

# **HDC**

## **ADMINISTRATIVE APPROVALS**

<b>June 04, 2025</b>
----------------------

- |           |                            |                              |
|-----------|----------------------------|------------------------------|
| <b>1.</b> | <b>95 Daniel Street</b>    | <b>-Recommended Approval</b> |
| <b>2.</b> | <b>44 Pickering Street</b> | <b>-Recommended Approval</b> |
| <b>3.</b> | <b>93 Pleasant Street</b>  | <b>-Recommended Approval</b> |
| <b>4.</b> | <b>238 Marcy Street</b>    | <b>-Recommended Approval</b> |

## 1. 95 Daniel Street

## -Recommended Approval

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

- REMOVAL OF PREVIOUSLY APPROVED WINDOWS ON WEST ELEVATION
- CONTINUATION OF BRICK SHELF AROUND PERIMETER OF FOUNDATION WALL
- ADDITION OF GATES ON EITHER SIDE OF BUILDING TO CONCEAL ALLEY WAYS
- ADDITION OF GRANITE STEPS AT BOTH FRONT AND REAR ENTRY
- REMOVAL AND RELOCATION OF EXHAUST VENTS
- ADDITION OF PILASTERS WITH SCROLL DETAILS ON REAR ELEVATION TO MATCH EXISTING
- RELOCATION OF CONDENSER WITH SCREENING

**Staff Comment:** Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

# 95 DANIEL STREET

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - JUNE 2025

- PROPOSED WORK CHANGES:
- REMOVAL OF PREVIOUSLY APPROVED WINDOWS ON WEST ELEVATION
  - CONTINUATION OF BRICK SHELF AROUND PERIMETER OF FOUNDATION WALL
  - ADDITION OF GATES ON EITHER SIDE OF BUILDING TO CONCEAL ALLEY WAYS
  - ADDITION OF GRANITE STEPS AT BOTH FRONT AND REAR ENTRY
  - REMOVAL AND RELOCATION OF EXHAUST VENTS
  - ADDITION OF PILASTERS WITH SCROLL DETAILS ON REAR ELEVATION TO MATCH EXISTING
  - RELOCATION OF CONDENSER WITH SCREENING

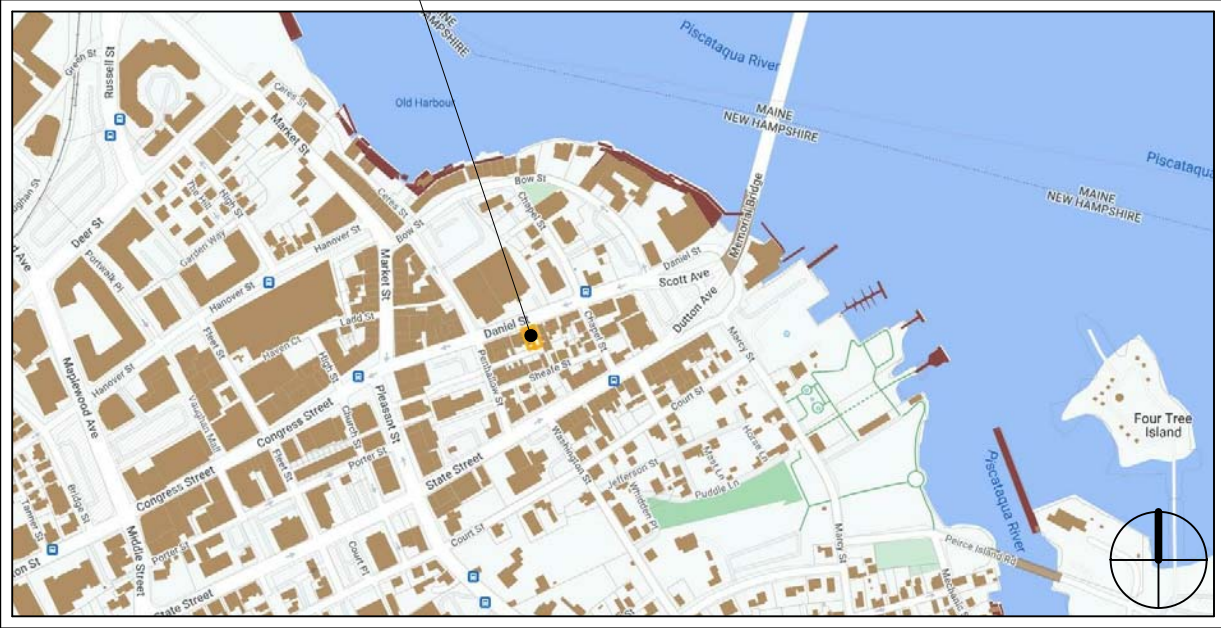


1 REAR PERSPECTIVE



95 DANIEL STREET  
PORTSMOUTH, NH 03801

95(RIGHT) DANIEL STREET (ABOVE)



