

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

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

6:30 p.m.

August 05, 2026

AGENDA

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

I. APPROVAL OF MINUTES

1. July 01, 2026
2. July 08, 2026

II. ADMINISTRATIVE APPROVALS

1. 394 Pleasant Street
2. 28 South Street
3. 172 South Street
4. 154 High Street, Unit #6-2
5. 306 South Street
6. 765 Middle Street
7. 99 Marcy Street
8. 420 Pleasant Street
9. 202 Court Street

III. CERTIFICATE OF APPROVAL- REQUEST FOR 1-YEAR EXTENSION

1. Petition of PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on August 06, 2025, to allow the construction of a new 4-Story mixed-use building (266-278 State Street and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Blue Sky Development Group LLC, owner, for property located at 445 Marcy Street, wherein permission is requested to allow the new construction of a single-family structure

and the relocation and renovation of the existing “Candy Cottage” into a detached garage or garden shed as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of Blue Sky Development Group LLC, owner, for property located at 20 Pray Street, wherein permission is requested to allow the new construction of a new single-family structure and detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of 129 State Street, LLC, owner, for property located at 129 State Street, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

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

Request to postpone the work session to the October 07, 2026, Historic District Commission meeting.

B. **REQUEST TO POSTPONE-** Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

Request to postpone the work session to the September 02, 2026, Historic District Commission meeting.

VI. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_nXWw3VI9Q4CBFNDu6BgKbg

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

6:30 p.m.

July 01, 2026

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

MEMBERS EXCUSED: None.

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

.....

Chair Ruedig called the meeting to order at 6:30 p.m. Alternate Susan Strauss took a voting seat until Dr. Brown joined the meeting. Mr. Booz joined the meeting later in the evening.

1. APPROVAL OF MINUTES

1. June 03, 2026

*Mr. Adams moved to **approve** the June 3 minutes, seconded by Ms. Strauss. The motion **passed** unanimously, 7-0.*

II. ADMINISTRATIVE APPROVALS [Timestamp 4:26]

Note: Item 4, 51 Gardner Street, was addressed out of order because of a recusal and was reviewed and approved separately from the other items.

1. 28 Chestnut Street

The request was to make improvements to the rear alley egress stairwell of the Music Hall by replacing the risers, treads and landing boards with pressure-treated wood and additional structural support as needed, and replacing the wood railing with a metal one.

2. 53 Pray Street

The applicant had minor changes to the previously-approved fencing and gate. He proposed a lower cedar fence and a different gate design. The fence's height was discussed. The builder Chris Martin was present and said the new fence would be 4 feet tall.

3. 103 Congress Street

The request was to replace the awning structure in kind. Mr. Gilbo said the awning would be tucked back instead of protruding on the sidewalk, and the screening panels would be higher. Mr. Adams asked why there were sides on the awning in the middle of summer. The applicant Julian Armstrong said the sides were removable and would only be put on during bad weather.

4. 51 Gardner Street

Mr. Adams recused himself. Mr. Gilbo said the applicant submitted a drawing showing the final railing design for the rooftop deck that was previously approved. He said it was a TimberTech metal rail. The height was further discussed. Architect Anne Whitney was present and said the baluster would be 14 inches and the railing would be 22 inches tall.

*Mr. Martin moved to **approve** the item, seconded by Ms. Curth. The motion **passed** by a vote of 4-2, with Councilor Cook opposed.*

5. 11 Sheafe Street

Mr. Gilbo said the applicant was previously before the Commission for approval for a rear garage addition, and when the structure was removed to pour in the foundation, it was found that the original foundation would not support the new structure and that it was over the neighbor's property by a few inches. He said the garage's dimensions were adjusted so that it went just to the property line, and the owner wanted approval to do a new foundation. Mr. Adams confirmed that the project would meet all the conditions related to the property line.

6. 111 State Street

Mr. Gilbo said the request was approval for a window design change. He said the window openings would be the same but the grill pattern would shift to be more in line with what was previously approved.

7. 6 Dearborn Street

The request was for either a 3-ft or 4-ft tall wooden picket-style fence at the rear of the home. Mr. Gilbo said only the profile of the fence would be seen from Maplewood Avenue. Vice-Chair Doering confirmed that the fence would not be extended.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **approve** Items 1, 2, 3, 5, 6, and 7 with no stipulations. Mr. Adams seconded. The motion **passed** unanimously, 7-0.*

Note: At this point in the meeting, Dr. Brown arrived and Ms. Strauss returned to alternate status

III. PUBLIC HEARINGS (OLD BUSINESS) [Timestamp 19:18]

A. REQUEST TO POSTPONE - Petition of **Michael Dulac, owner**, for property located at **325 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

DECISION OF THE COMMISSION

*Mr. Ran moved to **postpone** the petition to the July 8 meeting, seconded by Mr. Adams. The motion **passed** unanimously, 7-0.*

B. Petition of **One Market Square LLC, owner**, for property located at **1 Congress Street**, wherein permission is requested to allow revisions to a previously-approved design (lowered site grade, new rear dormer, new courtyard windows, and roof adjustments) and the demolition and replacement of the structure at (18 High Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 17 and lies within the Character District 4 (CD4), Downtown Overlay and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 20:28]

Architect Tracy Kozak was present on behalf of the applicant. She said the petition was approved in 2024, but the owner bought the J.J. Newberry block behind it and focused on redeveloping that building but was now ready to build the Congress Street building. She said a few changes were made to the grade and the adjacent windows along Haven Court. She reviewed the history of the building and said they wanted to save its facade elements but believed the construction behind and around the building put it at risk, so they wanted to salvage and remove the facade and then put it back. She said they already received approval to remove the first-floor facade and the roof behind it but then discovered that the structure's supporting beams would not work due to excavation and other matters. She said the material behind the facade was an interior block component that was buried and was less important than preserving the facade itself.

[Timestamp 28:18] Mr. Adams asked how much of the material on the second and third floors of the front facade would be removed and then go back on the building. Ms. Kozak said anything that was sound and could be repainted would go back, especially things like the brackets, window hoods, keystones, and so on. She said the missing trim had no sheathing, and they would not know what was reusable until it was taken apart, but what was damaged or missing would be replicated to match existing. Mr. Adams asked if preservation work would be done on the pieces themselves and how the brackets would be dealt with if they were not the same. Ms. Kozak said the facade was probably not a true one, and if a piece could be saved with minor epoxy repairs or splicing, it would be done, but if 50 percent of the piece was gone, it would be replicated. Mr. Adams asked if there was a metric in the process that would inform the Commission how it was going. Ms. Kozak said they would hire an archaeologist and would photo document the process. Ms. Curth asked if the process was appropriate and followed the HDC guidelines. Ms. Kozak

explained the background of the previous approval and concluded that the owner thought it would be safer to remove the front façade and rebuild it per code. Mr. Ryan asked if the applicant would number or letter each piece so that when the façade was disassembled, the Commission could have an audit showing which pieces did not make it and so on. Ms. Kozak agreed and said they could provide mapping documents. She continued reviewing the petition. She said the garage on the left needed to be wider and the concave storefront would be straightened out. The average grade plane and updated roof plan calculations were discussed. Ms. Kozak presented minor changes on dormers, trims, and the roof. Councilor Cook asked if the mechanicals were set back, and Ms. Kozak agreed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION [Timestamp 54:09]

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

- 1. The Commission shall see the account of the materials of the existing façade and all the details except for the windows so that they can keep track of the process.*

Vice-Chair Doering seconded the motion.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special and defining character of the surrounding properties. He said it was a good project that would tie the old and new together very well. It was further discussed.

*The motion **passed** by a vote of 6-1, with Ms. Curth voting in opposition.*

IV. PUBLIC HEARINGS (NEW BUSINESS) [Timestamp 57:23]

1. Petition of 409 Franklin Pierce Highway LLC, owner, for property located at 24 Market Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rotted storefront paneling, replace existing transom window with a panel detail along Market Street; remove unnecessary exterior HVAC and fire alarm components and replace a transom window with a louvre along Ladd Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 24 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.

SPEAKING TO THE PETITION

David Calkins of 175 Woodlawn Circle was present on behalf of the applicant. He explained that the Commission's previous approval lapsed because a different project was completed. He said the current project was the same, and he reviewed the planned renovations.

The Commission had no questions. Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Dr. Brown moved to **grant** the Certificate of Approval for the application as presented.*

He said the project would preserve the integrity of the District and would have compatibility of design with surrounding properties.

*Councilor Cook seconded. The motion **passed** unanimously, 7-0.*

2. Petition of **Lawrence Barr and Donna Novelli, owners**, for property located at **39 Chauncey Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace all windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 134 as Lot 31 and lies within the General Residence A (GRA) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 1:03:54]

Andrew Bagley was present and said he represented the owners as a City Council member. He said the HDC voted to adjust the Historic District boundaries to match other areas of the city, like Islington Street instead of Middle Street. He said properties like the applicant's one were technically in the Historic District but were there due to geometry, whereas if the lot were on Islington Street, it would not be in the Historic District. He said the rezoning was delayed and the owners bought the windows but discovered when they pulled the permit that they were in the Historic District, so they could not install them.

[Timestamp 1:06:12] The Commission reviewed the window specifications. Chair Ruedig said if the Commission had redrawn the lines and proposed new boundaries, the house would not be in the District. Mr. Ryan said if the Commission denied the petition, the applicant could still install the windows once the boundary changes were made. It was further discussed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION [Timestamp 1:13:27]

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented, seconded by Councilor Cook.*

Mr. Ryan said the project would complement and enhance the architectural and historic character of the neighborhood and would have compatibility of innovative technologies with surrounding properties. He said the Commission should be a board that considers fairness and should also consider that it was one of those circumstances where it would change over time, so the applicant was in a situation where they could either wait it out or do it anyway. He said if the Commission followed the letter of the law, it would only make them seem inflexible and unfair. Mr. Adams pointed out that the owner bought the windows anyway and then said the Commission had to approve them. It was further discussed.

*The motion **passed** by a vote of 6-1, with Mr. Adams voting in opposition.*

Note: At this time, Mr. Booz arrived at the meeting.

3. Petition of **Susan Ingersoll, owner**, for property located at **46 Aldrich Street**, wherein permission is requested to allow the removal of the existing detached garage on the site and the new construction of an attached garage and addition to the existing main house as per plans on file in the Planning Department. Said property is shown on Assessor Map 148 as Lot 26 and lies within the General Residence A (GRA) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 1:21:25]

Project designer Justin Knowlton was present on behalf of the applicant. He said the existing garage was in disrepair and the owner received zoning approval to attach a new garage to the side of the house. He said the addition extension at the rear of the house would be renovated. He said the main part of the house had aluminum siding and the rear addition had vinyl siding, and the existing windows were all vinyl replacement ones, so they were in character with Aldrich Street vs. Middle Street materials. He said the only change would be the new vinyl color tone instead of the current two-tone look. He said the new windows would have vinyl inserts, the exterior and garage doors would be composite material, and the roofing would be asphalt.

Vice-Chair Ruedig verified that the garage was moving forward as part of the addition and would be closer and more visible from the street, the garage trim would be a composite flat Azek, and no design details from the main house would be incorporated. Mr. Knowlton agreed.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the petition as presented.*

He referred to the arguments made for the previous petition. He said the applicant's lot was half in the Historic District and that the Commission was currently looking at excluding the lot from the District, so for that reason he moved to approve the petition.

Councilor Cook seconded the motion.

[Timestamp 1:27:30] There was further discussion. Chair Ruedig said the applicant's petition was similar to the previous application's one. She said it was a parcel that was not clearly in or out of the District, so the proposed new boundary lines would exclude the lot because it did not face Middle Street. She said the presented materials would meet the HDC's guidelines and the design was somewhat subordinate to the house. She said the garage would be tucked back and away from Middle Street, so she could not see how it would have a negative impact on the District. Mr. Adams agreed that it would not be a big change and would have no effect on the Aldrich Street neighbors. It was further discussed.

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

V. ADJOURNMENT

The meeting adjourned at 8:00 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

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

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

6:30 p.m.

July 08, 2026

AGENDA

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

I. ADMINISTRATIVE APPROVALS

1. 195 State Street, Unit #1
2. 337 Pleasant Street
3. 33 Humphrey's Court
4. 24 Holmes Court

II. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace rear sliding door, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

III. WORK SESSIONS (OLD BUSINESS)

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

B. REQUEST TO WITHDRAW- Work Session requested by Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

C. Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

IV. HISTORIC DISTRICT BOUNDARY REVISION- MIDDLE STREET

1. Review of Map and Final Discussion

V. ADJOURNMENT

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

https://us06web.zoom.us/webinar/register/WN_Xy9iZgLnTESqLICkpxoR2Q

HDC

ADMINISTRATIVE APPROVALS

August 05, 2026

- | | | |
|----|----------------------------|-----------------------|
| 1. | 394 Pleasant Street | -Recommended Approval |
| 2. | 28 South Street | -Recommended Approval |
| 3. | 172 South Street | -Recommended Approval |
| 4. | 154 High Street, Unit #6-2 | -Recommended Approval |
| 5. | 306 South Street | -Recommended Approval |
| 6. | 765 Middle Street | -Recommended Approval |
| 7. | 99 Marcy Street | -Recommended Approval |
| 8. | 420 Pleasant Street | -Recommended Approval |
| 9. | 202 Court Street | -Recommended Approval |

1. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney maintenance and a new chimney cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Gilmartin **CHIMNEY** and VENT (603) 948-1045

(207)324-3473

603-948-1045

1-877-793-3763

Certified by the Chimney Safety Institute of America - member of the National Chimney Sweep Guild, The Northeast Association of Chimney and Hearth Professionals- A+ rated by the BBB- Highest rated chimney sweep and repair company in southern Maine and New Hampshire

Proposal

02/18/2026

Anderson, Catherine & David
394 Pleasant St. Portsmouth, NH 03801
603-431-0634 canderson03801@outlook.com

Mr. & Mrs. Anderson,

Below is our proposal for repairs to the top of your chimney. Repairs include removing the stone chimney cover and its decaying pillars, demo of the broken mortar wash/cap and then building forms to pour a reinforced concrete crown with an overhang. We would then install a custom sized stainless steel chimney cover. Everything needed to perform this work is included in this proposal.

EXTERIOR CHIMNEY REPAIRS

- Removal and disposal of stone cap and decayed brick supports: \$ 700.00
- Demo of broken mortar cap/wash, then building custom forms and pouring a reinforced concrete crown with an overhang. This would require a return trip to remove forms after concrete has set up. We would then "finish" the crown before installing a cap: \$ 2900.00
- Custom size, stainless steel chimney cover-shipped and installed: \$ 900.00
- Spraying the chimney with a vapor-permeable water repellent: \$ 400.00

TOTAL

\$ 4900.00

If you have any questions concerning this proposal, please feel free to reach out to us. If you would like to schedule an appointment to have this work done, we would need a signed copy of this proposal returned to us before any materials can be ordered. No deposit due at this time. Balance would be due upon completion of work.

Thank you for allowing us the opportunity to help you with your chimney needs.

Authorized signature Brian K. K. K.

02/18/2026

Proposal acceptance C. Anderson

DATE

Seacoast Maine and New Hampshire and Greater Manchester







2. 28 South Street

-Recommended Approval

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

1. At the 2, 1-Story Rear Additions the band mold was not installed at the windows & door, since the Frieze became the top casing.
2. The band mold will be added to the replaced rear kitchen window.
3. Replace the flat sill with a sill to match the existing windows at the casement window in the Left Side Rear Addition.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Views of finished Rear Addition

No Band Mold at Additions where
Frieze is the top window-door trim.



Add Band Mold at replaced
existing window



Views of finished Left Side Rear Addition



Replace with Sill to match exist

HDC Administrative Approval

28 South Street 7 / 20 / 26

3. 172 South Street

-Recommended Approval

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

1. The crown detail at the Porch Columns was eliminated.
2. The tops of the handrail posts have a beveled detail in lieu of post caps
3. The vertical skirting at the stairs along the driveway will be installed after paving.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



View of finished Porch Addition



No Crown
at Porch
Columns



Beveled Top at rail posts in
lieu of post caps

Vertical Skirting at Stair to be installed after
paving is completed

HDC Administrative Approval

172 South street 7 / 21 /26

4. 154 High Street Unit #6-2

-Recommended Approval

Background: The applicant is seeking approval for first floor renovations to improve accessibility, including new side door, new accessible ramp, new flooring, and reconfiguration of restroom. The existing ramp and deck are to be rebuilt 3-4" higher than the current elevation, using existing pier locations. The fence around the ramp and deck is to be recreated. A new wood door will replace the existing, in kind, and existing exterior trim will remain. New, painted steel handrails at side ramp and deck. New painted steel handrail at front steps.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

154 HIGH STREET

CITY OF PORTSMOUTH
Historic District Commission
Public Hearing

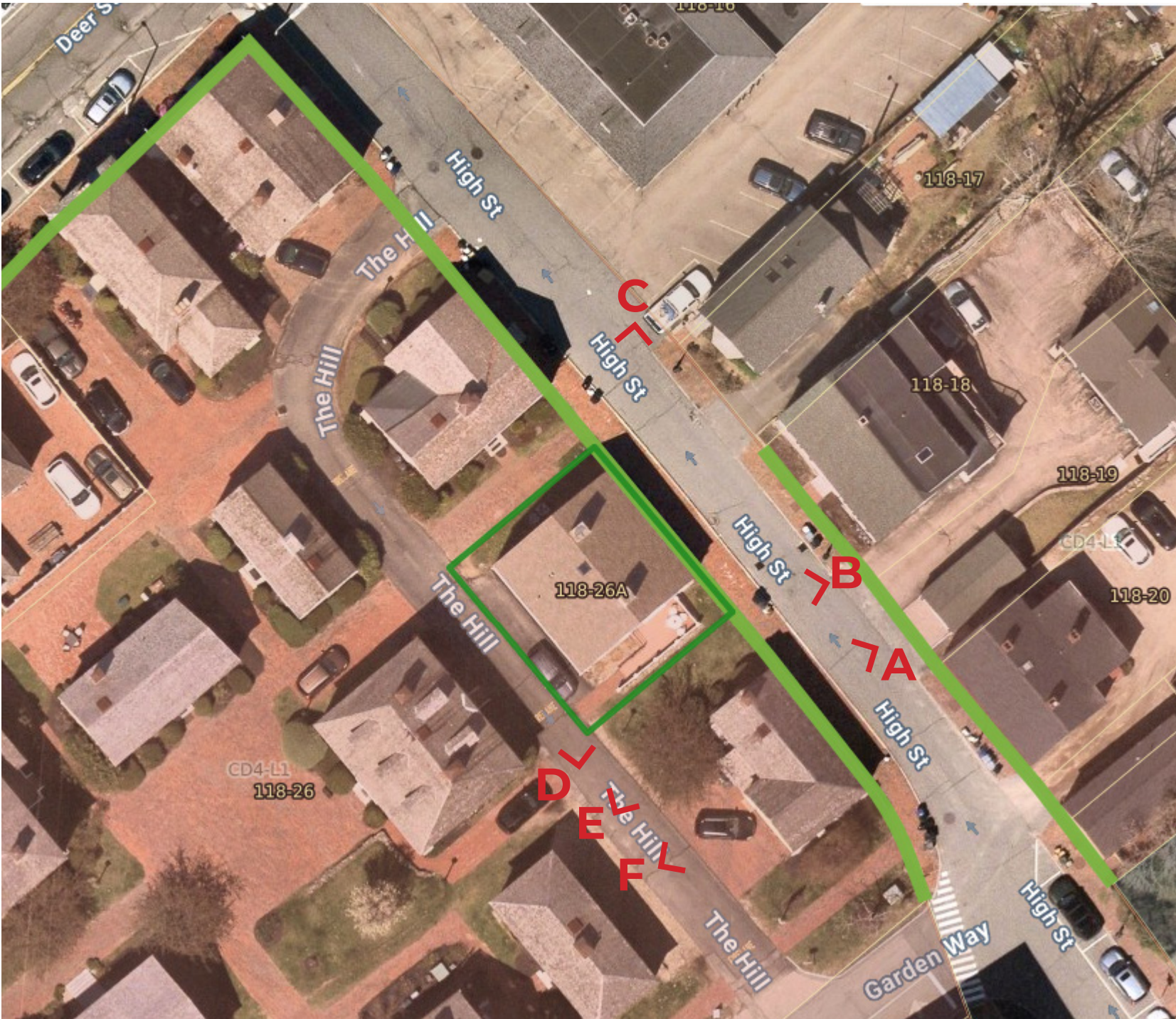
August 5th, 2026

PROJECT DESCRIPTION:

First floor renovations to improve accessibility, including new accessible ramp, new flooring, and reconfiguration of restroom. Existing wood side entry door to be replaced in kind.

Ramp and deck to be rebuilt 3-4” higher than current elevation, using existing pier locations. Painted wood fence around ramp and deck to be recreated.

New painted steel handrails at side ramp and deck. New wrought iron handrails at front step.

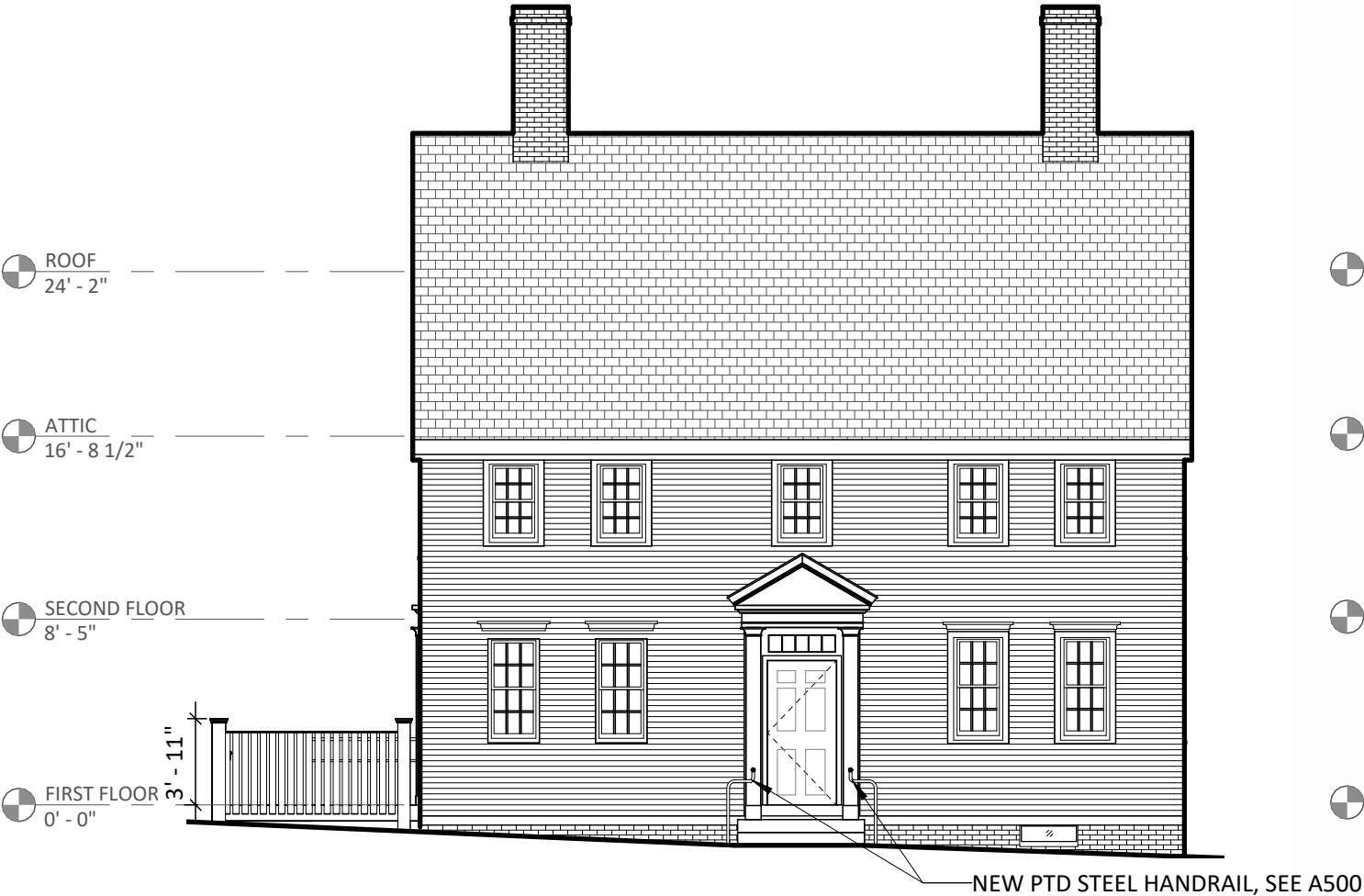


LOT 118-26A
Character District 4-L1
Step, stoop or recessed facade type

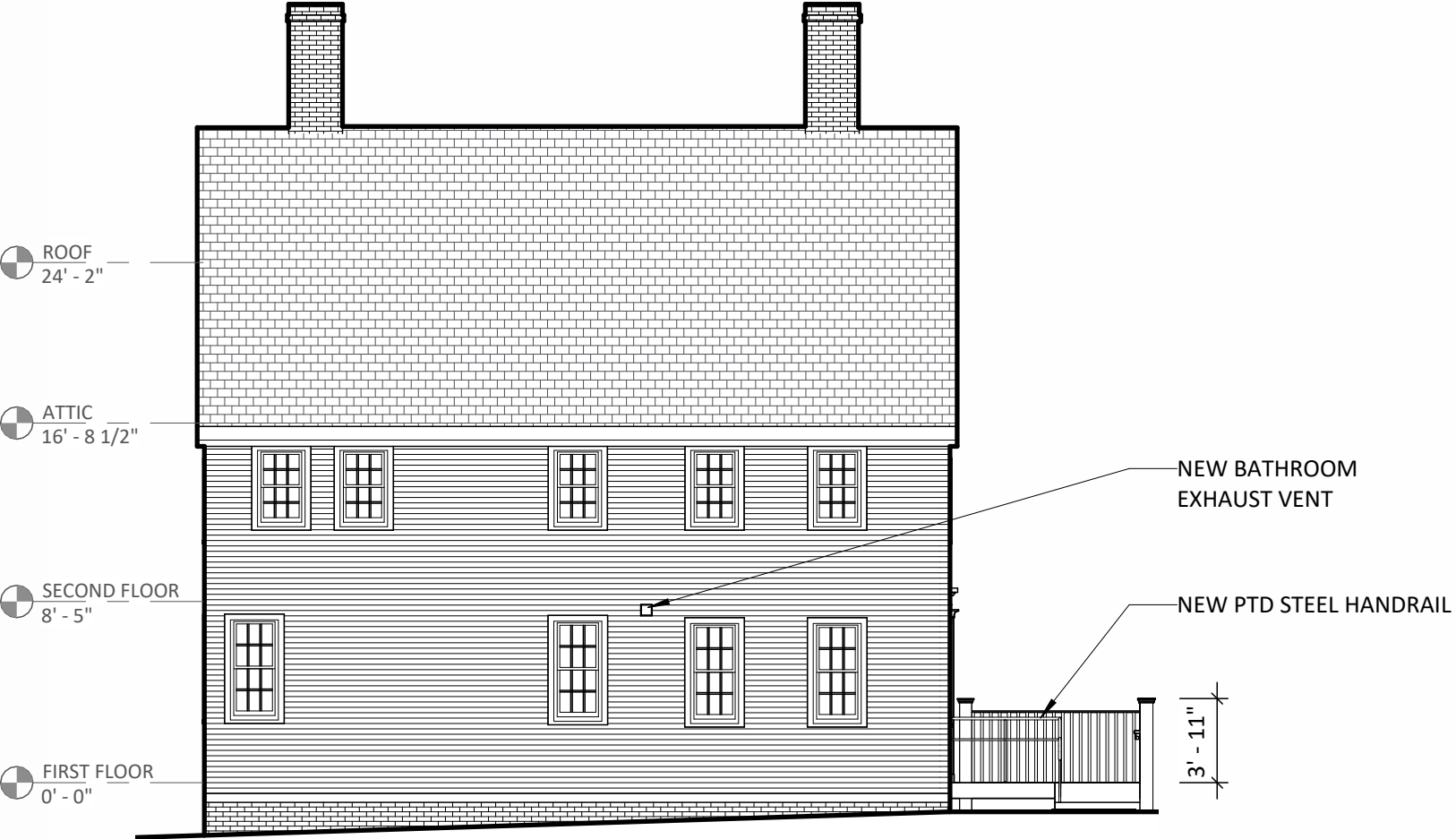


PROPOSED ELEVATIONS

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



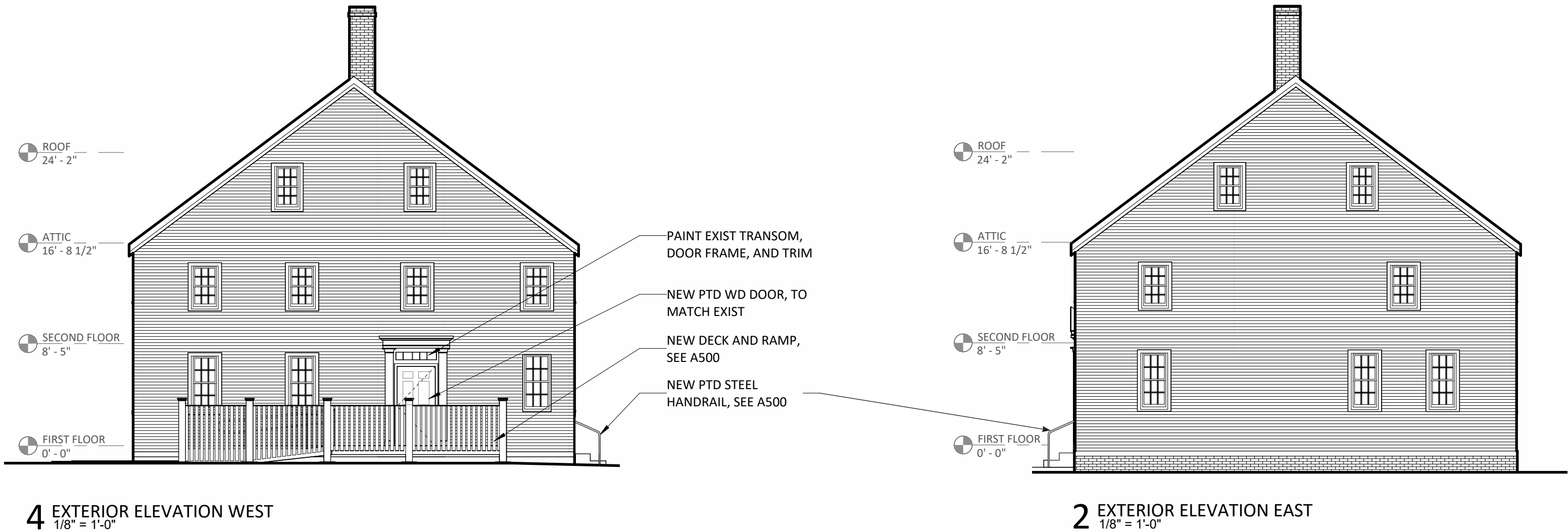
3 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



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

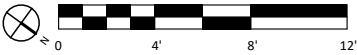
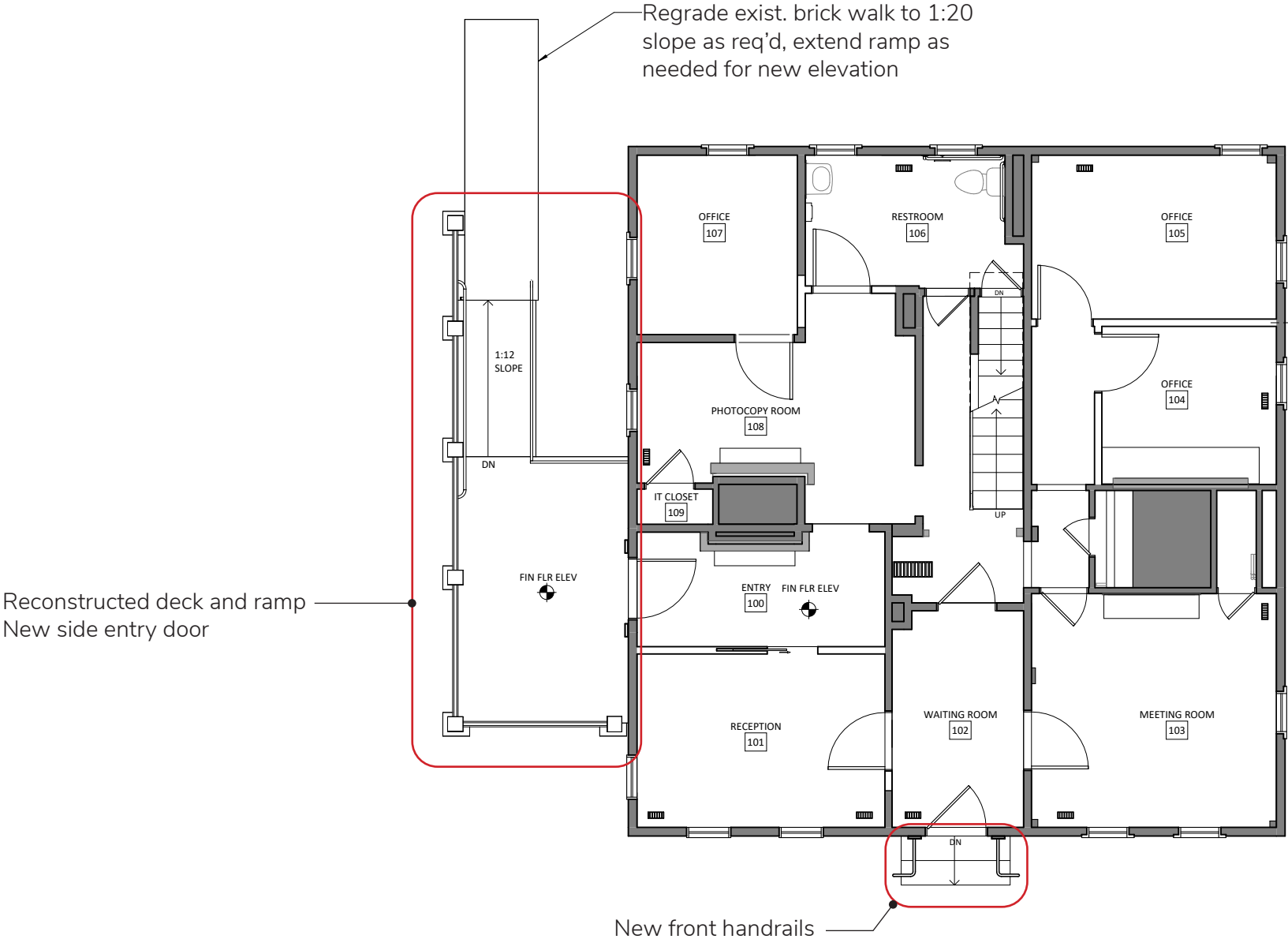
PROPOSED ELEVATIONS

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



PROPOSED PLAN, FIRST FLOOR

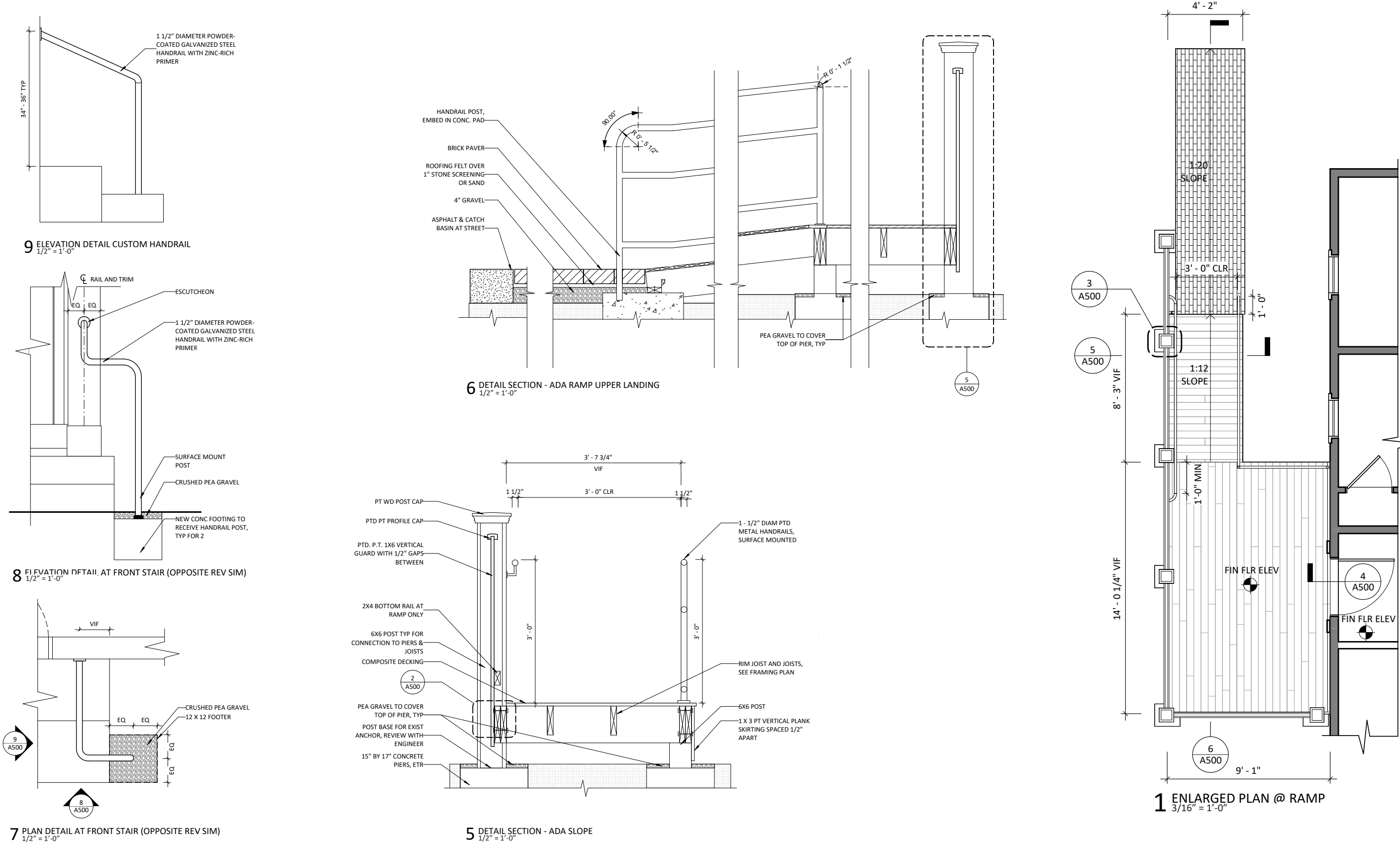
SCALE: 1/8"=1'-0"



NEW SIDE DOOR,
EXIST. EXTERIOR
TRIM TO REMAIN

NEW ADA
THRESHOLD





5. 306 South Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a new 6 ft. tall cedar fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

July 24, 2026

City of Portsmouth, NH
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for approval for a 6' fence at a property in the HDC

To Whom It May Concern:

We recently removed a large, dead forsythia bush in our backyard. The result was that it exposed one whole side of our backyard to our neighbor's property.

