

Historic District Commission

Staff Report

Wednesday, May 07, 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**

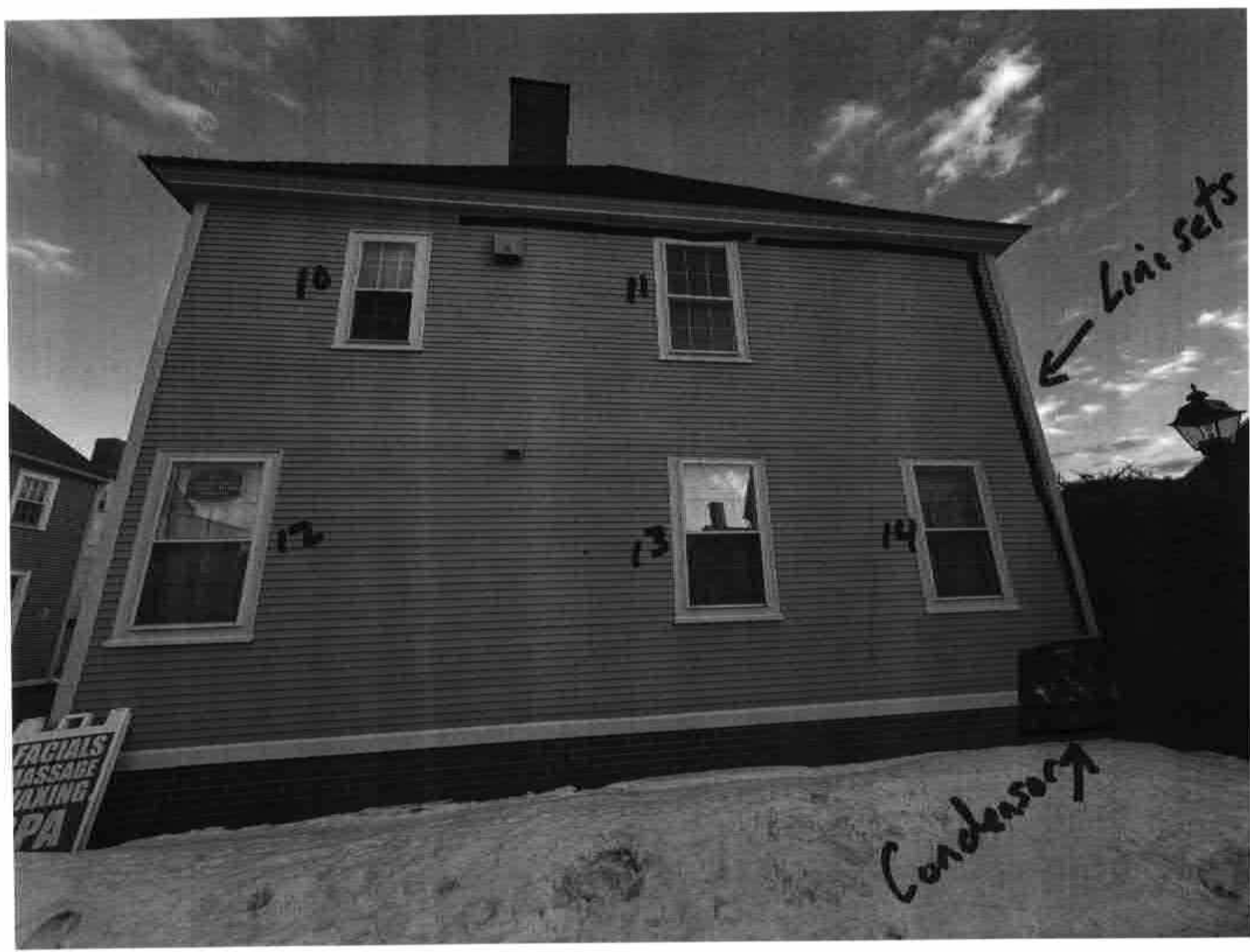
D. Purpose and Intent:

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





Line sets

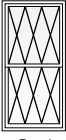
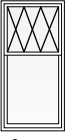
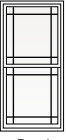
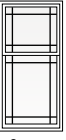
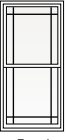
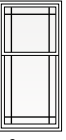
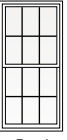
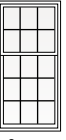


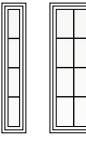
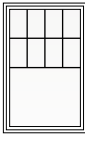
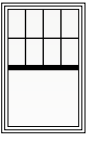
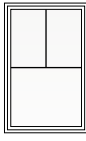
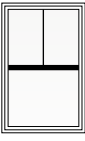
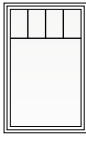
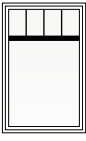
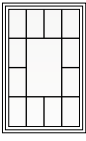


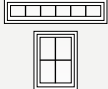
Condenser

FACIALS
MASSAGE
TANNING
PA



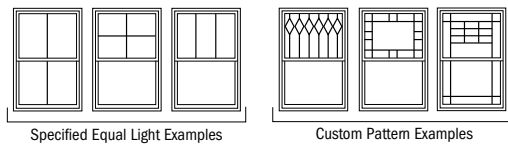


Grille Patterns

	Diamond*	Prairie A	6-Light Prairie	Colonial						
Tilt-Wash Double-Hung	 Equal	 Cottage	 Equal	 Cottage	 Equal	 Cottage	 Equal	 Cottage		
Tilt-Wash Picture										
Tilt-Wash Transom										

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

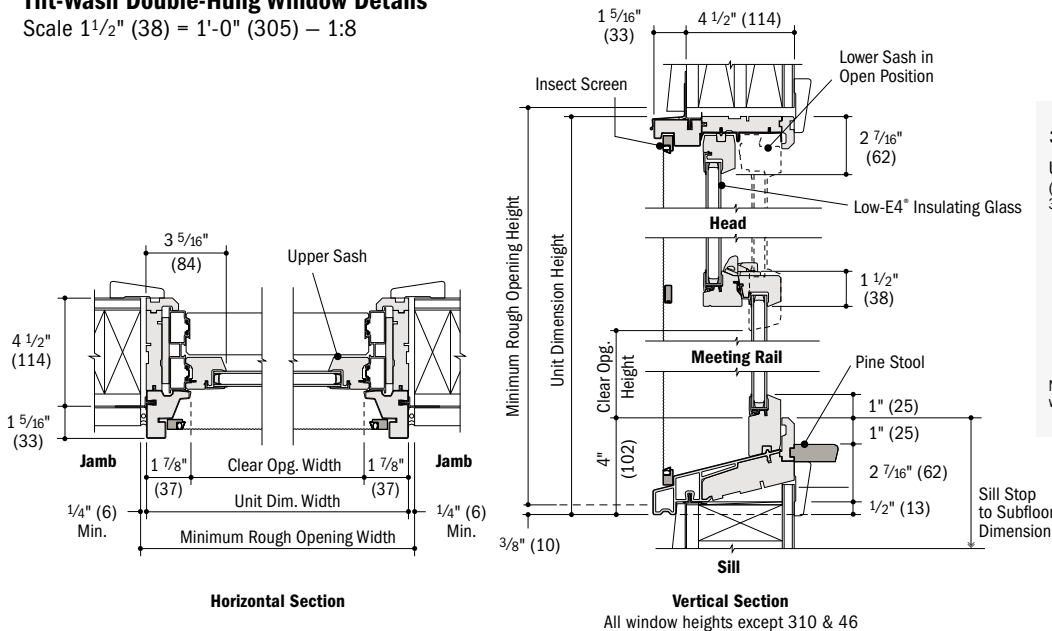
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



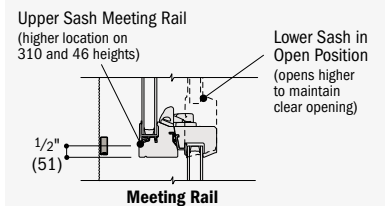
Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit andersenwindows.com/grilles.

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



310 and 46 Height Windows Only:



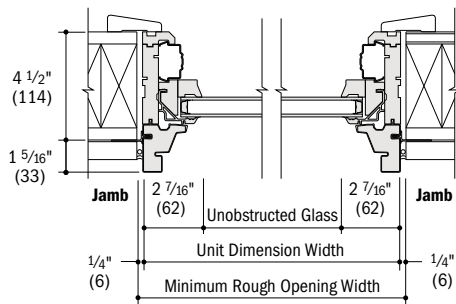
Note: Location of support bar on optional insect screen aligns with meeting rail location on 310 and 46 window heights.

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

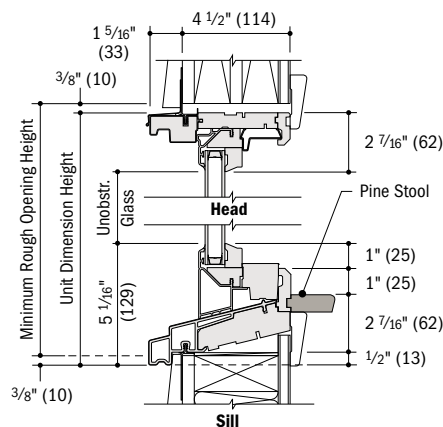
TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



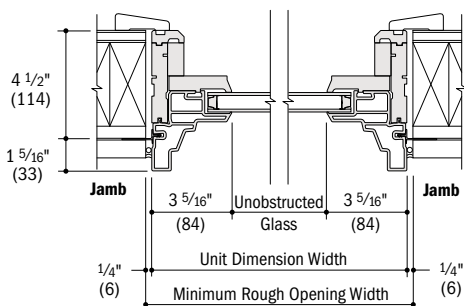
Horizontal Section



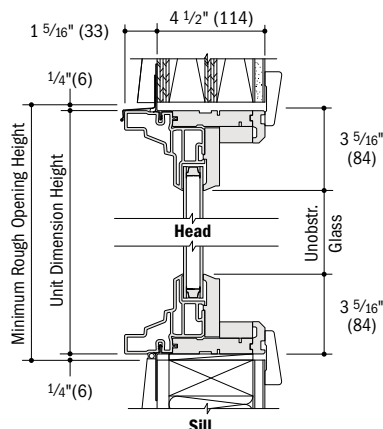
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

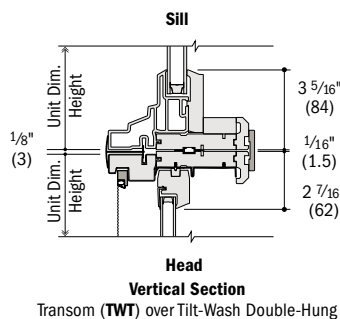
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

Sum of individual window heights
plus 1/16" (1.5) for each join.

Overall Rough Opening Height

Overall window dimension height.*

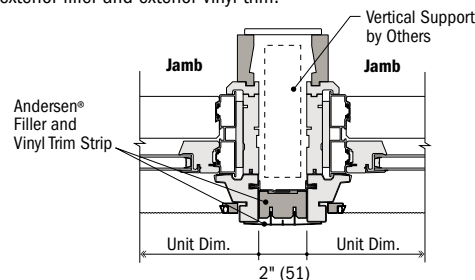


Head
Vertical Section
Transom (TWT) over Tilt-Wash Double-Hung

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

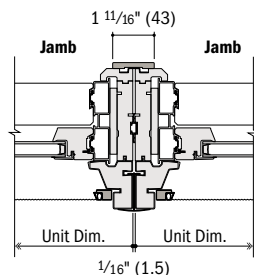
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths
plus 1/16" (1.5) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on page 181.

* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
* Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
* Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
* Dimensions in parentheses are in millimeters.
* For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill add 1/2" (13) to the overall window dimension height.

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW

[LEARN](#)[DESIGN IT](#)[TECH](#)

IS IT RIGHT FOR YOU?

Functionality

Slides open from the top and bottom and tilts in to make cleaning a breeze.

Material

Wood & vinyl. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

[Read more →](#)

Project Address: 222 Court Street

Permit Requested: Certificate of Approval

Application: Public Hearing B

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1)
- Land Use: Commercial
- Land Area: 3,112 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: The installation of a mural affixed to the structure on removable panels.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Mural installation



**HISTORIC
SURVEY
RATING

C**

D. Purpose and Intent:

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CITY OF PORTSMOUTH, NH

Public Art Review Committee

March 27, 2025

Memorandum

To: Peter Britz, Director of Planning and Sustainability

From: Public Art Review Committee (PARC)

Subject: Review of Proposed Mural for 222 Court Street, *Ona Judge Mural*

On March 26, 2025, PARC reviewed a proposed public art project from the Black Heritage Trail of New Hampshire for their building at 222 Court Street. The project is a large mural (approximately 28' x 24') to be created on proposed cementitious cladding panels affixed to the building's brick wall which faces east. The Black Heritage Trail has received a variance from the Board of Adjustment for the mural which will depict Ona Judge, who escaped to Portsmouth while enslaved by Martha Washington. The mural will be created by Manuel Ramirez from [Positive Street Art](#).

PARC members were very enthusiastic about the plans for the mural and see it as a distinctive contribution to Portsmouth's growing collection of public art.

Site/location/safety. PARC noted that the mural is ideally located at the Black Heritage Trail headquarters where residents and visitors to the City will be able to learn more information about Ona Judge and her important role in local and national history. From the location, the Langdon House which played an important role in the Ona Judge story, is visible. Further, the site is only a few blocks from the African Burying Ground which receives many visitors to Portsmouth.

In terms of accessibility, the mural will be highly visible to pedestrians walking down the busy Pleasant Street corridor. The four-way stop signs at the corner of Court and Pleasant as well as crosswalks support traffic and pedestrian safety; given the four-way stop, the mural should not cause a distraction for drivers.

Recognizing that there is very little clearance between the wall and the adjacent driveway (shared by two condos), the Black Heritage Trail has worked closely with the neighbors to ensure their cooperation. The mural will be positioned approximately 4 feet off the ground to avoid contact with vehicles in the driveway and improve visibility. Explanatory signage for the mural will be placed on the wall facing Court Street to avoid drawing pedestrians onto the neighbors' driveway.

Scale. PARC believes the large scale of the mural (covering most of the brick wall) is appropriate given the proximity of the wall to other properties. The mural will optimally be viewed at a distance which will discourage viewers from encroaching on private property. The scale and the amount of building coverage (on a relatively small building) create contrasts with the aesthetics of the image (see more below) which PARC believes add to the uniqueness of this particular work.

Wall preparation. PARC appreciated the groundwork that the Black Heritage Trail has undertaken to avoid damaging the brick wall that will support the mural. Paint will be applied to panels which

will be affixed to the wall with a small space between the panels and the brick. We understand that there are several types of panels under consideration, including one that simulates the texture of a brick wall. The artist has successful experience using such panels for murals in other locations, including those with harsh weather conditions like Portsmouth. PARC recommends that the Black Heritage Trail consider a non-textured panel flat panel.

Materials/durability/maintenance. The artist will use spray paint over an acrylic or latex masonry paint finished by a clear coat seal—similar to the material used in other murals with a life before “touch up” of approximately 10 years. The Black Heritage Trail and the artist take responsibility for arranging for “touch ups” that may become necessary with wear. PARC recommends considering an anti-graffiti coating of the artist’s choosing.

Aesthetics/design. PARC has been able to review the image from which the artist will develop the mural; it is as historically accurate as possible given what is known about Ona Judge’s arrival in Portsmouth. The image depicts a confident and well-dressed Ona Judge with a backdrop based on the Philadelphia waterfront from which she sailed to Portsmouth in 1796. The Black Heritage Trail has consulted with historians on appropriate appearance and dress. PARC members highlighted the cohesiveness of the artwork, noting that the beauty and muted/soft colors of the image are especially appropriate given the scale of the work, its placement in context, the importance of Ona Judge’s story in the context of Black history and the history of Portsmouth, and the subject—the total effect is expressive of the era and Judge’s character and story.

Artist. Through Positive Street Art based in Nashua, Manuel Ramirez has created approximately 100 murals in NH and other locales over the past twelve years, including in Nashua, Manchester, Lancaster, Hudson, and Salem. He is experienced in working in urban environments, in the New England climate, and with the types of materials proposed for the Ona Judge mural.

TOP FRAME ATTACHMENT
SEE EXPANDED

UPPER PANEL
12'H X 15' W

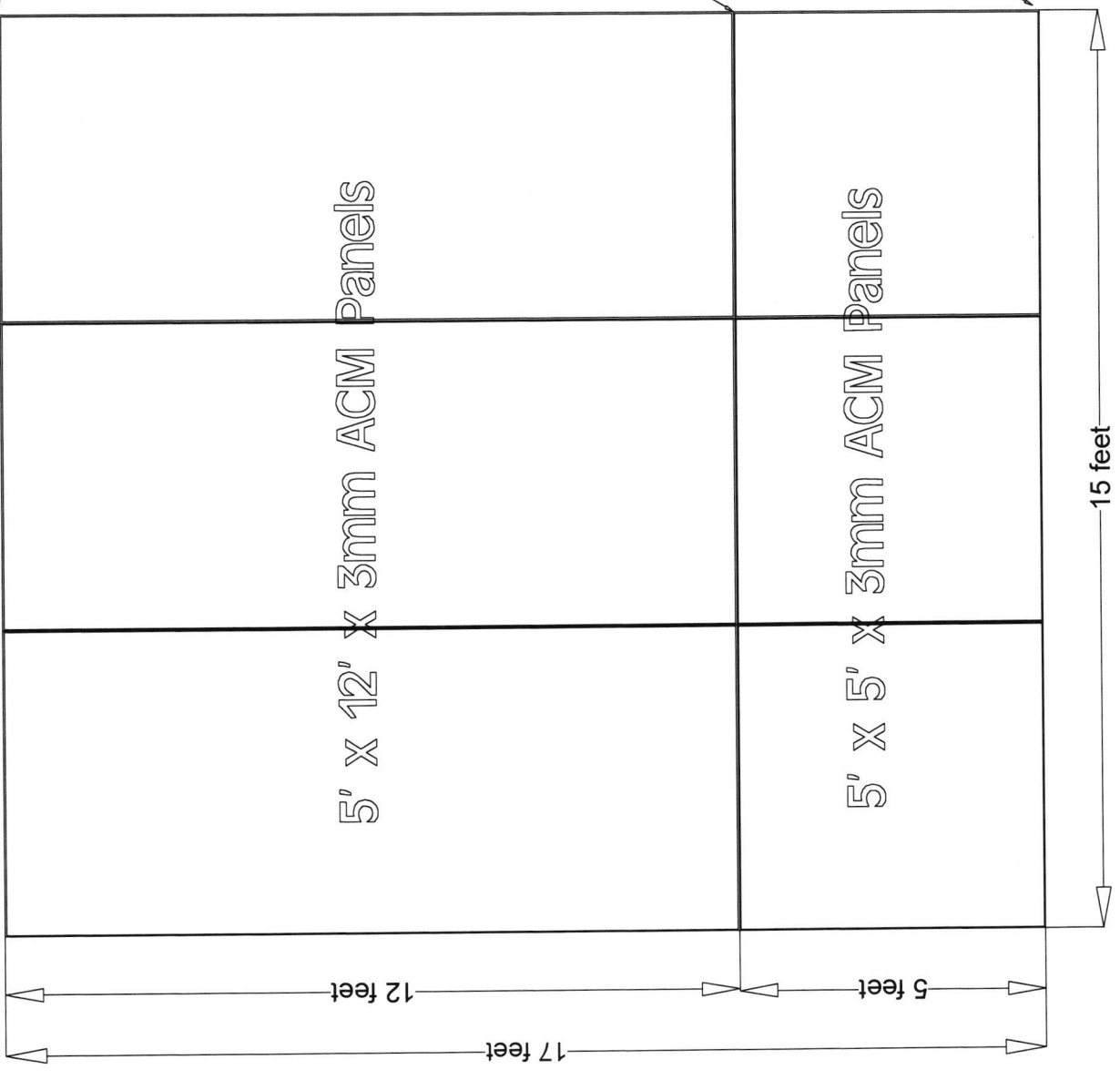
CENTER UNION
SEE EXPANDED

LOWER PANEL
5'H X 15' W

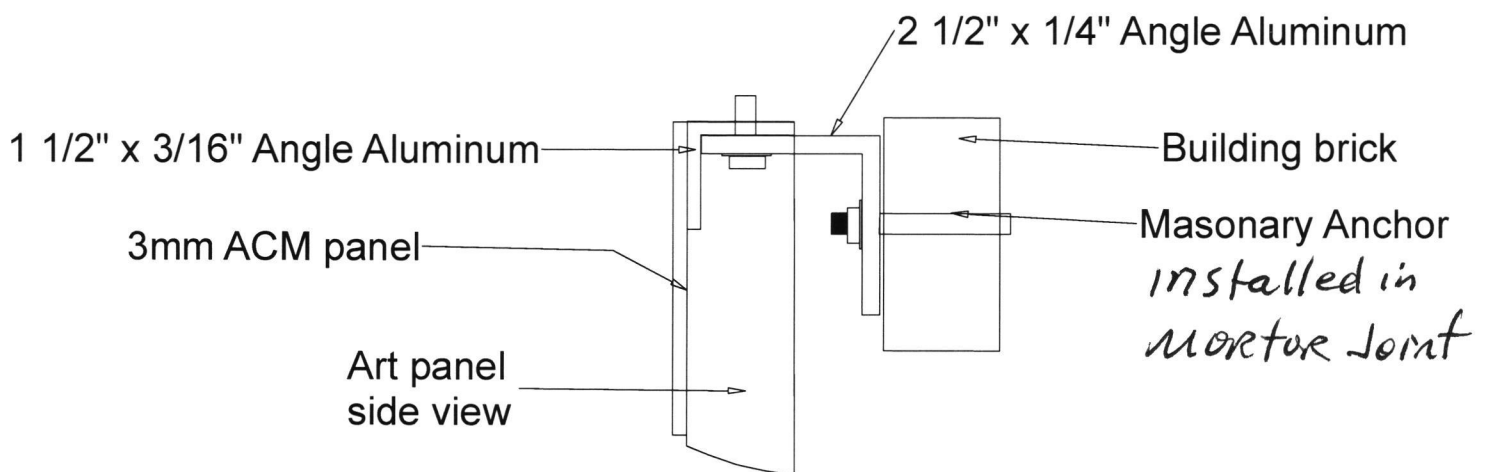
BOTTOM FRAME ATTACHMENT
SEE EXPANDED

5' X 12' X 3mm ACM Panels

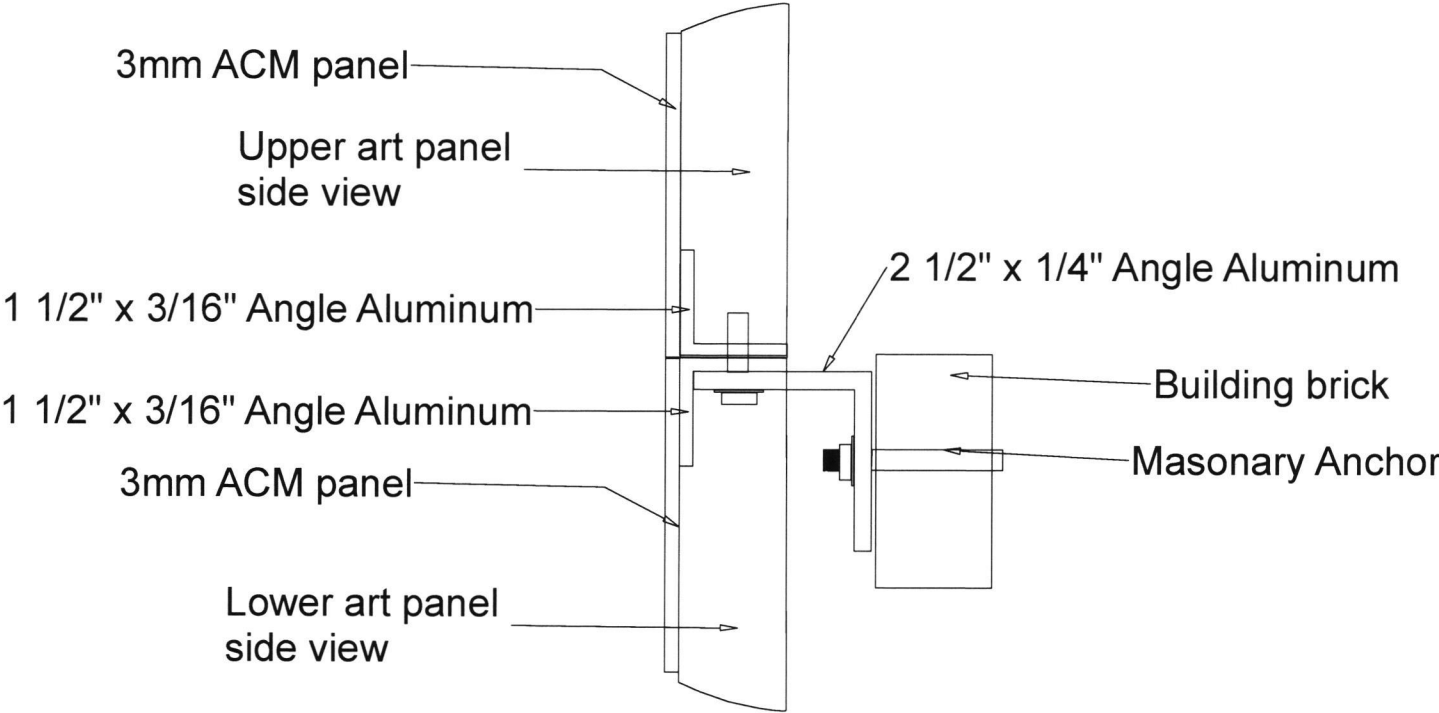
5' X 5' X 3mm ACM Panels



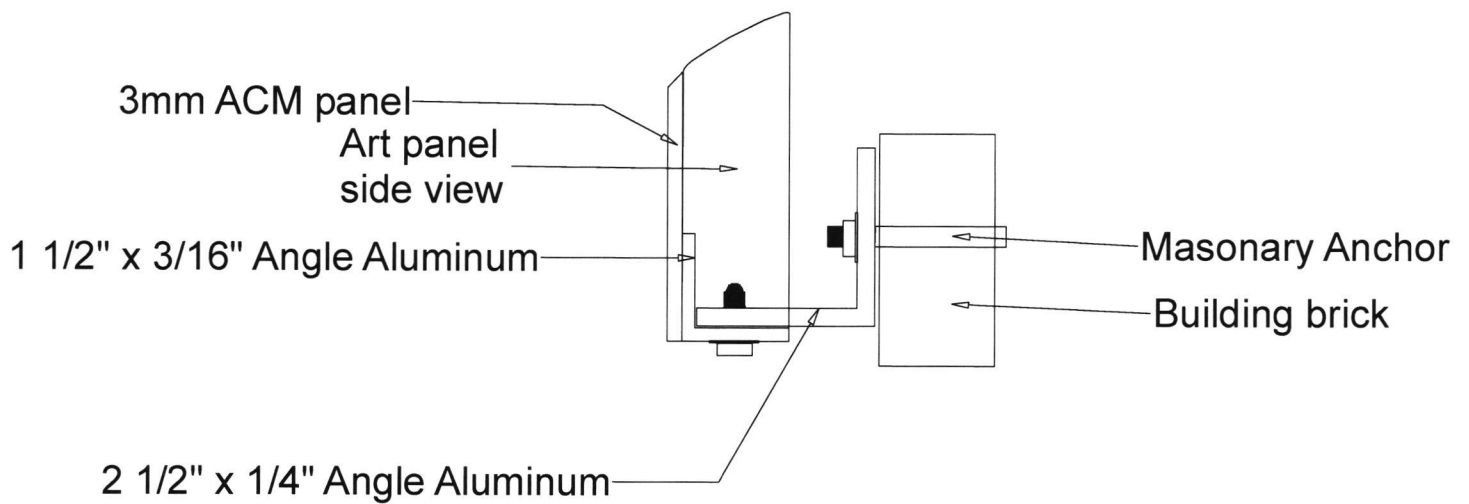
TOP FRAME ATTACHMENT EXPANDED




CENTER UNION-EXPANDED



BOTTOM FRAME ATTACHMENT EXPANDED



6061 Aluminum Angle:

- **Density:** 0.1 lb/in³
- **Ultimate Tensile Strength:** 45,000 psi
- **Yield Tensile Strength:** 40,000 psi
- **Fatigue Strength:** 14,000 psi
- **Modulus of Elasticity:** 10,000 ksi
- **Shear Modulus:** 3,800 ksi
- **Shear Strength:** 30,000 psi
- **Melting Point:** 1,080–1,205 °F 



What are you looking for?

