

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

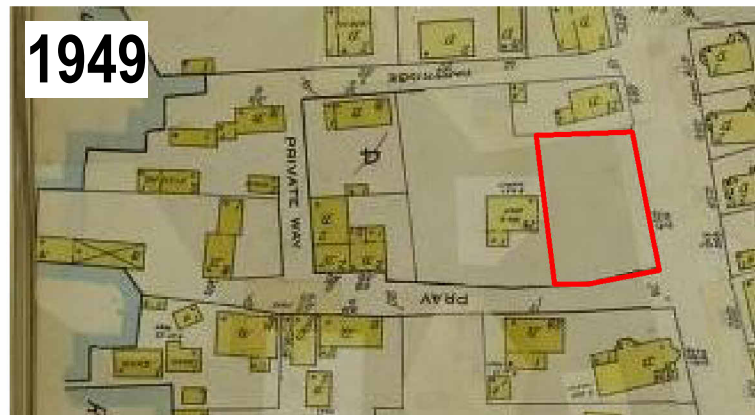


13 MARCY, WEST



3 MARCY @ PRAY





M0.4

HISTORIC TIMELINE Marcy Street 445 MARCY ST

SCALE:
6/13/2025



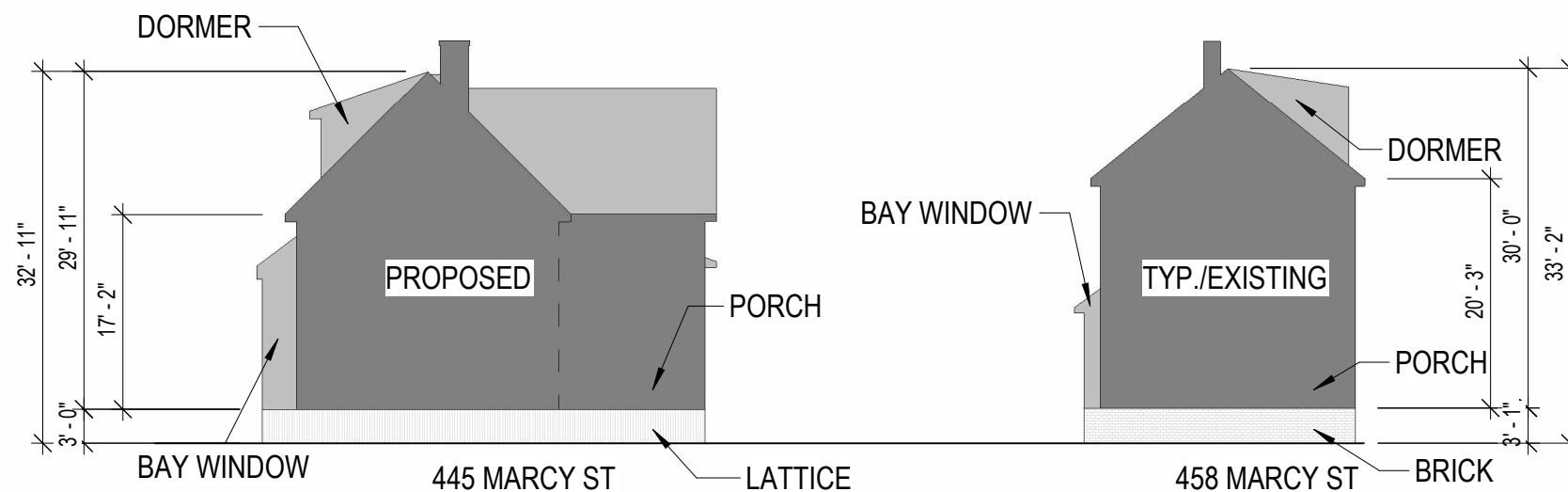
1 WEST ELEVATION - MARCY STREET
1/32" = 1'-0"



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



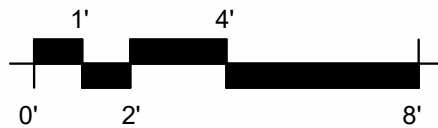
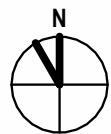
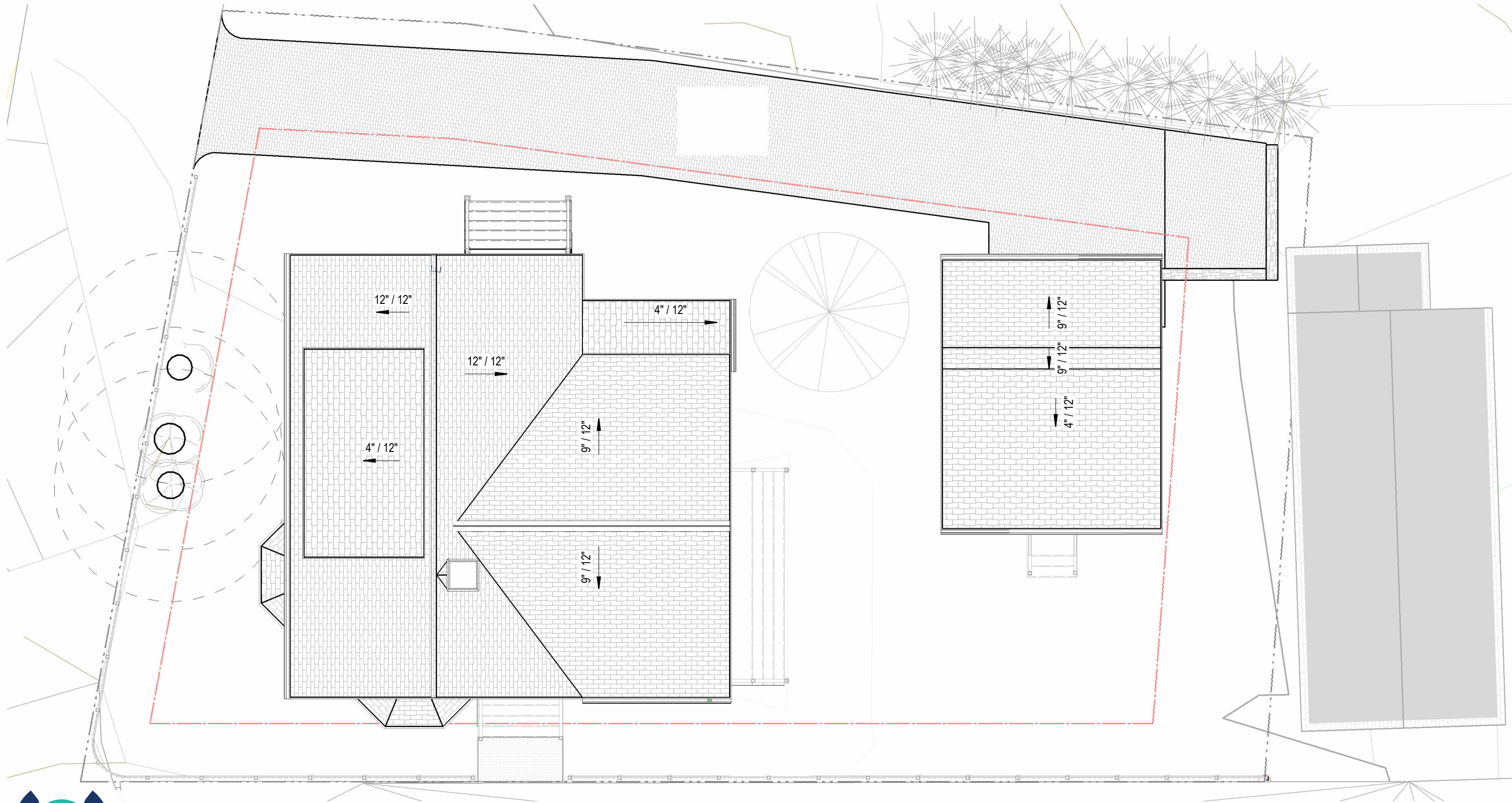
3 STREET ELEVATION - PARTRIDGE ST
1/32" = 1'-0"



