

HDC

ADMINISTRATIVE APPROVALS

March 05, 2025

1. 1 Walton Alley -Recommended Approval
2. 40 Pleasant Street -Recommended Approval
3. 39 Holmes Court -Recommended Approval
4. 43 Holmes Court -Recommended Approval
5. 93 State Street -Recommended Approval
6. 50 Austin Street -Recommended Approval
7. 121 State Street, Unit #2 -Recommended Approval
8. 49 Sheafe Street -Recommended Approval
9. 93 Pleasant Street -Recommended Approval
10. 10 Market Square -Recommended Approval
11. 113-117 Market Street -Recommended Approval
12. 93-101 Market Street -Recommended Approval

1. 1 Walton Alley

-Recommended Approval

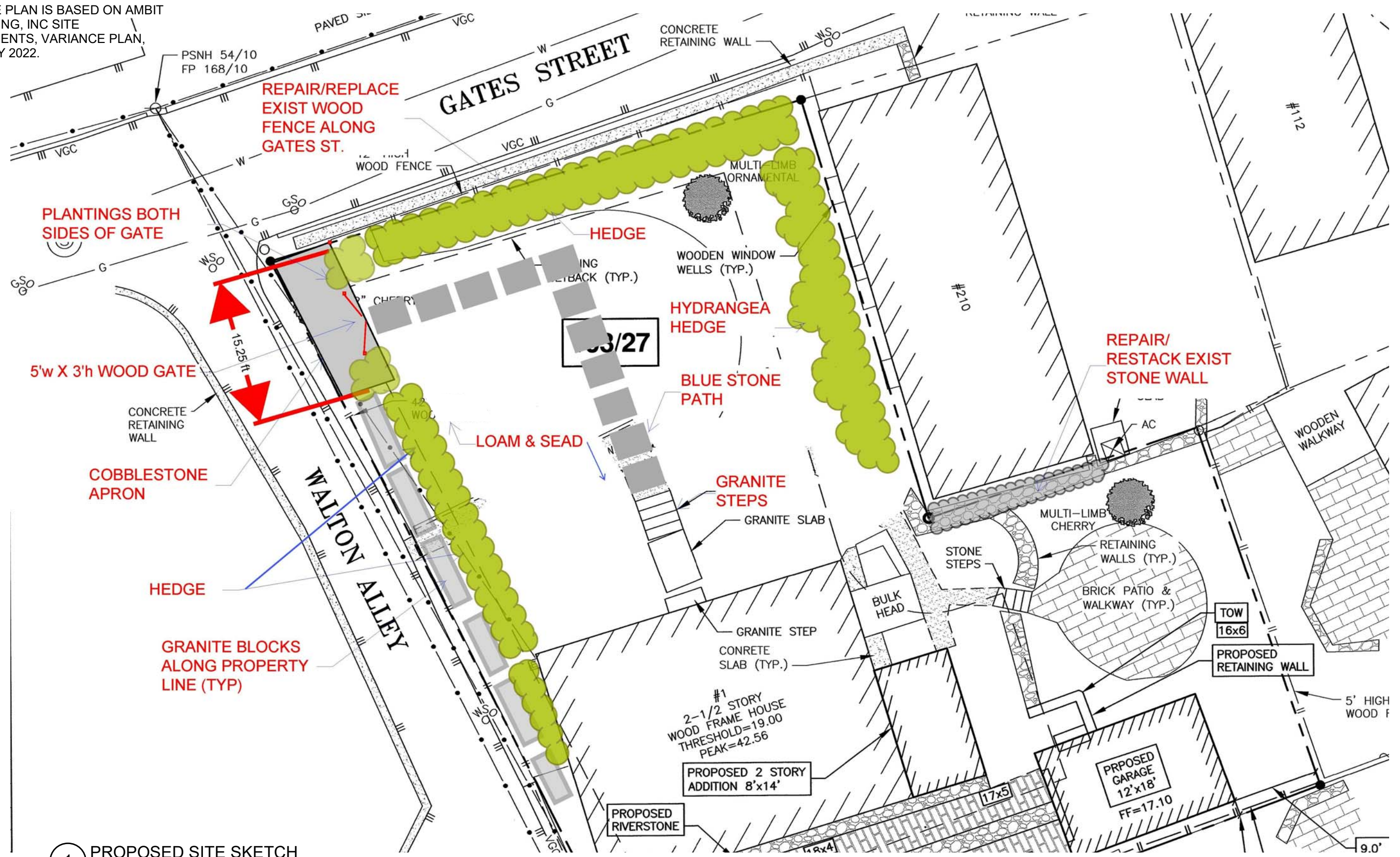
Background: The applicant is seeking approval for the installation of a gate and the replacement of a removed fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

NOTE: SITE PLAN IS BASED ON AMBIT ENGINEERING, INC SITE IMPROVEMENTS, VARIANCE PLAN, DATED MAY 2022.



1 PROPOSED SITE SKETCH

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WALTON ALLEY ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

PARITAL SITE PLAN

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



SK-6

1/8/2025
McHA: MG
Project Number: 22041
NOT TO SCALE



GATES STREET FENCE



COBBLESTONE APRON



GRANITE BLOCK BOARD & HEDGE



PROPOSED WOODEN FIELD GATE

NOTES:

1. THE PARKING SPACE CONSTRUCTED IN THE FRONT YARD WILL BE REMOVED, INCLUDING THE CRUSHED STONE AND GRANITE BOARDER AND REPLACE WITH LOAM AND SEED.
2. IT IS PROPOSED TO MAINTAINED THE COBBLESTONE APRON TO IMPROVE THE ROADWAY EDGE AS VEHICLES TYPICALLY CROSS ONTO THE PROPERTY WHEN MAKING A RIGHT TURN ONTO GATES STREET DUE TO THE NARROWNESS OF THE ROADWAYS AND INTERSECTION.
3. A 5' WIDE WOODEN FIELD GATE WILL BE PROVIDED ALONG WALTON ALLEY FOR THE PROPERTY OWNER TO HAVE ACCESS TO THEIR YARD FOR MAINTAINED.
4. THE GRANITE BLOCKS BOARDING WALTON ALLEY ARE SETBACK FROM THE PROPERTY LINE AND PROVIDE PROTECTION TO THE HOUSE AND PROPERTY DURING SNOW REMOVAL.
5. I IS OUR INTERPRETATION OF THE ZONING THAT THE REPAIR AND PLACEMENT OF THE WOODEN FENCE AND GATE FALL UNDER STAFF LEVEL EXEMPTION FROM CERTIFICATE OF APPROVAL AS LISTED IN PARAGRAPH 10.633.20 (18) *THE PLACEMENT, REMOVAL OR REPLACEMENT OF WOOD OR METAL FENCE (EXCEPT FOR CHAIN-LINK WHICH MAY ONLY BE REMOVED) PROVIDED THE REPLACEMENT FENCE IS IN SUBSTANTIALLY THE SAME LOCATION WITH SUBSTANTIALLY THE SAME HEIGHT, MATERIAL, AND DESIGN. THE GATE WILL BE UNDER 4 FEET IN HEIGHT AND NOT CONSIDERED A STRUCTURE AS DEFINED BY ZONING.*
6. OTHER PROPOSED LANDSCAPING SUCH AS GRANITE STEPS/LANDINGS AND STONE PATHS ALSO FALL UNDER THE EXEMPTIONS IN PARAGRAPH 10.633.20 (21).

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WALTON ALLEY ADDITION

1 WALTON ALLEY
PORTSMOUTH, NH 03801

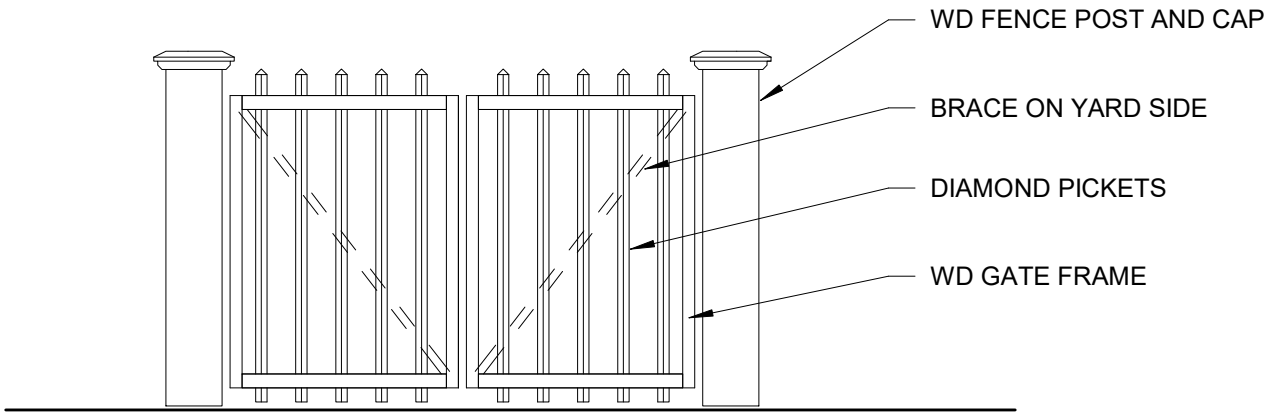
IMAGES & NOTES

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



SK-7

1/8/2025
McHA: Author
Project Number: 22041
NOT TO SCALE



1 GATE ELEVATION
1/2" = 1'-0"

FENCE NOTES:

- DESIGN INTENT IS TO MATCH THE EXISTING FENCE ALONG GATES STREET
- GATE SIZE: 3' H x 5' W

WALTON ALLEY ADDITION
1 WALTON ALLEY
PORTSMOUTH, NH 03801

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



ADDITIONAL GATE OPTION

Project Number: 22041

Date: 2/21/2025

Drawn By: MG

Checked By: MG

SK-8

Scale 1/2" = 1'-0"

2. 40 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for exterior lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

40 PLEASANT STREET

40 PLEASANT STREET

HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL (for LIGHTING) - 12/14/2022

PREVIOUS SUBMISSIONS:

PUBLIC HEARING - 10/05/2022

PUBLIC HEARING / WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- REPLACE EXISTING WINDOWS WITH NEW WINDOWS THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- ~~REMOVE EXISTING CANVAS AWNINGS AND CONSTRUCT NEW STEEL AND GLASS AWNINGS AT PLEASANT, CHURCH, AND STATE STREET ENTRANCES~~ REMOVED FROM SUBMISSION
- REPLACE EXISTING ENTRY DOOR WITH NEW DOOR AND FRAMES THAT UPHOLD THE HISTORICAL APPEARANCE OF THE CUSTOM HOUSE
- REPLACE CURRENT SIGNAGE WITH NEW SIGNAGE THAT BETTER RESPECTS THE BUILDING ARCHITECTURE
- **INSTALL NEW EXTERIOR LIGHTING TO ENHANCE THE FACADES AT NIGHT**

DRAWING INDEX:

GENERAL

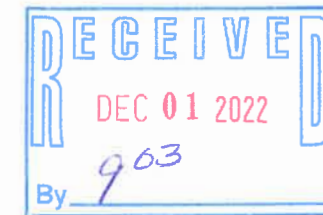
- T0.1 TITLE SHEET
- T1.0 CONTEXT - HISTORIC
- T1.1 CONTEXT - EXISTING

EXISTING DRAWINGS

- AE1.0 EXISTING GROUND PLAN
- AE2.0 EXISTING NORTH ELEVATION
- AE2.1 EXISTING EAST ELEVATION
- AE2.2 EXISTING SOUTH ELEVATION
- AE2.3 EXISTING WEST ELEVATION
- AE7.0 EXISTING WINDOW TYPES / DETAILS
- AE9.0 EXISTING WINDOW IMAGES

ARCHITECTURAL DRAWINGS

- A2.0 PROPOSED NORTH ELEVATION
- A2.1 PROPOSED EAST ELEVATION
- A2.2 PROPOSED SOUTH ELEVATION
- A2.3 PROPOSED WEST ELEVATION
- A5.0 SECTIONS AND DETAILS
- A5.1 SECTIONS AND DETAILS
- A5.2 SECTIONS AND DETAILS
- A5.3 ~~SECTIONS AND DETAILS~~ REMOVED FROM SUBMISSION
- A6.0 ~~PERSPECTIVE IMAGES~~ REMOVED FROM SUBMISSION
- A6.1 LIGHTING PERSPECTIVE IMAGES
- A6.2 LIGHTING PERSPECTIVE IMAGES
- A7.0 WINDOW TYPES
- A7.1 DOOR TYPES
- A7.2 WINDOW DETAIL COMPARISON
- A7.3 LIGHTING DETAILS
- A8.0 WINDOW CUT SHEET
- A8.1 LIGHTING CUT SHEET
- A9.0 ~~CANOPY PLAN/INSPIRATION~~ REMOVED FROM SUBMISSION
- A9.1 LIGHTING INSPIRATION



PROJECT:

KEY:

WINTER HOLBEN

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801

PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
TITLE SHEET

SCALE:
DRAWING NO.:

T0.1

**SHEETS FOR LIGHTING SUBMISSION SHOWN
SHADED**

40 PLEASANT STREET
PORTSMOUTH, NH 03801



EXISTING NORTH WEST BUILDING CORNER



EXISTING NORTH EAST BUILDING CORNER



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH EAST BUILDING CORNER



EXISTING WEST ELEVATION

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
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HOLBEN**
architecture + design

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KITTEERY, MAINE 03904
207.994.3104

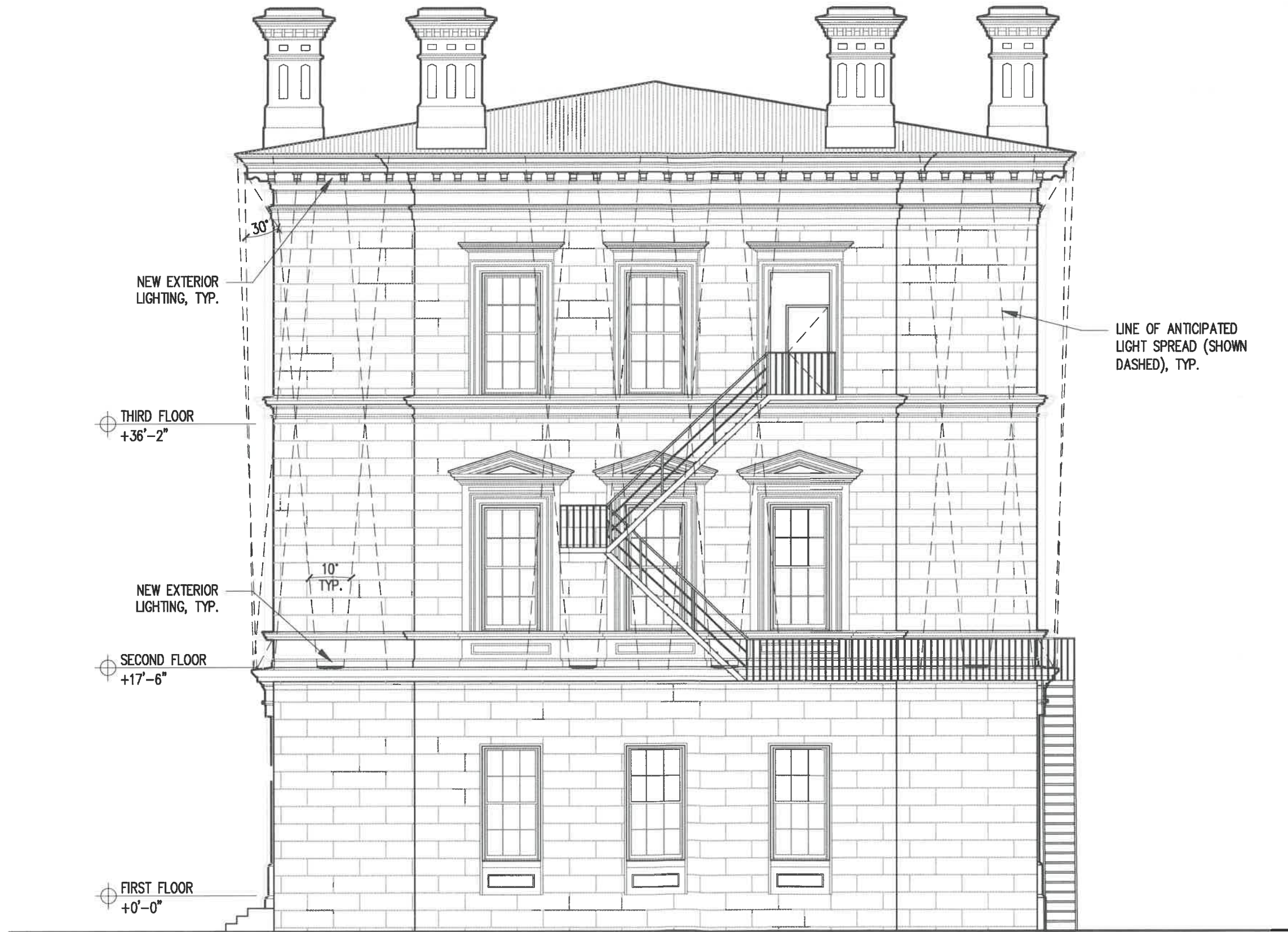
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

