS + SUBSILLS



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.

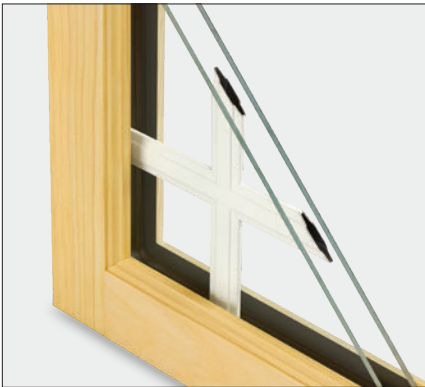
Our custom capabilities allow us to create almost any divided lite pattern to match your design style.



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.

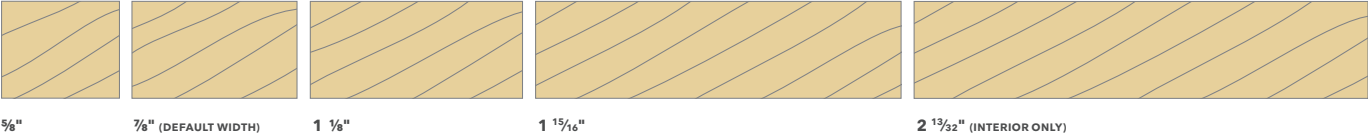


GRILLES-BETWEEN-THE-GLASS (GBG)
Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

OGEE DIVIDED LITE WIDTHS



SQUARE DIVIDED LITE WIDTHS



GLASS + GLAZING



ULTIMATE AWNING AND PICTURE WINDOWS AND INSWING FRENCH DOOR IN PEBBLE GRAY

GLAZING PROFILES

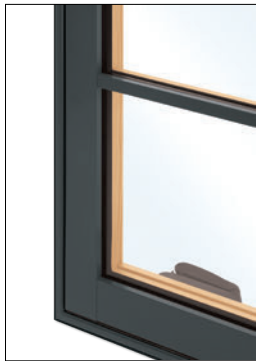
Interior and exterior glazing profiles are available in Ogee and Square. Choose Ogee for more traditional projects, and Square for a clean, contemporary look. Interior and exterior glazing profile options vary by product type.



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

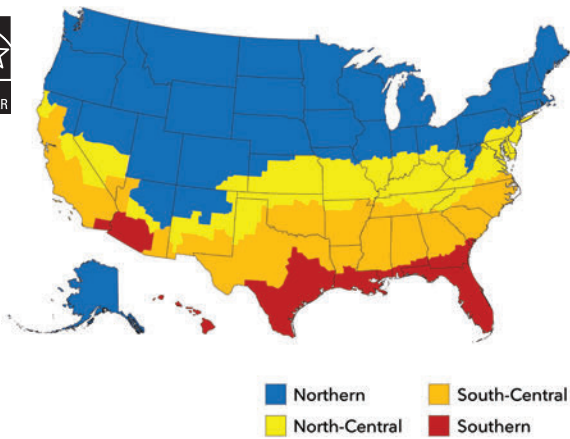
Triple pane glazing consists of three panes of glass with Low E coatings applied to the surface. Two glass spaces are insulated with argon gas between the panes. Available in products where glazing thickness can be greater than ¾ inch.

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.

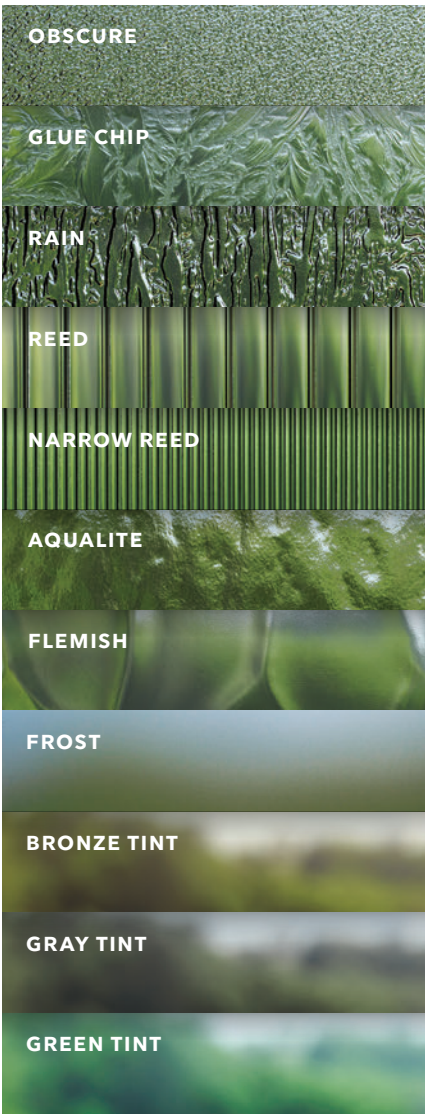
LOW E3

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

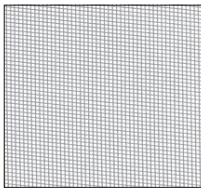


WOOD SCREEN SURROUND
The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.

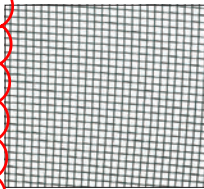


INSWING CASEMENT SCREEN
The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and awning windows.

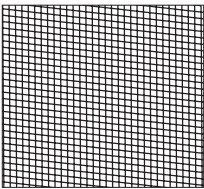
SCREEN MESH OPTIONS



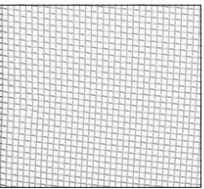
MARVIN BRIGHT VIEW™



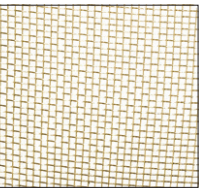
CHARCOAL ALUMINUM WIRE



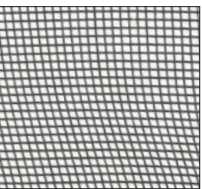
BLACK ALUMINUM WIRE



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.



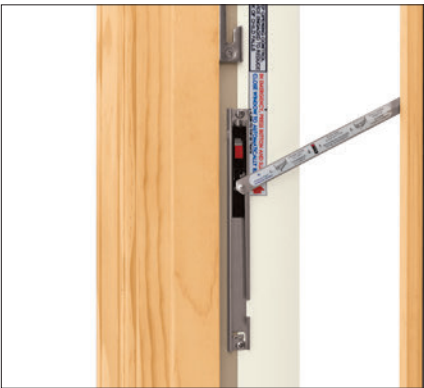
ULTIMATE SLIDING SCREEN DOOR

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

MATTE BLACK
BRONZE
OIL RUBBED BRONZE
ANTIQUE BRASS
SATIN TAUPE
SATIN NICKEL
BRASS
POLISHED CHROME
SATIN CHROME
WHITE



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"



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



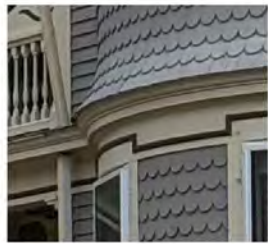
5 FROM MARCY LOOKING NORTH



12 MARCY, WEST



13 MARCY, WEST



3 MARCY @ PRAY

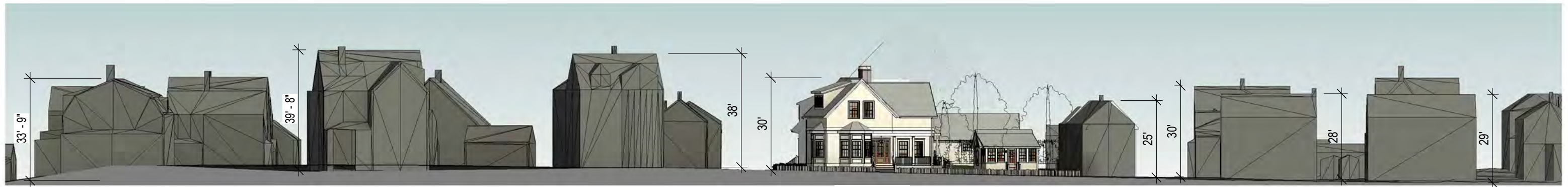




M0.4 **HISTORIC TIMELINE Marcy Street**
445 MARCY ST

SCALE:
6/13/2025





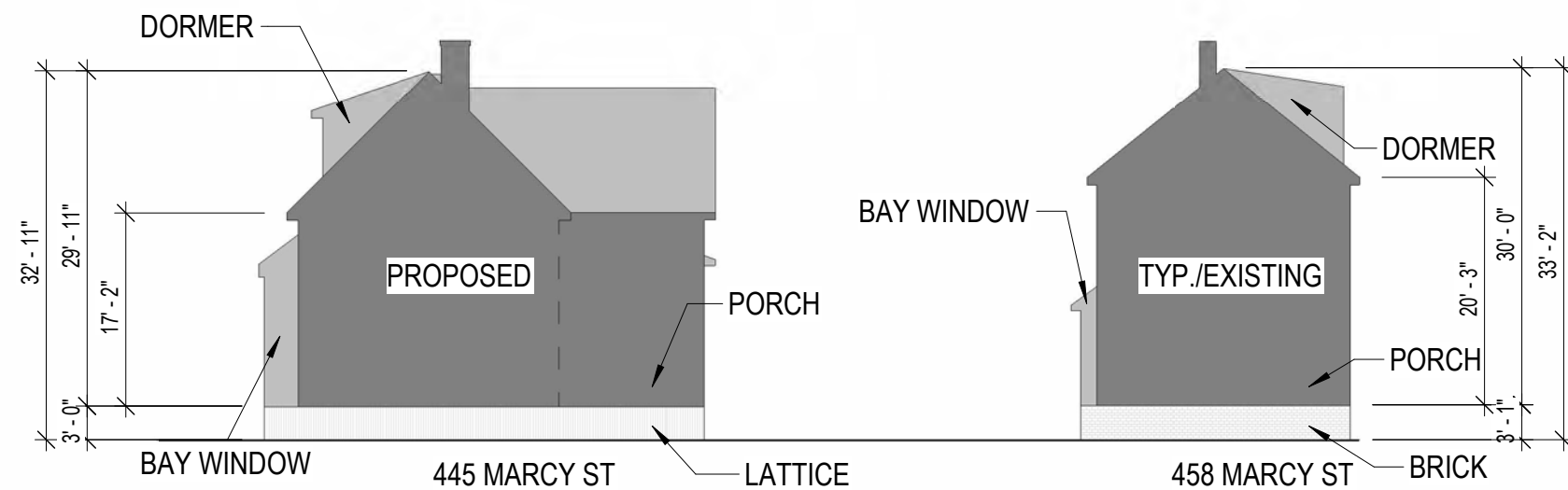
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



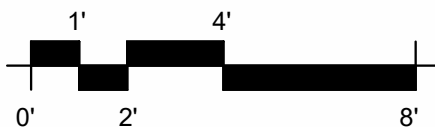
3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



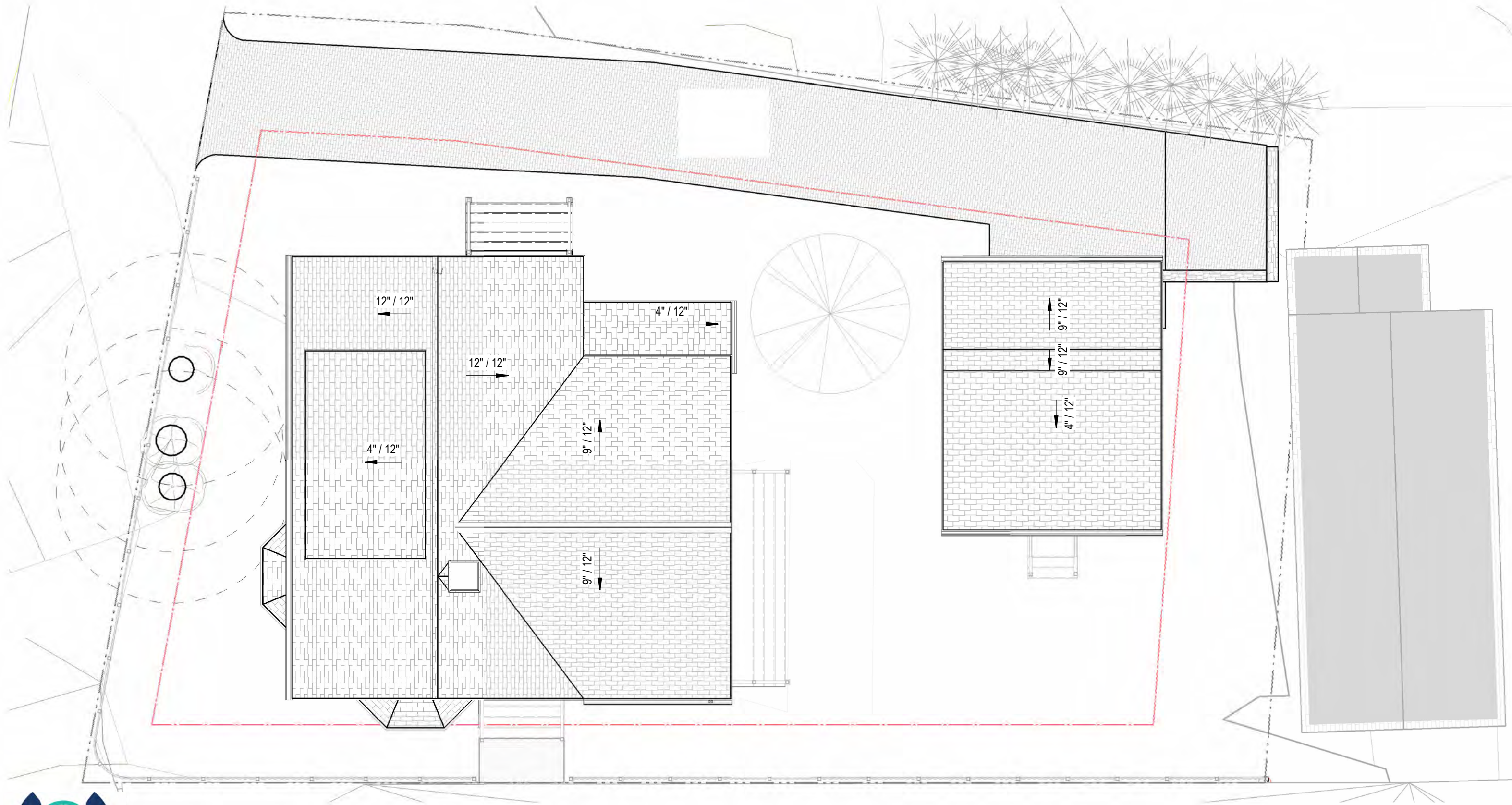
4 MASSING STUDY
1/16" = 1'-0"

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





M1.1



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

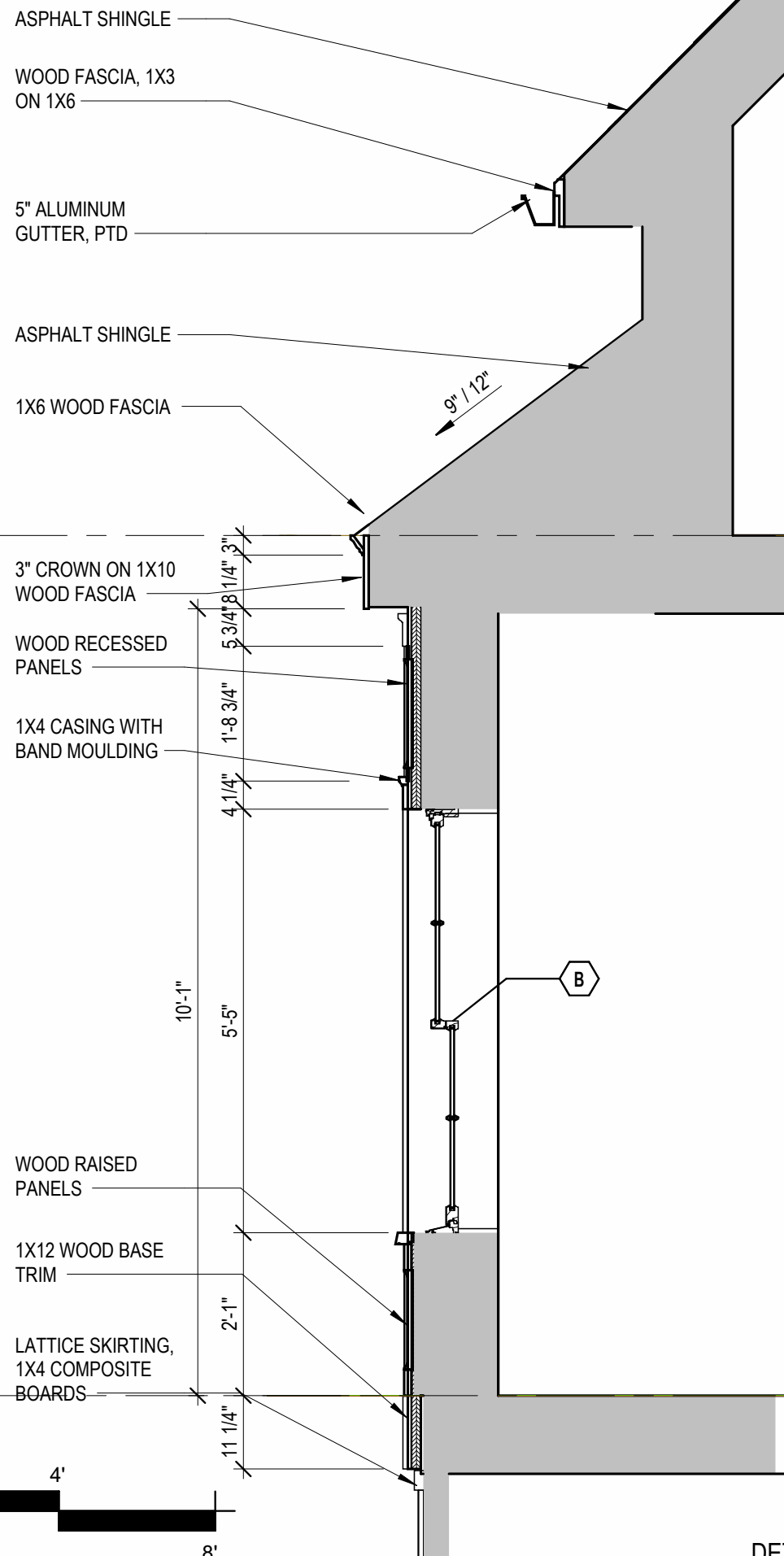


2 SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

SIDE ELEVATIONS - EAST & SOUTH
445 MARCY STREET



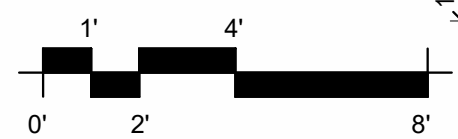




2 SIDE BAY WINDOW
1/2" = 1'-0"

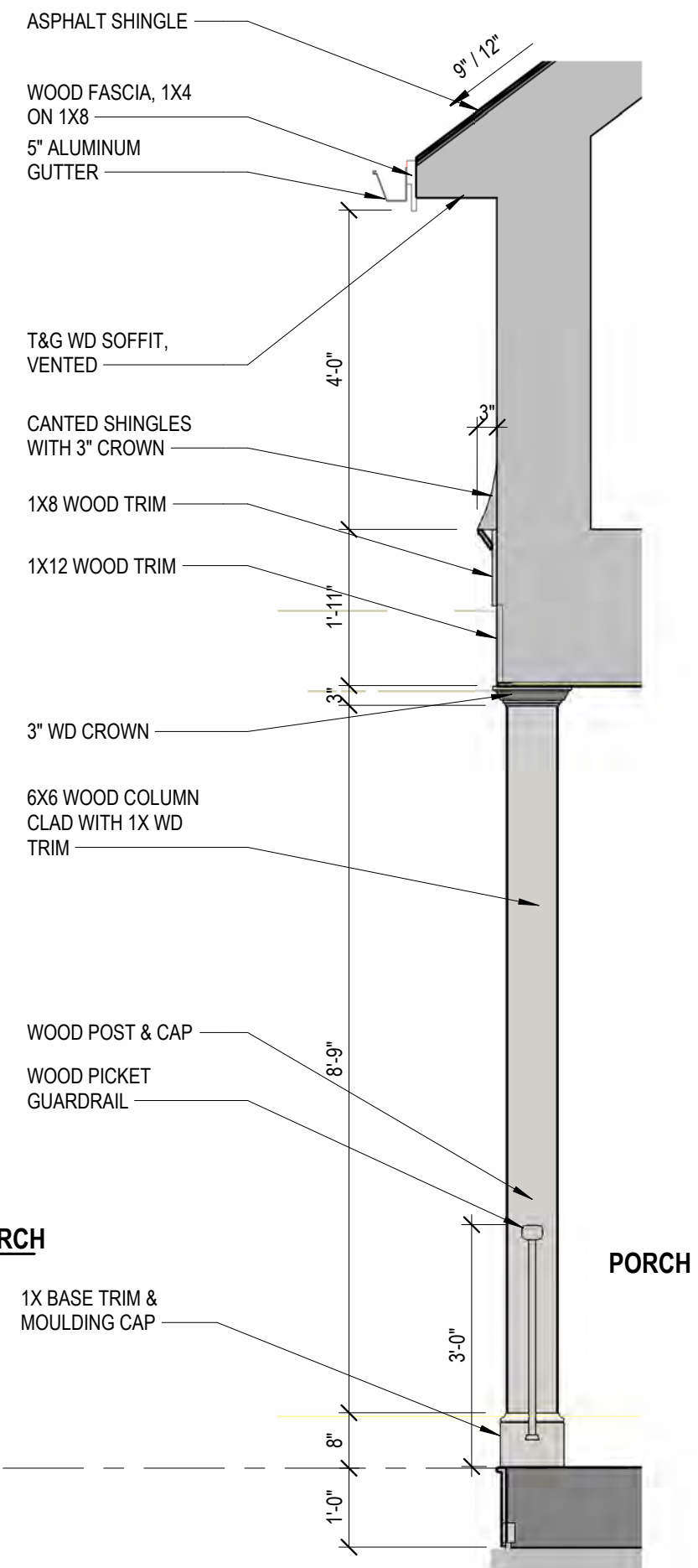


LEVEL 1
15'-0"



