

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

November 05, 2025

AGENDA (revised October 31, 2025)

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. October 01, 2025

II. ADMINISTRATIVE APPROVALS

1. 139 South Street, Unit A
2. 1 Raynes Avenue
3. 303 Pleasant Street
4. 420 Pleasant Street
5. 60 Prospect Street
6. 111 Gates Street
7. 112 New Castle Avenue
8. 320 South Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/Public Hearing requested by Brian and Kyle LaChance, owners, for property located at 86 South School Street, wherein permission is requested to allow new construction to an existing structure (construct a new mudroom with steps to the front and rear yards and the installation of new fencing as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 63 and lies within the General Residence B (GRB) and Historic Districts.
2. Work Session/Public Hearing requested by JP Property Partners, LLC, owner, for property located at 164 Daniel Street, wherein permission is requested to allow new construction to an existing structure (construct new dormers) and exterior renovations to an existing structure (replace windows, doors, siding, and remove existing chimneys and rebuild faux chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 59 and lies within the Character District 4 (CD4, Downtown Overlay and Historic Districts.

3. Public Hearing requested by Lorencic Revocable Trust, owner, for property located at 209 Marcy Street, wherein permission is requested to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

4. REQUEST TO POSTPONE- Public Hearing requested by Ralph 1912, LLC, owner, for property located at 175 Fleet Street, wherein permission is requested to allow new construction to an existing structure (construct 1-story rear addition and install new fencing with landscaping and hardscaping) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

5. REQUEST TO POSTPONE- Public Hearing requested by Capital Security Financial Services, owner, for property located at 40 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

6. Public Hearing requested by Geno and Francesca Marconi, owners, for property located at 177 Mechanic Street, wherein permission is requested to allow renovations to an existing structure (lift the existing shed structure 2 feet to mitigate flooding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 34 and lies within the Waterfront Business (WB) and Historic Districts.

7. REQUEST TO POSTPONE- Public Hearing requested by Peter and Morgan Caraviello, owners, for property located at 366 Islington Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Double MC, LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow new construction to an existing structure (construct additions) and exterior modifications as per plans on file in the planning department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

V. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_DwaIFPEBRvSq6PsIYKL1Zw

**MINUTES OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

October 01, 2025

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Rich Blalock; Members Dave Adams, Joy Curth, and Alternates Larry Booz and Susan Strauss

MEMBERS EXCUSED: Martin Ryan, Dr. Dan Brown

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

.....

Chair Ruedig called the meeting to order at 7:00 p.m. Alternates Ms. Booz and Ms. Strauss took voting seats for the evenings.

I. APPROVAL OF MINUTES

*Councilor Blalock moved to **approve** the September 3 minutes, seconded by Mr. Booz. The motion **passed** unanimously, 7-0.*

Chair Ruedig read the Requests for Postponement into the record. She noted that the Work Session A for 124 State Street had been postponed several times and had reached the limit.

*Vice-Chair Doering moved to **deny** the request for postponement for Work Session A, 124 State Street (Section IV, Work Sessions – Old Business). Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

*Vice-Chair Doering moved to **postpone** the work session for Work Session B, 134 Pleasant Street (Section IV, Work Sessions- Old Business), seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

II. ADMINISTRATIVE APPROVALS

The items were taken out of order. Mr. Adams recused himself from Item 4, 235 Marcy Street. Chair Ruedig recused herself from Item 3, 64 Mount Vernon Street. Vice-Chair Doering asked that Item 7, 112 New Castle Avenue, and Item 8, 101 Chapel Street be pulled for separate discussions and votes. They began with Item 3.

1. 500 Market Street

Mr. Gilbo said the applicant was before the Commission the previous month for approval to install a condenser unit, but the Commission had concerns about its location and exterior line

sets. He said the applicant was now asking to retain the same location for the condenser as originally requested because it was closer to Market Street and the line sets would be kept to a minimum. He said the condenser would be screened and all the conduit lines would run directly into the building. Vice-Chair Doering said the proposed standard screening did not fit well into the Historic District and suggested that the applicant choose a screening on the recommended list of preapproved screen options. Evergreen screening was also discussed and recommended.

Stipulation: The applicant shall choose a screen from one of the wood screening options on the preapproved recommended screening list and shall also choose an evergreen screening.

2. 2 Market Square, Unit #2

The request was to add lighting fixtures to the storefront signage and remove the awning.

3. 64 Mt. Vernon Street [Timestamp 7:12]

Chair Ruedig recused herself and Vice-Chair Doering was Acting-Chair. Mr. Gilbo said the applicant previously proposed a secondary structure like a shed but now wanted it to be an ADU. He said the proposed changes were: on the east side, replace the barn doors with custom wood barn doors and replace the single 2nd-floor window with a pair of side-by-side windows; on the west side, not build a chimney and change the 1st-floor window to a door and the 2nd-floor window to a double window; and on the north side, eliminate the porch.

*Councilor Blalock moved to approve the item, seconded by Mr. Adams. The motion **passed** unanimously, 6-0, with Chair Ruedig recused.*

4. 235 Marcy Street

Mr. Gilbo said the applicant was recently before the Commission for a major renovation and was now requesting a window placement change and to decrease the rear addition's size.

*Ms. Curth moved to approve the request, seconded by Councilor Blalock. The motion **passed** unanimously, 6-0, with Mr. Adams recused.*

5. 139 South Street, Unit A

The request was to change the previously-approved Marvin windows to Lepage aluminum clad windows and add a French door; revise the muntin pattern on the new windows and French door to match the rest of the house; replace two back windows with two awning ones; and rebuild the access panel area below the deck.

6. 50 Austin Street

The request was to replace the originally-approved Marvin windows with the Andersen E Series wood window with aluminum cladding and to also replace the door. Mr. Gilbo said all the windows would be the same size except for one.

7. 112 New Castle Avenue

Mr. Gilbo said the applicant received previous approval for changes that included removing one of the two chimneys and the Commission asked him to return with a different option. He said the applicant now wanted approval for a faux chimney of the same size and in the same location. He said the existing chimney cap would be used and the applicant would slice the existing brick to use as a veneer. Vice-Chair Doering said she was concerned about removing a chimney that was not causing damage to the property. She said many faux chimneys failed, and that once the original chimney was replaced with a faux one, it would become easy for people to ask for its removal. Mr. Adams agreed and said he wondered if the decision for a faux chimney was forced by his desire to see something retained, but he said the faux chimney satisfied his actual requirements. The Commission discussed whether the existing chimney could be stabilized.

*Mr. Adams moved to approve the item, seconded by Councilor Blalock. The motion **passed** by a vote of 6-1, with Vice-Chair Doering opposed.*

8. 101 Chapel Street

Mr. Gilbo said the applicant was previously before the Commission for approval for the second half of the solar panel installation and the Commission approved the same design as the panels on the Bow Street side, but when the applicant showed the plans to the Inspection Department, the Fire Department said the panels had to be broken up so that the roof could navigate a path in case of a fire. He said the new proposed panel array was smaller than the other side's panels because it allowed the extra space. Vice-Chair Doering said the original panels on the Chapel Street side covered much of the roof and were unobtrusive and that the Chapel Street side was the more visible side, so she had a concern with the new arrangement because the new proposal pushed the panels over the edge. Councilor Blalock said he understood the Fire Department's request and thought the proposal was a good one and not an issue that the applicant was pushing.

*Councilor Blalock moved to approve the item, seconded by Mr. Adams. The motion **passed** by a vote of 5-2, with Chair Ruedig and Vice-Chair Doering opposed.*

9. 93 State Street

The request was to install shutters on the Chapel Street side to match the ones on the State Street side and to use matching hardware.

*Councilor Blalock moved to approve Items 1, 2, 5, 6 and 9, including the stipulation on Item 1. Vice-Chair Doering seconded. The motion **passed** unanimously, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Robert and Maureen Holderith, owners, for property located at 69 Wentworth Street, wherein permission is requested to allow exterior renovations to an existing structure replace (6) second story windows as per plans on file in the Planning Department. Said

property is shown on Assessor Map 109 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

[Timestamp 35:06] The applicant Maureen Holderith and her contractor Andrew Young were present. Ms. Holderith said some windows on the second floor and most of the first-floor windows were replaced by the former owner. Vice-Chair Doering asked which windows were not original and in bad condition. Ms. Holderith said the single pane window with one mullion was in poor condition and was probably from the 1950s. Chair Ruedig asked if the applicant was sure about the Andersen windows on the first floor. Mr. Young agreed. Chair Ruedig asked if the new windows would have full screens, and Ms. Holderith agreed and said she would remove the full screens and possibly install half screens in the future.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE COMMISSION

*Mr. Booz moved to **grant** the Certificate of Approval for the petition, with the following stipulation:*

1) Half screens shall be used.

Vice-Chair Doering seconded the motion. Mr. Booz said the project would be consistent with the historical nature of the building and the District and would have compatibility of design with surrounding properties.

*The motion **passed** unanimously, 7-0.*

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Work Session requested by **Greg and Laura Ludes, owners**, for property located at **124 State Street**, wherein permission is requested to allow the construction of a new detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 56 and lies within the Character District 4 (CD4), Character District 4-L1, and Historic Districts.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **deny** the request for postponement for Work Session A, 124 State Street (Section IV, Work Sessions – Old Business). Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

B. REQUEST TO POSTPONE-Work Session requested by **Double MC, LLC, owner**, for property located at **134 Pleasant Street**, wherein permission is requested to allow new construction to an existing structure (construct additions) and exterior modifications as per plans on file in the planning department. Said property is shown on Assessor Map 116 as Lot 30 and lies within Character District 4 (CD4) and the Historic Districts.

DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **postpone** the work session for Work Session B, 134 Pleasant Street (Section IV, Work Sessions- Old Business), seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Capital Security Financial Services, owner**, for property located at **40 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace the existing storefront door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

WORK SESSION

[Timestamp 44:00] Leslie Adams was present on behalf of the owner, her mother and said the two existing antique double doors were beautiful but were repaired and rehung several times. She said two contractors told her that the doors could no longer be repaired. She said all the other doors on the street except for one were recessed wooden doors and that her doors had a flat surface, so rain came down on them. She said she wanted a wooden Simpson door that opened out but framing might have to be done. Ms. Curth said the current doors kept the historic look of the Historic District and recommended recreating them. Ms. Adams said she could not find a contractor that could create similar doors and that she thought a new door would be sturdier. Mr. Booz suggested a 36-inch door with sidelights. Mr. Adams said he mourned the loss of the double doors and was concerned about the 9-inch casings that had to go on a door to make it a 36-inch door. He said he would talk to a doormaker that he trained and who still made high-quality doors and would ask him to call the applicant. Vice-Chair Doering asked if there was room for the new door to be recessed to shield it from the weather. Ms. Adams said it would be difficult. Chair Ruedig said she would like the unique doors to be retained and thought rebuilding them in kind might solve some of the weather issues. She said if a single door had to be used, she recommended one larger than 36 inches. Vice-Chair Doering said the quality of the installation was also important. Code requirements were discussed.

The applicant said she would return for a work session/public hearing in the future.

DECISION OF THE COMMISSION

*Mr. Adams moved to close the work session, seconded by Councilor Blalock. The motion **passed** unanimously, 7-0.*

Note: At this point, Councilor Blalock left the meeting.

[Timestamp 1:07:41] Additional topics were discussed that were not on the agenda.

Mr. Gilbo said the owner of 109 Dennett Street had removed wood siding and partially installed vinyl siding on her home after the fact and was denied her request for vinyl siding. He said the owner now wanted her house removed from the Historic District. He said it was presented to the City Council at their September meeting and that the Council asked for a recommendation from the Commission and the Planning Board to either remove the property from the Historic District or deny its removal. Vice-Chair Doering said it was an issue of setting a precedent. She said the property had been in the Historic District since the beginning and that there were options that the owner could explore instead, like a grant program that would help finance the project. Ms. Curth agreed. The Commission discussed whether the front of the house could be wood siding and the other sides would be vinyl. Mr. Adams said the house was too small to have different kinds of siding materials. He said he had voted against it because the plastic siding was an insensitive treatment to the house and that nothing would change his mind. He said if the home was removed from the Historic District, then plastic siding would be put on it. The Dennett Street Corridor was discussed. Vice-Chair Doering said 1) setting a precedent was a concern, 2) there was no demonstration that the building should not be in the Historic District, and 3) it would not make sense to exclude that one house because the Dennett Street Corridor would be extended in the future. She said there were other ways to help the owner find a solution or that the owner could return with a material that was more acceptable than vinyl and less costly than wood.

*Vice-Chair Doering moved to **recommend to the Planning Board** that the property remain in the Historic District, seconded by Mr. Adams. The motion **passed** unanimously, 6-0.*

Chair Ruedig said she and Mr. Gilbo would meet with a representative, Brandee Loughlin the following week for grant recommendations to do a survey and training.

Mr. Adams suggested having small cards containing the findings of fact and purpose and intent criteria for each Commissioner. It was further discussed and agreed upon.

VI. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

November 05, 2025

- | | | |
|----|--------------------------|-----------------------|
| 1. | 139 South Street, Unit A | -Recommended Approval |
| 2. | 1 Raynes Avenue | -Recommended Approval |
| 3. | 303 Pleasant Street | -Recommended Approval |
| 4. | 420 Pleasant Street | -Recommended Approval |
| 5. | 60 Prospect Street | -Recommended Approval |
| 6. | 111 Gates Street | -Recommended Approval |
| 7. | 112 New Castle Avenue | -Recommended Approval |
| 8. | 320 South Street | -Recommended Approval |

1. 139 South Street, Unit A -Recommended Approval

Background: The applicant is seeking approval to revise the rear eave detail and simplify the roof, revised HVAC equipment, and revised gutter material at the rear of the structure.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

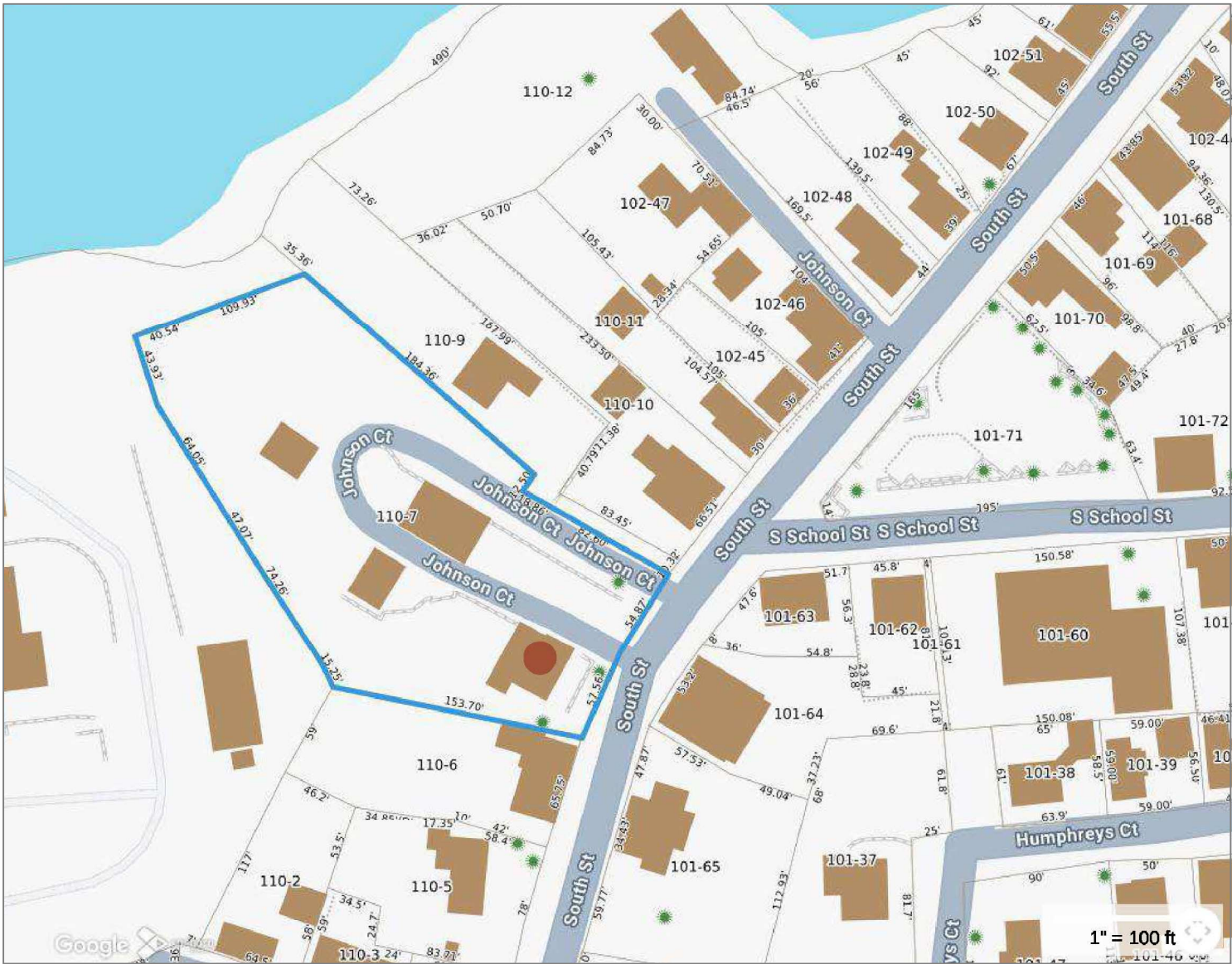
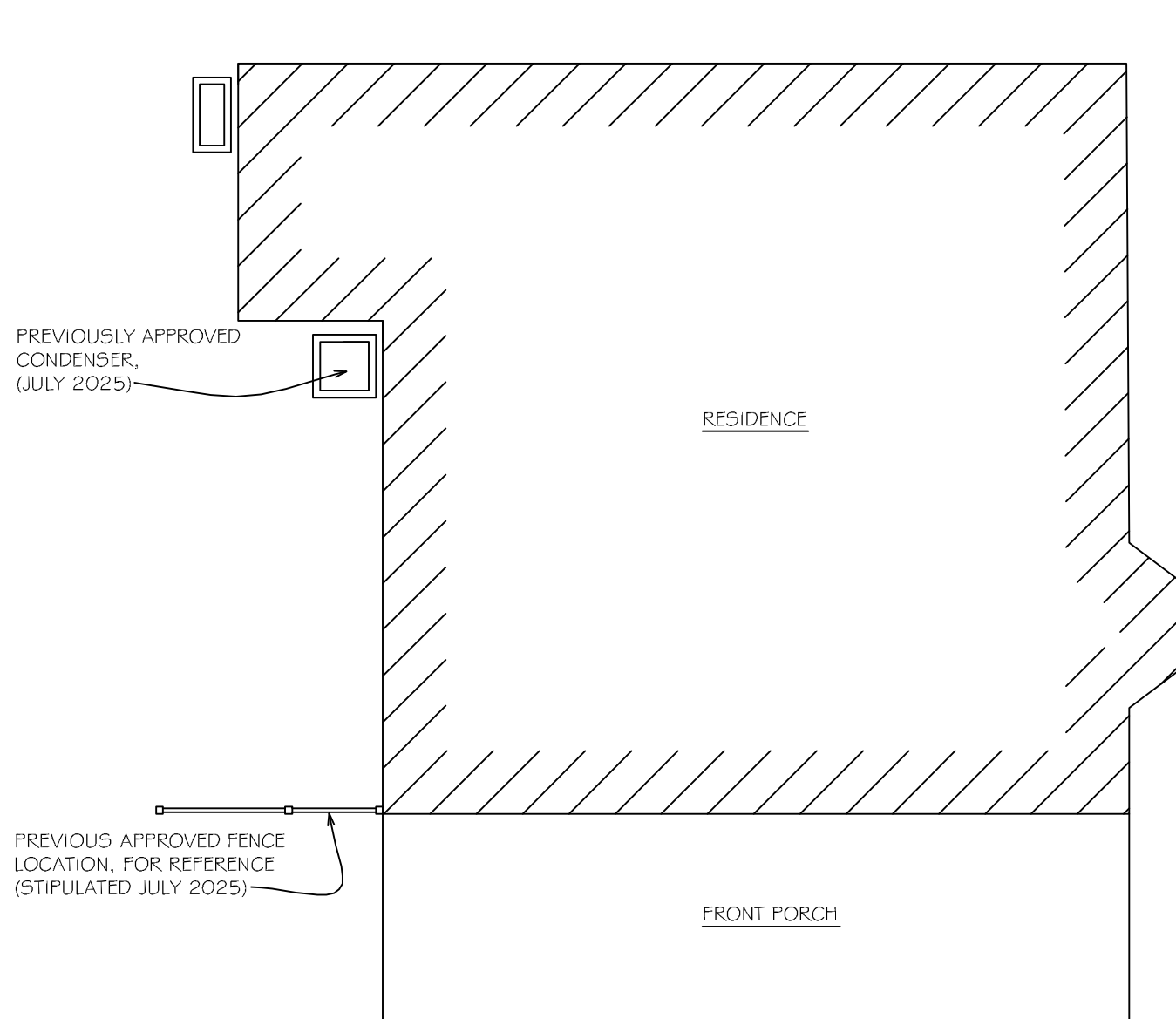


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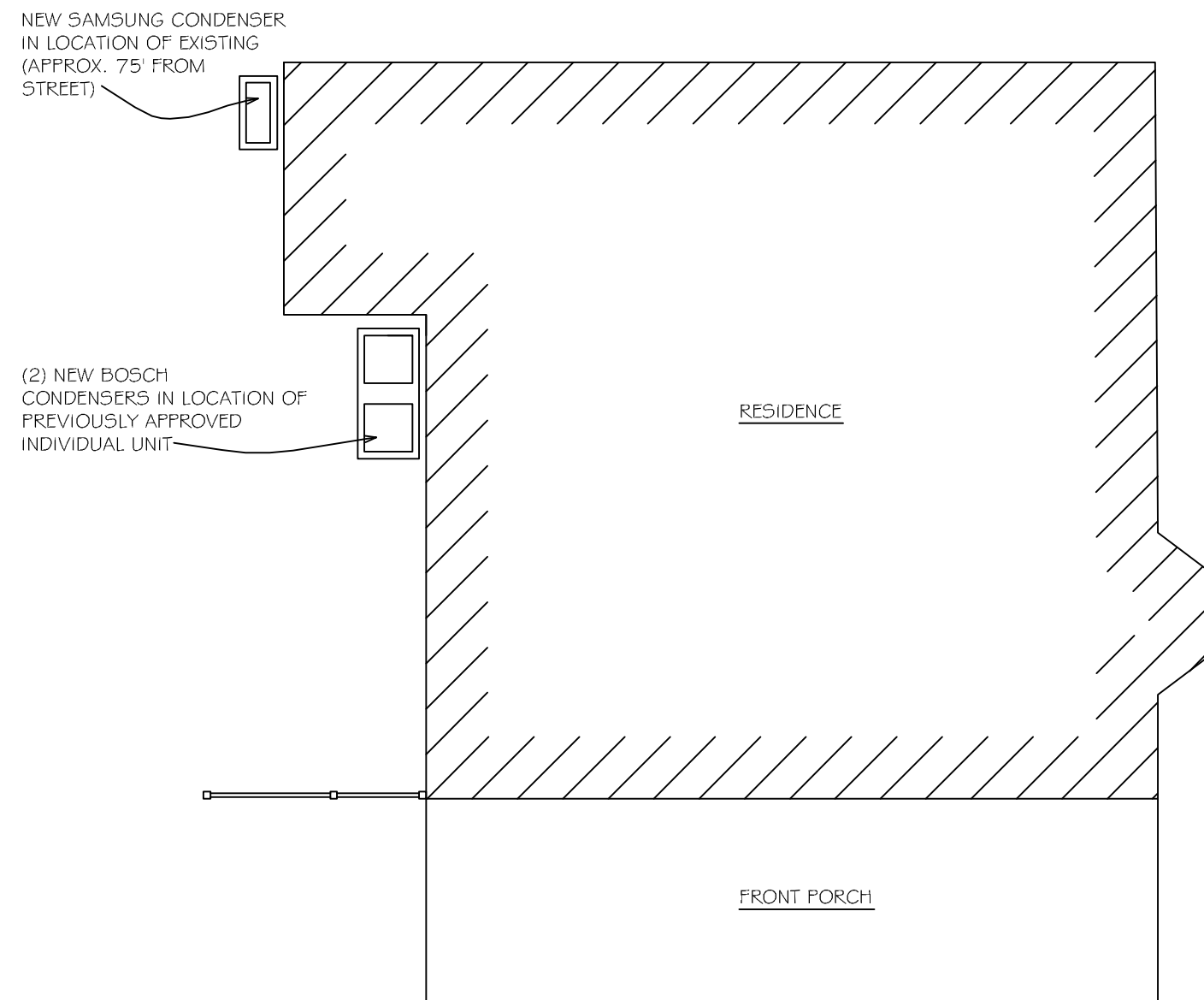
1. Cover Sheet and Locus Map (139A South is part of a HOA)
 2. Existing and Proposed Mechanical Locations
 3. Existing Left Side Elevation
 4. Proposed Left Side Elevation
 5. Existing and Proposed Partial Front Elevation (View from Street)
 6. Proposed Back Elevation
- Specification Sheets

Amendments to a Previously Approved Application

1. Revise rear eave detail and simplify roof
2. Amendment to previous approved HVAC equipment
3. Amendment to previously approved gutter material at back



1. Existing Footprint and Mechanical Locations



2. Proposed Footprint and Mechanical Locations



1. Existing Left Side Elevation



2. Existing Roof Condition

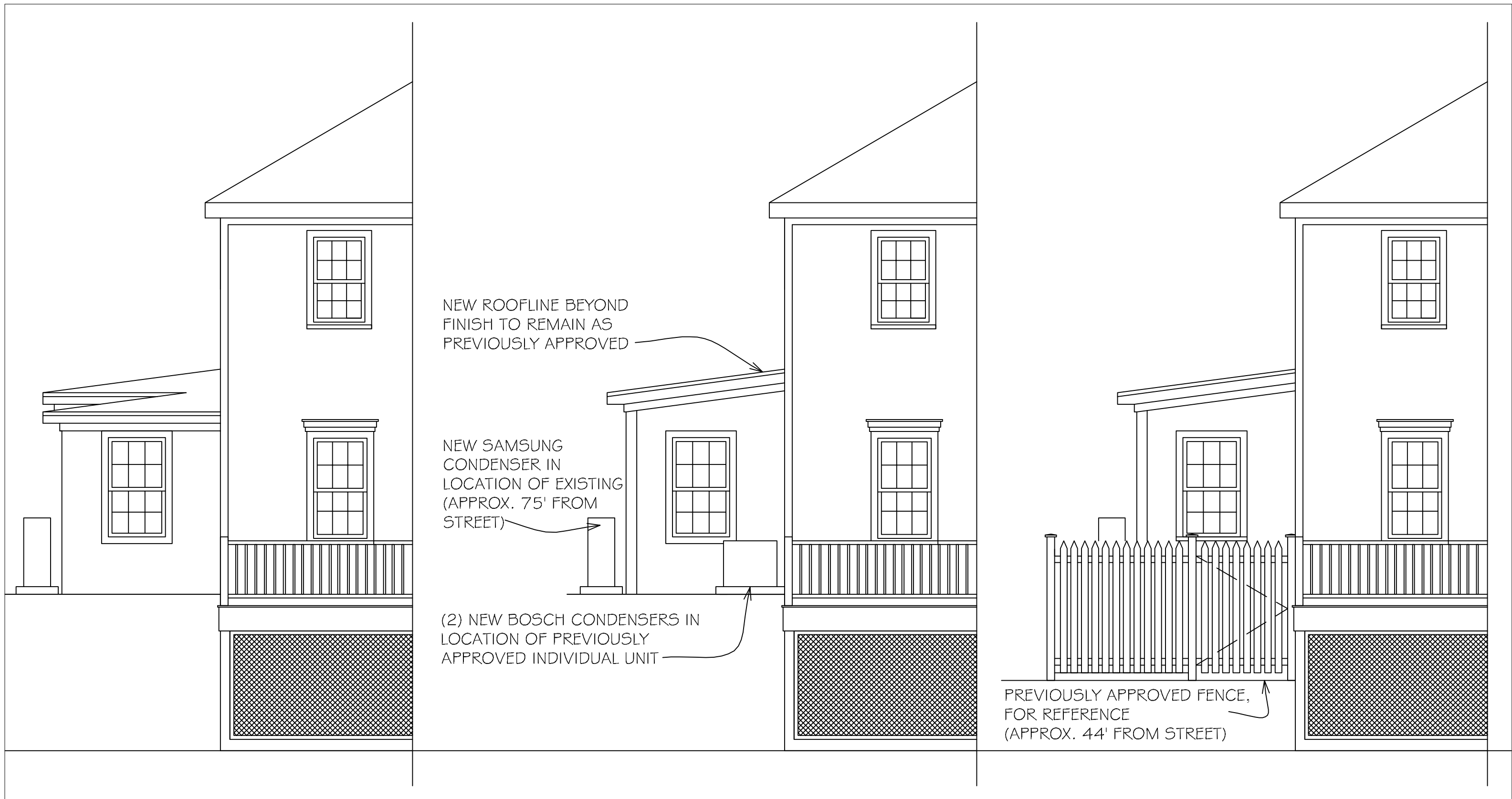
NEW SINGULAR,
CONTINUOUS ROOFLINE,
FINSH TO REMAIN AS PREVIOUSLY
APPROVED

NEW SAMSUNG CONDENSER
IN LOCATION OF
EXISTING
(APPROX. 75' FROM
STREET)

(2) NEW BOSCH
CONDENSERS IN
LOCATION OF PREVIOUSLY APPROVED
INDIVIDUAL UNIT

PREVIOUS APPROVED FENCE LOCATION, FOR REFERENCE

1. Proposed Left Side Elevation



1.Existing Partial View from Street

2. Proposed Partial View from Street

3. Proposed Partial View from Street
(Showing previously approved fence in foreground)



1. Proposed Back Elevation



2. Existing Back Elevation

NO CHANGE: ALUMINUM GUTTERS
TO BE REPLACED IN KIND

REPLACE WOOD GUTTER w/
ALUMINUM. PROFILE TO MATCH
EXISTING

NO CHANGE: ALUMINUM DOWNSPOUTS
TO BE REPLACED IN KIND

NO CHANGE:ALUMINUM GUTTERS
TO BE REPLACED IN KIND

SAMSUNG

Submittal Data

AJ020DXJ2CG/AA (JXG20J2D)

FJM Series, Standard, 2 Port Condensing Unit

Job name: _____

Purchaser: _____

Submitted to: _____

Unit designation: _____

Location: _____

Engineer: _____

Reference ☐ Approval ☐ Construction ☐

Schedule #: _____

General Information

- Auto-restart after power loss
- Available maximum current setting option to reduce operating current.
- System energy consumption can be viewed using the Samsung SmartThings mobile app (not revenue grade, for reference only).
- Soft-start to reduce current demand during compressor start
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Refrigerant System

- The system shall utilize low-GWP R-32 refrigerant
- Refrigerant flow shall be controlled by electronic expansion valves at the outdoor unit.
- The system shall include an R32 alarm output plug on indoor units with refrigerant leak detectors and outdoor unit for notification of R32 leak detection when refrigerant leak detectors are installed and configured (MIM-B14U accessories are required).

Controls

- Control signal shall be a DDC type signal
- Interconnect control wire between outdoor and indoor units shall be 16AWG X 2
- The system shall integrate with the Samsung Central Controls solution



Intertek



Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your contractor or visit www.energystar.gov.

Samsung HVAC maintains a policy of ongoing development. Specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

www.SamsungHVAC.com

Specifications

Model	Outdoor Unit Model Number (US Code)		AJ020DXJ2CG/AA (JXG20J2D)
Performance	Rated Capacity*	Cooling (Btu/h)	18,000
		Heating (Btu/h)	22,000
	SEER2 (Ducted / Mixed / Non-ducted)		18 / 19 / 20
	EER2 (Ducted / Mixed / Non-ducted)		11.7 / 12.2 / 12.7
	HSPF2 (Ducted / Mixed / Non-ducted)		8.6 / 8.8 / 9
Power	Voltage	ø / V / Hz	1 / 208-230 / 60
	Working Voltage Range (VAC)		187 - 253
	Nominal Current**	Cooling (A)	6.3
		Heating (A)	7.5
	Max. Breaker	Amps	25.0
	Min. Circuit Ampacity	Amps	20.5
Dimensions	W X H X D	In.	34 5/8 X 31 7/16 X 12 3/16
	Weight	lbs.	124.60
Sound Pressure Level	Cooling / Heating (high)		48 / 51
Operating Temperatures	Outdoor	Cooling	14 - 115°F (-10 - 46°C)
		Heating	5 - 75°F (-15 - 24°C)
Pipe Connections	High side		1/4" X 2
	Low side (suction)		3/8" X 1 + 1/2" X 1
	Max. Individual Line Set Length	ft.	82
	Max. Line Set Length (total)	ft.	164
	Max. Vertical Separation	Outdoor to indoor (ft.)	49
		Highest to lowest indoor (ft.)	25
	Included Pipe Adapters		1 - 3/8" X 1/2"
Refrigerant	Type		R-32
	Control Method		Electronic Expansion Valve (2)
	Factory Charge	oz.	70.6
	Charged for	ft.	164
Compressor	Type		Inverter Driven, Twin BLDC Rotary
	RLA	Amps	12.1
Condenser Fan	Type		BLDC With Axial Type Fan (1)
	MOC / Watts / CFM (max.)		1.2A X 1 / 125W X 1 / 1,678
Corrosion Prevention	ISO-9227 - The condenser heat exchanger showed no unusual rust or corrosion development to 240 hours.		
Safety	Certifications	UL 60335-2-40	
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing	

*Standard capacity is based on non-ducted rated capacity. Minimum and maximum capacity will vary based on connected indoor unit type, capacity, and quantity along with indoor and outdoor temperatures. Refer to system capacity tables for full capacity details.