They have an unsightly (and un-historic) chain link fence running down the length of their yard, where our properties abut. (With the absence of the bush, we now lack from privacy in our backyard and can fully see their chain link fence. Additionally, our neighbor's dogs now bark aggressively at our dog when they are outside (whereas the dogs' views had been mostly blocked from each other prior to the removal of the dead bush).

To rectify these issues, we'd like to build a 6' cedar fence on our side of the property in that location to provide privacy for our family (and dog), cover the unsightly chain link fence, enhance the look of our yard, and restore a more historic look to the property.

Here's the chain link fence:



Here is an aerial view showing where our proposed fence would go:



Here's is an image of the fence style that we would like to build:



And here are the proposed fence specifications, provided by the contractor:

6' High 1 x 4 Cedar Vertical Specifications

- Northern White Cedar
- * Boards rails $\frac{3}{4}$ " x 3 $\frac{1}{2}$ " boards #1
- 1 $\frac{1}{2}$ " x 3 $\frac{1}{2}$ " carrying rails
- Dadoed Fence Cap
- Stainless steel fasteners to attached fence to posts
- This fence will be stepped on grade changes

Wood Posts:	4 $\frac{3}{4}$ " square with beveled top Rectangular mortises on one side. Blank on the other for stepping. That side will have the rails toe-screwed to the posts
Top Cap Board:	1" x 2" x 8' long dadoed to fit over the top boards
Finish:	Natural

The contractor (New England Cedar Fence) has an opening in a few weeks and we are hoping for administrative approval so that we may move forward with the installation. Thank you!

Sincerely,

Matt & Lara Prescott
Prescott Family Revocable Trust
306 South Street, Portsmouth NH
(240) 620-4432; matthewaprescott@gmail.com

6. 765 Middle Street

-Recommended Approval

Background: The applicant is seeking approval for the removal and replacement of a rear raised deck and stair with smaller dimensions.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

7/27/2026

RE: 765 Middle St, Portsmouth
Carriage House addressed 665 Lincoln Ave

Dear Mr. Gilbo and the Portsmouth HDC Commission,

Due to an aging and rotting deck, we request administrative approval to replace a 2nd story deck with staircase using like kind wood materials.

The deck is located behind the current carriage house structure on Lincoln Ave.

The deck will be 12ft x 4ft and include a staircase for means of egress. The balusters will be vertical for the perimeter and the staircase.

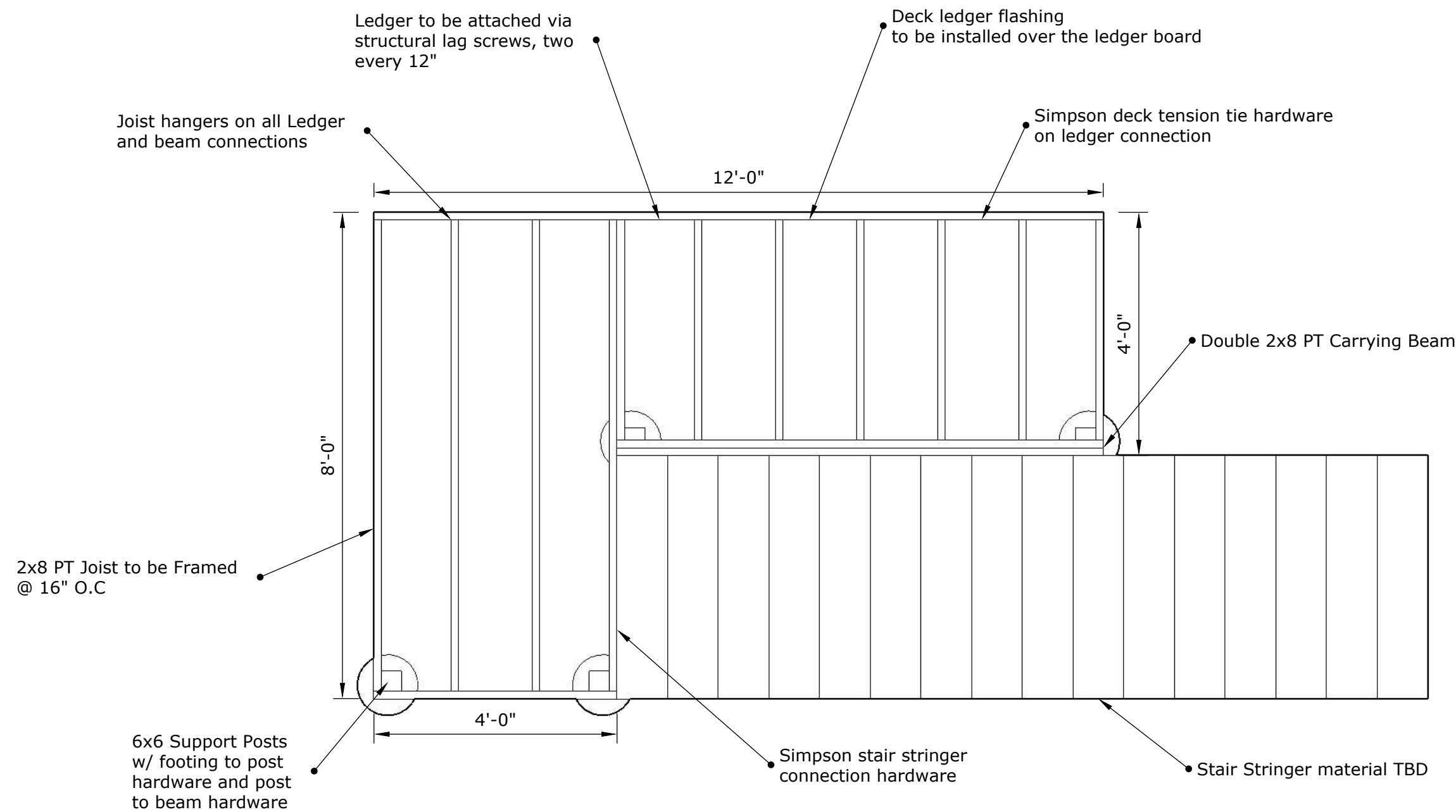
Thank you for this consideration,

David Sinclair & Nicole Giusto, owners
765 Middle St.
Portsmouth, NH 03801



Sinclair Deck Project
765 Middle St, Portsmouth, NH, 03801
July 20, 2026

Pafford Construction
Zach Pafford
(603) 770-6194
Zach@paffordconstructionllc.com
31 Bunker Hill Ave, Stratham, NH, 03885



7. 99 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of storm windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Why should you be considering insulating storm windows?



“Tension Sealed®” Storm Windows & Doors



manufactured by
J&R Aluminum Products, LLC

Insulating For Comfort

Insulating Storm Windows

Energy Efficiency

Storm windows allow you to save on heating and air conditioning costs.

Noise Reduction

Reduces outside noise of air & ground traffic.

Dust

Reduces dust infiltration.

Condensation

Reduces condensation on the prime windows

Intrinsic Value

Your home has an added level of homed security & protection from extreme weather.

Aesthetic Value

Your home's curb appeal is enhanced as well as it's property value.



Aluminum Window Advantages:

Windows take a terrible beating!

Our storm windows are designed, engineered and built to:

- ✓ Be impervious to all weather
- ✓ Retain their beauty for years & years
- ✓ Keep the value of your property high
- ✓ Keep out the winter cold and summer heat
- ✓ Keep out dust and dirt
- ✓ Help keep out street noise

Other Quality Products

- ✓ “Tension Sealed” Storm Doors
- ✓ Gazebo & Porch Enclosures
- ✓ French Doors
- ✓ Concession Windows

Made in the USA

Locally Manufactured, Installed & Serviced By:



manufactured by
J&R Aluminum Products, LLC

Dundee, Ohio 330-359-0090 | sales@jraluminumproducts.com

Storm Windows

Over half a century ago the Humphrey Storm Window was born, and today it continues to be manufactured as strong as it ever was.



Humphrey Products “Tension Sealed” storm windows were selected for the City of Topsfield MA when the Town Hall was remodeled in 2017.

Comfort

The energy it takes to keep your home warm in the winter or cool in the summer, and the cost for that comfort, is directly proportional to how well the windows and doors in your home are insulating.

What do you really need to know when selecting windows for your home? It's as easy as one, two and three

1. The Insulating Factor
2. Built to Last and Last and Last...
3. Cost and Return on Investment

- ✓ Any Size
- ✓ Any Color
- ✓ Any Configuration



Beauty & Comfort All Year Round



Why should you be considering Humphrey “Tension Sealed®” Storm Windows by J & R Aluminum Products?

- The “Tension Sealed” glass channel was designed, pioneered and patented by Humphrey Products Inc. in 1952.
- The Triple Tension Sealed construction has provided hundreds of thousands of homeowners with efficient and trouble free service for over 70 years.
- Flexible options; Interior or Exterior mount, plus multiple frame options allow the Humphrey Products storm windows to be installed in almost any situation.
- You have the satisfaction of owning the very best. That’s the beauty of it all!

Custom is Standard!

What other manufacturers consider custom size windows, doors and enclosures is standard for J & R Aluminum Products. Each window, door and enclosure is measured to fit each opening and then fabricated specially for that opening.

Smooth Operating Top Channel

A wool weather-strip is locked into an aluminum channel that maintains a weather-tight seal at the header

“Tension Sealed®” Glass Channel

Permits direct metal to glass glazing. Glass is under constant tension – no glazing compound, plastic or rubber to deteriorate, creating a positive seal.

Exterior Grade Vinyl Slide Tracks

Provide easy raising and lowering operation with resistance to weathering. Promotes long life and eliminates the need of lubricants for smooth operation.

Meeting Rail Weather Strip

100% Dacron wool felt weather stripping on the meeting rail completes the weather-tight sealing design of all J & R Aluminum insulating windows.

Floating Glass Panels

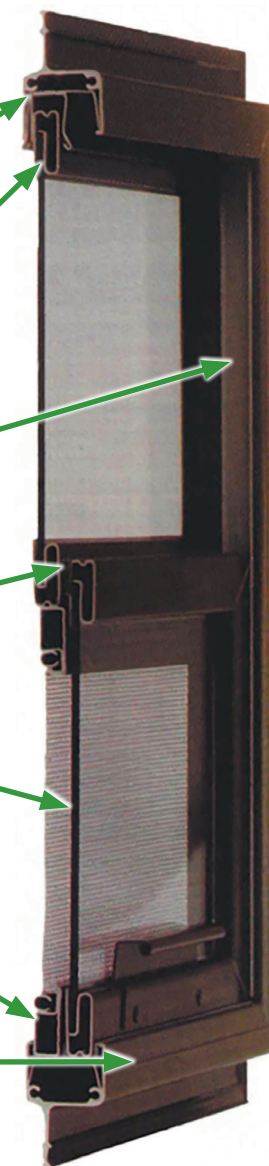
Floating glass panels, supported by stainless steel springs, provides an excellent seal regardless of window frame movement or building settling. Virtually eliminates drafts, condensation and dust infiltration.

Durable Screen Frame

A durable aluminum screen mesh is held securely in place with an aluminum spline. No plastic or rubber to deteriorate.

Super Satin 2-Component Urethane Paint

Choose from 13 standard colors, or any custom color you desire, from a paint that has been formulated to with stand the harsh coastal environments, and is used in the aluminum boat industry, for a virtually maintenance free finish.



Color Options:

Actual colors will vary slightly from printed samples

White

Black

Tan

Clay

Brown

Bronze

Green

Colonial

Light Grey

Burgandy

Brick Red

Dark Grey

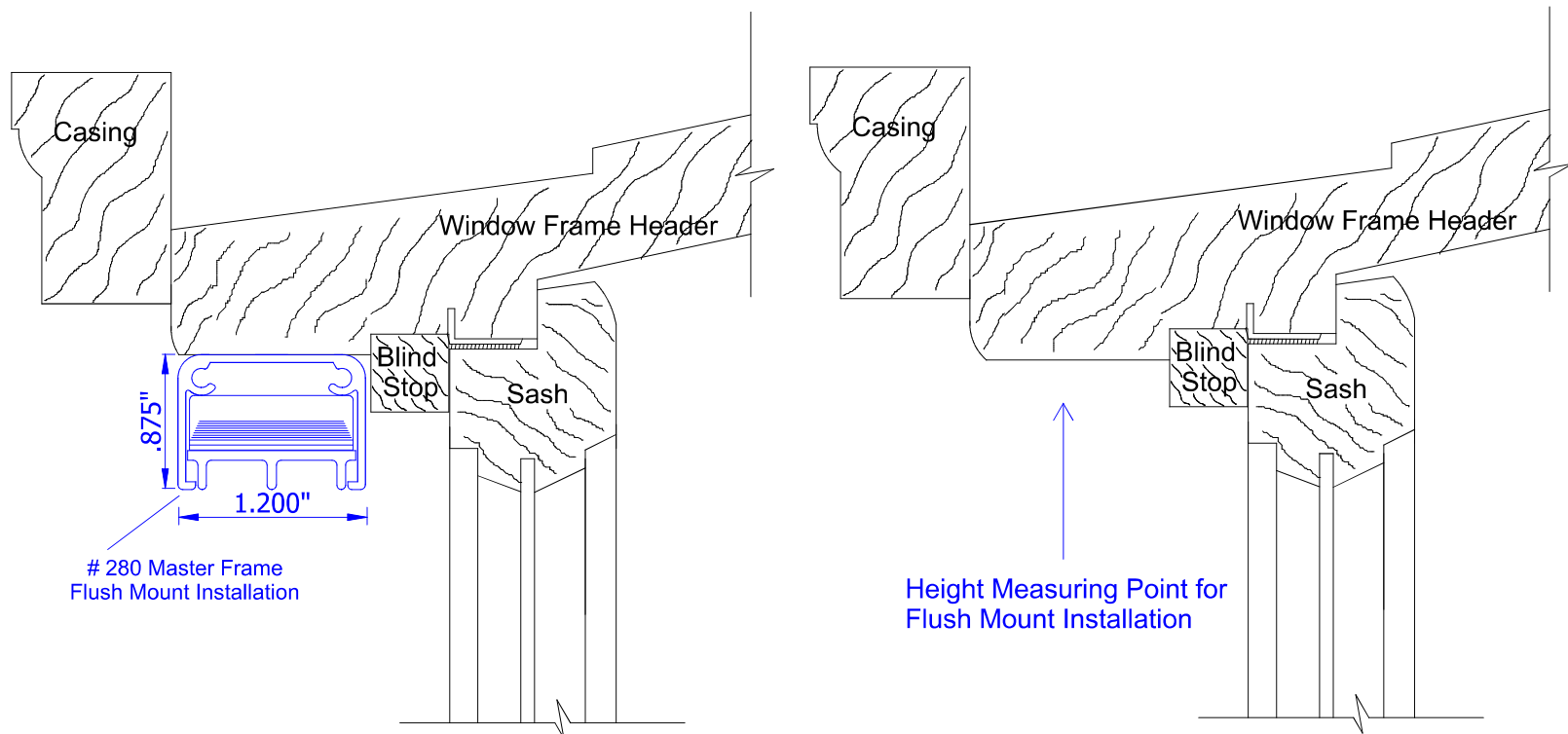
Blue



Header

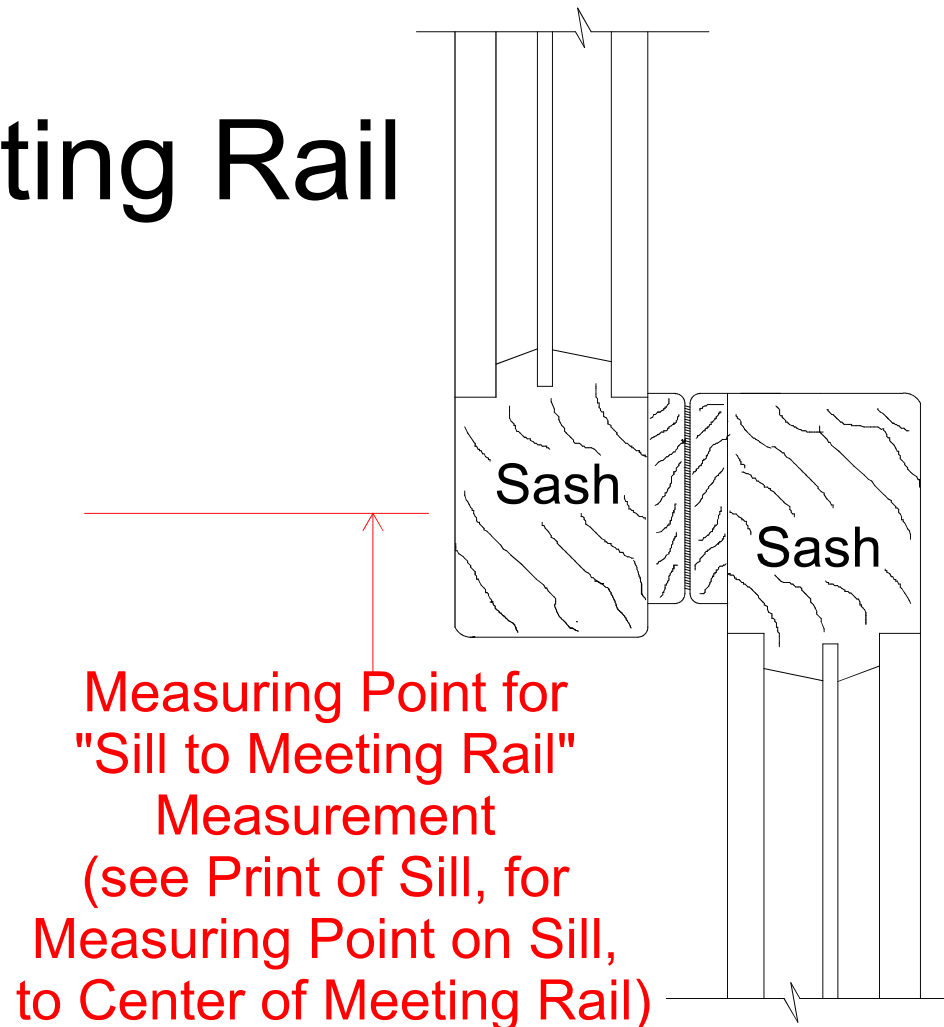
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Header of Window



This measurement is needed where the top sash & lower sash of the prime window are unequal heights, or the window is an arch top, to assure that the meeting rail of the storm window and the meeting rail on the prime window are the same height.

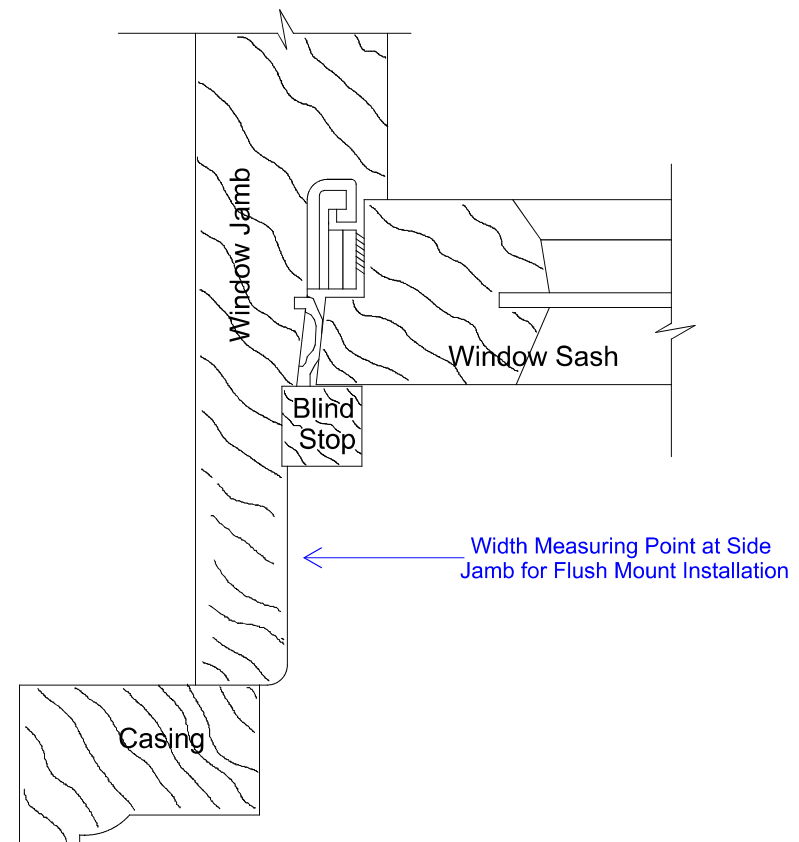
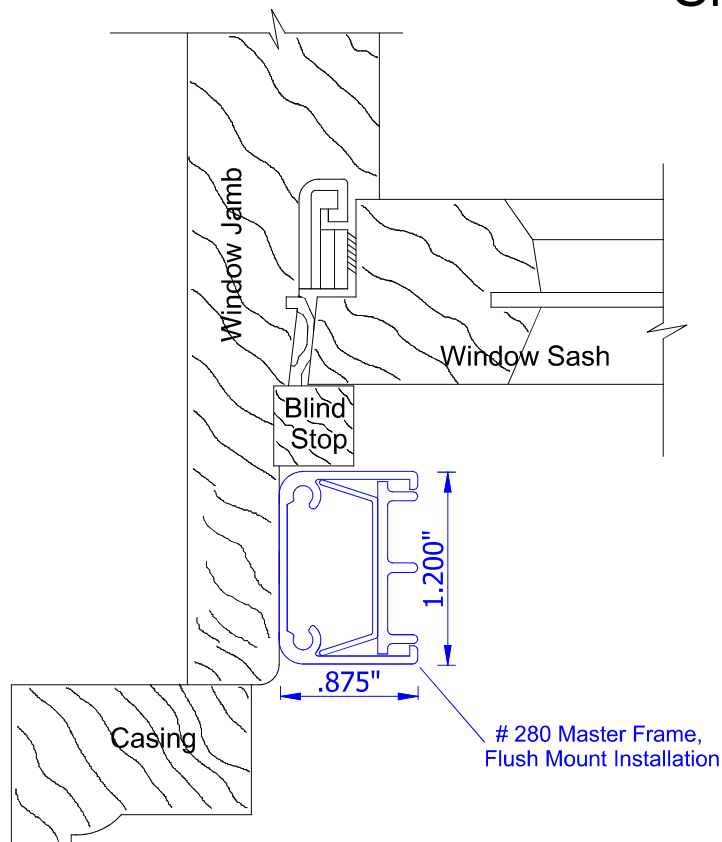
Meeting Rail



Side Jamb

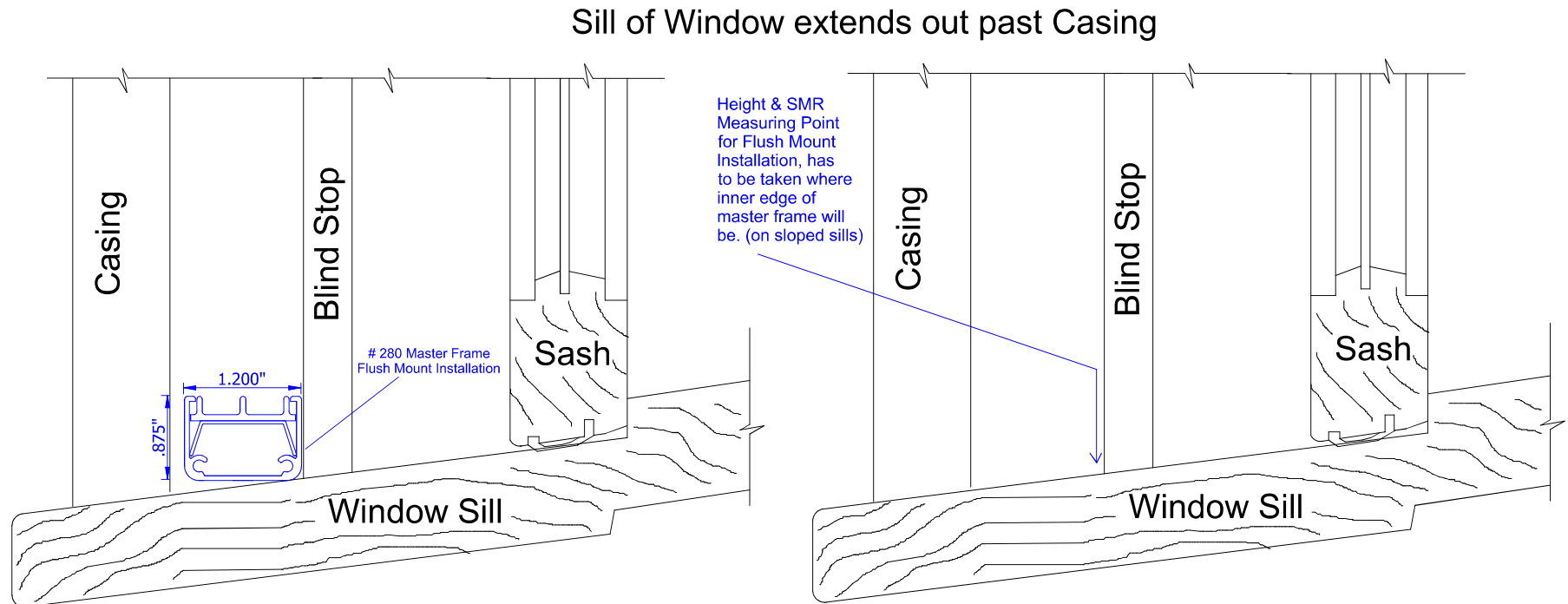
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Side Jamb



Sill

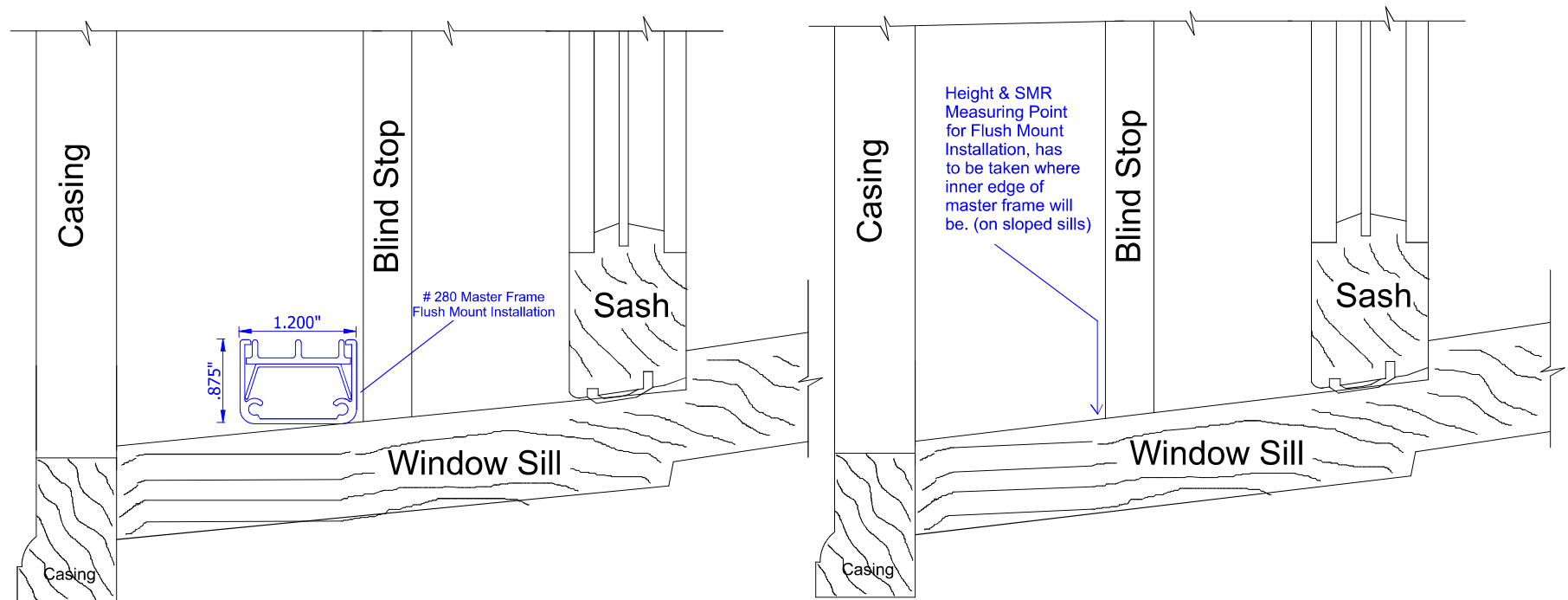
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.



Sill

Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Sill of Window, Casing Overlaps Sill







8. 420 Pleasant Street

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



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



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

9. 202 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the exterior lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

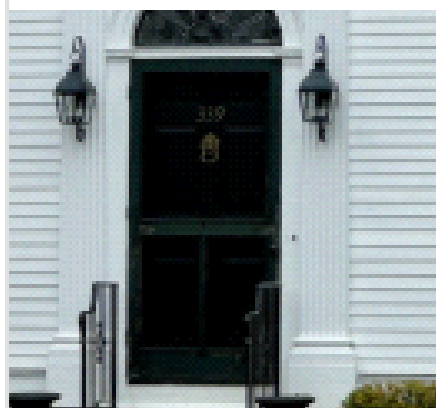
Proposed Lamps from Northeast Lantern (Exeter, NH) Stanfield Design

Material is antique aged brass

Front door lights (2-on both side of door)



Representative image



6 Lamps around remainder of building



Existing Lamps to be Replaced

Front Entrance – Street View



Example of Side Entrance



Historic District Commission

Staff Report

Wednesday, August 05, 2026

Project Address: 445 Marcy Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: New England Cottage
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: New construction of a single-family home and the relocation of the existing “Candy Cottage” on site.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a new single-family home.



**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

RESIDENTIAL NEW CONSTRUCTION & RENOVATION

New single family home.
Detached and Relocated accessory structure ("candy shop") to be repurposed as a garage.

This same application was previously approved but expired on July 2, 2026 - before the request for a 1 year extension was submitted. Therefore this is being resubmitted here as a new application without any changes, serving effectively as a one year extension of the previously approved application.

The House and the Candy Shop (garage) are combined into a single application at this time, whereas for the previous approvals they were two separate applications.

The previous approvals contained the following stipulations, which will be maintained as stipulations of this application:

- 1. Candy Shop: The exterior of the structure shall be kept as original as possible unless there is something broken that needs to be replaced.
- 2. Candy Shop: The foundation shall be cement block.
- 3. Candy Shop: The front steps shall be a wooden conventional code-complaint landing with three steps down.
- 4. Candy Shop: There shall be the ability to place a sign on the front of the cottage provided by the owner and agreed to.
- 5. Site: The applicant shall return with appropriate fencing details for Administrative Approval.



DRAWING LIST

HOUSE

- M0.0 COVER
- M0.1 LOCUS MAP
- M0.2 SITE PHOTOS
- M0.3 CONTEXT PHOTOS
- H.12 SITE SECTIONS
- M1.1 FIRST FLOOR PLAN
- M1.2 ROOF PLAN
- M2.1 ELEVATIONS
- M2.2 ELEVATIONS
- M3.1 RENDERING
- M3.2 RENDERING
- M4.1 DETAILS
- M4.2 WINDOW & DOOR SCHEDULE
- H5.1 MATERIALS
- H5.2 MATERIALS
- H5.3 MATERIALS

CANDY SHOP (GARAGE)

- A.01 COVER
- A.02 EXISTING CONDITION
- A.03 EXISTING CONDITION, DETAILS
- A.04 HISTORIC TIMELINE
- A.11 SITE PLAN
- A2.1 ELEVATIONS
- A2.2 PERSPECTIVE, MARCY ST
- A2.3 PERSPECTIVE, PARTIDGE ST
- A.31 MATERIALS
- A.32 MATERIALS - WINDOWS

445 MARCY STREET RESIDENCE

**PUBLIC HEARING
AUGUST 2026**





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



LOCUS MAP
445 MARCY STREET



Marcy Street Residence 6/13/2025		445 Marcy Street						TOTAL sf
Area Allowed by Zoning								6,127
Lot size								1,532
Open Space 25% minimum								1,838
Building Coverage (footprint) 30% maximum								
Area Proposed (gross sf, measured to outside face of exterior walls)		house	porch/stoop/deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf	
2nd floor		1,772	0	0	1,772			
1st floor (building coverage, footprint)		1,160	276	382	1,818	646	4,282	
total building area		2,932	276	382	3,590	646		
Open space							30.11%	
Building Coverage							29.67%	

Zoning & Code Review
6/13/2025

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	445 Marcy
Minimum Lot Dimensions		
Lot area, sf	5,000	6,127
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	23'-7"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	1,838
Open space, minimum	25%	1,532
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	



1 FROM MARCY ST



2 FROM MARCY ST @ PRAY



3 FROM MARCY ST @ PARTRIDGE LOOKING NORTHEAST



4 FROM PRAY



5 FROM MARCY LOOKING NORTH



12 MARCY, WEST

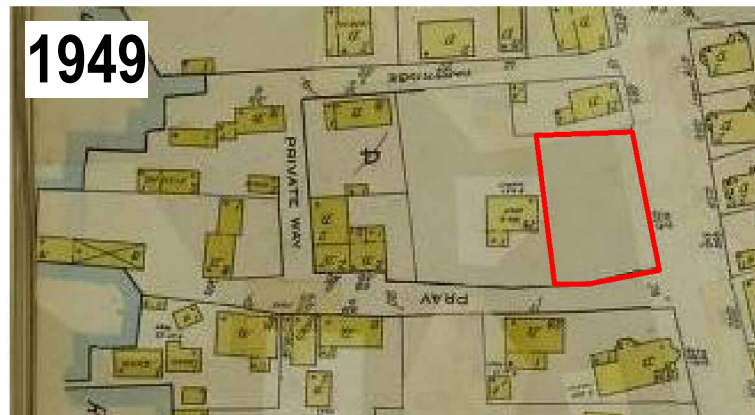


13 MARCY, WEST



3 MARCY @ PRAY





M0.4

HISTORIC TIMELINE Marcy Street 445 MARCY ST

SCALE:
6/13/2025



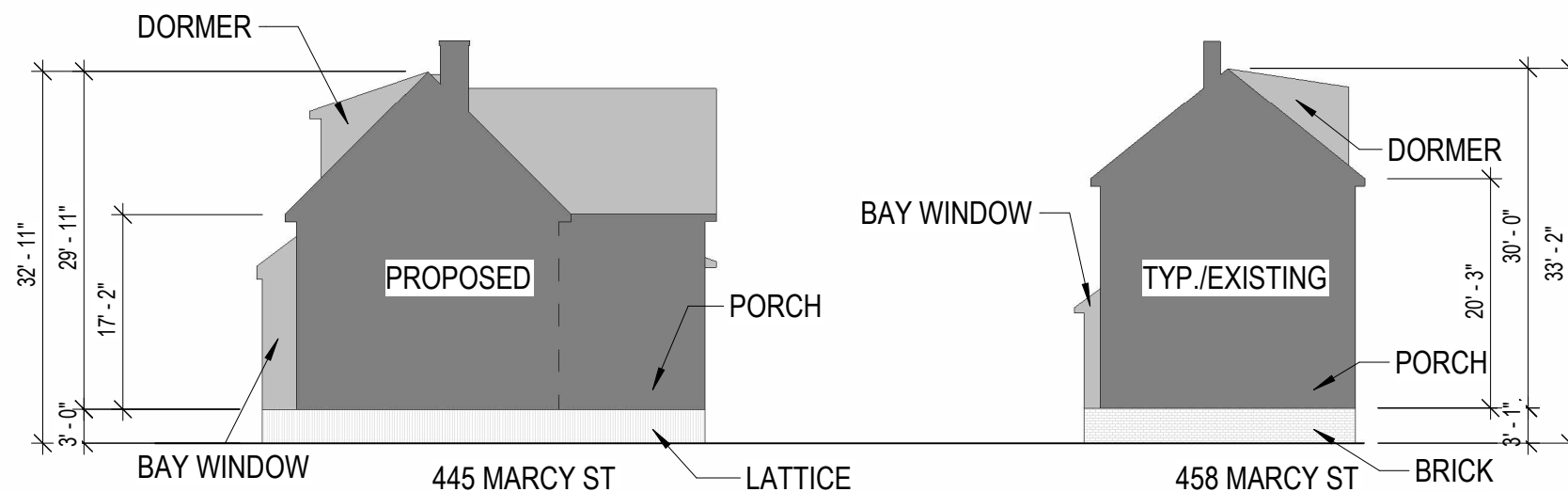
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