CONTEXT -
EXISTING

SCALE:
DRAWING NO.:

T1.1



40 PLEASANT STREET
 40 PLEASANT STREET
 PORTSMOUTH, NH 03801

PROJECT:
 KEY:

**WINTER
 HOLBEN**
 architecture + design

7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

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 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022

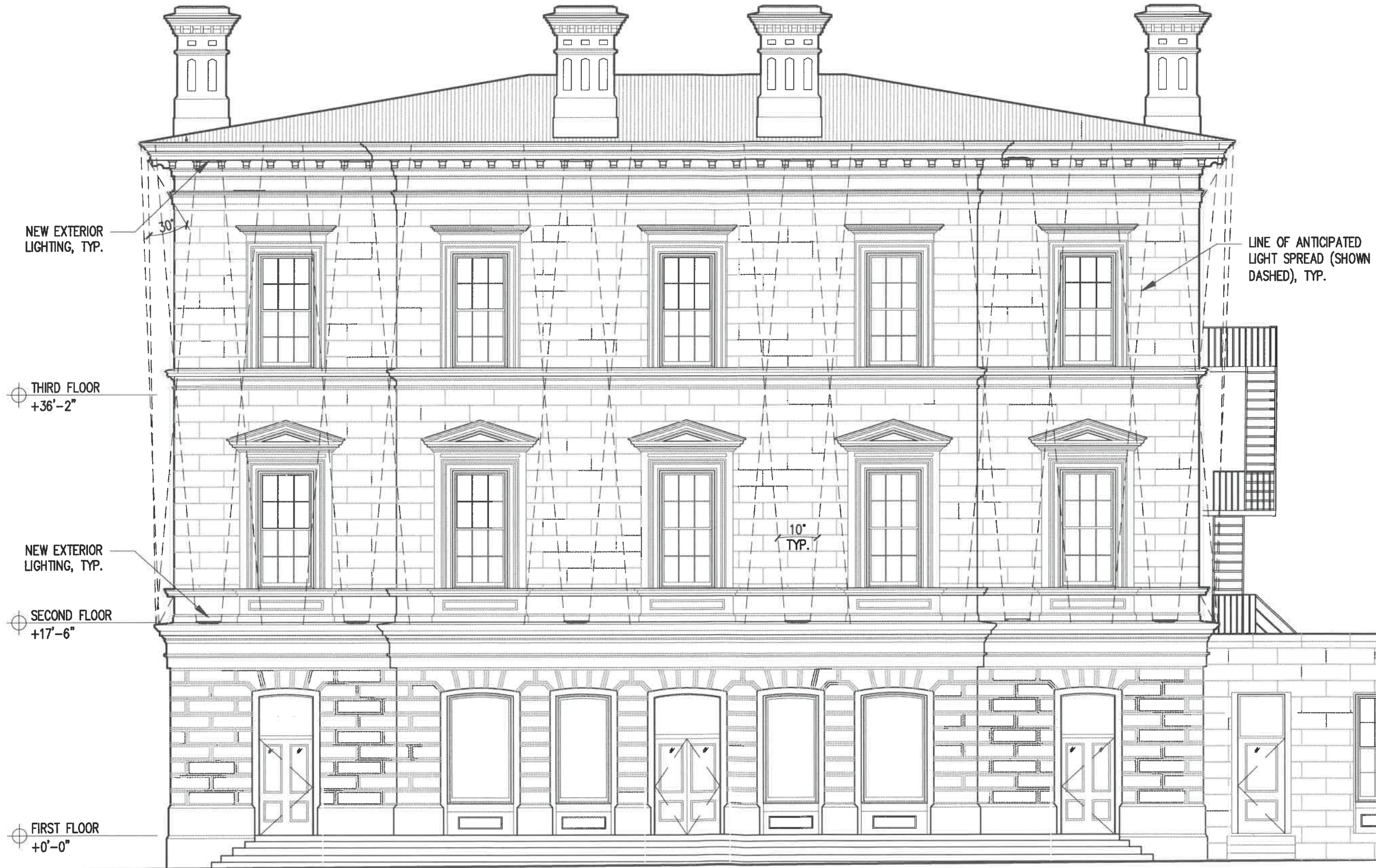
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 PROPOSED NORTH
 ELEVATION

SCALE:
 DRAWING NO.:

A2.0

PROPOSED NORTH ELEV. (PORTER ST.)
 SCALE 1/8"=1'-0"

A2.0 1



40 PLEASANT STREET
 40 PLEASANT STREET
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7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207.994.3104

REVISIONS:

PROJECT NAME:
 40 PLEASANT STREET
 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022
 DRAWING NAME:

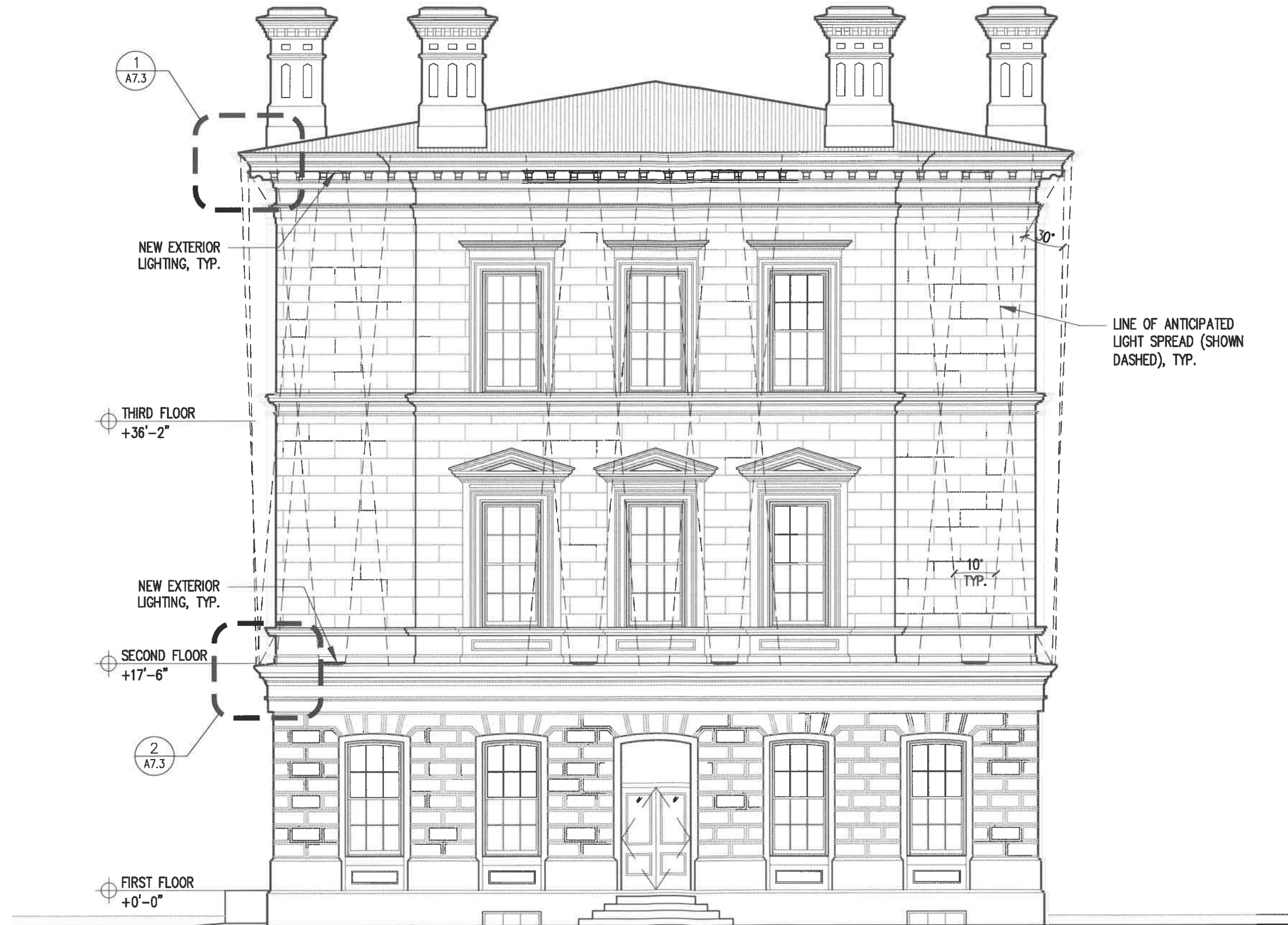
PROPOSED EAST
 ELEVATION

SCALE:
 DRAWING NO.:

A2.1

PROPOSED EAST ELEV. (PLEASANT ST.)
 SCALE 1/8"=1'-0"

A2.1 1



1
A7.3

NEW EXTERIOR
LIGHTING, TYP.

THIRD FLOOR
+36'-2"

NEW EXTERIOR
LIGHTING, TYP.

SECOND FLOOR
+17'-6"

2
A7.3

FIRST FLOOR
+0'-0"

LINE OF ANTICIPATED
LIGHT SPREAD (SHOWN
DASHED), TYP.

30°

10"
TYP.

PROPOSED NORTH ELEV. (STATE ST.)
SCALE 1/8"=1'-0"

A2.2 1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

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HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

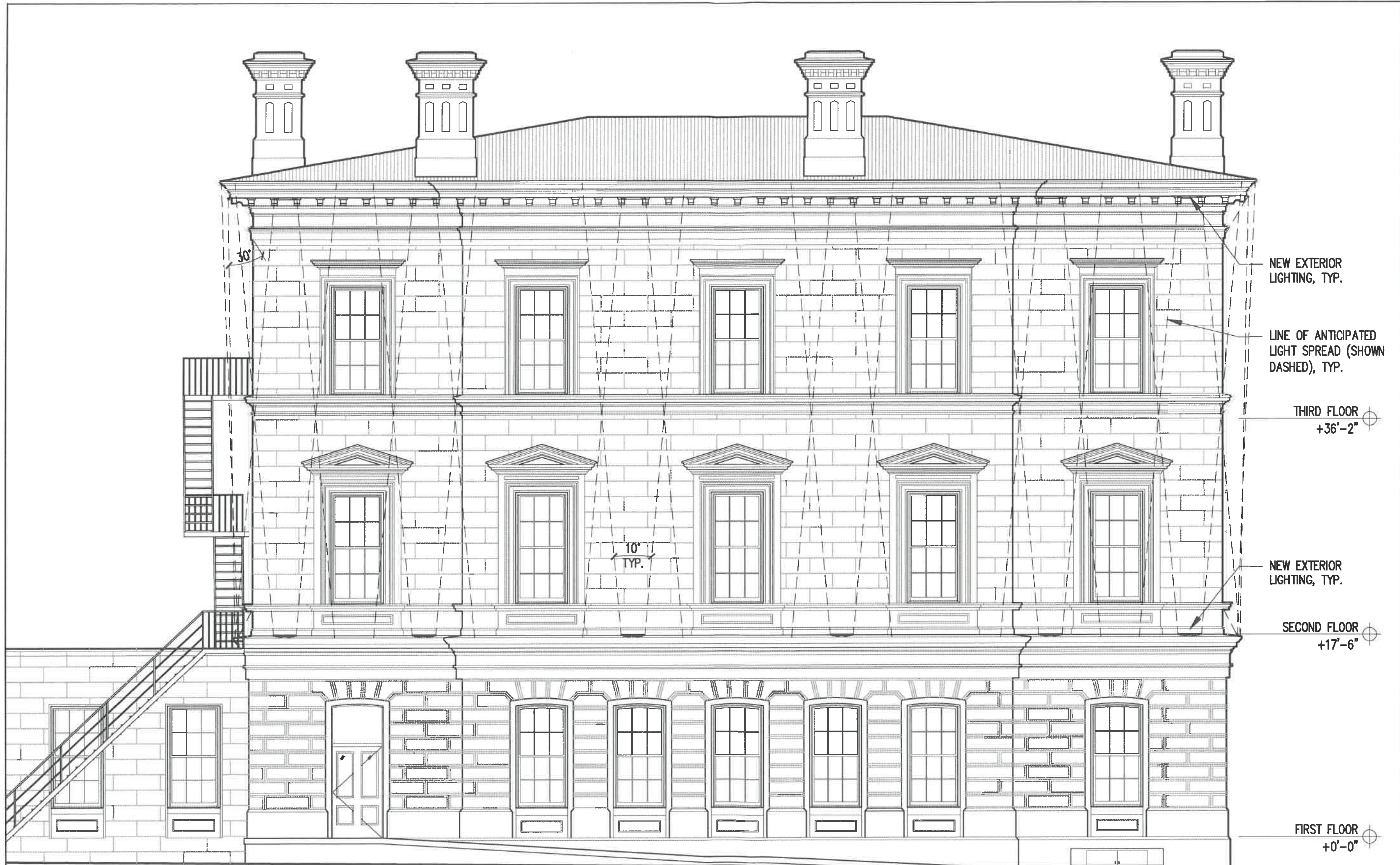
REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

PROPOSED SOUTH
ELEVATION

SCALE:
DRAWING NO.:

A2.2



40 PLEASANT STREET
 40 PLEASANT STREET
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 207.994.3104

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 40 PLEASANT ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22065
 DRAWN BY: GL/RW
 APPROVED BY: BH
 ISSUE DATE: 9/23/2022
 DRAWING NAME:

PROPOSED WEST
 ELEVATION

SCALE:
 DRAWING NO.:

A2.3

PROPOSED WEST ELEV. (CHURCH ST.)
 SCALE: 1/8"=1'-0"

A2.3 **1**



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - DAY TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022

DRAWING NAME:
LIGHTING
PERSPECTIVE

SCALE:
DRAWING NO.:

A6.1



40 PLEASANT STREET FROM CORNER OF PLEASANT AND STATE - NIGHT TIME

SCALE: N.T.S.