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Aluminum Composite Panels

ACM, A LIGHTWEIGHT, DURABLE, AND CORROSION-RESISTANT MATERIAL.

Aluminum composite materials (ACM) are a three-layer sandwich panel comprising two pre-painted aluminum sheets bonded to a polyethylene (PE) core for durability and good dimensional stability. Both sides, and the ornamental surface of the product, is covered with decorative and protective coating. In recent years, ACM building materials have grown in popularity. ACM panels, are commonly used for architectural cladding, facades, **aluminum composite panel signs**. They are also used in interior design applications such as wall partitions, ceiling panels, and decorative signage. The panels are popular due to their lightweight, durability, and versatility in design.

When compared to a single-layer aluminum plate, an aluminum-plastic composite panel has a higher elastic limit, is less likely to bend, and maintains good flatness in its natural state for a long time without excessive external force. The aluminum-plastic composite panel is produced of aluminum and a light-density plastic core material. Since it weighs less than a comparable aluminum panel or other metals, ACM has the same rigidity and thickness as those materials but is smaller and less weighty. **Fabricating ACM panels involves** working with specialized tools and equipment to shape, cut, and bond the panels according to specific design requirements. ACM panels can be cut to size using appropriate cutting tools. The cutting method and tools used will depend on the thickness and type of panel being cut. For example, a circular saw with a fine-toothed blade can be used to cut thinner ACM panels, while thicker panels may require a specialized cutting tool, such as a panel saw or a CNC router. ACM continues to be a popular product due to its versatility. To learn more about the specifications and benefits of aluminum composite panel details for signage and other applications, contact your local Laird Plastics sales rep today! [Click Here](#) for more information on ACM Material.



Product Specification Data

maxmetal™

Description

MAXMETAL is an aluminum composite material comprised of two, pre-painted .15mm aluminum panels bonded to a solid polyethylene core. It's lighter in weight and more durable than both MDO and aluminum, plus it resists scratching and denting better than wood panels. The finish is ready for vinyl, screen print inks, paint, cutting, or routing.

Product Properties

Weight (Kg/m ²)	3.55
Sound Absorption NRC	0.05
Sound Attenuation Rw db	24
Water Absorption % by volume	0.01
Thermal Performance R Values	0.0057
Core Composition	Polyethylene
Flammability BS476	Part 6: Class 0, Part 7: Class 1

Panel Dimensions

Panel Thickness (mm)	3
Aluminum Thickness (mm)	0.15
Standard Sizes:	4' x 8', 4' x 10', 5' x 10'

Product Code

MM843MW
MM843MW1S

Dimensional Tolerances

Thickness (mm)	-0 + 0.2
Width (mm)	±2
Length (mm)	±3
Diagonal (mm)	±5
Thermal Expansion	2.4mm/m @ 100°C Temp Difference
Aluminum Thickness (mm)	±0.02

Surface Properties

Paint Thickness (micron)	20
Pencil Hardness	>HB
Toughness of Coating	3T
Temperature Resistance	-50°C to +90°C
Impact Strength (kg cm ²)	42
Boiling Water Resistance	Boiling for 2 hours without change
Acid Resistance	Immersed surface in 2% HCl for 24hrs without change
Alkali Resistance	Immersed surface in 2% NaOH for 24hrs without change
Oil Resistance	Immersed surface in 20# engine oil for 24hrs without change
Solvent Resistance	Cleaned 100 times with Dimethylbenzene without change
Cleaning Resistance	>1000 times without change
Peel Strength	>5 Newton/mm



Statement of Practical Use

We believe the information on this product to be accurate. However, since we cannot anticipate or control the conditions under which this information or our products may be used, we cannot guarantee results obtained through their use. Tests of our products should be made by users to determine the suitability of these products for a specific purpose. The products are sold without warranty, either express or implied. The purchaser should refer to Grimco, Inc's price list for terms and conditions or sale, including disclaimer of warranties and limitation of liability.



Strike-It™ Center Pin Drive Anchors



Description

The Strike-It™ Center Pin Drive Anchor is an impact expansion anchor designed for medium and heavy duty anchoring into concrete and grout-filled block. With its unique **all-in-one serrated nut and washer**, the Strike-It offers superior holding and vibration resistance.



Key Features & Benefits

- ▶ Easy to install
 - Just hammer the center pin and it's set
 - Anchor tensions itself automatically, no wrench needed
- ▶ The integrated nut and washer can be pre-set for the optimal embedment - flush at the top or screwed to the bottom for a stud-type application
- ▶ Easy to inspect
 - Anchor is set when center pin is hammered down to meet the threads and is flush with top of the bolt.
- ▶ Depth of hole not critical
 - No depth gauge required
- ▶ Actual diameter of the anchor is the same as its nominal diameter
 - No templates required
- ▶ Serrations on nut/washer provide vibration resistance
- ▶ Yellow dichromate finish provides superior corrosion resistance

Applications

- ▶ Steel & Wood Plates
- ▶ Machine Anchoring
- ▶ Water & Gas Meters
- ▶ Conveyor Belt Mounts
- ▶ Bracing
- ▶ Hand & Guard Rails



Specifications, Listings and Approvals

Diameters: 1/4" – 3/4"

Materials:

Anchor Body: Hot Rolled Steel

Pin: Hot Wrought Iron

Finish: Yellow Dichromate Coating

Federal Specifications:

– QQZ-325Z, Type II Class 3 (yellow dichromate added)

– GSA FFS-325 Group II Type 4 Class I

Project Address: 445 Marcy Street and 20 Pray Street

Permit Requested: Certificate of Approval

Application: Public Hearing C



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 13,855 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Vernacular cottage
- Number of Stories: 1
- Historical Significance: C
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Demolition of the existing structure at 445 Marcy Street. Construct a new single-family home and detached garage (445 Marcy) and construct a new single-family home with detached garage (20 Pray)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of existing structure
- Construct a new single-family home and detached garage (445 Marcy)
- Construct a new single-family home and detached garage (20 Pray)



**HISTORIC
SURVEY
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C**

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NEW RESIDENTIAL CONSTRUCTION

445 Marcy Street

New single family home, with detached one car garage. Remove existing candy shop structure.

Revisions since last worksession:

- moved house further back from Pray Street to allow room for existing trees
- reduced footprint at back rear corner of house next to driveway
- added paneling above and below bay windows
- fine detailing & materials
- gutters, light fixtures, fencing
- remove rear terrace stone wall for sloped grading.

20 Pray Street

New single family home with detached one care garage.

Revisions since last worksession:

- exclude ADU structure from application
- lowered front roof eave and reduced trim band above bay windows
- added paneling above and below bay windows
- fine detailing & materials
- gutters, light fixtures
- remove rear terrace stone wall for sloped grading

Dimensional Standards 10.521	GRB	445 Marcy	20 Pray
Minimum Lot Dimensions			
Lot area, sf	5,000	6,127	8,820
Lot area per dwelling unit, sf	5,000		
# dwellings allowed based on lot area (up to 2 are permitted by right)		1	1
Continuous street frontage, lf	80'		
Depth, lf	60'		
Minimum Yard Dimensions (setbacks)			
front	5'		
side	10'		
rear	25'		
Maximum Structure Dimensions			
sloped roof height	35'		
Roof appurtenance height	8'		
Building coverage, maximum	30%	1,838	2,646
Open space, minimum	25%	1,532	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.		
Accessory Dwelling Unit, new construction	CUP Condition Use Permit	1 allowed, up to 750sf total living area, complying with dimensional lot standards	

Area Allowed by Zoning
Lot size
Open Space 25% minimum
Building Coverage (footprint) 30% maximum

445 Marcy Street						TOTAL sf
						6,127
						1,532
						1,838

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

house	porch/stoop /deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,772	0	0	1,772		
1,160	220	408	1,788	646	4,222
2,932	220	408	3,560	646	
					31.09%
					29.18%

SHEET LIST

- H.00 COVER
H.01 LOCUS MAP
H.02 SITE PHOTOS
H.03 CONTEXT PHOTOS
H.04 HISTORIC TIMELINE
H.05 EXISTING CONDITION, CANDY SHOP
H.11 SITE PLAN
H.12 SITE SECTIONS
H.31 VIGNETTE, PRAY @ MARCY STREETS
H.32 VIGNETTE, MARCY @ SCHOOL STREETS
H.33 VIGNETTE, PARTRIDGE STREET
H.34 VIGNETTE, PRAY STREET EAST
H.35 VIGNETTE, PRAY STREET WEST
H.40 AERIAL VIEW FROM NORTH
H.41 AERIAL VIEW FROM SOUTH
M.11 MARCY ST, FIRST FLOOR PLAN
M.12 MARCY ST, SECOND FLOOR PLAN
M.13 MARCY ST, ROOF PLAN
M.21 MARCY ST, ELEVATIONS
M.22 MARCY ST, ELEVATIONS
M.31 MARCY ST, WINDOW SCHEDULE
M.41 MARCY ST, DETAILS
P.11 PRAY ST, FIRST FLOOR PLAN
P.12 PRAY ST, SECOND FLOOR PLAN
P.13 PRAY ST, ROOF PLAN
P.21 PRAY ST, ELEVATIONS
P.22 PRAY ST, ELEVATIONS
P.31 PRAY ST, WINDOW SCHEDULE
P.41 PRAY ST, DETAILS
H.51 MATERIALS
H.52 MATERIALS - WINDOWS
H.53 MATERIALS - LIGHTING

20 Pray Street						TOTAL sf
						8,820
						2,205
						2,646

house	porch/stoop /deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,078	70	168	1,078		
1,305	336	294	1,936	328	4,200
2,383	406	462	3,013	328	
					52.39%
					21.95%



MARCY & PRAY STREET RESIDENCES

WORK SESSION / PUBLIC HEARING
APRIL 18, 2025

H.00

COVER

Marcy-Pray Street Residences

SCALE:
4/18/2025





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

20 PRAY ST

445 MARCY ST





1 FROM MARCY ST



3 FROM MARCY ST @ PRAY



2 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM BACK OF CANDY SHOP LOOKING EAST



5 FROM PARTRIDGE LOOKING SOUTHEAST



6 FROM PRAY LOOKING SOUTH



7 FROM PARTRIDGE LOOKING NORTH



8 FROM PARTRIDGE LOOKING NORTHWEST



12 MARCY, WEST



13 MARCY, WEST



3 MARCY @ PRAY

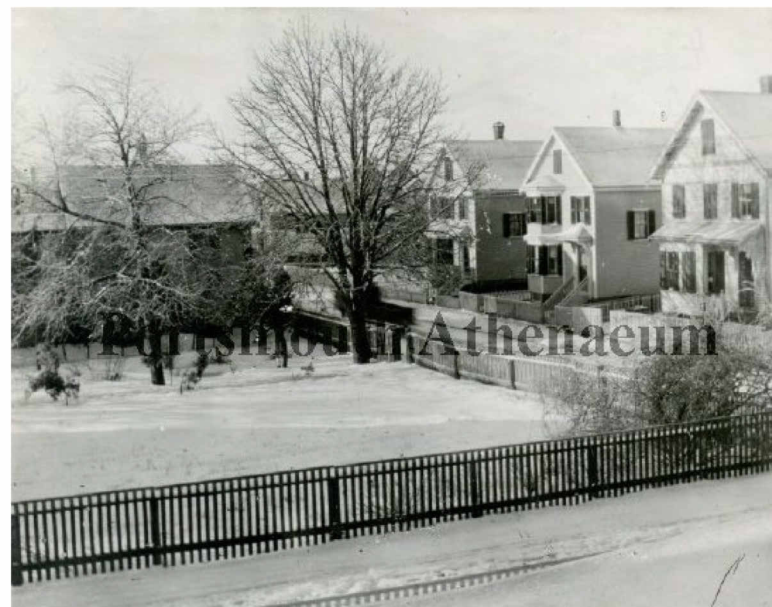
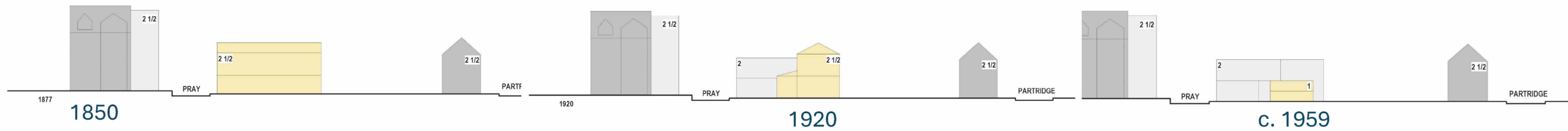
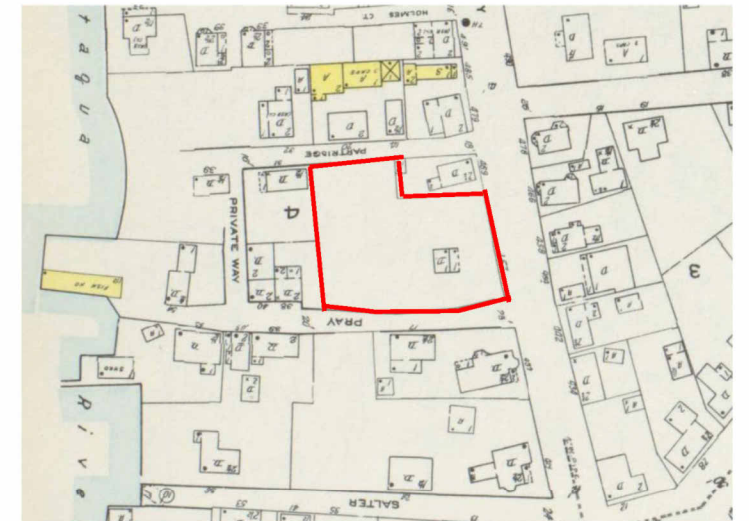
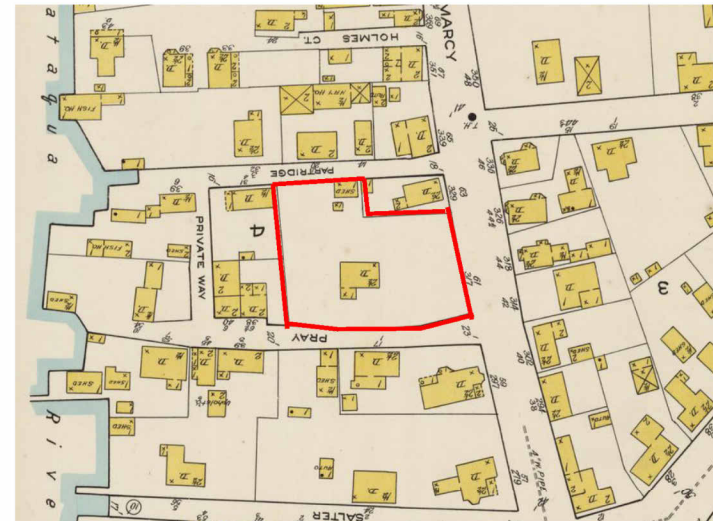
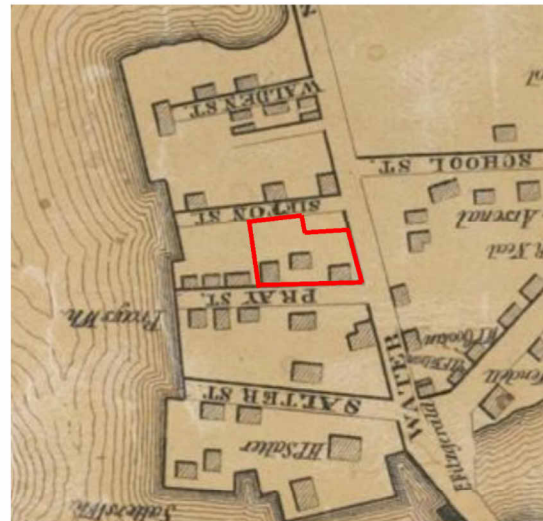


53 PRAY, NORTH

H.03

CONTEXT PHOTOS
 Marcy-Pray Street Residences
 SCALE:
 4/18/2025





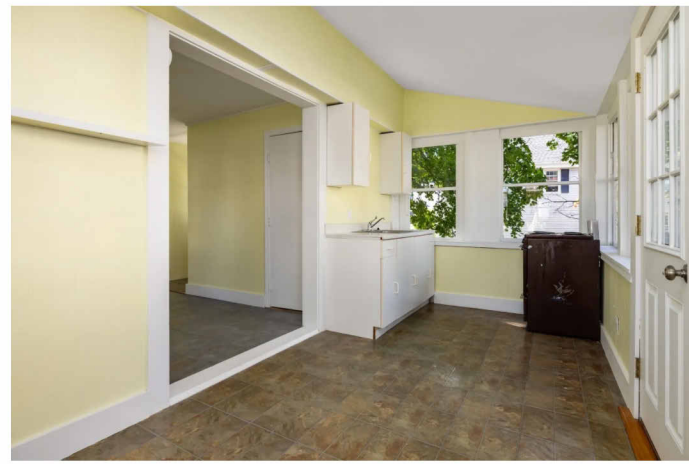


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German, Drop) style clapboards with shingles at gable.
 - single pane wood double hung replacement windows (Brosco style) with aluminum storm windows
 - Moved to Marcy Street in Portsmouth in late 1950's.

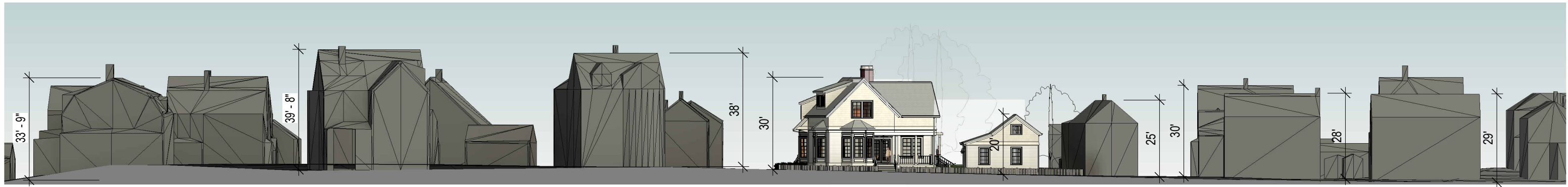


- Shed addition, and concrete block foundations - circa 1955 (Portsmouth)
- 8' X 16'
 - built when gable structure moved to site
 - asbestos siding
 - crawlspace
 - fixed wood storm windows
 - bead board floor decking

- Interior
- living/bed room
 - porch with partial kitchen
 - 3/4 bathroom
 - 4x12 & 12x12 ceramic tile flooring



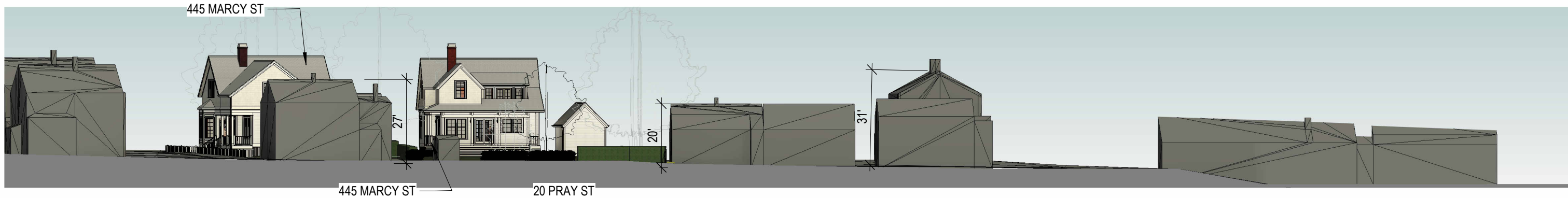




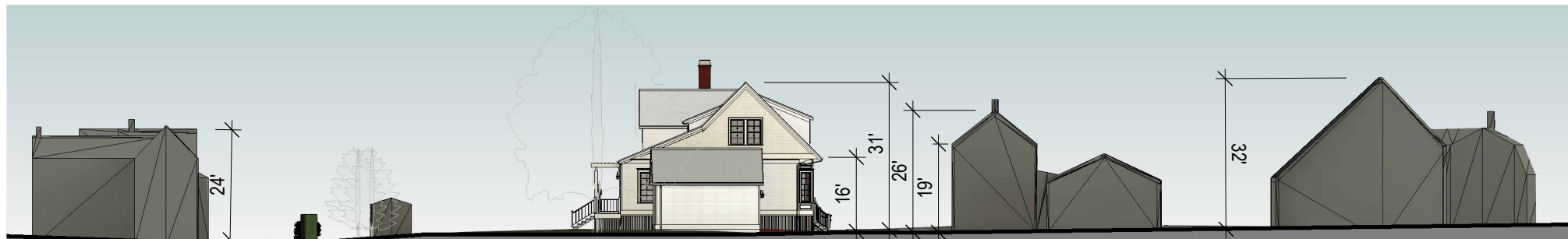
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



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



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



H.31 **VIGNETTE - PRAY @ MARCY STREETS**
Marcy-Pray Street Residences

SCALE:
4/18/2025





H.32 **VIGNETTE - MARCY @ SCHOOL ST**
Marcy-Pray Street Residences
SCALE:
4/18/2025





H.33

VIGNETTE - FROM PARTRIDGE ST
Marcy-Pray Street Residences

SCALE:
4/18/2025



H.34 **VIGNETTE - FROM PRAY ST E**
Marcy-Pray Street Residences
SCALE:
4/18/2025





H.35

VIGNETTE - PRAY STREET WEST
Marcy-Pray Street Residences

SCALE:
4/18/2025





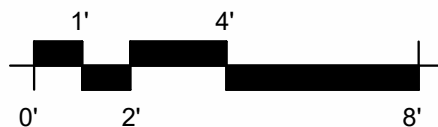
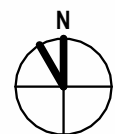
H.40

AERIAL VIEW FROM NORTH
Marcy-Pray Street Residences

SCALE:
4/18/2025





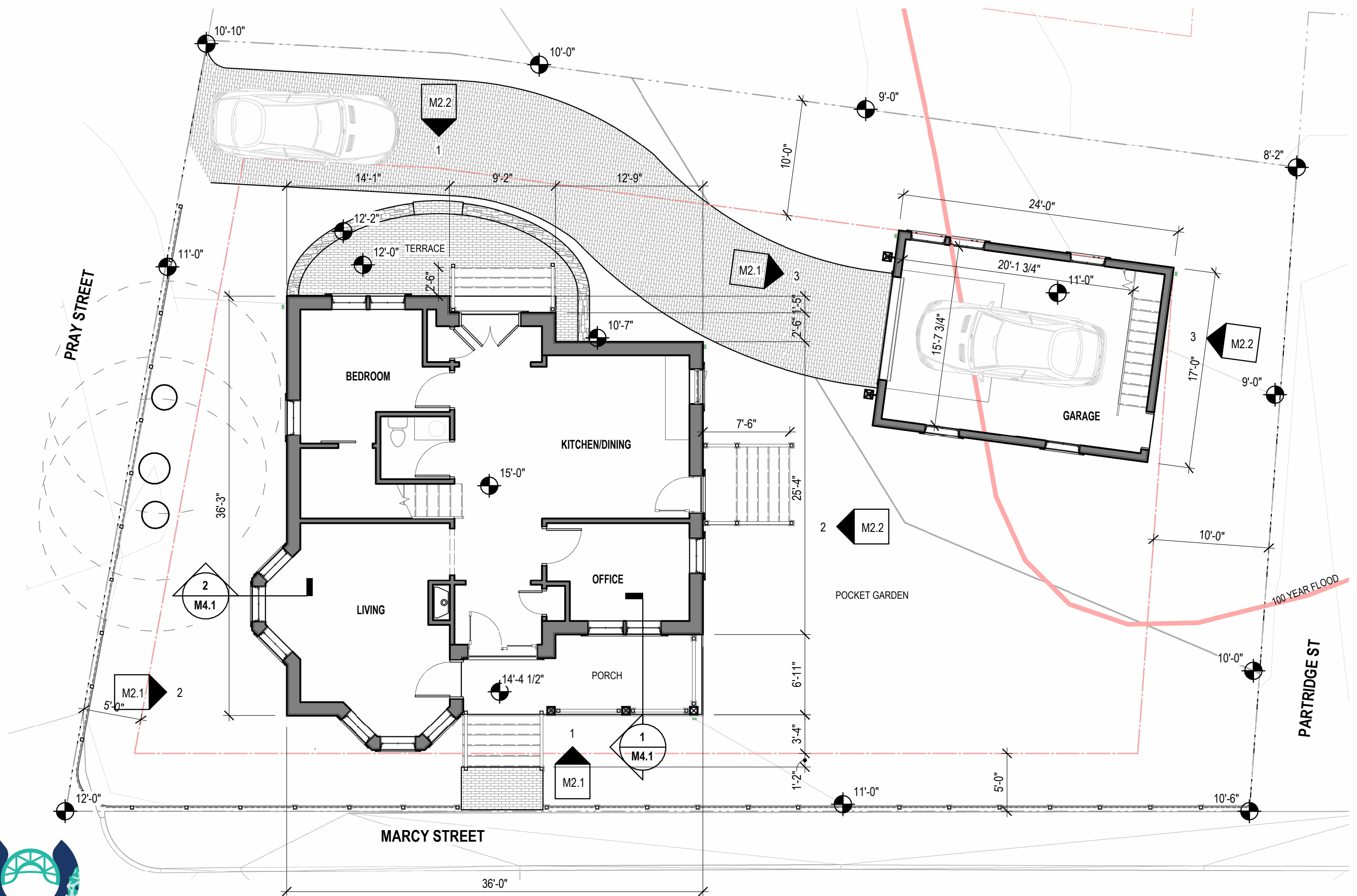


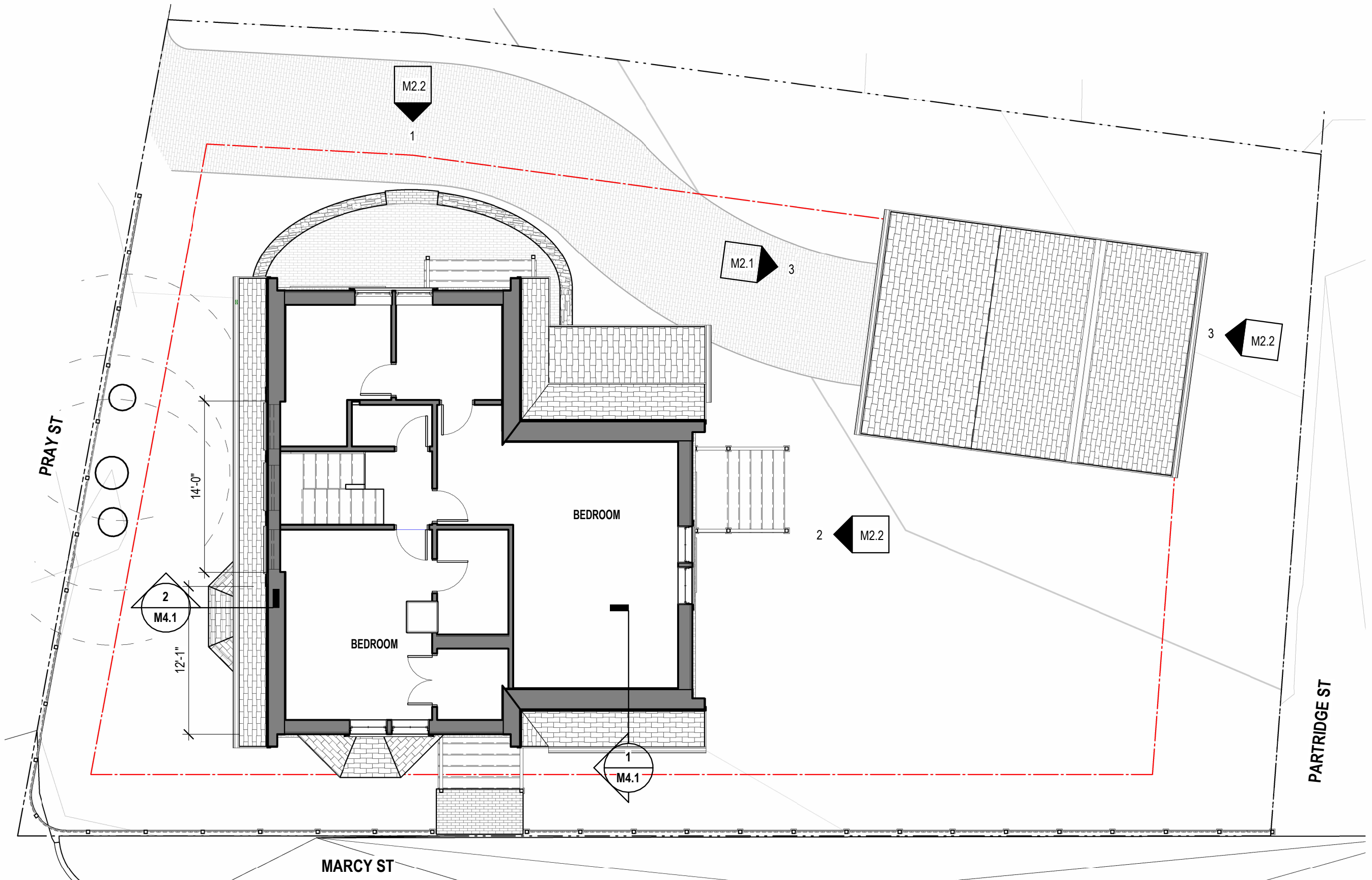
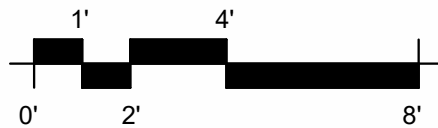
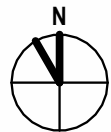
1ST FLOOR PLAN