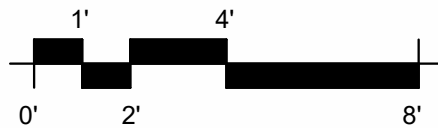
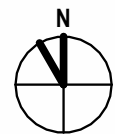
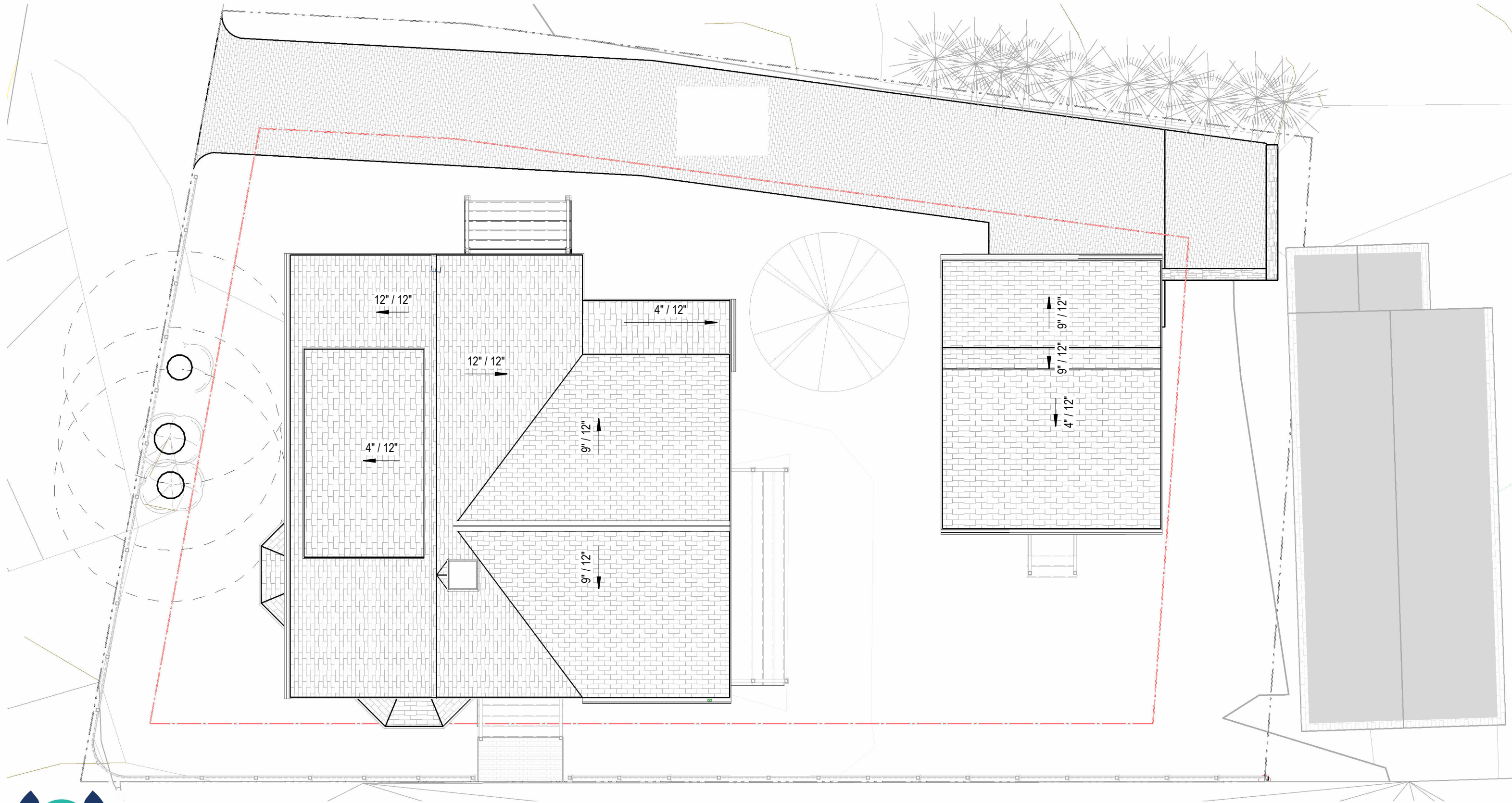
3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



4 MASSING STUDY
1/16" = 1'-0"

H.12 SITE SECTIONS MARCY ST
445 MARCY ST - 20 PRAY ST
SCALE: As indicated
6/13/2025





ROOF PLAN
445 MARCY STREET

M1.2

06/13/2025
PROJECT NO:1042



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

1 WEST ELEVATION (MARCY ST - FRONT)
1/8" = 1'-0"



2 NORTH ELEVATION (PRAY ST, FRONT)
1/8" = 1'-0"

FRONT ELEVATIONS - WEST & NORTH

445 MARCY STREET





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

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

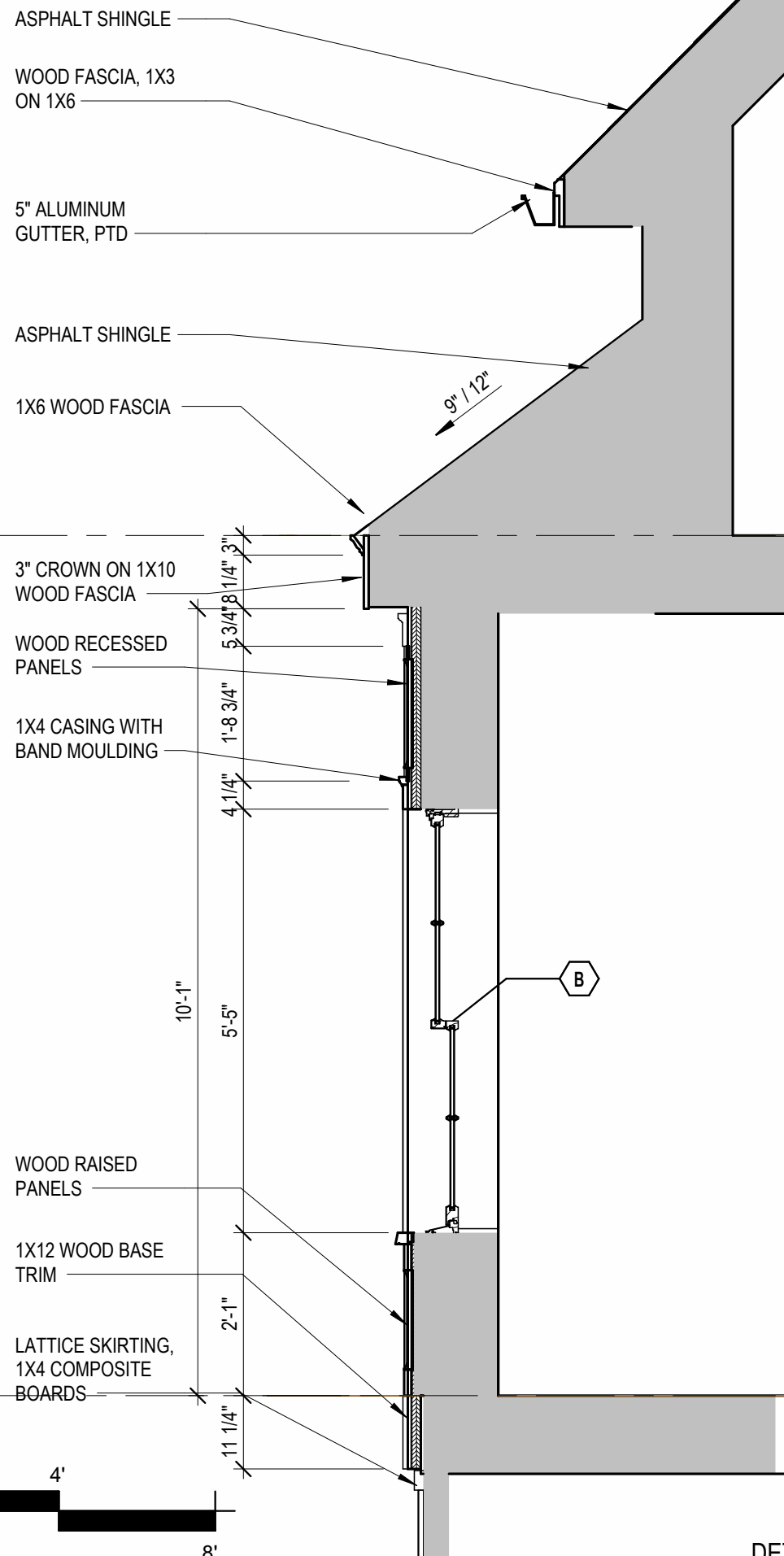


2 SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

SIDE ELEVATIONS - EAST & SOUTH
445 MARCY STREET

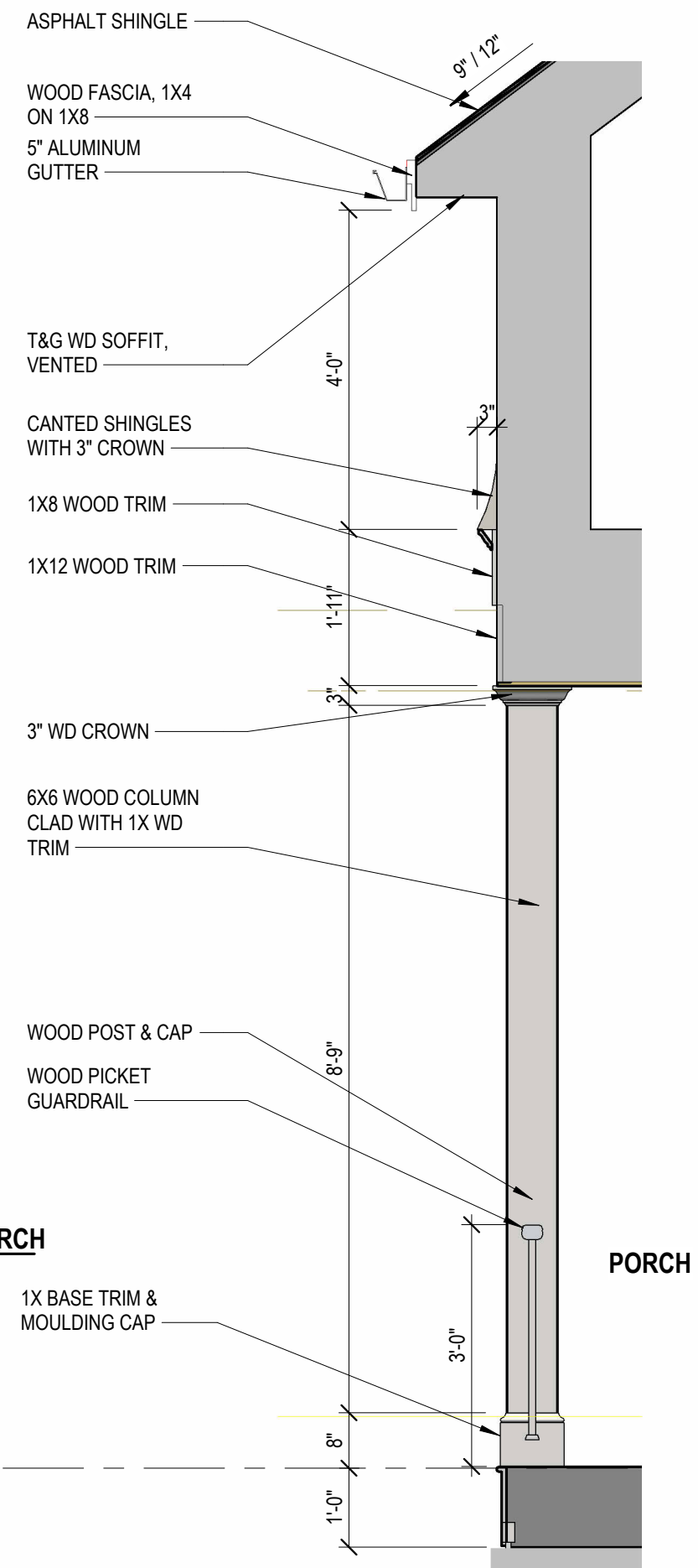
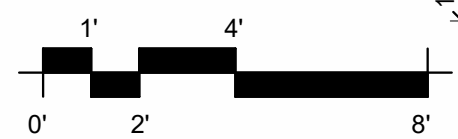






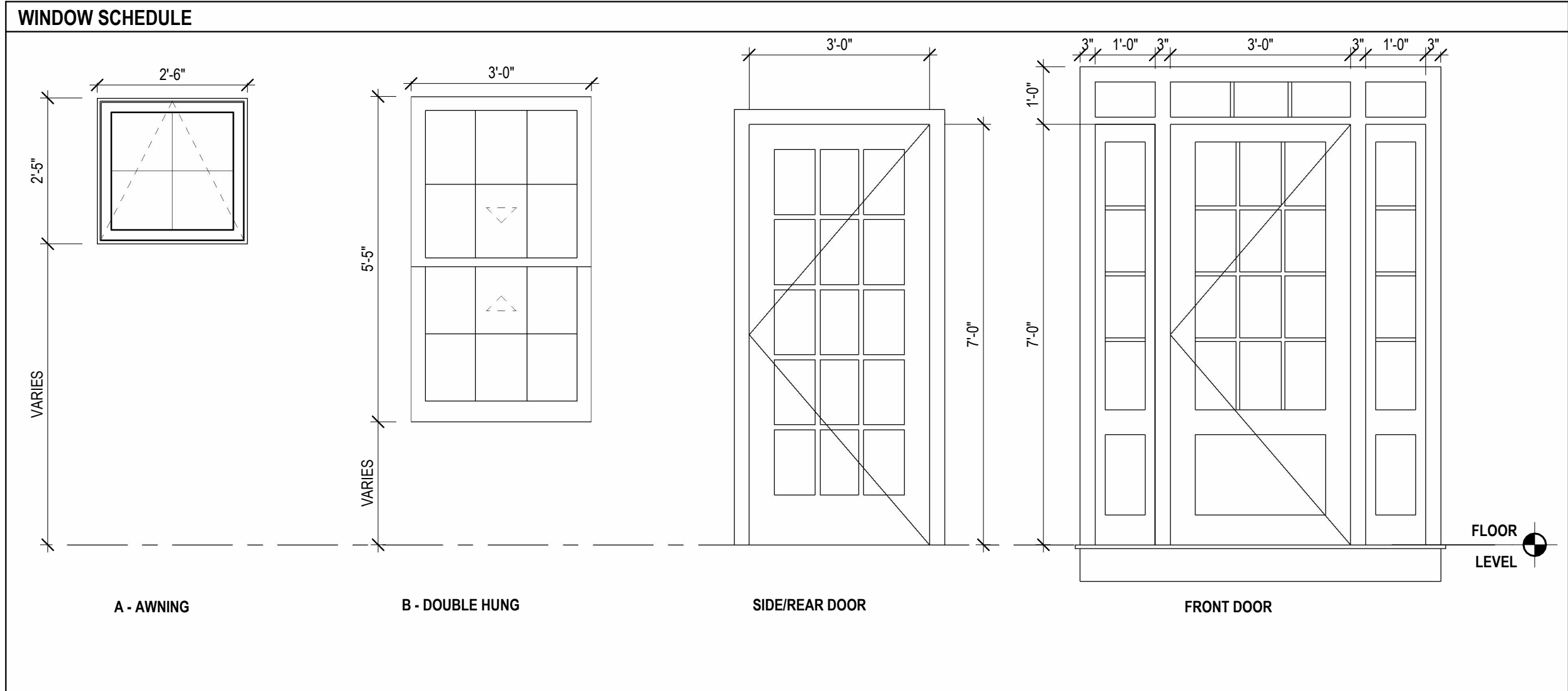
2 SIDE BAY WINDOW
1/2" = 1'-0"

LEVEL 1
15'-0"



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

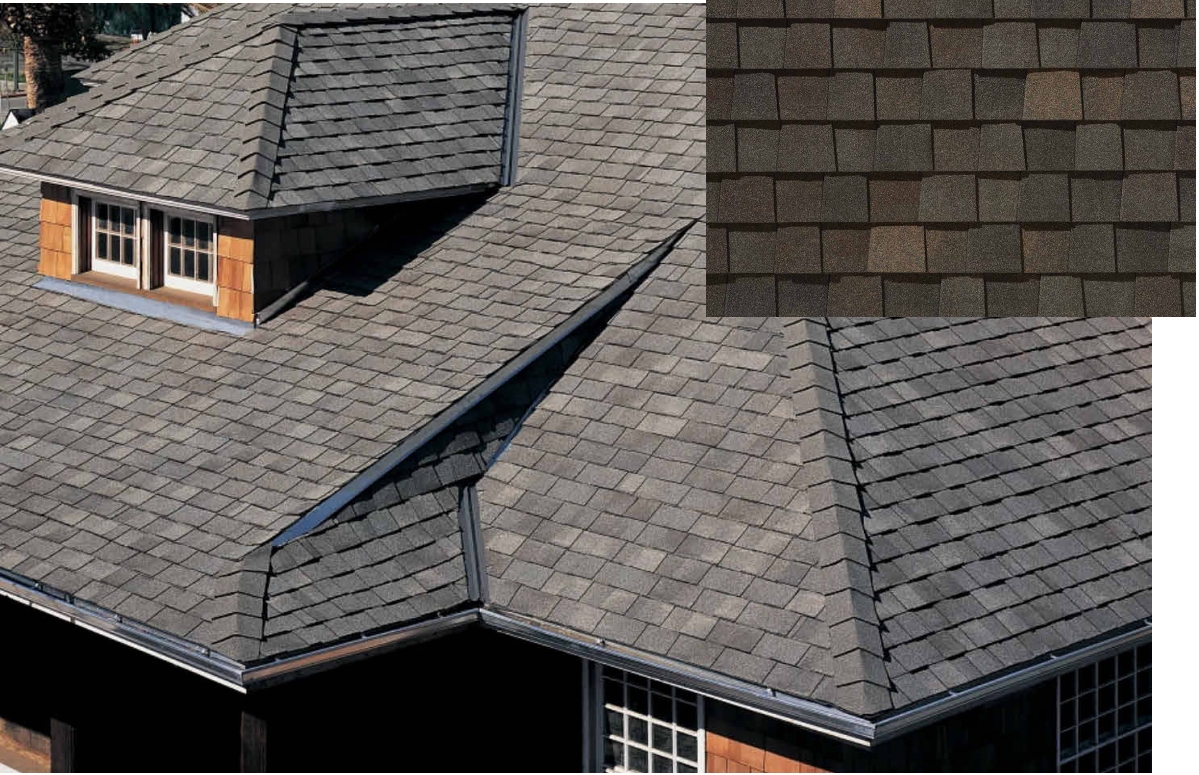
PORCH
14'-4 1/4"



MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



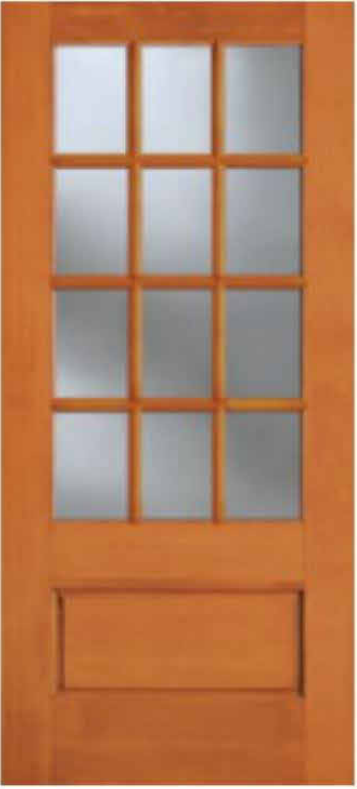
ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0".

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

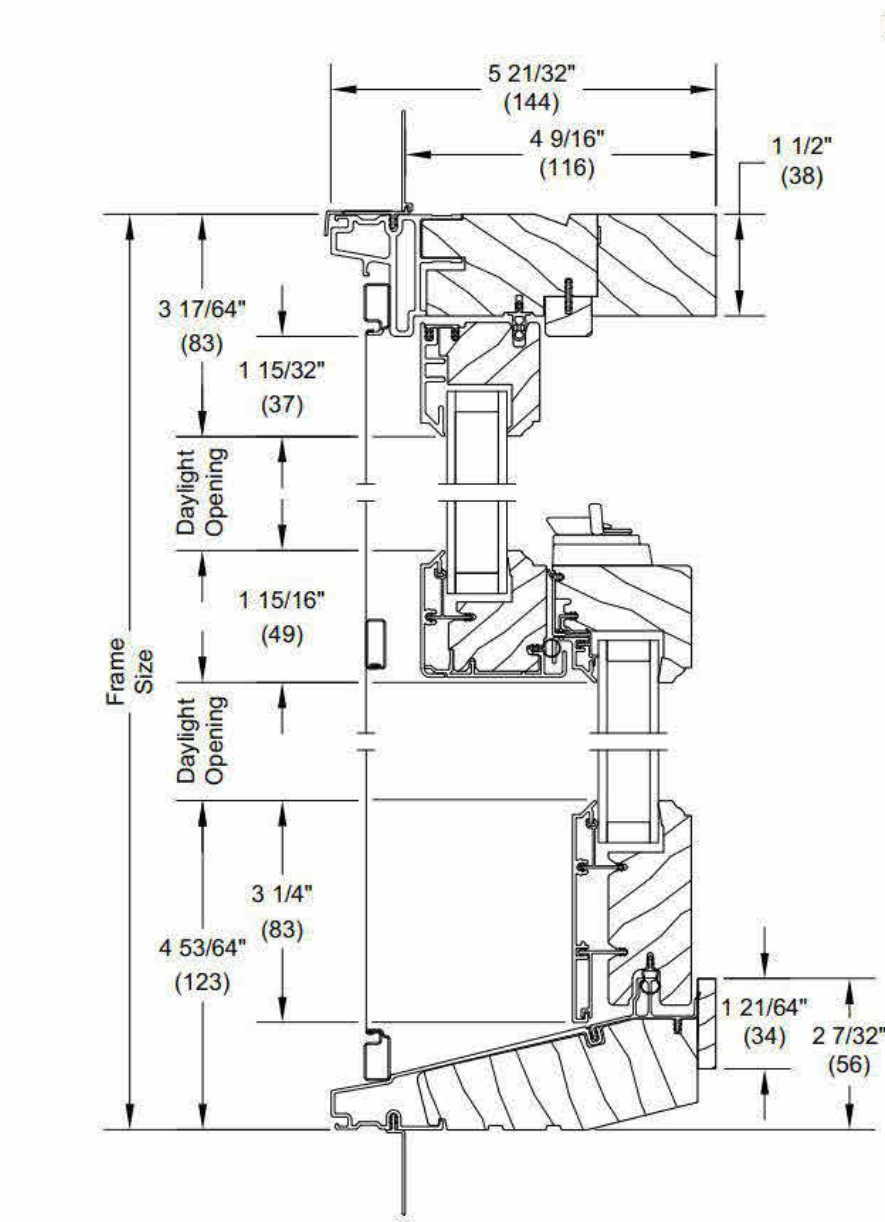
PORCH DOOR
SIMPSON
15 LITE WOOD



FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

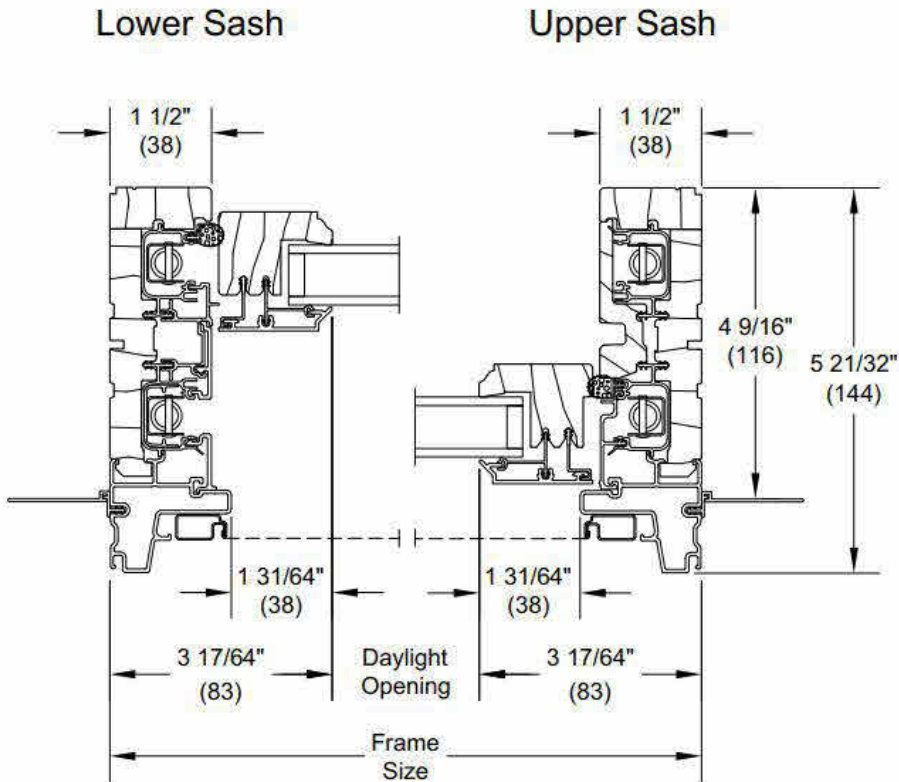
Section Details: Operating

Scale: 3" = 1' 0"



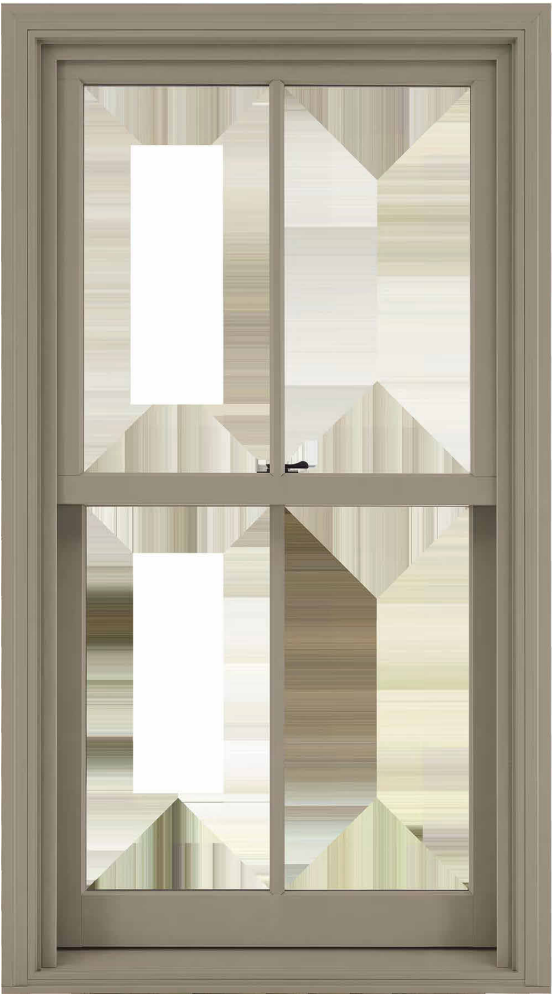
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

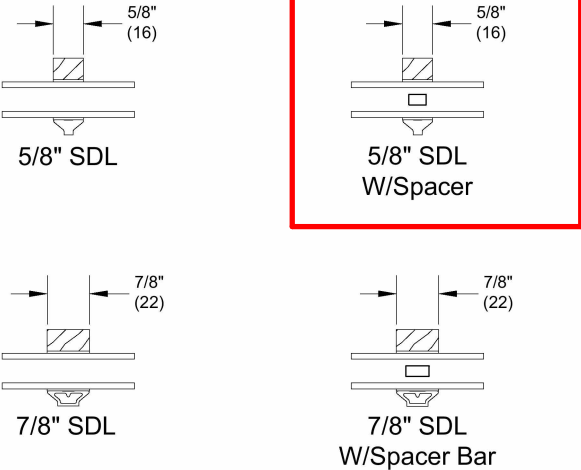


Color selection grid for window finishes:

Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



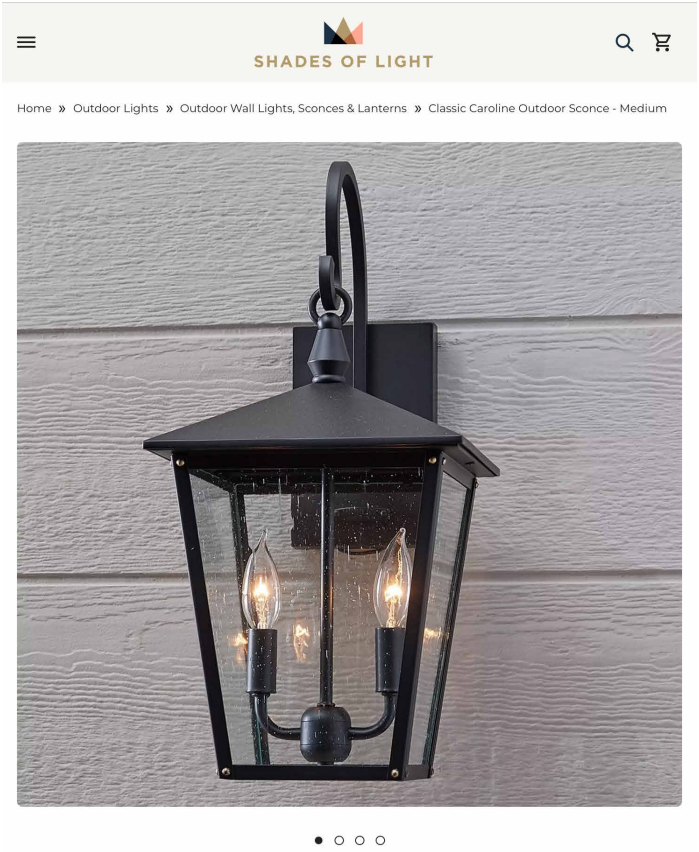
Simulated Divided Lite with
Spacer Bar (SDLS)



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

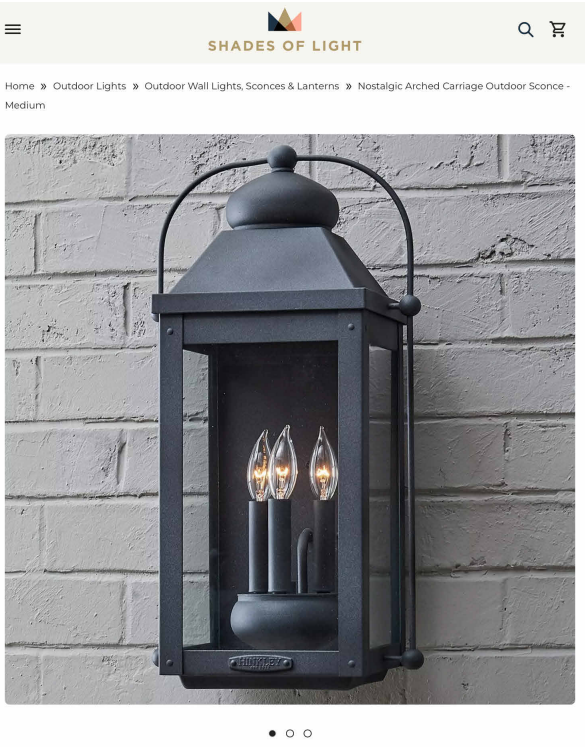


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
ELECTRIC OPTION
CLASSIC CAROLINE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
ELECTRIC OPTION
NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO

SUMMARY OF WORK:

REHABILITATION AND RELOCATION ON SITE

- Move existing "candy shop" structure approximately 25 feet to the south on same lot. Extend driveway to back of relocated candy shop.
- Rehabilitate existing structure (existing conditions are in various states of disrepair, with some non-compliant building code conditions):
 1. Replace siding and trim, install weather barrier and flashing on repaired sheathing as required for weather tight building envelope.
 - A. Replace wood shingles in kind.
 - B. Replace novelty dutch lap siding with wood clapboard siding.
 - C. Replace (abate hazardous material) asbestos shingle siding with wood shingle siding.
 - D. Replace wood trim in kind. Infill missing pieces.
 2. Remove aluminium triple track storm windows at gable structure.
 3. Remove plywood panel over broken attic window.
 4. Replace single-pane "brocco style" double hung windows at gable structure, and fixed storm windows at porch, with double-hung double-pane simulated divided light Marvin windows, aluminum clad wood (same sizes as existing).
 5. Respace slightly, the porch front windows and door to allow for structural reinforcement of corner studs and door jambs, to comply with structural code. Currently framed with single stud at these locations.
 6. Remove deteriorated wooden steps and hand rails, replace with granite steps.
 7. Provide new foundation compliant with structural code for foundations within flood zone: reinforced concrete, clad with brick, install crawlspace flood vents as required by code.
 8. Replace one rear double hung window with a wooden paneled carriage style lifting door.
 9. Replace gutters and downspouts in kind (aluminum, K profile)
 10. Replace roofing shingles in kind (asphalt shingle)
 11. Remove front aluminum storm door. Replace front inner wooden door with new wooden door (in kind).
 12. Replace side wooden door with new wooden door (in kind).



CANDY SHOP (GARAGE) AT 445 MARCY STREET

A.01

COVER, Candy Shop
445 MARCY ST

SCALE:
7/17/2026



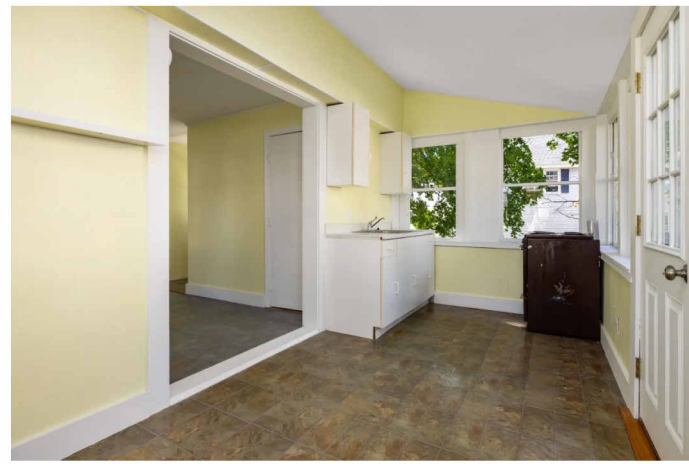


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German,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



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

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



A.02 **EXISTING CONDITION - CANDY SHOP**
445 MARCY STREET

SCALE:
5/16/2025





ASBESTOS SIDING



STORM WINDOW, TRIM & SIDING DETAIL



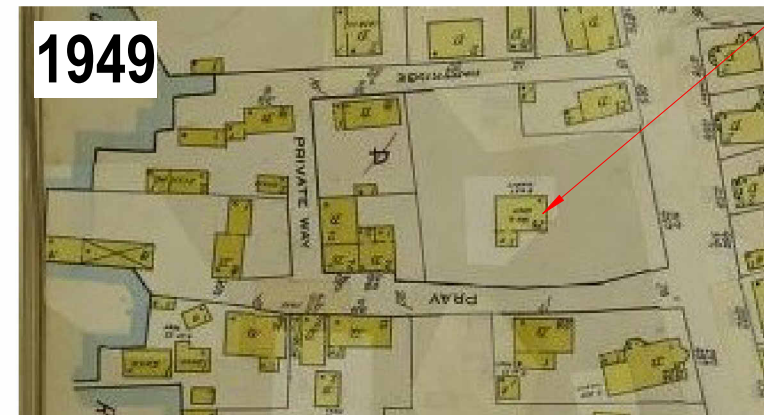
FASCIA TRIM DETAIL



ATTIC WINDOW



STORM WINDOW, TRIM & SIDING DETAIL



Humphrey Fernald (1741 - 1766) built house
 Captain Thomas Dalling (1766 - 1777)
 Mary & John Hart (1777-1785)
 George & Nancy Janorin (1785-1856)
 Hall Varrell (1856-1898)
 May V Brown (1889 - 1954)
 Ashley Jones (1955 - 1994) demolished house
 James Sanders (1994-)

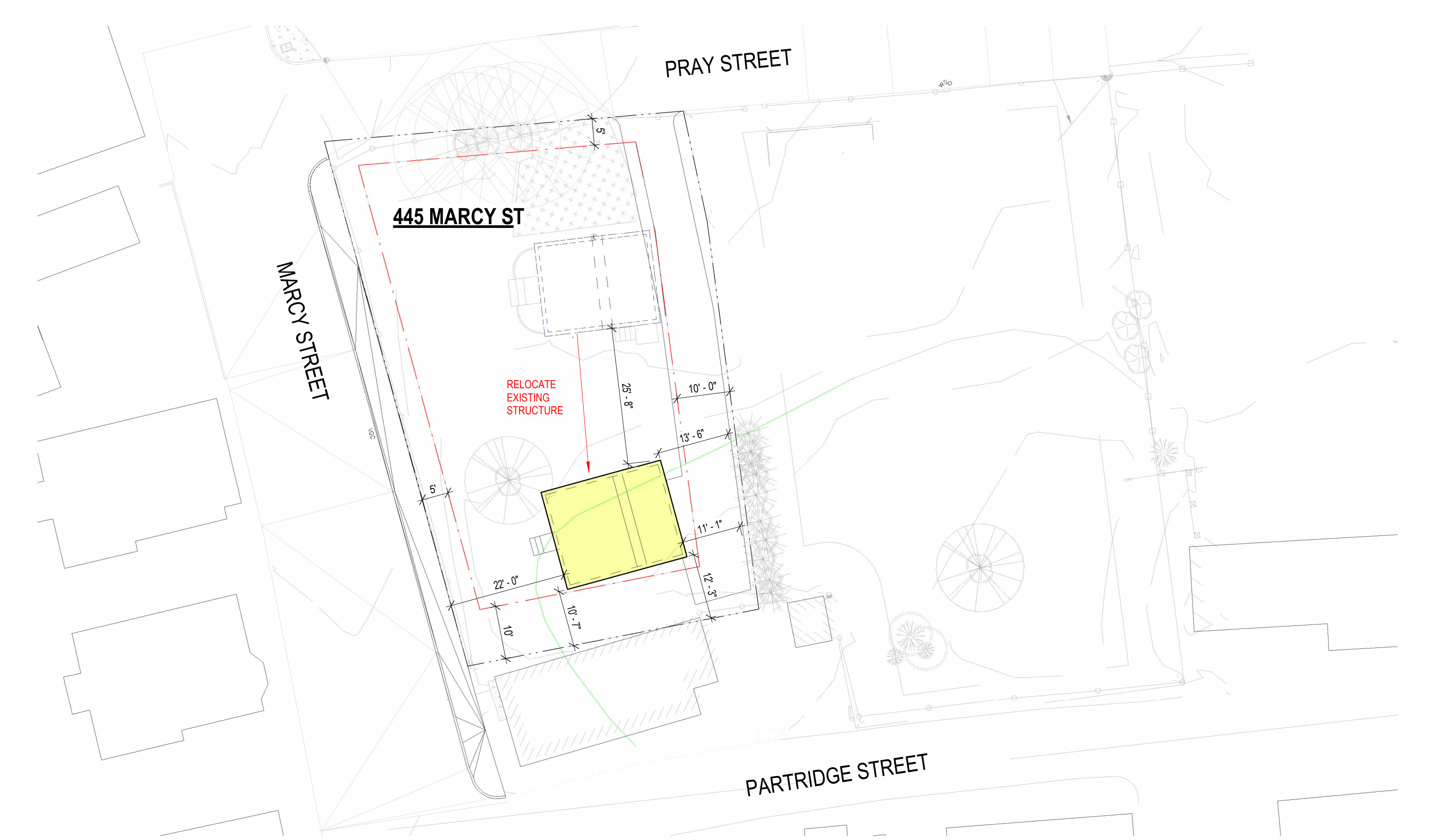


Hall Varrell (c.1830) built house
 Solomon Holmes (c.1840-1856)
 Dr. William Loughton (1856- c.1875)
 May Scott, Abbey Holmes (c.1875 -1889)
 Ellen May Brown (1889-1954)
 Ashley Jones (1955-1994)
 James Sanders (1994-)