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

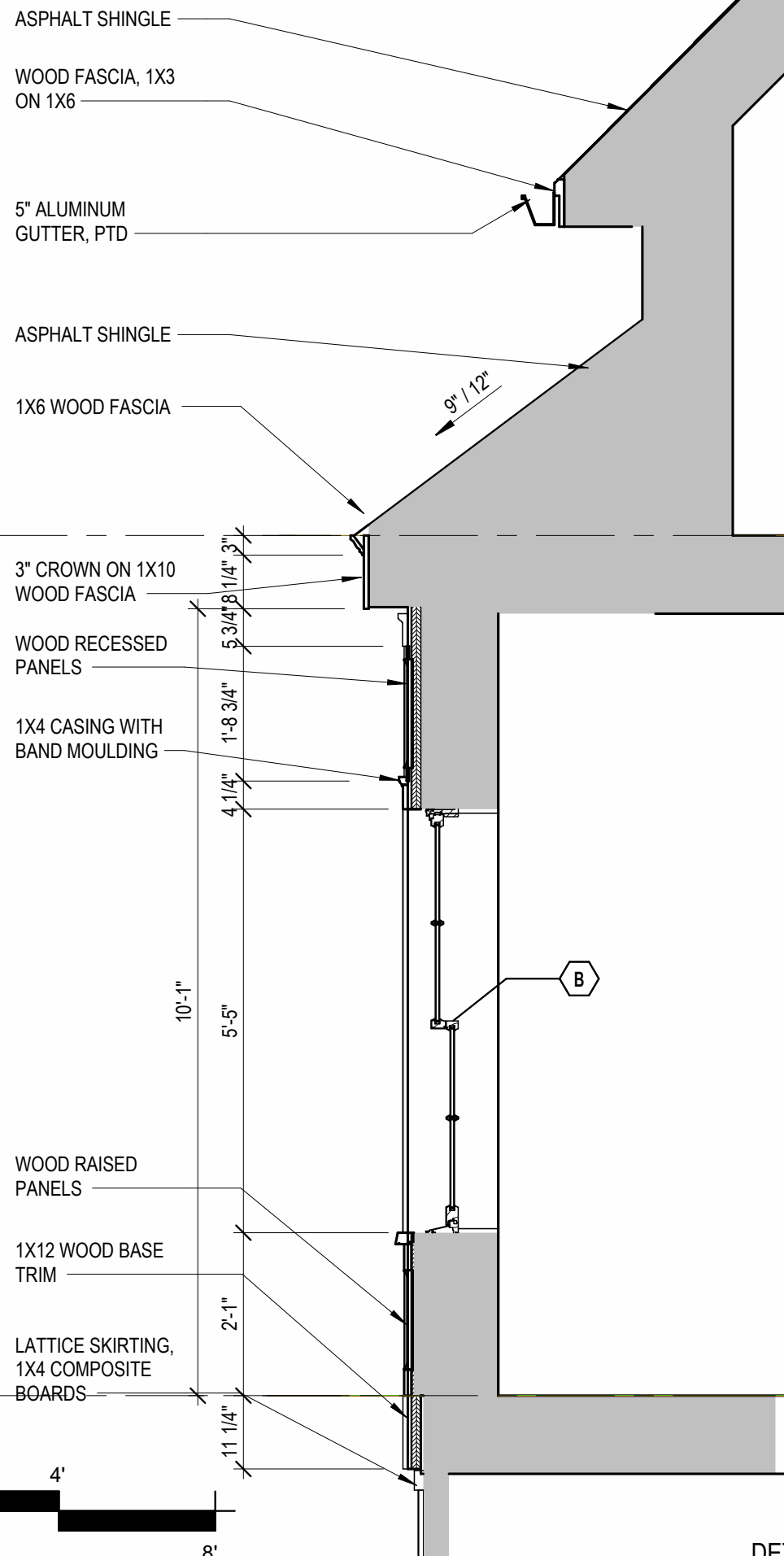


2 SOUTH ELEVATION (SIDE)
1/8" = 1'-0"

SIDE ELEVATIONS - EAST & SOUTH
