

**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.**

**April 01, 2026**

**AGENDA (revised on March 27, 2026)**

*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. March 04, 2026

**II. ADMINISTRATIVE APPROVALS**

1. 96 State Street
2. 111 Gates Street
3. 41-43 and 45 Market Street
4. 65 Washington Street (Strawbery Banke)
5. 254 New Castle Avenue
6. 134 Pleasant Street

**III. PUBLIC HEARINGS (NEW BUSINESS)**

1. Petition of Alden Development LLC, owner, for property located at 110 State Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct second floor roof deck, reconstruct the privacy wall, replace windows, add shutters, repoint masonry as needed and repair and replace wood sills and trim as needed) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 53 and lies within the Character District 4 (CD4) and Historic Districts.
2. Petition of 19 Sheafe Street LLC, owner, for property located at 19 Sheafe Street, wherein permission is requested to allow exterior renovations to an existing structure (replacement windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 16 and lies within the Character District 4 (CD4) and Historic Districts.
3. Petition of 44-46 Market Street LLC, owner, for property located at 44-46 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4)

windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 31 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

4. Petition of Kenneth and Rebecca Nicholson, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure (rebuild screen porch into a 3-season room, replace fencing, replace light fixtures, replace garage door, and adjust the final chimney height) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.

5. Petition of TD Corner Cottage LLC, owner, for property located at 112 Mechanic Street, wherein permission is requested to allow exterior renovations to an existing structure (replace faux door with a real door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 25 and lies within the General Residence B (GRB) and Historic Districts.

6. Petition of Portsmouth Savings Bank/Bank of New Hampshire, owner, and TD Bank, co-owner, for property located at 333 State Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

#### **IV. WORK SESSIONS (OLD BUSINESS)**

A. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

#### **V. WORK SESSIONS (NEW BUSINESS)**

1. Work Session requested by Brian Johnson, owner, for property located at 126 State Street, Unit #8, wherein permission is requested to allow exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 57-8 and lies within the Character District 4 (CD4) and Historic Districts.

2. Work Session requested by Maximilian Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim with wood) as per plans on

file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

3. Work Session requested by Robert M. Snover Revocable Trust, owner, for property located at 58 Humphrey's Court, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new multi-family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 47 and lies within the General Residence B (GRB) and Historic Districts.

**VI. NEW HAMPSHIRE PRESERVATION ALLIANCE- COMMISSION ASSISTANCE MENTORING PROGRAM (CAMP)**

1. Training courses

**VII. 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\\_YGhPLFTMS6GBYQ8JXCEWNA](https://us06web.zoom.us/webinar/register/WN_YGhPLFTMS6GBYQ8JXCEWNA)

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

**6:30 p.m.**

**March 4, 2026**

**MEMBERS PRESENT:** Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members Dave Adams, Dr. Dan Brown, Joy Curth, and Alternate Larry Booz

**MEMBERS EXCUSED:** Martin Ryan, Alternate Susan Strauss

**ALSO PRESENT:** Izak Gilbo, Planner 1, Planning Department

.....  
Alternate Mr. Booz took a voting seat for the evening.

**I. APPROVAL OF MINUTES**

**1. February 04, 2026 Minutes**

*Vice-Chair Doering moved to **approve** the minutes as presented, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

Chair Ruedig stated that Councilor Cook was recused on Item 7 and Mr. Adams was recused on Item 10. Items 7 and 10 were addressed first.

**II. ADMINISTRATIVE APPROVALS**

**1. 200 State Street**

Mr. Gilbo said the request was approval to add a roof-mounted HVAC venting system to the Temple Israel property that would be semi-visible from the street but would be near other HVAC equipment. Mr. Adams as if the material was colored. The applicant Butch Ricci was present and said they could paint it any color. Chair Ruedig asked if the system would penetrate the brick wall. Mr. Ricci agreed and said it would tie into the existing ductwork and that the three units on the roof would be removed.

**Stipulation:** The venting shall be a matte finish and match the brickwork.

**2. 84 Gates Street**

The request was to replace the rear wooden gutters with aluminum K-style ones and to keep the existing wooden downspouts.

**3. 123 State Street, Unit #1**

The request was to remove the existing bulkhead and an existing condenser unit and to insert new windows into two window openings. Mr. Gilbo explained that there would be a stair entry system and a door below grade instead of the bulkhead, and that the two new windows would match the neighboring unit. Mr. Adams said he talked to the applicant, who said he would maintain the stone stairs that made up the bulkhead staircase.

**4. 297 South Street**

The request was to install an HVAC unit with line sets on the exterior. Mr. Gilbo said there were two options for the location of the condenser, on the side or behind the home, and that the applicant preferred the side option. He said there was fencing on the right that ran along the property and that the front of the property was heavily vegetated. The line sets were discussed. Vice-Chair Doering suggested that the installer run the line sets as discretely as possible along the clapboards, and she said it would be a good idea to stay close to the corner board.

**Stipulation:** The line sets shall be painted to match the siding of the house and all the vertical and horizontal line sets shall be even and straight.

**5. 139 South Street, Unit A**

The request was to replace the two front light fixtures, replace the storm doors with custom doors and hardware, omit a decorative light fixture on the back, and add two lights on the rear. The applicant's representative Jennifer Ramsey was present and said the doors would be painted wood. The hardware was further discussed.

**6. 170 Gates Street**

The request was to install a heat pump. Mr. Gilbo said the fence would conceal the pump. The applicant's representative architect Anne Whitney said the line set would be within the house.

**7. 377 Maplewood Avenue**

Mr. Gilbo said the applicant was before the Commission previously for a renovation of their home and to change a secondary structure into an ADU. He said the applicant wanted to omit or change a few items that were originally approved: remove the rafter tails and the transom over the front door; install a front door with grills; change the height of two windows on the rear of the ADU; move the rear AC around the corner; replace a door with a window; and keep the bulkhead. He said there would be fireproof windows as needed by code anywhere within five feet of the property line and that they would all be the same size.

*Vice-Chair moved to **approve** the item with the following **stipulation**: The front door shall be a wood door. Dr. Brown seconded. The motion passed unanimously, 6-0, with Councilor Cook recused.*

**8. 2 Russell Street**

Ryan Plummer of 2 International Group was present to summarize the requested changes. He said the existing glazed windows would be replaced with louvers in the parking garage and the granite base would be increased due to concerns about plowing. He said everything else was related to the rough openings for some windows and the window manufacturer's clarifications.

**9. 254 South Street**

The request was for after-the-fact approval for exterior venting. Mr. Gilbo showed the vent's location and said it would be hidden from the street by a fence.

**10. 112 Mechanic Street**

Mr. Gilbo said the request was to install an HVAC system on the side of the property. He said the applicant would also install wood screening. Dr. Brown asked if there were restrictions on the amount of sound that the unit would emit, noting that the unit would be near an abutter. Mr. Gilbo said he was not aware of it. Vice-Chair Doering asked if the applicant planned to use the lattice screening that they submitted as an example of a nearby property's one. Mr. Gilbo agreed and said the applicant would paint it to match the house.

*Vice-Chair Doering moved to **approve** the item as presented, seconded by Dr. Brown. The motion passed unanimously, 6-0, with Mr. Adams recused.*

**11. 164 Daniel Street**

Mr. Gilbo said the applicant was before the Commission previously and was now requesting a few modifications: revert to the original window openings; relocate the 2<sup>nd</sup> floor bedroom egress windows to the south elevation; and adjust window sizes and locations on the east and north elevations to re-use existing openings. He said the applicant could not get the windows that the Commission originally approved.

**12. 11 Sheafe Street**

Mr. Gilbo said the applicant was before the Commission the previous year for an addition project and that they now wanted temporary venting during the renovation. He showed the venting locations and said they would be moved once the addition was complete. He said the applicant needed two water heater vents on the roof, which would be visible on one side of the street. Vice-Chair Doering verified that the temporary vent that went through the brick would be covered by the addition and that the new locations would be on the wood and not on the brick.

**13. 112 Gates Street**

The request was to replace all the trim and siding in kind using wood. Vice-Chair Doering verified that nothing would be done with the doors or windows at this time.

## DECISION OF THE COMMISSION

*Vice-Chair Doering moved to **approve** all the items with their respective stipulations, except for Items 7 and 10 that were approved separately. Mr. Adams seconded. The motion passed unanimously, 7-0.*

Chair Ruedig asked for a motion to postpone Old Business Work Session A for 30 Walden Street to the April meeting.

*Dr. Brown moved to **postpone** the work session to the April meeting, seconded by Vice-Chair Doering. The motion passed unanimously.*

## III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Christopher H. Daniell, owner**, for property located at **50 Whidden Street**, wherein permission is requested to allow new construction to an existing structure (construct new rear multi-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.

### SPEAKING TO THE PETITION [Video timestamp 40:34]

The owner Christopher Daniell and the project architect Scott Simons were present to speak to the petition. Mr. Simons said they wanted to expand the kitchen and bedroom areas that would go above the one-story addition facing south. He described how it would be done and what it would look like. He said the clapboard on the addition would be painted green to match the house. He reviewed the windows and sliders.

[Timestamp 48:14] Vice-Chair Doering said it was unusual to see the trim on the east elevation that went around the four windows and all the way up both sides into both stories. Mr. Simons said it was a compositional tool that he had done over the years. He said the corner boards were the same and that the existing corner board would remain. Mr. Adams asked if 1-ft long clapboards would be placed along the vertical linkage between the banks of windows, with then another trim and more clapboards. Mr. Simons agreed. Mr. Adams said the windows were 2/2, but the plan indicated that they would match existing. Mr. Simons said that was just a reference to the finish and that the aluminum-clad windows would match the existing. Mr. Adams verified that it would be the only material of the window frame itself. He asked if an apron would be placed under the windowsills, noting that the other windows had 4-inch boards under them. Mr. Simons said the new windows would have aprons that would be 3 inches instead of four inches.

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** [Timestamp 51:58]

*Ms. Curth moved to **not approve** the petition.* She said it did not maintain the Historic District's character and the window groupings were modern. Chair Ruedig said having someone move to approve first would be a cleaner procedure. *Ms. Curth **withdrew** her motion.*

*Mr. Adams moved to **approve** the petition for purpose of discussion, seconded by Dr. Brown.*

Ms. Curth said she was concerned that the project's design would not preserve the integrity of the Historic District. Mr. Booz noted that the window arrangements at the previous month's presentation were different and that the Commission asked the applicant to create some symmetry, which he said the applicant did. He said the Commission had also discussed energy-efficient windows and the applicant had said he wanted a lot of glass for passive solar. Mr. Booz said the proposed trim was now a bit different but that the applicant had mostly done what the Commission had asked. Dr. Brown said it was a small addition that would be subservient to the house and had the historical look of the house. He said he could see the applicant having a little more freedom to do newer things. Vice-Chair Doering said it was in line with the idea of making sure a modern addition read more modern than the original, which she said she could see in the windows and trim, yet the addition still had the symmetry that the original house required. She said it was a good compromise and that it worked significantly better than the windows that were originally added. Councilor Cook agreed and said the addition was more attractive than the existing additions that were not consistent with the original building's design and that it helped bring symmetry to it. Mr. Adams said the introduction of a whole new style of outlying windows was a mistake for the Commission to approve. He said he saw no precedent for that kind of activity of outlining and connecting windows vertically anywhere else in the District. He said it was a very modern technique and that he was offended by the introduction of two new different kinds of windows on the house. He said the rest of the windows were divided in an older fashion than the proposed windows, and he did not think that made any sense. He said the sliding doors to the balcony did not match the other sliding doors five feet away. On the rear view of the building, he said there was a complete loss of symmetry on the gable end of the newly constructed gable structure and that he did not see that fitting into the rigid symmetrical Historic District. For those reasons, he said he could not support the petition. Chair Ruedig said she felt that it was an appropriate addition to the house. She said it had some new, more modern detailing but it set it up as a clear modern addition that used similar clapboards, trim, and so on that was still part of the language of the historic architecture but was not trying to pretend to be very old. She said the south elevation view did not match but that she could clearly see where the historic house was, with another addition under it, and where the new addition would go, which would help tell the story of the house and its development.

*Mr. Adams **withdrew** his motion.* He said he would be voting against the petition.

*Dr. Brown moved to **grant** the Certificate of Approval for the petition, seconded by Mr. Booz.*

Dr. Brown said the project would conserve and enhance the property's value and would have compatibility of innovative technologies with surrounding properties.

*The motion passed by a vote of 5-2, with Mr. Adams and Mr. Curth voting against.*

2. Petition of **John Galt, LLC, owner**, for property located at **14 Market Square**, wherein permission is requested to allow exterior renovations to an existing structure (renovate store fronts and cornice detail) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

### **SPEAKING TO THE PETITION [Timestamp 1:05:27]**

Project architect Tracy Kozak was present on behalf of the applicant. She said the work was underway on the two upper floors to convert them to residential. She said there were no changes to the first floor but there was a lot of decay. She said she found an 1886 photo of the building and wanted to put some of the original elements back. She said the photo showed storefronts with transom windows over the doors that had been filled in over the years with plywood and painted over. The architectural elements that the applicant wanted to repair were discussed. Ms. Kozak said they wanted to put a wooden frieze board above the granite band on the Daniel Street side to match the ones to the right, and they did not want to remove a chimney that they had originally asked to remove because it had been fixed.

Vice-Chair Doering asked about the transom over the door that went upstairs. Ms. Kozak said they would not touch that. Vice-Chair Doering said she liked everything about the project but was puzzled by the frieze board going on top of the granite. Ms. Kozak said it was currently a hodgepodge and that the frieze board would tie it together so that it appeared like one building and matched the cornice to the right. She said it would give the storefront business on the lower left more presence. Mr. Adams said he knew the chimney would remain but noted that Ms. Kozak previously said that she would continue the parapet wall to fill the gap. He said the drawing looked like the proposal from before and that there was another view of that wall in the north elevation that looked like the brick parapet wall went to a metal one. Ms. Kozak said it was just the photo and that the parapet could be seen but that the brick had not been installed yet. She said the brick wall would continue. It was further discussed. Councilor Cook asked about the guardrail coming up four inches. Ms. Kozak said the parapet wall was two feet thick and the guardrail would be on the inside of it and that it had to be 3'6" tall.

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. Adams moved to **grant** the Certificate of Approval for the petition, seconded by Vice-Chair Doering.*

Mr. Adams said the project would complement and enhance the architectural and historic character of the building. Vice-Chair Doering said she appreciated the applicant trying to bring the building back to some of its original integrity, which was why she found it odd that the applicant wanted to add the frieze board on the Daniel St side and that she did not think it was necessary. She said that was the only change she would recommend.

*The motion passed unanimously, 7-0.*

**3. Petition of City of Portsmouth, owner,** for property located at **280 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace two doors, rebuild access ramp, and install rooftop solar) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 48 and lies within the Municipal and Historic Districts.

#### **SPEAKING TO THE PETITION [Timestamp 1:26:24]**

Russ Grazier, CEO and Cofounder of the Portsmouth Music and Arts Center (PMAC), was present. He said PMAC provided high-quality music and visual arts programs for thousands and that they had been working with the City and the Schuyler Foundation to develop a plan to create a new visual arts community center at the City-owned South Meetinghouse. He said the building would house three classrooms, two private lesson studios, and a gallery space. He said an ADA-compliant ramp would be necessary as well as a lift elevator. Project architect Tracy Kozak said a long-term lease was underway for the City to lease the building to PMAC. She reviewed the history of the South Meetinghouse. She said it had visible deterioration and that the foundation was providing the resources to do a restoration. She said the windows would be reglazed and put back in and that some storm windows might need to be replaced. She said the portico would be rebuilt and that a lower landing for the deck would be built to make it level with the sidewalk. She said the picket railings would be replaced with a thin iron handrail. She said the front door would be replicated but in an asymmetrical way so that wheelchairs could go through it. She said they wanted to rebuild the handicap ramp to make it ADA-compliant and extend it to the front corner. She said Eversource told them that the building could not exceed 200 amps of power, so the applicant wanted to scale back light fixtures but did not want to push the power supply limit, so they were proposing a small set of low-profile solar panels on one side. they could meet the 200 amps limit. She reviewed the landscape plan briefly.

[Timestamp 1:37:42] Vice-Chair Doering asked if the space around the solar panels was dictated by the fire code and if it was the largest set of panels that could be placed on that space. Ms. Kozak agreed and said they wanted to respect the front of the building, so they pushed it back. She said the north elevation had no changes other than the railing. She said the solar panel frame would be painted black and that the tops of the panels would not be seen due to their location on top of the hill. She said they wanted to have glass inserts on the upper recessed panels of the front door instead of wood. It was further discussed. Ms. Kozak said the solar panels would be thin and completely reversible. Vice-Chair Doering asked where the elevator would be. Ms. Kozak said it would be behind the tower and have a large overrun height, so it would be well below the attic. Chair Ruedig said the slate roof was still on the building and that she was concerned about the solar panel installation process through slate. Ms. Kozak said the roof would

be inspected and would probably need repair if not replacement but would be properly flashed and sealed. Ms. Curth said it looked like the door was not aligned to the window, yet all the other ones were. Ms. Kozak said the building was 3D laser scanned, so the image was a little off. It was further discussed. Councilor Cook asked what the plans were for exterior lighting. Ms. Kozak said they did not plan to add new lighting because the light from the street pole was sufficient. She said they might replace the light fixture under the portico but would return with a selection if they did.

Chair Ruedig opened the public hearing.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 1:47:12]**

Judith Hiller of 18 Manning Street said she lived directly behind the South Meetinghouse and was concerned about the solar panels. She said the meetinghouse sat on the south end's highest point and was usually included in photos of the south end. She said allowing solar panels would set a precedent for solar panels elsewhere in the Historic District. She said not being able to see the panels from all views was not a justification for installation. She said the South Meetinghouse was also on the Historic Registry, which solar panels would affect. She said the slate roof could also suffer if the panels were installed. She said the petition should be denied.

Joanna Brode of 122 Mechanic Street said her out-of-town neighbors asked her to address the solar panels. She said she drove around the area and found that it would be hard to see the top of the South Meetinghouse unless one was right next to it. She said she was reassured to hear that the panels would not be glossy and were removable, but said that to a lot of people, it was more about setting a precedent. Chair Ruedig said there were guidelines and exemptions and that solar panels in the Historic District were acceptable if they were minimally visible from a public way, but that the Commission looked at each property differently. Dr. Brown said the guidelines came not only from Portsmouth's HDC but also from those all over the country.

Sue Polidora of Middle Street said when the panels for St. John's were approved, it set a precedent, and that the more the Commission approved solar panels, the more people would demand them. She said solar panels did not fit into the Historic District.

Petra Huda of 280 South Street said she did not support the solar panels. She asked if it was worth doing the cost-benefit analysis and whether the changes would damage the existing slate roof. She said the panels would be seen from everywhere and did not belong on the South Meetinghouse because it was one of the most historic buildings in the south end.

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

#### **DECISION OF THE COMMISSION [Timestamp 2:00:25]**

Chair Ruedig said the property was owned by the City, so the motion would be a recommendation.

*Vice-Chair Doering moved to approve the recommendation of the project with the following stipulation:*

- 1. The applicant shall return to give the Commission more information on the slate roof's current condition, how the solar panels would be installed, and what it would mean for the existing roof.*

*Mr. Booz seconded the motion.*

Mr. Booz said it was a different situation from St. John's because their solar panels were on the annex. He said a cost-benefit analysis should be done as well because of what effect it would have on the slate roof. He suggested a few stipulations. Chair Ruedig said a cost-benefit analysis was not in the Commission's purview. Ms. Curth asked to add the alignment of the window to make it consistent with the others. Chair Ruedig said earlier photos might show that the doorway was an original one or early. Councilor Cook asked if the applicant considered placing the panels on the back addition or on the roof of the back addition's portico, or on the front of the building, which had a flat roof space so that the panels would not be visible. Ms. Kozak said they did not consider it because they were not the most efficient locations and it was required to have a 3-ft walkway space around everything. Councilor Cook suggested a freestanding panel that could be over the parking on one side of the building and would look more like a carport. Dr. Brown said the Commission was not establishing exceptions and that they had been slowly building criteria and following them, as did most HDCs in the country. He said the Commission had worked with the City Council and the Planning Department on solar panels that are minimally visible, and he thought the applicant's panels met that criterion. He said the panels would be seen at the bridge over the South Mill Pond but that there was a large tree that would hide it eight months out of the year. He said he had voted against St. John's solar panels because some were on the side that was visible from Bow Street. He said the applicant had done a good job of listening to the Commission's criteria and debate.

Ms. Curth asked why the particular solar panels were chosen. Ms. Kozak said the project went through the Technical Advisory Committee (TAC) and were told by City's Construction Project Manager Dave Desfosses that the power to the building could not be increased. She said there were eight other power lines that served the entire neighborhood and that the applicant did not want to overburden the grid. She said the actual power generation of the system would not run the whole building but would help take the edge off during peak demand times by lowering that peak load surge and help to offset the operating expenses of the nonprofit entity. Councilor Cook said the solar panels were five feet from the edge of the roof at the bottom and that only three feet were needed, and she asked if there was a way to move them close to the edge to make them less visible from the street. Ms. Kozak said there were historic snow guards in the way and that they were measuring to them instead of the roof's edge. She said they did not want to remove the snow guards, nor felt that they could be safely removed. Mr. Adams said the snow guards were quite close to the edge of the roof. Ms. Kozak said they would push the panels a little closer to the snow guards if they could. Councilor Cook suggested having a single solar panel on one side and a single panel repeat on the other side so that they were closer to the edge. She said another panel could be added on each side that would offset from the tower in front of the building and remove the conflict. Ms. Kozak said they could consider it. Chair Ruedig said the Commission supported PMAC but there were valid concerns about the solar panels and that the Commission's

criteria for them hinged on visibility and the damage they might do to historic fabrics. She said the motion on the table took that into account. It was further discussed.

*The motion passed unanimously, 7-0.*

#### **IV. WORK SESSIONS (OLD BUSINESS)**

**A. REQUEST TO POSTPONE** - Work Session requested by **Christopher W. Avery Revocable Trust, owner**, for property located at **30 Walden Street**, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

#### **DECISION OF THE COMMISSION**

The work session was postponed to the April meeting.

#### **V. ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

Submitted,

Joann Breault  
HDC Meeting Minutes Taker

# HDC

## ADMINISTRATIVE APPROVALS

April 01, 2026

- |    |  |                       |
|----|--|-----------------------|
| 1. | 96 State Street                        | -Recommended Approval |
| 2. | 111 Gates Street                       | -Recommended Approval |
| 3. | 41-43 and 45 Market Street             | -Recommended Approval |
| 4. | 65 Washington Street (Strawbery Banke) | -Recommended Approval |
| 5. | 254 New Castle Avenue                  | -Recommended Approval |
| 6. | 134 pleasant Street                    | -Recommended Approval |

**1. 96 State Street**

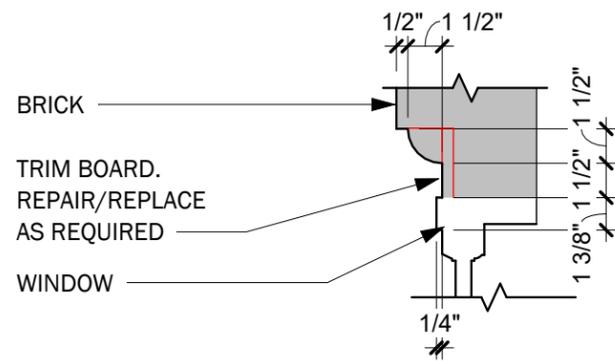
**-Recommended Approval**

**Background:** The applicant is seeking approval for rooftop exhaust venting that cannot utilize the existing chimney and for the use of composite trim with the window replacements.

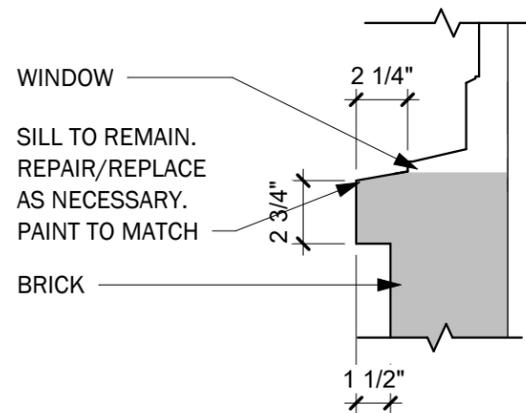
**Staff Comment:** Recommended Approval

**Stipulations:**

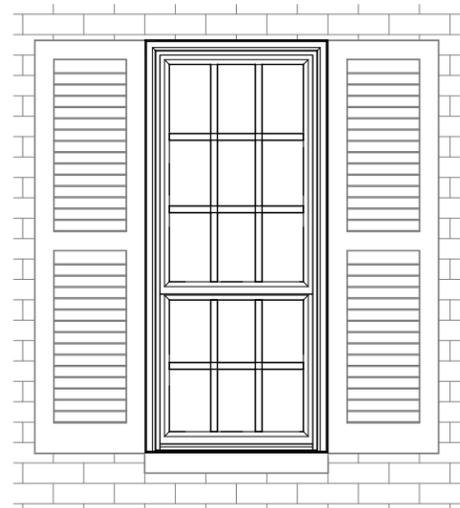
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



① WINDOW HEAD @ MASONRY OPENING DETAIL  
1 1/2" = 1'-0"



② WINDOW SILL @ MASONRY OPENING DETAIL  
1 1/2" = 1'-0"



③ MASONRY OPENING ELEVATION  
1/2" = 1'-0"



EXISTING CONDITION

96 STATE ST.

96 State St. Portsmouth, NH

Huai Ying Zheng

**WINTER  
HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
UNIT 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: Checker  
Drawing Scale: As indicated  
Drawing Date: 06/18/2025  
Project Number: 24051

drawing revisions:

Exterior  
Window  
Details

H-512



**Martini Northern**  
 10 Main Street  
 Newfields, New Hampshire 03856  
 P: +16034316664

**Project: 4178 4178 - DOMO - 96 State Street**  
 96 State Street  
 Portsmouth, New Hampshire 03801

## RFI #6: OA & EA runs through the existing chimneys

<b>Revision</b>	0	<b>Status</b>	Open
<b>To</b>	Adam Holmes (Winter Holben Architecture & Design)	<b>From</b>	Noel Southgate (Martini Northern, LLC)
<b>Date Initiated</b>	Feb 19, 2026	<b>Due Date</b>	Feb 23, 2026
<b>Location</b>		<b>Project Stage</b>	Course of Construction
<b>Cost Impact</b>		<b>Schedule Impact</b>	
<b>Spec Section</b>		<b>Cost Code</b>	
<b>Drawing Number</b>	DWG H2.4 & DWG H2.5	<b>Reference</b>	DWG H2.4 & DWG H2.5
<b>Linked Drawings</b>			
<b>Received From</b>	Deck Robblee (Martini Northern, LLC)		
<b>Copies To</b>	Kyle Bohunsky (Bohunsky Consulting), Jason Churches (CSI Engineering LLC), Dave Gardiner (APH - Arakelian Plumbing and Heating, LLC), Patrick Gould (Winter Holben Architecture & Design), Adam Holmes (Winter Holben Architecture & Design), Dan Philbin (CSI Engineering LLC), Deck Robblee (Martini Northern, LLC), Noel Southgate (Martini Northern, LLC), Todd Wilson (APH - Arakelian Plumbing and Heating, LLC)		

### Activity

#### Question

**Question from Noel Southgate Martini Northern, LLC on Thursday, Feb 19, 2026 at 08:49 AM EST**

DWG H2.4 calls for 6" OA & EA runs through the existing chimneys.

Notes 1& 2 calls for chimney prep & coordinating with ARCH.

Notes on DWG H2.5 calls for capping the chimney.

- What are the OA vertical runs? 6" metal pipe?
- How do they penetrate the existing chimney?
- How do the runs get attached at the top of the chimney under the new cap? Do they stick up 2" and paint black so no visual impact? The Historical District would like to know prior to issuance of the MECH Permit.
- Please provide a detail for this chimney cap as well. Metal? Stone? Finish color, etc.

#### Attachments

[HVAC - ERV Roof Penetrations -- S-6\\_ ROOF PLAN Rev.4 -- existing conditions and suggestions 3.2.2026.pdf](#)

*Awaiting an Official Response*

## All Replies

**Response from Noel Southgate Martini Northern, LLC on Monday, Mar 2, 2026 at 03:45 PM EST**

- APH and Martini were able to review the attic and roof penetration options for the ERV OA & EA on Thursday 2/26. It is our understanding that one 12" duct is needed for OA and one 12" duct is needed for EA and then both are branched over to the 3 attic ERVs.
- There exists a 12" attic roof duct into a pancake hood. This looks like it can be reused. Photos are below and plan drawing is attached.
- Near that pancake hood is an abandoned 12" duct that is open to the sky. Because this exists, we are only asking to R&R it and move it 10' (min) from the pancake head. New duct will be painted dark to match the new roof and have a low-profile rain cap on top.
- Attached are (4) photos and a marked up plan for your review.

**Attachments**

[photo 4.png](#), [photo 3.png](#), [photo 2.png](#), [photo 1.png](#)

**Response from Noel Southgate Martini Northern, LLC on Thursday, Feb 26, 2026 at 01:36 PM EST**

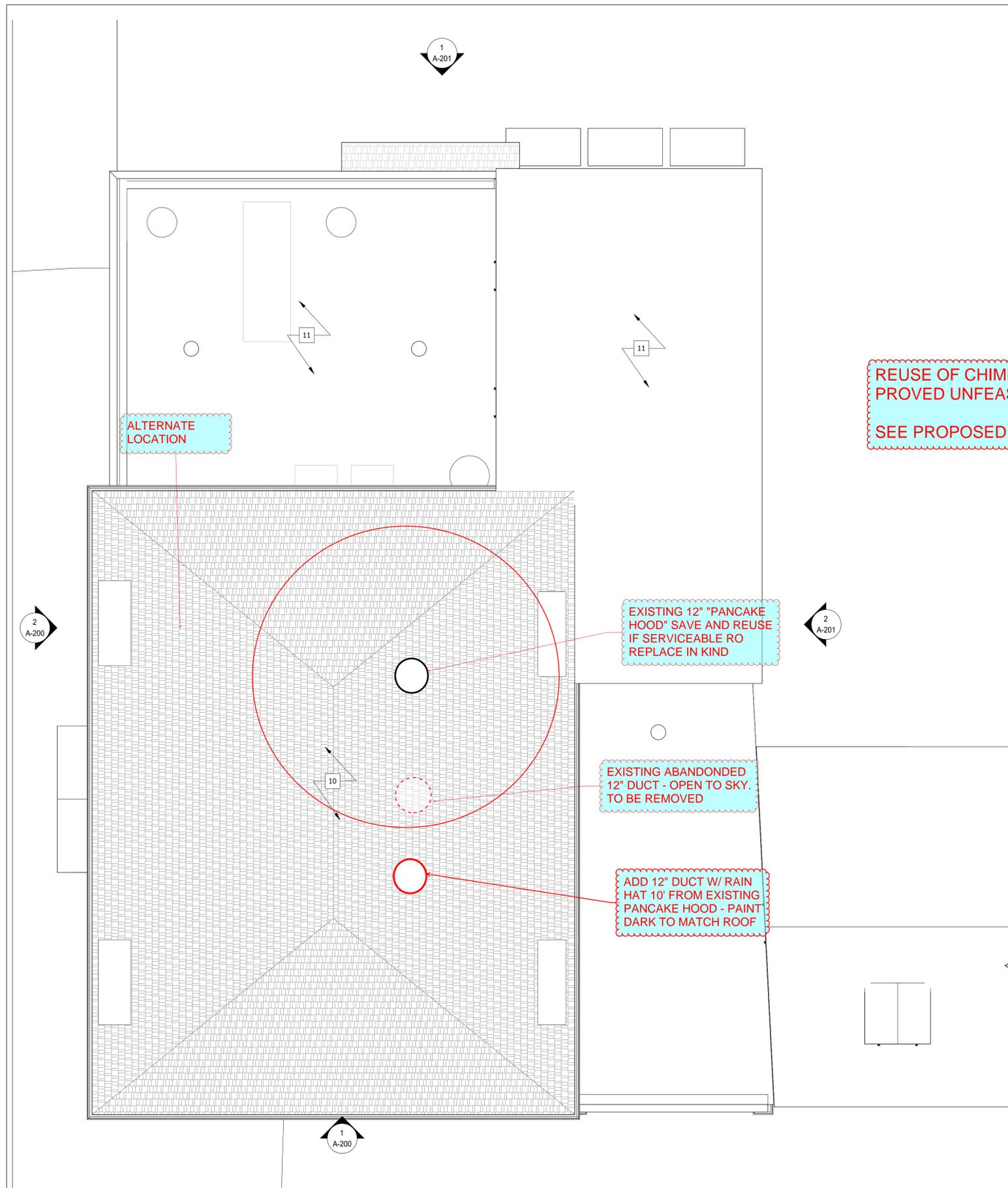
Following our 2/24/2026 discussion, it was determined that chimney penetrations and utilizing the existing chimney flues for these (6) 6" pipes will not be feasible. We are looking for a route thru the building into the attic and penetrating the roof at (2) locations or utilize existing louvers for the current equipment that we could tie into.

This consists of a bank of (3) OA penetrations and another bank of (3) EA penetrations. See attached Snip of MECH DWG.

We have an on site meeting scheduled with APH MECH for 2/27/2026 to review options.

**Attachments**

[MECH DWG.jpg](#)



① 04 - Roof  
1/4" = 1'-0"

**PLAN GENERAL NOTES**

1. DIMENSIONS TO FIXTURES ARE FROM FINISH FACE
2. PLUMBING SUPPLY AND DRAIN MUST NOT ENCR OACH ON ADA CLEARANCES.
3. REFER TO SPECIFICATION FOR MORE DETAILS ON FIXTURES.
4. PLACE LAVATORY SINK AS FAR FORWARD AS POSSIBLE AND CUT OUT REMOVABLE PLASTIC PIPE PROTECTION.
5. PROVIDE INSULATION ON PIPES, TYP.
6. BACK OUTLET LAV. DRAIN TO MEET ADA REQUIREMENTS.
7. COAT HOOKS TO BE INSTALLED ON THE BACK OF ALL BATHROOM DOORS.
8. AT EXTERIOR WALL AND PARTITION INFILL LOCATIONS, INFILL TO MATCH ADJACENT MATERIALS AND FIRE RESISTANCE RATINGS
9. ALL INTERIOR PARTITIONS TO BE TYPE NA U.N.O, FURRED WALLS AND NON RATED CHASES TO BE TYPE WFA.

