

# **HDC**

## **ADMINISTRATIVE APPROVALS**

<b>May 07, 2025</b>
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- |    |                            |                       |
|----|----------------------------|-----------------------|
| 1. | 2 Congress Street          | -Recommended Approval |
| 2. | 180 Middle Street          | -Recommended Approval |
| 3. | 11 Meeting House Hill Road | -Recommended Approval |
| 4. | 21 South Street, Unit #4   | -Recommended Approval |
| 5. | 121 Mechanic Street        | -Recommended Approval |
| 6. | 48 South Street            | -Recommended Approval |
| 7. | 375 Middle Street          | -Recommended Approval |
| 8. | 40-42 Market Street        | -Recommended Approval |

**1. 2 Congress Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the removal of the electric meters on the building and move them to a free-standing panel.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

**STRUCTURAL ENGINEER:**  
FOLEY BUHL ROBERTS AND ASSOCIATES  
500 COMMERCIAL STREET  
MANCHESTER, NH 03101  
T: (603) 622-4578

**CODE CONSULTANT:**  
BERGERON TECHNICAL SERVICES  
P.O. BOX 241  
NORTH CONWAY, NH 03860  
T: (603) 356-0022  
Contact: SHAWN BERGERON

**HVAC ENGINEER:**  
DESIGN DAY MECHANICALS INC.  
T: (603) 463-1086  
Email: DaveM@DesignDayMech.com  
Contact: DAVE MAGNUSON

**GENERAL CONTRACTOR:**  
MILESTONE  
1 HORSESHOE POND LANE  
CONCORD, NH 03302  
T: (603) 226-3877

**ELEC. ENGINEER:**  
TEAM ENGINEERING  
82 PALOMINO LANE SUITE 503  
BEDFORD, NH 03110  
T: (603)497-3137

**PLUMBING ENGINEER:**  
DESIGN DAY MECHANICALS INC.  
T: (603) 234-8292  
Email: MarkR@DesignDayMech.com  
Contact: MARK RENAUD

KEY PLAN & NORTH ARROW:

DRAWN BY:

CHECKED BY:  
Approver

PROJECT:  
NORTH CHURCH

2 Congress Street, Portsmouth,  
NH 03801

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SAMYN-D'ELIA ARCHITECTS

DRAWING TITLE:  
ELECTRICAL SERVICE  
PEDESTAL

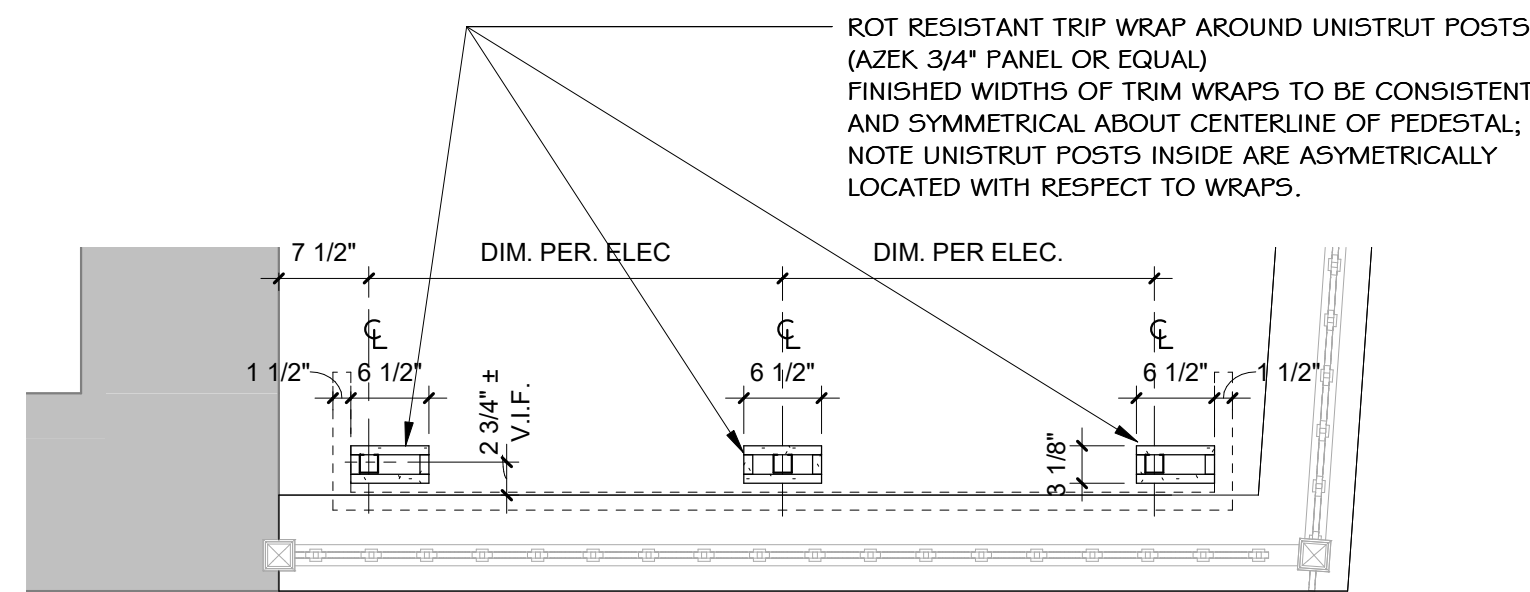
ISSUED:  
CD SET 1

PROJECT NO: 2026	DATE: APR. 21, 2025
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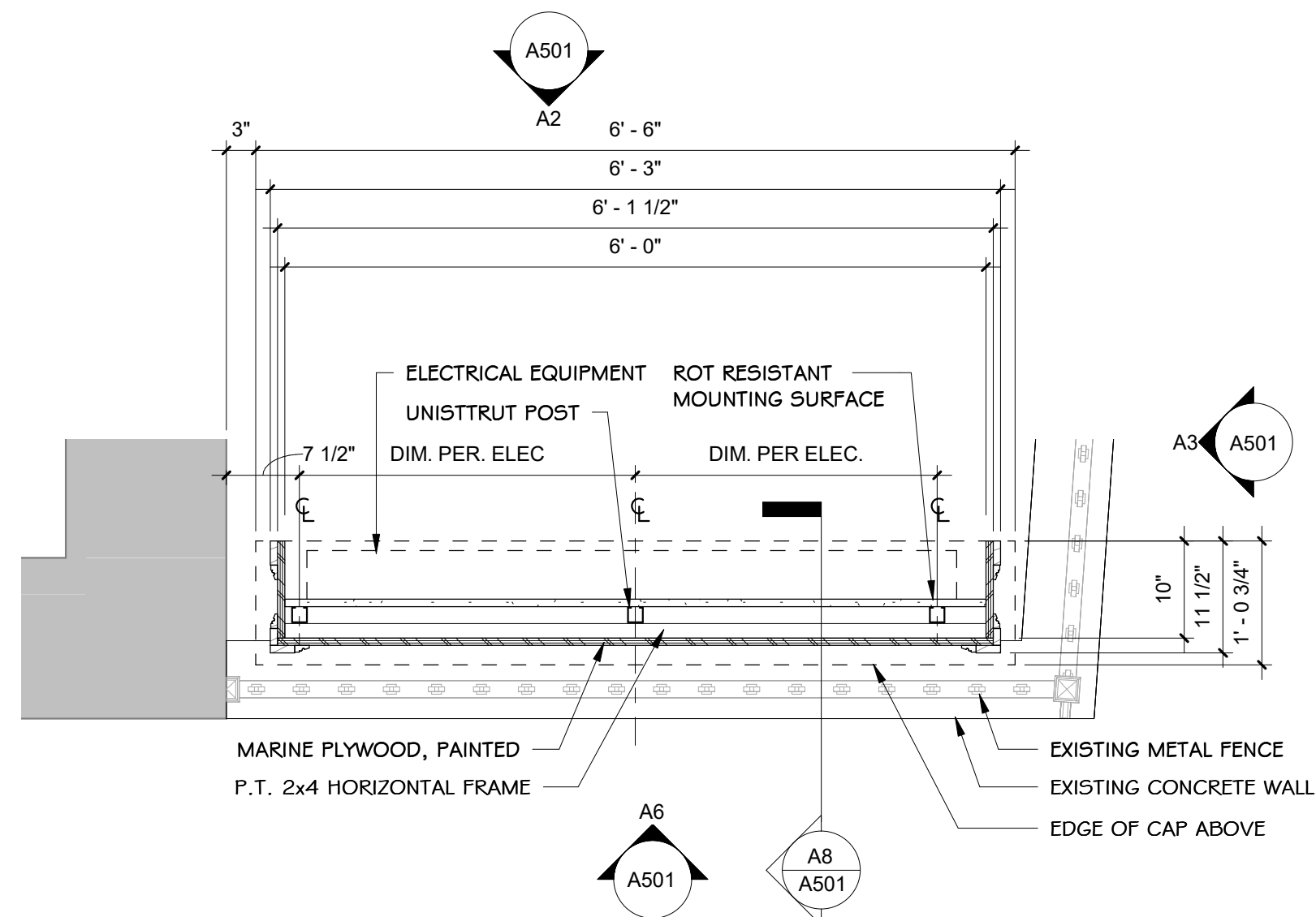
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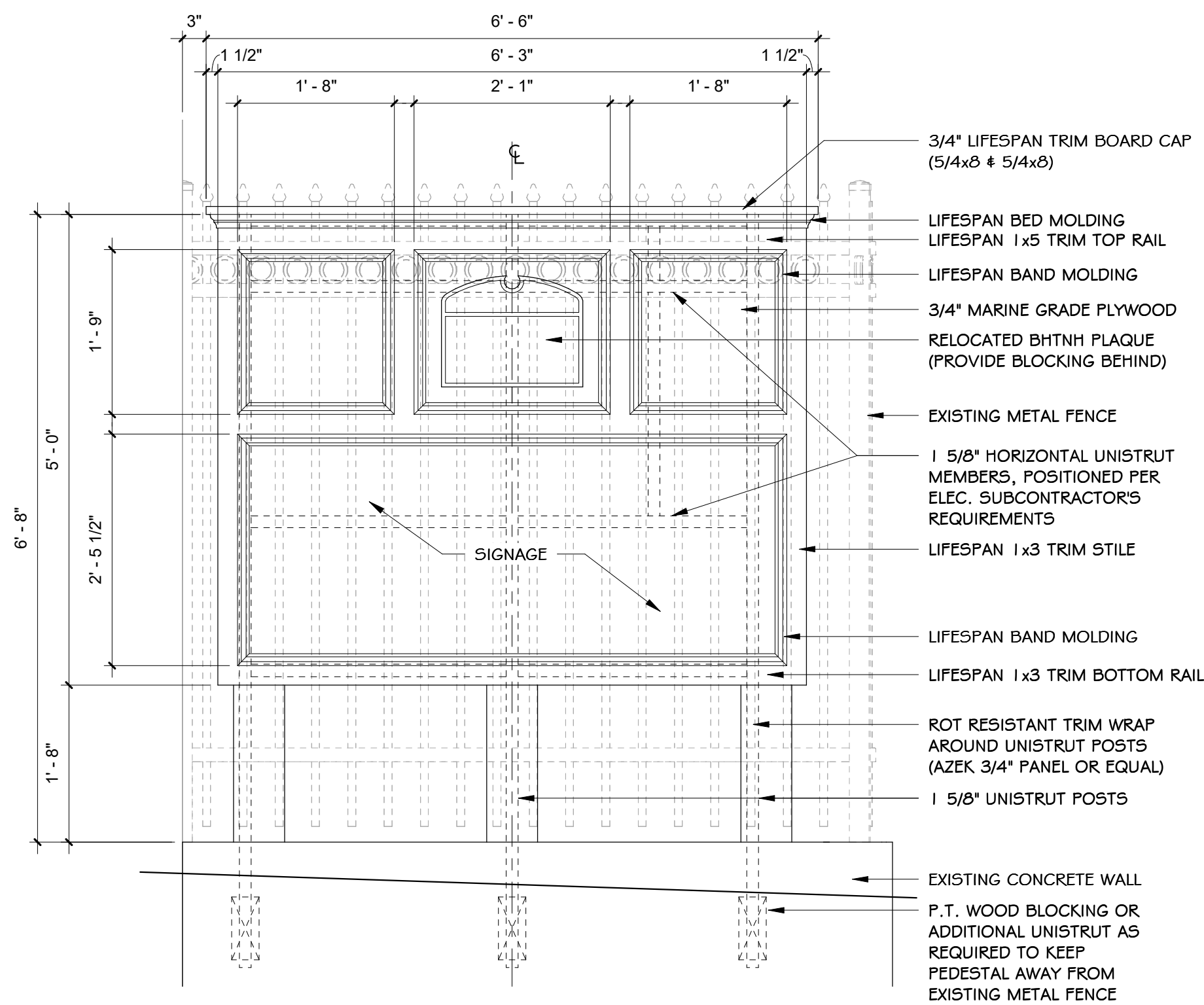
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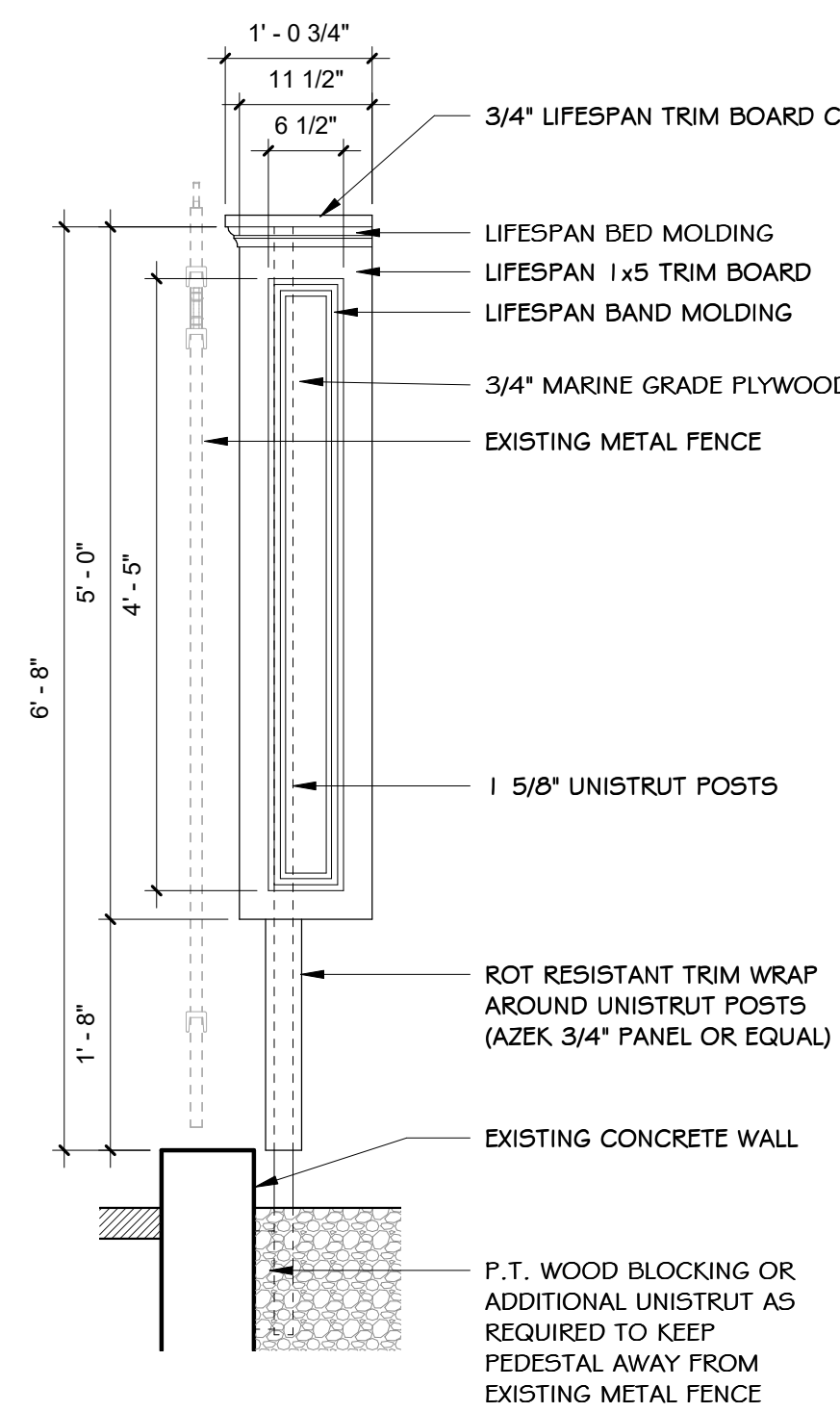
**F6** FLOOR PLAN AT STRUTS - ELECTRICAL PEDESTAL  
Scale: 3/4" = 1'-0"