445 MARCY STREET

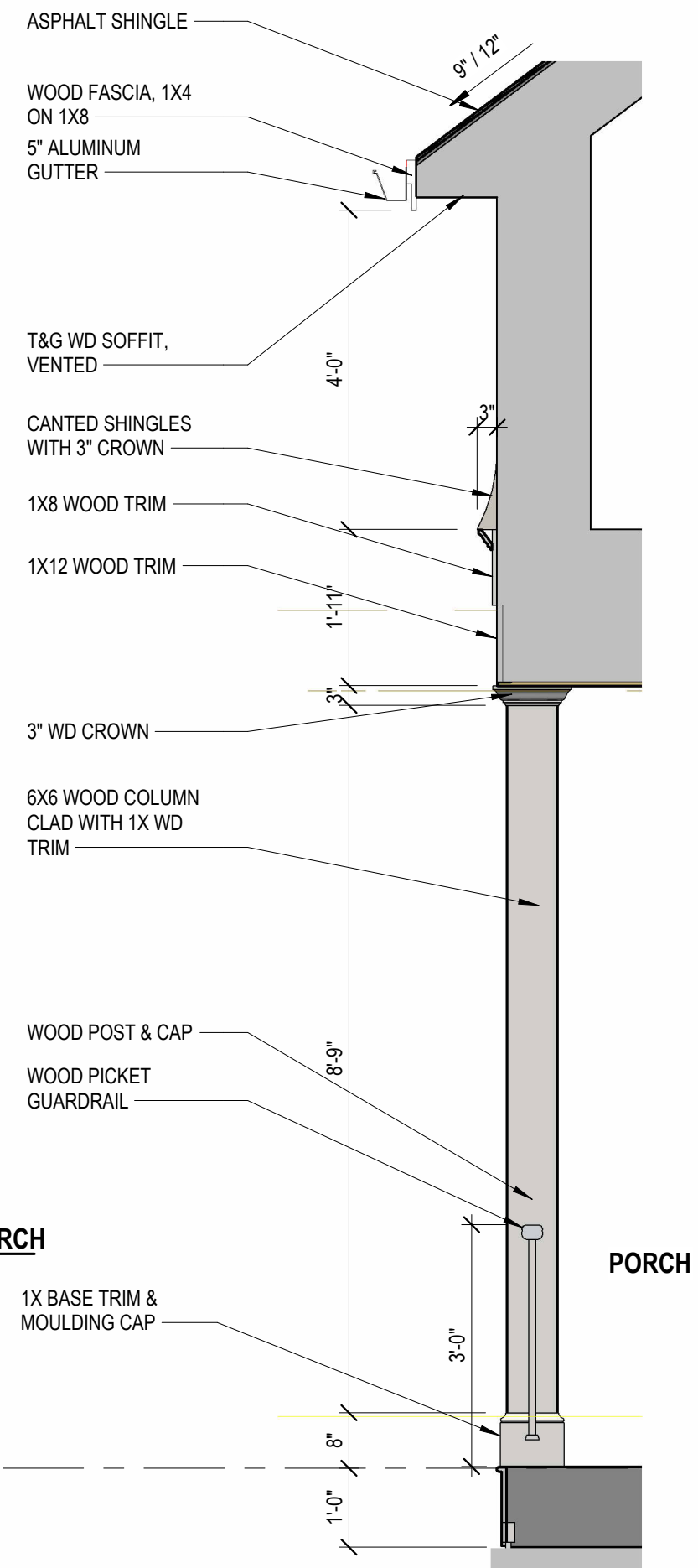
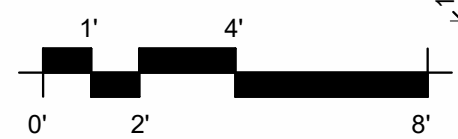






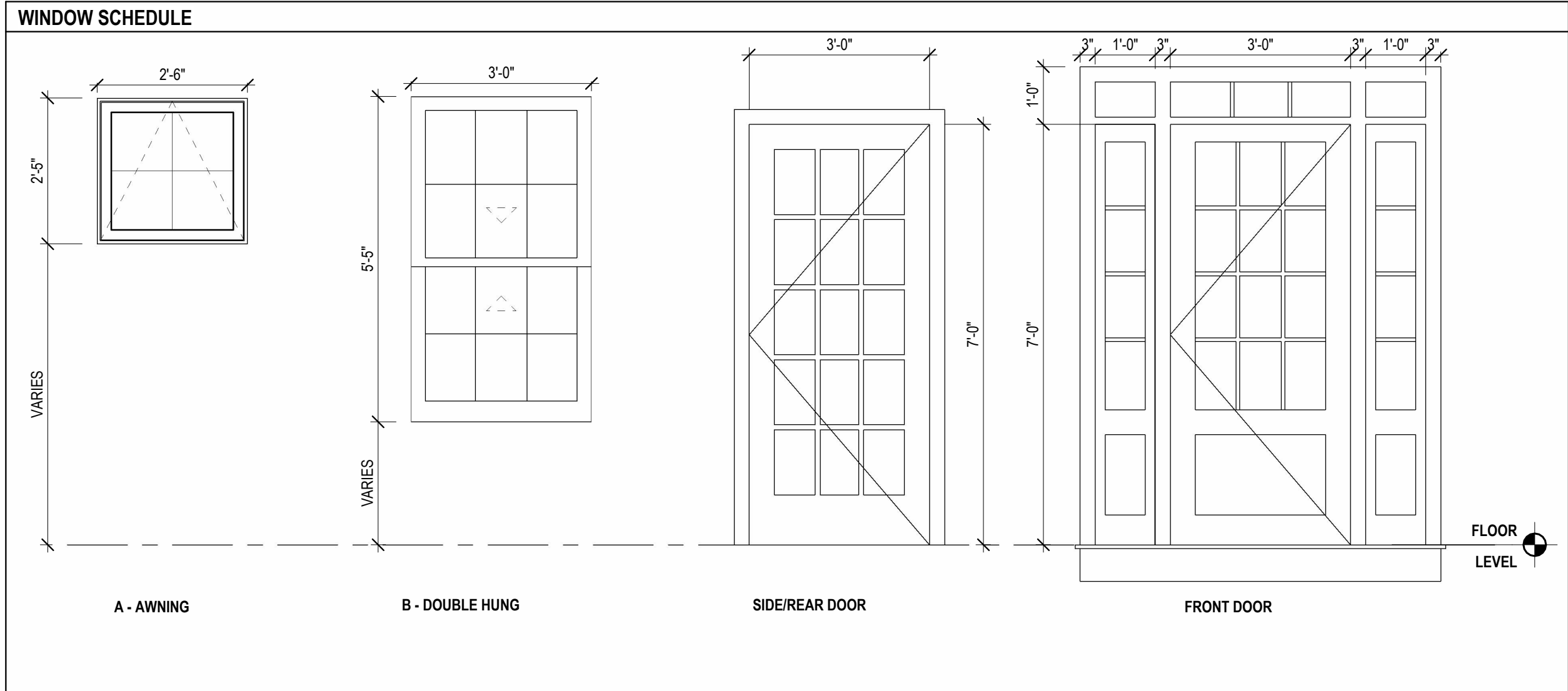
2 SIDE BAY WINDOW
1/2" = 1'-0"