© 2024 Portsmouth Architects

95 DANIEL STREET

PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - ADMINISTRATIVE  
APPROVAL JUNE 2025

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



C

05/20/2025  
McHA: EKW/MG  
Project Number: 22061  
NOT TO SCALE



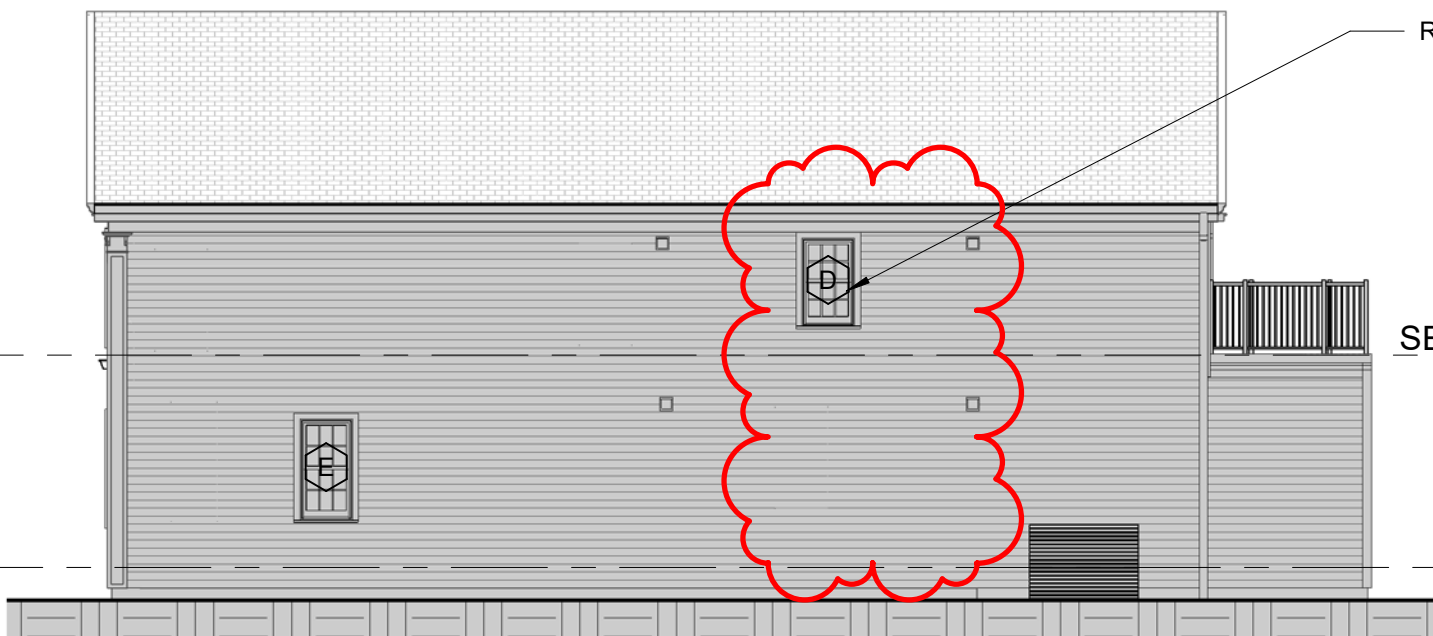
1 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"



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

PROPOSED CHANGES:

- 1-STORY ADDITION ON REAR OF BUILDING TO PROVIDE ENTRY/MUDROOM SPACE.
- REMOVAL OF EXISTING REAR ENTRY DOOR AND ADJACENT "D" WINDOW.
- REMOVAL OF PREVIOUSLY APPROVED DOOR ON EAST ELEVATION
- RELOCATION OF "E" WINDOW ON WEST ELEVATION.
- RELOCATION OF LOUVERS FOR VENTILATION.
- ADDITION OF COPPER GUTTERS AND DOWNSPOUTS .



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

© 2024 Portsmouth Architects

95 DANIEL STREET

PORTSMOUTH, NH 03801

PROPOSED ADDITION

HISTORICAL DISTRICT COMMISSION - ADMINISTRATIVE  
APPROVAL OCTOBER 2024

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



A2

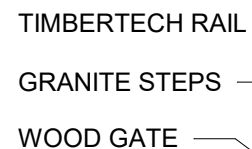
09/12/2024

McHA: EKW/MG

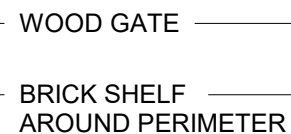
Project Number: 22061

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





4



3



1



2

PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION - ADMINISTRATIVE  
APPROVAL JUNE 2025

brought to you by  
McHENRY ARCHITECTURE



A2

McHA: EKW/MG

Project Number: 22061
-----------------------

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

## 2. 44 Pickering Street

## -Recommended Approval

**Background:** The applicant is seeking approval for a secondary condenser unit and line sets (condenser and line sets already installed).