A6.1

1

40 PLEASANT STREET

40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:

KEY:

**WINTER
HOLBEN**

architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

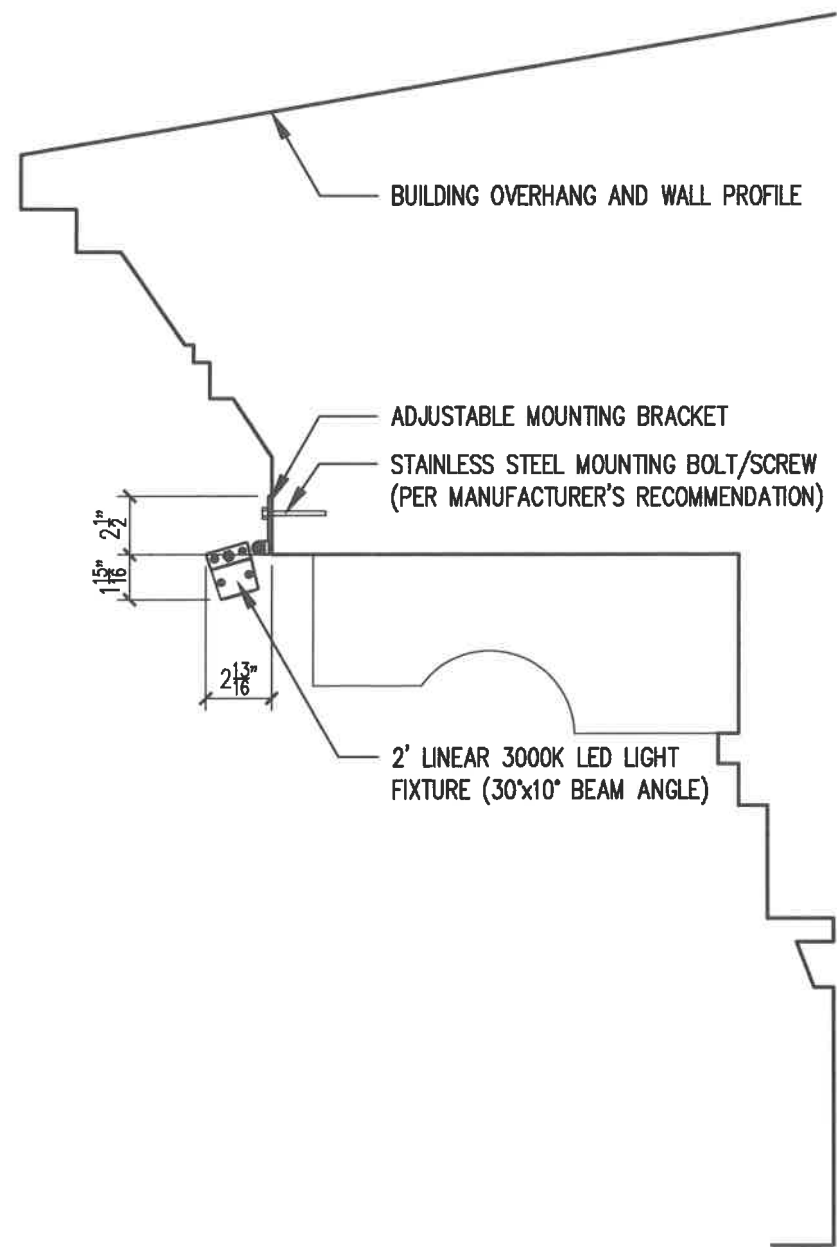
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40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING
PERSPECTIVE

SCALE:

DRAWING NO.:

A6.2

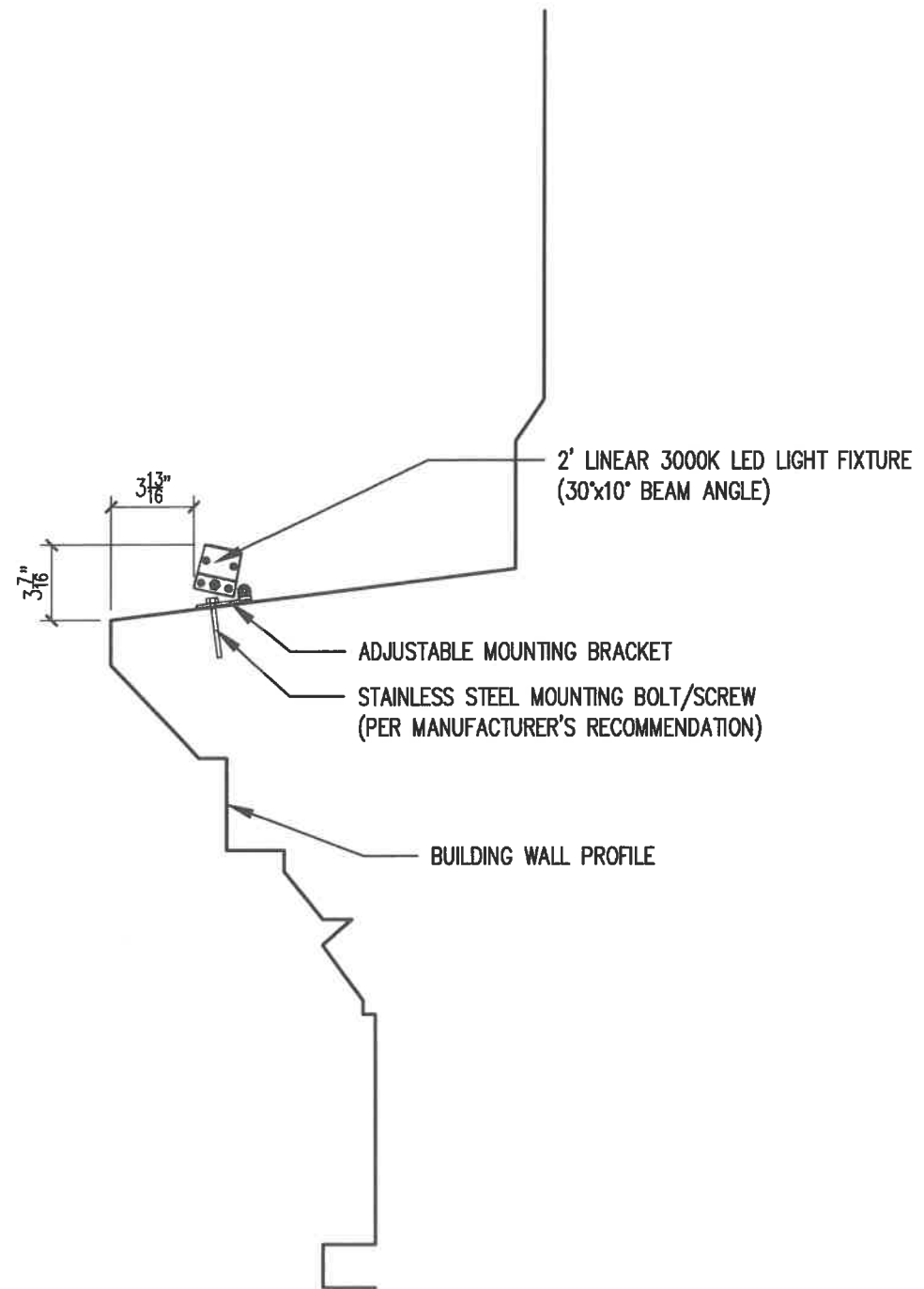


LIGHTING DETAIL AT OVERHANG

SCALE: 1 1/2"=1'-0"

A7.3

1



LIGHTING DETAIL AT WATERTABLE

SCALE: 1 1/2"=1'-0"

A7.3

2

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
UNIT 209-B
KITTELY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:
LIGHTING DETAILS

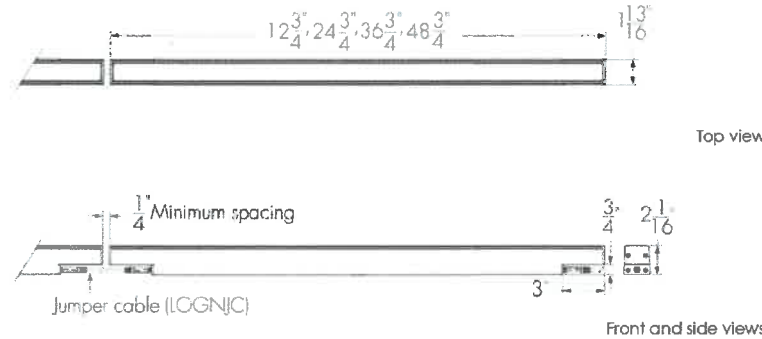
SCALE:
DRAWING NO.:

A7.3

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____

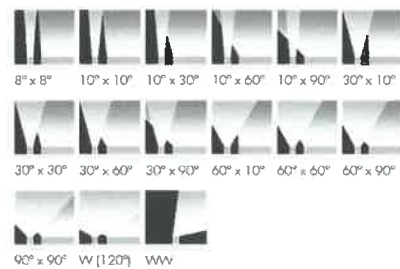


Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8°x8°	2,173	58,720
10°x10°	2,102	45,812
10°x30°	2,038	12,959
10°x60°	2,026	6,911
10°x90°	2,031	3,622
30°x10°	2,043	12,919
30°x30°	2,986	6,894
30°x60°	2,895	4,362
30°x90°	2,917	3,152
60°x10°	2,025	8,019
60°x60°	2,924	2,162
60°x90°	2,905	2,603
90°x90°	2,856	1,766
W (120°)	1,225	602
WW	2,164	10,498

Based on 4000K, CRI 80+, 4ft [1219mm], NO control. Photometric performance is measured in compliance with IESNA LM-79-08.

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go anywhere.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
Optics	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash
Options	Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications
Power Consumption	2 W/ft, 4 W/ft, 7 W/ft
Warranty	5-year limited warranty
Performance	
Maximum Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)
Maximum Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 58,720 cd at nadir (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Colors and Color Temperatures



Controls

ON/OFF UCTL

Ratings

IP66 IK08

Certifications



Illuminance at Distance Minimum 1 fc at 144 ft (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), Minimum 1 fc at 203 ft (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), Minimum 1 fc at 242 ft (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

Color Consistency 3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)

Color Rendering CRI 80+, CRI 90+ (27K and 30K color temperatures only)

Lumen Maintenance L70 >90,000 hrs

Physical

Housing Material Low copper content extruded aluminum

Lens Material Clear tempered glass

Hardware Material Stainless steel

End Cap Material Machined aluminum

Gasket Material Silicone

Surface Finish Electrostatically applied polyester powder coat

Weight 1.4 lbs (12 in), 2.9 lbs (24 in), 4.4 lbs (36 in), 6 lbs (48 in)

Electrical and control

Voltage 48 VDC

Resolution (DMX/RDM) Per fixture, 8-bit or 16-bit

Control On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)

Environmental

Storage Temperature -40 °F to 185 °F (device must reach start-up temperature value before operating)

Start-up Temperature -13 °F to 122 °F

Operating Temperature -40 °F to 122 °F

Ingress Protection Rating IP66

Impact Resistance Rating IK08 (IK09 for 48 in fixtures)

Application Wind Speed Luminaires were designed based on AASHTO 2013 standard to ensure highest quality and safety. Installation should be validated by a local project engineer to ensure the luminaires are suitable for the wind speed and exposure of the specific application

Accessories (order separately)

Cables Lumenfacade Nano Jumper Cable (LOGNJC), Trunk Power Cable (IKPWR), Trunk Data Cable (IKDMX), Lumenfacade Nano Jumper Cable Joiner (LOGNJC-JOINER)

Control Boxes Low-Voltage Control Box (LCBX), Low-Voltage Splitter Box (LSBX)

Remote Power Supply Large Power Supply (LGPSU)

Optical Accessories Lumenfacade Nano Radial Louver (LOGNRD), Lumenfacade Nano Visor (LOGNVS)

lumenpulse™

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2 / 16

40 PLEASANT STREET
40 PLEASANT STREET
PORTSMOUTH, NH 03801

PROJECT:
KEY:

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03904
207.994.3104

REVISIONS:

PROJECT NAME:
40 PLEASANT STREET
40 PLEASANT ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22065
DRAWN BY: GL/RW
APPROVED BY: BH
ISSUE DATE: 9/23/2022
DRAWING NAME:

LIGHTING CUT SHEET

SCALE:
DRAWING NO.:

A8.1

lumenpulse™

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1 / 16



LIGHTING PRECEDENT 1



LIGHTING PRECEDENT 2



LIGHTING PRECEDENT 3



LIGHTING PRECEDENT 4

40 PLEASANT STREET

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PORTSMOUTH, NH 03801

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ISSUE DATE: 9/23/2022

DRAWING NAME:
LIGHTING
INSPIRATION
IMAGES

SCALE:
DRAWING NO.:

A9.1

3. 39 Holmes Court

-Recommended Approval

Background: The applicant is seeking approval for decking and railing materials.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

39 Holmes Court Administrative appeal for HDC

1 message

Patrick Driscoll <patremodeling@gmail.com>

Tue, Feb 11, 2025 at 4:17 PM

To: Izak Gilbo <igilbo@cityofportsmouth.com>, Patrick Driscoll <starislandbuilders@gmail.com>

Izak,

Could you ask the HDC for an administrative appeal or approval of the decking and railing items detailed below? The plans do not specify a material, and it doesn't look like they were discussed.

- Decking: For the small landing and stairs to the mudroom, as well as the rescue balcony on the 3rd floor. The owners are requesting TimberTech Landmark Collection in Castle Gate for the steps and decking. More details can be found here.
- Mudroom Entry Railing: TimberTech Impression Rail Express with rectangular aluminum balusters and the Classic Top Rail option in Black, including the newels, balusters, and handrail. More details here.
- Third Floor Railing: To be fabricated by our metal fabricator. It will match the drawing (I don't believe this needs approval)

Chris or I will drop off the printed material for these items. Let me know if you need any additional information.

Thank you,

Pat Driscoll
Owner- Star Island Builders
Cell- 603-249-6886
Star Island Builders Instagram

#39 Holmes Ct.



PROPOSED SOUTH ELEVATION

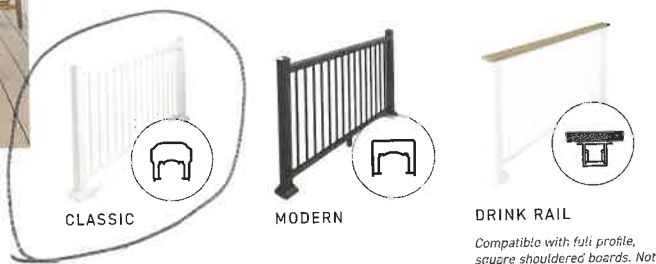
Ask AI Assistant

IMPRESSION RAIL EXPRESS®



Impression Rail Express in Black with Drink Rail Vintage Collection® in Weathered Teak

Made of aluminum for strength and corrosion resistance with powder-coating for a sleek design, this customizable, panelized railing system is straightforward to install.



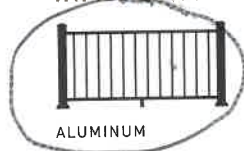
CLASSIC

MODERN

DRINK RAIL

Compatible with full profile, square shouldered boards. Not compatible with glass infill.

INFILL OPTIONS



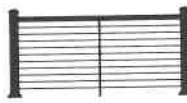
ALUMINUM



GLASS*



VERTICAL CABLE



HORIZONTAL CABLE



ALUMINUM BALUSTERS WITH OPEN MID-RAIL

Also available with Glass Infill*

COLOR OPTIONS



WHITE



DARK BRONZE



BLACK

*Glass must be sourced separately



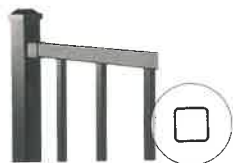
Fulton Rail in Black Vintage Collection® in English Walnut

FULTON RAIL™ New

Bring a graceful, understated aesthetic to your decking projects. Made of galvanized steel, this beautiful, panelized rail system is fast to install and durability-enhanced for a long life.

