

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).



**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

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

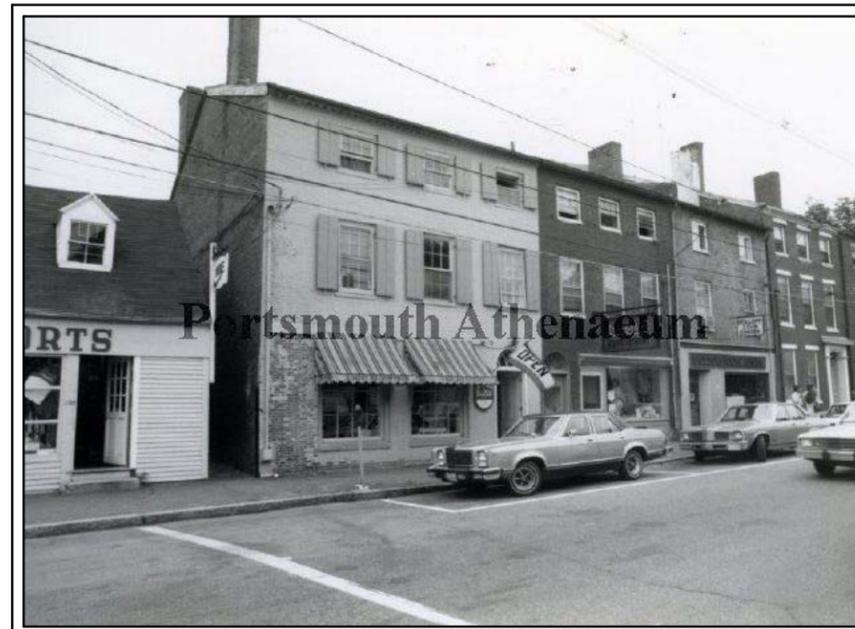
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HISTORIC DISTRICT PACKET

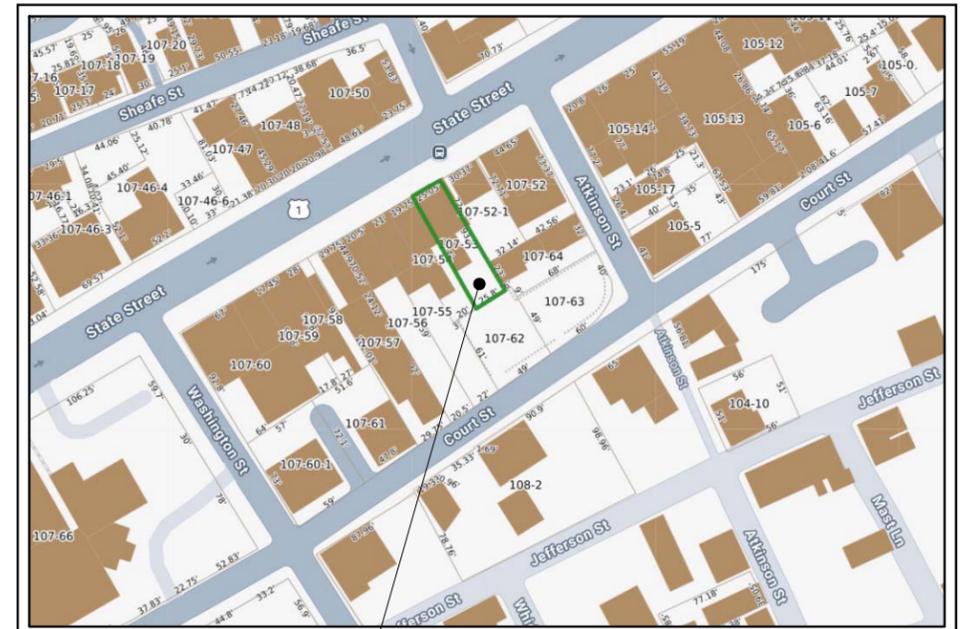
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	PROPOSED CHANGES
A3	MATERIALS



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

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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

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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



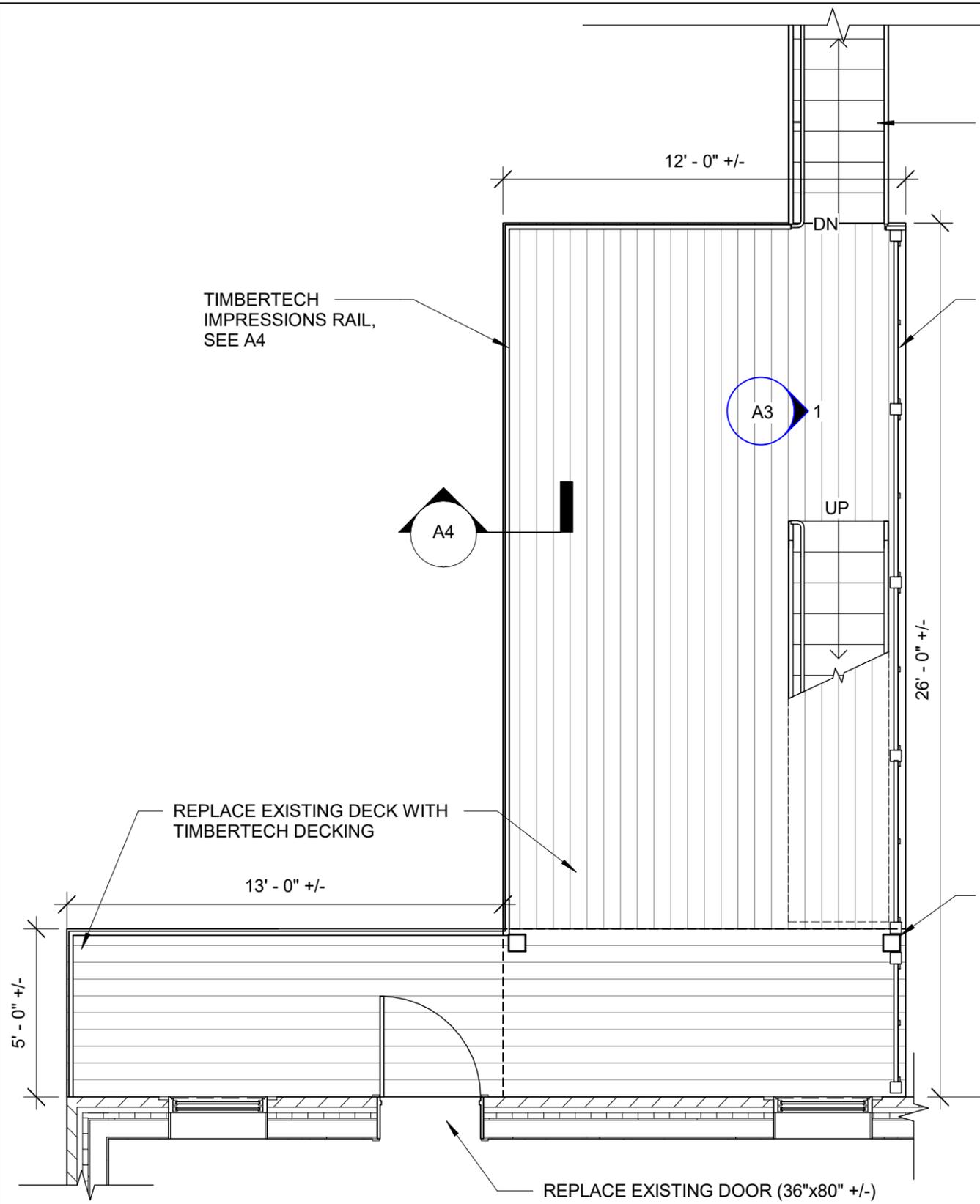
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03/13/2026

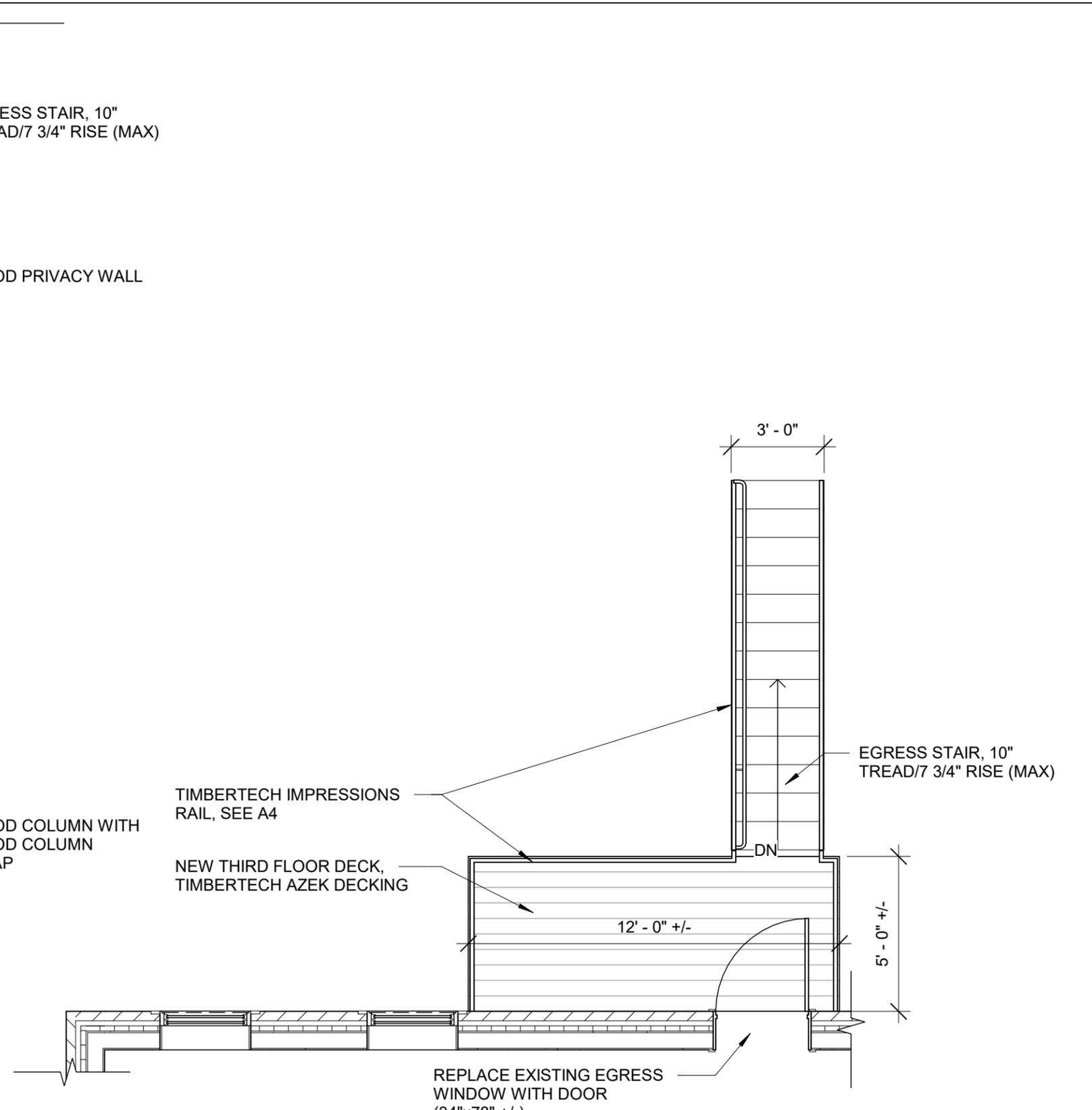
PA: MM / MG

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



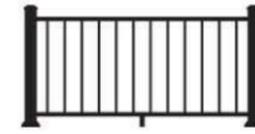
SHUTTERS
WOOD LOUVER SHUTTERS



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



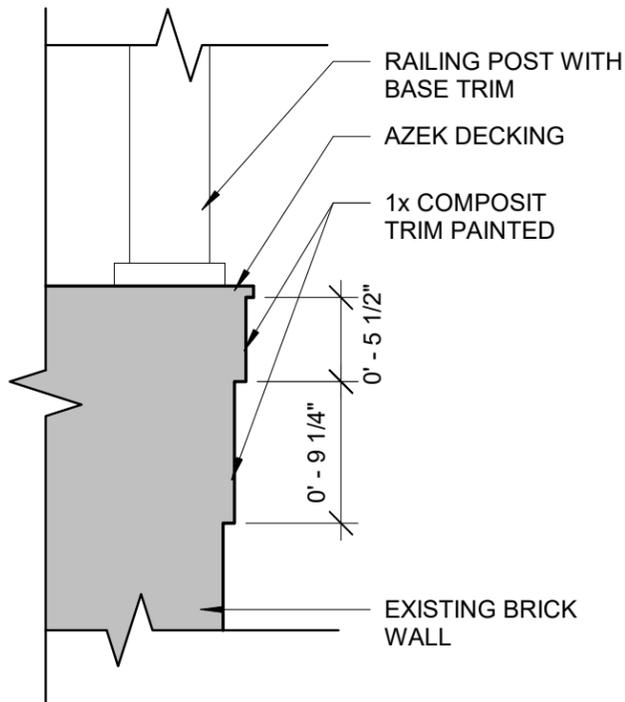
Aluminum Balusters
Rectangular Only



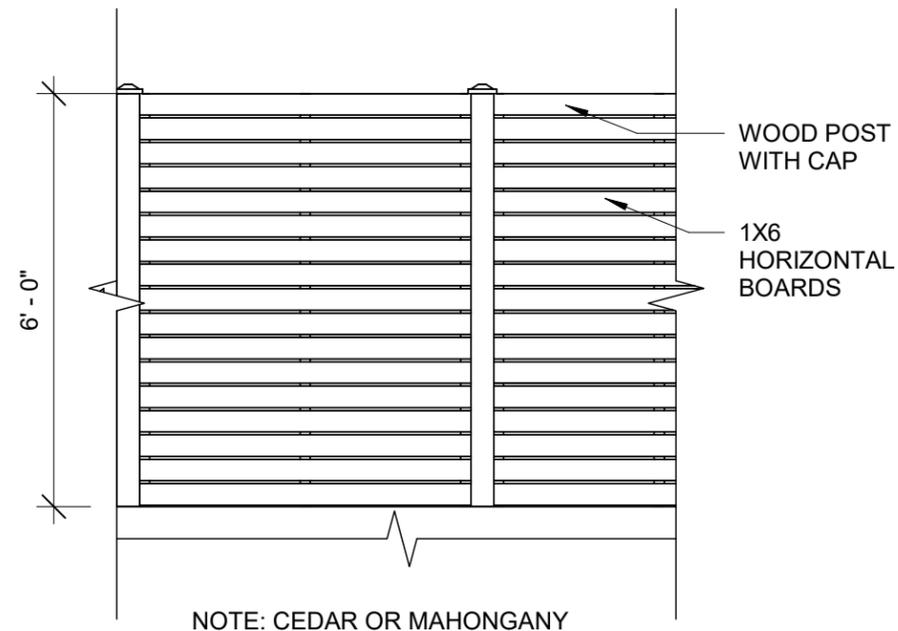
Classic



HALF LITE DOOR



DECK EDGE PROFILE



PRIVACY WALL ON DECK



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

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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:

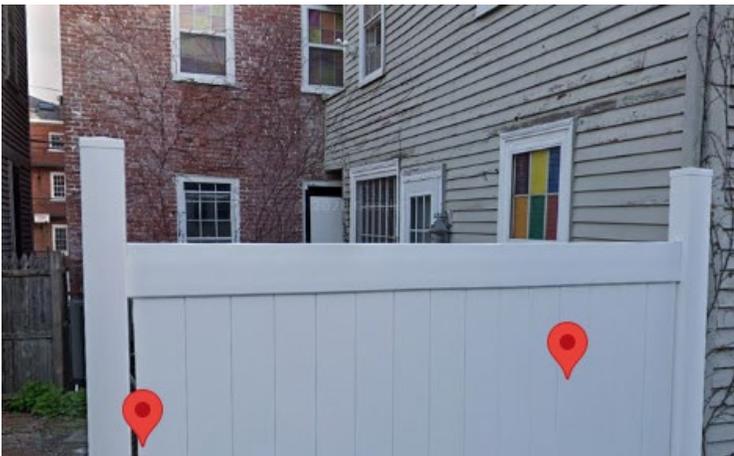
- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 1,742F +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Focal
- Public View of Proposed Work: Sheafe Street
- Neighborhood Association: Downtown

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
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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..."