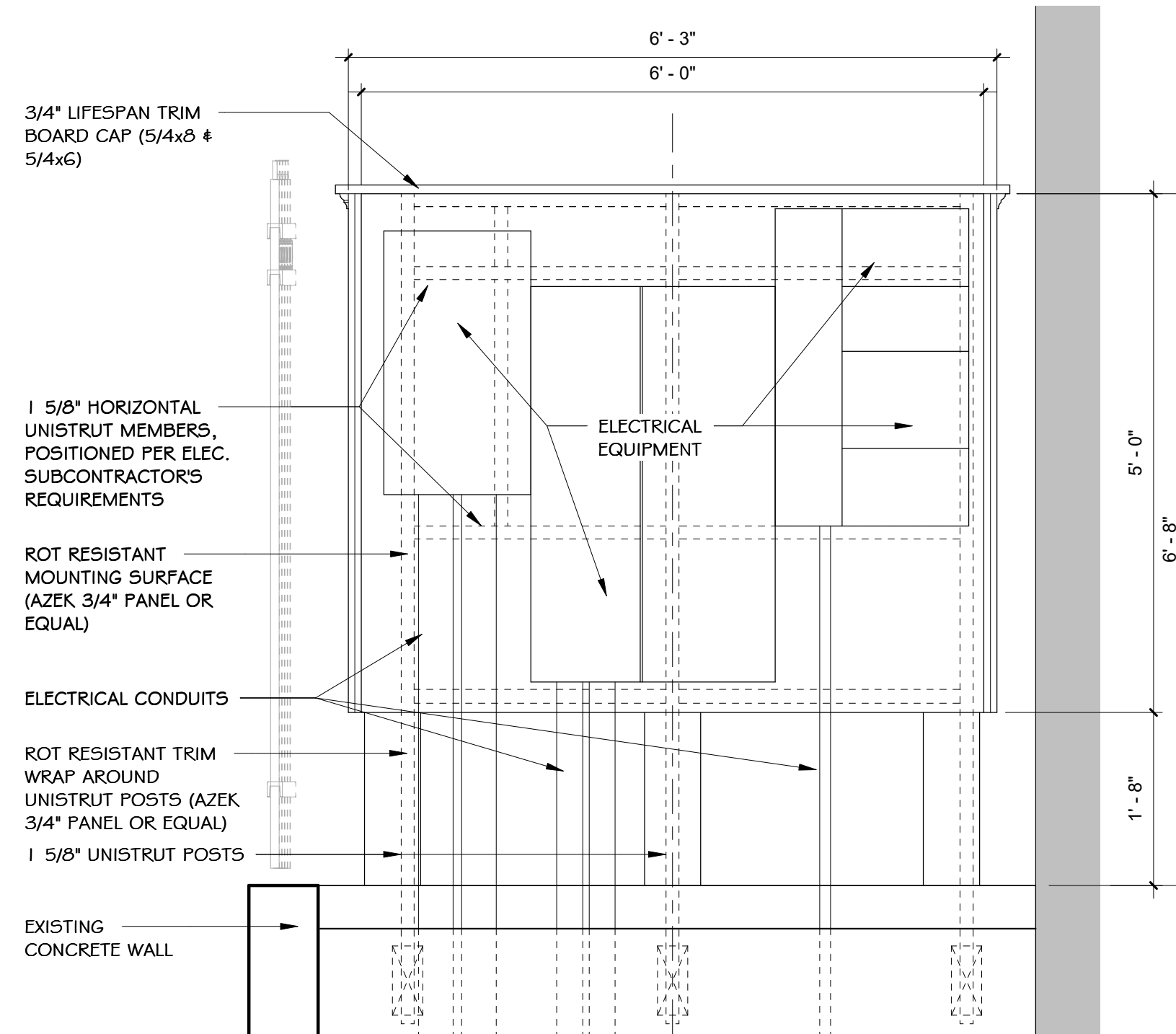
**D6** FLOOR PLAN - ELECTRICAL PEDESTAL  
Scale: 3/4" = 1'-0"