**Rated current based on highest combination ratio of non-ducted indoor units.

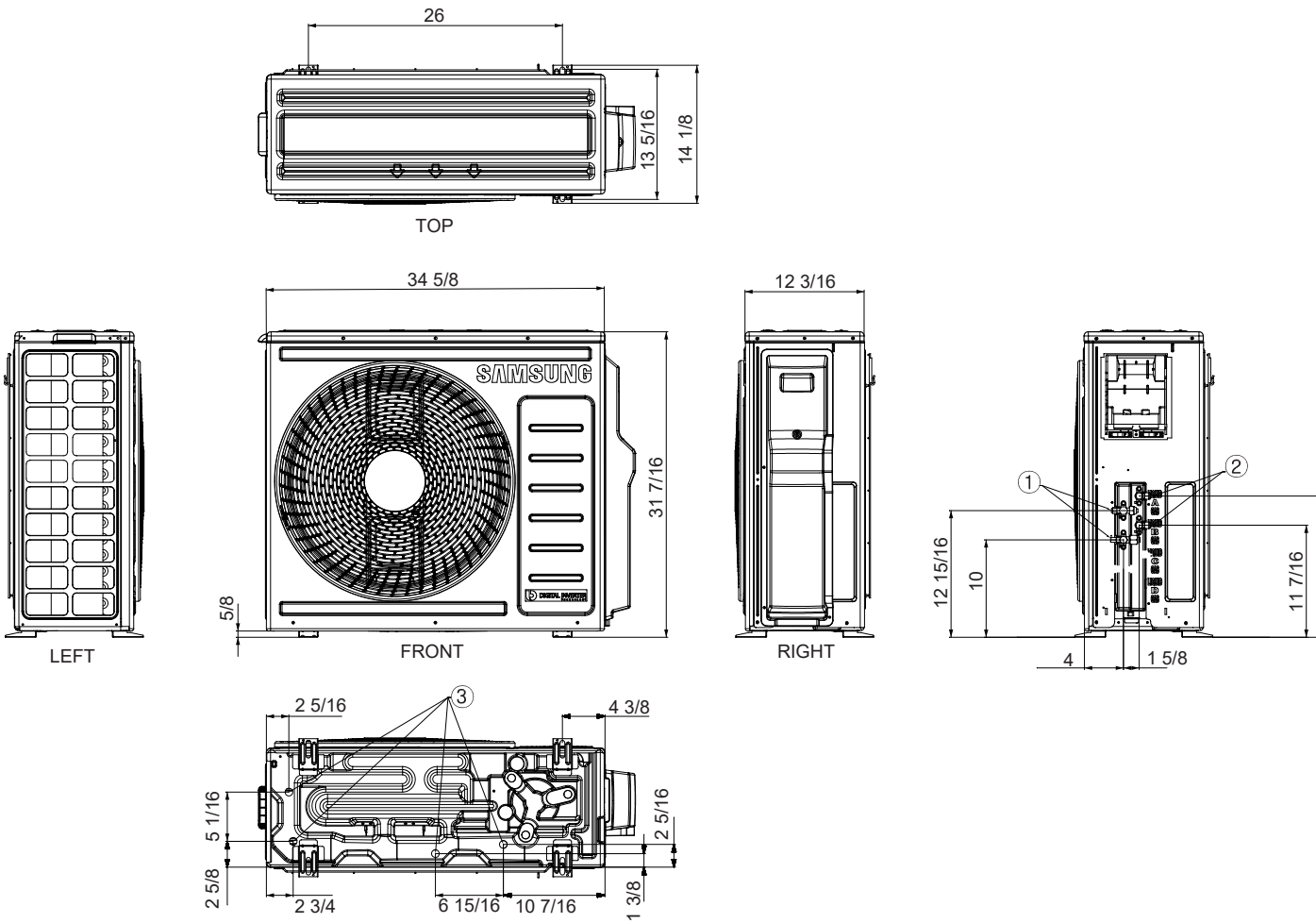
Accessories

Wind baffles	Front	☐	WBF-7M
	Back	☐	WBB-7M-B
Hail guard kit (includes back and side guards)		☐	HGK-2
Wall bracket		☐	CKN-250

Dimensional Drawing

AJ020DXJ2CG/AA (JXG20J2D)

Unit: Inches



No.	Name	Description
1	Refrigerant suction pipes (ø)	3/8" X 1 + 1/2" X 1
2	Refrigerant liquid pipes (ø)	1/4" X 2
3	Drain holes	Connection with provided drain fitting

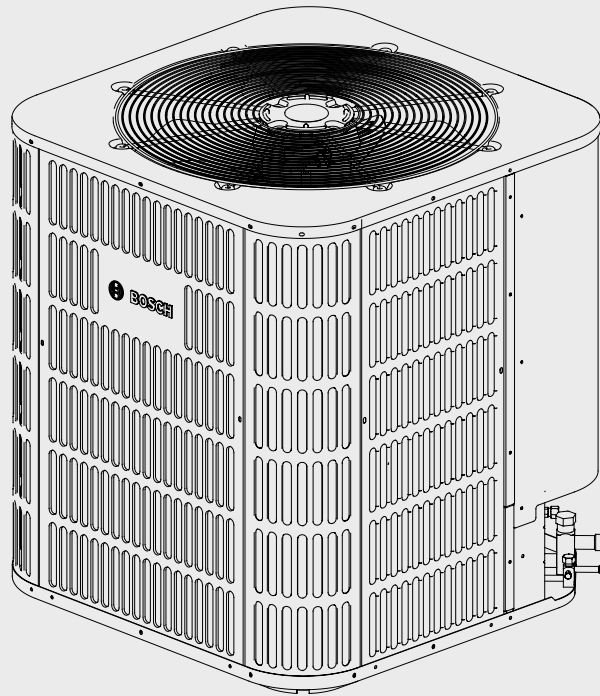


BOSCH

Product Specifications

Bosch IDS Heat Pump Light Series Condensing Unit

2-3-4-5 Ton Capacity | R454B



BTC 762008305 B / 01.2025



3 Product Specifications

	BOVA15-24	BOVA15-36	BOVA15-60
Cooling Capacity			
Nominal Cooling (BTU/h)	24,000	34,200	54,000
Nominal Heating (BTU/h)	24,000	34,600	56,000
Decibels([dB(A)])			
Max @ 100% load	74.9	76.0	78.3
Min @ min load	59.0	60.4	61.3
Compressor			
RLA	16	19	29
Condenser Fan Motor			
Horsepower (HP)	1/3	1/3	1/3
FLA	1.8	2.0	2.4
Refrigeration System			
Refrigerant Line Size¹			
Liquid Line Size (OD)	3/8"	3/8"	3/8"
Suction Line Size (OD)	3/4"	3/4"	7/8"
Refrigerant Connection Size			
Liquid Valve Size (OD)	3/8"	3/8"	3/8"
Suction Valve Size (OD)	3/4"	3/4"	7/8"
Refrigerant Charge (R454B)	4 lbs. 13 oz.	5 lbs. 11 oz.	8 lbs. 2 oz.
Expansion Device	EEV	EEV	EEV
Maximum Line Length	100 FT	100 FT	100 FT
Maximum Elevation Difference	50 FT	50 FT	50 FT
Operating Range			
Cooling	40-120°F		
Heating	3~86°F		
Electrical Data			
Voltage-Phase-Hz	208/230-1-60	208/230-1-60	208/230-1-60
Minimum Circuit Ampacity²	21.8	25.8	38.7
Max. Overcurrent Protection³	35	40	60
Max Fuse Size	30	30	45
Min/Max Volts	187V/253V		
Weight			
Net Weight (without packaging) (lbs)	122	129	181
Gross Weight (including packaging) (lbs)⁴	130	137	190
Dimensions			
Unit L x W x H (in.)	28 x 28 x24-15/16	28 x 28 x24-15/16	29-1/8×29-1/8×33-3/16
Outdoor Coil			
Net face area - sq.ft. Outer Coil	12.69	12.69	18.25
Tube diameter-in.	9/32" (7mm)	9/32" (7mm)	9/32" (7mm)
No.of rows	1	2	2
Fins per inch	19	17	19

Table 1

¹ Tested and rated in accordance with AHRI Standard 210/240.

² Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes.

³ Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.

⁴ Weight values are estimated.



Always check the rating plate for electrical data on the unit being installed.

Unit is factory charged with refrigerant for 15' of 3/8" liquid line.

System charge must be adjusted per Installation Instructions Final Charge Procedure.

TXV is required at indoor unit to match our outdoor unit.

8 Dimensions

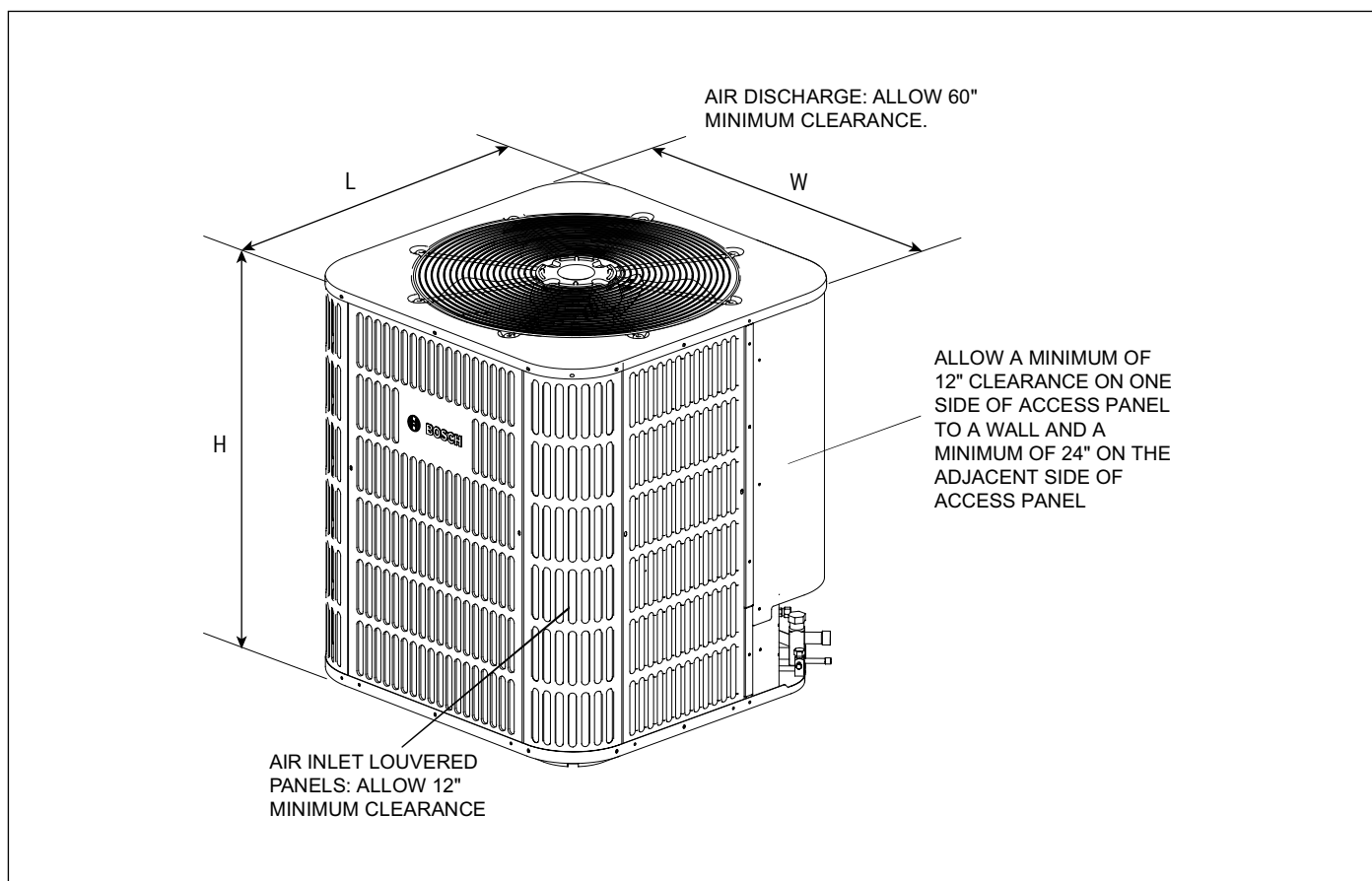


Figure 2

Model Size	Dimensions (Inches)		
	"H" in. [mm]	"W" in. [mm]	"L" in. [mm]
BOVA24-15	24-15/16 [633]	28 [711]	28 [711]
BOVA36-15	24-15/16 [633]	28 [711]	28 [711]
BOVA60-15	33-3/16 [843]	29-1/8 [740]	29-1/8 [740]

Table 37

2. 1 Raynes Avenue

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (revise trash/recycling room door, revise the northeast entry door, and other minor dimensional adjustments for brick coursing and constructability).

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

RAYNES AVE - HDC APPLICATION
FOR ADMINISTRATIVE APPROVAL

We respectfully submit this application for
amended approval for the following 3 items:

- 1. **Trash / Recycling Room Door**
 - Market analysis indicates the need for adding trash and recycling chutes to the building program. An overhead door has been added for access to the trash and recycling center.
- 2. **Northeast Entry Door**
 - Double doors have been revised to a single door for egress configuration.
- 3. **Minor Dimensional Updates at the Perimeter**
 - Adjustments have been made for brick coursing and constructability.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC



RAYNES AVENUE

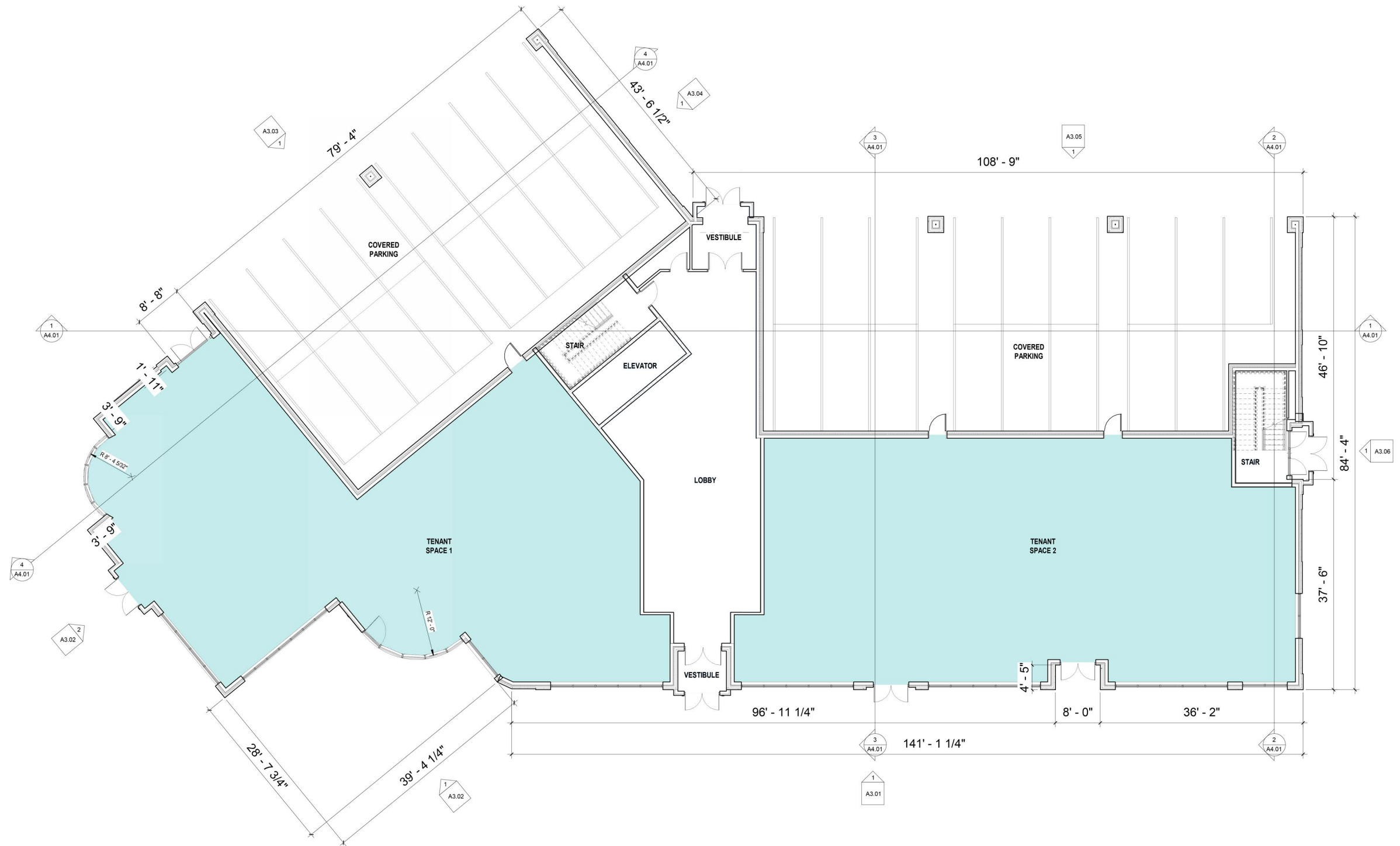
PORTSMOUTH, NEW HAMPSHIRE

RAYNES AVE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



0.0



NOT TO SCALE

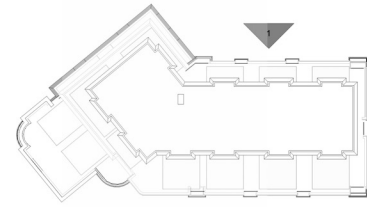
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED FIRST FLOOR PLAN

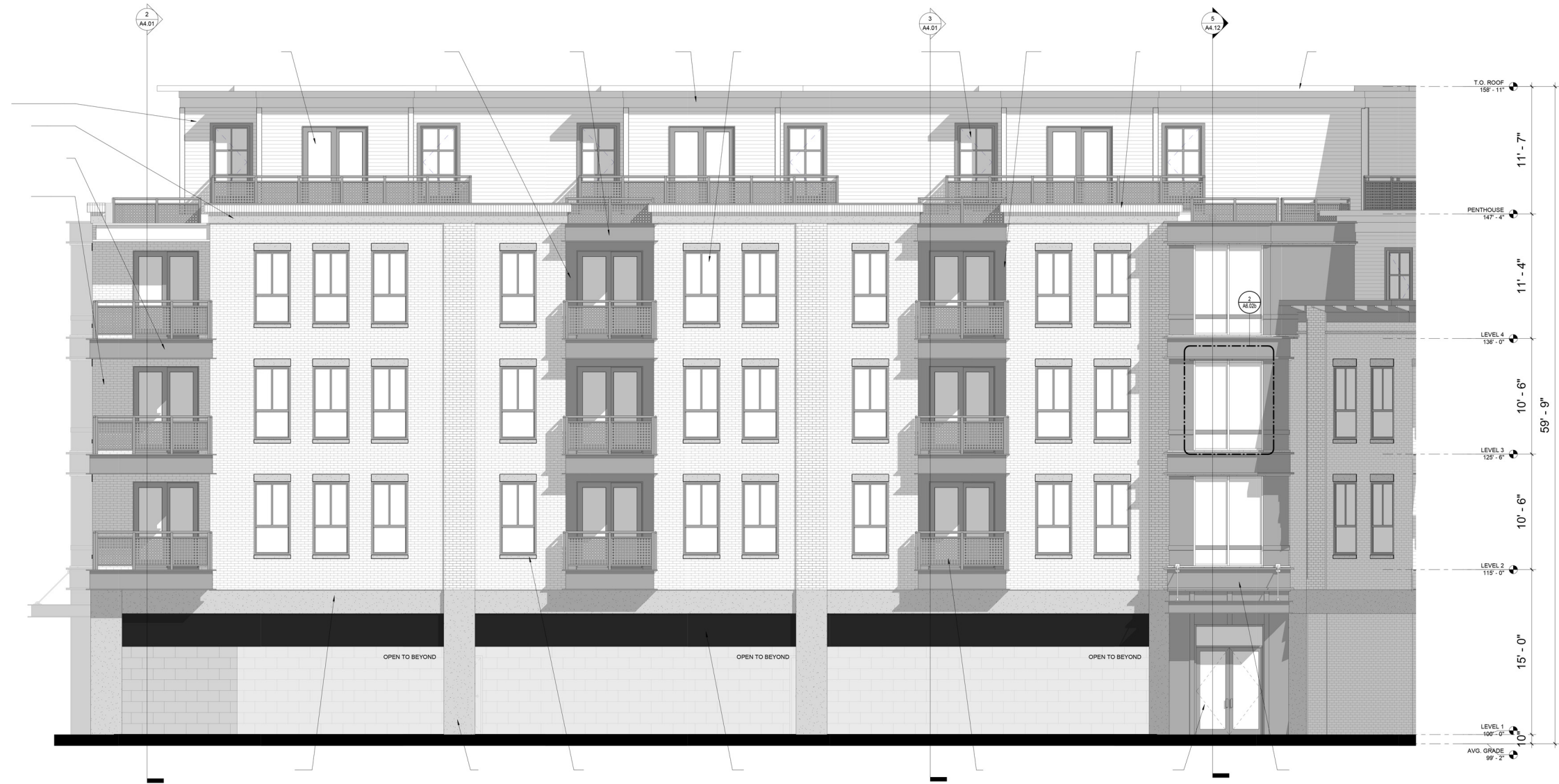
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.1



KEYPLAN
1" = 40'-0"



1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

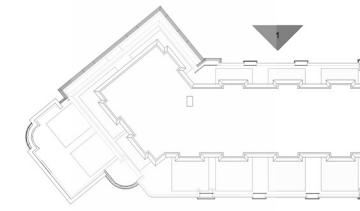
RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

APPROVED ELEVATION

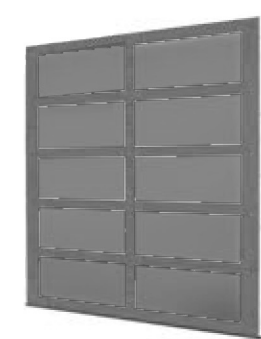
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.11



KEYPLAN
1" = 40'-0"



OVERHEAD DOOR

- MANUFACTURER: - CLOPAY COMMERCIAL
COLOR: - CHARCOAL
SPECIFICATION: - ALUMINUM PANEL

1 EXTERIOR ELEVATION - NORTH WEST
SCALE: 1/4" = 1'-0" REF SHEET: 1 / A1.01

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

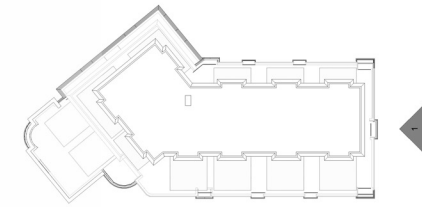
PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.11A





KEYPLAN
1" = 40'-0"



RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: NOVEMBER 5, 2025



3.12A

3. 303 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of (2) plexiglass basement windows with new custom mahogany windows.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

October 16, 2025

Dear Members of the HDC,

My husband and I are asking permission to replace 2 basement windows, in kind, but using superior materials. The current windows have been constructed out of a combination of wood, Azek, and Plexiglas. We would like to replace them with custom-built windows made of mahogany and with tempered glass. The casings and trims will be templated using the original, existing windows on the house.

Please find included in our application the contractor's detailed proposal, as well as an older photo from 2013 (in which one window is blocked by wood) of the windows in poor condition, as well as current photos. We bought the home in 2012, and at that time, there was a dryer vent with plywood in one of the windows as well.

Thank you for your consideration.

Sincerely and with thanks,

Mary & Greg Thomas
303 Pleasant Street

CONSTRUCTION CONTRACT #360

September 5, 2025

Client: Mary Thomas

Project name: Thomas Basement Windows

Project Address: 303 Pleasant Street Portsmouth, NH

Builder: J.P. Smith Builders, LLC

Name: J.P. Smith

Street Address: 49 Piscataqua Road, Dover NH 03820

We are pleased to provide you with this proposal.

Contract Price:

\$4800.00

Plans and Specifications:

- Remove and discard existing plexiglass windows.
- Assess window trim for integrity. Template original trim to use in place of unoriginal window trims
 - Mill window trims off-site from Mahogany wood species.
- Order double pane low-e glass from a local supplier. Cut to fit.
- Install new custom glass. Seal window with glazing. Trim window access inside to secure window into frame.
- Prime Mahogany, paint white using high quality Benjamin Moore Exterior Paint.

• **Inclusions:**

Labor

Materials

Disposal









4. 420 Pleasant Street

-Recommended Approval

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

-CHANGING PREVIOUSLY APPROVED ANDERSEN 400 SERIES WOODWRIGHT WINDOWS AND THIRD FLOOR PATIO DOOR WITH MARVIN ELEVATE

-CHANGING (4) PREVIOUSLY APPROVED DOUBLE HUNG WINDOWS WITH FAUX DOUBLE HUNG CASEMENTS (TYPE B) TO PROVIDE EGRESS FROM BEDROOMS WHILE BALANCING FRONT ELEVATION.

-LOCATE 3 MINI SPLIT CONDENSER UNITS AT THE REAR OF THE BUILDING, TO BE SCREENED AND PLACED ON SNOW STANDS.

PROVIDING THE FOLLOWING GRAPHICAL CORRECTIONS:

- 1. WINDOWS AT EXISTING REAR ADDITION HAVE BEEN ADJUSTED TO REFLECT PROPER EXISTING SIZE (TYPE E)**
- 2. REAR ADDITION ROOF PITCH IS A 6"/12"**

Staff Comment: Recommend Approval

Stipulations:

- 1. _____**
- 2. _____**
- 3. _____**

420 PLEASANT STREET - ADDITION & RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025
PORTSMOUTH, NEW HAMPSHIRE

SCOPE OF WORK:

- CHANGING PREVIOUSLY APPROVED ANDERSEN 400 SERIES WOODWRIGHT WINDOWS AND THRID FLOOR PATIO DOOR WITH MARVIN ELEVATE
- CHANGING (4) PREVIOUSLY APPROVED DOUBLE HUNG WINDOWS WITH FAUX DOUBLE HUNG CASEMENTS (TYPE B) TO PROVIDE EGRESS FROM BEDROOMS WHILE BALANCING FRONT ELEVATION.
- LOCATE 3 MINI SPLIT CONDENSER UNITS AT THE REAR OF THE BUILDING, TO BE SCREENED AND PLACED ON SNOW STANDS.
- PROVIDING THE FOLLOWING GRAPHICAL CORRECTIONS:
 1. WINDOWS AT EXISTING REAR ADDITION HAVE BEEN ADJUSTED TO REFLECT PROPER EXISTING SIZE (TYPE E)
 2. REAR ADDITION ROOF PITCH IS A 6"/12"

PROJECT HISTORY:

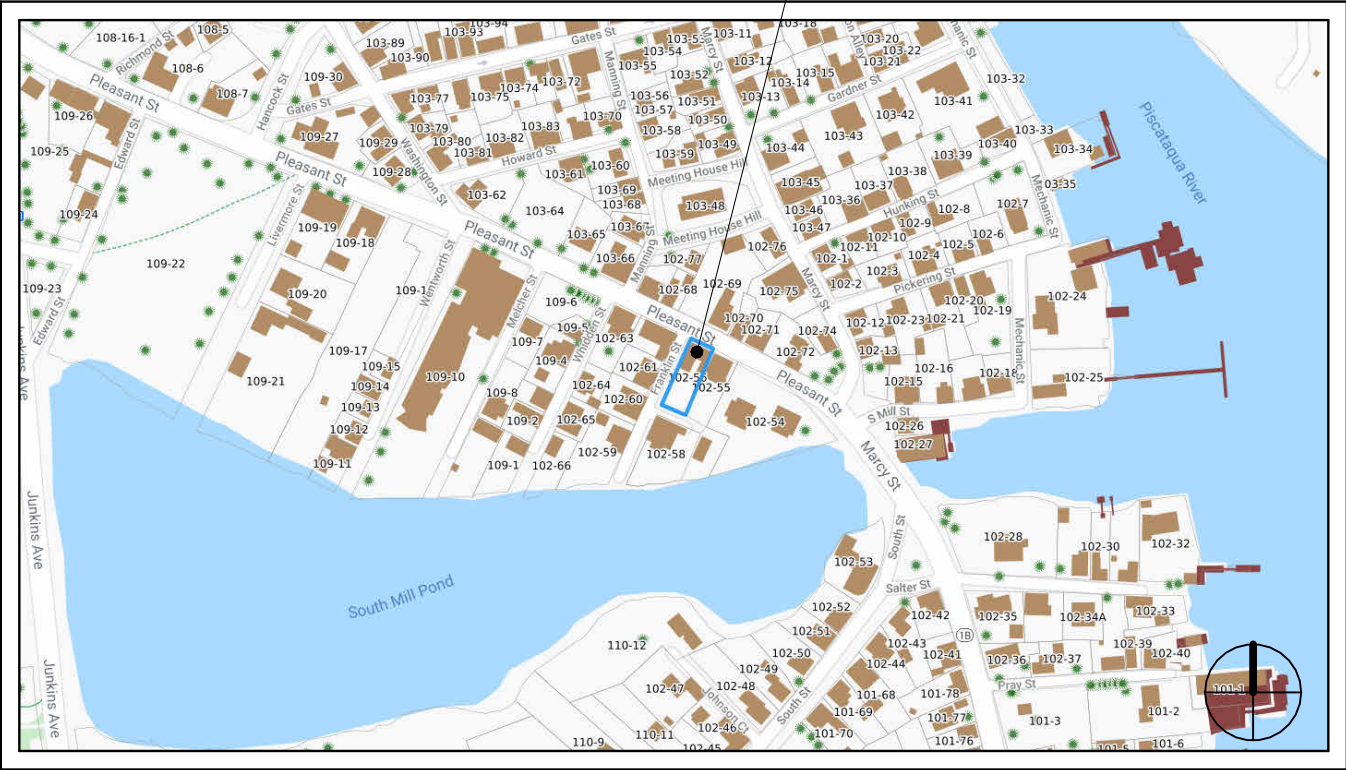
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
- LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
 - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
 - 2) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
- LU-21-126 - HISTORIC DISTRICT COMMISSION FIRST EXTENSION: 06/17/2022
- LU-21-126 – ZONING BOARD OF ADJUSTMENT EXTENSION: 06/27/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION SECOND EXTENSION: 08/09/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION THIRD EXTENSION: 09/11/2024
- LUHD-723 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 02/21/2024
- DEMO-24-23 – DEMOLITION PERMIT ISSUED: 09/25/2024 - COMPLETED: 02/24/2025
- BLDG-24-525 – BUILDING PERMIT ISSUED: 01/17/2025
- BUILDING FIRE – 02/06/2025
- PROPERTY LISTED FOR SALE AND CLOSED ON 05/08/2025
- LUHD-905 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 08/14/2025
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE
- LU-25-112 – ZONING BOARD OF ADJUSTMENT APPROVAL: 08/26/2025

BUILDING HISTORY:

JAMES HILL BUILT THE HOUSE LOCATED ON THE CORNER OF PLEASANT STREET AND COTTER 'S LANE (FRANKLIN STREET) AT 420 PLEASANT STREET A MERE TWO YEARS BEFORE HIS EARLY AND UNTIMELY DEATH IN 1814. AT THAT TIME THE HOUSE WAS SPLIT INTO MULTIPLE UNITS AND THE REAR ELL TO THE SOUTH WAS ADDED FOR HIS WIDOW, MARY HILL, TO LIVE IN AS HER DOWER. AFTER THAT IT WAS PURCHASED BY THOMAS SHAW (SHAW 'S WHARF AT PRESCOTT PARK) AND HAS BEEN AN ACTIVE MULTI-FAMILY BUILDING FOR OVER 200 YEARS SINCE THEN. THE BUILDING WAS RECENTLY SUBJECTED TO A FIRE ON FEBRUARY 6TH 2025 WHICH HAS LED THE PREVIOUS OWNER TO SELL THE PROPERTY TO THE CURRENT OWNER.

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	ELEVATIONS, WINDOW TYPES AND SCHEDULE
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
APDX 1	APPENDIX 1 - PREVIOUS APPROVAL
APDX 2	APPENDIX 2 - MARVIN WINDOWS AND DOOR

420 PLEASANT STREET PORTSMOUTH, NH 03801



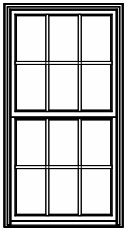
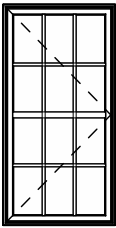
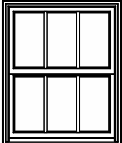
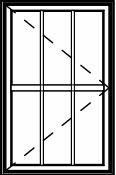
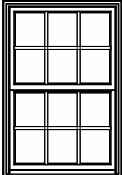
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420 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801	COVER	HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		C	10/17/2025
						PA: RD / MG
						Project Number: 25042
						NOT TO SCALE

HDC WINDOW SCHEDULE				
Type Mark	Width +/- VIF	Height +/- VIF	Egress Window	Operation
A	2' - 5 1/2"	4' - 7 3/4"	No	Double Hung
B	2' - 4"	4' - 7 1/8"	Yes	Casement
C	2' - 5 1/2"	2' - 11 3/4"	No	Double Hung
D	2' - 4"	3' - 7 1/2"	Yes	Casement
E	2' - 5 1/2"	3' - 7 3/4"	No	Double Hung

NOTE:

- ALL DOUBLE HUNG WINDOWS TO HAVE HALF INSECT SCREENS
- ALL WINDOWS TO BE BRONZE
- ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES

WINDOW TYPES				
				
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:
6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, WIDTH TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"



2 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

THIRD FLOOR
118' - 5 1/4"

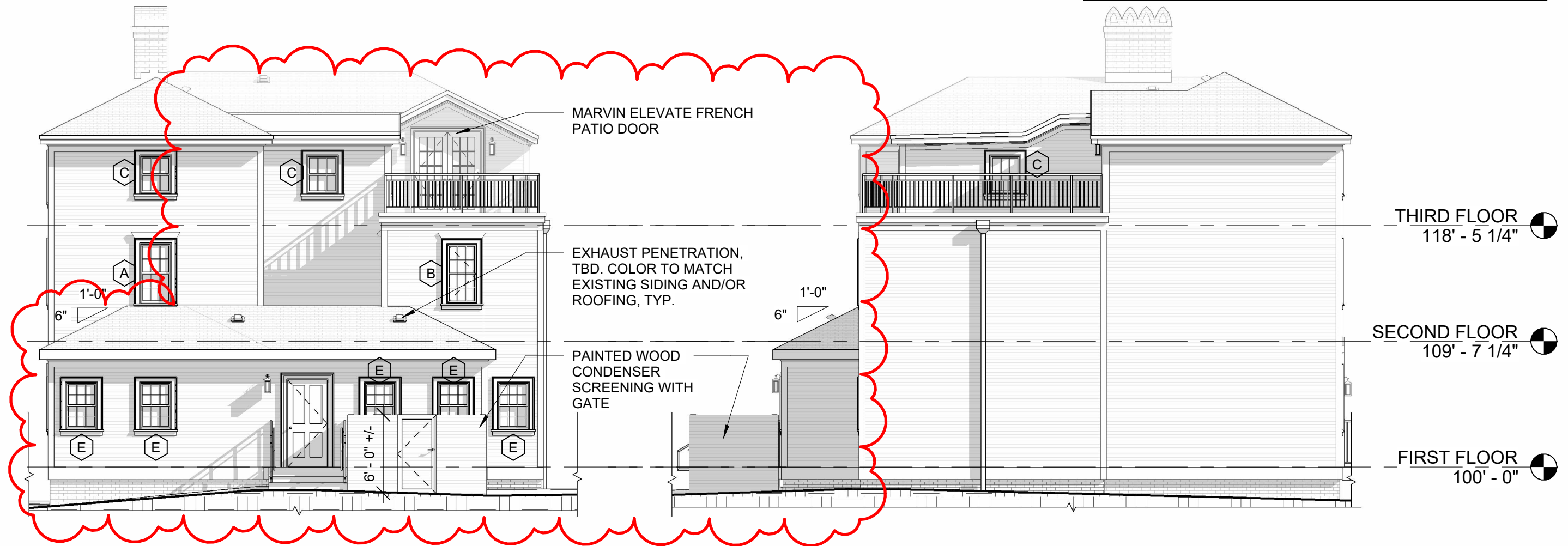
SECOND FLOOR
109' - 7 1/4"

FIRST FLOOR
100' - 0"

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PROPOSED CONDENSER UNIT SCREENING (SIM)