DEADWICK'S
ethereal emporium

SOL





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

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

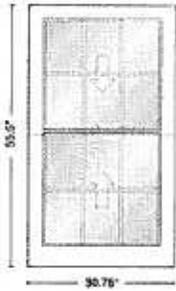
SOLD TO:

CREATED DATE
2/24/2026
LATEST UPDATE
3/3/2026
OWNER
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:



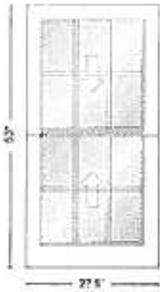
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	2	Active/Active	<u>1ST FLR FRONT</u>	\$1,646.23	\$3,292.46

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



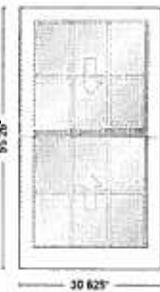
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Active	<u>1ST FLR BACK ROOM</u>	\$1,572.75	\$1,572.75

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



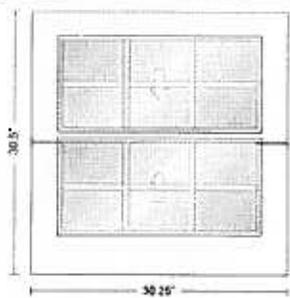
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	1	Active/Active	<u>2ND FLR BATHROOM BACK WALL</u>	\$1,374.52	\$1,374.52

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



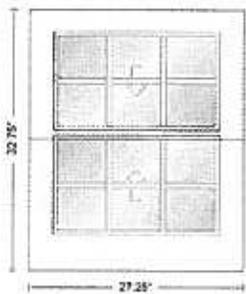
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	3	Active/Active	<u>3RD FLR FRONT</u>	\$1,346.62	\$4,039.86

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



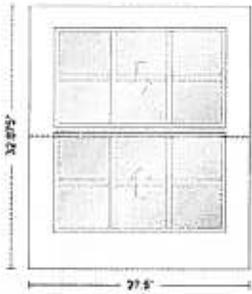
<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	2	Active/Active	<u>3RD FLR BACK WALL</u>	\$1,325.40	\$2,650.80

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
TOTAL:	\$26,756.37

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; 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	
Sales Tax and Options* Not Included				Quote Total	\$2,124.77

******* 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.



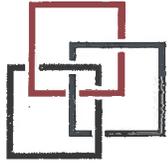
**HISTORIC
SURVEY
RATING
C**

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

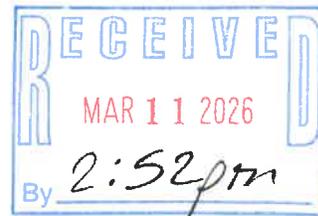
To Whom it May Concern:

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



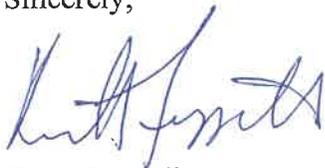


March 11, 2026

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,



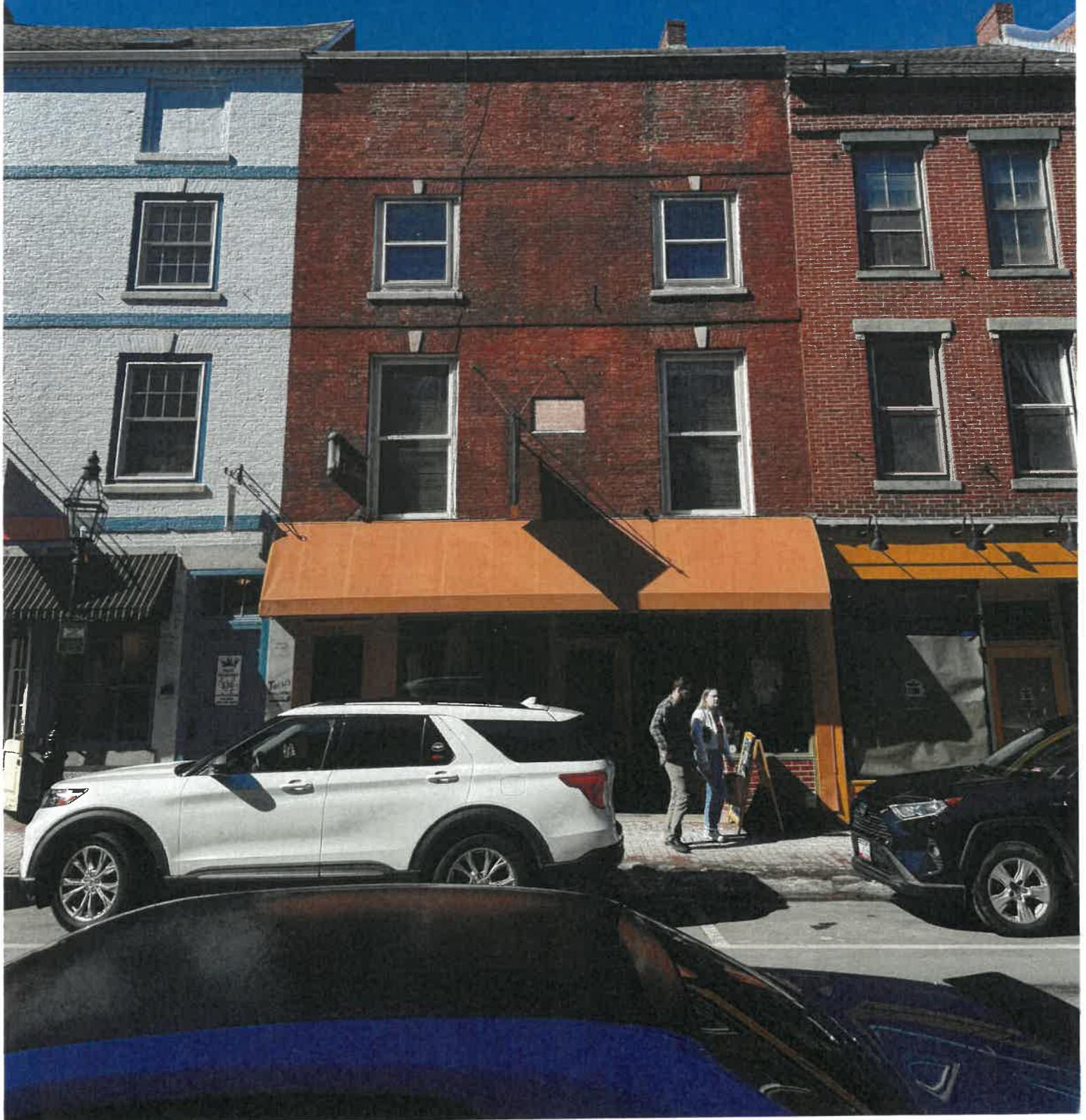
Keith Frizzell
Member, 44-46 Market Street, LLC.





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

11/11/2019



MAY 11 1975



These Buildings were
DESTROYED
A portion of property under
Special Order of the
CITY OF BOSTON
BY EDWARD BROWN



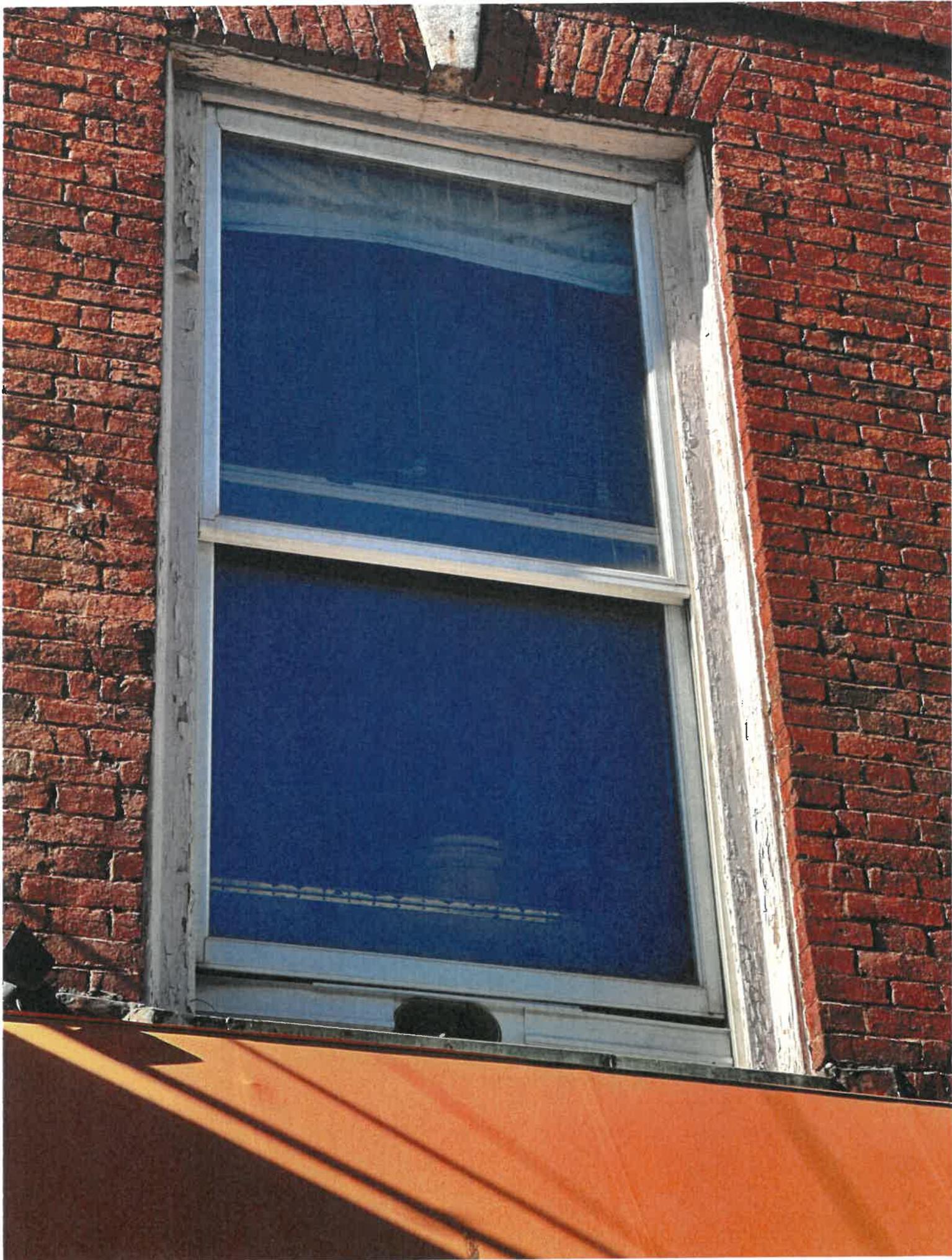
These Buildings were
DESTROYED
by the explosion of the
D. & W. RICHIE CO.
BY F. W. ALBERTSON.