445 MARCY STREET RESIDENCE

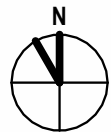
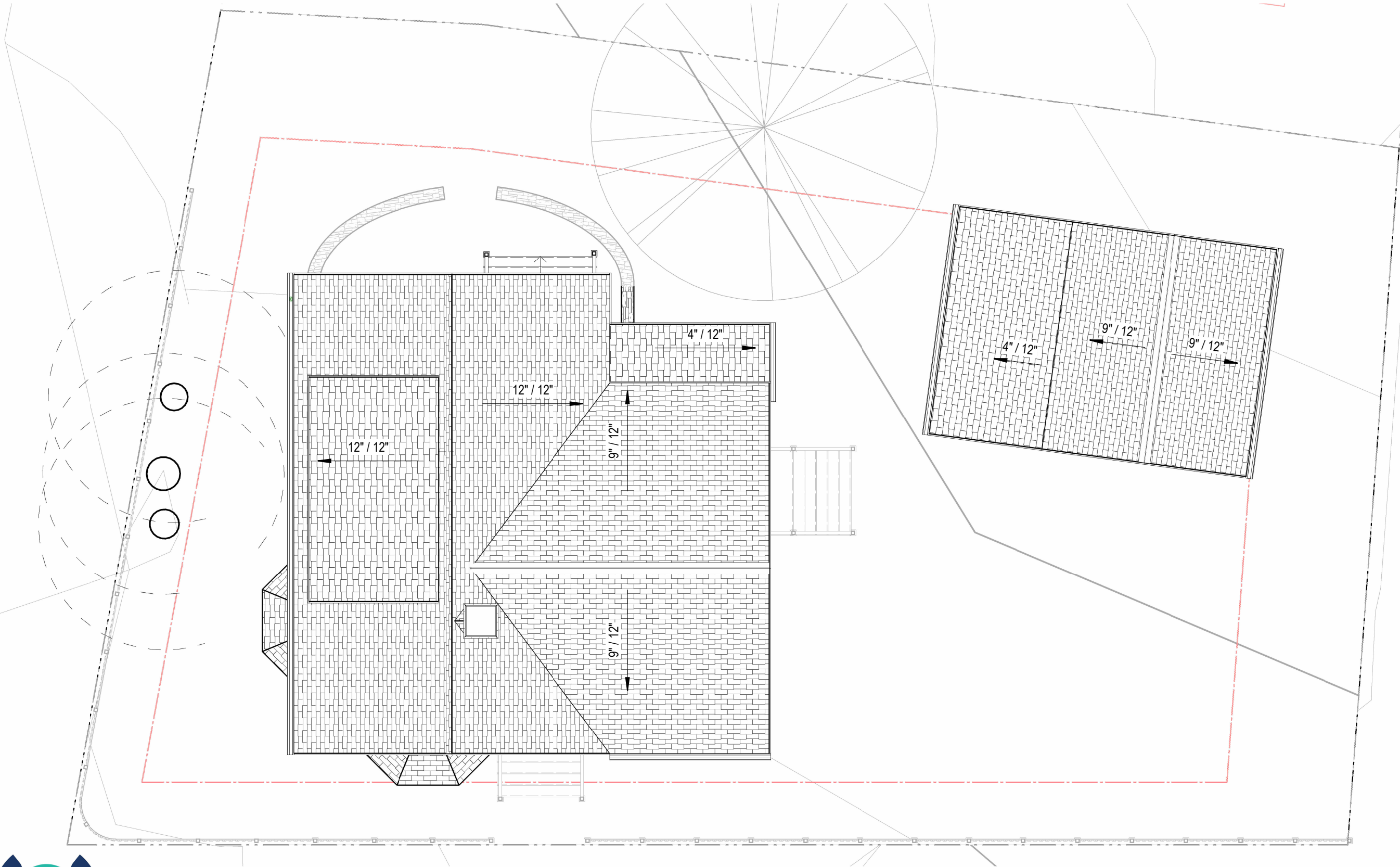
M1.1

04/18/25
PROJECT NO:1042





2ND FLOOR PLAN
445 MARCY STREET RESIDENCE







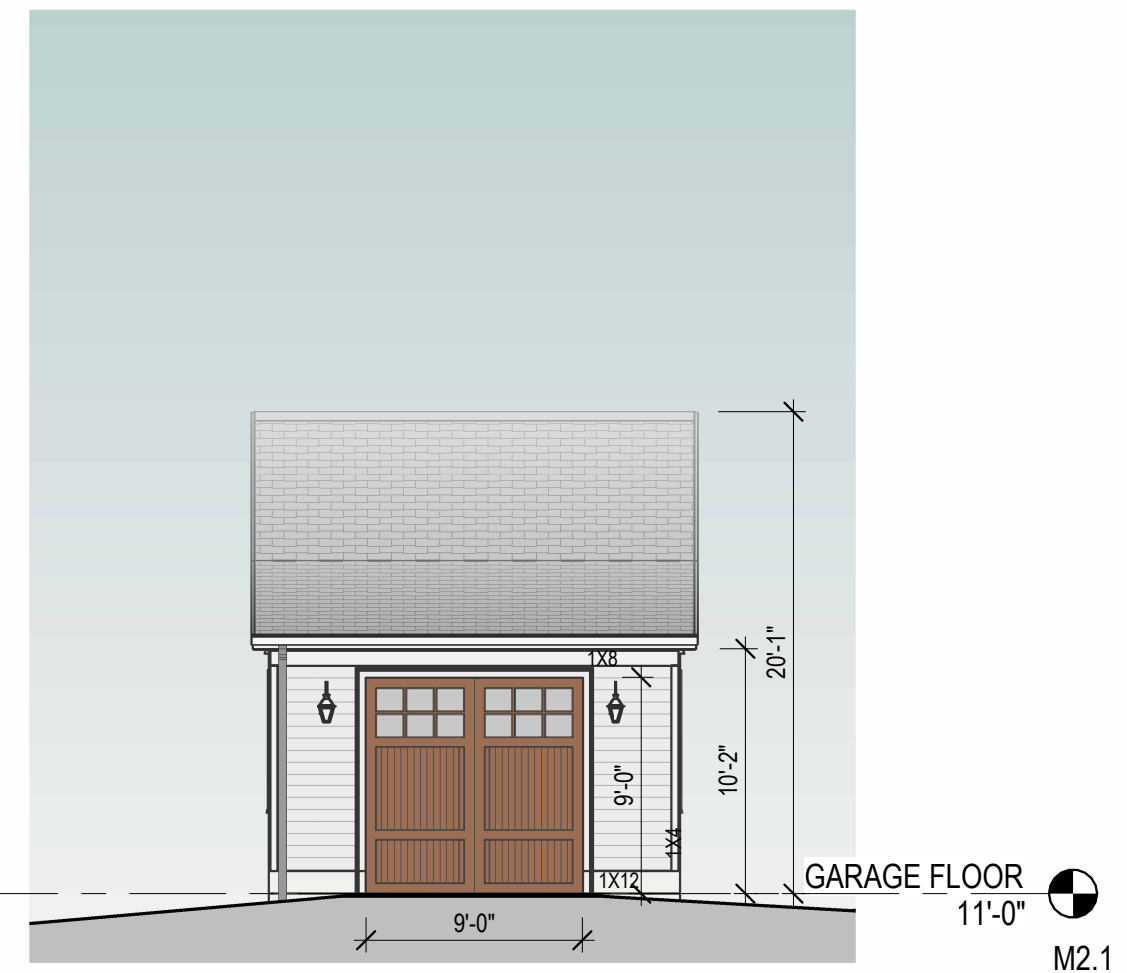
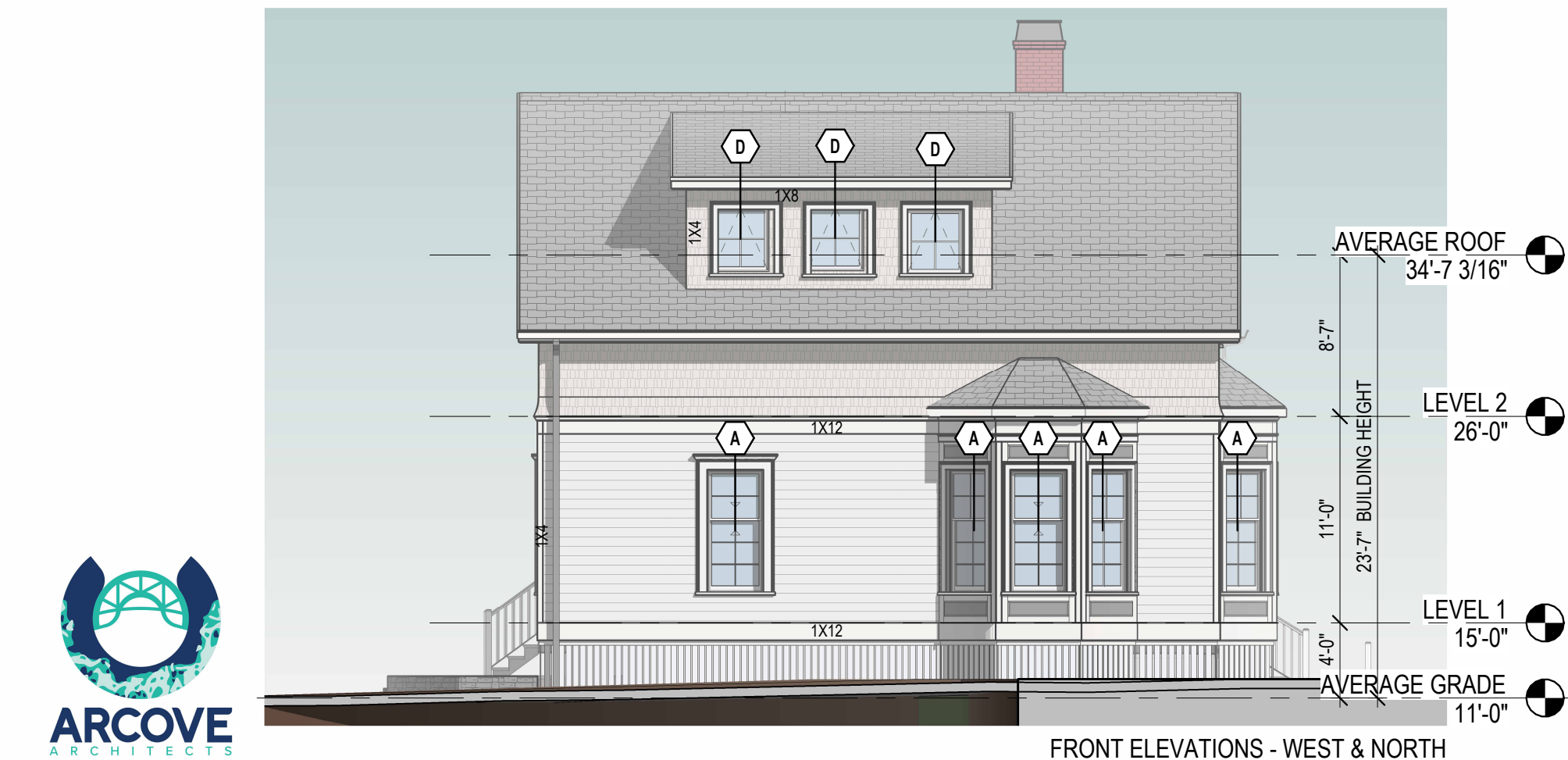
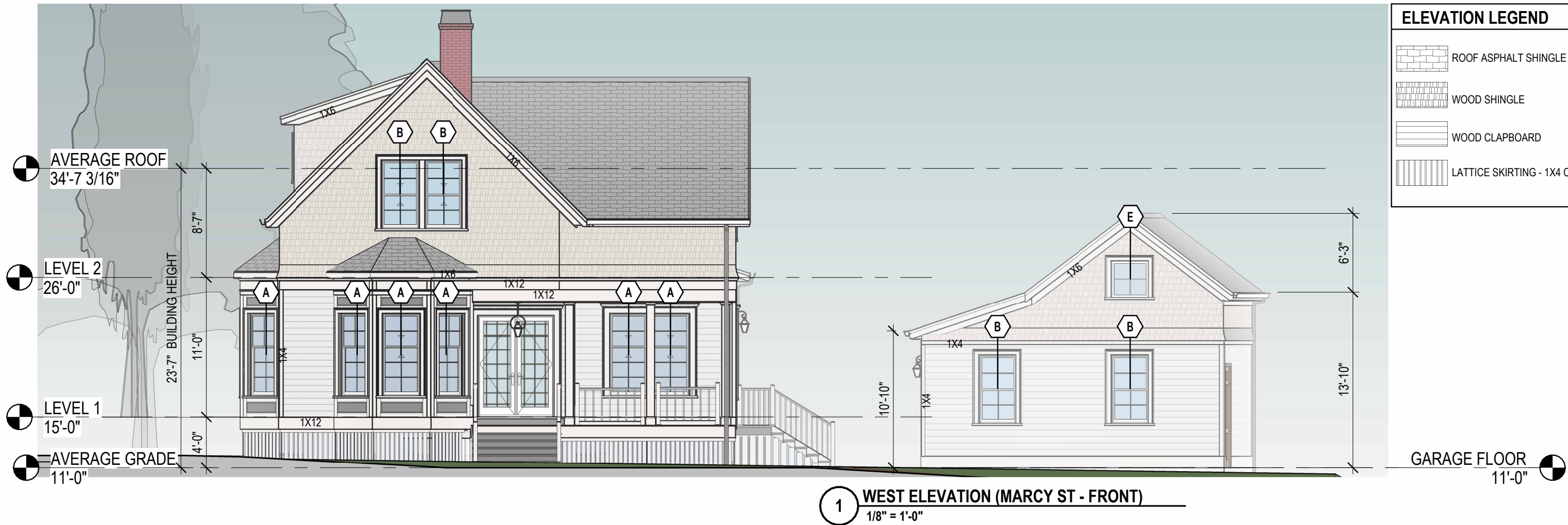
ROOF PLAN

445 MARCY STREET RESIDENCE

M1.3

04/18/25
PROJECT NO:1042

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



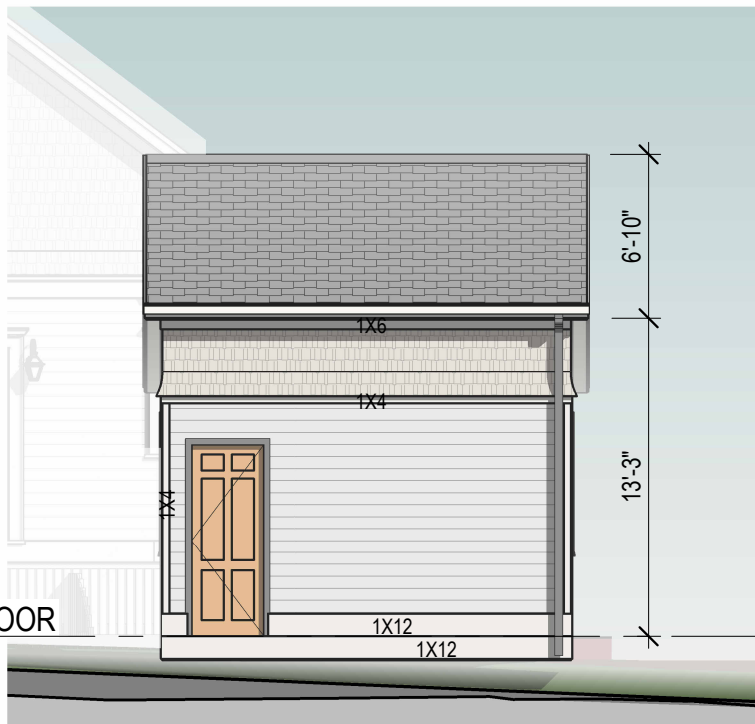
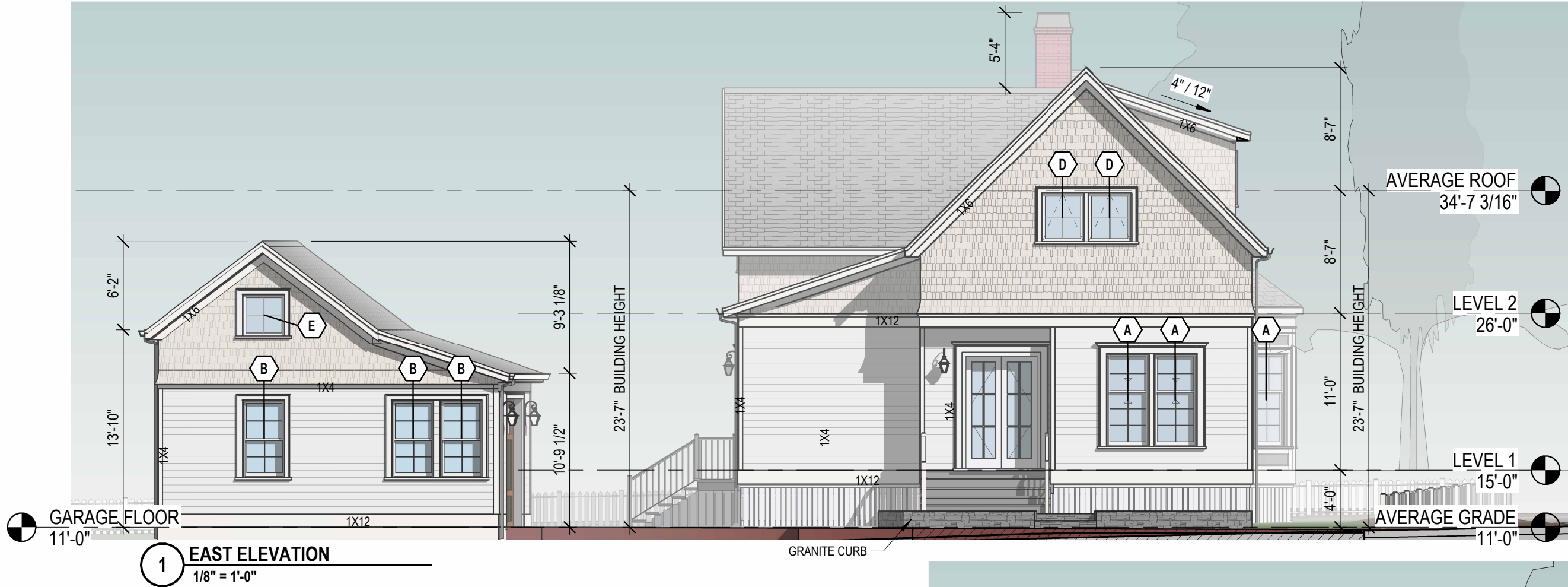
FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET RESIDENCE

M2.1

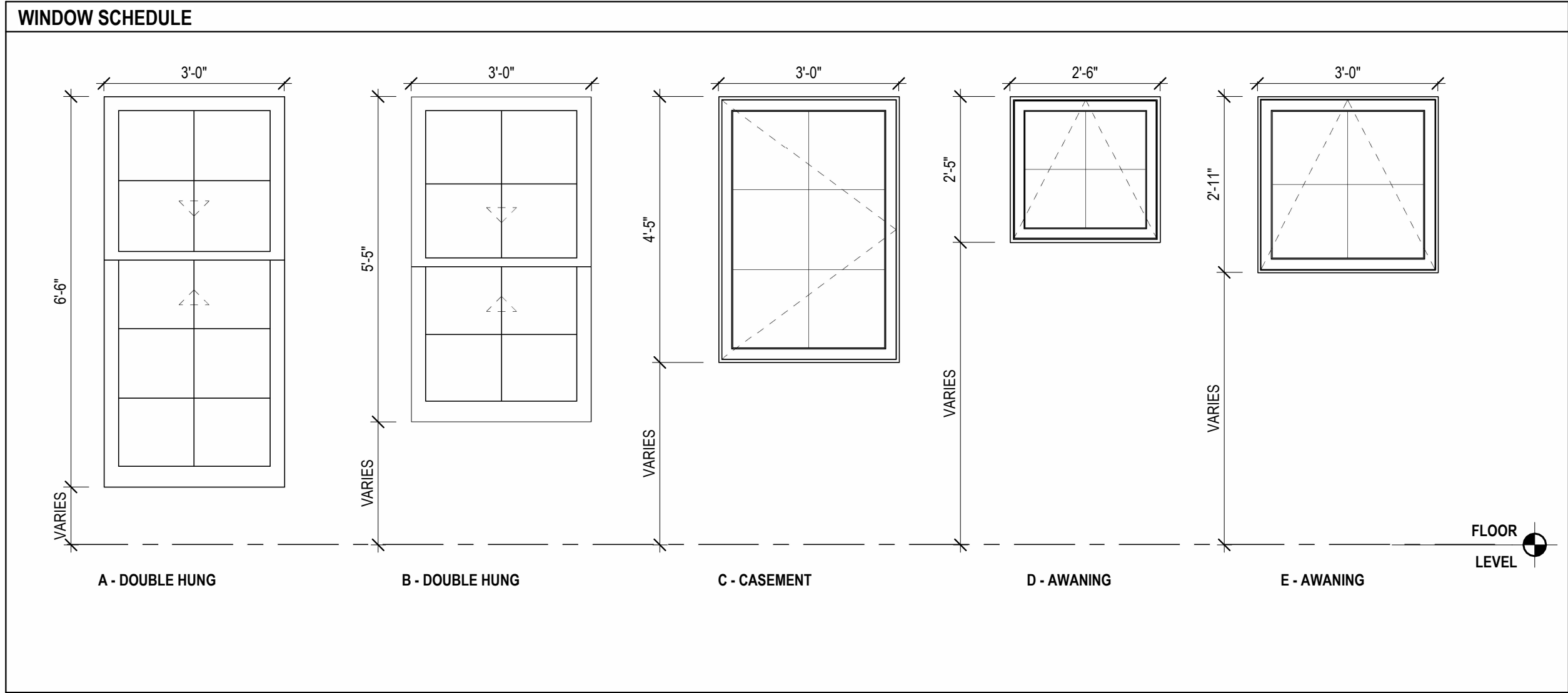
04/18/25
PROJECT NO:1042

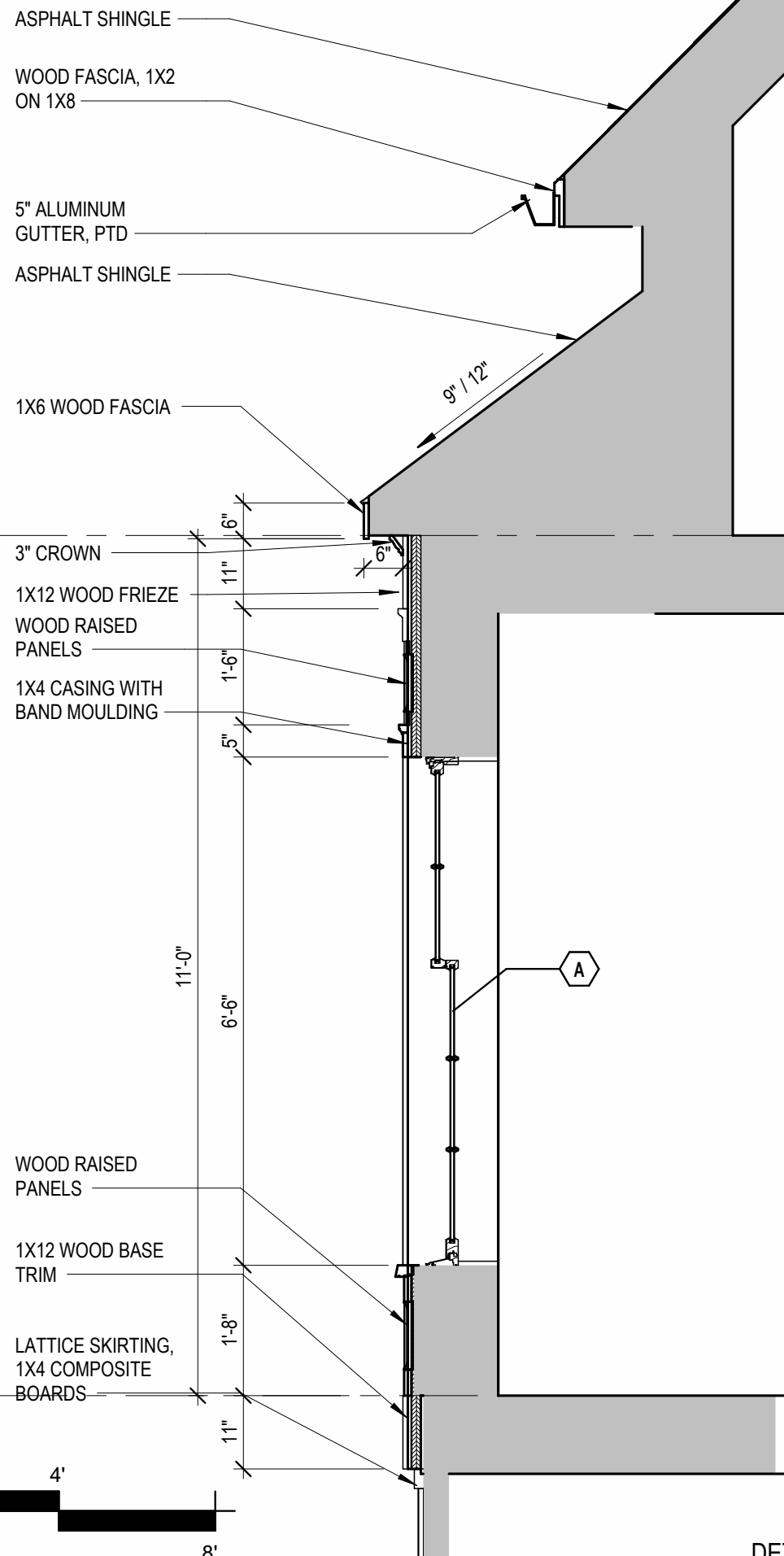
ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED



REAR ELEVATIONS - EAST & SOUTH
445 MARCY STREET RESIDENCE

M2.2
04/18/25
PROJECT NO:1042



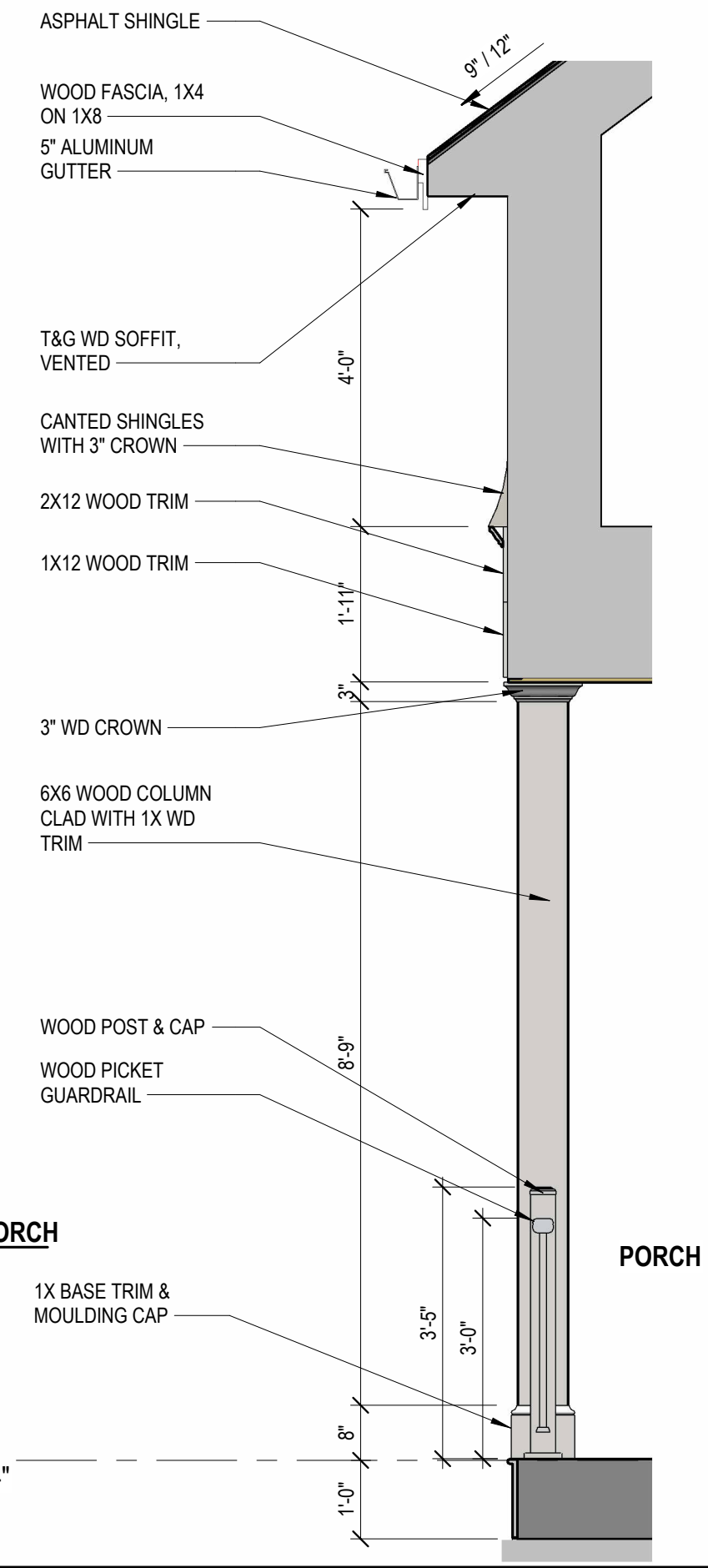


2 SIDE BAY WINDOW
1/2" = 1'-0"



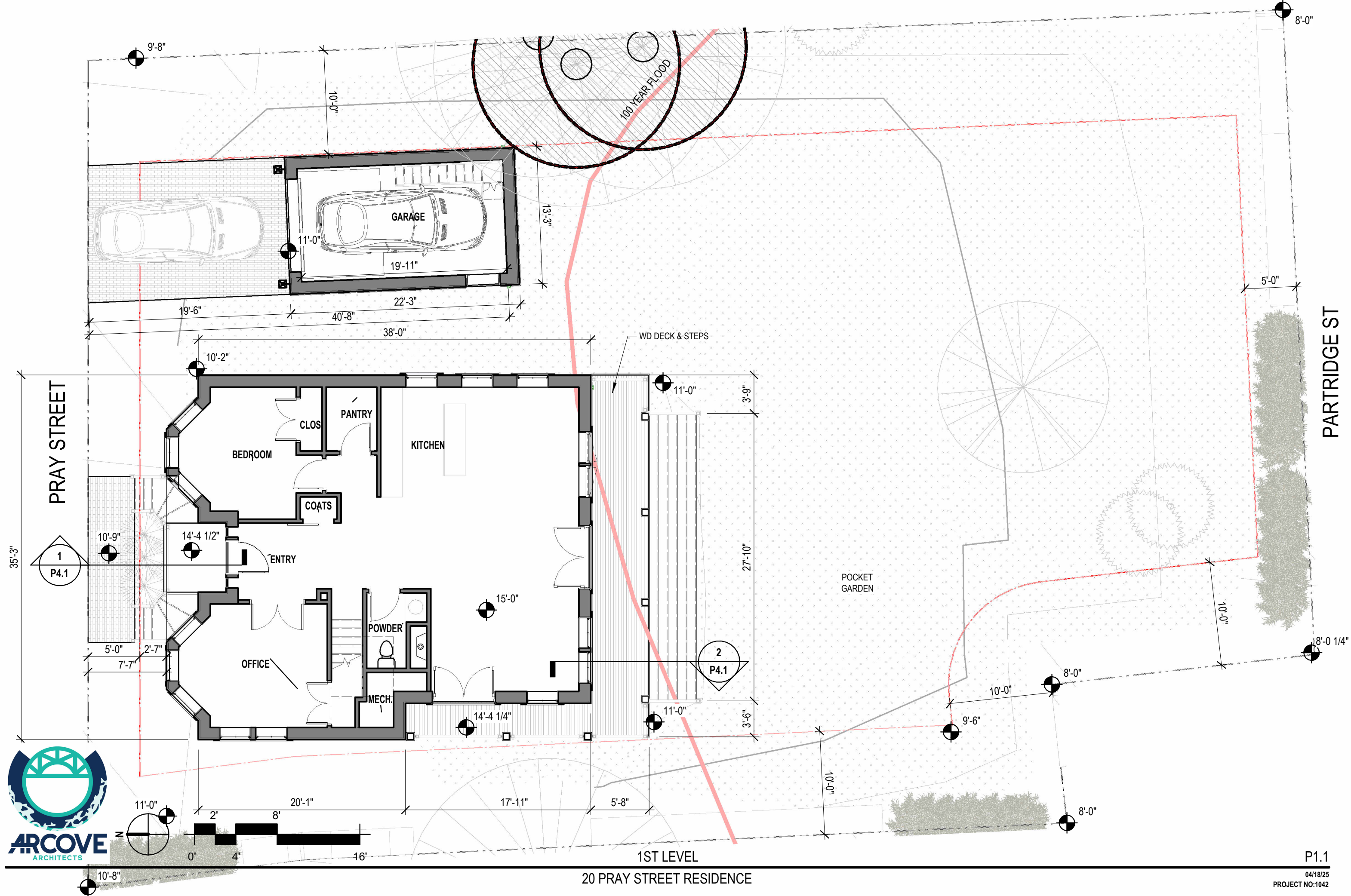
DETAILS

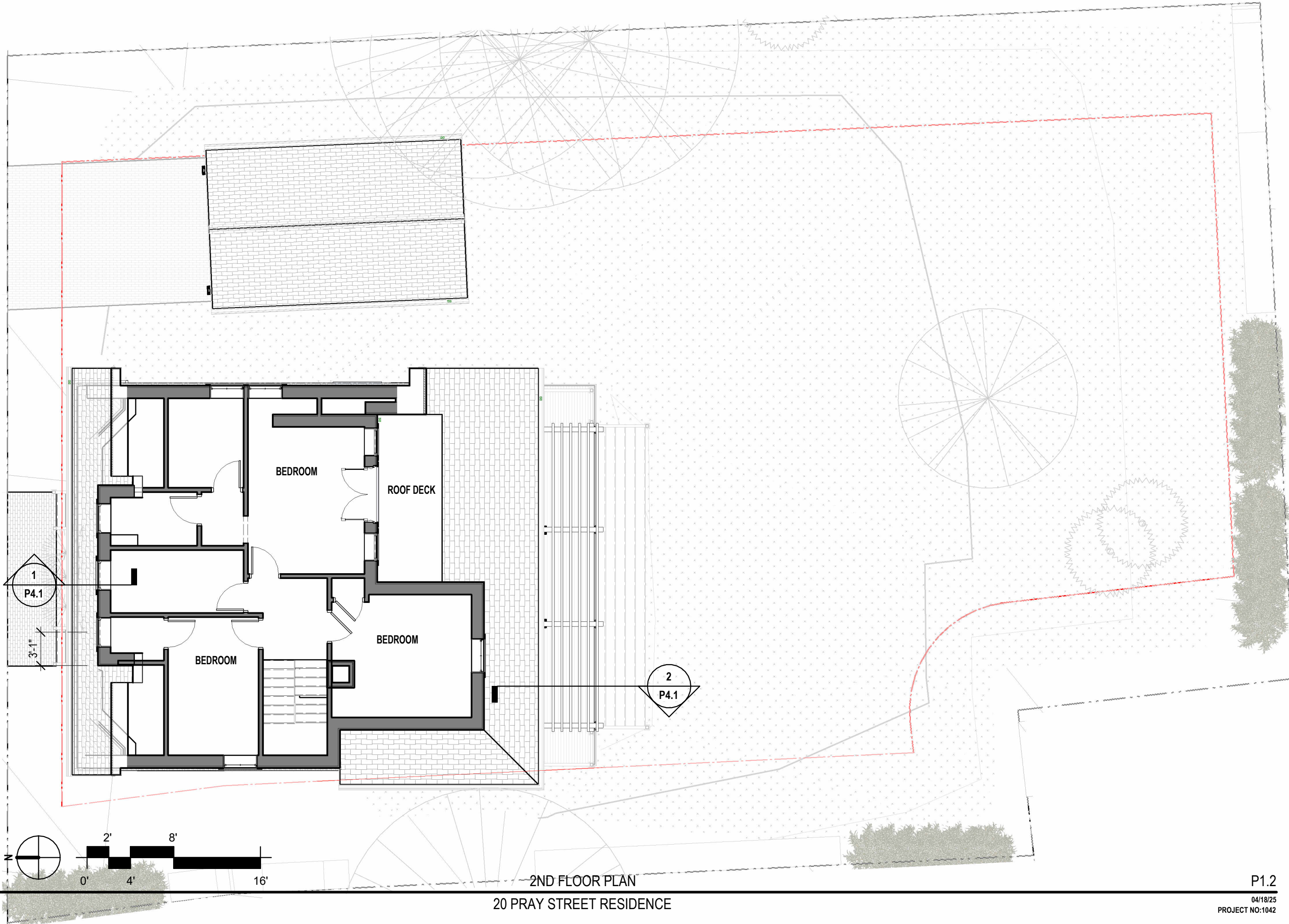
445 MARCY STREET RESIDENCE

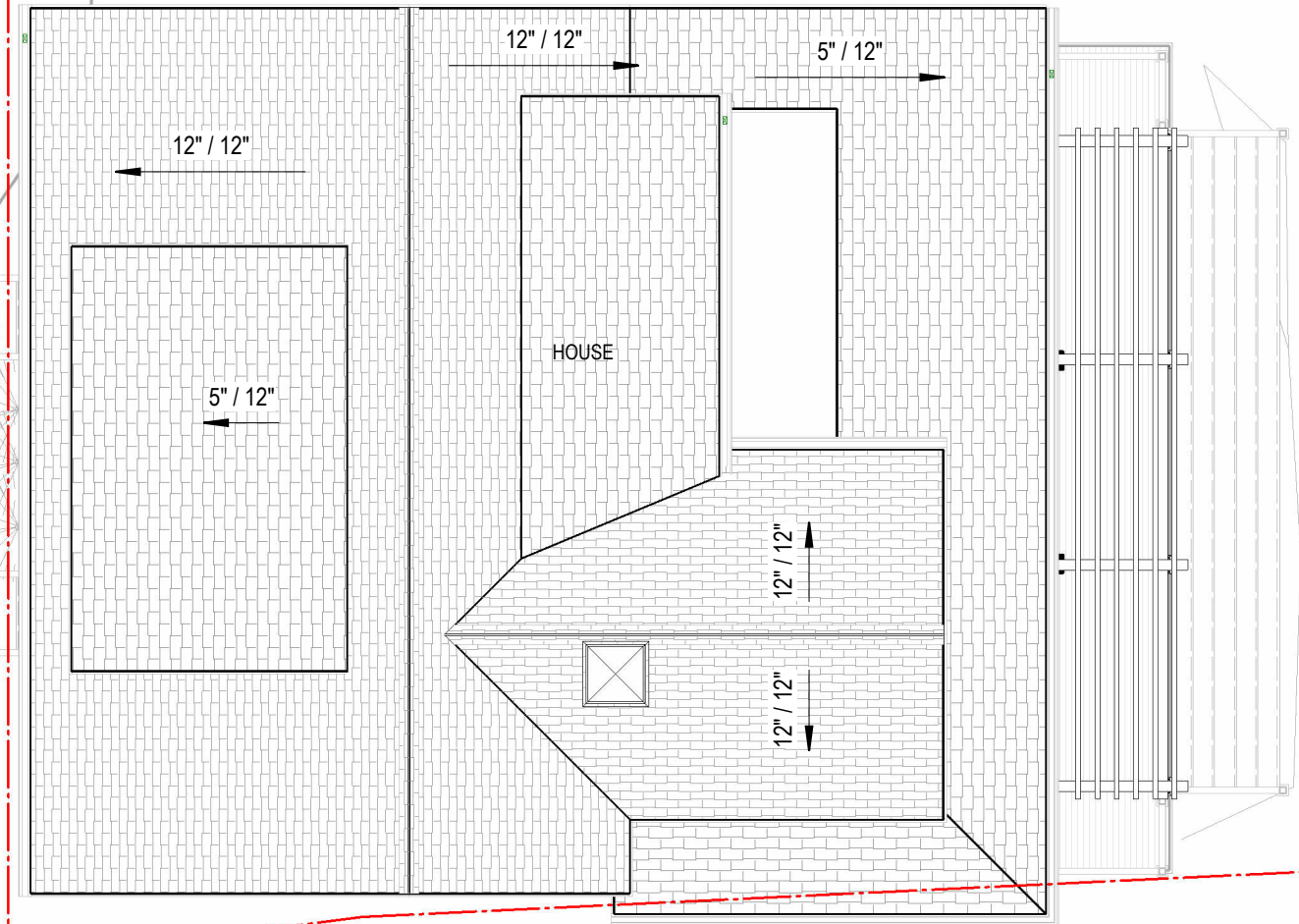
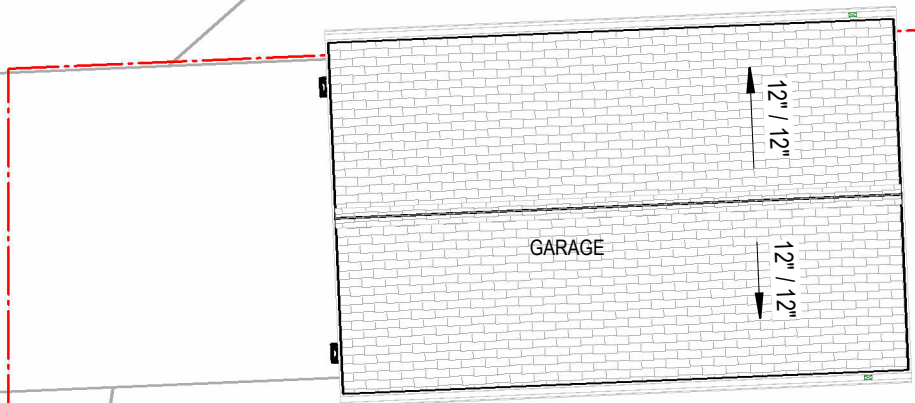


1 ENTRANCE - PORCH
1/2" = 1'-0"

M4.1

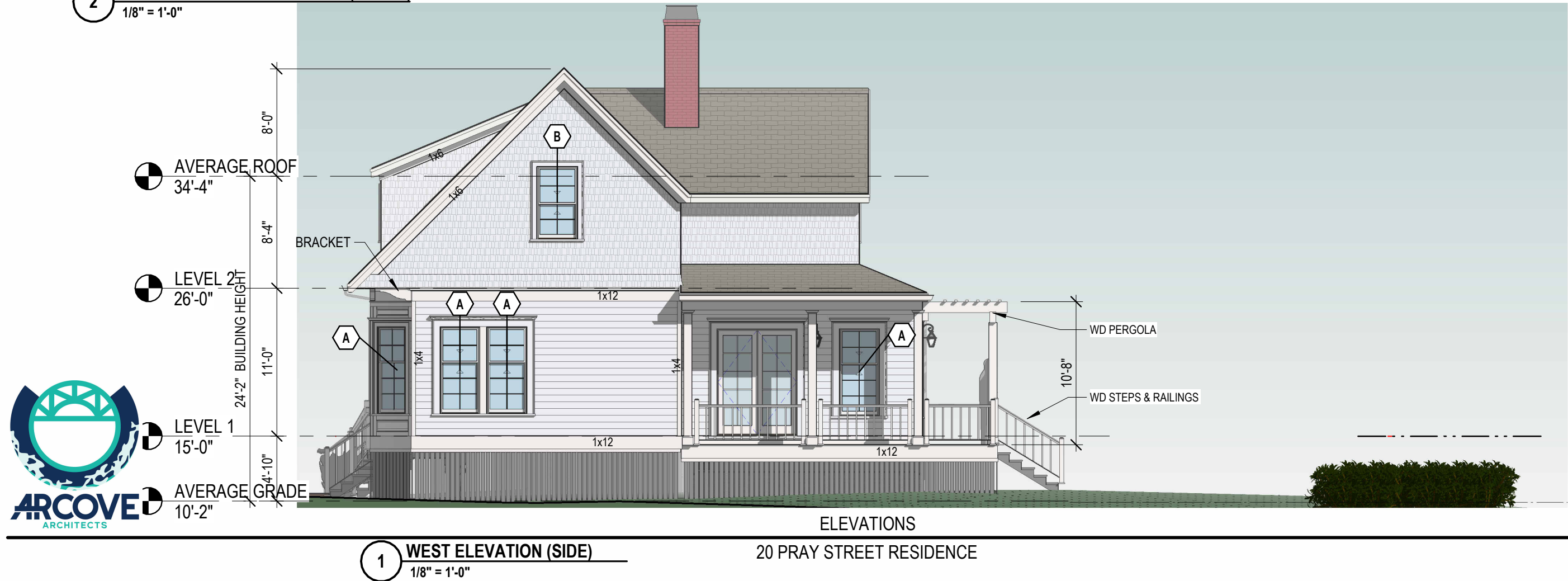


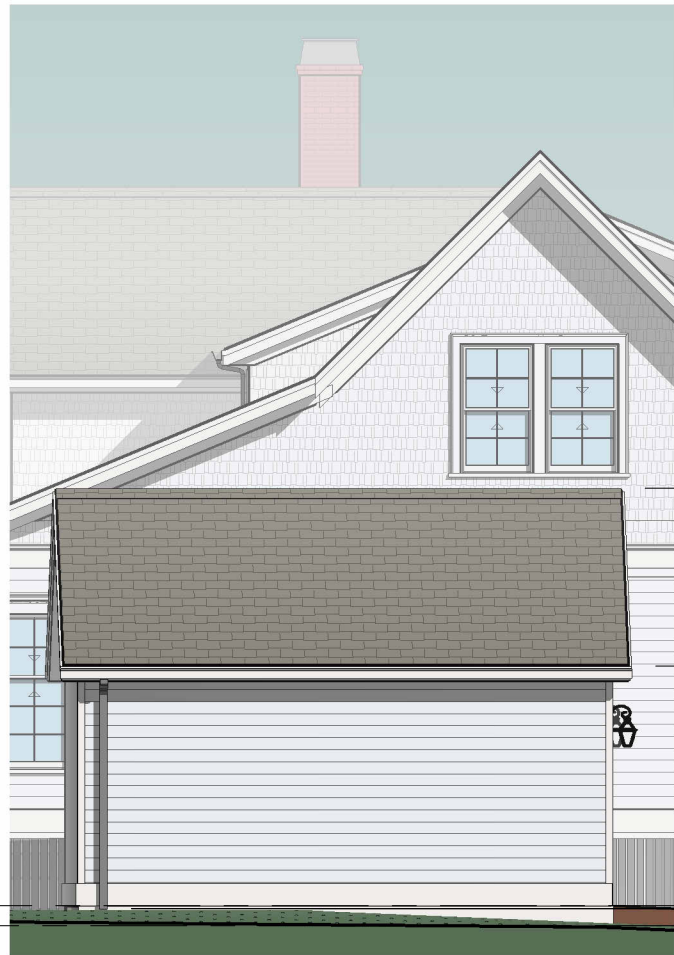




ROOF PLAN
20 PRAY STREET RESIDENCE

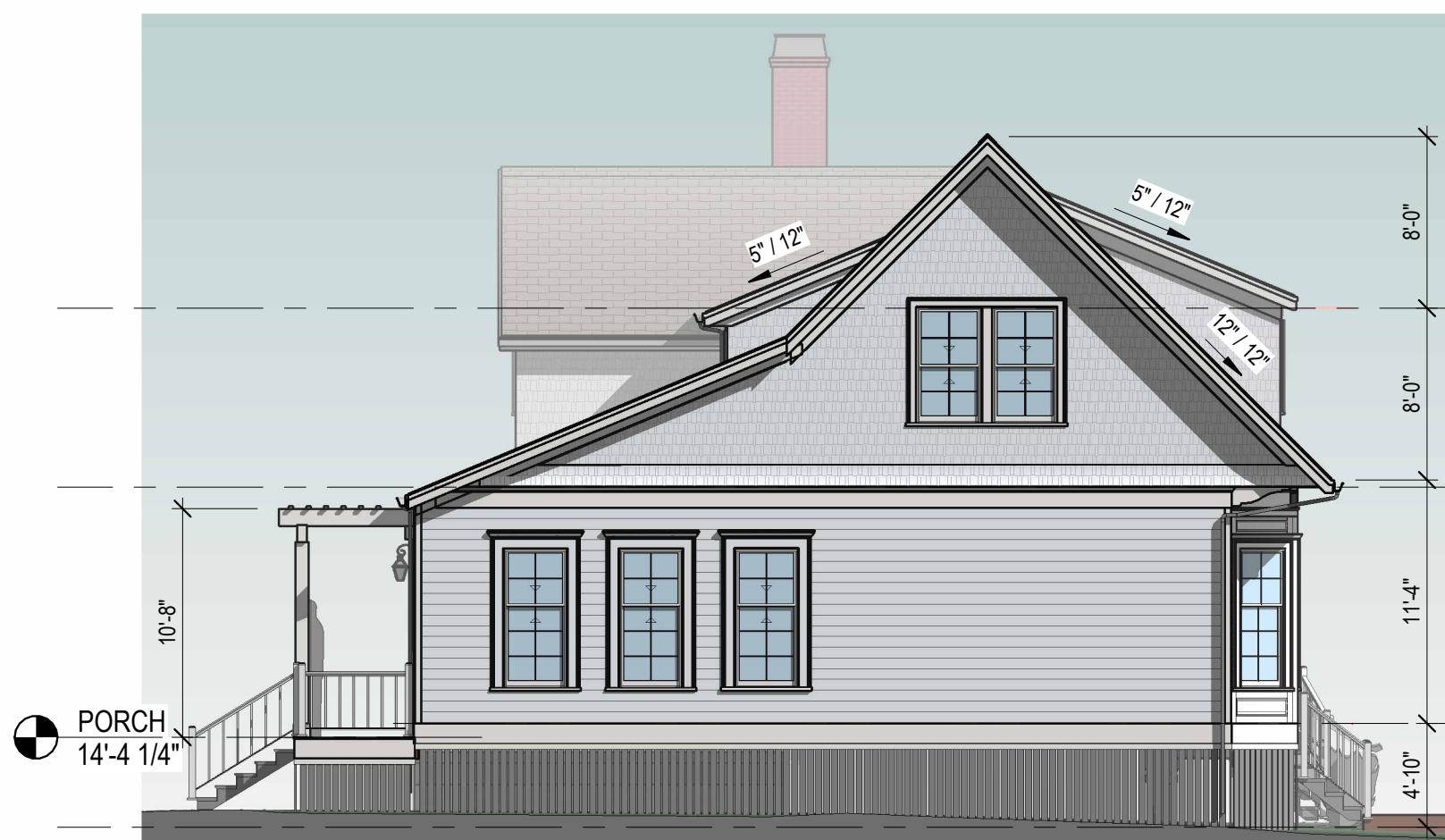
ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED





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

GARAGE
11'-0"
AVERAGE GRADE
10'-2"