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

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

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

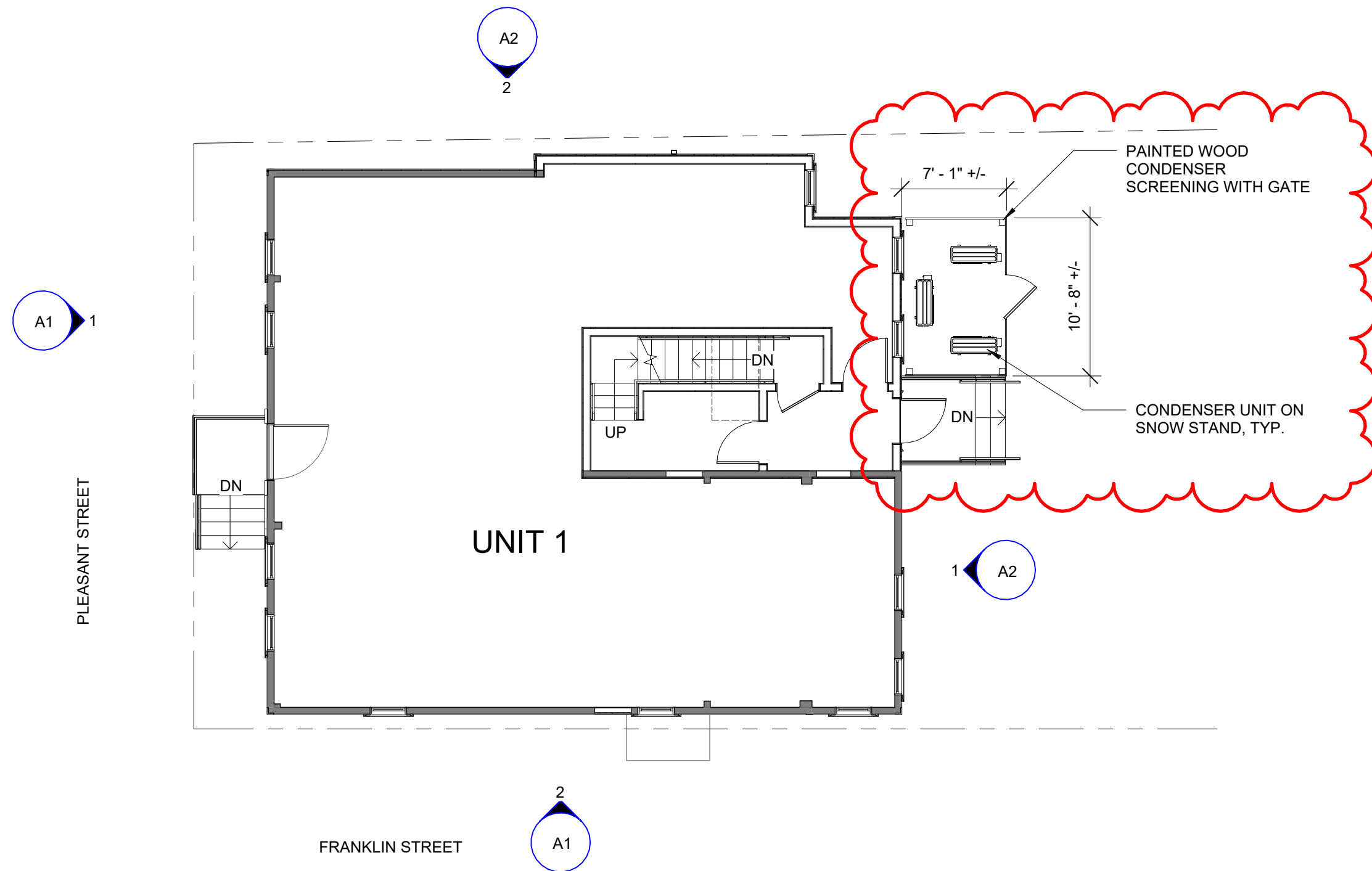
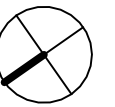
ELEVATIONS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

4 Market Street
Portsmouth, New Hampshire
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A2

10/17/2025
PA: RD / MG
Project Number: 25042
AS INDICATED



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

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420 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801	FIRST FLOOR PLAN HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		A3	10/17/2025
					PA: RD / MG
					Project Number: 25042
					Scale: 1/8" = 1'-0"

START OF APPENDICES

420 Pleasant Street



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



VIEW FROM PLEASANT STREET



VIEW FROM INTERSECTION OF PLEASANT STREET AND FRANKLIN STREET



REAR OF BUILDING FROM FRANKLIN STREET



REMAINDER OF BURNED SOUTHEAST ADDITION

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RECONSTRUCTION & ADDITION

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

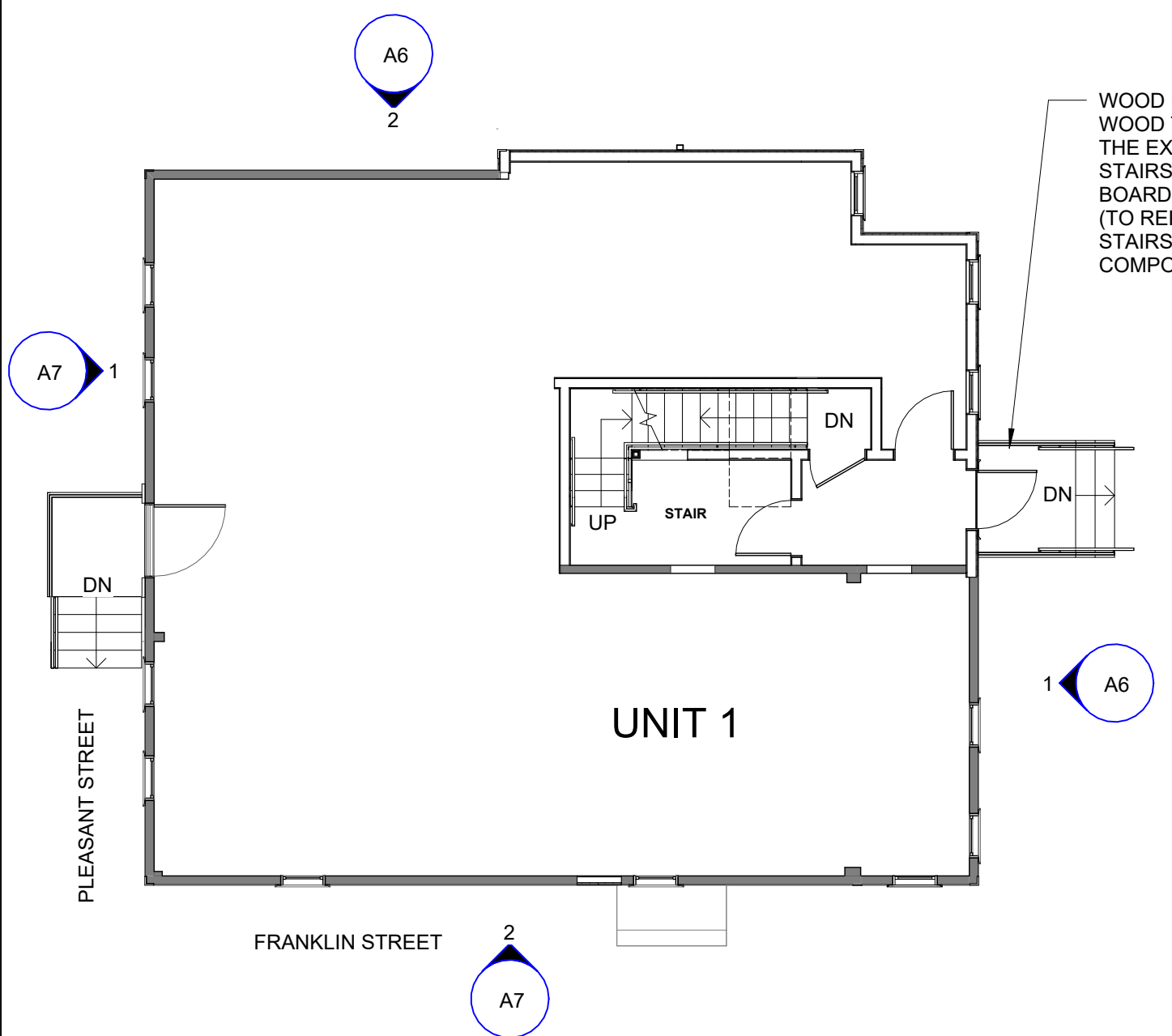
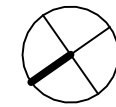
EXISTING PHOTOS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

4 Market Street
Portsmouth, New Hampshire
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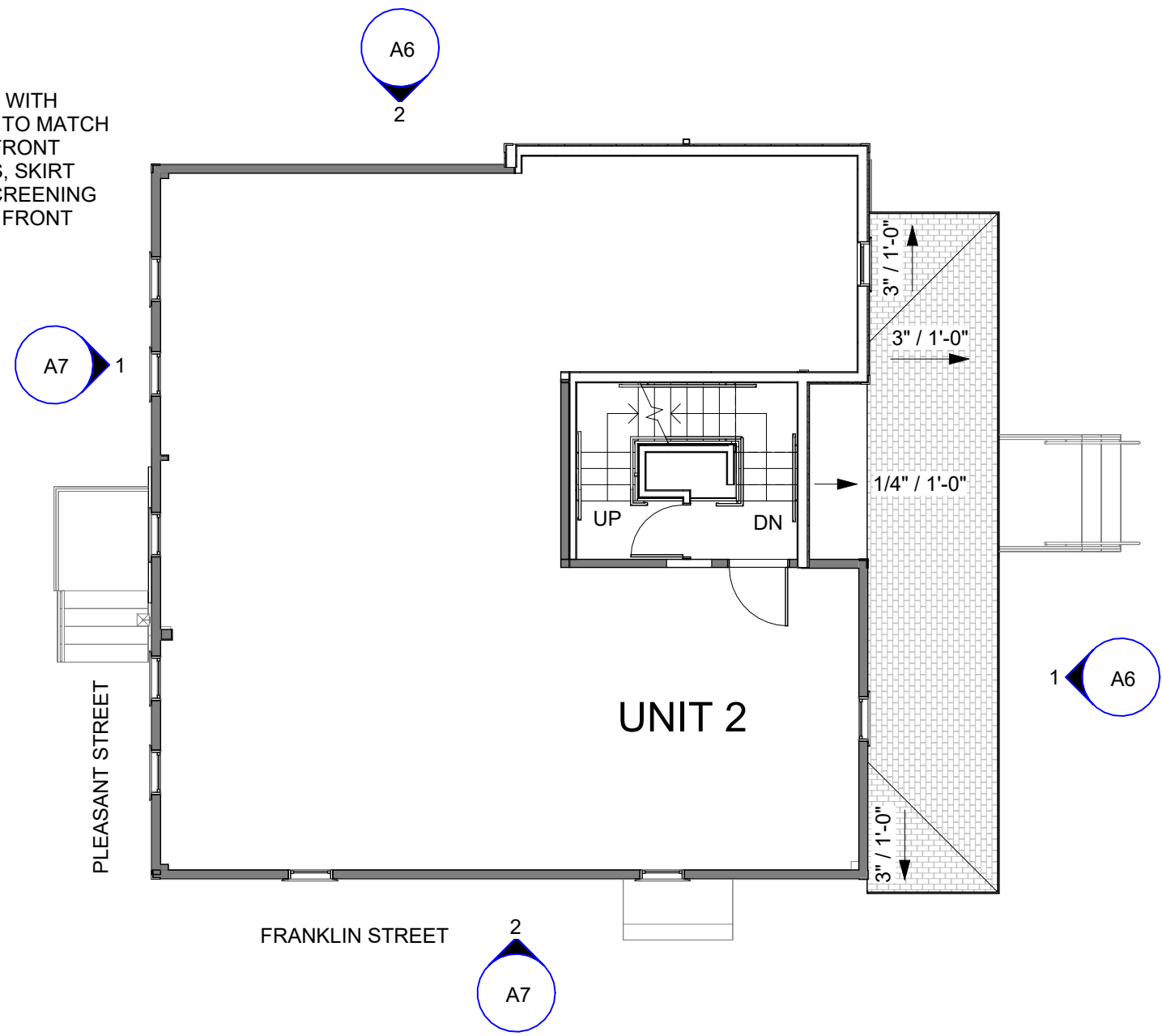


A1

07/17/2025
PA: EKW / MG
Project Number: 25042
NOT TO SCALE



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



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

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RECONSTRUCTION & ADDITION
420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

FIRST AND SECOND FLOOR PLANS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

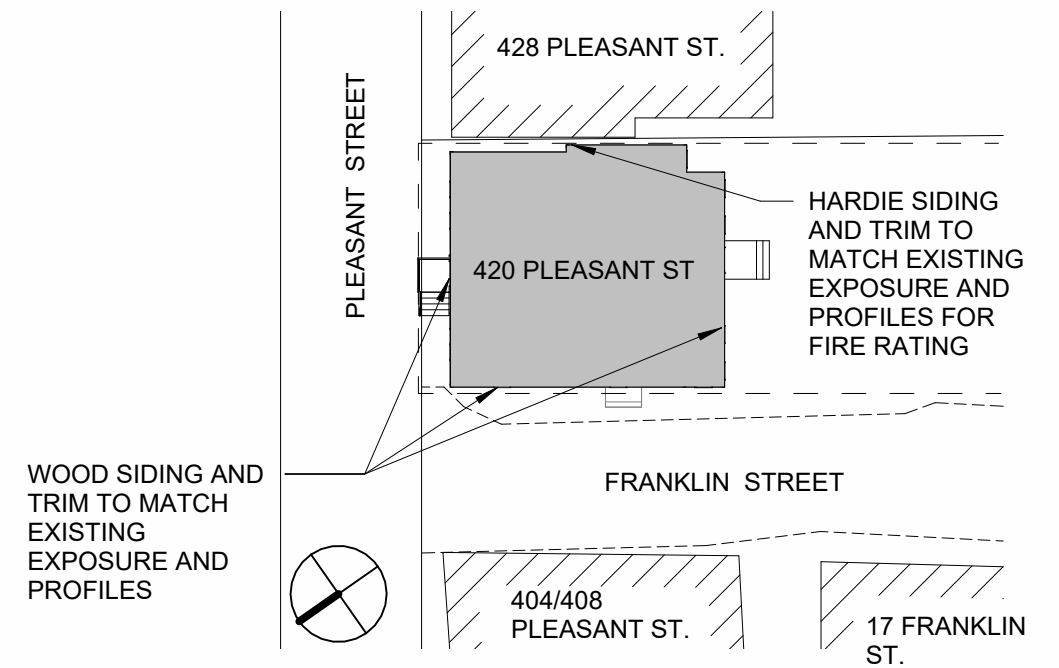
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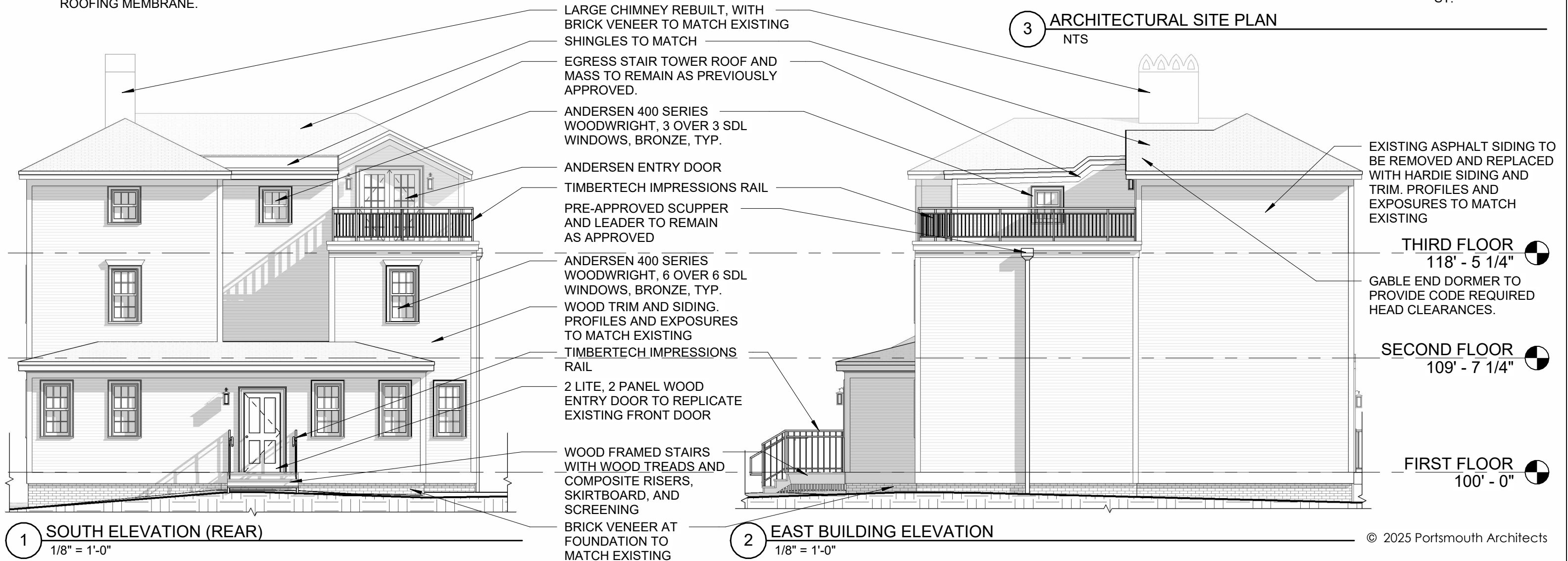
A4

07/17/2025
PA: EKW / RD
Project Number: 25042
Scale: 1/8" = 1'-0"

- REPLACE ALL WINDOWS WITH ANDERSEN 400 SERIES WOODWRIGHT IN BRONZE WITH SIMULATED DIVIDED LITES WITH HALF INSECT SCREENS. SEE APPENDIX 2.
 - REFER TO 1/A5 FOR WINDOWS TO BE REPLACED WITH CASEMENTS TO MATCH EXISTING 3 OVER 3 DOUBLE HUNGs FOR EGRESS.
- ROOF DECK ENTRY DOOR TO BE FRENCH DOOR, 12 LITE ANDERSEN ENTRY DOOR. SEE APPENDIX 5.
- EXISTING SIDING AND TRIM TO BE REPAIRED AND REPLACED IN KIND (WOOD), THE PLEASANT STREET, FRANKLIN STREET AND SOUTH ELEVATIONS. EXISTING FACE APPLIED TRIM BANDS TO BE REMOVED.
 - REAR ADDITION: WOOD SIDING AND TRIM, PROFILES AND EXPOSURES TO MATCH EXISTING.
 - EAST ELEVATION: JAMES HARDIE FIBER CEMENT SMOOTH FINISH SIDING, PAINTED, TO MATCH EXISTING EXPOSURE. JAMES HARDIE TRIM, SMOOTH FINISH, PAINTED. TRIM TO MATCH EXISTING PROFILES. DUE TO PROXIMITY TO THE PROPERTY LINE, A FIRE RESILIENT MATERIAL IS NEEDED.
- REMOVE MAIN CHIMNEY AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, FORM AND DETAIL. PROPOSED REMOVAL IS TO MAINTAIN STRUCTURAL INTEGRITY OF INTERIOR FRAMING.
- SOUTHERN CHIMNEY TO BE REMOVED AS PREVIOUSLY APPROVED.
- THE FOOTPRINT IS THE SAME AS THE ORIGINAL APPROVAL. RELOCATE DECK ACCESS DOOR TO PROVIDE CODE REQUIRED HEAD CLEARANCES.
- THE PREVIOUSLY APPROVED SCUPPER AND RAIN LEADER TO REMAIN AS APPROVED.
- REAR ENTRY PORCH AND STAIRS TO BE WOOD FRAMED WITH WOOD TREADS TO MATCH THE EXISTING FRONT STAIRS. RISERS, SKIRT BOARD, AND SCREENING TO BE COMPOSITE MATERIAL FOR RESILIENCY AT GRADE
- RAILING TO BE TIMBERTECH IMPRESSIONS BLACK WITH CLASSIC TOP RAIL, OPEN MID RAIL. SEE APPENDIX 4.
- WOOD 2 LITE/2 PANEL ENTRY DOOR TO MATCH EXISTING FRONT ENTRY DOOR AT FIRST FLOOR.
- ROOF TO BE REPLACED IN KIND, ALL NEW ROOFS WITH PITCHES GREATER THAN 3"/12" TO MATCH. SHALLOWER PITCHES TO BE A BLACK ROOFING MEMBRANE.



3 ARCHITECTURAL SITE PLAN
NTS



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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL

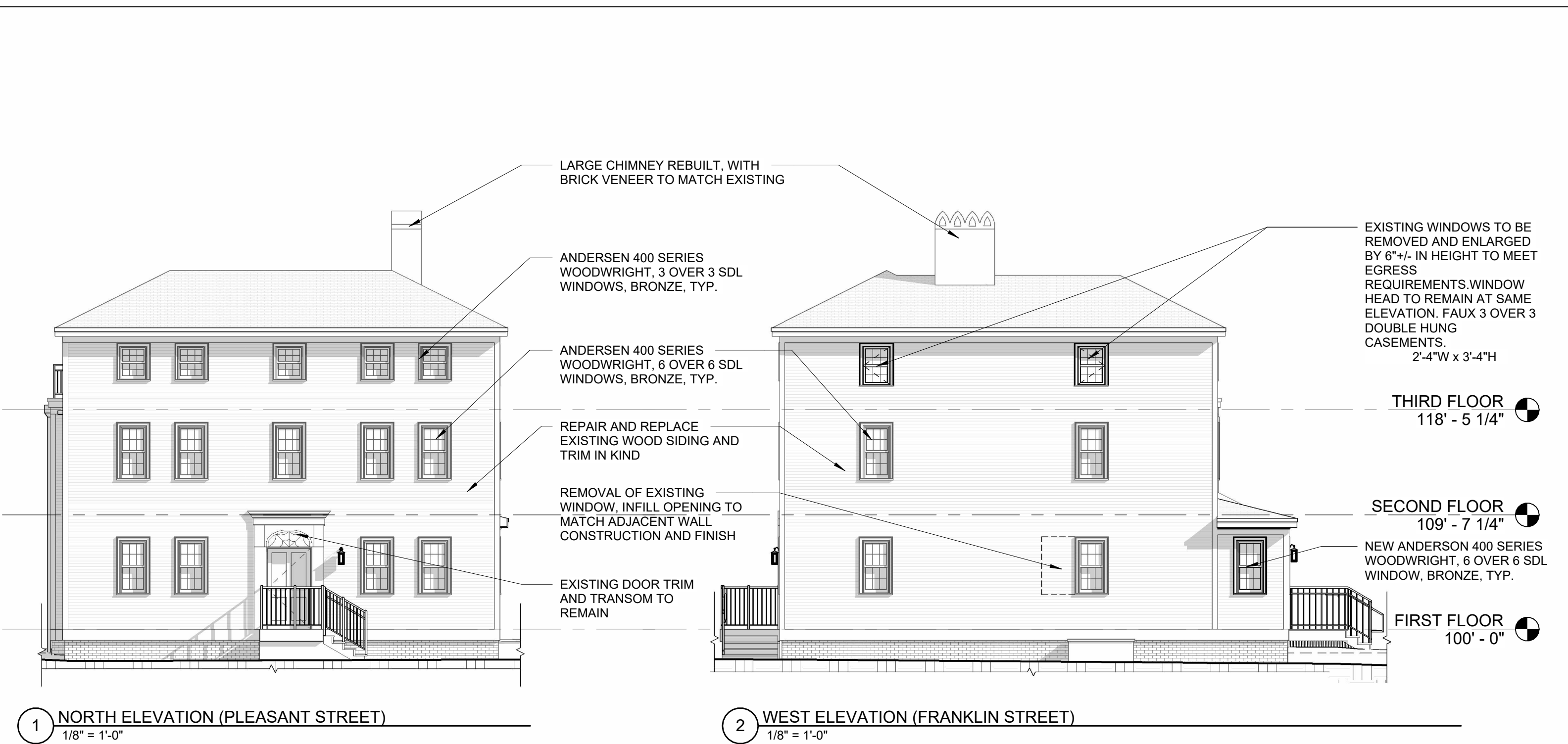
4 Market Street
Portsmouth, New Hampshire
603.430.0274

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A6

07/17/2025
PA: RD/EKW / MG
Project Number: 25042
AS INDICATED



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RECONSTRUCTION & ADDITION 420 PLEASANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801	ELEVATIONS HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		A7	07/17/2025
					PA: EKW / MG
					Project Number: 25042
					NOT TO SCALE

ELEVATE
MARVIN ELEVATE® COLLECTION



CASEMENT + AWNING



CASEMENT WINDOWS IN PAINTED WHITE WITH WHITE HARDWARE



AWNING NARROW FRAME WINDOWS WITH PINE INTERIOR AND OIL RUBBED BRONZE HARDWARE

CASEMENT + AWNING

- Multi-point sequential locking system provides superior PG50 performance rating with single lever operation.
- Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics.
- Operating, transom, and picture units available.
- Folding handle neatly stows out of the way. Stainless steel coastal hardware available.
- Casement available in standard and special sizes up to 3 feet wide by 6 feet high.
- Awning available in standard and special sizes up to 4 feet wide by 4 feet high.
- Coordinating Picture and Transom windows also available.
- Narrow frame option with 3 1/4 inch insert replacement frame, flat sill, and through jamb installation.



CASEMENT + AWNING



CASEMENT NARROW FRAME + AWNING NARROW FRAME



Available with IZ3
(Excludes Narrow Frame option)

DOUBLE HUNG



DOUBLE HUNG WINDOWS IN DESIGNER BLACK WITH MATTE BLACK HARDWARE



DOUBLE HUNG WINDOWS IN PAINTED WHITE WITH WHITE HARDWARE

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features $\frac{3}{4}$ inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



Available with IZ3
(Excludes Insert option)

OUTSWING FRENCH DOOR



ELEVATE OUTSWING FRENCH DOOR IN STONE WHITE WITH MATTE BLACK NORTHFIELD HANDLE



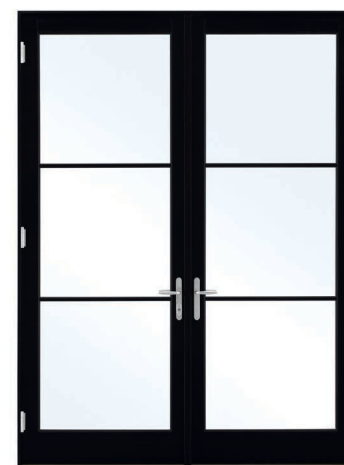
OUTSWING FRENCH DOOR IN WHITE WITH MATTE BLACK HARDWARE

OUTSWING FRENCH DOOR

- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/4 inch increments.
- Tempered, insulated glass with argon gas.
- Available in 1-, 2-, or 3-panel configurations.*
- Multiple configurations up to 9 feet wide by 8 feet high.
- Bronze or Beige sill available.
- Up to PG40 performance rating standard.
- Up to PG50 high performance rating on 1- and 2-panel configurations.
- Available with IZ3 coastal/hurricane certification.



INTERIOR



EXTERIOR

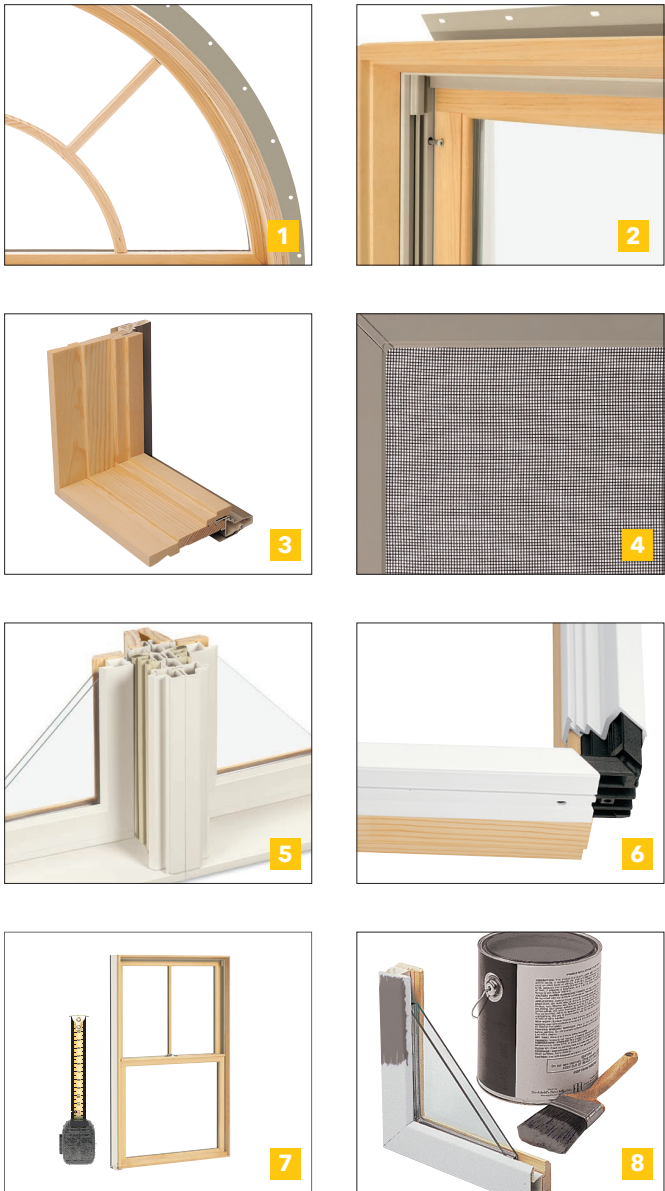


DOOR HINGE SHOWN IN SATIN NICKEL

INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

- 1. NAILING FIN**
Pre-attached folding nailing fin and drip cap for easier installation.
- 2. THROUGH JAMB**
Available through jamb and installation bracket options.
- 3. FACTORY-APPLIED JAMB EXTENSIONS**
Factory-applied jamb extensions save time and labor. We supply 4 7/16", 6 7/16", and 6 13/16" jamb depth in bare wood, white, designer black, or clear interior finish.
- 4. FACTORY-INSTALLED SCREENS**
Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.
- 5. FACTORY MULLED ASSEMBLIES**
Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to PG50 on standard products and up to PG55 on IZ3 rated products.
- 6. CORNER KEYS**
Integral corner keys keeps window and door units square and corners sealed.
- 7. CUSTOM SIZES**
Custom sizes are available on windows and doors in 1/4" increments for the perfect fit every time.
- 8. PAINTABLE ULTREX EXTERIOR**
The Ultrex® fiberglass exterior is paintable, and it holds dark colors better than vinyl or vinyl/wood composites.



EXTERIOR TRIM

Ultrex Exterior Trim is offered with all rectangular Elevate products in all six exterior finishes. The durability, performance, and look of Marvin Elevate windows and doors can be extended to the trim.

BRICK MOULD
2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

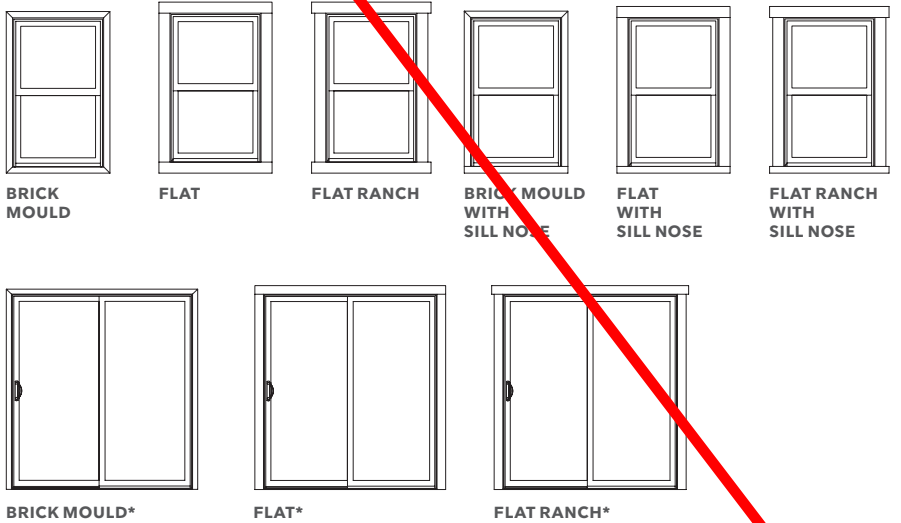
SILL NOSE
2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB
Barb and receiver attachment method provides for quick, secure installation.



TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all six Elevate collection exterior colors.



*Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PAINTED WHITE
Factory painted

PAINTED DESIGNER BLACK
Factory painted

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

BRONZE

GUNMETAL

EBONY

DIVIDED LITES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS

OBSCURE

GLUE CHIP

RAIN

REED

NARROW REED

FROST

BRONZE TINT

GRAY TINT

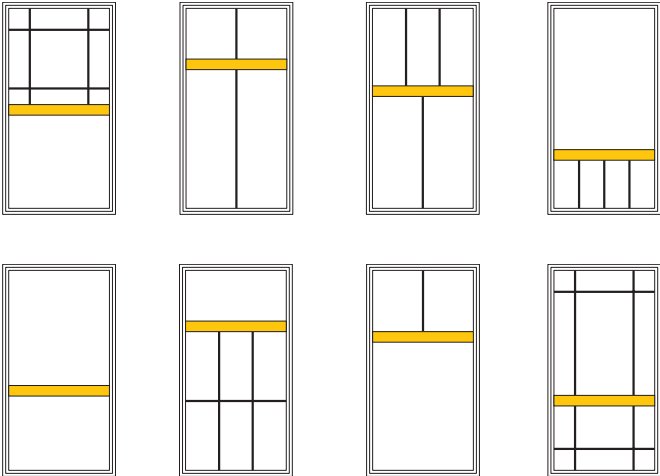
GREEN TINT

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of 7/8" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 1/32" Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

5. 60 Prospect Street -Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment.