**Staff Comment:** Recommended Approval

### Stipulations:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



May 22nd, 2025

Historic District Commission  
1 Junkins Ave. 3rd Floor  
Portsmouth, NH 03801

To whom it may concern,

My name is Ethan Korpi and I am writing to highlight the challenges associated with replacing an existing HVAC system at 44 Pickering Street in Portsmouth, NH.

We are the building company that renovated the Frisk Residence back in 2014 and have stayed in contact with the owners Patrik and Carin Frisk ever since. Unfortunately this winter they experienced serious issues with the outdoor HVAC condenser used for heating/cooling. That issue was further complicated by the lack of available parts for the existing condenser and subsequent need to quickly redesign an acceptable fix moving forward.

After consulting with multiple HVAC companies for a solution, the owners settled on working with Green Home Climate Solutions to replace the existing equipment. Due to major changes in the market of air-source heat pumps it was quickly determined that we would need a second condenser to service the 3rd floor of the property. With limited time and cold temps, it was critical to move forward w/o the typical approach to working within the HDC.

Every attempt was made to keep the equipment hidden from view as much as possible and limit visible exposure from street views. We placed the 2nd condenser in close proximity to the original condenser location and behind a fence intended to help obstruct the view. One exterior line was required on the exterior of the building to avoid an interior staircase, but it was painted to match the siding and limit visible impact.

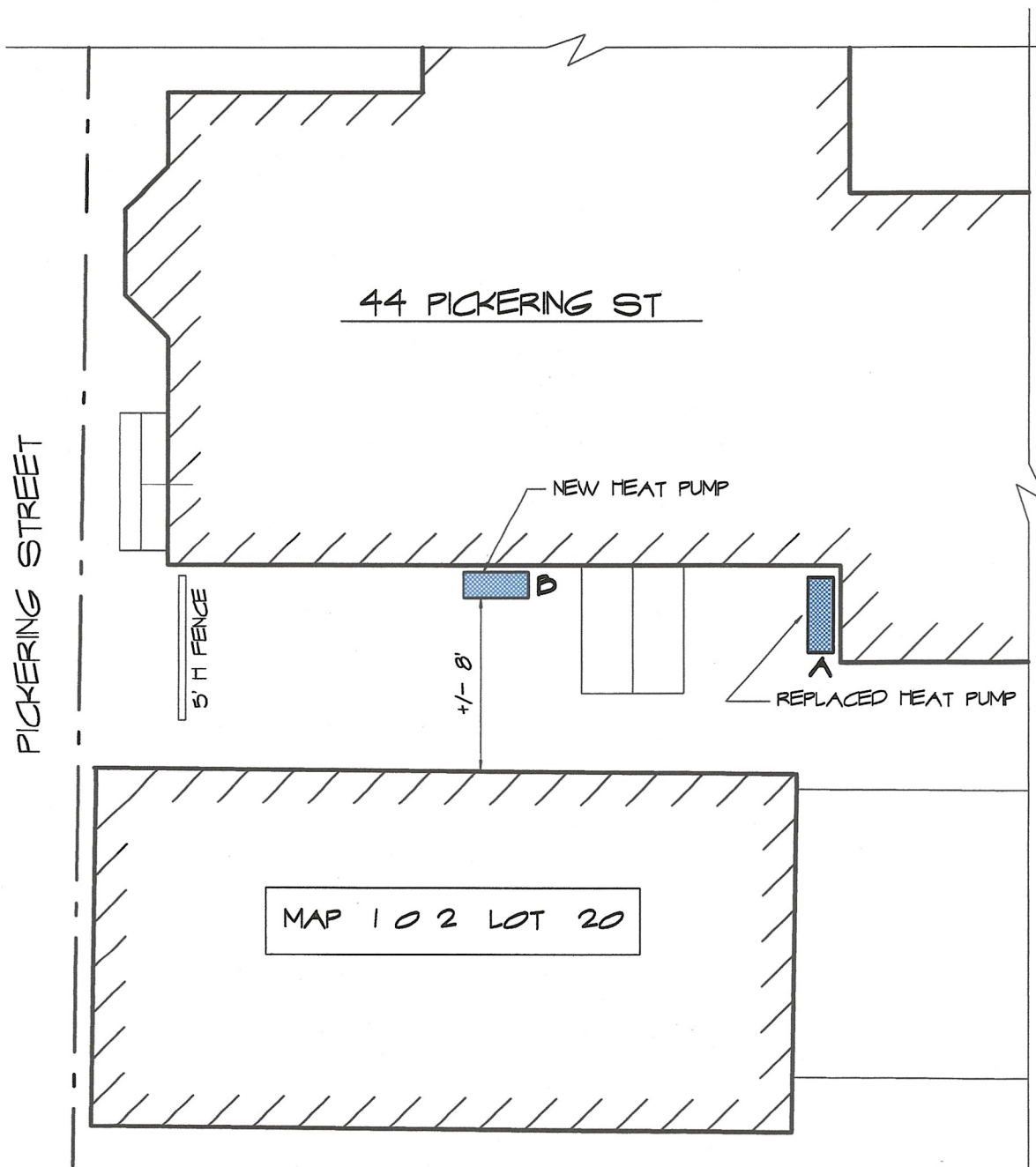
I am available to discuss the needed approach to making this required change to the HVAC system at 44 Pickering Street, if needed. Please feel free to reach to me at the email or cell number below.