DETAILS

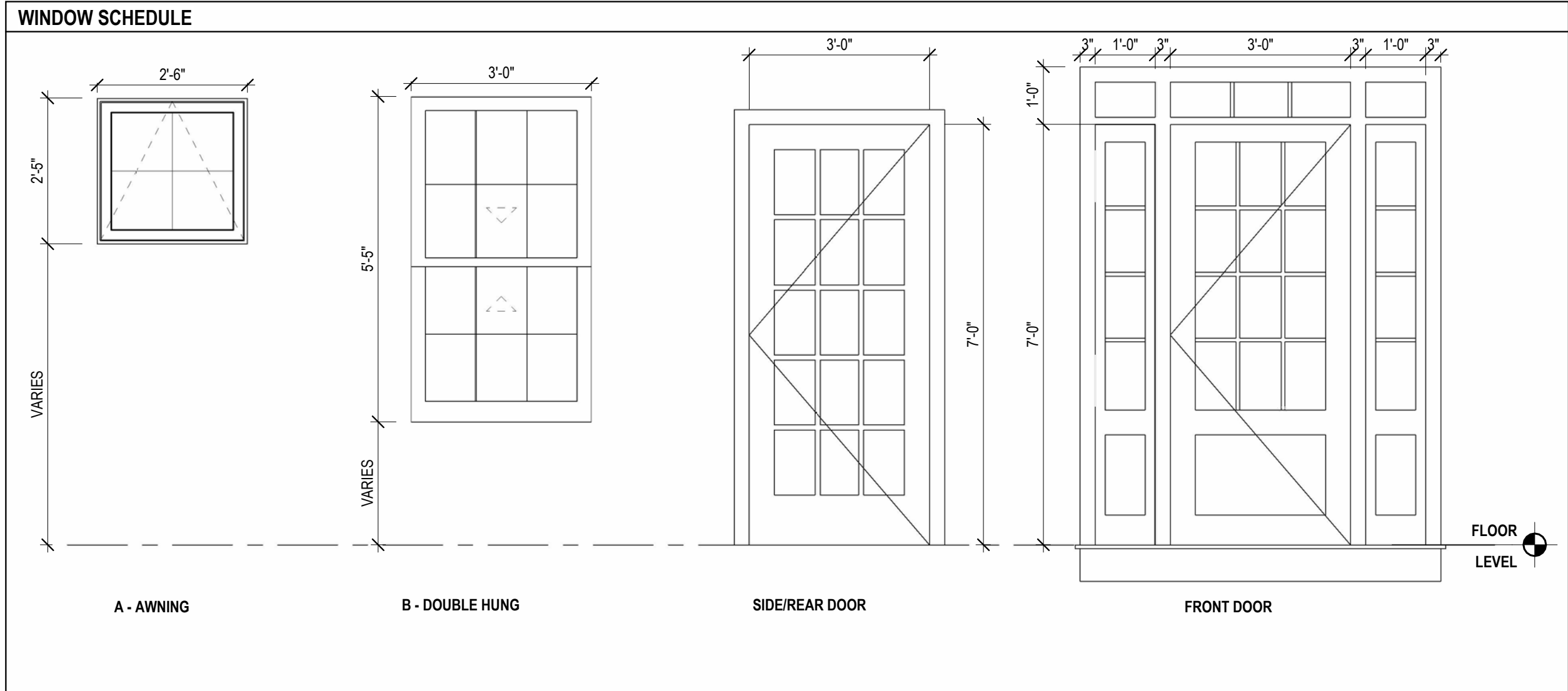
445 MARCY STREET



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

M4.1

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



ALUMINUM GUTTERS, PAINTED

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



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)

H.51

MATERIALS
Marcy-Pray Street Residences
SCALE:
4/18/2025

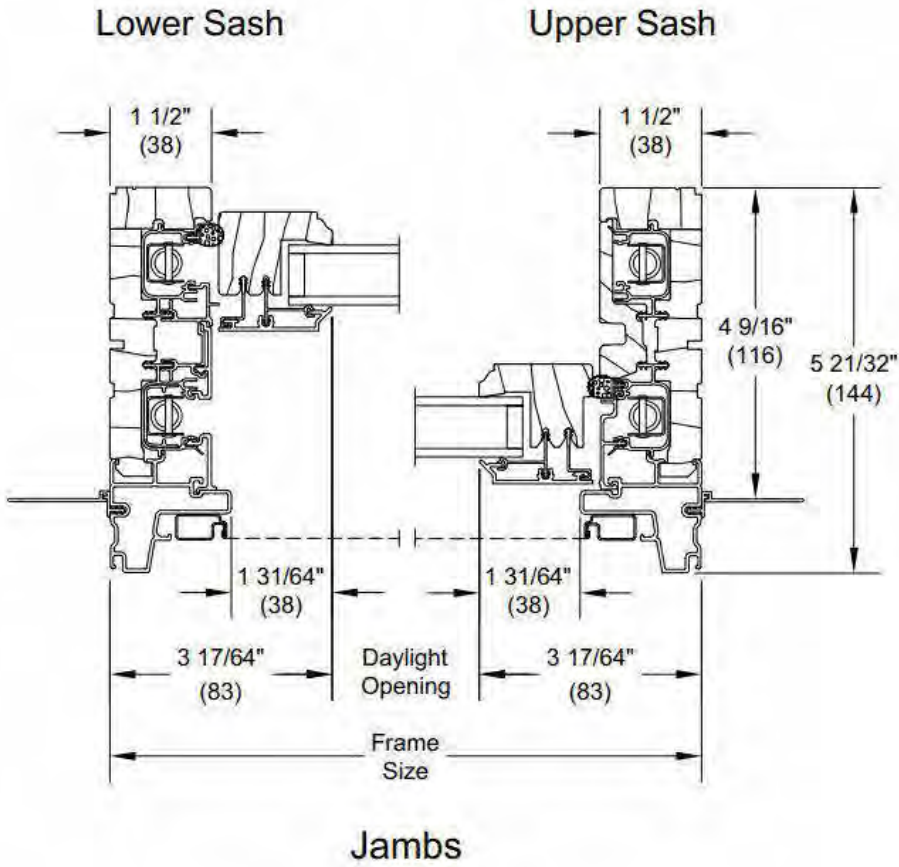
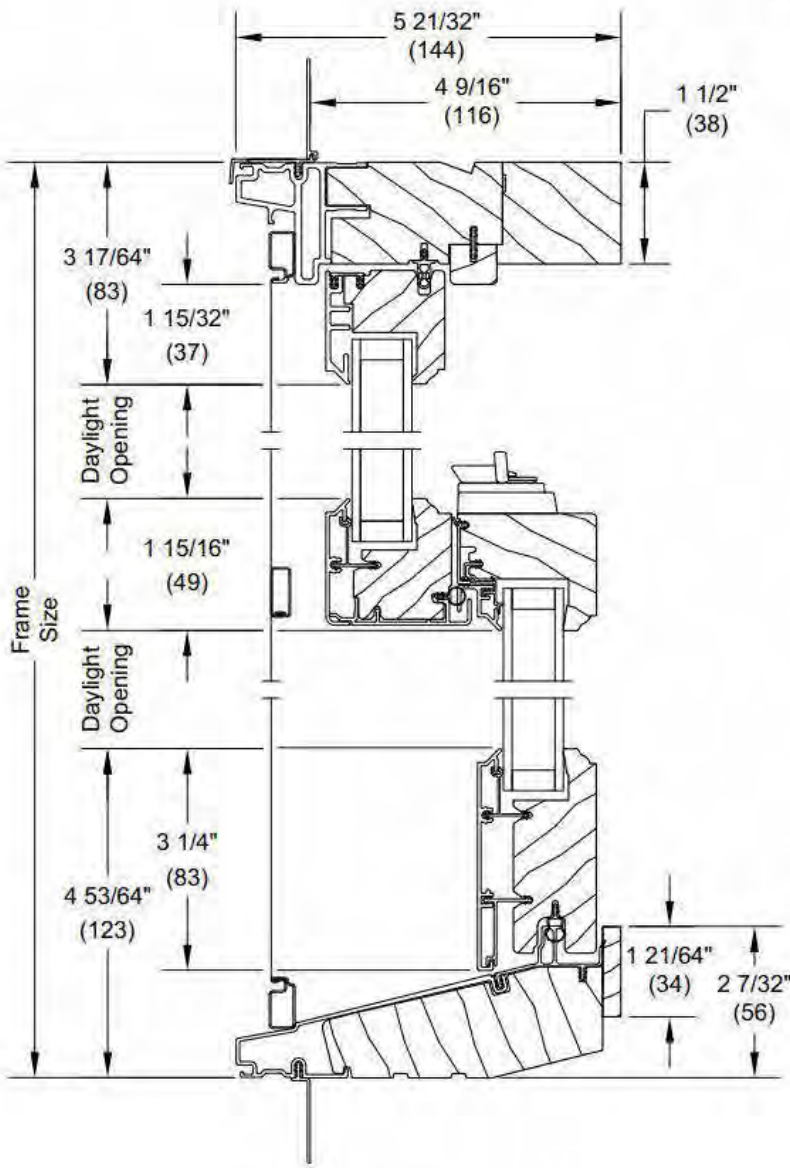


Section Details: Operating

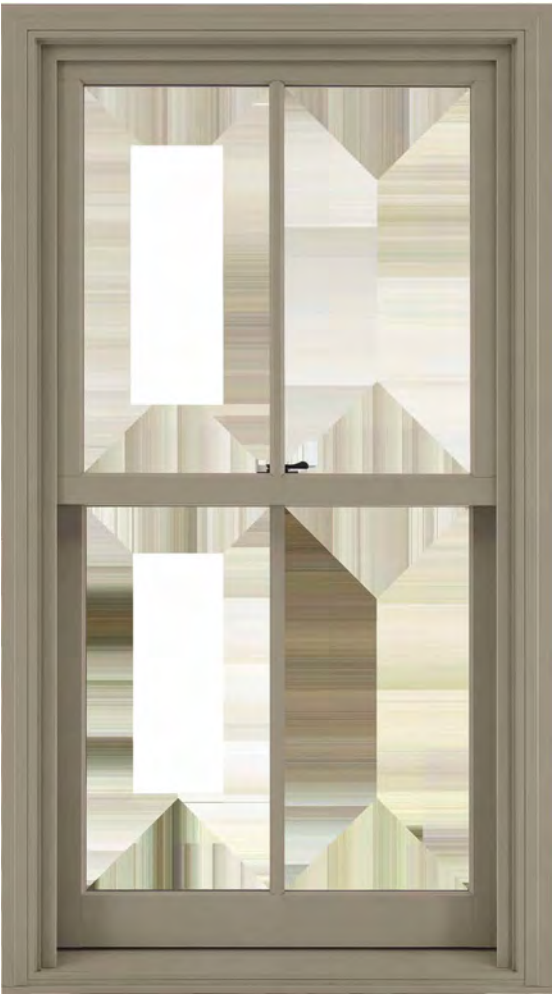
Scale: 3" = 1' 0"

Ultimate Signature
Aluminum clad wood
half screens

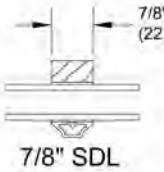
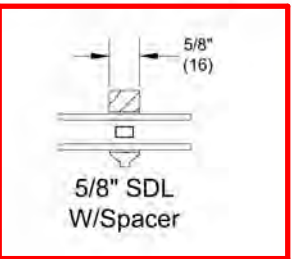
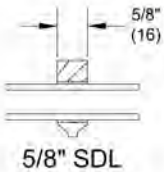
Double Hung



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

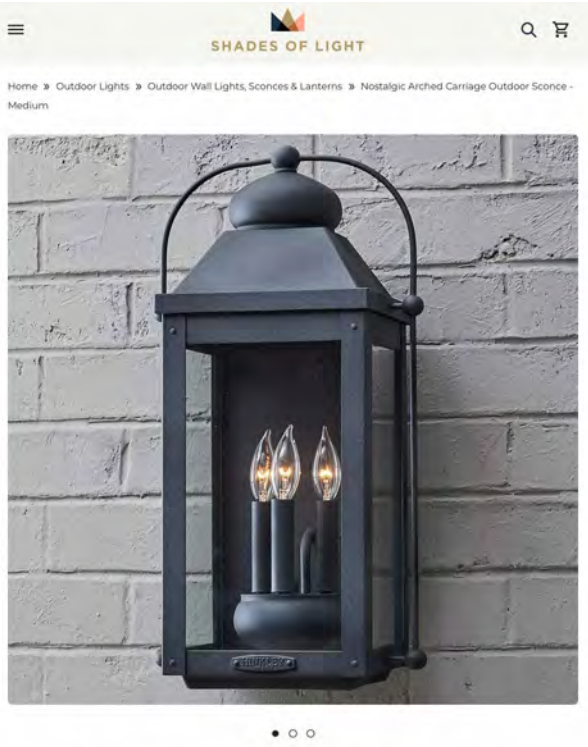


AT SIDE AND BACK PORCHES
 GAS OPTION -
 FRENCH QUARTER LANTERN FLUSH MOUNT
 8" X 15"
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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: 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"



20 PRAY ST



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

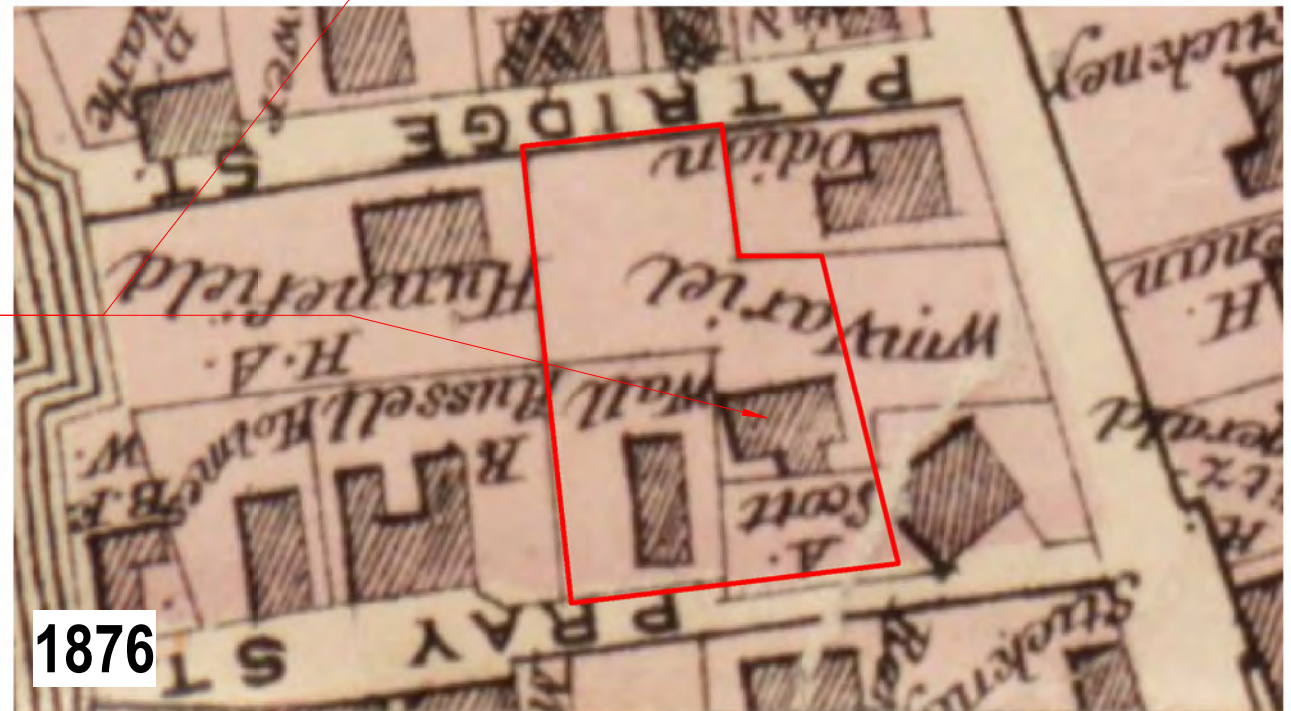


CONTEXT PHOTOS

20 PRAY STREET RESIDENCE

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-)