Staff Comment: Recommend Approval

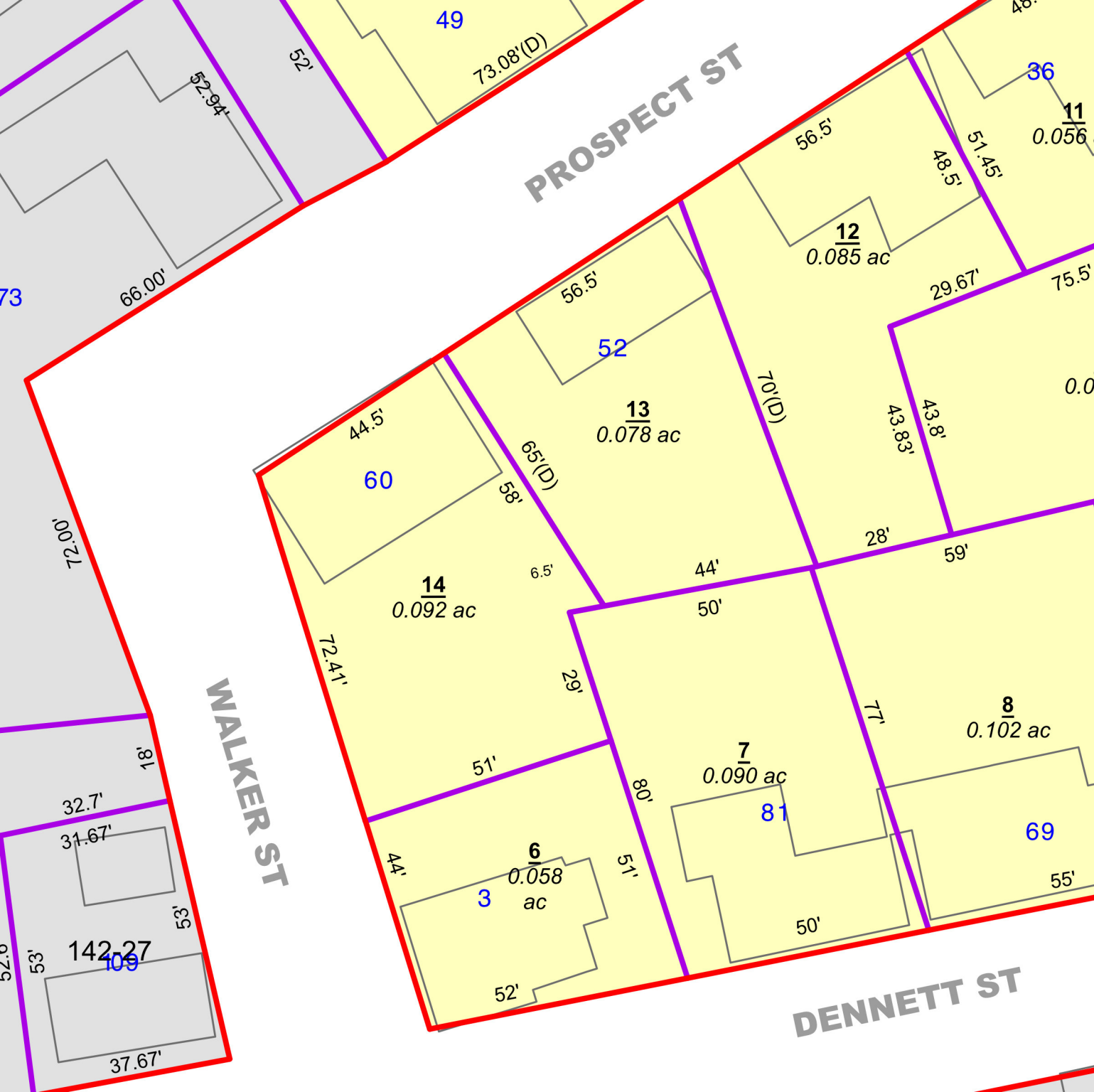
Stipulations:

1. _____
2. _____
3. _____









Your Proposal

Option 1

Customer: Rosalind Grant

Address: 21 Walker Street Portsmouth, NH 03801

Phone: [\(603\) 380-4611](tel:6033804611)

Email: rozzygrant@juno.com

Consultation Code: ENGD9B5HN

Date Presented: Oct 13, 2025

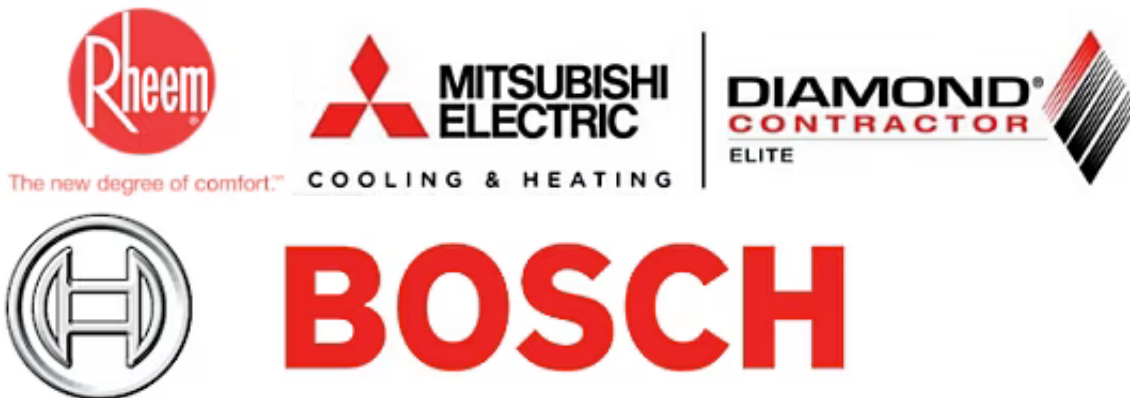
Date Accepted: Oct 13, 2025

Presented by: Josh Davis

Phone: [\(603\) 430-9414](tel:6034309414)

Email: joshd@eastcoasthvac.com

We are a family-owned and operated company that was established in 1986. We specialize in the sales, service and installation of residential and light commercial heating and air conditioning systems including [Mitsubishi Electric Ductless](#). Our technicians are factory trained and certified specialists in the HVAC field and specialists with a variety of furnace and boiler repair experience. We stand behind everything we do with warranties to ensure that you're never left without assistance. Our promise is to provide you with the highest quality service and installation at guaranteed competitive prices with superior post-project service. That's why we are one of the most recognized HVAC companies in the Greater Seacoast area of New Hampshire and Southern Maine. Don't pay more than necessary for your heating and air conditioning needs, call East Coast and Pay Fair.



Fully licensed, insured, and here for you 24/7!!

PROPOSAL NOTE

Two Zone System:

First Floor: 15,000 btu wall unit

Primary bedroom: 6,000 btu wall unit

System

Mitsubishi MXZ-2D Ductless 1.5 Ton

SUBTOTAL: \$14,500.00

See total investment below

EQUIPMENT

Quantity: 1



Category: Outdoor Unit
Mitsubishi - MXZ-3D - R-454B - 1.66-Ton - 2 Zone Standard D-Gen Heat Pump Outdoor Unit - 24K BTU/H
MISMXZ2D20NL

ACCESSORIES

Quantity: 5



Category: Ductless
Mitsubishi - MSZ-GX - R-454B - 1.25-Ton - Premier Wall Mounted Indoor Unit - 15K BTU/H
MISMSZGX15NL / Quantity: 1
- Enjoy year-round comfort with Hyper-Heating Inverter technology, providing 100% heating capacity at 5° F and guaranteed heating down to -22° F. - ENERGY STAR certifie...

Category: Ductless

Mitsubishi - MSZ-GX - R-454B - 0.5-Ton - Premier Wall Mounted Indoor Unit - 6K BTU/H



MISMSZGX06NL / Quantity: 1

- Enjoy year-round comfort with Hyper-Heating Inverter technology, providing 100% heating capacity at 5° F and guaranteed heating down to -22° F. - ENERGY STAR certified...

Category: Services

100% Satisfaction Guarantee



CUSTOM-184Z1U / Quantity: 1

Although we anticipate that your project will go smoothly, and will run without any issue for an extended period of time, we take PRIDE in how we respond to any customer...

Category: Services

2025 Tax Credit Opportunity!



CUSTOM-KKULDZ / Quantity: 1

Only on systems installed by 12/31/25! Your system may qualify for a Tax Credit. Tax credits and associated filing are your responsibility, and we strongly recommend that y...

Category: Services

Mitsubishi Elite Diamond Contractor & 12-Year Warranty



CUSTOM-A08ERQ / Quantity: 1

THIS is what a Mitsubishi solution should look like in YOUR home, and we strive to make every one of our installations a professional showcase of this great product. Not a...

WHAT YOU'LL GET

Quantity: 8

Condenser Mount: We will help you choose the best mounting option for the outdoor unit. The two most commonly used are a foundation wall mount, or a pad and stand set on crushed stone. Either way, our main goal is to make the outdoor installation professional and clean.

Ductless (Small AMP) Power Up LEVEL II - Our licensed electricians will run a new and complete line voltage feed from your existing electrical panel, to your new outdoor unit. This includes everything needed, right from the breaker, to an outdoor rated disconnect switch, and into the unit itself. Level II power ups include additional wiring, conduit, and labor required to get the job done. Please note that this line item DOES NOT include any upgrades to your existing electrical services, or existing electrical panel(s). Any service upgrades or sub-panels that are including in your pricing, will be included as a separate line item in the installation items.

Ductless Drainage: Your system will produce water in the summer, as it dehumidifies

and cools off the home. Each one of your indoor heads comes equipped with the proper drainage, which is generally a combination of plastic corrugated and PVC piping.

Quantity:

2

Ductless Unit Line Set Installation Per 10FT

Quantity: 6

Fortress Enclosure (Per 10FT) - To keep the exterior impact to a minimum, we will hide your lines in a decorative enclosure, that can also be painted to match the home. Our installers are always as creative as possible, to keep these lines neat and clean.

Quantity:

5

Our Installations always include the required town permitting and inspection fees, so you can rest assured that you are safe and compliant.

System Pressure Testing & Evac Pump Down - We take our AC lines seriously! Your pricing includes an industry standard dry nitrogen pressure-test of the line sets, and an evacuation and pump down process that will leave your lines as clean and dry as physically possible. This sets your system up for success in the long-term, with lines that are tight and free of refrigerant leaks.

Two-Day Installation: Your installation should take our crew two full days to complete!

INVESTMENT DETAILS

Sale Price	\$14,500.00
Total Investment The Total Investment is the total cost of the goods and services described in this proposal	\$14,500.00

PAYMENT TERMS

If a financing option is selected, there will be no deposit required, as the transaction will be handled by Synchrony Financial.

If a cash, check, or credit card will be used for payment, a 50% Deposit required.
Remaining balance due upon completion.

For new build, renovation, and rough in jobs please see notes at top for details on progress billing break downs. Payments will be broken down into three installments and due after each stage is completed and before the next stage can begin. If partially financing total amount due, financing amount will be collected as part of last installment.

Deposit	- \$7,250.00
Balance Due After Deposit	\$7,250.00

REVIEW AND SIGN PROPOSAL

Rosalind Grant

TERMS AND CONDITIONS

All work is to be completed in a workman like manner according to standard practices. Any alteration or changes from the above specifications involving extra work, materials or costs will be undertaken only upon a written change order and will become an extra charge over and above the payment terms set out herein. This proposal is subject to acceptance within 30 days and is void thereafter at the option of East Coast. Work will not begin until after the first payment called for above is made, and the commencement of work is further contingent upon strikes, accidents or delays beyond our control. The parties to this Contract agree that Jurisdiction as to any dispute in any way related to this Contract shall lie exclusively in the State of New Hampshire, Rockingham County. The parties further agree to submit any claim or claims in any way related to this Contract to binding arbitration before the American Arbitration Association in Rockingham County, New Hampshire, provided the parties may mutually agree to an alternate arbitrator or arbitrators. East Coast has the right to stop work if progress payments are not timely made and shall be entitled to recover all its Costs, Expenses, and Attorney Fees, in any way related to the enforcement of the terms of this Contract. Payments due and unpaid shall bear Interest from the date the payment was due at the rate of 18% per annum. You confirm your acceptance of the above Terms & Conditions and this proposal becomes a binding CONTRACT when you click on the above "Approve This Proposal Now." The above prices and conditions will also thereby be accepted. East Coast will be authorized to do the work as specified for the sums set out above. Payment will be made as outlined above.

TAX CREDIT AND REBATE AGREEMENT

Tax Credit Disclaimer:

East Coast Heating & AC, LLC (ECHVAC)

is not responsible for facilitating, processing, or ensuring eligibility for the 25C tax credit associated with equipment installations. It is the sole responsibility of the customer to research, understand, and comply with all applicable tax laws and regulations. Customers are advised that tax laws and regulations may change over time. It is their responsibility to stay informed about any updates or amendments that may impact their eligibility for any tax credit related to this installation and agreement. ECHVAC strongly recommends that customers consult with a qualified tax professional, to ensure accurate understanding of tax laws, eligibility criteria, and filing requirements related to all tax credits. All NET INVESTMENT values shown on proposals that are adjusted due to an applicable rebate, are the sole responsibility of the customer, to confirm eligibility and process after installation.

Third Party Rebate Disclaimer: East Coast Heating & AC, LLC (ECHVAC) is not responsible for facilitating, processing, or ensuring approval and/or monetary distribution of any third-party rebates associated with this installation. Although ECHVAC is happy to provide pertinent documents or information, it is the sole responsibility of the customer to research, understand, and comply with all terms and conditions set forth by the relevant rebate programs. All NET INVESTMENT values shown on proposals that are adjusted due to an applicable rebate, are the sole responsibility of the customer, to confirm eligibility and process after installation.

Customer Acknowledgement: By checking the box below, you acknowledge that you have read and understood this Tax Credit and Rebate Agreement, in its entirety.

6. 111 Gates Street

-Recommended Approval

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

1. TWO PROPOSED WINDOWS ON BOTH BEDROOMS 3 AND BEDROOM 4.

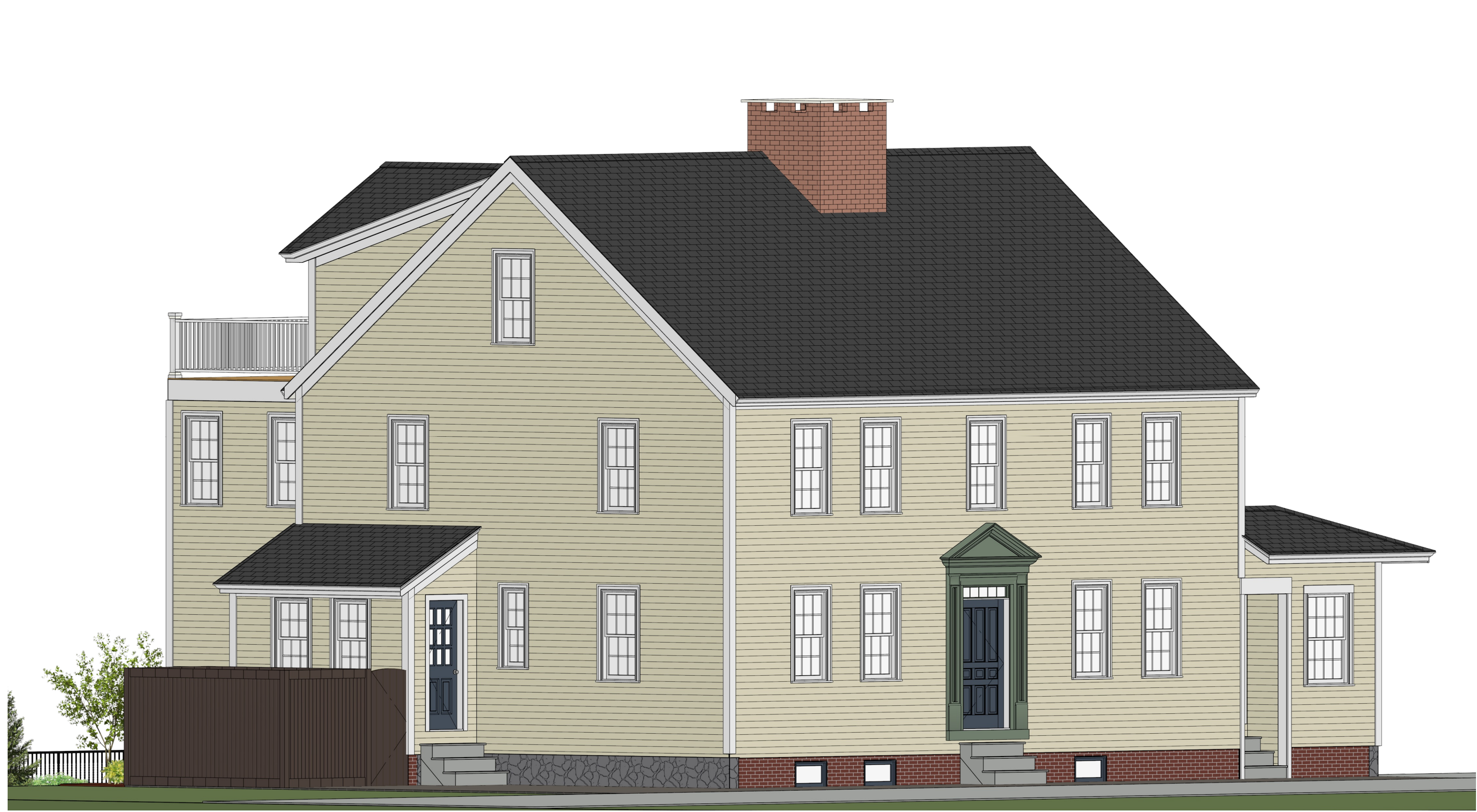
(SEE RED CLOUDED AREAS ON DRAWINGS FOR EXACT LOCATIONS.)

2. ONE PROPOSED NEW WINDOW ON EAST WALL

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



EXTERIOR CHANGES FROM V8 (HDC – THIRD ROUND SUBMISSION)

- 1 TWO PROPOSED WINDOWS ON BOTH BEDROOMS 3 AND BEDROOM 4.
(SEE RED CLOUDED AREAS ON DRAWINGS FOR EXACT LOCATIONS.)
2 ONE PROPOSED NEW WINDOW ON EAST WALL

SPECIFICATIONS + NOTES

- *ROOFING MATERIAL
*ALL TRIM PACKAGE: PVC OR BORAL
*SIDING:
*BRACKETS:ProWood Market - Bracket 02T9 - P 32", H:42", T: 5.5" (Ptd: WHITE)
*COLUMNS:
*STAIR SYSTEM:
 _EXTERIOR:
 *BROSCO: Liberty Extruded Rail System
 *RISER: AZEC- WHITE
 *TREAD: SELECTWOOD, ZURI "Weathered Grey"
 _INTERIOR:
 *NEWEL
 *HANDRAIL
 *BALUSTERS
 *RISER FINISH
 *TREAD
*WINDOWS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:
*DOORS:
 _MANUFACTURER:
 _EXT. FINISH:
 _INT. FINISH:
*BATHROOMS:
 _FLOORING
 _TUB DESIGN
 _SHOWER FLOOR
 _SHOWER WALLS
 _SHOWER HEADS
 _SHOWER NICHE VS. SHELVES
 _SHOWER DOOR
 _NOTE: MAJOR PLUMBING CHANGES
- *FLOORING:
 _1ST FLOOR:
 _2ND FLOOR:
 _HEATED FLOOR:
 _REFINISH AREAS:
*KITCHEN:
 _CABINETRY NOTES: Specs to be prepared on 11 x 17 doc.
 _BUILT-IN NOTES:
 _APPLIANCES
*MANTLE:
*FIREPLACE:
 _GAS
 _WOOD: INT. FIREBOX: RED BRICK VS. YELLOW BRICK
 _HEARTH: RAISED VS. FLUSH
 *MATERIAL:
NOTES:
*CEILING HEIGHTS: 1ST FLOOR: _____ | 2ND FLOOR: _____
*CORNER BOARDS: 6" TYP
*WATER TABLE: 10" W/ COPPER FLASHING TYP.
*RAKE BOARD: 8" TYP. PVC OR BORAL. (FILLED & PAINTED)
*SOFFIT - BEADBOARD AZEC OR EQ.
*ROOF VENT - RIDGE VENT VS. BROSCO LOUVERED VENT VS. SOFFIT VENT
*ARCHITECTURAL DETAIL:
*WINDOW TRIM: 4-1/2" TYP. PVC
TOTAL SQUARE FOOTAGE:
 _NEW
 _RENOVATED SF
 _TOTAL

© AMY DUTTON HOME
DRAWINGS USED EXPRESSIVELY FOR
DESIGN ONLY FOR NOTED CLIENT. ALL
STRUCTURAL ENGINEERING PROVIDED BY
OTHER.

Building contractor / home owner to review and verify all
dimensions, specs and connections before construction
begins.
PRIMARY:
● INTERNATIONAL RESIDENTIAL CODE (IRC 2021)
SECONDARY:
● ELECTRICAL CODE SYSTEM: NEC 2020
● MECHANICAL SYSTEM CODE: IMC 2021
● PLUMBING SYSTEM CODE: (IPC 2021)
● INTERNATIONAL ENERGY CONSERVATION CODE
(IECC 2021)

FINAL CD SET DATE: 09.18.2025

LIVING AREA

FIRST FLOOR	1582 sqft
SECOND FLOOR	1294 sqft
ATTIC	510sqft
TOTAL	3446 sqft

DIM DISCLAIMER

BUILDING CONTRACTOR/HOME OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.

OVERVIEW

SCALE: NTS

Layout Page Table	
Label	Title
O-1	OVERVIEW
G-1	GENERAL NOTES
G-2	GENERAL NOTES
A-1	PLOT PLAN
A1	SITE PLAN
A-2	FOUNDATION
A-3	FIRST FLOOR
A-4	SECOND FLOOR
A-5	THIRD FLOOR
A-6	ROOFS
A-7	WINDOW SCHEDULE
A-8	DOOR SCHEDULE
A-9	DOOR SCHEDULE
A-10	ELEVATIONS
A-11	ELEVATIONS
A-12	ELEVATIONS
A-13	ELEVATIONS
A-14	SECTION
A-15	SECTION
A-16	SECTION
A-17	SECTION
D-1	DETAILS
E-1	ELECTRICAL
E-2	ELECTRICAL
L-1	LANDSCAPE PLAN

Revision Table	
Number	Description

OVERVIEW

CLIENT:
BLACK DOBROWNSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.397.2020

DATE:

10/23/2025

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DUTTON HOME 2025

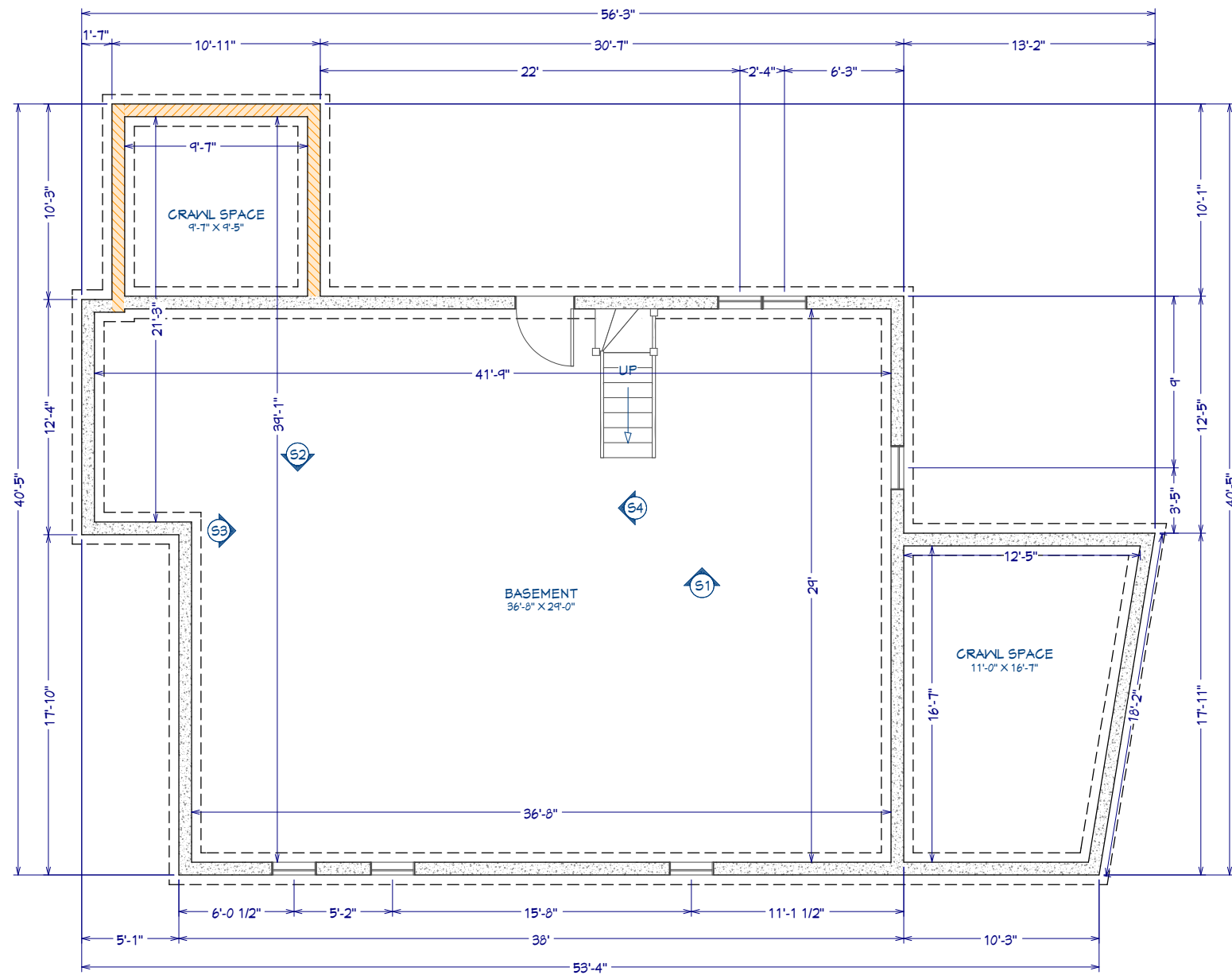
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

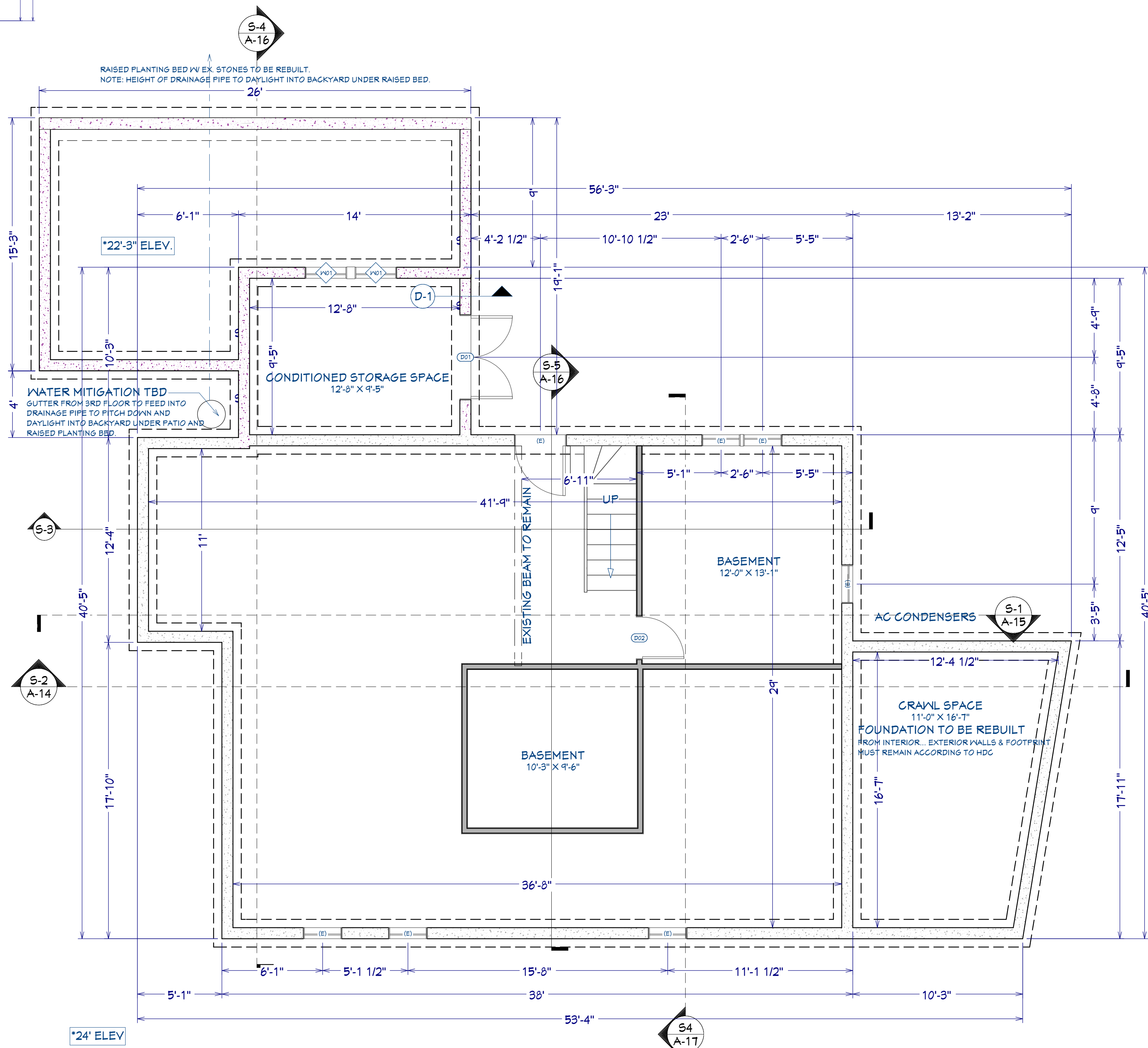
SHEET:

O-1



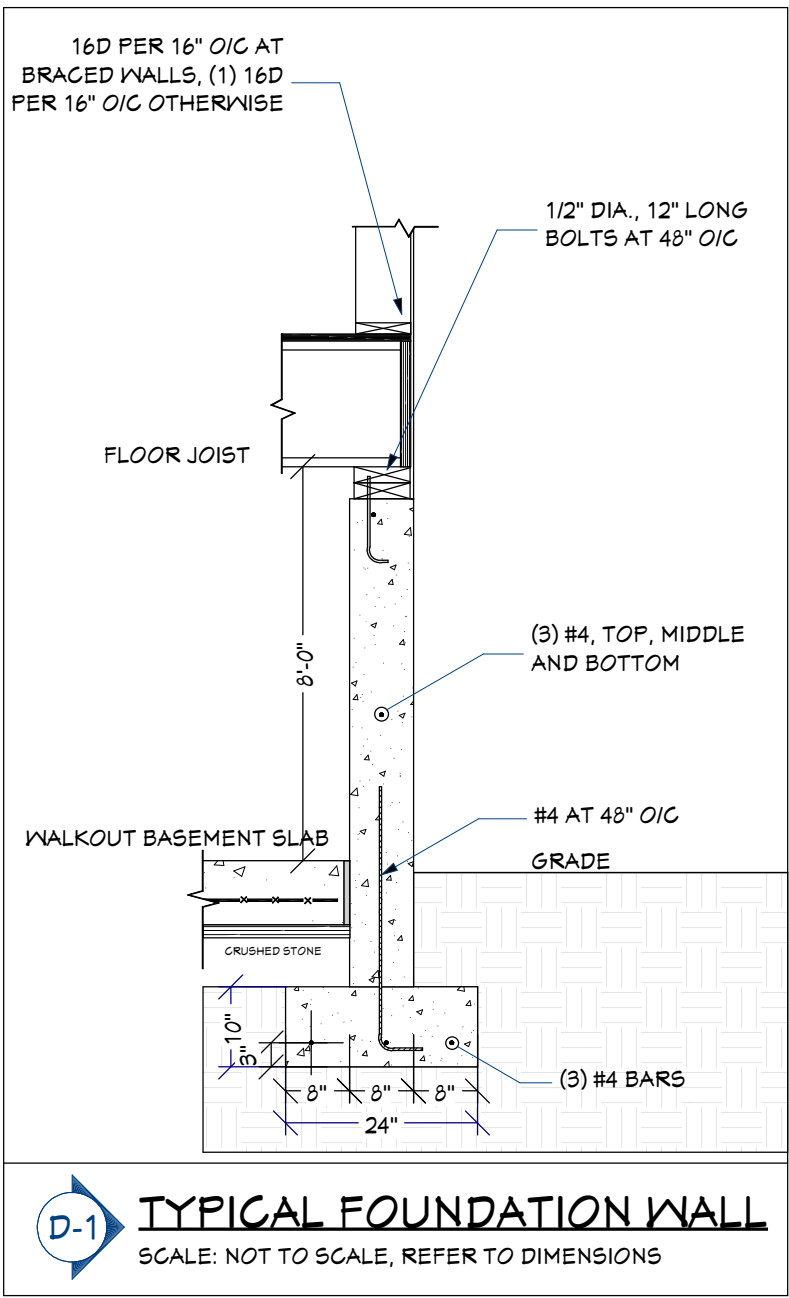
EXISTING FOUNDATION PLAN

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

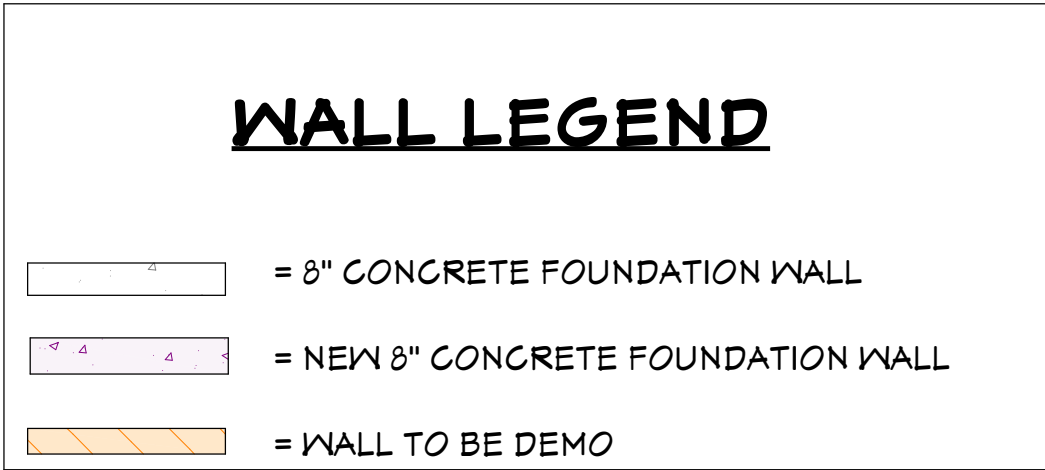


PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



TYPICAL FOUNDATION WALL
SCALE: NOT TO SCALE, REFER TO DIMENSIONS



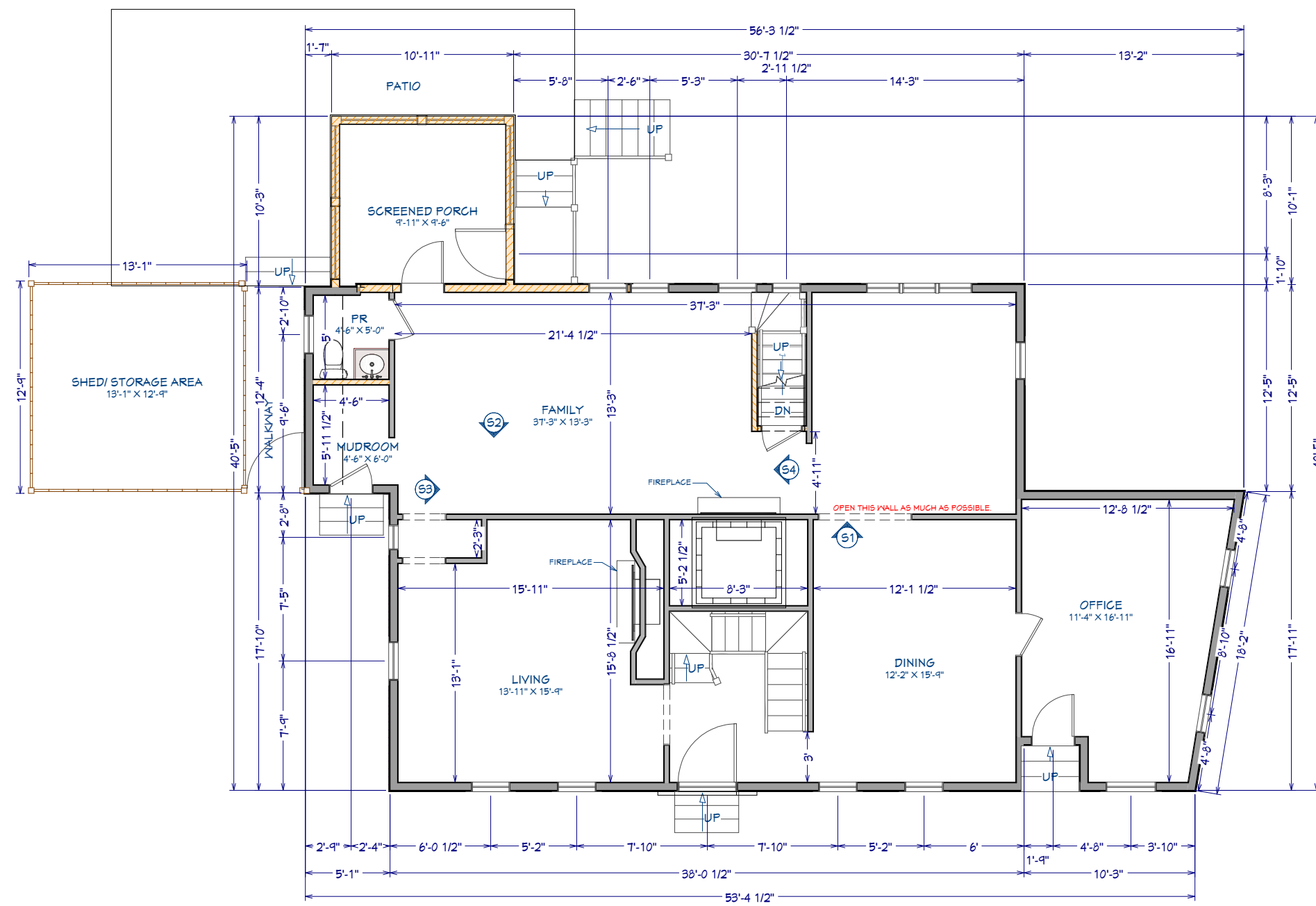
Revision Table	
Number	Description

FOUNDATION

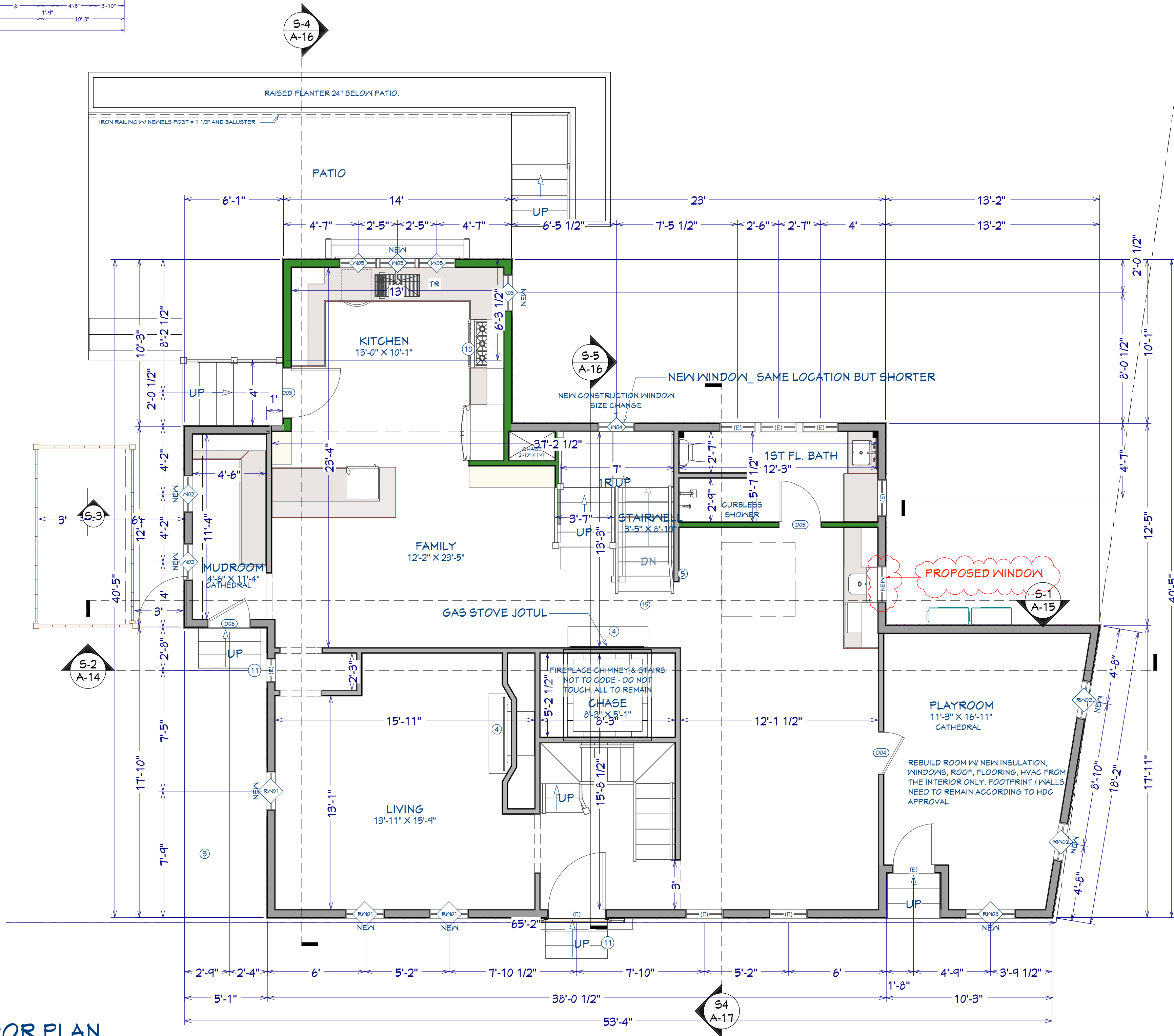
CLIENT:
BLACK DOVBRONSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.397.2020