- Panelized system for easier, faster installations
- Architectural grade powder coating provides resistance to chipping, fading and chalking
- Opening price point delivers style, durability, and value
- 15-Year Limited Warranty
- Available regionally

FEATURING FULTON RAIL

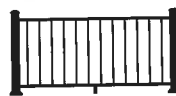


TOP RAIL OPTION



DRINK RAIL

INFILL OPTION



STEEL BALUSTERS

COLOR OPTION



BLACK



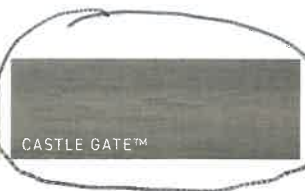
Landmark Collection in French White Oak®



FRENCH WHITE OAK®



BOARDWALK®

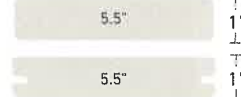


CASTLE GATE™



AMERICAN WALNUT®

STANDARD



ADVANCED PVC

LANDMARK COLLECTION®

Crosscut Hardwoods

For a look that resembles popular hardwoods like white oak and walnut, choose this crosscut cathedral grain style with a matte finish and cascading color blending for subtle board-to-board variation.

- Cascading highlights and lowlights create dramatic coloring for unique board-to-board variation
- With an Ignition Resistant designation, Class A Flame Spread Rating, and WUI Compliance, it's the best choice for fire zones
- All colors available in standard width

ADVANCED PVC

HARVEST+ COLLECTION New

Understated Cathedral Grain

Bring the character of gently worn hardwoods to your outdoor space. This collection features a beautifully aged patina for a natural, lived-in look.

- Blended coloring with subtle highlights, lowlights, and tonal variations
- Artful layering of open and cathedral grain patterns with a low-gloss finish
- Harvest+ is expected to meet WUI requirements, but final testing was pending at the time of publication; please visit TimberTech.com for the most up-to-date information
- Available in standard width and thickness



Harvest+ Collection in Timber Gray
RadianceRail Express® in White

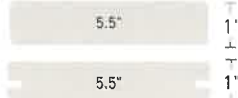


TOASTED WHEAT



TIMBER GRAY

STANDARD



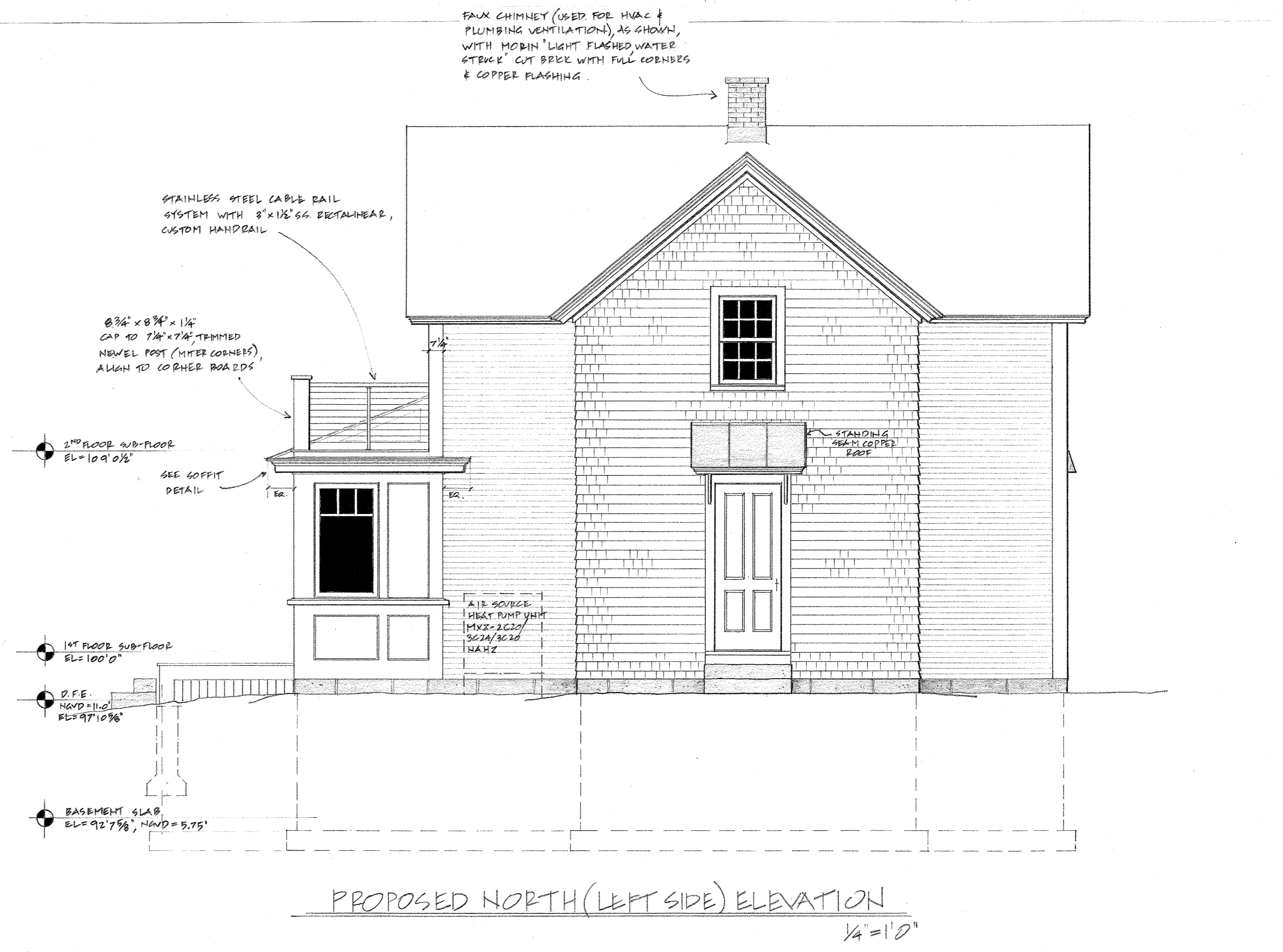
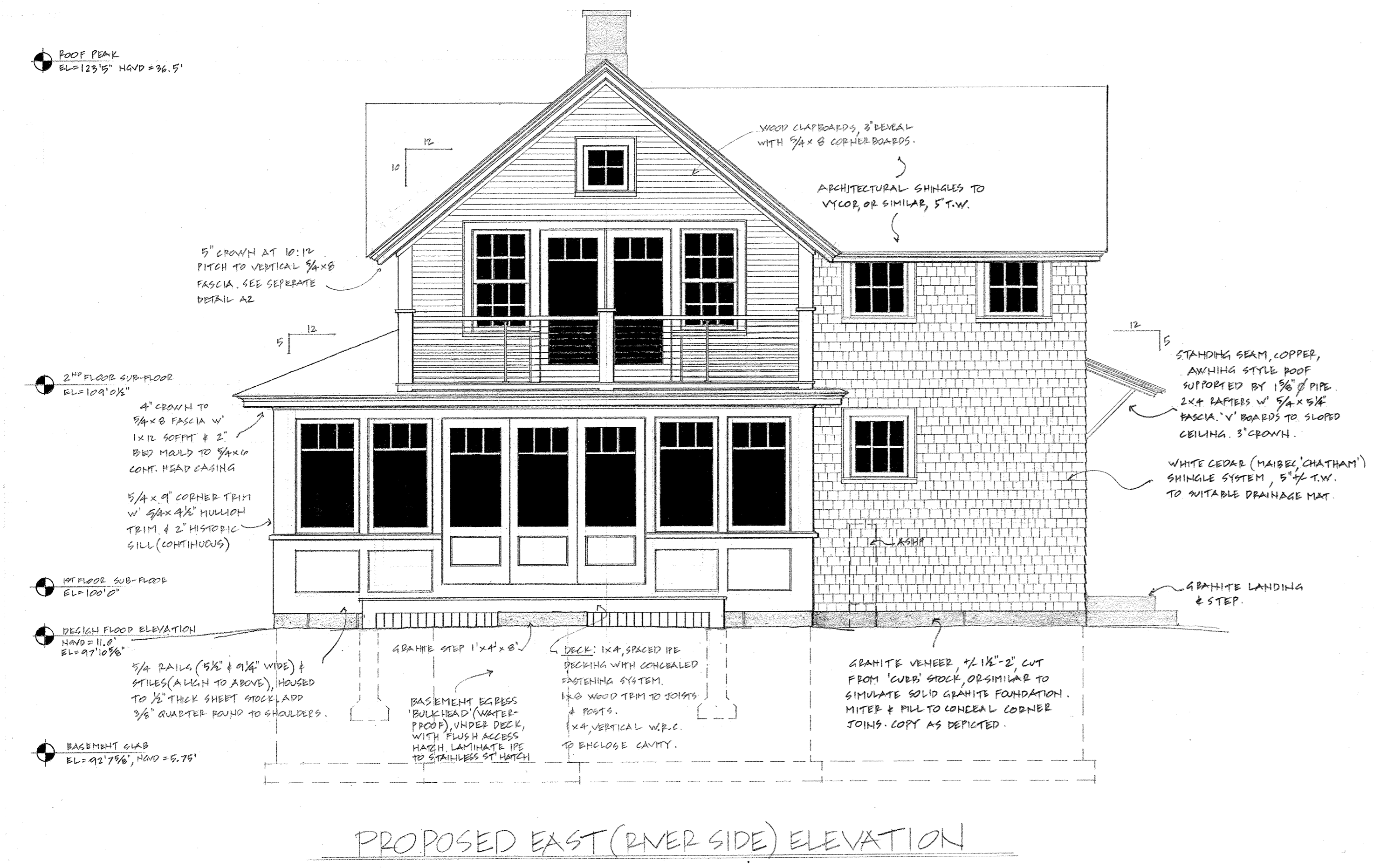
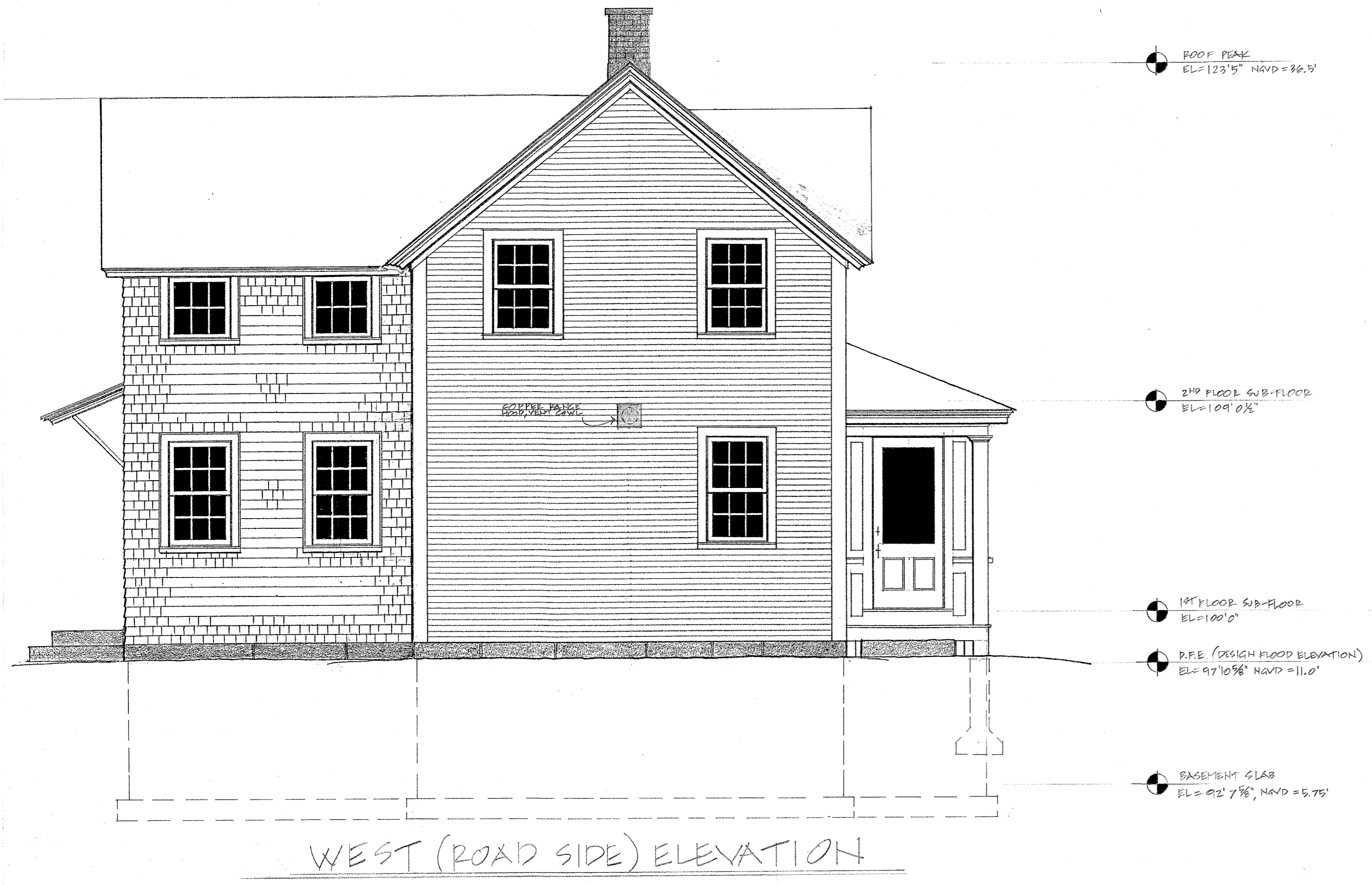
4. 43 Holmes Court -Recommended Approval

Background: The applicant is seeking approval to change the previously approved Green Mountain Windows to Lepage windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



TITLE: PROPOSED ELEVATIONS
SCALE: 1/4"=1'0"
DATE: 2.6.2023
REVISIONS:

PROPOSED NEW STRUCTURE
AT 43 HOLMES COURT,
PORTSMOUTH, NH.