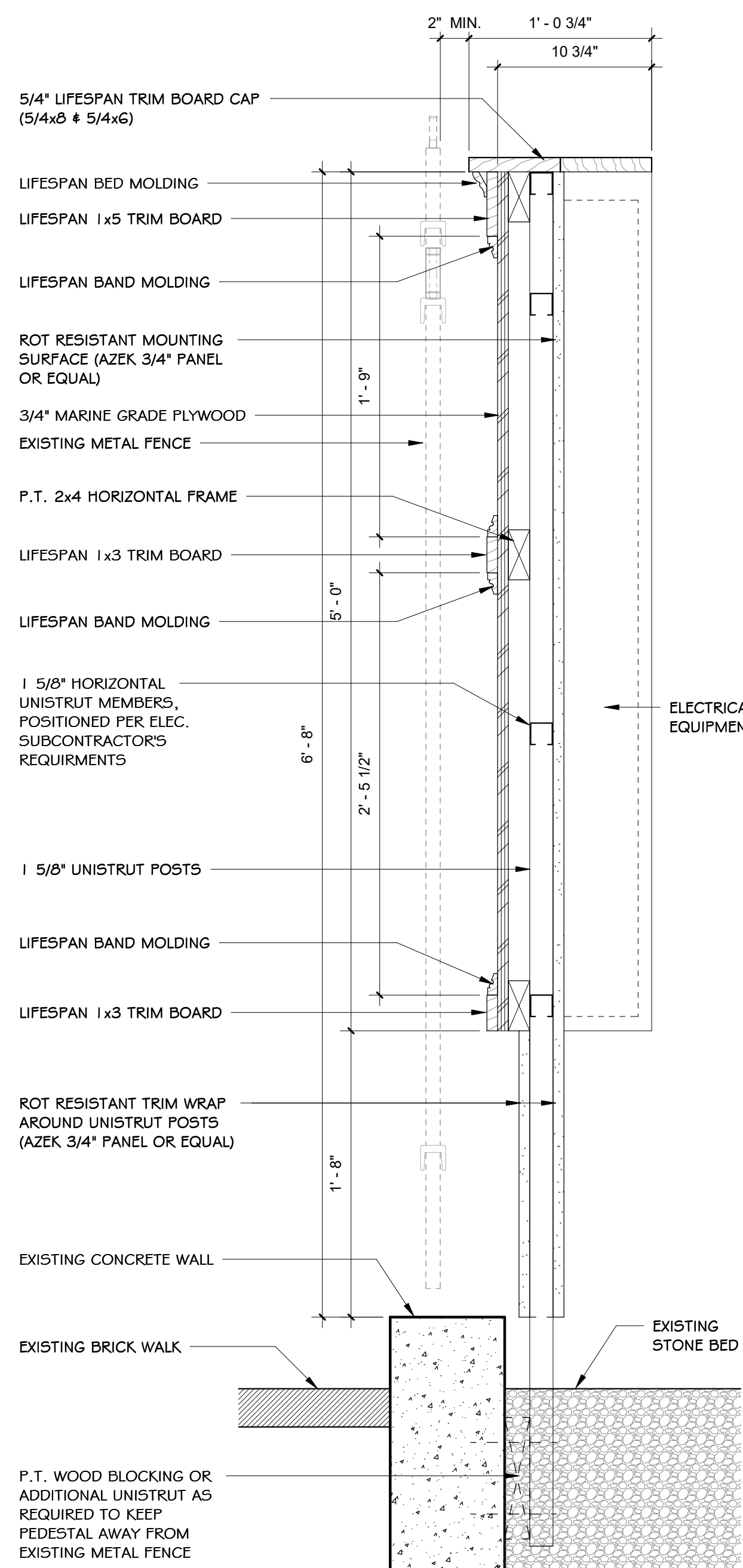
**A6** FRONT ELEVATION - ELECTRICAL PEDESTAL  
Scale: 3/4" = 1'-0"



**A3** SIDE ELEVATION - ELECTRICAL PEDESTAL  
Scale: 3/4" = 1'-0"



**A2** REAR ELEVATION - ELECTRICAL PEDESTAL  
Scale: 3/4" = 1'-0"



**A8** WALL SECTION - ELECTRICAL PEDESTAL  
Scale: 1 1/2" = 1'-0"

## 2. 180 Middle Street

## -Recommended Approval

**Background:** The applicant is seeking approval for the replacement of wood fencing on the property with an AZEK material.