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

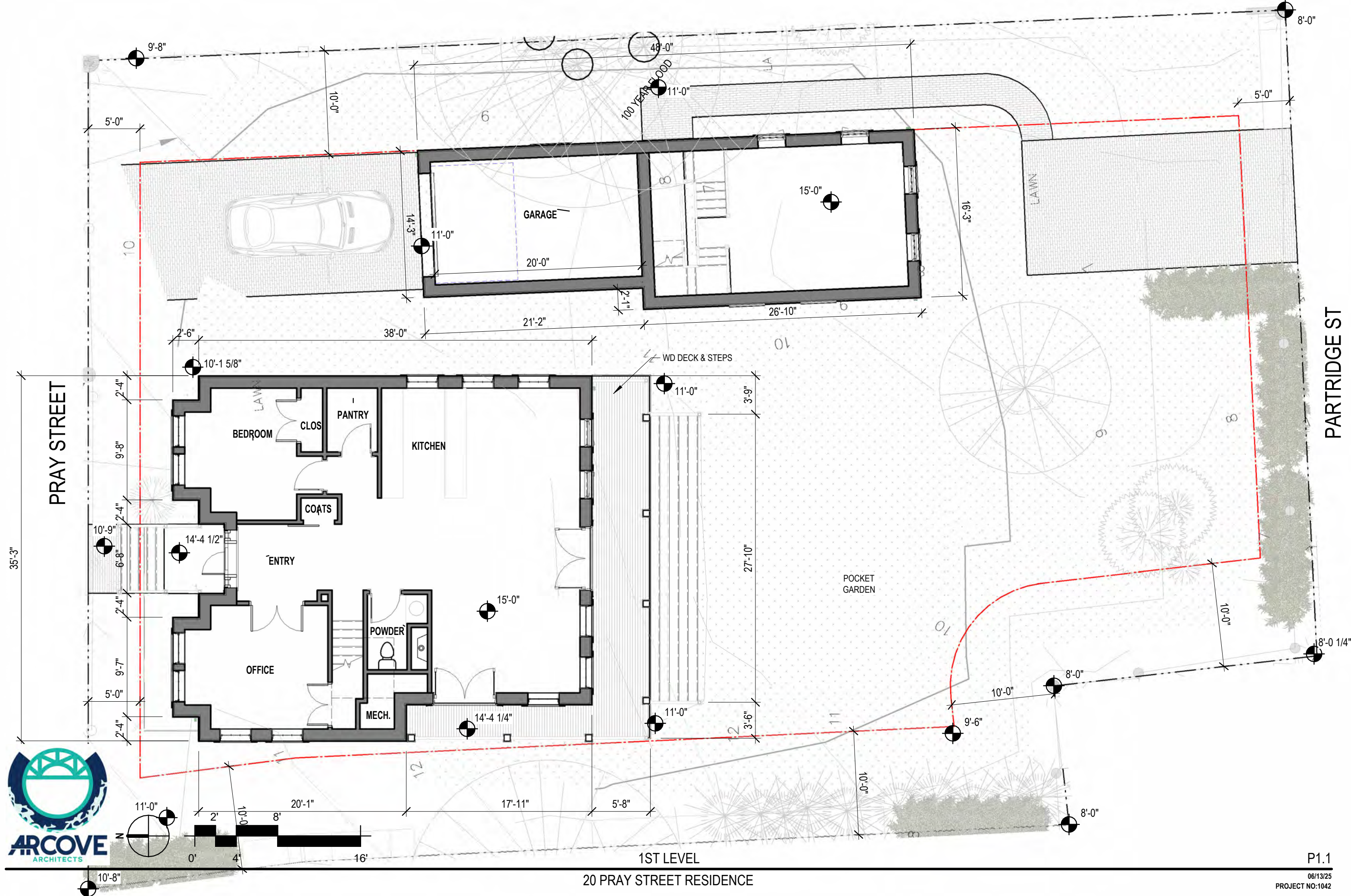
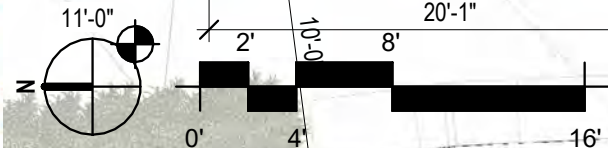
3 **EAST ELEVATION - WATER SIDE**
1/32" = 1'-0"

H.13

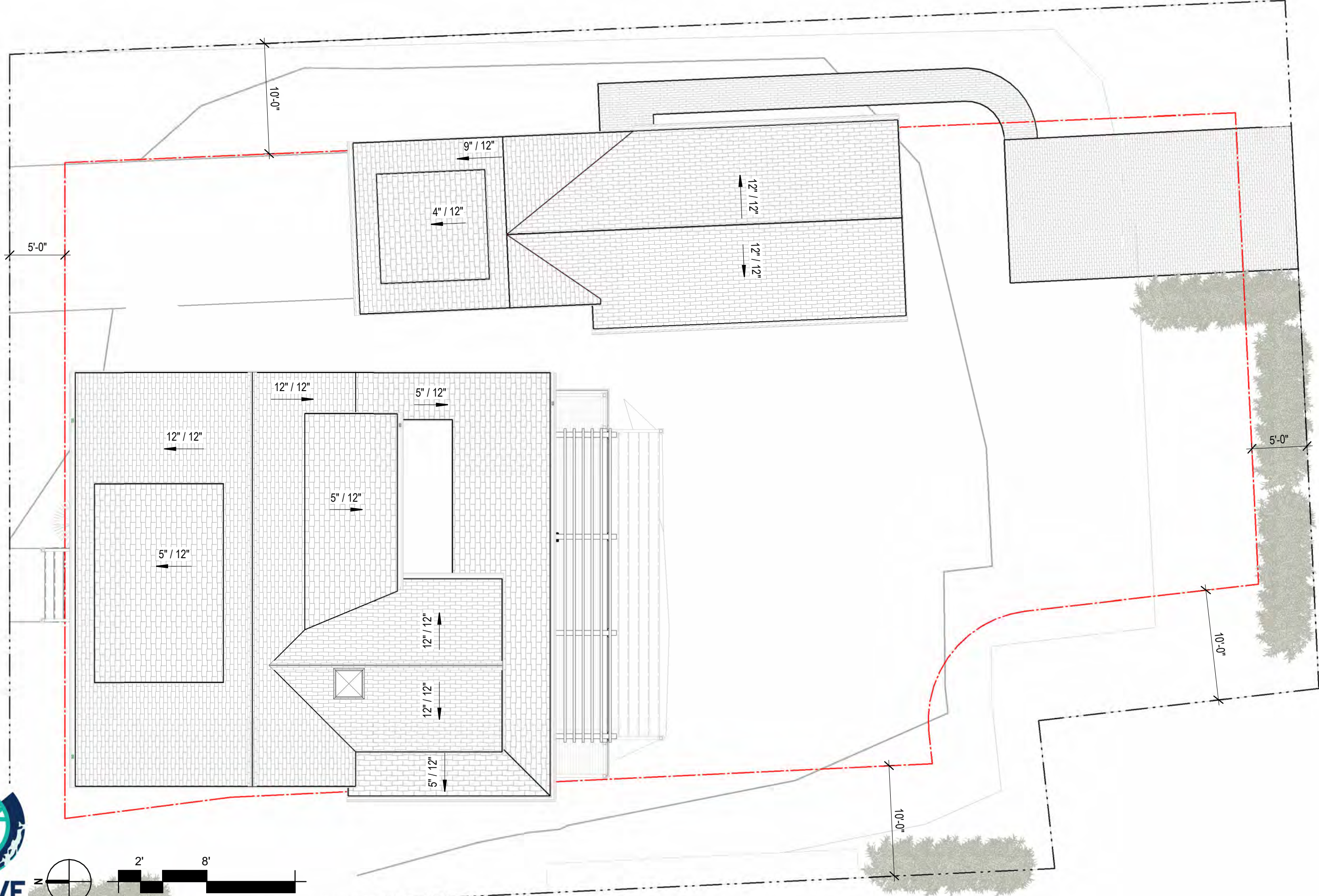
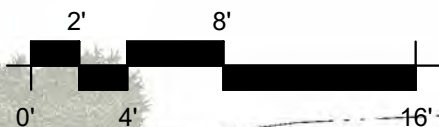
SITE SECTIONS PRAY ST
445 MARCY ST