Where prestige finds its true home



DRAWINGS TO SCALE

Authorized Dealer

Clear Advantage Windows & Doors

210 WEST ROAD SUITE 8
PORTSMOUTH, NH, 03801, USA

Téléphone: 603-436-9420

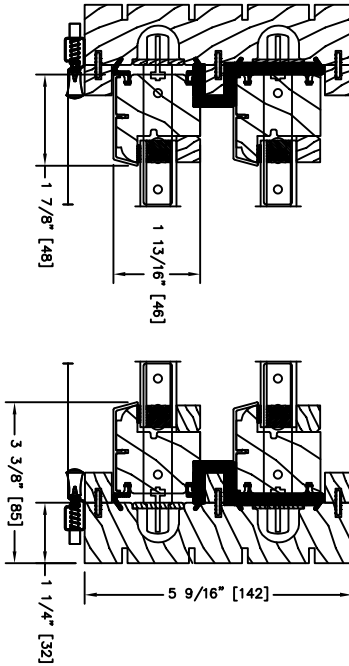
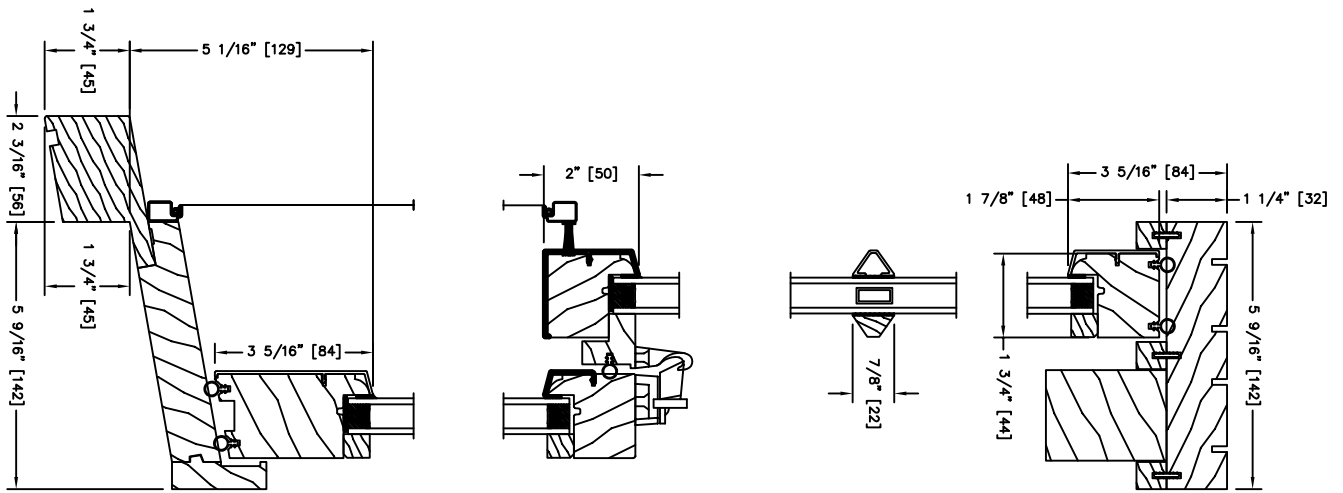
Job Star Island - Holmes Crt

Quote number 542757

Care Of

Last modified date 2025-02-25 14:04

WOOD FRAME CLAD SASH XL-100



DRAWING NUMBER:
MJZ2617

JOB:
STAR ISLAND HOLMES CRT

QUOTE:
542757

CUSTOMER:
CLEAR ADVANTAGE WINDOWS & DOORS

DRAWN BY:
M.ZAMSKY

SALES REP:
P. NEUFFER

SCALE:
3"=1'

DATE: 02-26-25
1ST REV:
2ND REV:

3RD REV:
4TH REV:
5TH REV:

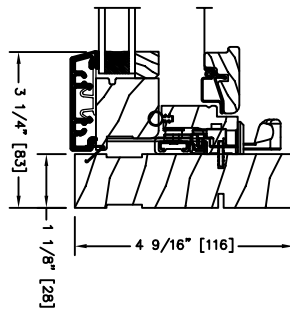
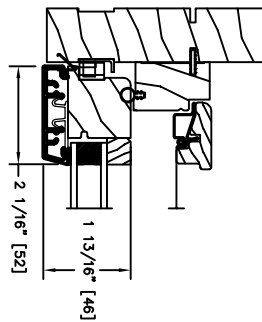
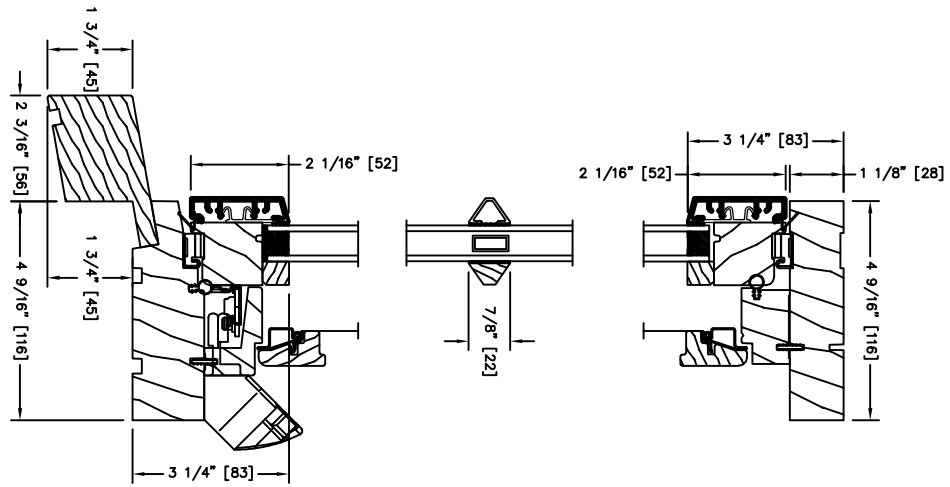
PAGE:
1



**LEPAGE
MILLWORK**
WHERE PRESTIGE FINDS ITS TRUE HOME

141, CHEMIN DES RAYMOND
C.P. 1298 G5R 4L9 RIVIÈRE-DU-LOUP
TÉL: (418) 862-2611
FAX: (418) 862-2391

WOOD FRAME CLAD SASH WC-100



DRAWING NUMBER:
MJZ2617

JOB:
STAR ISLAND HOLMES CRT

QUOTE:
542757

CUSTOMER:
CLEAR ADVANTAGE WINDOWS & DOORS

DRAWN BY:
M.ZAMSKY

SALES REP:
P. NEUFFER

SCALE:
3"=1'

DATE: 02-26-25
1ST REV:
2ND REV:

3RD REV:
4TH REV:
5TH REV:

PAGE:
2

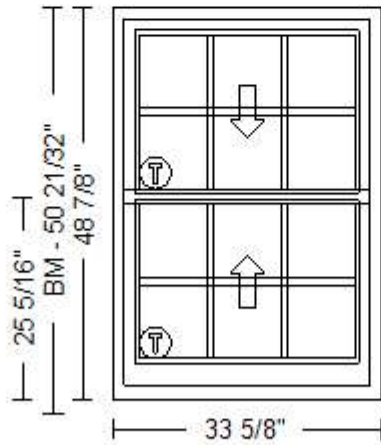


LEPAGE
MILLWORK
WHERE PRESTIGE FINDS ITS TRUE HOME

141, CHEMIN DES RAYMOND
C.P. 1298 G5R 4L9
RIVIÈRE-DU-LOUP
TÉL: (418) 862-2611
FAX: (418) 862-2391

Item : 100-1 Quantity : 2
 Location : DT: 21,22

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 26 15/16 x 19 1/4" (683.48 x 489.16mm)

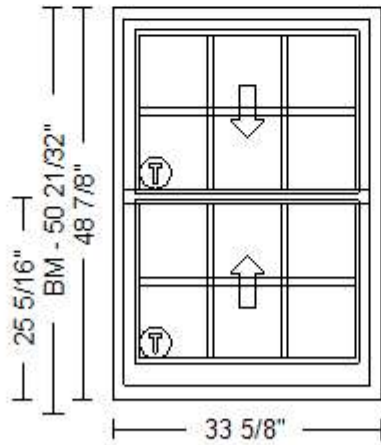
Grille Visible Glass : 8 3/8 x 9 3/16" (213.16 x 233.58mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 2 / 20	Care Of:	

Item : 200-1 Quantity : 1
 Location : AT: 1

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 26 15/16 x 19 1/4" (683.48 x 489.16mm)

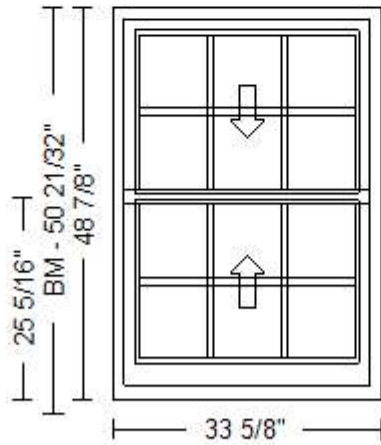
Grille Visible Glass : 8 3/8 x 9 3/16" (213.16 x 233.58mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 3 / 20	Care Of:	

Item : 300-1 Quantity : 3
 Location : A: 2,3,4

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 26 15/16 x 19 1/4" (683.48 x 489.16mm)

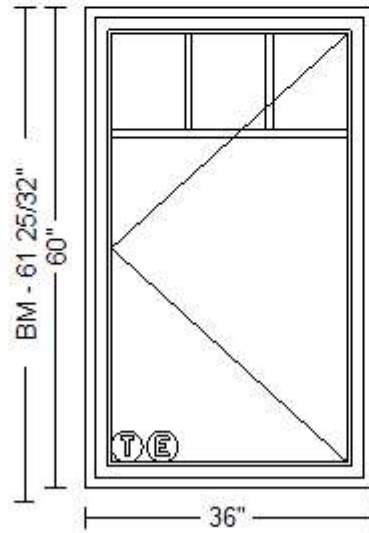
Grille Visible Glass : 8 3/8 x 9 3/16" (213.16 x 233.58mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 4 / 20	Care Of:	

Item : 400-1 Quantity : 1
 Location : BT- LEFT: 5

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

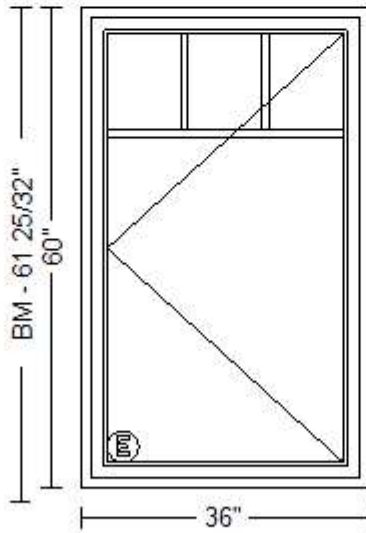
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 5 / 20	Care Of:	

Item : 500-1 Quantity : 1
 Location : BT- LEFT: 6

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

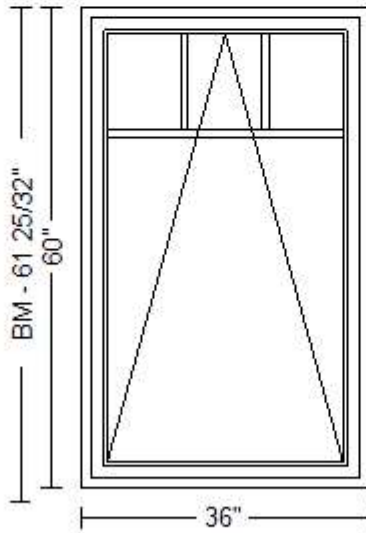
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 6 / 20	Care Of:	

Item : 600-1 Quantity : 3
 Location : B Awning: 7,8,9

Unit: | PRODUCT TYPE |
 Wood Awning



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

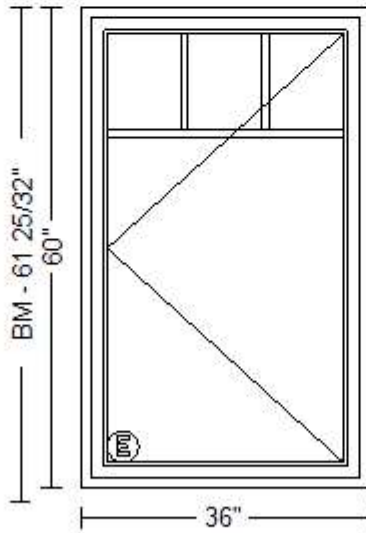
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 7 / 20	Care Of:	

Item : 700-1 Quantity : 1
 Location : B- RIGHT: 10

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

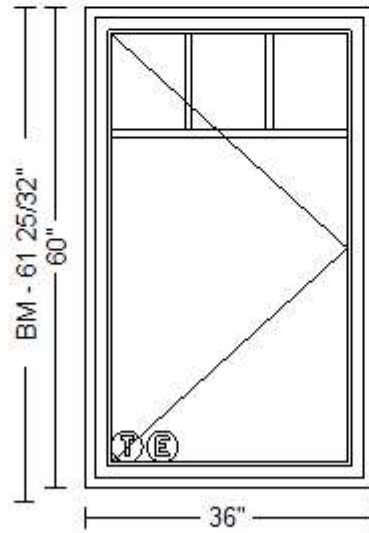
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 8 / 20	Care Of:	

Item : 800-1 Quantity : 1
 Location : BT- RIGHT: 11

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

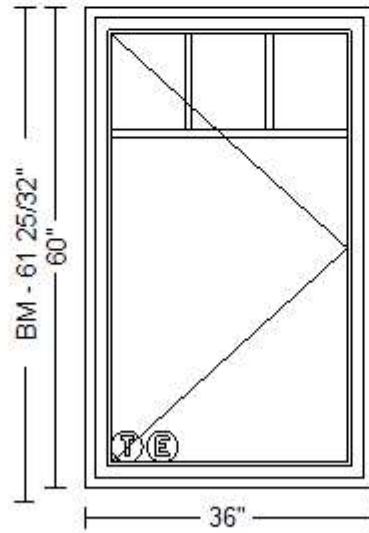
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 9 / 20	Care Of:	

Item : 900-1 Quantity : 2
 Location : BT Awning: 12,13

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

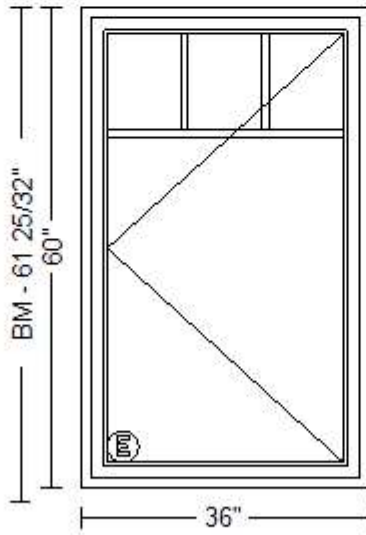
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 10 / 20	Care Of:	

Item : 1000-1 Quantity : 1
 Location : B- LEFT: 14

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

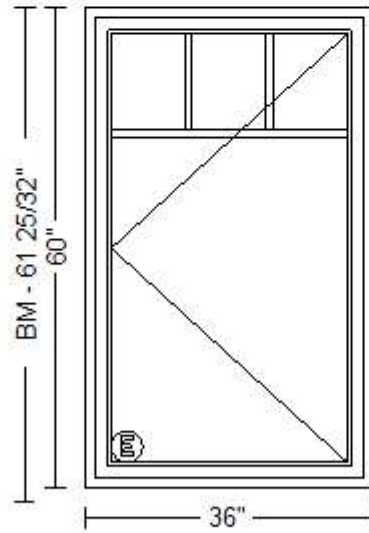
Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 11 / 20	Care Of:	

Item : 1100-1 Quantity : 1
 Location : B- RIGHT: 15

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 36"x60"
 (914.4 x 1524mm)

Ext. Casing : 36"x61 3/4"
 (914.4 x 1569.1mm)

Rough Opening : 37"x60 1/2"
 (939.8 x 1536.7mm)

Visible Glass : 29 1/2 x 53 1/2" (749 x 1358.6mm)

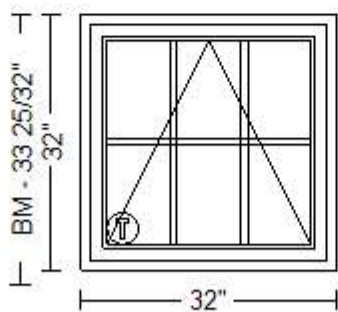
Grille Visible Glass : 9 1/4 x 12" (235 x 304.8001mm)
 30 3/8 x 40 5/8" (772 x 1031.8mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 12 / 20	Care Of:	

Item : 1200-1 Quantity : 3
 Location : ET: 16,17, 18

Unit: | PRODUCT TYPE |
 Wood Awning



Frame Size : 32"x32"
 (812.8 x 812.8mm)

Visible Glass : 25 1/2 x 25 1/2" (647.4 x 647.4mm)

Ext. Casing : 32"x33 3/4"
 (812.8 x 857.9mm)