A.04

HISTORIC TIMELINE Candy shop
445 MARCY STREET

SCALE:
 5/16/2025



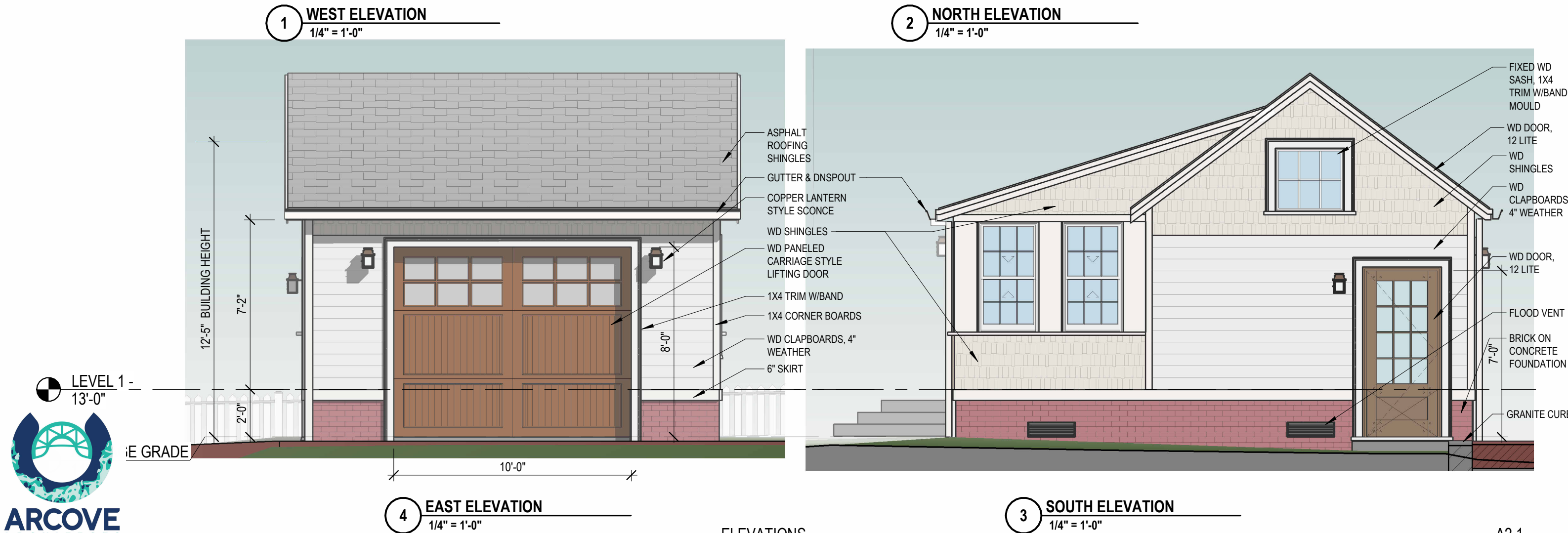
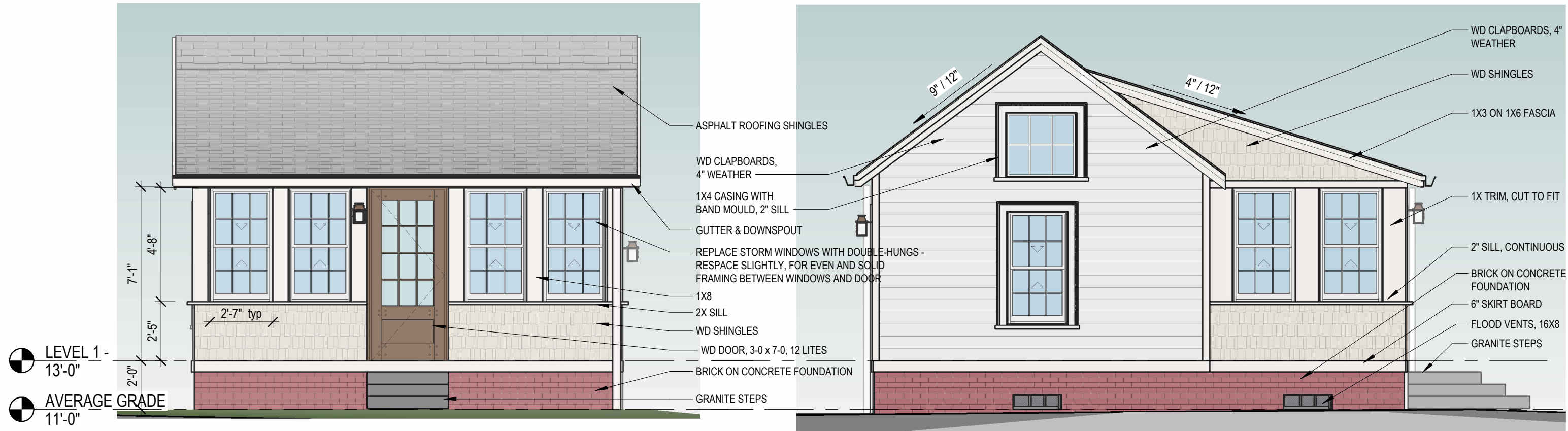
PRAY STREET

445 MARCY ST

MARCY STREET

RELOCATE
EXISTING
STRUCTURE

PARTRIDGE STREET







REAR OF STRUCTURE,
BEYOND PLANTINGS



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD (CEDAR) PANELED CARRIAGE STYLE OVERHEAD DOOR
Manufacturer: RICHARD WILCOX (or equivalent)
Series: Landmark™ Rockwood
1" cedar boards on 2" insulated steel panels, SDL 2x6-lite glazing

HOME » CATALOG

MORIN OLD PORT BLEND RED RANGE

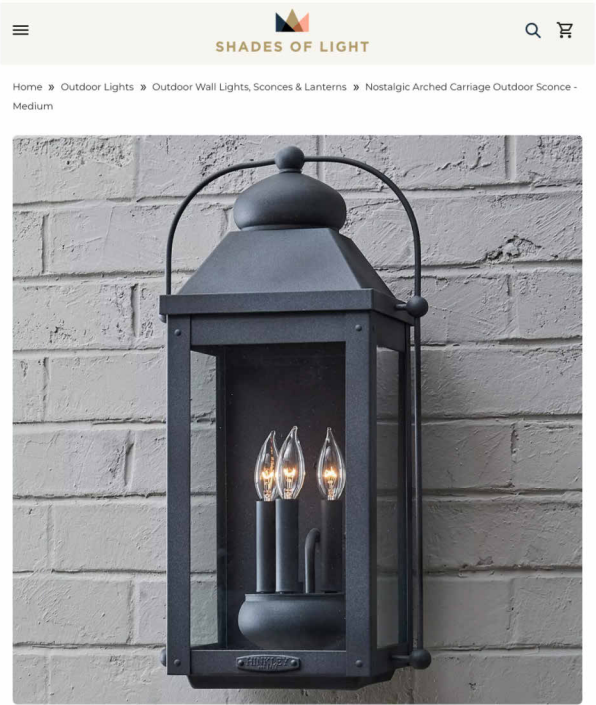
REQUEST A SAMPLE

Category: Face & Thin Brick



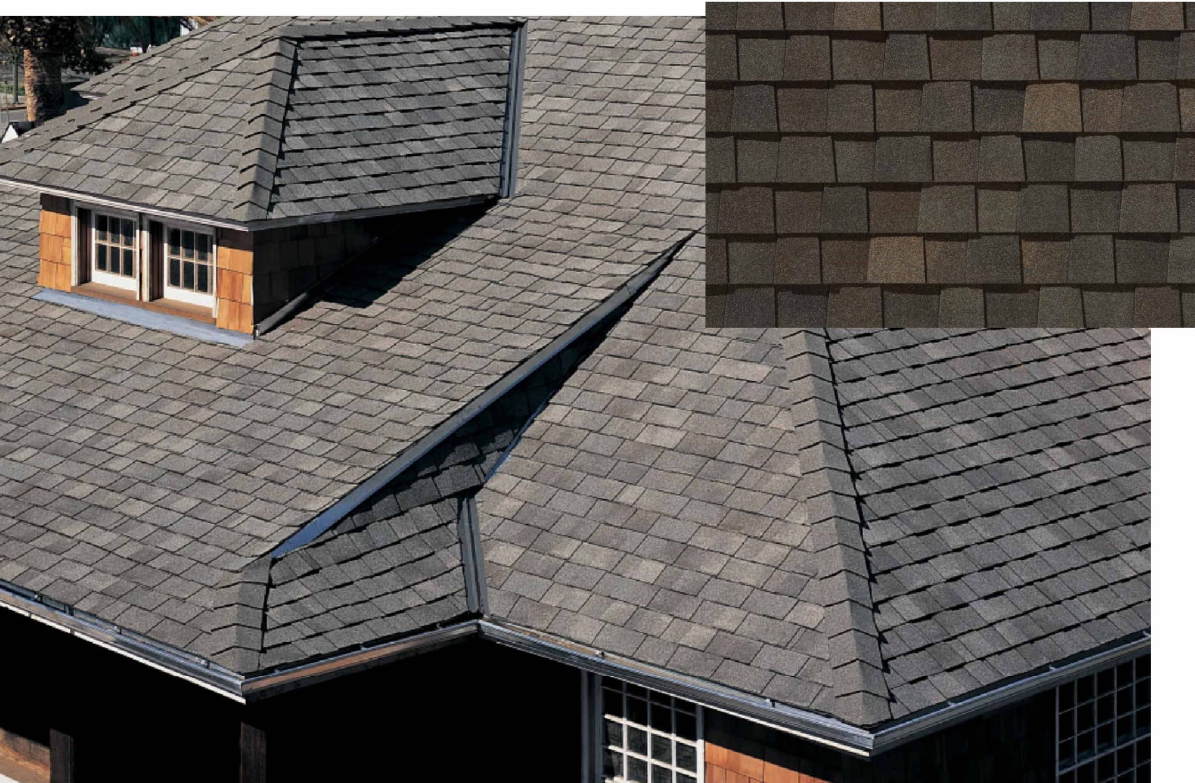
F-37512U
2'-6", 2'-8",
3'-0" x 6'-8"

ENTRY DOOR
SIMPSON
12 LITE WOOD



Nostalgic Arched Carriage Outdoor Sconce
- Medium

AT SIDE AND BACK PORCHES, PRAY ST
ELECTRIC OPTION
NOSTALGIC ARCHED CARRIAGE OUTDOOR SCENCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASHPALT SHINGLES
SHENANDOAH

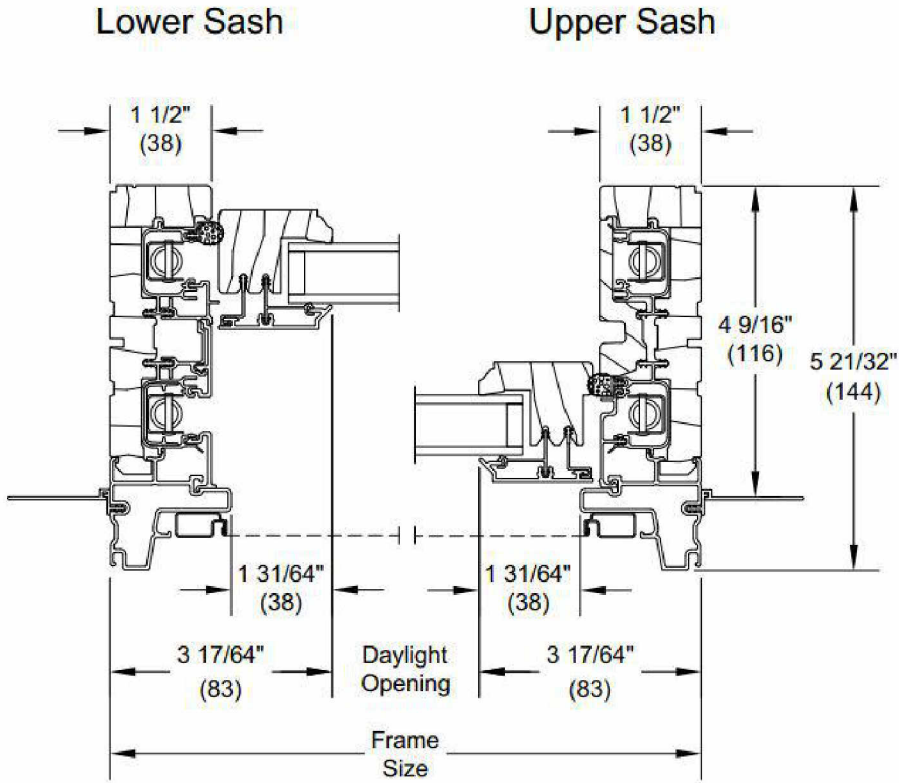
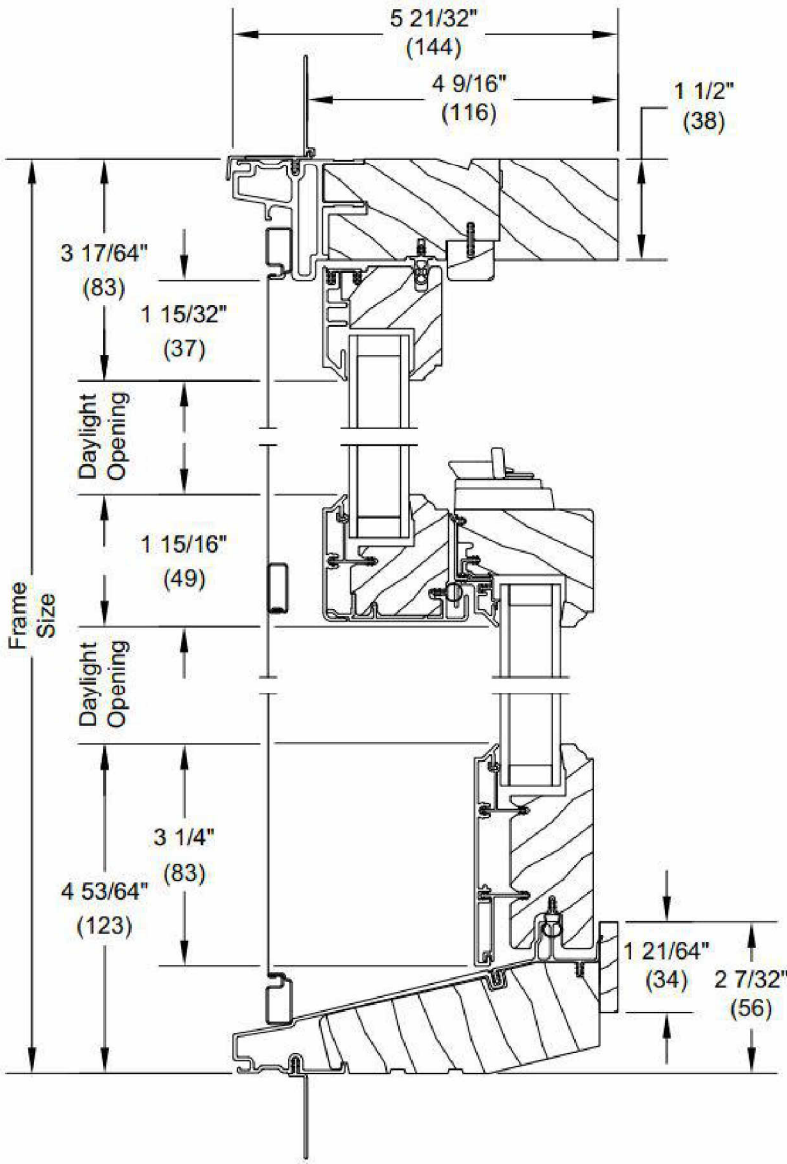


Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

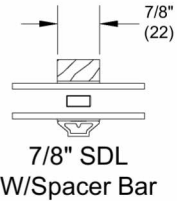
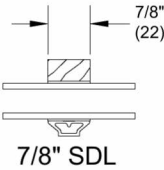
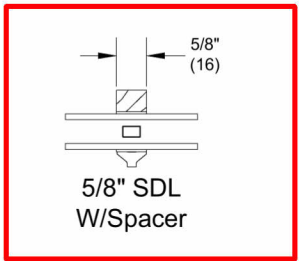
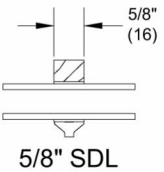
Ultimate Signature
Aluminum clad wood
half screens



Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)

Project Address: 20 Pray Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 8,712 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: New England Cottage
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: The new construction of a single-family home and detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a single-family home and detached garage.



20 PRAY ST

**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

SUMMARY

NEW RESIDENTIAL CONSTRUCTION

New single family home and detached one car garage with accessory space.

This same application was previously approved but expired on July 2, 2026 - before the request for a 1 year extension was submitted. Therefore this is being resubmitted here as a new application without any changes, serving effectively as a one year extension of the previously approved application. The previous application was approved without any stipulations.

DRAWING LIST

- P0.0 COVER
- P0.1 LOCUS MAP
- P0.2 SITE PHOTOS
- P0.3 CONTEXT PHOTOS
- H.13 SITE SECTIONS
- P0.4 HISTORIC TIMELINE
- P1.1 FIRST FLOOR PLAN
- P1.2 ROOF PLAN
- P2.1 ELEVATIONS
- P2.2 ELEVATIONS
- P3.1 RENDERING
- P3.2 RENDERING
- P4.0 WINDOW & DOOR SCHEDULE
- P4.1 DETAILS
- H5.1 MATERIALS
- H5.2 MATERIALS
- H5.3 MATERIALS



20 PRAY STREET RESIDENCE

PUBLIC HEARING
AUGUST 2026





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



Pray Street Residence
6/13/2025

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

Area Proposed (gross sf, measured to outside face of exterior walls)
2nd floor
1st floor (building coverage, footprint)
total building area
Open space
Building Coverage

20 Pray Street	TOTAL sf
	8,820
	2205
	2,646

house	porch/stoop/deck	garage	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
1,078	70	168	1,078		
1,307	393	294	1,994	328	4,316
2,384	463	462	3,072	328	
					51.06%
					22.61%

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	20 Pray, House
Minimum Lot Dimensions		
Lot area, sf	5,000	8,820
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	24'-3"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	2,646
Open space, minimum	25%	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	





2 FROM PARTRIDGE LOOKING SOUTHEAST



4 FROM PARTRIDGE LOOKING NORTH



5 FROM PARTRIDGE LOOKING NORTHWEST



6 FROM PRAY LOOKING SOUTHWEST





458, 466, 478 MARCY STREET ("THREE SISTERS")



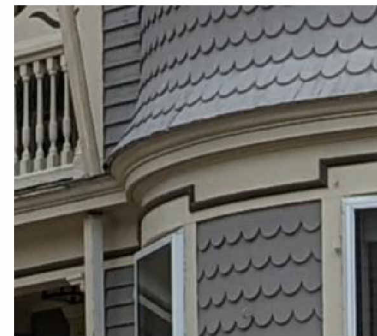
53 PRAY STREET



454 MARCY STREET



54 PRAY STREET (LOBSTER POUND)



437 MARCY STREET

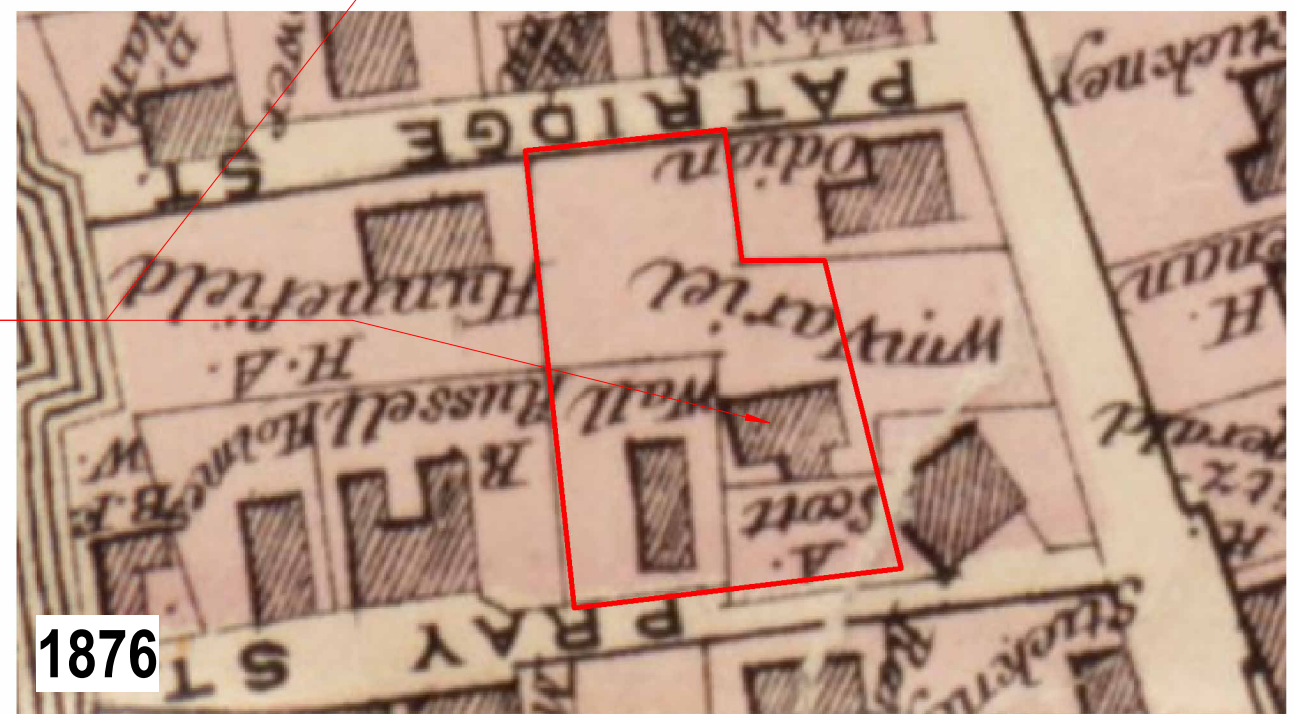
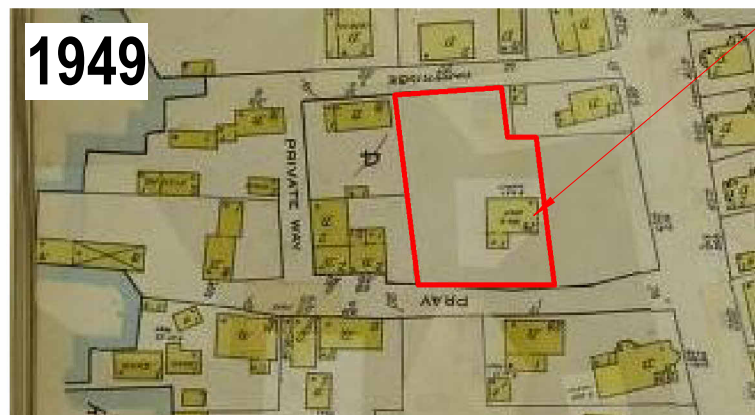


CONTEXT PHOTOS

20 PRAY STREET RESIDENCE

P0.3





Humphrey Fernald (1741 - 1766) built house
 Captain Thomas Dalling (1766 - 1777)
 Mary & John Hart (1777-1785)
 George & Nancy Janorin (1785-1856)
 Hall Varrell (1856-1898)
 May V Brown (1889 - 1954)
 Ashley Jones (1955 - 1994) demolished house
 James Sanders (1994-)



20 PRAY ST

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



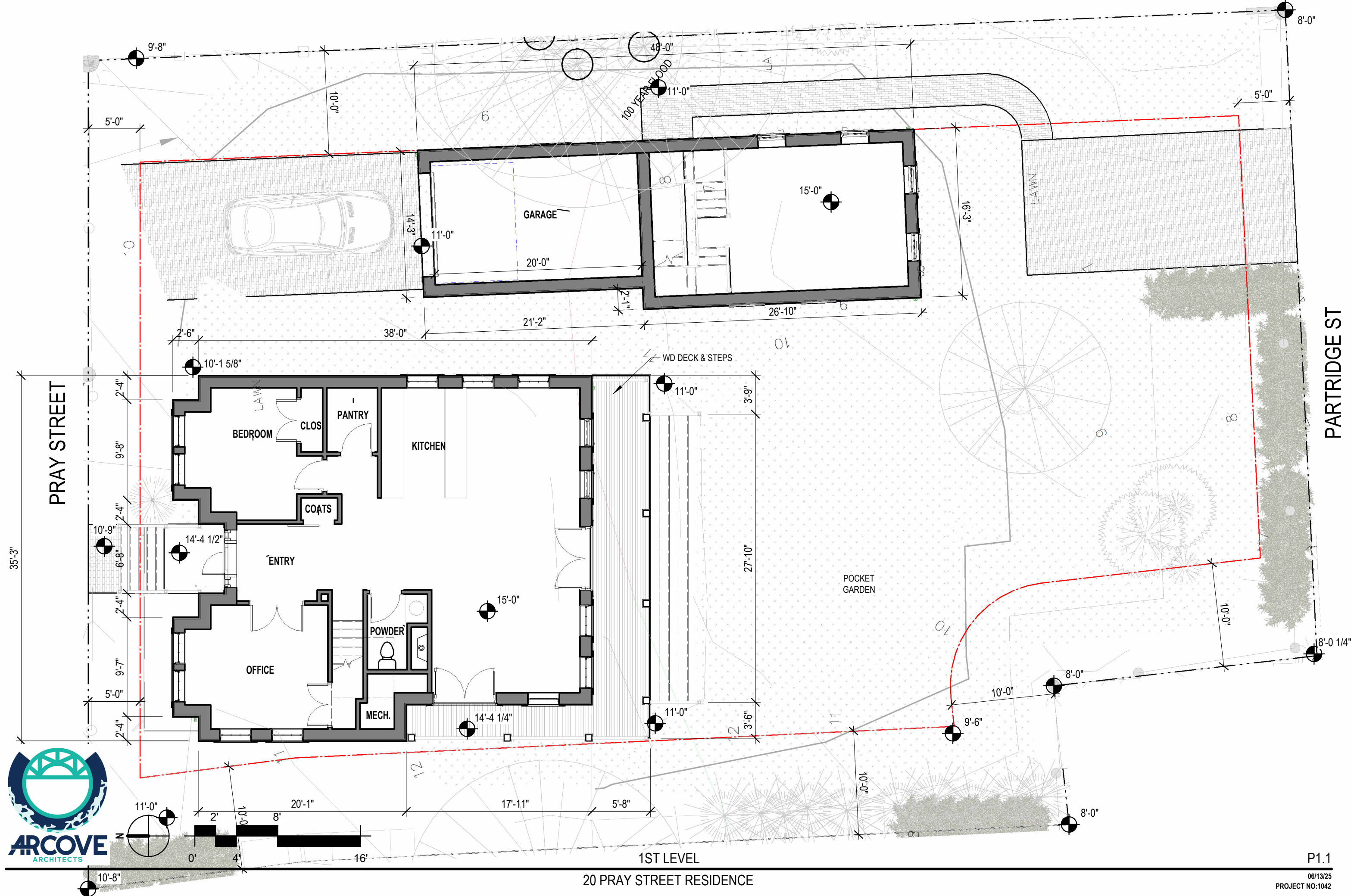
20 PRAY ST

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



20 PRAY ST

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

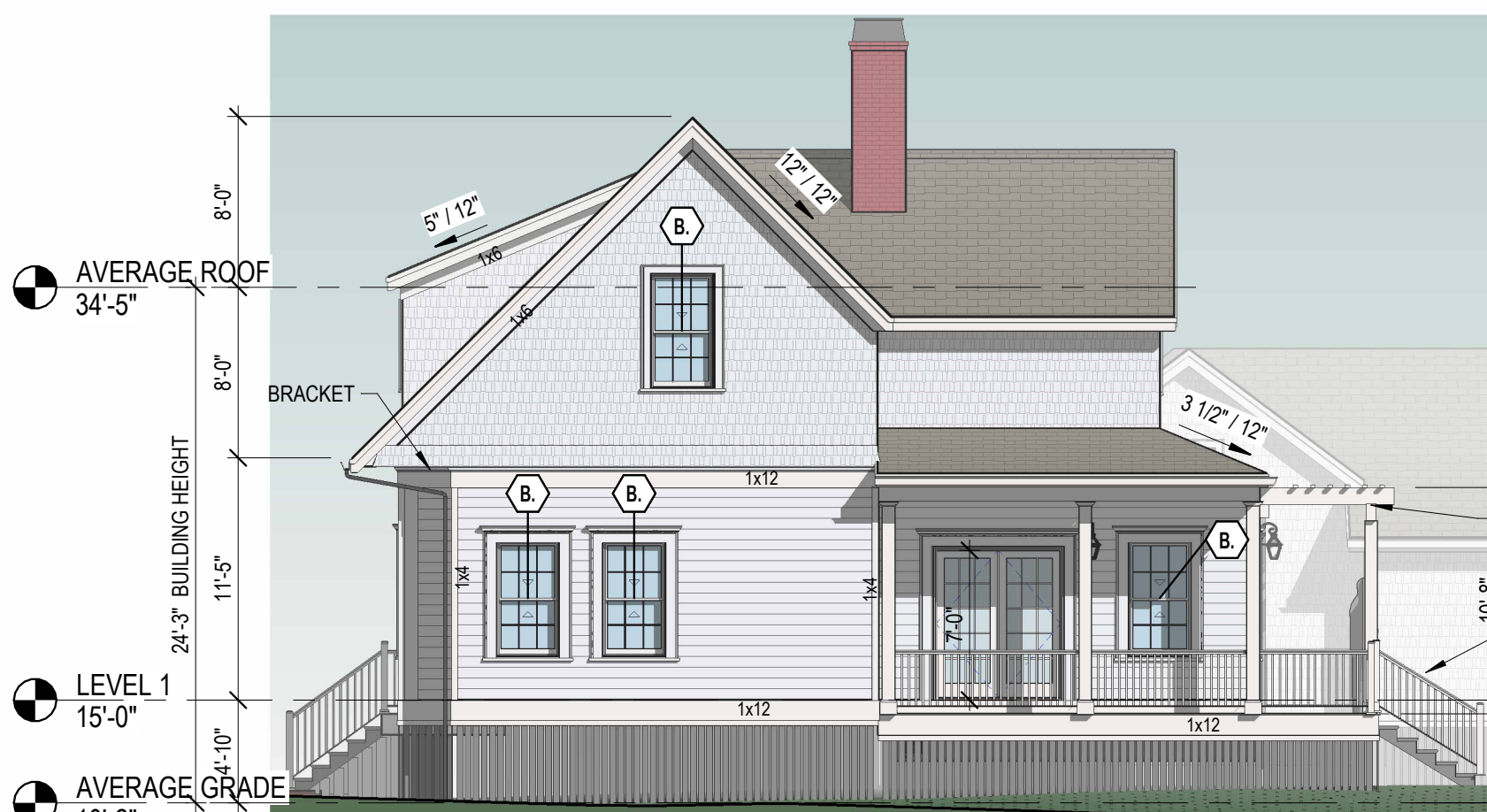


1ST LEVEL
20 PRAY STREET RESIDENCE

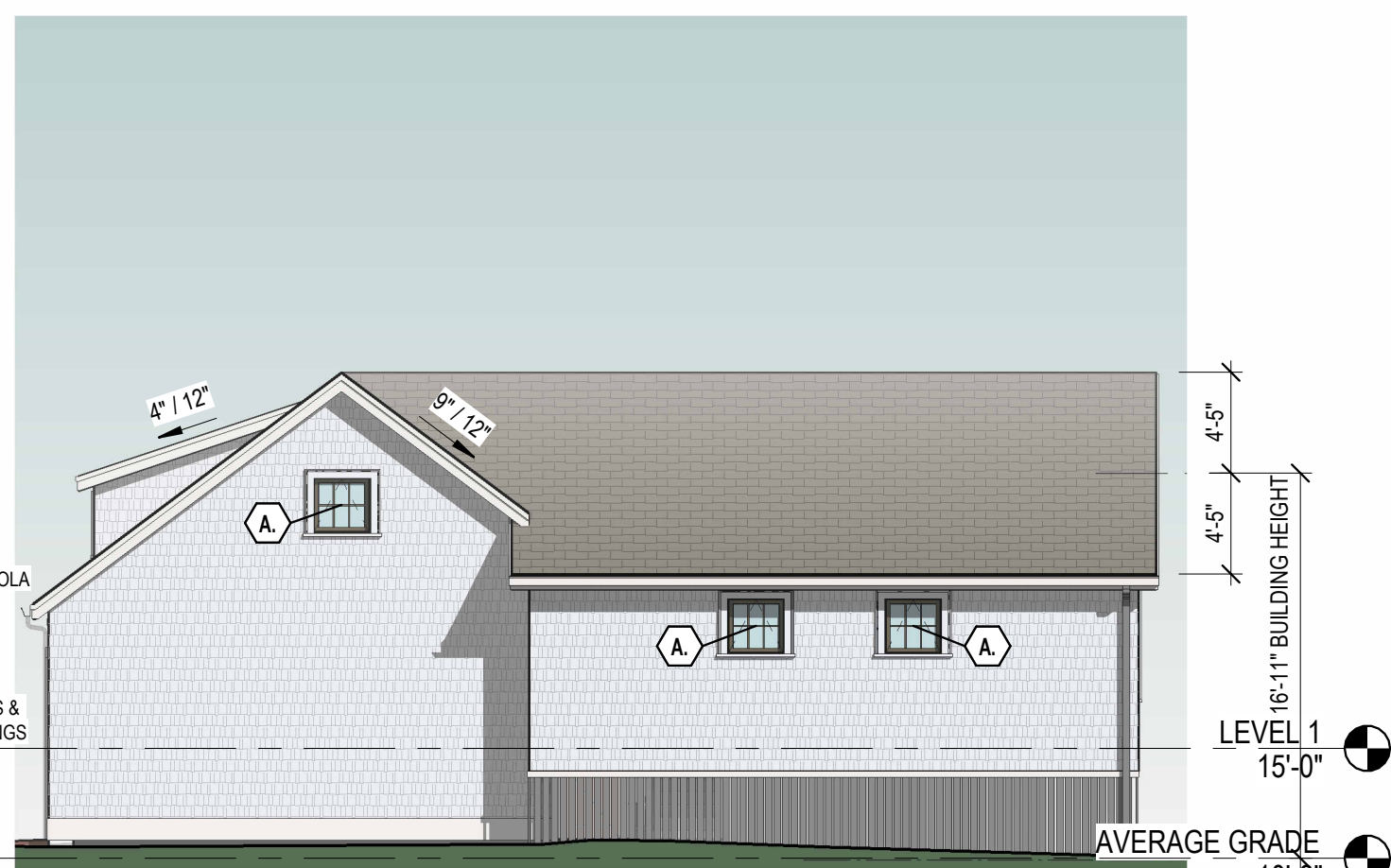


20 PRAY STREET RESIDENCE

06/12/25
PROJECT NO:1042

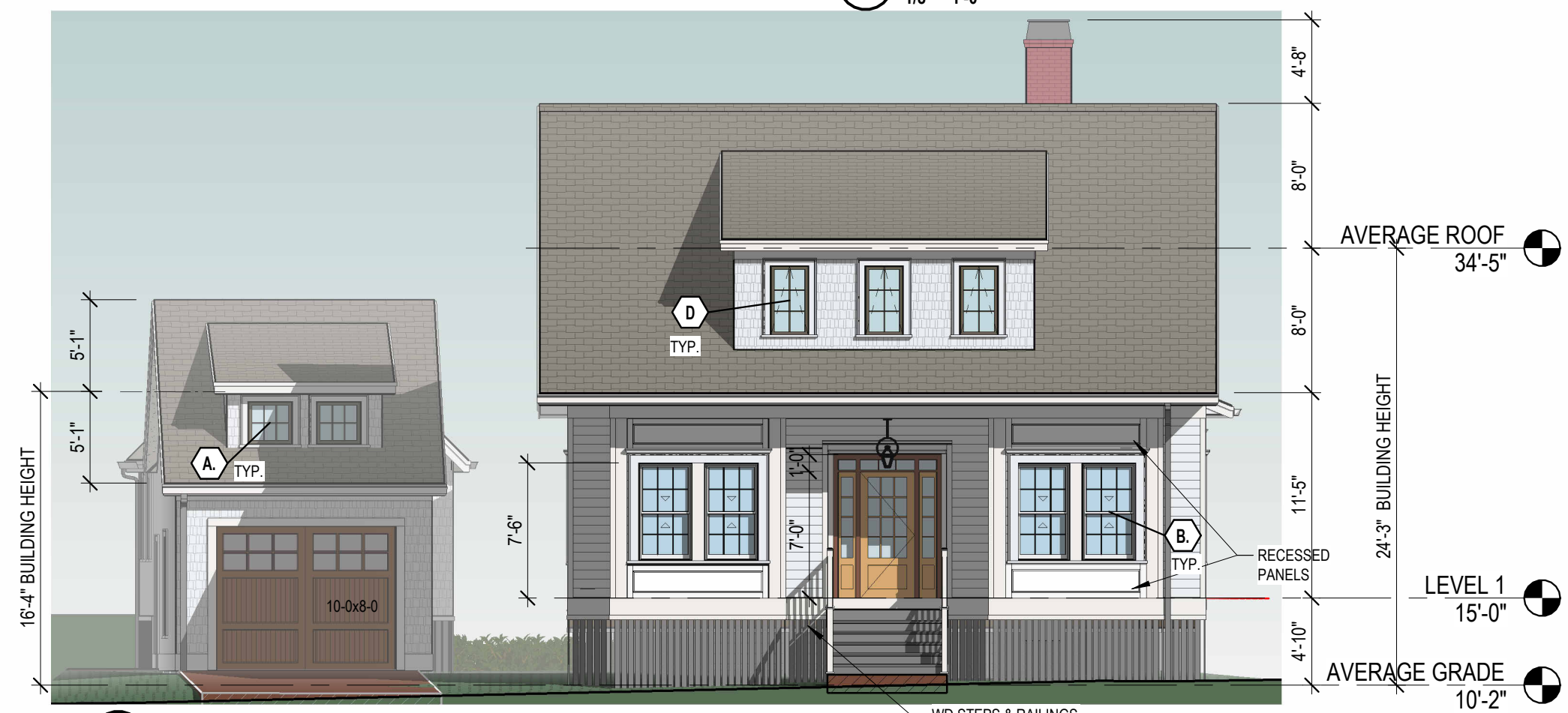


1 WEST ELEVATION (SIDE)
1/8" = 1'-0"



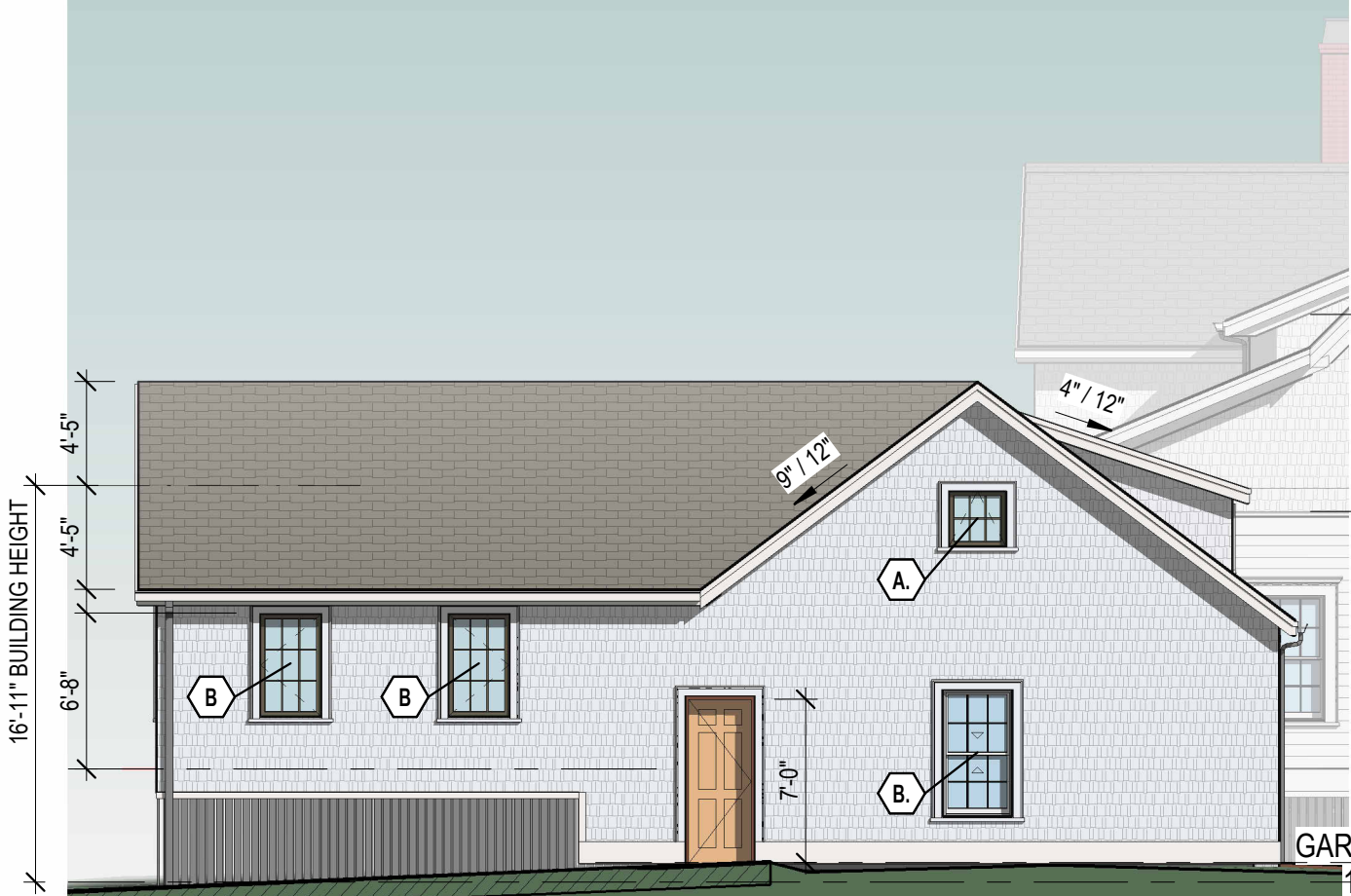
2 WEST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"