**PLAN KEYNOTES**

NO.	DESCRIPTION
1	REPLACE WINDOW OR GLAZING
2	EXTERIOR MOUNTED EQUIPMENT TO BE PLACED ON ROOF. COORDINATE ALL REQUIRED CLEARANCES. SEE MEP DRAWINGS
3	NOT IN USE
4	NEW POST AND FOOTINGS. SEE STRUCTURAL
5	DISPLAY CASE WALL
6	MECHANICAL CHASE. COORDINATE SIZE AND LOCATION WITH MECHANICAL DESIGN
7	ROOF DRAIN. COORDINATE WITH MEP
8	NOT IN USE
9	PROVIDE ALTERNATE PRICING TO REPLACE ALL EXTERIOR WINDOWS IN KIND
10	NEW SHINGLES
11	NEW MEMBRANE ROOF
12	NOT IN USE
13	MECH CHASE - PROVIDE WITH FD/SD AND ACCESS PANEL. SEE MECH. DRAWINGS
14	HVAC CLOSET 3' x 3' CLEAR - SEAL PENETRATIONS AT RATED ASSEMBLIES
15	NEW ROOFTOP CONDENSORS ASSOCIATE WITH NEW REF/FREEZER @ BASEMENT LEVEL
16	STAND MOUNTED CONDENSOR
17	NEW WALKIN REF/FREEZER. COORDINATE HOOKUP
18	COORDINATE ATTIC ACCESS
19	BRANCH BOX - FIELD COORDINATE FINAL LOCATION
20	ACCESS PANEL. COORDINATE FINAL LOCATION AND SIZE WITH MEP DRAWINGS
21	WATER HEATER - SEE MEP DRAWINGS FOR FINAL LOCATION

**REUSE OF CHIMNEYS FOR VENTING PROVED UNFEASIBLE.  
SEE PROPOSED SOLUTION BELOW.**

96 STATE ST.

96 State St. Portsmouth, NH

**CONSTRUCTION DOCUMENTS - REVISION 2**

Huai Ying Zheng

**WINTER HOLBEN**  
architecture + design

7 WALLINGFORD SQ  
STE 2099  
KITTERY, MAINE 03904  
207.994.3104

Drawn By: PG  
Drawing Checked By: BH  
Drawing Scale: As indicated  
Drawing Date: 06/18/2025  
Project Number: 24051

drawing revisions:  
No. Description Date

**Roof Plan**

**LEGEND**

	EXISTING WALL
	NEW WALL
	WINDOW TAG
	NOT IN SCOPE

**A-114**



**Existing Pancake Hood seen from State Street. Abandoned Duct is to the left and not clearly visible.**



**Attic picture. Pancake Hood duct is hanging down.  
Abandoned duct is dark circle by white wire**



**Abandoned 12" duct**



**Can the new 12" duct have a simple low-profile rain cap like this double-wall gas stack pipe?**



**2. 111 Gates Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of a new water table on the house.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

**WINDOWS SPEC DETAILS**

Double-Hung (Even Divide)  
Width = Frame Width - 3 3/4"  
Height = (Frame Height / 2) - 2 27/32"

WITH THIS JELD WEN WINDOW WE WILL BE ABLE TO MAINTAIN THIS WINDOW INSTALLATION & DETAIL

APPROVED



**APPROVED FRONT VIEW**  
SCALE: 1/4" = 1'-0"



**PROPOSED FRONT VIEW**  
SCALE: 1/4" = 1'-0"



Charlie Turner  
58 Old Rochester Rd.  
Dover NH 03820

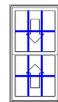
QUOTE BY : Charlie Turner  
SOLD TO : HAVEN HILL  
111 Gates Street  
Portsmouth NH

QUOTE # : JW260100LVW - Version 0  
SHIP TO :  
PROJECT NAME: 111 GATES STREET  
REFERENCE : HAVEN HILL  
SHGC Weighted Average: 0.18  
Weight: 46.46

PO# :  
Ship Via : Ground  
U-Factor Weighted Average: 0.29  
Volume: 3.24

LINE	LOCATION	BOOK CODE	DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	----------	-----------	-------------	----------------	-----	----------------

Line 1  
Sash Opening : 28 1/2 X 55  
Siteline Wood Double Hung, Auralast Pine, Sash Replacement Kit,  
Sash Opening= 28 1/2 X 55  
Primed Exterior,  
Primed Interior,  
10 Deg Sill,  
White Jambliner,  
Matte Black Hardware, Recessed Sash Lock,  
Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,  
Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad1, Bead Int BAR,  
Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm,  
\*Custom-Width\*, \*Custom-Height\*, 1GThick=0.726(1/8 / 1/8),  
U-Factor: 0.29, SHGC: 0.18, VL: 0.41, Energy Rating: 13.00, CPD: JEL-N-885-05921-00001  
PEV 2025.4.0.5399/PDV 8.143 (12/04/25)CW



Viewed from Exterior. Scale: 1/2" = 1'

\$1,003.50	1	\$1,003.50
<b>Total:</b>		<b>\$1,003.50</b>
<b>Tariff Surcharge:</b>		<b>\$7.63</b>
<b>Net Total:</b>		<b>\$1,011.13</b>
<b>Total Units:</b>		<b>1</b>

Auralast Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

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

Revision Table	
Number	Date

**ELEVATIONS**

CLIENT:  
BLACK DOVBROMSKI  
111 Gates Street  
Portsmouth, NH

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

DATE:  
3/11/2026

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SCALED FOR:  
24" X 36"

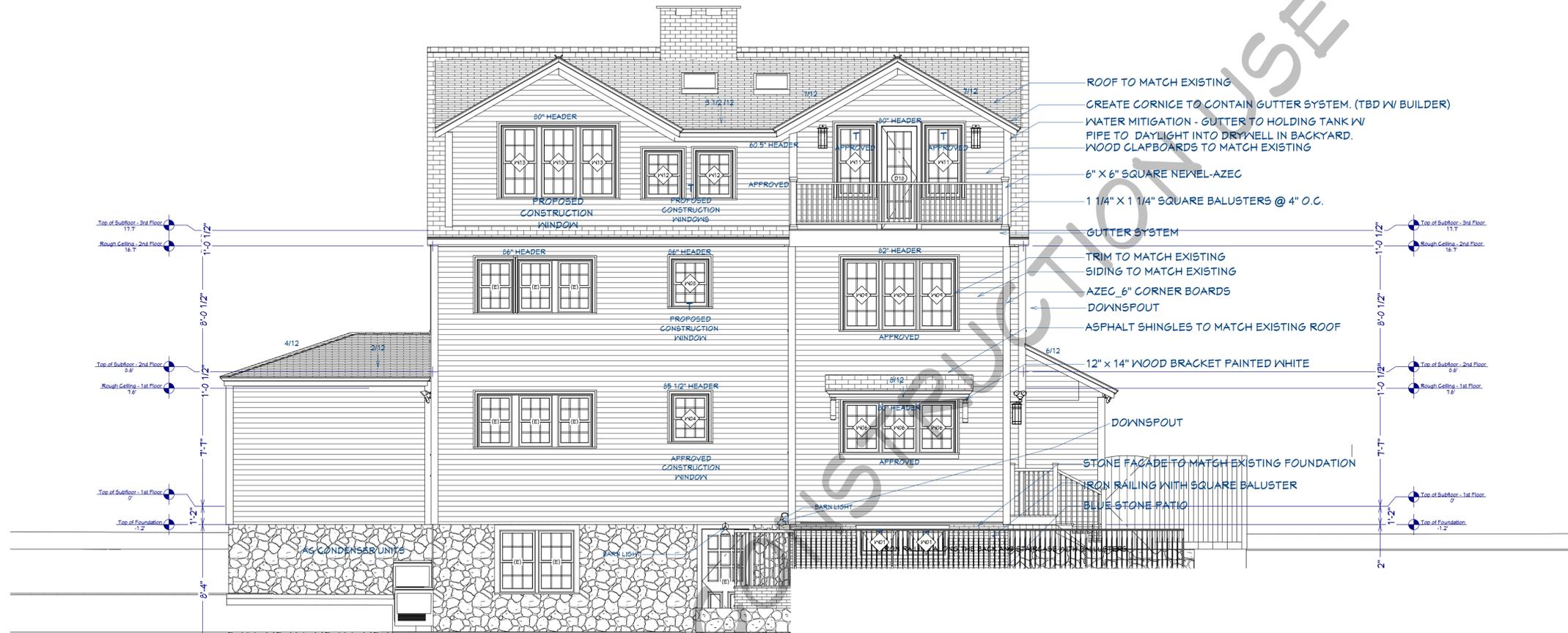
SCALE:

SEE SCALE ON DRAWINGS

SHEET:  
A-10

EXISTING CONDITION PHOTOS

NEIGHBORHOOD HOUSE PHOTOS



**APPROVED REAR VIEW**

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



**PROPOSED REAR 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.

**LINE LEGEND**

<span style="color: magenta;">—</span>	EXISTING
<span style="color: green;">—</span>	APPROVED
<span style="color: red;">—</span>	PROPOSED

**ELEVATIONS**

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

**Revision Table**

Number	Date	Description

**ELEVATIONS**

**CLIENT:**  
BLACK DOBROMSKI  
111 Gates Street  
Portsmouth, NH

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

**DATE:**  
3/11/2026

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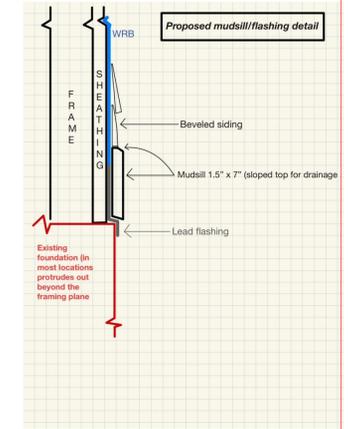
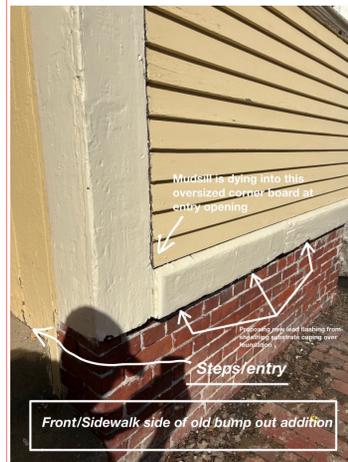
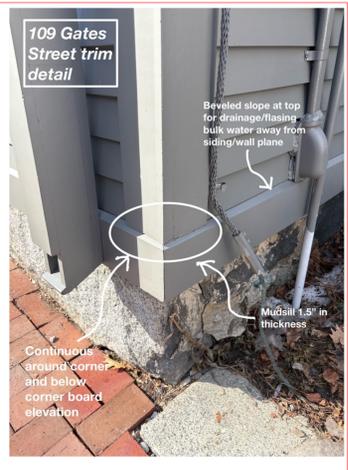
**SCALED FOR:**  
24" X 36"

**SCALE:**  
SEE SCALE ON DRAWINGS

**SHEET:**

**A-11**

**PROPOSED WATER TABLE INFORMATION**



**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.

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table	
Number	Date

**ELEVATIONS**

**CLIENT:**  
BLACK DOBROMSKI  
111 Gates Street  
Portsmouth, NH

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

**DATE:**  
3/11/2026

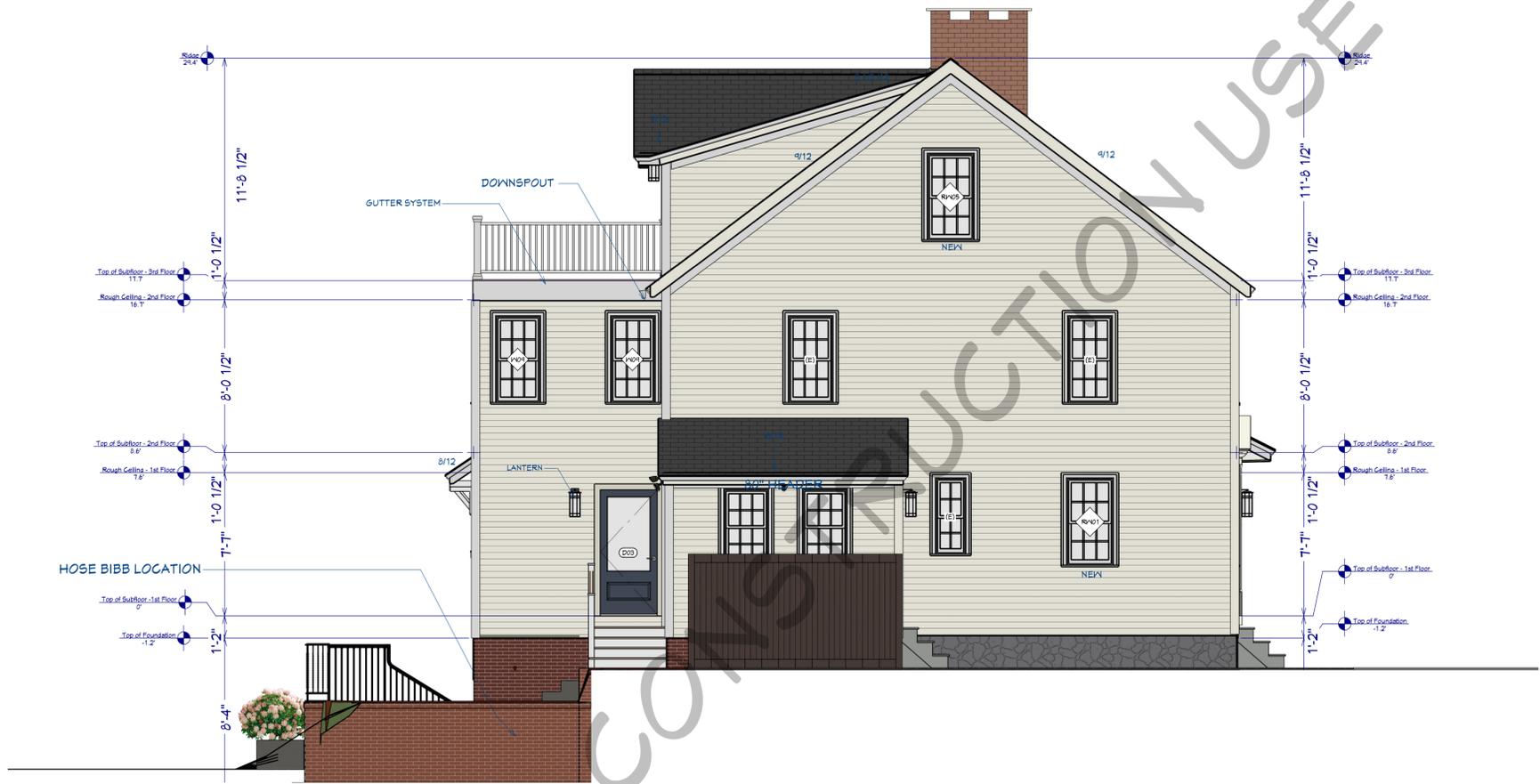
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AMY DUTTON HOME 2025

**SCALED FOR:**  
24" X 36"

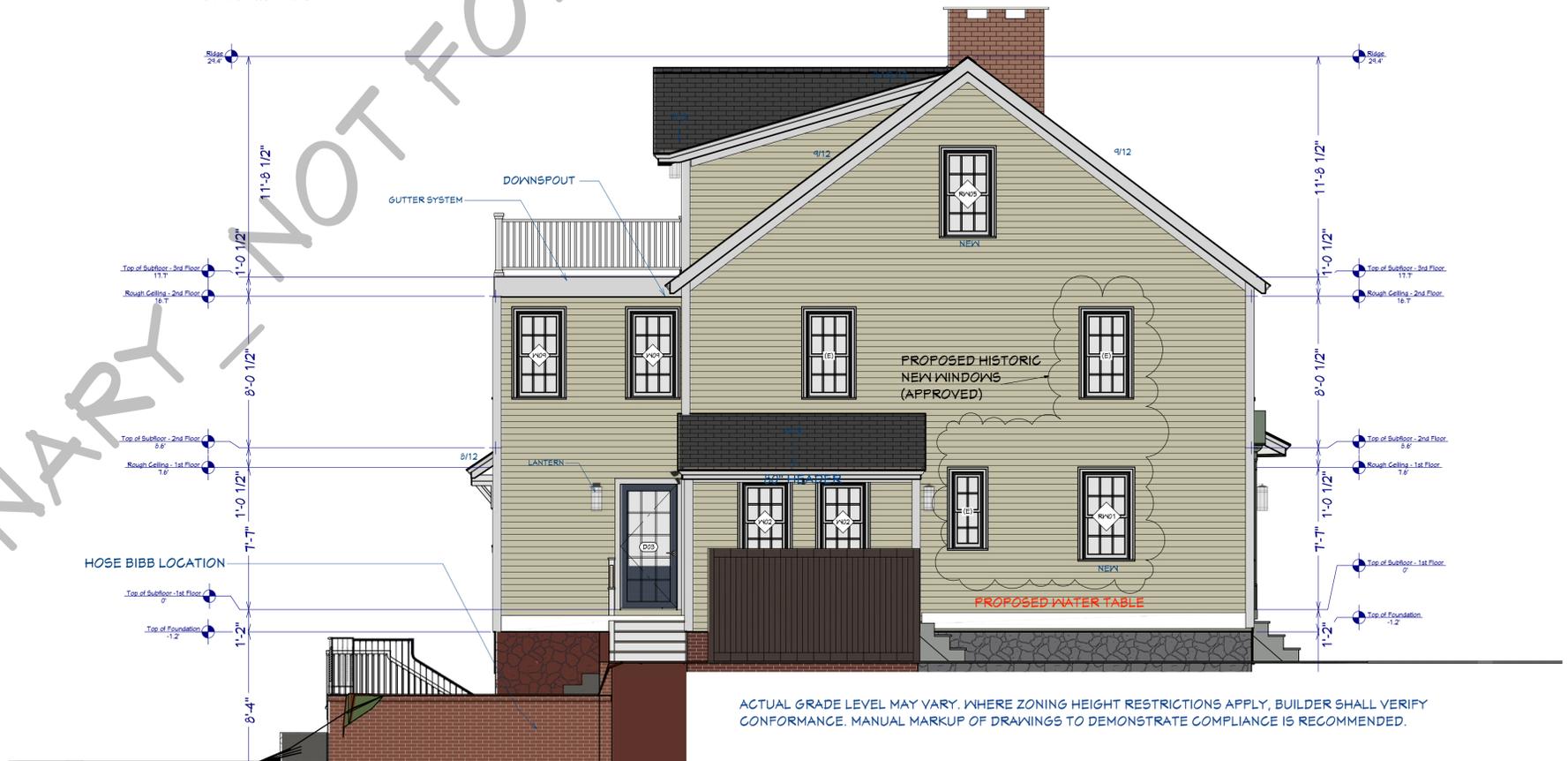
**SCALE:**  
SEE SCALE ON DRAWINGS

**SHEET:**

**A-12**



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



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

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

PRELIMINARY - NOT FOR CONSTRUCTION USE

Revision Table	
Number	Description

ELEVATIONS

**CLIENT:**  
BLACK DOYBROMSKI  
111 Gates Street  
Portsmouth, NH

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

**DATE:**  
3/11/2026

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**SCALED FOR:**  
24" X 36"

**SCALE:**  
SEE SCALE ON DRAWINGS

**SHEET:**

A-13

### **3. 41-43 and 45 Market Street -Recommended Approval**

**Background:** The applicant is seeking approval for exterior renovations and repairs that were previously approved. Much of the work has been completed; however, some components lapsed and need re-approval.

**Staff Comment:** Recommended Approval

#### **Stipulations:**

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

# 41-43 Market Street

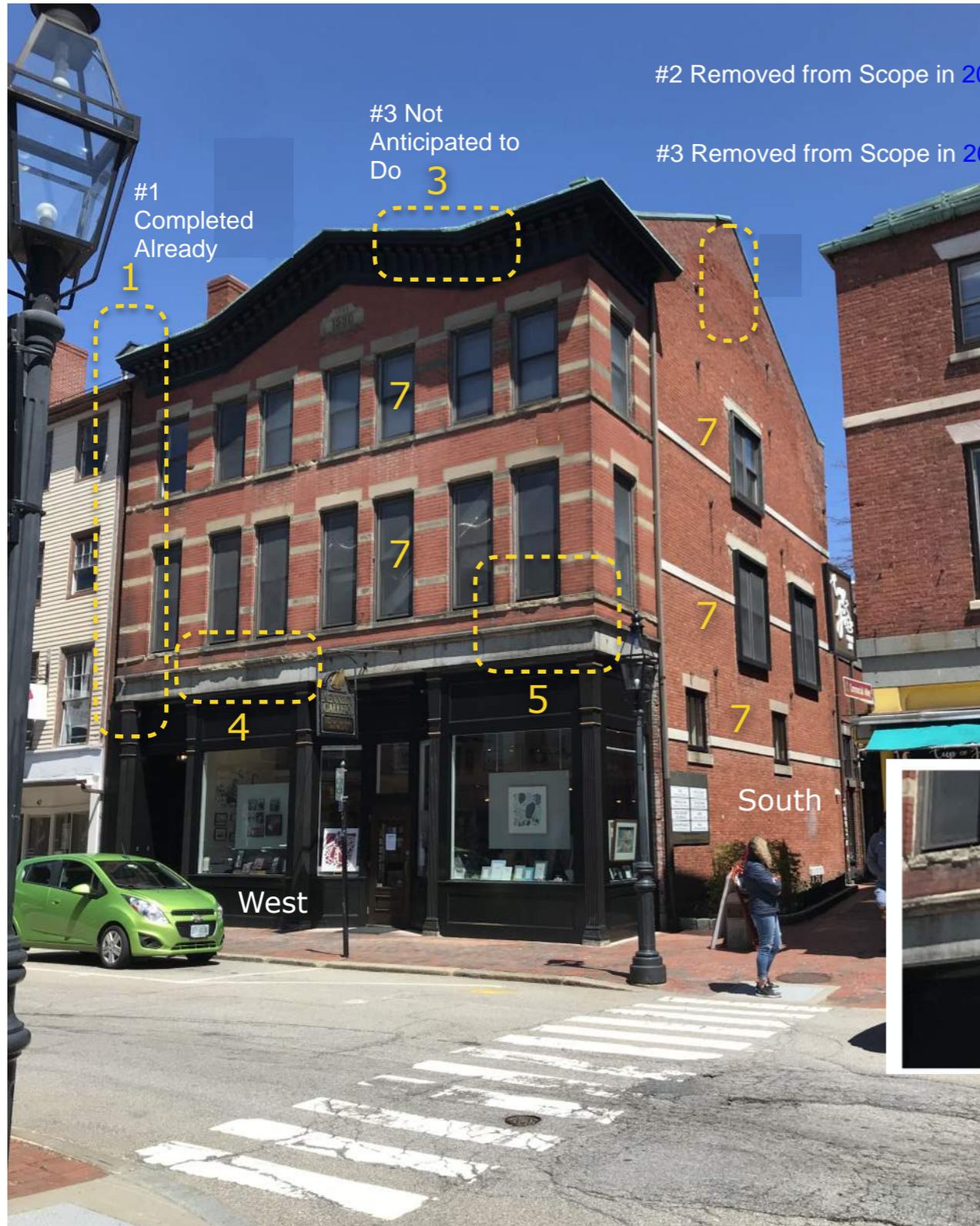
Portsmouth NH

## HDC Application Package

#1 Completed Already

#2 Removed from Scope in 2022

#3 Not Anticipated to Do  
#3 Removed from Scope in 2022



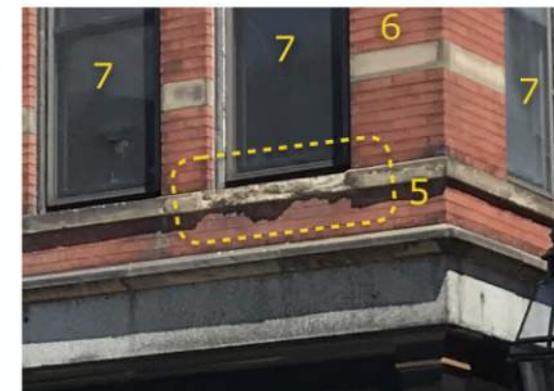
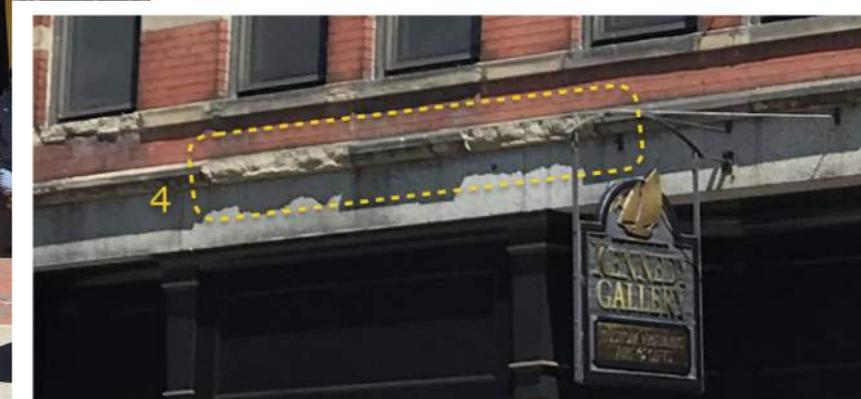
### Work Scope:

1. Add new vertical copper gutter / disengage from westerly buildings
- ~~2. New recessed deck part of attic work (not visible from Market Street)~~
- ~~3. New LED 2700K lighting at Dentil work at Eave~~
4. Fix Limestone Band material (Entire Run)
5. Fix Limestone Sill materials (All that are suspect)
6. Clean Brick Facade
- ~~7. Replace all upper level windows with Pella windows (Replace in Kind in existing masonry opening)~~

#7 Removed from Scope in 2022

### Limestone Note:

- Remove loose areas of limestone
- Source crushed limestone and create mortar mix with cement or lime to build up to original shape
- After dried, shape to match profile
- Color match with recommended polymer modified render solution
- Clear protective sealant for barrier against elements



Market Street & Commercial Alley View of Exterior

# 45 Market Street

Portsmouth NH

## HDC Application Addendum



Market Street: **Previously Approved HDC**

Removal of Previously Approved Recessed Deck Due to Framing Complexity @ Existing Roof

Add 2 New Skylights on Opposite Roof in Lieu of Recessed Deck



Market Street: **Proposed Minor Change**

- Removal of Recessed Deck Element @ Market Street

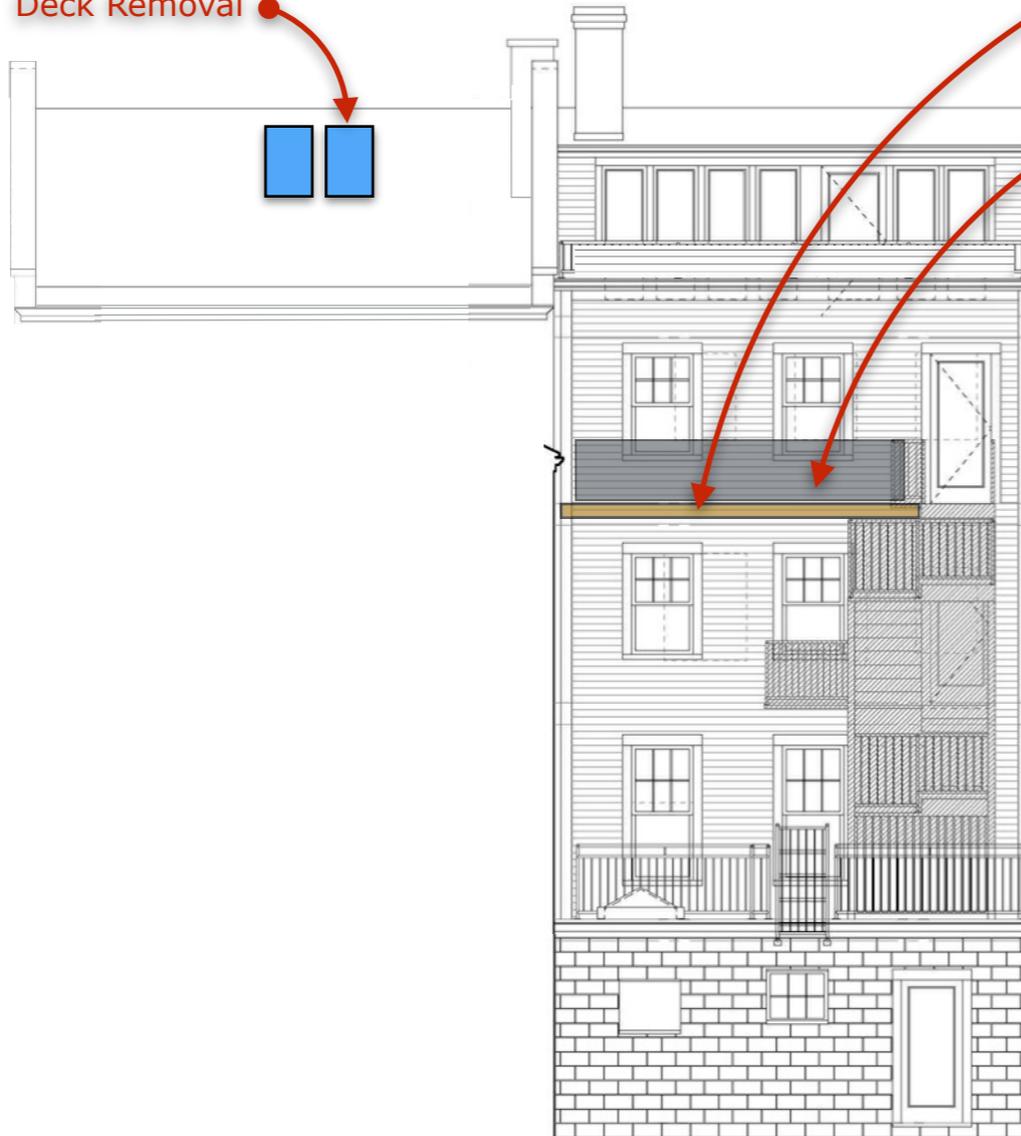
# 45 Market Street

Portsmouth NH

## HDC Application Addendum

**Note:**

Add 2 New Skylights @ Rear Roof Slope to help add light with Market Street Recessed Deck Removal

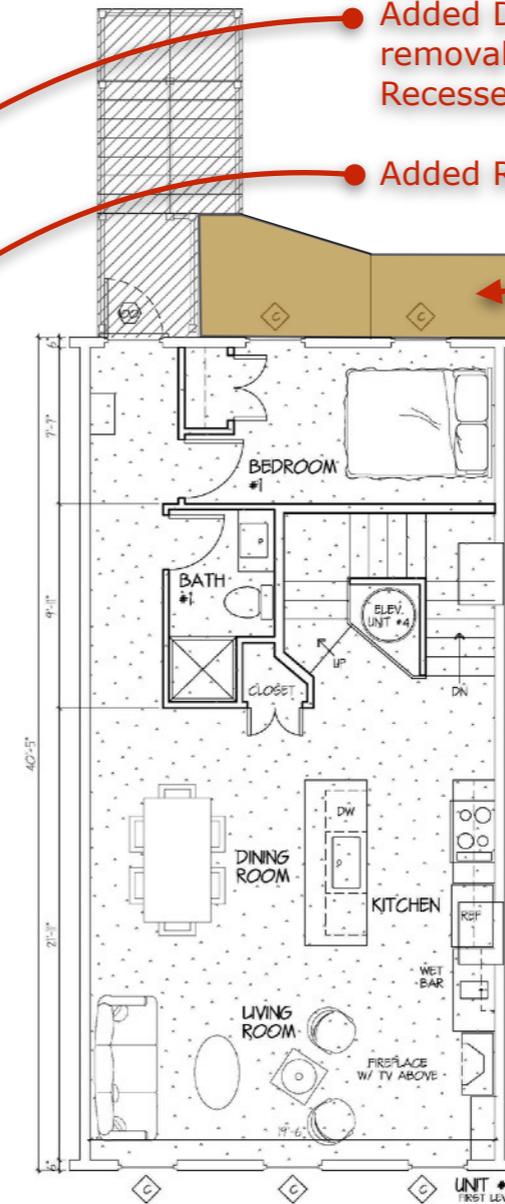


Proposed Rear Elevation

**Note:**

Added Deck @ Rear with removal of Market Street Recessed Deck

Added Railing @ Added Deck



Fourth Floor

### Rear Elevation: **Proposed Minor Changes**

- 2 Added Skylights
- Increased Deck with Market Recessed Deck Removal

**4. 65 Washington Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of new fencing and a gate and the removal of existing fencing.

**Staff Comment:** Recommended Approval

**Stipulations:**

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



## Project Overview

**Project Name:** Atkinson Street Fence

**Site/House:** Atkinson Street and Court Street/ between Pitt Tavern and Rueben Shapley House (420 Court St)

**Point of Contact/Project Manager:** Jodi Black

**Estimated Timeframe:** Spring 2026

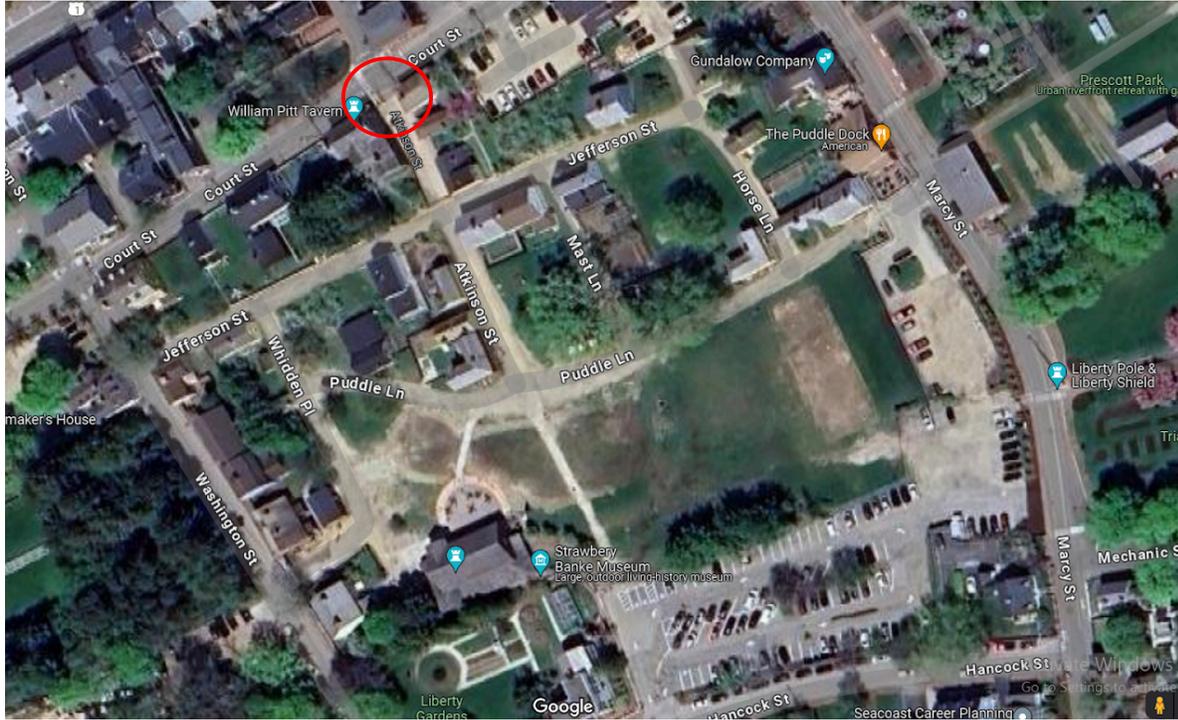
**Cost:** TBA - materials only; labor by volunteers      **GL Code:** 1-7075-0010

## Project Context

### Project Summary

The goal of this project is to install a fence across Atkinson Street along Court Street. The fence would be located from the northeast corner of the Pitt Tavern (400 Court) across Atkinson to the northwest corner of the Rueben Shapley House (420 Court). It would include a double door gate in the center to allow for plow access in the winter and a single door pedestrian gate at the brick sidewalk. This project would allow for greater security at the Atkinson Street entrance as well as provide a space to highlight events, programs, and the “new” museum shop located at the Gookin House.

**Location Map**



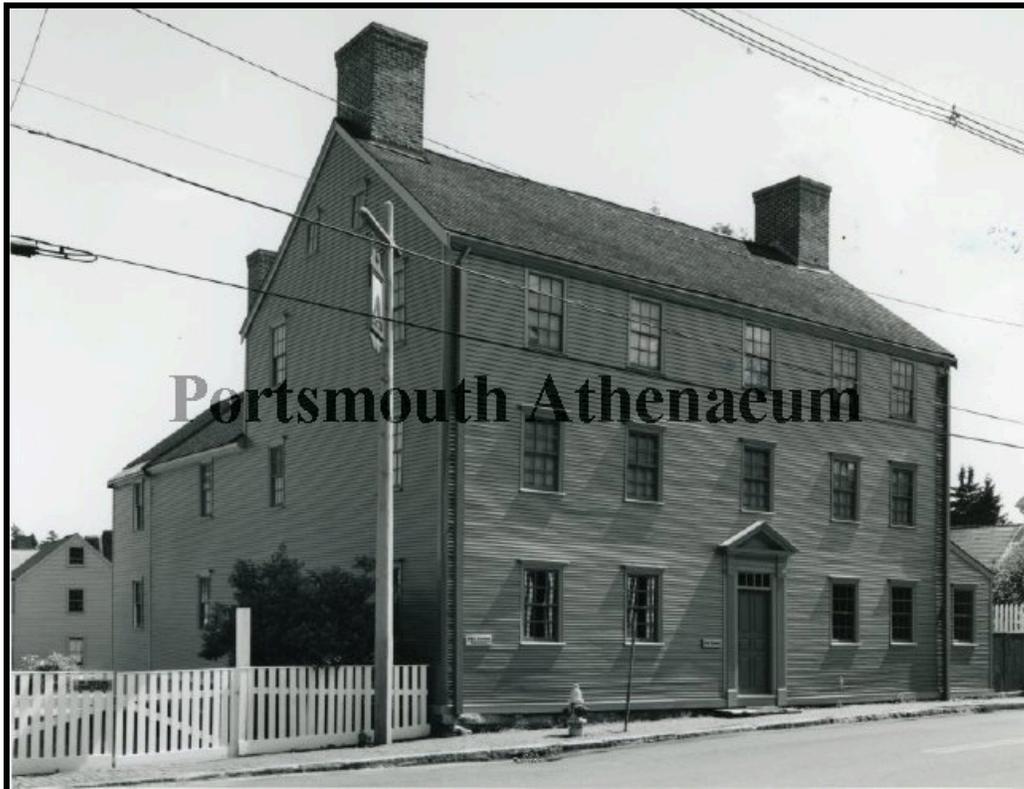
**History/Description of Feature**

Historically, the Atkinson Street and Court Street corner would not have included a fence line as it would have been a functioning street. This image of Pitt Tavern from the 1960s shows no fence at Atkinson Street, but does show a spaced picket fence behind the building. This seems to be the design that was followed for the subsequent fences following SBM's ownership.





These images from the 1970s (top) and 1980s (bottom) indicate a simple spaced picket fence painted white with a top rail cap and a heavier bottom rail that was installed by SBM.





By the early 2000s (top and bottom photo), the fenceline was moved back to the northwest corner of the Gookin House and center of Pitt Tavern's east elevation. Square posts from an earlier fence at Atkinson Street and Court Street were left in place. It appears to again include a center double gate and a single pedestrian gate. It is still a spaced picket fence with a top rail cap but the heavier bottom rail was not included in this design. The bottom rail of the 1980s version appears to be on grade, which likely caused significant rot and therefore the design was probably altered without the bottom rail for this version.





Following the rental of the Gookin House to a retail tenant in the late 2010s, the spaced picket fence was removed and a new traditional picket fence was installed along the Pitt Tavern yard and across the street at Atkinson Street and Jefferson Street to finish at the southwestern corner of the Peacock House (55 Atkinson St). This fence was made with a pointed picket without a top rail cap and it also did not have a bottom rail. It again included a center double gate that allowed vehicular access if needed and a smaller single pedestrian gate at the brick sidewalk. It was left unpainted.

## Project Planning

### Scope of Work

The scope of work will include:

- Evaluation of existing posts; replace if necessary
- Replace trim and box of existing posts; materials to be wood, species TBD
- Install spaced picket fence with top rail cap in similar fashion as the early 2000s fence, which does not include a bottom rail; materials to be wood, species TBD

- Install a main double gate at the center to allow for gates to be open for events and/or winter plowing and a single pedestrian gate at the brick sidewalk; gates should include diagonal bracing to minimize sag
- Prep, prime, and paint white
- Remove 2010s era spaced picket fence along Pitt Tavern back yard and along the intersection of Atkinson and Jefferson Streets.