Grille Visible Glass : 7 15/16 x 12 5/16" (201.13 x 312.7mm)

Rough Opening : 33"x32 1/2"
 (838.2 x 825.5mm)

Horn length : 4 (101.6mm)

Quote:
542757

Customer:
Clear Advantage Windows & Doors

Date:
02/25/2025

Job:

Page:
13 / 20

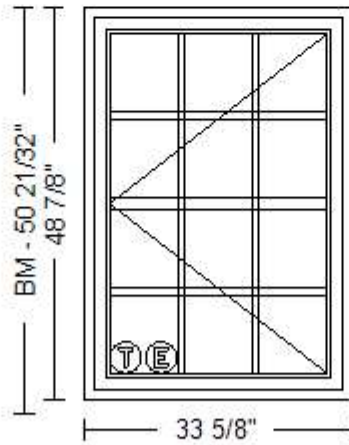
Care Of:

Scale:
1/2" = 1'

LEPAGE
 MILLWORK

Item : 1300-1 Quantity : 1
 Location : H: 19

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 27 1/8 x 42 3/8" (688.68 x 1076.03mm)

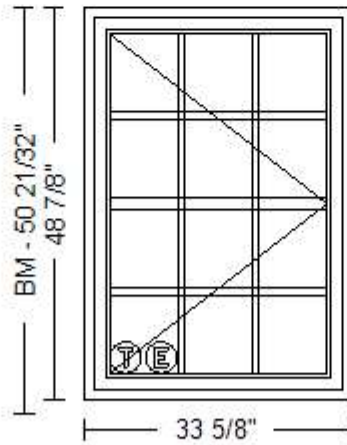
Grille Visible Glass : 8 7/16 x 9 3/4" (214.89 x 247.01mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 14 / 20	Care Of:	

Item : 1400-1 Quantity : 1
 Location : H: 20

Unit: | PRODUCT TYPE |
 Wood Casement



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 27 1/8 x 42 3/8" (688.68 x 1076.03mm)

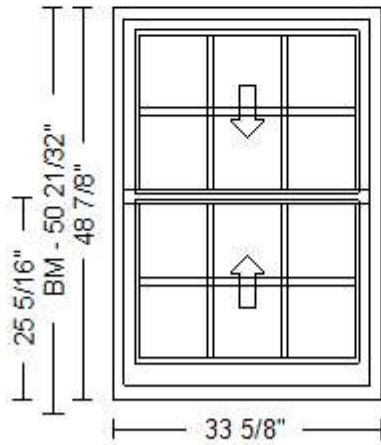
Grille Visible Glass : 8 7/16 x 9 3/4" (214.89 x 247.01mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 15 / 20	Care Of:	

Item : 1500-1 Quantity : 1
 Location : D: 23

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 26 15/16 x 19 1/4" (683.48 x 489.16mm)

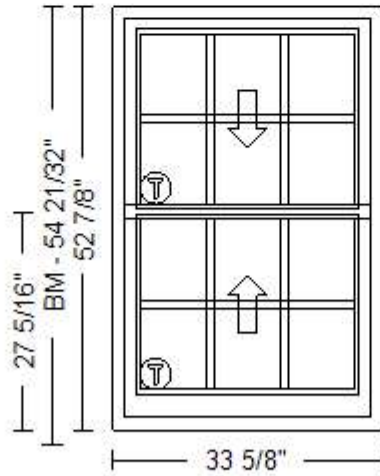
Grille Visible Glass : 8 3/8 x 9 3/16" (213.16 x 233.58mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 16 / 20	Care Of:	

Item : 1600-1 Quantity : 2
 Location : AT: 24,25

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x52 7/8"
 (854.075 x 1343.025mm)

Ext. Casing : 33 5/8"x54 5/8"
 (854.075 x 1388.125mm)

Rough Opening : 34 5/8"x53 3/8"
 (879.475 x 1355.725mm)

Visible Glass : 26 15/16 x 21 1/4" (683.48 x 539.96mm)

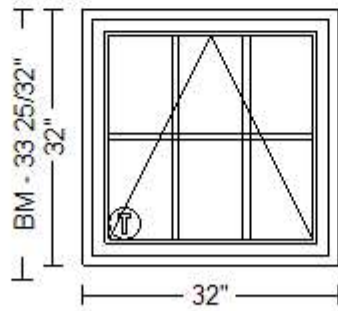
Grille Visible Glass : 8 3/8 x 10 3/16" (213.16 x 258.98mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 17 / 20	Care Of:	

Item : 1700-1 Quantity : 2
 Location : ET: 26,27

Unit: | PRODUCT TYPE |
 Wood Awning



Frame Size : 32"x32"
 (812.8 x 812.8mm)

Ext. Casing : 32"x33 3/4"
 (812.8 x 857.9mm)

Rough Opening : 33"x32 1/2"
 (838.2 x 825.5mm)

Visible Glass : 25 1/2 x 25 1/2" (647.4 x 647.4mm)

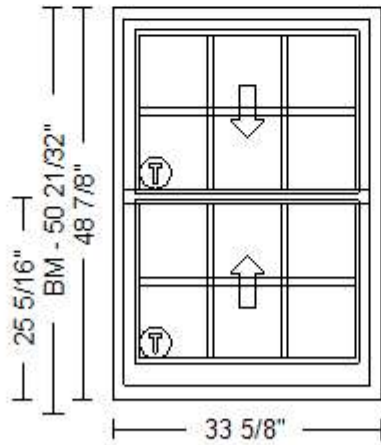
Grille Visible Glass : 7 15/16 x 12 5/16" (201.13 x 312.7mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 18 / 20	Care Of:	

Item : 1800-1 Quantity : 1
 Location : DT: 28

Unit: | PRODUCT TYPE |
 Wood Huna XL-100



Frame Size : 33 5/8"x48 7/8"
 (854.075 x 1241.425mm)

Ext. Casing : 33 5/8"x50 5/8"
 (854.075 x 1286.525mm)

Rough Opening : 34 5/8"x49 3/8"
 (879.475 x 1254.125mm)

Visible Glass : 26 15/16 x 19 1/4" (683.48 x 489.16mm)

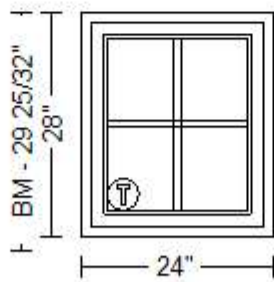
Grille Visible Glass : 8 3/8 x 9 3/16" (213.16 x 233.58mm)

Horn length : 4 (101.6mm)

Quote: 542757	Customer: Clear Advantage Windows & Doors	LEPAGE MILLWORK
Date: 02/25/2025	Job:	
Page: 19 / 20	Care Of:	

Item : 1900-1 Quantity : 1
 Location : F: 29

Unit: | PRODUCT TYPE |
 Wood Awning



Frame Size : 24"x28"
 (609.6 x 711.2mm)

Visible Glass : 17 1/2 x 21 1/2" (444.2 x 545.8mm)

Ext. Casing : 24"x29 3/4"
 (609.6 x 756.3mm)

Grille Visible Glass : 8 5/16 x 10 5/16" (211.1 x 261.9mm)

Rough Opening : 25"x28 1/2"
 (635 x 723.9mm)

Horn length : 4 (101.6mm)

Quote:
542757

Customer:
Clear Advantage Windows & Doors

Date:
02/25/2025

Job:

Page:
20 / 20

Care Of:

Scale:
1/2" = 1'

LEPAGE
 MILLWORK

CASEMENT

TIME-TESTED DESIGN

Beautifully crafted by true artisans, casement windows have a secure multi-point lock and durable hardware that ensures smooth operation. The structural design of Lepage's casement window is truly unique to the industry and provides homeowners with a window frame and sash of superior precision and quality. These assembled windows feature a common head and sill as well as a single, much thinner mull post for increased glass surface and an unobstructed view.



KEY FEATURES

- > Frame and sash made of non-jointed solid wood
- > Single structural mull post for a maximum of natural light
- > Solid multipoint lock system
- > Available with triple glass and 2 1/4 in. sash for increased thermal performance
- > Wood screen options
- > Impact Series available

AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty glaze profile



XL HUNG

THE GENTLE GIANT

Larger-than-life projects require larger-than-life windows, and the Lepage XL hung exceeds all expectations for what a window of this size and class should deliver. Featuring Lepage's proprietary "Lite Lift" concealed balance system and high-quality weatherstripping, the largest windows will perform and operate with absolute ease.



KEY FEATURES

- > Frame and sash made of non-jointed solid wood
- > Perfect for large-size openings
- > All-wood interior jamb
- > Proprietary "Lite Lift" concealed balance system
- > Available with triple glass and 2 1/4 in. sash for increased thermal performance
- > Wood screen options
- > Impact Series available

AVAILABLE WITH ALUMINUM CLADDING

Colonial or Putty glaze profile



5. 93 State Street

-Recommended Approval

Background: The applicant is seeking approval to replace (2) exterior doors.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

6. 50 Austin Street

-Recommended Approval

Background: The applicant is seeking approval for the placement of line sets for already approved condensers.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

IMG_2484
JPG - 4.6 MB

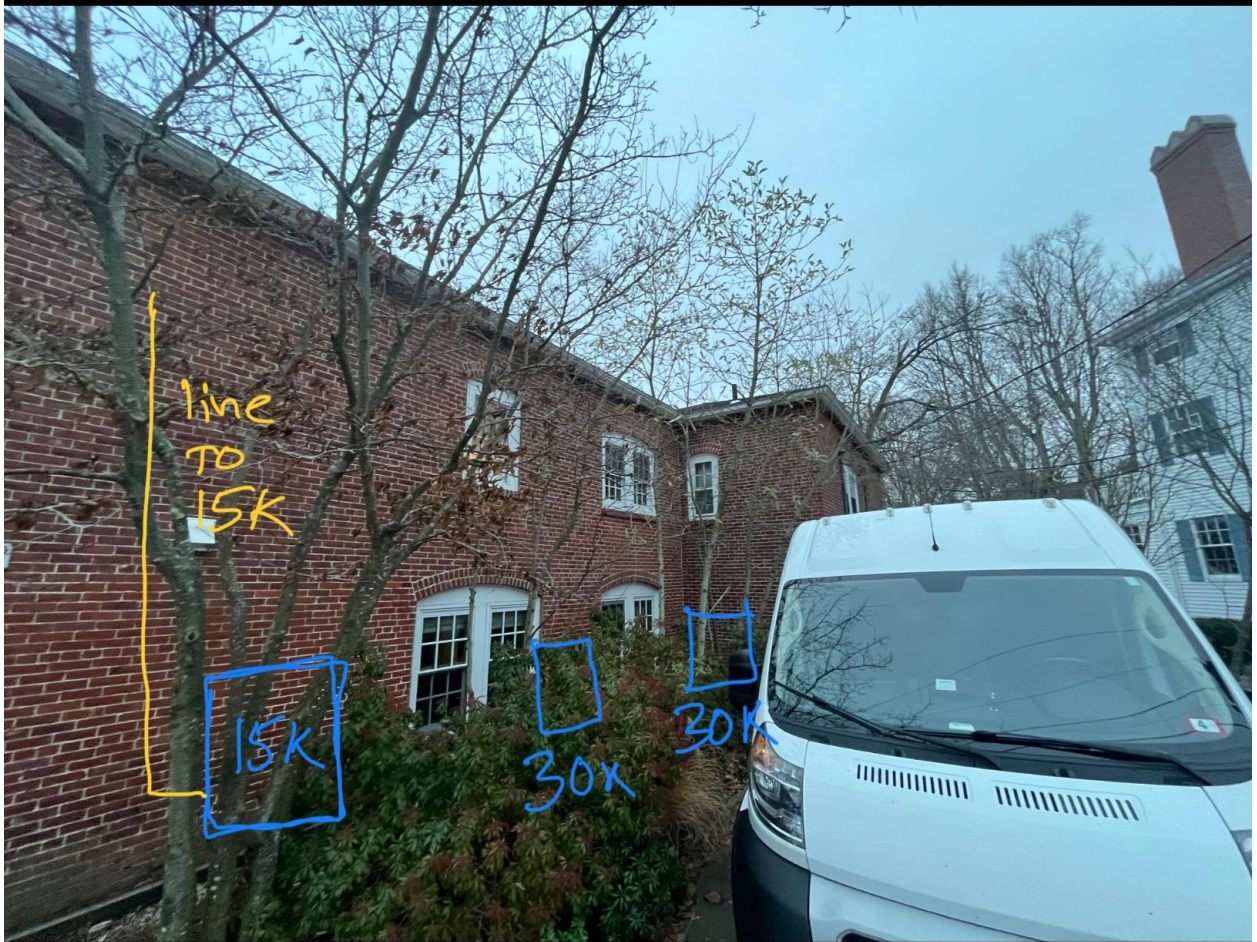


IMG_2479
JPG - 5.7 MB



< CLOSE

IMG_2437



7. 121 State Street Unit #2

-Recommended Approval

Background: The applicant is seeking approval for the installation of (1) window where a previous window had been infilled.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

STATE STREET WINDOW

HISTORIC DISTRICT COMMISSION ADMINISTRATION APPROVAL - MARCH 2025

PROPOSED WORK:

- PROVIDE NEW WINDOW AT THE FIRST FLOOR OF THE SHEAFE STREET (REAR) ELEVATION.
- WINDOW LOCATION TO BE IN PREVIOUS WINDOW OPENING, INFILLED WITH RESESED MASONRY.