SCALE: 1/32" = 1'-0"
6/13/2025

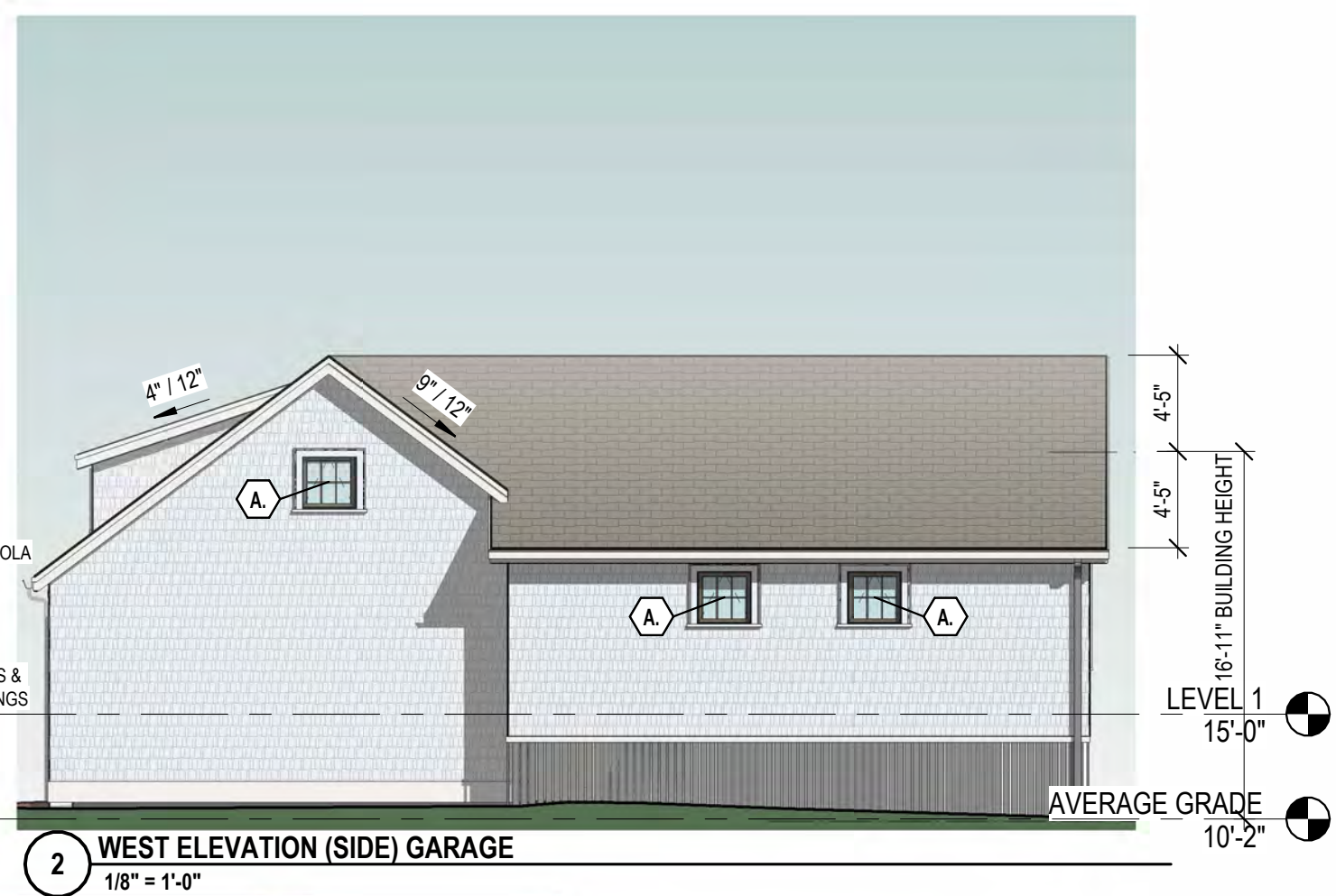








1ST LEVEL
20 PRAY STREET RESIDENCE

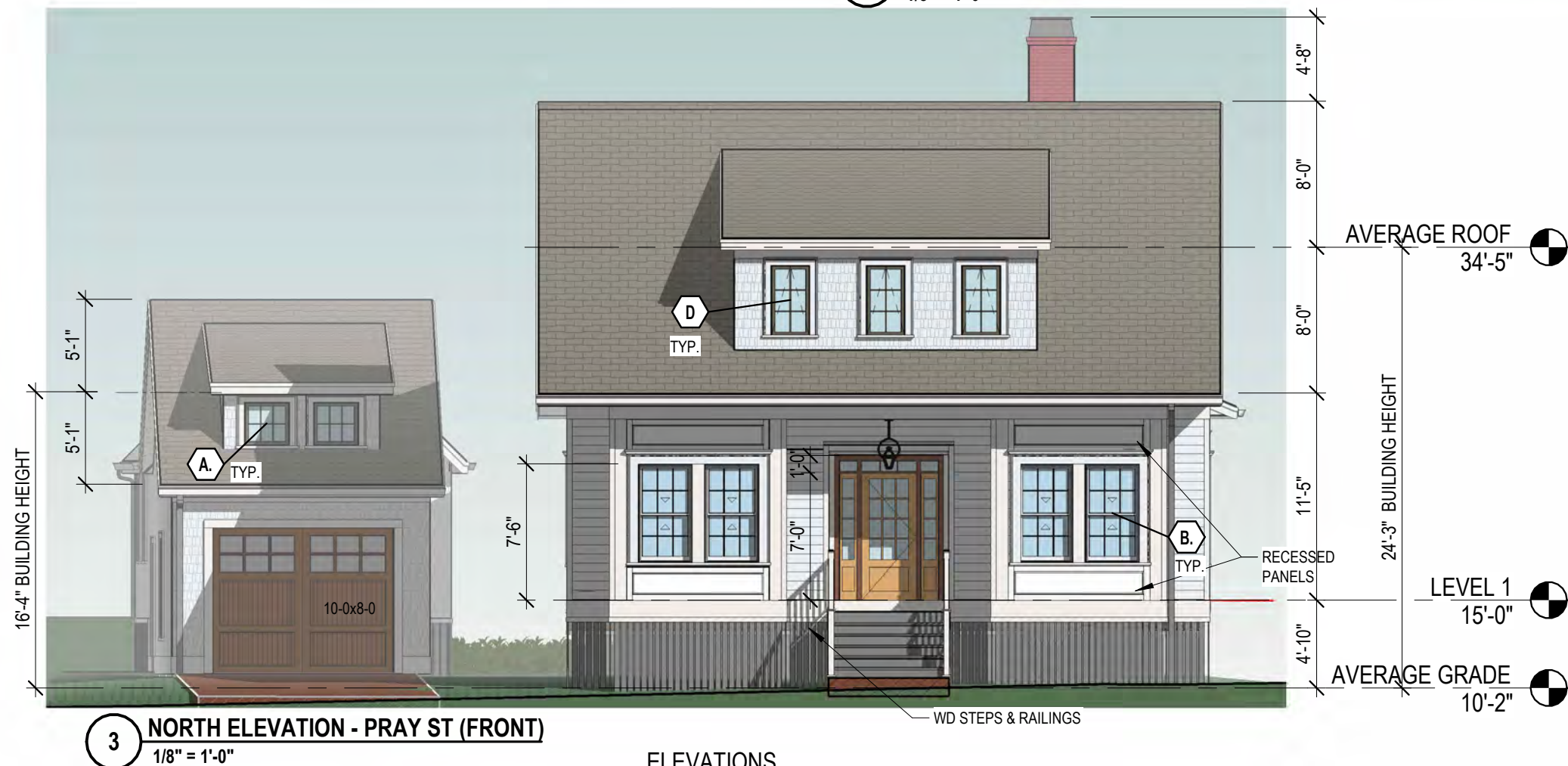


ROOF PLAN
20 PRAY STREET RESIDENCE



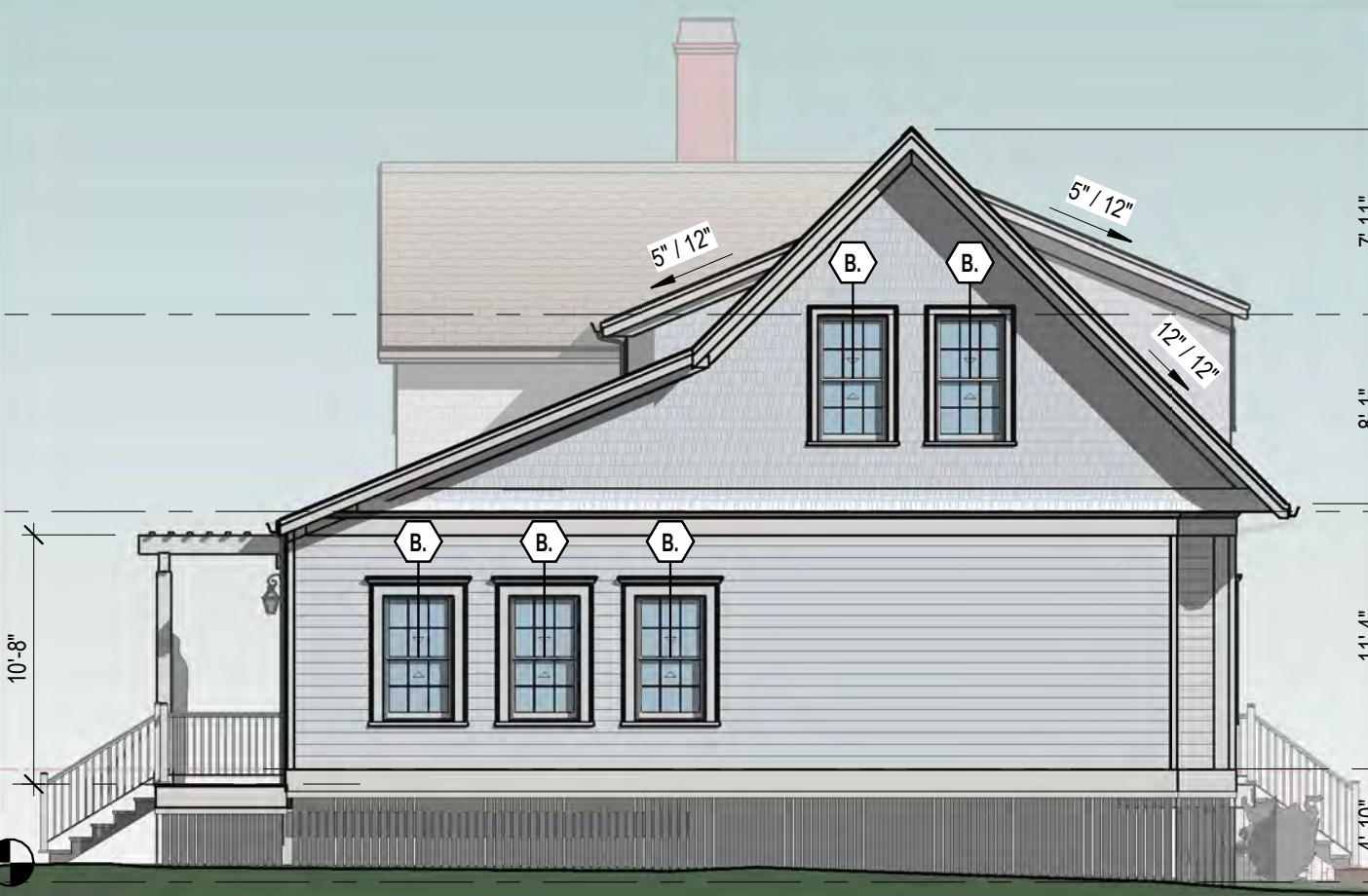
ELEVATION LEGEND

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



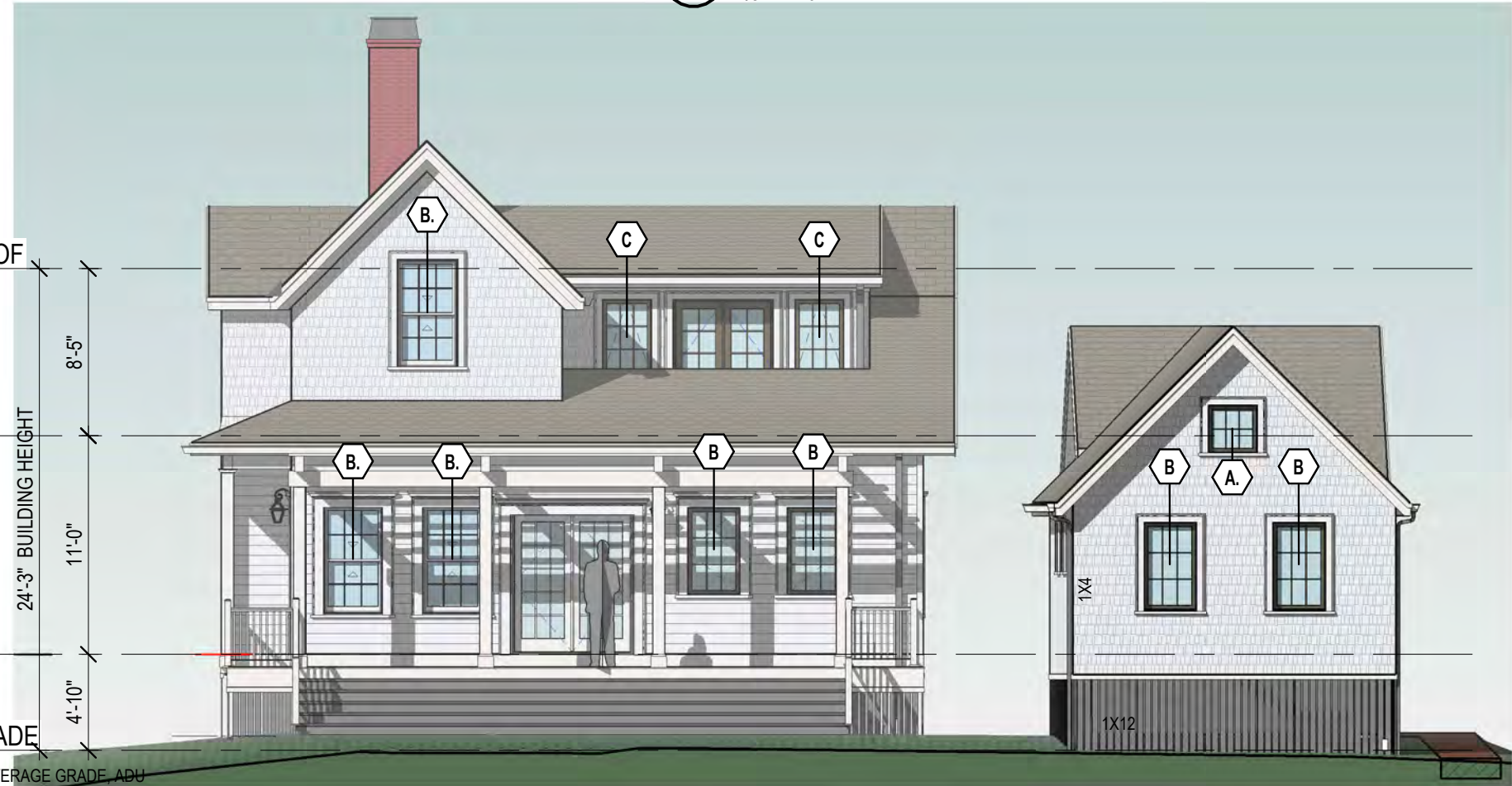


1 EAST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"



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

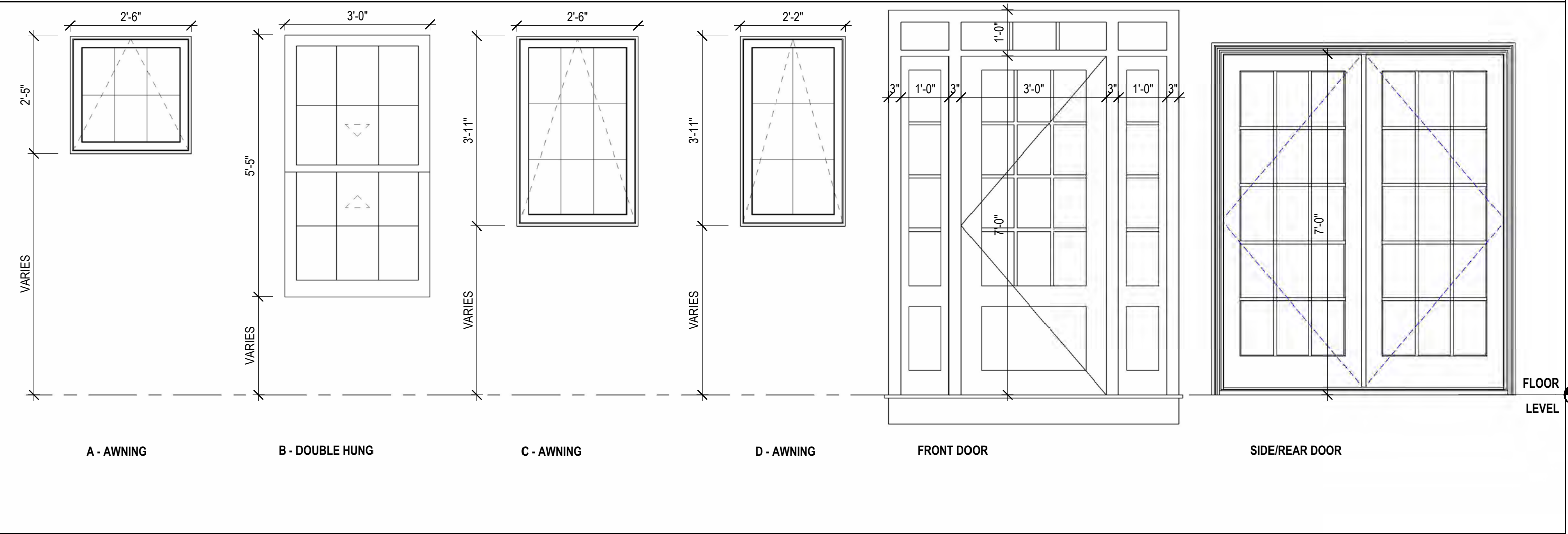


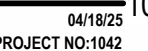
RENDERING
20 PRAY STREET RESIDENCE



RENDERING
20 PRAY STREET RESIDENCE

WINDOW SCHEDULE





AVERAGE GRADE

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



ALUMINUM GUTTERS, PAINTED

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



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



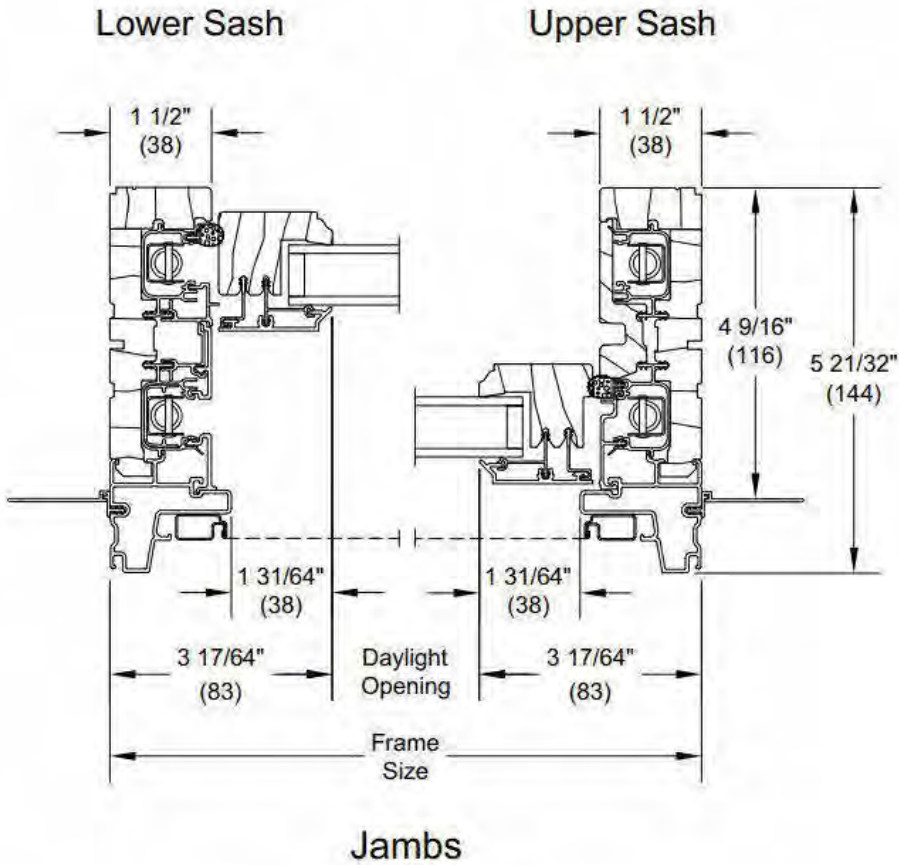
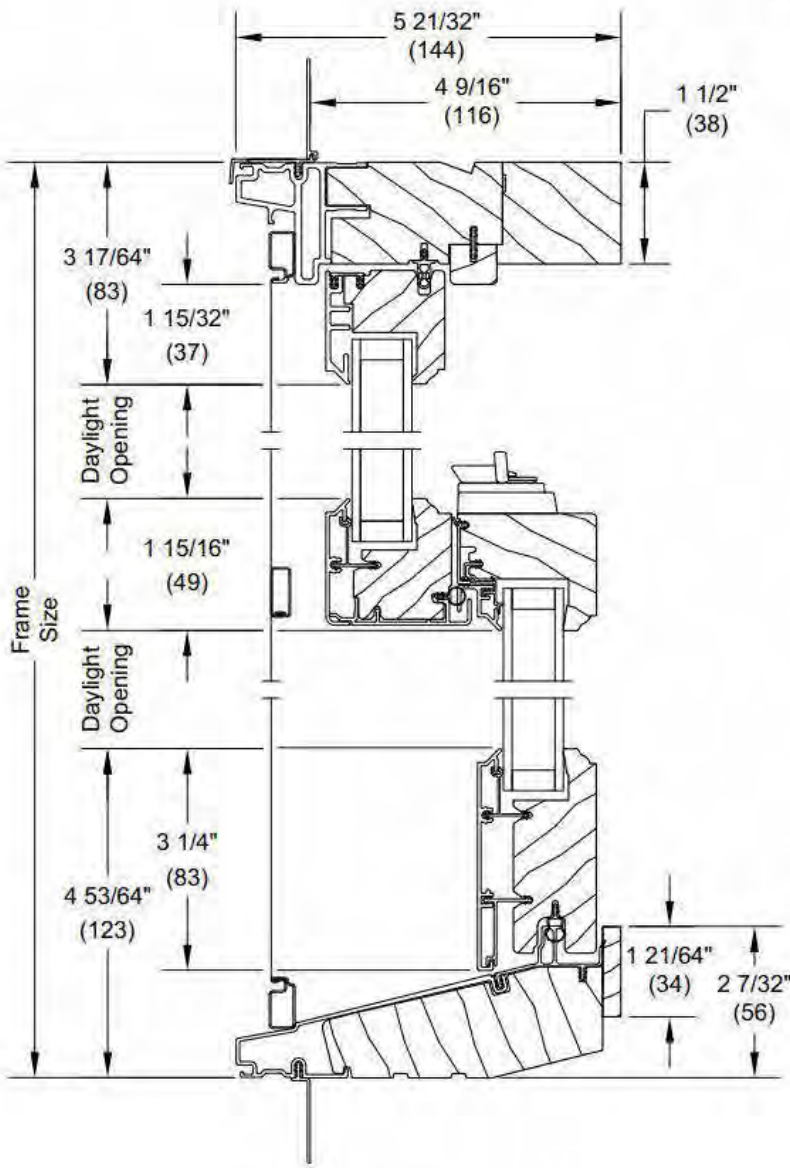
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

Section Details: Operating

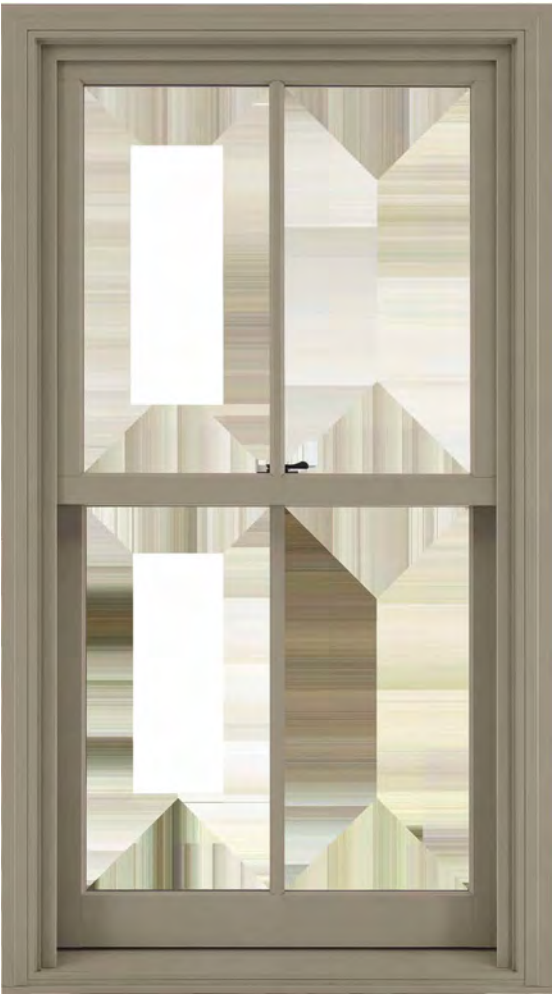
Scale: 3" = 1' 0"

Ultimate Signature
Aluminum clad wood
half screens

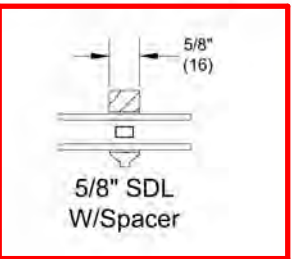
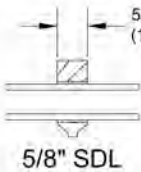
Double Hung



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

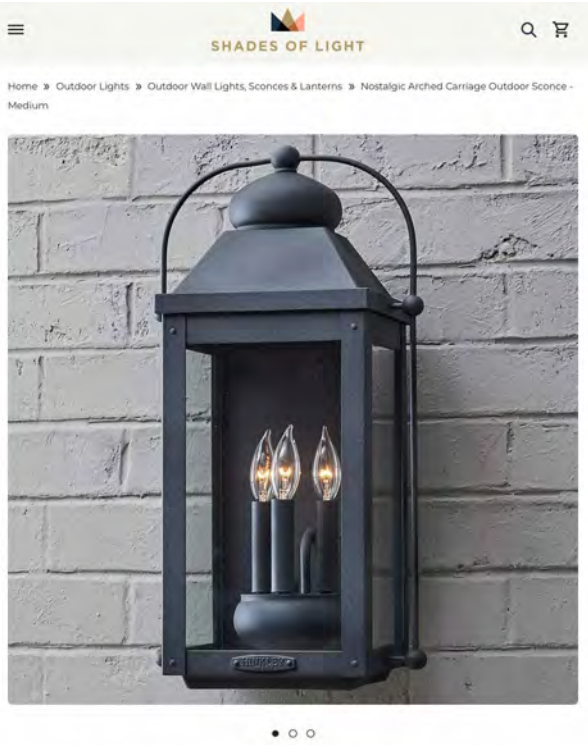


AT SIDE AND BACK PORCHES
 GAS OPTION -
 FRENCH QUARTER LANTERN FLUSH MOUNT
 8" X 15"
 COPPER FINISH
 NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

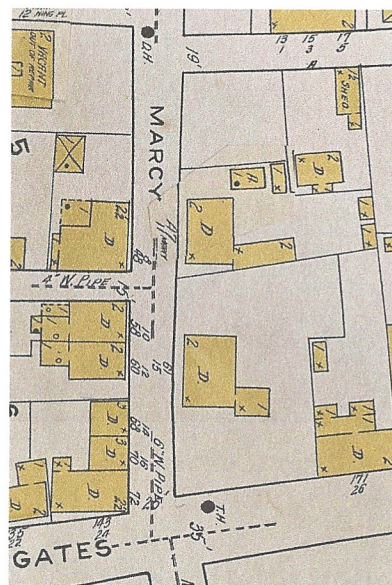
PORTSMOUTH, NH

Project: # 2407
Date: 4/14/25

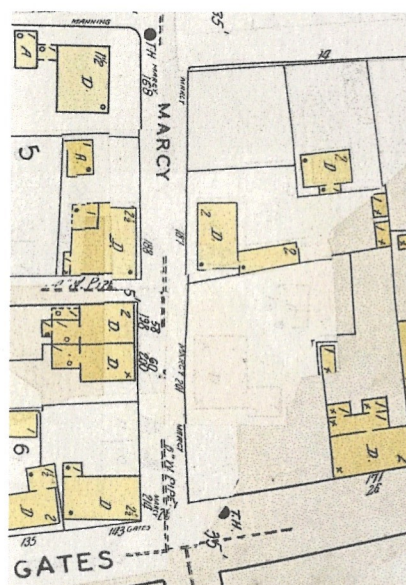
Revisions:

Sanborn Insurance Maps

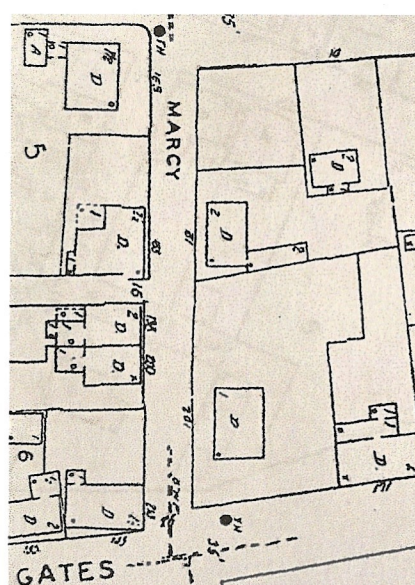
1924



1947



1956



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

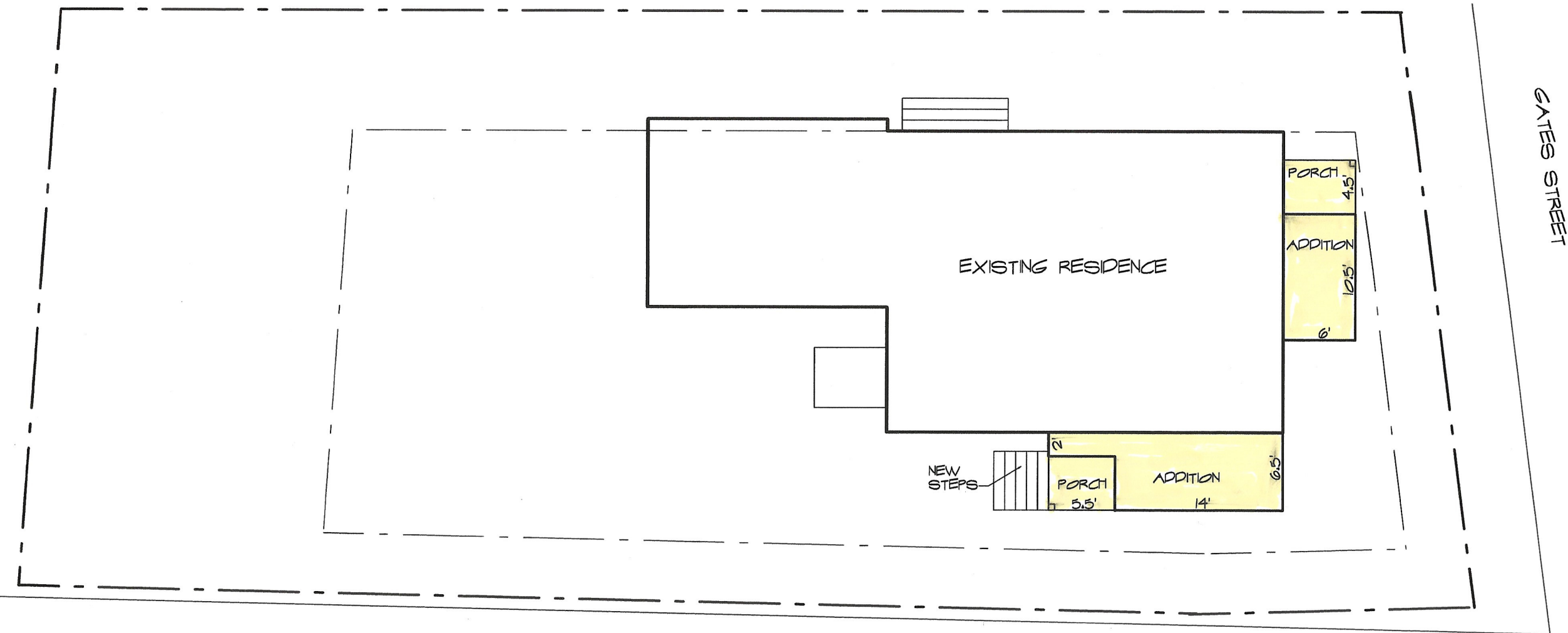
209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