**Additional Analysis**

<b>Is paint required to complete the project?</b>	Yes	White
<b>Is mortar required to complete the project?</b>	No	
<b>Will utilities or mechanical systems be impacted?</b>	No	
<b>Will the landscape be disturbed or will any ground be excavated?</b>	Yes	Maybe a small amount of

		disturbance to repair existing posts
<b>Are collections in the vicinity of the work (above, below, next to, etc)?</b>	No	
<b>Maintenance Plan?</b>	General maintenance	Painting and wood repairs as required

**Unknowns, Decisions to be made, Allowances or Additions/Alterations**

*No unknowns expected at this time*

**Schedule**

Work is scheduled for Spring 2026

**Approvals and Review**

**Internal Reviews**

**External Reviews** (if applicable)

<b>Local Approvals</b>
<b>Comments/concerns:</b> <i>(Public access, timing, scope, etc.)</i>
HDC approval pending

<b>Final Approval</b>			
<b>Name:</b>			
<b>Final Approval</b>		<b>Date:</b>	
:			

**Submitted by:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**5. 254 New Castle**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the installation of HVAC equipment (condenser with line sets).

**Staff Comment:** Recommended Approval

**Stipulations:**

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





Proposed location of the condenser. The condenser will be behind the fence and will not be visible from a public way.



Proposed location(s) of the conduit lines. The conduit lines will be covered.

**6. 134 Pleasant Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for changes to a previously approved design (penthouse expansion and elevator overrun changes).

**Staff Comment:** Recommended Approval

**Stipulations:**

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



**PROJECT NARRATIVE**

Renovations and addition to the existing building, and a new freestanding building at 134 Pleasant Street; Map 0116 Lot 30.

Existing Building:

The first floor will be a health club and physical therapy office. The second floor will be 14 one and two bedroom apartments. A new rooftop penthouse with stair addition will have two apartments. The basement will be repurposed from storage, to become an underground parking garage.

New Building:

The first floor will be retail banking. The second floor will be commercial offices for financial services, and two residential apartments. The basement will be underground parking.

Revisions since last work session:

- Existing Building -
  1. Simplified fenestration of penthouse and main entrance
  2. Added shallow, copper hipped roof at penthouse
  3. Further developed the rear and side elevations.
  4. Further details and refinement of cladding and fenestration
- New Building -
  1. Redesigned the three entrances: The commercial entrance at Pleasant Street, the commercial entrance facing parking, and the north entrance for residents. The lower pitched roofs over entrances were removed and replaced with one-story parapet walls with railing and canopy details.
  2. The pitch of the west roof elements was made more shallow (8:12 instead of 9:12), to lower the scale and transition to existing building form behind it.
  3. Cladding at the side forms was changed from recessed panels to horizontal board siding.
  4. Further developed the west elevation.
- Hardscape and Landscaping - plantings and hardscape refined
- Window types and Details - masonry, siding, and window details
- Materials - schedule and cut sheets

DRAWING INDEX	
Sheet #	Sheet Name
H0.0	COVER SHEET
H0.1.0	CONTEXT MAP & PHOTOS
H0.2	EXISTING PHOTOS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN
H2.01	EXISTING ELEVATIONS
H2.02	EXISTING ELEVATIONS
H2.10	CONTEXT SITE SECTIONS
H2.11	CONTEXT SITE SECTIONS
H2.20	FRONT ELEVATIONS
H2.21	REAR ELEVATIONS
H2.22	SIDE ELEVATIONS
H3.01	RENDERING - NEW
H3.02	RENDERING - NEW
H3.03	RENDERINGS
H3.04	RENDERINGS - NEW
H3.05	RENDERING - RENOVATION
H3.06	RENDERING - RENOVATION
H3.07	RENDERING - RENOVATION
H3.10	BIRDSEYE AXONOMETRIC
H4.01	ELEVATION DETAIL, RENOVATION
H4.02	ELEVATION DETAIL, RENOVATION
H4.03	ELEVATION DETAIL, RENOVATION
H4.04	ELEVATION DETAIL, NEW
H4.05	ELEVATION DETAIL, NEW
H4.06	ELEVATION DETAIL, NEW
H4.07	ELEVATION DETAIL, NEW
H4.08	WINDOWS - NEW
H4.09	WINDOWS - RENOVATION
H4.10	MATERIALS LEGEND
H4.11	MATERIALS - MASONRY
H4.12	MATERIALS - CLADDING, RENOVATION
H4.13	MATERIALS - CLADDING, NEW BUILDING
H4.14	MATERIALS - ROOFING
H4.15	MATERIALS - DOORS & STOREFRONTS
H4.16	MATERIALS - WINDOWS
H4.17	MATERIALS - METAL ACCESSORIES

**134 PLEASANT STREET**

**RENOVATION & NEW CONSTRUCTION**

**HISTORIC DISTRICT COMMISSION**

**ADMINISTRATIVE APPROVAL - APRIL 2026**

**REVISIONS:**

**1. NEW BUILDING 'B':**

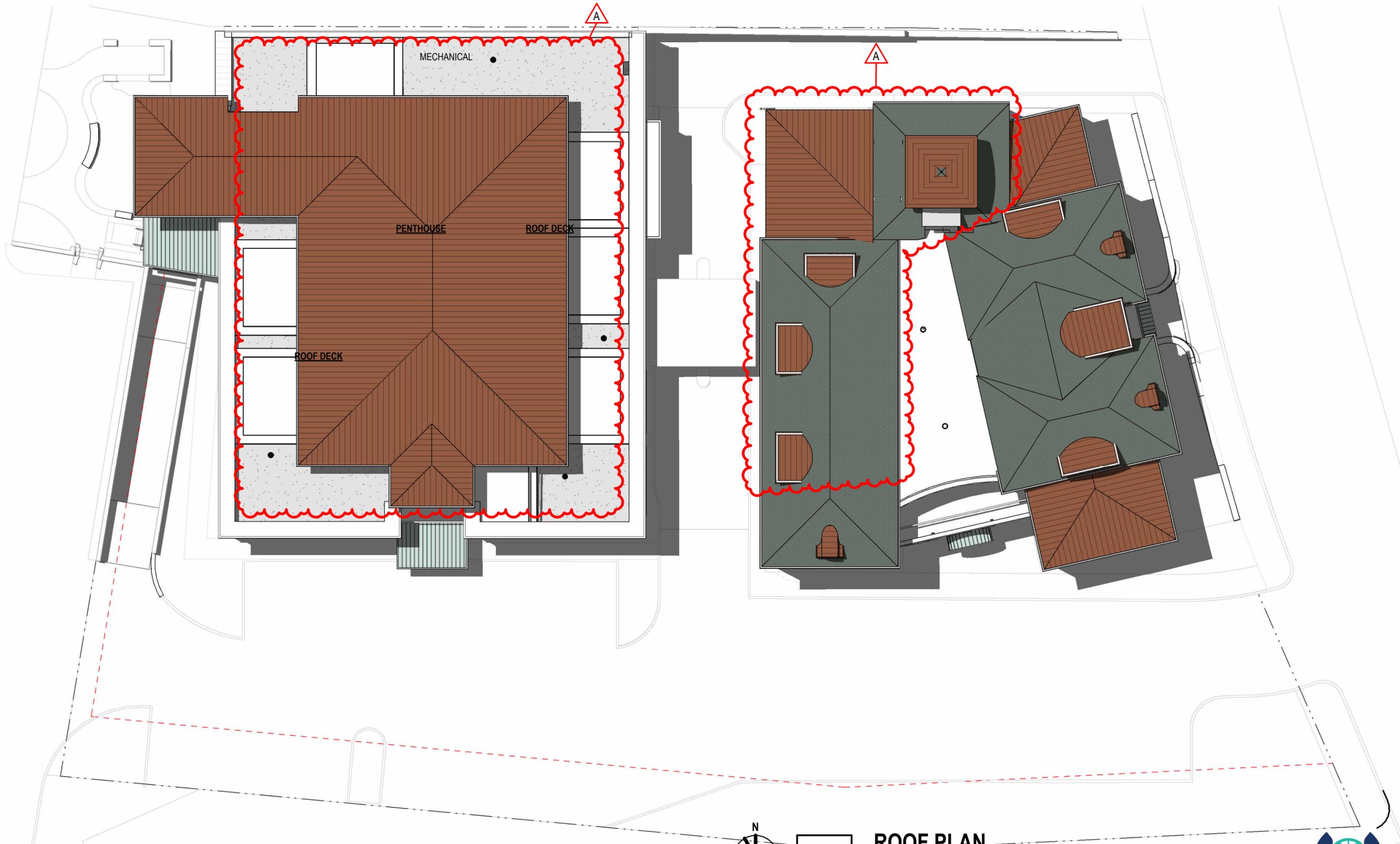
- ADD CUPOLA AT STAIR & ELEVATOR OVERRUN, AT REAR ENTRANCE, NORTH FACADE - FOR ROOF ACCESS.
- ADD DORMERS ON REAR HIPPED ROOF FACING THE DRIVE-THROUGH AISLE, FOR LIGHT & VENTILATION

**2. EXISTING BUILDING 'A':**

- WIDEN ROOFTOP PENTHOUSE
- ADJUST WINDOWS & ROOF DECKS ACCORDINGLY.

**H0.0** **COVER SHEET**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**





1 HDC ROOF PLAN  
3/64" = 1'-0"

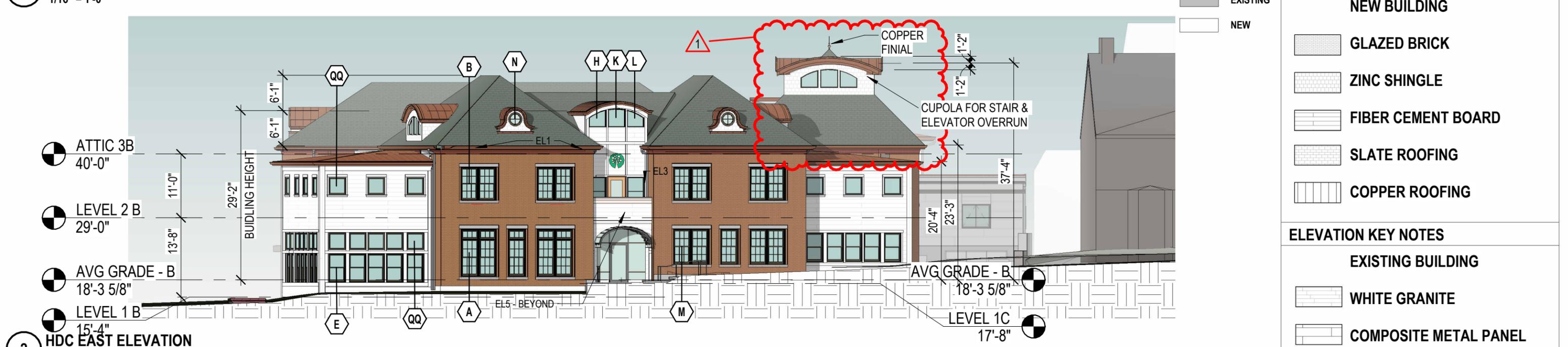
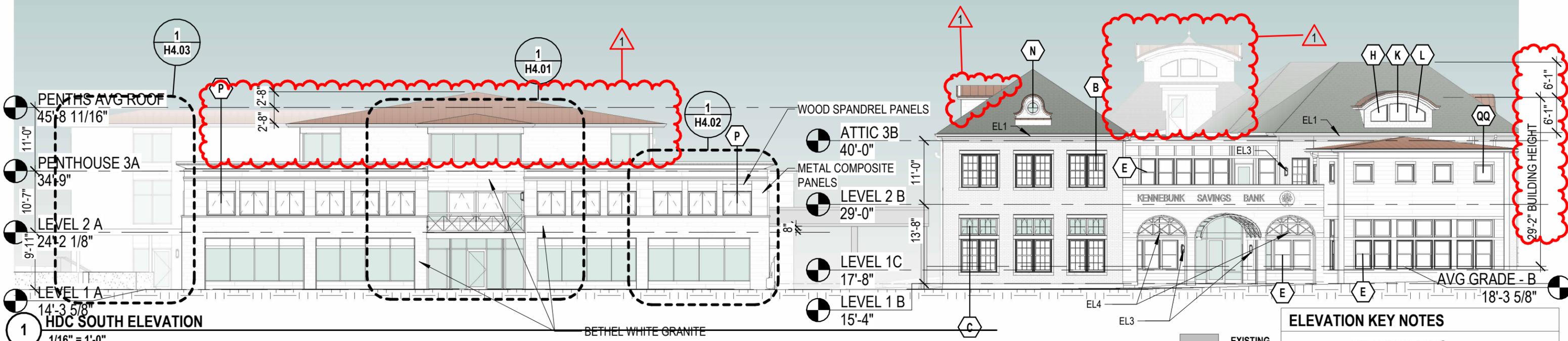


H1.02

ROOF PLAN  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801



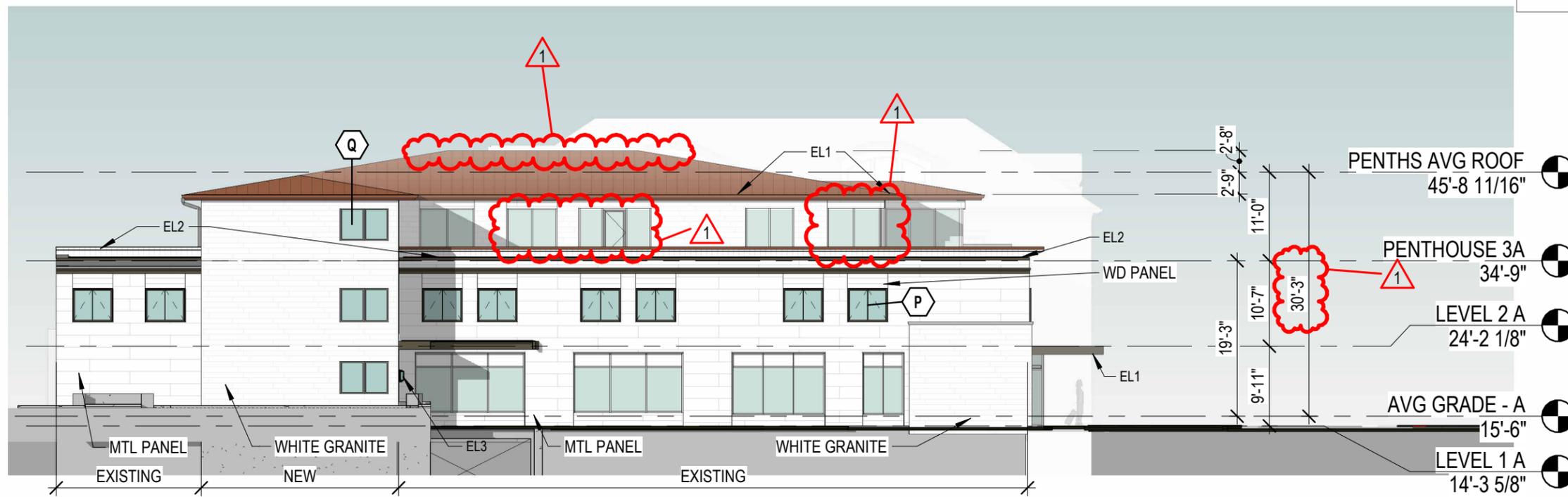
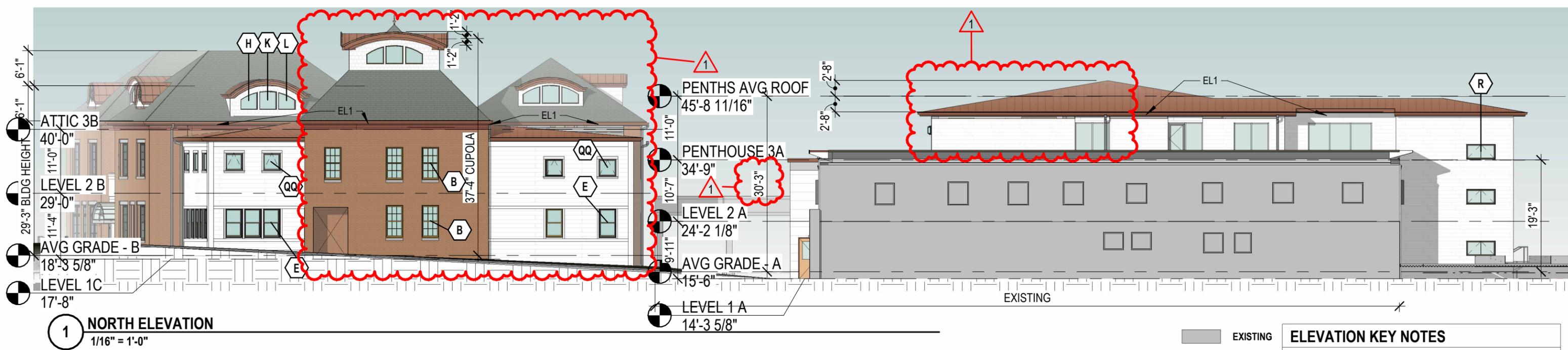
03/27/26



ELEVATION KEY NOTES	
	EXISTING
	NEW
NEW BUILDING	
	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING
EXISTING BUILDING	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS

EXTERIOR LIGHTING LEGEND	
	EL1 LINEAR RECESSED LIGHTING
	EL2 LINEAR SURFACE MOUNT LIGHTING
	EL3 WALL SCONCE
	EL4 PENDANT LIGHTING
	EL5 WALL SCONCE

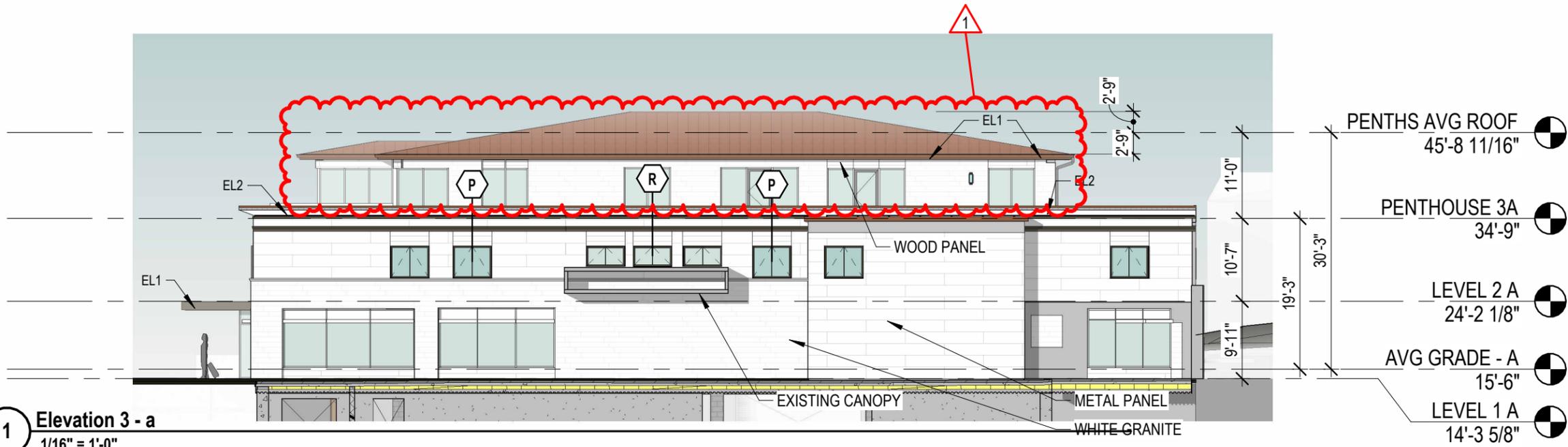
**H2.20 FRONT ELEVATIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**



ELEVATION KEY NOTES	
<b>NEW BUILDING</b>	
	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING
<b>EXISTING BUILDING</b>	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS

EXTERIOR LIGHTING LEGEND
EL1 LINEAR RECESSED LIGHTING
EL2 LINEAR SURFACE MOUNT LIGHTING
EL3 WALL SCNCE
EL4 PENDANT LIGHTING
EL5 WALL SCNCE

**H2.21 REAR ELEVATIONS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**



EXISTING  
NEW

ELEVATION KEY NOTES	
NEW BUILDING	
	GLAZED BRICK
	ZINC SHINGLE
	FIBER CEMENT BOARD
	SLATE ROOFING
	COPPER ROOFING



ELEVATION KEY NOTES	
EXISTING BUILDING	
	WHITE GRANITE
	COMPOSITE METAL PANEL
	WOOD - THERMAL TREATED
	ALUMINUM SOFFIT PANELS

EXTERIOR LIGHTING LEGEND	
	EL1 LINEAR RECESSED LIGHTING
	EL2 LINEAR SURFACE MOUNT LIGHTING
	EL3 WALL SCNCE
	EL4 PENDANT LIGHTING
	EL5 WALL SCNCE

**H2.22** SIDE ELEVATIONS  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801



VIEW FROM PLEASANT STREET, NORTH

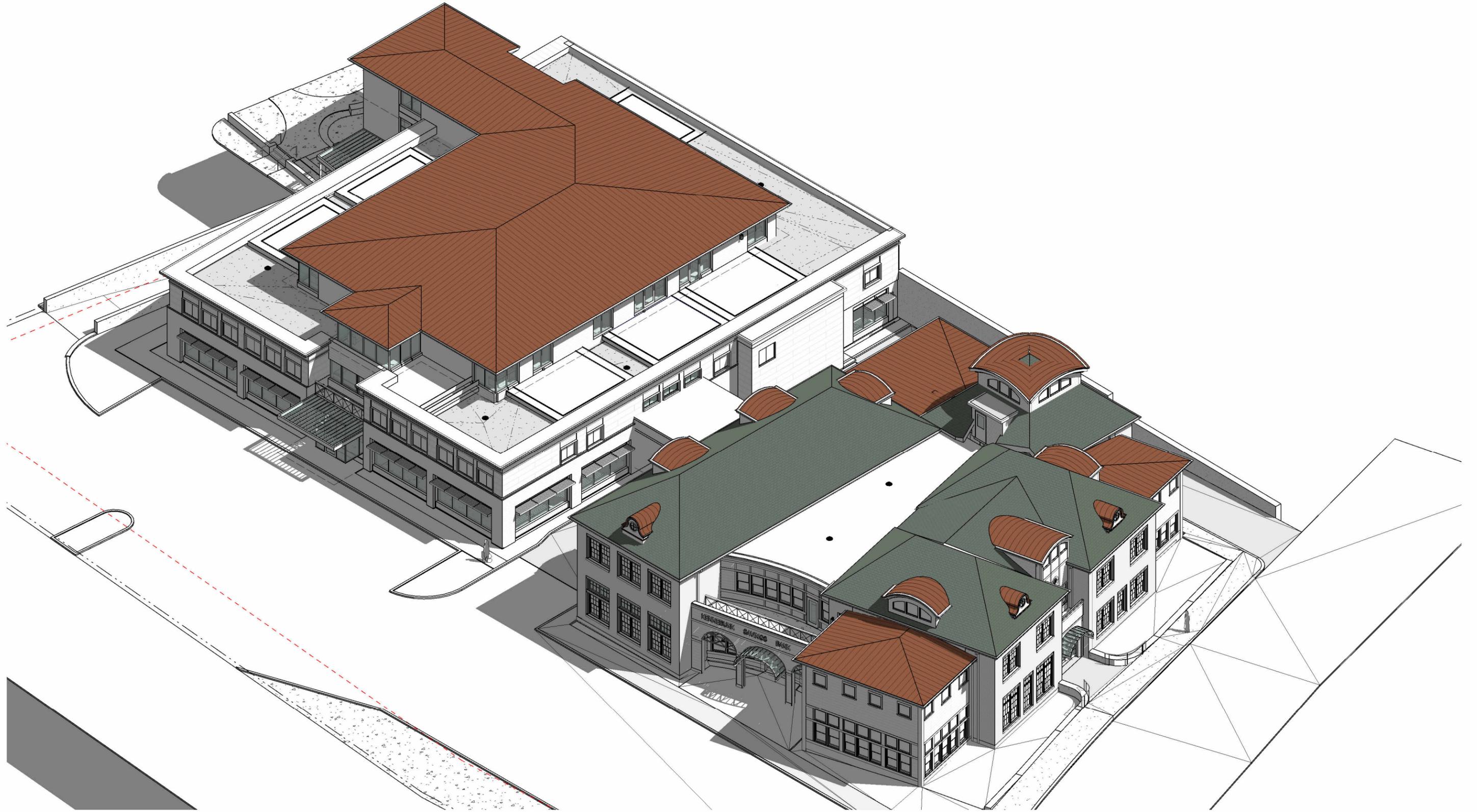
**H3.01** **RENDERING - NEW**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**





VIEWS FROM PARROTT AVE PARKING LOT

**H3.03** **RENDERINGS**  
**134 PLEASANT STREET**  
**PORTSMOUTH, NH 03801**



1 HDC BIRDSEYE SE

H3.10 BIRDSEYE AXONOMETRIC  
134 PLEASANT STREET  
PORTSMOUTH, NH 03801

# **Historic District Commission**

## **Staff Report**

**Wednesday, April 01, 2026**

**Project Address:** 110 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 2,614 SF +/-
- Estimated Age of Structure: c.1814
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



**B. Proposed Work:** Exterior renovations to an existing structure (reconstruct second floor roof deck, reconstruct the privacy wall, replace windows, add shutters, repoint masonry as needed and repair and replace wood sills and trim as needed).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This project will not require additional Land Use approval(s).



**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

# 110 STATE STREET RENOVATION

HISTORIC DISTRICT PUBLIC HEARING - APRIL, PORTSMOUTH, NH

**BUILDING HISTORY:**

THIS FEDERAL STYLE BRICK ROWBLOCK STRUCTURE WAS ORIGINALLY BUILT IN 1814, AND WAS A MIXED USE RESIDENTIAL/COMMERCIAL BUILDING WITH APARTMENTS ON THE SECOND AND THIRD FLOORS, AND STOREFRONTS ON THE FIRST FLOOR. 110, 112, AND 116 STATE STREET WAS HOME TO KAREN'S ICE CREAM SHOP, DORETHE FASHIONS, AND DOLLOFF COIN CENTER IN 1982 (PORTSMOUTH HISTORIC DISTRICT SURVEY (1982-1983). IN PRESENT DAY, 110 STATE STREET IS HOME TO STRAWBERRY BANKE ANTIQUE & VINTAGE SHOP, WITH RESIDENTIAL UNITS ABOVE.

**PROPOSED WORK:**

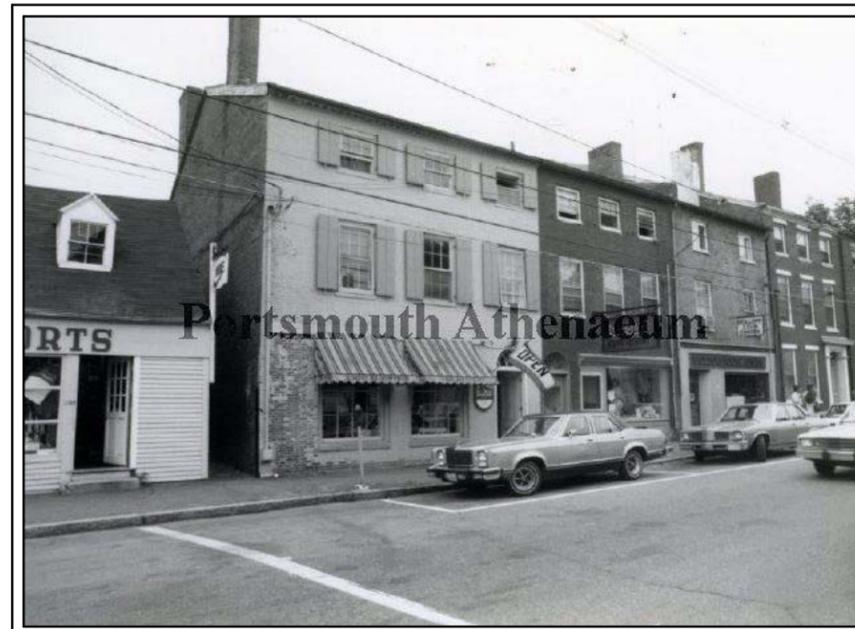
- RECONSTRUCT EXISTING 2ND FLOOR REAR ROOF DECK, STAIR AND RAILINGS, EXPAND 3RD FLOOR DECK WHILE RECONSTRUCTING STAIR AND RAILINGS
- RECONSTRUCT PRIVACY WALL AT 2ND FLOOR ROOF DECK
- REPLACE 2ND FLOOR EXTERIOR DOOR
- REPLACE 3RD FLOOR EGRESS WINDOW WITH EXTERIOR DOOR
- PROVIDE WOOD SHUTTERS AND HARDWARE ON 2ND AND 3RD FLOORS OF STATE ST FAÇADE
- MASONRY REPOINTING ON EAST FAÇADE.
- REPAIRS/REPLACEMENT IN-KIND OF WOOD SILLS AND TRIM AT STATE ST WINDOWS

SHEET LIST	
Sheet Number	Sheet Name

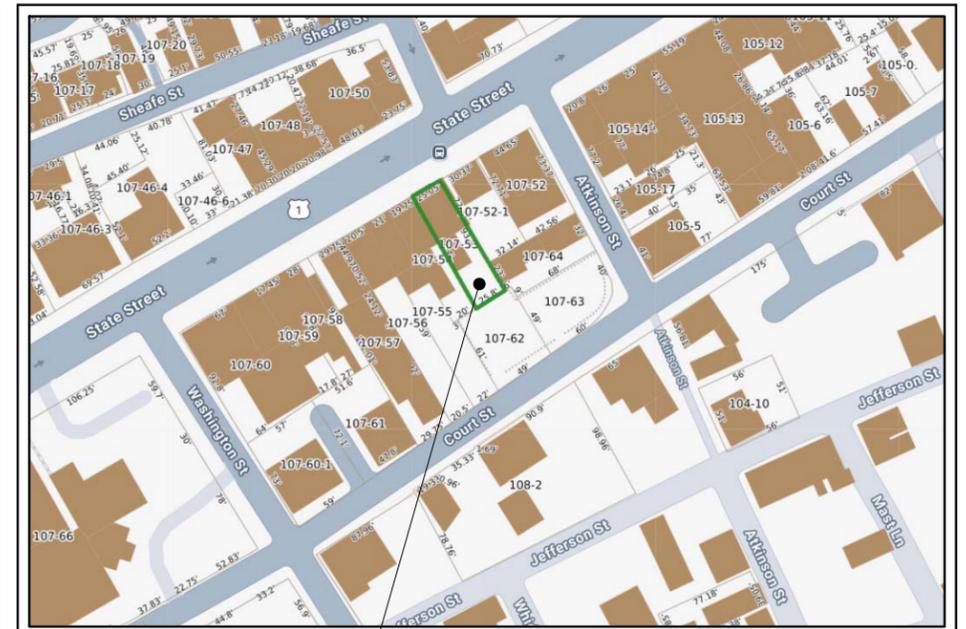
HISTORIC DISTRICT PACKET	
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	PROPOSED CHANGES
A3	MATERIALS



PHOTOGRAPH OF 110 STATE STREET FROM STATE STREET



PHOTOGRAPH OF 110-112-116 STATE STREET, FROM THE PORTSMOUTH HISTORIC DISTRICT SURVEY, 1982-1982. PHOTOGRAPHER: OPENO, WOODARD DORR



110 STATE STREET  
PORTSMOUTH, NH 03801

© 2026 Portsmouth Architects

## DECK & FAÇADE RENOVATION

110 STATE STREET  
PORTSMOUTH, NH 03801

## COVER

HISTORIC DISTRICT PUBLIC HEARING- APRIL 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



A0

03/13/2026

PA: MM / MG

Project Number: 26032

NOT TO SCALE

REPOINT EXISTING  
MASONRY EAST FACADE

REUSE EXISTING PINTELS  
FOR PROPOSED  
SHUTTERS

REPAIR EXISTING SILLS  
AND TRIM



PERSPECTIVE FROM STATE STREET



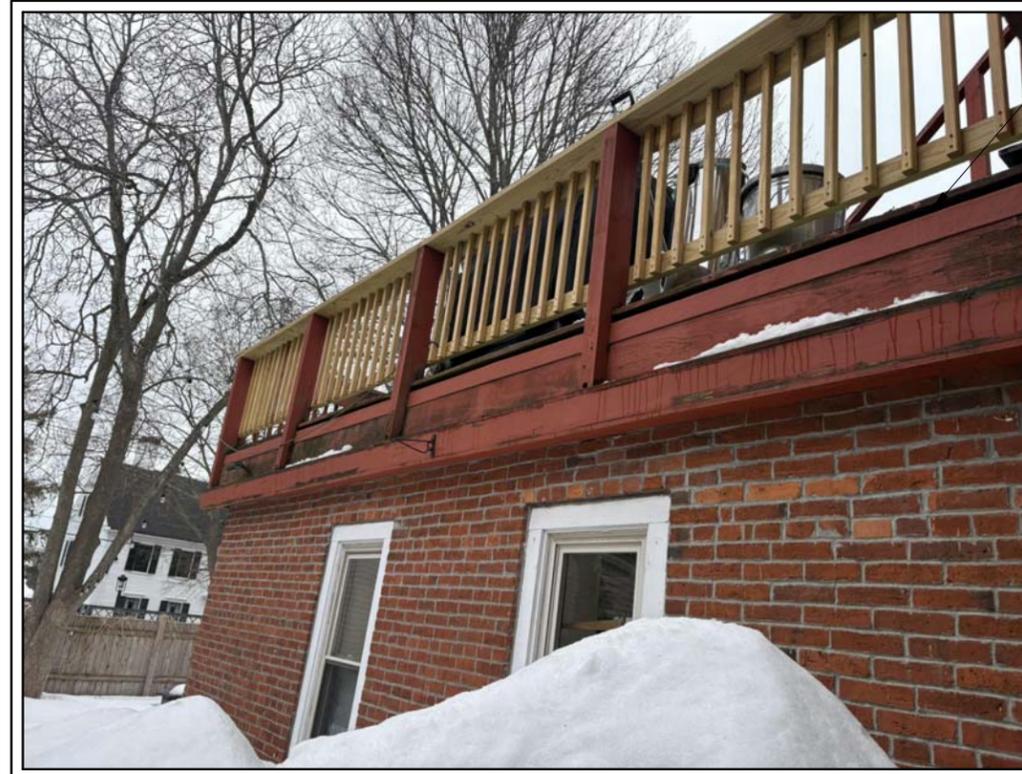
PERSPECTIVE FROM STATE STREET

REPLACE EGRESS  
WINDOW WITH DOOR

REPLACE DOOR



PERSPECTIVE OF REAR OF BUILDING



PERSPECTIVE OF BACK DECK

EXISTING DECK AND RAILING  
TO BE REPLACED

© 2026 Portsmouth Architects

# DECK & FAÇADE RENOVATION

110 STATE STREET  
PORTSMOUTH, NH 03801

# EXISTING PHOTOGRAPHS

HISTORIC DISTRICT PUBLIC HEARING- APRIL 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