Best Regards,

A handwritten signature in black ink, appearing to be "Ethan Korpi", written over a horizontal line.

Ethan Korpi  
Eco Sound Builders, LLC

cell # (603) 986-8467




 HEAT PUMP LOCATIONS  
 SCALE : 1/8" = 1'-0"

44 PICKERING STREET

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



ANNE WHITNEY ARCHITECT

Project:	Date:	
	5 / 22 / 25	

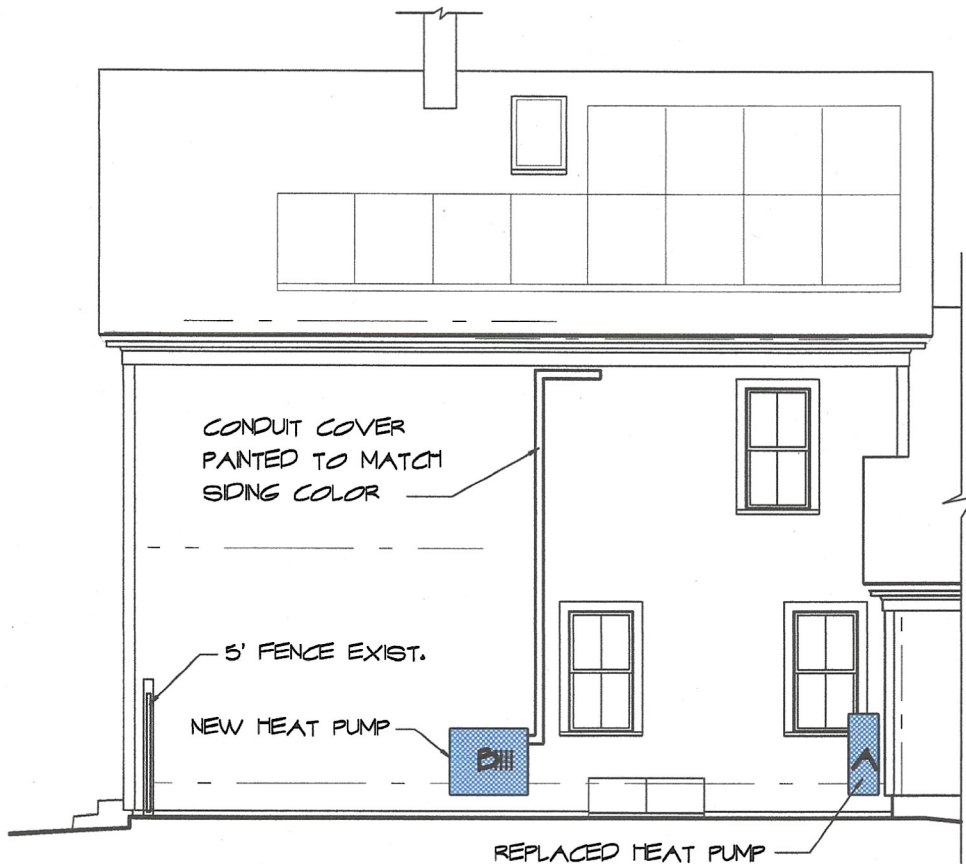




INSTALLED VIEW FROM PICKERING STREET



AS BUILT HEAT PUMPS



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

## 44 PICKERING STREET

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



**ANNE WHITNEY ARCHITECT**

Project:	Date:	
	5 / 22 / 25	



CONNECTABLE INDOOR UNITS

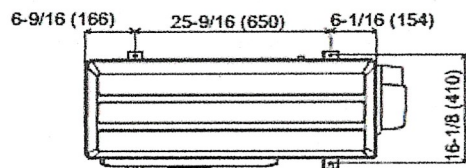
TYPE	Slim Duct (ADUH)
	Wall Mount (ASU/ASUH)
	Compact Cassette (ACUH)
	Floor Mount (AGU)
NUMBER	2 to 4