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

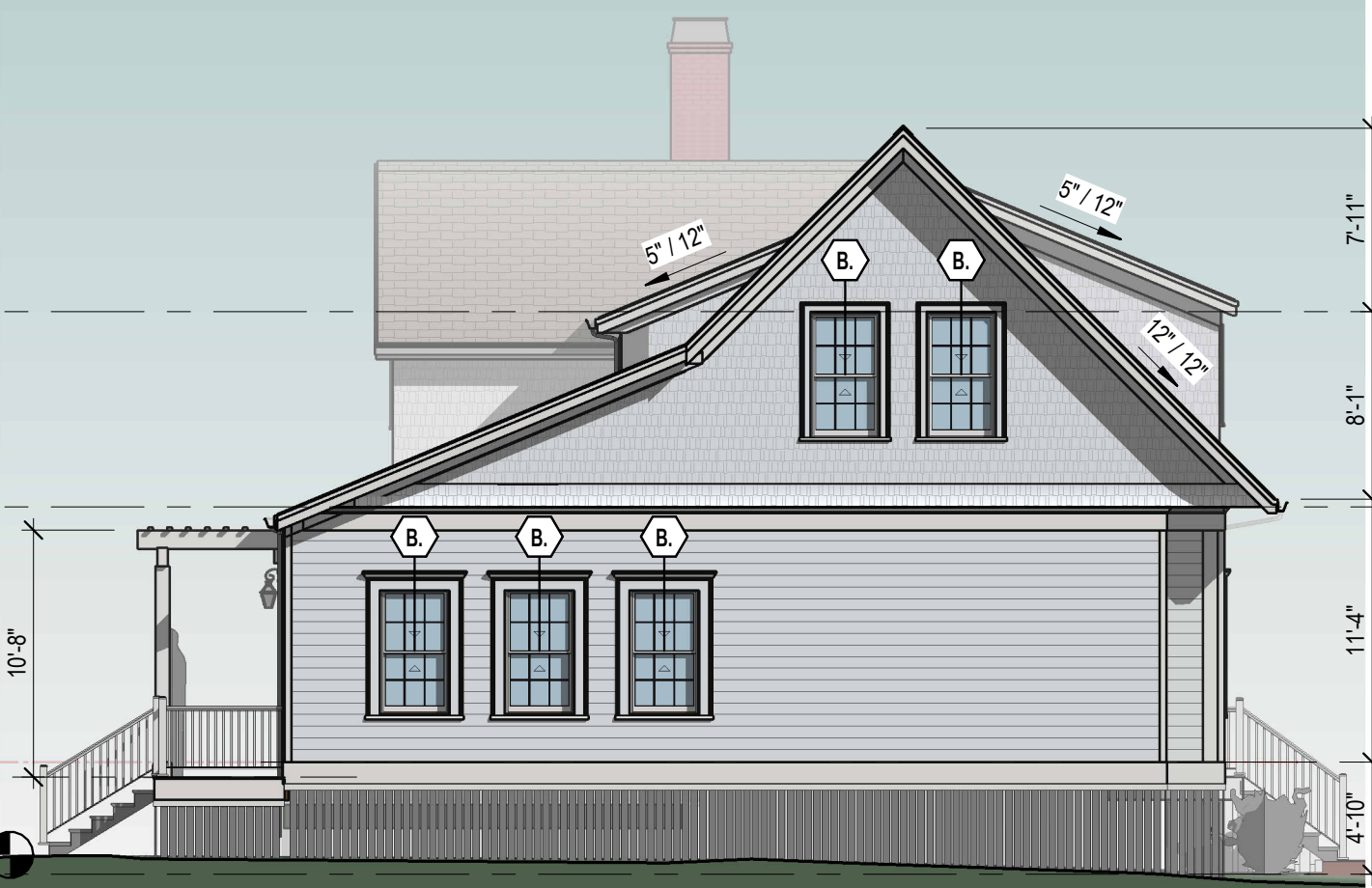


3 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"



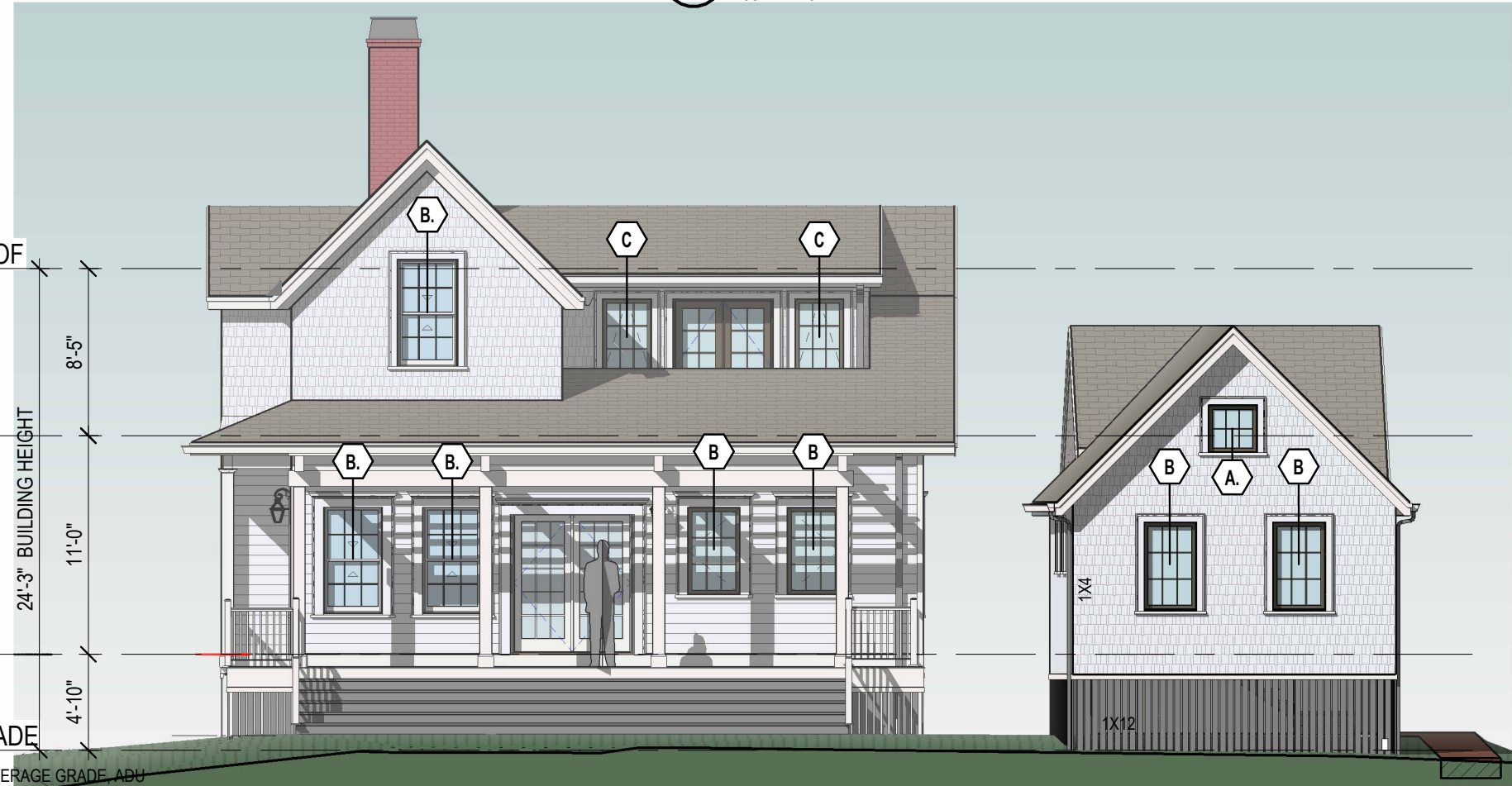


1 EAST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"



2 EAST ELEVATION (SIDE) HOUSE
1/8" = 1'-0"

- AVERAGE ROOF 34'-5"
- LEVEL 2 26'-0"
- LEVEL 1 15'-0"
- AVERAGE GRADE 10'-2"



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

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



HOUSE ELEVATIONS GARAGE

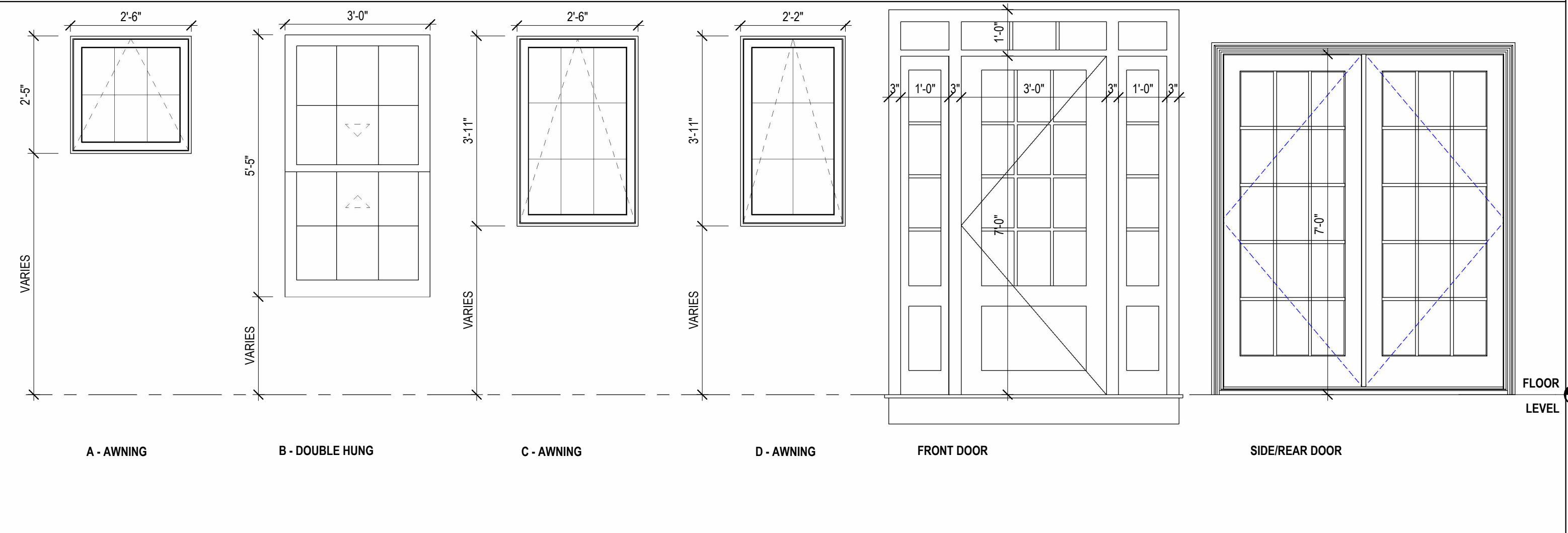
20 PRAY STREET RESIDENCE



RENDERING
20 PRAY STREET RESIDENCE



WINDOW SCHEDULE



ASPHALT SHINGLE
WOOD FASCIA
5" ALUMINUM
GUTTER, PTD

LEVEL 2
26'-0"

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

6X6 WD COLUMN,
WRAPPED WITH 1X
WD TRIM

WOOD PICKET
GUARDRAIL

1X BASE TRIM &
MOULDING CAP

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

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

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

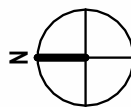
WOOD POST & CAP
WOOD PICKET
GUARDRAIL

LATTICE SKIRTING,
1X4 COMPOSITE
BOARDS

LEVEL 1
15'-0"

PORCH
14'-4 1/4"

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



DETAILS

20 PRAY STREET RESIDENCE

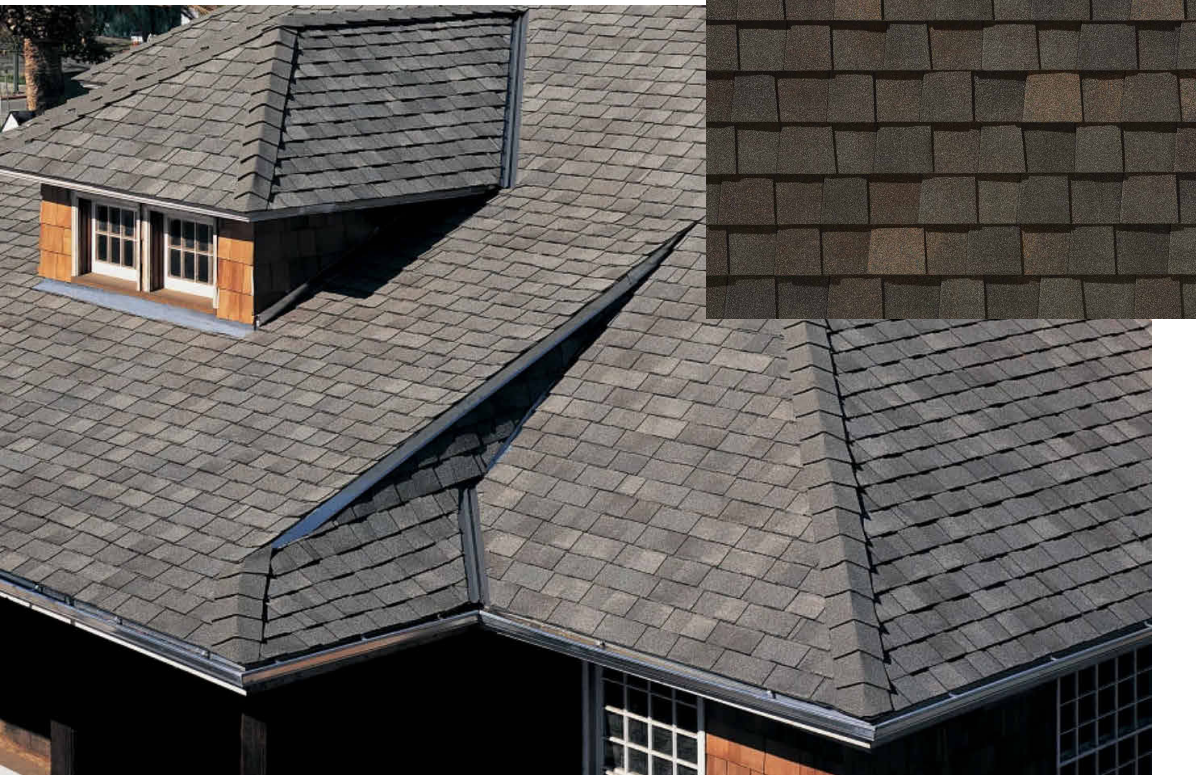
AVERAGE GRADE

04/18/25
PROJECT NO:1042

MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTEED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0".

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

PORCH DOOR
SIMPSON
15 LITE WOOD



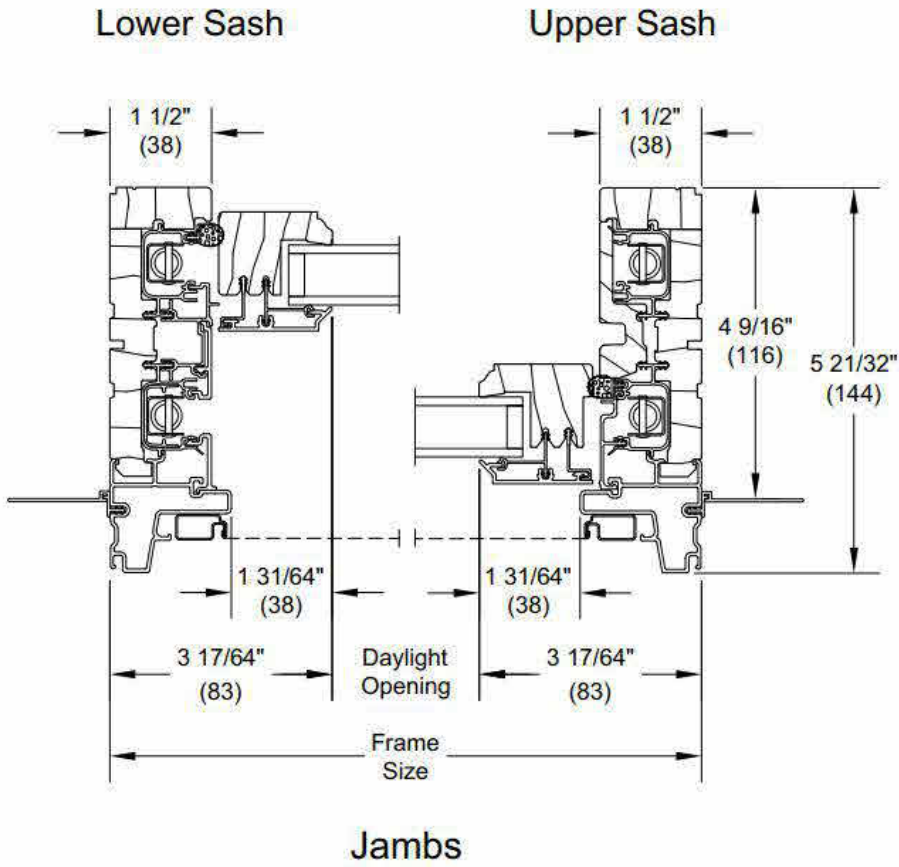
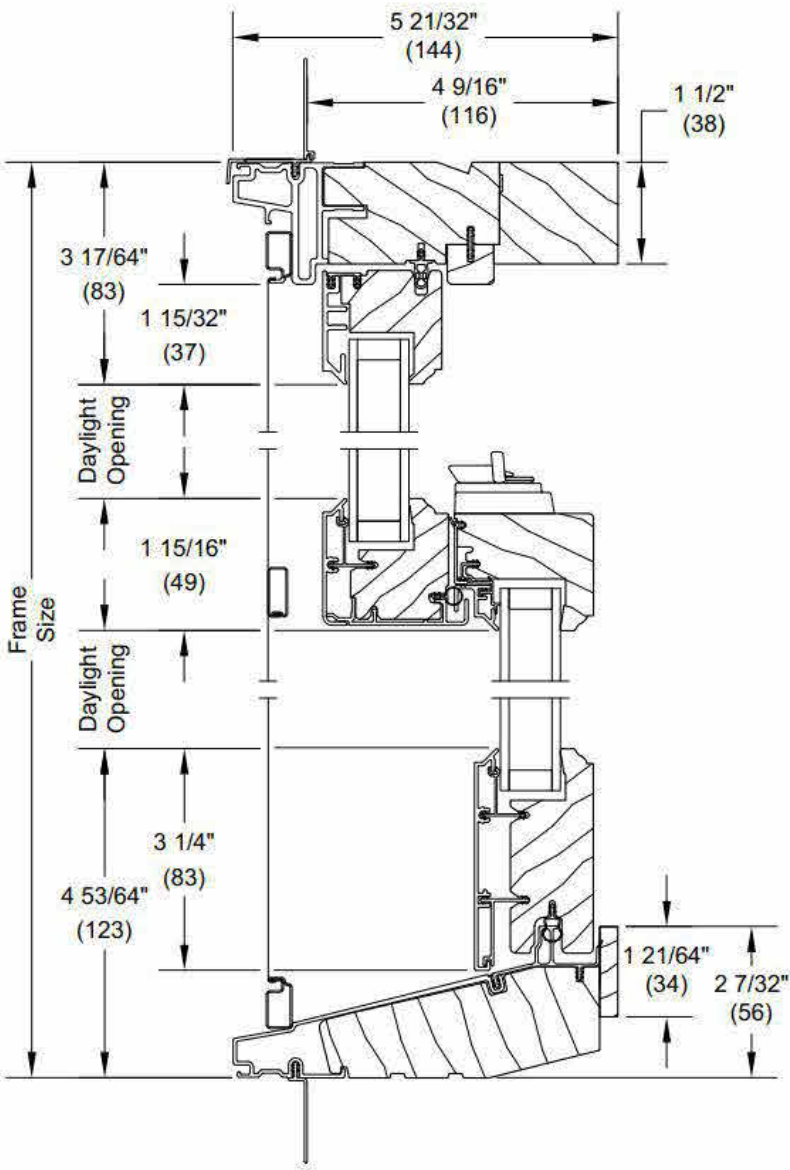
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

Section Details: Operating

Scale: 3" = 1' 0"

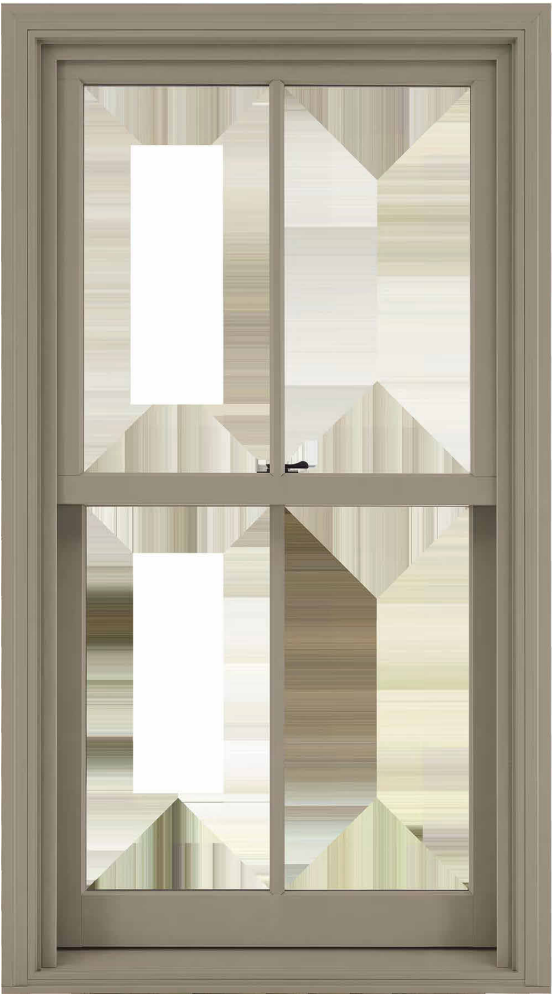
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

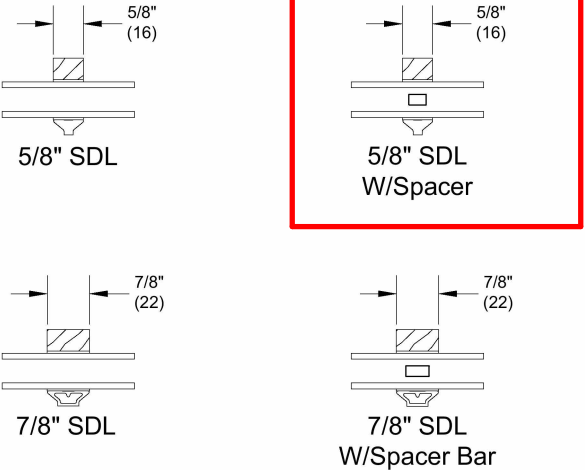


Color selection grid for window finishes:

Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



Simulated Divided Lite with
Spacer Bar (SDLS)

H.52

MATERIALS WINDOWS
Marcy-Pray Street Residences

SCALE:
4/18/2025

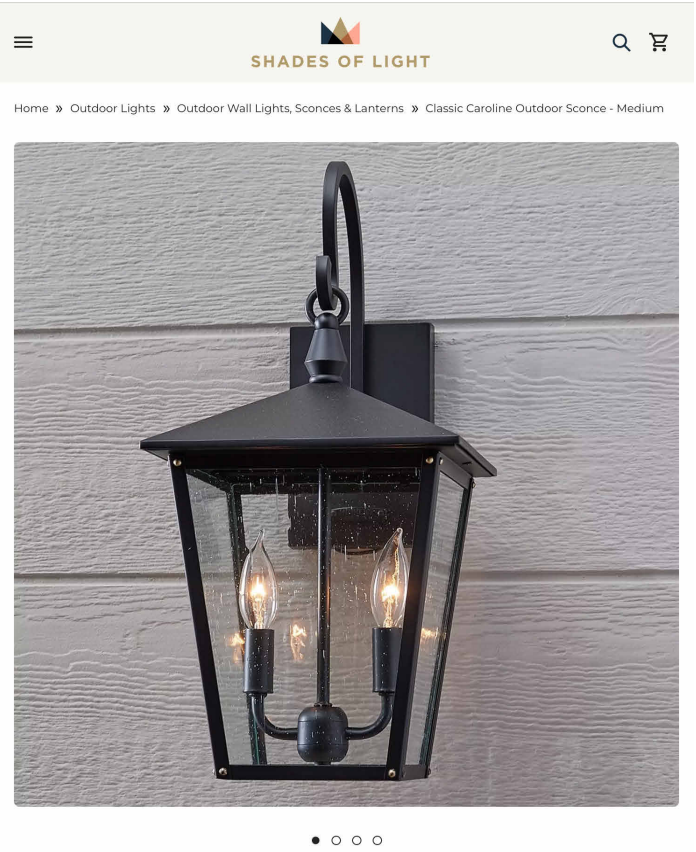




AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

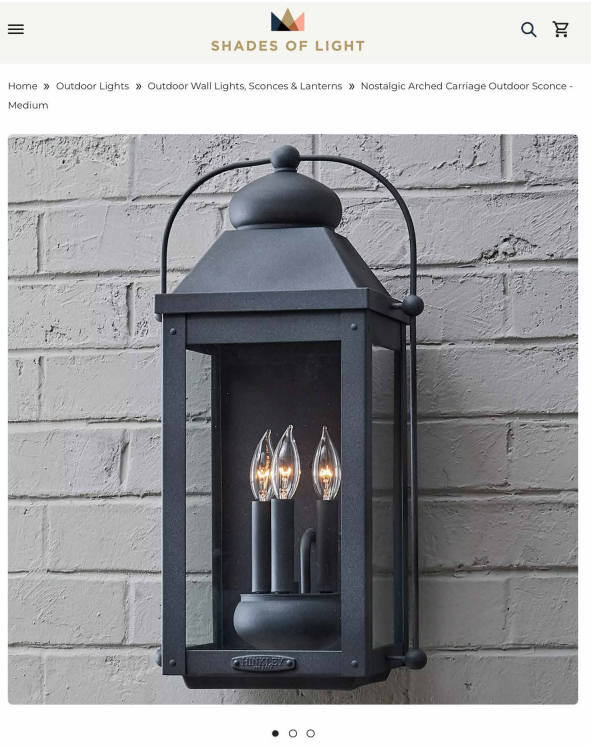


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
ELECTRIC OPTION
CLASSIC CAROLINE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
ELECTRIC OPTION
NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO

Project Address: **129 STATE STREET**

Permit Requested: **CERTIFICATE OF APPROVAL**

Application: **PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown



B. Proposed Work: Changes to a previous design (modify the windows, door, skylights, and roofline features.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Modifications to the windows, door, skylights, and rooftop features.
- This applicant is proposing changes to a previously approved design.



**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

DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH, NH

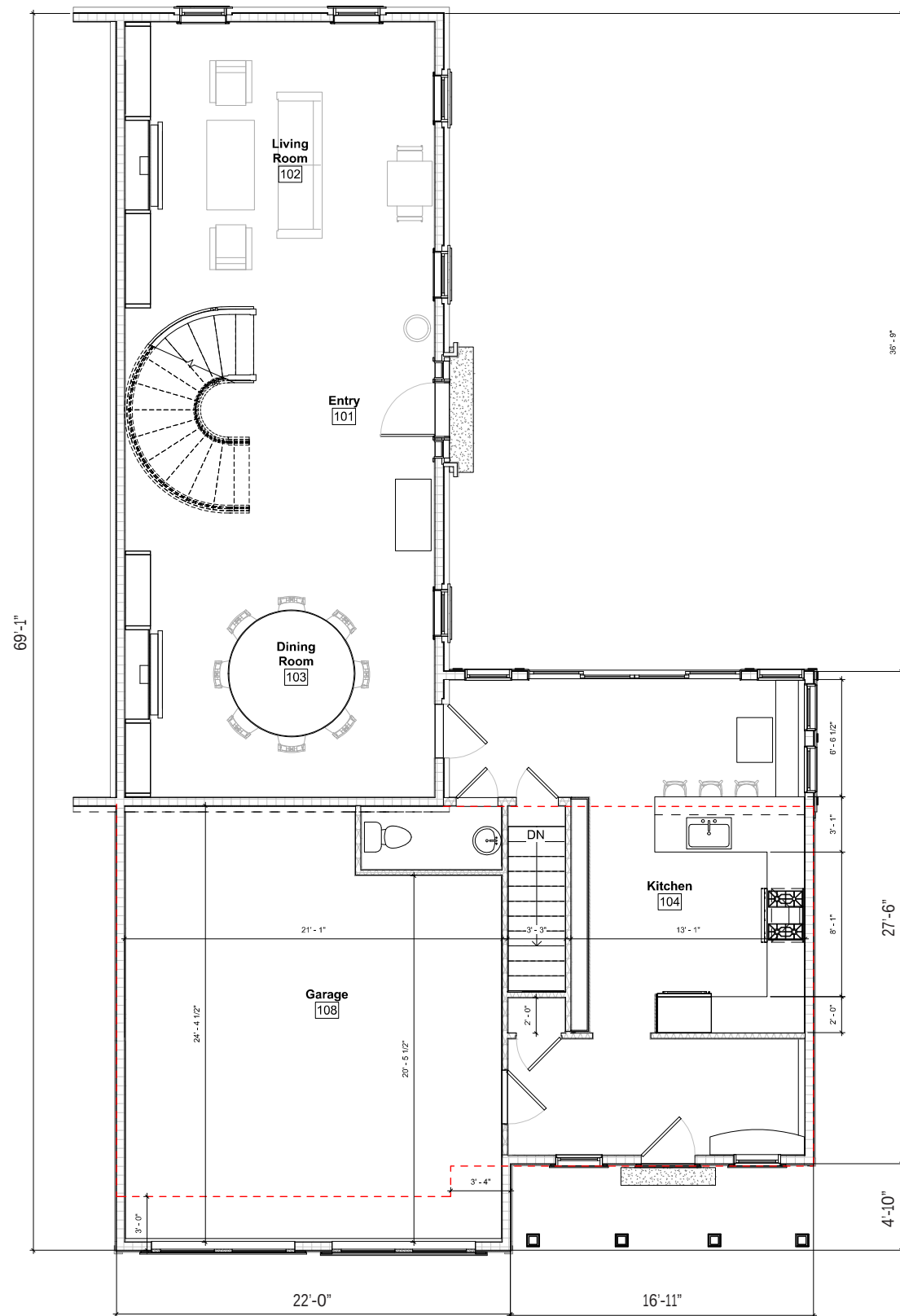
HISTORIC DISTRICT COMMISSION - 08.05.2026