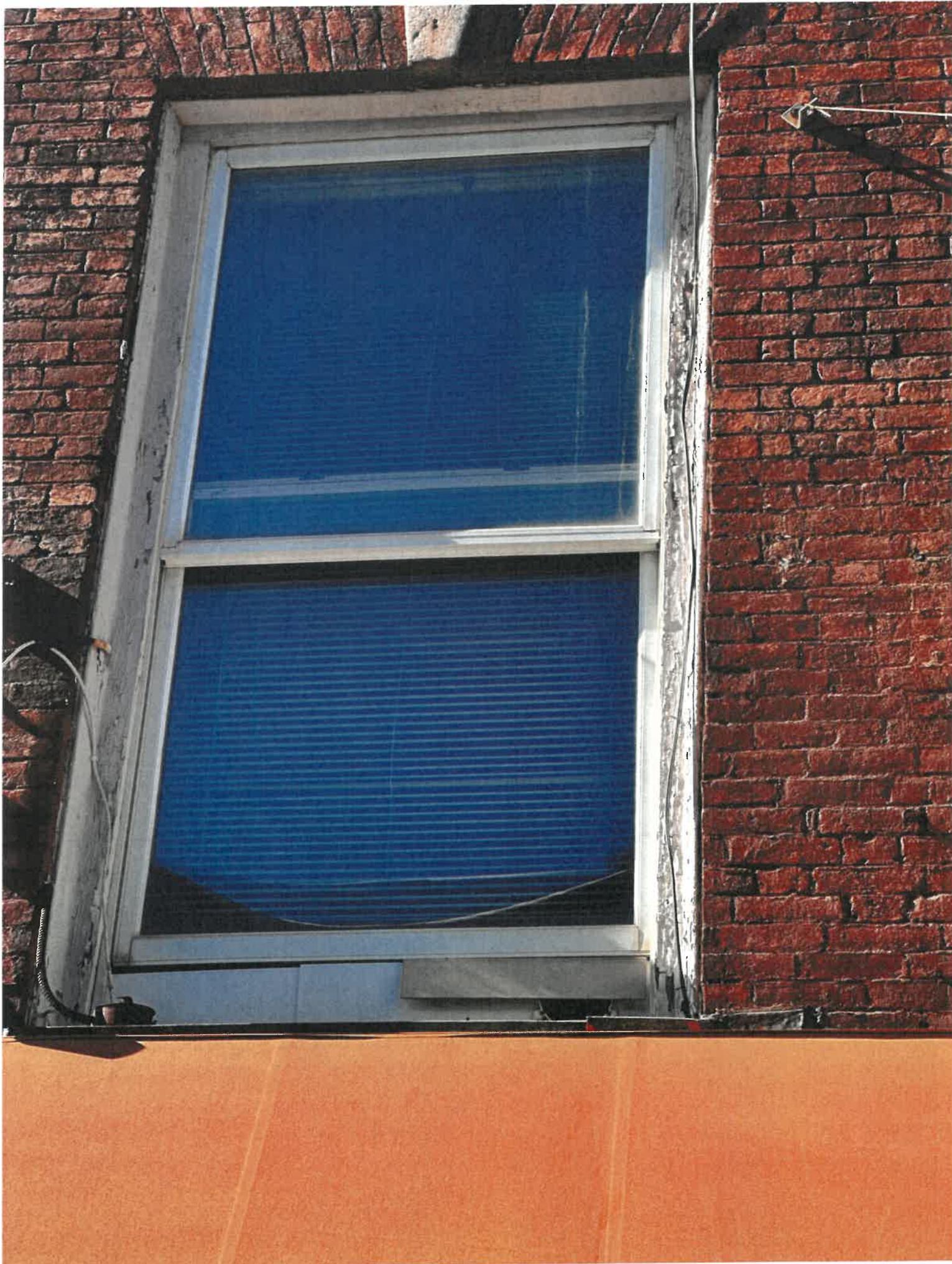




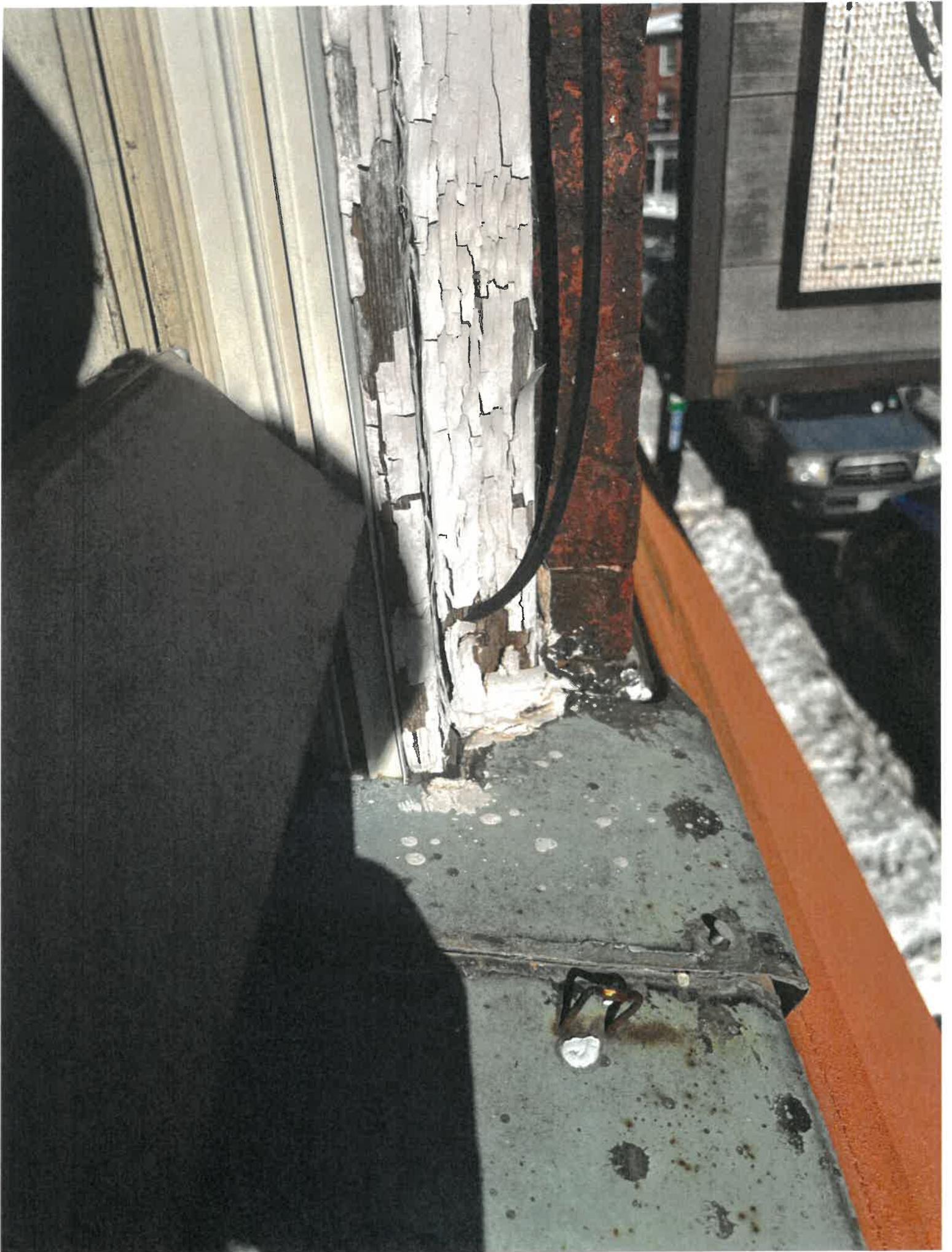


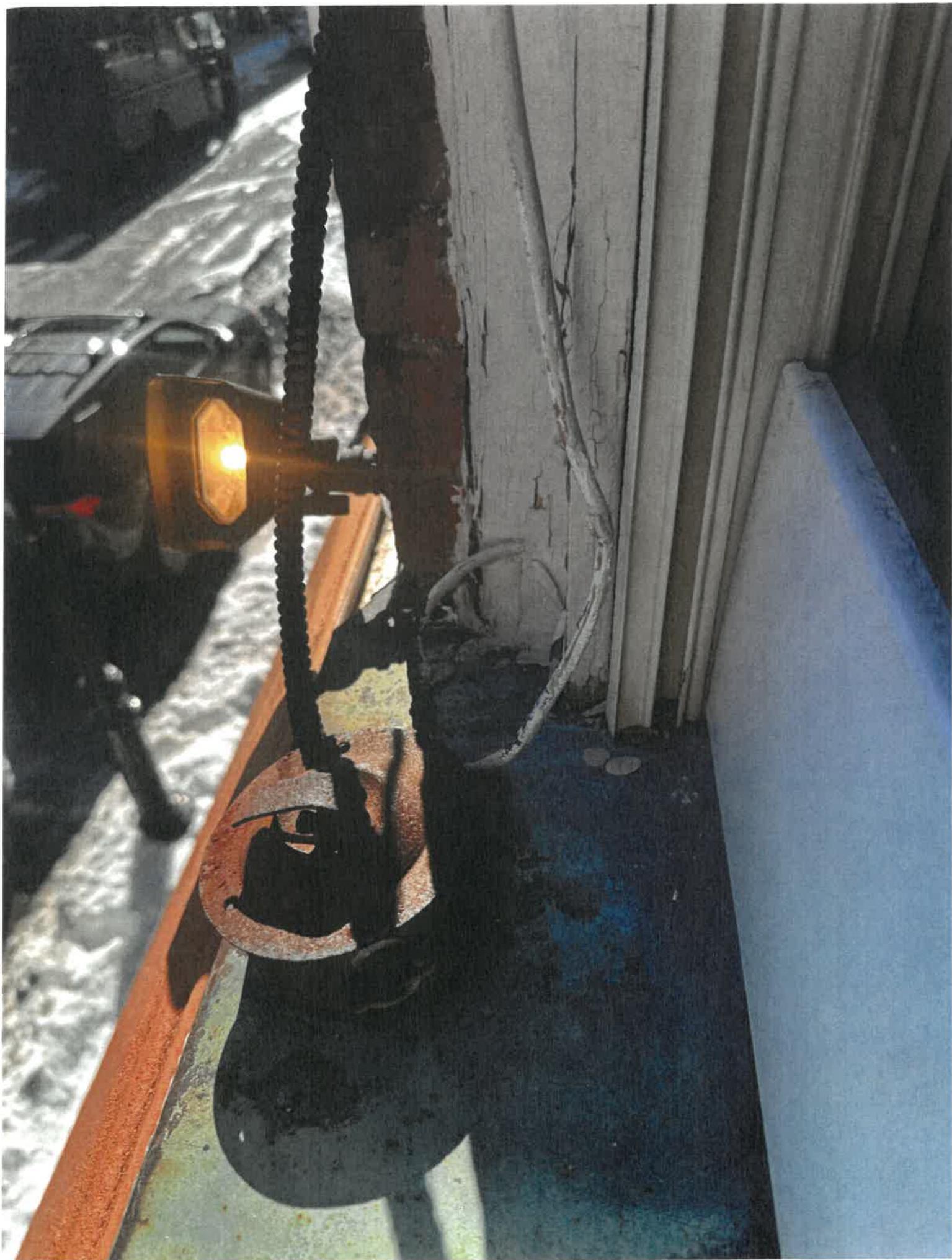






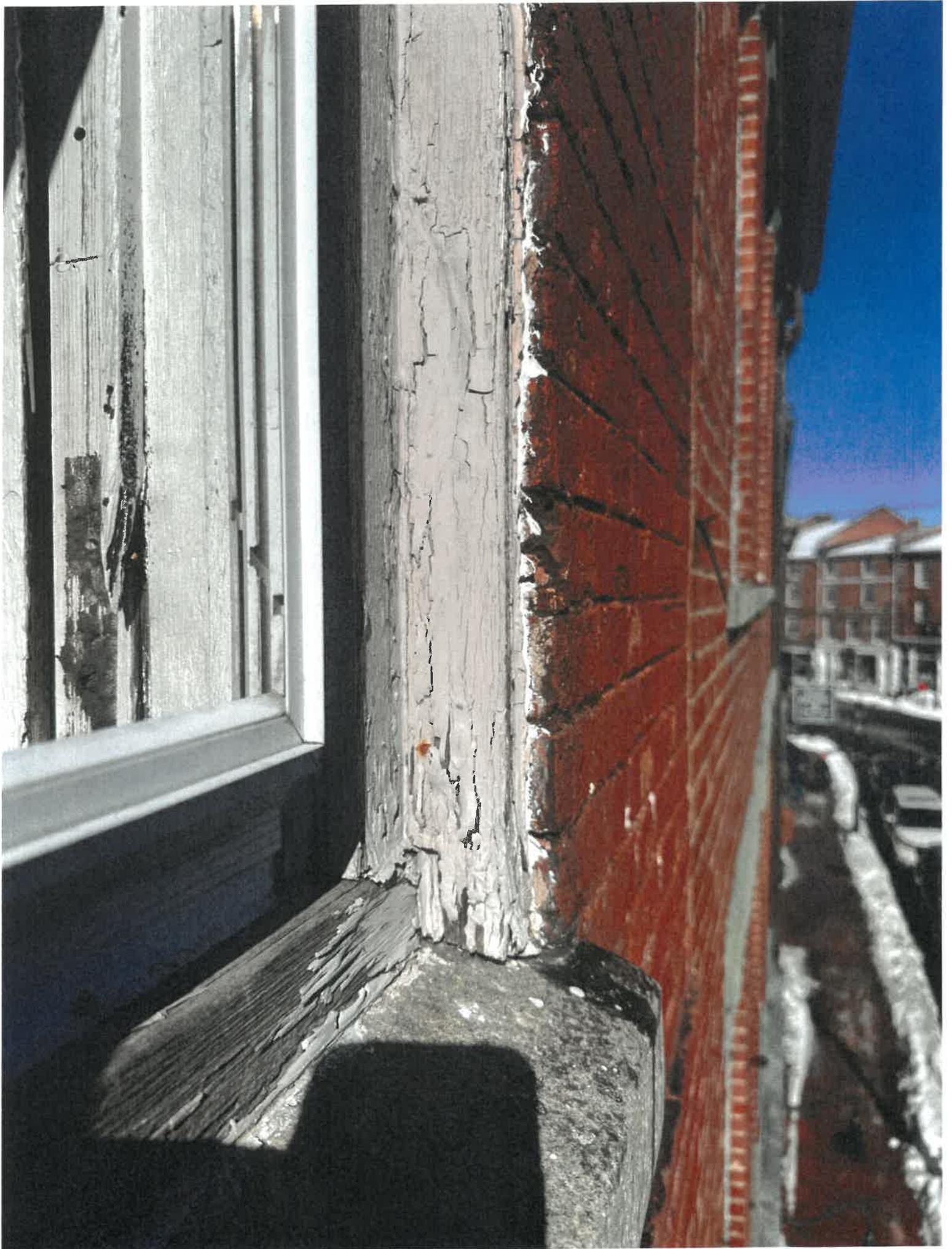


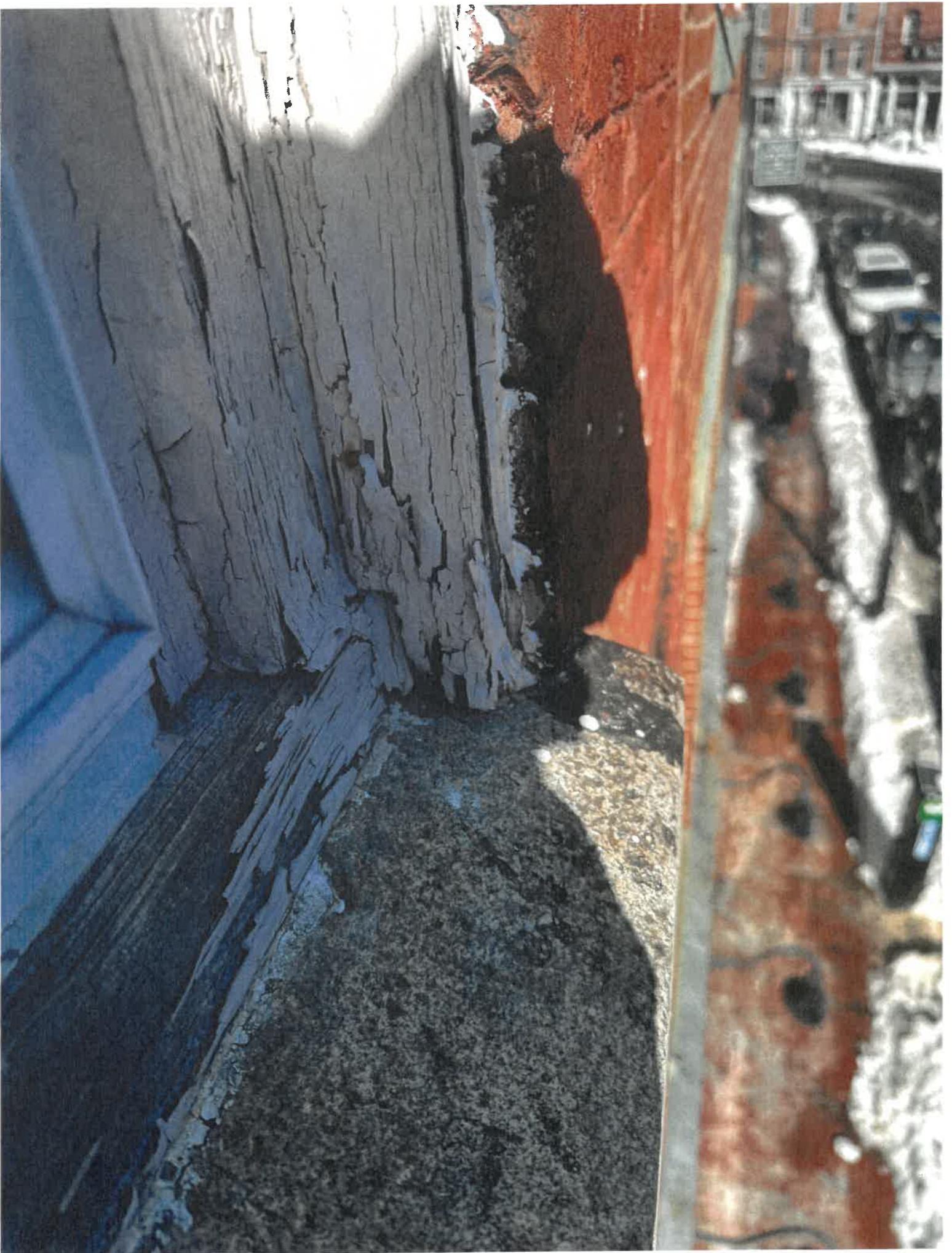














44-46 MARKET
— STREET, LLC —

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 1982
Sandwich Shop

off piste

Gus & Ruby
LETTERPRESS

THE MATTERS
*BENNETT'S SANDWICH SHOP

REALLY HOT SUBS
SALADS
COLD SUBS
HOT SUBS







MAR 11 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

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

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"		2	
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"		2	

Accepted:

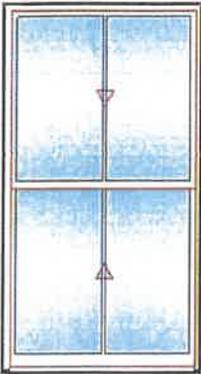
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Page 2 of 6

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	

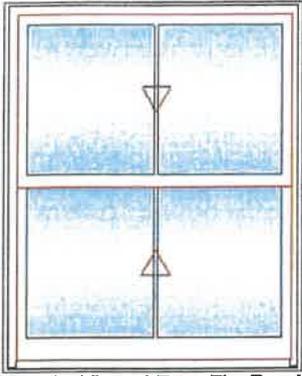


Ebony Clad Exterior
 Primed Pine Interior
 Ultimate Double Hung G2
 Rough Opening 44 1/2" X 52 5/8"
 Top Sash
 Ebony Clad Sash Exterior
 Primed Pine Sash Interior
 IG

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

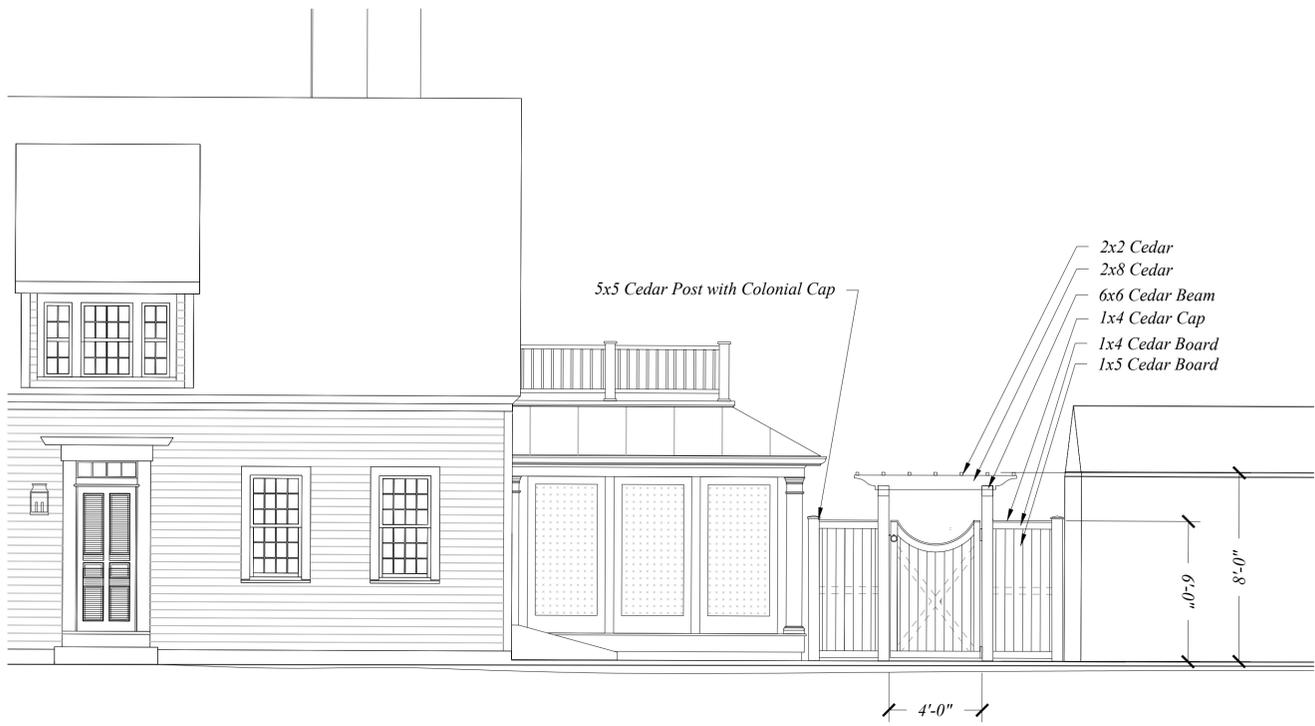
Rebuild and Replace:

- 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

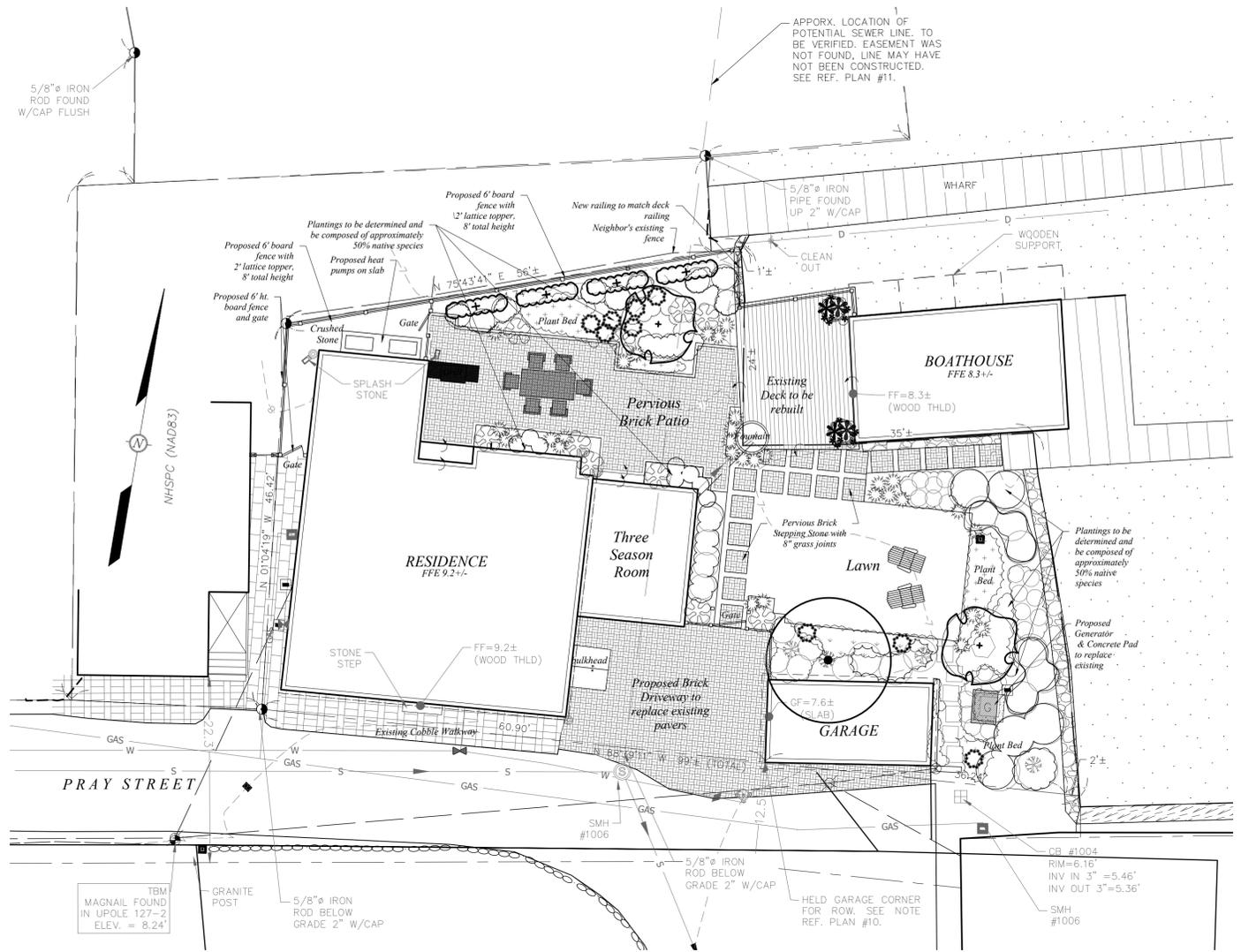
Cover Sheet

53 Pray Street, Portsmouth, New Hampshire

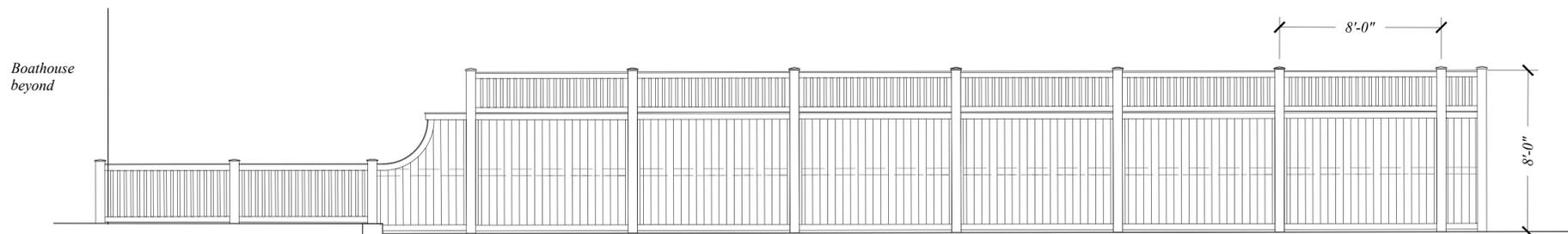
Auger Building Company



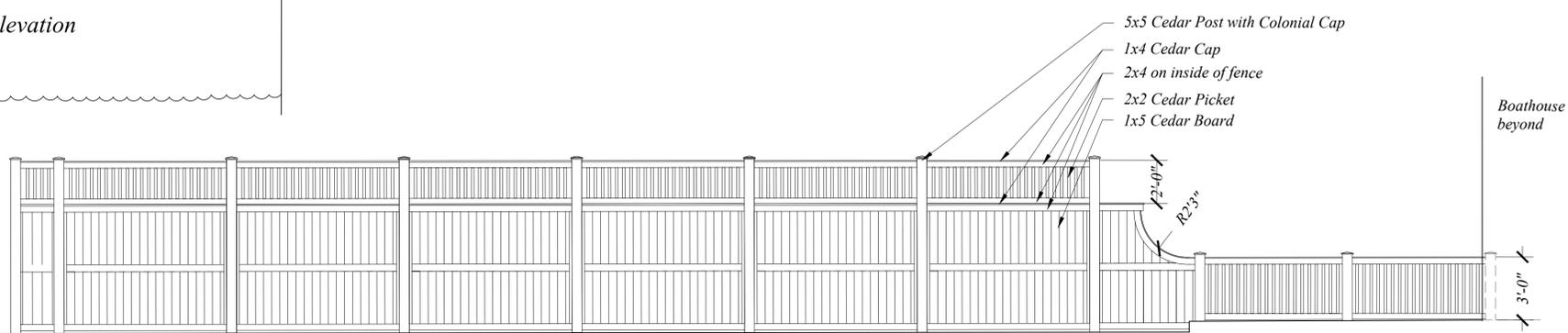
Front Gate - Elevation



0 2 5 10 20 Plan



Outside Elevation

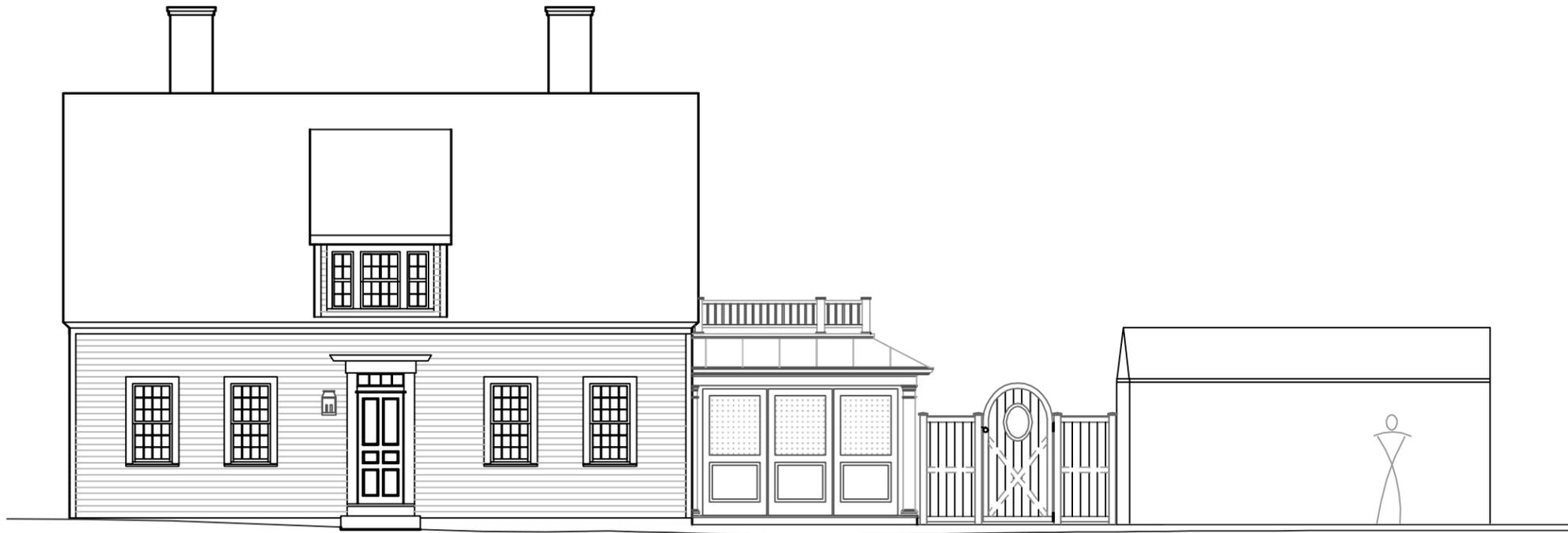


Inside Elevation

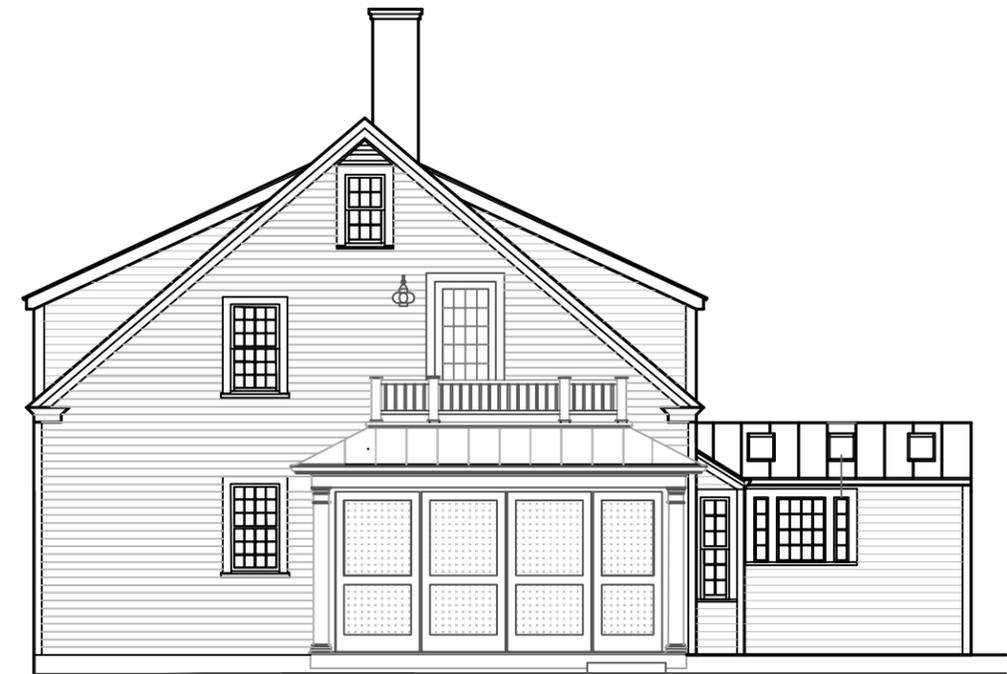
Front Gate - Proposed Cedar Fence

Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2025-09-10 FOR REVIEW
Revisions:	2025-10-03 ISSUED TO ALTUS 2025-10-09 elevation update 2025-10-24 bulkhead, brick and plantings 2025-11-18 ISSUED FOR ZBA 2025-12-04 Heat Pumps 2026-02-03 labels and generator 2026-02-05 Heat pump spacing

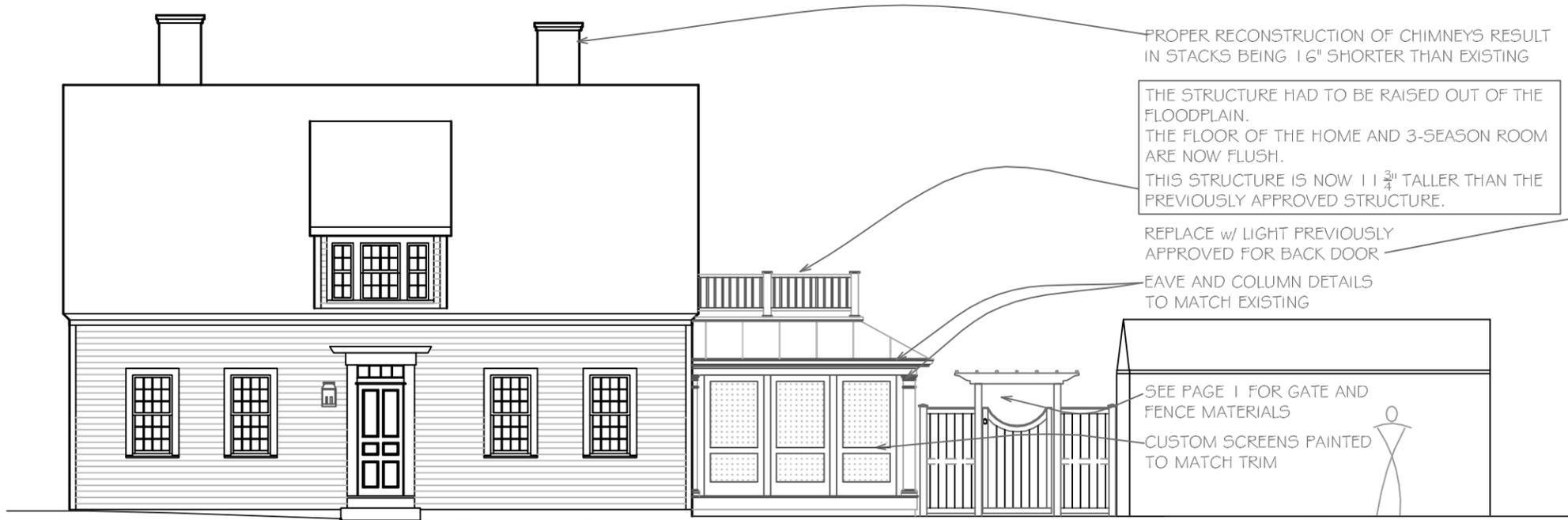




Previously Approved Screened Porch, Fence and Gate



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

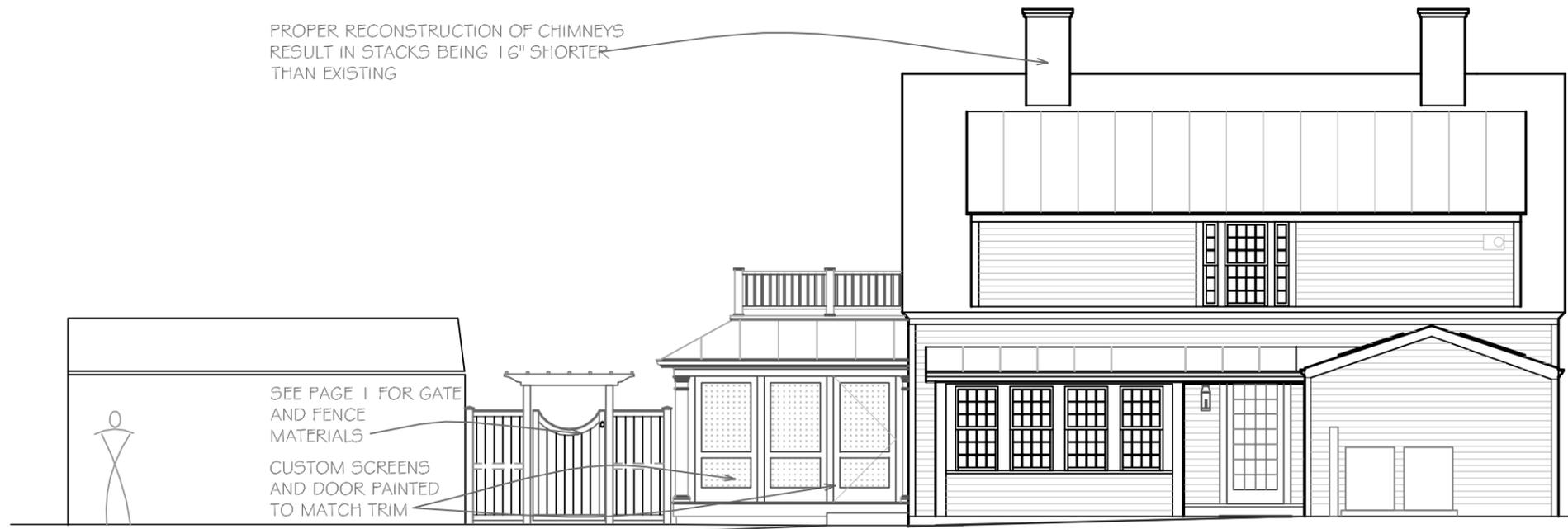


Previously Approved Light



Previously Approved Screened Porch, Fence and Gate

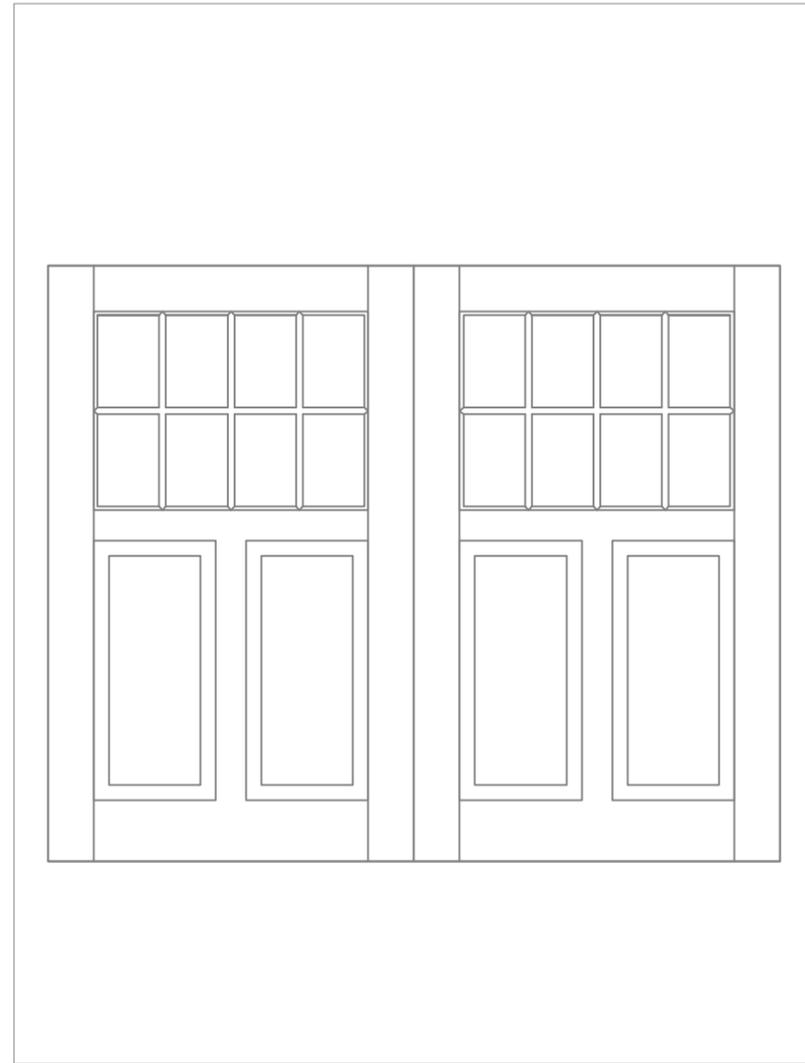
PROPER RECONSTRUCTION OF CHIMNEYS
RESULT IN STACKS BEING 16" SHORTER
THAN EXISTING



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
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

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^{.00}



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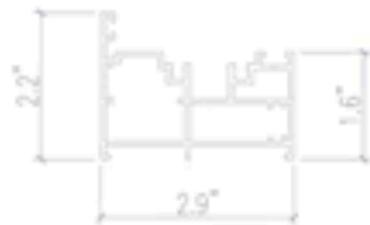
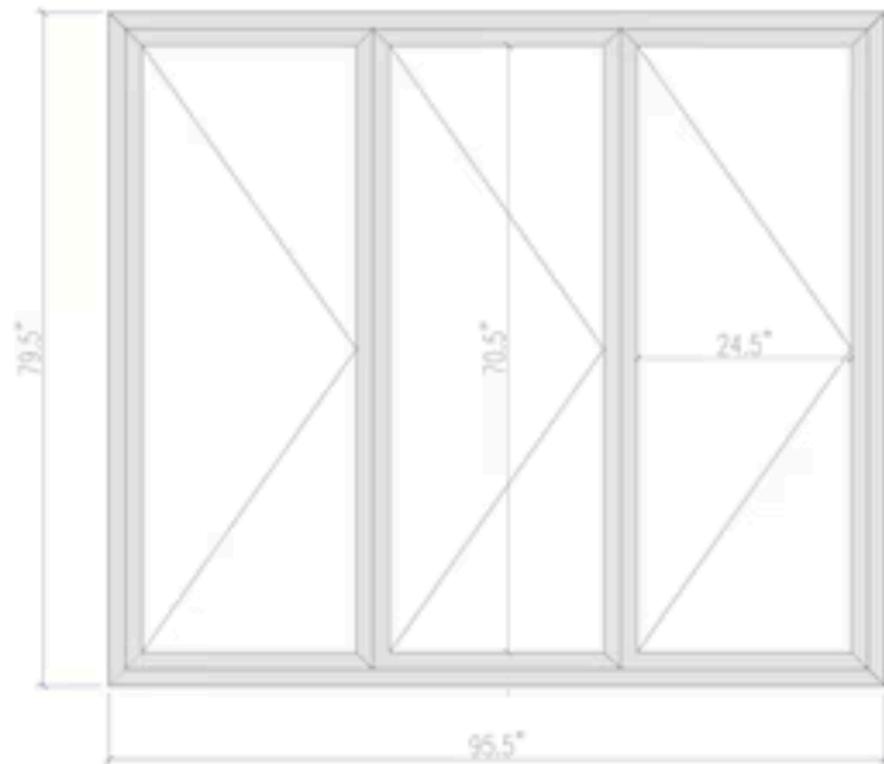






Transform your patio into a stunning, functional, and inviting space with our Aluminum Folding Glass Door. This modern architectural marvel not only enhances the aesthetic appeal of your home but also offers unmatched versatility and convenience. Designed to create a seamless transition between your 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.