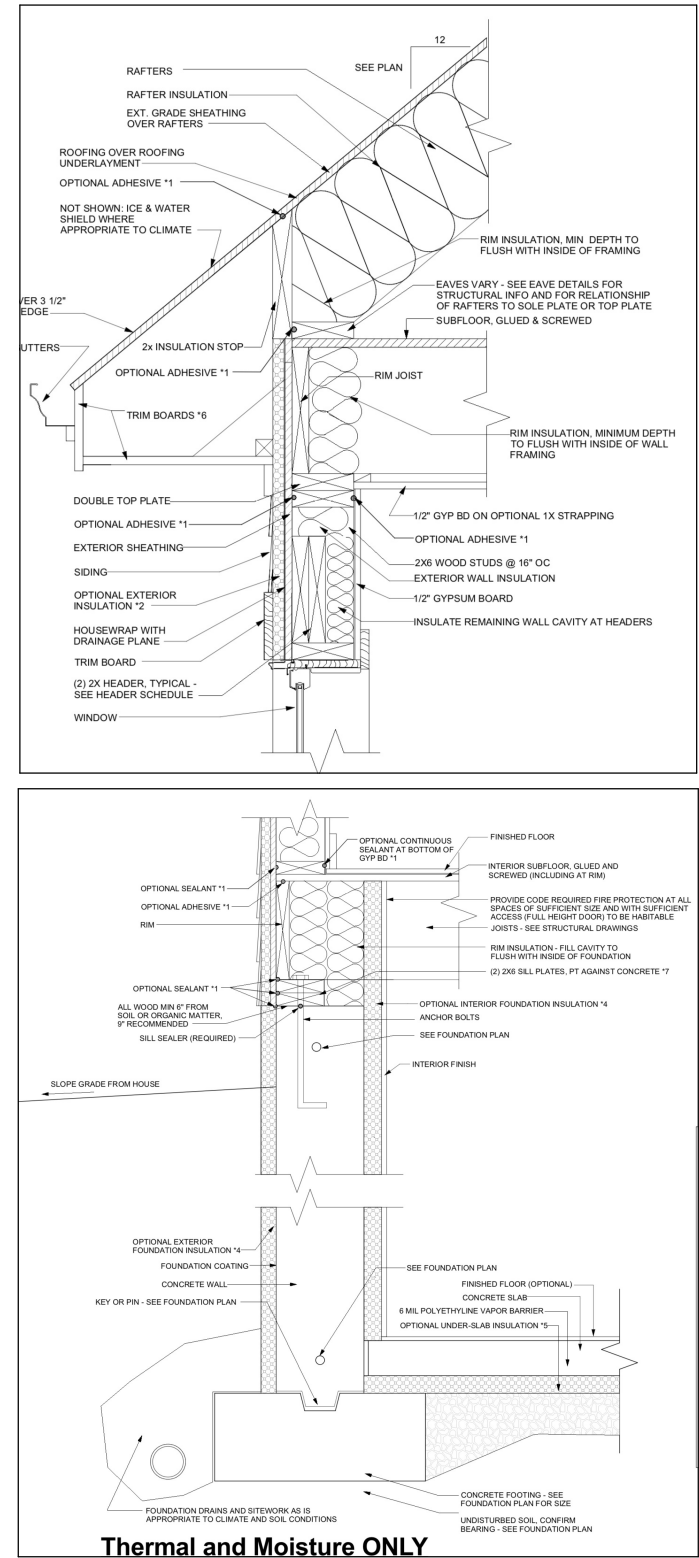
DATE:
10/23/2025
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DUTTON HOME 2025
SCALED FOR:
24" X 36"
SCALE:
SEE SCALE
ON DRAWINGS
SHEET:
A-2



EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

- [Thick grey line] = EXTERIOR WALL - 2x6 wood stud
- [Medium grey line] = INTERIOR WALL - 2x4 wood stud, unless noted
- [Thin grey line] = GLASS TOP TILE BOTTOM PONY WALL
- [Dashed line] = GLASS SHOWER WALL
- [Green line] = NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

FIRST FLOOR

CLIENT:
BLACK DOBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.1020

DATE:
10/23/2025

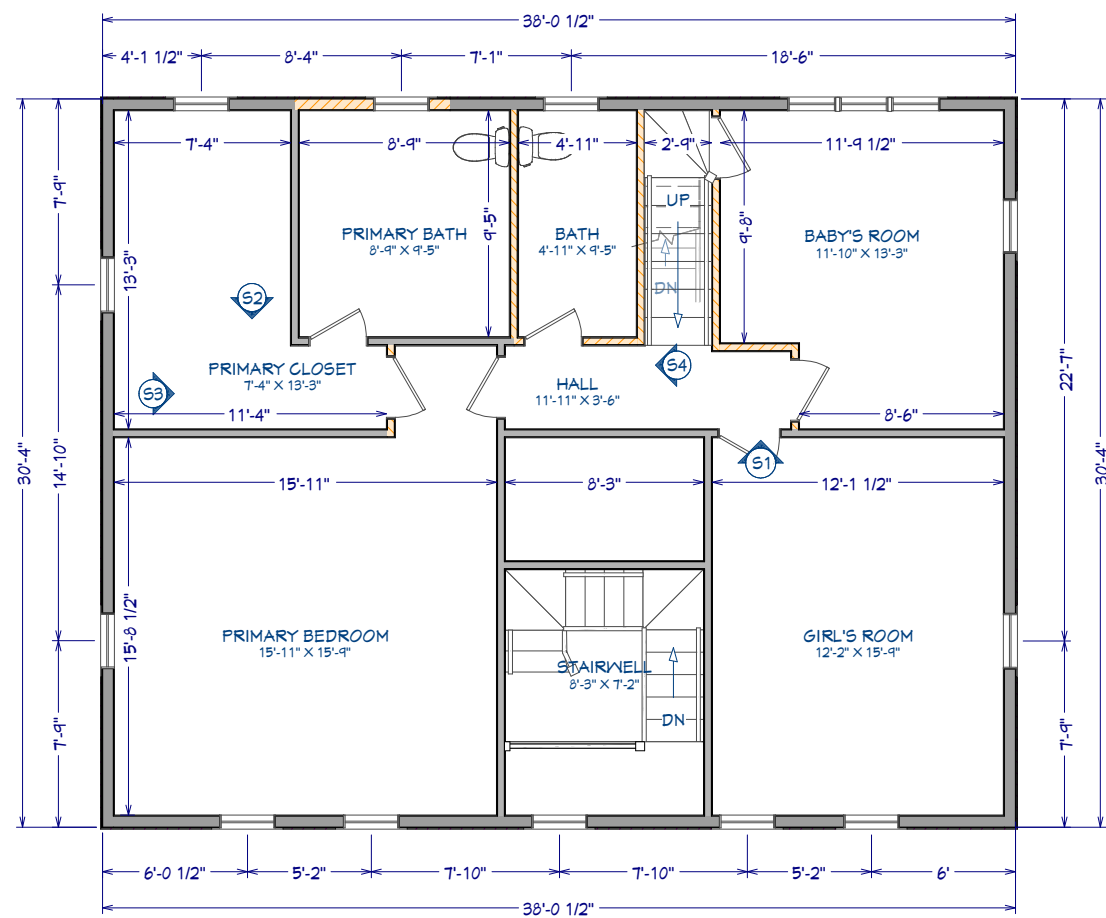
COPYRIGHT ©AMY DUTTON HOME 2025

SCALED FOR:
24" X 36"

SCALE:

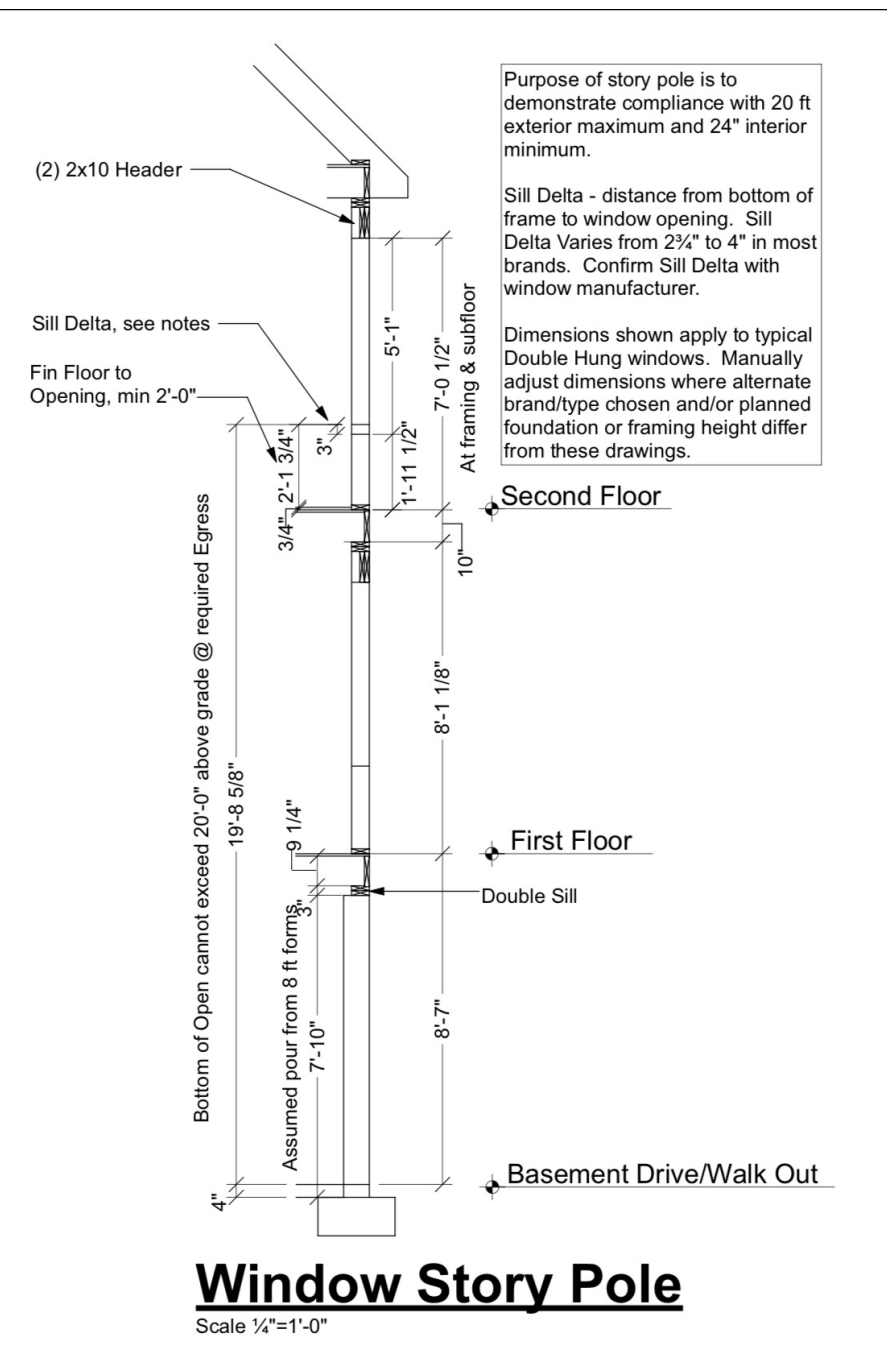
SEE SCALE ON DRAWINGS

SHEET:



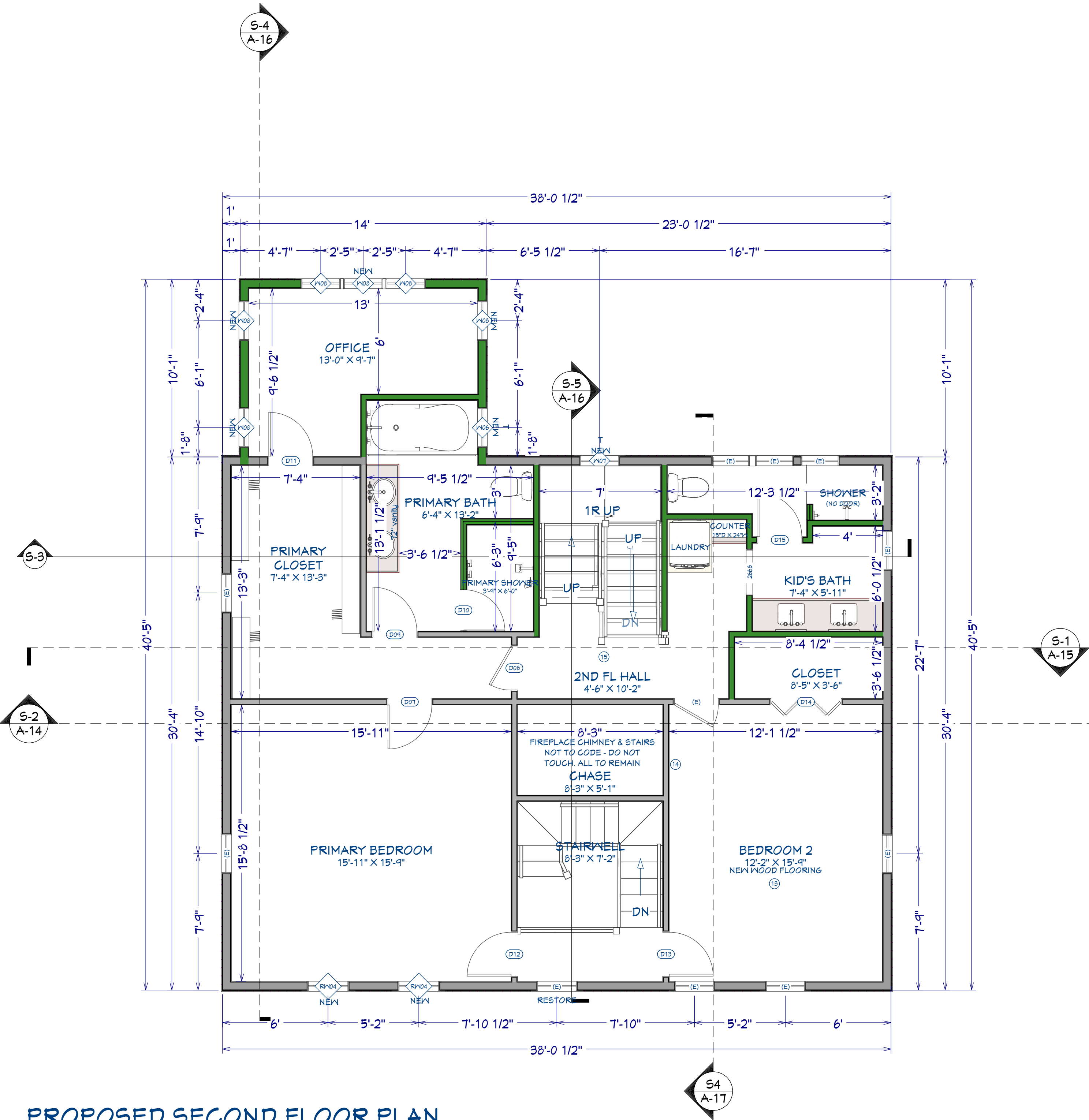
EXISTING SECOND FLOOR PLAN

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



Window Story Pole

Scale 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

- = EXTERIOR WALL - 2x6 wood stud
- = INTERIOR WALL - 2x4 wood stud, unless noted
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL
- = NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

SECOND FLOOR

CLIENT:
BLACK DOBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduthonhome.com
207.357.2020

DATE:

10/23/2025

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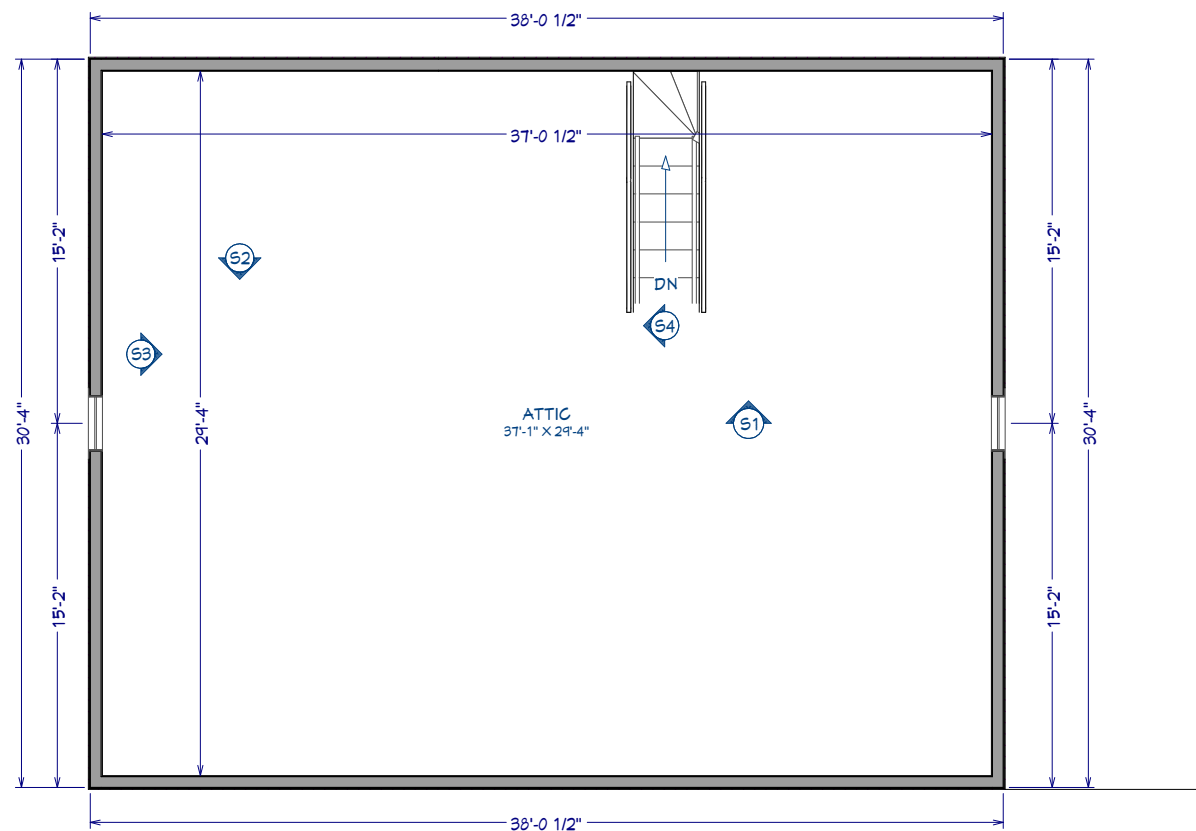
SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

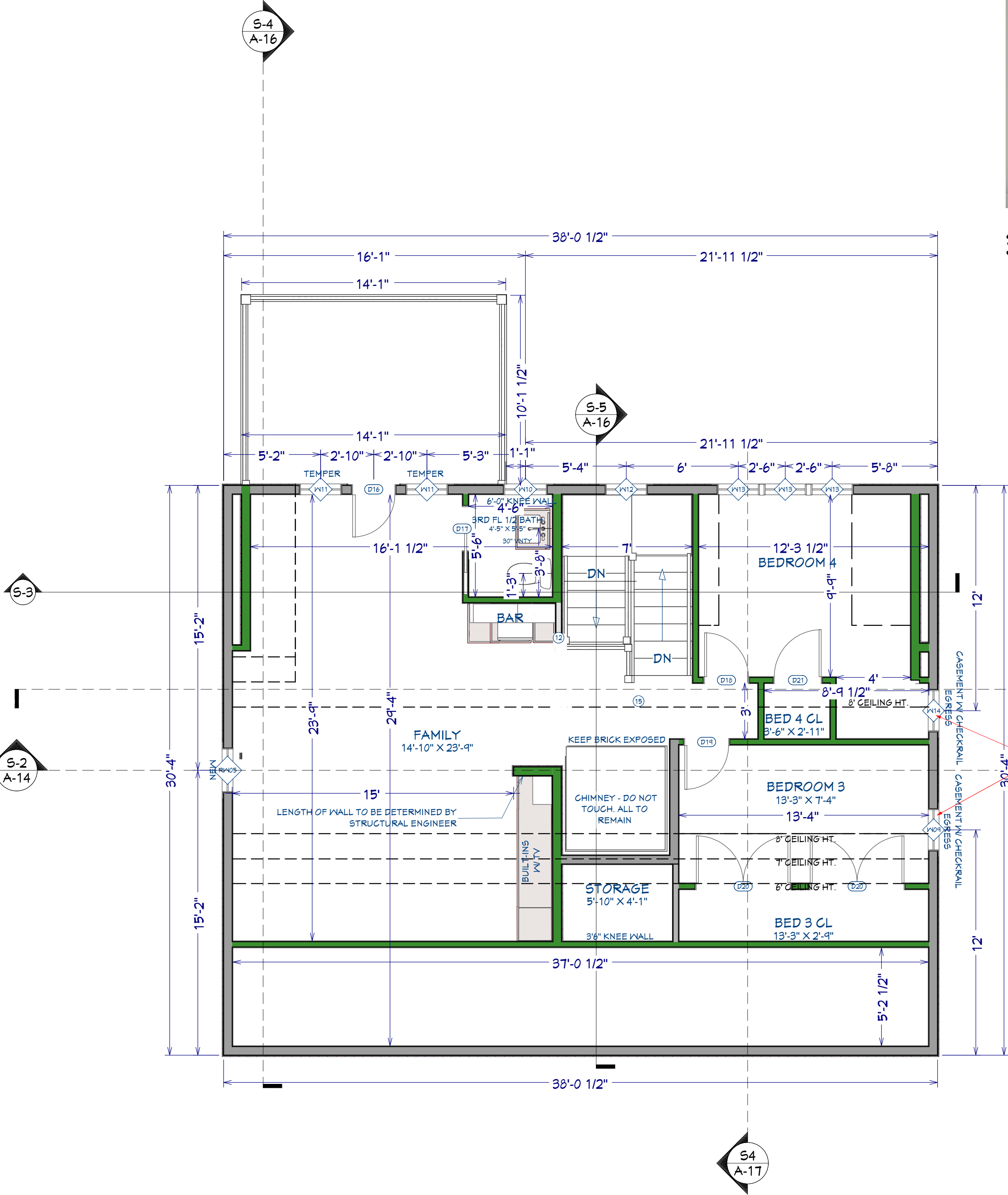
SHEET:

A-4



EXISTING THIRD FLOOR PLAN

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



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



3rd FLOOR PERSPECTIVE

WALL LEGEND

- = EXTERIOR WALL - 2x6 wood stud
- = INTERIOR WALL - 2x4 wood stud, unless noted
- = GLASS TOP TILE BOTTOM PONY WALL
- = GLASS SHOWER WALL
- = NEW WALL

NOTE: 2X6 & 2X4 Wood stud, 16" oc unless otherwise noted.

Revision Table	
Number	Description

THIRD FLOOR

CLIENT:
BLACK DOWBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.337.2020

DATE:

10/23/2025

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SCALED FOR:
24" X 36"

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

A-5



APPROVED FRONT VIEW

SCALE: 1/4" = 1'-0"



PROPOSED FRONT VIEW

SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

ELEVATIONS

SCALE: 1/4" = 1'-0"

Revision Table	
Number	Description

ELEVATIONS

CLIENT:
BLACK DOWBROMSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.357.2020

DATE:
10/23/2025
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SCALED FOR: 24" X 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-10

NEIGHBORHOOD HOUSE PHOTOS



ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

Revision Table	
Number	Date

ELEVATIONS

CLIENT:
BLACK DOMBROWSKI
111 Gates Street
Portsmouth, NH

CONTACT:
AMY DUTTON HOME
9 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.337-2020

DATE:

0/23/2025

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UTTON HOME 2025

SCALED FOR:

SCALE:

SEE SCALE
ON DRAWINGS

SHEET:

A-11

LINE LEGEND

— EXISTING
— APPROVED
— PROPOSED

ELEVATIONS

SCALE: 1/4" = 1'-0"

EXAMPLES OF TWO WINDOWS IN THE GABLE END
ALL LOCATED WITHIN THE HISTORIC DISTRICT OF PORTSMOUTH, NH



ELEVATIONS
SCALE: 1/4" = 1'-0"



APPROVED EAST ELEVATION | SIDE VIEW
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION | SIDE VIEW
SCALE: 1/4" = 1'-0"

ACTUAL GRADE LEVEL MAY VARY. WHERE ZONING HEIGHT RESTRICTIONS APPLY, BUILDER SHALL VERIFY CONFORMANCE. MANUAL MARKUP OF DRAWINGS TO DEMONSTRATE COMPLIANCE IS RECOMMENDED.

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207.397.2020

DATE:
10/23/2025
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DUTTON HOME 2025
SCALED FOR:
24" X 36"
SCALE:
SEE SCALE
ON DRAWINGS
SHEET:

A-12



APPROVED WEST ELEVATION | SIDE VIEW
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION | SIDE VIEW
SCALE: 1/4" = 1'-0"

Revision Table	
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ELEVATIONS

CLIENT:
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111 Gates Street
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amy@amyduttonhome.com
207.337.2020

DATE:
10/23/2025
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SCALED FOR: 24" X 36"
SCALE:
SEE SCALE ON DRAWINGS
SHEET:
A-13

7. 112 New Castle Avenue

-Recommended Approval

Background: The applicant is seeking approval for the in-fill of (1) rear window.

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Kitchen Window Removal Plan
112 New Castle Ave.
Portsmouth, NH 03801
October 14, 2025

We have started some of the interior construction in our house since the HDC approval last month. When we opened up the wall between the dining room and kitchen, the kitchen was flooded with light from the dining room windows. There was no need for the small kitchen window to provide light in the kitchen. This window is in a place that causes an awkward spacing with the range. Therefore, we would like to remove this window which faces the rear of the house and is hidden by large evergreen trees. After the window is removed, the space will be in-filled with clapboard to match the existing siding. Here is a picture of the window



8. 320 South Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (2 condensers with vertical insets)

Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____

Clews

320 South St Portsmouth

(2) mitsubishi mini splits to be installed side by side, between (2) existing windows on steel wall brackets on the right side of house. Lineset to be run in 4-1/2" white fortress up right side of house to connect to (3) heads on the interior of house on same wall. All equipment designed to be hidden from road and to be installed behind existing shrubbery on right side of house.







MXZ Ported Multi-zone Heat Pump Outdoor Unit

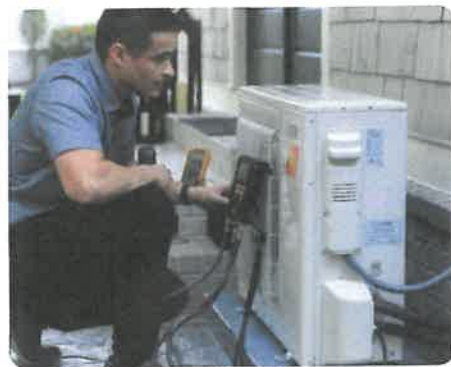
Engineered for versatility and exceptional efficiency, the MXZ Ported Multi-zone Heat Pump Outdoor Unit is ideal for most residential applications. The unit is able to connect up to five indoor units to one outdoor unit without the need for a branch box, which allows for installation flexibility.

MXZ Ported Outdoor Units are available in both standard and Hyper-Heating options. The standard heat pump option comes in 20,000 – 42,000 BTU/H capacities. Hyper-Heating units are available in 20,000 – 30,000 BTU/H capacities. The size of the chassis for the standard 42,000 BTU/H capacity and all Hyper-Heating models have been updated to a more compact design, which will support a wider range of applications through the smaller footprint.

The Standard 30,000 BTU/H model previously only featured three ports, and the 36,000 BTU/H model came with four ports. This has been increased to four and five ports, respectively.

Hyper-heating models come with a Freeze-prevention base pan heater, which limits capacity reduction and operational shutdown caused by drain water freezing after a defrost cycle, ensuring reliable performance in low-temperature environments. Advanced Frost Detection provides longer continuous heating during frigid temperatures, maintaining comfort by reducing the number of defrost cycles.

MXZ Ported Outdoor Units do not require any additional refrigerant during installation. All units come factory-charged with refrigerant, ensuring quicker and more streamlined installation and enhanced performance. Maximum piping lengths and height restrictions still apply.



Exceptional efficiency



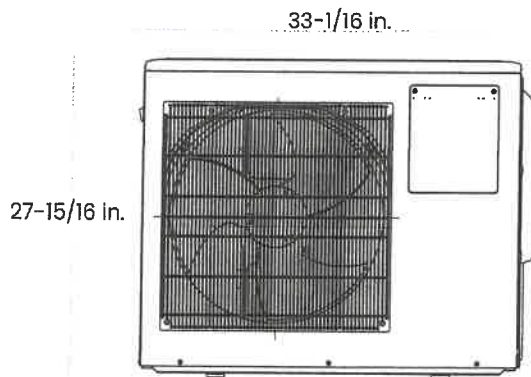
Give your homeowners an ENERGY STAR® upgrade. MXZ Ported Outdoor Units include ENERGY STAR® and ENERGY STAR® Cold Climate combinations*.

*Specific combinations qualify, refer to submittals or the AHRI database for efficiency values and ENERGY STAR certified combinations.

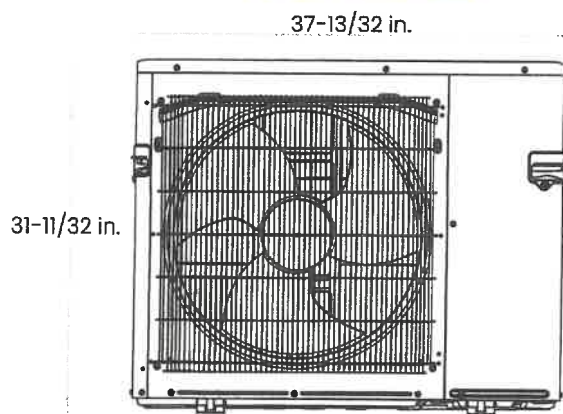
Outdoor unit features and details

Features	
Multi-zone	Connects to up to 5 indoor units and provides personalized comfort in multiple spaces. This functionality eliminates problem hot and cold spots in the home and allows for energy to be used only in the zones that need it.
Indoor Unit Versatility	Connects up to five M- and P-Series indoor units to one outdoor unit without the need for a branch box.
Hyper-Heating INVERTER® (H2i®)	Hyper-Heating INVERTER® models provide heating even with ambient outdoor temperatures as low as -13°F, producing up to 100% heating capacity at 5° F. These units offer year-round comfort even in extreme climates.
Freeze prevention base pan heater - standard	This advanced base pan heater limits capacity reduction and operational shutdown caused by drain water freezing after a defrost cycle, ensuring reliable performance in low-temperature environments.
Blue Fin Coating	An anti-corrosion treatment applied to the aluminum fins of the heat exchanger of the outdoor unit to protect against corrosion caused by salt, sulfur, and other airborne contaminants, especially in coastal and industrial areas.
Advanced Frost Detection	Provides longer continuous heating during frigid temperatures, maintaining comfort by reducing the number of defrost cycles.
Efficiency	
SEER2	Up to 21.0
HSPF2	Up to 10.0
COP at 47° F	Up to 4.30

MXZ-2D20NL



MXZ-3D24/4D30/5D36/5D42NL (Std) MXZ-2D20/3D24/3D30NLHZ (H2i)



Compatible indoor units

- FX Deluxe Wall-mounted (MSZ-FX)
- **GX Premium Wall-mounted (MSZ-GX)**
- EX Designer Wall-mounted (MSZ-EX)
- One-way Ceiling Cassette, EZ FIT® (MLZ-KX)
- Floor-mounted (MFZ-KX)
- Multi-position Air Handler (SVZ)
- Mid Static Horizontal Ducted (PEAD)
- 2' x 2' Ceiling Cassette (SLZ)
- Low static Horizontal-ducted (SEZ)
- intelli-HEAT® Cased Coil (PAA)

Elevated comfort is just an installation away with the new MXZ Ported Multi-zone Heat Pump outdoor unit. The ease of installation flexibility makes it the perfect choice for a wide range of applications.