**Staff Comment:** Recommended Approval

### Stipulations:

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





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### Revision One

Date: February 7, 2025

Proposal For Steven Goldthwaite  
180 Middle Street Condominiums  
180 Middle Street  
Portsmouth, NH 03801  
steven@goldthwaite.com

Proposal by: Stephen Huntoon  
603-344-6500  
[stephen@newenglandcedarfence.com](mailto:stephen@newenglandcedarfence.com)

Project: Part 1: Replacement of right hillside fence

Revision One: Clarification of materials  
Update on payment terms

Note: All fence dimensions are actual vs. nominal  
All dimensions +/-



Layout:

Fence to follow same fence line as existing

Fence Materials:

Azek or equal solid cellular vinyl

- 1 x 12 vertical boards
- 1 x 4 vertical and horizontal edges routed edges
- 1 x 5 horizontal base molding
- Moldings
- Tin - top post

Western Red Cedar or White Cedar

- 2 x 6 back horizontal carrying rails (used for strength)
- 5 x 5 Post surrounding pipe

### Top Molding Detail:



- 1 x 8 back board
- 1 x 6 top cap
- 1 x 2 board
- 2/3 x 3 board
- 1/4 round
- Bullnose

### Segmented Section:



Posts:

3 ½ x 4 ¼ “hidden” cedar posts site behind the fence

1 5/8” galvanized pipe dadoed into the post

The cover board hides the steel pipe

Steel pipe set in concrete in the ground





1 - tin-top 12" square column sleeve to match existing



1 - possible core post inside tin-top post if the existing core post is not in sound condition. We will not know if we need this until the old post is removed. I am putting in an allowance for this.

Gates:

None

Pre-Finishing:

All fences to be primed 1 - coat of acrylic bonding primer  
Painted 2 - coats acrylic paint by Sherwin Williams White [REDACTED]

All fences to be painted in-house by us in our professional finishing booth

By New England Cedar

Old fence taken down and hauled away

New fence installed

Please read and agree to the Installation Addendum  
Customer is responsible for all permitting, including HDC

Installation Pricing:

Due to this project's complexity, we are estimating the amount of labor it takes to remove the old fence and install the new fence. If the job exceeds or comes under the estimated installation cost, it will be charged or credited based on a 3-man crew @1900 per day



Payment: Check

180 Middle Street Right Hillside Rev. 1

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89 Ledge Road, Seabrook, NH 03874  
Phone (603) 344-6500  
[www.NewEnglandCedarFence.com](http://www.NewEnglandCedarFence.com)





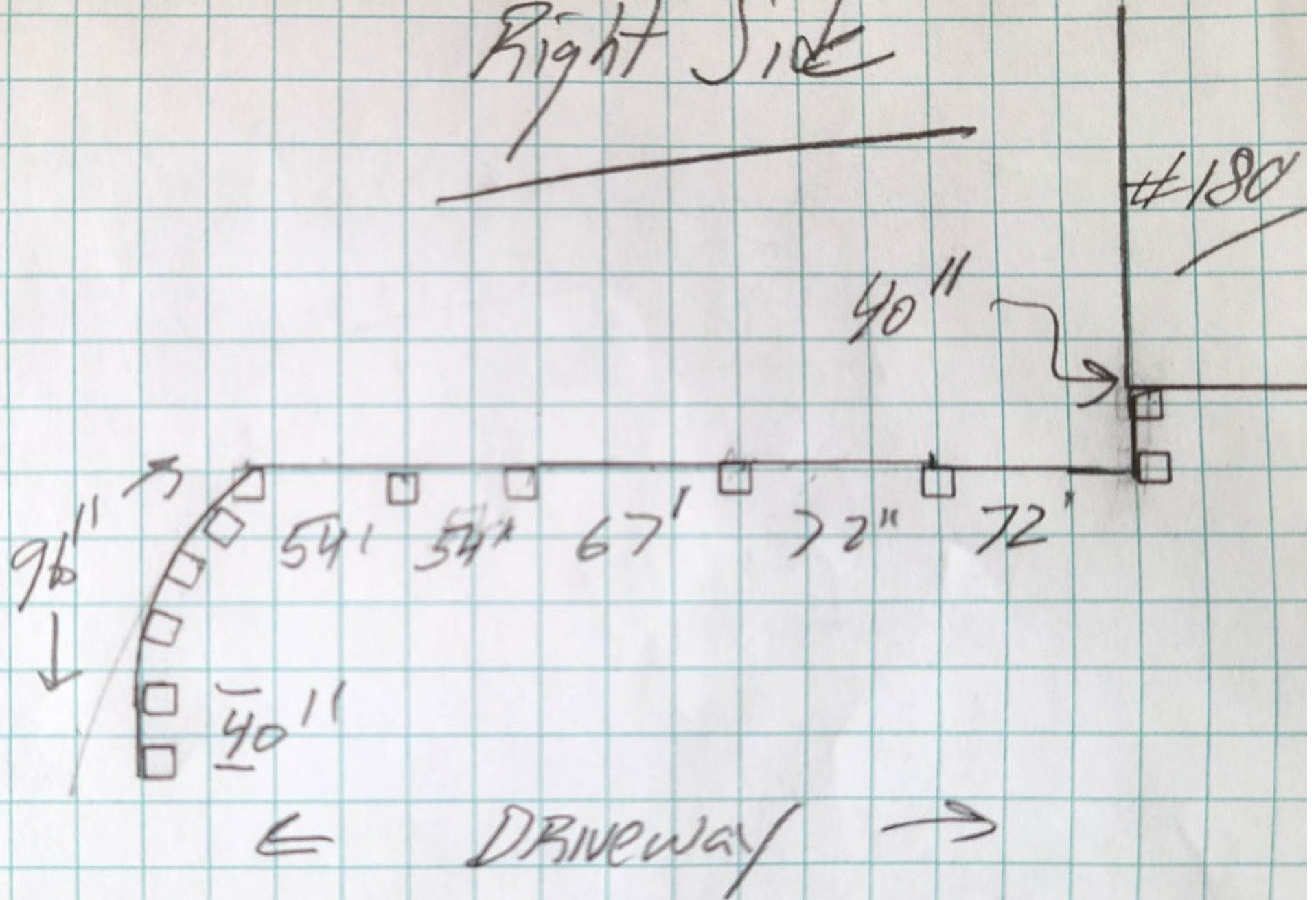








Right Side



### **3. 11 Meeting House Hill Road -Recommended Approval**

**Background:** The applicant is seeking approval for the installation of solar panels on the garage and the rear roof of the main structure.