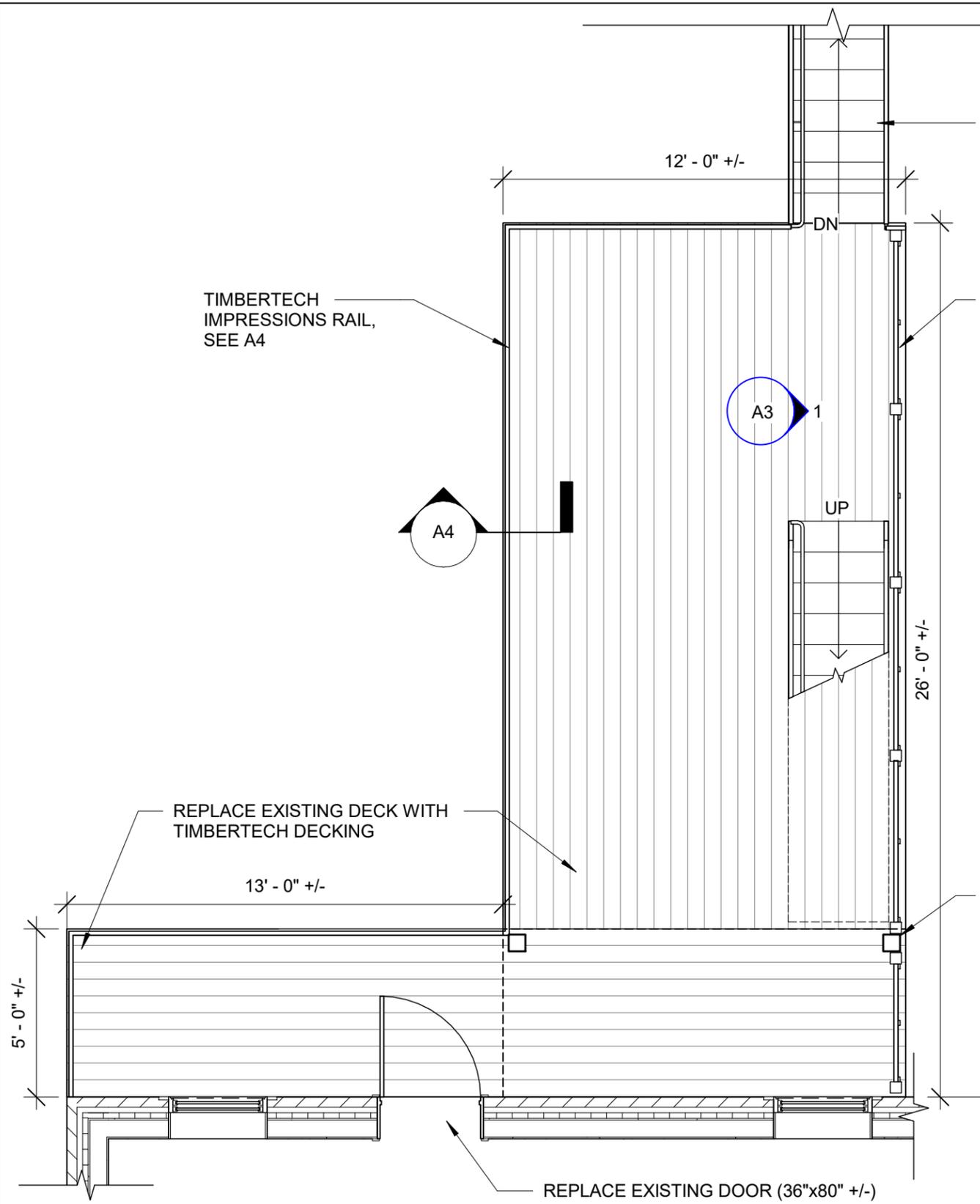
A1

03/13/2026

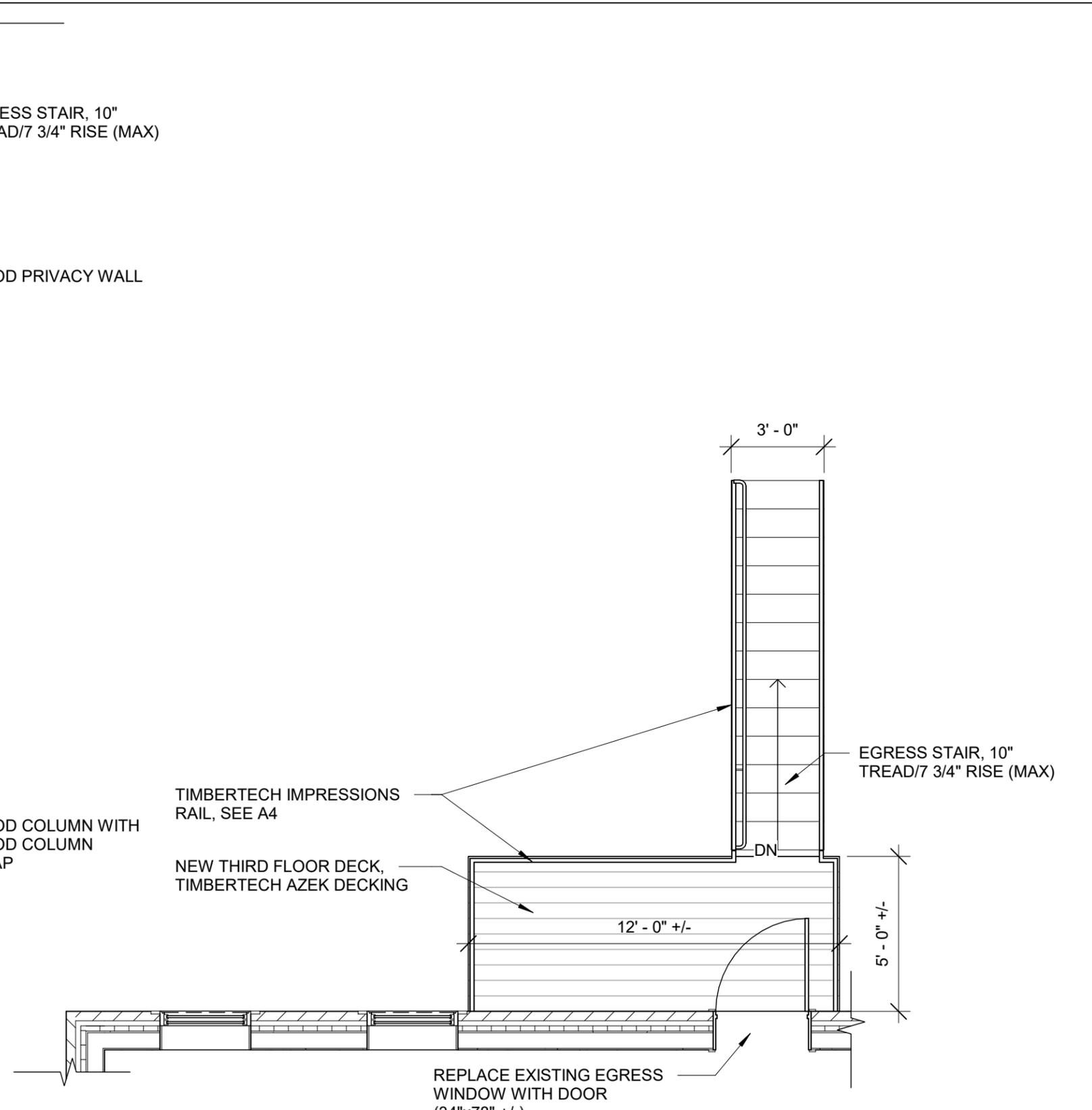
PA: MM / MG

Project Number: 26032

NOT TO SCALE



1 SECOND FLOOR PLAN  
1/4" = 1'-0"



2 THIRD FLOOR PLAN  
1/4" = 1'-0"

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**DECK & FAÇADE RENOVATION**  
110 STATE STREET  
PORTSMOUTH, NH 03801

**PROPOSED CHANGES**  
HISTORIC DISTRICT PUBLIC HEARING- APRIL 2026

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



A2

03/13/2026  
PA: MM / MG  
Project Number: 26032  
**NOT TO SCALE**



**SHUTTER HARDWARE**  
SHUTTER HARDWARE, RESTORE AND REUSE EXISTING PINTEL



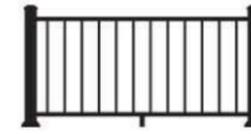
**SHUTTERS**  
WOOD LOUVER SHUTTERS



**DECKING MATERIAL**  
TIMBERTECH AZEK VINTAGE COLLECTION - DARK HICKORY



**DECK RAILING**  
TIMBERTECH IMPRESSIONS RAIL EXPRESS, CLASSIC TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"X3" POSTS WITH CAP AND SKIRT, BLACK



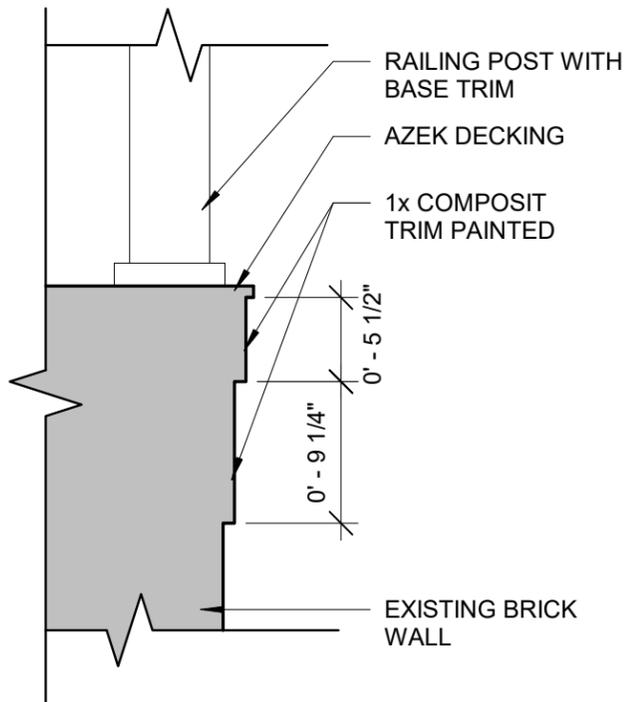
Aluminum Balusters  
Rectangular Only



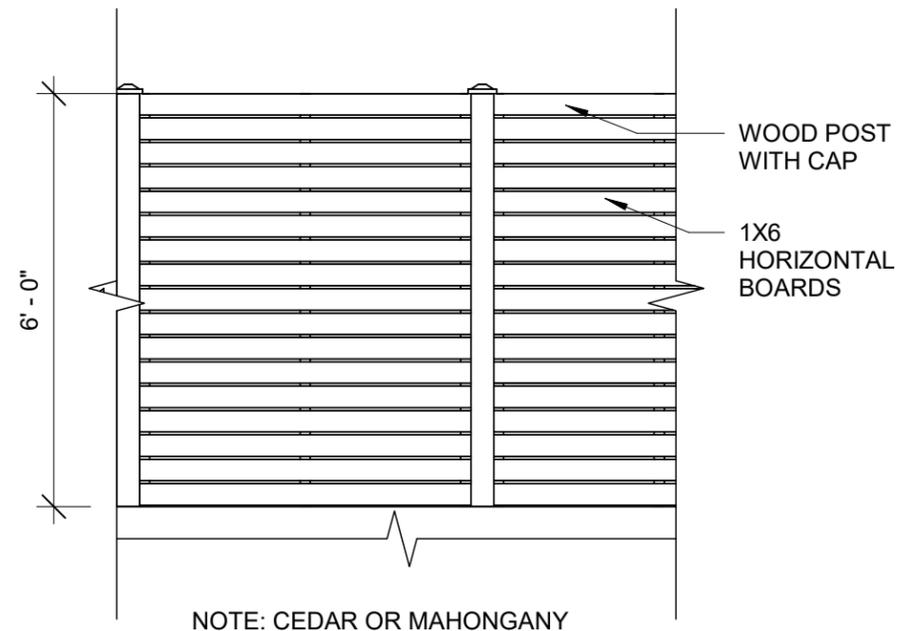
Classic



**HALF LITE DOOR**



**DECK EDGE PROFILE**



**PRIVACY WALL ON DECK**



**DECK FROM 95 DANIEL STREET RENOVATION. MATCH DECK MATERIALS & RAILING**

© 2026 Portsmouth Architects

**DECK & FAÇADE RENOVATION**

110 STATE STREET  
PORTSMOUTH, NH 03801

**MATERIALS**

HISTORIC DISTRICT PUBLIC HEARING- APRIL 2026

4 Market Street  
Portsmouth, New Hampshire  
603.430.0274

brought to you by  
McHENRY ARCHITECTURE



A3

03/13/2026

PA: MM / MG

Project Number: 26032

**NOT TO SCALE**

**Project Address:** 19 Sheafe Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #2



**A. Property Information - General:**

**Existing Conditions:**

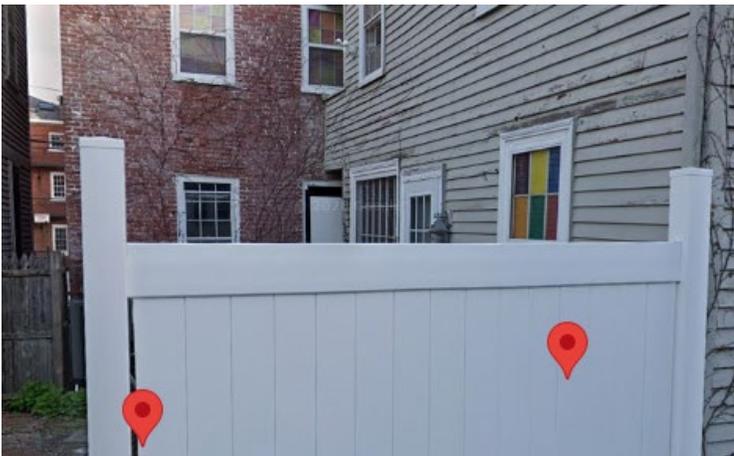
- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 1,742F +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Focal
- Public View of Proposed Work: Sheafe Street
- Neighborhood Association: Downtown

**B. Proposed Work:** Replacement windows.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- No additional Land Use approval(s) needed.



**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



DEADWICK'S  
ethereal emporium

Deadwick's  
ethereal emporium  
IS  
OPE The Reader  
is in...  
HERBS - OILS - BOOKS  
ARCANE JEWELRY  
TAROT CARDS  
ANTIQUES  
LOCAL ART  
"Portsmouth's best-kept  
magical secret..."





**Donald Betz**  
**Hammond Lumber Company**  
**298 North Main Street**  
**Rochester, NH, 03867**  
**603-994-2854**  
**DBetz@HammondLumber.com**

**Date:** March 25, 2026

**To:**

City of Portsmouth  
Planning & Inspections Department  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re:** *Estimate for Window Replacement – Historic Building*

**Property Address:** 19 Sheaf St.

Dear Members of the City of Portsmouth Review Committee,

Please accept this letter as a formal **estimate and scope of work proposal** for the replacement of existing windows at the historic property located at **19 Sheaf St.**

#### **Reason for Proposed Work**

The existing windows at this property are **outdated and have reached the end of their service life**. Many of the current units contain **lead-based paint**, exhibit **broken glass**, and have **damaged or non-functioning hardware**, creating safety concerns, reduced functionality, and diminished energy performance. Due to these conditions, repair is no longer a practical or reliable option.

The proposed replacement is intended to **address safety issues, improve energy efficiency, and restore full operability**, while maintaining the historic character of the building.

#### **Project Description**

The scope of work consists of the **removal and replacement of existing windows** with **new, up-to-date, energy-efficient window units** designed to improve performance, durability, and functionality while respecting the building's historic appearance.

#### **Scope of Work**

- Careful removal of existing window units, with attention given to minimizing disturbance to surrounding historic materials.
- Installation of **new energy-efficient replacement windows** that:
  - Match the existing window size, configuration, and exterior appearance, as required.
  - Provide improved thermal performance and weather resistance.
  - Offer increased functionality, including improved operability, safety, and hardware performance.
- Repair or replacement of interior and exterior trim as necessary to match existing profiles and finishes.
- Proper disposal of removed materials, including lead-painted components and broken glass, in accordance with local and state regulations.

All materials and installation methods will be selected to **preserve the visual and architectural integrity** of the historic structure and comply with City of Portsmouth Historic District standards where applicable.

#### **Compliance Statement**

All work will be completed in accordance with:

- City of Portsmouth Building Codes
- Historic District Commission requirements, if applicable
- State of New Hampshire regulations
- Manufacturer installation guidelines

We understand the importance of preserving Portsmouth's historic buildings and are committed to performing this work safely, professionally, and with respect for the structure's historic significance.

Please feel free to contact me if additional information, window specifications, or supporting documentation is required.

Thank you for your time and consideration.

Sincerely,

**Donald Betz**  
**Millwork Specialist**  
**Hammond Lumber Company**  
**603-994-2854**  
**[DBetz@HammondLumber.com](mailto:DBetz@HammondLumber.com)**

**SOLD BY:**  
 Hammond Lumber Company Rochester  
 PO Box 2005  
 Rochester, NH 03866-2005  
 Fax: 603-335-4720

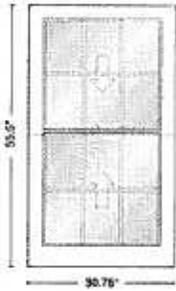
**SOLD TO:**

<b>CREATED DATE</b>
2/24/2026
<b>LATEST UPDATE</b>
3/3/2026
<b>OWNER</b>
donald betz

### Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
JOHN HOULE	DEADWICKS PORTSMOUTH NH	8836028	JOHN HOULE	

ORDER NOTES:	DELIVERY NOTES:



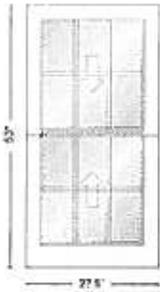
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	2	Active/Active	<u>1ST FLR FRONT</u>	\$1,646.23	\$3,292.46

**RO Size = 30 3/4" x 55 1/2"**

**Unit Size = 30 3/4" x 55 1/2"**

TRET 2' 6 3/4"X4' 7 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Active/Active	<u>1ST FLR READING AREA</u>	\$1,578.62	\$1,578.62

**RO Size = 27 1/2" x 53"**

**Unit Size = 27 1/2" x 53"**

TRET 2' 3 1/2"X4' 5", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



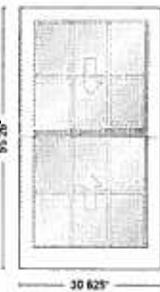
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Active	<u>1ST FLR BACK ROOM</u>	\$1,572.75	\$1,572.75

**RO Size = 27 1/2" x 52 1/2"**

**Unit Size = 27 1/2" x 52 1/2"**

TRET 2' 3 1/2"X4' 4 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	3	Active/Active	<u>2ND FLR FRONT</u>	\$1,641.80	\$4,925.40

**RO Size = 30 5/8" x 55 1/4"**

**Unit Size = 30 5/8" x 55 1/4"**

TRET 2' 6 5/8"X4' 7 1/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	2	Active/Active	<u>2ND FLR BACK WALL</u>	\$1,454.67	\$2,909.34

**RO Size = 27 1/2" x 43 1/2"**

**Unit Size = 27 1/2" x 43 1/2"**

TRET 2' 3 1/2"X3' 7 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Active/Active	<u>2ND FLR BACK SIDE</u>	\$1,470.02	\$1,470.02

**RO Size = 27 1/2" x 43 3/4"**

**Unit Size = 27 1/2" x 43 3/4"**

TRET 2' 3 1/2"X3' 7 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	1	Active/Active	<u>2ND FLR BATHROOM SIDE</u>	\$1,600.41	\$1,600.41

**RO Size = 27 1/2" x 43 3/4"**

**Unit Size = 27 1/2" x 43 3/4"**

TRET 2' 3 1/2"X3' 7 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Oil Rubbed Bronze, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



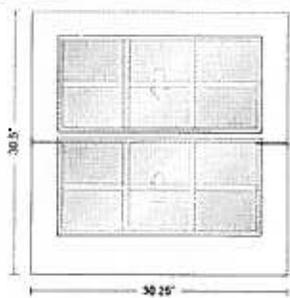
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	Active/Active	<u>2ND FLR BATHROOM BACK WALL</u>	\$1,374.52	\$1,374.52

**RO Size = 24" x 39 1/8"**

**Unit Size = 24" x 39 1/8"**

TRET 2'X3' 3 1/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



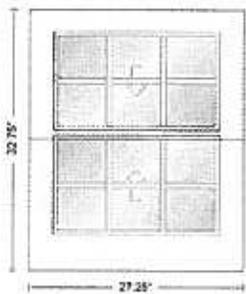
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	3	Active/Active	<u>3RD FLR FRONT</u>	\$1,346.62	\$4,039.86

**RO Size = 30 1/4" x 30 1/2"**

**Unit Size = 30 1/4" x 30 1/2"**

TRET 2' 6 1/4"X2' 6 1/2", Unit, 8 Degrees and greater, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Colonial Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



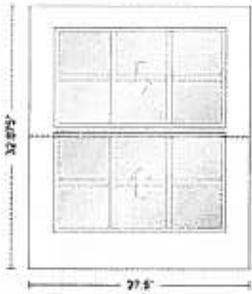
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	2	Active/Active	<u>3RD FLR BACK WALL</u>	\$1,325.40	\$2,650.80

**RO Size = 27 1/4" x 32 3/4"**

**Unit Size = 27 1/4" x 32 3/4"**

TRET 2' 3 1/4"X2' 8 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks White, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR</u>
A1	0.32	0.27	NO



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1100	1	Active/Active	<u>3RD FLR BACK RM</u>	\$1,342.19	\$1,342.19

**RO Size = 27 1/2" x 32 7/8"**

**Unit Size = 27 1/2" x 32 7/8"**

TRET 2' 3 1/2"X2' 8 7/8", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, Black 2604 Exterior Frame, Black 2604 Exterior Sash/Panel, Pine w/Black - Painted Interior Frame, Pine w/Black - Painted Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Black, 2604, Pine w/Black - Painted, Chamfer Exterior Grille Bar/ Ovolo Interior Grille Bar, 5/8" Grille Bar, Ovolo Glass Stop Stainless Glass / Grille Spacer, 2 Sash Locks Black, BeigeJamb Liner, PlasticJamb Liner Inserts, YesPunched Jamb Liner

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.27	NO

SUB-TOTAL:	\$26,756.37
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
<b>TOTAL:</b>	<b>\$26,756.37</b>

CUSTOMER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



Hammond Lumber - Rochester

298 North Main St.

Rochester, New Hampshire 03867

603 332-4065 Fax: 603 335-4720

bhenderson@hammondlumber.com

**34 LOCATIONS ACROSS MAINE & NEW HAMPSHIRE**

AUBURN · BANGOR · BAR HARBOR · BELFAST · BELGRADE · BLUE HILL  
 BOOTHBAY HARBOR · BRUNSWICK · BUCKSPORT · CALAIS · CAMDEN · CHERRYFIELD  
 CORINTH · DAMARISCOTTA · DOVER-FOXCROFT · ELLSWORTH · FAIRFIELD · FARMINGTON  
 GORHAM · GREENVILLE · KINGFIELD · LIVERMORE FALLS · MACHIAS · MADISON · MEXICO  
 OLD TOWN · PALMYRA · PORTLAND · ROCKLAND · ROCHESTER, NH  
 SKOWHEGAN · WATERVILLE · WEST ENFIELD

TAKEN BY: DON BETZ ROCH x2854  
 CONTACT: BOB HENDERSON ROCH x2836  
 QUOTE NUMBER: 2170079  
 QUOTE NAME:  
 SETUP DATE: 02/25/2026  
 START DATE: 05/15/2026

Prepared For: (2086539)  
 JOHN HOULE SR  
 DBA HOULE CONSTRUCTION  
 332 LONGSHORE DRIVE  
 BARRINGTON, NH, 03825

**Estimate**

Expiration Date: 04/17/2026

Phone (603) 332-5377  
 Cell: (603) 630-2501 Fax:

Email: [houleap@googlegroups.com](mailto:houleap@googlegroups.com); [houlecor](mailto:houlecor)

ITEM	DESCRIPTION	QTY / UOM	PRICE / UOM	EXTENDED	TOTALS
1416PFJ	1X4-16' PRIMELOCK PLUS PRINCETON FINE WOOD 15/16	15 EA	31.40 EA	471.00D	
1616BORAL	1X6-16' TRUEXTERNAL TRIM PRIMED SMOOTH SIDE BOARD 3/4"X5 1/2" ACTUAL	12 EA	79.50 EA	954.00D	
DAP18388	SEALANT, ALL PURPOSE ULTRA CLEAR RUBBER 10 1OZ	20 EA	17.77 EA	355.33D	
DA21EPBN	DA21EPBN 6D FINISH NAIL ANGLED SENCOR BRIGHT 4000/BOX	1 BOX	66.66 BOX	66.66D	
ALLOW25	MISC MATERIALS	1 EA	277.78 EA	277.78D	
<b>Sales Tax and Options* Not Included</b>				<b>Quote Total</b>	<b>\$2,124.77</b>

**\*\*\*\*\* TERMS OF ESTIMATE \*\*\*\*\***

Upon request, your Hammond Lumber Company salesperson will provide an updated quotation after the estimate date has expired.

Due to various methods of construction and building practices, we recommend that you supply your own material list to be priced. Material lists created by Hammond Lumber represent only our best estimate of the required quantities needed to complete your project. Hammond Lumber Company assumes no responsibility for the accuracy of the quantities. Hammond Lumber is not responsible for errors or omissions.

Some materials contained in this estimate may be used to meet the standard MUBEC code requirements. It is the responsibility of the owner/builder to check with the local code official to ensure proper compliance to the established codes.

If allowance figures have been used in this estimate, they represent approximate costs based only on past experience with similar projects. Hammond Lumber Company assumes no responsibility for the accuracy of allowance estimates.

Spruce items priced out by the LF in the quote include 10', 12', 14' & 16' lengths only.

Pine items priced out by the LF in the quote include 6', 8', 10', 12', 14' & 16' lengths only.

Line items that are marked "options" are not included in the subtotals of the estimate.

Pricing of each item is based on the purchase of the entire list of quoted materials, not a portion of the list. If only a portion of the listed materials are purchased the prices may change.

**\*\*\*\*\* KITCHEN & BATH \*\*\*\*\***

Since 1969, Hammond Lumber Company has designed kitchen and baths for homeowners. We offer the largest kitchen/bath showroom in the state - featuring over 70 display kitchens. We recommend that you meet with one of our designers and turn your ideas into a three-dimensional drawing using our state of the art 20/20 computer design system.

Hammond Lumber Company can special order over eighteen cabinetry lines including (but not limited to) the following high quality lines such as OMEGA, KRAFTMAID, CANDLELIGHT, HOMECREST, SCHROCK, MERILLAT, MEDALLION WOLF, AND MANTRA as well as a selection of fine line bath cabinetry.

We offer Wolf Cabinetry, kitchen cabinets, vanities and vanity tops in quick ship programs, usually one week or less. Hammond Lumber Company has available Moen and Danze kitchen, bath and shower faucets. Twenty-four hour delivery is guaranteed on all IN-STOCK cabinetry, vanities, countertops and hardwood flooring.

In Rochester see Stephanie Wilkins, Patricia Schaffer, or call them at 1-800-660-4065.

**\*\*\*\*\* FLOORING \*\*\*\*\***

Hammond Lumber Company offers a complete line of flooring to meet all of your needs.

We stock unfinished red oak and pre-finished white oak.

We are an exclusive Home Foundations distributor of Shaw Carpet. We offer hundreds of colors in Saxony, Textures, Multi-Colors, Berbers and Commercial.

We offer Congoleum, Armstrong, Tarkett and Mannington vinyl floors in all the latest colors and styles. In wood, we carry Hartco, Mannington, unfinished strip, engineered and prefinished. We offer Uniclic-Quickstep, Pergo, Formica, Wilsonart and Mannington laminated floor systems.

Ceramic tile from Marazzi, Dal-tile, American Olean, Arte, Florida, Florim, Granite and Marble tile.

Hammond Lumber Company offers free room measurements, estimates and guarantees our professional installation.

In Rochester see Bob Stapleton or Anne Kirtis or call them at 1-800-660-4065.

**Project Address:** 44-46 Market Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #3



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 3,920 SF +/-
- Estimated Age of Structure: c.1803
- Building Style: Federal
- Number of Stories: 4
- Historical Significance: Contributing
- Public View of Proposed Work: Market Street
- Neighborhood Association: Downtown

**B. Proposed Work:** Replace (4) windows.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- No additional Land Use approval(s) needed.



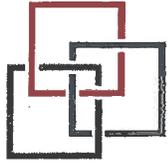
**HISTORIC  
SURVEY  
RATING  
  
C**

**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



44-46 MARKET  
— STREET, LLC —

March 11, 2026

City of Portsmouth New Hampshire  
Historic District Commission

RE: 44-46 Market Street

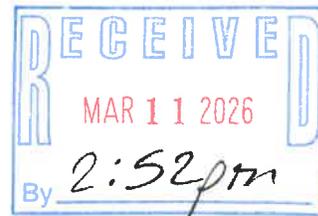
To Whom it May Concern:

Attached you will find the Land Use Application materials for 44-46 Market St. The work to be done is described as follows:

- Replacement of 4 existing double hung vinyl clad windows in disrepair on the front of the building with Marvin Ultimate Double Hung G2 windows, previously approved for a similar replacement at 29-41 Congress Street. Replacement of the windows will serve to not only improve the energy efficiency of the building, but to also replace the less desirable, 1970's/1980's, vinyl-clad windows with the more desirable Marvin Ultimate Double Hung G2 windows.

Sincerely,

Eric Frizzell



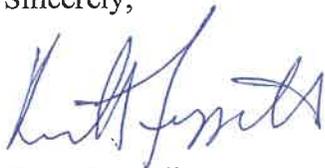


March 11, 2026

To whom it may concern:

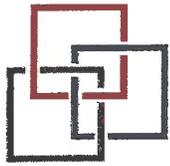
I, Keith Frizzell, sole member of 44-46 Market Street, LLC, authorize Eric Frizzell to act on my behalf for all permits, land use applications, and any other required steps for the proposed window project located at 44-46 Market St., Portsmouth, NH 03801.

Sincerely,



Keith Frizzell  
Member, 44-46 Market Street, LLC.

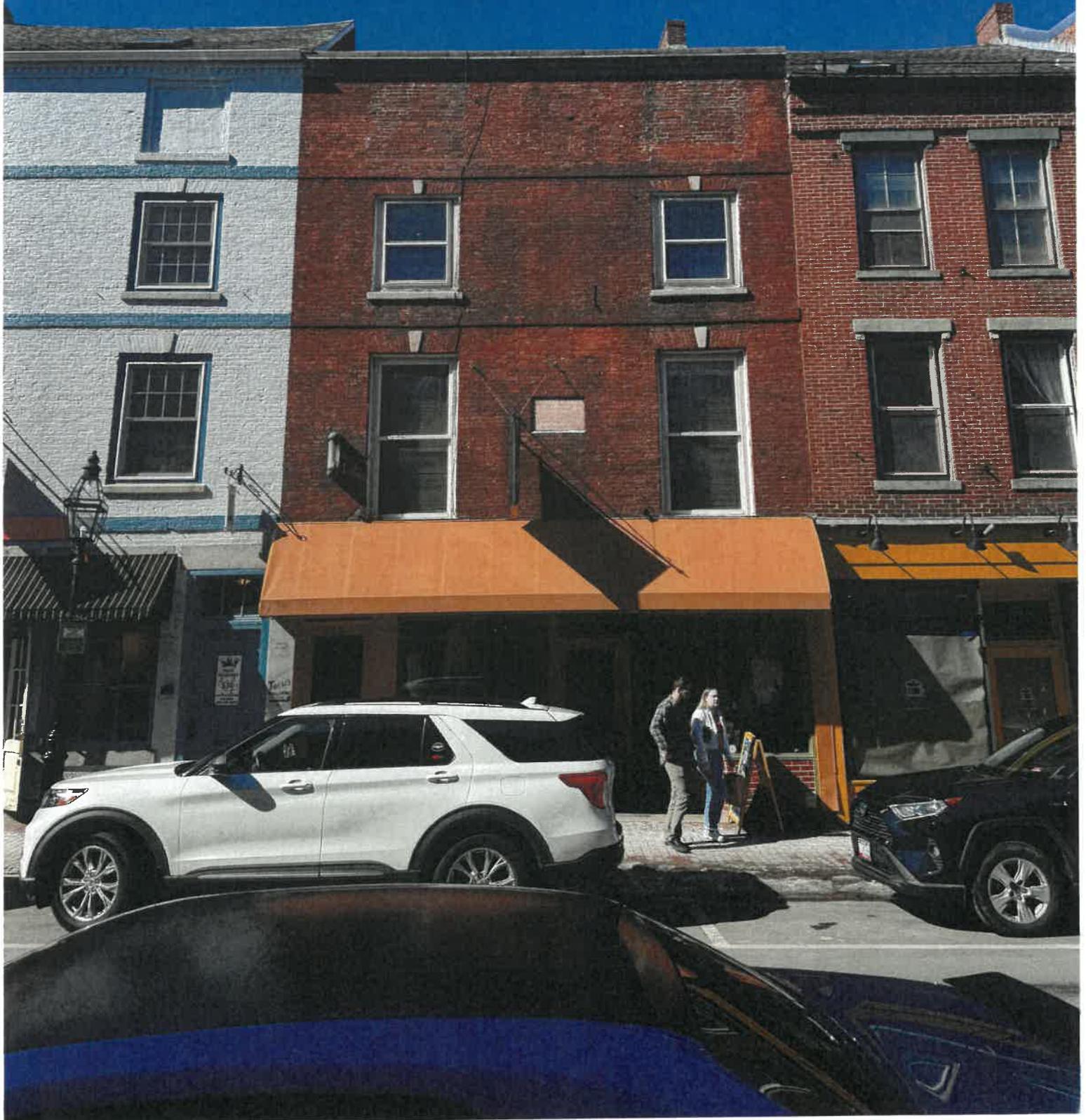




44-46 MARKET  
— STREET, LLC —

The following pictures are the existing windows at 44-46 Market St.

11/11/2019



MAY 11 1975



These Buildings were  
DESTROYED  
As a result of property being  
Seized by the U.S. Dept. of  
Housing  
BY EDWARD BERLIN



These Buildings were  
DESTROYED  
by the explosion of the  
D. & W. RICHIE CO.  
BY F. W. ALBERTSON.