DIMENSIONS:

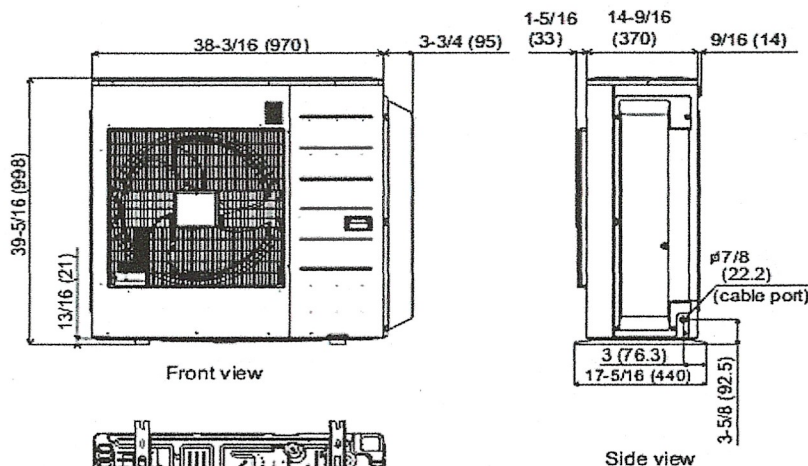
REFRIGERANT

Type	R410A
Charge	lb oz
	8 lb 13 oz
	g
	4,000
Oil Type	RB68

Units: In. (mm)

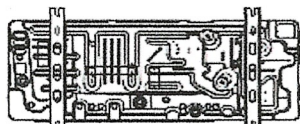


Top view

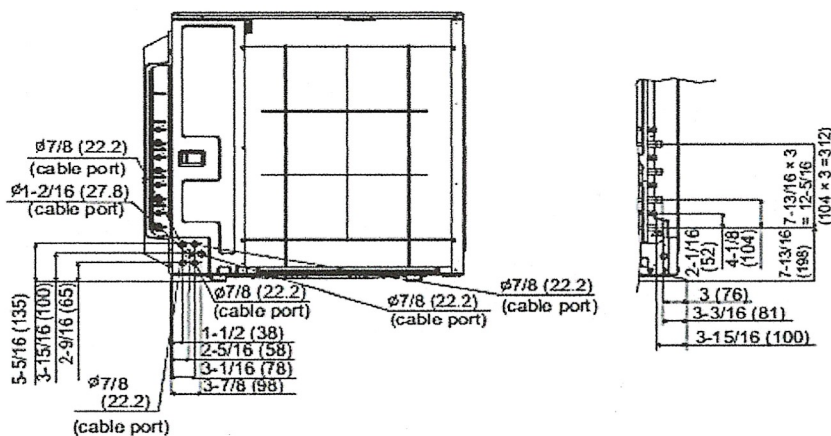


Front view

Side view



Bottom view



The Fujitsu logo is a worldwide trademark of Fujitsu General Limited. The Airstage logo and name is a worldwide trademark of Fujitsu General Limited and is a registered trademark in Japan, the USA and other countries or areas. Copyright 2022 Fujitsu General America, Inc. Fujitsu's products are subject to continuous improvements. Fujitsu reserves the right to modify product design, specifications and information in this brochure without notice and without incurring any obligations.

Note: Specifications are based on the following conditions:  
Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m). Height difference: 0ft. (0m) (Outdoor unit - indoor unit).