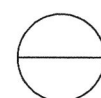
Date: 6/16/25

Revisions:



MARCY STREET

GATES STREET



SCHEMATIC SITE LAYOUT PLAN
SCALE: 1" = 10'-0"



SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

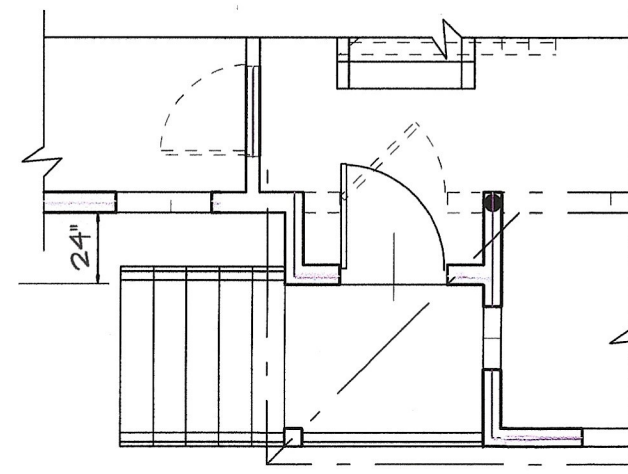
Project: # 2407

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

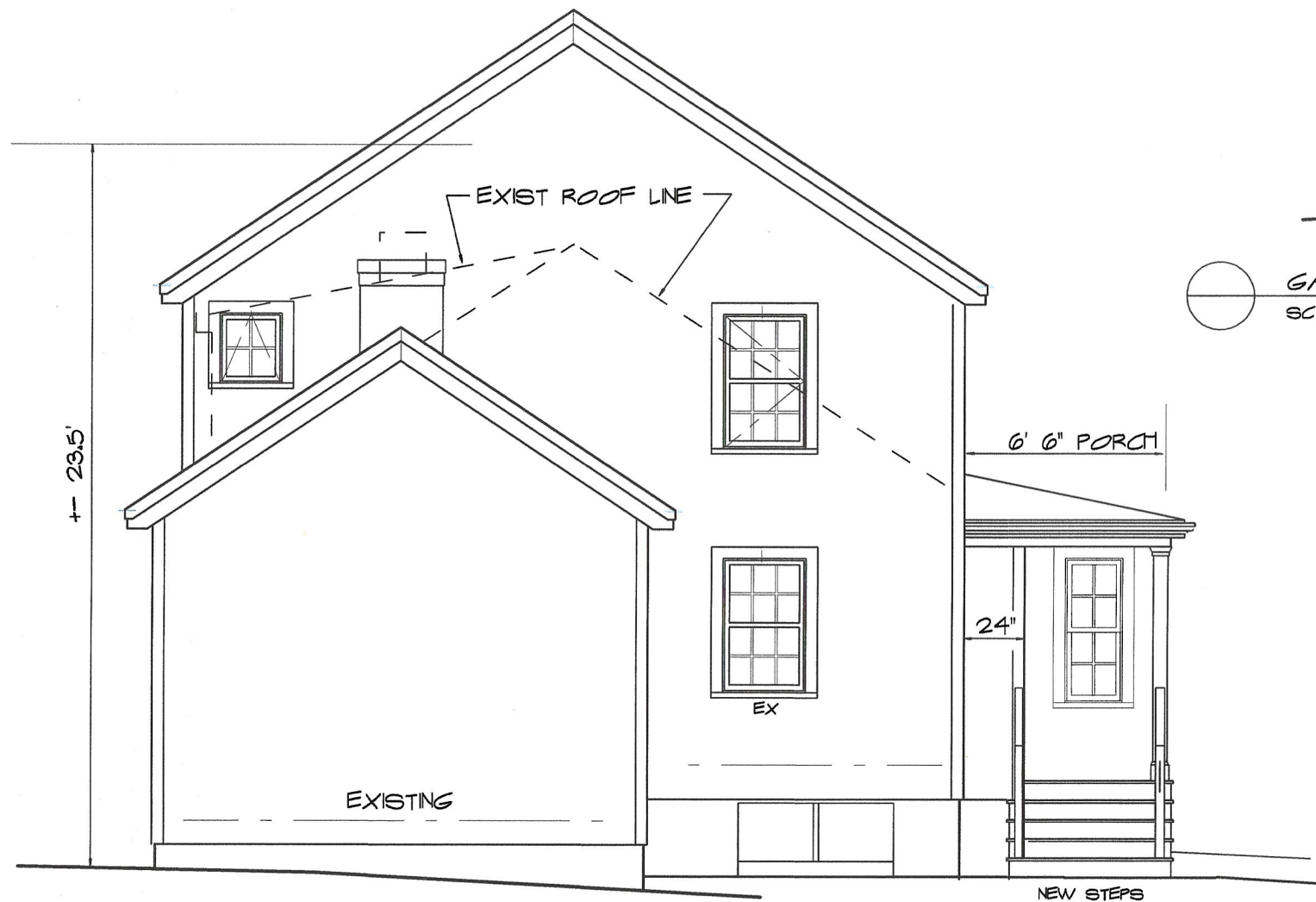
Revisions:



EXISTING RIGHT SIDE



EXISTING FRONT LANDING & STEPS



LEFT SIDE ELEVATION
SCALE : 3/16" = 1'-0"



GATES ST ELEVATION
SCALE : 3/16" = 1'-0"



EXISTING GATES ST ELEVATION

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: 6/16/25



EXISTING REAR ELEVATION



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

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

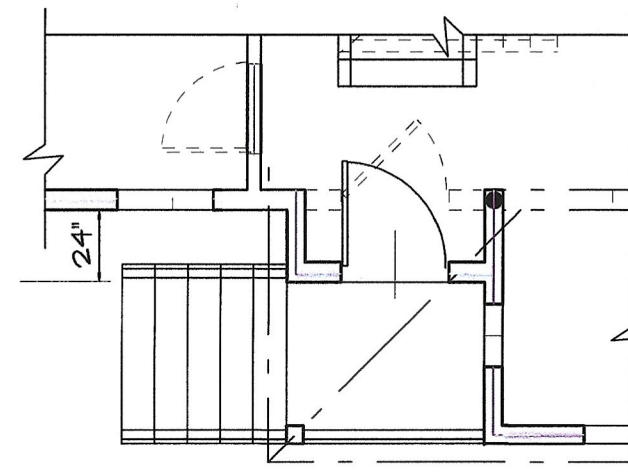
PORTSMOUTH, NH

Project: # 2407

Date: 4/14/25

Revisions:

3 OF 3



MARCY ST ELEVATION
SCALE : 3/16" = 1'-0"

HIP OPTION

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: # 2407

Revisions:

Date: 6/18/25



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
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

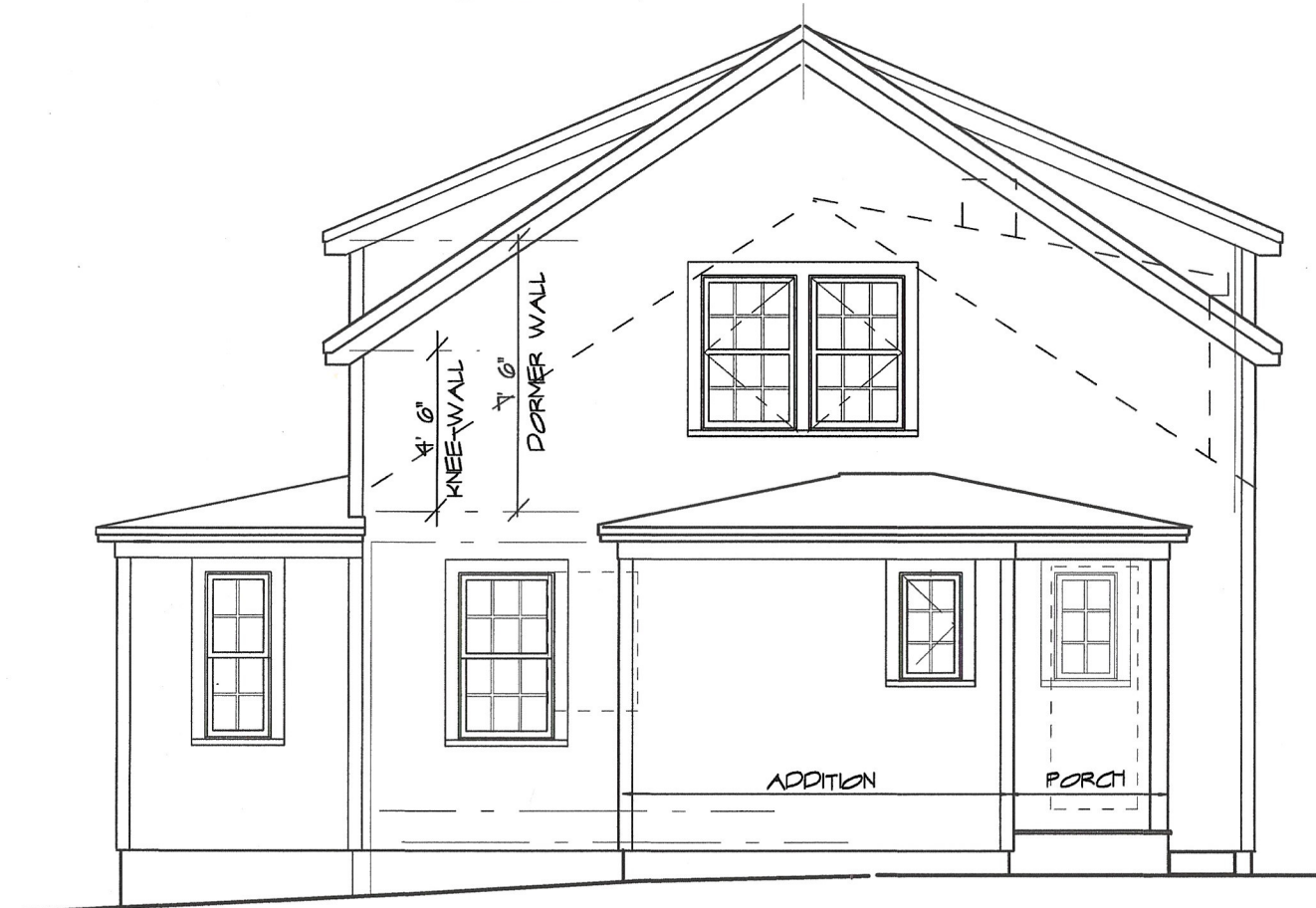
PORTSMOUTH, NH

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

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhitt@aol.com

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407
Revisions:

Date: 6/18/25

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.



**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

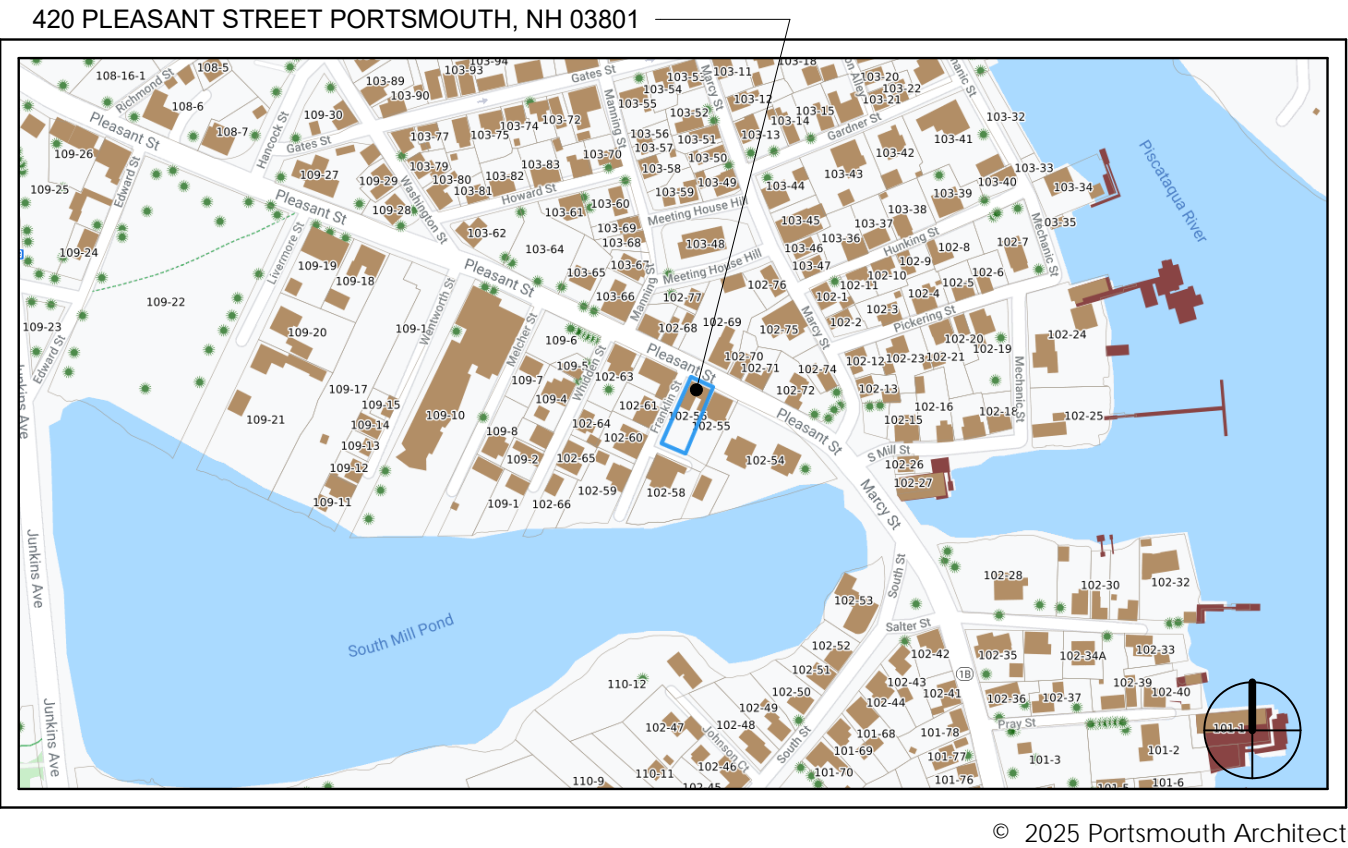
- PROJECT SCOPE:
- MAINTAIN THE PREVIOUSLY APPROVED CONVERSION FROM A FIVE (5) UNIT RESIDENTIAL BUILDING TO A THREE (3) UNIT RESIDENTIAL BUILDING.
 - THE REMOVAL SCOPE UNDER THE PREVIOUS PROJECT (LU-21-126) HAS BEEN COMPLETED – REMOVE FORMER DILAPIDATED SOUTHEAST ADDITION, BATHROOM AND REAR ENTRY VESTIBULE.
 - 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



© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

COVER

HISTORIC DISTRICT COMMISSION WORK SESSION

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



C

06/20/2025

PA: EKW / RD

Project Number: 25042

NOT TO SCALE



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



VIEW FROM PLEASANT STREET



VIEW FROM INTERSECTION OF PLEASANT STREET AND FRANKLIN STREET



REAR OF BUILDING FROM FRANKLIN STREET



REMAINDER OF BURNED SOUTHEAST ADDITION

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

EXISTING PHOTOS

HISTORIC DISTRICT COMMISSION WORK SESSION

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



A1

06/20/2025
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (4)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONTEXT PHOTOS

HISTORIC DISTRICT COMMISSION WORK SESSION

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



A2

06/20/2025
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



VIEW LOOKING DOWN FRANKLIN STREET



APPROACH FROM FRANKLIN STREET



VIEW FROM 420 PLEASANT STREET PARKING LOT



VIEW FROM REAR OF 428 PLEASANT STREET

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CONTEXT PHOTOS

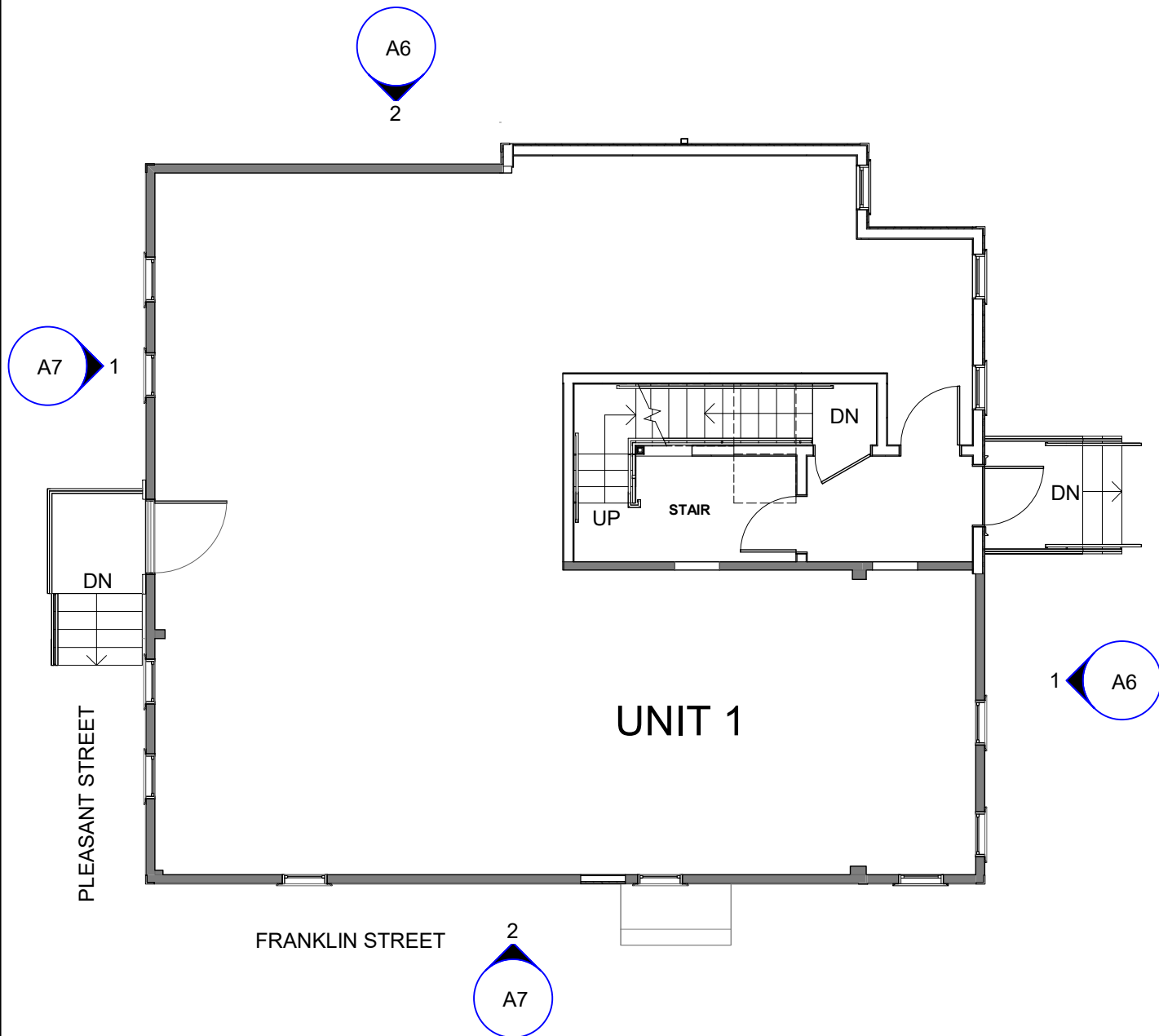
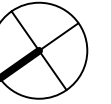
HISTORIC DISTRICT COMMISSION WORK SESSION