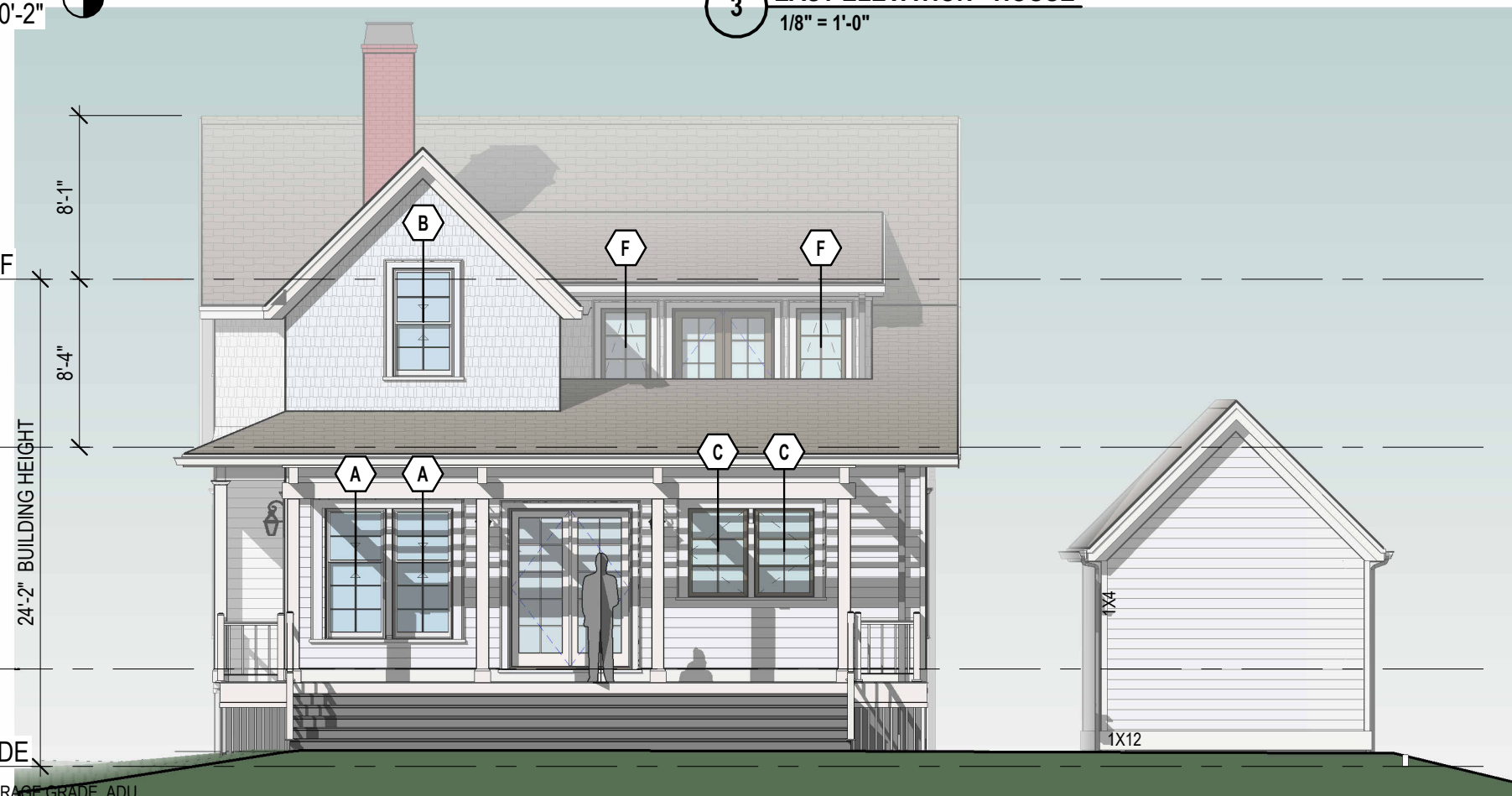


3 EAST ELEVATION - HOUSE
1/8" = 1'-0"

AVERAGE ROOF
34'-4"
LEVEL 2
26'-0"
LEVEL 1
15'-0"
AVERAGE GRADE
10'-2"

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

AVERAGE ROOF
34'-4"
LEVEL 2
26'-0"
LEVEL 1
15'-0"
AVERAGE GRADE
10'-2"



AVERAGE GRADE, ADU

HOUSE

GARAGE

ELEVATIONS

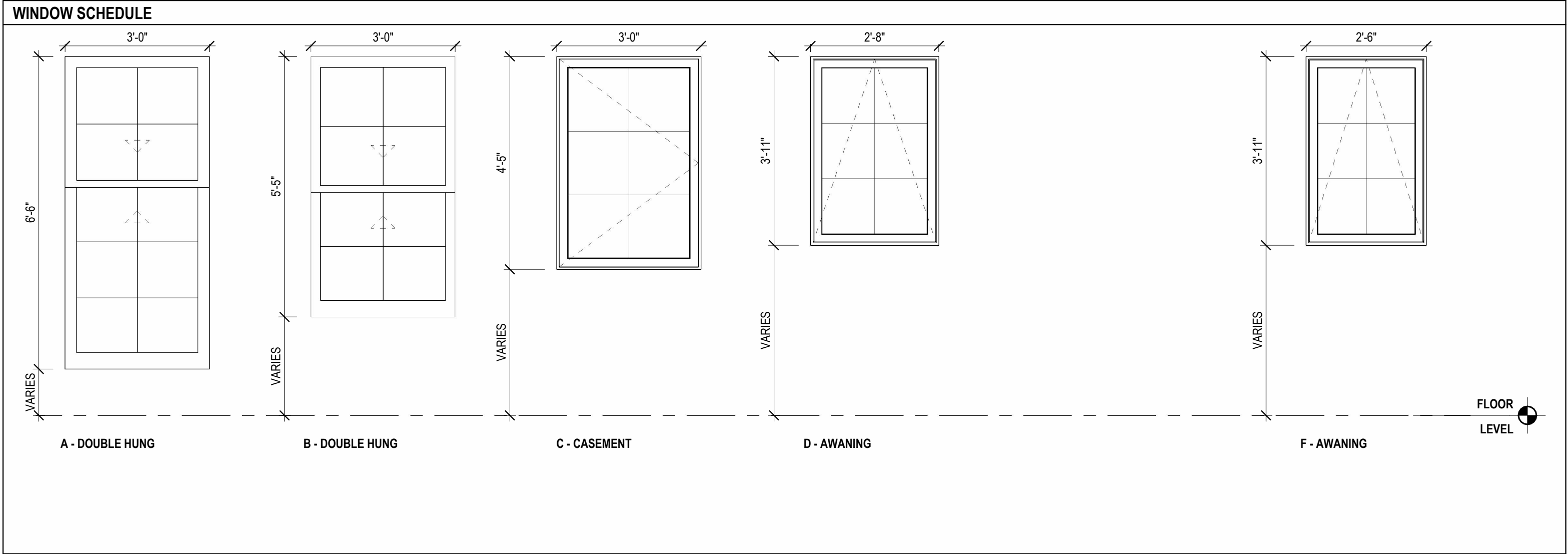
20 PRAY STREET RESIDENCE

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



P2.2

04/18/25
PROJECT NO:1042



ASPHALT SHINGLE
WOOD FASCIA
5" ALUMINUM
GUTTER, PTD

LEVEL 2
26'-0"

2X4'S @ 10" OC.
2X10 WD JOISTS
4x10 WOOD BEAM
WRAPPED IN 1X WD
TRIM
1X4 CASING W/BAND
MOULDING

6X6 WD COLUMN,
WRAPPED WITH 1X
WD TRIM

WOOD POST & CAP

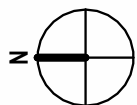
WOOD PICKET
GUARDRAIL

1X BASE TRIM &
MOULDING CAP

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

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



DETAILS

20 PRAY STREET RESIDENCE

ASPHALT SHINGLE
WOOD FASCIA, 1X3
ON 1X8
5" ALUMINUM
GUTTER, PTD

LEVEL 2
26'-0"

WOOD POST & CAP

WOOD PICKET
GUARDRAIL

LATTICE SKIRTING,
1X4 COMPOSITE
BOARDS

PORCH
14'-4 1/4"

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

P4.1

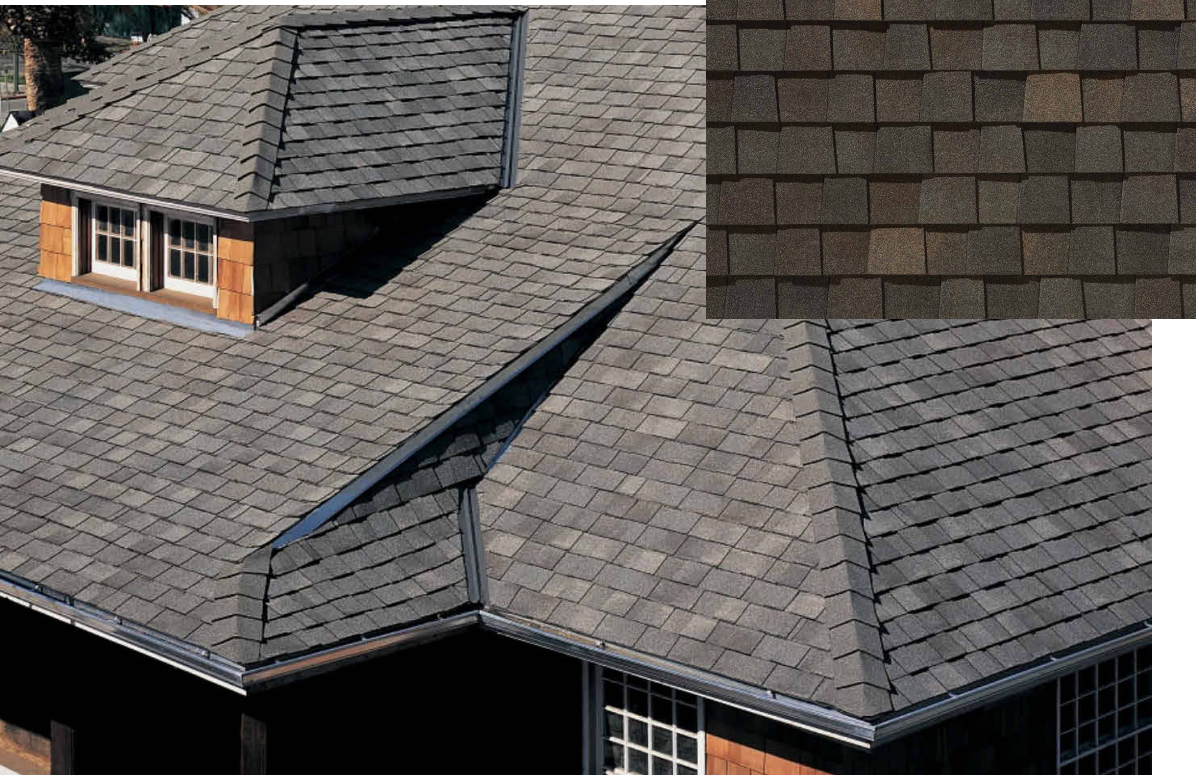
04/18/25
PROJECT NO:1042

HOME » CATALOG

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



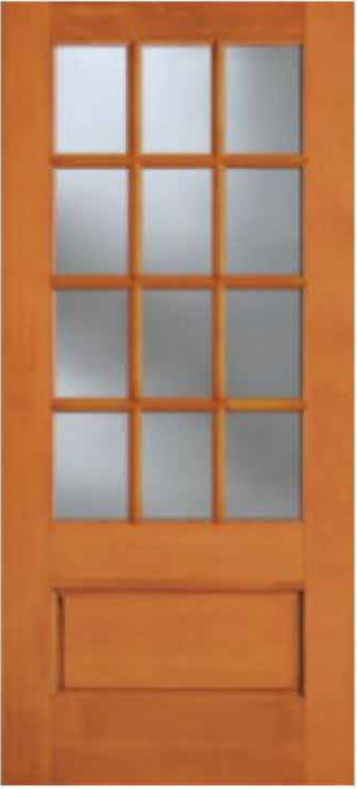
ALUMINUM GUTTERS, PAINTED

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)

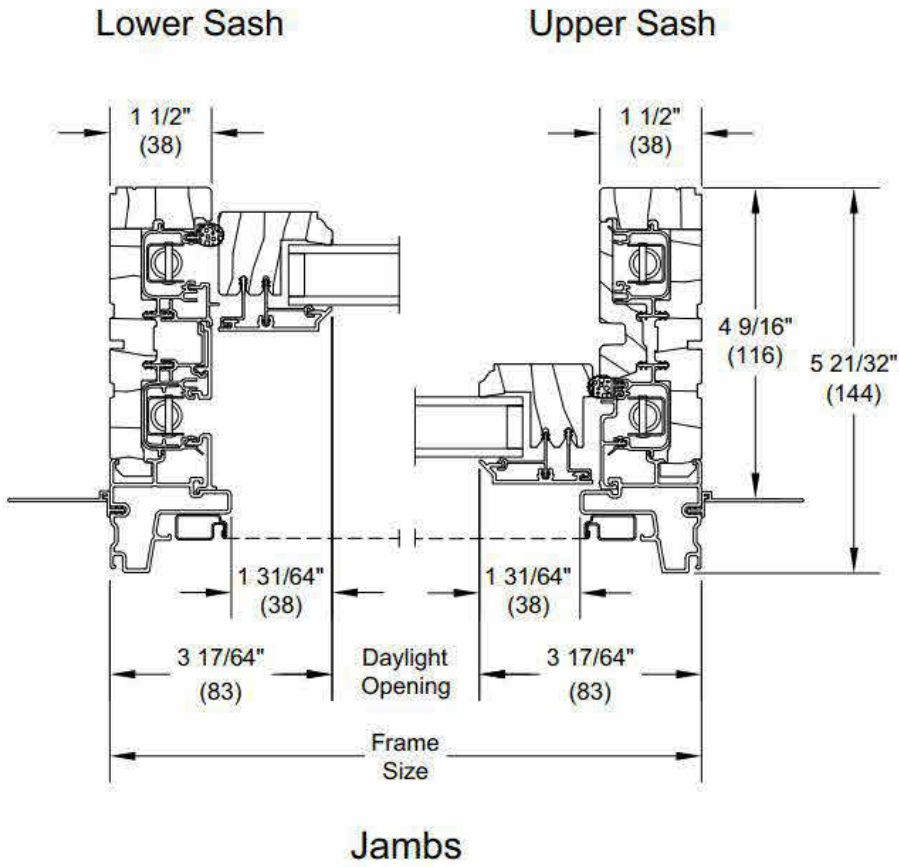
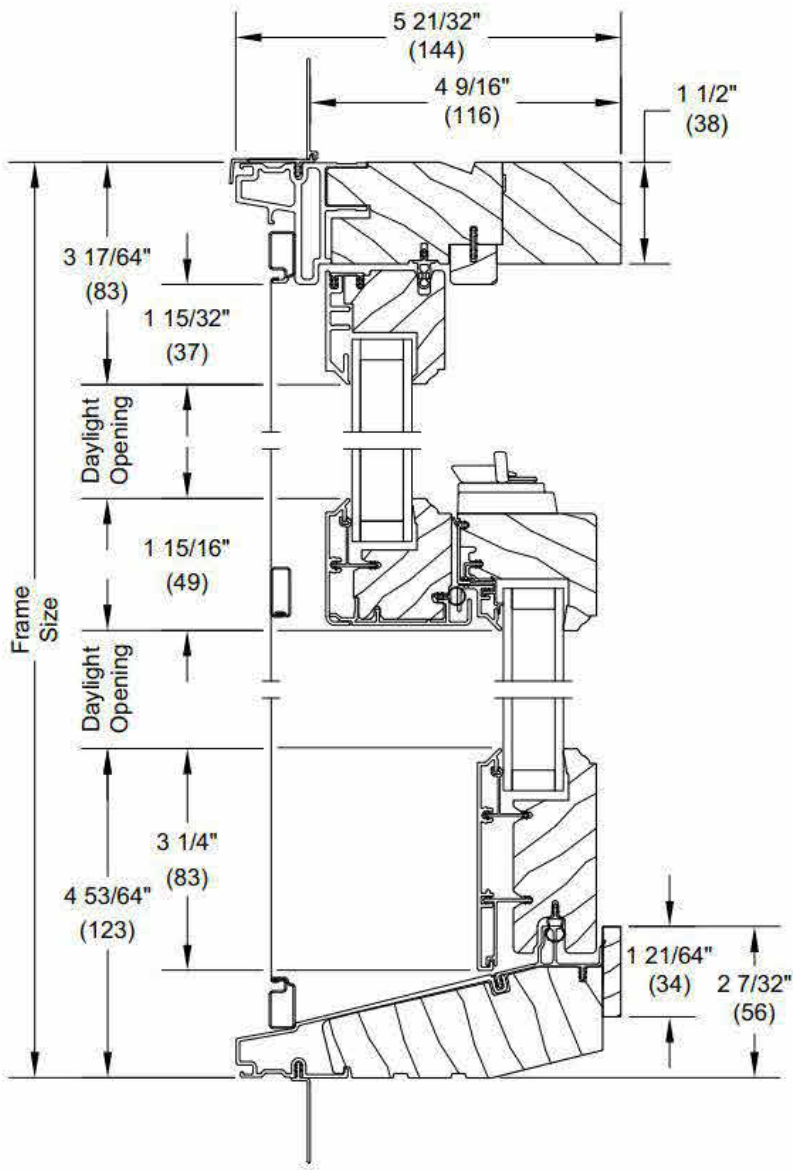


Section Details: Operating

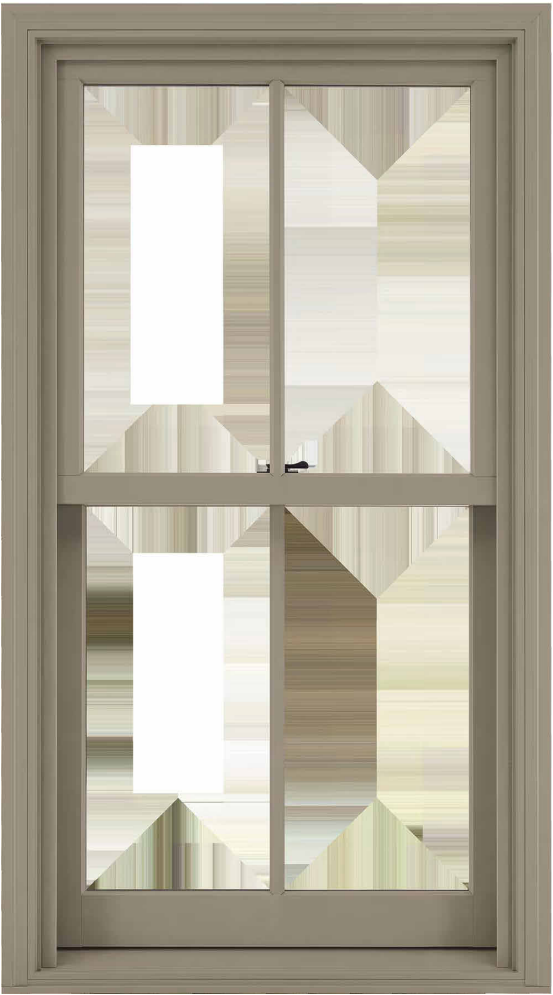
Scale: 3" = 1' 0"

Double Hung

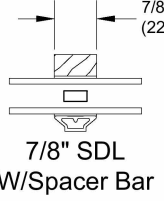
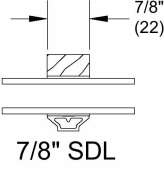
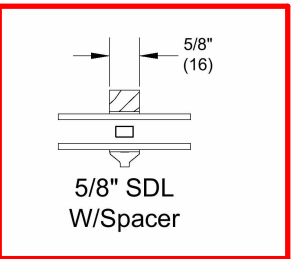
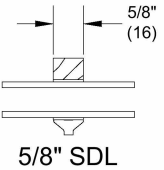
Ultimate Signature
Aluminum clad wood
half screens



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



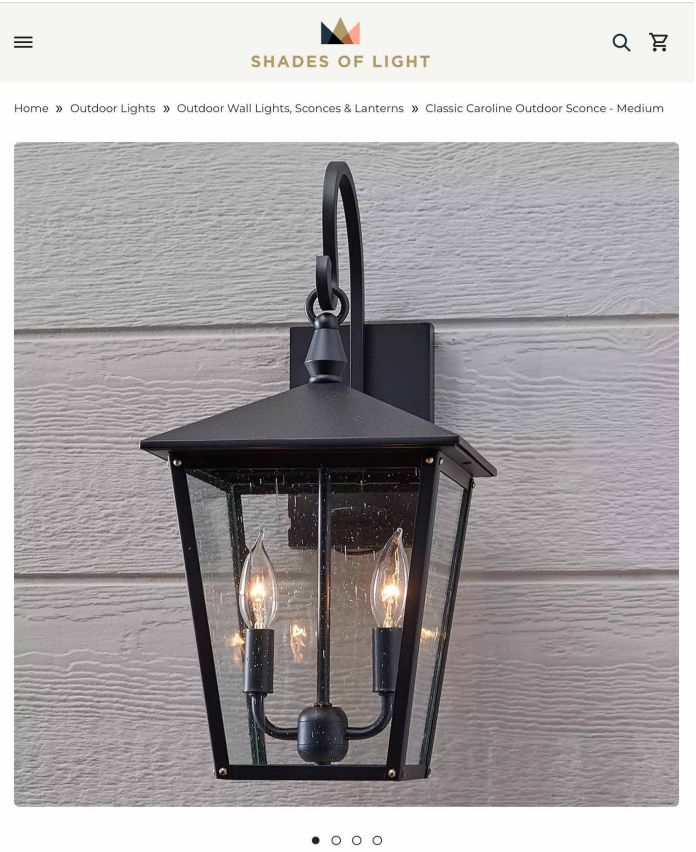
Simulated Divided Lite with
Spacer Bar (SDLS)



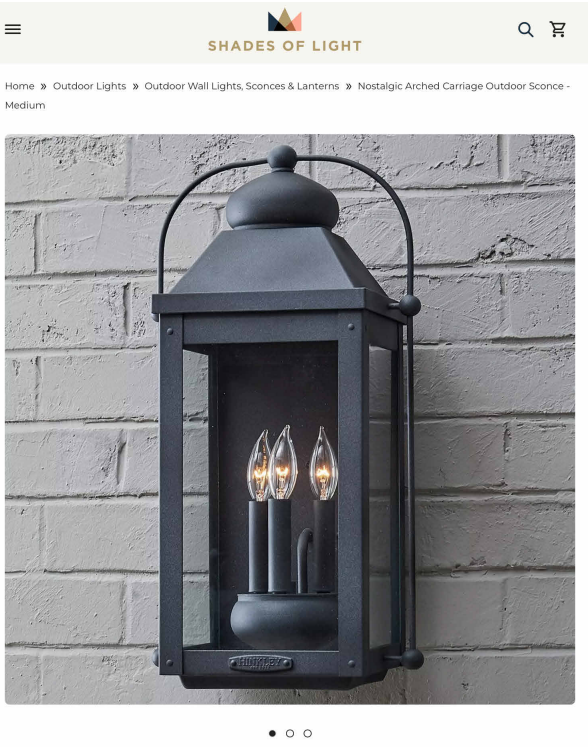
AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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: 111 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: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal
- Number of Stories: 2/3
- Historical Significance: C
- Public View of Proposed Work: State Street, Chapel Street and Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Changes to a previously approved design

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Changes to a previously approved design
- Changes to windows, doors, trim and dormers



**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

111 STATE STREET ADDITION & RENOVATION

REVISIONS TO PREVIOUSLY APPROVED APPLICATION -
Response to Planning Department As-Built Compliance Review

1. Shaefe Street
 - A. Windows at gable valley are larger and 6/3 lites instead of 1/1 lites.
 - B. Shed dormer eave was raised 7", eave wall pushed forward 4"
 - C. Rear service door is flat with two lights instead of solid 6 panel.
2. State Street
 - A. Main entry door sidelites are glass instead of wood panel.
 - B. Gable dormers trim is wider.
3. Chapel Street
 - A. Side door transom is 4 lites instead of 5; with wider pilaster trim - to match original historic conditions.
 - B. The two porch doors changed from 6 panel to 4 panel, with 2 lites each instead of one. The north porch door changed from 3'-0" wide to 3'-6" wide.
4. Fiber cement clapboard siding is wood grain instead of smooth texture.

The following non-complying item has been rectified:

- Half-round transom over door at State street - brickmold trim added to sash frame, sribed to match radius of brick arch.

The following non-complying items will be corrected to match previously approved drawings:

- Sliding east storefronts at State Street facade
- Frieze board under gable eave returns
- Crown molding at fascias, Chapel Street and Sheafe Street roofs.
- Vertical trim board under gable return, Sheafe street



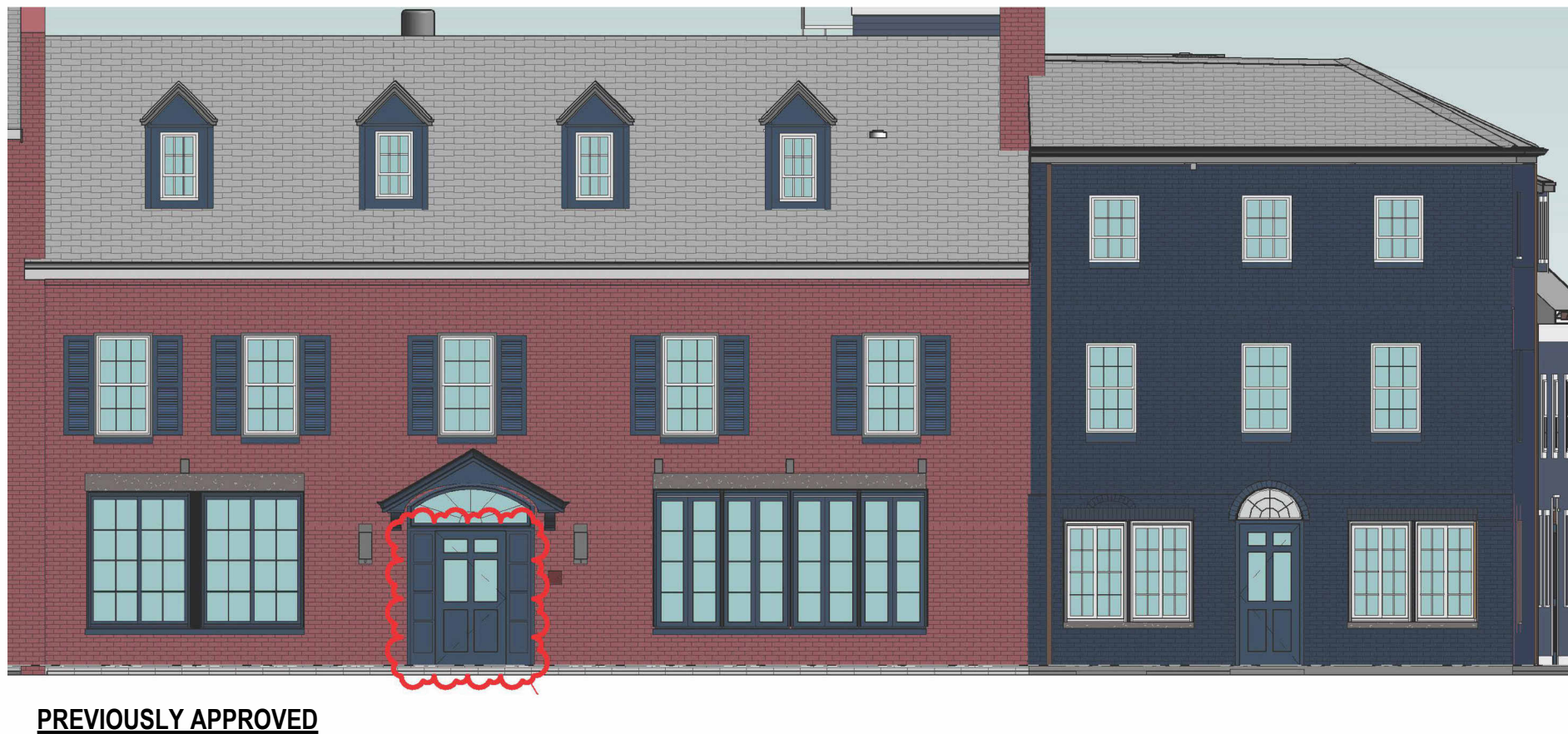
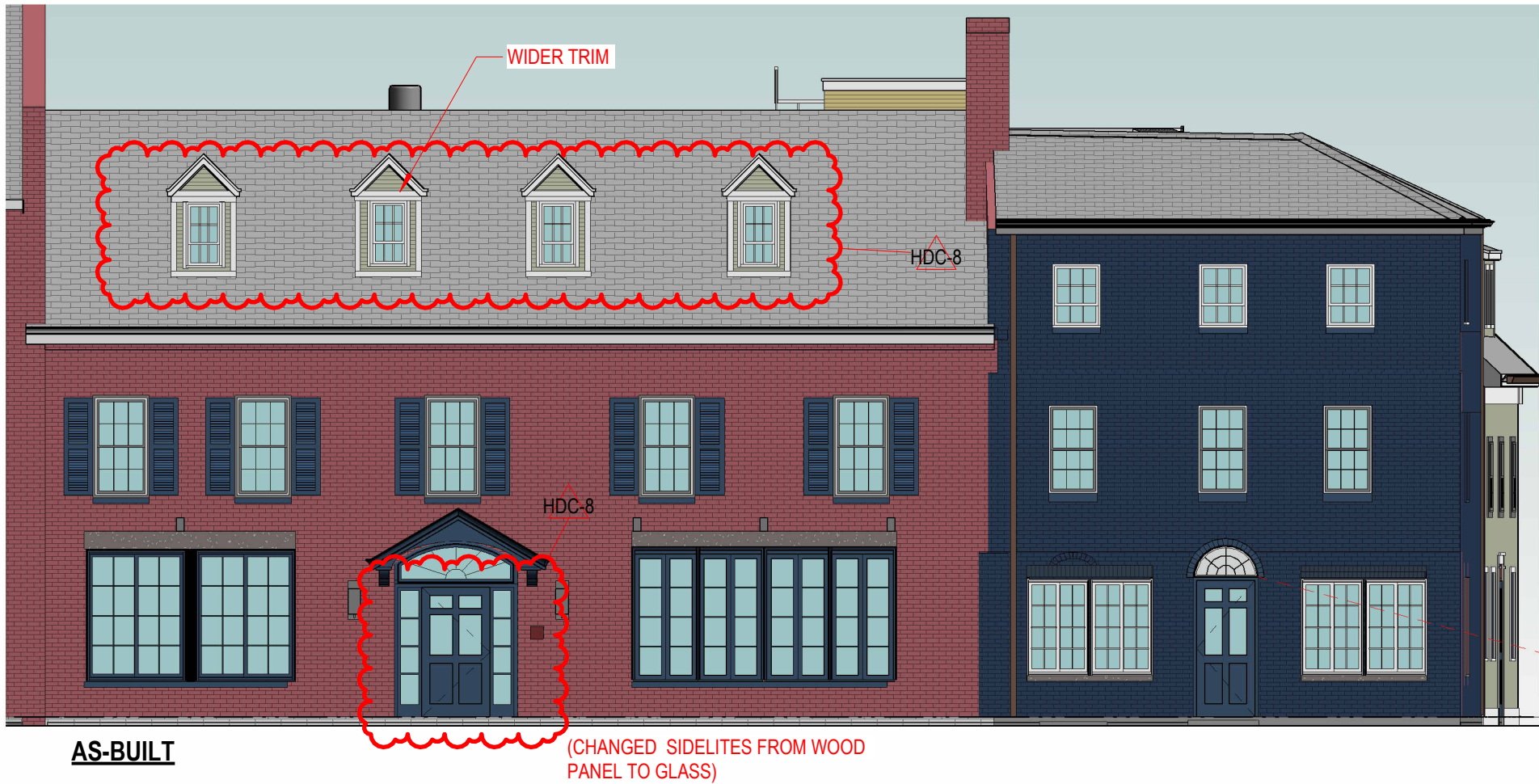
COVENTRY REALTY, LLC

**HDC- Revision 8
PUBLIC HEARING
MAY 2025**

DRAWING LIST
H0.1 COVER
H2.1 STATE ST ELEVATION
H2.4 SHEAFE STREET ELEVATION
H2.5 CHAPEL ST ELEVATION

H0.1 **COVER**
111 STATE STREET
SCALE:
04/17/2025

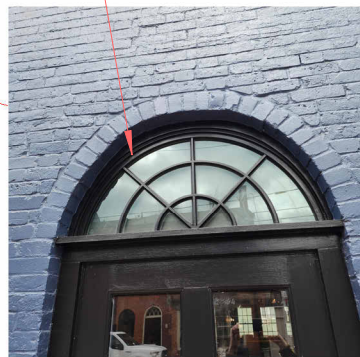




AS-BUILT

Transom installation improved
(work is complete)

Storefronts will be replaced to match
previously approved design.