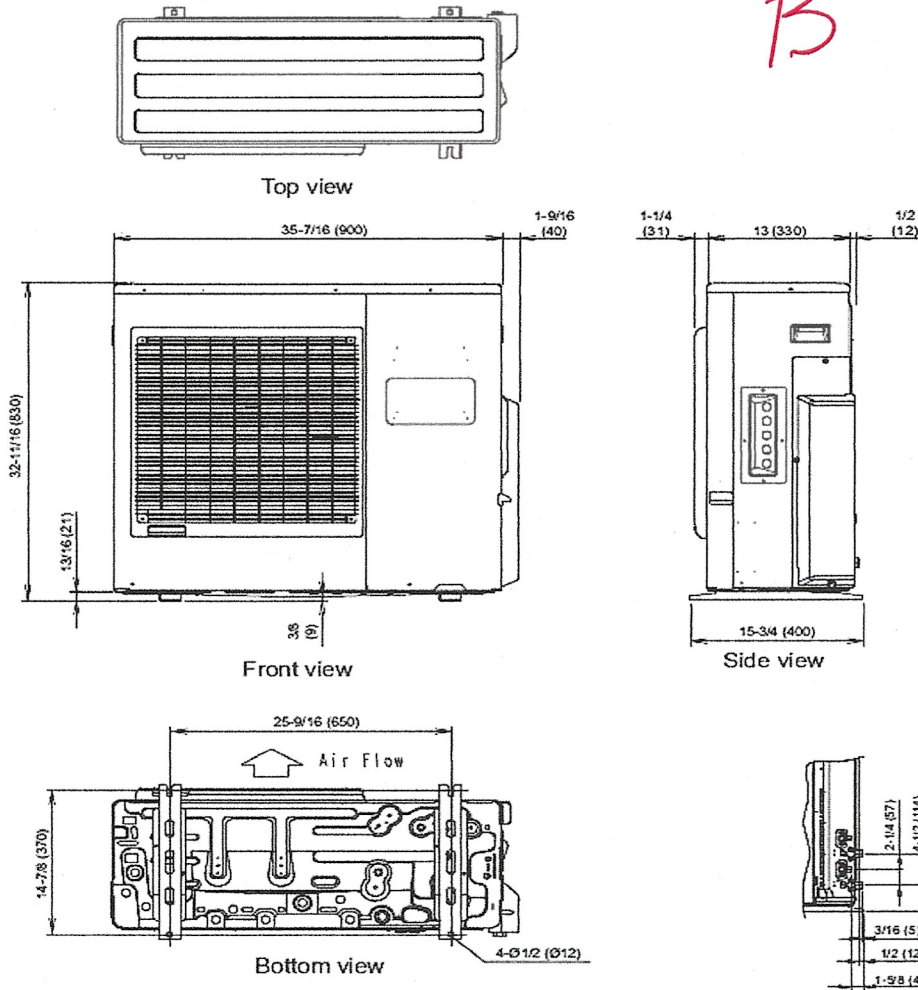
CONNECTABLE INDOOR UNITS

TYPE	Slim Duct (ADUH)
	Wall Mount (ASU/ASUH)
	Compact Cassette (ACUH)
	Floor Mount (AGU)
NUMBER	2
DIMENSIONS:	

REFRIGERANT

Type	R410A	
Charge	lb oz	4 lb 14 oz
	g	2,200
Oil Type	RB68	

Units: In. (mm)



The Fujitsu logo is a worldwide trademark of Fujitsu General Limited. The Airstage logo and name is a worldwide trademark of Fujitsu General Limited and is a registered trademark in Japan, the USA and other countries or areas. Copyright 2022 Fujitsu General America, Inc. Fujitsu's products are subject to continuous improvements. Fujitsu reserves the right to modify product design, specifications and information in this brochure without notice and without incurring any obligations.

Note: Specifications are based on the following conditions:  
Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (6.1°C) WB. Pipe length: 25ft. (7.5m), Height difference: 0ft. (0m) (Outdoor unit - indoor unit).

### 3. 93 Pleasant Street -Recommended Approval

**Background:** The applicant is seeking approval for changes to a previously approved design (Main and Side entrance changes, window changes, trim changes, etc.)

**Staff Comment:** Recommend Approval

#### **Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





93 Pleasant Street  
Treadwell Mansion  
HDC 5/27/2025 revised  
Revision 14 - as built conditions 5.23.2025

### As built variances

#### 1. Main Entrance, Pleasant Street side annex:

- a. Entry door, sidelites & transoms are solid panel instead of glass



As approved



As built

Omit stone wall below balustrade, left column and left section of balustrade. Existing transom above and to right side of door removed. (North side of porch was pulled away from wall of abutting building to keep water run-off away from their wall. Gutter and downspout in progress)

- b.



As approved



As built



Existing condition (before construction)



As built



2. Chimney ventilator caps, for gas fireplaces – two each on existing northwest and southwest chimneys; and two on future southeast chimney.



3. Gas meter with bollards installed at southeast corner of mansion.



4. West porch: Third floor deck railing changed from glass to cable, to match approved railing style at roof deck. Added structural post at left side of 3<sup>rd</sup> floor deck (*required for seismic loads*). Replaced granite wall between sidewalk and garage ramp with metal fence on granite curb. Remaining trim work in progress.

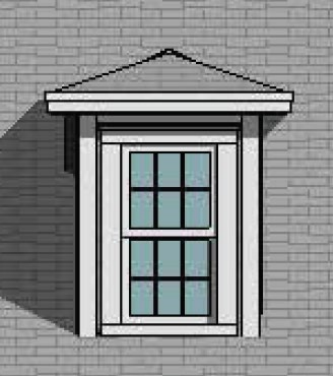


As approved



As built

5. Middle section dormers, Court Street: Dormer is 8" wider with siding between 4" instead of 6" window casing and corner trim (*for added wall insulation*). Shadow board trim omitted (*window installed 3" higher, to accommodate flashing*).



As approved



As built

6. East porch: Second and third floor deck railings changed from glass to cable, to match approved railing style at roof deck. Second floor windows behind deck railing installed 8" higher than approved; door head height installed 1' lower than approved. Remaining trim work in progress.