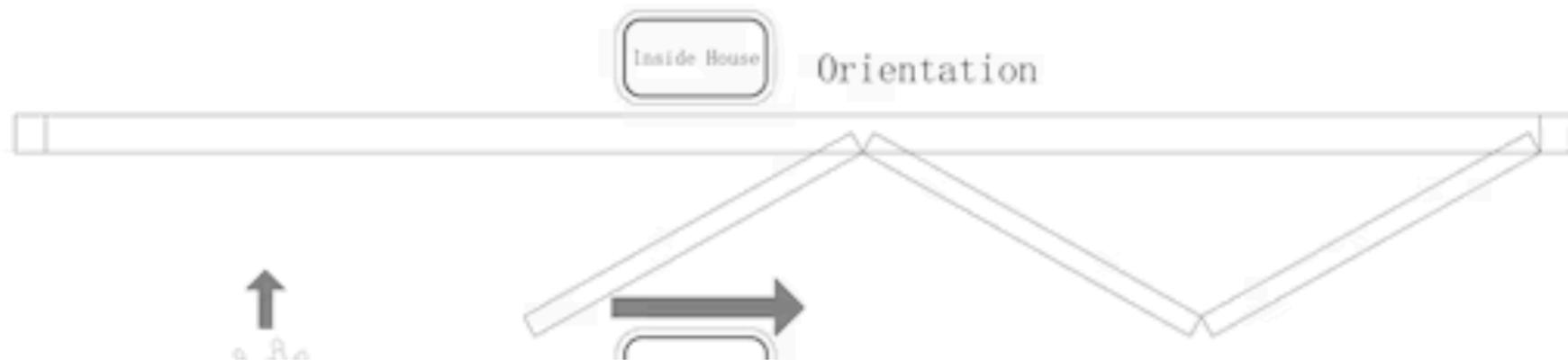
- Product Dimension: 95.5 x 79.5 x 3.5" (inch) & Color: Black
- Space-Saving Folding Design: The folding door offers a wider open space and a larger opening compared to a sliding door.
- Smooth Operation: The KaMic folding door smoothly folds on heavy-duty rollers.
- Ready to install: Include Slim lever 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.



**HISTORIC
SURVEY
RATING**

I

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



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

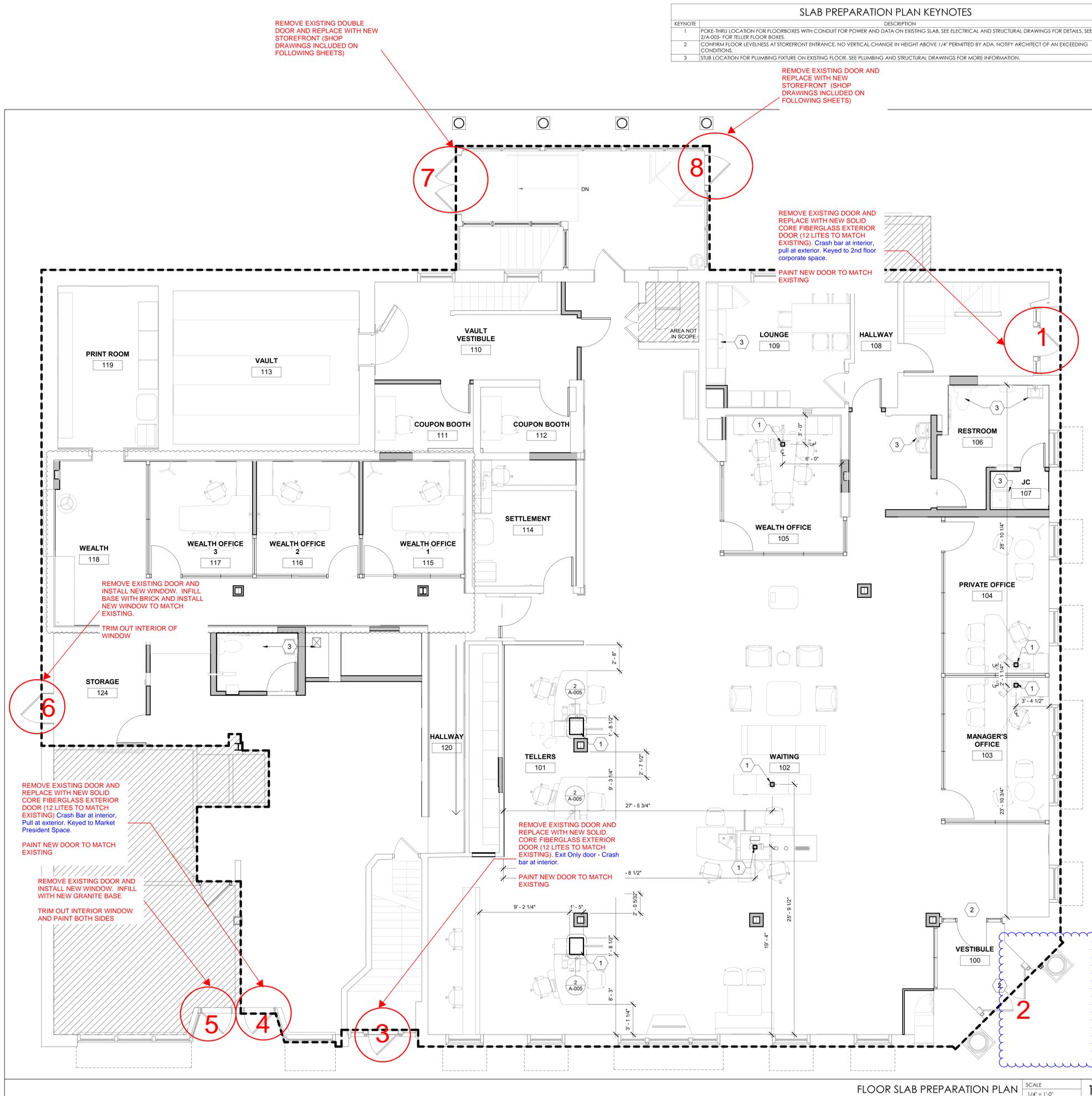
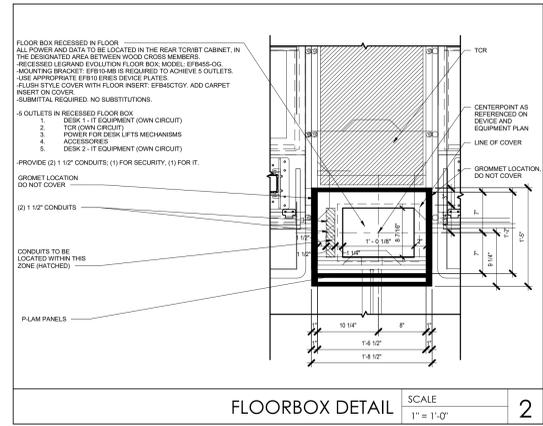
ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID
2	06/19/2025	REVISION 5

PROJECT INFORMATION	
PROJECT NO:	TD8.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIROUX

SHEET TITLE	
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 200
 DORCHESTER, MA 01926
 908-462-9700
 CORE-STATES.COM

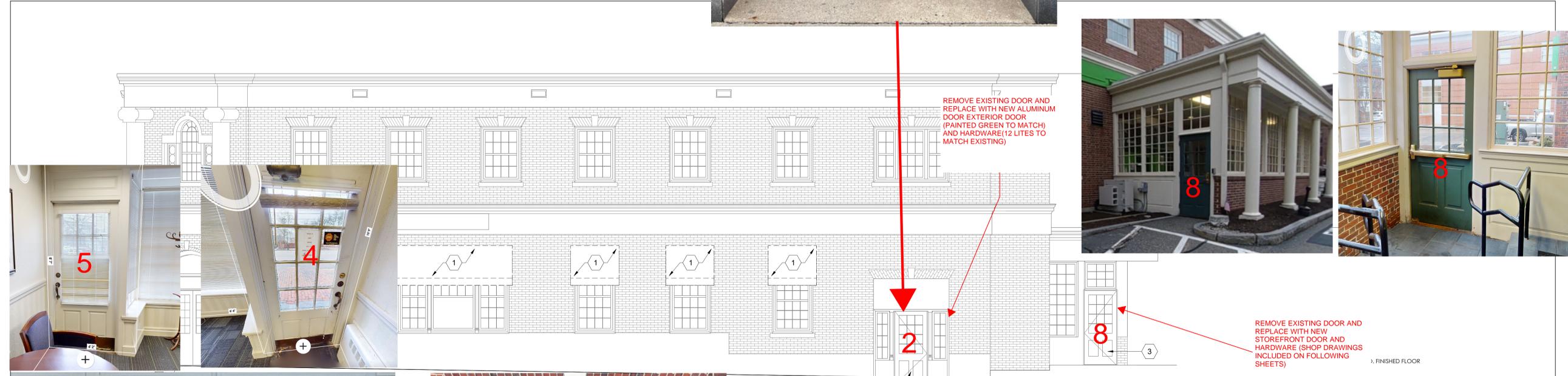
GROUP
 CORESTATES, INC.
 CD# 53212



JAMES LALLI
 PROFESSIONAL CERTIFICATION NUMBER: 193-0244
 EXPIRES: 08/23/2024
 LICENSE NUMBER: 193-0244

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

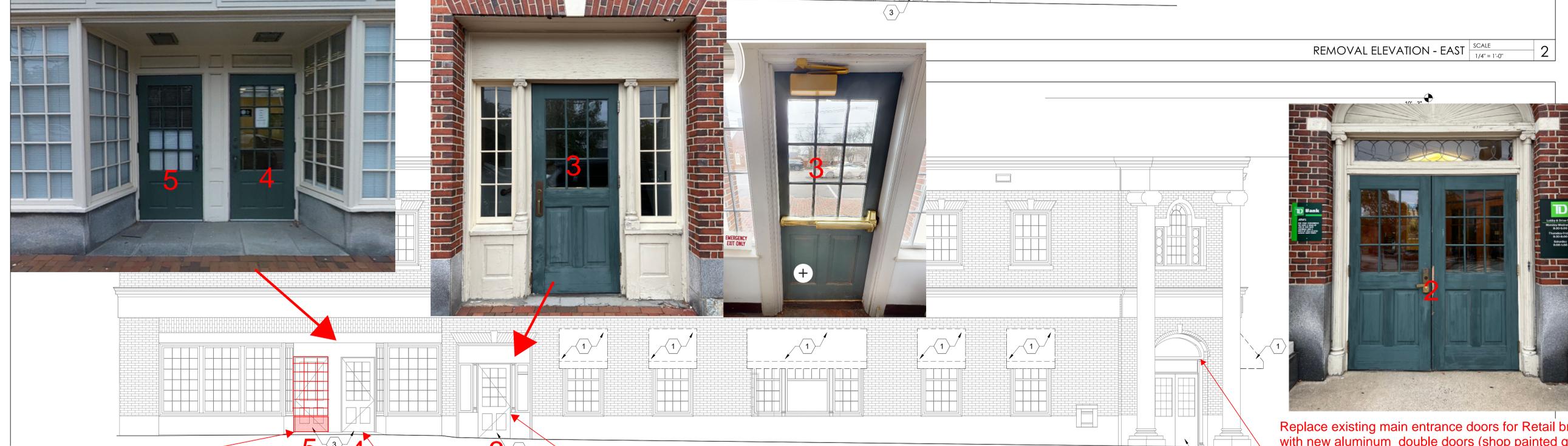
PROJECT INFORMATION	
PROJECT NO:	TDB-35878
DATE:	06/16/2023
DESIGNED BY:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIBOUX



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

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



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

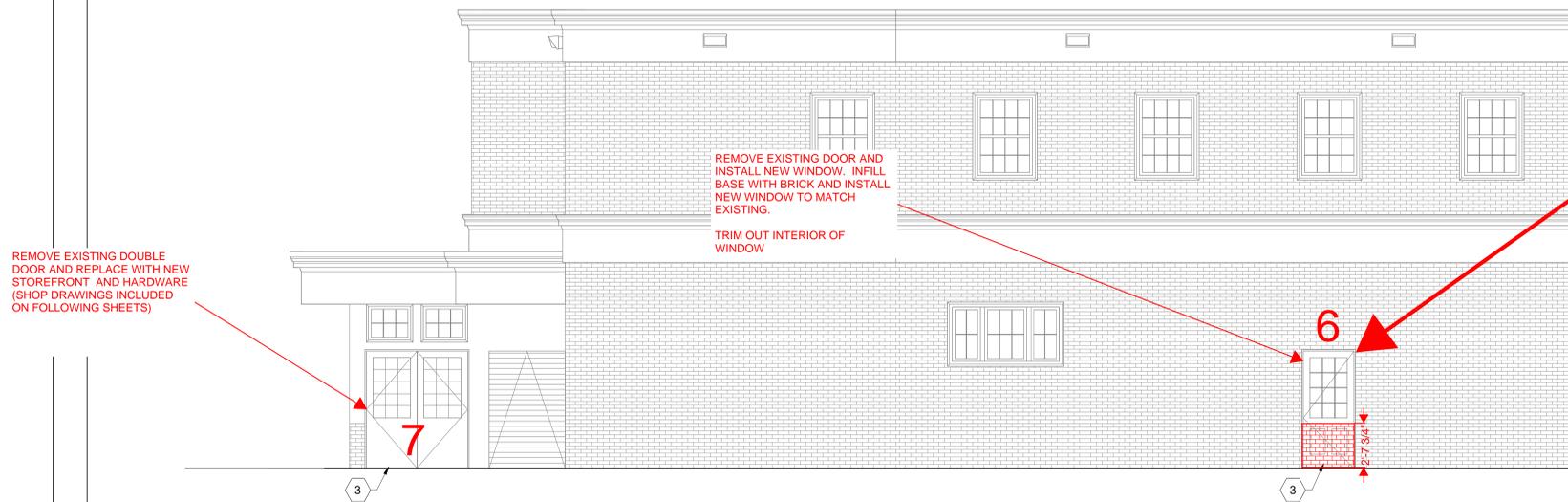
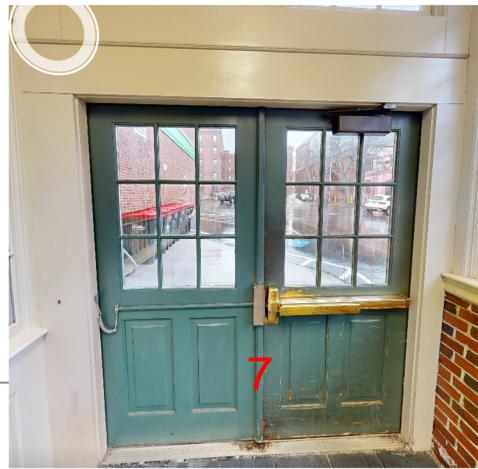
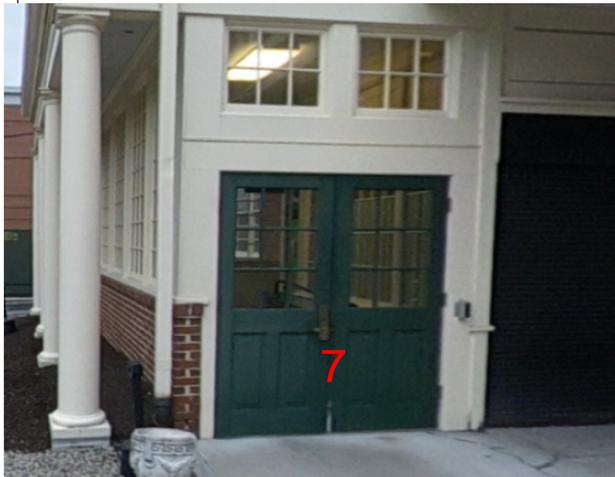
Replace existing main entrance doors for Retail branch with new aluminum double doors (shop painted green to match existing) with 12 lites. Crash bar at interior of doors. Pull on exterior. Keyed to retail branch.