**Staff Comment:** Recommend Approval

#### **Stipulations:**

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



## 603 Solar Solar Return on Investment (ROI) and System Details

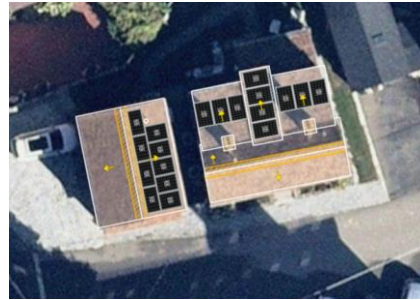
Quotes are valid for 30 days after creation



### Homeowner Info:

**Name:** Shiva Nanda  
**Address:** 11 Meeting House Hil Rd ,Portsmouth  
**Email:** [shiva@sakuntalallc.com](mailto:shiva@sakuntalallc.com)  
**Phone Number:** 603-957-1887

### Array Layout:



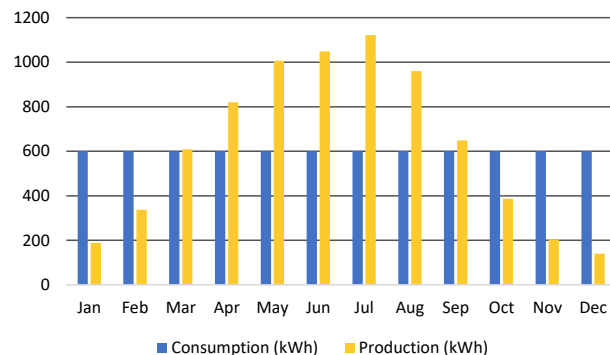
### Primary System Equipment:

**Panels:** Hanwha Q.Tron 435w G2+  
**Inverters:** Enphase IQ8M Micro inverters  
**Racking:** Iron Ridge Aire Series

### Also Included with Project:

Enphase Combiner Panel  
All misc. Electric and solar equipment  
PV Solar Design and Engineering  
Utility Interconnection approval (fees covered)  
Building / Electric Permit Approval (fees covered)  
Installation of solar project and Inspection  
System Commissioning  
Enphase Enlighten monitoring set up  
Setup with SREC Trade and Powerdash  
Customer / System support post installation  
25 Year Product and Workmanship Warranty

### Consumption vs Production



## System Performance and Financial ROI

### Usage and System Production

Annual Usage (kWh)	7,200
Panel Count	19
Array Size (W)	8,265
Annual Production (kWh)	7,248
<b>101%</b>	Utility Offset

### Cost of System

System Cost	\$23,880.00
30% Federal Tax Credit	\$7,164.00
<b>Net Investment</b>	<b>\$16,716.00</b>

### Current Utility Bill

Current Utility Rate	\$0.205
Member Charge	\$15.00
Average Monthly Bill	\$138.00
<b>Annual Utility Cost</b>	<b>\$1,656.00</b>

### Payback (Years)

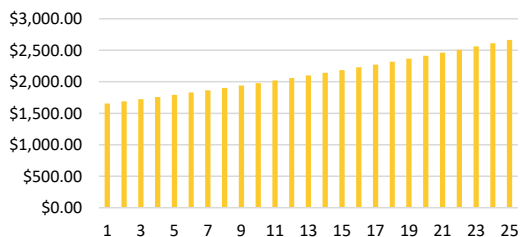
Net Investment	\$16,716.00
Annual kWh Value	\$1,485.81
Annual REC Value	\$181.20 *
<b>ROI Period (years)</b>	<b>10.03</b>
<b>Annual Rate of Return (%)</b>	<b>9.97%</b>

\*Annual REC Value is subject to change based on market value of Renewable Energy Credits (~\$27/1,000 kWh)

### Projected Total Utility Cost over 25 Years\*

\*2% Escalator (below historic average)

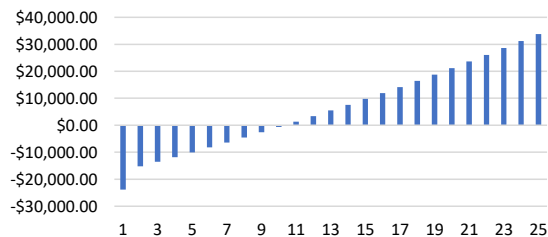
**Total Cost = \$53,042.18**



### Projected Savings with Solar over 25 Years\*

\*2% Escalator (below historical average)

**Total Savings = \$53,394.61**



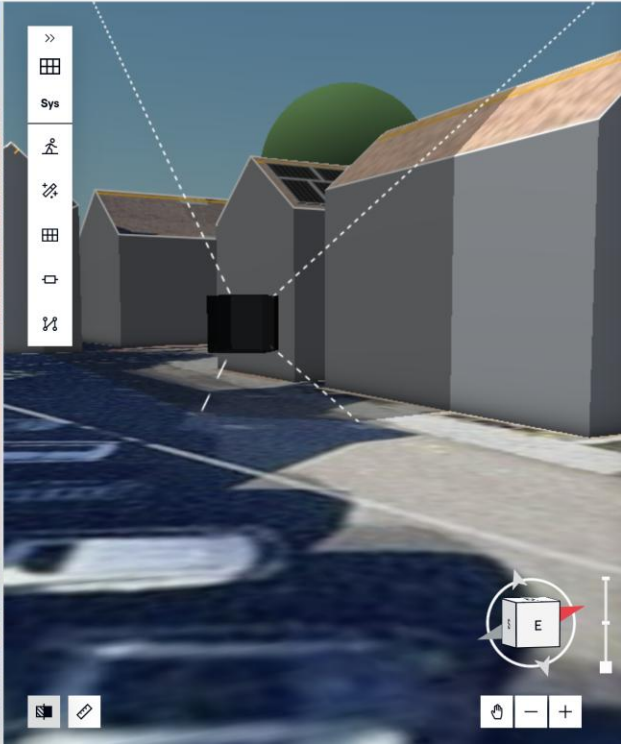


← Shiva Nanda

Design 1 ▾ / System design ▾



Size 3.92kW Production 3,429kWh Savings ▾





Revised panel layout

**4. 21 South Street, Unit #4**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an EV charging system.

**Staff Comment:** Recommend Approval

**Stipulations:**

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



Ellen Ronka, 21 South Street  
HDC Administrative Approval application for EV Charger, 5/7/25



Mill Gate Condominium 17-21 South St



Deeded parking for #21 is to the left of the building



What the driveway looks like with a car in it -- car will block location of the charger.