LEVEL 1
15'-0"



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

PORCH
14'-4 1/4"





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

HOME » CATALOG

MORIN OLD PORT BLEND RED RANGE



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



ROOFING SHINGLES
CERTAINTEED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



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



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



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

H.51

MATERIALS

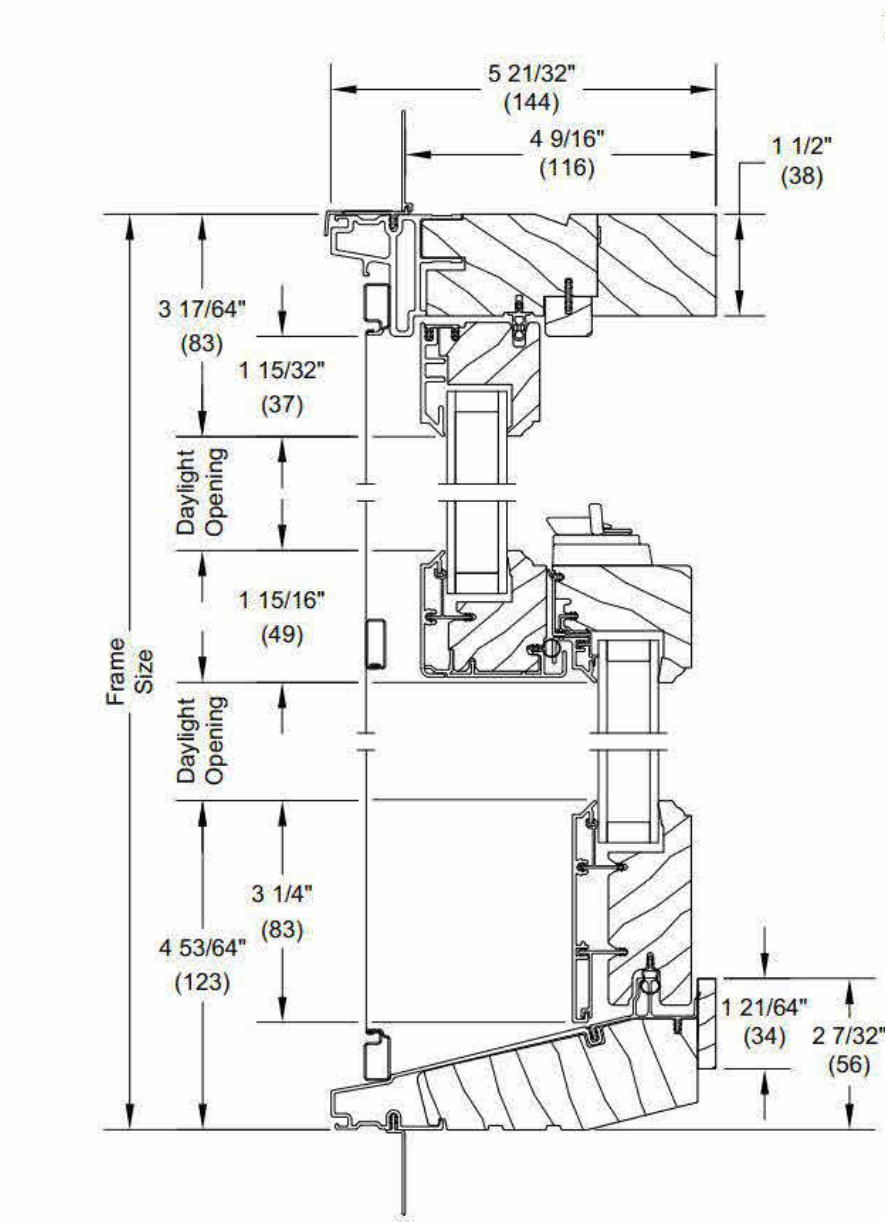
Marcy-Pray Street Residences

SCALE:
4/18/2025



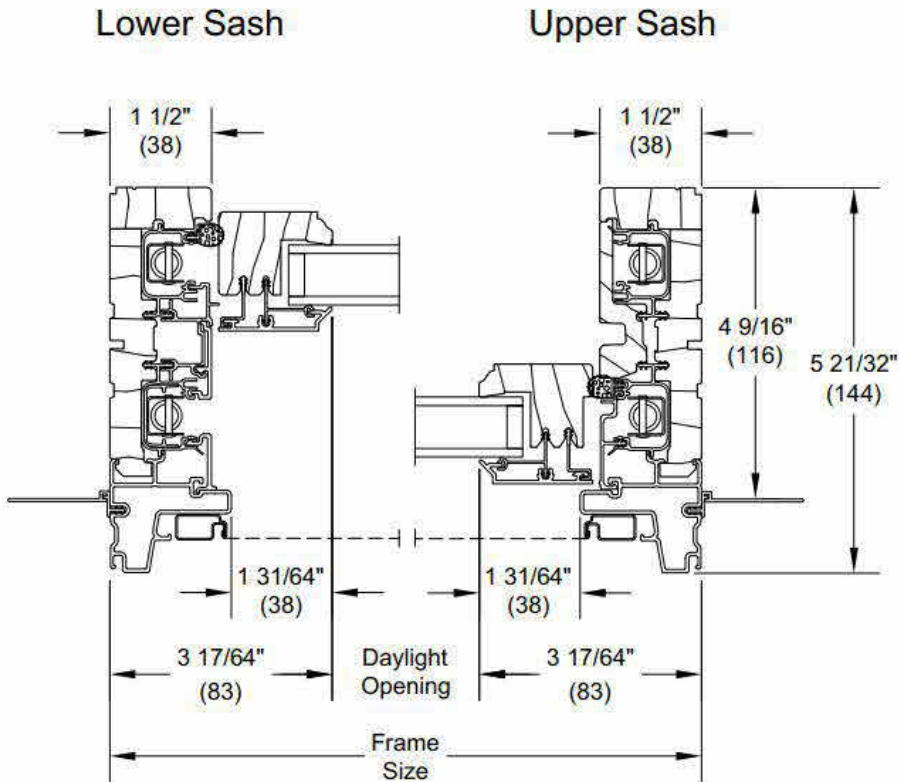
Section Details: Operating

Scale: 3" = 1' 0"