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

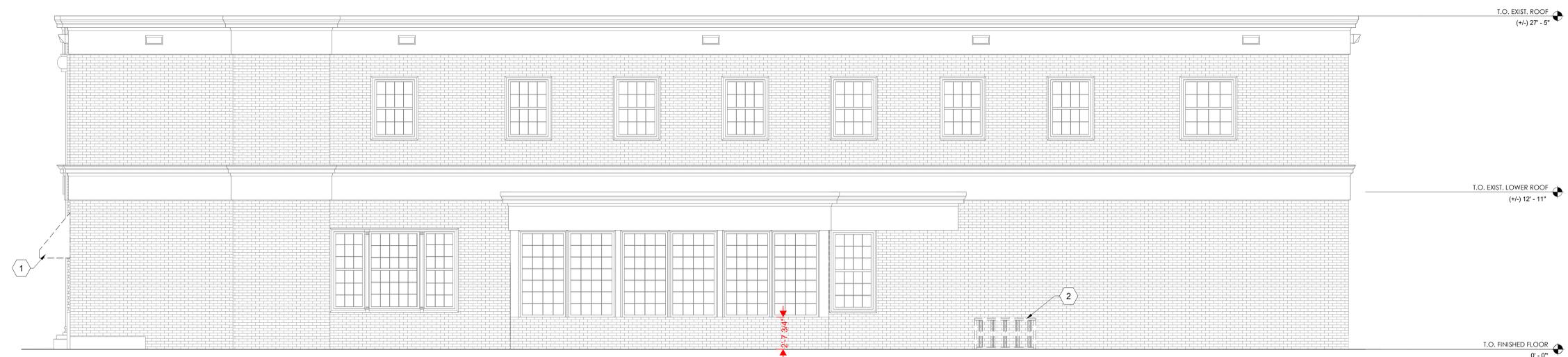
VAL EXTERIOR ELEVATIONS

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

PROJECT INFORMATION	
PROJECT NO:	TD8.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D. WHITEHOUSE
CHECKED BY:	B. GIROUX

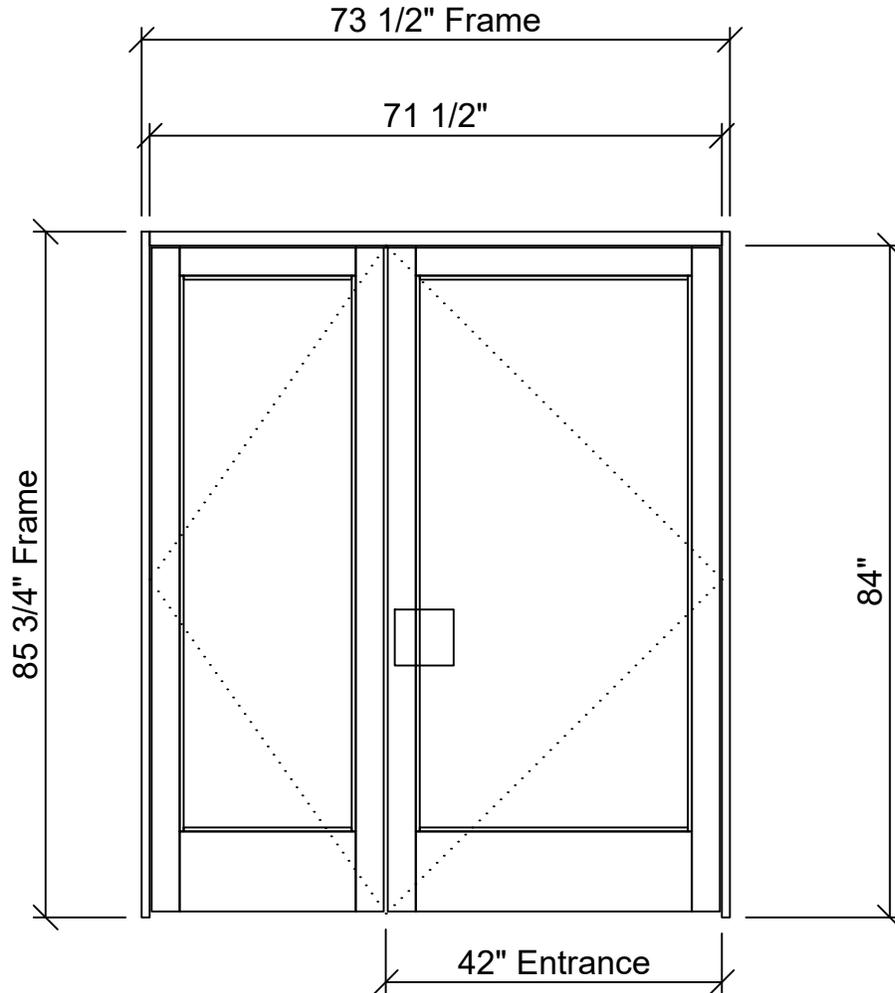
SHEET TITLE
REMOVAL EXTERIOR ELEVATIONS

SHEET NUMBER

A-004

JOB: TD PORTSMOUTH - ATM VESTIBULE

7



TD Porstmouth- 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

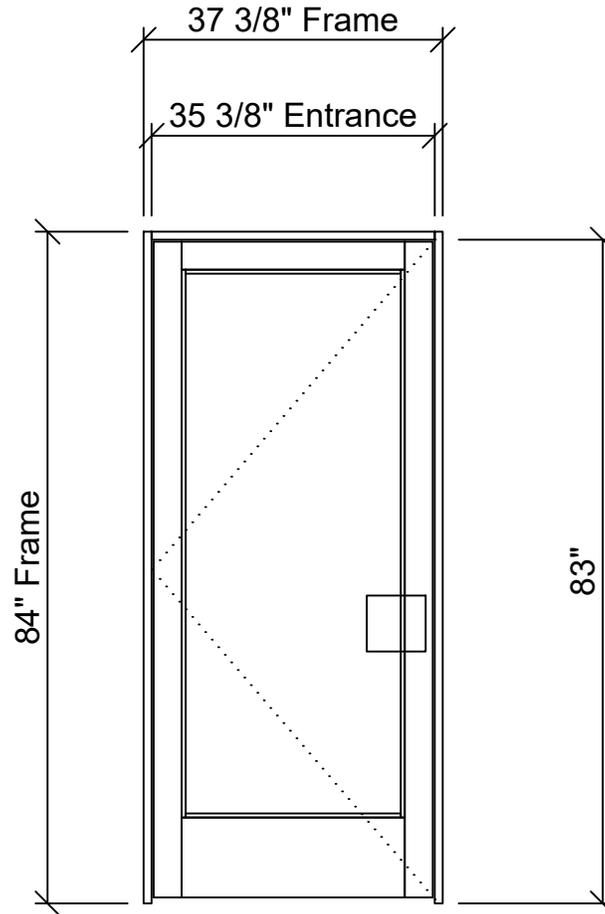
Drawn By

**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

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

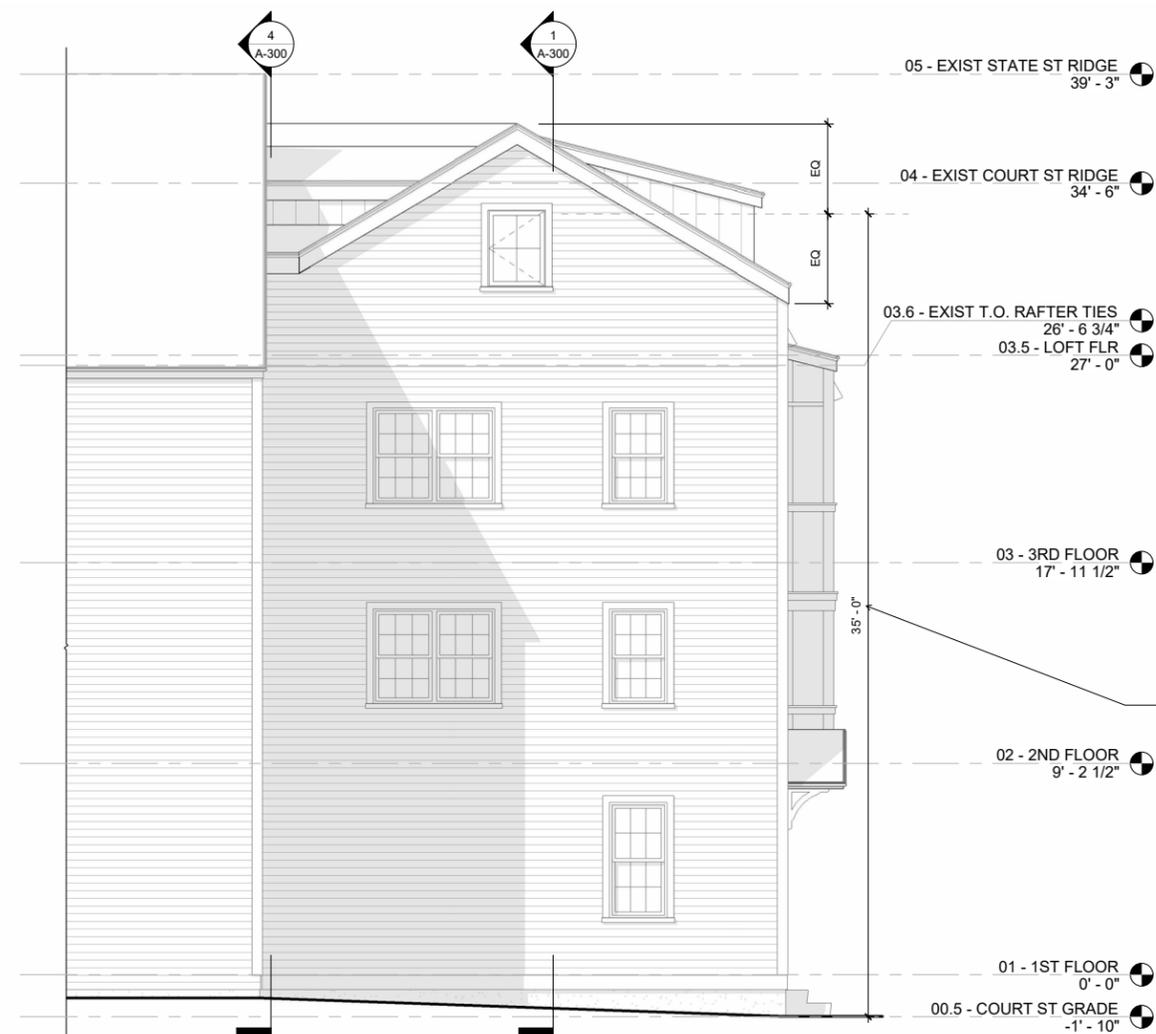


Minimal Box Bay with Accent

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

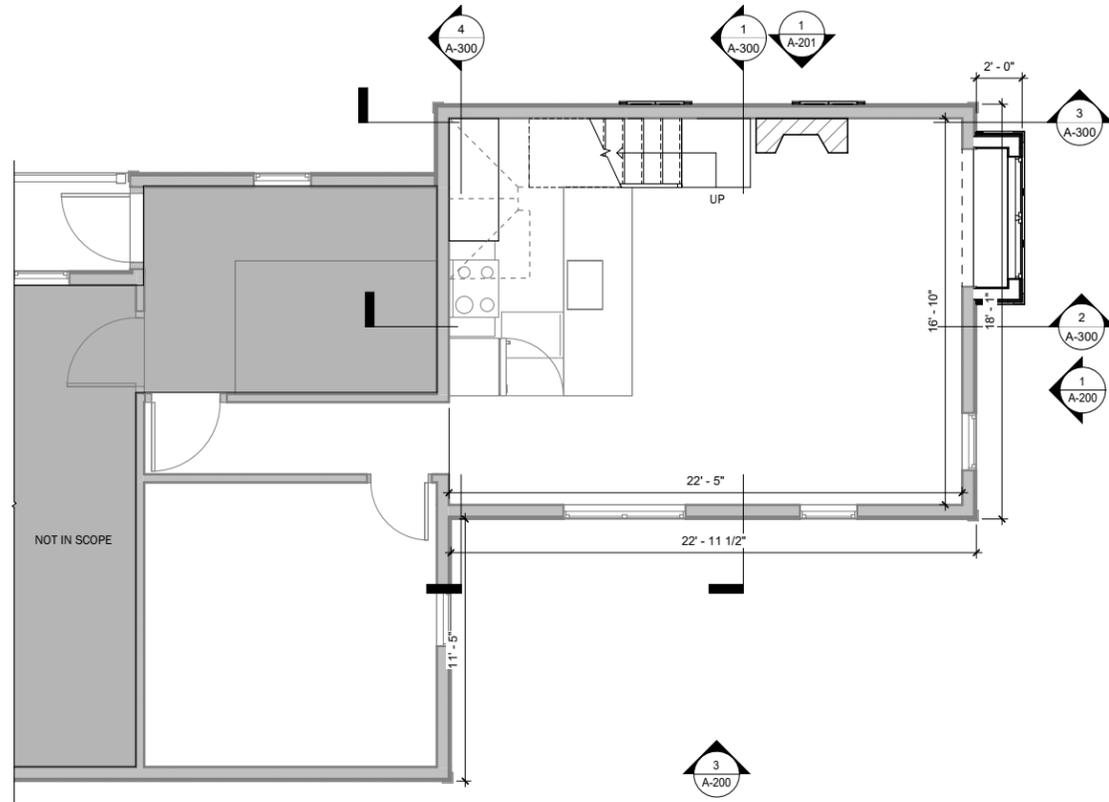
BEYOND 50'-0" THE ZONING TRANSITIONS TO CD4-L1 WITH A 40'-0" BUILDING HEIGHT LIMIT, MAKING THE EXISTING GARAGE FACADE OF THE BUILDING NONCOMPLIANT (APPROX 25'-0" FROM THE COURT ST PROPERTY LINE)