As approved



As built

7. East façade: Granite base lowered to align with lowered grade (granite exposure unchanged). Omit wood fence along east property line.

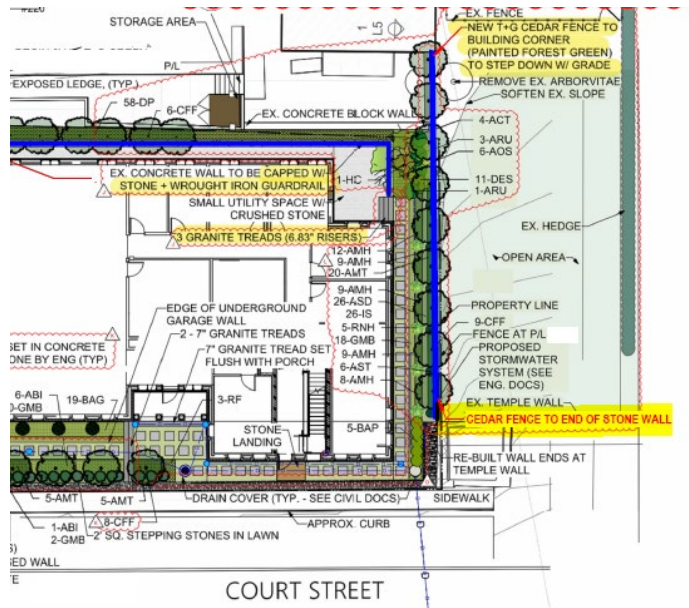


As approved



As built





As approved

8. Rear façade: Crown moulding at window head casings omitted. Moulding and apron trim added below window sills (this façade is not visible from a public way).



### Work in progress / not yet installed

1. Widow's walk balustrade around skylight
2. Temporary yellow safety railings around mechanical equipment facing Pleasant and Court Streets will be removed upon completion of construction.
3. Fourth (SE) chimney not yet built
4. Woodwork around historic mansion front entrance awaiting restoration
5. Caulking at perimeter of louvers, 1<sup>st</sup> floor Court Street.
6. West and East porches: built-up trim bands at tops of 2<sup>nd</sup> floor porch walls. Cap mouldings at window heads and crown moulding trim under first floor porch soffit.



**4. 238 Marcy Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for siding, trim, soffit and fascia replacements, and new patio door.

**Staff Comment:** Recommend Approval

**Stipulations:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

# 238 Marcy Street: Existing Conditions

Marcy Street-Side View



North-Side View: Main House



North-Side View: Extension





# 238 Marcy Street: Existing Conditions

West-Side View: Main House



West-Side View: Extension



South-Side View: Main House



South-Side View: Extension





# Proposed Construction Actions:

## Replace Exterior Cladding, Corner Trim, Eaves & Gutters



### Cladding

**Action:** vinyl and wood siding to be replaced as required to match underlying/existing

#### Proposed Replacement

**Material:** Western Red Cedar

**Profile:** clapboard w/ 4" reveal

**Finish:** clear sealer

### Corner Trim Boards

**Action:** corner trim boards to be replaced as required to match underlying/existing

#### Proposed Replacement

**Material:** Western Red Cedar

**Dimensions:** 5/4 x 5 (4 1/4 - 4 1/2)

**Finish:** clear sealer

### Fascia

**Proposed Action:** Fascia board to be replaced as required to match underlying existing

**Material:** Western Red Cedar

**Sizing:** Match existing 1x6 (VIF) fascia align

**Finish:** clear sealer

### Soffits

**Proposed Action:** Soffits to be replaced as required to match underlying existing

**Material:** Western Red Cedar

**Sizing:** Match existing (VIF) soffit align

**Finish:** clear sealer

### Gutters

**Proposed Action:** Gutters and downspouts to be replaced as required to match existing

**Material:** aluminum gutters and downspouts with leaf guards

**Finish:** White



# Proposed Construction Actions:

## Add Entrance Door Trims & Replace Exterior Lights

Existing Street-Side



Existing North-Side



Comparable Example for Proposed Door Trim



West-Side View:  
Main House



North-Side View: Extension



*Note: Proposed trim for North-Side Extension Patio Door to be discussed in following page*

### Entrance Door Trim

**Locations:** Street-Side, North-Side & West-Side entrances

**Existing:** no trim w/ vinyl simple gable style pediment

**Original:** likely wood 2-3" butt trim w/ simple gable style pediment

**Proposed Action:** Add 5" flat (or butt) casing with a Rams Crown header to 3 exterior door entrances

**Locations:** street-, north-, & back-side entrances

**Material:** Western Red Cedar

**Dimensions:**

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

Top casing: 5/4 x 5" (4 1/4 - 4 1/2)