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

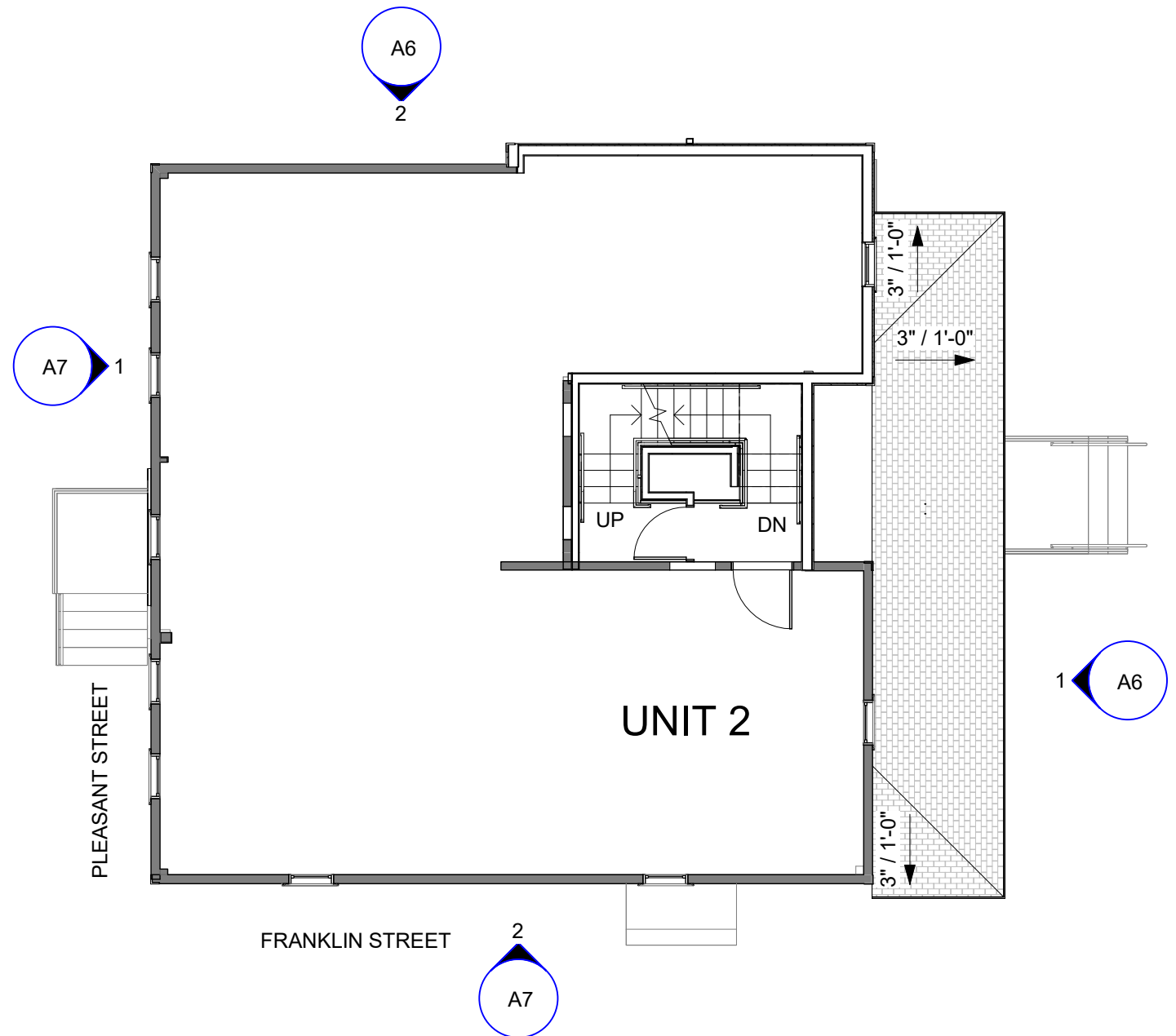


A3

06/20/2025
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



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



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

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

FIRST AND SECOND FLOOR PLANS

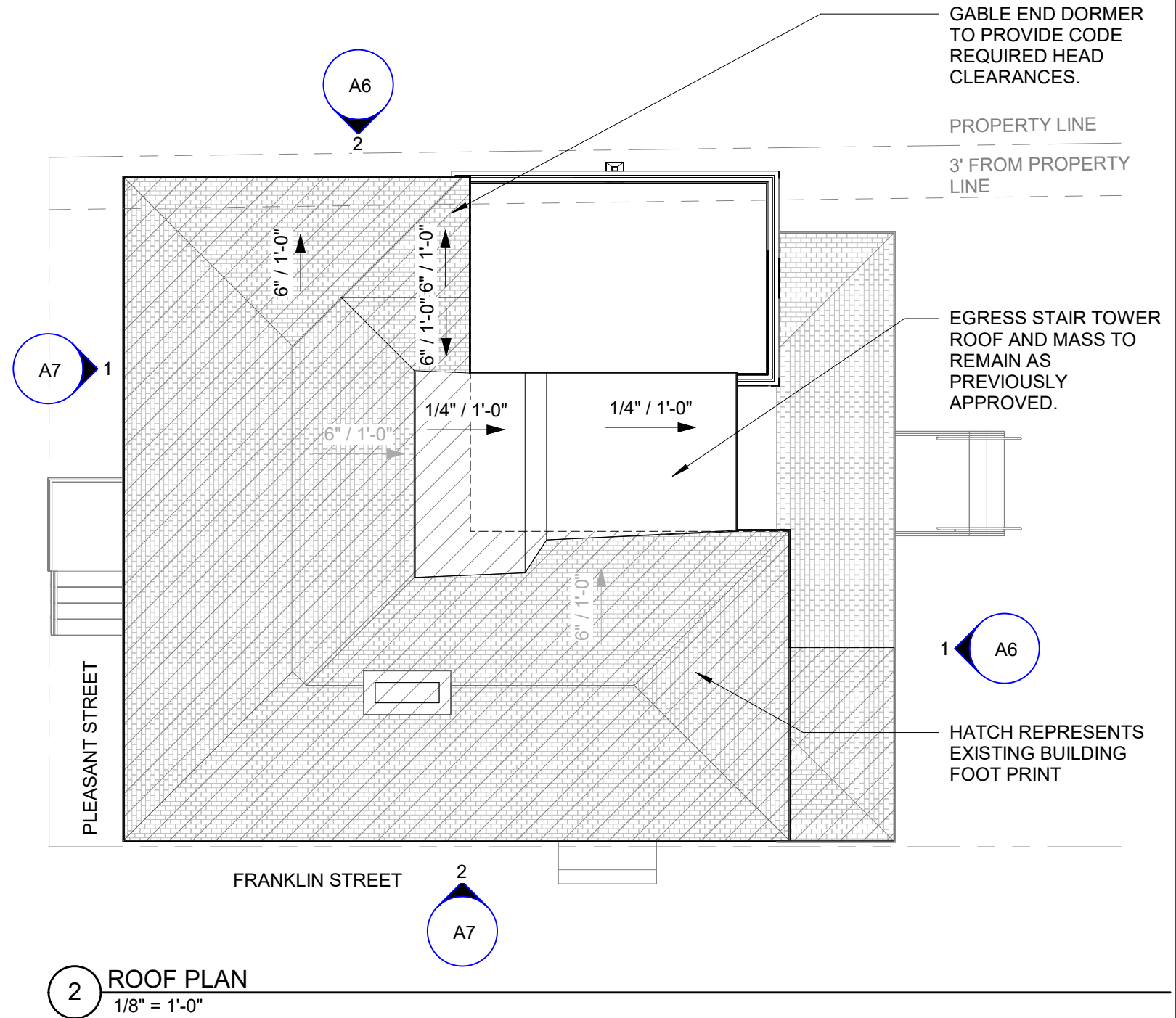
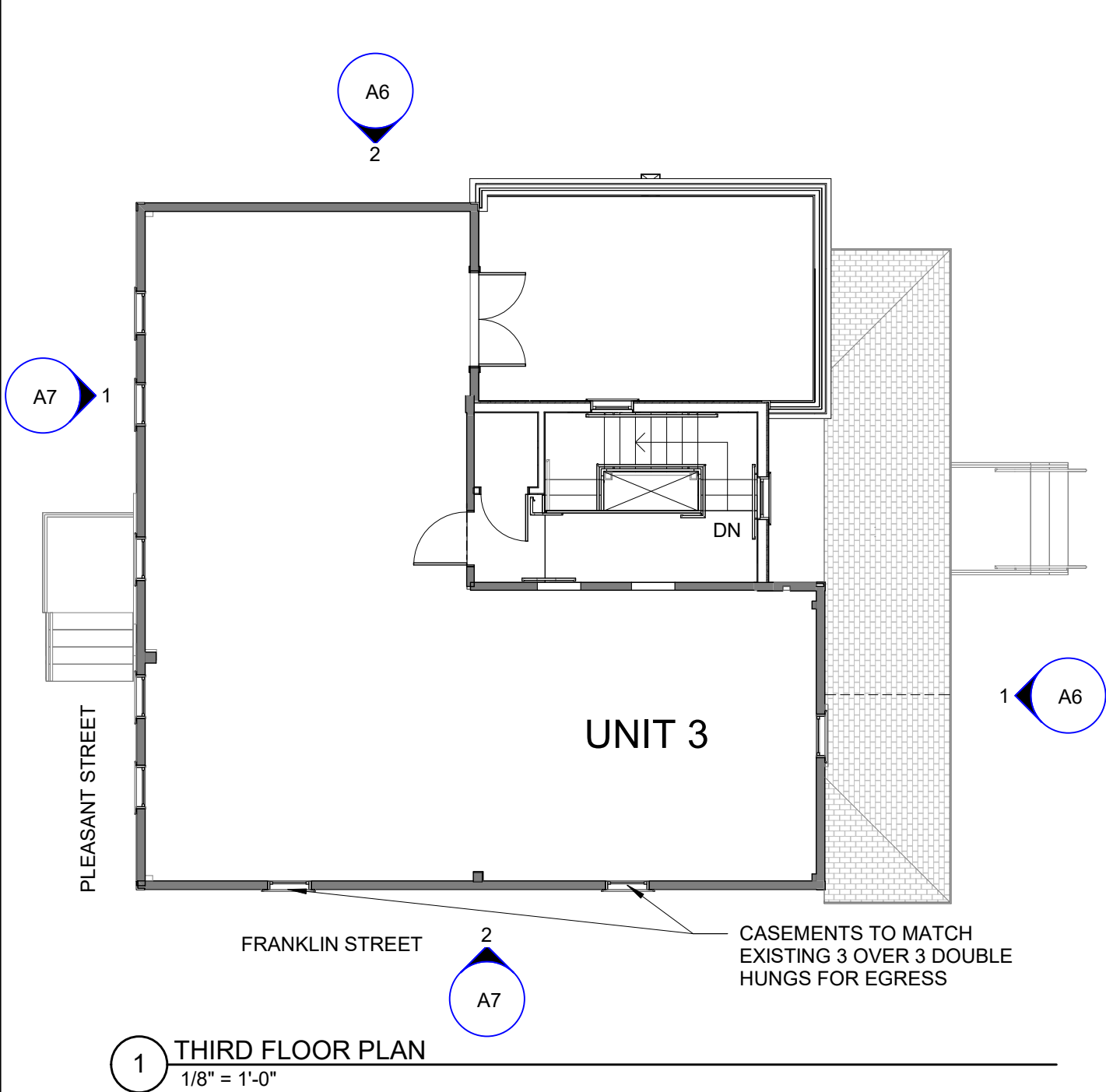
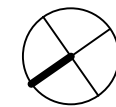
HISTORIC DISTRICT COMMISSION WORK SESSION

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



A4

06/20/2025
PA: EKW / RD
Project Number: 25042
Scale: 1/8" = 1'-0"



© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

THIRD FLOOR AND ROOF PLANS

HISTORIC DISTRICT COMMISSION WORK SESSION

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

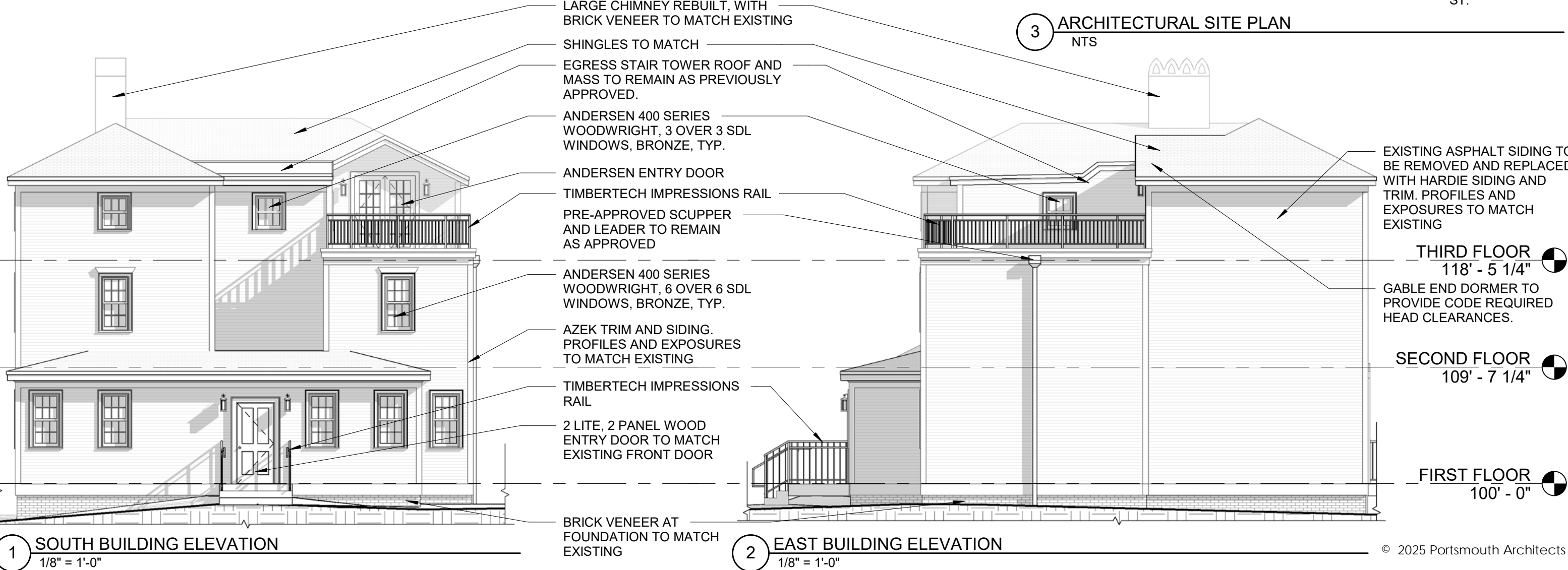
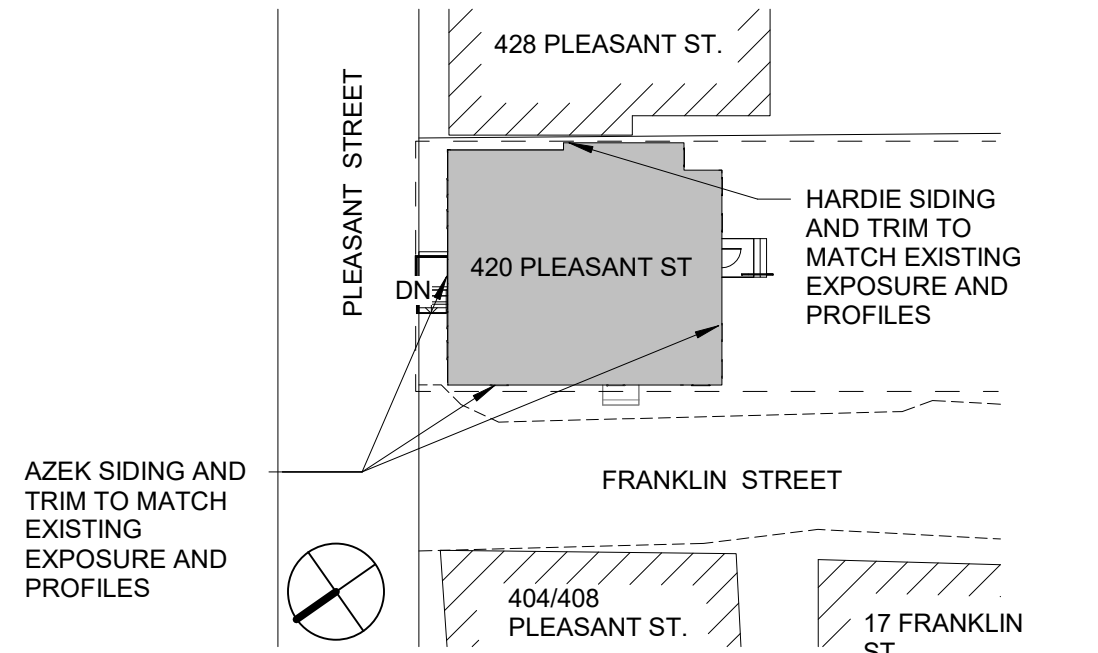


A5

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 HUNG 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.