PROPOSED ELEVATION

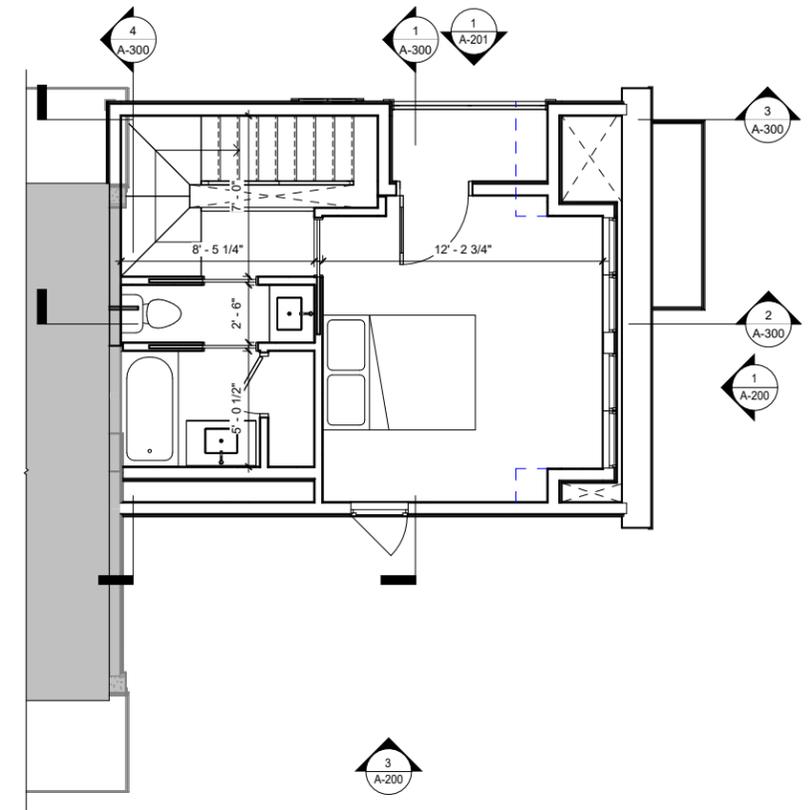


Elevation - East | Scale: 1/8"=1'-0" @ 11x17

PROPOSED PLANS

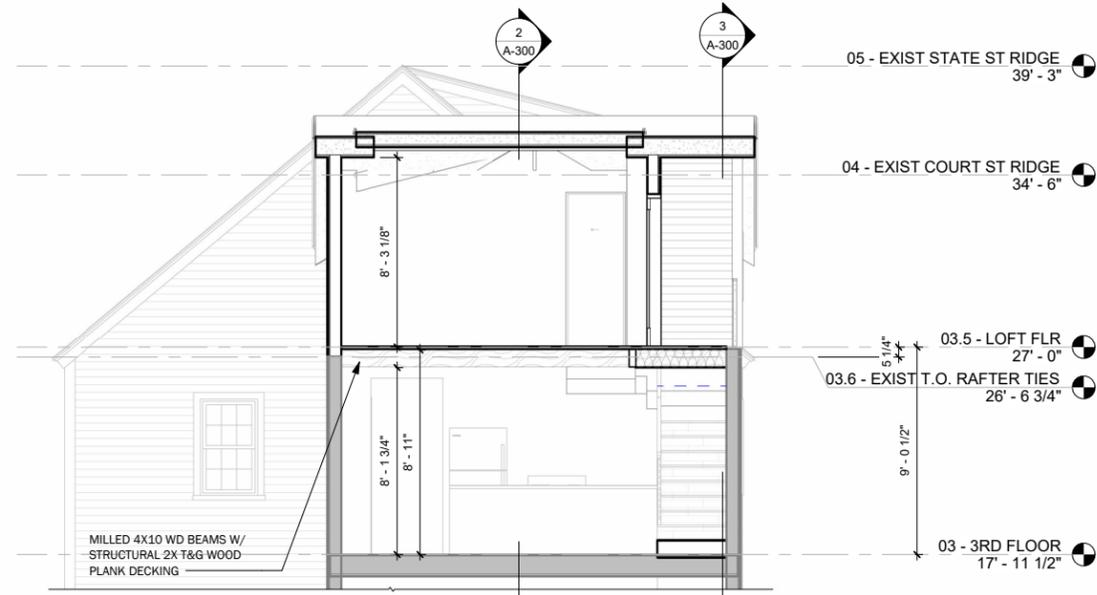


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

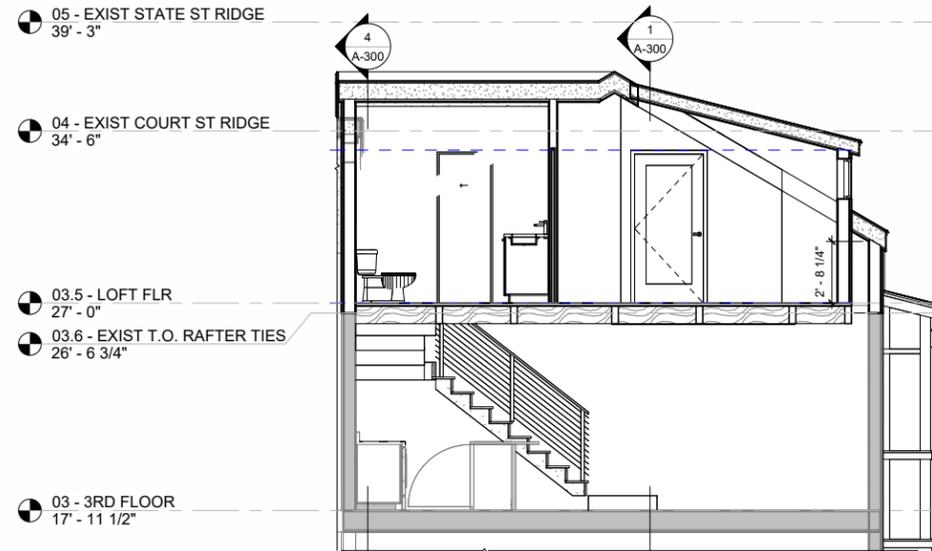


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

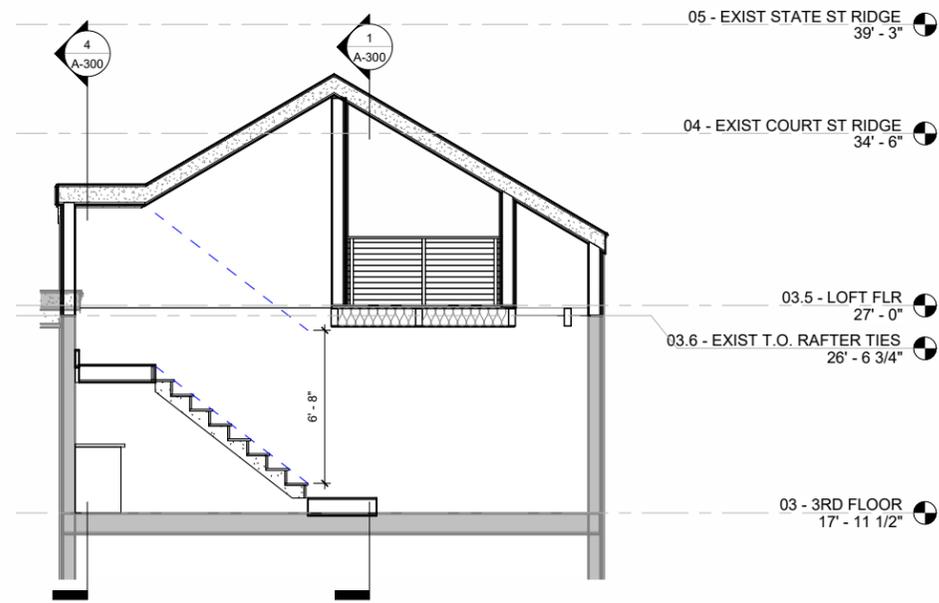
PROPOSED SECTION



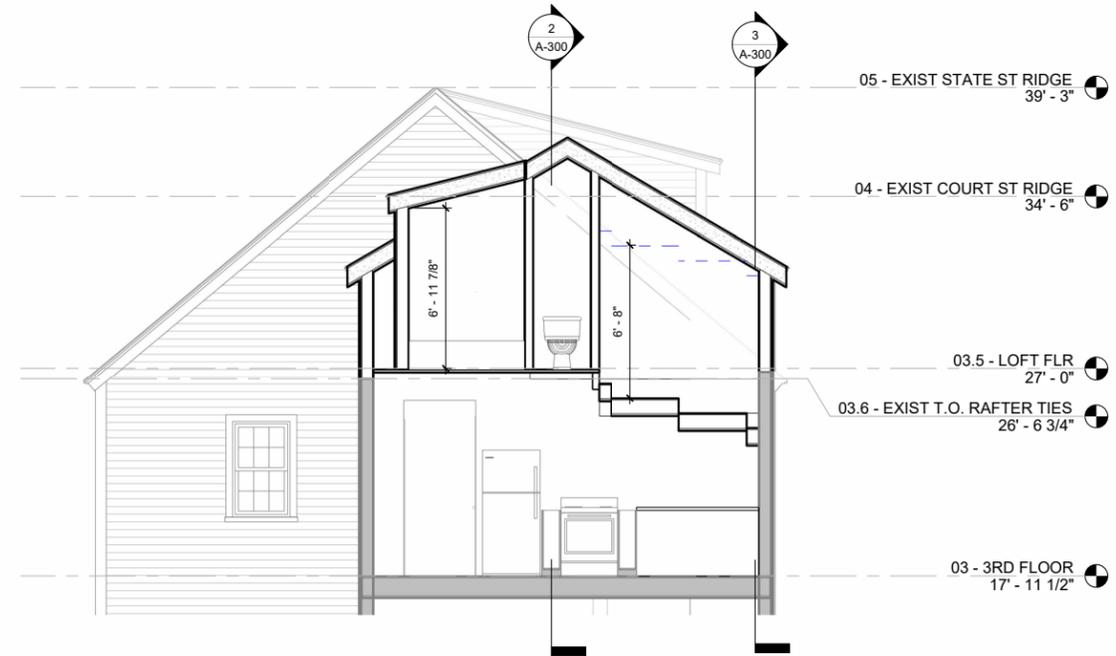
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



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:

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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.

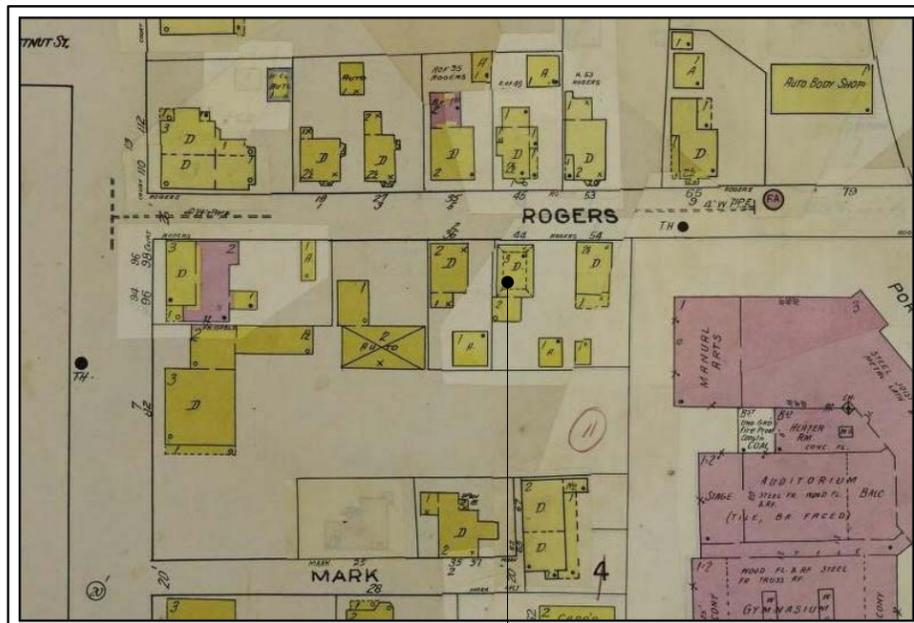
PROJECT OPTIONS (FOR HDC CONSIDERATION):

- 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.

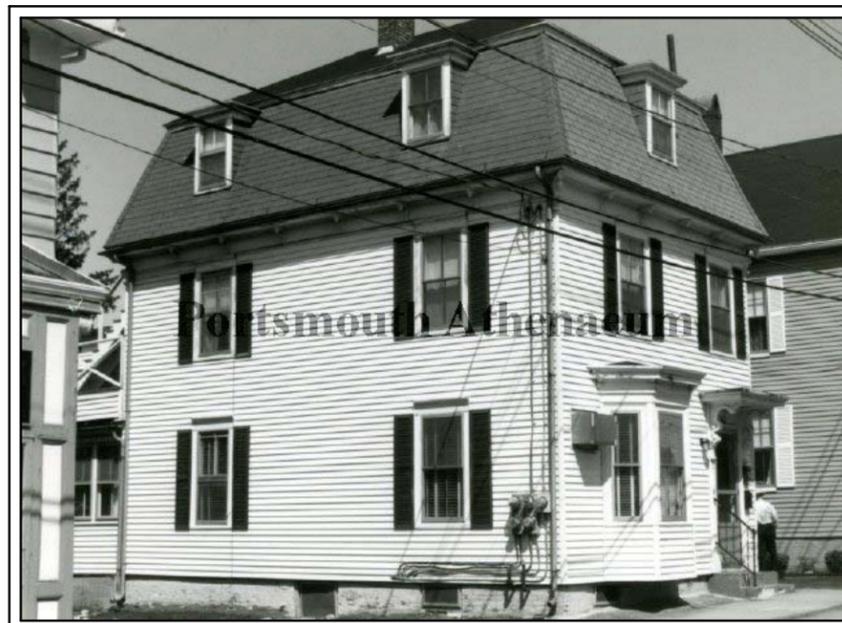
SHEET LIST	
Sheet Number	Sheet Name
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	ARCHITECTURAL SITE PLAN
A3	EXISTING ELEVATIONS
A4	MASSING OPTIONS 01
A5	MASSING OPTIONS 02
A6	MASSING OPTIONS 03
A7	FLOOR PLANS
A8	MATERIALS



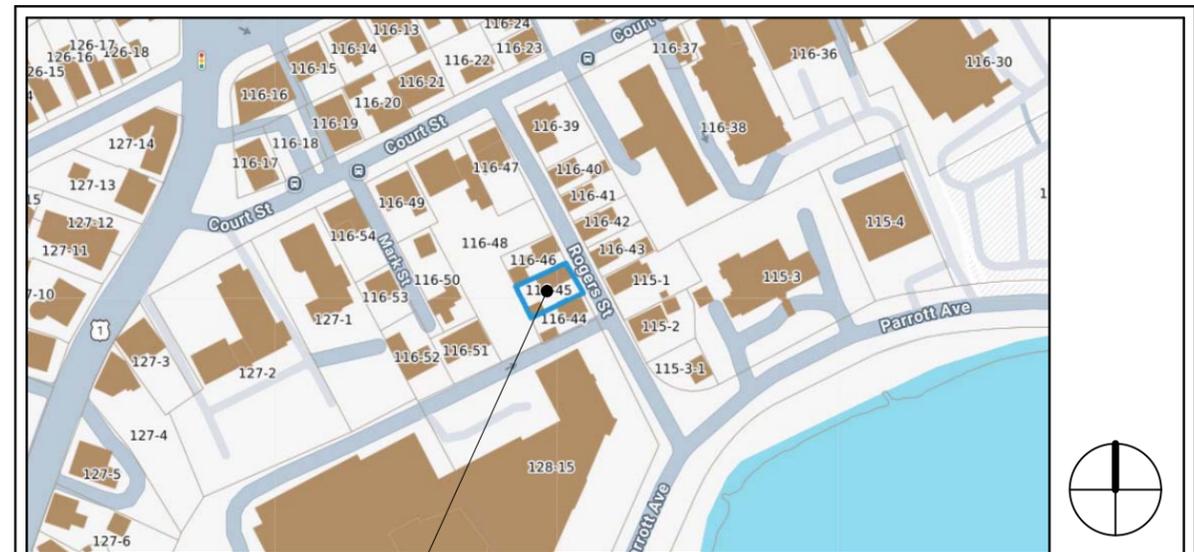
EXISTING PERSPECTIVE FROM ROGERS STREET LOOKING AT 44 ROGERS STREET



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

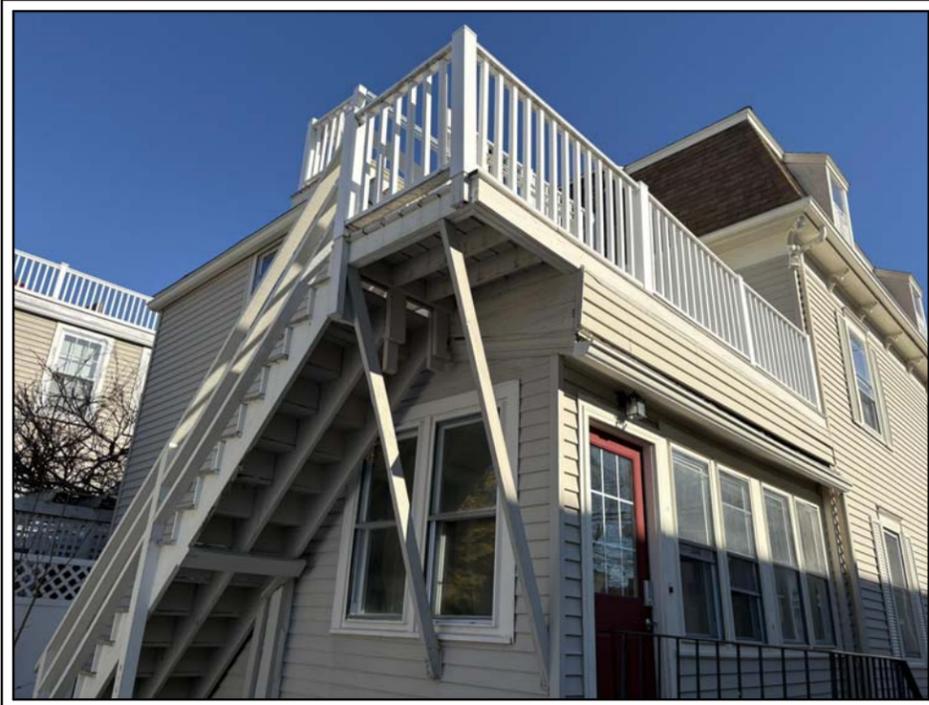
HISTORIC DISTRICT COMMISSION - WORK SESSION,
APRIL 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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A0

03/13/26
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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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EXISTING PHOTOGRAPHS

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A1

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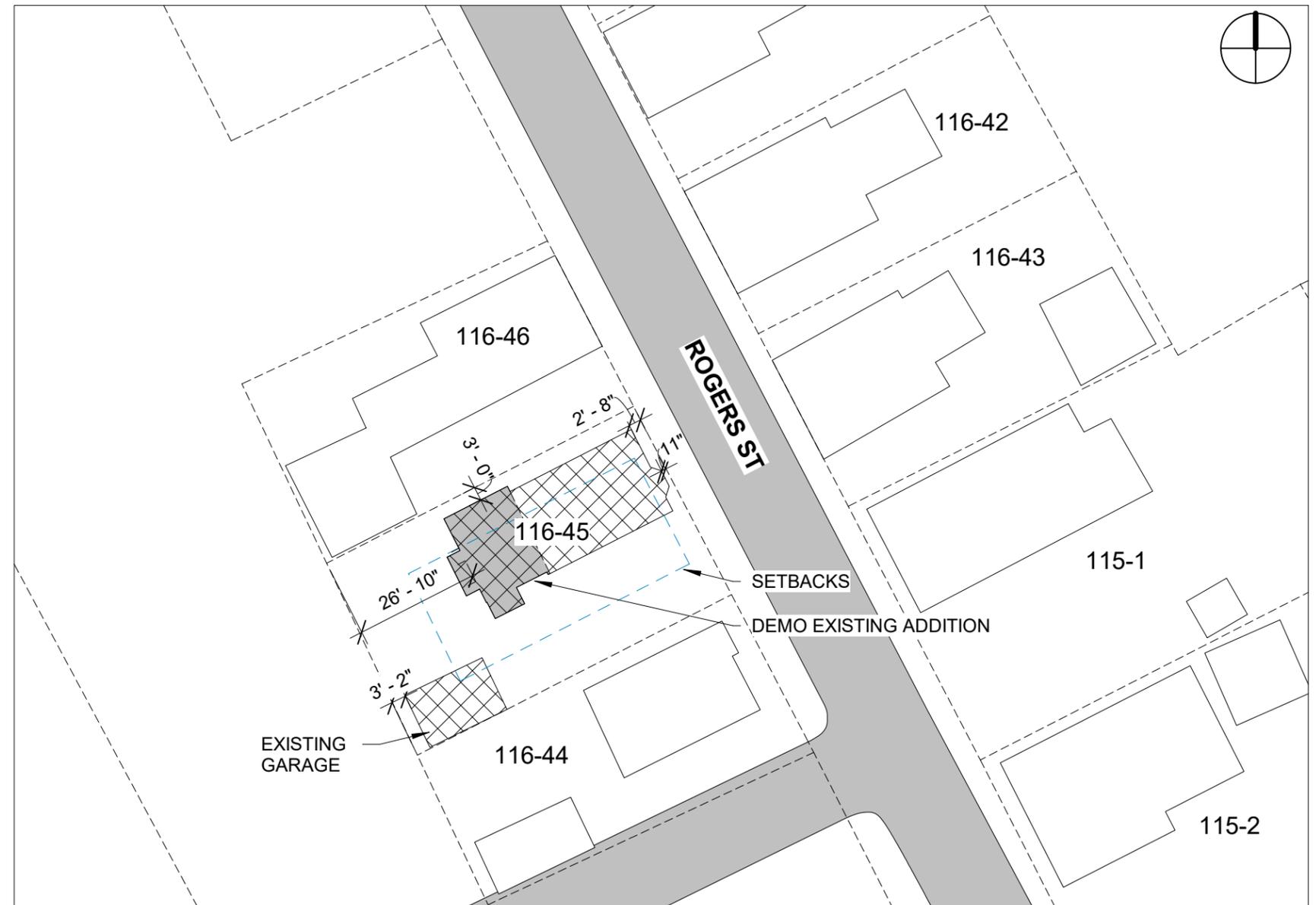
Project Number: 26031

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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44 ROGERS STREET
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ARCHITECTURAL SITE PLAN

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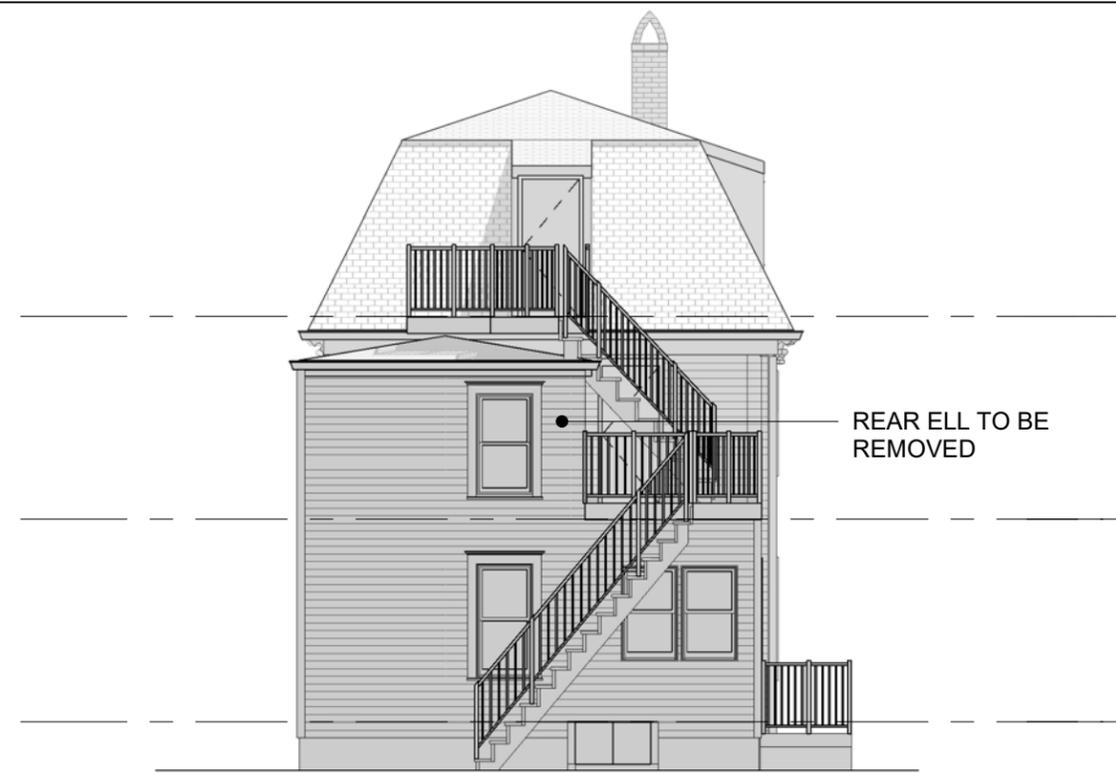
A2

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
HISTORIC DISTRICT COMMISSION - WORK SESSION,
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A3