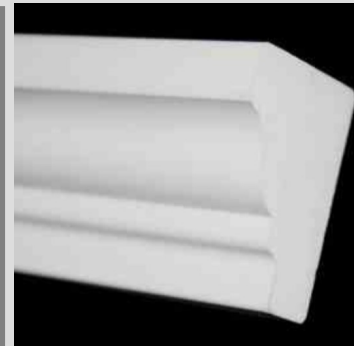
Header: length of top casing w/ 1" overhang

### Rams Crown Door Header

**Material:** Western Red Cedar

**Dimensions:**

Roughly 1-3/8" x 2-1/8"



### Door Lighting

**Proposed Action:** Replace existing above-door light fixture w/ 1 onion-style sconce light

**Placement:** On the latch side of each door.

**Entrance Locations:** All 4 exterior doors at street-, north- and west-sides

**Brand:** Livex Lighting

**Model:** 26901-04 Newburyport Series

Light Outdoor Wall Lantern in Bohemian Style

**Dimensions:** W:8.75" H:14.75"





# Proposed Construction Actions: Add Window Trims



## Window Trim:

**Existing:** no trim, aluminum shutters  
**Original:** likely wood backband casing

## Proposed Replacement Window Trim

**Locations:** all non-basement windows

**Material:** Western Red Cedar

### Dimensions:

Siding Casing: 5/4 x 4" (3 1/4" - 3 1/2")

Molding: Backband 1" (3/4" - 1")

Top casing: same width as sides

Sill: 2" historic

## Comparable Example for Proposed Window Trim





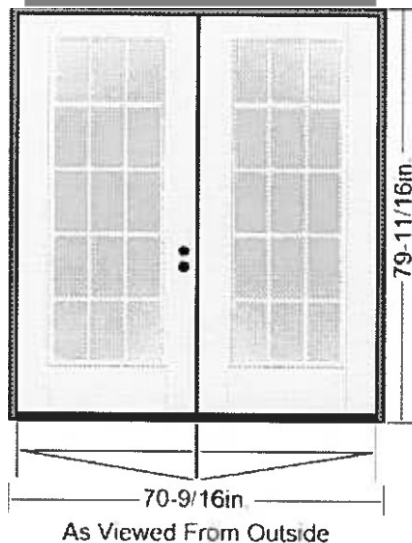
# Proposed Construction Actions: Replace North-Side Patio Doors

North-Side View: Extension

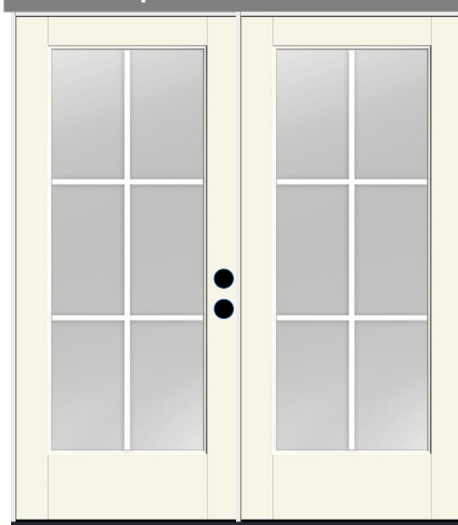


## Proposed Therma-Tru Double Door

Dimensions & Outswing



Proposed Grill Pattern



## North-Side Patio Door Trim

Existing: 2" backband wood trim

**Proposed Action:** trim to be replaced as required to match existing

**Location:** back-side entrance

**Material:** Western Red Cedar

**Dimensions:** Match existing

## Proposed Action:

### Replace Existing Patio door w/ Therma-Tru Double Door

Smooth-Star® Style No. S1206 | Full Lite  
Flush-Glazed | Glass Name: 6 Lite 2Wx3H  
Divided Lite

**Material:** Fiberglass

**Finish:** Alpine White Exterior

**Grille:** 6 stile lines

**Dimensions:** H: 79-11/16"; W: 70-9/16"

## Detailed Specifications

- Smooth-Star
- Double Entry Door
- 5/8 x 6/8
- Cut Down Door by 1 1/2 in.
- RH Outswing Active
- 6LT with Stile Lines (S108-FXG) Fixed Grille
- Clear Glass
- Composite Edge
- DBL Bore RAD Prep 2-3/8
- No Bore on Secondary Door
- 4-5/8" Final Frame Composite Rotproof Bottom Jamb
- Bronze Weatherstrip
- Outswing Composite Sill Mill/Light Cap Finish
- O/S Kerfed BRZ
- Rotproof Bottom 5/4 x 4 Casing
- 2 Residential / 4 NRP Brush Nickel 1C Hinges
- White Alum. with F-Bolts Astragal
- Applied Casing

## 1955 Condition