Spivak Architects

CONTENTS

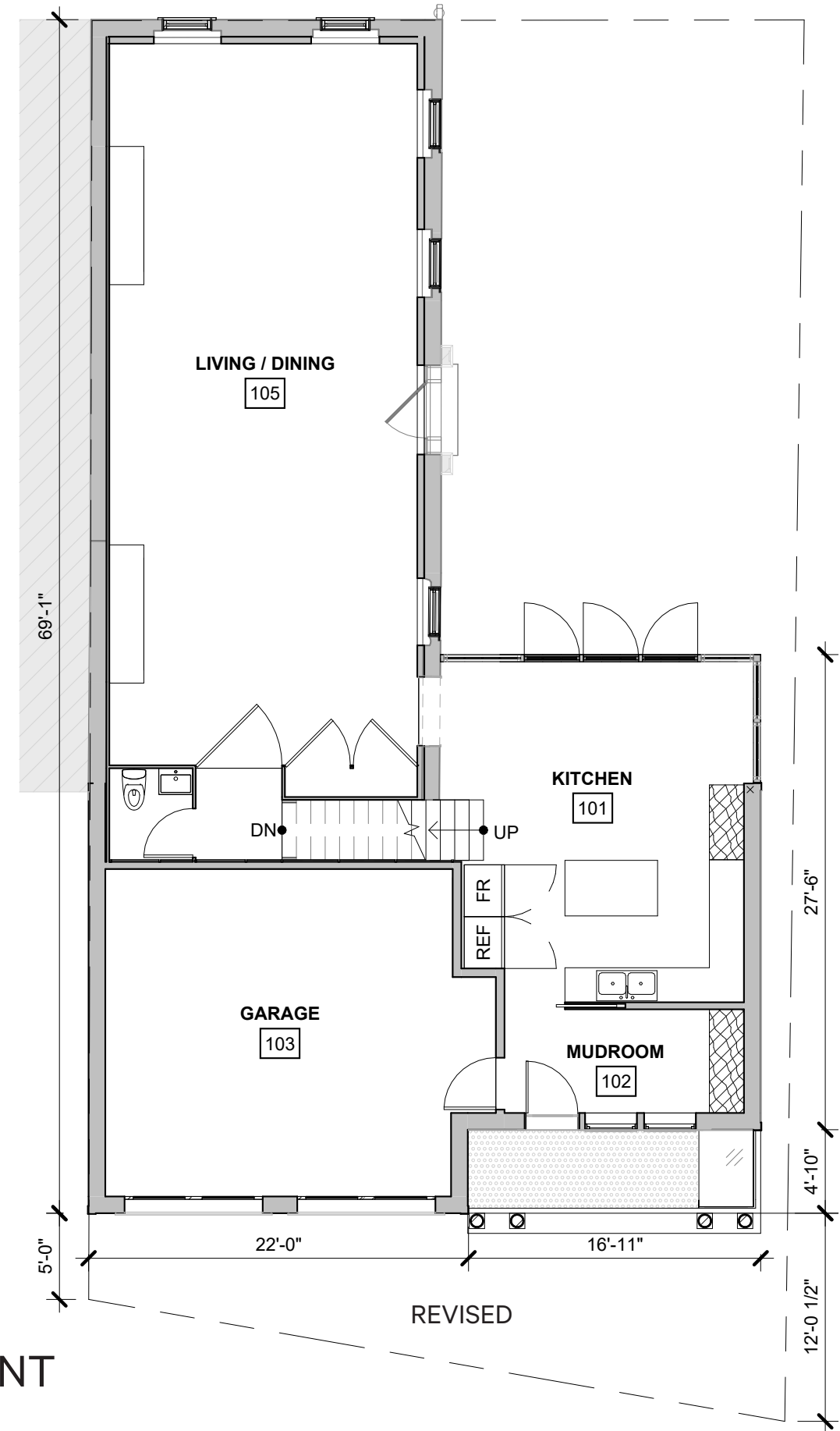
PAGE

PROPOSED MODIFICATIONS	3
DETAILS	16
MATERIALS AND SPECIFICATIONS	24
5/4/2022 HDC APPROVED PACKAGE	31



HDC APPROVED 05/04/2022

BUILDING FOOTPRINT



REVISED

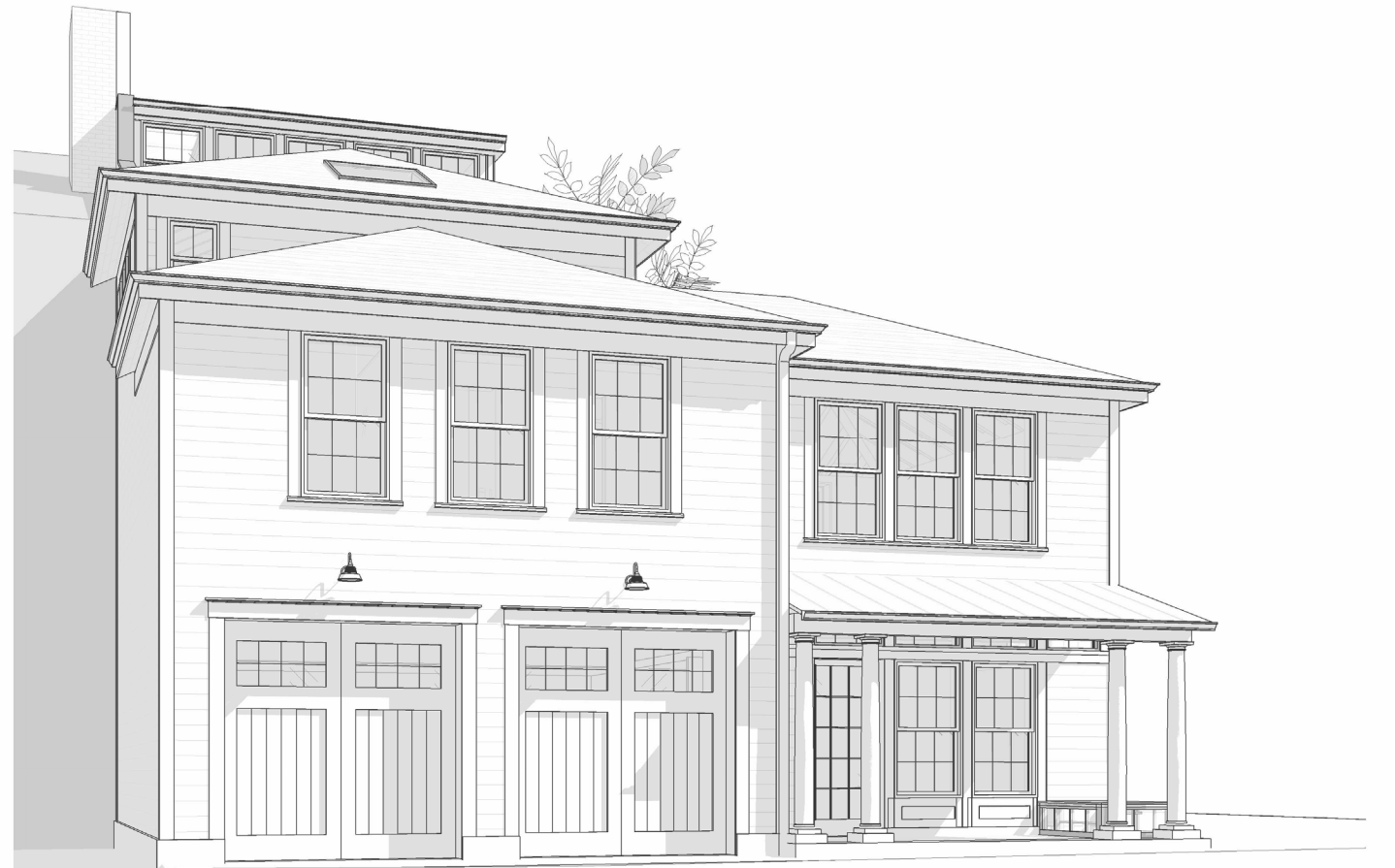


129 STATE STREET



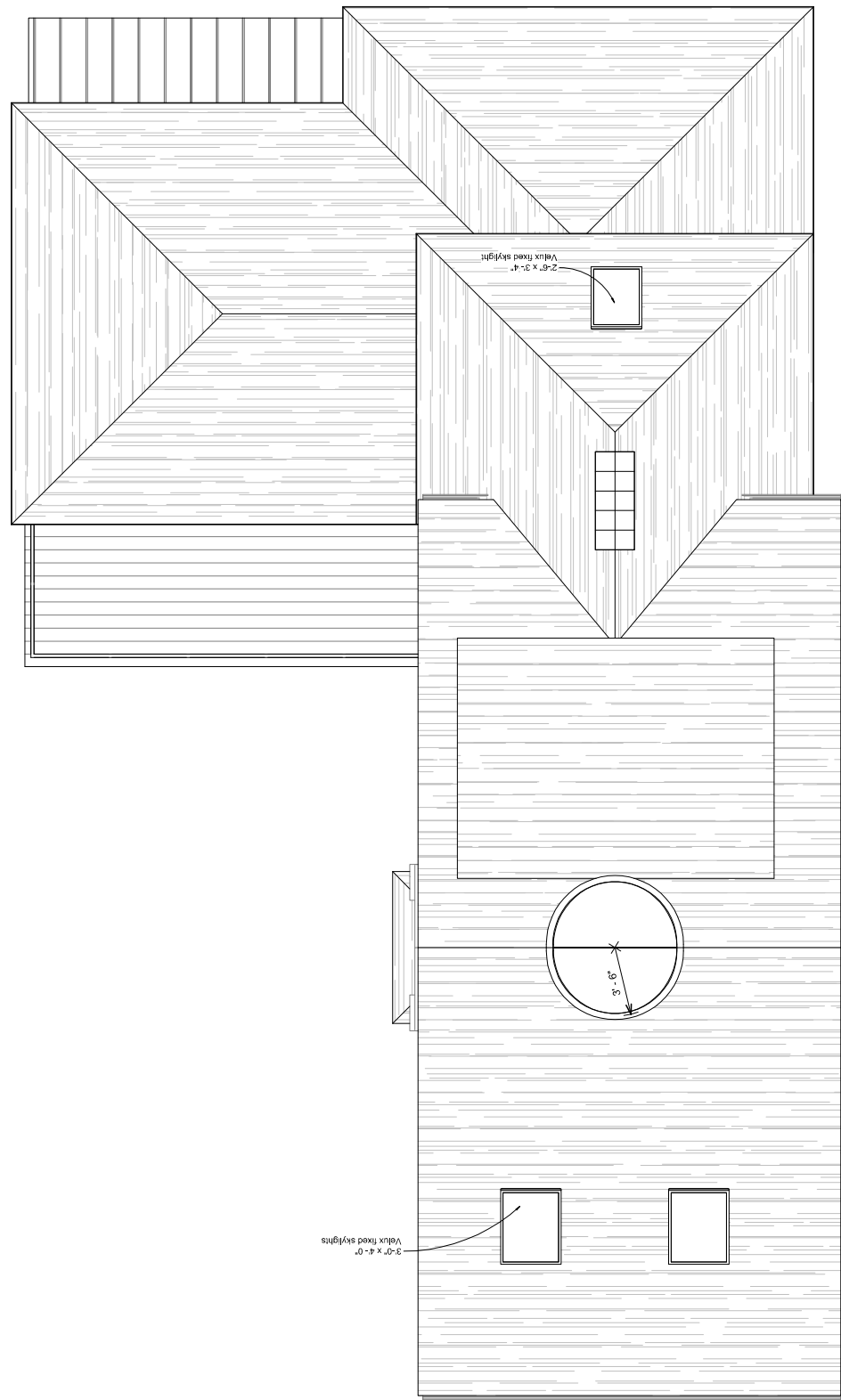
HDC APPROVED 05/04/2022

REVISED



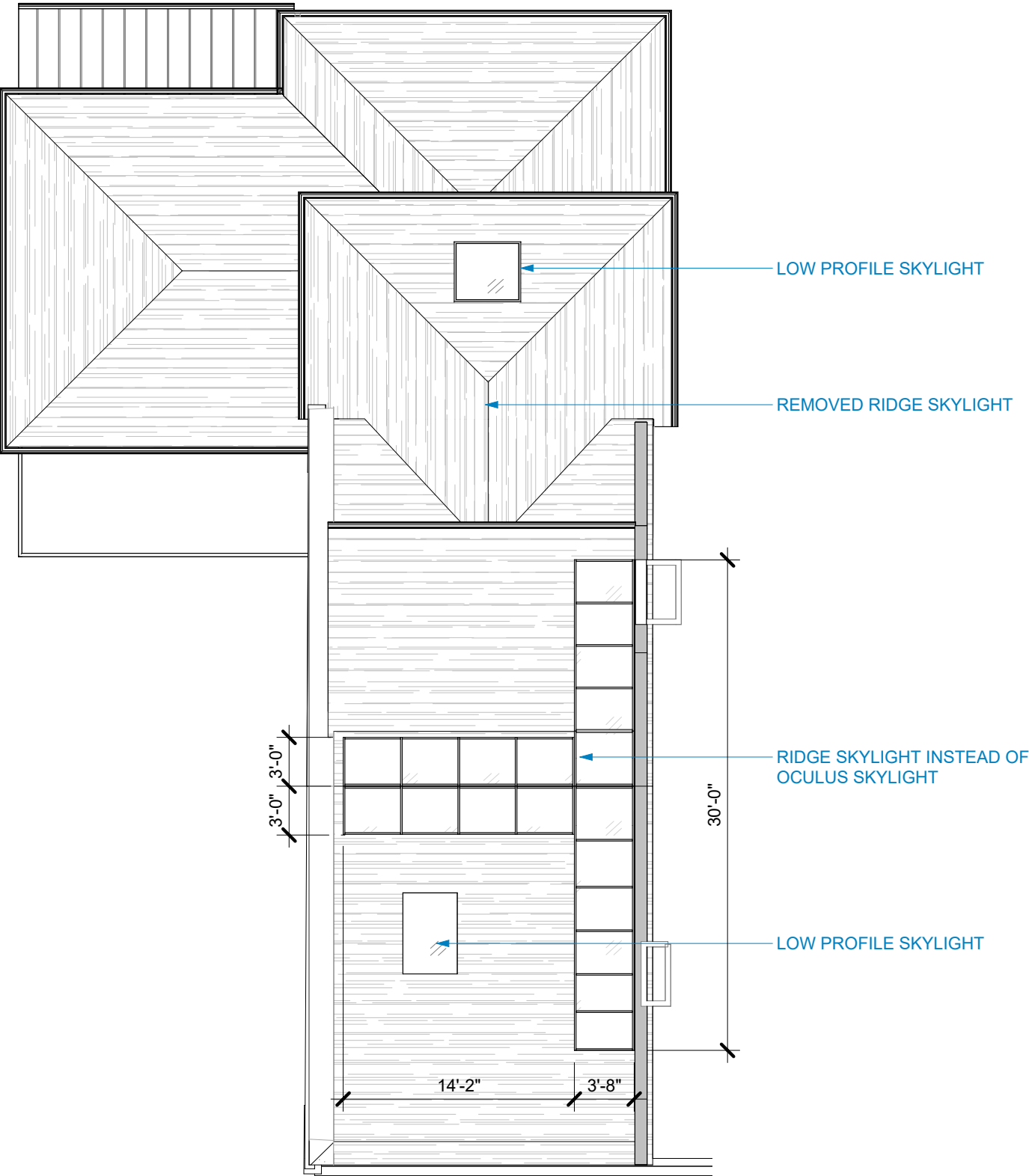
HDC APPROVED 05/04/2022

REVISED



HDC APPROVED 05/04/2022

ROOF PLAN

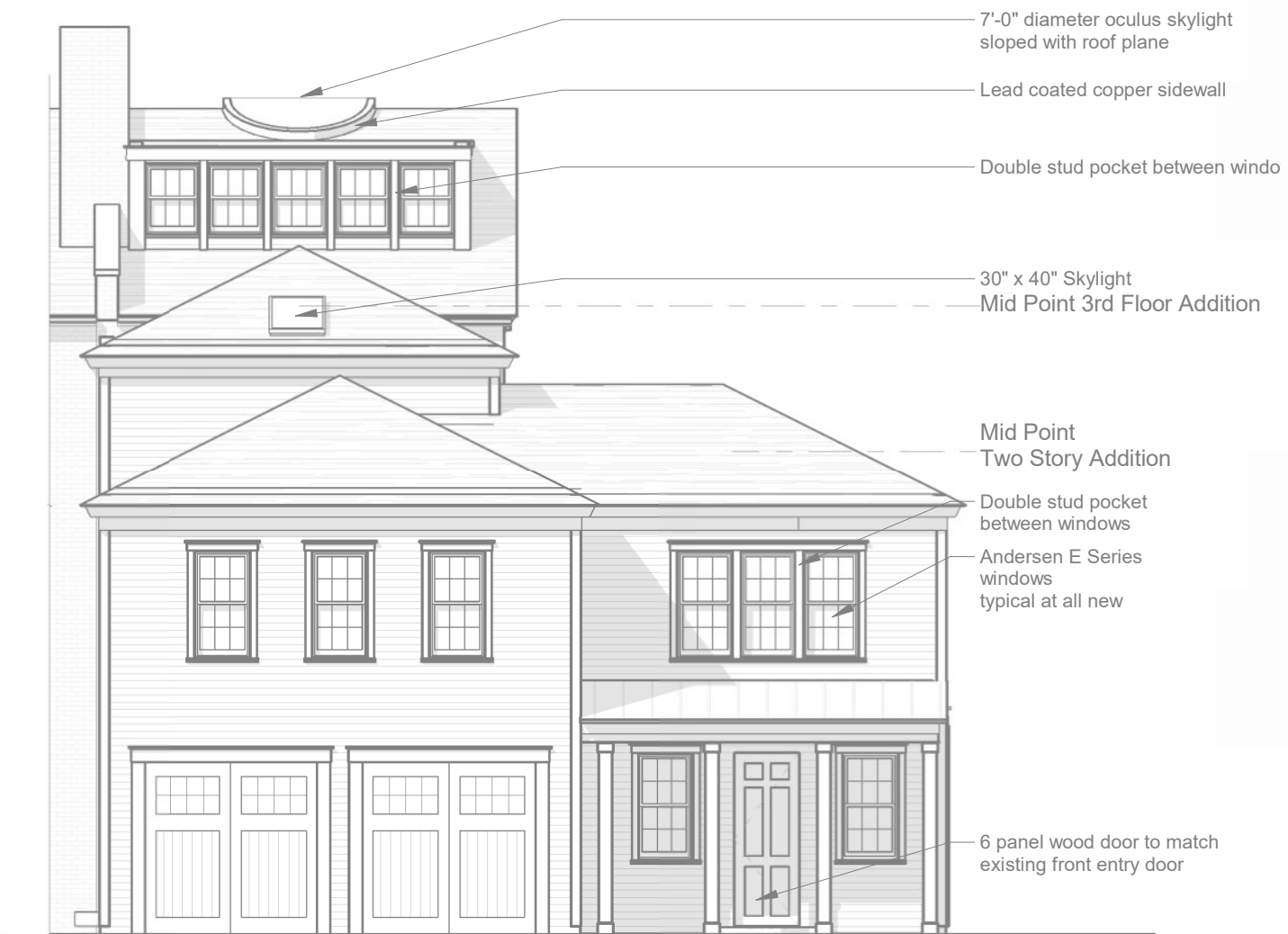


REVISED



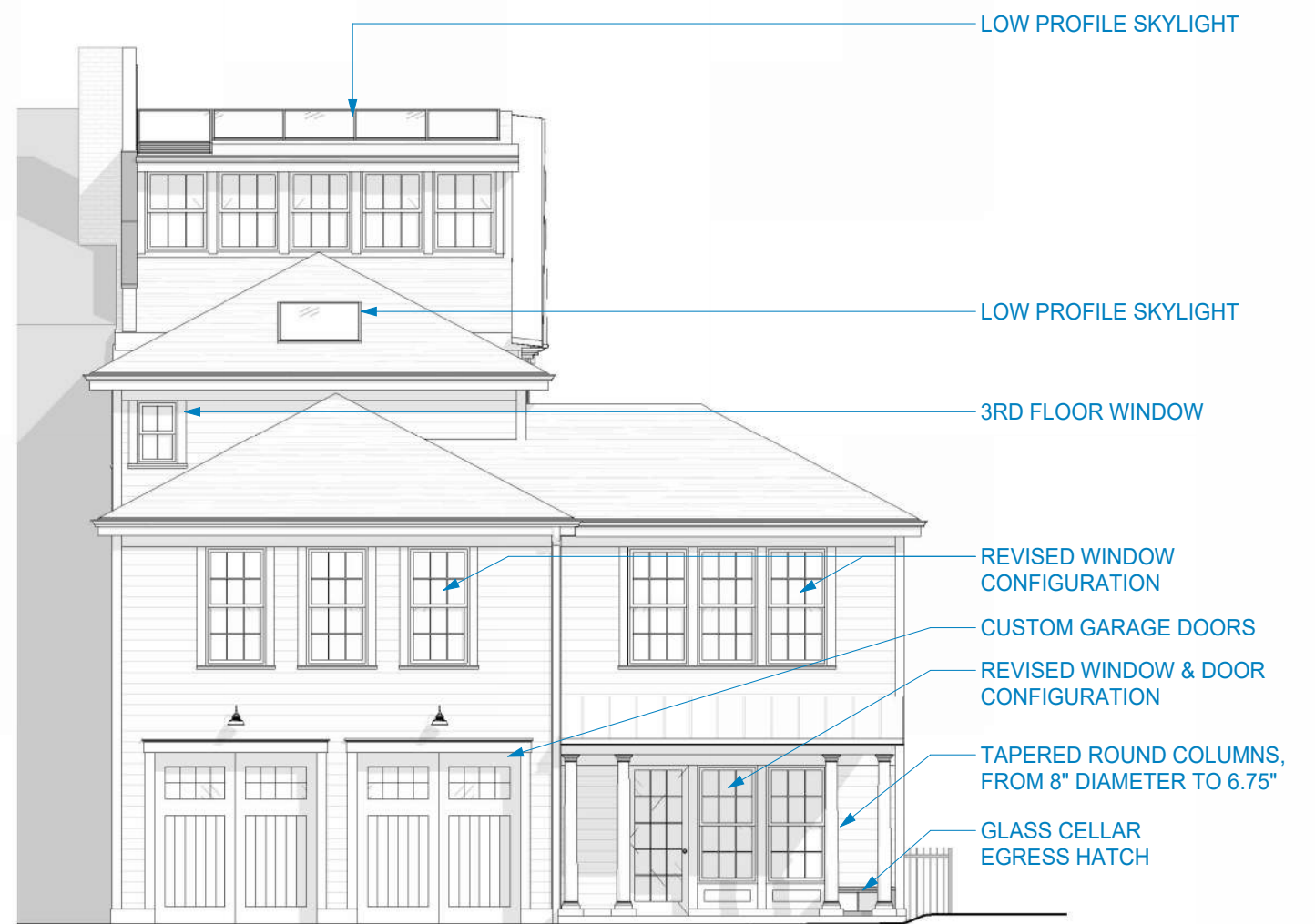
REVISED ELEVATION

EAST ELEVATION



HDC APPROVED 05/04/2022

NORTH ELEVATION



REVISED ELEVATION



HDC APPROVED 05/04/2022

Existing limestone band

LOW-PROFILE SKYLIGHT INSTEAD
OF OCULUS

LOW PROFILE SKYLIGHT

WOOD AND GLASS DOOR

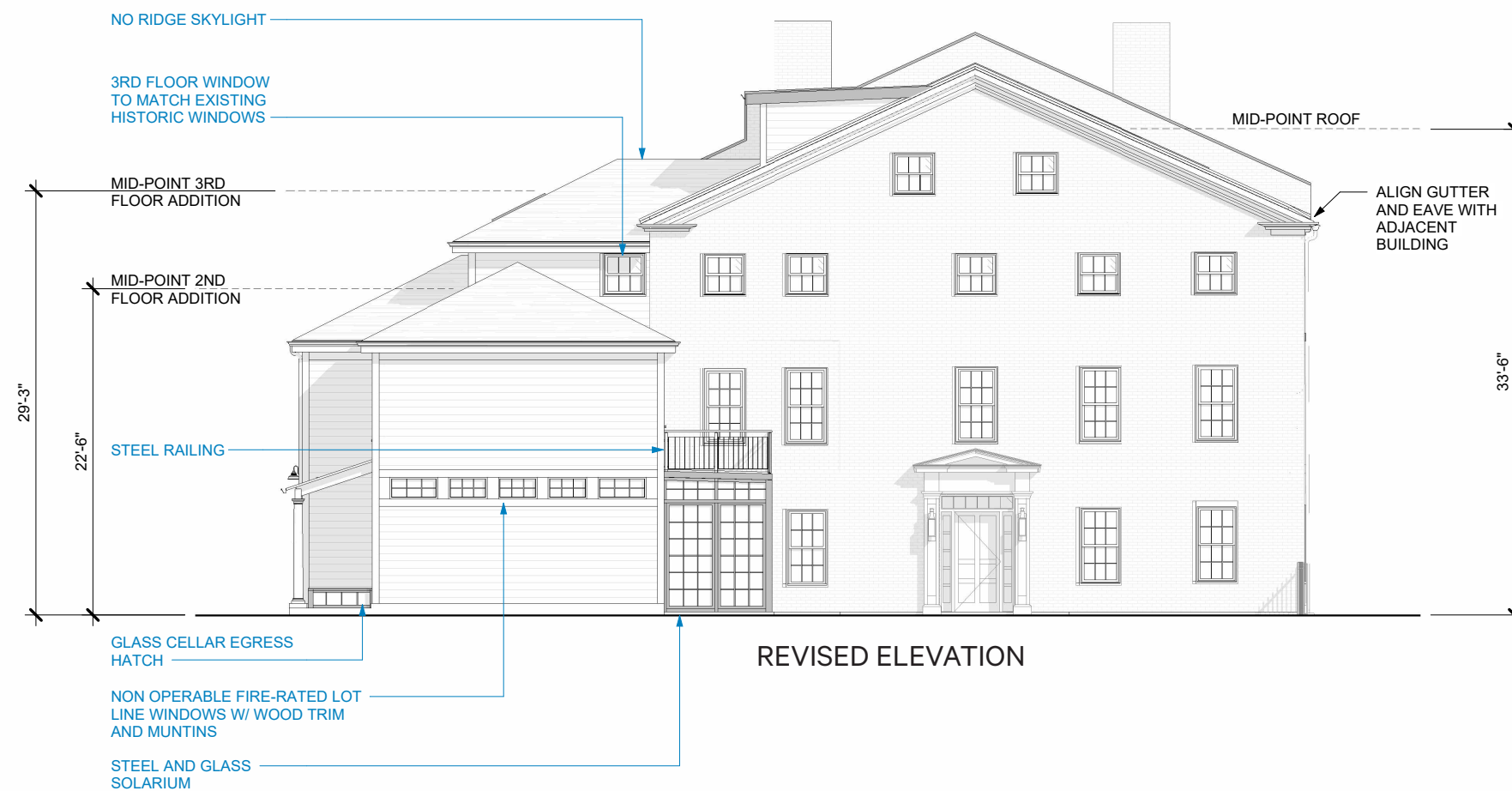
STEEL RAILING

HOPES OLD WORLD SUITE
STEEL SOLARIUM



REVISED ELEVATION

SOUTH ELEVATION



WEST ELEVATION



Artistic Rendering - State Street Perspective

HDC APPROVED 05/04/2022



REVISED

VIEW FROM CORNER OF STATE STREET

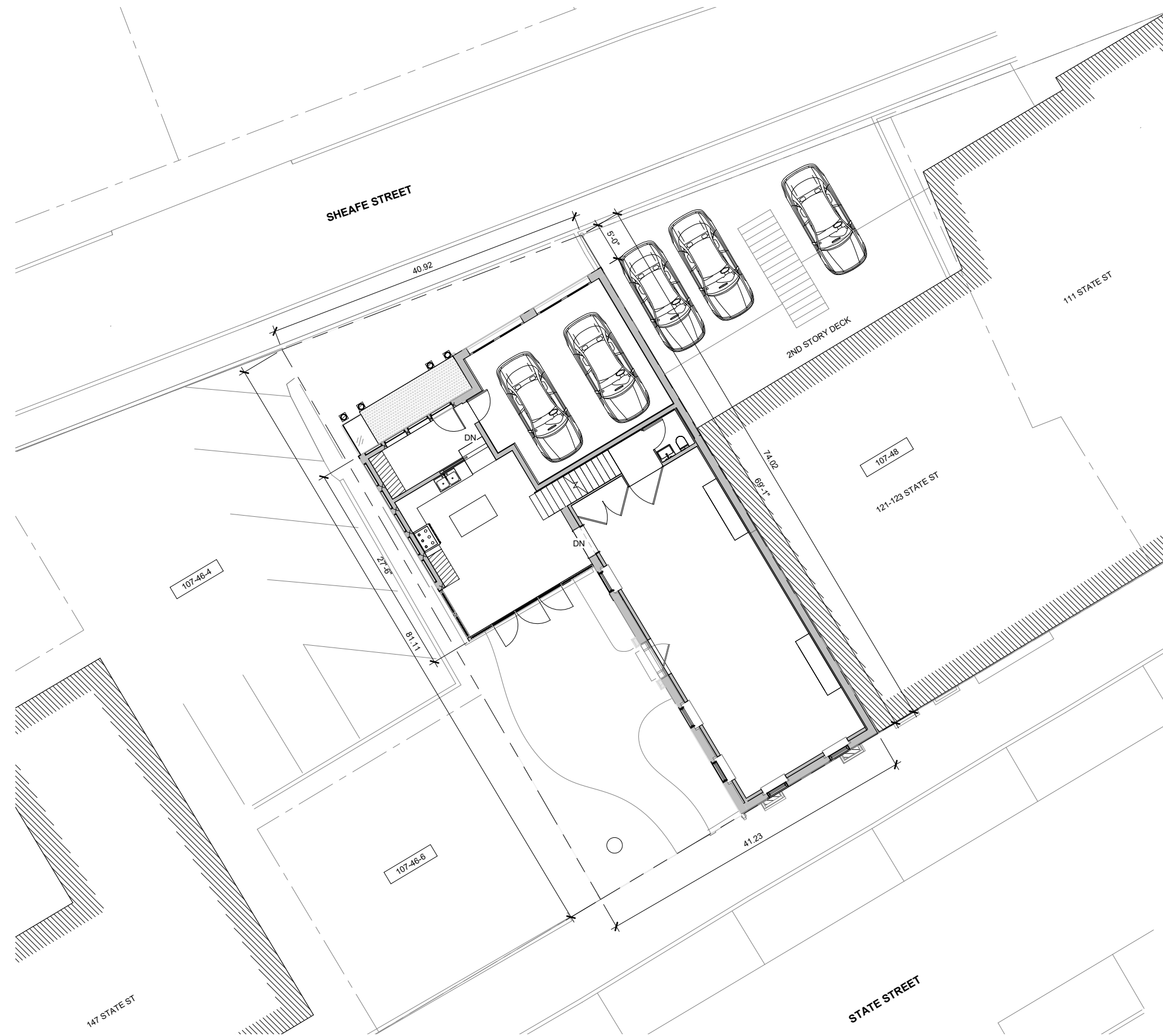


HDC APPROVED 05/04/2022



REVISED

VIEW FROM SHEAFE STREET





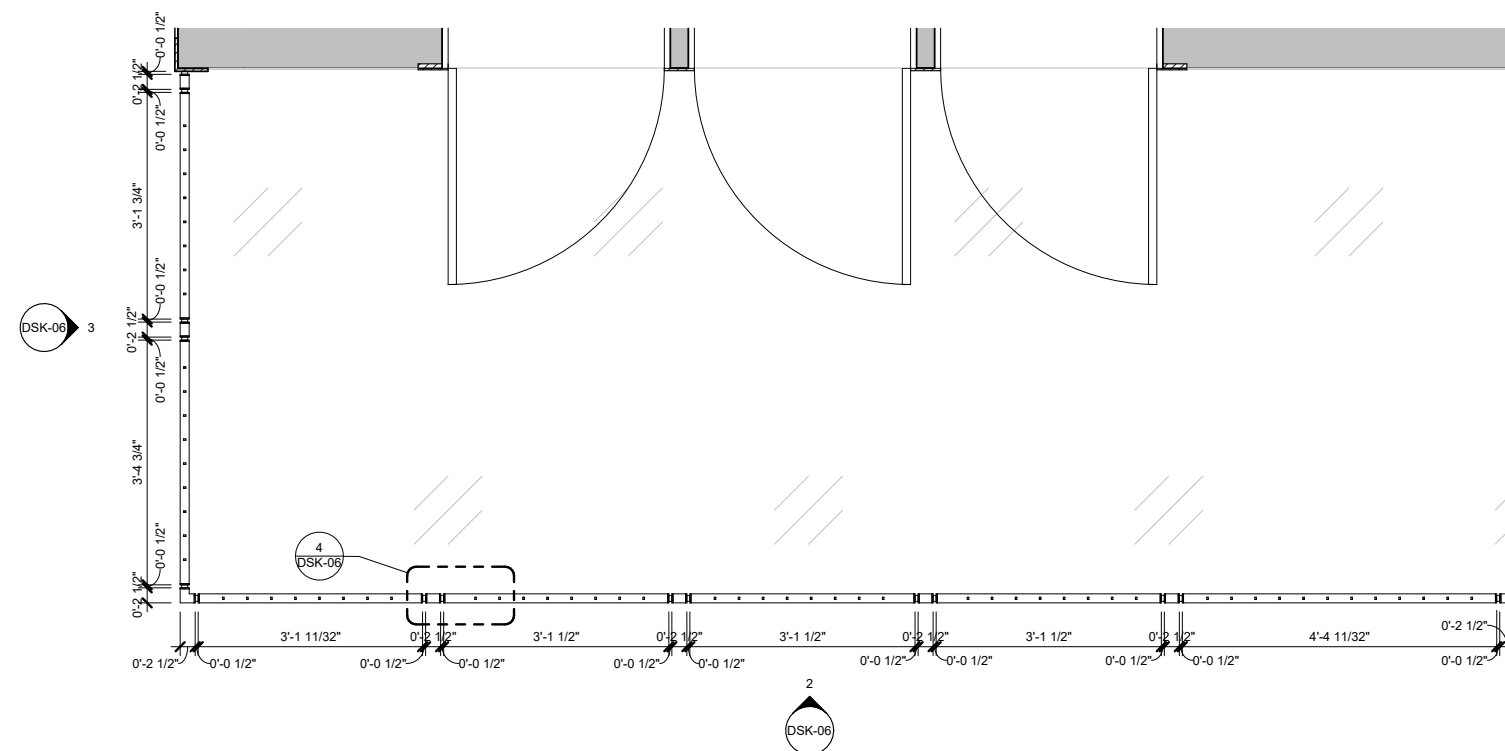
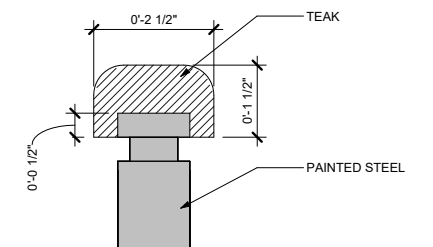
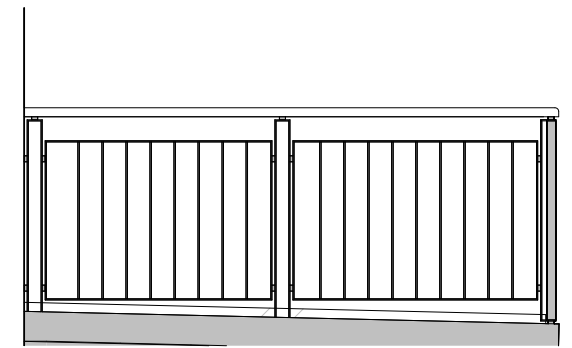
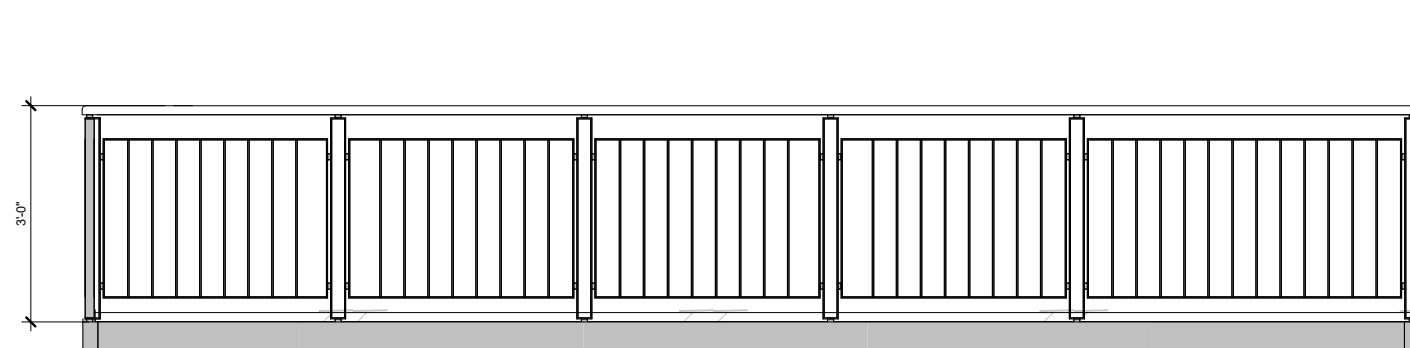
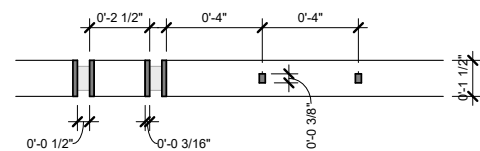
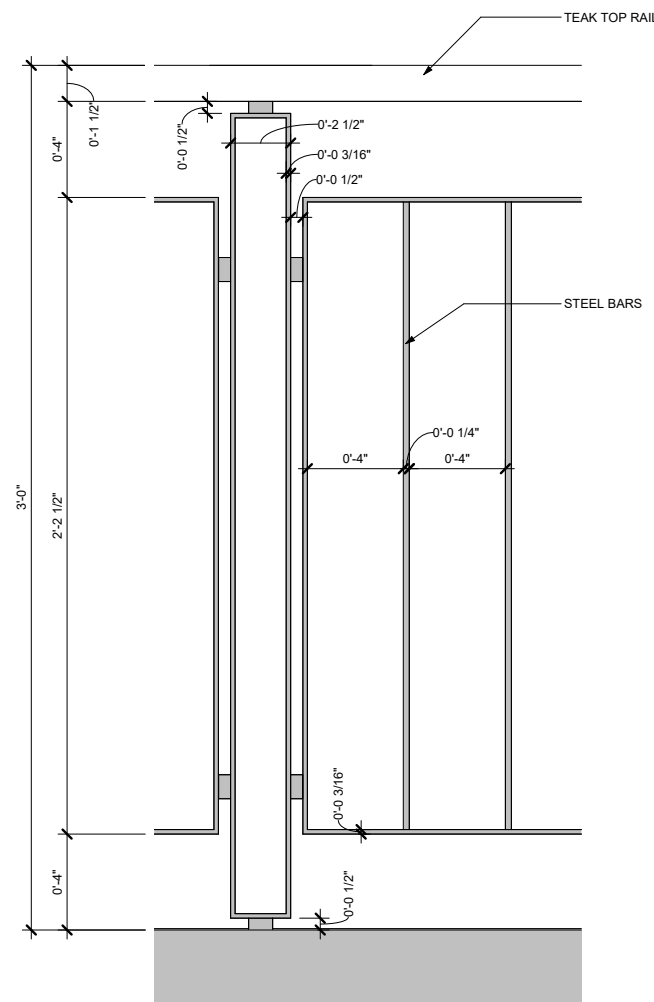
ALTERNATE - NO EAVE OVERHANG



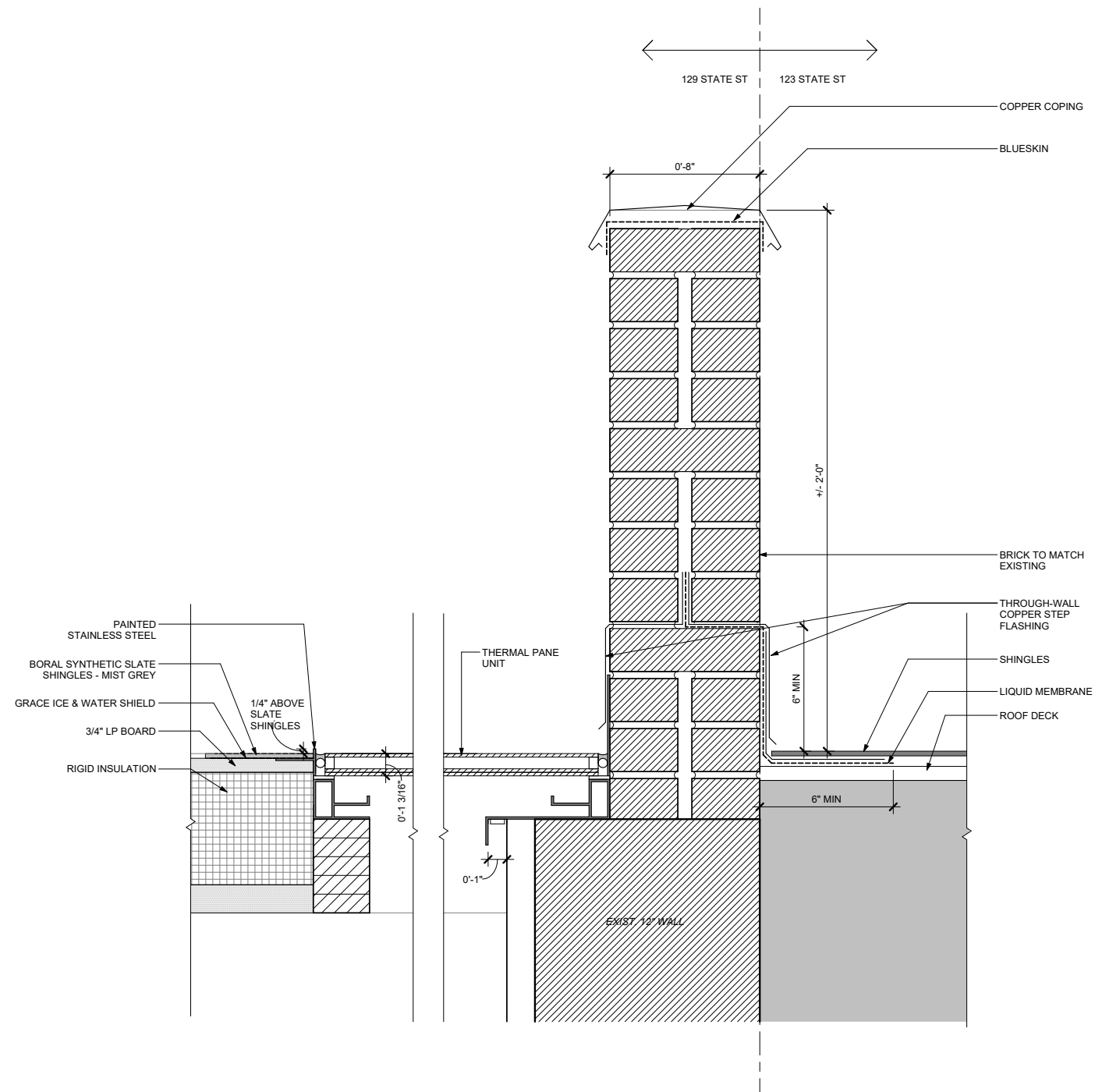
ALTERNATE 2 - NO EAVE OVERHANG (BOTH SIDES)