03/13/26
PA: MM / MG
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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MASSING OPTIONS 01

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A4

03/13/26

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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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44 ROGERS STREET
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MASSING OPTIONS 02

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03/13/26

PA: MM / MG

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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44 ROGERS STREET
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MASSING OPTIONS 03

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A6

03/13/26

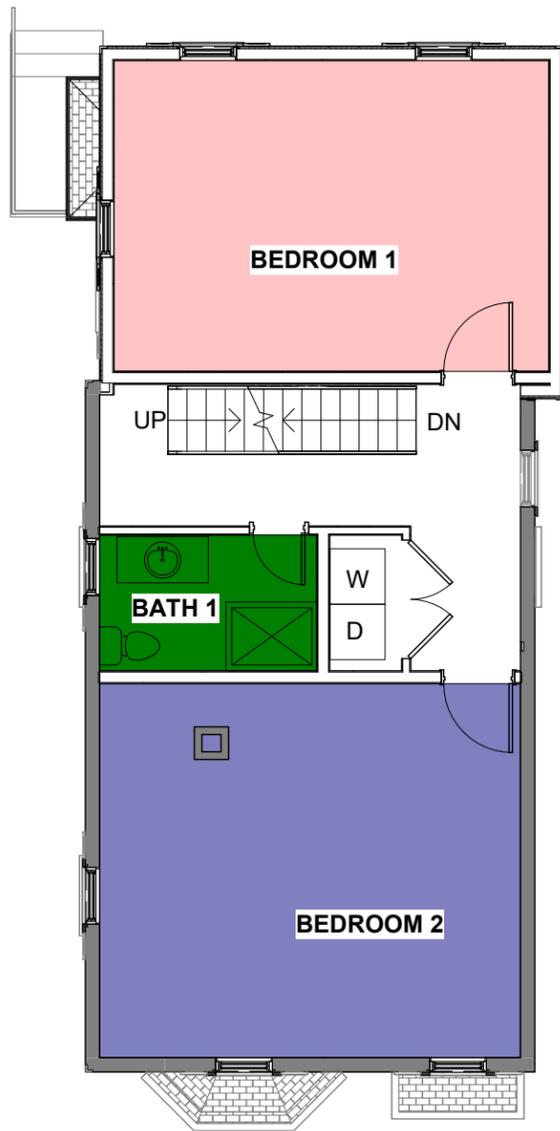
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Project Number: 26031

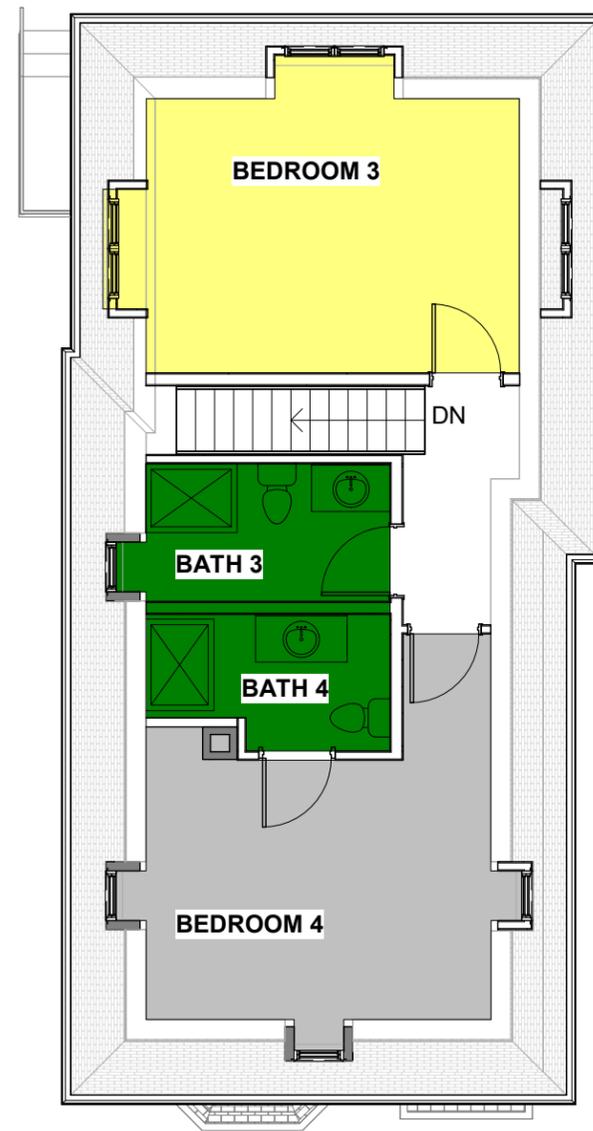
NOT TO SCALE



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

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FLOOR PLANS

HISTORIC DISTRICT COMMISSION - WORK SESSION,
APRIL 2026

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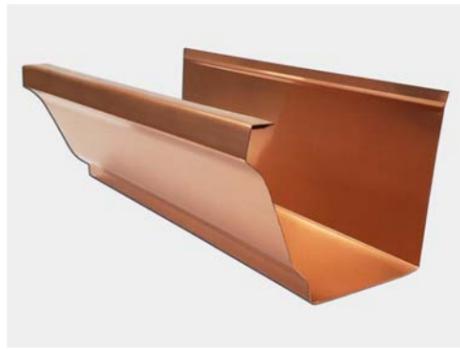
A7

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



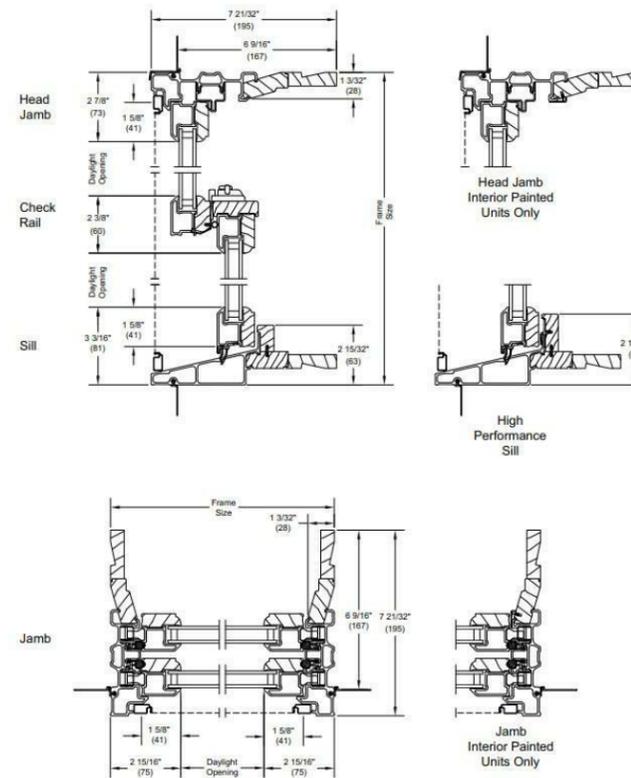
COMPOSITE TRIM BOARD AT ENTRY STAIR
BORAL TRUEXTERIOR COMPOSITE TRIM



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



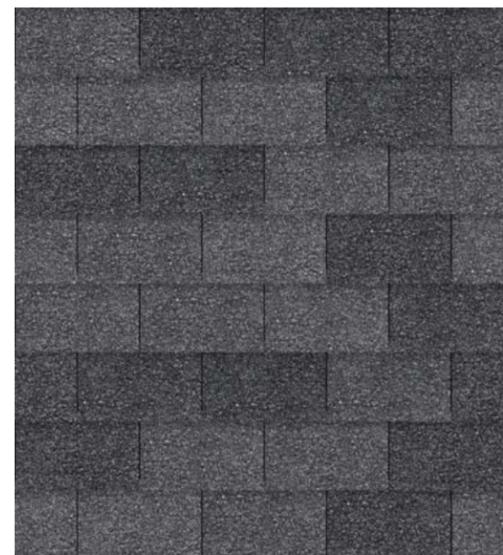
SHUTTER HARDWARE
RESTORE AND REUSE EXISTING PINTEL



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

HISTORIC DISTRICT COMMISSION · WORK SESSION,
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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:

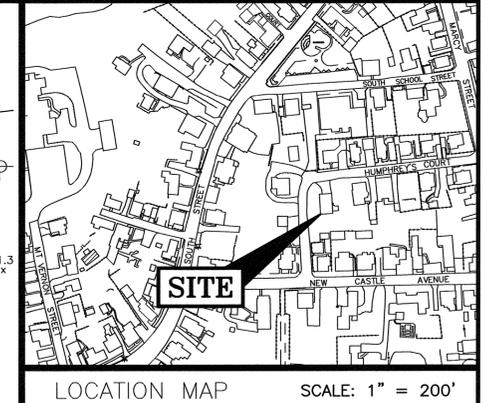
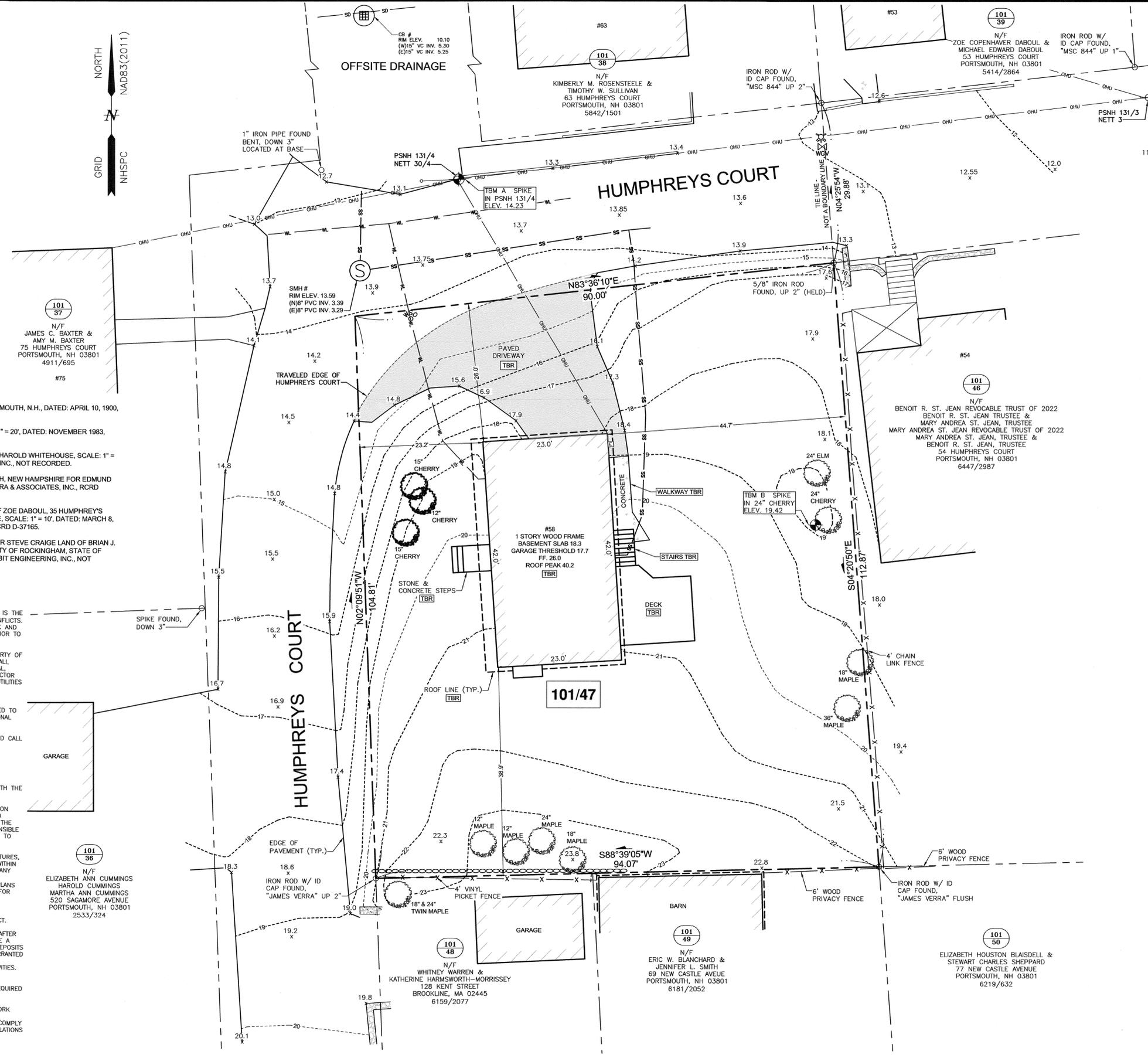
DESCRIPTION	SYMBOL
ASSESSOR'S MAP & LOT	
BENCHMARK	
FINISHED FLOOR	
HYDRANT	
IRON ROD / IRON PIPE FOUND	
RAILROAD SPIKE SET	
NOW OR FORMERLY	
SEWER MANHOLE	
SPOT ELEVATION	
TEMPORARY BENCHMARK	
TREE	
UTILITY POLE	
WATER GATE VALVE	
WATER SHUT OFF	
EDGE OF GRAVEL	
EDGE OF PAVEMENT	
FENCE	
MINOR FOOT CONTOUR	
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 HUMPHREYS 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 HUMPHREYS 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:

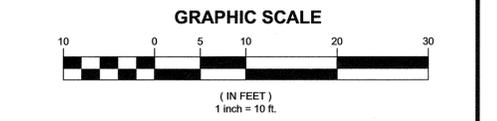
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES 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 T.J. 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 NAVD88. 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				
PERMIT PLANS				
HALEY WARD				
ENGINEERING ENVIRONMENTAL SURVEYING				
200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282				
PROJECT				
ROBERT M. SNOVER TRUST 58 HUMPHREYS COURT, PORTSMOUTH, N.H.				
TITLE				
EXISTING CONDITIONS & DEMOLITION PLAN				
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.	C101			REV. 1

FILE LOCATION: P:\NH\2026\101-ROBERT_SNOVER\101-47 HUMPHREYS COURT, PORTSMOUTH - CS\GIS\CAD_FILES\101-47-SP-DWG_2026.03.11_117.dwg



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



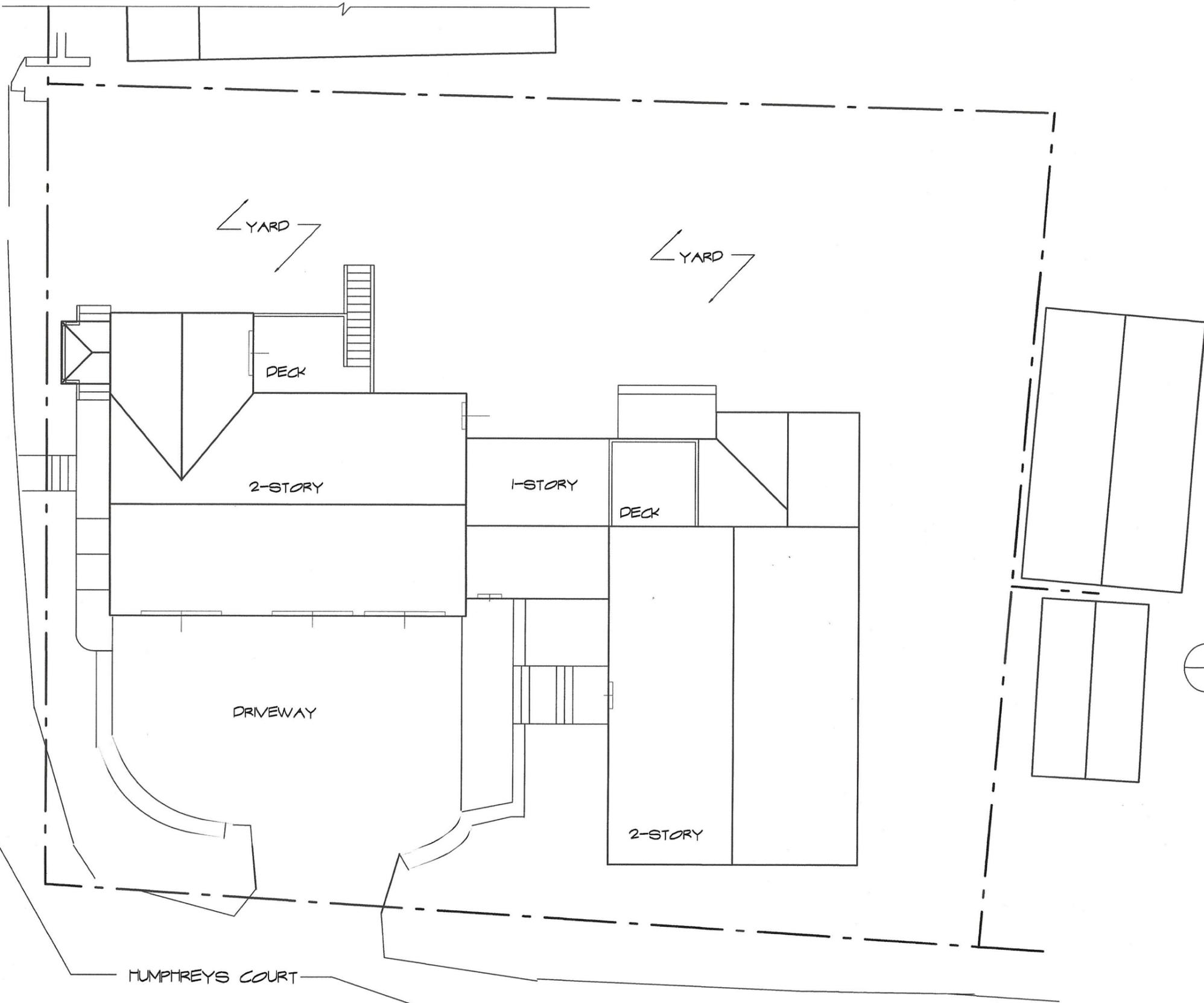
59 New Castle Ave

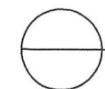


View to New Castle Ave



39 New Castle Ave




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


CONCEPT DESIGN
58 HUMPHREYS COURT
PORTSMOUTH, NH

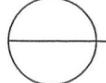
801 Islington St, Suite 32
 Portsmouth, NH 03801
 603-502-4387
 archwhit@aol.com



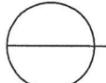
ANNE WHITNEY ARCHITECT

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

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 Portsmouth, NH 03801
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 archwhit@aol.com



ANNE WHITNEY ARCHITECT

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