See full details and technical documents at [MitsubishiPro.com](https://www.mitsubishi-pro.com)

Historic District Commission

Staff Report

Wednesday, November 05, 2025

Project Address: 86 South School Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,803 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Late Greek
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: South School Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Construct a side entry to connect to rear sunroom and install new fencing.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a side entry to connect with rear sunroom
- Installation of new fencing



**HISTORIC
SURVEY
RATING

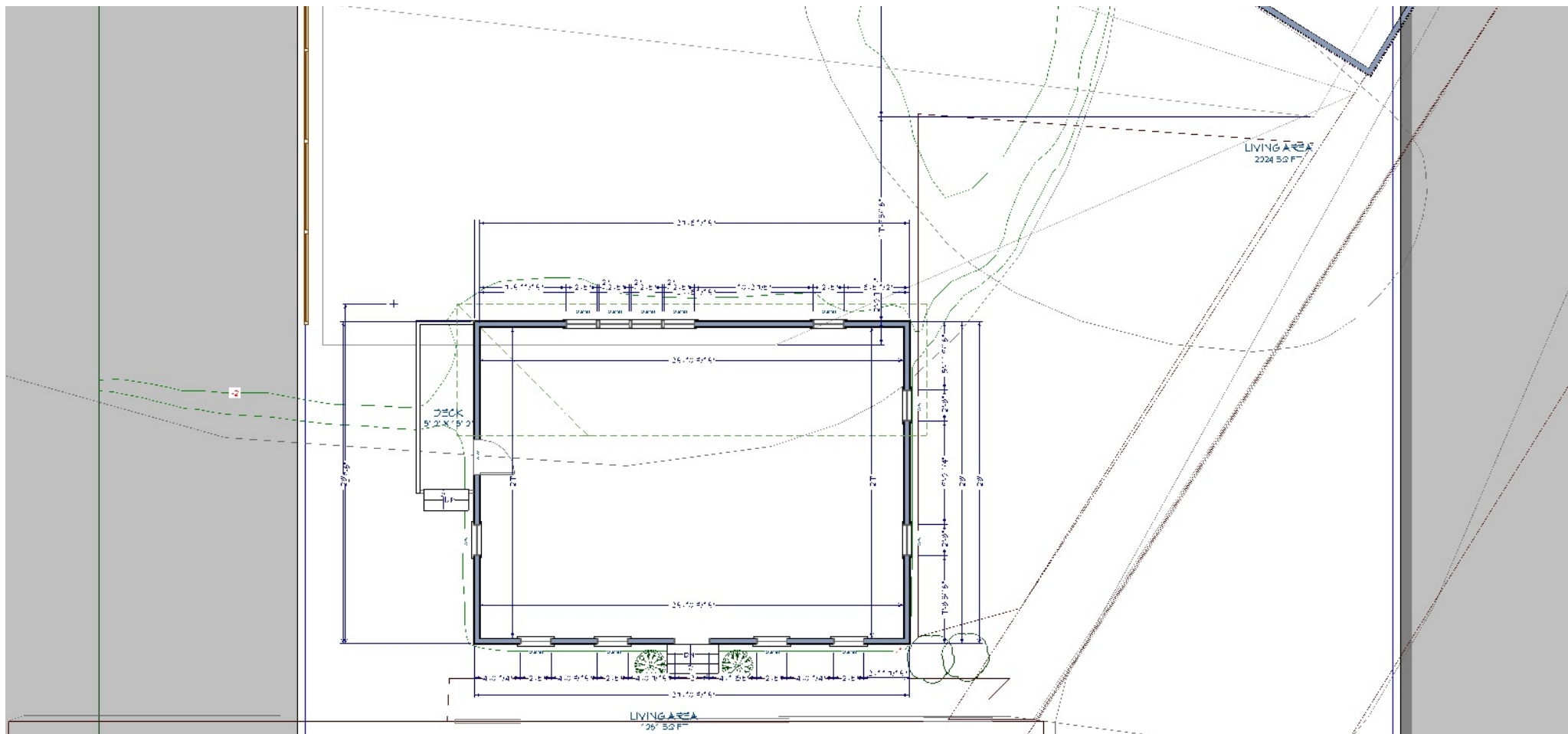
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D. Purpose and Intent:

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



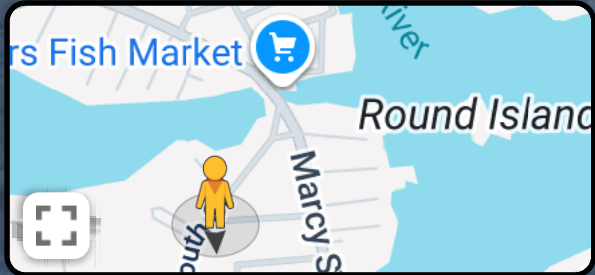
As is plan

 86 S School St

Portsmouth, New Hampshire

 Google Street View

Nov 2024

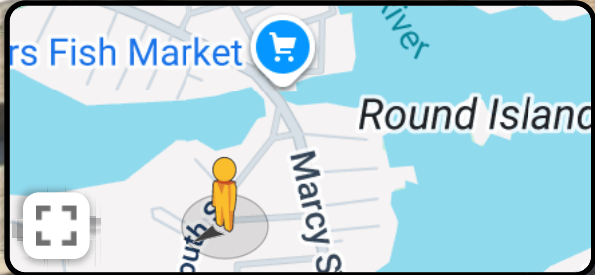


78 S School St

Portsmouth, New Hampshire

Google Street View

Nov 2024



Search Google Maps



Share



116 South St

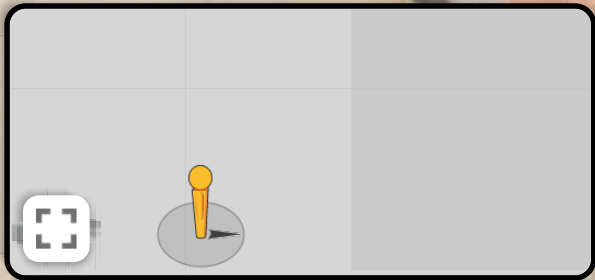
Portsmouth, New Hampshire



Google Street View

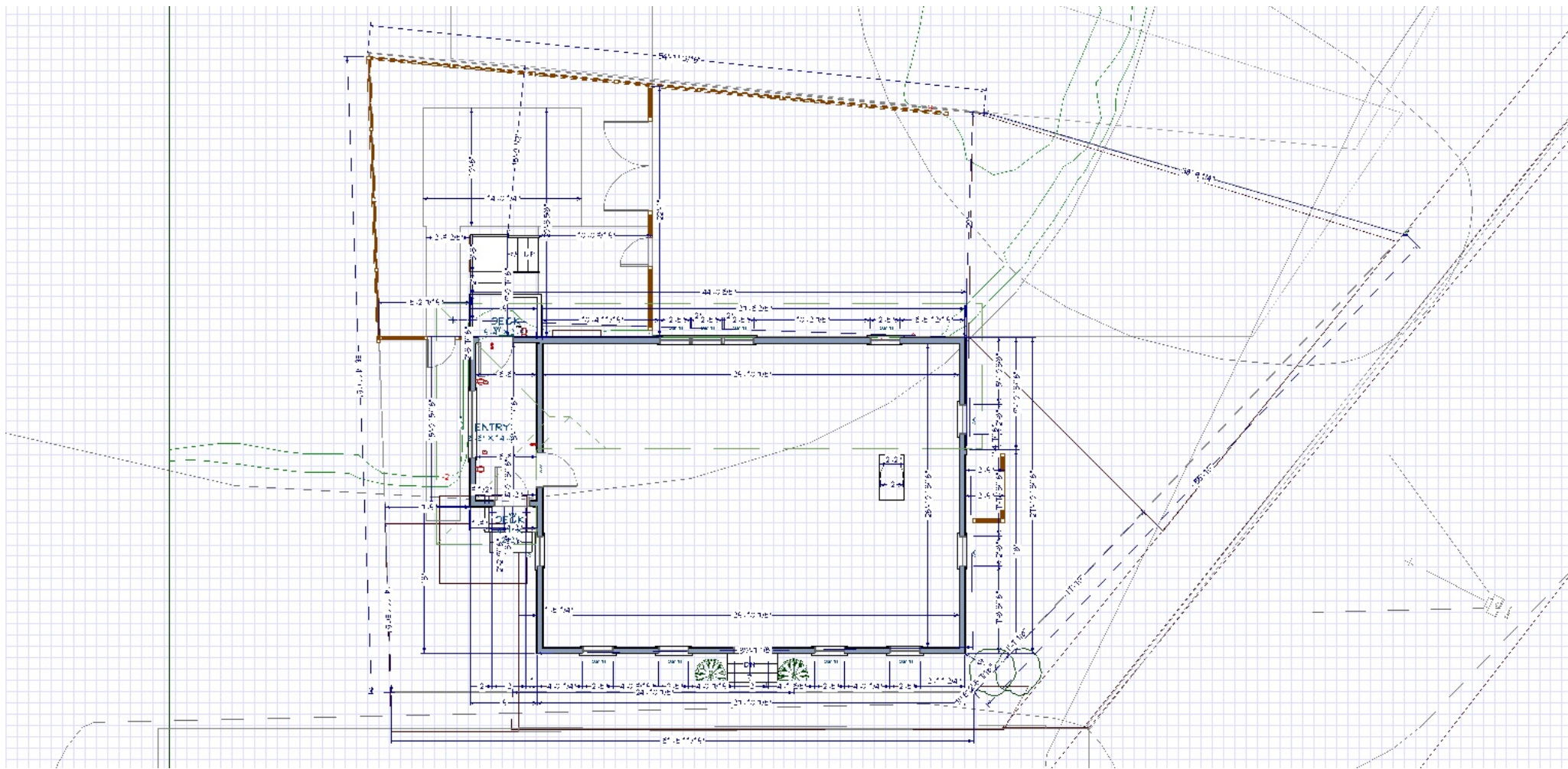
Nov 2024

[See more dates](#)



Google





Proposed Renovation Plan









Front porch entry door

Oak exterior door.

Details

Condition

Used - Good

It's 32" by 80" with two vertical lites . One side painted.



Rear Entry Door

Unusual solid
wood antique
door.

Details
Condition
Used - Good
It's 33" by 81" .
The window part
swings out and
there is a screen
in it .

Transom Model TR-1-6016

Sash Width:

72-0/0"

Sash Height:

16-0/0"

Sash Depth:

1-9/16"





Back window would be constructed from a vintage 2 lite window.

10 Old Wooden Windows -

Details

Condition Used - Good

I am selling my 10 old wooden windows.

They came out of a beautiful local old home.

5 Left - About 30.5" wide x 27.5" high

1 middle - About 30.5" x 31.5"

4 right - About 30.5" x 26.5"

They are all in good condition (with good glass), have a great look (most are dark on one side & white on the other) & are ready for your next project!

Alternative to
copper or wood
gutters would be
replicating front
door cover.





Alternate to replicating front door cover would be to install copper or wood gutters.

Roofing Specifications to match existing roofing

Item	Description	Amount
Removal	Removed all layers of roofing down to wood deck on entire house and back shingled bump-out roofs, protecting the grounds, landscaping, decks, and house bodies with heavy duty tarps as stripping is being done.	0.00
Watershield	Install 6' GAF Storm Guard ice/water shield underlayment across all eaves, around all protrusions, in all valleys, and 3' up all rakes at all roof to wall locations	0.00
IN1005	Installed GAF Tigerpaw felt paper over remaining exposed roof.	0.00
DripEdge	Installed 8" .025 gauge heavy duty aluminum dripedge on entire roof perimeters.	0.00
Install	Installed GAF Prostart Starter strips across all eaves and up all rakes	0.00
SH1001	Installed GAF Timberline HDZ Lifetime Architectural Shingles with Timbertex caps on roof (color: Pewter Grey)	0.00
Ridgevent	Installed new GAF Snow Country ridgevent on all main ridges.	0.00
CH1001	Installed new lead flashing on existing chimney.	0.00
IN1003	Installed new stack pipe boot on plumbing pipes	0.00
RM1002	Removed all job related debris from property at job completion.	0.00

6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel



6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

About This Product

This 6 ft. x 8 ft. W Cedar Doweled Flat Top Fence Panel is made from naturally durable Eastern White Cedar. The panel comes with doweled backer rails and is pre-assembled for ease of installation. Environmentally conscious, this panel is made from renewable resources and is ideal for any project where privacy is desired. Its natural brown color is perfect for decorative landscaping and enhances any outdoor project.

Highlights

- Cedar fence is naturally durable and resistant to moisture and decay
- Eastern white cedar offers an attractive natural choice while enhancing any outdoor project
- Doweled backer rail provides unique method for fastening to post
- Decorative cap is included and adds style to the top of the panel
- Solid picket design offers ideal privacy around your home or landscaping
- Panel is pre-assembled to make sure that it installs quickly and easily
- [Return Policy](#)

Product Information

Internet # 206758694

Model # FBDCD6434HD

Store SKU # 1001684251

Additional Resources

From the Manufacturer

- [Instructions / Assembly](#)
- [Return Policy](#)

6 ft. H x 8 ft. W Cedar Doweled Flat Top Fence Panel

Dimensions

Actual backer rail length (in.)	95.875 in
Actual backer rail thickness (in.)	1.75 in
Actual backer rail width (in.)	2.75 in
Actual panel height (in.)	72 in
Actual panel thickness (in.)	2.4375 in
Actual panel width (in.)	95.875 in
Actual Picket Length (in.)	72 in
Actual picket thickness (in.)	0.6875 in
Actual picket width (in.)	3.5 in
Nominal backer rail length (in.)	96
Nominal backer rail thickness (in.)	2
Nominal backer rail width (in.)	3
Nominal panel height (ft.)	6
Nominal panel width (ft.)	8
Nominal picket length (ft.)	6 ft
Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in

Details

Color Family	White
Color/Finish	Cedar
Contact Type Allowed	Above Ground
Features	Paintable, Stainable
Fencing Product Type	Wood Fence Panels
Material	Wood
Nominal panel thickness (in.)	2.5
Number of pickets for panel	26
Number of rails for panels	2
Panel Assembly	Assembled Panel
Panel Design	Privacy
Panel Top Shape	Flat
Picket Top Style	Framed
Product Weight (lb.)	82 lb

Although contractor selection is not complete this bid represents the building materials to be used in the project.



9/23/2025

86 South School Street, Portsmouth, NH – Enclosed Porch Estimate

The below pricing is based on estimated labor and material required to build a new enclosed 6' x 15' entry room per plans provided by owner. The scope of work will also include retrofitting existing shed/flat roof along backside of house to match new hipped roof over enclosed entry room. Pricing is subject to change based on material and finish selections made by owner. All contractor assumptions will be noted within this estimate.

1. General Requirements:

- a. Dumpster Fee - A dumpster will be provided on site for daily cleanup of construction debris. Cost based on 6 loads of construction debris being removed from the site at \$250/per load.
 - **Subtotal - \$1,500**
- b. Portable Toilet - A portable toilet will be kept on site for use by Stillman Construction employees and subcontractors. Cost based on a 3 month rental at \$225/month.
 - **Subtotal - \$675**

General Requirements Total Cost - \$2,175

2. Earthwork:

- a. Porch Demo - Remove and dispose of existing porch.
 - Labor - \$600
 - **Subtotal - \$600**
- b. Excavation - Excavate and remove approximately 20 cubic yards of existing subgrade material for new foundation walls and footings.
 - Labor - \$1,850
 - Disposal for Excavated Material - \$1,200
 - **Subtotal - \$3,050**
- c. Backfill and Grading - Place min. 6" deep 3/4" crushed stone below bottom of foundation footings, backfill around footings and foundation walls with 3/4"

crushed stone for drainage. Final grade will be pitched away from new foundation walls for drainage. Loam and seed not included, can be quoted upon request.

- Labor - \$1,850
- Material - \$1,125 (approximately 15 yards of 3/4" crushed stone)
- **Subtotal - \$2,975**

Earthwork Total Cost - \$6,625

3. Foundation:

- a. Concrete Footings and Foundation Walls - Form and pour approximately 27 linear feet of 12" high x 16" wide concrete footing. Form and pour approximately 27 linear feet of 48" high x 8" thick concrete foundation walls. Footings and foundation walls to be reinforced with rebar per code.
 - Subcontractor - \$3,850
 - **Subtotal - \$3,850**
- b. Concrete Rat Slab - Minimum 3" thick concrete rat slab to be poured over vapor barrier inside of new foundation walls to prevent pest and moisture intrusion. Slab will be roughly leveled but not finished smooth.
 - Labor - \$600
 - Materials - \$1,010
 - **Subtotal - \$1,610**

Foundation Total Cost - \$5,460.00

4. Framing:

- a. Entry Room Floor Framing - 90 square feet - Includes 2x6 pressure treated sill plates anchored to new foundation walls with 1/2" J bolts, 2x10 rim joists, 2x10 floor joists, and 3/4" thick Advantech subflooring.
 - Labor - \$2,400
 - Materials - \$1,087
 - 1ea. - 2x6x15' PT
 - 2ea. - 2x6x6' PT
 - 2ea. - 2x10x15' KD Rim Joist
 - 16ea. - 2x10x6' KD Floor Joists
 - 32ea. - 2x10 joist hangers
 - 4ea. - 4'x8' 3/4" thick Advantech subflooring
 - Subfloor adhesive
 - Fasteners (framing nails, joist hanger nails, subfloor screws, ledger screws)
 - **Subtotal - \$3,487**

- b. Entry Room Wall Framing - 27 linear feet - Includes 2x6 top/bottom plates, 2x6 wall studs, 2x8 door and window headers, 1/2" ZIP system wall sheathing with ZIP tape.
- Labor - \$2,400
 - Materials - \$1,376
 - 4ea. - 2x6x15' KD top/bottom plates
 - 8ea. - 2x6x6' KD top/bottom plates
 - 40ea. - 2x6x10' KD wall/jack/king/cripple studs
 - 4ea. - 2x8x8' KD header stock
 - 1ea. - 4x8 1" XPS foam for header insulation
 - 8ea. - 4x8 1/2" thick ZIP system sheathing
 - 2ea. - 90' rolls ZIP system tape
 - Fasteners (framing nails, sheathing nails)
 - **Subtotal - \$3,776**
- c. Entry Room Ceiling and Roof Framing - Includes 2x10 common rafters, 2x12 hip rafters, 2x12 rafter ledgers, 5/8" thick ZIP system roof sheathing and tape, 2x8 sub-fascia, 2x6 ceiling joists, ceiling strapping.
- Labor - \$2,400
 - Materials - \$2,188
 - 2ea. - 2x12x10' KD rafter ledgers
 - 2ea. - 2x12x16' KD hip rafters
 - 20ea. - 2x10x12' KD common rafters
 - 4ea. - 2x8x12' KD sub-fascia
 - 18ea. - 2x6x8' KD ceiling joists
 - 10ea. - 4x8 5/8" thick ZIP system roof sheathing
 - 2ea. - 90' rolls ZIP system tape
 - 20ea. - Simpson rafter ties
 - Fasteners (framing nails, sheathing nails, rafter tie nails, rafter ledger screws)
 - **Subtotal - \$4,588**
- d. Flat Roof Retrofit Framing - Includes 2x10 common rafters, 2x12 hip rafters, 2x12 rafter ledgers, 5/8" thick ZIP system roof sheathing and tape, 2x8 sub-fascia.
- Labor - \$3,600
 - Materials - \$3,585
 - 3ea. - 2x12x16' KD rafter ledgers
 - 1ea. - 2x12x16' KD hip rafters
 - 45ea. - 2x10x14' KD common rafters
 - 5ea. - 2x8x12' KD sub-fascia
 - 24ea. - 4x8 5/8" thick ZIP system roof sheathing
 - 4ea. - 90' rolls ZIP system tape

- 45ea. - Simpson rafter ties
- Fasteners (framing nails, sheathing nails, rafter tie nails, rafter ledger screws)
- **Subtotal - \$7,186**

Framing Total Cost - \$19,037

5. Windows and Doors:

- a. Entry Room - Installation of transom window, front swing door, and rear swing door.
 - Materials - Window and doors supplied by owner
 - Labor - \$1,800
 - **Subtotal - \$1,800**
- b. Flat Roof Retrofit - Existing window on rear of house will need to be removed and replaced with smaller window due to new roof line.
 - Materials - Window supplied by owner
 - Labor - \$600
 - **Subtotal - \$600**

Window and Door Installation Total Cost - \$2,400

6. Electrical:

- a. Run 1ea. new circuit to entry room from existing panel, install lighting and switching per owner provided plans, install electrical outlets to code, coordinate installation of electric floor heat (DITRA-HEAT). Standard LED wafer lights, switches, and receptacles to be provided by electrical subcontractor. Any specialty lighting to be provided by owner, including exterior lighting. Does not include circuit and exterior shutoff for mini-split, can be provided upon request.
 - Subcontractor - \$4,300
 - **Subtotal - \$4,300**

Electrical Total Cost - \$4,300

7. Insulation:

- a. Entry Room Floor Insulation - R-30 mineral wool batt insulation to fill all voids between floor joists.
 - Materials - \$500
 - Labor - \$600
 - **Subtotal - \$1,100**
- b. Entry Room Wall Insulation - R-23 mineral wool batt insulation to fill all voids between wall studs.
 - Materials - \$875

- Labor - \$900
- **Subtotal - \$1,775**
- c. Entry Room Ceiling Insulation - R-38 mineral wool batt insulation to fill all voids between ceiling joists.
 - Materials - \$625
 - Labor - \$900
 - **Subtotal - \$1,525**
- d. Flat Roof Retrofit Insulation - R-49 loose fill cellulose to be blown in atop old roof.
 - Subcontractor - \$2,000
 - **Subtotal - \$2,000**

Insulation Total Cost - \$6,400

8. Roofing:

- a. Entry Room Roofing - Minimum 36" of ice and water shield installed at roof edges and valleys, white drip edge installed along all roof edges, hip and ridge cap and approximately 320 square feet of new asphalt architectural shingles installed, color to be approved by City and Owner. Flashing to be installed anywhere new roofing meets siding.
 - Materials - \$1,262
 - Labor - \$2,400
 - **Subtotal - \$3,662**
- b. Flat Roof Retrofit Roofing - Minimum 36" of ice and water shield installed at roof edges and valleys, white drip edge installed along all roof edges, hip and ridge cap and approximately 800 square feet of new asphalt architectural shingles installed, color to be approved by City and Owner. Flashing to be installed anywhere new roofing meets siding.
 - Materials - \$3,152
 - Labor - \$4,800
 - **Subtotal - \$7,952**

Roofing Total Cost - \$11,614

9. Siding and Exterior Trim:

- a. Entry Room - 1/2" x 6" cedar clear vertical grain clapboard siding installed over Benjamin Obdyke slicker classic rainscreen, Lifespan treated primed pine square trim at all new windows and doors. Siding course spacing will match existing house as closely as possible, and existing trim profiles will be matched as closely as possible.
 - Materials - \$4,623
 - Approximately 756 linear feet of 1/2" x 6" cedar clapboard siding

- 64 linear feet of 5/4 x 6" Lifespan treated and primed square pine casing around window and door openings
- 64 linear feet of closely matching window and door trim profiles applied to square door casing
- 9 linear feet of exterior window sill to match existing
- 250 square feet of Benjamin Obdyke slicker classic rain screen
- Labor - \$4,800
- **Subtotal - \$9,423**

Siding and Exterior Trim Total Cost - \$9,423

10. Drywall:

- a. Entry Room - Hang, mud, tape, and finish approximately 512 square feet of 1/2" drywall on walls and ceilings.
 - Materials - \$425
 - Labor - \$3,000
 - **Subtotal - \$3,425**

Drywall Total Cost - \$3,425

11. Flooring:

- a. Heated Floor and Tile Prep - installation of approximately 77 square feet of DITRA-HEAT membrane and heating cable.
 - Materials - \$1,812
 - Labor - \$600
 - **Subtotal - \$2,412**
- b. Tile and Grout - Set and grout approximately 77 square feet of new tile.
 - Materials - Tile supplied by owner
 - Labor - \$3,300
 - **Subtotal - \$3,300**

Flooring Total Cost - \$5,712

12. Interior Trim:

- a. Install 36 linear feet of new baseboard, 56 linear feet of new window and door casing.
 - Materials - \$690
 - Labor - \$1,800

Interior Trim Total Cost - \$2,490

13. Painting:

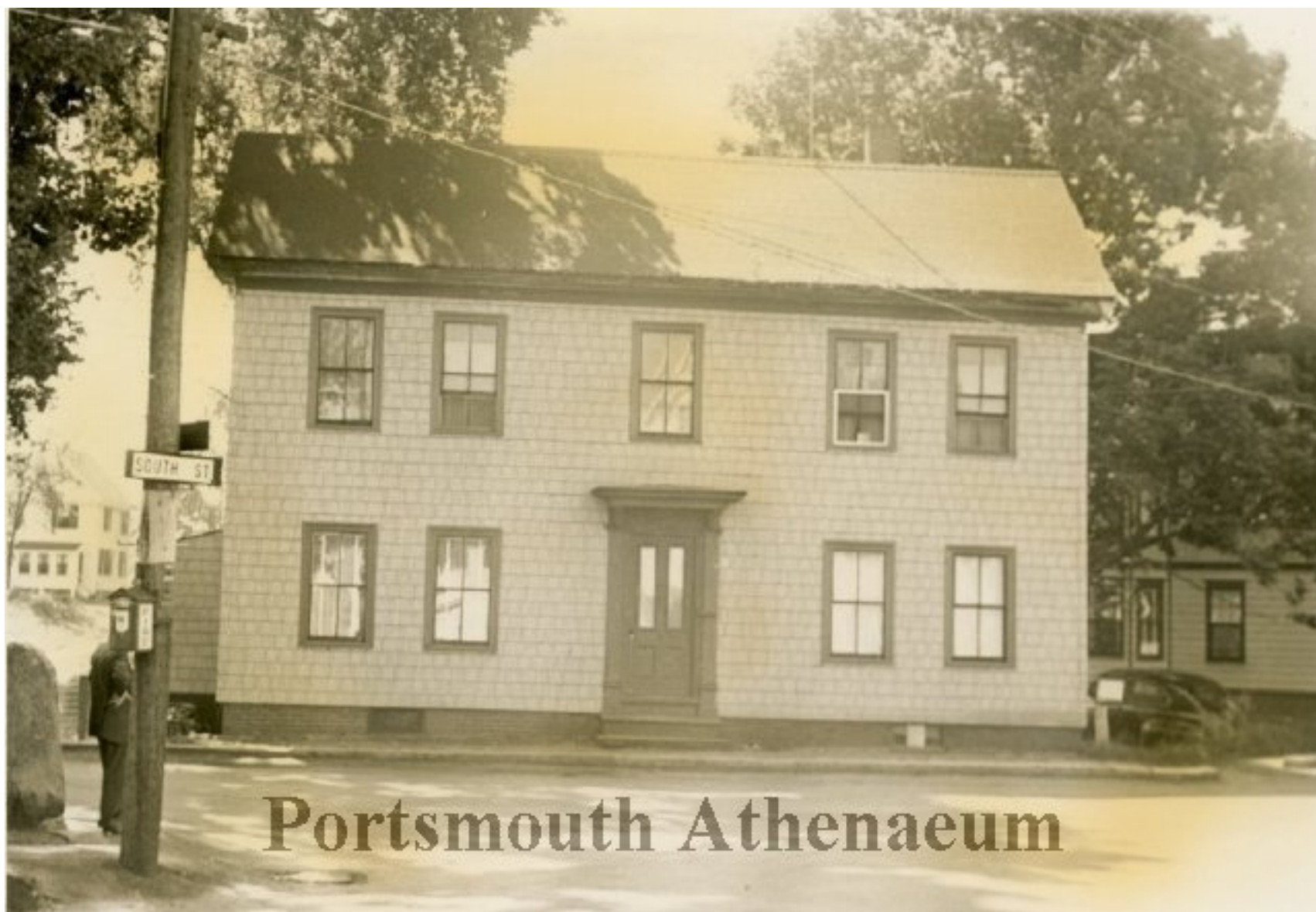
- a. Interior Walls and Trim - Apply 2 coats of owner selected paint colors on all new walls and trim in new entry room.
 - Materials - \$188
 - Labor - \$1,800
 - **Subtotal - \$1,988**
- b. Exterior Siding and Exterior Trim - Apply 2 coats of owner selected paint colors on all new siding and exterior trim.
 - Materials - \$825
 - Labor - \$2,400
 - **Subtotal - \$3,225**

Painting Total Cost - \$5,213

SUMMARY:

- 1. General Requirements Total Cost - \$2,175
- 2. Earthwork Total Cost - \$6,625
- 3. Foundation Total Cost - \$5,460.00
- 4. Framing Total Cost - \$19,037
- 5. Window and Door Installation Total Cost - \$2,400
- 6. Electrical Total Cost - \$4,300
- 7. Insulation Total Cost - \$6,400
- 8. Roofing Total Cost - \$11,614
- 9. Siding and Exterior Trim Total Cost - \$9,423
- 10. Drywall Total Cost - \$3,425
- 11. Flooring Total Cost - \$5,712
- 12. Interior Trim Total Cost - \$2,490
- 13. Painting Total Cost - \$5,213

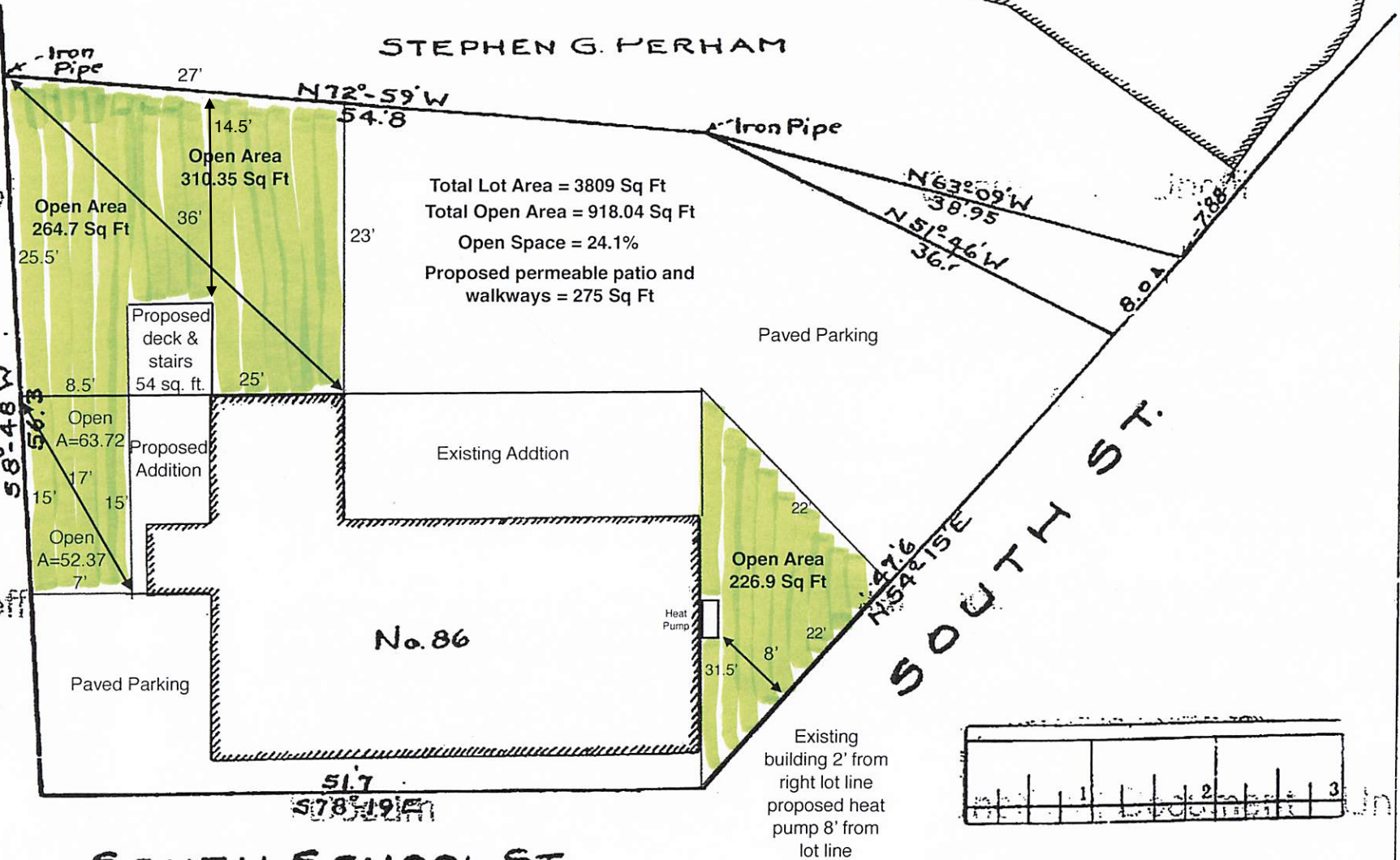
Complete Project Total - \$84,274.00



01432

STEPHEN G. PERHAM

NATALIE D. & ULRIC W. BUNKER



PLAN OF LOT
86 SOUTH SCHOOL ST.
PORTSMOUTH, N.H.