SHEAFE STREET VIEW

PROPOSED WINDOW LOCATION

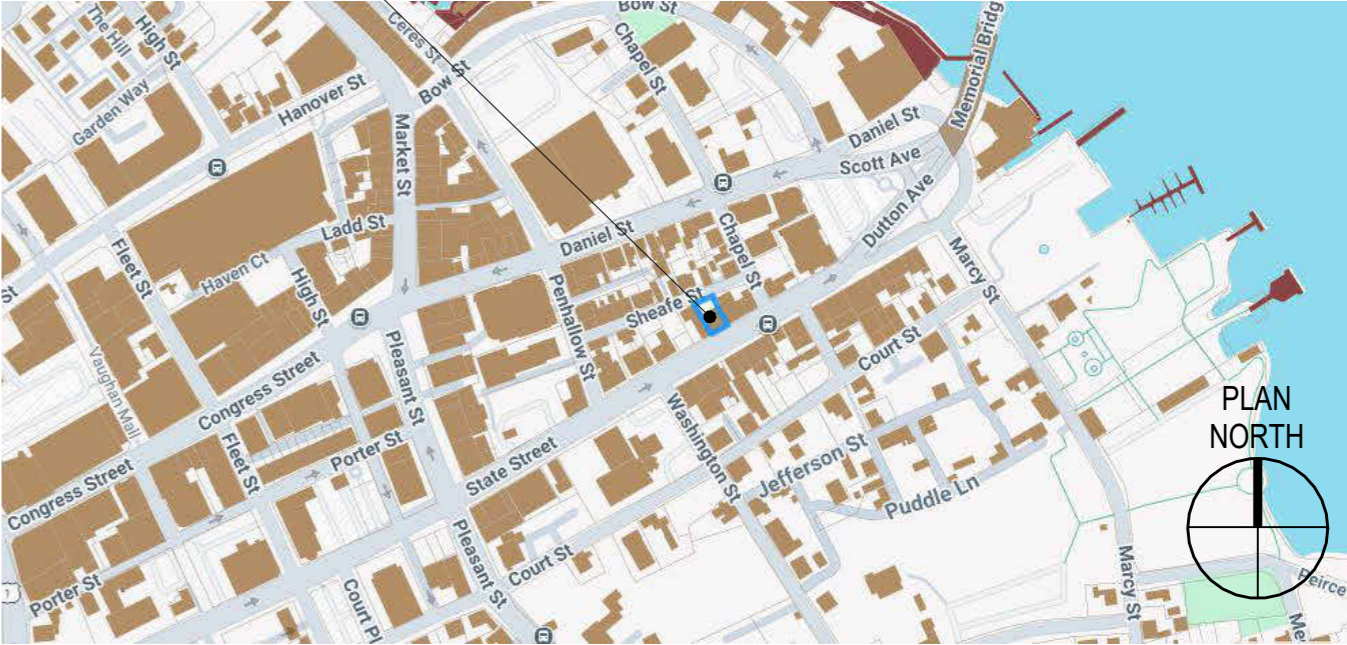
EXISTING GAS MEETING ENCLOSURE

EXISTING BULKHEAD



SHEAFE STREET VIEW

121 STATE STREET
PORTSMOUTH, NH



LOCATION MAP

© 2025 Portsmouth Architects

STATE STREET WINDOW

121 STATE ST, UNIT 2
PORTSMOUTH, NH

COVER

PROPOSED

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



C

2/21/25

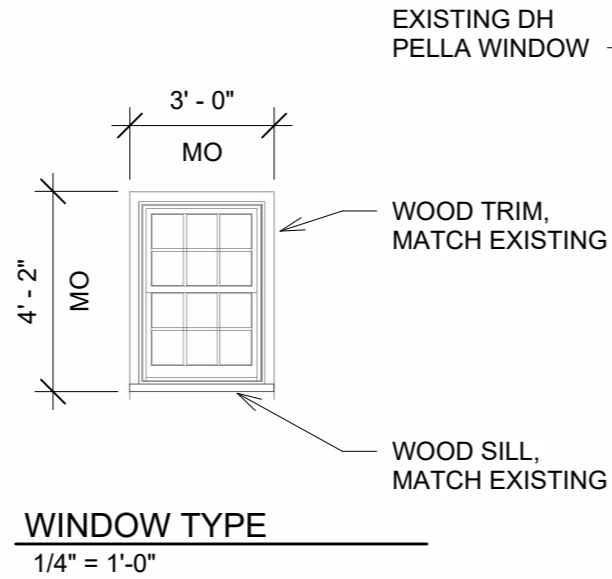
PA: MG / MG

Project Number: 25011

NOT TO SCALE



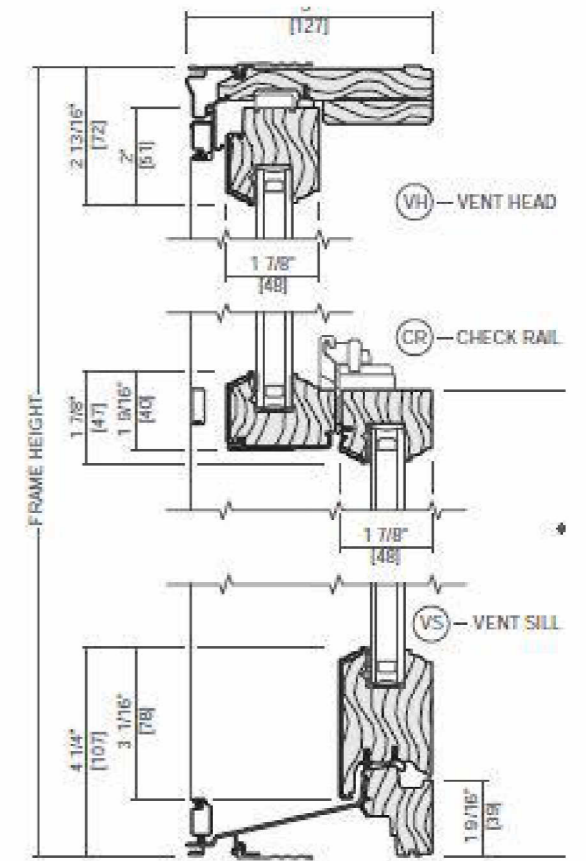
WINDOW LOCATION



PROPOSED WINDOW LOCATION
EXISTING BULKHEAD



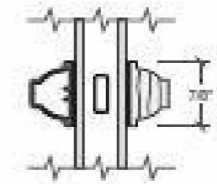
SIMILAR WINDOW - STATE ST



WINDOW SECTION

WINDOW NOTES:

- PELLA RESERVE SERIES: DOUBLE HUNG ALUM-CLAD WOOD WINDOW TO MATCH EXISTING UNITS ON BUILDING.
- GREEN EXTERIOR FINISH
- INSULATED LOW-E GLAZING
- HALF-WINDOW SCREENS



WINDOW GRILL

© 2025 Portsmouth Architects

STATE STREET WINDOW

121 STATE ST, UNIT 2
PORTSMOUTH, NH

WINDOW DETAILS

PROPOSED

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



A1

2/21/25

PA: MG / MG

Project Number: 25011

NOT TO SCALE

8. 49 Sheafe Street

-Recommended Approval

Background: The applicant is seeking approval for the removal and replacement of the existing fence.

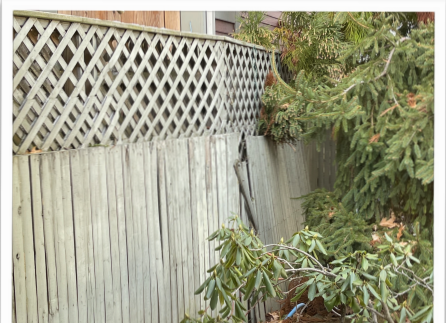
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

49 Sheafe Street

Fence replacement proposal



49 Sheafe Street

Fence replacement proposal

We are proposing to repair an existing failing wood fence that borders the neighbors on two sides in our backyard. There is a mix of different wood material and there are at least 3 areas that have failed. We ask that we can replace this with standard solid 6' high tongue & groove cedar with square edge cedar fencing using existing support fence posts. This is the same size as the existing fence and is lower in some cases. Fence location shown in red on schematic below.



49 Sheafe Street

Gate Installation proposal

We are also asking that we be allowed to install a security gate to our backyard between our house and the garage. The gate is 5' high X 78" Black Regis 4230 Aluminum double gate on 2-1/2" heavy posts attached to the house and garage. The location would be set back from the corner to minimize visibility of it from Sheafe Street. We ask also that we be allowed to put a small 2' section of the same aluminum gate in the small space between our garage and the NE neighbors fence for security. Fences shown in yellow on the overhead schematic below.



9. 93 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of awnings and the construction of (1) chimney to replicate a chimney that was once built.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

93 PLEASANT STREET RENOVATIONS & ADDITION



DRAWING LIST

P0.0 COVER
P1.0 HISTORIC TREADWELL PHOTOGRAPH
P1.1A SOUTHEAST CHIMNEY, PROPOSED
P1.1B BALCONY AWNINGS - OVERVIEW
P1.1C BALCONY AWNINGS - DETAILS

HDC ADMINISTRATIVE APPROVAL: REVISIONS TO PREVIOUSLY APPROVED APPLICATION:

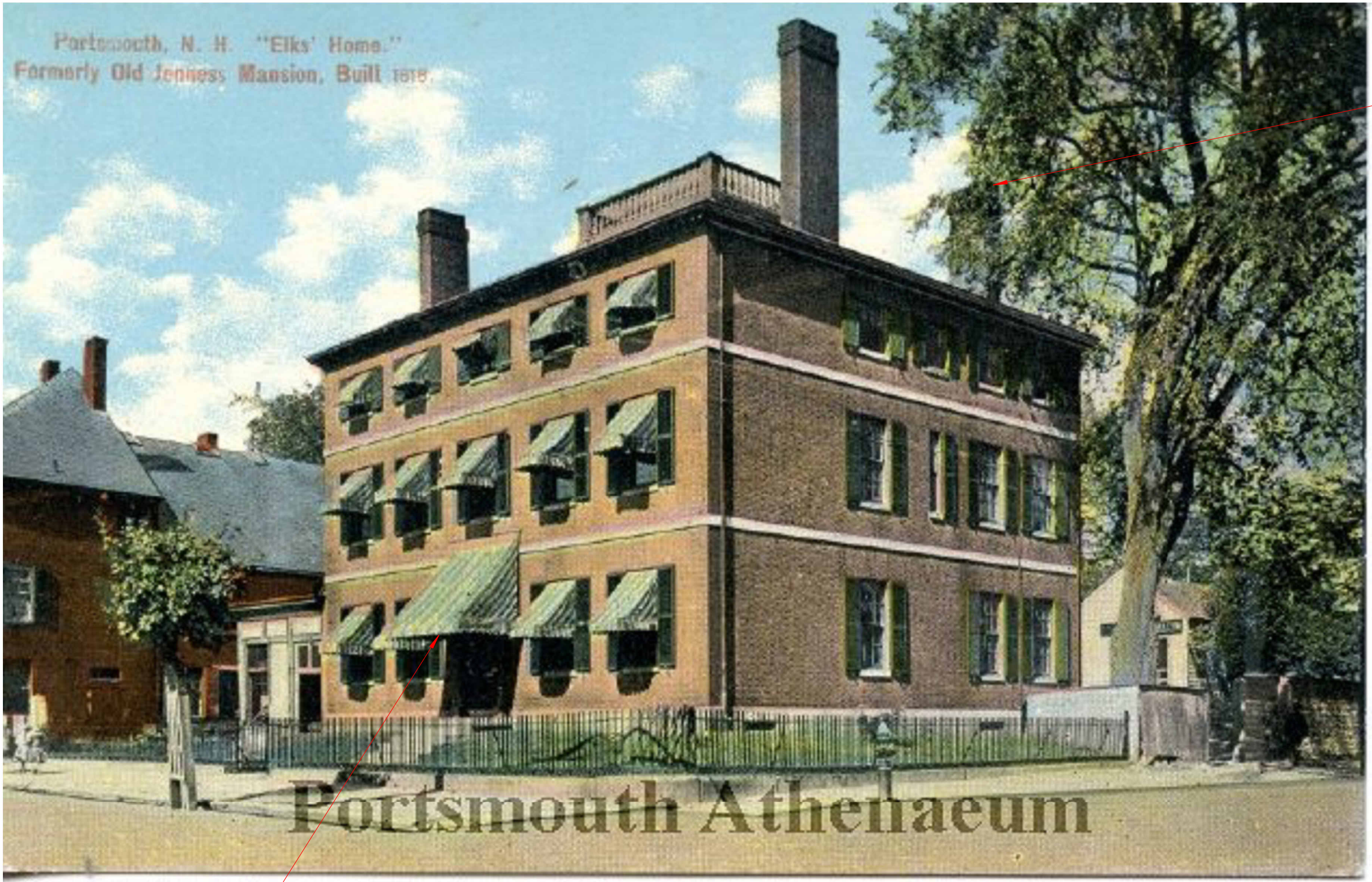
- BUILD ONE NEW CHIMNEY AT SOUTHEAST CORNER TO REPLICATE HISTORIC ORIGINAL CHIMNEY, MATCHING EXISTING CHIMNEYS.
- INSTALL THREE CANVAS AWNINGS ON FIXED STEEL FRAMES AT UPPER LEVEL BALCONIES.

P0.0 COVER
93 PLEASANT STREET

02/21/2025



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Portsmouth, N. H. "Elks' Home."
Formerly Old Jenness Mansion, Built 1818.

ORIGINAL SOUTHEAST CHIMNEY

CANVAS AWNINGS

COLORIZED PHOTOGRAPH, CIRCA 1925.