RECONSTRUCTION & ADDITION
420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

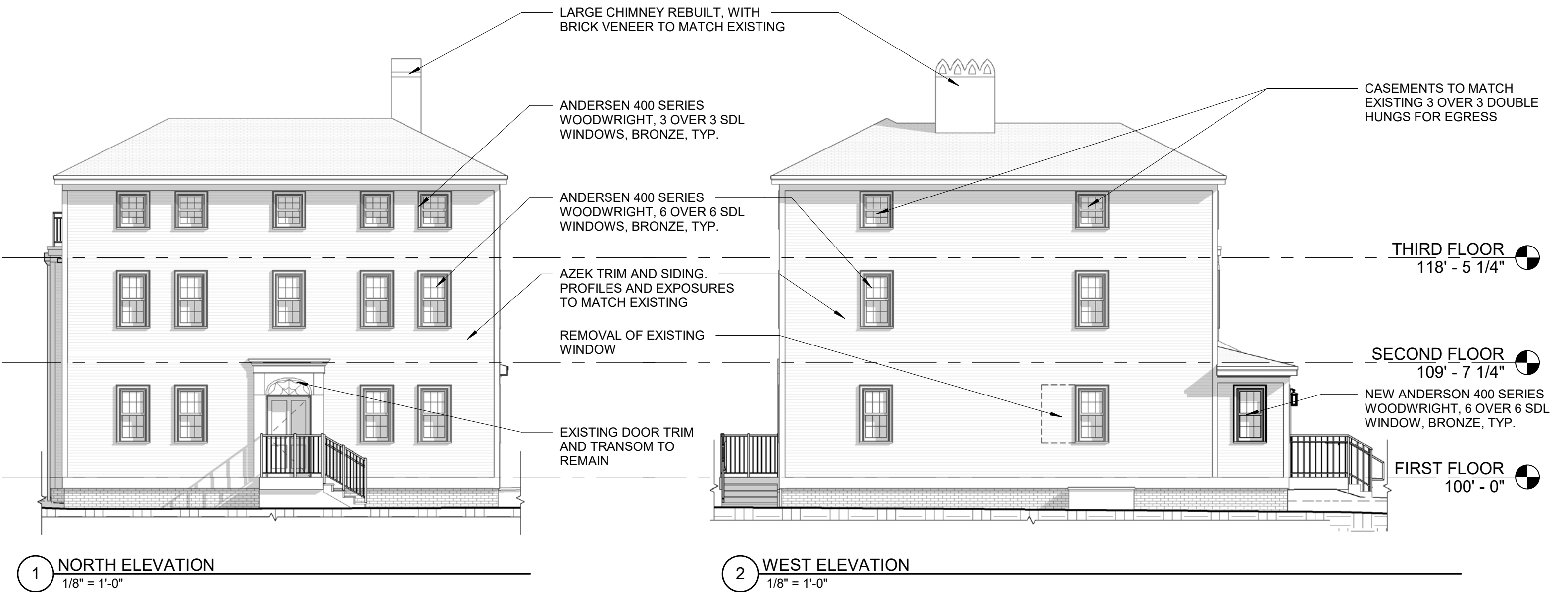
ELEVATIONS AND SCOPE OF WORK
HISTORIC DISTRICT COMMISSION WORK SESSION

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



A6

06/20/2025
PA: RD/EKW / MG
Project Number: 25042
AS INDICATED



© 2025 Portsmouth Architects

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
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



PERSPECTIVE FROM BACK LOT



PERSPECTIVE FROM FRANKLIN STREET

© 2025 Portsmouth Architects

RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PERSPECTIVES

HISTORIC DISTRICT COMMISSION WORK SESSION

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



A8

06/20/2025
PA: EKW / RD
Project Number: 25042
NOT TO SCALE

420 PLEASANT STREET - ADDITION AND RENOVATIONS

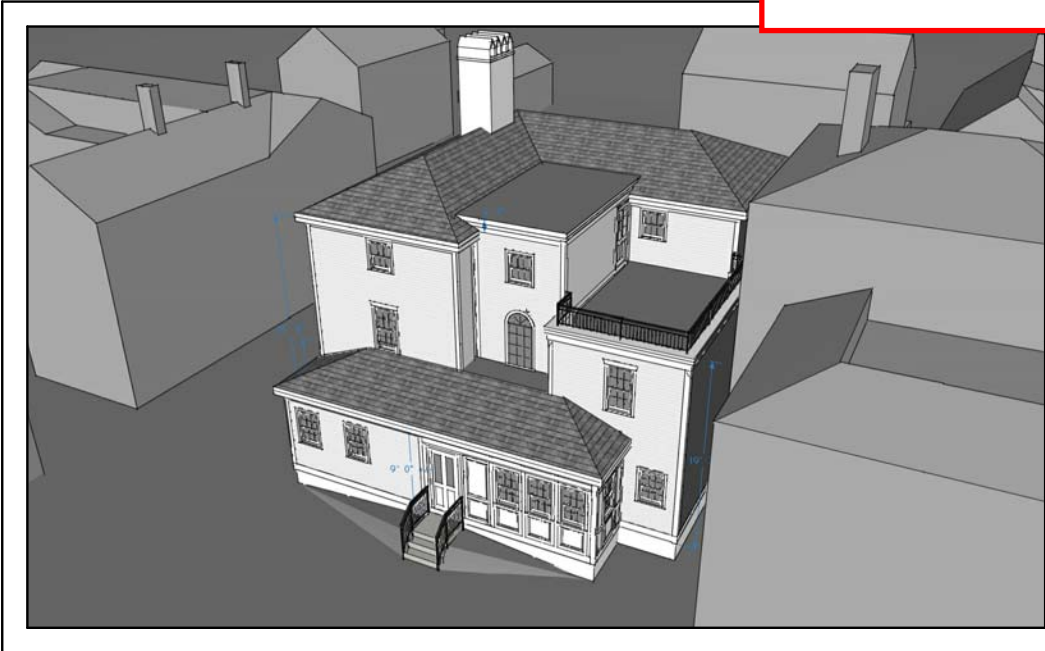
HISTORIC DISTRICT COMMISSION: WORK SESSION / PUBLIC HEARING - JULY 2021, PORTSMOUTH, NEW HAMPSHIRE

GENERAL PROJECT DESCRIPTION:

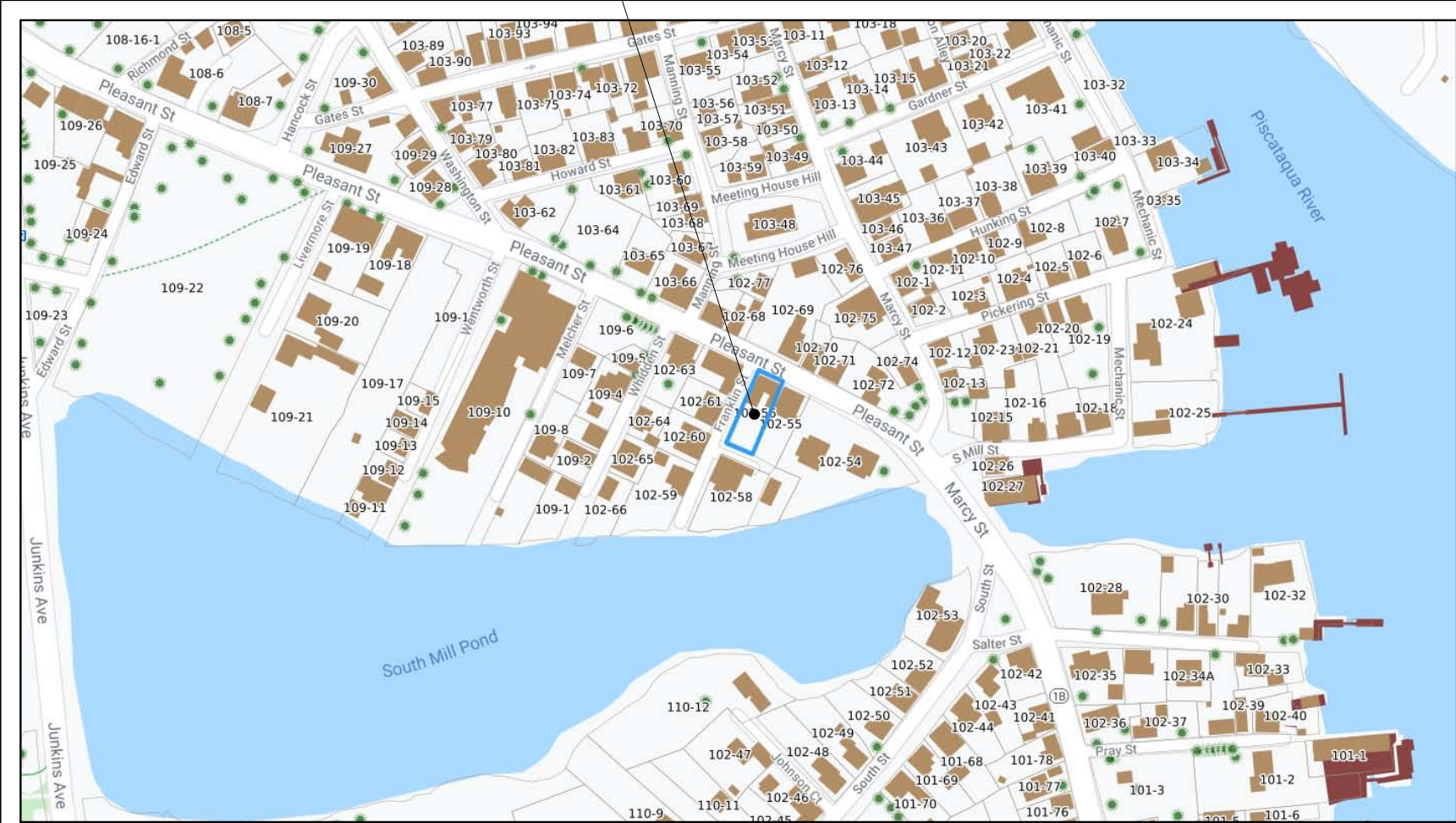
PROPOSED WORK:

- 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



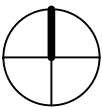
420 PLEASANT STREET PORTSMOUTH, NH 03801



© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801



HDC WORK SESSION / PUBLIC HEARING - JULY 2021

COVER

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

C

07/07/2021

McHA: RD / JJ

NOT TO SCALE



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

© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A1

07/07/2021
McHA: RD / JJ
NOT TO SCALE



APPROACH ON PLEASANT STREET FROM DOWNTOWN (1)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (2)



APPROACH ON PLEASANT STREET FROM DOWNTOWN (3)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (1)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (2)



APPROACH ON PLEASANT STREET FROM SANDERS FISH MARKET (3)

© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

A2

07/07/2021
McHA: RD / JJ
NOT TO SCALE



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)

© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801

CONTEXT PHOTOS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street

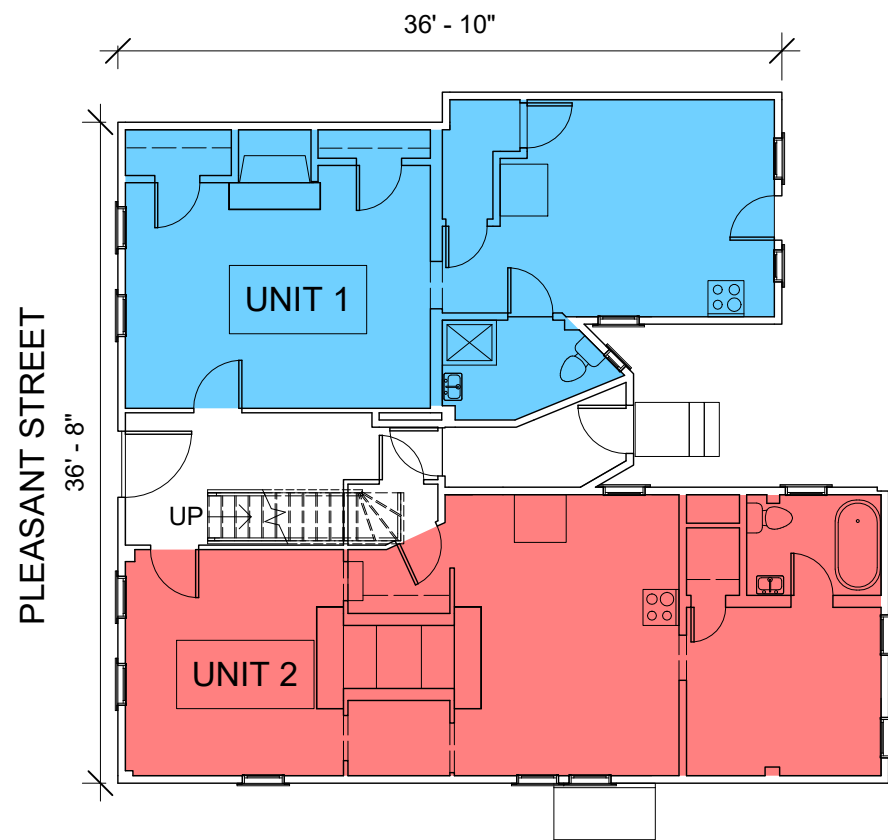
Portsmouth, New Hampshire

A3

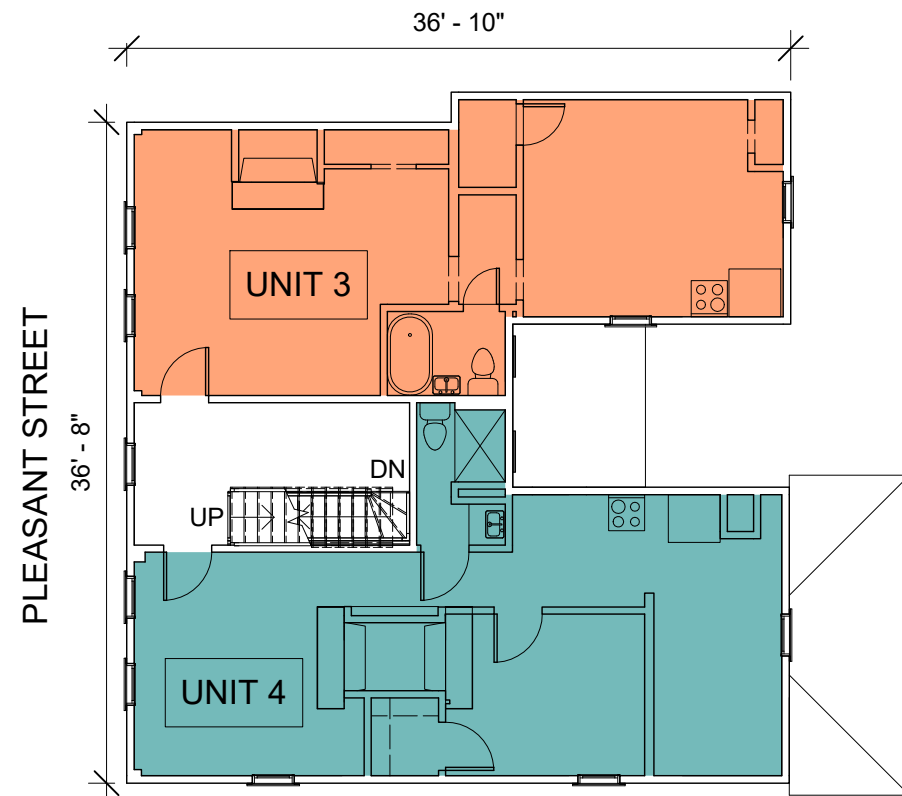
07/07/2021

McHA: RD / JJ

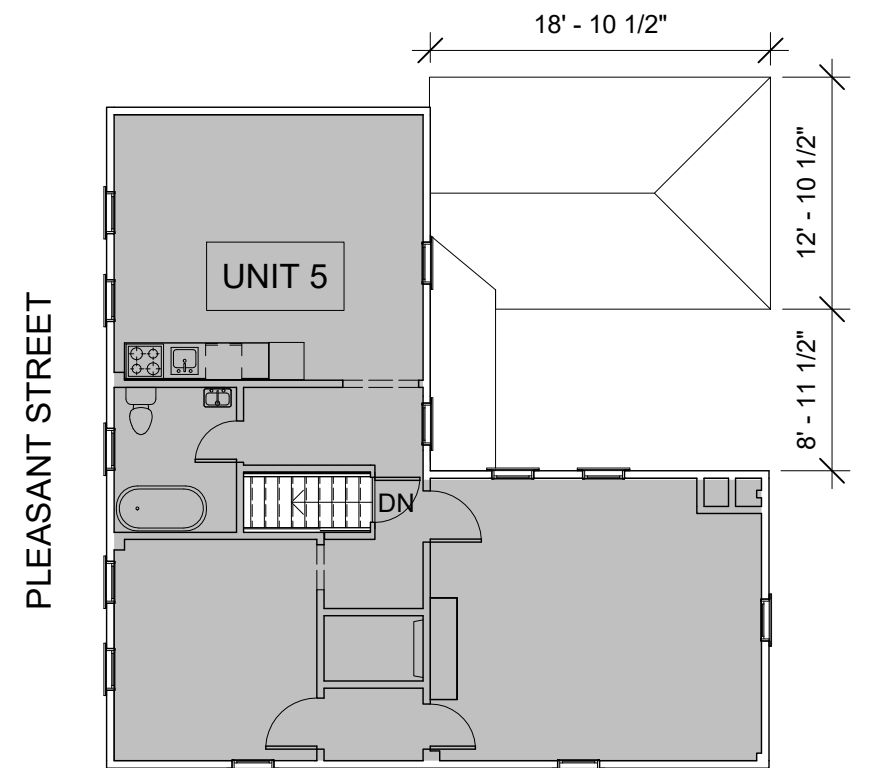
NOT TO SCALE



FRANKLIN STREET



FRANKLIN STREET



FRANKLIN STREET

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

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

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

© 2021 McHenry Architecture

420 PLEASANT ST. RENOVATIONS

420 PLEASANT STREET
PORTSMOUTH, NH 03801



EXISTING FLOOR PLANS

HDC WORK SESSION / PUBLIC HEARING - JULY 2021

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A4

07/07/2021

McHA: RD / JJ

AS INDICATED

Z:\Active Project Files\21022-420 PLEASANT STREET\Dwgs\2-SD\420 PLEASANT STREET.rvt

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

© 2021 McHenry Architecture

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

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

CUSTOM SIZING
in 1/8" (3) increments



Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

Frame

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

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

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

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

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

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

Sash

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

Wood Jamb Liner



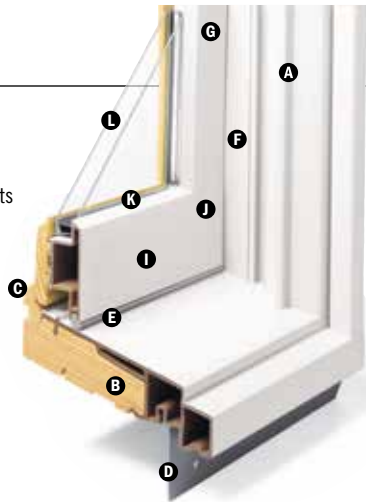
H Natural wood sash interior with classic chamfer detailing. Available in pine, oak, maple or prefinished white.

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

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

Glass

K Silicone bed glazing provides superior weathertightness and durability.



L High-Performance glass options include:

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

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

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

Patterned Glass

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

Hardware



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



Performance Grade (PG) Upgrade

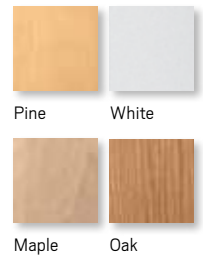
Performance upgrades are available for select sizes allowing these units to achieve higher performance ratings. Performance Grade (PG) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Use of this option will subtract 5/8" (16) from clear opening height.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

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

EXTERIOR



INTERIOR



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

HARDWARE FINISHES



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

DOUBLE-HUNG HARDWARE

STANDARD

Lock & Keeper



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

OPTIONAL DOUBLE-HUNG HARDWARE**

TRADITIONAL



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

CLASSIC SERIES™



Stone | **White**

CONTEMPORARY



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

ESTATE™



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

Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Shapes

Woodwright® windows are available in the following shapes.



Double-Hung



Arch Double-Hung



Unequal Leg Arch Double-Hung



Springline™ Single-Hung

Sash Options*



Cottage



Reverse Cottage

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

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

ACCESSORIES Sold Separately

Frame

Extension Jamb



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

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

Pine Stool



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

Hardware

Window Opening Control Device Kit



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

Security Sensors

Open/Closed Sensors

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

Storm/Insect Screen Combination Unit**



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

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

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

Insect Screens

Insect Screen Frames



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

TruScene® Insect Screen

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

Conventional Insect Screen

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

Grilles

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

Exterior Trim

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

CAUTION:

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

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

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.

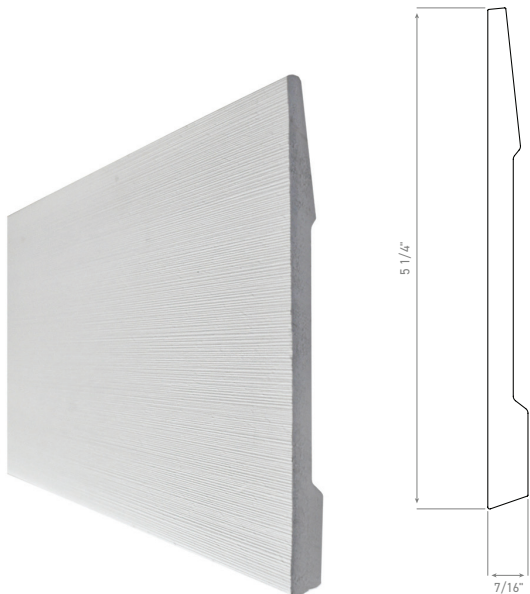


Your crews will be up and running fast—almost no learning curve.