- TERRACE RAILING
- SKYLIGHT AND PARAPET
- ROOF DETAILS
- FIRE-RATED WINDOWS
- GRANITE BASE
- TYPICAL OVERHANG
- GARAGE DOOR

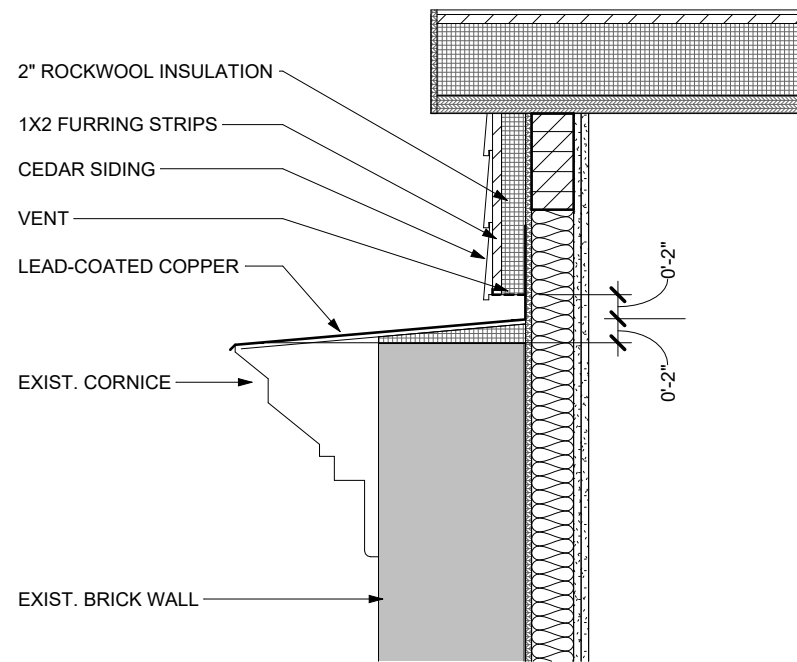
DETAILS



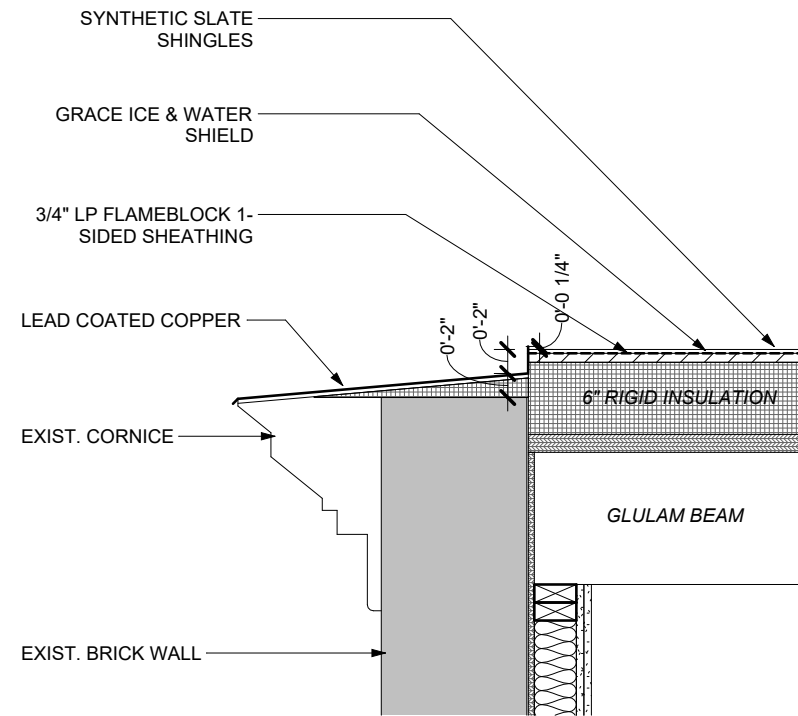
TERRACE RAILING



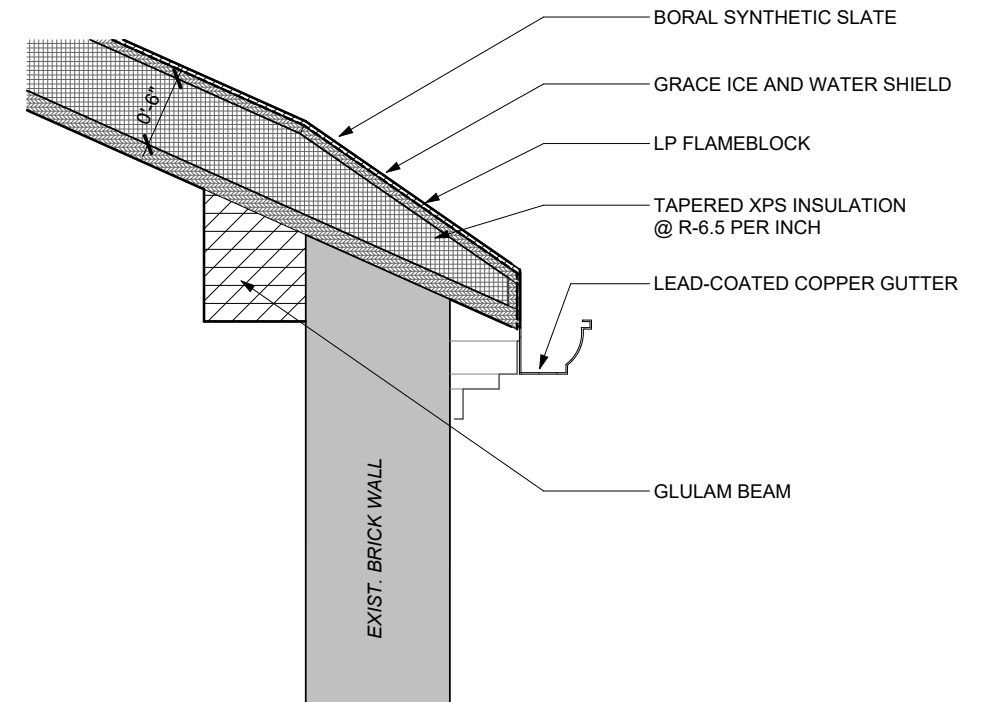
SKYLIGHT AND PARAPET DETAIL



5 ROOF EDGE DETAIL AT DORMER WALL
1" = 1'-0"

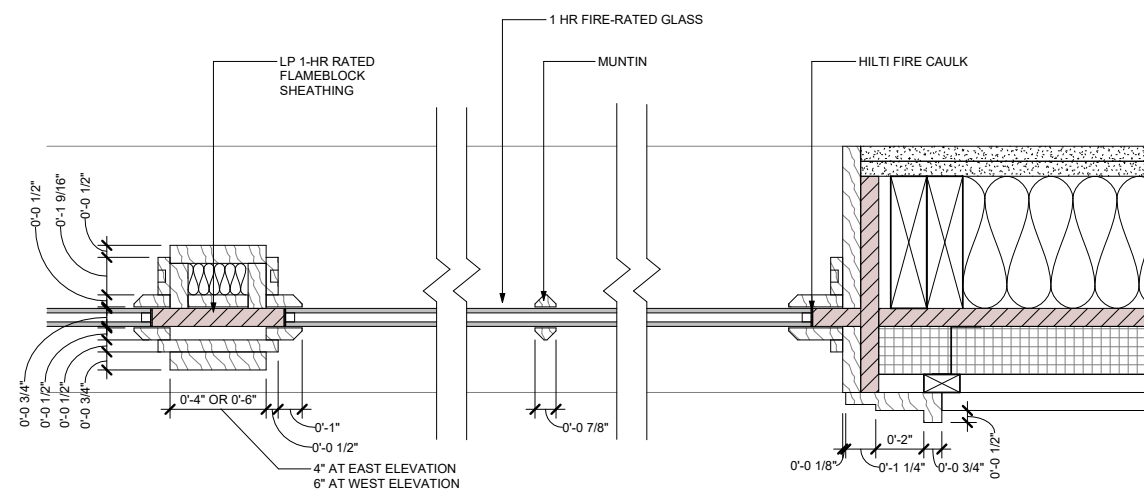


6 TYP. ROOF EDGE DETAIL AT WEST WALL
1" = 1'-0"

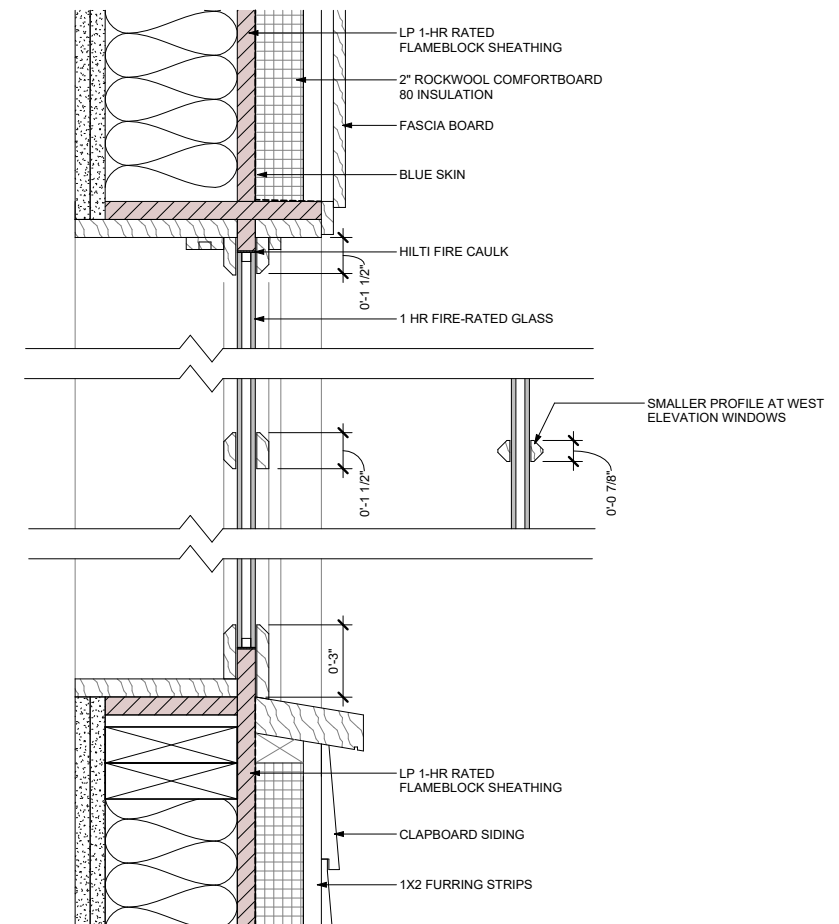


4 ROOF EDGE DETAIL AT EXIST. SOUTH WALL
1" = 1'-0"

ROOF DETAILS

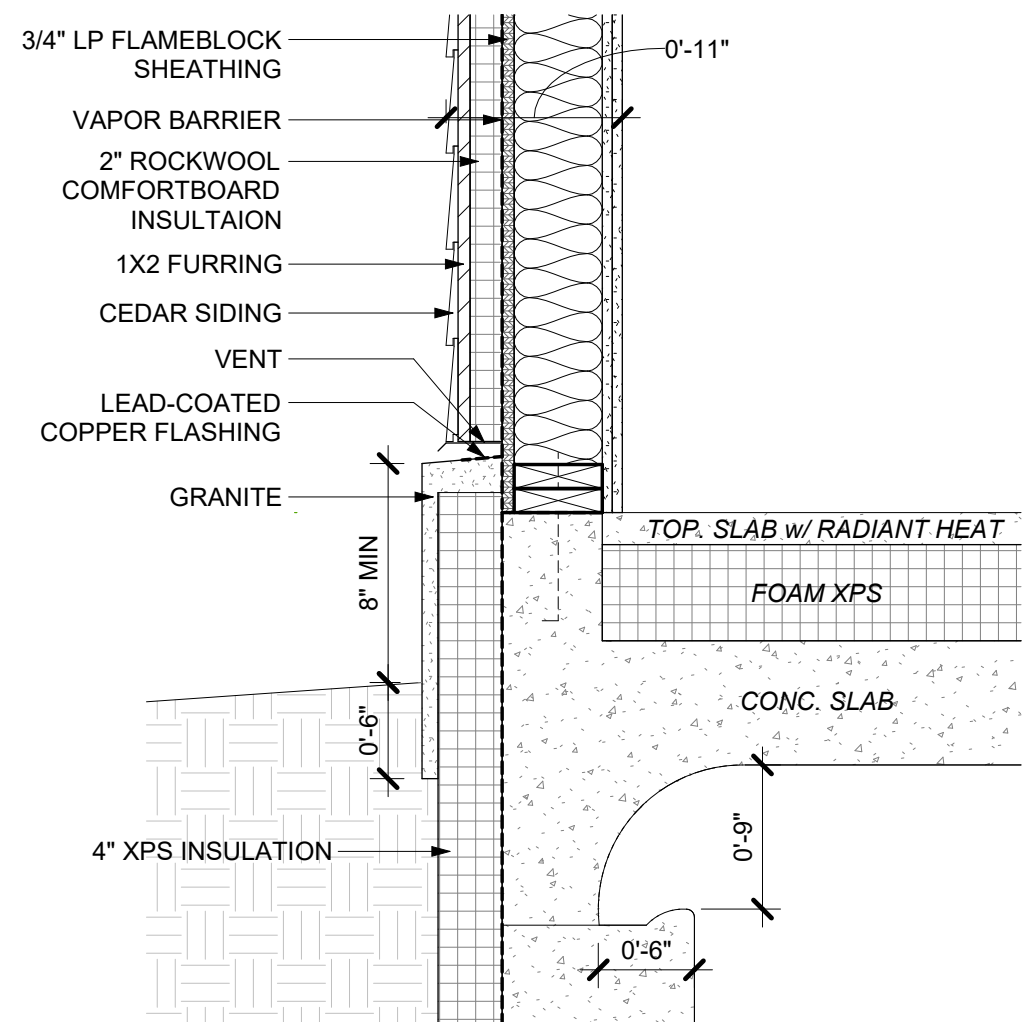


2 LOT LINE WINDOW PLAN DETAIL
3" = 1'-0"

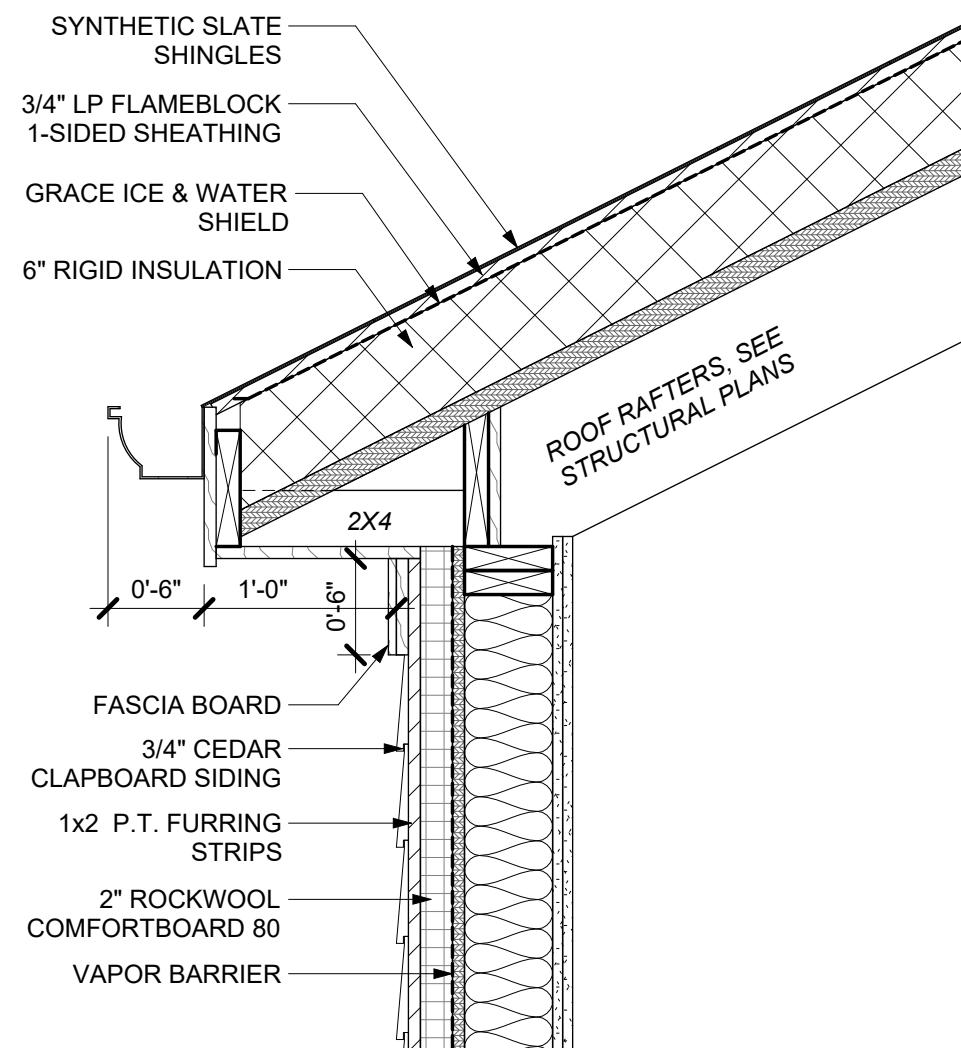


1 LOT LINE WINDOW SECTION DETAIL
3" = 1'-0"

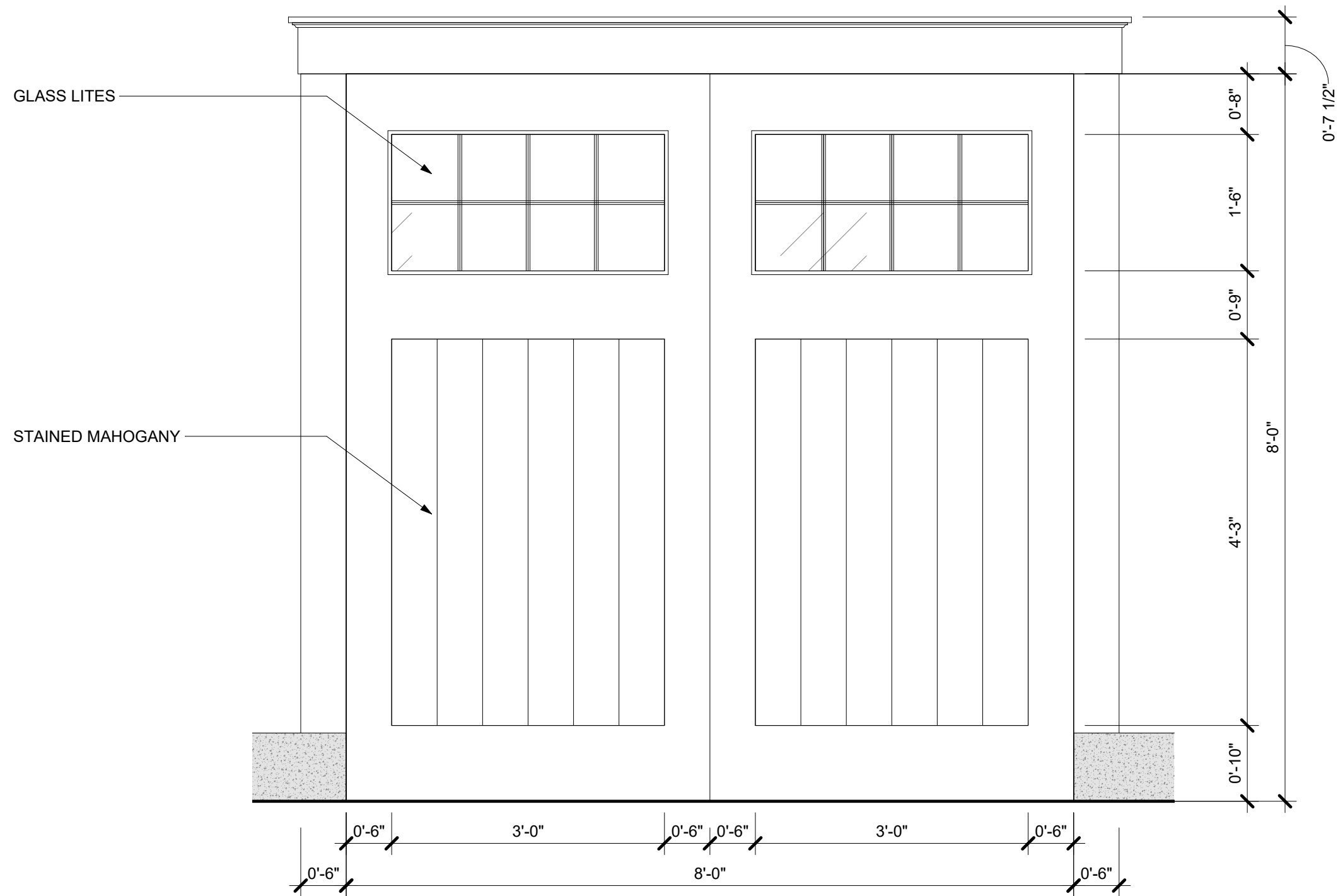
FIRE RATED WINDOW DETAIL



GRANITE BASE DETAIL



TYP. OVERHANG DETAIL



CUSTOM GARAGE DOOR

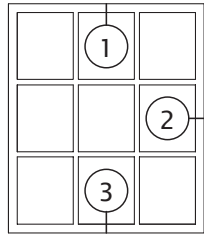
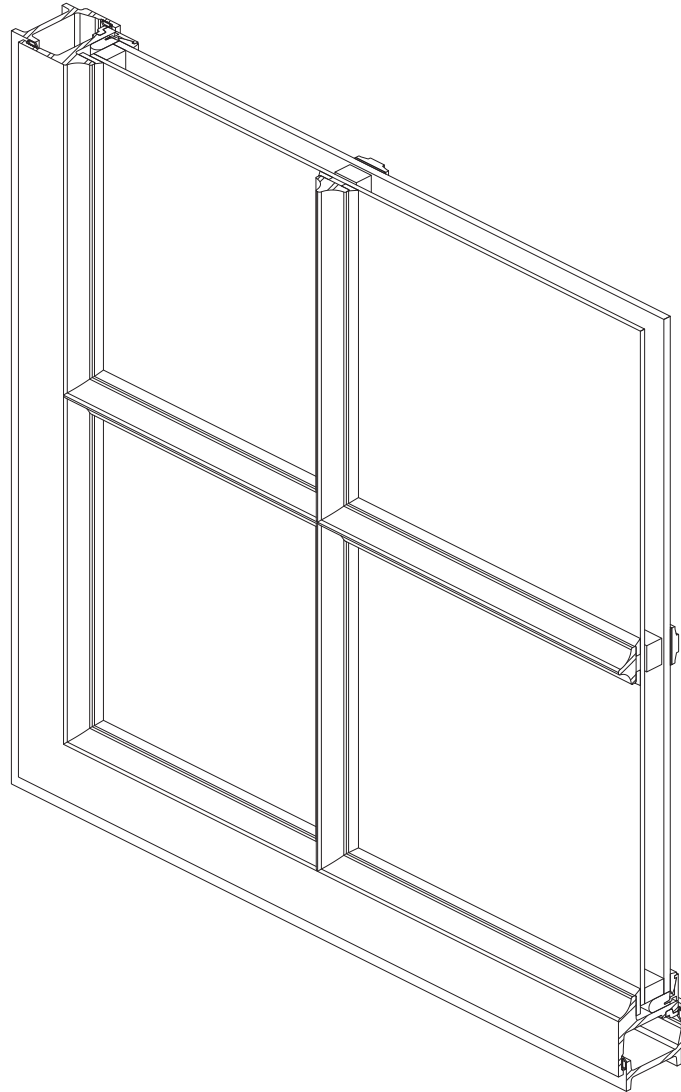
- SOLARIUM DOORS AND WINDOWS
- ARCHITECTURAL COLUMNS
- EXTERIOR LIGHTING
- MATERIALITY
- WOOD WINDOWS
- SYNTHETIC SLATE SHINGLES

MATERIALS AND SPECIFICATIONS

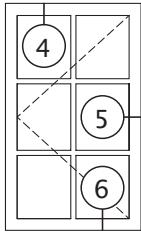
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency. The unique window profiles and very narrow sightlines are ideal for new buildings as well as replacement projects.

PRODUCT FEATURES

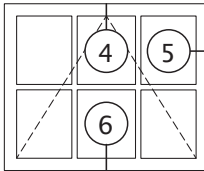
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration and water penetration
- Hope's Power of 5 Finishing System with hot-dip galvanizing pretreatment
- Available with Hope's Thermal Evolution™ technology



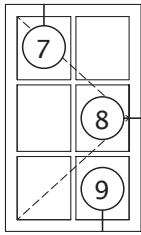
Fixed Window



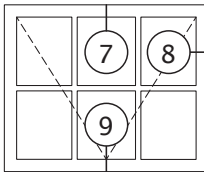
Swing-Out Casement Window



Awning Window

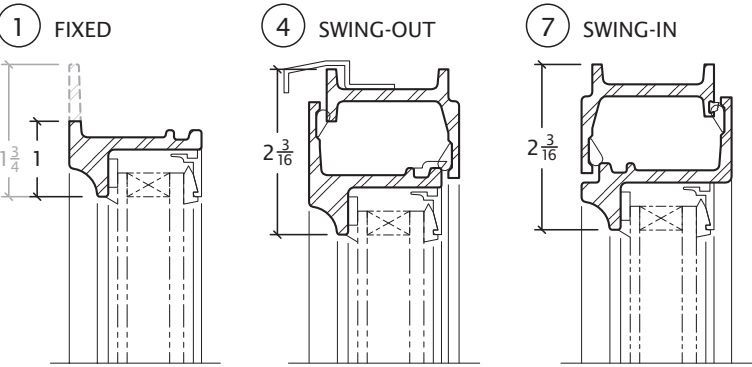


Swing-In Casement Window

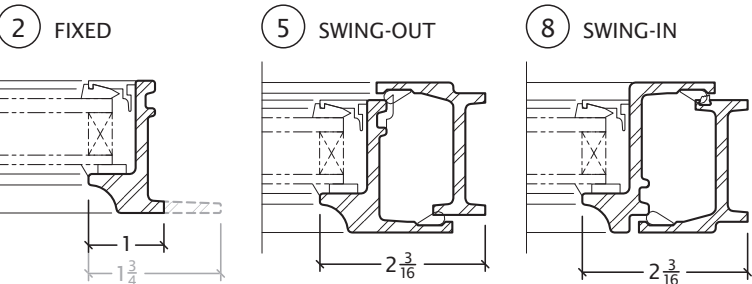


Hopper Window

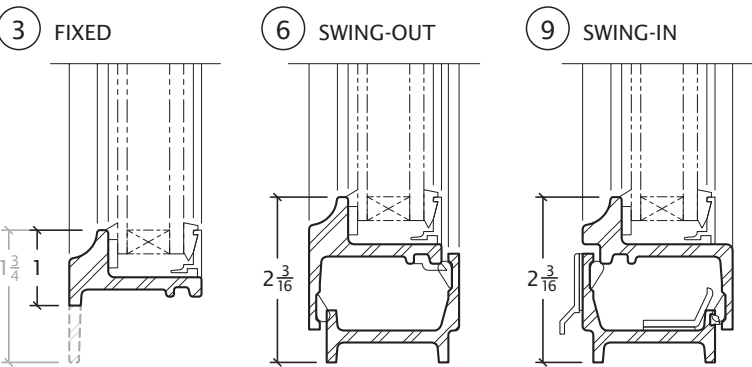
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



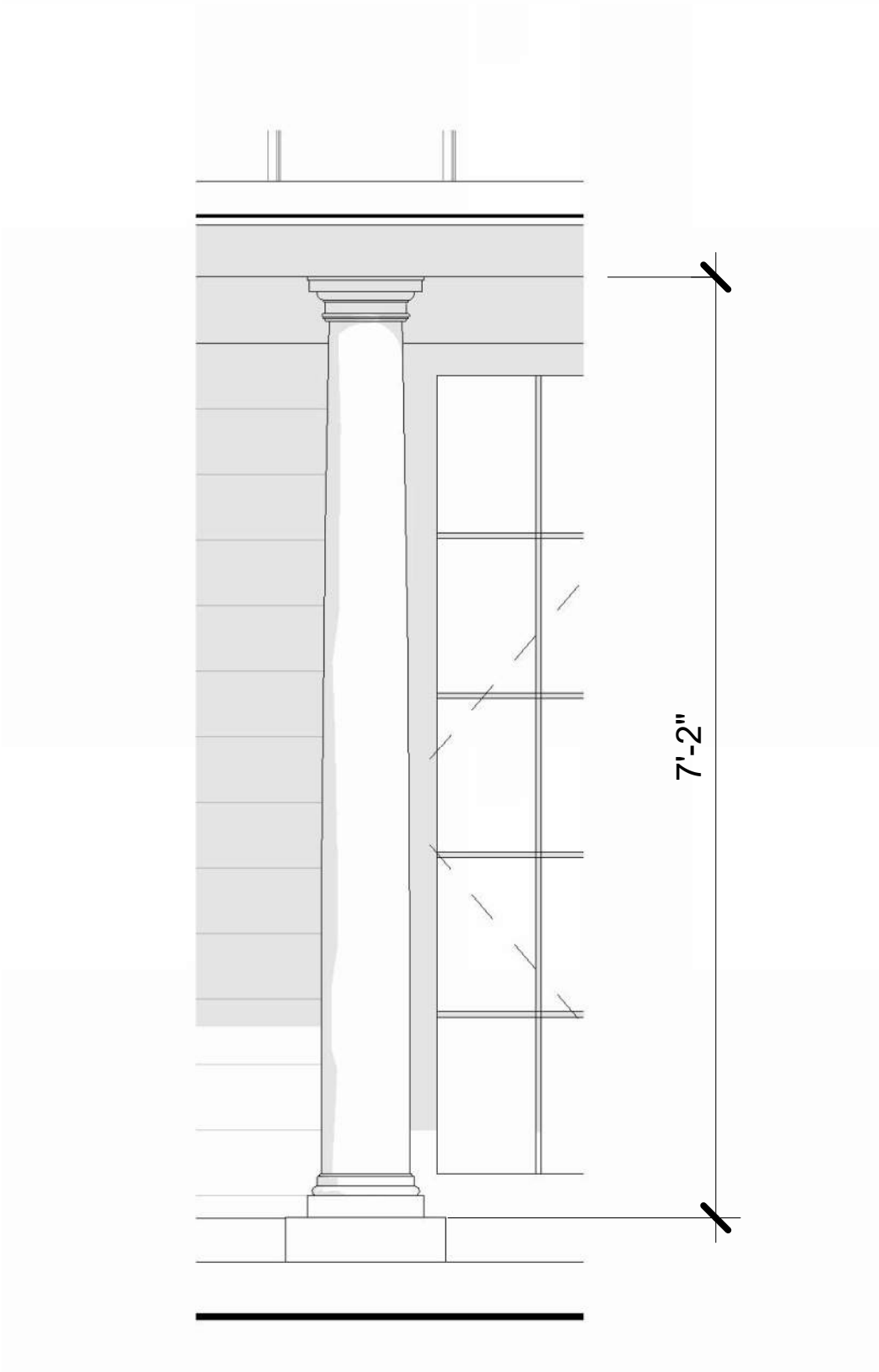
TYPICAL SILL DETAILS



Details are half scale and shown inside glazed with 7/8" thick glass.
Perimeter frame profiles are available in long leg or equal leg configurations.
All Hope's products are custom manufactured to your specific project requirements.



SOLARIUM DOORS AND WINDOWS



Round Tapered **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/4"	4 1/4"	9"	1 1/2"	1 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	8"	1"	6 1/4"	3 3/4"	4 1/4"	4,6,8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/2"	9 1/4"	1 1/2"	2 1/4"	4 1/4"	4 1/2"	6, 8, 10, 12
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	1 3/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6, 8, 10, 12, 14
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	3/4"	3/4"	1 1/4"	2 1/4"	13 1/4"	3/4"	2 1/4"	6 1/4"	5 1/4"	6, 8, 10, 12, 14, 16, 18, 20
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2"	2 1/4"	17"	3/4"	2 1/4"	7 1/4"	7"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
16"	15 1/4"	13 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1"	3"	8 1/4"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/2"	10 1/4"	9 1/4"	8 1/4"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/2"	10 1/4"	11 1/4"	9"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
22"	21 1/4"	19 1/4"	30 1/4"	5"	5"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/2"	10 1/4"	12"	10 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
24"	23 1/4"	21 1/4"	33 1/4"	6"	5 1/4"	2 1/4"	2"	3 1/4"	4"	30 1/4"	1 1/2"	10 1/4"	13 1/4"	11 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/2"	10 1/4"	15 1/4"	11 1/4"	20, 22, 24, 26, 28, 30
30"	29 1/4"	26 1/4"	41 1/4"	6 1/2"	5 1/4"	2 1/2"	3"	4"	4 1/4"	38 1/4"	1 1/2"	10 1/4"	14 1/4"	14 1/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. Standard Fluted Column (Fluted in mold)

• Split columns are not load bearing.

Column-Loc®

Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'.

ROUND PERMACAST® INSIDE DIMENSIONS

Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".

COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 3/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/2"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*Plain columns only

PLUMB-FIT®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET

The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.

Poly Tuscan Cap

Poly Tuscan Base Plain Column

Poly Tuscan Cap

Poly Tuscan Base Fluted Column

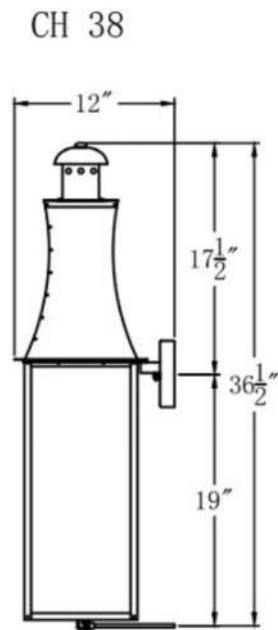
ARCHITECTURAL COLUMNS

129 STATE STREET

26 of 53

AUGUST 5, 2026
Spivak Architects P.C. © 2026

FRONT DOOR GAS LIGHTS



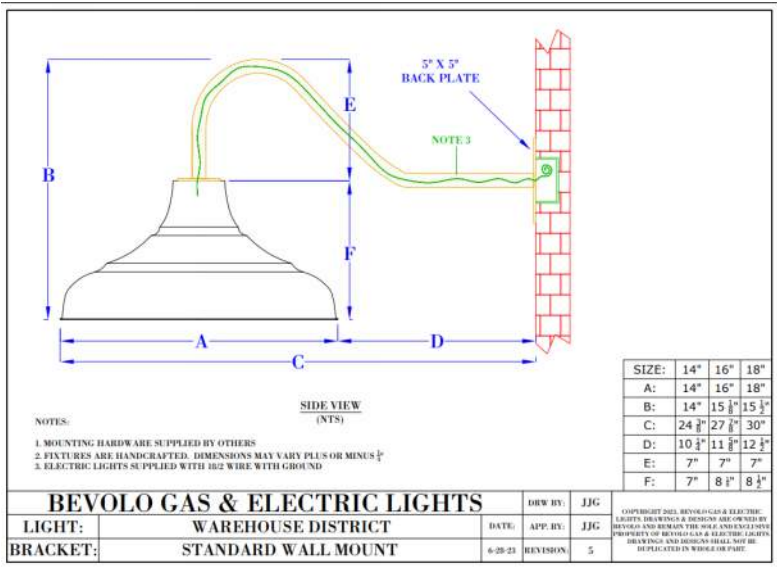
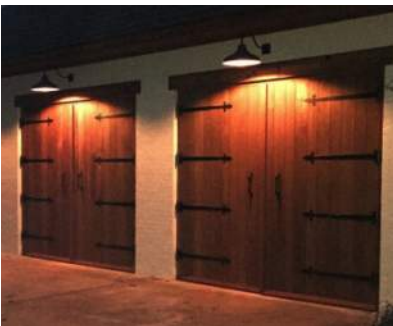
- The Churchill 38 Lantern**
- Manufacturer: The Coppersmith
 - Series: Churchill
 - Model Number: CH38
 - Electric: Triple 60w Candelabra Bulbs
 - Natural Gas or Propane Gas: Single Open Flame Burner
 - Finish: Antique Copper
 - Solid 20 oz Copper Construction
 - Riveted & Soldered Construction
 - Solid Brass Hinges, Door Latches & Hardware
 - Tempered Glass

PORCH ELECTRIC SCONCES



- **Actual Size:** 19"Hx8"Wx9.5"D
- **Backplate/Canopy Size:** 10"Hx5.25"W Rectangular
- **Color:** Black / Burnished Bronze / Seeded Glass

GARAGE LIGHTING FIXTURES



EXTERIOR LIGHTING



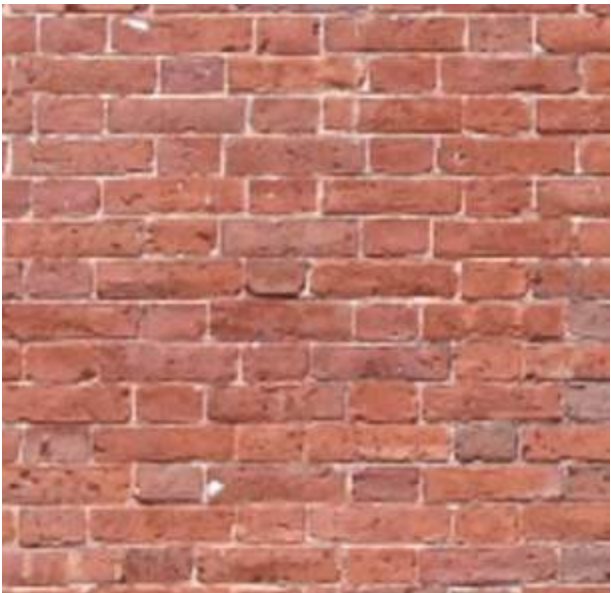
STAINED CEDAR CLAPBOARD SIDING



STANDING SEAM LEAD COATED COPPER ROOF



GRANITE BASE



BRICK

MATERIALITY

Classic SLATE | Colors

Beautiful textured surfaces and edges that impart a controlled uniformity that epitomizes natural slate roofing enhance the natural color pallet of our Classic Slate.