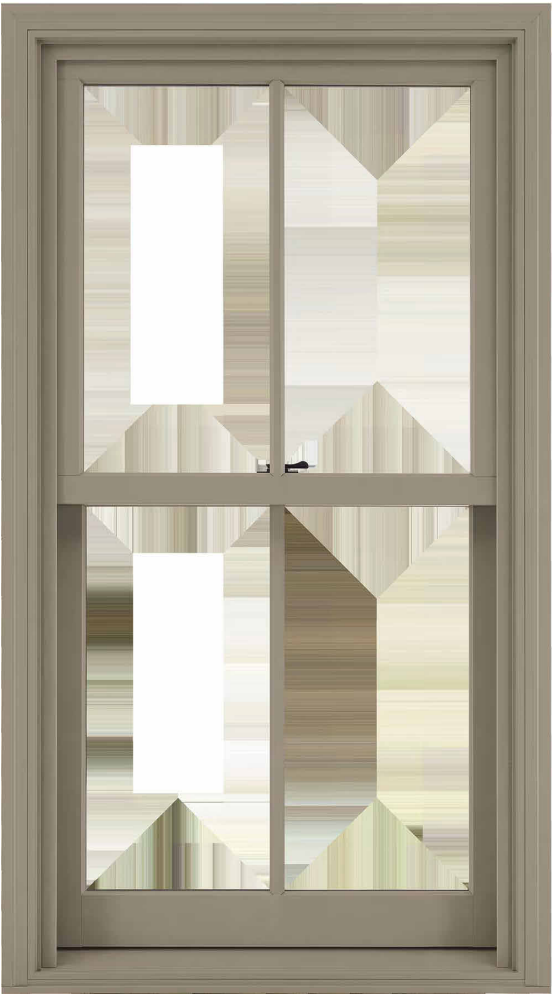
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

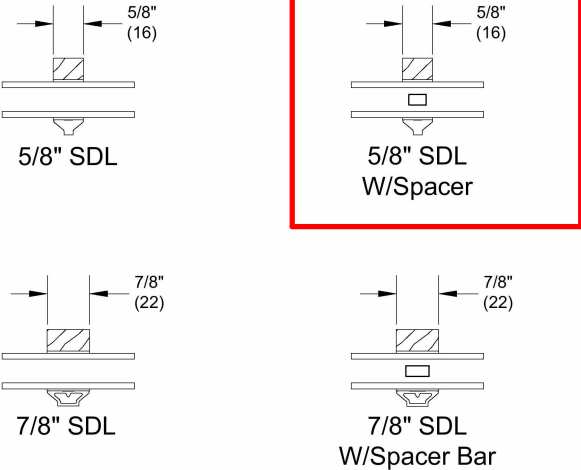


Color selection grid for window finishes:

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



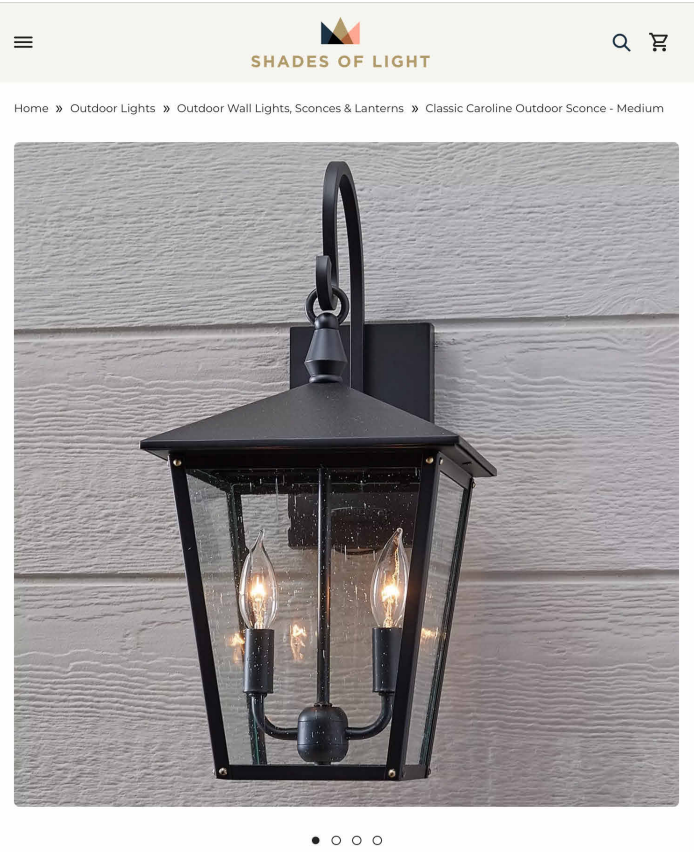
Simulated Divided Lite with
Spacer Bar (SDLS)



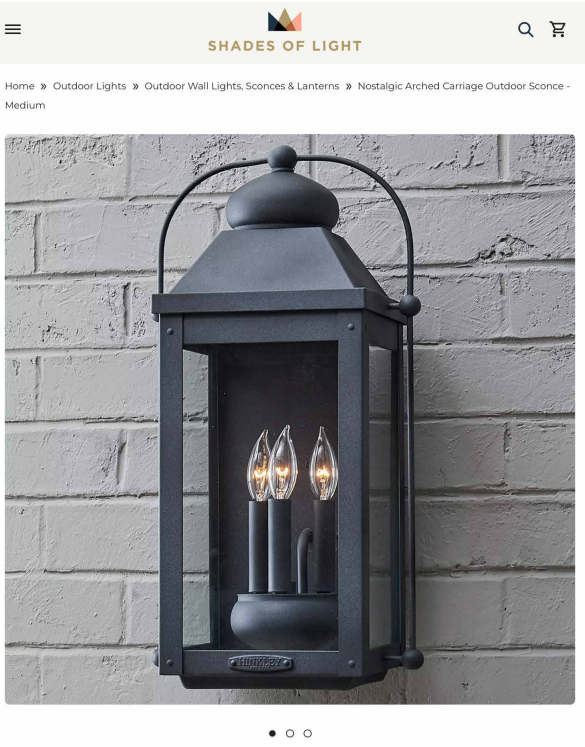
AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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 "broscos 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