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

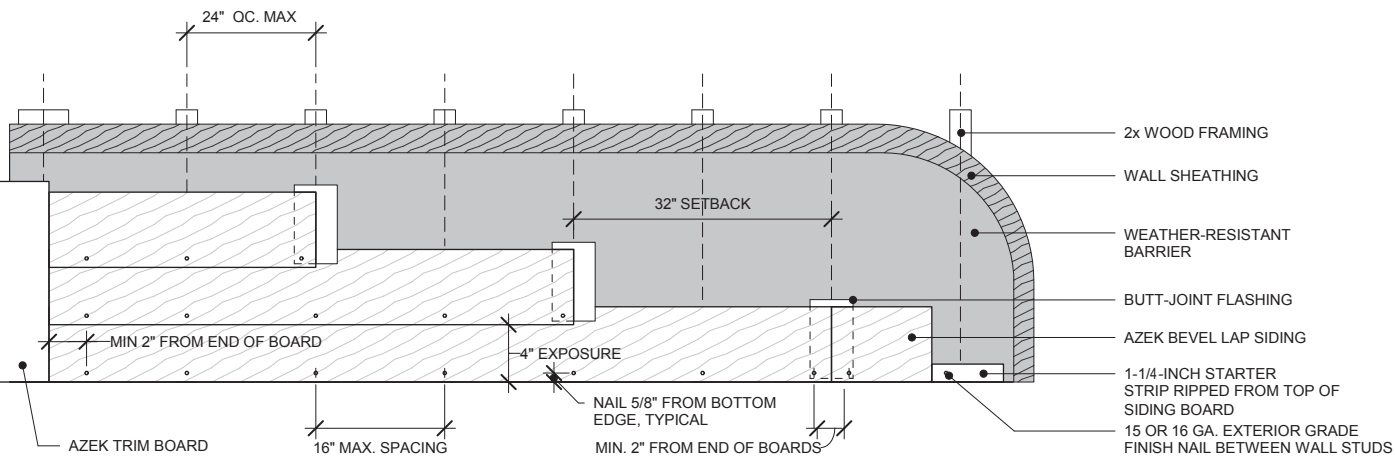
- Must have a weather resistive barrier (WRB) installed according to the IRC. For best results, AZEK recommends a drainable WRB.
- Install kickout flashing and horizontal flashings per the IRC.
- For best results, fasten with hot-dipped, galvanized .092" x 2" ring shank siding nail.
- Face nail siding 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





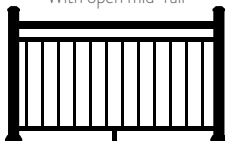

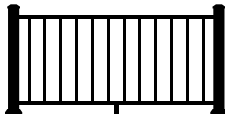
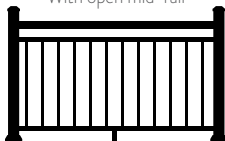
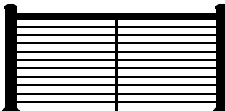















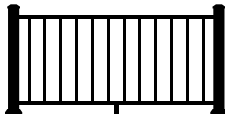
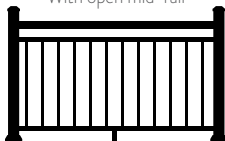

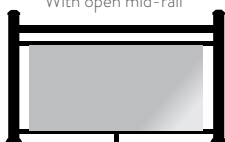

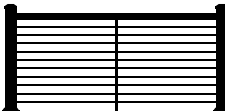












Less Limitation - Design Flexibility



1330 West Fulton Street, Suite 350
Chicago, Illinois 60607
©2023 The AZEK Company Inc. and its affiliates.



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

Table of Sizes	152-153
Specifications	154
Custom Sizing	155
Grille Patterns	155
Door Details	156-157
Joining Details	158
Combination Designs	181
Product Performance	194

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.

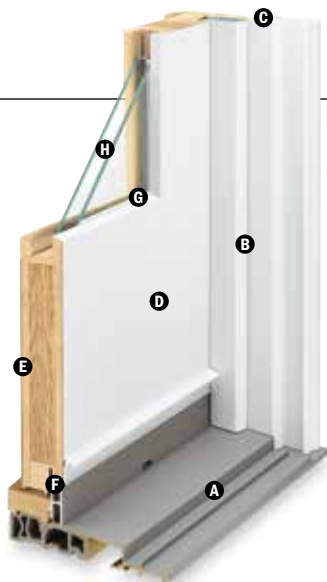
Panel

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.



Shown in gold dust finish.

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

Glass

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.

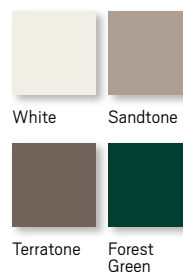
Hardware

Multi-Point Locking System

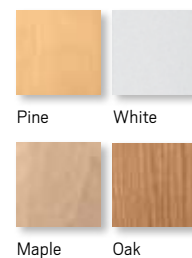


The multi-point locking system, with a hook bolt above and below the center dead bolt, provides a weathertight seal and enhanced security.

EXTERIOR

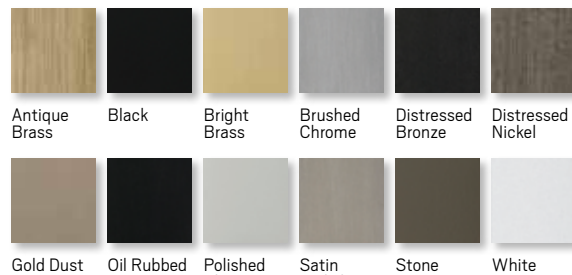


INTERIOR



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.

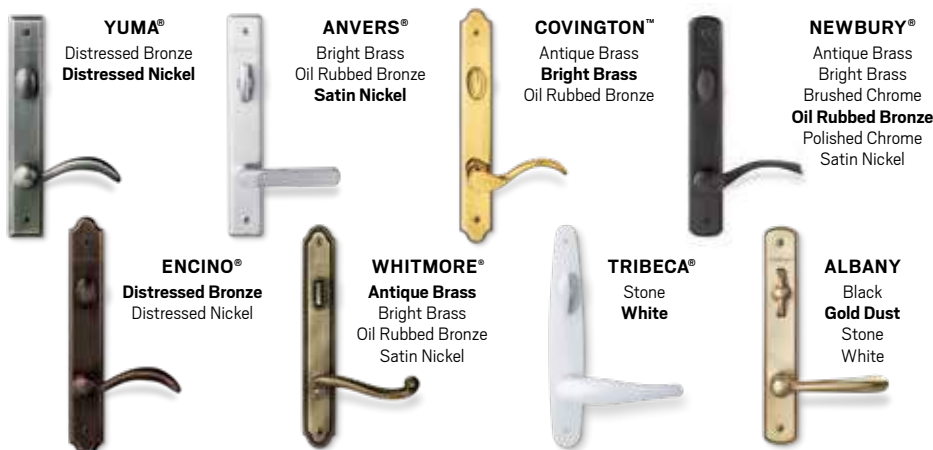
HARDWARE FINISHES



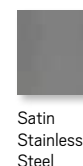
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

HINGED PATIO DOOR HARDWARE OPTIONS**

Bold name denotes finish shown.



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

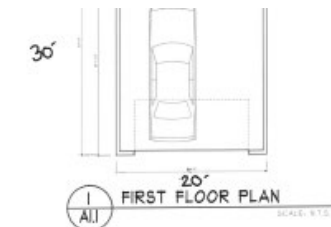


B. Proposed Work: The construction of a detached garage.

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

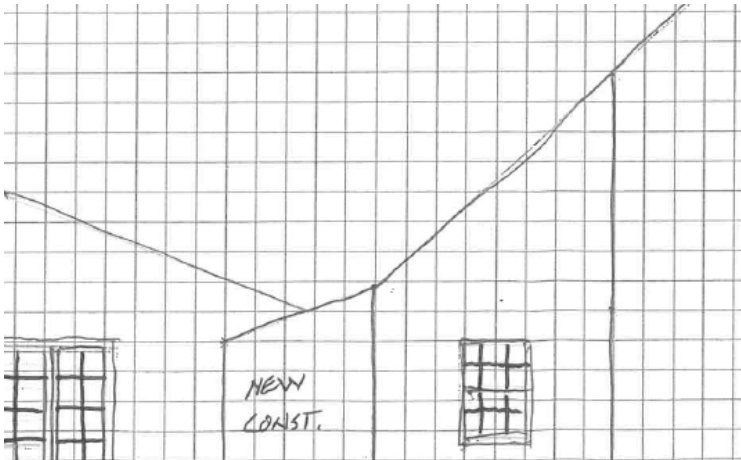


B. Proposed Work: Construction of a breezeway between the main structure and garage.

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:

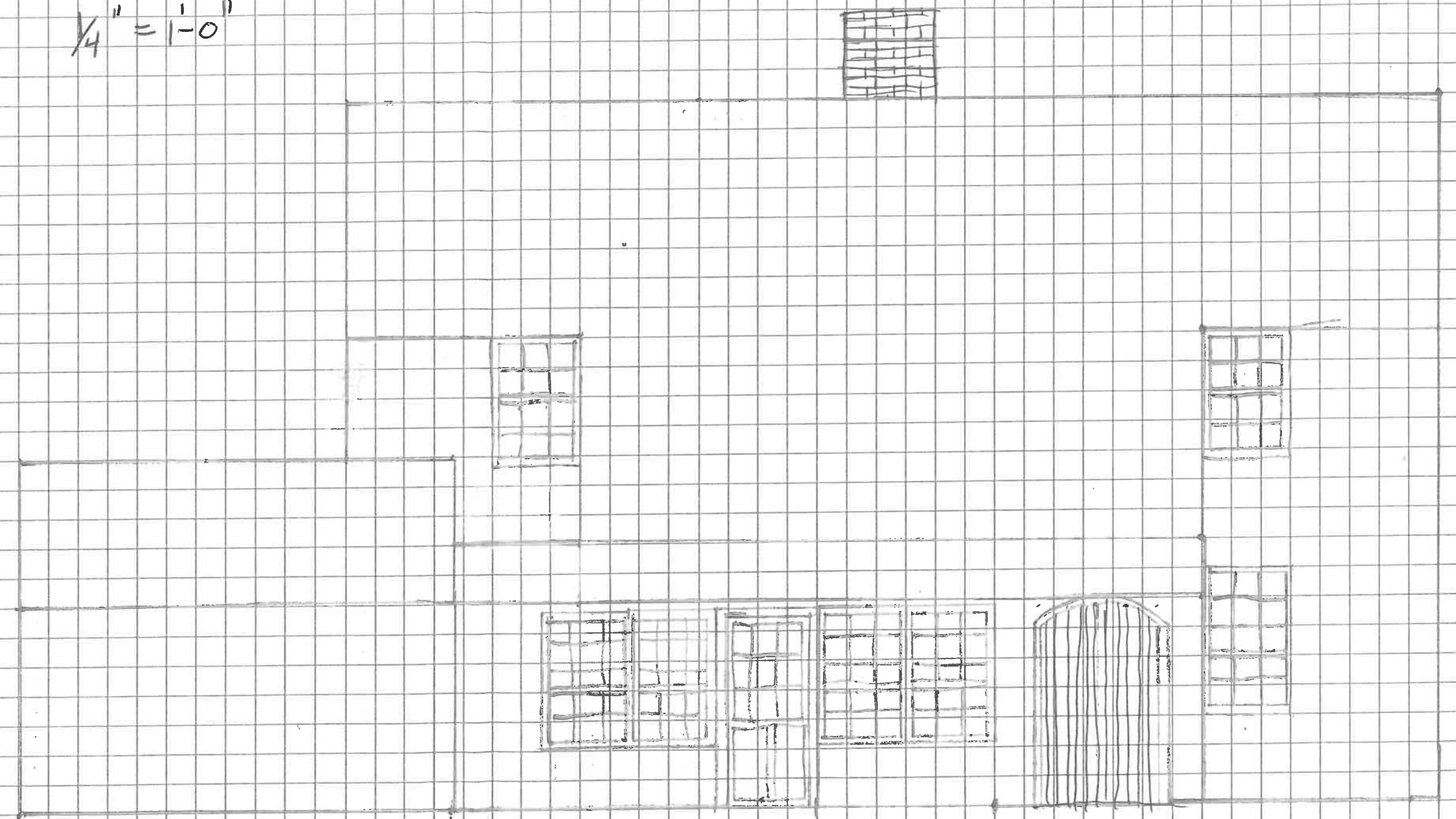
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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

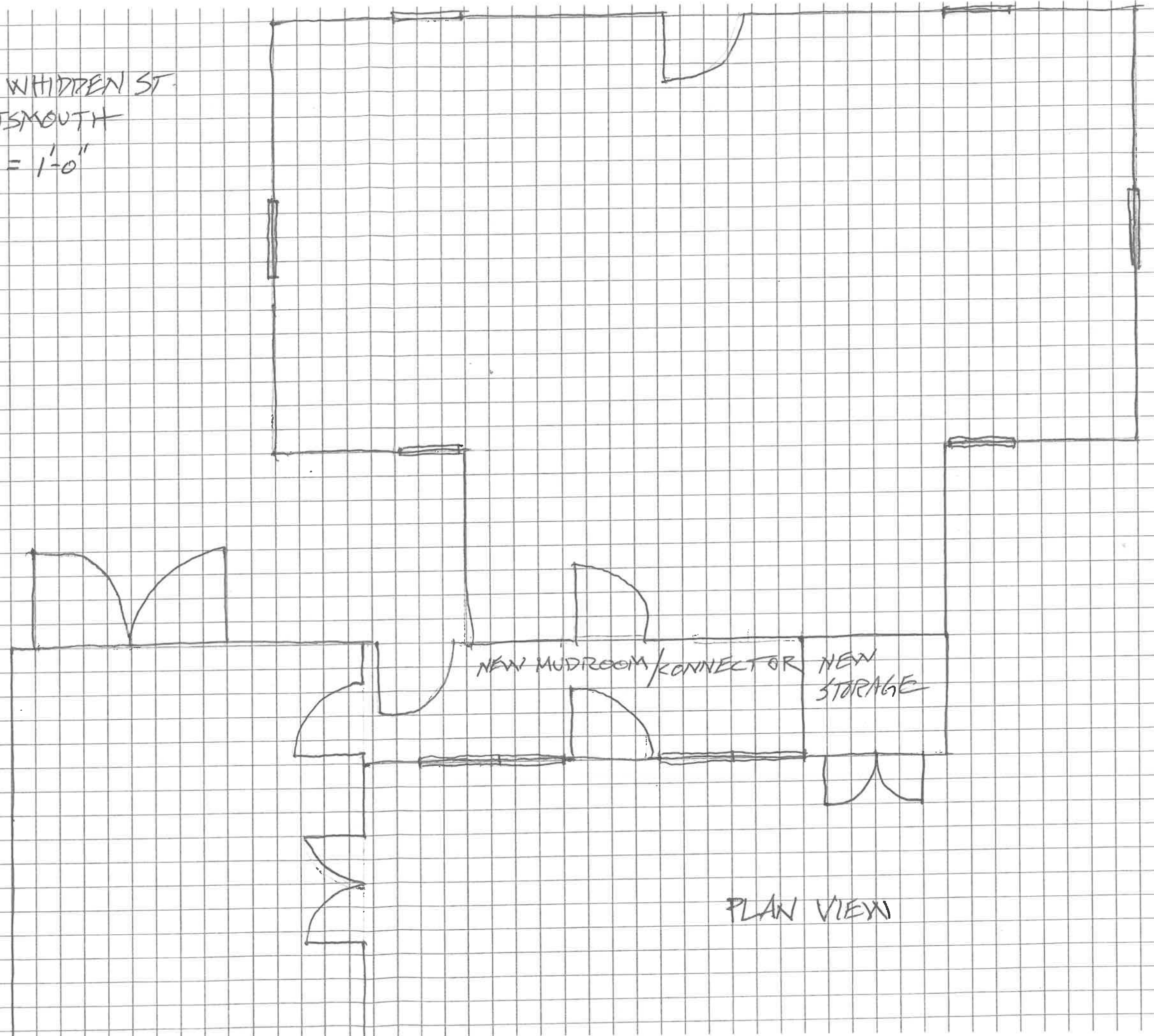
$\frac{1}{4}" = 1'-0"$



EAST
ELEVATION

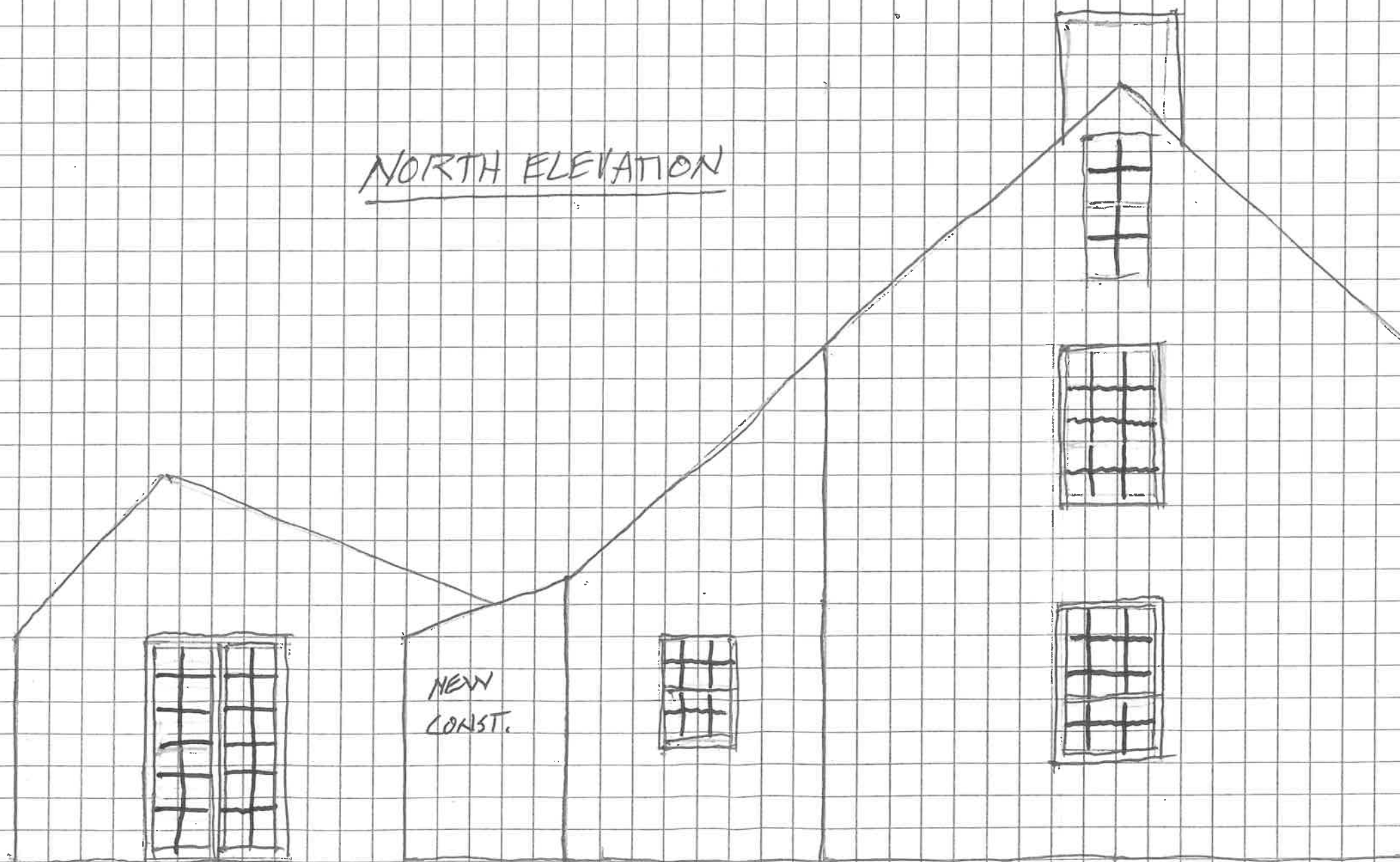
28 WHIDDEN ST.
PORTSMOUTH

$\frac{1}{4}" = 1'-0"$



28 WHIDDEN ST.
PORTSMOUTH
 $\frac{1}{4}" = 1'-0"$

NORTH ELEVATION





Breezeway area of construction