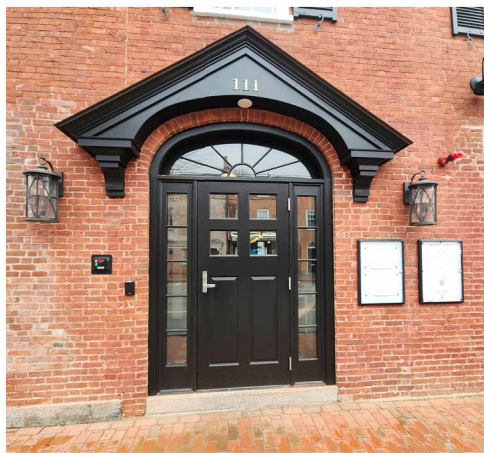
AS-BUILT 4/16/2025



ORIGINAL EXISTING



AS-BUILT

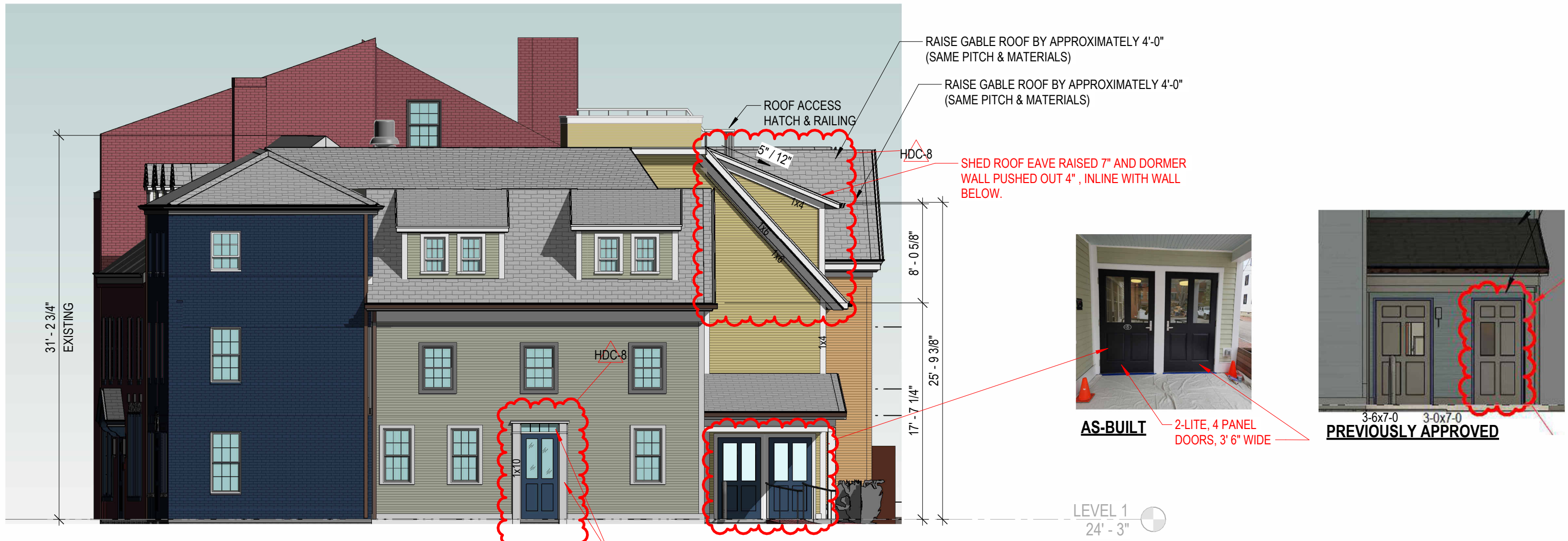


AS-BUILT

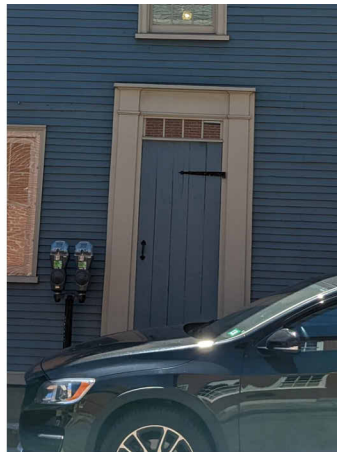
H2.1

STATE STREET ELEVATION 111 STATE STREET

SCALE: 1/8" = 1'-0"
04/17/2025



PROPOSED



PREVIOUSLY EXISTING



PREVIOUSLY APPROVED



AS-BUILT

H2.5

CHAPEL STREET ELEVATION 111 STATE STREET

SCALE: 1/8" = 1'-0"
04/17/2025

Project Address: 172 South Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 6,560 SF +/-
- Estimated Age of Structure: c.1930
- Building Style: Bungalow
- Number of Stories: 1.5
- Historical Significance: NC
- Public View of Proposed Work: South Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work: Addition of new front porch and entry and new overhang for the existing garage bay.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new front screened porch and patio area
- Construct new overhang for the existing garage bay.



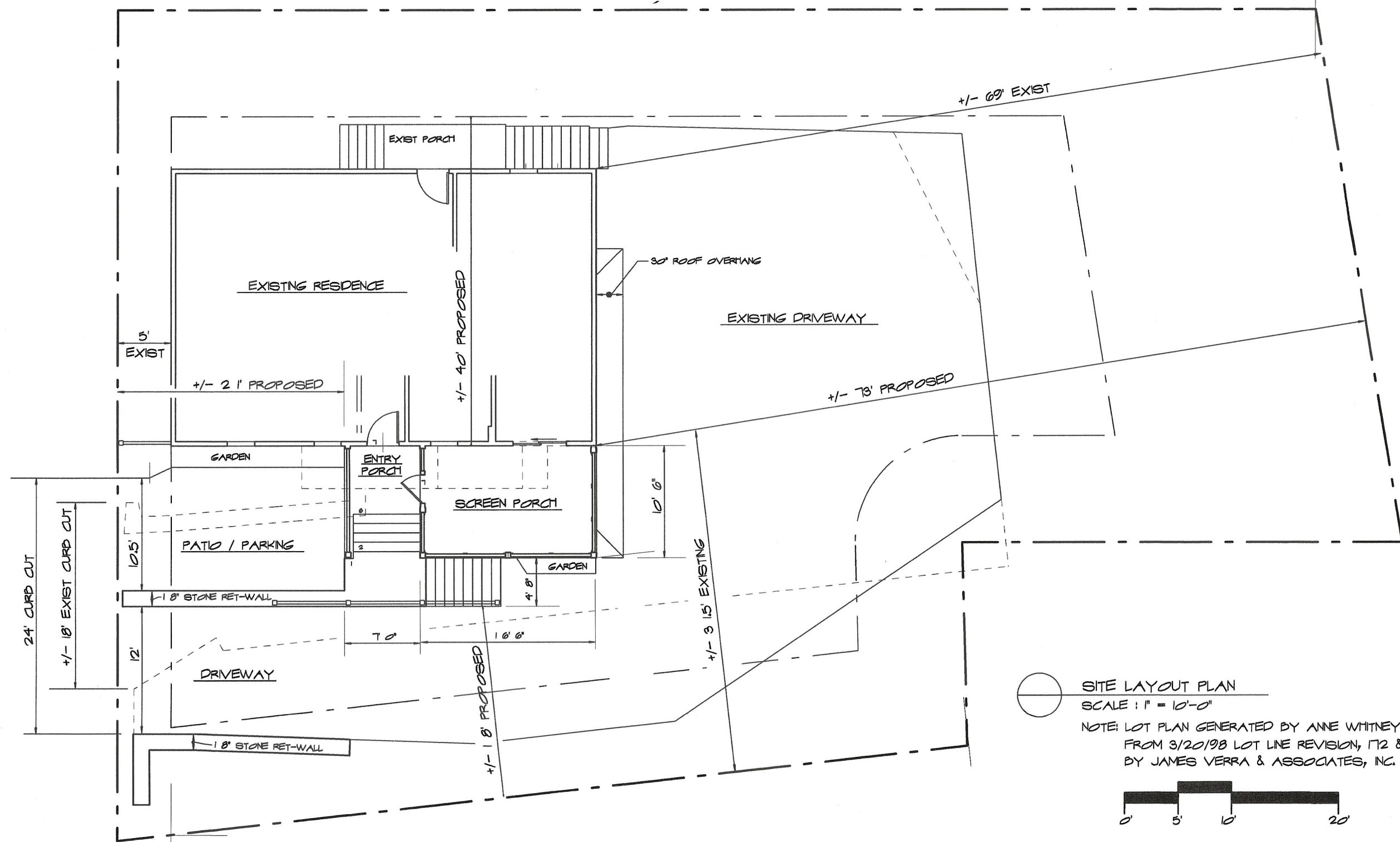
**HISTORIC
SURVEY
RATING
NC**

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:

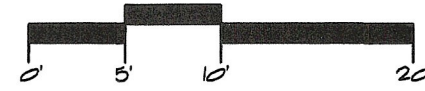
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties



SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NOTE: LOT PLAN GENERATED BY ANNE WHITNEY ARCHITECT,
FROM 3/20/98 LOT LINE REVISION, 172 & 152-154 SOUTH ST,
BY JAMES VERRA & ASSOCIATES, INC.



SCHEMATIC DESIGN

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



ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, PALMASANO RESIDENCE

172 SOUTH STREET

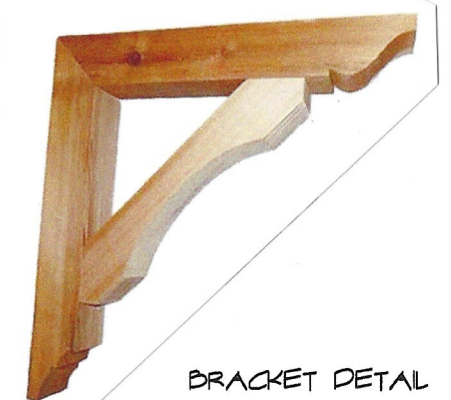
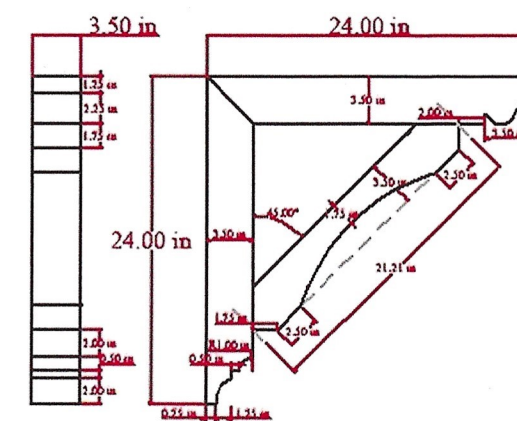
PORTSMOUTH, NH

Project: # 2408

Date: 4/14/25

Revisions:

1 OF 4



SCHEMATIC DESIGN

ANNE WHITNEY ARCHITECT
ADDITIONS & RENOVATIONS, PALMASANO RESIDENCE

172 SOUTH STREET

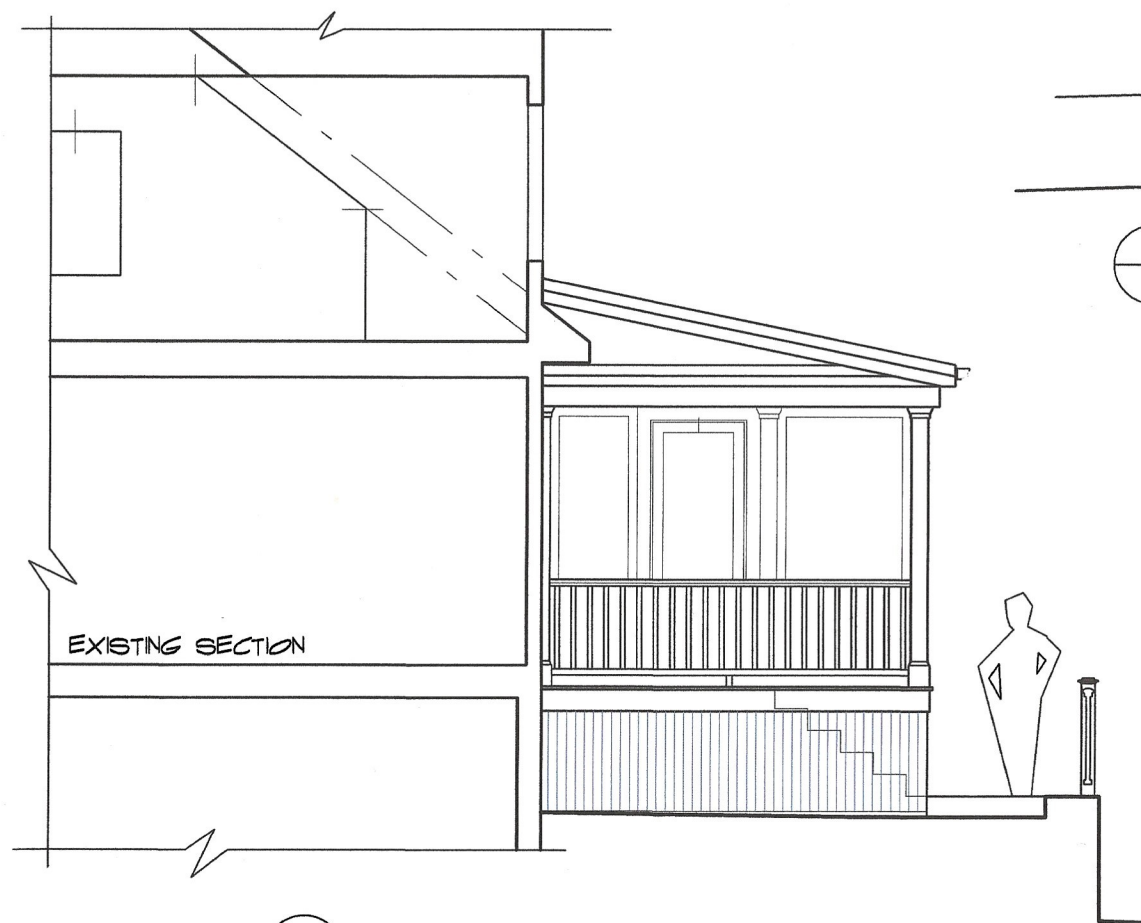
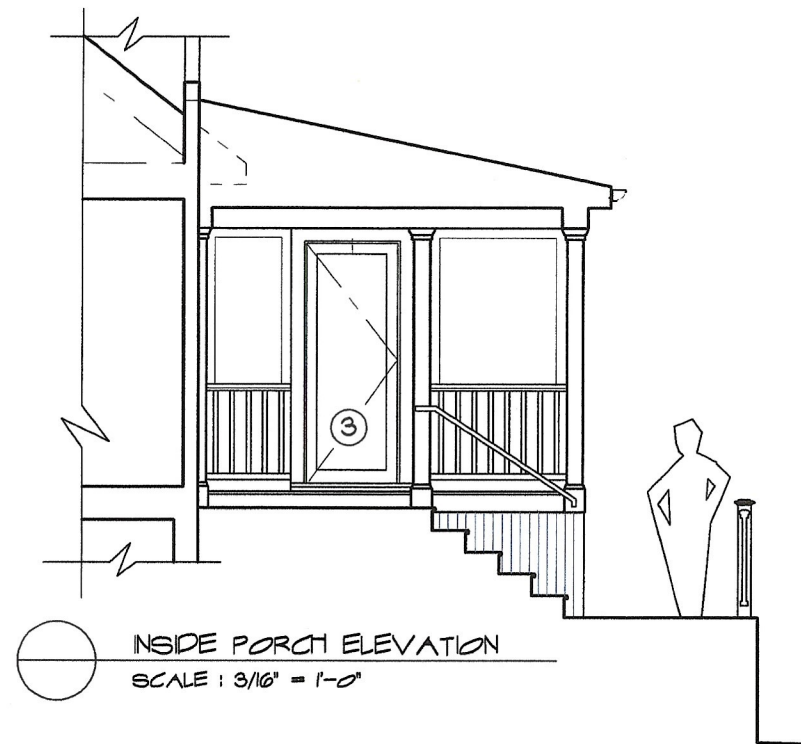
PORTSMOUTH, NH

Project: # 2408

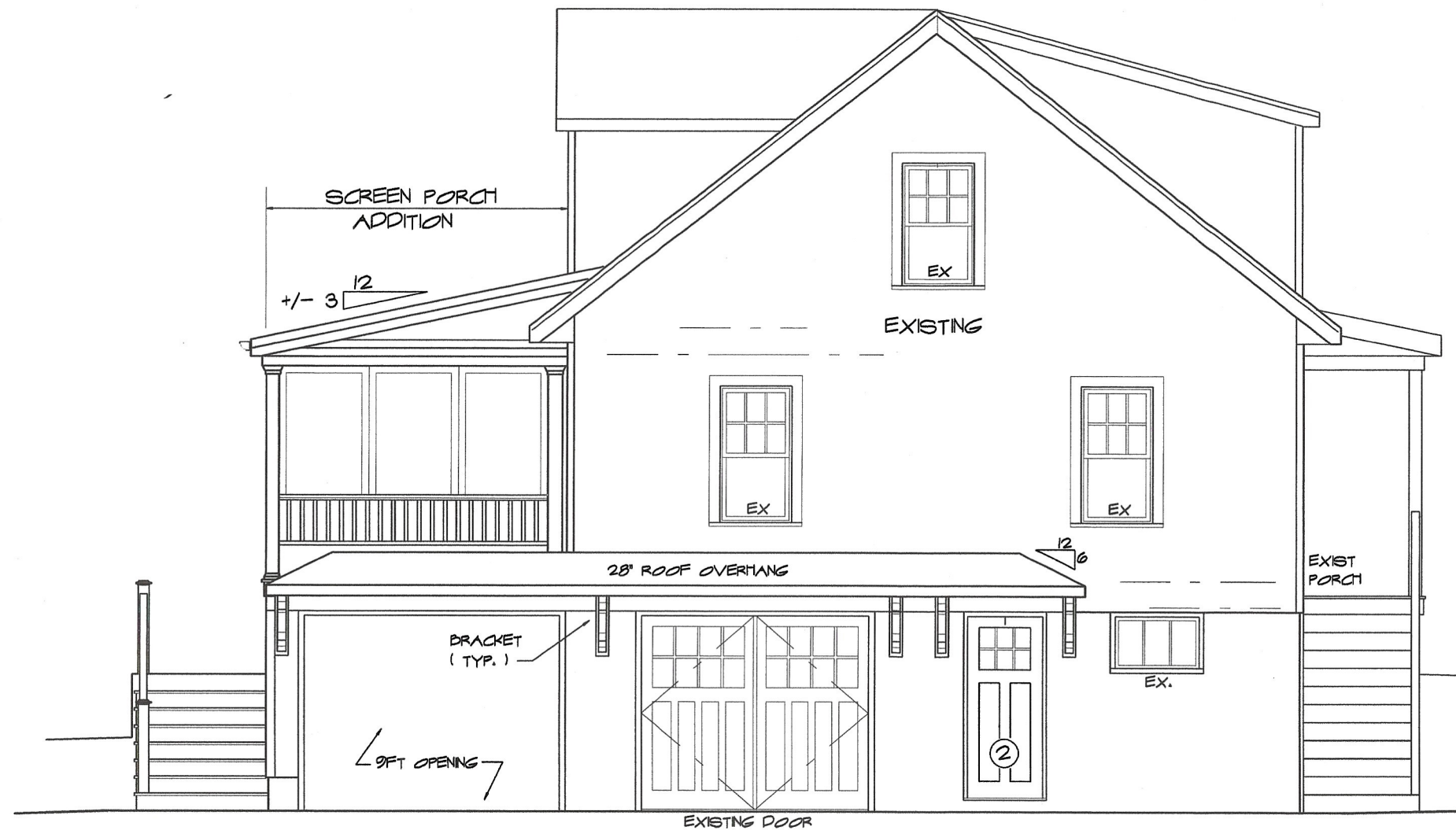
Date: 4 / 14 / 25

Revisions:

2 OF 4



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



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



EXISTING REAR ELEVATION

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, PALMASANO RESIDENCE

172 SOUTH STREET

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603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

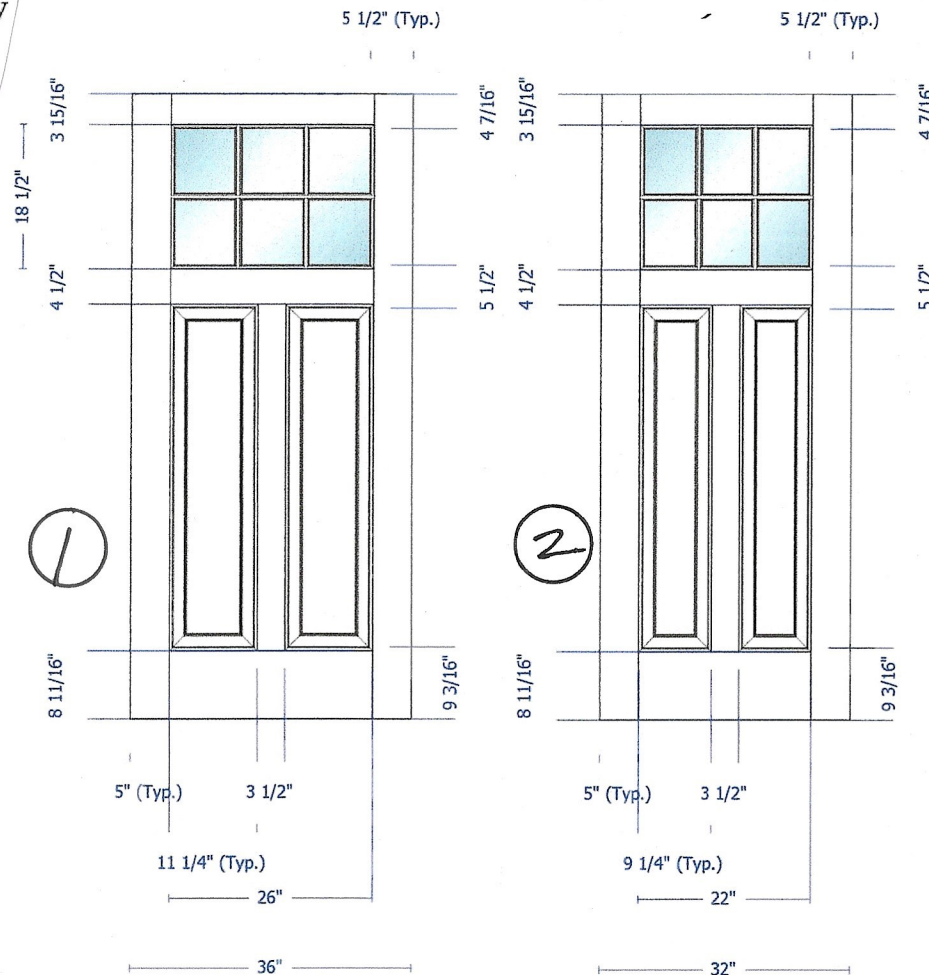
Project: # 2408

Revisions:

Date: 4/14/25

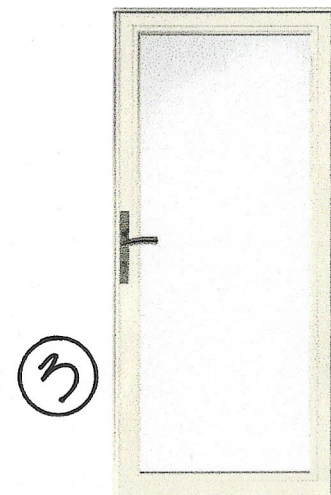
3 OF 4

37662 THERMAL SASH (SDL)

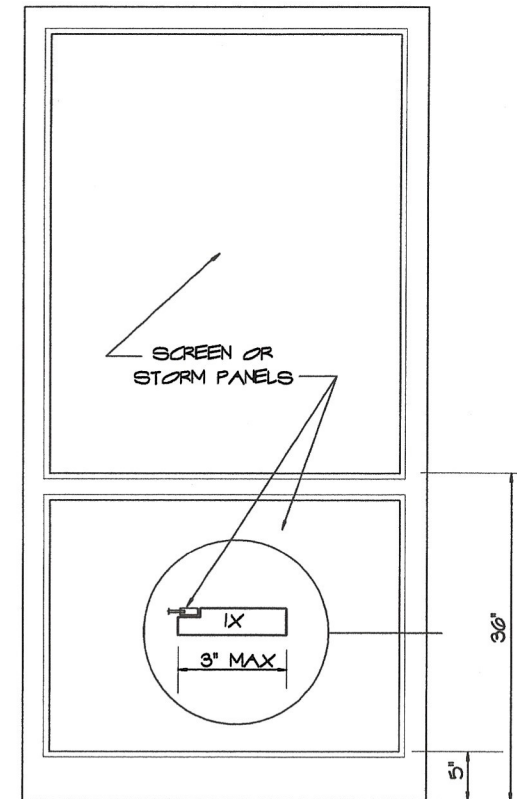


10 SERIES FULLVIEW INTERCHANGEABLE

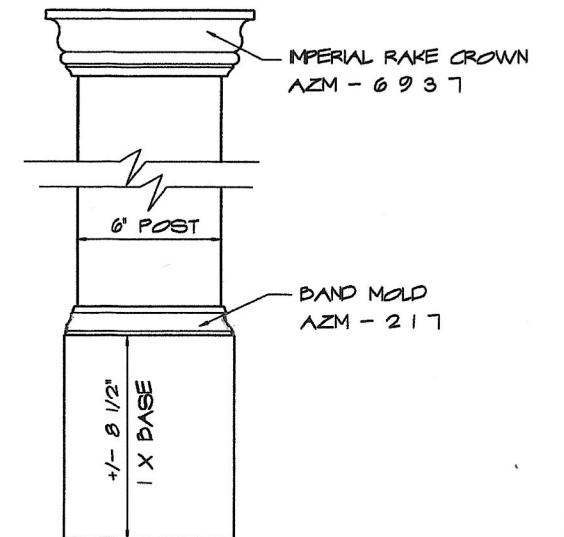
Color	White
Width	32"
Height	80"
Operation	Left



Exterior



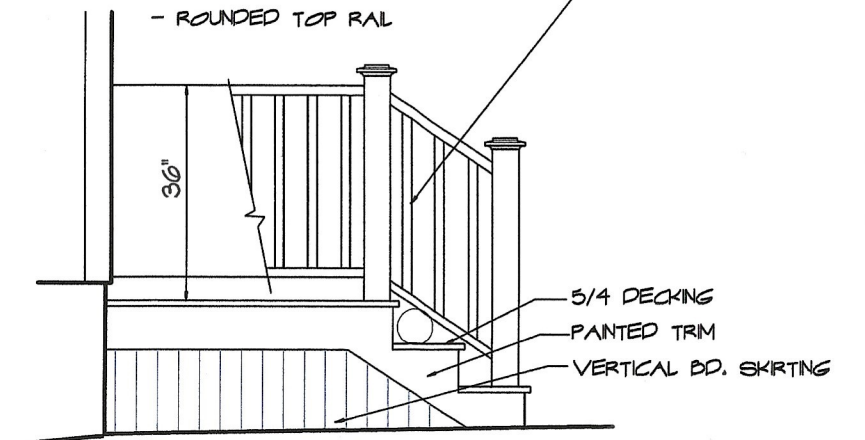
INTERIOR FRAME FOR SCREEN / STORM PANELS
SCALE : 3/4" = 1'-0"



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

CEDAR OR MERANTI RAIL SYSTEM

- 4 X 4 POST W/ FLAT TOP CAP
- 2 X 2 BALUSTERS
- ROUNDED TOP RAIL



TYPICAL LANDING & STEPS
SCALE : 1/2" = 1'-0"

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, PALMASANO RESIDENCE

172 SOUTH STREET

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

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: # 2408

Revisions:

Date: 4/14/25

4 OF 4

Project Address: 279 Marcy Street, Unit #3

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: 4,036 SF +/-
- Estimated Age of Structure: c.1875
- Building Style: Vernacular Greek Revival
- Number of Stories: 2.5
- Historical Significance: NC
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Replacement of (8) windows.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of (8) windows.



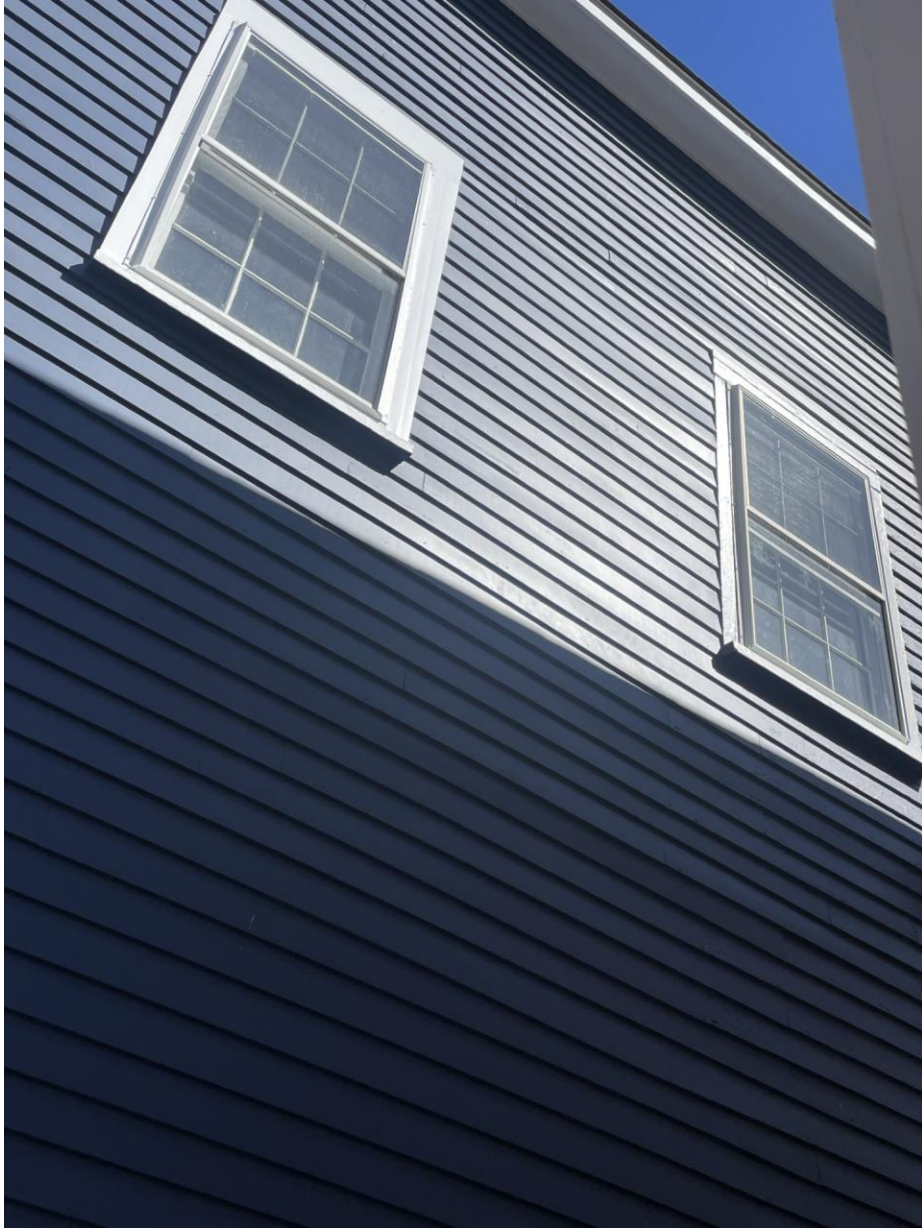
**HISTORIC
SURVEY
RATING
NC**

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







SCOLARO SCOLARO

Quote #: F3BVRVYV

A Proposal for Window and Door Products prepared for:

Shipping Address:

LAVALLEY BUILDING SUPPLY-HAMPTON
864 Lafayette Rd
Hampton, NH 03842-1250

SUZIE WELSH
LAVALLEY BUILDING SUPPLY-HAMPTON
143 TWISTBACK RD
CLAREMONT, NH 03743-4541
Phone: (603) 926-7626

Email: swelsh@lavalleys.com

This report was generated on 4/24/2025 1:42:02 PM using the Marvin Order Management System, version 0004.14.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.


NUMBER OF LINES: 2		TOTAL UNIT QTY: 8		EXT NET PRICE: USD 8,525.51		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Elevate	Double Hung Insert IO 30 3/4" X 56 1/8" Entered as FS 30 3/8" X 56 1/2"	1,089.15	7	7,624.05
2		Elevate	Double Hung Insert IO 21 1/2" X 36" Entered as Inside Opening 21 1/2" X 36"	901.46	1	901.46

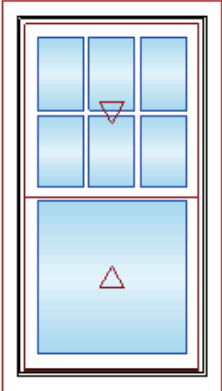
LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		1,089.15
Qty: 7		Ext. Net Price:	USD	7,624.05

MARVIN






As Viewed From The Exterior


Entered As: FS
IO 30 3/4" X 56 1/8"
Egress Information
Width: 26 23/32" Height: 22 49/64"
Net Clear Opening: 4.22 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00768-00001
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
Water Resistance: 6.06 psf
LC-PG40 DP +40/-40
FL6525

Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior 80.65
Elevate Double Hung Insert 726.60
Frame Size 30 3/8" X 56 1/2"
Inside Opening 30 3/4" X 56 1/8"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 158.28
Rectangular 3W2H
Stone White Ext - Painted Interior Finish - Designer Black Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure the correct Divided Lite Types have been selected.
Bottom Sash
Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Screen 37.69
Stone White Surround
Bright View Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
3" Frame Expander 85.93
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Frame Size shown is measured from the exterior of the unit.
*****Note: Unit Availability and Price is Subject to Change**

Line #2	Mark Unit:	Net Price:		901.46
Qty: 1		Ext. Net Price:	USD	901.46

MARVIN





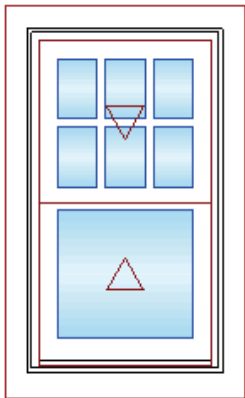
Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior 80.65
Elevate Double Hung Insert 545.70
Inside Opening 21 1/2" X 36"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless 158.28
Rectangular 3W2H
Stone White Ext - Painted Interior Finish - Designer Black Int
Divided Lite Options are inconsistent across the panels of this unit. Ensure

OMS Ver. 0004.14.01 (Current)

Processed on: 4/24/2025 1:42:02 PM

Page 3 of 5

For product warranty information please visit, www.marvin.com/support/warranty.



As Viewed From The Exterior

Entered As: IO
IO 21 1/2" X 36"
Egress Information
Width: 17 15/32" Height: 12 45/64"
Net Clear Opening: 1.54 SqFt
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.28
Visible Light Transmittance: 0.47
Condensation Resistance: 56
CPD Number: MAR-N-424-00768-00001
Performance Grade
Licensee #1123
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 1067X2146 mm (42X84.5 in)
Water Resistance: 6.06 psf
LC-PG40 DP +40/-40
FL6525

the correct Divided Lite Types have been selected.

Bottom Sash
Stone White Exterior
Painted Interior Finish - Designer Black Pine Interior
IG - 1 Lite
Low E2 w/Argon
Stainless Perimeter Bar
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Screen 30.90
Stone White Surround
Bright View Mesh
3 1/4" Jambs
Thru Jamb Installation
Existing Sill Angle 8
3" Frame Expander 85.93
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the
OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Project Subtotal Net Price: USD	8,525.51
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	8,525.51

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

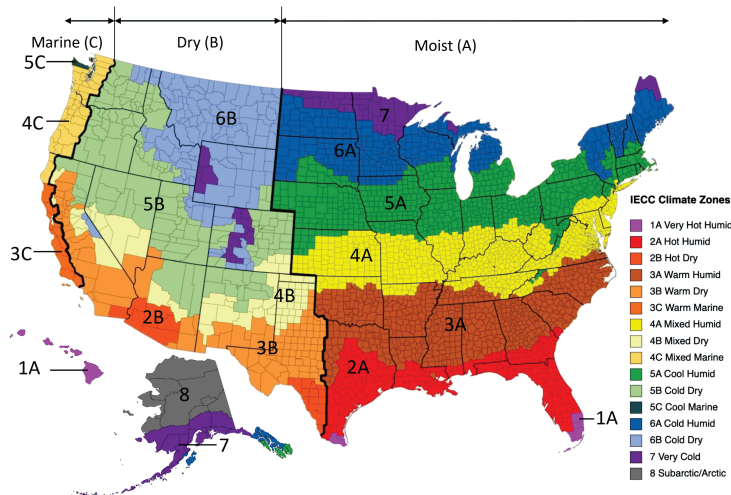
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

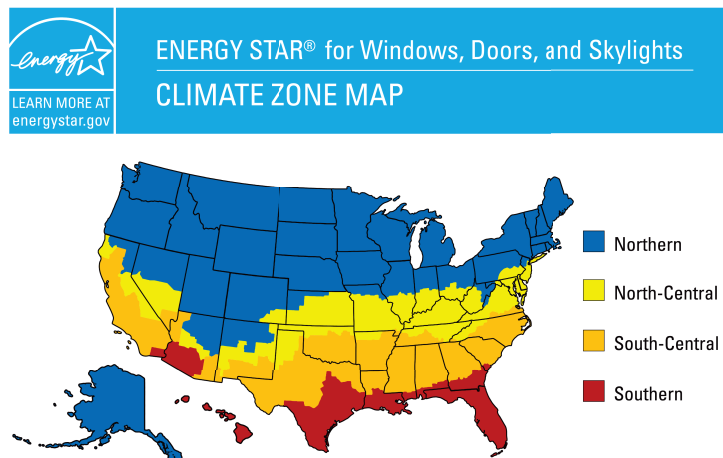
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



Project Address: 266-278 State Street and 84 Pleasant Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construction of a new 4-story building and renovations to an existing structure (84 Pleasant Street)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new 4-story building
- Renovations to existing structure (84 Pleasant Street)



**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 #1

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: NC
- 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



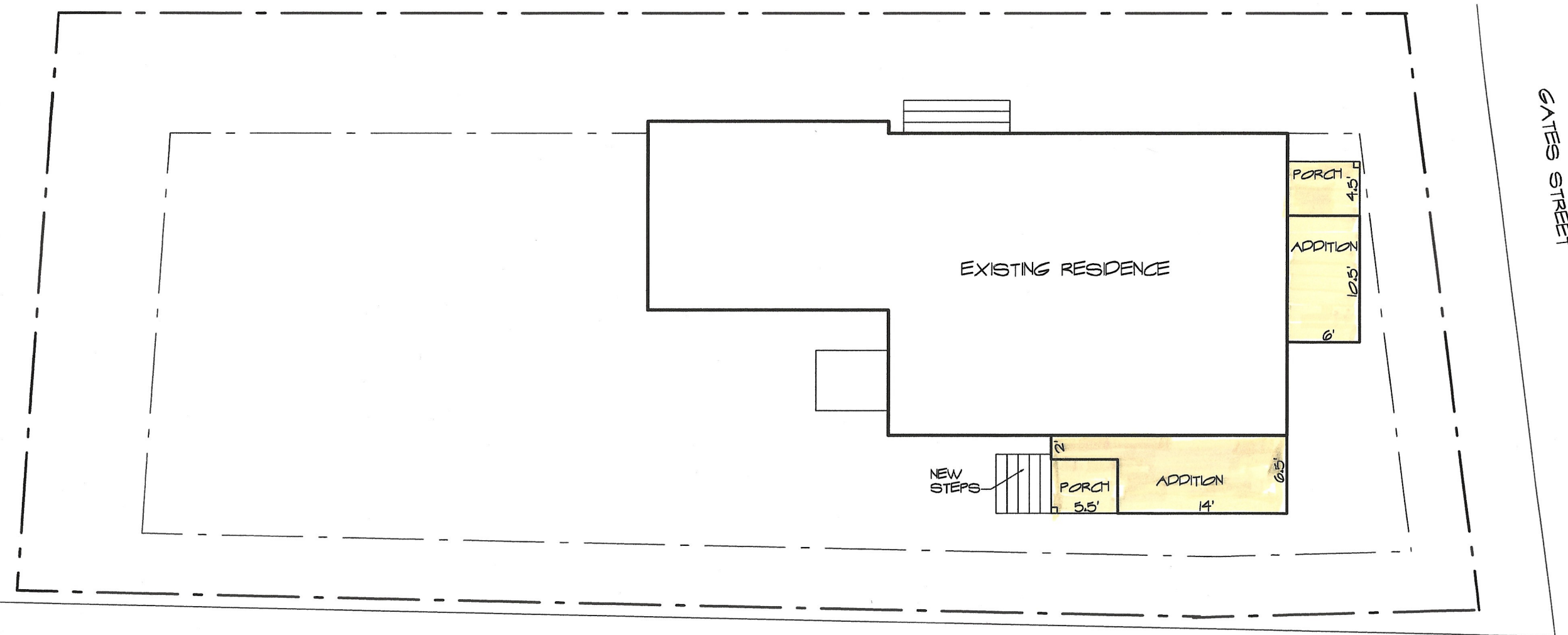
**HISTORIC
SURVEY
RATING
NC**

D. Purpose and Intent:

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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



MARCY STREET

GATES STREET



SCHEMATIC SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

NOTE: PLAN GENERATED FROM TAX MAP & FIELD MEASUREMENTS



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

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

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: # 2407

Revisions:

Date: 4/14/25

1 OF 3



VIEW OF MARCY ST, LOOKING SOUTH FROM HANCOCK ST



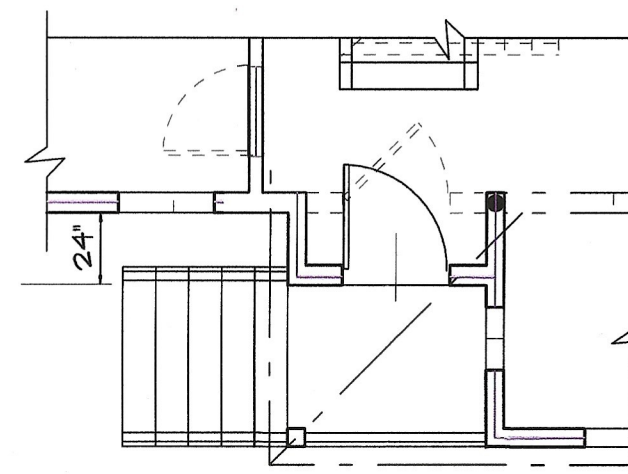
VIEW FROM MARCY ST, LOOKING EAST, DOWN GATES ST.



SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, LORENIC RESIDENCE 209 MARCY STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: # 2407 Revisions:	Date: 4/14/23 2 OF 3
	ANNE WHITNEY ARCHITECT		



EXISTING FRONT ELEVATION



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

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: 4/14/25

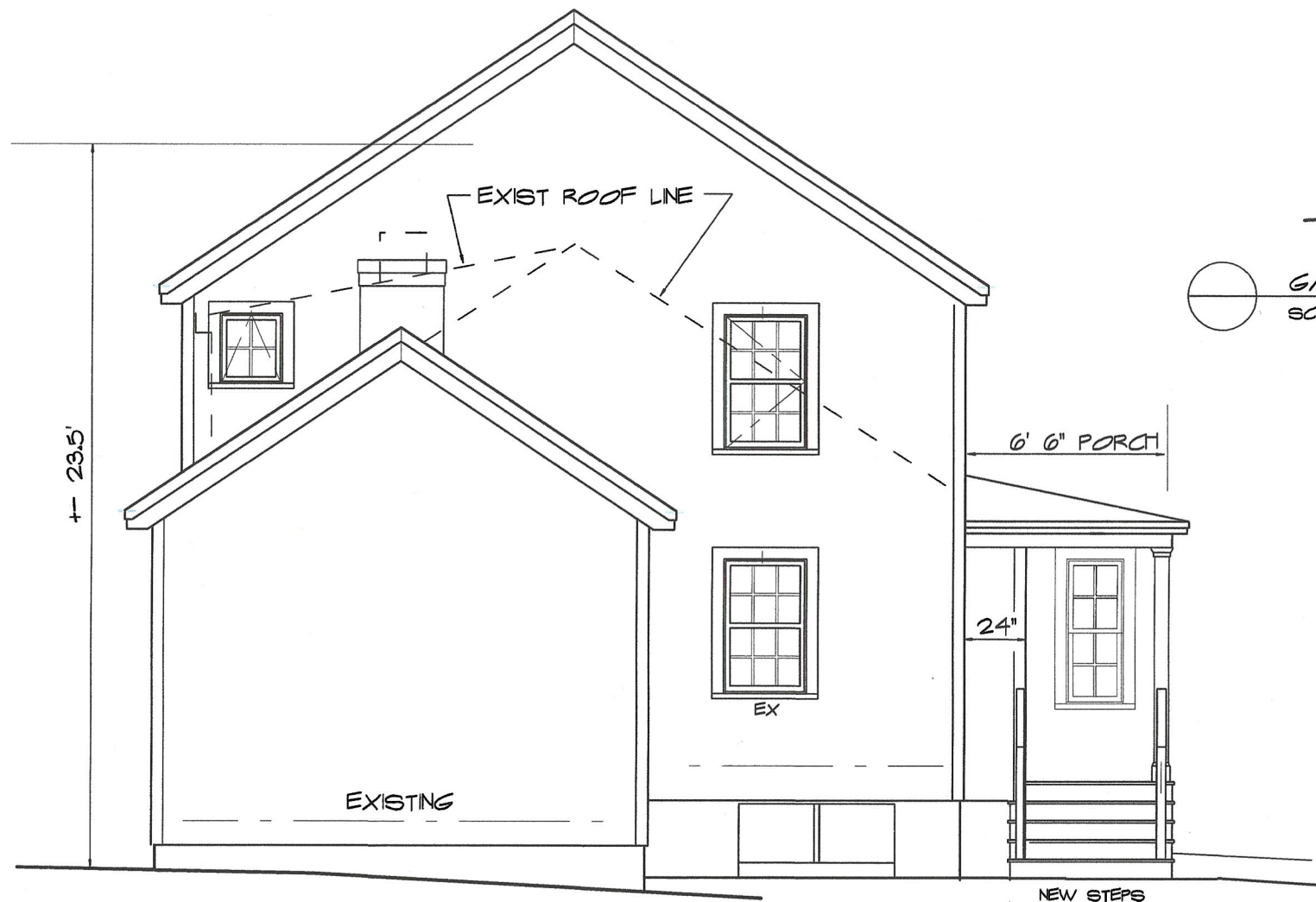
3 OF 5



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

Project: # 2407
Revisions:

Date: 4/14/25

4 OF 5



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



EXISTING REAR ELEVATION



SCHEMATIC DESIGN

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

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Revisions:

Date: 4/14/25

5 OF 5

Project Address: 11 Sheafe Street

Permit Requested: Work Session

Application: Work Session #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District (CD4)
- Land Use: Residential
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Focal
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

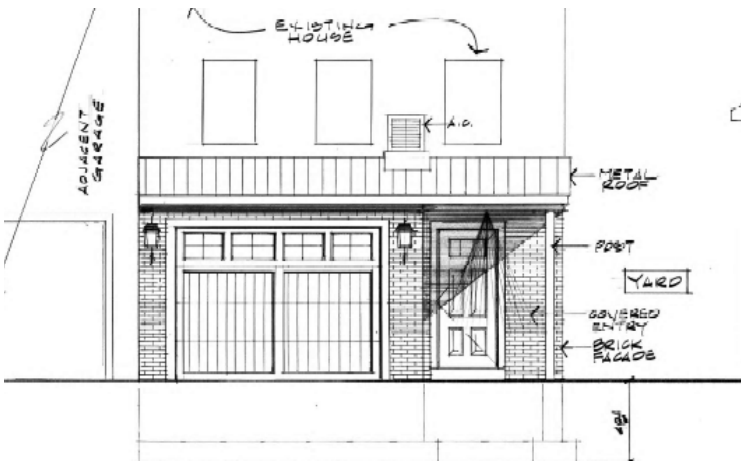


B. Proposed Work: Replacement windows and the construction of a rear 1-story attached garage and entry.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows
- Construct new rear attached garage and entry.