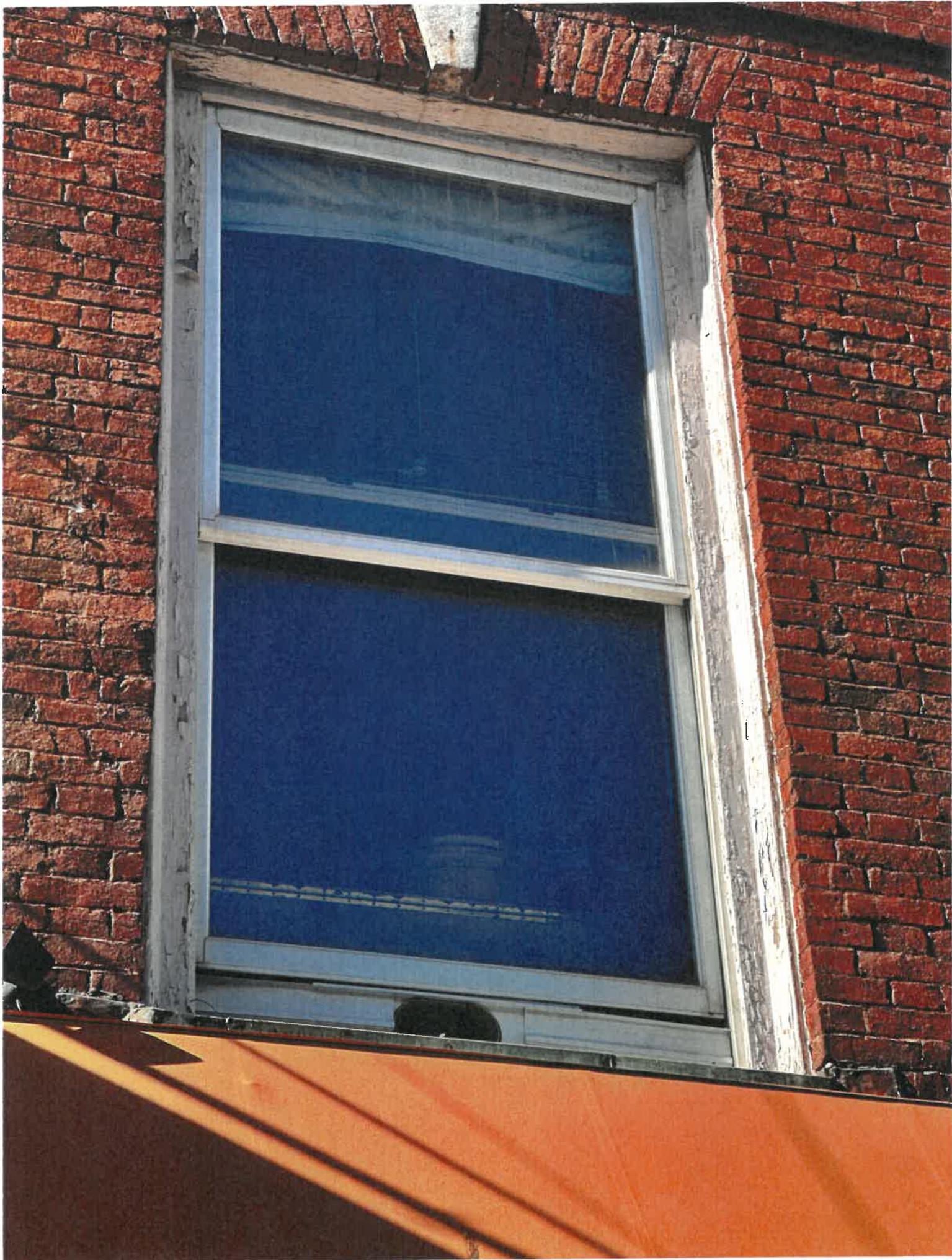




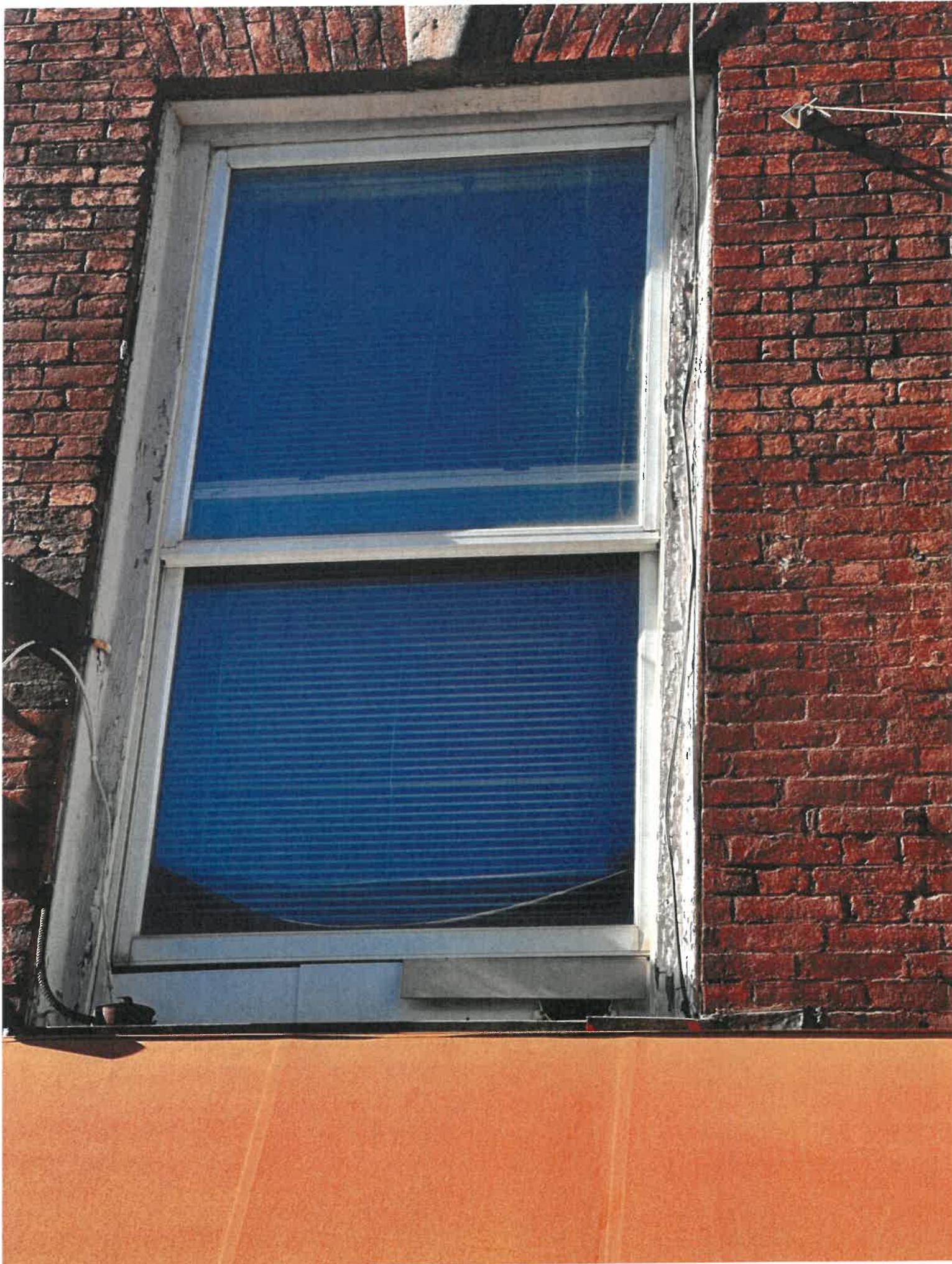




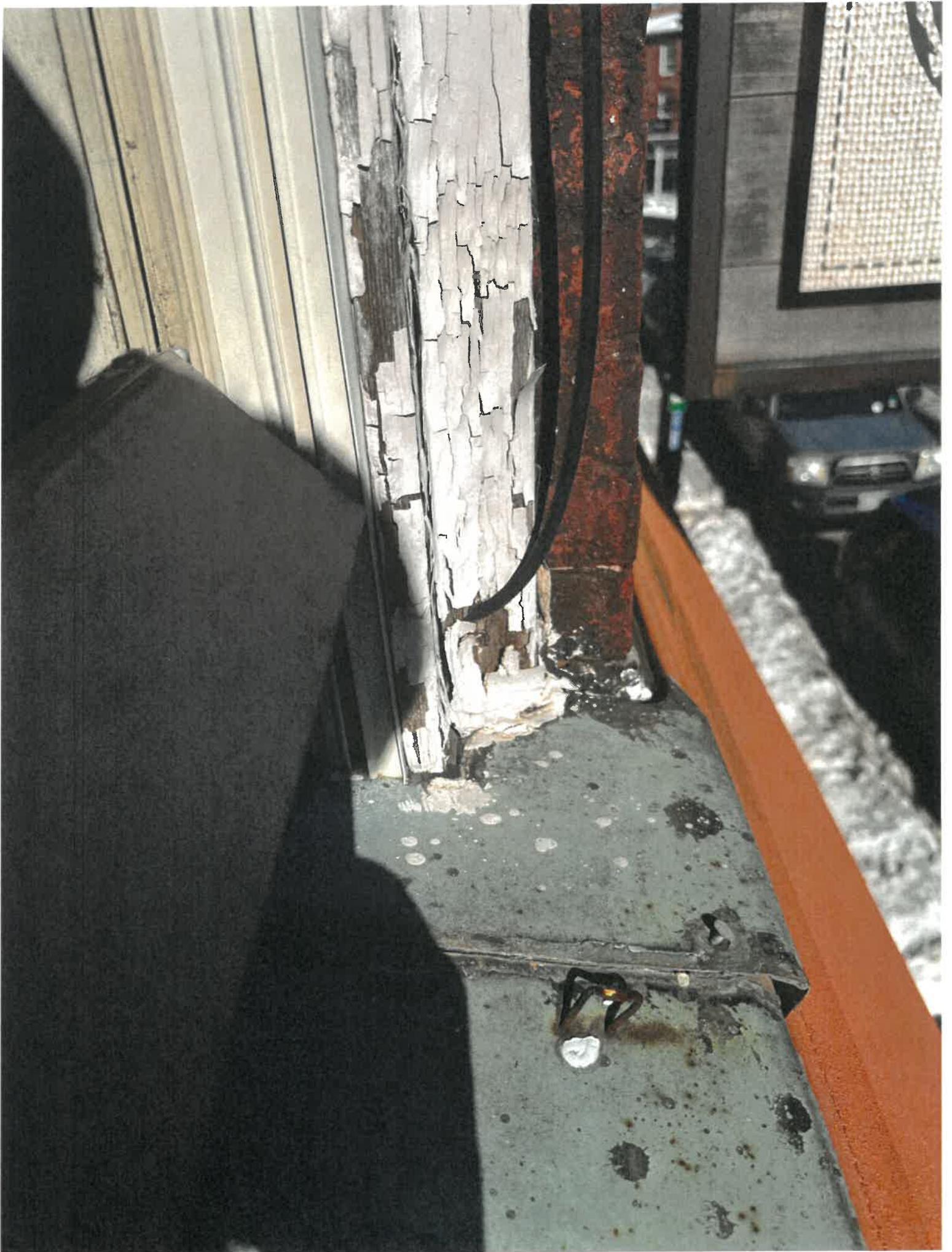


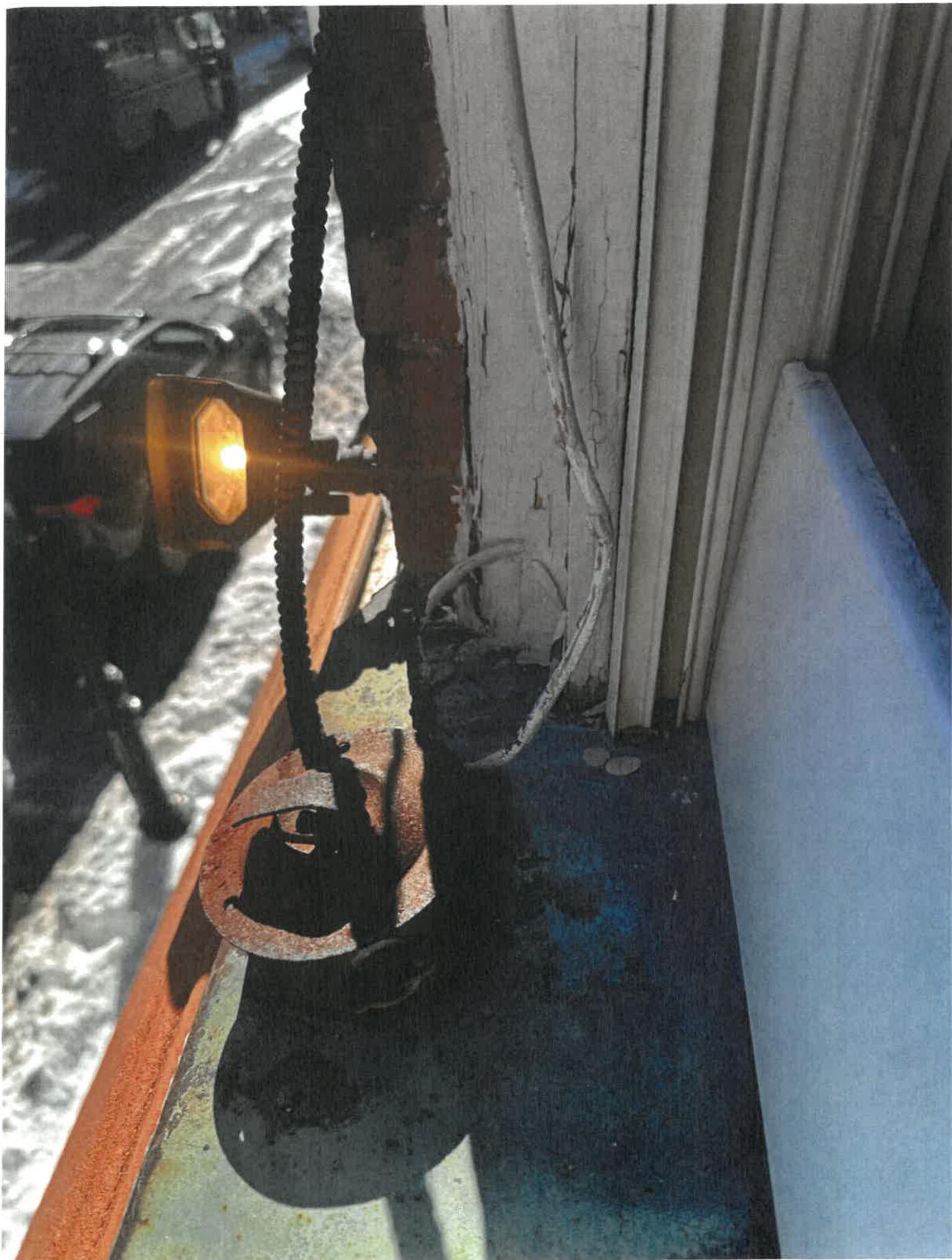






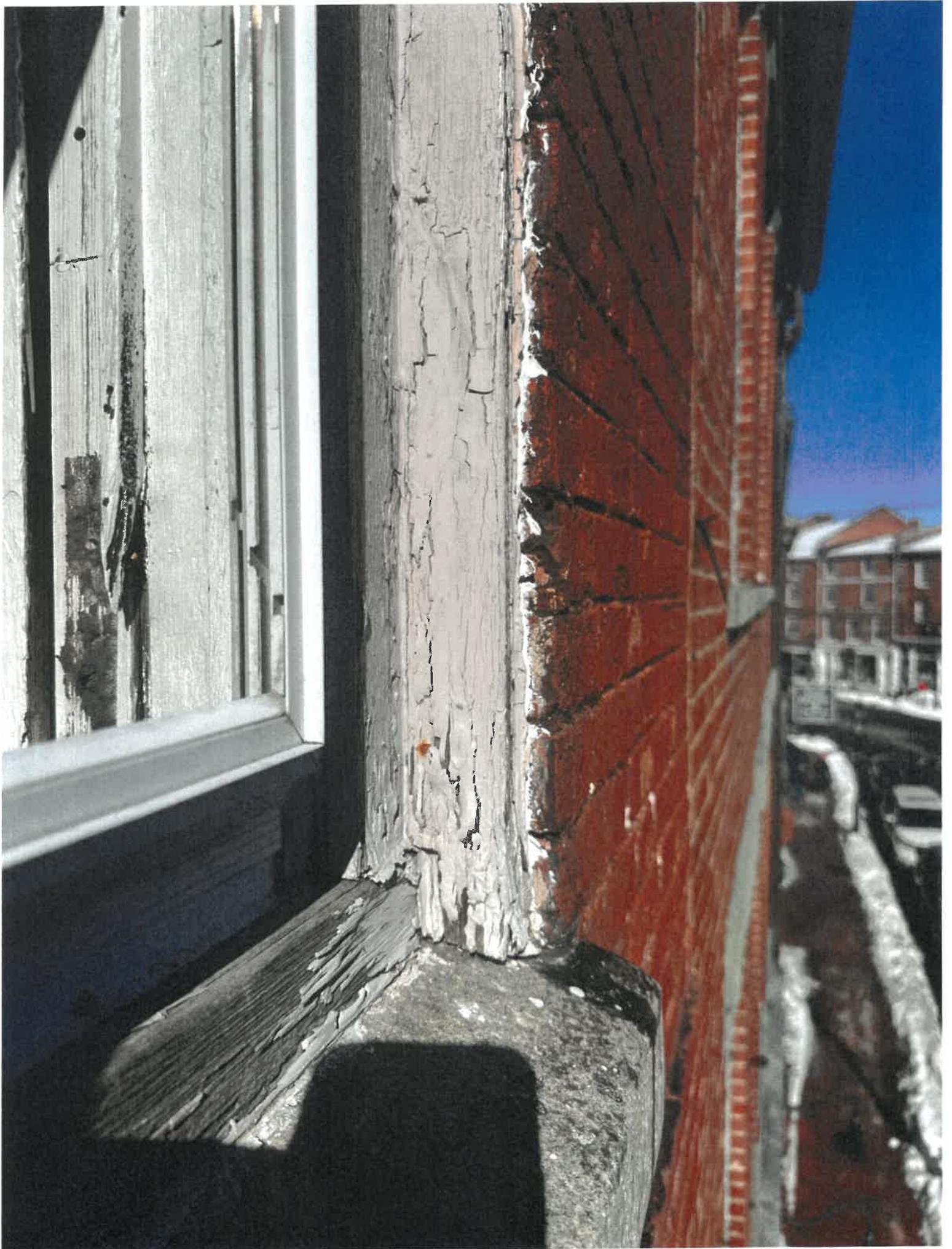


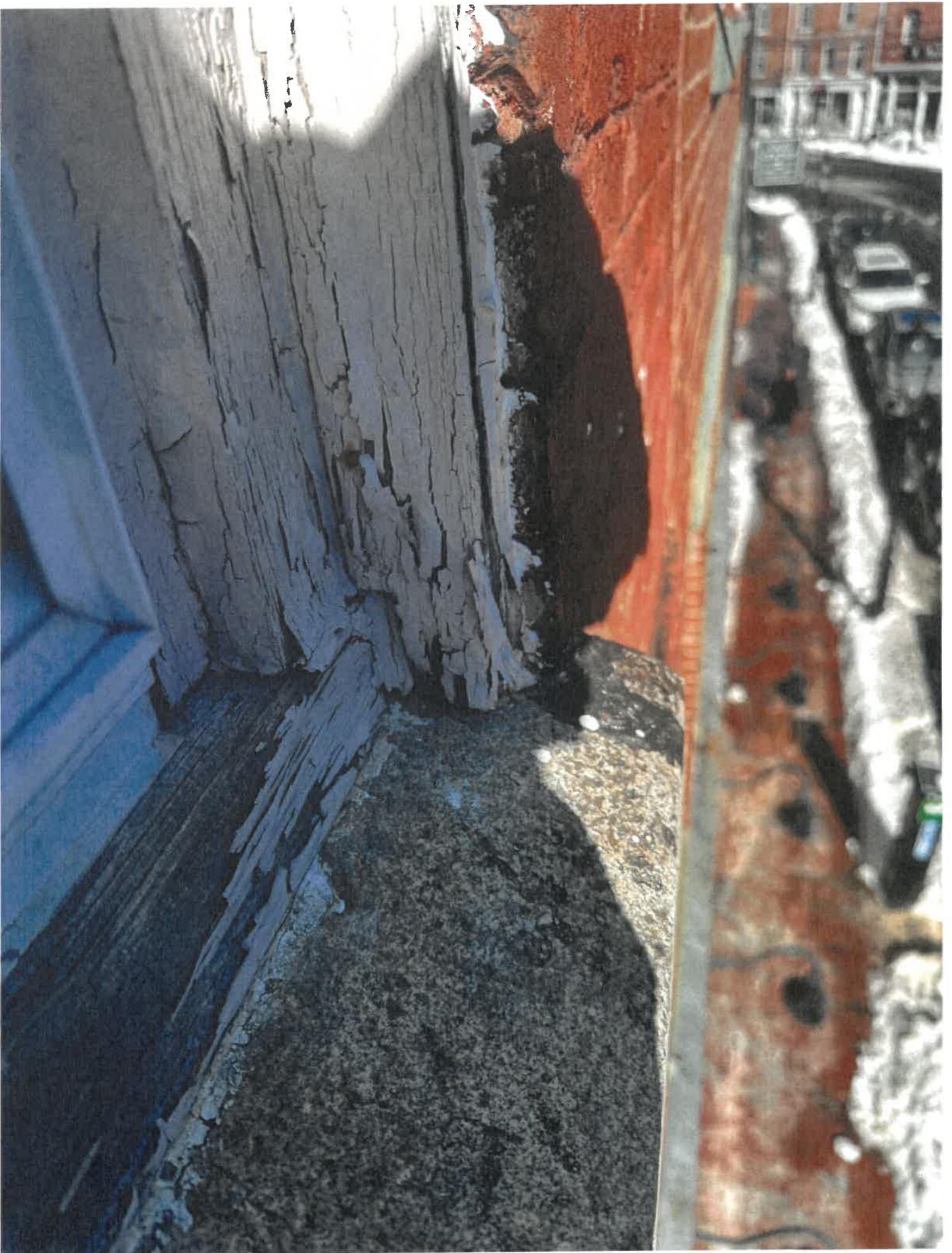














44-46 MARKET  
— STREET, LLC —

The following pictures are of the proposed windows that were previously approved by the HDC and installed at 29-41 Congress St.



39 CONGRESS STREET  
PORTSMOUTH, NH 03801



(603) 431-0400



(603) 431-0424



Bennett's  
Since 1962  
Sandwich Shop

WE MATTERS  
\*BENNETT'S SANDWICH SHOP  
SALADS  
COLD SUBS  
HOT SUBS

off piste

GUS & RUBY  
LETTERPRESS







MAR 1 1 2026





44-46 MARKET  
— STREET, LLC —

The following are the specifications for the proposed windows.



39 CONGRESS STREET  
PORTSMOUTH, NH 03801



(603) 431-0400

(603) 431-0424

# Royal Oaks Portsmouth windows

Quote #: 5J2WZML

A Proposal for Window and Door Products prepared for:

**Job Site:**  
03801

**Shipping Address:**

LAVALLEY BUILDING SUPPLY-DOVER  
58 Old Rochester Rd  
Dover, NH 03820-2021

**Project Description:**

*Royal Oaks, Portsmouth windows*

**Featuring products from:**



JOSEPH MORO  
LAVALLEY BUILDING SUPPLY-DOVER  
143 TWISTBACK RD  
CLAREMONT, NH 03743-4541  
Phone: (603) 742-8200

Email: [jmorro@lavalleys.com](mailto:jmorro@lavalleys.com)

This report was generated on 2/19/2026 5:28:16 AM using the Marvin Order Management System, version 0004.19.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.



## UNIT SUMMARY

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

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

NUMBER OF LINES: 2

TOTAL UNIT QTY: 4

EXT NET PRICE: USD [REDACTED]

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	48-3/74x89-1/4 TTT Downstair	Ultimate	Double Hung G2 RO 49 3/4" X 89 3/4" Entered as FS 48 3/4" X 89 1/4"	[REDACTED]	2	[REDACTED]
2	44.5x52-5/8 RO Upstairs	Ultimate	Double Hung G2 RO 44 1/2" X 52 5/8" Entered as RO 44 1/2" X 52 5/8"	[REDACTED]	2	[REDACTED]

Accepted:

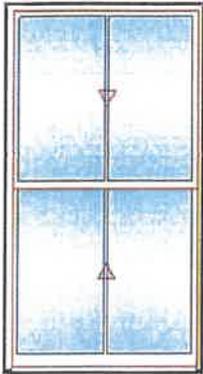
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Page 2 of 6

### LINE ITEM QUOTES

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

Line #1	Mark Unit: 48-3/74x89-1/4 TTT Downstair	Net Price:		
Qty: 2		Ext. Net Price:	USD	



As Viewed From The Exterior

**Entered As:** FS  
**MO** 49 1/4" X 89 1/2"  
**FS** 48 3/4" X 89 1/4"  
**RO** 49 3/4" X 89 3/4"  
**Egress Information**  
 Width: 45 5/32" Height: 39 17/64"  
 Net Clear Opening: 12.31 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.45  
 Condensation Resistance: 57  
 CPD Number: MAR-N-425-23539-00009  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA 101/I.S.2/A440-17  
 LC-PG50 1251X2731 mm (49.3X107.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635  
**Paint Specification**  
 Clad Exterior Color: AAMA 2605

Ebony Clad Exterior  
 Primed Pine Interior .....  
 Ultimate Double Hung G2 .....  
 Frame Size 48 3/4" X 89 1/4"  
 Rough Opening 49 3/4" X 89 3/4"  
 Top Sash  
 Ebony Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Stainless Steel Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Black .....  
 Rectangular - Special Cut 2W1H  
 Ebony Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 Bottom Sash  
 Ebony Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Stainless Steel Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Black .....  
 Rectangular - Special Cut 2W1H  
 Ebony Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 Black Exterior Weather Strip Package  
 White Non-Tilt Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Extruded Aluminum Half Screen  
 Ebony Surround  
 Bright View Mesh  
 4 9/16" Jambs  
 Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Line #2	Mark Unit: 44.5x52-5/8 RO Upstairs	Net Price:		
Qty: 2		Ext. Net Price:	USD	

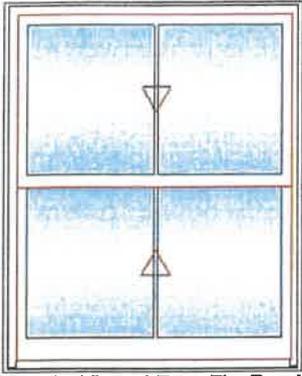


Ebony Clad Exterior  
 Primed Pine Interior .....  
 Ultimate Double Hung G2 .....  
 Rough Opening 44 1/2" X 52 5/8"  
 Top Sash  
 Ebony Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG

Accepted:

Processed on: 2/19/2026 5:28:16 AM

Page 3 of 6



As Viewed From The Exterior

**Entered As:** RO  
**MO** 44" X 52 3/8"  
**FS** 43 1/2" X 52 1/8"  
**RO** 44 1/2" X 52 5/8"  
**Egress Information**  
 Width: 39 29/32" Height: 21"  
 Net Clear Opening: 5.82 SqFt  
**Performance Information**  
 U-Factor: 0.3  
 Solar Heat Gain Coefficient: 0.27  
 Visible Light Transmittance: 0.46  
 Condensation Resistance: 55  
 CPD Number: MAR-N-425-23552-00001  
**Performance Grade**  
 Licensee #1127  
 AAMA/WDMA/CSA 101/I.5.2/A440-17  
 LC-PG50 1149X2223 mm (45.3X87.5 in)  
 Water Resistance: 7.52 psf  
 LC-PG50 DP +50/-50  
 FL17635  
**Paint Specification**  
 Clad Exterior Color: AAMA 2605

Low E2 w/Argon  
 Black Stainless Steel Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Black .....  
 Rectangular - Special Cut 2W1H  
 Ebony Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
**Bottom Sash**  
 Ebony Clad Sash Exterior  
 Primed Pine Sash Interior  
 IG  
 Low E2 w/Argon  
 Black Stainless Steel Perimeter and Spacer Bar  
 5/8" SDL - With Spacer Bar - Black .....  
 Rectangular - Special Cut 2W1H  
 Ebony Clad Ext - Primed Pine Int  
 Ogee Interior Glazing Profile  
 White Interior Weather Strip Package  
 Black Exterior Weather Strip Package  
 White Sash Lock  
 White Top Sash Strike Plate Assembly Color  
 Aluminum Half Screen  
 Ebony Surround  
 Bright View Mesh  
 4 9/16" Jambs  
 Nailing Fin  
**\*\*\*Note: Unit Availability and Price is Subject to Change**

Initials required

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Project Subtotal Net Price: USD [Redacted]  
 0.000% Sales Tax: USD 0.00  
 Project Total Net Price: USD [Redacted]

**Project Address:** 53 Pray Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #4



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 4,150 SF +/-
- Estimated Age of Structure: c.1830
- Building Style: Greek Revival
- Number of Stories: 1.5
- Historical Significance: Contributing
- Public View of Proposed Work: Pray Street
- Neighborhood Association: South End

**B. Proposed Work:** Exterior renovations to an existing structure (rebuild screen porch into a 3-season room, replace fencing, replace light fixtures, replace garage door, and adjust the final chimney height).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This project has received the necessary variance(s) for this scope of work.



**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



Pray Street View

Credit: Real Estate Listing

---

## Table of Contents

### Cover Sheet

1. Site Plan, Gate and Fence Design
2. Front and Right Side Elevations
3. Back Elevation
4. New Garage Door and Additional Boathouse Lights



Waterside Aerial View

Credit: Real Estate Listing

---

## Project Summary

### Rebuild and Replace:

- Rebuild Approved Screened Porch as 3-Season Room. Raise structure to clear floodplain.
- Amendment to previously approved Gate
- Replace and complete fencing along left side and back of yard
- Amendment and Additions to previously approved light fixture(s)
- Amendment to final chimney height based on
- Replace overhead Garage door to be carriage style

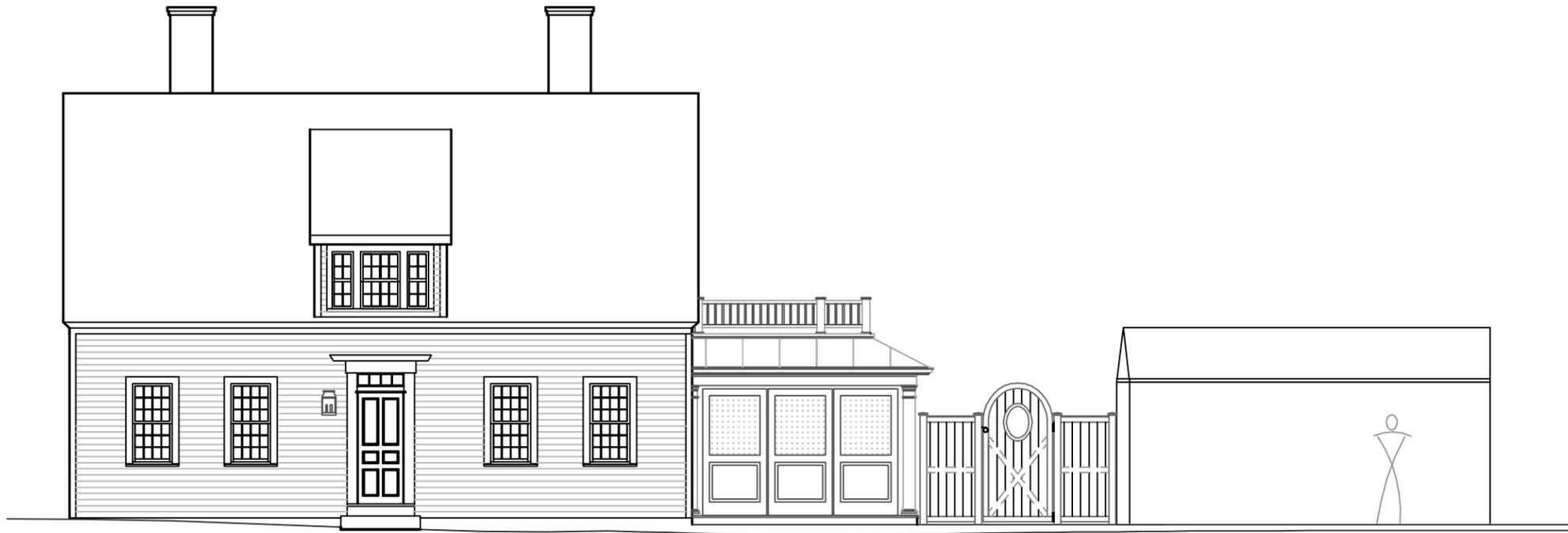
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## Cover Sheet

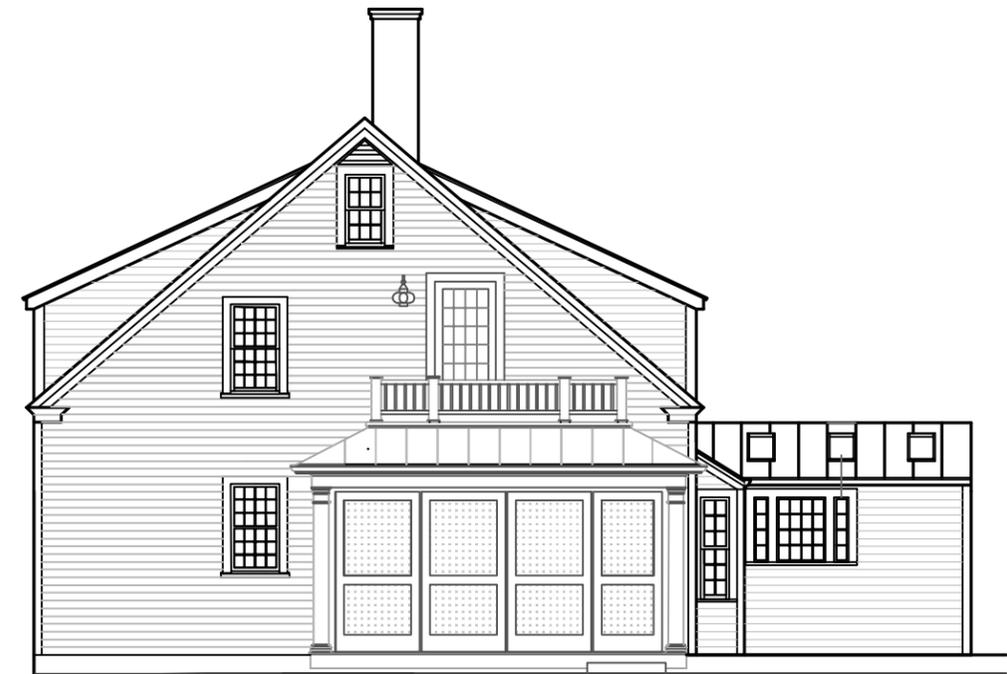
53 Pray Street, Portsmouth, New Hampshire

Auger Building Company





Previously Approved Screened Porch, Fence and Gate



Previously Approved Screened Porch



Proposed 3-Season Room, Fence and Gate

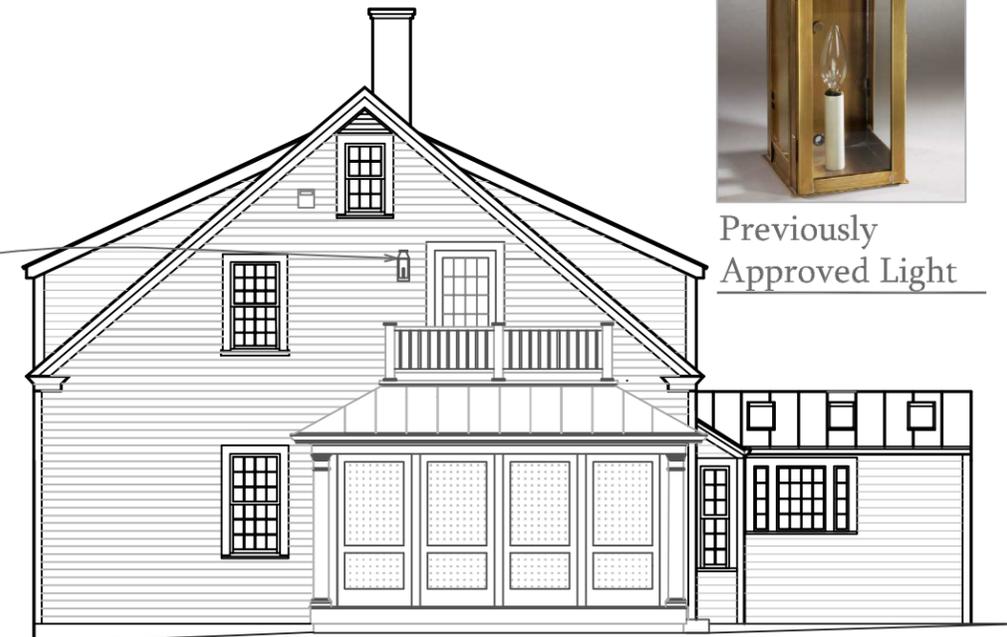
PROPER RECONSTRUCTION OF CHIMNEYS RESULT IN STACKS BEING 1 6" SHORTER THAN EXISTING

THE STRUCTURE HAD TO BE RAISED OUT OF THE FLOODPLAIN. THE FLOOR OF THE HOME AND 3-SEASON ROOM ARE NOW FLUSH. THIS STRUCTURE IS NOW 11 3/4" TALLER THAN THE PREVIOUSLY APPROVED STRUCTURE.

REPLACE w/ LIGHT PREVIOUSLY APPROVED FOR BACK DOOR

EAVE AND COLUMN DETAILS TO MATCH EXISTING

SEE PAGE 1 FOR GATE AND FENCE MATERIALS  
CUSTOM SCREENS PAINTED TO MATCH TRIM



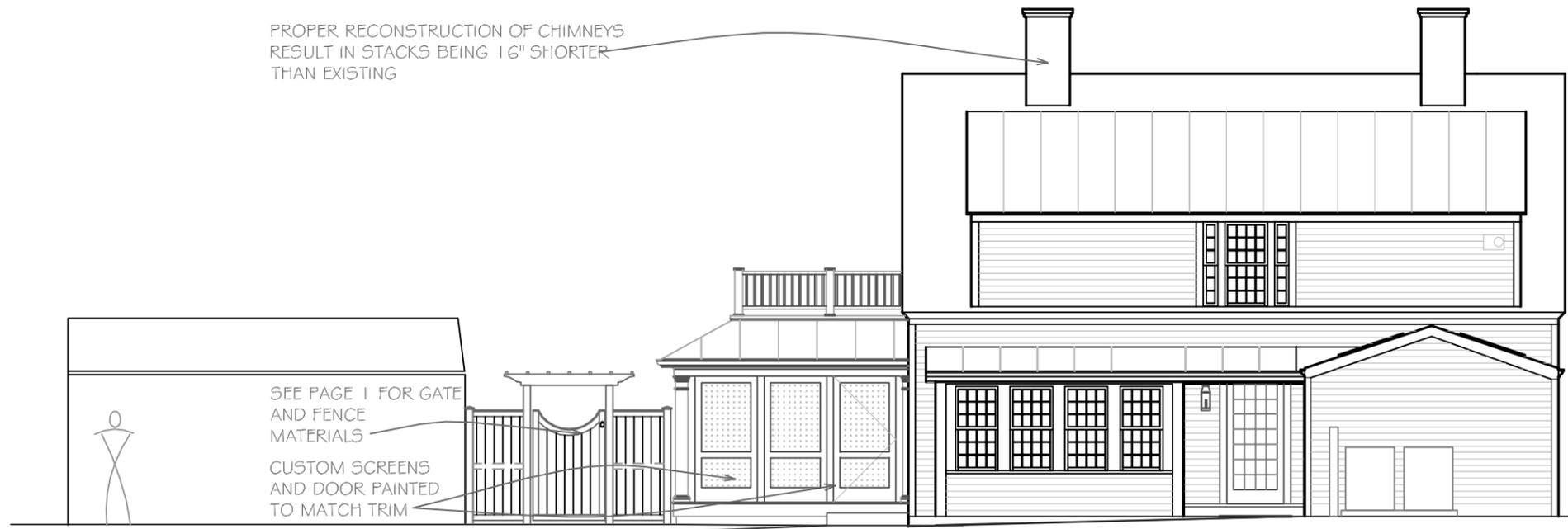
Proposed 3-Season Room



Previously Approved Light



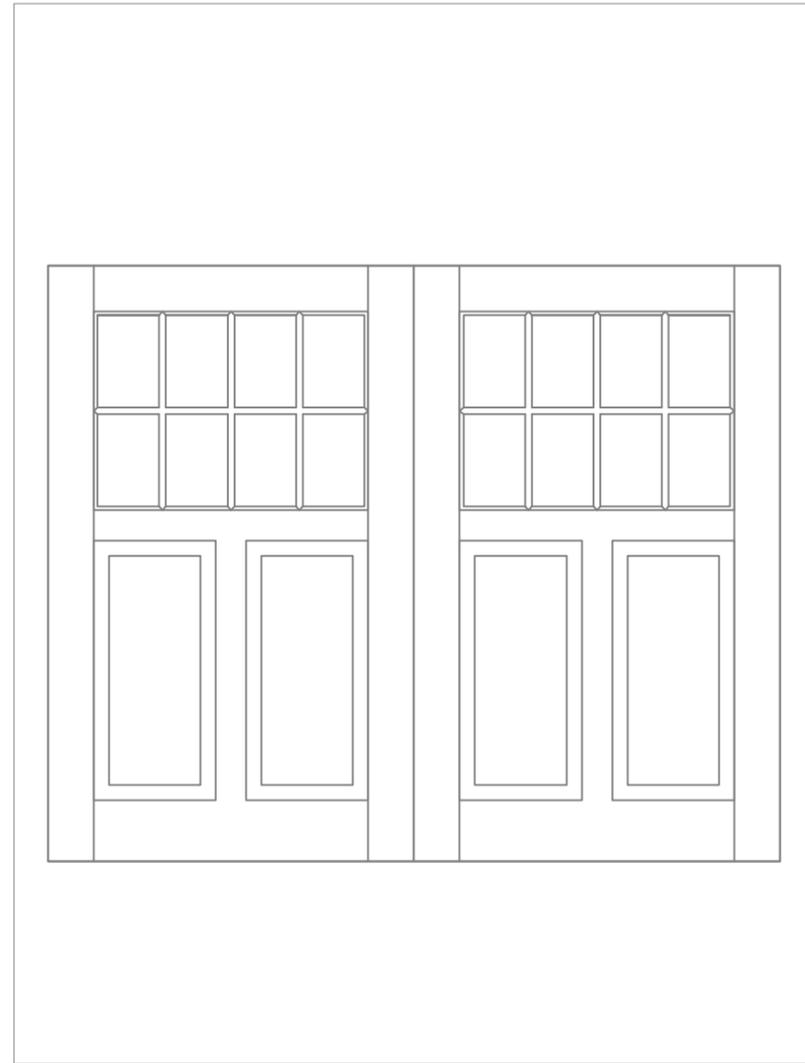
Previously Approved Screened Porch, Fence and Gate



Proposed 3-Season Room, Fence and Gate



1. Garage Elevation Facing Pray Street  
Garage Door to be replaced. (See 2/Page 4)



2. New Garage Door Elevation  
Custom Wood Door, Painted w/  $\frac{7}{8}$ " SDL Glazing, 'Carriage-Style' (out-swing) operation.



3. Boathouse Elevation Facing Water  
Barn Doors to be removed.  
Add (2) new lights to match previously approved on opposite side, flanking doors. (See Fixture Below)

4. Onion Light  
Previously approved Onion Light



**Project Address:** 112 Mechanic Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #5



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 872 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Cottage
- Number of Stories: 1
- Historical Significance: Not listed in 1984 Survey
- Public View of Proposed Work: Mechanic Street
- Neighborhood Association: South End

**B. Proposed Work:** Exterior renovations to an existing structure (replace faux door with a new folding door).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- No additional Land Use approval(s) needed.