Proposed Open Space Plan

Project Address: 164 Daniel Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2



A. Property Information - General:

Existing Conditions:

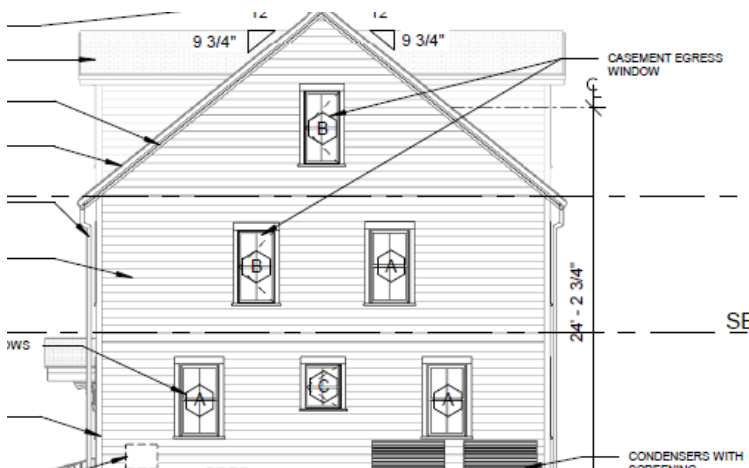
- Zoning District: Character District 4 (CD4) and Downtown Overlay
- Land Use: Residential
- Land Area: 2,510 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Vernacular
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Daniel Street and Bow Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Exterior renovations to the existing structure and new construction of dormers.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- New siding, windows, and doors
- Remove existing chimneys and rebuild faux chimneys
- Construct new 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

164 DANIEL STREET RENOVATIONS

HISTORIC DISTRICT COMMISSION WORK SESSION PUBLIC HEARING - NOVEMBER 2025, PORTSMOUTH, NH

BUILDING HISTORY:

- BUILT IN 1880 AS A 2- 1/2 STORY DUPLEX WITH PAIRED DOORWAYS IN OFF-CENTER OF 4-BAY FACADE. GABLE ROOF WITH EXTENDED EAVES, TWO STOVE CHIMNIES ON RIDGE.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE THE EXISTING DUPLEX AT 164 DANIEL STREET.
- ADD TWO DORMERS AT BOTH THE NORTH AND SOUTH ELEVATIONS.
- REPLACE ALL EXISTING VINYL WINDOWS WITH CLAD WOOD WINDOWS. MINOR MODIFICATIONS TO EXISTING WINDOW LOCATIONS FOR INTERIOR FUNCTIONALITY. REFER TO ELEVATIONS.
- REPLACE BOTH FRONT ENTRY DOORS WITH WOOD DOORS.
- REMOVE DOORS ON BACK OF BUILDING (NORTH ELEVATION).
- REPLACE EXISTING VINYL SIDING WITH WOOD CLAPBOARD SIDING.
- REPLACE EXISTING ALUMINUM TRIM AT DOOR, WINDOWS, AND EAVES WITH WOOD TRIM.
- REMOVE EXISTING VINYL SHUTTERS.
- REMOVE CHIMNEYS AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, AND FORM.
- PROVIDE A WOOD FENCE ALONG THE DRIVEWAY AND SOUTH ELEVATION.

Sheet List-HDC	
Sheet Number	Sheet Name

HDC PACKET

A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING ELEVATIONS
A4	PROPOSED ELEVATIONS
A5	WINDOW AND DOOR SCHEDULE
A6	MATERIALS AND SELECTIONS



EXISTING PERSPECTIVE FROM DANIEL STREET LOOKING AT 164 DANIEL STREET



BREMAC FILLING STATION LOCATED AT 168 DANIEL ST, VIEW OF 164 DANIEL ST BEHIND. IMAGE DATE: 1925-1930. COURTESY OF PORTSMOUTH ATHENAEUM.



164 DANIEL STREET
PORTSMOUTH NH, 03801

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION- WORK
SESSION /PUBLIC HEARING- NOVEMBER 2025

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



A0

10/17/2025

PA: MM / MG

Project Number: 25073

NOT TO SCALE



EXISTING SHED



NORTH EAST ELEVATION



FRONT ENTRY



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION- WORK
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A1

10/17/2025

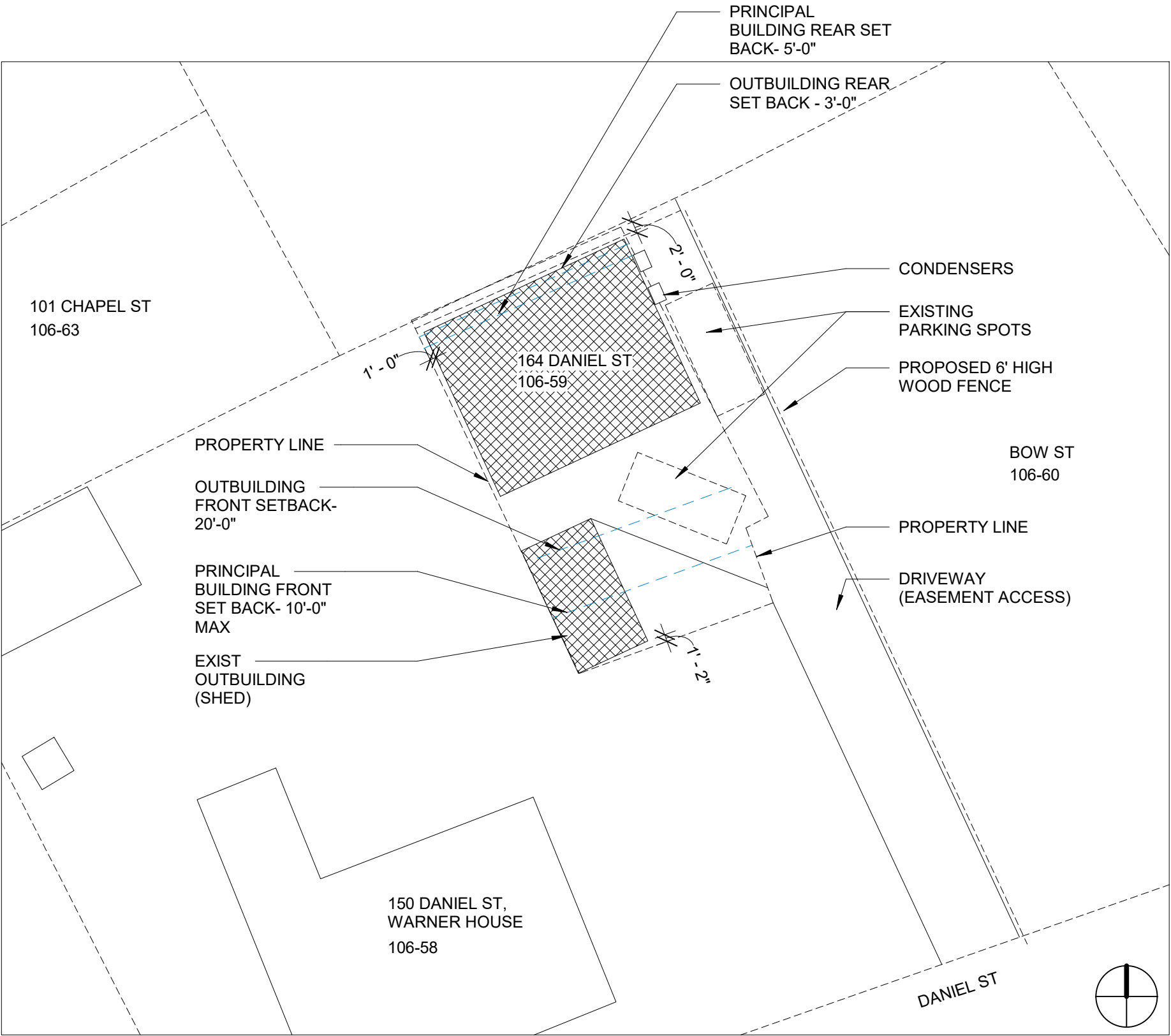
PA: MM / MG

Project Number: 25073

NOT TO SCALE

DIMENSIONAL CRITERIA (10.5A41.10C, ARTICLE 5A) CHARACTER DISTRIT 4 (CD4), HISTORICAL DISTRICT (HDC)			
ALLOWED USE	REQUIRED	EXISTING 164	PROPOSED 164
BUILDING FOOTPRINT	15,000 SF MAX	1,250 SF	1,250 SF
LOT AREA	NR	2,350 SF	2,350 SF
BUILDING PLACEMENT- PRINCIPAL BUILDING			
FRONT YARD (MAX PRIMARY)	10'-0"	31'-8" ¹	31'-8"
SIDE YARD SETBACK	0	1'-0"	1'-0"
REAR YARD SETBACK	5'-0" MIN	2'-0" ¹	2'-0"
BUILDING AND LOT OCCUPATION			
BUILDING COVERAGE	90% MAX	100% ¹	100%
OPEN SPACE	10% MIN	0% ¹	0%
BUILDING FORM - PRINCIPAL BUILDING			
BUILDING HEIGHT	40'-0" MAX	25'-11"	25'-11"
BUILDING STORIES	2-3 STORIES	3 STORIES	3 STORIES
GROUND FLOOR ELEVATION	3'-0" MAX	1'-4"	1'-4"
GROUND STORY HEIGHT	12'-0" MIN	10'-2" ¹	10'-2"
SECOND STORY HEIGHT	10'-0" MIN	8'-2" ¹	8'-2"
ROOF TYPE	-	GABLE	GABLE
ROOF PITCH-MAIN ROOF	6:12-12:12	9.75:12	9.75:12
PARKING	2.6 SPACES	2 ¹	2
BUILDING PLACEMENT- OUTBUILDING			
FRONT YARD	20'-0"	1'-2" ¹	1'-2" ¹
SIDE YARD SETBACK	0	0	0
REAR YARD SETBACK	3'-0"	41'-8"	41'-8"

1. EXISTING NON-CONFORMING
2. ALL EXISTING DIMENSIONS ARE APPROXIMATE AND BASED ON CITY GIS MAPS.



1 SITE PLAN
1" = 20'-0"

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

ARCHITECTURAL SITE PLAN

HISTORIC DISTRICT COMMISSION- WORK
SESSION / PUBLIC HEARING- NOVEMBER 2025

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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A2

10/17/2025

PA: MM / MG

Project Number: 25073

AS INDICATED



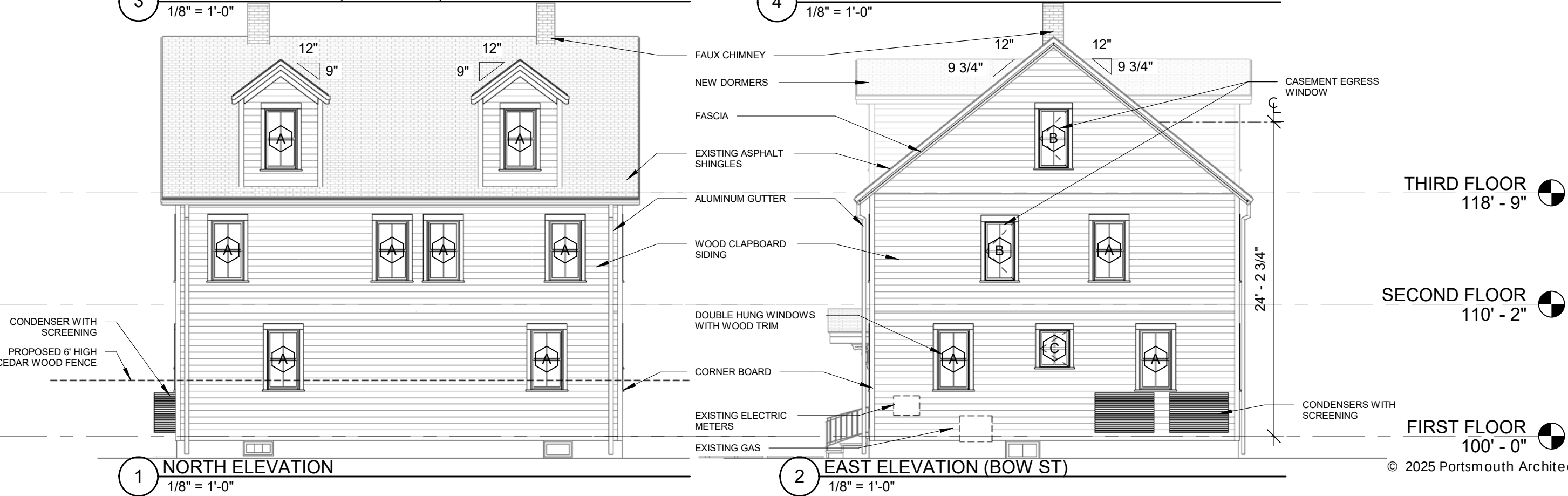
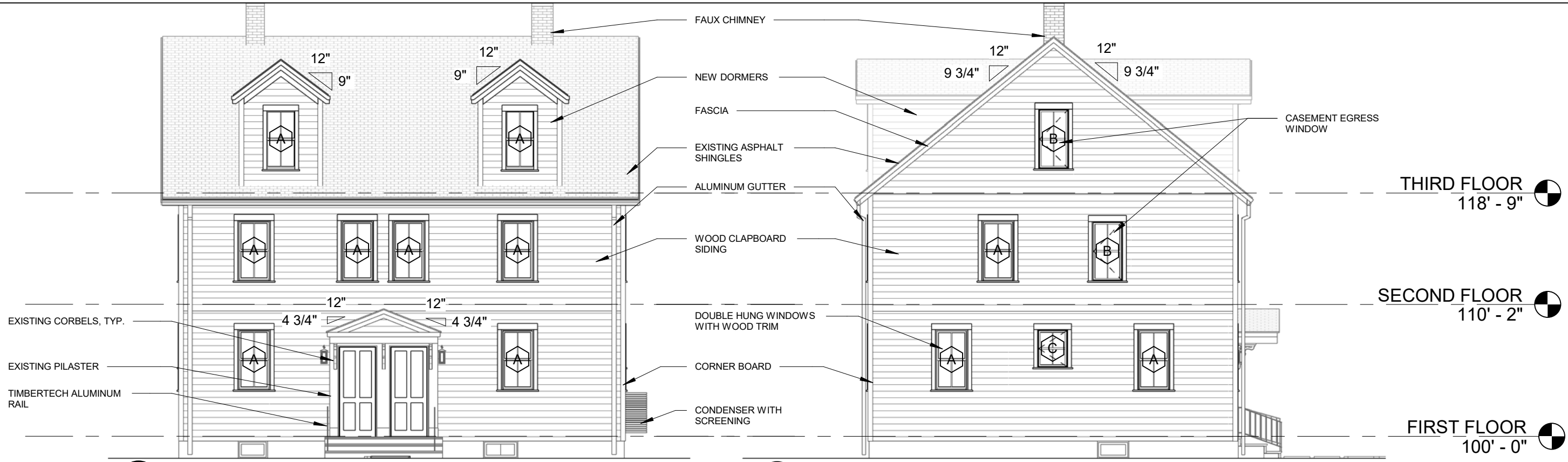
TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS
HISTORIC DISTRICT COMMISSION- WORK
SESSION /PUBLIC HEARING- NOVEMBER 2025

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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A3	10/17/2025
	PA: MM / MG
	Project Number: 25073
	Scale: 1/8" = 1'-0"



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TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS
HISTORIC DISTRICT COMMISSION- WORK
SESSION /PUBLIC HEARING- NOVEMBER 2025

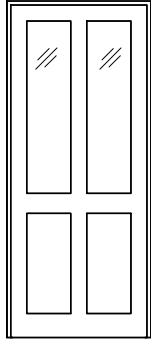
4 Market Street
Portsmouth, New Hampshire
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A4

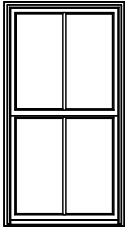
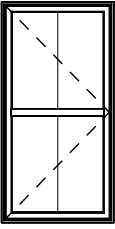
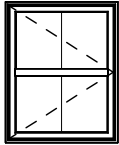
10/17/2025
PA: MM / MG
Project Number: 25073
Scale: 1/8" = 1'-0"

DOOR TYPES



TYPE A:

PANELED SOLID WOOD DOOR, WITH UPPER GLASS LITES

WINDOW TYPES		
		
TYPE A:	TYPE B:	TYPE C:
FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT EGRESS WINDOW, 4 LITE, WITH SIMULATED CHECK RAIL.	FIBERGLASS CLAD WOOD CASEMENT WINDOW, 4 LITE, SIMULATED CHECK RAIL

WINDOW SCHEDULE					
Type Mark	BOD: Manufacturer	BOD: Model	Width	Height	Egress Window
A	Marvin Windows and Doors	ELDH3660	2' - 6"	4' - 8"	No
B	Marvin Windows and Doors	ELCA2955 E	2' - 4"	4' - 7 1/8"	Yes
C	Marvin Windows and Doors	ELCA3747	2' - 4"	2' - 11 1/8"	No

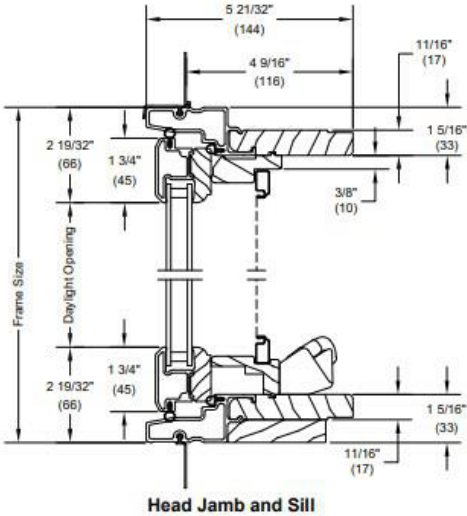
WINDOW NOTES

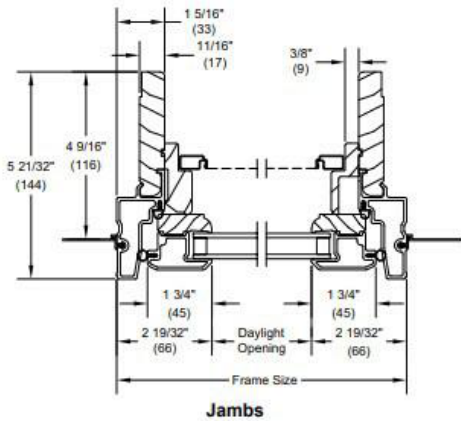
1.
2.
3.
- WINDOWS/BASIS OF DESIGN MARVIN ELEVATE, OR EQUAL.
PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

WINDOWS

MARVIN ELEVATE CASEMENT



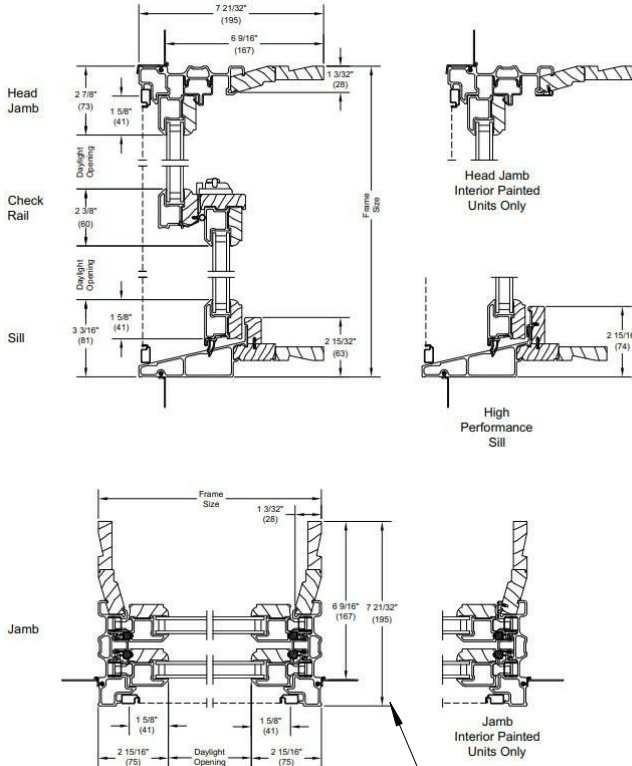




WINDOWS

MARVIN ELEVATE DOUBLE HUNG





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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

WINDOW AND DOOR SCHEDULE

HISTORIC DISTRICT COMMISSION- WORK
SESSION /PUBLIC HEARING- NOVEMBER 2025

4 Market Street
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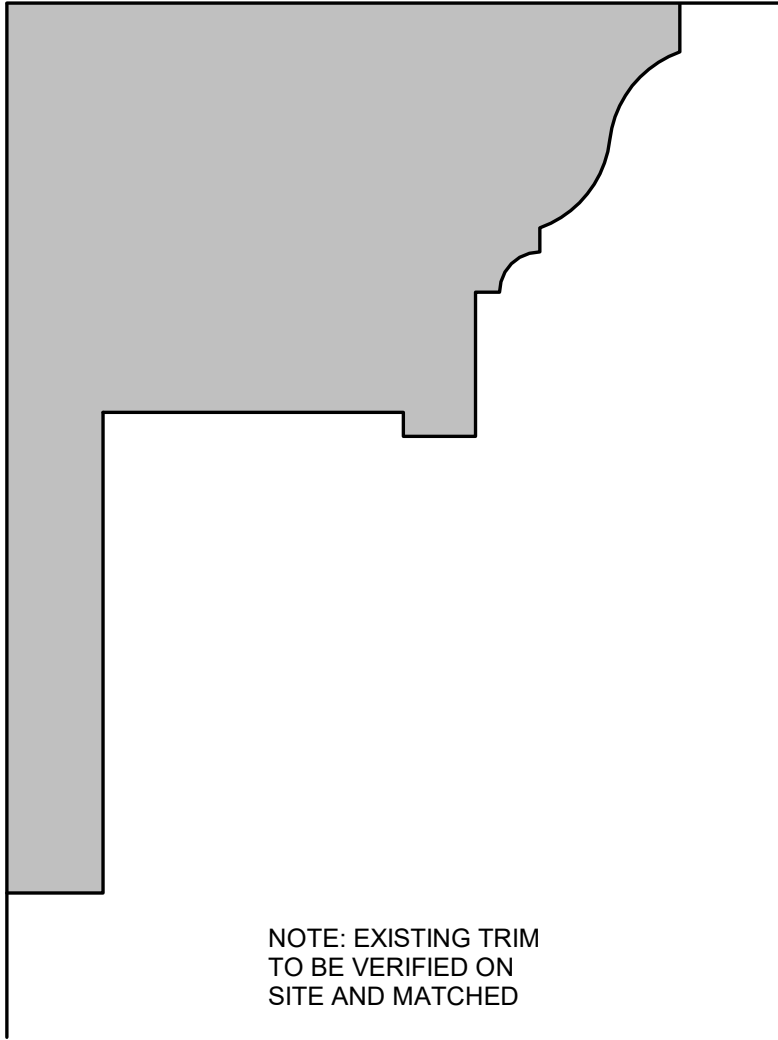
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10/17/2025

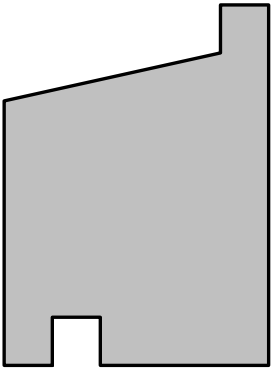
PA: MM / MG

Project Number: 25073

NOT TO SCALE



NOTE: EXISTING TRIM
TO BE VERIFIED ON
SITE AND MATCHED



RAKE PROFILE

HISTORICAL SILL PROFILE

6' HIGH CEDAR WOOD FENCE

CONDENSER SCCREENING
WOOD SCREENING OVER CONDENSER

WALL SCONCE OR EQUAL

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

MATERIALS AND SELECTIONS

HISTORIC DISTRICT COMMISSION- WORK
SESSION /PUBLIC HEARING- NOVEMBER 2025

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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A6

10/17/2025
PA: MM / MG
Project Number: 25073
NOT TO SCALE

Project Address: 209 Marcy Street

Permit Requested: Certificate of Approval

Application: Public Hearing #3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 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

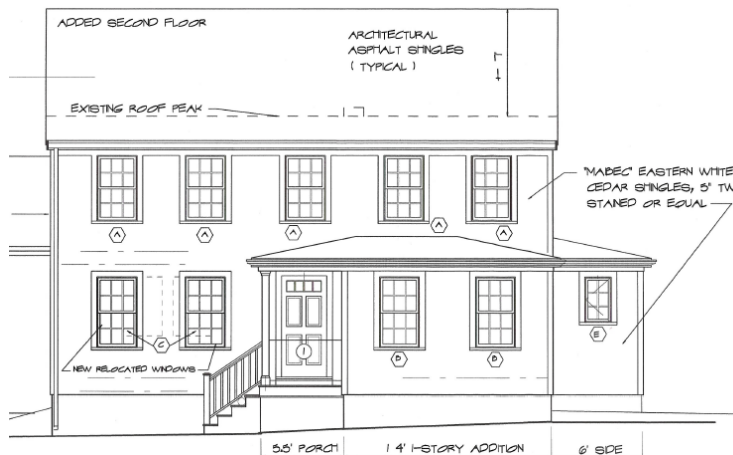


B. Proposed Work: Construct 2nd story addition and new 1-story front and side additions.

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:

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

E. Review Criteria/Findings of Fact:

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



VIEW OF MARCY ST, LOOKING SOUTH FROM HANCOCK ST



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

209 Marcy



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

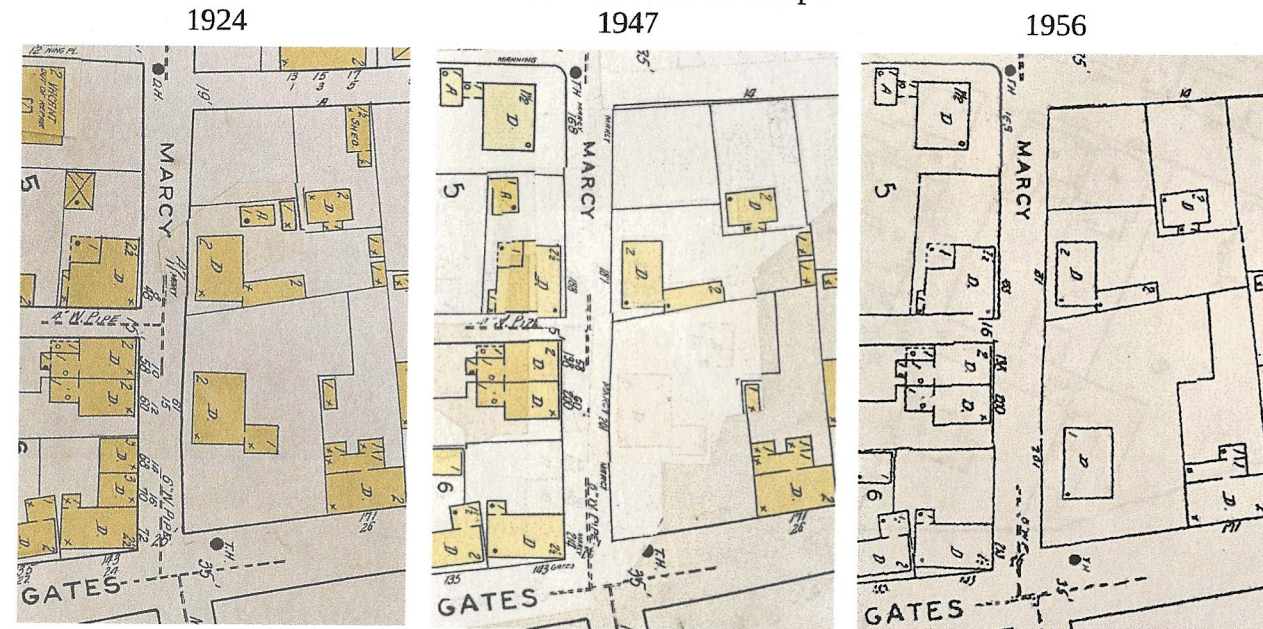
801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

Project:
2407

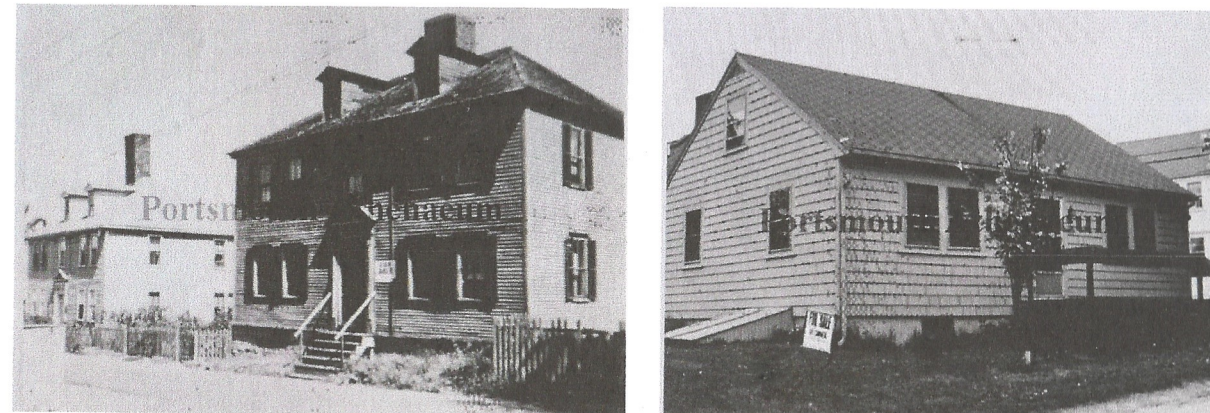
Revisions:

Date:
4/14/25

Sanborn Insurance Maps



The Thomas Shaw House, currently located at 24 Marcy St was previously located on 209 Marcy St. It was moved to it's current location in the late 1930's. The current house was built in 1950. The maps above show that progression.



The Thomas Shaw House in its previous location next to the current neighbor at 187 Marcy. To the right, the current house in 1979. Below show the similarities between 187 Marcy and the Thomas Shaw House as it stands today.



PORTSMOUTH, N.H. HISTORIC DISTRICT SURVEY

Site number:

Address 209 Marcy St. cor. Gates St.

New tax map(1979) U3 lot 2 size 7768sq.ft.
Old tax map 9 lot 68 size

Owner BELILAH, Karl
Address 171 Gates St.

Location of legal description:
Rockingham County Registry of Deeds
Hampton Road; Exeter, New Hampshire
03833

Representation in existing surveys:

HABS NR NHL
HAER Other

Date c. 1950
Source: Estimate x Other:

Historic name
Common name
Original owner
Architect/bldr.

Functional type
Present use, if different

Moved Date
Altered Date

Affect: local Contributing
non-contributing x Intrusion

Photo roll 9 no. 18
Negative with: Portsmouth Advocates
Description
Date taken cy

1. Style Modern cape No. of stories 1 1/2 No. of bays 5 x 2

2. Overall plan: Rectangle, along street.

3. Foundation: Brick Stone Poured concrete Concrete block x
Artificial stone Other

4. Wall structure: Wood frame x Brick Stone Other
If wood: Post and beam Balloon frame x

5. Wall covering: Clapboard Wood shingle x Flushboard Imitation ashlar
Brick Stone Stucco Composition board Aluminum Vinyl
Sheet metal Asphalt shingles Other

6. Roof: Gable x Hip Shed Mansard Flat Gambrel Other

7. Specific features (location, no., appearance of porches, windows, doors, chimneys, dormers, eels/wings--see also description), decorative elements:

Description:

1 1/2 story modern cape with absence of architectural detail.
Intrusive wooden deck on front. Set back from street.

PORTSMOUTH
ADVOCATES, INC.

(over..... Courtesy of the Portsmouth Athenaeum, 100 BOX 4661, PORTSMOUTH, NEW HAMPSHIRE 03801
603-431-2499

HISTORICAL REVIEW

SCHEMATIC DESIGN

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

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

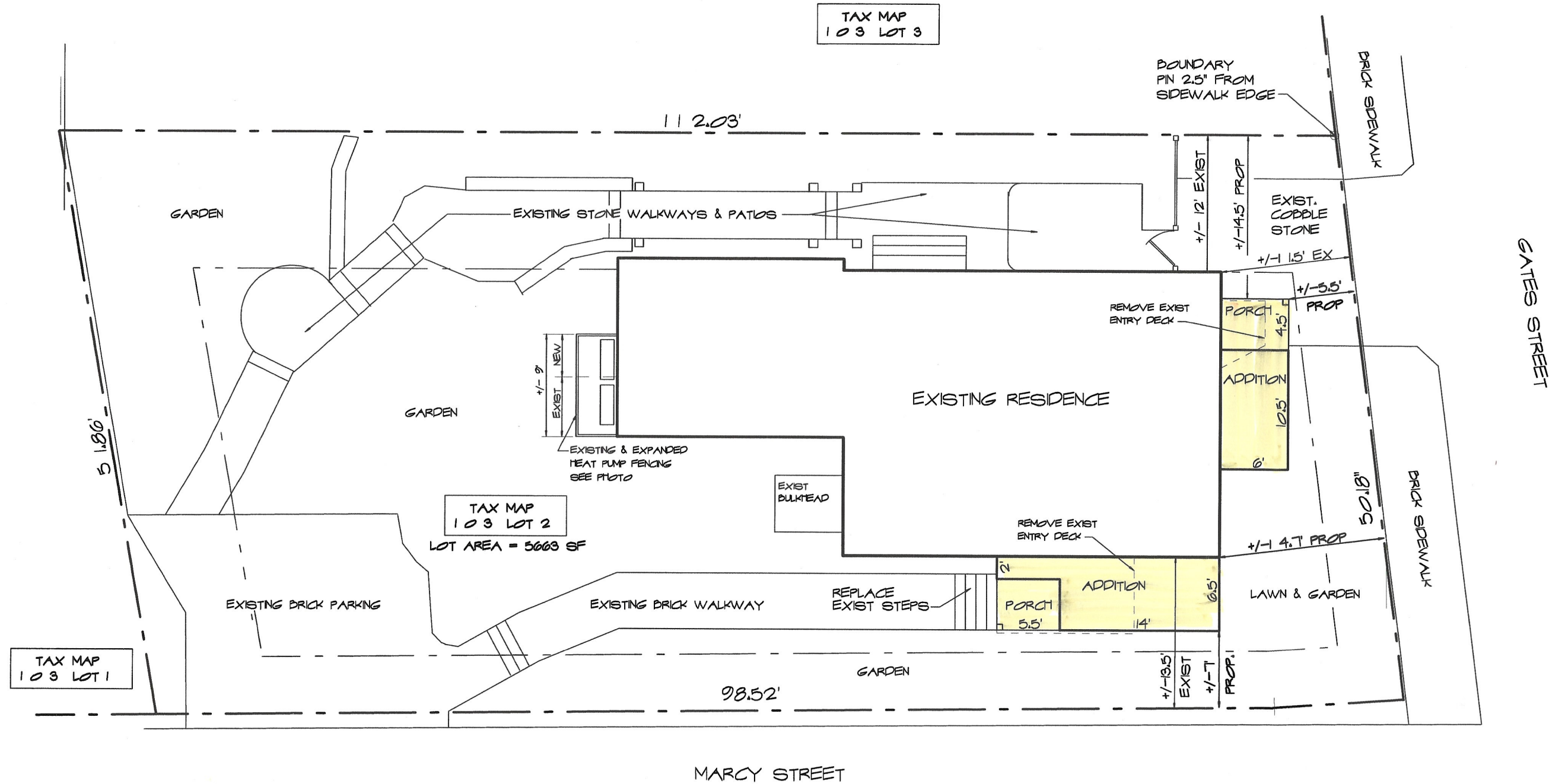
209 MARCY STREET

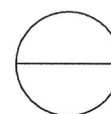
PORTSMOUTH, NH

Project: 2407

Date: 6/16/25

Revisions:




SCHEMATIC SITE LAYOUT PLAN
 SCALE: 1" = 10'-0"
 NOTE: SITE LAYOUT PLAN GENERATED FROM MAP GEO
 & FIELD MEASUREMENTS BY ANNE WHITNEY ARCHITECT



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	Date: 8/14/25
			Revisions:	1 OF 6

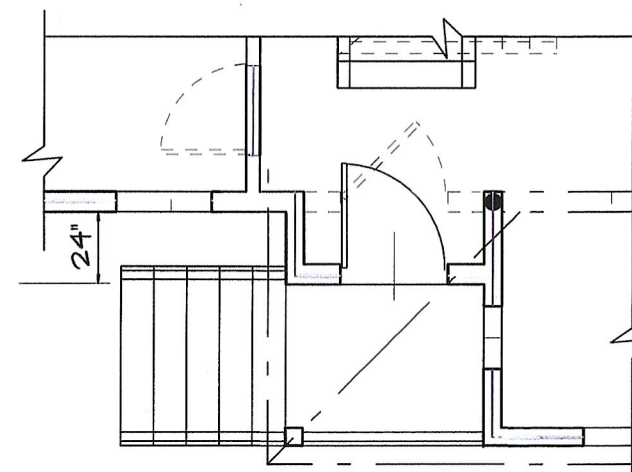
EXISTING FENCE
FOR HEAT PUMPS



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



EXISTING FRONT ELEVATION



SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

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

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

Project: # 2407

Revisions:

Date: 8/14/25

2 OF 6



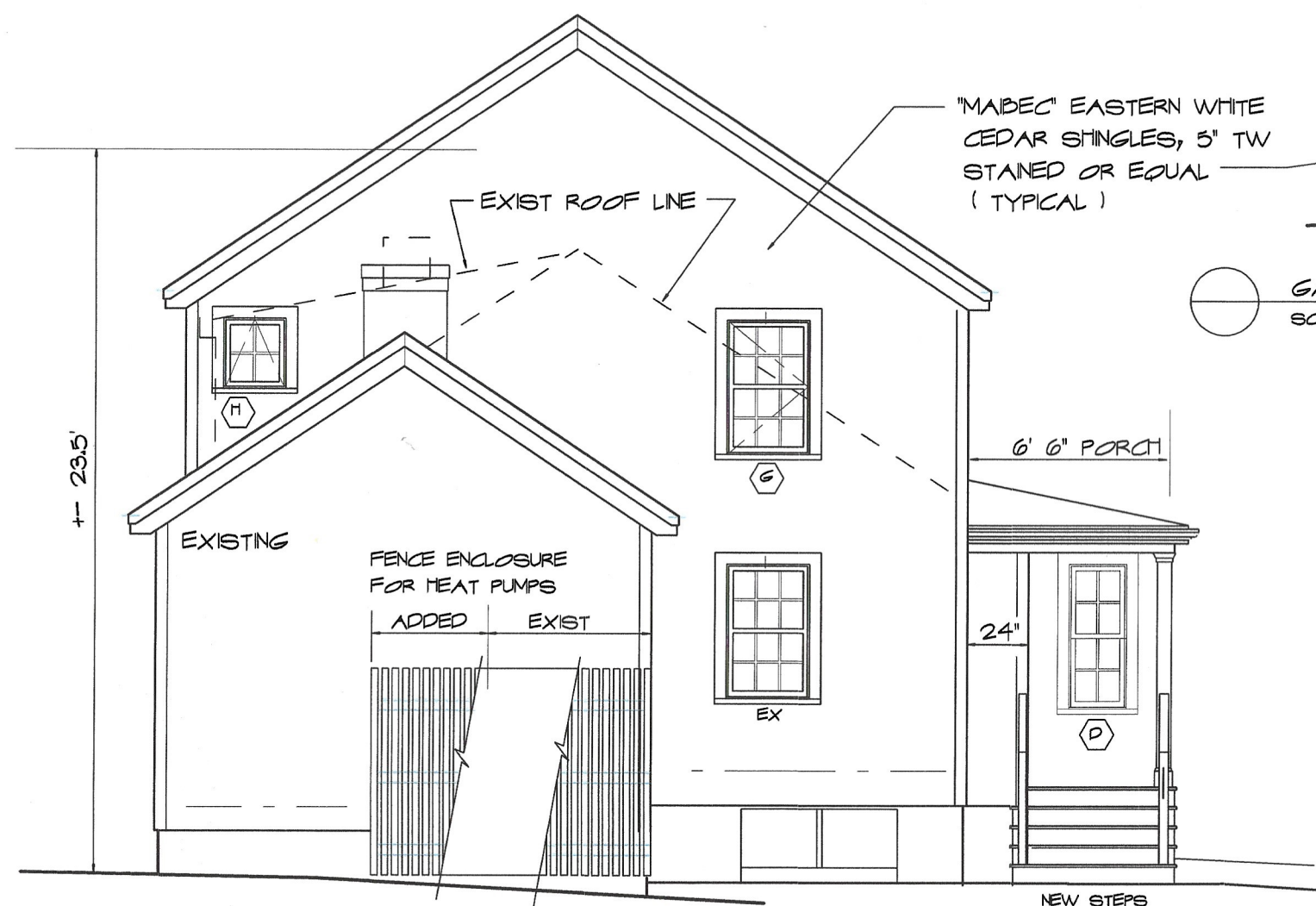
EXISTING LEFT SIDE



EXISTING FRONT LANDING & STEPS



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



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



EXISTING GATES ST ELEVATION

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

ANNE WHITNEY ARCHITECT

PORTSMOUTH, NH

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

Project: #2407

Revisions:

Date: 8/14/25

3 OF 6

"MADEC" EASTERN WHITE
CEDAR SHINGLES, 5" TW
STAINED OR EQUAL

6' PORCH

ARCHITECTURAL
ASPHALT SHINGLES
(TYPICAL)



EXISTING REAR ELEVATION



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

SCHEMATIC DESIGN

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

ANNE WHITNEY ARCHITECT

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE

209 MARCY STREET

PORTSMOUTH, NH

Project: # 2407

Date: 8/14/25

Revisions:

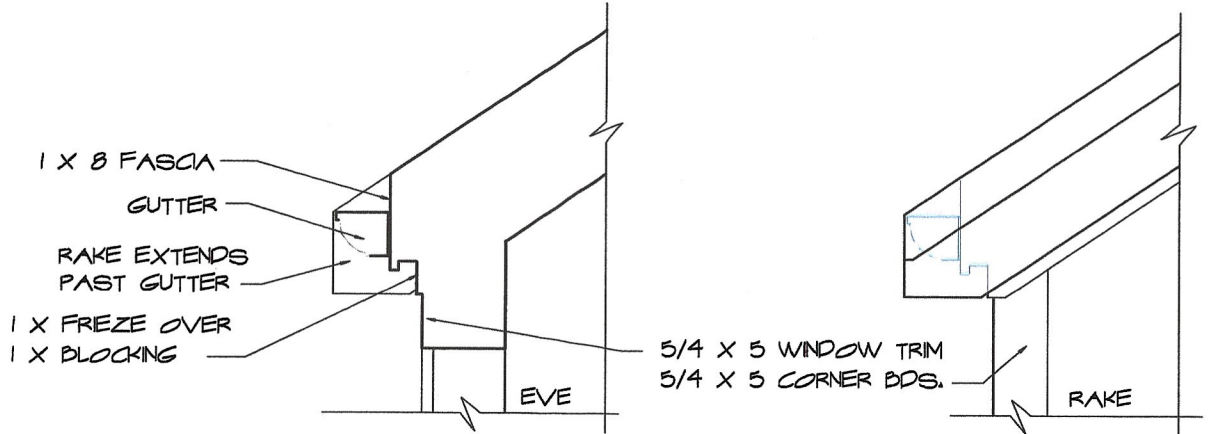
4 OF 6

WINDOW & EXTERIOR DOOR SCHEDULES

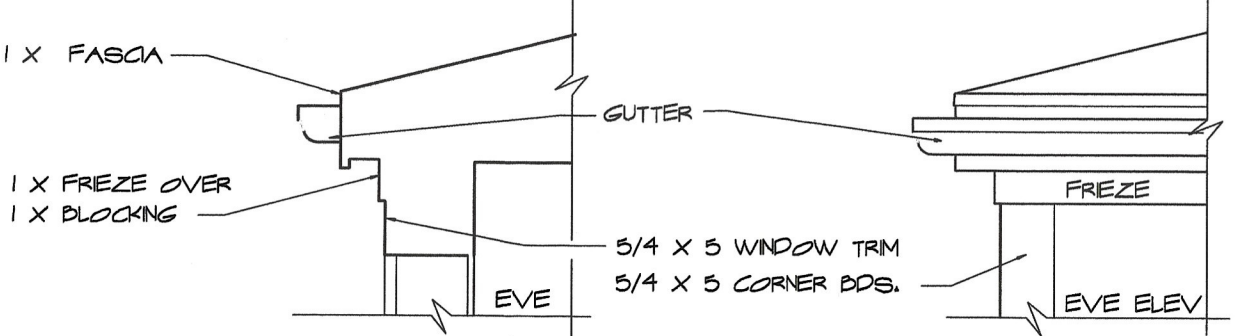
SYM.	SIZE/UNIT	LITES	ROUGH OPENING	REMARKS	QUAN.
WINDOWS					
A	ELDH 3252	6/6	2' 8 1/2" X 4' 4 1/4"	MARVIN INC., ELEVATE, Doublehung, 7/8" SDL w/ Low E Glazing, Cladding "Stone White" Hardware to be chosen by Owner. In 2x6 wall	7
B	ELDH 3256	6/6	2' 8 1/2" X 4' 8 1/4"	DITTO	2
C	ELDH 3256	6/6	2' 8 1/2" X 4' 8 1/4"	DITTO, in existing wall	3
D	ELDH 2256	2/2	1' 10 1/2" X 4' 8 1/4"	DITTO	2
E	ELCA 2135	6	1' 9" X 2' 11 5/8"	MARVIN INC., ELEVATE, Casement, 7/8" SDL w/ Low E Glazing, Cladding "Stone White", Hardware to be chosen by Owner, in 2x6 wall.	1 R 2 L
E*				DITTO, tempered	2 R 1 L
F	ELCA 2135	6	1' 9" X 2' 11 5/8"	DITTO, tempered, in existing wall	1 L
G	ELCA cust. to match ELDH 3252	6/6 with M-Rail	2' 8 1/2" X 4' 4 1/4"	DITTO, Casement to match Doublehung	2 R 1 L
H	ELAWN 2527	4	2' 1" X 2' 3 5/8"	MARVIN INC., ELEVATE, Awnning, 7/8" SDL w/ Low E Glazing, Cladding "Stone White", Hardware to be chosen by Owner, in 2x6 wall	1
I	ELAWN 3319	3	2' 9" X 1' 7 5/8"	DITTO, tempered, in existing wall	1
EXTERIOR DOORS					
1	SIMPSON 7134	see elevation	3' 0" X 6' 10 1/2"	SIMPSON, FIR 7134, Panel Door 36" x 80", with 4 Upper Lites, painted, see Elevation, Hardware to be chosen by owner. in 2x6 wall	1
2	Therma-Tru S 1350	4	2' 10 1/2" X 6' 10 1/2"	THERMA-TRU, Smooth Star Model S1350 with 4 Lite SDL w/ Low E Glazing, Hardware to chosen by Owner, in 2x6 wall	1
3	ELSFD 5068 OX	10	5' 0" X 6' 10 1/2"	MARVIN INC., ELEVATE, Sliding French Door, 7/8" SDL w/ Low E Glazing, Cladding "Stone White", Hardware to be chosen by Owner, in existing wall	1

WINDOW - EXT. DOOR NOTES

1. VERIFY WINDOW SIZING IN EXISTING OPENINGS, ADJUST AS REQUIRED.
2. SUBMIT FINAL WINDOW/DOOR ORDER & SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BEFORE ORDERING

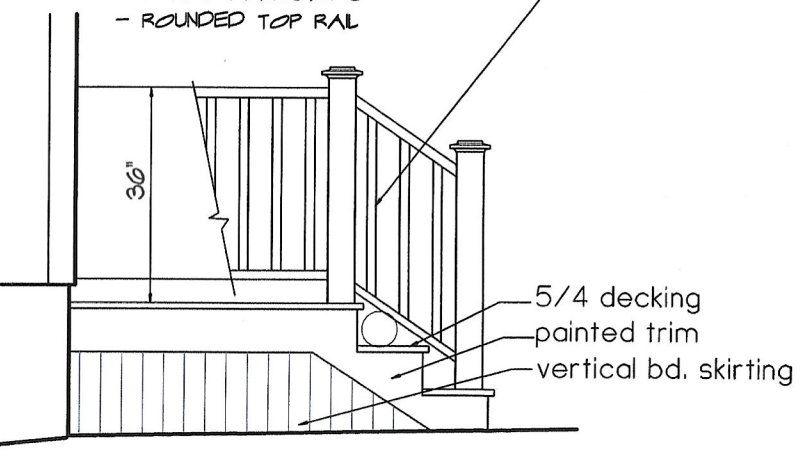


MAIN ROOF EVE & RAKE DETAIL
SCALE : 3/4" = 1'-0"



ADDITION ROOF EVE & ELEVATION DETAIL
SCALE : 3/4" = 1'-0"

- CEDAR OR MERANTI RAIL SYSTEM
- 4 X 4 POST W/ FLAT TOP CAP
 - 2 X 2 BALLISTERS
 - ROUNDED TOP RAIL



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

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENIC RESIDENCE
209 MARCY STREET
PORTSMOUTH, NH

801 Islington St, Suite 32
Portsmouth NH 03801
603-622-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project: 2407

Revisions:

Date: 8/14/25

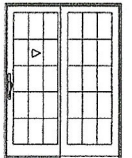
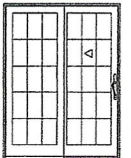
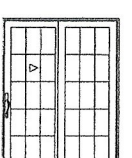
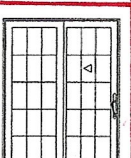
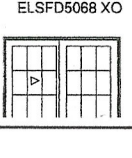
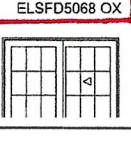
5 OF 6

MARVIN ELEVATE™ COLLECTION DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
3-0 (914)					
3-0 1/4 (921)	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436
3-4 (1016)					
3-4 1/4 (1022)	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440
3-8 (1176)					
3-8 1/4 (1124)	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444
3-7 3/4 (1111)					
3-5 11/16 (449)	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448
4-0 (1219)					
4-0 1/4 (1226)	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452
3-11 3/4 (1213)					
1-7 11/16 (500)	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456
4-4 (1321)					
4-4 1/4 (1327)	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460
4-3 3/4 (1314)					
1-9 11/16 (551)	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464
4-8 (1422)					
4-8 1/4 (1429)	ELDH2268	ELDH2668	ELDH3068	ELDH3268	ELDH3468
4-7 3/4 (1416)					
1-11 11/16 (602)	ELDH2272	ELDH2672	ELDH3072	ELDH3272	ELDH3472
30					
316	ELDH2276	ELDH2676	ELDH3076	ELDH3276	ELDH3476
352					
4-10	ELDH2280	ELDH2680	ELDH3080	ELDH3280	ELDH3480

MARVIN ELEVATE™ COLLECTION SLIDING FRENCH DOOR

2 Panel

MO (mm)	4-11 1/2 (1511)	5-11 1/2 (1816)
RO (mm)	5-0 (1524)	6-0 (1829)
FS (mm)	4-11 (1499)	5-11 (1803)
DLO (mm)	22 3/8 (568)	28 3/8 (721)
6-7 3/4 (2026)		
6-8 (2032)	ELSFD5065 XO	ELSFD6065 XO
6-7 1/2 (2019)		
6-7 3/32 (1704)	ELSFD5065 XO	ELSFD6065 XO
6-10 1/4 (2089)		
6-10 1/2 (2096)	ELSFD5068 XO	ELSFD6068 XO
6-10 (2083)		
6-9 19/32 (1766)	ELSFD5068 XO	ELSFD6068 XO
91		
97	ELSFD5068 XO	ELSFD6068 XO
869		
	ELSFD5068 XO	ELSFD6068 XO

MARVIN ELEVATE™ COLLECTION CASEMENT

MO (mm)	1-4 1/2 (419)	1-8 1/2 (521)	2-0 1/2 (622)	2-4 1/2 (724)
RO (mm)	1-5 (432)	1-9 (533)	2-1 (635)	2-5 (737)
FS (mm)	1-4 (406)	1-8 (508)	2-0 (610)	2-4 (711)
DLO (mm)	0-10 25/32 (274)	1-2 25/32 (376)	1-6 25/32 (477)	1-10 25/32 (579)
2-7 3/8 (797)				
2-7 5/8 (803)	ELCA1731	ELCA2131	ELCA2531	ELCA2931
2-7 1/8 (791)				
2-11 3/8 (888)	ELCA1735	ELCA2135	ELCA2535	ELCA2935
2-11 5/8 (905)				
2-11 1/8 (892)				
2-5 29/32 (760)				
1/8 (1000)				
7/8 (894)				
9/32 (861)				
				
	ELAWN2519	ELAWN2919	ELAWN3319	
				
	ELAWN2523	ELAWN2923	ELAWN3323	
				
	ELAWN2527	ELAWN2927	ELAWN3327	

AWNING

MO (mm)	2-0 1/2 (622)	2-4 1/2 (724)	2-8 1/2 (826)
RO (mm)	2-1 (635)	2-5 (737)	2-9 (838)
FS (mm)	2-0 (610)	2-4 (711)	2-8 (813)
DLO (mm)	1-6 25/32 (477)	1-10 25/32 (579)	2-2 25/32 (680)
1-7 3/8 (492)			
1-7 5/8 (499)	ELAWN2519	ELAWN2919	ELAWN3319
1-7 1/8 (486)			
1-1 29/32 (353)	ELAWN2519	ELAWN2919	ELAWN3319
1-11 3/8 (594)			
1-11 5/8 (600)	ELAWN2523	ELAWN2923	ELAWN3323
1-11 1/8 (587)			
1-5 29/32 (455)	ELAWN2523	ELAWN2923	ELAWN3323
2-3 3/8 (695)			
2-3 5/8 (702)	ELAWN2527	ELAWN2927	ELAWN3327
2-3 1/8 (689)			
1-9 29/32 (557)	ELAWN2527	ELAWN2927	ELAWN3327

Simpson®
Door Company

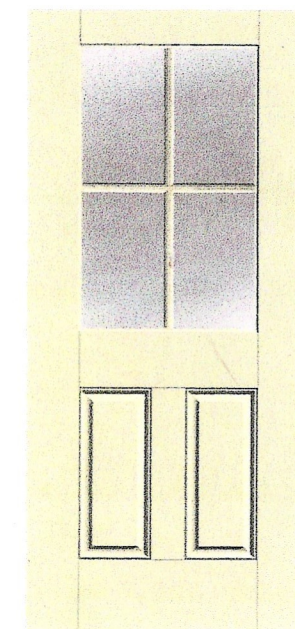


7134 TRADITIONAL
DOOR SPECIFICATIONS (AS SHOWN):
Glass: Clear
Profile: Ovolo Sticking
Panel Type: 1-7/16" Innerbond DHRP

THERMA-TRU®
DOORS

Smooth-Star®

Style No. S1350 | Half Lite 2 Panel Flush-Glazed | Glass Name: 4 Lite 2Wx2H Divided Lite



SCHEMATIC DESIGN
ANNE WHITNEY ARCHITECT
ADDITIONS & RENOVATIONS, LORENIC RESIDENCE
209 MARCY STREET PORTSMOUTH, NH

Project: 2407
Revisions:

Date: 8/14/25

6 OF 6

Project Address: 177 Mechanic Street
Permit Requested: Certificate of Approval
Application: Public Hearing #6

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Commercial
- Land Area: 7,475 SF +/-
- Estimated Age of Structure: c.1955
- Building Style: Vernacular
- Number of Stories: 1
- Historical Significance: Focal
- Public View of Proposed Work: Piscataqua River and Mechanic Street
- Unique Features: N/A
- Neighborhood Association: South End

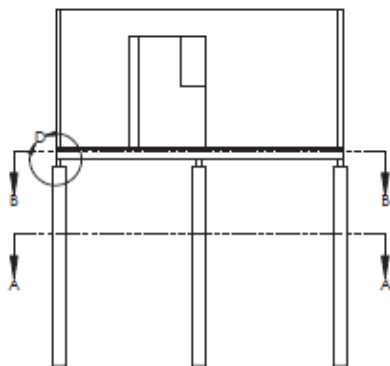


B. Proposed Work: Raise existing shed structure 2 feet.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Raise the existing shed structure 2 feet.



FRONT VIEW

**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:

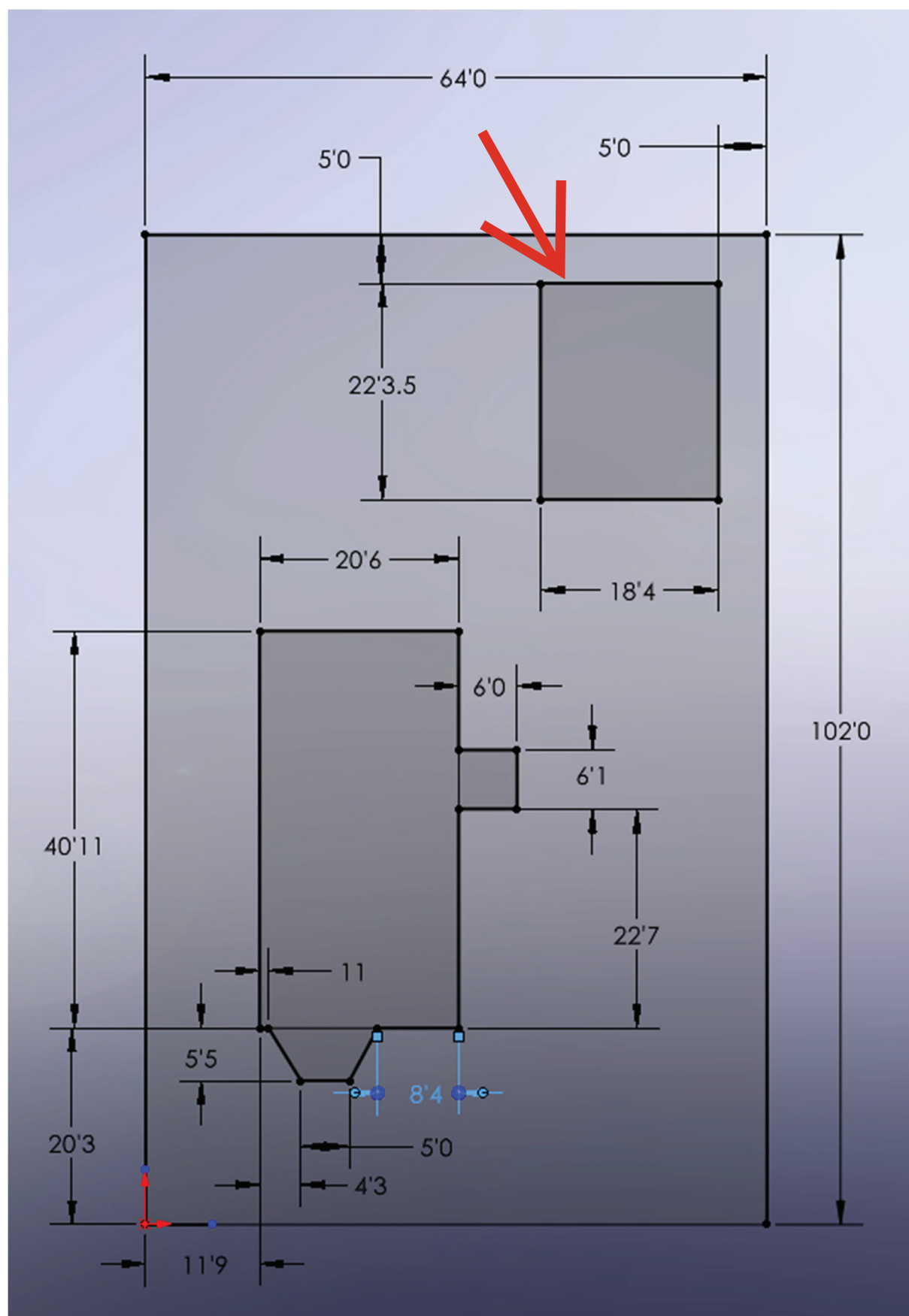
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

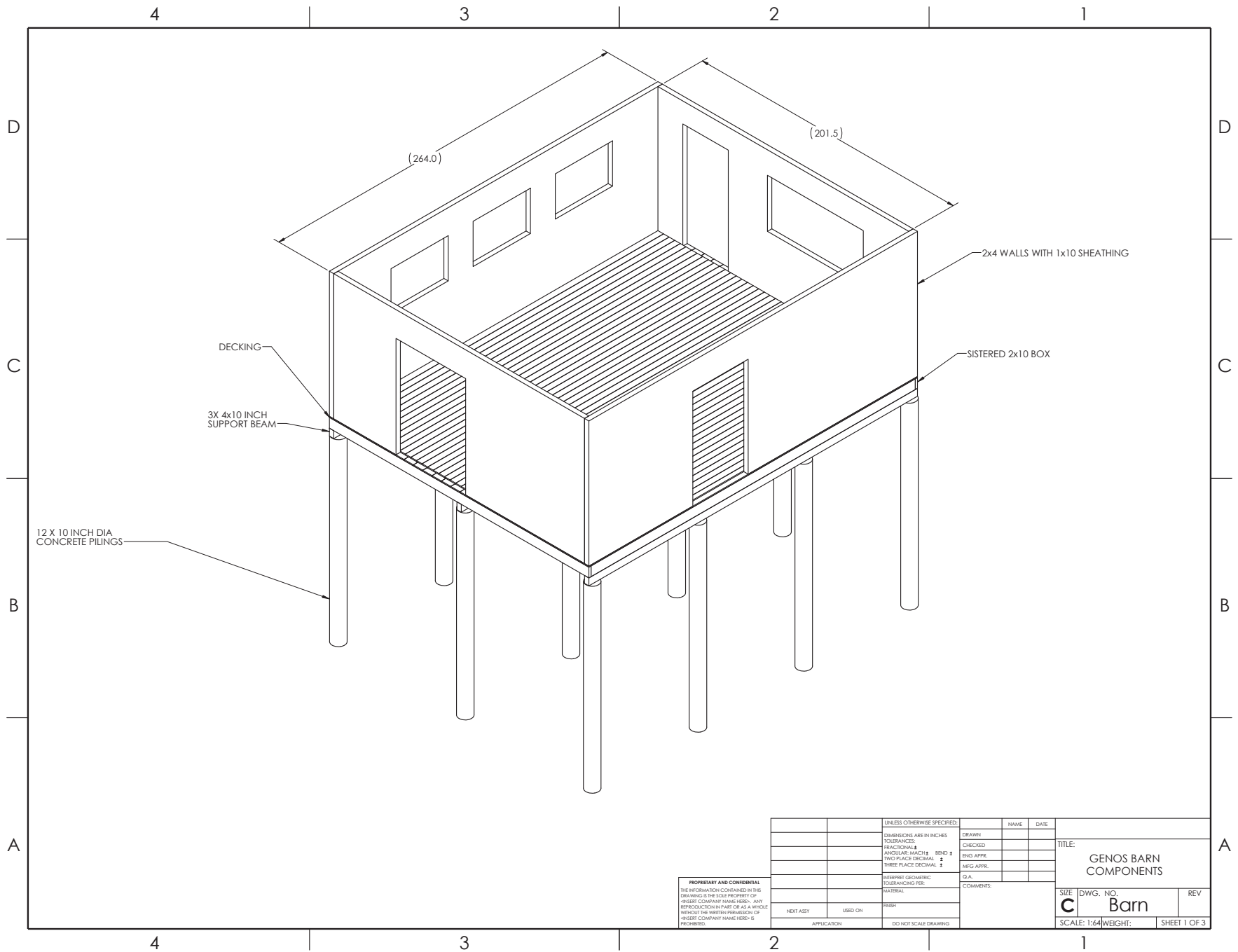


Flooding occurs on a King Tide with a storm surge (bomb cyclone weather event).

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		UNLESS OTHERWISE SPECIFIED:		NAME		DATE	
		DIMENSIONS ARE IN INCHES		DRAWN			
		TOLERANCES:		CHECKED			
		FRACTIONAL: 1/8		ENG APPR.			
		ANGULAR: MATCH		MFG APPR.			
		BEND: 1/2		Q.A.			
		TWO PLACE DECIMAL		COMMENTS:			
		THREE PLACE DECIMAL					
		INTERPRET GEOMETRIC					
		TOLERANCING PER:					
		ASTM					
NEXT ASBY		USED ON		PRESH			
APPLICATION		DO NOT SCALE DRAWING					
				TITLE:			
				NOTES AND			
				OBSERVATIONS			
SIZE		DWG. NO.		REV			
C		Barn					
SCALE: 1:64		WEIGHT:		SHEET 3 OF 3			

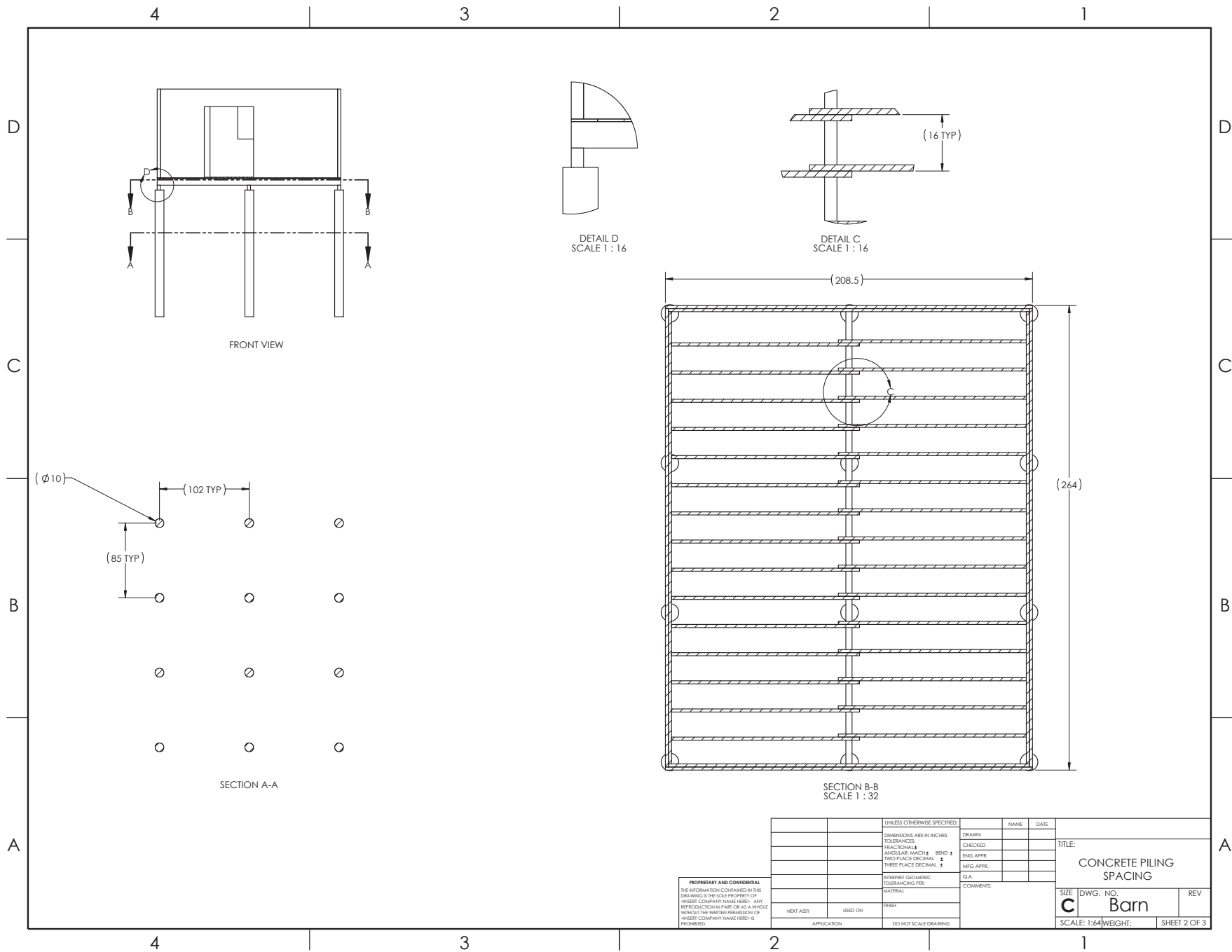




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UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MATCH ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN		
	CHECKED		
	ENG APPR.		
	MFG APPR.		
INTERPRET GEOMETRIC TOLERANCING PER: ANSI Z39.18	Q.A.		
	COMMENTS:		
NEXT ASBY	USED ON	PREP	
APPLICATION		DO NOT SCALE DRAWING	

TITLE: GENOS BARN COMPONENTS		
SIZE C	DWG. NO. Barn	REV
SCALE: 1:64WEIGHT:		SHEET 1 OF 3



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BARN COMPANY NAME HERE IS
PROHIBITED.

UNLESS OTHERWISE SPECIFIED:		NAME	DATE
DIMENSIONS ARE IN INCHES			
TOLERANCES:		DRAWN	
FRACTIONAL		CHECKED	
ANGULAR MATCH		ENG APPR.	
TWO PLACE DECIMAL		MFG APPR.	
THREE PLACE DECIMAL			
INTERPRET GEOMETRIC		Q.A.	
TOLERANCING PER:		COMMENTS:	
ASTM			
NEXT ASBY		PUSH	
USED ON			
APPLICATION		DO NOT SCALE DRAWING	

TITLE:		
CONCRETE PILING SPACING		
SIZE	DWG. NO.	REV
C	Barn	
SCALE: 1:64	WEIGHT:	SHEET 2 OF 3



Outlook

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Fri 10/31/2025 8:50 AM

To Izak Gilbo <igilbo@portsmouthnh.gov>; rbaydoun@gmail.com <rbaydoun@gmail.com>

Submitted on Fri, 10/31/2025 - 08:50

Submitted by: Anonymous

Submitted values are:

Name

Kyle Engle

Email

kte2325@gmail.com

Subject

Letter of support

Message

October 25, 2025

Dear Members of the Historic District Commission,

I am writing to offer my support for an application coming before you from Francesca Fernald the owner of Geno's Chowder & Sandwich Shop.

The application calls for elevating a small barn to protect against an increasingly rising water level during times of high tide. The building is a classic New England waterfront structure with weathered shingles and a nautical theme. I feel lifting the structure will not only make it

more prominent but will also help preserve this unique property.

The contractors selected for this project have established a strong reputation within the city for their attention to detail, especially the restoration and refurbishment of historic buildings. This solid track record assures the project will meet the standards of our Historic District.

I have personally witnessed the high tides which have plagued this structure in the past several years, the latest causing significant damage to both supplies and equipment within the building. As an abutter to Geno's Chowder & Sandwich Shop, I fully support this application. I believe elevating the barn will be a welcome improvement to our neighborhood. This project will not only enhance the appearance of this building but will help ensure Geno's vitality as one of Portsmouth's most popular businesses.

Sincerely,

Kyle Engle
24 Hunking Street

bcc-email

rbaydoun@gmail.com, igilbo@portsmouthnh.gov

October 28, 2025

Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

R.E. November 5, 2025, Application of Geno's Chowder Shop

To HDC Commissioners,

As direct abutters to Geno's Chowder Shop at 177 Mechanic St., we reviewed the plans to raise the barn two feet and fully support this request. It is likely that in the near future, there will be others in the immediate vicinity that will need similar approval based on tidal rise and climate change.

Thank you for your consideration.

Peter Morin
170 Mechanic St
Portsmouth, NH 03801



Fwd: Tuesday 10-21-2025 Public Hearing 209 Marcy Street

From Daniel Corcoran <danjcorcoran@comcast.net>

Date Mon 10/27/2025 1:25 PM

To Planning - Info - Shr <Planning@portsmouthnh.gov>

As was the case for the 10-21-2025 HDC Public Hearing for the property at 209 Marcy Street, I want to reaffirm my support for the proposed new construction submitted by the owners and encourage your passage of those plans at the November 5 meeting.
Daniel Corcoran

As an abutter to the Lorencic property located at 209 Marcy Street, I am writing to support the changes that the property owners wish to make. I have seen and reviewed the plans previously presented. I strongly believe that the proposed changes will significantly improve the current property and will result in a structure much more in keeping with the historic architecture of the entire neighborhood.

I encourage the Board Members to consider the positive changes that will result and vote to approve the requests.

Daniel J Corcoran
168 Marcy St
Portsmouth, NH 03801