Proposed location of charger

What the driveway looks like without a car in it



Location of charger chosen to avoid hitting it with the car or shovel, secure it from wind coming off the Mill Pond, and keep it above the mound of snow at the base of the driveway during winter. Grey PVC pipe for containing wire could be painted yellow.

Circuit breaker for #21 is just behind this wall.



**5. 121 Mechanic Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the existing roof signage. This has received Board of Adjustment Approval.

**Staff Comment:** Recommend Approval

**Stipulations:**

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





## 6. 48 South Street

## -Recommended Approval

**Background:** The applicant is seeking approval for the replacement of siding and windows. The applicant came before the board and was given approval for Marvin window replacements and siding in-kind. Over 1-year has passed and the original approval has lapsed.

**Staff Comment:** Recommend Approval

### Stipulations:

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





## Table of Contents

### Cover Sheet

1. Earlier Photos and Locus Map
2. Precedent Photos
3. Back Elevation with New Entry Roof

## Background

Residing, in kind, replacing trim and installing new windows on the front and left side elevations was originally approved in November 2023. Work commenced in Summer of 2024. Unfortunately, the builder stripped and resided the left in an equal 'to weather' application, rather than the diminishing reveal existing at that time. Stripping of the front elevation had begun when the project recieved a cease work order.

## Proposed Scope

- We are proposing to leave the left-side as completed.
- Complete the front, as intended, in-kind with a diminishing reveal.
- Add residing of the right in an equal 'to weather' exposure to match the left side.

-We are now intended to replace trim and windows throughout, as previously approved in Marvin Elevate w/  $\frac{1}{2}$  screens

-Add back a smal,l gable roof, covered entry on the right side, as seen in Image B on Page 1.

-Add a new gable roof covered entry to the back door.

-As part of this effort, we are anticipating general repair and refurbishment of compromised/ failing conditions will be handled, in-kind.

### Cover Sheet

48 South Street, Portsmouth, New Hampshire

SOMMA Studios

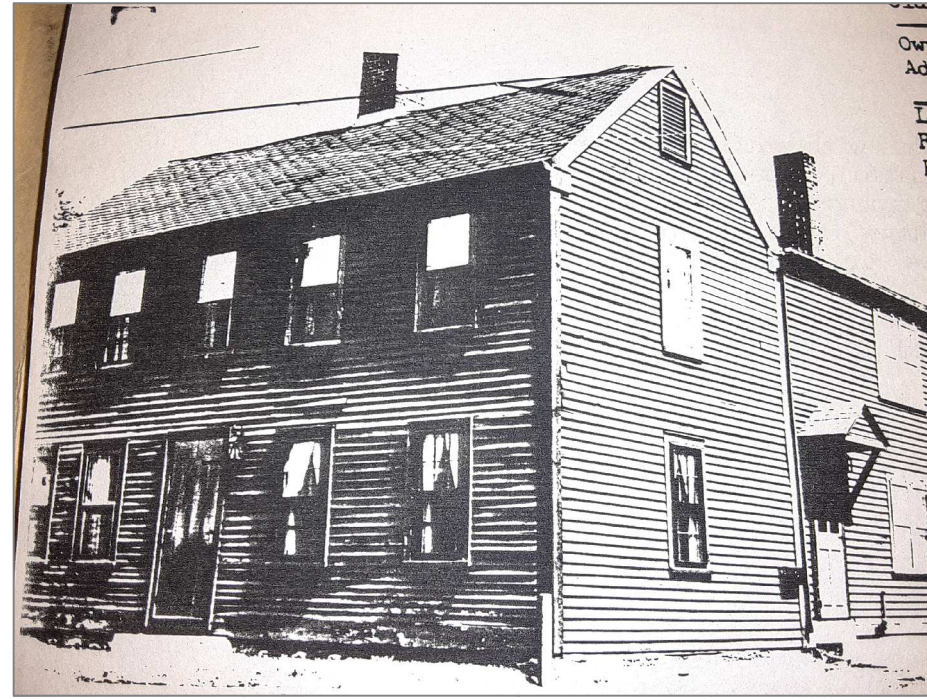
AA

5.2025





A. South Street Elevation



B. Right Side Elevation



C. Back Elevation



### Summary of Images

-Image A appears to demonstrate the home had equal 'to weather' siding at the time of the photo.

-Image B appears to demonstrate the home had equal 'to weather' siding on the right side at the time of this photo. We can assume the left side would have been the same. This supports our proposal for the residing the side elevations.

-Image C demonstrates the home was once sided in cedar shingles. This also shows the home has undergone a sizable rear addition and renovation. See existing back elevation Photo 1 on Page 3.

### Locus Map

48 South Street, Portsmouth, New Hampshire

SOMMA Studios

AA

5.2025

SHT. 1





1. 19 South School Street

Received approval in September 2024 to remove and replace diminishing exposure siding with equal 'to weather' exposure. Work is currently underway.

2. 491 Marcy Street



3. 32 Pickering Street



4. 16 Hunkins Street



5. 24-25 Hunkins Street



6. 83-85 Gates Street



7. 100 Gates Street



8. 204 Washington Street



9. Strawberry Banke

### Precedent Photos

Photos demonstrate homes with diminishing exposure siding on the front elevations and equal 'to weather' siding on the side elevations, except for Photo 2 which is currently replacing diminished exposure siding with an equal 'to weather' exposure.

48 South Street, Portsmouth, New Hampshire





1. Existing Back Elevation



2. Proposed Back Elevation

New entry roof is based on existing side roof to be re installed. See Photo B on Sheet 1.

3. Side View of New Roof

## Back Elevation New Entry Roof Addition

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

48 South Street, Portsmouth, New Hampshire

SOMMA Studios

SCALE: AS NOTED

AA 5.2025

SHT. 3



## 7. 375 Middle Street

## -Recommended Approval

**Background:** The applicant is seeking approval for installation of HVAC equipment (condenser) that is minimally visible.