**HISTORIC  
SURVEY  
RATING  
N/A**

**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
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112 Mechanic Street  
Door Replacement

Scope of Work:

A thoughtful and creative plan to restore and enhance the historical character of 112 Mechanic Street while adding functionality and charm.

Here's a summary of my project:

1 Garage Door Restoration:

- The original garage door, sealed and inoperative since the 1920s, will be reopened.
- Folding glass doors will be installed in the same location, maintaining the historical integrity while introducing a modern aesthetic.

This approach preserves the historical essence of the property while introducing practical and aesthetic improvements.





Viewed 02/19/2026

[More Recents](#)



## KaMic Versa Fold 96-in x 80-in x 3-in Jamb Black Aluminum Left-hand outswing 3-panel Folding Patio Door with Low-E argon Glass

Item #6834689 | Model #FD3PBK9680-LR

[Shop KaMic](#)



# \$4,699<sup>.00</sup>



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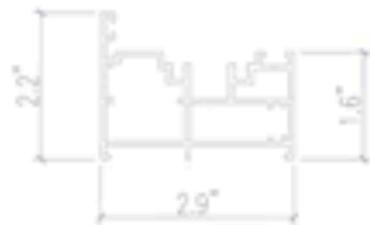
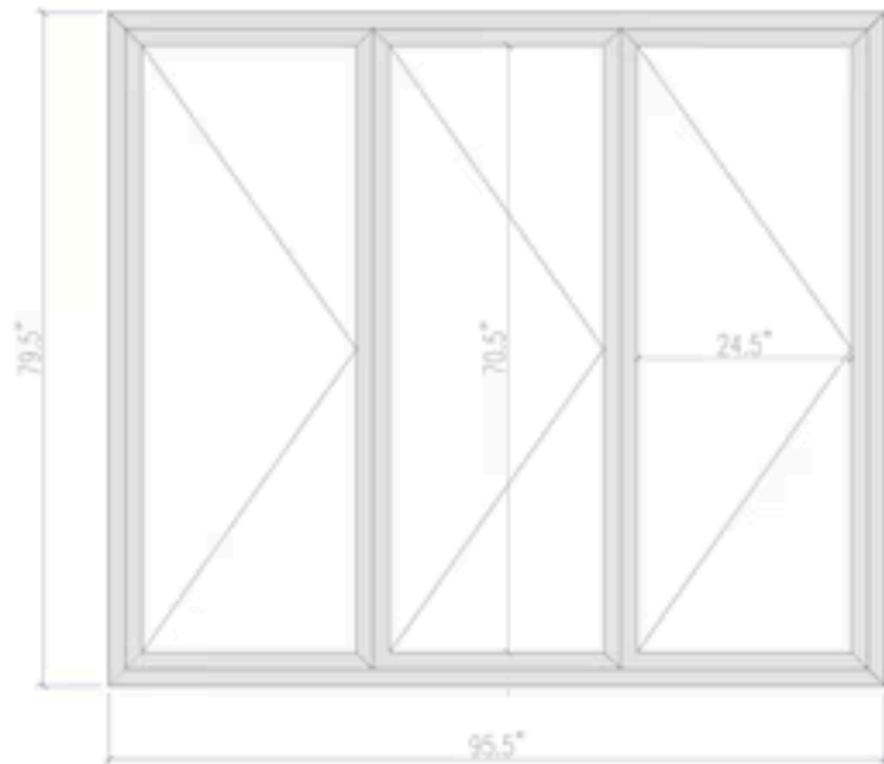




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Transform your patio into a stunning, functional, and inviting space with our Aluminum Folding Glass Door. This modern architectural marvel not only enhances the aesthetic appeal of your home but also offers unmatched versatility and convenience. Designed to create a seamless transition between your indoor and outdoor living areas, this folding glass door is the perfect addition to elevate your lifestyle. Experience the perfect synergy of modern design, functionality, and comfort. Make your patio an extension of your living space, where you can immerse yourself in the beauty of the outdoors, all while enjoying the comfort and convenience of your home.

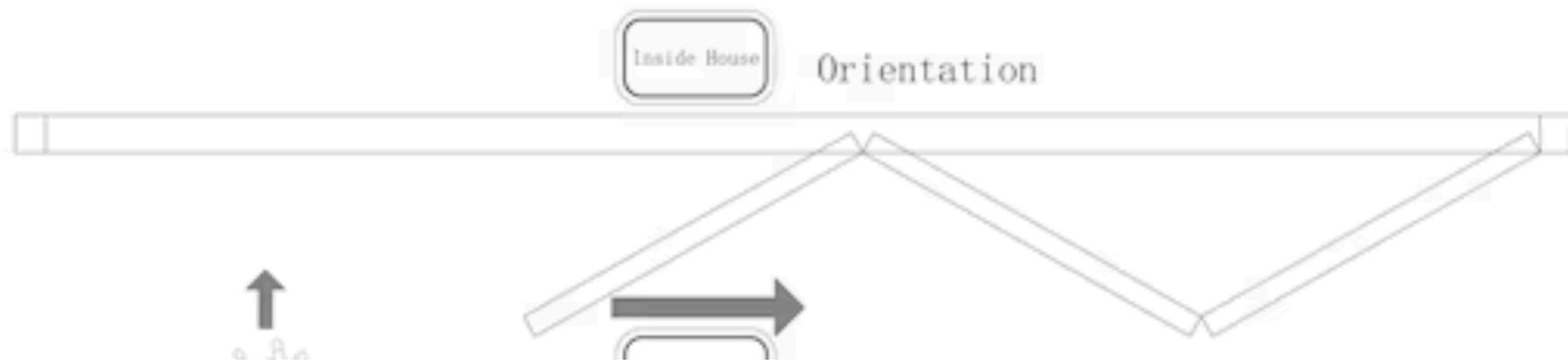
- Product Dimension: 95.5 x 79.5 x 3.5" (inch) & Color: Black
- Space-Saving Folding Design: The folding door offers a wider open space and a larger opening compared to a sliding door.
- Smooth Operation: The KaMic folding door smoothly folds on heavy-duty rollers.
- Ready to install: Include Slim lever handle with key, button track and heavy duty hinges
- Premium Aluminum Construction: Aluminum undergoes an anodization process to prevent rusting and minimize scratches.
- Expansive Glass Panels: Low-E glass blocks ultraviolet rays, protecting floors and interior from damage, while also blocking heat, it is made from tempered glass.
- Excellent insulation: German-made airtight weather stripping is designed to create an exceptionally tight seal, this means it effectively prevents drafts, moisture, and outside elements from infiltrating your space.
- Enhanced Living Experience: By seamlessly blending your indoor and outdoor spaces, this folding glass door creates an inviting environment for gatherings, relaxation, and entertainment, enjoy the beauty of nature from the comfort of your home.
- Easy Maintenance: Cleaning and maintaining your Aluminum Folding Glass Door is a breeze, its low-maintenance design means you can spend more time enjoying your patio and less time on upkeep.



Our current folding doors come with the high bottom track, which offers the advantages of superior airtightness, sealing, and resistance to water intrusion from outside



We can also customize a low bottom track to accommodate the needs of elderly and disabled individuals, providing easy access



**Project Address:** 333 State Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing #6

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4 (CD4) and Downtown Overlay
- Land Use: Commercial
- Land Area: 24,368 SF +/-
- Estimated Age of Structure: c.1957
- Building Style: Colonial Revival
- Number of Stories: 2
- Historical Significance: Intrusion
- Public View of Proposed Work: State Street, Fleet Street and Porter Street
- Neighborhood Association: Downtown



**B. Proposed Work:** Exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors)

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- No additional Land Use approval(s) needed.



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
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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



**JAMES LALLI**  
 ARCHITECT  
 LICENSE NO. 04244  
 EXPIRES 06/30/2024

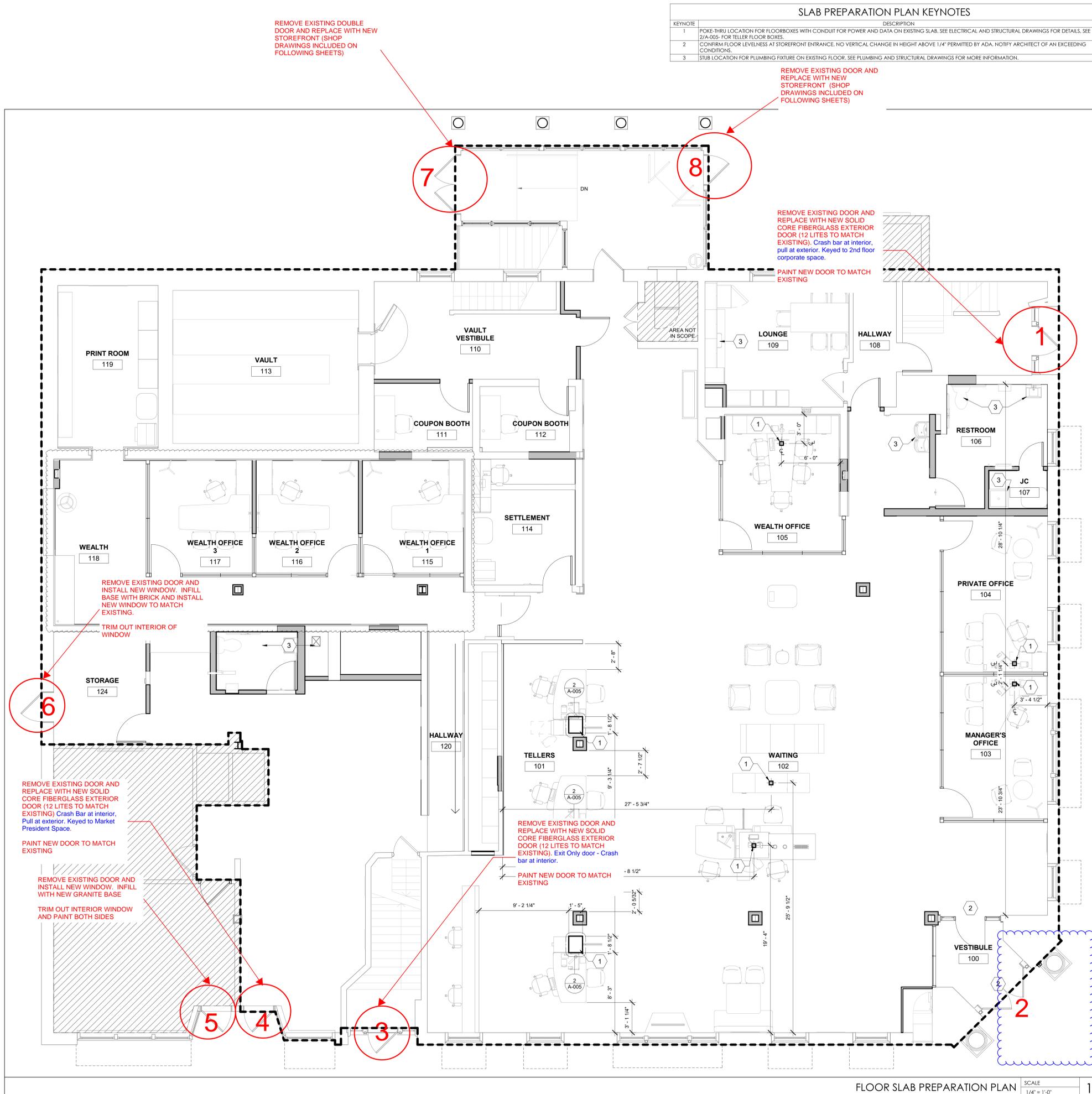
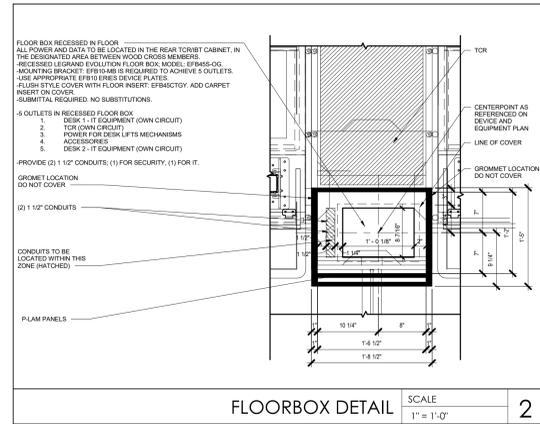
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2	06/19/2025	REVISION 5

PROJECT INFORMATION	
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DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIROUX

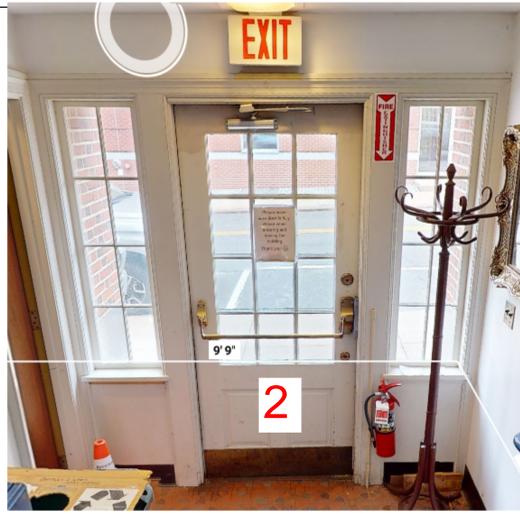
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FLOOR SLAB PREPARATION PLAN	
SHEET NUMBER	

SLAB PREPARATION PLAN KEYNOTES	
KEYNOTE	DESCRIPTION
1	POKE-THRU LOCATION FOR FLOORBOXES WITH CONDUIT FOR POWER AND DATA ON EXISTING SLAB. SEE ELECTRICAL AND STRUCTURAL DRAWINGS FOR DETAILS. SEE 2/A-005 FOR TELLER FLOOR BOXES.
2	CONFIRM FLOOR LEVELNESS AT STOREFRONT ENTRANCE. NO VERTICAL CHANGE IN HEIGHT ABOVE 1/4" PERMITTED BY ADA. NOTIFY ARCHITECT OF AN EXCEEDING CONDITIONS.
3	STUB LOCATION FOR PLUMBING FIXTURE ON EXISTING FLOOR. SEE PLUMBING AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.

SLAB PREPARATION GENERAL NOTES	
A.	GENERAL OFFICE AND AREAS WITH TILE FLOORING REQUIRE A FLOOR LEVELNESS RATING OF 20-25 OR NO MORE THAN 1/4" DEFECT OVER A 10' DISTANCE.
B.	G.C. TO PERFORM A FLOOR LEVELNESS SURVEY AFTER REMOVAL OF FLOORING AND PROVIDE A COPY OF SURVEY FOR ARCHITECT REVIEW.
C.	IF ANY DEFICIENCIES EXCEED TOLERANCES AS NOTED ABOVE, G.C. TO PERFORM CORRECTIVE ACTION TO THE SLAB PRIOR TO NEW FLOORING INSTALLATION.



Replace existing main entrance doors for Retail branch with new solid core fiberglass double doors with 12 lites. Crash bar at interior of doors. Pull on exterior. Keyed to retail branch.



REMOVAL EXTERIOR ELEVATIONS KEYNOTES	
KEYNOTE	DESCRIPTION
1	EXISTING AWNINGS TO BE REMOVED.
2	EXISTING BIKE RACK TO BE REMOVED.
3	EXISTING DOOR AND FRAME TO BE SCRAPED OF EXISTING PAINT.



**TD BANK**  
**PORTSMOUTH**  
 333 STATE STREET  
 PORTSMOUTH, NH 03801

**CORE STATES**

46 E. WASH. STREET  
 SUITE 202  
 DORCHESTER, MA 01926  
 908-462-9700  
 CORE-STATES.COM

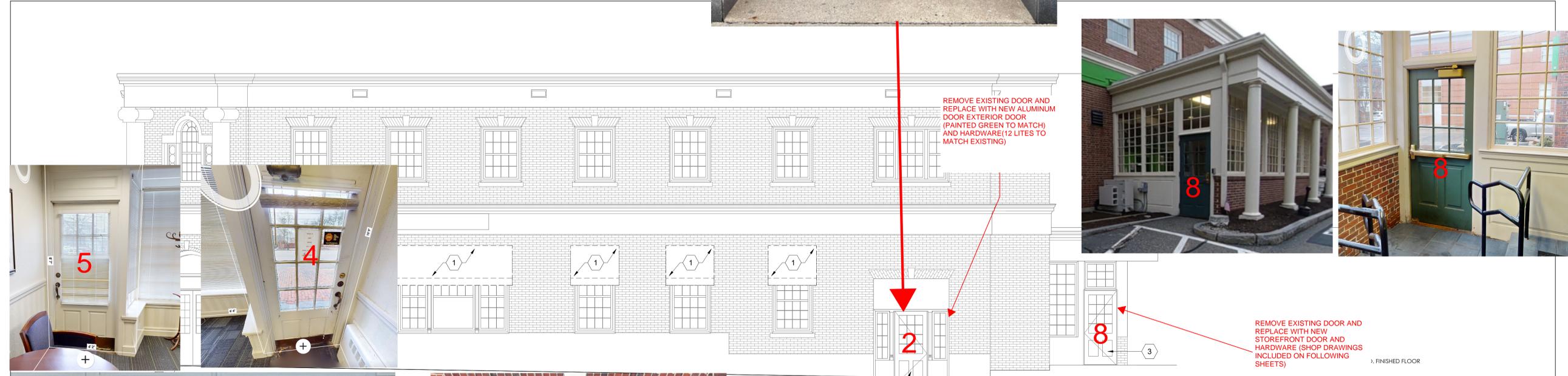
GROUP  
 CORESTATES, INC.  
 CD# 53212



JAMES LALLI  
 PROFESSIONAL CERTIFICATION NUMBER: 10244  
 EXPIRES: 10/31/2024  
 LICENSE NUMBER: 10244  
 EXPIRES: 10/31/2024

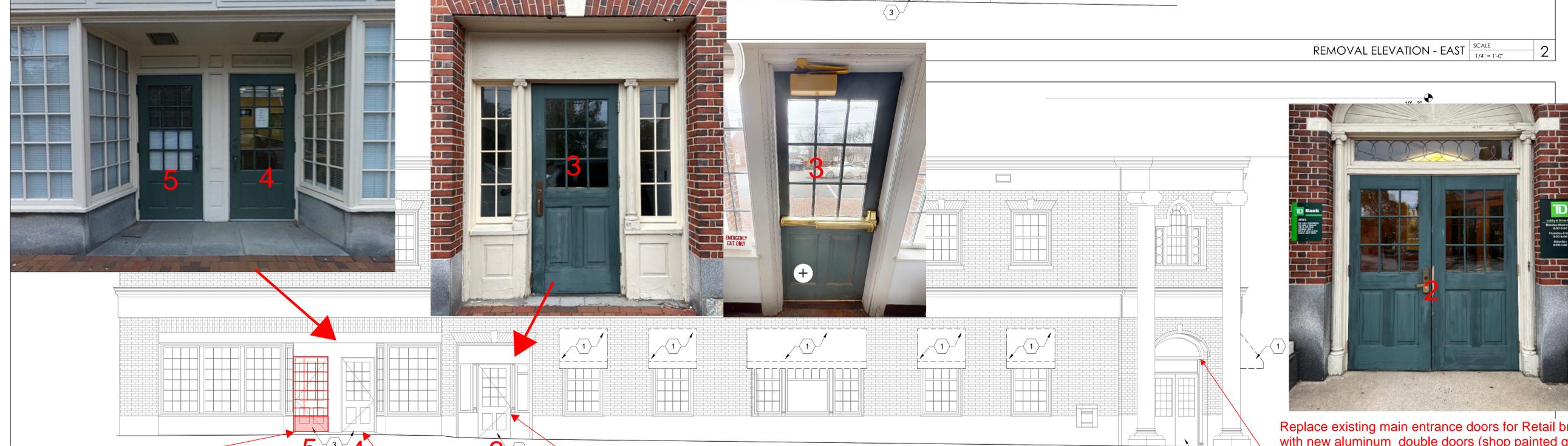
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PROJECT INFORMATION	
PROJECT NO:	TDB-35878
DATE:	06/16/2023
DESIGNED BY:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIBOUX



REMOVE EXISTING DOOR AND REPLACE WITH NEW STOREFRONT DOOR AND HARDWARE (SHOP DRAWINGS INCLUDED ON FOLLOWING SHEETS)

REMOVAL ELEVATION - EAST SCALE 1/4" = 1'-0" 2



Replace existing main entrance doors for Retail branch with new aluminum double doors (shop painted green to match existing) with 12 lites. Crash bar at interior of doors. Pull on exterior. Keyed to retail branch.

REMOVAL ELEVATION - SOUTH SCALE 1/4" = 1'-0" 1

REMOVE EXISTING DOOR AND INSTALL NEW WINDOW. INFILL BOTTOM WITH NEW GRANITE BASE.  
 TRIM OUT INTERIOR WINDOW AND PAINT BOTH SIDES

REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM (GREEN TO MATCH EXISTING) EXTERIOR DOOR AND HARDWARE (12 LITES TO MATCH EXISTING)

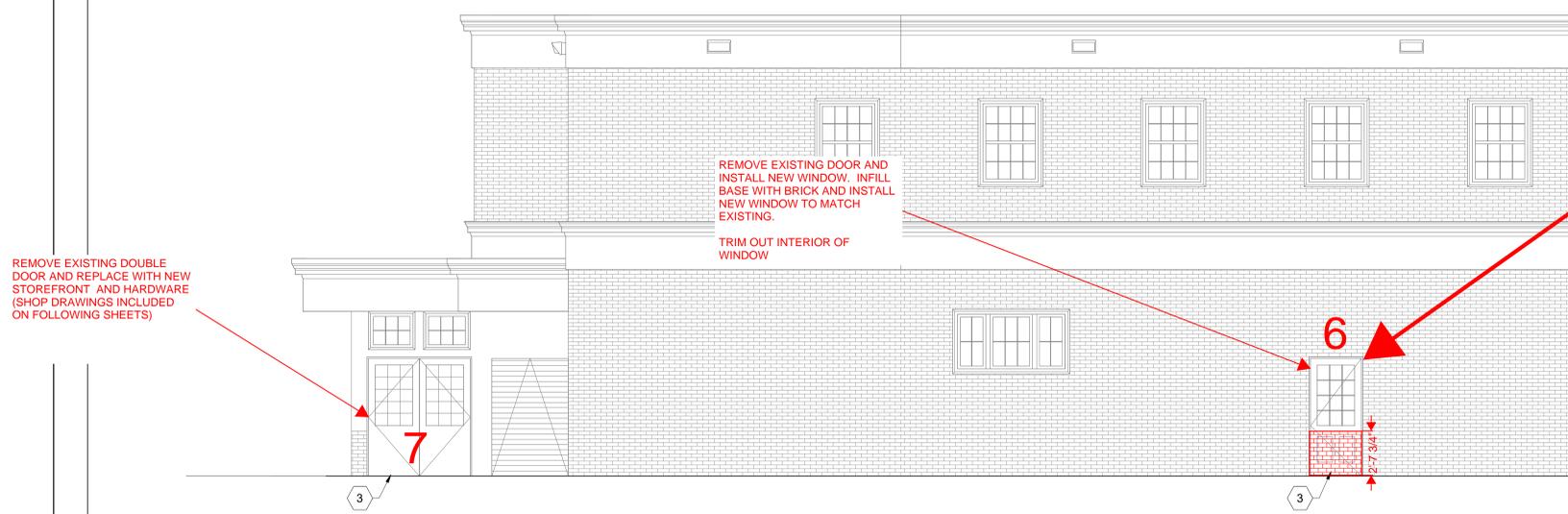
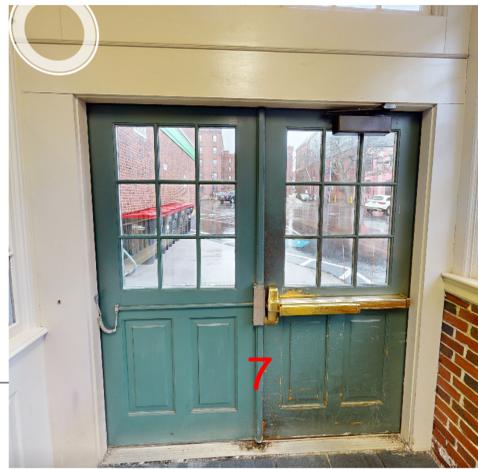
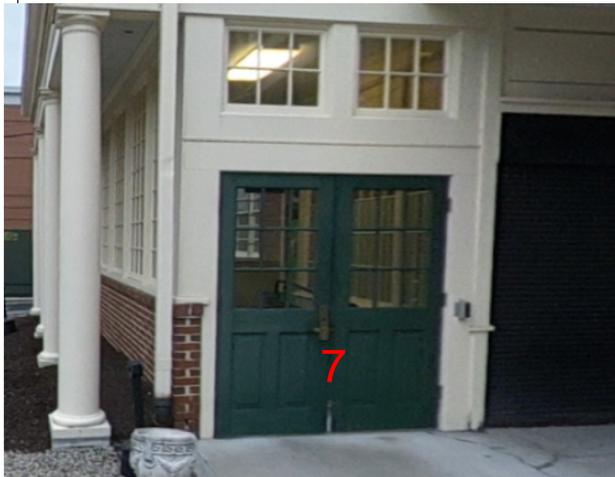
REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR (GREEN TO MATCH EXISTING) EXTERIOR DOOR AND HARDWARE (12 LITES TO MATCH EXISTING)

SIDELITES AND TRIM TO REMAIN

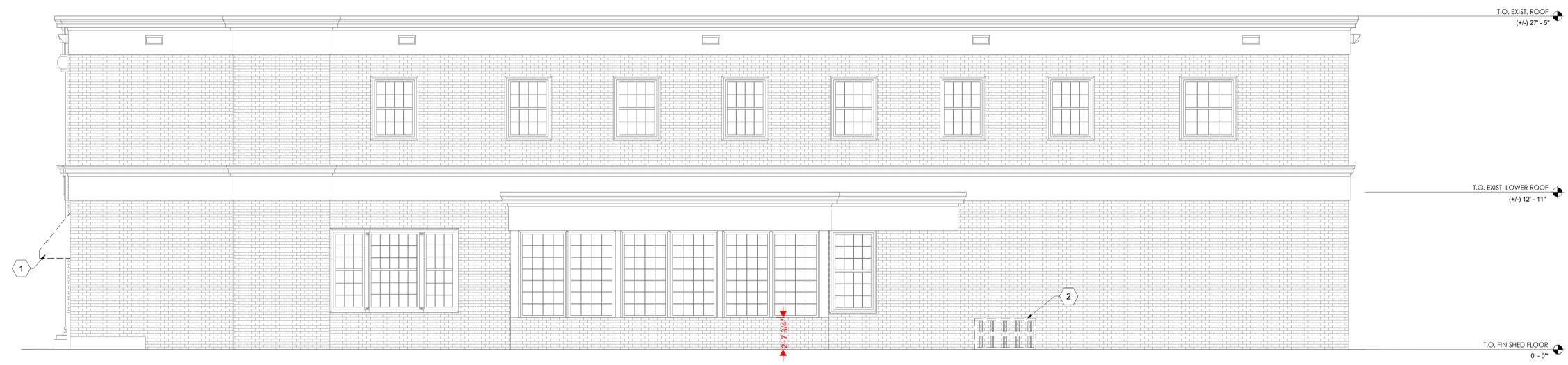
VAL EXTERIOR ELEVATIONS

A-003

REMOVAL EXTERIOR ELEVATIONS KEYNOTES	
KEYNOTE	DESCRIPTION
1	EXISTING AWNINGS TO BE REMOVED.
2	EXISTING BIKE RACK TO BE REMOVED.
3	EXISTING DOOR AND FRAME TO BE SCRAPPED OF EXISTING PAINT.



REMOVAL ELEVATION - WEST SCALE 1/4" = 1'-0" 2



REMOVAL ELEVATION - NORTH SCALE 1/4" = 1'-0" 1

**D BANK**  
**PORTSMOUTH**  
 333 STATE STREET  
 PORTSMOUTH, NH 03801

**E STATES**  
 GROUP  
 CORESTATES, INC.  
 CD# 53212



JAMES LALLI  
 PROFESSIONAL CERTIFICATION NUMBER 3244  
 LICENSE NUMBER 3244  
 EXPIRES 09/30/2024

ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID

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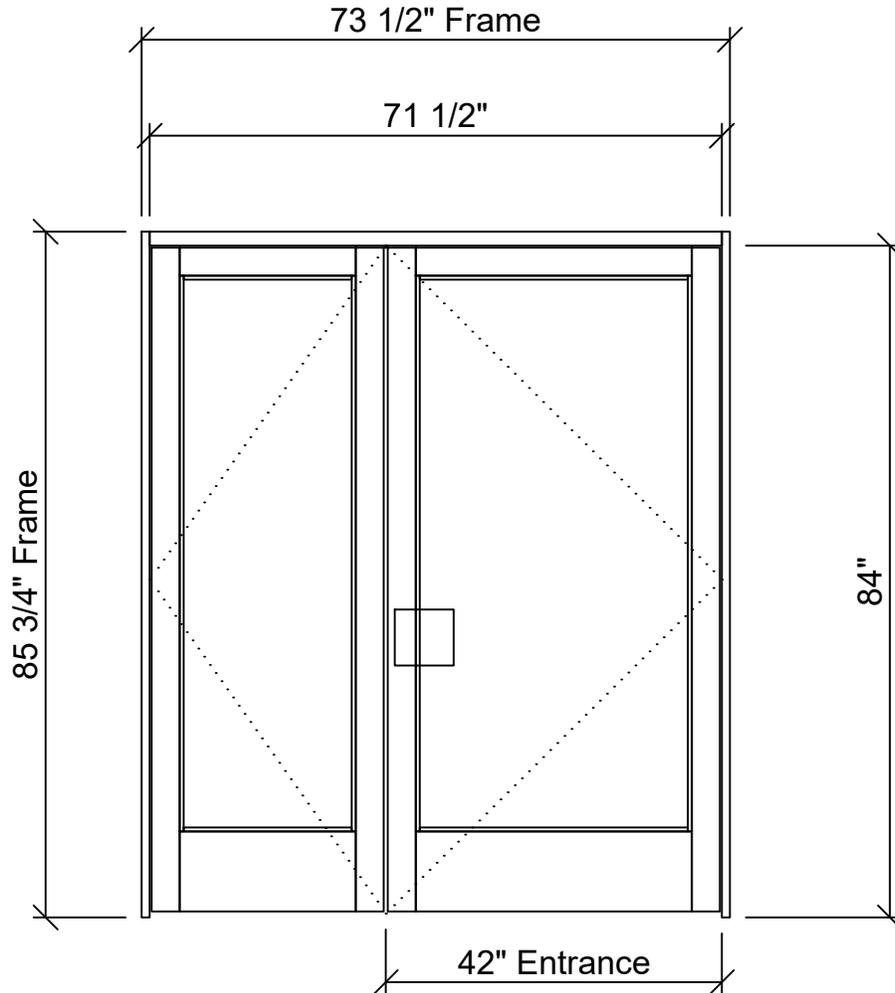
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DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIROUX

SHEET TITLE  
**REMOVAL EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A-004**

# JOB: TD PORTSMOUTH - ATM VESTIBULE

7



TD Portsmouth- ATM Vestibule - 1 - 001 - Door 1 (1 Thus)  
Frame: (Black) Trifab VG 450 : 1.75 in. : Screw Spline :  
Outside Glazed : Center Set

**MELROSE GLASS COMPANY, INC.**

169 MAIN STREET  
MELROSE, MA 02176  
TEL: 781-662-8599 FAX: 781-662-4915  
WWW.MELROSEGLASS.COM

Drawing Title

**DOOR 7**

Drawn By

**M. PINETTE  
MELROSE GLASS**

Sheet No.

**01**



73 1/2" Frame

71 1/2"

85 3/4" Frame

84"

42" Entrance

**DOOR 7**

# JOB: TD PORTSMOUTH - ATM VESTIBULE

- BLACK ANODIZED
- MEDIUM STYLE, 10" BOTTOM RAIL, 1" GLAZING
- OPERABLE SIDE LITE W/ FLUSHBOLTS
- 3 BUTTS EA
- ADAMS RITE 8400 MORTISE PANIC DEVICE
- ADAMS RITE ELECTRIC STRIKE
- RECORD 8100 AUTO OPERATOR W/WIRELESS PUSH BUTTONS
- TD PULL OPERABLE LEAF (BY OTHERS)
- THRESHOLD

**MELROSE GLASS COMPANY, INC.**

169 MAIN STREET  
MELROSE, MA 02176

TEL: 781-662-8599 FAX: 781-662-4915  
WWW.MELROSEGLASS.COM

Drawing Title

**DOOR 7 HARDWARE**

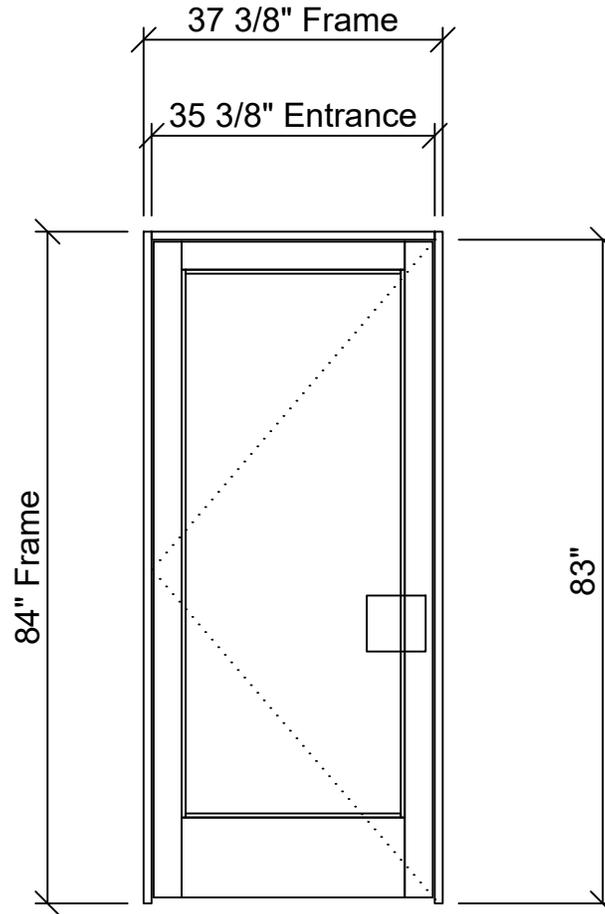
Drawn By

**M. PINETTE  
MELROSE GLASS**

Sheet No.

**02**

# JOB: TD PORTSMOUTH - ATM VESTIBULE



TD Portsmouth- ATM Vestibule - 2 - 002 - Door 2-  
Non ADA Single (1 Thus)  
Frame: (Black) Trifab VG 450 : 1.75 in. : Screw Spline  
: Outside Glazed : Center Set

**MELROSE GLASS COMPANY, INC.**

169 MAIN STREET  
MELROSE, MA 02176  
TEL: 781-662-8599 FAX: 781-662-4915  
WWW.MELROSEGLASS.COM

Drawing Title

**DOOR 8**

Drawn By

**M. PINETTE  
MELROSE GLASS**

Sheet No.

**03**

# DOOR 8

37 3/8" Frame

35 3/8" Entrance

84" Frame

83"



# JOB: TD PORTSMOUTH - ATM VESTIBULE

- BLACK ANODIZED
- MEDIUM STYLE, 10" BOTTOM RAIL, 1" GLAZING
- 3 BUTTS
- ADAMS RITE 8400 MORTISE PANIC DEVICE
- ADAMS RITE ELECTRIC STRIKE
- NORTON 1601 CLOSER
- TD PULL (BY OTHERS)
- THRESHOLD

**MELROSE GLASS COMPANY, INC.**

169 MAIN STREET  
MELROSE, MA 02176

TEL: 781-662-8599 FAX: 781-662-4915  
WWW.MELROSEGLASS.COM

Drawing Title

**DOOR 8 HARDWARE**

Drawn By

**M. PINETTE  
MELROSE GLASS**

Sheet No.

**04**

**Project Address:** 126 State Street

**Permit Requested:** Work Session

**Application:** Work Session A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District (4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street
- Neighborhood Association: Downtown



**B. Proposed Work:** Exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This project will require a future follow-up Public Hearing.