**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



EXISTING CONDITIONS



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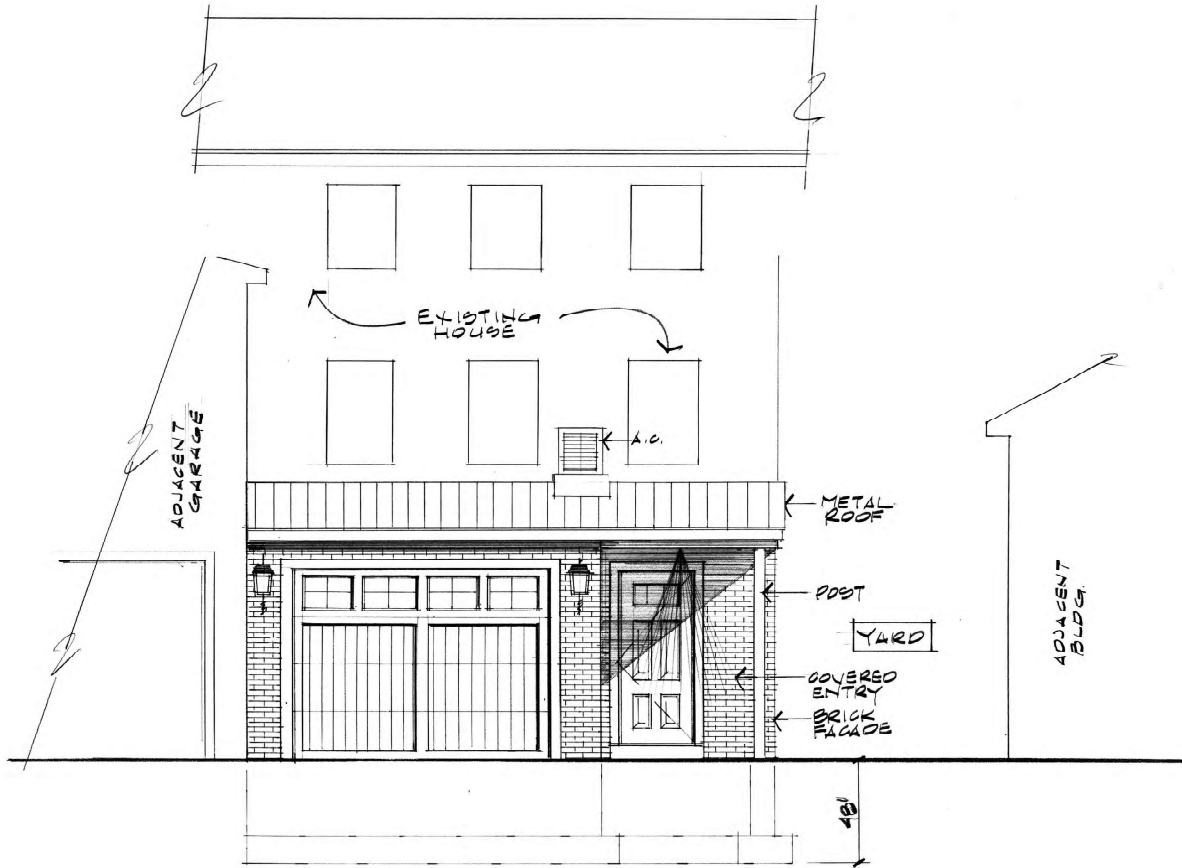
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DRAWN BY: *BA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
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SHEET
OF 8



REAR ELEVATION
3/8" = 1'-0"

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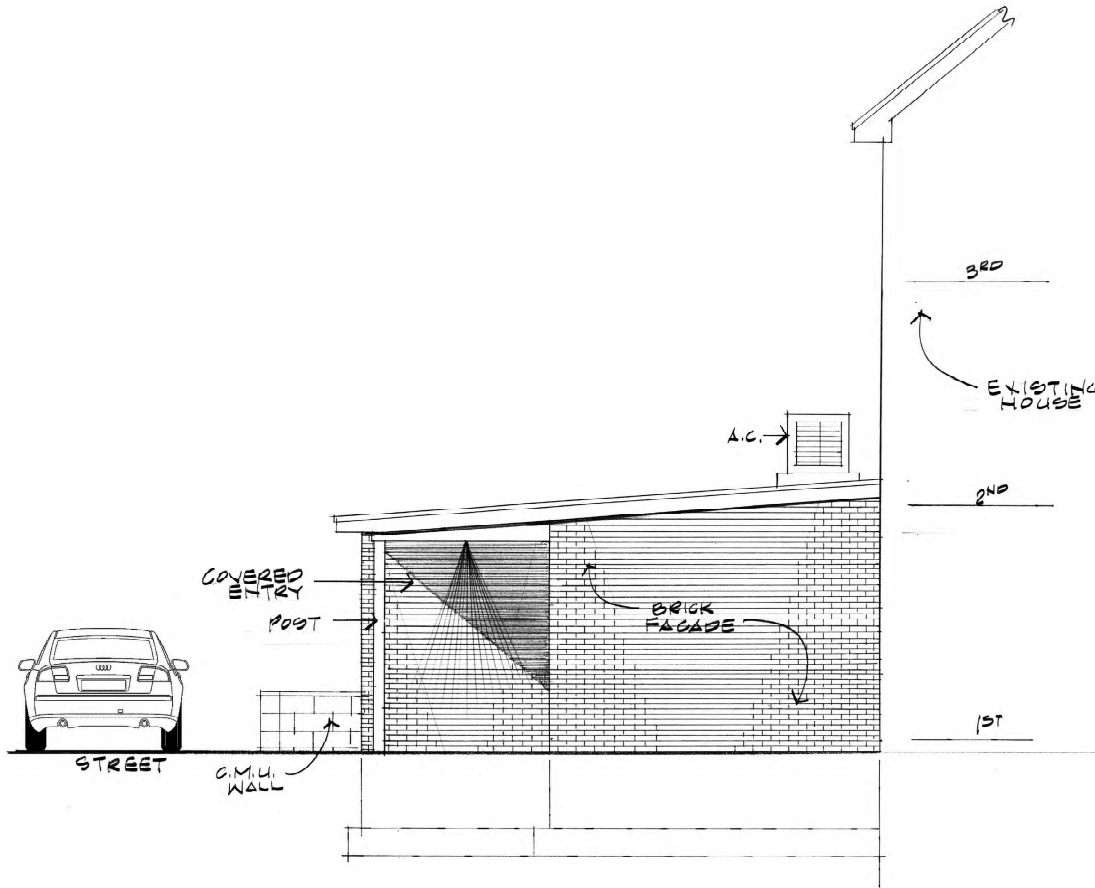
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DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
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SHEET
OF 2
8



SIDE ELEVATION
3/8" = 1'-0"

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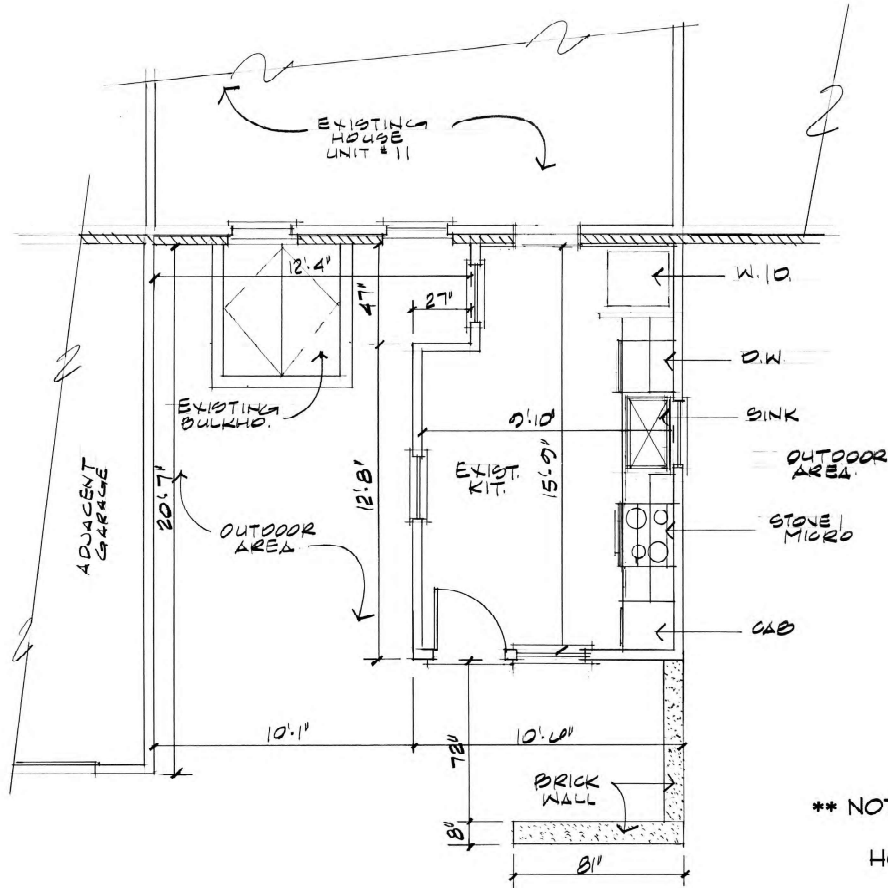
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DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
**FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH**

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SHEET
OF **3**
8



CUSTOM HOUSE LANE

EXISTING FLOOR PLAN
3/8" = 1'-0"

**** NOTE: FIELD VERIFY ****
ALL EXISTING
HOUSE DIMENSIONS



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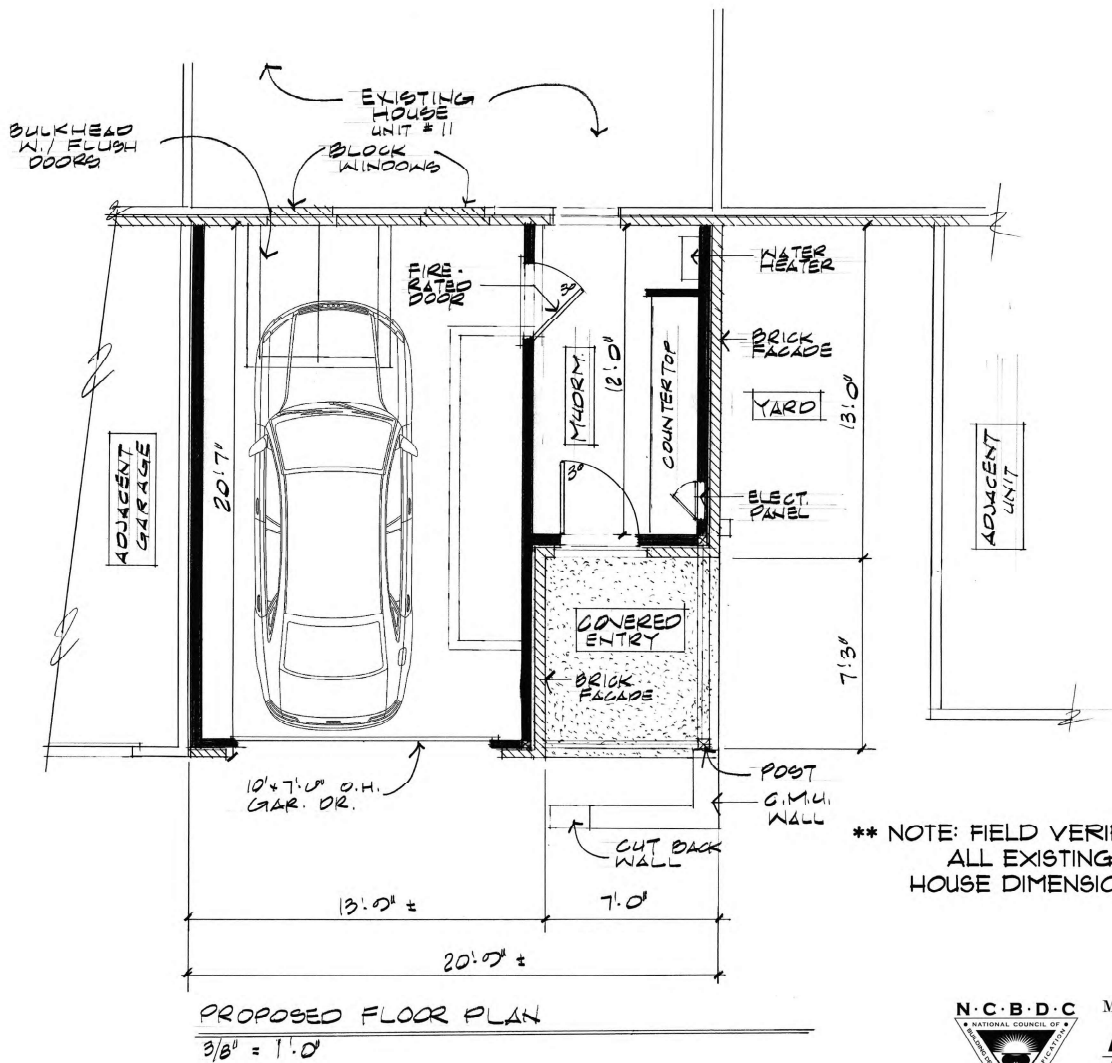
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REVISIONS:

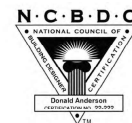
RESIDENCE FOR:
FRANK AZZOLINO
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SHEET **4**
OF **8**



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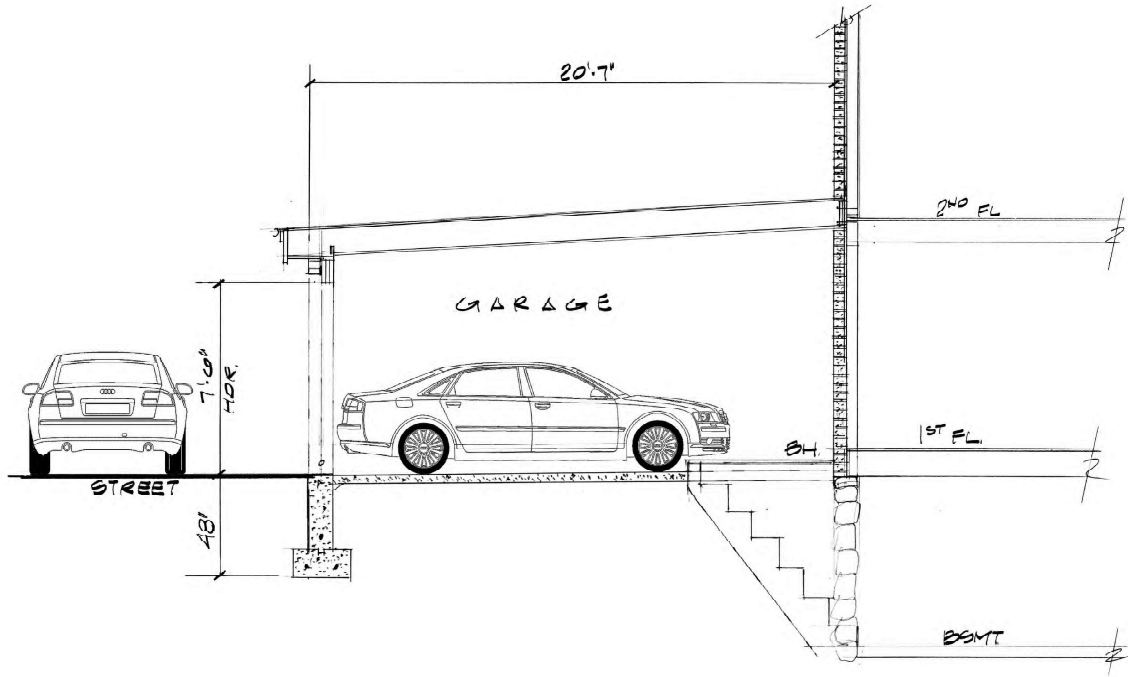
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DRAWN BY: **KA**
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
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SHEET
OF
5
8



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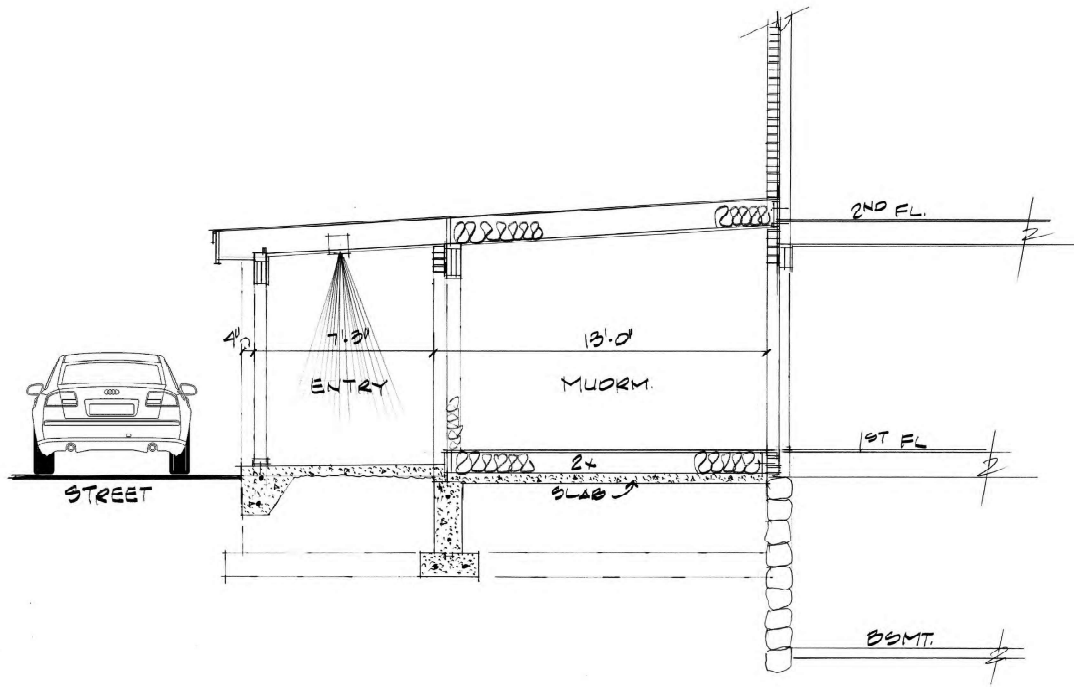
Builder's Plan Service is a trading service and not an architect or engineer. It is not intended for dimensions and construction details. It is intended for informational purposes only. It is not a substitute for professional engineering or architectural services. These plans are not to be used for any particular site and may be subject to change.

DRAWN BY: *RA*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

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DON ANDERSON, INC., CFBD
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SHEET
OF **6**
8



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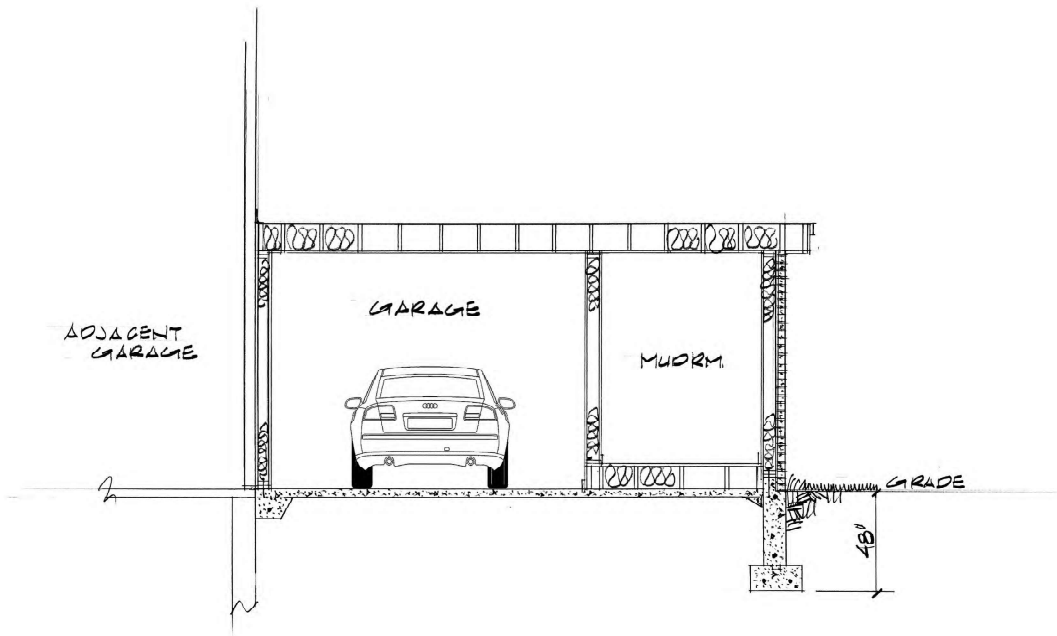
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DRAWN BY: *AK*
DATE: 04-08-2025
REVISIONS:

RESIDENCE FOR:
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OF 8



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purposes. It is intended for use as a
reference only. The user assumes all
responsibility for the accuracy and
completeness of the information
provided. This plan is not to be
used for any other purpose.

DRAWN BY: *AK*
DATE: 04-08-2025
REVISIONS:

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SHEET
OF 8

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 8

TOTAL UNIT QTY: 13

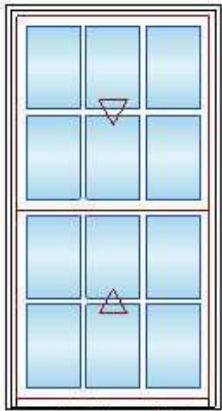
EXT LIST PRICE: USD 21,671.00

LINE	MARK UNIT	PRODUCT LINE	ITEM	LIST PRICE	QTY	EXTENDED LIST PRICE
1	Living (2) - Bed#1 (2)	Elevate	Double Hung RO 32" X 57 1/2" Entered as FS 31" X 57"	1,699.00	4	6,796.00
2	Stair	Elevate	Double Hung RO 32" X 57 1/2" Entered as FS 31" X 57"	1,955.00	1	1,955.00
3	Bed #2	Elevate	Double Hung RO 29" X 44 1/2" Entered as FS 28" X 44"	1,536.00	1	1,536.00
4	Bath(1) -Stair (1)	Elevate	Double Hung RO 33" X 46 1/2" Entered as FS 32" X 46"	1,793.00	2	3,586.00
5	Primary Bedroom	Elevate	Double Hung RO 33" X 36 1/2" Entered as FS 32" X 36"	1,520.00	2	3,040.00
6	Bed #4	Elevate	Double Hung RO 36" X 35 1/2" Entered as FS 35" X 35"	1,545.00	1	1,545.00
7	Hall	Elevate	Double Hung RO 29" X 44 1/2" Entered as FS 28" X 44"	1,536.00	1	1,536.00
8	Bath #1	Elevate	Double Hung RO 31" X 36 1/2" Entered as FS 30" X 36"	1,677.00	1	1,677.00

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Living (2) - Bed#1 (2)	List Price:		1,699.00
Qty: 4		Ext. List Price:	USD	6,796.00



As Viewed From The Exterior

Entered As: FS

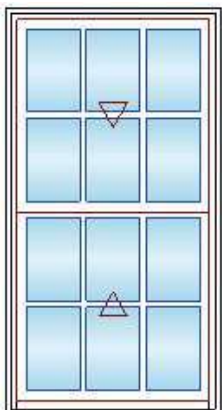
Egress Information

Width: 27 7/8" Height: 23 19/32"

Net Clear Opening: 4.57 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 964.00
Frame Size 31" X 57"
Rough Opening 32" X 57 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 50.00
Ebony Surround
Bright View Mesh
6 9/16" Jamb 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Stair	List Price:		1,955.00
Qty: 1		Ext. List Price:	USD	1,955.00



As Viewed From The Exterior

Entered As: FS

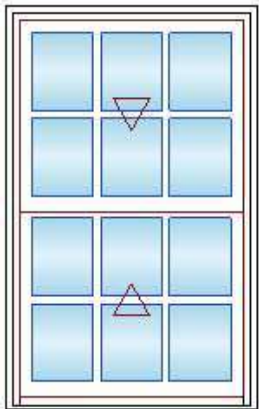
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 964.00
Frame Size 31" X 57"
Rough Opening 32" X 57 1/2"
Glass Add For All Sash 256.00
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG

Egress Information

Width: 27 7/8" Height: 23 19/32"
Net Clear Opening: 4.57 SqFt

Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 41.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 50.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #3	Mark Unit: Bed #2	List Price:		1,536.00
Qty: 1		Ext. List Price:	USD	1,536.00



As Viewed From The Exterior

Entered As: FS

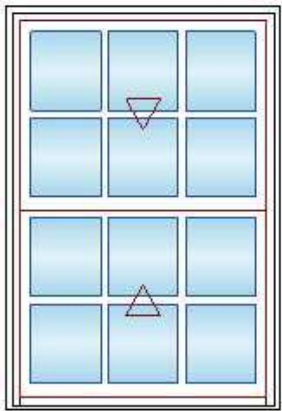
Egress Information

Width: 24 7/8" Height: 17 3/32"
Net Clear Opening: 2.95 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 816.00
Frame Size 28" X 44"
Rough Opening 29" X 44 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 43.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
*****Note: Unit Availability and Price is Subject to Change**

Line #4	Mark Unit: Bath(1) -Stair (1)	List Price:		1,793.00
Qty: 2		Ext. List Price:	USD	3,586.00

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 851.00
Frame Size 32" X 46"
Rough Opening 33" X 46 1/2"
Glass Add For All Sash 213.00
Top Sash

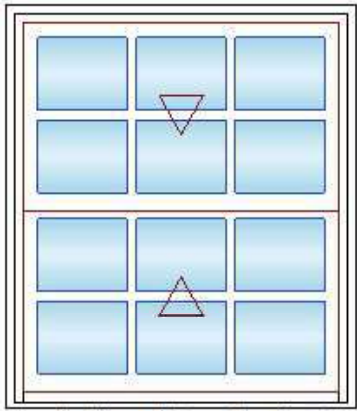


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 18 3/32"
Net Clear Opening: 3.63 SqFt

- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Tempered Low E2 w/Argon
- Black Perimeter and Spacer Bar 39.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Bottom Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Tempered Low E2 w/Argon
- Black Perimeter and Spacer Bar 39.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Black Weather Strip Package
- 1 Matte Black Sash Lock
- Exterior Aluminum Half Screen 48.00
- Ebony Surround
- Bright View Mesh
- 6 9/16" Jamb 76.00
- Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Line #5	Mark Unit: Primary Bedroom	List Price:		1,520.00
Qty: 2		Ext. List Price:	USD	3,040.00

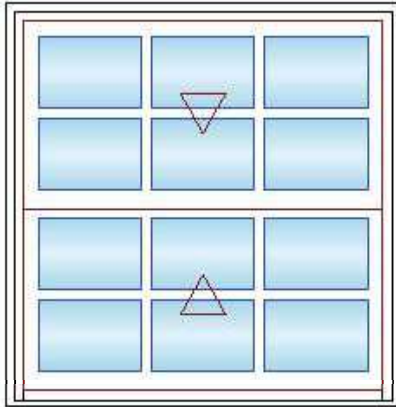


As Viewed From The Exterior

Entered As: FS
Egress Information
Width: 28 7/8" Height: 13 3/32"
Net Clear Opening: 2.63 SqFt

- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior 107.00
- Elevate Double Hung 803.00
- Frame Size 32" X 36"
- Rough Opening 33" X 36 1/2"
- Top Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar 36.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Bottom Sash
- Ebony Exterior
- Painted Interior Finish - Designer Black Pine Interior
- IG
- Low E2 w/Argon
- Black Perimeter and Spacer Bar 36.00
- 7/8" SDL - With Spacer Bar - Black 210.00
- Rectangular - Special Cut 3W2H
- Ebony Ext - Painted Interior Finish - Designer Black Int
- Black Weather Strip Package
- 1 Matte Black Sash Lock
- Exterior Aluminum Half Screen 42.00
- Ebony Surround
- Bright View Mesh
- 6 9/16" Jamb 76.00
- Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
- Nailing Fin
- ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
- ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit: Bed #4	List Price:		1,545.00
Qty: 1		Ext. List Price:	USD	1,545.00



As Viewed From The Exterior

Entered As: FS

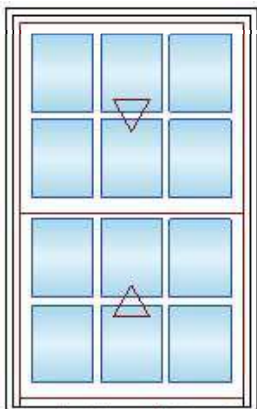
Egress Information

Width: 31 7/8" Height: 12 19/32"

Net Clear Opening: 2.79 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 826.00
Frame Size 35" X 35"
Rough Opening 36" X 35 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 42.00
Ebony Surround
Bright View Mesh
6 9/16" Jamb 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Hall	List Price:		1,536.00
Qty: 1		Ext. List Price:	USD	1,536.00



As Viewed From The Exterior

Entered As: FS

Egress Information

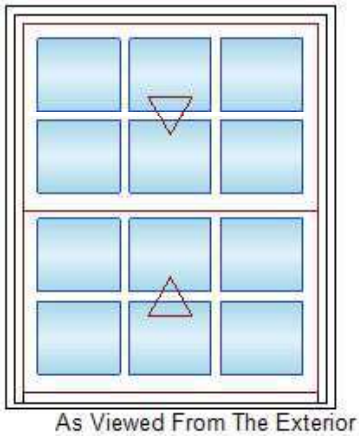
Width: 24 7/8" Height: 17 3/32"

Net Clear Opening: 2.95 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 816.00
Frame Size 28" X 44"
Rough Opening 29" X 44 1/2"
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar 37.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock

Exterior Aluminum Half Screen 43.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Bath #1	List Price:		1,677.00
Qty: 1		Ext. List Price:	USD	1,677.00



Entered As: FS
Egress Information
Width: 26 7/8" Height: 13 3/32"
Net Clear Opening: 2.44 SqFt

Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior 107.00
Elevate Double Hung 803.00
Frame Size 30" X 36"
Rough Opening 31" X 36 1/2"
Glass Add For All Sash 157.00
Top Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 36.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Bottom Sash
Ebony Exterior
Painted Interior Finish - Designer Black Pine Interior
IG
Tempered Low E2 w/Argon
Black Perimeter and Spacer Bar 36.00
7/8" SDL - With Spacer Bar - Black 210.00
Rectangular - Special Cut 3W2H
Ebony Ext - Painted Interior Finish - Designer Black Int
Black Weather Strip Package
1 Matte Black Sash Lock
Exterior Aluminum Half Screen 42.00
Ebony Surround
Bright View Mesh
6 9/16" Jambs 76.00
Painted Interior Finish - Designer Black Jamb Extension from 4 9/16" to 6 9/16"
Nailing Fin
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal List Price: USD21,671.00
5.500% Sales Tax: USD1,191.90
Project Total List Price: USD22,862.90