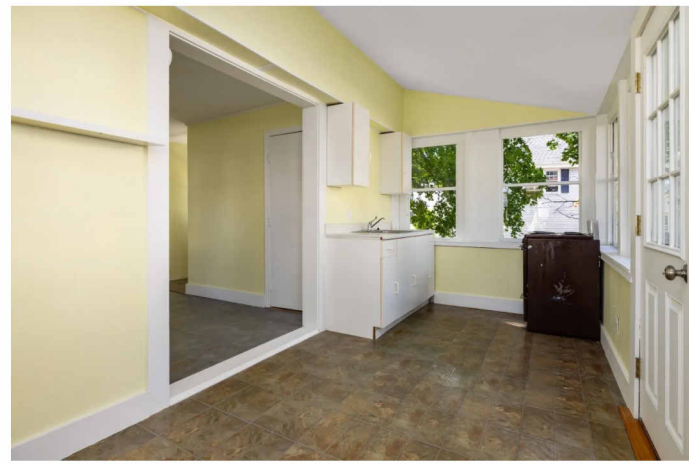


- Gable portion of structure, circa 1920
- 12' X 16'
 - Origins as an accessory building in New Castle NH.
 - Attic structure - lack of ridge beam, joist sizing, and rough hewn widely spaced roof decking indicates this was built for utilitarian use.
 - Wood siding is Dutch-lap (aka, Novelty, German, 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



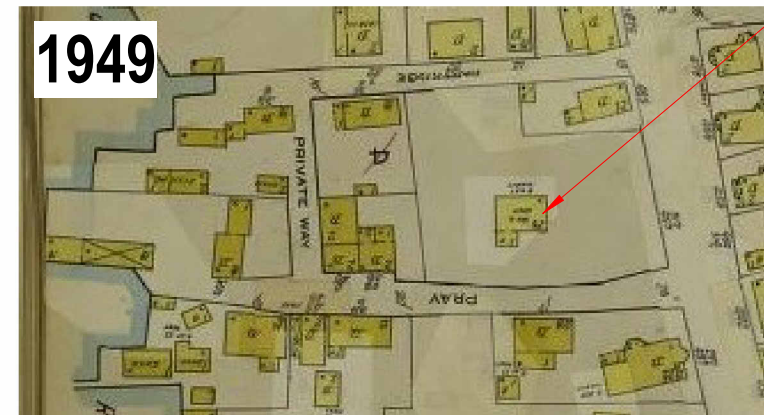
FASCIA TRIM DETAIL



ATTIC WINDOW



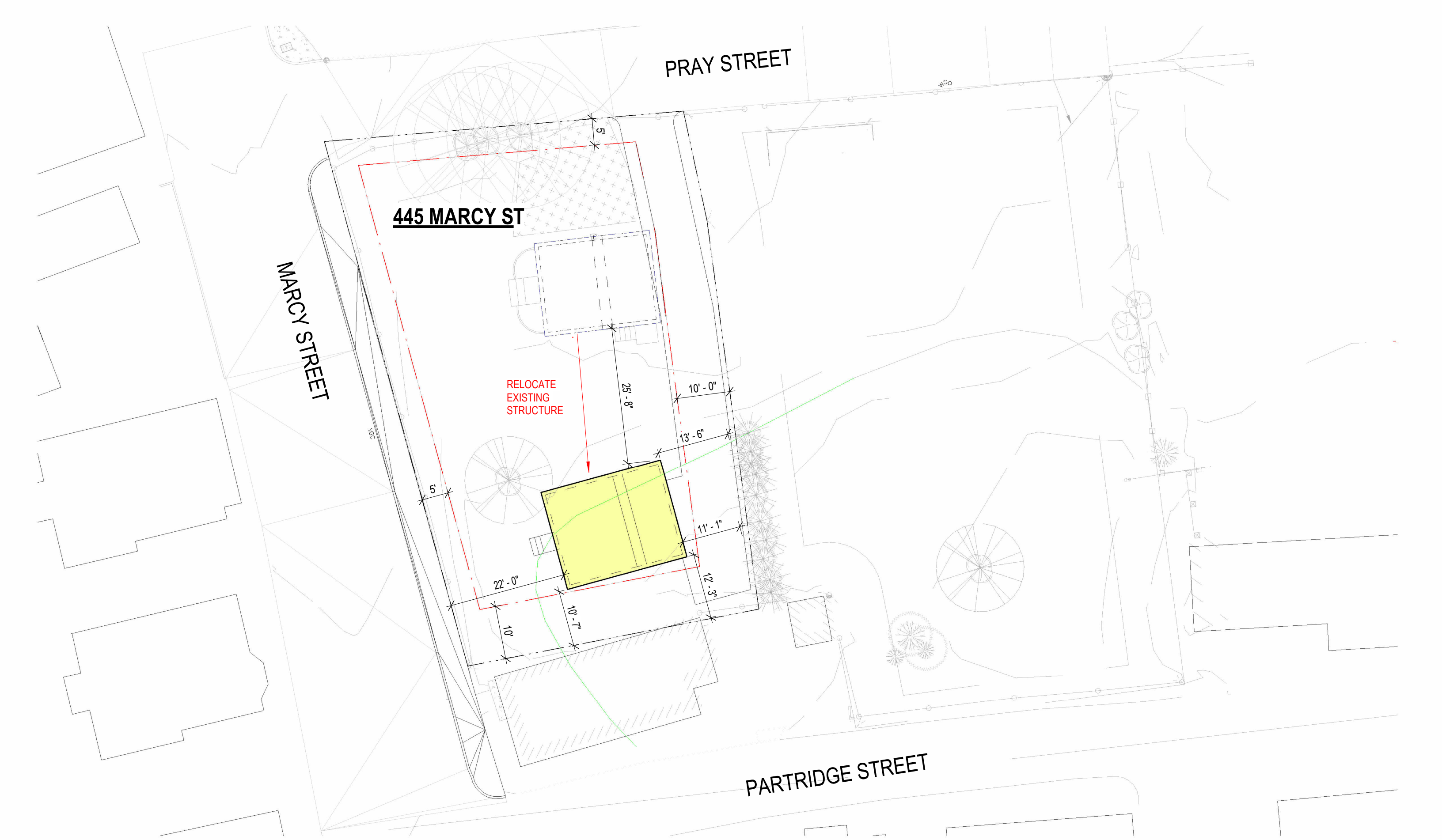
STORM WINDOW, TRIM & SIDING DETAIL



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-)