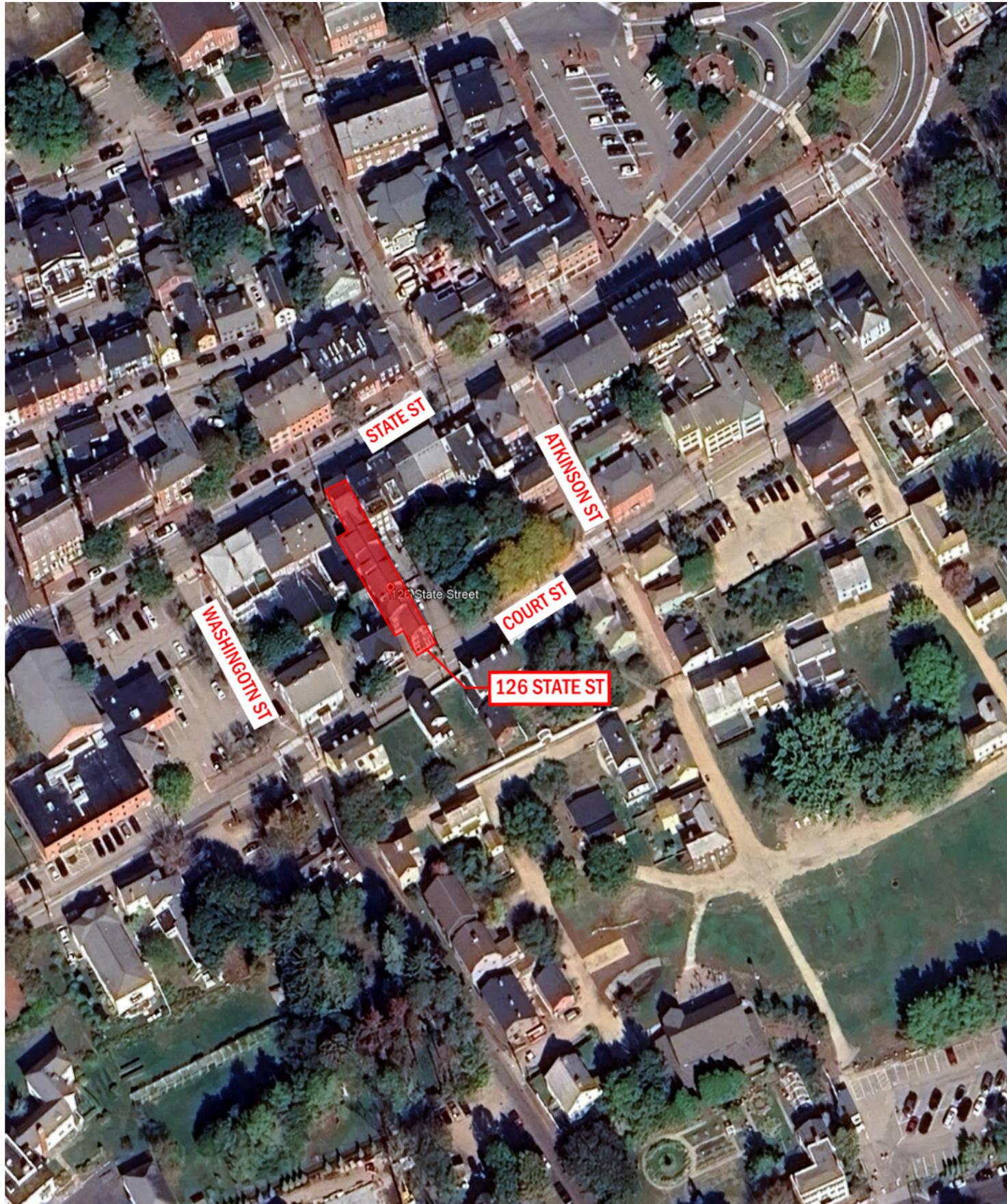
**HISTORIC  
SURVEY  
RATING  
C**

**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



# 126 STATE STREET PORTSMOUTH, NH Context, Precedent, + Design Review

MARCH 13TH, 2026

**WINTER HOLBEN**

# SITE CONTEXT - COURT ST



# EXISTING ELEVATIONS



Existing Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Existing Elevation - West | Scale: 1/8"=1'-0" @ 11x17

# EXISTING ELEVATION



Existing Elevation - East | Scale: 1/8"=1'-0" @ 11x17

# PROPOSED 3D VIEWS



Court St Perspectives



# PROPOSED 3D VIEWS



Court St Perspectives



# DESIGN PRECEDENT



2-Story Box Bay at 24 Church St, Portsmouth



Raised Panel Box Bay



Minimal Panel Box Bay



Box Bays and Entry Elements at 481 State St, Portsmouth

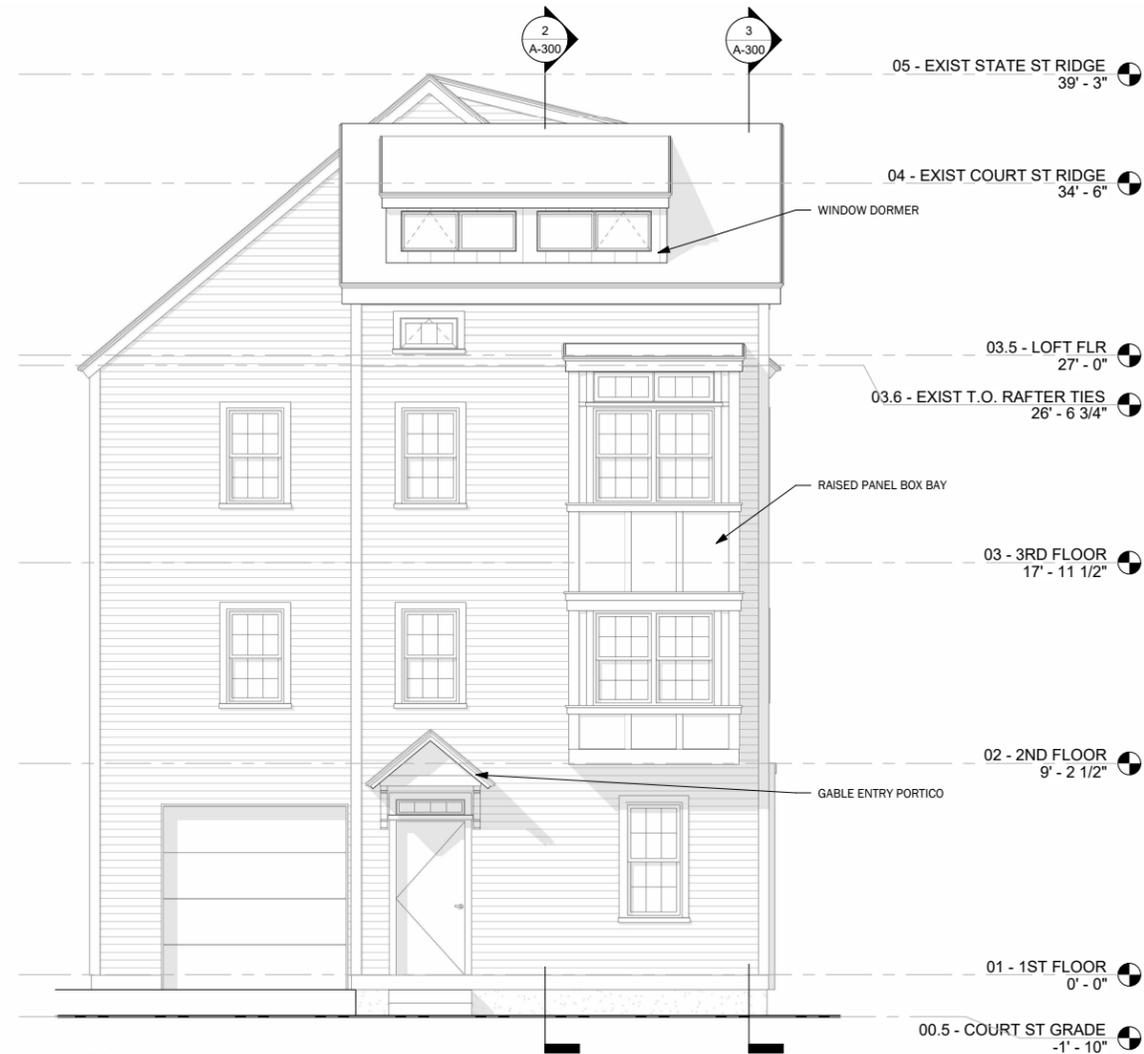


Box Bay with Pronounced Verticals and Base

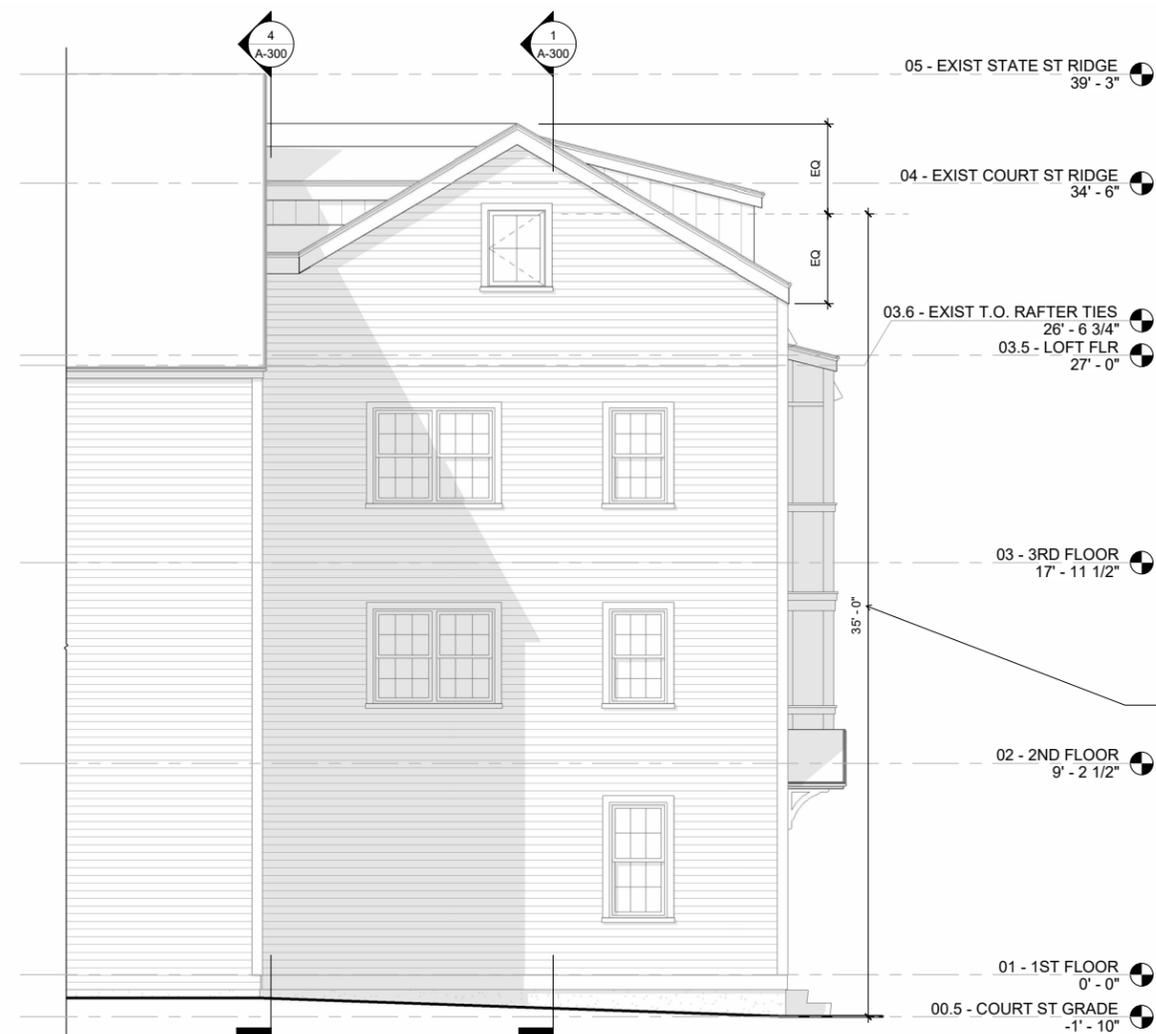


Minimal Box Bay with Accent

# PROPOSED ELEVATIONS



Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Elevation - West | Scale: 1/8"=1'-0" @ 11x17

MIDPOINT OF PROPOSED GABLE = 35'-0" FROM AVERAGE EXISTING GRADE ALONG STREET FACADE

MIDPOINT OF EXISTING GABLE APPROX 32'-1" FROM AVG GRADE

FIRST 50'-0" OF COURT ST SIDE OF PROPERTY IN CD4 ZONE = 35'-0" BUILDING HEIGHT LIMIT

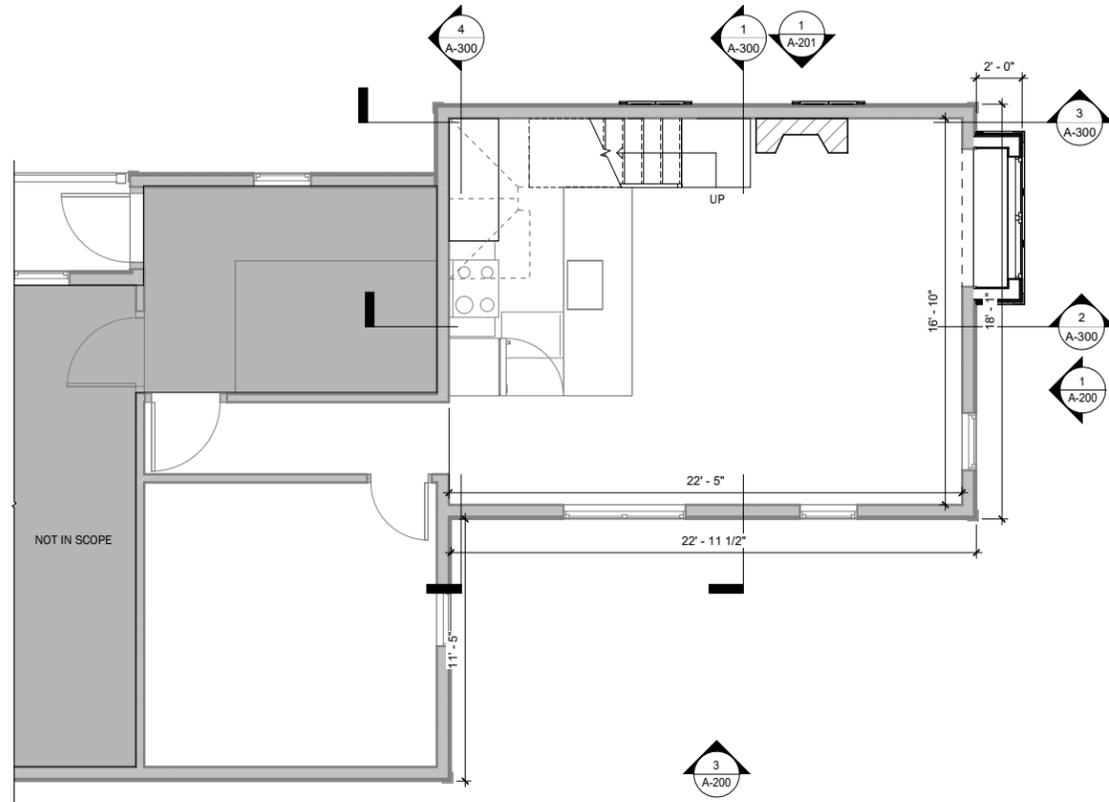
BEYOND 50'-0" THE ZONING TRANSITIONS TO CD4-L1 WITH A 40'-0" BUILDING HEIGHT LIMIT, MAKING THE EXISTING GARAGE FACADE OF THE BUILDING NONCOMPLIANT (APPROX 25'-0" FROM THE COURT ST PROPERTY LINE)

# PROPOSED ELEVATION

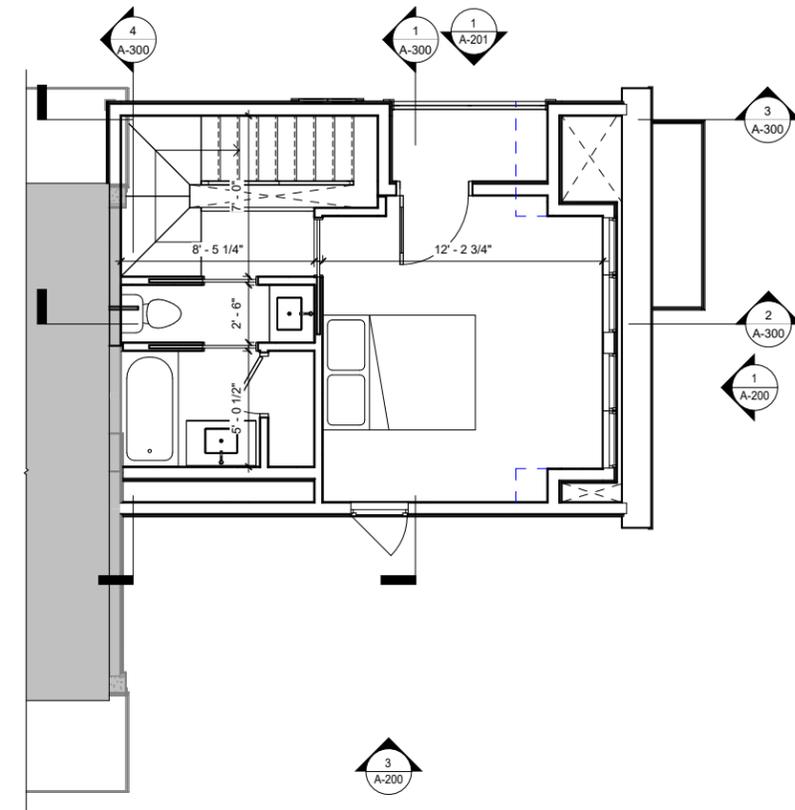


Elevation - East | Scale: 1/8"=1'-0" @ 11x17

# PROPOSED PLANS

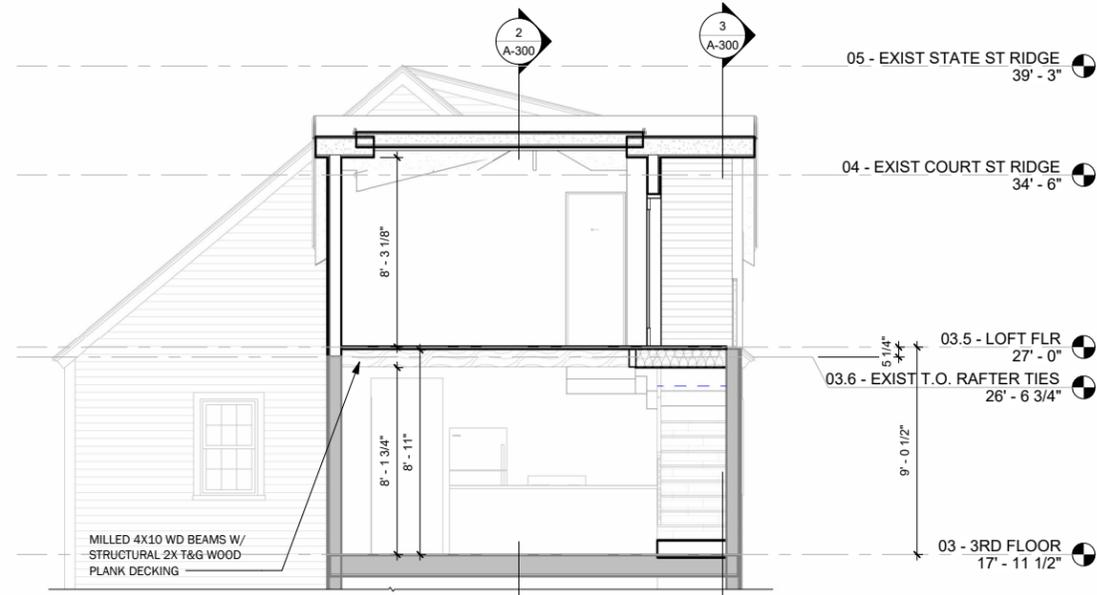


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

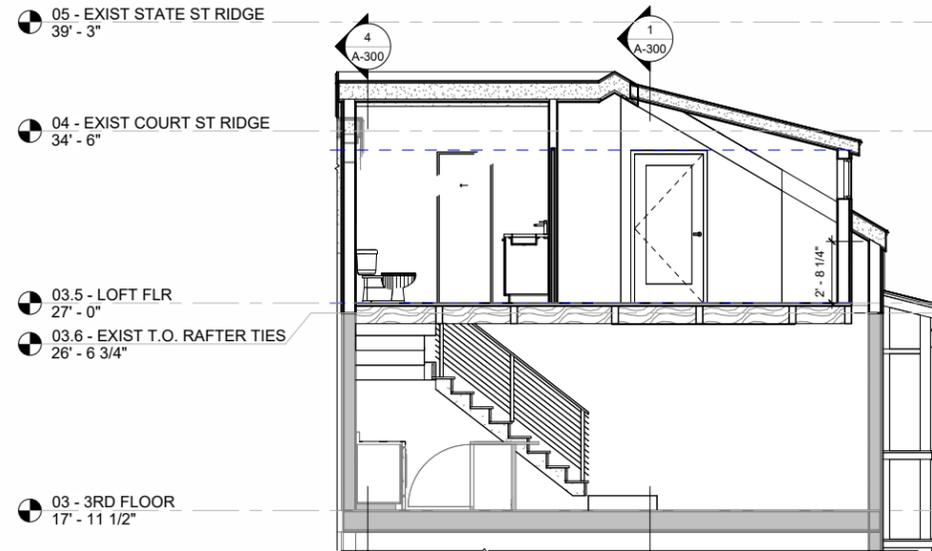


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

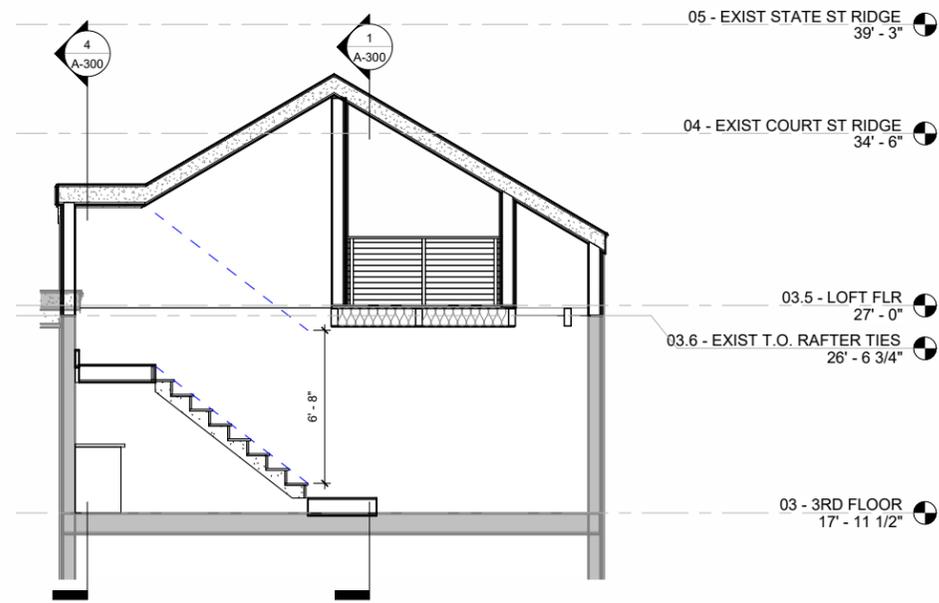
# PROPOSED SECTION



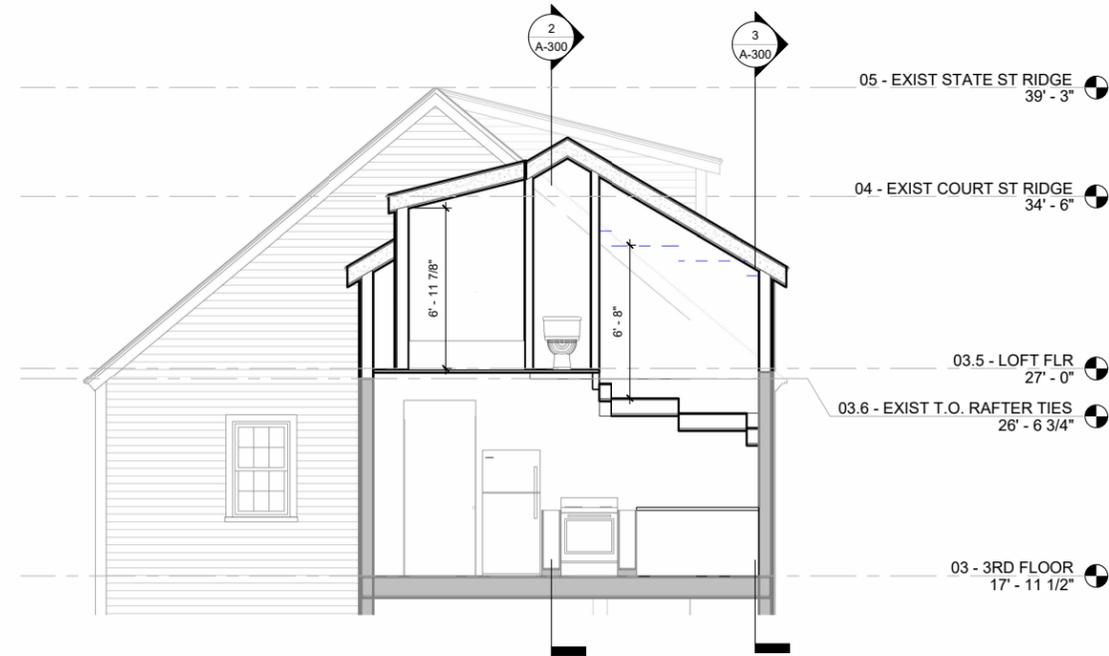
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



Building Section 2 | Scale: 1/8"=1'-0" @ 11x17



Building Section 3 | Scale: 1/8"=1'-0" @ 11x17



Building Section 4 | Scale: 1/8"=1'-0" @ 11x17

# 3D VIEW COMPARISON



Court St Perspective - Proposed



Court St Perspective - Original Gable Study

# 3D VIEW COMPARISON



Court St Perspective - Proposed



Court St Perspective - Original Gable Study

**Project Address:** 44 Rogers Street

**Permit Requested:** Work Session

**Application:** Work Session B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Mixed Research Office (MRO)
- Land Use: Residential
- Land Area: 3,374 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Mansard
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Rogers Street
- Neighborhood Association: North End



**B. Proposed Work:** Exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim with wood).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This project will require a future follow-up Public Hering.



**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

# 44 ROGERS STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - APRIL 2026

**BUILDING HISTORY:**

- CONSTRUCTED IN 1864, 44 ROGERS STREET IS A THREE-STORY SECOND EMPIRE-STYLE RESIDENCE CHARACTERIZED BY A MANSARD ROOF WITH DORMERS AND A TWO-STORY REAR ELL.
- THE REAR ELL REFLECTS TWO PERIODS OF EXPANSION: AN ADDITION CONSTRUCTED IN THE 1890S AND A SUBSEQUENT ADDITION COMPLETED AFTER 1949.

**GENERAL PROJECT DESCRIPTION:**

- PRESERVE, RESTORE, AND SENSITIVELY UPDATE THE EXISTING SINGLE-FAMILY RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER.
- RECONSTRUCT REAR ELL AND EXPAND TO A FULL 3-STORIES WITHIN THE EXISTING FOOTPRINT. THREE MASSING OPTIONS PROVIDED FOR REVIEW.
- REMOVE EXISTING VINYL SIDING AND TRIM; REPLACE WITH WOOD CLAPBOARD SIDING, AND COMPOSITE TRIM WITH PROFILES MATCHING THE ORIGINAL HISTORIC DETAILING.
- REMOVE EXISTING VINYL SHUTTERS; REPLACE WITH WOOD SHUTTERS AND HISTORICALLY APPROPRIATE METAL HARDWARE
- REPAIR AND REPLACE EXISTING EXTERIOR WOOD TRIM AND MOLDING IN KIND, MATCHING ORIGINAL PROFILES AND DETAILS.
- RECONSTRUCT DORMERS TO INCLUDE HISTORICALLY APPROPRIATE EAVE TRIM CONSISTENT WITH THE ORIGINAL DESIGN.
- REPLACE VINYL WINDOWS WITH CLAD WOOD WINDOWS, MACHINING EXISTING SIZES AND TRIM DETAILS.

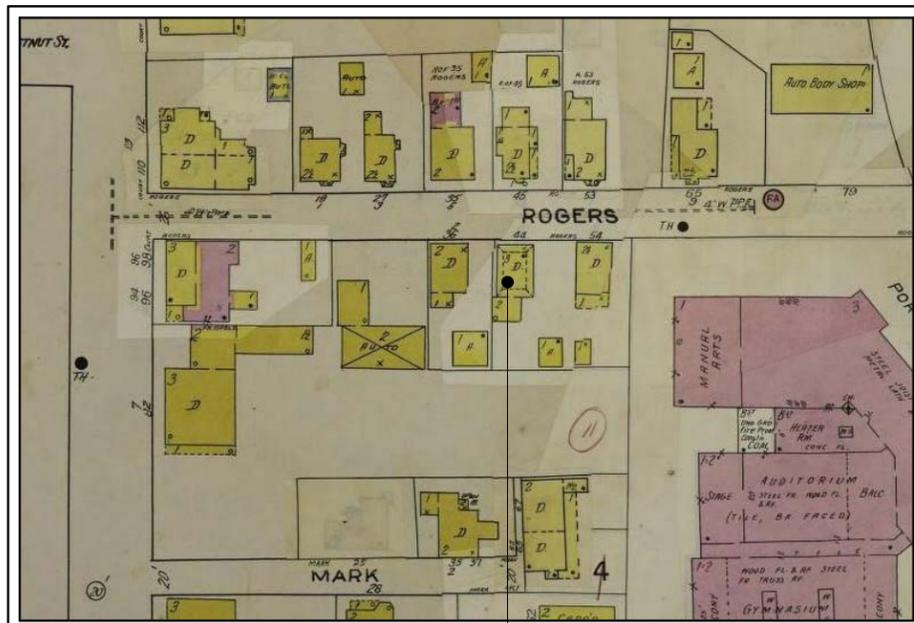
**PROJECT OPTIONS (FOR HDC CONSIDERATION):**

- REPLACE THE EXISTING CHIMNEY WITH A NON-FUNCTIONAL (FAUX) CHIMNEY ABOVE THE ROOFLINE, MATCHING THE EXISTING DESIGN AND PROFILE.
- RECONSTRUCT THE EXISTING MANSARD ROOF IN KIND, MAINTAINING ORIGINAL FORM, SLOPE, AND DETAILING CONSISTENT WITH THE BUILDING'S HISTORIC CHARACTER.

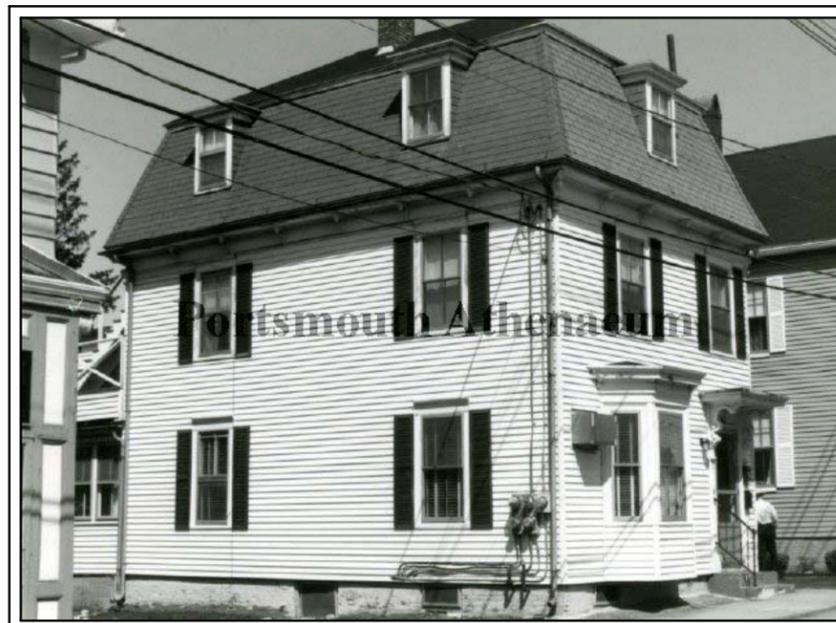
SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING ELEVATIONS
A4	MASSING OPTIONS 01
A5	MASSING OPTIONS 02
A6	MASSING OPTIONS 03
A7	FLOOR PLANS
A8	MATERIALS



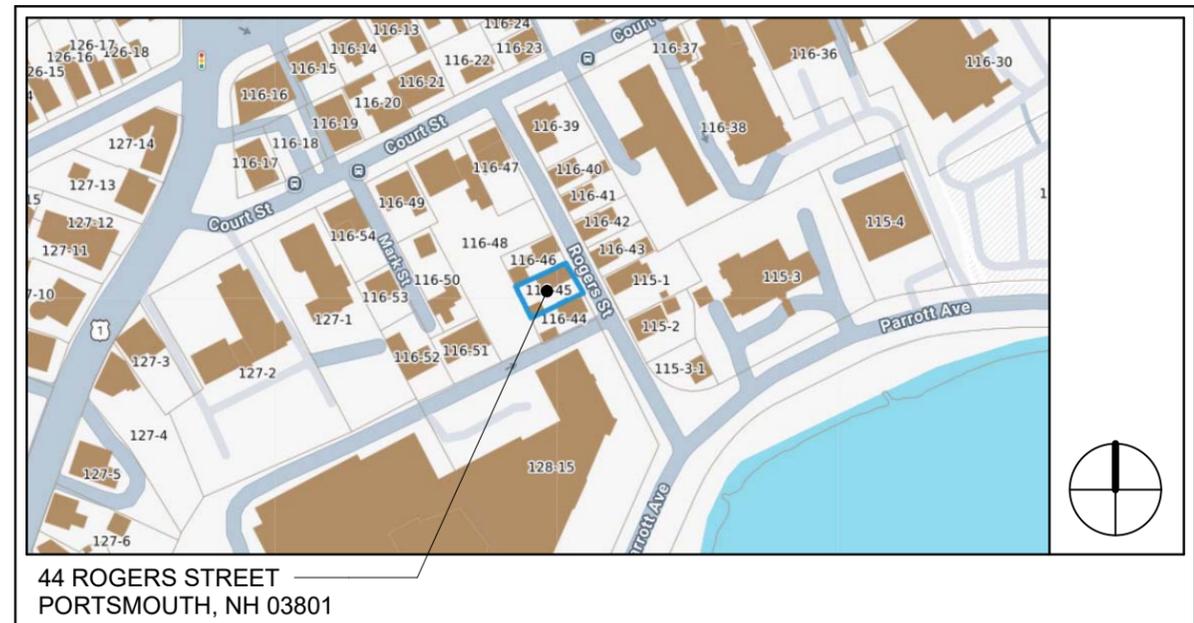
EXISTING PERSPECTIVE FROM ROGERS STREET LOOKING AT 44 ROGERS STREET



SANBORN INSURANCE MAP 1949  
44 ROGERS STREET



44 ROGERS STREET FROM THE HISTORIC DISTRICT SURVEY, BY THE PORTSMOUTH ADVOCATES INC. IMAGE DATE: 1982. COURTESY OF PORTSMOUTH ATHENAEUM.