**Staff Comment:** Recommend Approval

### Stipulations:

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



## Hello, this is your estimate

Location: 375 Middle Street, Portsmouth, NH, 03801

PROJECT ID

0

Install 2-zone ductless mini split system using floor consoles

Your Price

**\$15,420.00**

**Or as low as \$183.50/mo**



[Financing Terms](#)

[View Credit Plans >](#)

Accept Estimate

### Summary

The rear left corner of the space cannot be accessed to install the needed ductwork on a centrally ducted system. We are proposing instead to install (2) floor console units connected to a single outdoor unit to provide cooling for this space. These units are heat pumps and will provide supplemental/backup heat to the space if desired, but they are sized for cooling and will only be supplemental for heating. Additionally, this system will provide cooling in the space for normal occupancy use and will not be enough cooling for the occasional occurrences of high numbers of people. We recommend a 2nd system to handle these more rare high demand occurrences.

We are proposing to control this system with (1) wired controller depending on location. Indoor unit locations are TBD, and we will recommend locations for your approval before the work begins.

If the building is in the Historical District, you will need to get approval for the location of the outdoor unit from the HDC before the city will release our permit. We will provide equipment submittals and pictures of the proposed location to you for this purpose.

This system does not qualify for tax credits or rebates.

This system uses one of the new A2L lower global warming potential refrigerants, R32.

Includes permit/inspection, computer generated load calculation and equipment spec sheets for the permit as required by city code, electrical line voltage and control wiring, surge protector, wired controller, condensate drains, precast plastic condenser pad & 12" aluminum powder coated white equipment stand, all copper refrigerant piping installed down through the floor and across the basement ceiling, pressure test, evacuate, charge, start up and test.

Warranty - Pettigrew provides 1 year parts and labor on this installation, LG provides 12 years on all OEM parts excluding handheld remote controllers to the original owner at the original location with registration. We will register your system for you.

2) LG KNMQB151A 15,000 BTU Floor console units



1) PREMTBVC2 Wired controller

1) LG KUMXB301A 30,000 BTU Standard heat pump install on left side of building behind the chimney

Electrical Circuit: 240V 25A max breaker

Efficiency Specs: AHRI Reference #215402335, 22.0 SEER2, 13.0 EER2, 9.5 HSPF2

Total - \$15,420

Terms - \$7,710 Deposit / \$7,710 due on completion before inspection



HVAC-INST

Your Price  
**\$15,420.00**

HVAC Installation

Subtotal	\$15,420.00
Tax	\$0.00
<b>Total</b>	<b>\$15,420.00</b>

**8. 40-42 Market Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of the existing double door with a single door.

**Staff Comment:** Recommend Approval

**Stipulations:**

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

Leslie M. Adams  
Property Manager for 40-42 Market Street  
Capital Security Financial Services, Inc.  
c/o 51 Wadleigh Falls Road  
Lee, NH 03861  
603/397-9639  
[CSFSinc@gmail.com](mailto:CSFSinc@gmail.com)

February 21, 2025

Izak Gilbo  
Staff Liaison & Planner I  
Portsmouth Historic District Commission  
Municipal Complex  
1 Junkins Avenue, 3rd Floor  
Portsmouth, NH 03801

Mr. Gilbo,

Thank you so much for talking to me by phone yesterday. I'm sending you the information we discussed on the improvement we'd like to make to doorway of 40 Market Street, in the hopes of gaining some guidance from the Commission. We've had a great deal of trouble finding a contractor willing to take on this job, and I hope that having some guidance from HDC in hand might make the job more enticing.

**The Issue:**

Both the shop door to "Puttin' On the Glitz" and it's frame are badly rotted. As you can see from the images below, it is currently an antique (1920s?) double door, and both sides sag in towards the middle due to rot on both the doors and the framing. We've owned this building since 1982 and have tried to keep the doors always painted and in good repair, but two professional assessments have convinced us that rehanging is no longer an option. It's time to replace both the door framing and the doors themselves.

**The Solution:**

As you can see from the pictures below, 40-42 Market Street is unusual in that it is almost the only building on the street with a "flat-faced" doorway. Almost every other doorway on the street is recessed in some way and therefore better protected from the elements. While our building has an awning, this imperfectly protects the door and its frame from rain and snow. Because of this, we would like to replace the door's frame with a composite material which won't rot. We'd like to keep the door wooden, however.

Because I've been unable to find new doors similar to the antique double doors we have now, and because the owner of "Puttin' On the Glitz" would like a door which would be easier for her customers to open and close, and would be more handicap accessible, we would like to replace the double doors with a single one. I have included pictures of several doors currently found on Market Street, any of which we would consider as a replacement style, based upon your recommendations.

I would be grateful if the Commission had a moment to look over this information & provide guidance as to

- which door style might be acceptable
- if we could frame the door using composite materials rather than wood
- anything else a contractor might need to know about this job.



*The current doors of 40-42 Market, sagging in towards the middle due to rotted doors & door frame.*



*#40-42 Market Street is one of the only buildings on Market Street with a “flat-faced” doorway. Only the awning protects it (imperfectly) from the weather.*

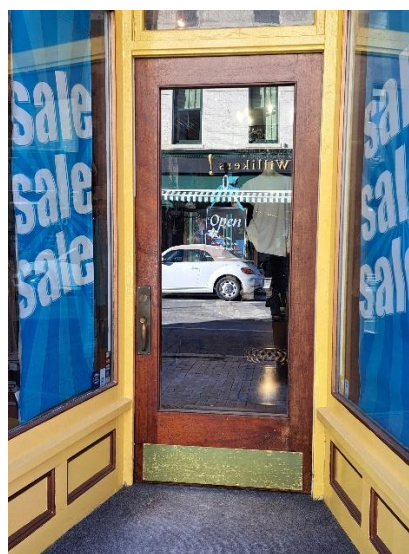




*Almost every other doorway on Market Street is recessed in some way, protecting it from rain & snow.*



*Below are some doors currently found on Market Street, any of which we would consider as a replacement style for the rotted double doors we have now.*





*A visualization of BEFORE...*

*... and AFTER*



Thank you so much and looking forward to your feedback,

*Leslie M. Adams*

603/397-9639

[CSFSinc@gmail.com](mailto:CSFSinc@gmail.com)