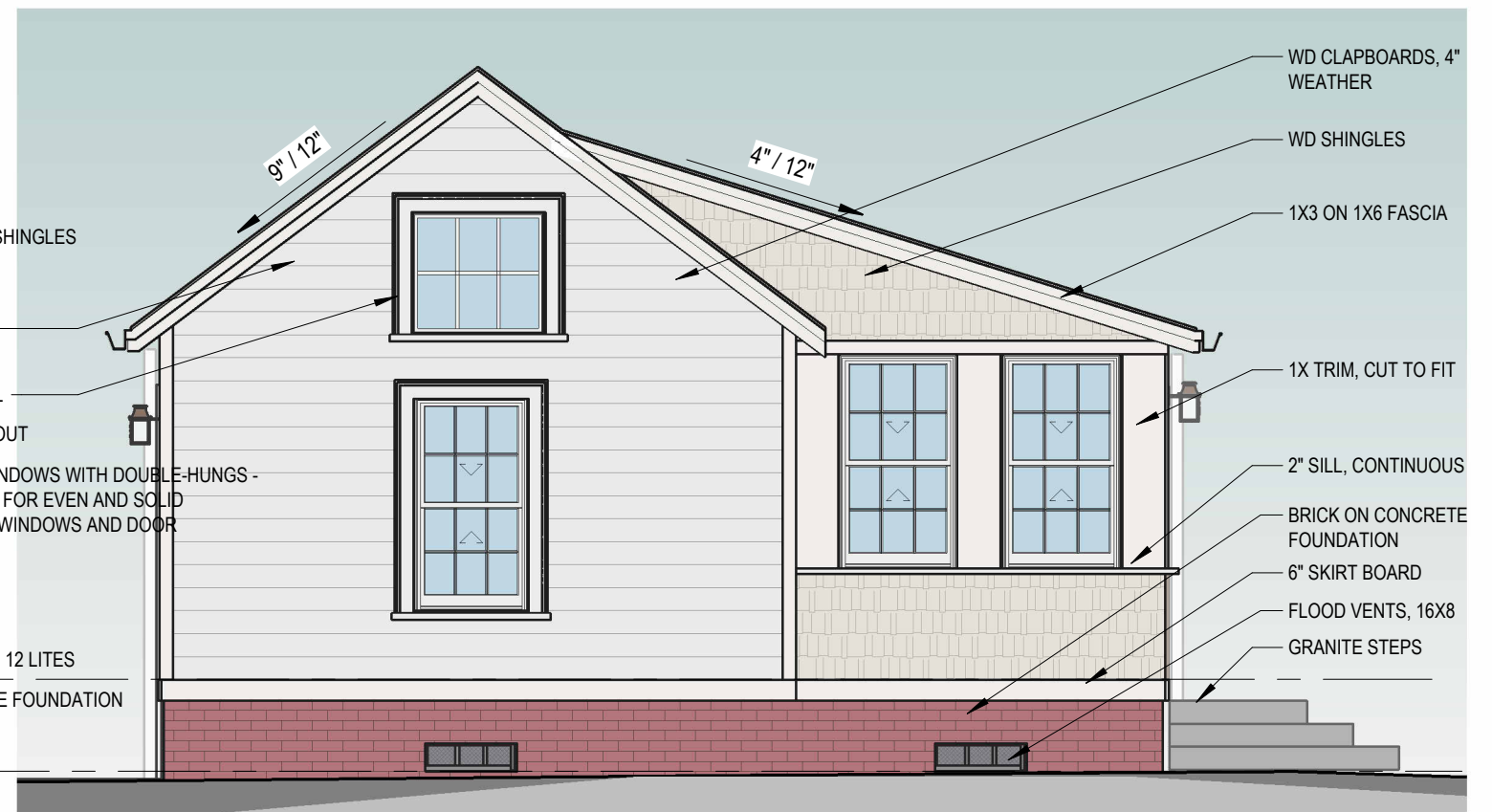


Hall Varrell (c.1830) built house
 Solomon Holmes (c.1840-1856)
 Dr. William Loughton (1856- c.1875)
 May Scott, Abbey Holmes (c.1875 -1889)
 Ellen May Brown (1889-1954)
 Ashley Jones (1955-1994)
 James Sanders (1994-)