44 ROGERS STREET  
PORTSMOUTH, NH 03801

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## SINGLE FAMILY RENOVATION

44 ROGERS STREET  
PORTSMOUTH, NH 03801

## COVER

HISTORIC DISTRICT COMMISSION - WORK SESSION,  
APRIL 2026

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Portsmouth, New Hampshire  
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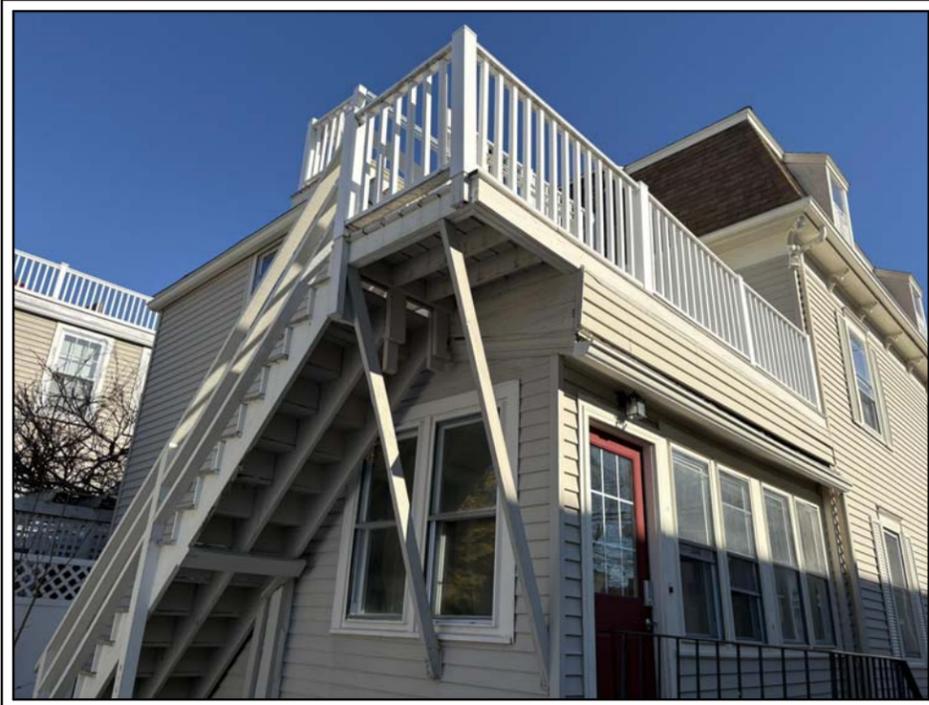


A0

03/13/26  
PA: MM / MG

Project Number: 26031

NOT TO SCALE



PERSPECTIVE OF BACK DECK



PERSPECTIVE OF SUN ROOM FROM DRIVEWAY



PERSPECTIVE OF ENTRANCE FROM ROGERS ST



PERSPECTIVE FROM ROGERS STREET LOOKING NORTH WEST



PERSPECTIVE FROM ROGERS STREET LOOKING SOUTH WEST



PERSPECTIVE OF GARAGE

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# SINGLE FAMILY RENOVATION

44 ROGERS STREET  
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# EXISTING PHOTOGRAPHS

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A1

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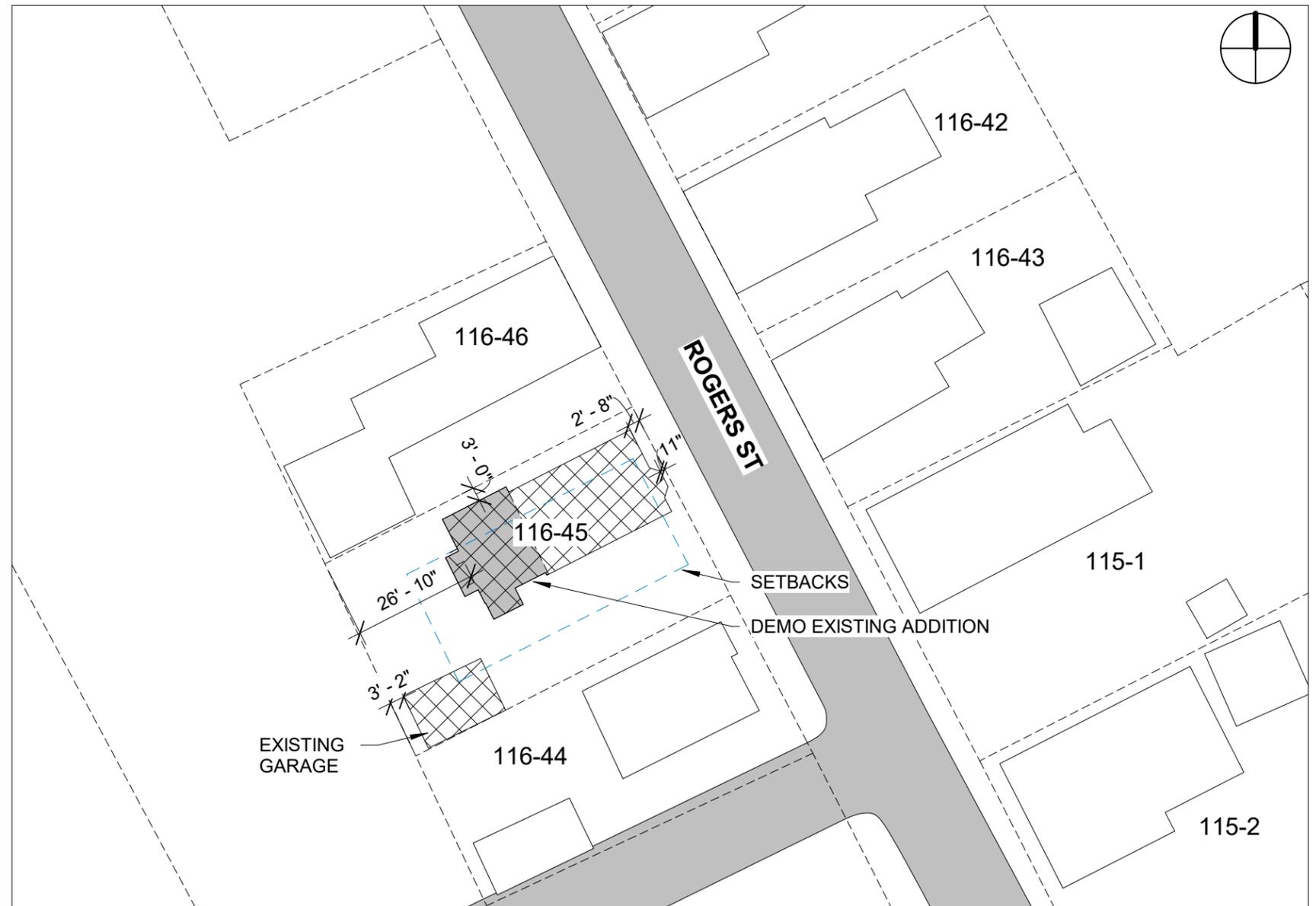
Project Number: 26031

NOT TO SCALE

DIMENSIONAL CRITERIA (10.521, ARTICLE 5) MIXED RESIDENTIAL OFFICE (MRO), HISTORIC DISTRICT (HDC)			
ALLOWED USE - SINGLE FAMILY	REQUIRED	EXISTING	PROPOSED
BUILDING FOOTPRINT	-	1,321 SF	1,321 SF
LOT AREA	7,500 SF	3,485 SF	3,485 SF
CONTINUOUS STREET FRONTAGE	100'	45'-7" FT	45'-7" FT
DEPTH	80'	74'-0" FT	74'-0" FT
MINIMUM YARD DIMENSIONS			
FRONT YARD (MAX PRIMARY)	5'-0"	0'-11"+/- 1	0'-11"+/- 1
SIDE YARD SETBACK (NORTH)	10'-0"	3'-0"+/- 1	3'-0"+/- 1
SIDE YARD SETBACK (SOUTH)	10'-0"	0'-0"+/- 1	0'-0"+/- 1
REAR YARD SETBACK	15'-0"	3'-2"+/- 1	3'-2"+/- 1
MAXIMUM STRUCTURE DIMENSIONS			
BUILDING HEIGHT	40' SLOPED	28'-10" SLOPED	28'-10" SLOPED
PARKING	1 SPOT	3 SPOTS	3 SPOTS
BUILDING COVERAGE	40% MAX	32% +/-	32% +/-
OPEN SPACE	25% MIN	25% +/-	25% +/-

1. EXISTING NON-CONFORMING

ZONING TABLE



EXISTING ARCHITECTURAL SITE PLAN

1" = 30'-0"

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SINGLE FAMILY RENOVATION

44 ROGERS STREET  
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ARCHITECTURAL SITE PLAN

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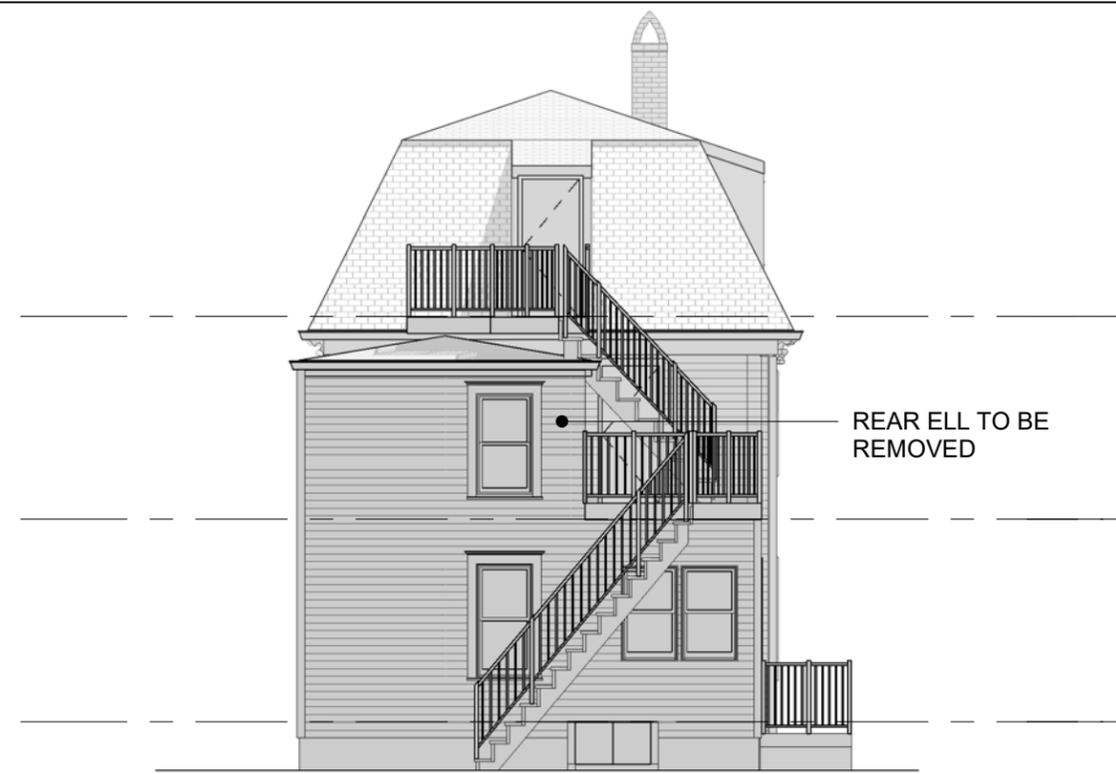
A2

03/13/26

PA: MM / MG

Project Number: 26031

AS INDICATED



2 EXISTING WEST ELEVATION  
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"

THIRD FLOOR  
117' - 8"

SECOND FLOOR  
108' - 10"

FIRST FLOOR  
100' - 0"



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



4 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"

THIRD FLOOR  
117' - 8"

SECOND FLOOR  
108' - 10"

FIRST FLOOR  
100' - 0"

1'-1"  
8'-9"  
8'-10"  
8'-10"  
2'-0"  
28'-5"

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# SINGLE FAMILY RENOVATION

44 ROGERS STREET  
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# EXISTING ELEVATIONS

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A3

03/13/26
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Project Number: 26031
Scale: 1/8" = 1'-0"

**OPTION 1**

- EXTEND THE MANSARD ROOF FORM OVER THE RECONSTRUCTED REAR ADDITION TO CREATE A COHESIVE, UNIFIED MASSING.
- INTRODUCE LARGER DORMERS WITH PAIRED WINDOWS AT THE ADDITION, CONSISTENT IN PROPORTION AND DETAILING WITH THE PRIMARY STRUCTURE.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS TO MATCH ORIGINAL DETAILING.
- REINFORCES THE HISTORIC ARCHITECTURAL CHARACTER THROUGH A CONSISTENT ROOF FORM AND DETAILING, RESULTING IN A UNIFIED COMPOSITION THAT IS HIGHLY COMPATIBLE WITH THE ORIGINAL STRUCTURE.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 01



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 01

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**SINGLE FAMILY RENOVATION**

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**MASSING OPTIONS 01**

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**A4**

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Project Number: 26031

**NOT TO SCALE**

**OPTION 2**

- EXTEND THE MANSARD ROOF FORM OVER THE PRIMARY PORTION OF THE ADDITION.
- INCORPORATE A REAR BUMP-OUT WITH A SIMPLIFIED, MORE CONTEMPORARY EXPRESSION TO CLEARLY DISTINGUISH NEW CONSTRUCTION FROM THE HISTORIC STRUCTURE.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS AT THE PRIMARY STRUCTURE.
- BALANCES COMPATIBILITY AND DIFFERENTIATION BY PRESERVING THE PRIMARY HISTORIC FORM WHILE CLEARLY IDENTIFYING NEW CONSTRUCTION.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 02



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 02

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**MASSING OPTIONS 02**

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**A5**

03/13/26

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Project Number: 26031

**NOT TO SCALE**

**OPTION 3**

- INTRODUCE A GABLE ROOF FORM WITH DORMERS AT THE REAR ADDITION, CREATING A SUBORDINATE BUT COMPATIBLE MASSING DISTINCT FROM THE ORIGINAL MANSARD.
- MAINTAIN TRADITIONAL, HISTORICALLY SCALED WINDOWS AND DETAILING ON VISIBLE ELEVATIONS; INCORPORATE MORE CONTEMPORARY WINDOWS AND SIMPLIFIED TRIM AT THE REAR ELEVATION.
- RESTORE AND REPLICATE HISTORIC TRIM, MOLDING PROFILES, AND BRACKETS AT THE EXISTING STRUCTURE.
- ESTABLISH A CLEAR YET COMPATIBLE DISTINCTION BETWEEN HISTORIC AND NEW ELEMENTS, USING A SUBORDINATE ROOF FORM AND A TRANSITIONAL.



PERSPECTIVE FROM REAR YARD LOOKING EAST - OPTION 03



PERSPECTIVE FROM ROGERS STREET LOOKING WEST - OPTION 03

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**MASSING OPTIONS 03**

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**A6**

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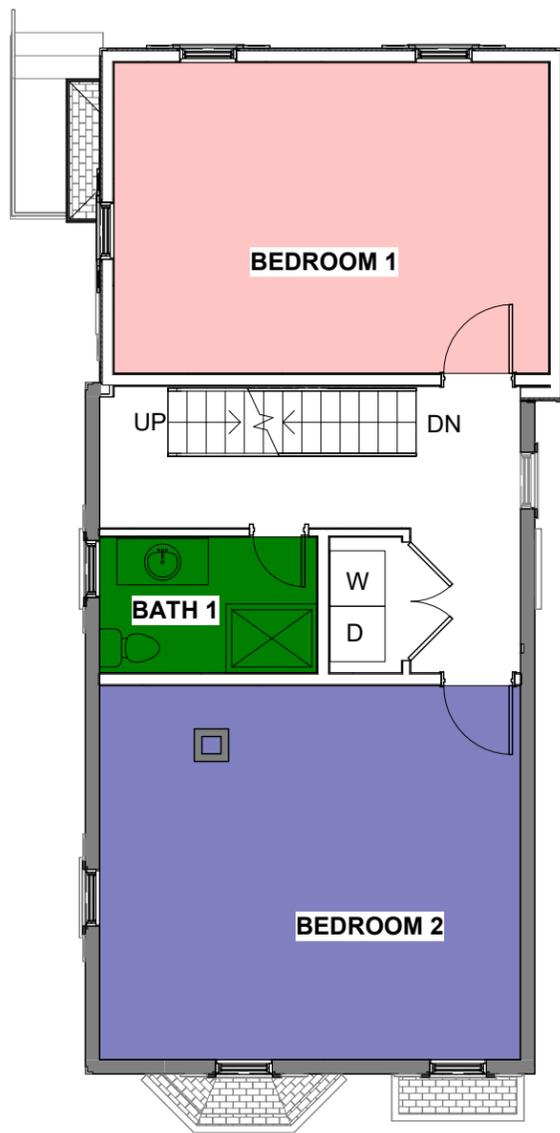
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Project Number: 26031

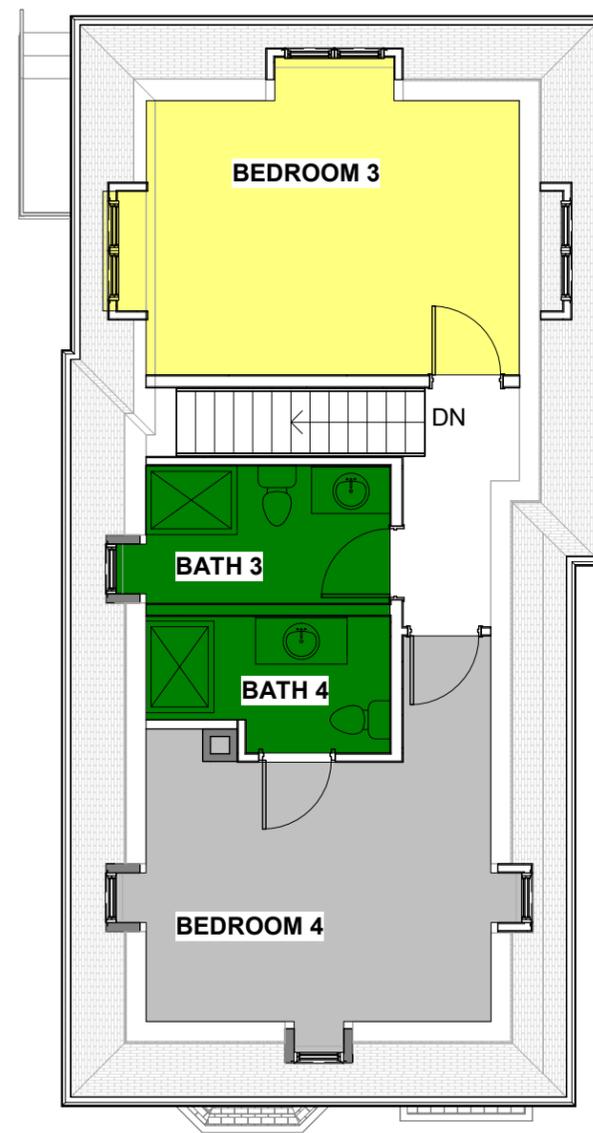
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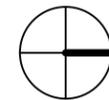
1 FIRST FLOOR PLAN  
1/8" = 1'-0"



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



3 THIRD FLOOR  
1/8" = 1'-0"



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# SINGLE FAMILY RENOVATION

44 ROGERS STREET  
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# FLOOR PLANS

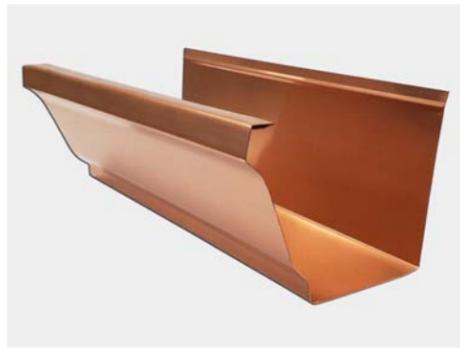
HISTORIC DISTRICT COMMISSION - WORK SESSION,  
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A7

03/13/26
PA: MM / MG
Project Number: 26031
Scale: 1/8" = 1'-0"



**K STYLE COPPER GUTTER AND DOWNSPOUT**



**SHUTTERS**  
COMPOSITE FIXED LOUVER SHUTTERS



**WOOD CLAPBOARD SIDING**



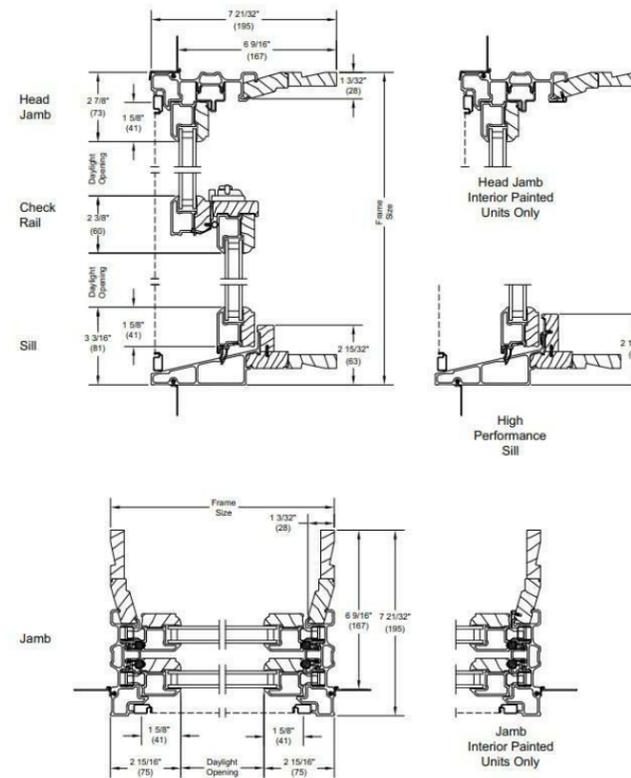
**COMPOSITE TRIM BOARD AT ENTRY STAIR**  
BORAL TRUEXTERIOR COMPOSITE TRIM



**RAILING AT SIDE ENTRANCE**  
TIMBERTECH IMPRESSIONS RAIL EXPRESS, MODERN TOP RAIL, ALUMINUM BALUSTERS WITH OPEN MID RAIL, 3"x3" POSTS WITH CAP AND SKIRT, BLACK



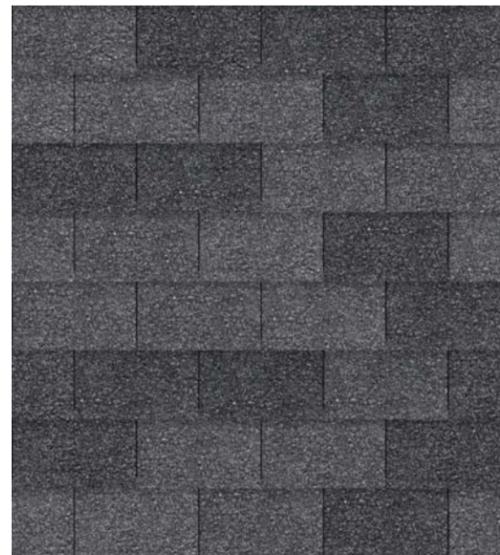
**SHUTTER HARDWARE**  
RESTORE AND REUSE EXISTING PINTEL



**WINDOWS**  
MARVIN ELEVATE DOUBLE HUNG



**DECKING MATERIAL**  
TIMBERTECH AZEK



**ASPHALT SHINGLES**



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# SINGLE FAMILY RENOVATION

44 ROGERS STREET  
PORTSMOUTH, NH 03801

# MATERIALS

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A8

03/13/26  
PA: MM / MG  
Project Number: 26031  
NOT TO SCALE

**Project Address:** 58 Humphrey's Court

**Permit Requested:** Work Session

**Application:** Work Session C

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 9,920 SF +/-
- Estimated Age of Structure: c.1965
- Building Style: Modern/Split Level
- Number of Stories: 2
- Historical Significance: Non-Contributing
- Public View of Proposed Work: Humphrey's Court
- Neighborhood Association: South End



**B. Proposed Work:** The demolition of the existing single-family home and the new construction of a new multi-family dwelling.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- This project has gone before the Technical Advisory Committee, The Board of Adjustment, and will need a future Public Hearing.



**HISTORIC  
SURVEY  
RATING  
N-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



58 Humphreys Court



Tax Map of Neighborhood

**LEGEND:**

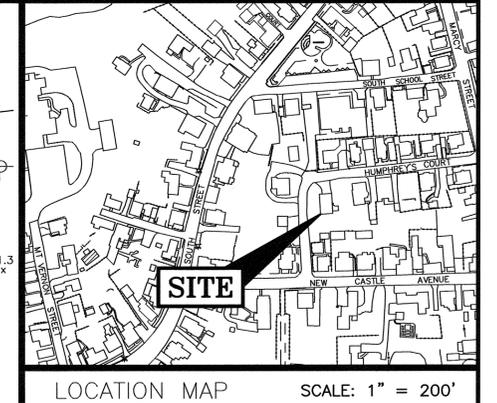
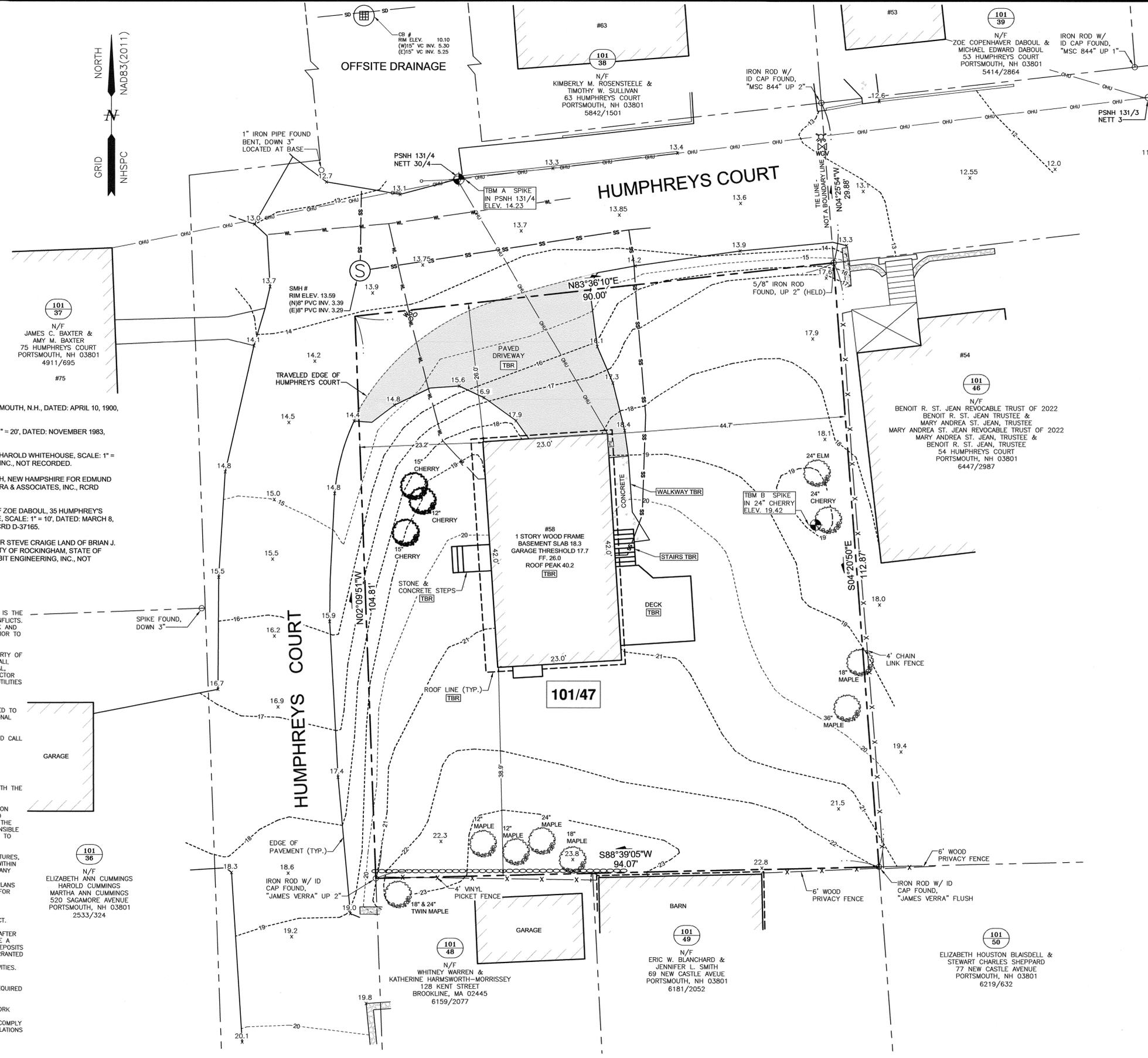
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD / IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
OVERHEAD UTILITY LINE	
APPROXIMATE ABUTTER'S PROPERTY LINE	
PROPERTY LINE	
STONE WALL	
EDGE OF TRAVELED WAY	
TIE / REFERENCE LINE	

**PLAN REFERENCES:**

- PROPERTY OF W.G. MARSHALL AND HEIRS OF W.P. BENNETT PORTSMOUTH, N.H., DATED: APRIL 10, 1900, PREPARED BY: L.E. SCRUTON, C.E., RCRD PLAN #0092.
- PLAN OF LAND PORTSMOUTH, N.H. FOR: EDMUND L. PRICE, SCALE: 1" = 20', DATED: NOVEMBER 1983, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., RCRD C-12278.
- SKETCH OF LAND, 58 HUMPHREYS COURT PORTSMOUTH, N.H., FOR HAROLD WHITEHOUSE, SCALE: 1" = 20', DATED: 8/31/98, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
- SUBDIVISION OF LAND NEW CASTLE AVE. & MARCY ST. PORTSMOUTH, NEW HAMPSHIRE FOR EDMUND L. PRICE, SCALE: 1" = 20', DATED: 7-31-03, PREPARED BY: JAMEV VERRA & ASSOCIATES, INC., RCRD D-31582.
- STANDARD BOUNDARY SURVEY, TAX MAP 101 LOT 39, PROPERTY OF ZOE DABOUL, 35 HUMPHREY'S COURT, COUNTY OF ROCKINGHAM, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10', DATED: MARCH 8, 2012, PREPARED BY: MSC CIVIL ENGINEERS & LAND SURVEYORS, RCRD D-37165.
- STANDARD BOUNDARY SURVEY TAX MAP 101 LOT 43, PREPARED FOR STEVE CRAIG LAND OF BRIAN J. BEDNAREK, 10 HUMPHREY'S COURT CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 10', DATED: 4/10/17, PREPARED BY AMBIT ENGINEERING, INC., NOT RECORDED.

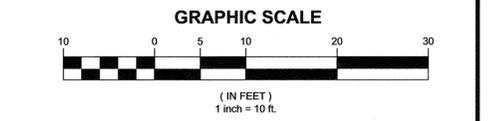
**DEMOLITION NOTES:**

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- SAWOUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



**NOTES:**

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 101 AS LOT 47.
- OWNERS OF RECORD:  
ROBERT M. SNOVER REVOCABLE TRUST  
DARCY E. DAVIDSON, TRUSTEE  
ROBERT M. SNOVER, TRUSTEE  
60 TJ GAMESTER AVENUE  
PORTSMOUTH, NH 03801  
6589/369  
RCRD PLAN # 0092 LOTS 98.10
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- EXISTING LOT AREA:  
10,005 S.F.  
0.2297 ACRES
- PARCEL IS LOCATED IN GENERAL RESIDENCE B (GRB) AND HISTORIC OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENT:  
MIN LOT AREA: 5,000 S.F.  
FRONTAGE: 80 FEET  
SETBACKS: FRONT 5 FEET  
SIDE 10 FEET  
REAR 25 FEET  
  
MAXIMUM STRUCTURE HEIGHT: 35 FEET  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 25%
- VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- THE PURPOSE OF THIS PLAN IS SHOW THE EXISTING CONDITIONS AND DEMOLITION OF THE EXISTING STRUCTURE OF ASSESSOR'S MAP 101 LOT 47 IN THE CITY OF PORTSMOUTH.
- ABUTTING STRUCTURE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY.



0	03/06/26	ISSUED FOR COMMENT	SJR	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
<b>PERMIT PLANS</b>				
<b>HALEY WARD</b>				
ENGINEERING   ENVIRONMENTAL   SURVEYING				
200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
<b>ROBERT M. SNOVER TRUST</b> 58 HUMPHREY'S COURT, PORTSMOUTH, N.H.				
TITLE				
<b>EXISTING CONDITIONS &amp; DEMOLITION PLAN</b>				
DATE	MARCH 2026	SCALE	1" = 10'	
DRAWN BY	SJR	DESIGNED BY	CHECKED BY JRC	
PROJECT NO.	5010515	FIELD BOOK & PAGE	FB 379 PG 45	
DRAWING NO.	<b>C101</b>			REV.
				<b>1</b>

FILE LOCATION: P:\NH\051515-ROBERT\_SNOVER\051515-HUMPHREYS COURT, PORTSMOUTH - CS\GIS\CAD\_FILES\051515-C-SP.DWG, 2026.03.11, 1:17 AM



22 Humphreys Court



44 Humphreys Court



54 Humphreys Court



53 Humphreys Court



43 Humphreys Court



33 Humphreys Court

Neighboring Residences



75 Humphreys Court



63 Humphreys Court

Neighboring Residences



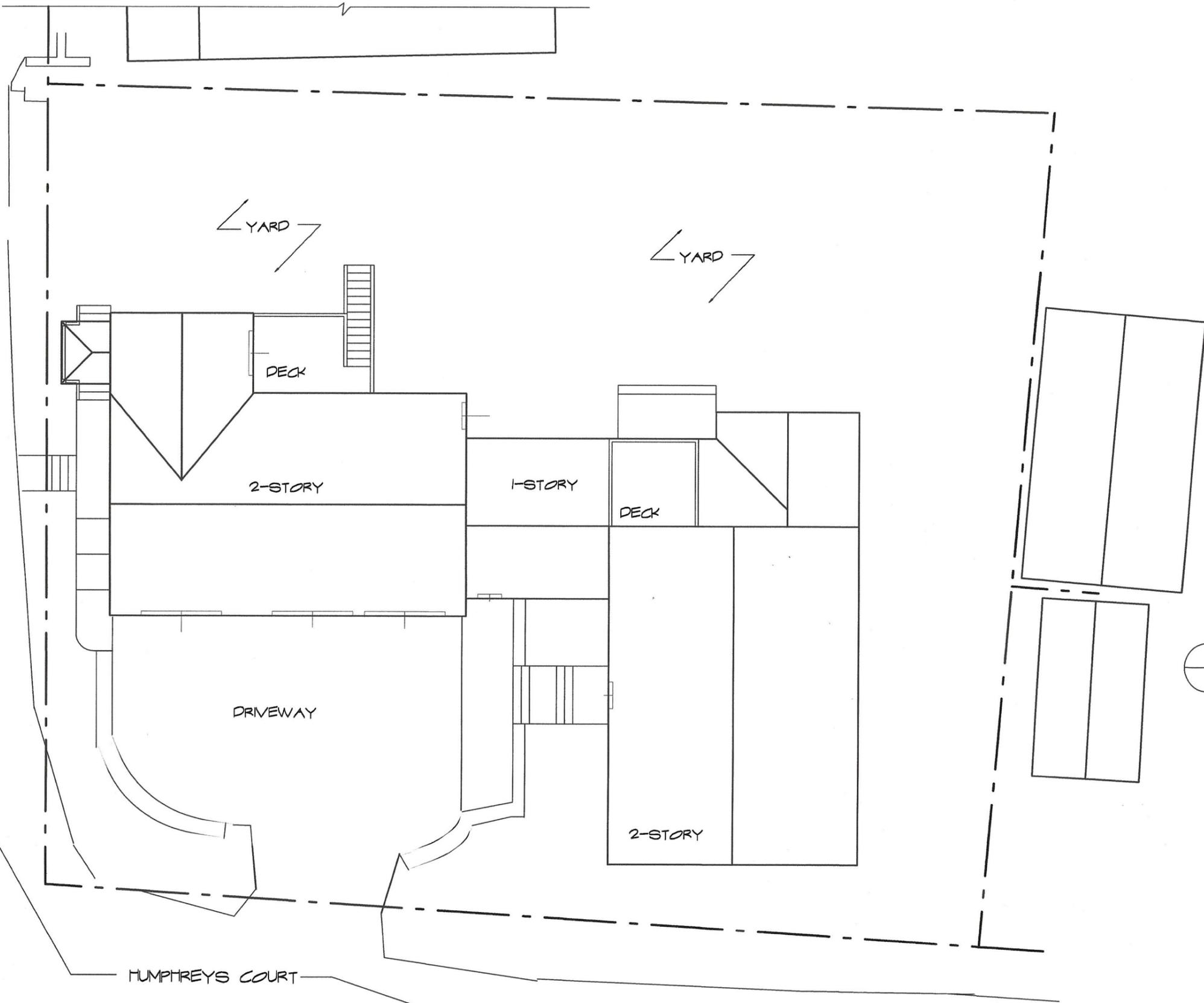
59 New Castle Ave



View to New Castle Ave



39 New Castle Ave




 SCHEMATIC ROOF PLAN  
 SCALE : 1/12" = 1' 0"  


**CONCEPT DESIGN**  
**58 HUMPHREYS COURT**  
**PORTSMOUTH, NH**

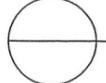
801 Islington St, Suite 32  
 Portsmouth, NH 03801  
 603-502-4387  
 archwhit@aol.com



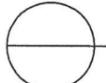
**ANNE WHITNEY ARCHITECT**

Project:	Date:	1 OF 3
# 2501	3/11/26	




**EAST ELEVATION**  
 SCALE : 1/8" = 1' 0"




**NORTH ELEVATION**  
 SCALE : 1/8" = 1' 0"

**CONCEPT DESIGN**  
**58 HUMPHREYS COURT**  
**PORTSMOUTH, NH**

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

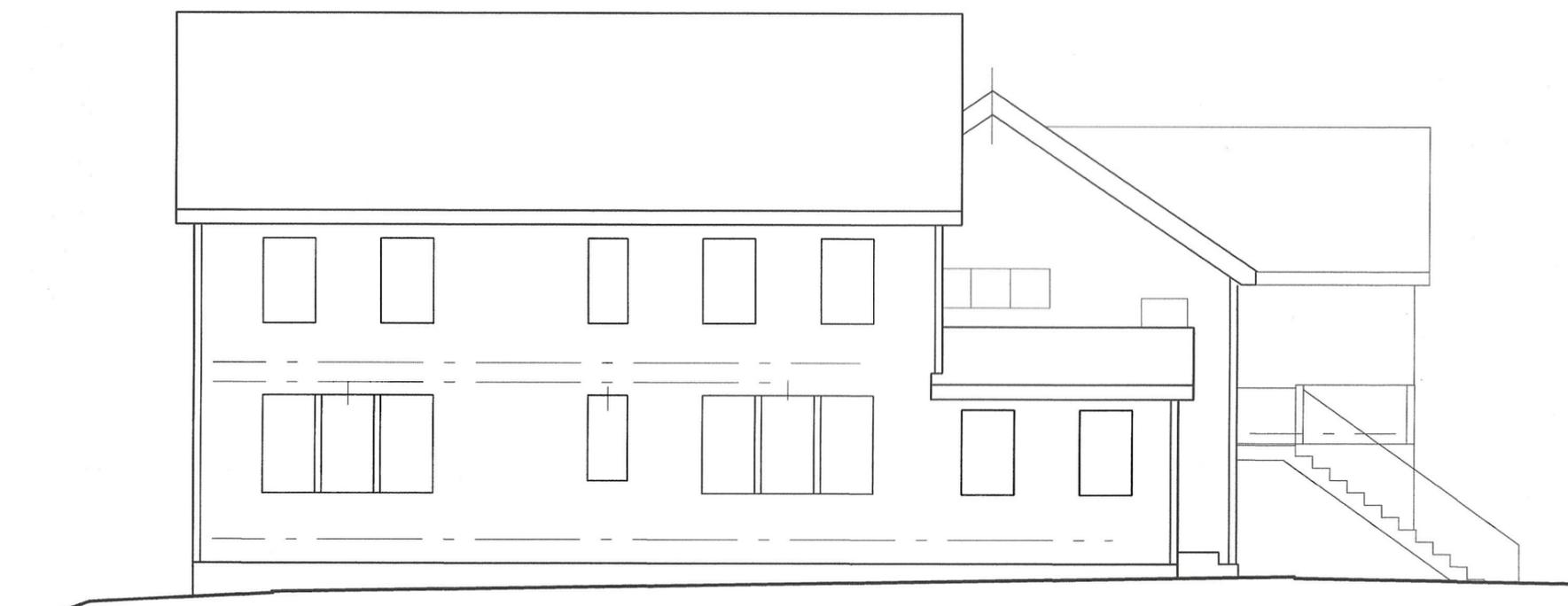


**ANNE WHITNEY ARCHITECT**

Project:	Date:	
# 2501	3/10/26	2 OF 3




**WEST ELEVATION**  
 SCALE : 1/8" = 1' 0"




**SOUTH ELEVATION**  
 SCALE : 1/8" = 1' 0"

**CONCEPT DESIGN**  
**58 HUMPHREYS COURT**  
**PORTSMOUTH, NH**

801 Islington St, Suite 32  
 Portsmouth, NH 03801  
 603-502-4357  
 archwhit@aol.com



**ANNE WHITNEY ARCHITECT**

Project:	Date:	
# 2501	3/10/26	3 OF 3