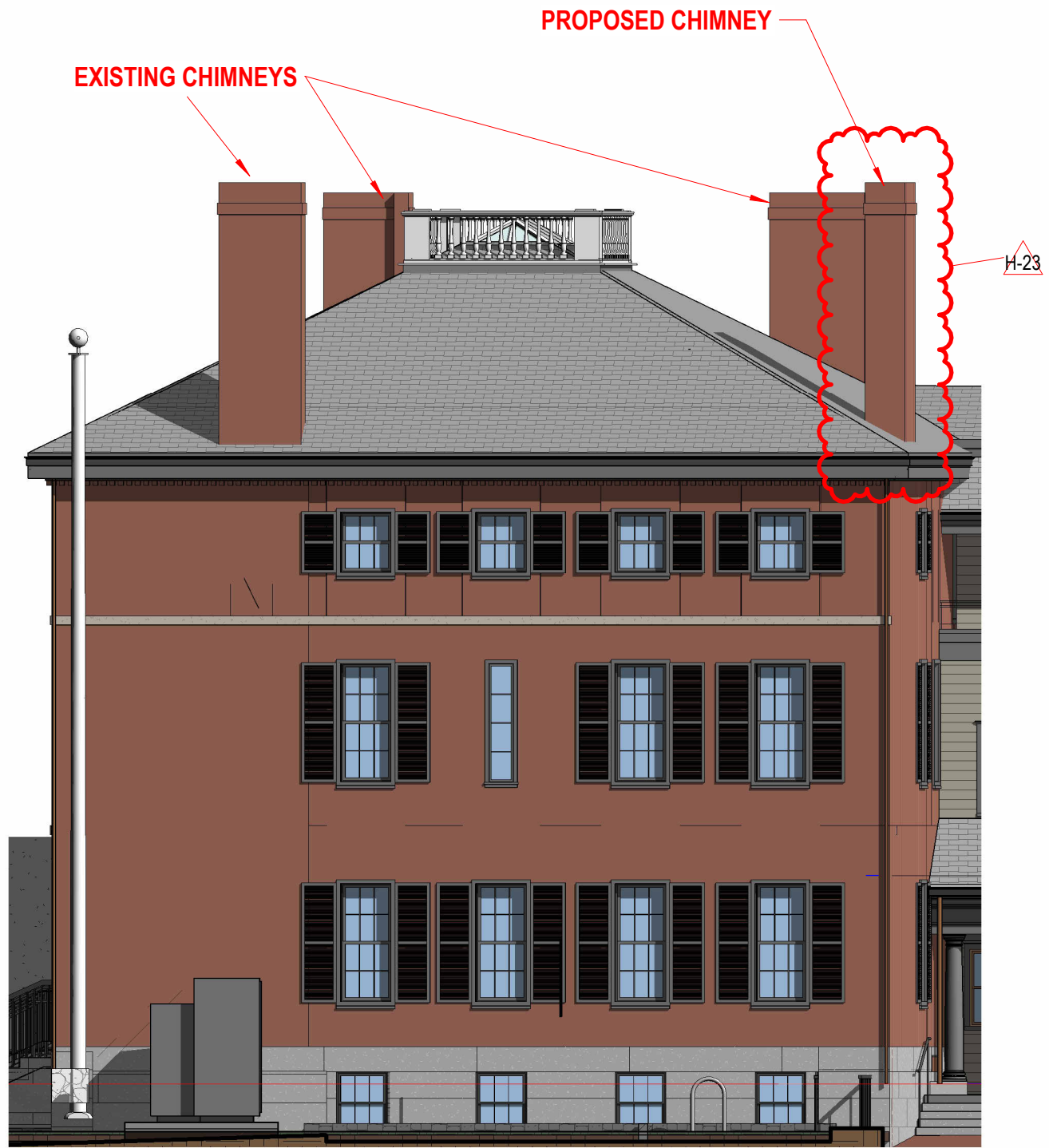
Portsmouth Athenaeum

P1.0

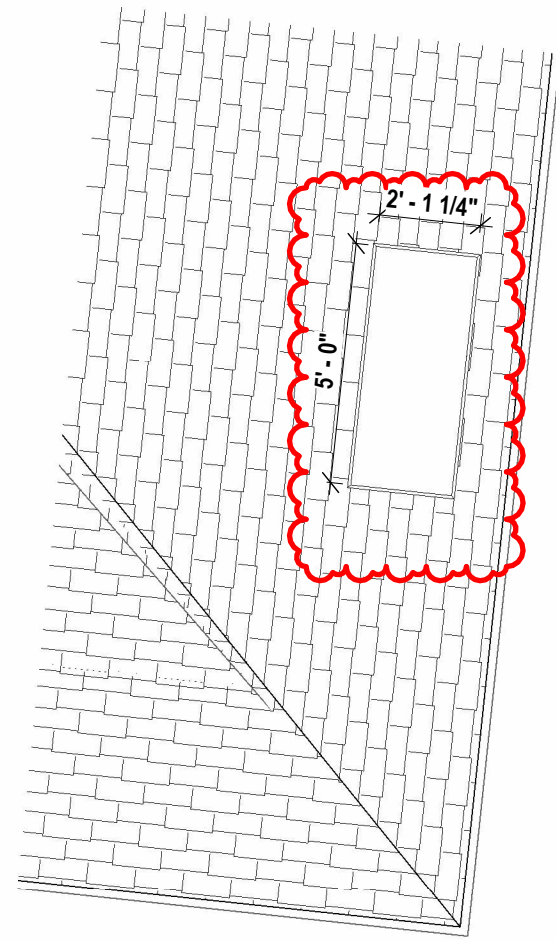
HISTORIC TREADWELL PHOTOGRAPH
93 PLEASANT STREET

02/21/2025

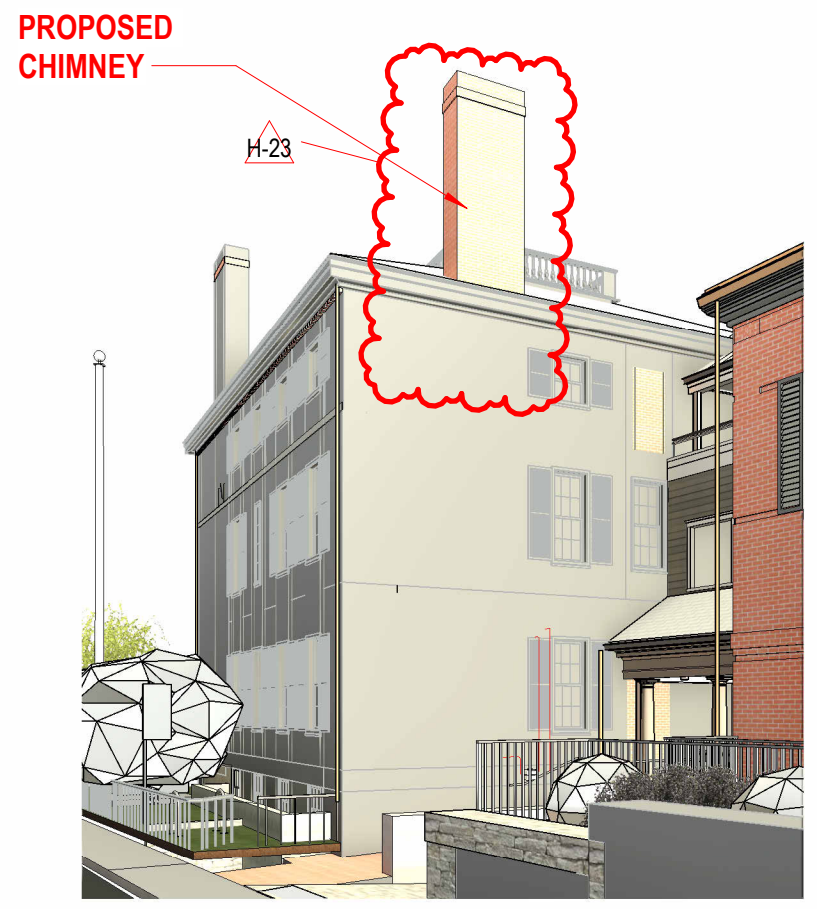




3 PARTIAL ELEVATION - TREADWELL COURT STREET
1/8" = 1'-0"



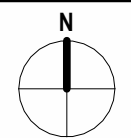
2 PROPOSED - TREADWELL SE CHIMNEY ROOF PLAN
1/4" = 1'-0"



1 PROPOSED CHIMNEY- TREADWELL SE CORNER

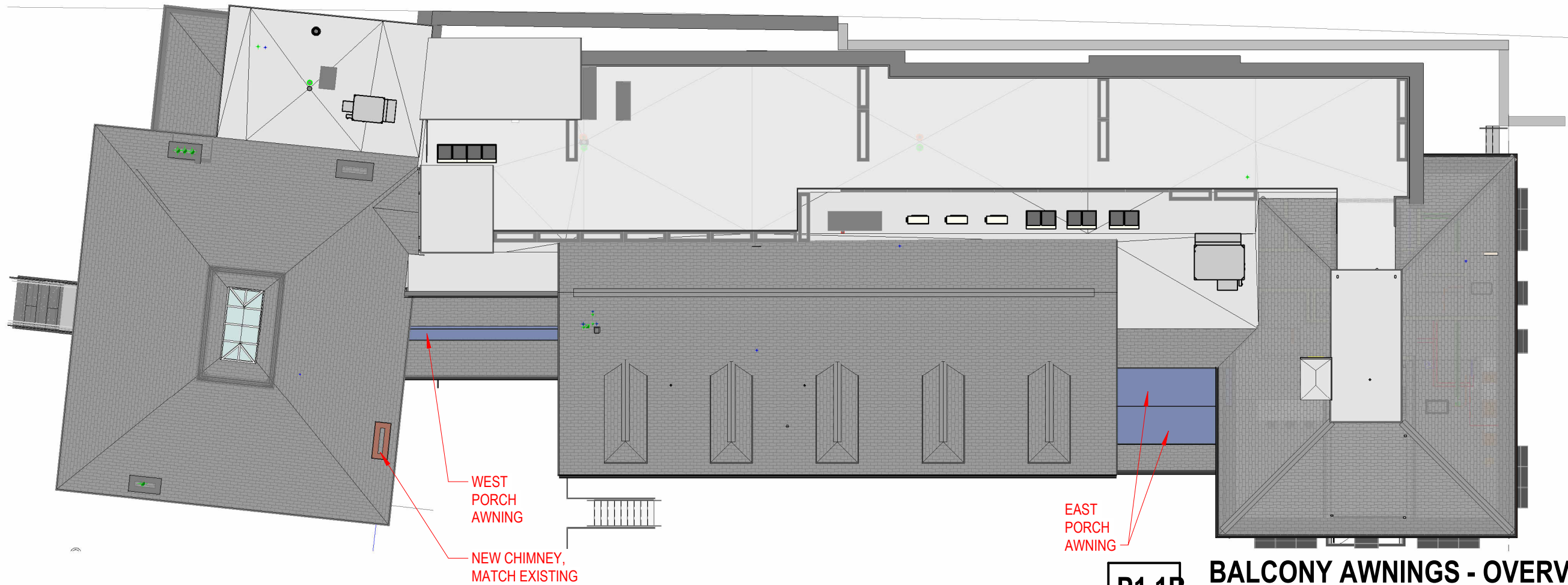
P1.1A SOUTHEAST CHIMNEY, PROPOSED
93 PLEASANT STREET

02/21/2025





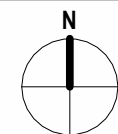
2 Court Street Perspective



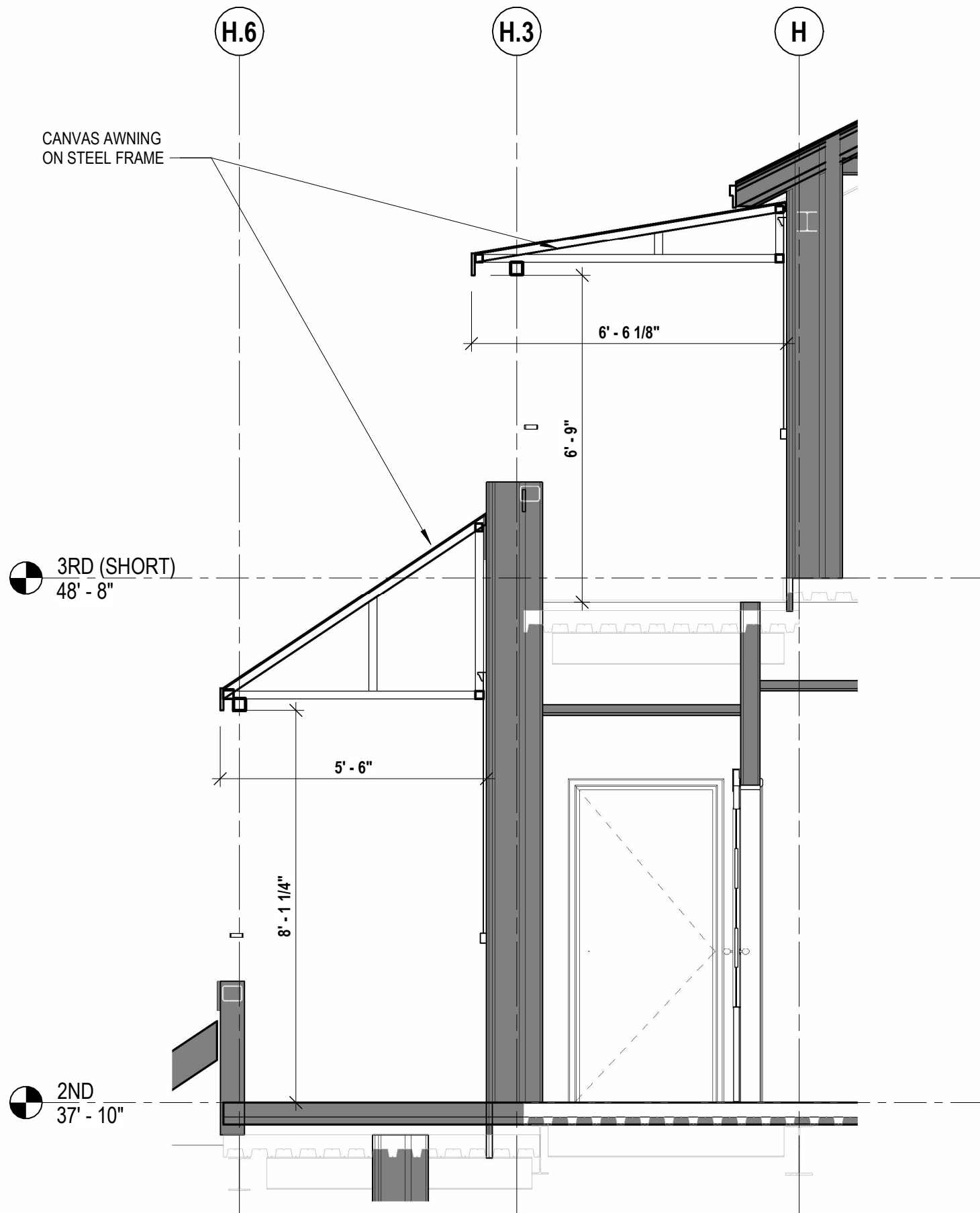
1 Roof Plan
1/16" = 1'-0"

P1.1B BALCONY AWNINGS - OVERVIEW
93 PLEASANT STREET

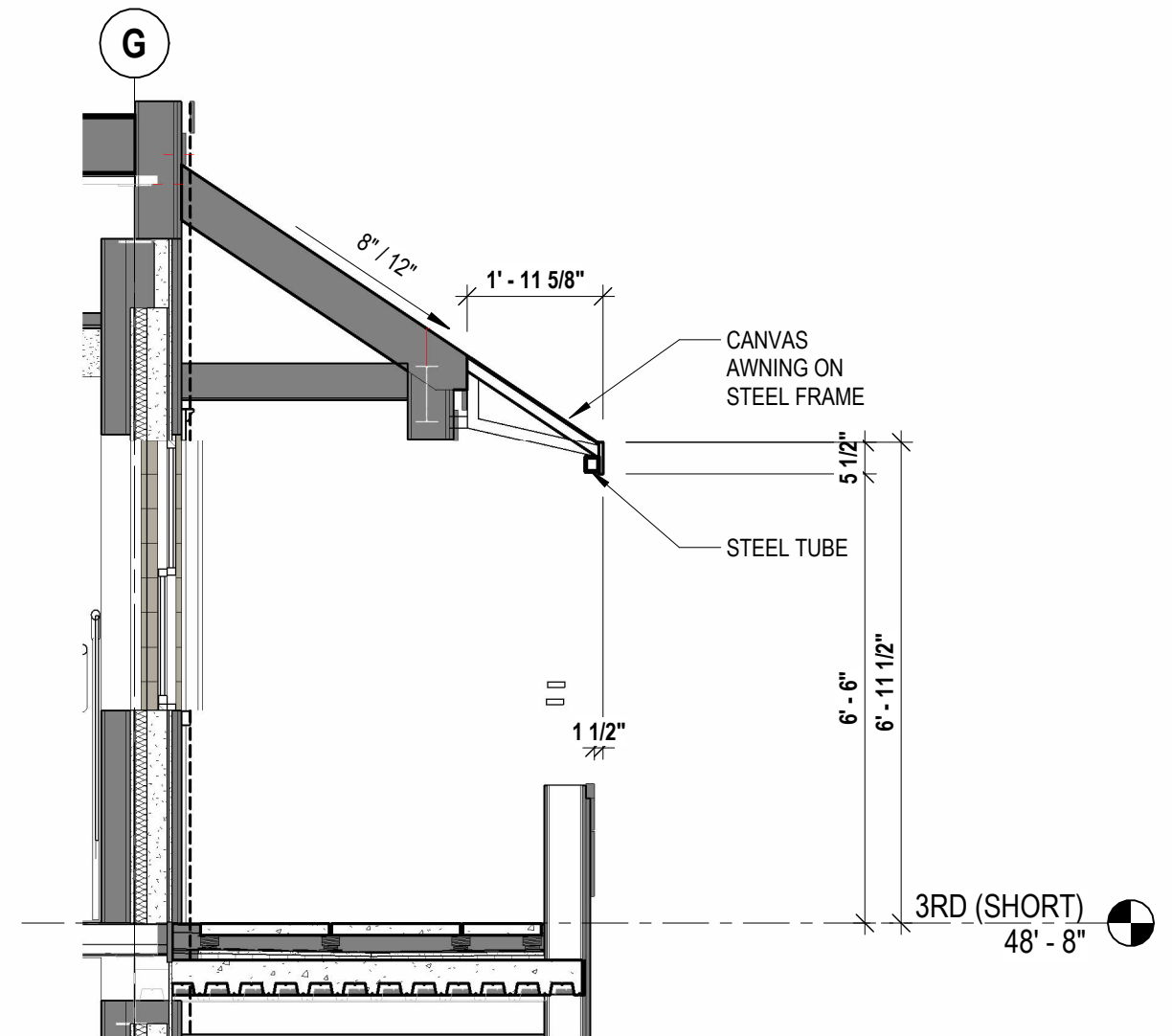
02/21/25



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2 SECTION EAST PORCH Balcony Awning Detail
3/8" = 1'-0"



1 SECTION WEST PORCH Balcony Awning Detail
3/8" = 1'-0"

P1.10 BALCONY AWNINGS - DETAILS
93 PLEASANT STREET

02/21/25



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10. 10 Market Square

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (Condensers and line sets).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____







11. 113-117 Market Street

-Recommended Approval

Background: The applicant is seeking approval for final details for replacement windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

12. 93-101 Market Street

-Recommended Approval

Background: The applicant is seeking approval for final details for replacement windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