ASH GREY | 5205 (731)



A* CRRC: 0942-0207/Ref: .40/Emi: .93/SRI: 46
C* CRRC: 0942-0201/Ref: .38/Emi: .91/SRI: 43

GRANITE | 1170 (732)



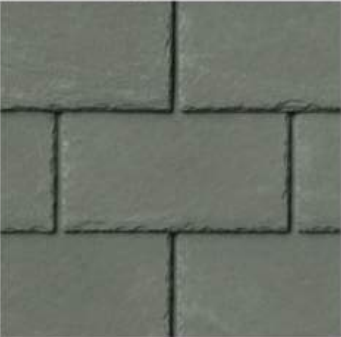
A* CRRC: 0942-0208/Ref: .36/Emi: .93/SRI: 41
C* CRRC: 0942-0202/Ref: .34/Emi: .89/SRI: 37

GRAPHITE | 1160 (733)



A* CRRC: 0942-0209/Ref: .35/Emi: .92/SRI: 39
C* CRRC: 0942-0203/Ref: .31/Emi: .90/SRI: 33

SAGE GREEN | 2260 (815)



OLIVE | 2270 (814)



EVERGREEN | 2280 (730)

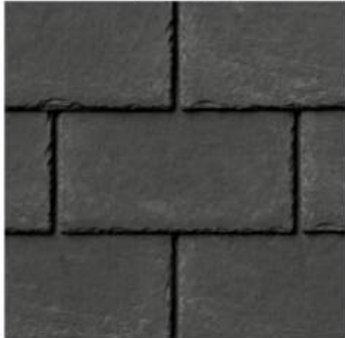


A* CRRC: 0942-0206/Ref: .36/Emi: .92/SRI: 41
C* CRRC: 0942-0200/Ref: .32/Emi: .89/SRI: 34

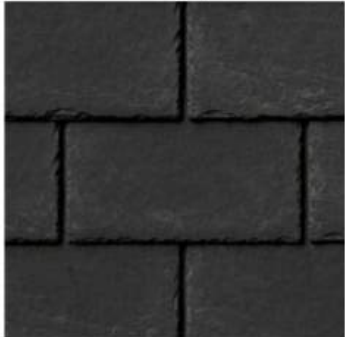
MIST GREY | 5235 (803)



STEEL GREY | 1150 (804)



CHARCOAL BLACK | 1180 (801)



*See details on page 11

CLASSIC SLATE | Single Width

Class A: Item #4IFZE**** Class C: Item #4IFUE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER

Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle
	12"	13-1/2"	1 lbs.	25 lbs	25
	Pieces / Liner Foot		Liner Feet / Bundle		
	1		25		

CLASSIC SLATE - HIP AND RIDGE

Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	18"	6"-7.5"	3/12 - 18/12	
	Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or blew upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.
Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0188, Miami-Dade Approved		

SYNTHETIC SLATE SHINGLES

5/04/22 APPROVED HDC PACKAGE



CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

HISTORIC DISTRICT COMMISSION

May 17, 2022

129 State Street, LLC
129 State Street
Portsmouth, NH 03801

RE: Certificate of Approval for Property Located at 129 State Street (LU-22-78)

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, May 04, 2022**, considered your application for renovations and new construction to an existing structure (removal of shutters, addition of dormers, and roofing and siding changes) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107, Lot 47 and lies within the Character District 4 (CD4) and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval with the following stipulations:

1. There shall be no limestone addition to the window or door headers.
2. The details and cut sheets for the new doors, the garage doors, the slate roof seam with the abutters roof, and the oculus shall come back to the Commission for review as an Administrative Approval.
3. If necessary due to zoning setback requirements, the rear yard setback shall be adjusted to be in compliance and resubmitted for an Administrative Approval.
4. Half-screens shall be used.
5. The co-mingling of the deck and roof between 121 and 129 State Sheafe Streets shall be addressed by the applicant and memorialized in a formal agreement. A copy of which shall be provided to the Planning Department.
6. The current decorative window headers shall be removed and the original brick openings shall remain as they are.

Findings of Fact

A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Conservation and enhancement of property values.

B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Relation to historic and architectural value of existing properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Nicholas J. Cracknell, AICP, Principal Planner
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Shayne Forsley, Hampshire Development Corporation

HAMPSHIRE
DEVELOPMENT
CORPORATION
General Contractor

**ATTN: Historic District
Commission**

**RE: May 4, 2022 Meeting
129 State Street
Portsmouth, NH 03801**

**129 State Street
Doyle Residence – Bill Doyle & Stephanie Nam**

**CONTACT:
Shayne Forsley
Hampshire Development Corp.
Shayne.forsley@hdcgc.net
603.997.2519**

April 21, 2022

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

Attention: Historic District Commission
RE: 129 State Street (LUHD-414)

The applicant and homeowners of 129 State Street, Bill & Stephanie Doyle requests to modify the façade to their property and add dormers for their use. The proposed design includes:

- Removal of the decorative window dressings
- Replacement of the non-historic windows & addition/reconfiguration of windows facing Sheafe Street
- Addition of limestone sills & headers on original masonry structure
- Addition of (2) skylights on State Street & shed dormer facing Sheafe Street
- Addition of oculus on main ridge of roof, and skylights on addition hip roof
- Addition of hip roof to rear portion of the modern structure
- New pediment option at main entry
- Replacement of asphalt shingle roof with synthetic slate
- Reconfiguration of garage entry & civilian entry at the rear of the modern addition on Sheafe Street
- Replacement of existing siding to modern addition with period appropriate clapboard or composite siding
- Addition of exterior lights above the garage doors and balcony facades
- General clean up of masonry & exterior trim to restore the structure back to its original form

The proposed architectural design is included in the package for your review and comment. We look forward to meeting with you for a work session for this project.

Sincerely,

Shayne Forsley
General Manager

Cc: Bill Doyle & Stephanie Nam - Owners
129 State Street
Portsmouth, NH 03801

41 Industrial Drive, Suite 20 Exeter, NH 03833 Tel: 603-778-9999 Fax: 603-778-2877

AUGUST 5, 2026

HDC CONFORMED PLANS 5.4.22 APPROVAL



HDC CONFORMED PLANS 5.4.22 APPROVAL



HDC CONFORMED PLANS 5.4.22 APPROVAL



④ Courtyard View 1



③ Sheafe St View 3



② Sheafe St View 2



① Sheafe St View 1



9 Amelia Drive Portsmouth, NH 02874 | 603-228-8600 | www.chipwebster.com

Doyle
Townhouse
129 State St - Portsmouth, NH

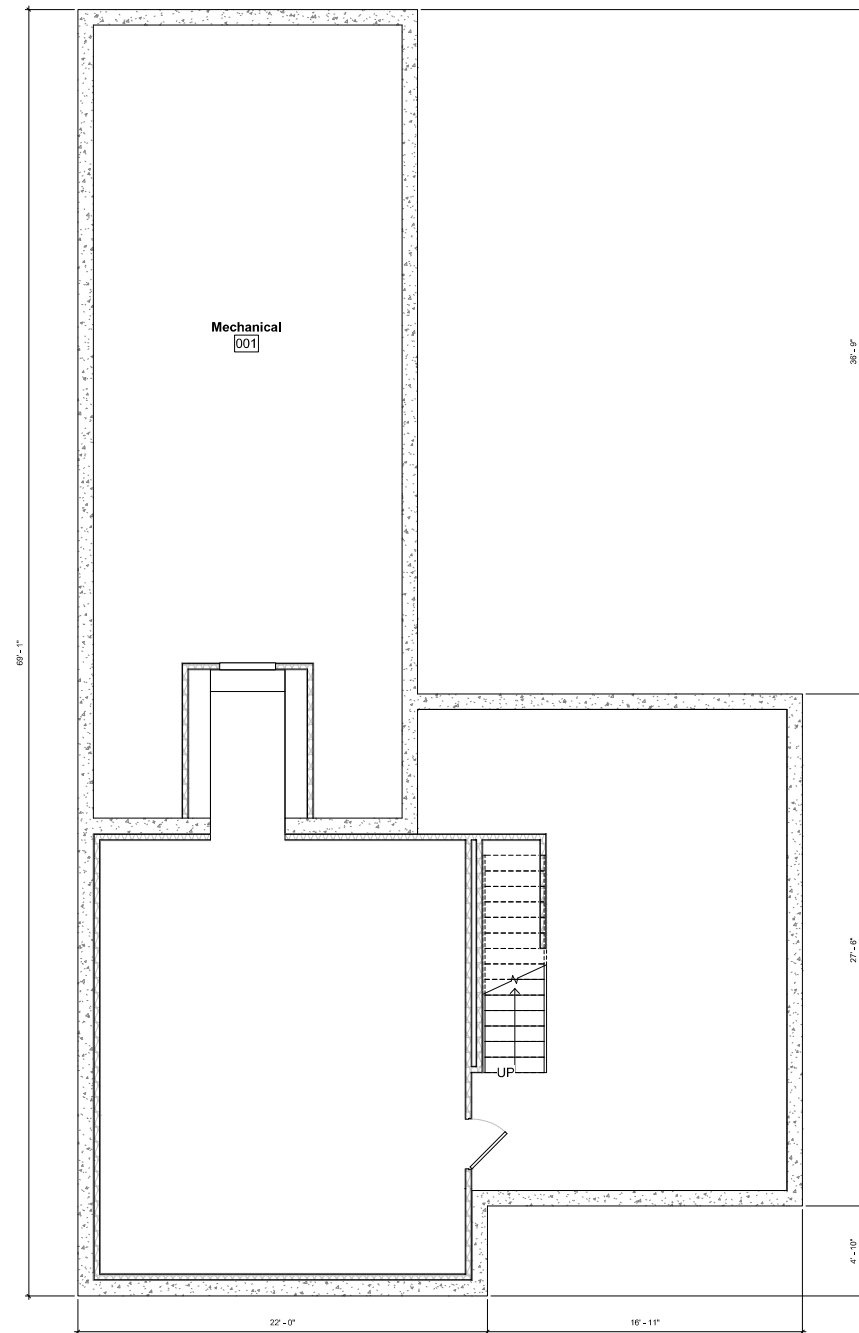
SD - Not For Construction

#	Date	Note
3	2022.05.14	HDC Work Session
4	2022.05.16	HDC Work Session 2
5	2022.05.16	HDC

3D1

THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantucket MA 02554 | 508-228-9600 | www.chipwebster.com



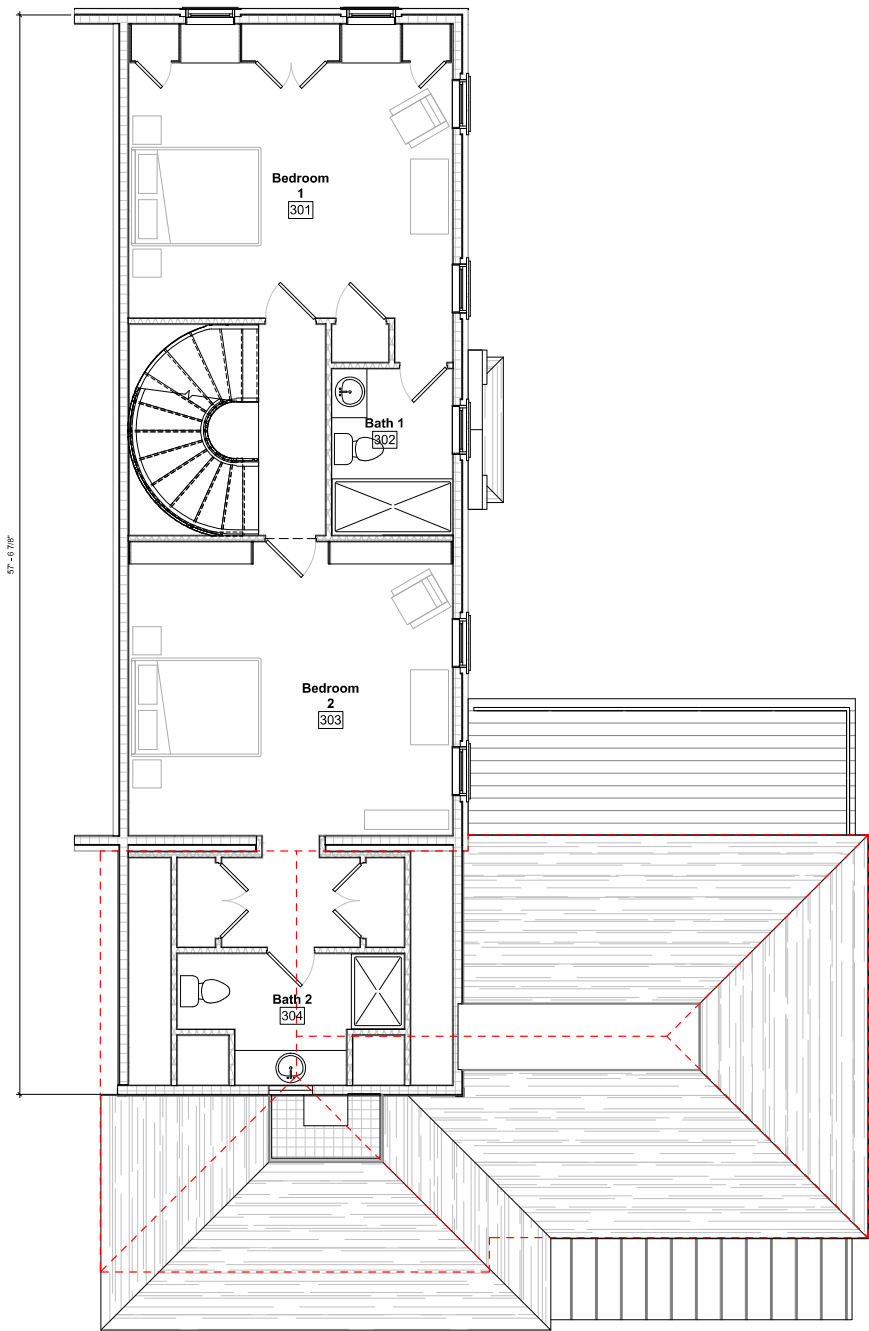
① Basement
1/4" = 1'-0"

[illegible]

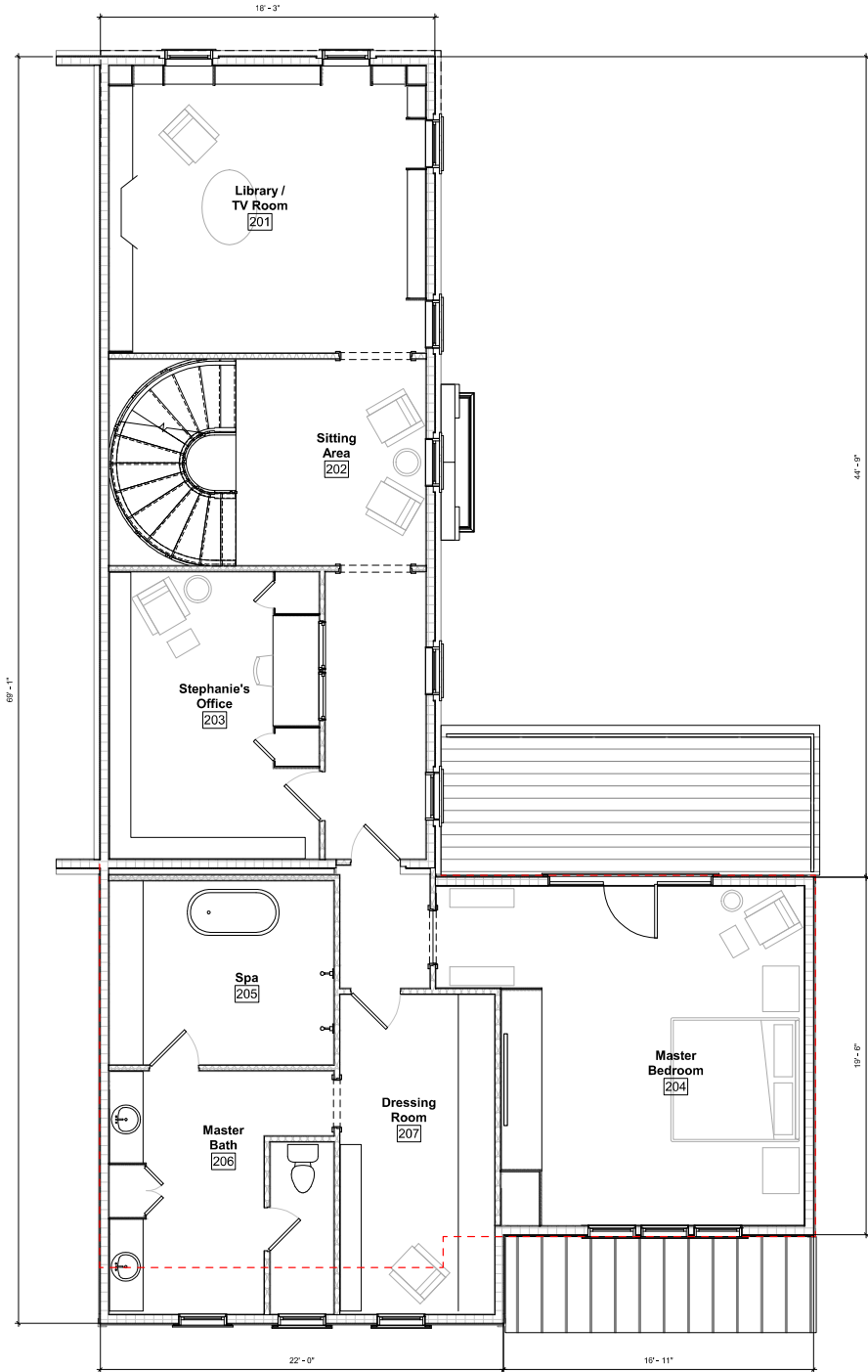
AUGUST 5, 2026

Spivak Architects P.C. © 2026

HDC CONFORMED PLANS 5.4.22 APPROVAL



② Floor 3
1/4" = 1'-0"



① Floor 2
1/4" = 1'-0"



Doyle
Townhouse
129 State St - Portsmouth, NH

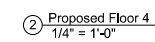
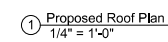
SD - Not For Construction

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.03.16	HDC Work Session 2
5	2022.03.16	HDC
6	2022.04.22	HDC

A1.2

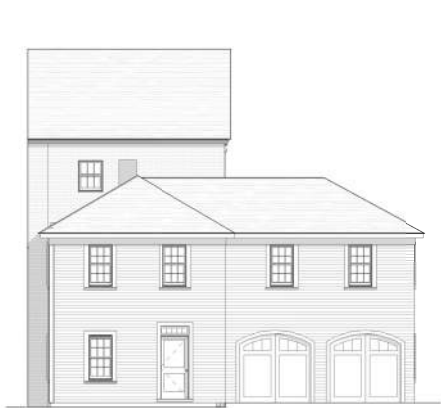
THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE

CHIP WEBSTER
ARCHITECTURE
9 Amelia Drive Nantuxet WA 02554 | 508-228-3600 | www.chipwebster.com

[illegible]

AUGUST 5, 2026

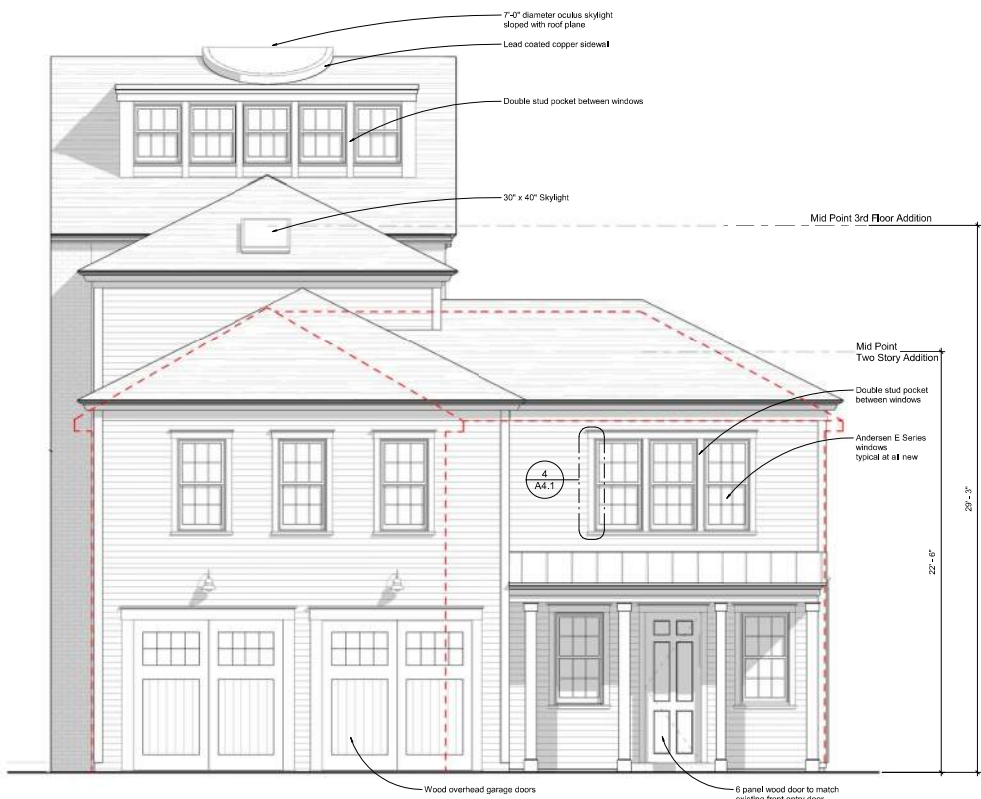
HDC CONFORMED PLANS 5.4.22 APPROVAL



④ North - Existing
1/8" = 1'-0"



① South - Existing
1/8" = 1'-0"



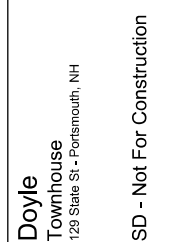
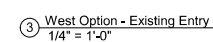
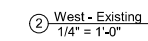
③ North - Proposed
1/4" = 1'-0"



② South - Proposed
1/4" = 1'-0"

#	Date	Note
1	2022.11.14	HDC Work Session
2	2022.12.18	HDC Work Session 2
3	2023.01.18	HDC
4	2023.04.22	HDC

CHIP WEBSTER
ARCHITECTURE
9 Andria Drive Nantuxet MA 02554 | 508-228-3600 | www.chipwebster.com

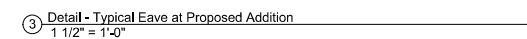
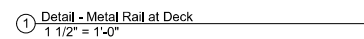
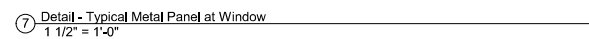
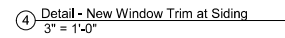
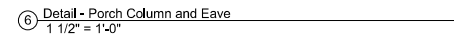
[illegible]

A2.2

—THIS DESIGN AND DRAWINGS ARE COPYRIGHTED BY CHIP WEBSTER ARCHITECTURE AND ARE NOT TO BE REPRODUCED OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN CONSENT FROM CHIP WEBSTER ARCHITECTURE—

CHIP WEBSTER
ARCHITECTURE

9 Amelia Drive Nantucket MA 02554 | 508-229-3500 | www.chipwebster.com

[illegible][illegible]

Spivak Architects P.C. © 2026

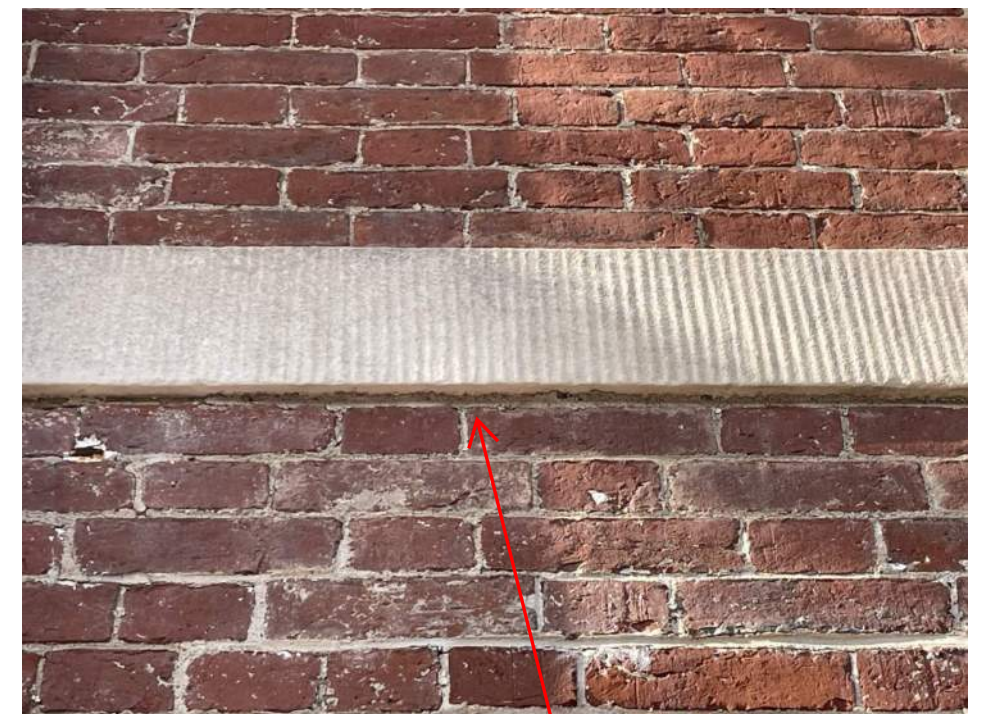
HDC CONFORMED PLANS 5.4.22 APPROVAL

HDC CONFORMED PLANS 5.4.22 APPROVAL
Stone banding reference for proposed sills & heads

Material Specifications & Cut Sheets



Limestone banding on
State Street facade
(EXISTING)



Limestone banding
close-up (EXISTING)

NS 5.4.22 APPROVAL



9

11



HDC CONFORMED PLANS 5.4.22 APPROVAL



SKU: 41FUE5235

Classic Slate - Mist Grey

www.BoralRoof.com



HDC CONFORMED PLANS 5.4.22 APPROVAL



SKU: 41FUE1150

Classic Slate - Steel Grey

www.BoralRoof.com

HDC CONFORMED PLANS 5.4.22 APPROVAL

Lead Coated Copper -
Dark Patina Finish





DOUBLE-HUNG WINDOW
HDC CONFORMED PLANS 5.4.22 APPROVAL

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

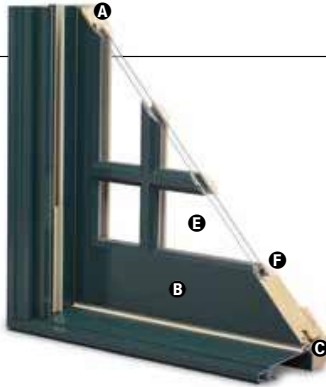
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory primed. Factory-applied finishes are available in a variety of stain and paint options.

B Wood components are fitted with aluminum extrusions on the exterior. 50 exterior colors that meet AAMA 2604 and 2605 specifications are available, as well as custom colors. Also available is a selection of seven exterior anodized options.

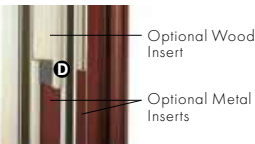
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

C Compression bulb weatherstrip is applied on the bottom sash, head jamb, at the meeting rail and on side jambs for a maximum weather seal.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.



D Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.



GLASS

E High-Performance Low-E4® glass with a low-conductivity spacer. Triple-pane glass, tinted, clear dual-pane, high-altitude glass and other special glazing options are available.

F Glass is fixed in place from the interior with wood stops that can be removed for easy reglazing if necessary. Glass stops available in ovolo (colonial) and contemporary profiles.

HARDWARE

Sash lock/tilt mechanisms and keepers give a slim, more traditional design and allow opening and tilting of the window in one operation. Tilting the sash from the inside for cleaning is effortless.

Optional surface mount sash lifts allow for easy operation. Units less than 3' wide use one lift. Units 3' wide and greater use two lifts.

HARDWARE OPTIONS



Lock

Sash Lift

Antique Brass | **Black** | Bright Chrome | Bronze | Gold
Oil Rubbed Bronze | Pewter | Polished Brass | Satin Chrome | White

Windows with VeriLock® sensors use a different sash lock. See the next page for details.

HARDWARE FINISHES

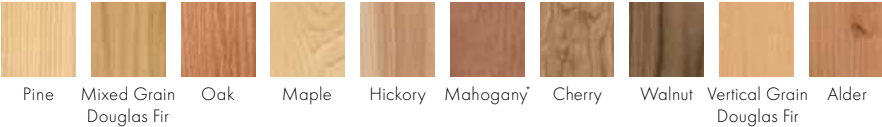


Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS 50 exterior colors, 7 anodized finishes and custom colors. See exterior colors on page 11.

INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

All factory-finished options are shown on pine.

Painted options available on pine. Dark bronze and black painted options available on pine or maple. Anodized silver painted option available on maple only.

Interior custom stains, paints and color matching available.

FACTORY-FINISHED INTERIORS



INTERIOR PAINTED OPTIONS



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Printing limitations prevent exact replication of colors and finishes. Please see your Andersen supplier for actual color and finish samples.



E-Series Double-Hung Windows

HUNG WINDOWS

Spivak Architects P.C. © 2026

HDC CONFORMED PLANS 5.4.22 APPROVAL



Skylight Specifications

Fixed Skylight

Deck and Curb-Mounted



Bringing light to life™

AUGUST 5, 2026

Fixed Skylights

Deck-Mounted, Curb-Mounted

Deck-Mounted - FS
Mounts directly to the roof deck



Curb-Mounted - FCM
Mounts directly to a site-built curb



Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

FS Model Size	 14° - 85° 3:12 - 137:12														
		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening	(W-in. x H-in.)	14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 1/16	21 x 70 1/4	22 1/2 x 22 5/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 1/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4
 Model FS sizes D26 and D06 fit perfectly between roof trusses.															
FCM Model Size	 0° - 60° 0:12 - 20:12														
		1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672
Outside Curb	(W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	33 1/2 x 58 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 49 1/2	49 1/2 x 75 1/2
Max. Skylight Clearance	(W-in. x H-in.)	18 5/8 x 34 5/8	18 5/8 x 50 5/8	26 5/8 x 26 5/8	26 5/8 x 34 5/8	26 5/8 x 38 5/8	26 5/8 x 50 5/8	26 5/8 x 74 5/8	34 5/8 x 34 5/8	34 5/8 x 50 5/8	34 5/8 x 59 5/8	38 5/8 x 38 5/8	38 5/8 x 50 5/8	50 5/8 x 50 5/8	50 5/8 x 76 5/8

FCM custom sizes available

HDC CONFORMED PLANS 5.4.22 APPROVAL

The No Leak Skylight
No Leak Promise
No Worries



Safest Glass to Live Under

Clean, Quiet & Safe

When selecting a VELUX Fixed Skylight rest assured your skylight comes with our most-recommended, top-rated glass: Clean, Quiet & Safe. Named for its three biggest benefits, this glass comes with state-of-the-art, energy-conserving LowE glass, designed to keep your home warmer in the winter and cooler in the summer.

Clean: Skylights stay cleaner longer with Neat® glass coating.

Quiet: Reduces unwanted outside noise by up to 25% compared to a standard double pane glass and up to 50% compared to a plastic skylight.

Safe: Unlike tempered, this glass does not shatter into pieces when cracked.



ENERGY STAR certified products are the most straightforward way to help meet energy codes.

Most VELUX residential products are ENERGY STAR certified in all 50 states. By specifying or using ENERGY STAR certified products, architects and builders can use windows and skylights to bring much needed daylight and fresh air inside, creating more attractive buildings and livable spaces while still meeting the local energy codes.

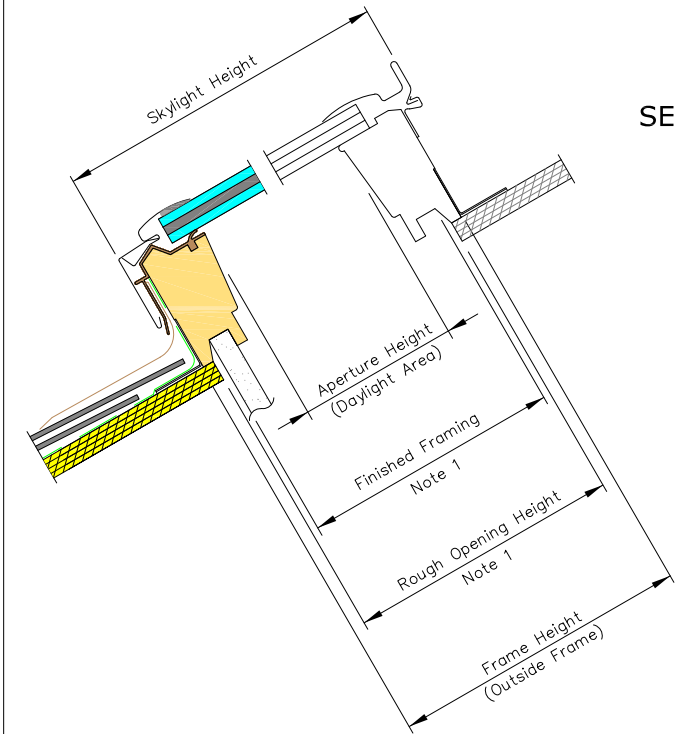
3 Layers of Protection

The No Leak Skylight™
• No Leak Promise • No Worries

- 1 Pre-attached Seal**
Pre-attached deck seal (deck-mounted) or gasket (curb-mounted) provides a tight seal for leak-proof installation.
- 2 Adhesive Underlayment**
Adhesive underlayment for secondary water protection against the harshest weather conditions.
- 3 Engineered Flashing**
Engineered flashing for easy installation and primary water protection.



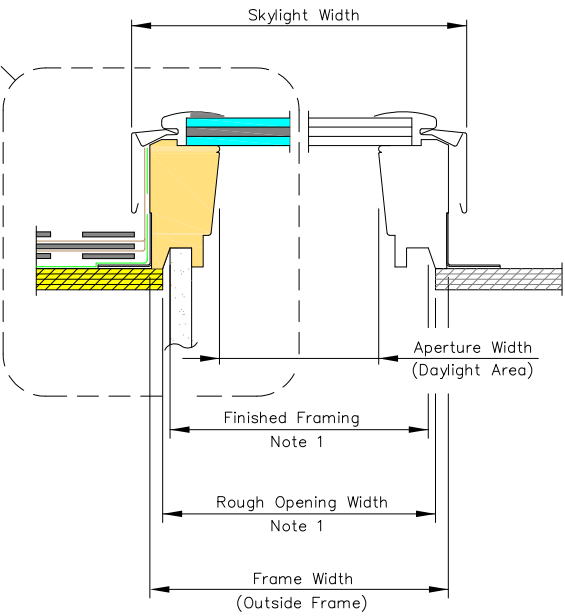
HDC CONFORMED PLANS 5.4.22 APPROVAL



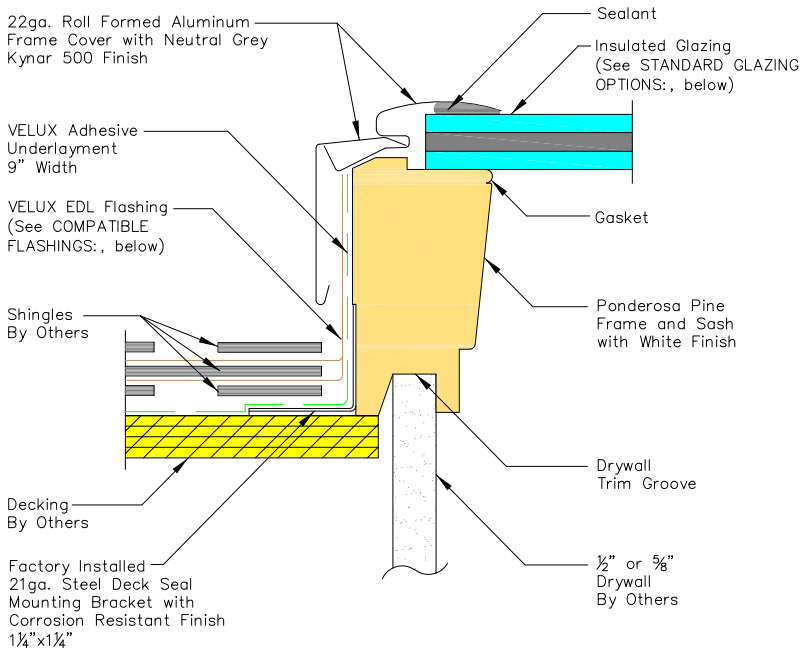
VERTICAL CROSS SECTION

SEE DETAIL 1

1



HORIZONTAL CROSS SECTION



DETAIL

1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)										IMPERIAL UNITS (INCHES)									
Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Meters)	Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture	Skylight Height	Daylight Area (Sq. Feet)
A06	368	387	303	409	1162	1175	1091	1200	.333	A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	533	546	462	568	682	695	611	720	.282	C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.04
C04	533	546	462	568	962	975	891	1000	.412	C04	21	21 1/2	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	533	546	462	568	1162	1175	1091	1200	.504	C06	21	21 1/2	18 3/16	22 3/8	45 3/4	46 1/4	42 15/16	47 1/4	5.43
C08	533	546	462	568	1382	1395	1311	1420	.606	C08	21	21 1/2	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	533	546	462	568	1784	1797	1713	1822	.792	C12	21	21 1/2	18 3/16	22 3/8	70 1/4	70 3/4	67 7/16	71 3/4	8.52
D26*	572	590	506	612	582	599	511	620	.259	D26*	22 1/2	23 1/4	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06*	572	590	506	612	1162	1175	1091	1200	.552	D06*	22 1/2	23 1/4	19 15/16	24 1/16	45 3/4	46 1/4	42 15/16	47 1/4	5.94
M02	763	776	692	798	762	775	691	800	.486	M02	30 1/16	30 9/16	27 1/4	31 7/16	30	30 1/2	27 3/16	31 1/2	5.15
M04	763	776	692	798	962	975	891	1000	.617	M04	30 1/16	30 9/16	27 1/4	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	763	776	692	798	1162	1175	1091	1200	.754	M06	30 1/16	30 9/16	27 1/4	31 7/16	45 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	763	776	692	798	1382	1395	1311	1420	.909	M08	30 1/16	30 9/16	27 1/4	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	1123	1136	1052	1158	682	695	611	720	.644	S01	44 1/4	44 3/4	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	1123	1136	1052	1158	1162	1175	1091	1200	1.148	S06	44 1/4	44 3/4	41 7/16	45 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

* BUILDER SERIES SKYLIGHT

NOTES:

1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Snowload (10)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- EDL Step flashing
- EKL/EKX Combi flashing
- EDW Tile flashing
- EKW/EKX Combi tile flashing
- EDM Metal roof flashing
- ECB Counter flashing for curbs



VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

FS - Fixed Skylight

This drawing is an instrument of service and is provided for informational use only.

© 2019 VELUX GROUP

® VELUX is a registered trademark

HDC CONFORMED PLANS 5.4.22 APPROVAL

Skylight Study



Perspective View from
across State Street

Skylight Study



Perspective View
looking from 129 across
State Street