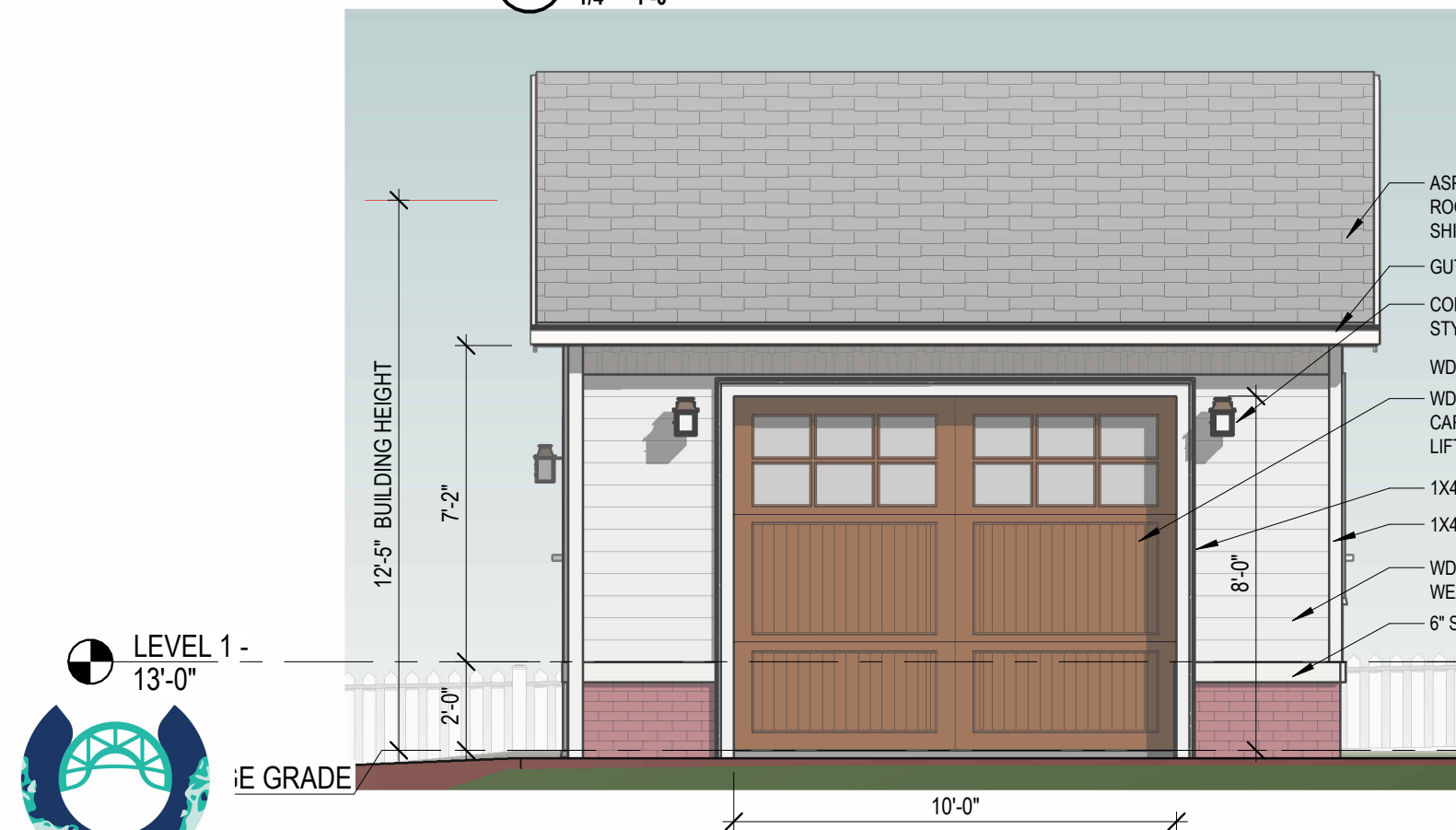




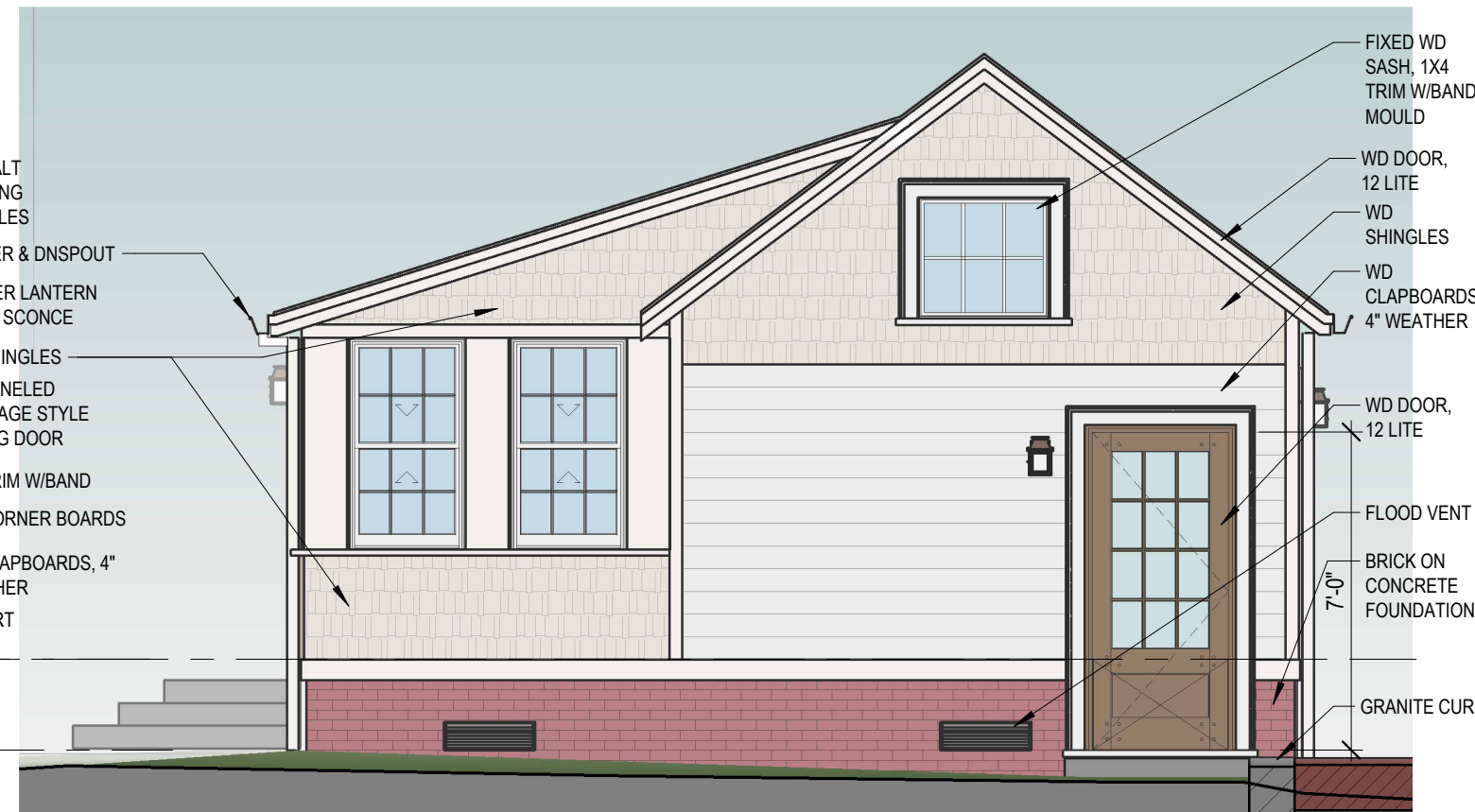
1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"





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

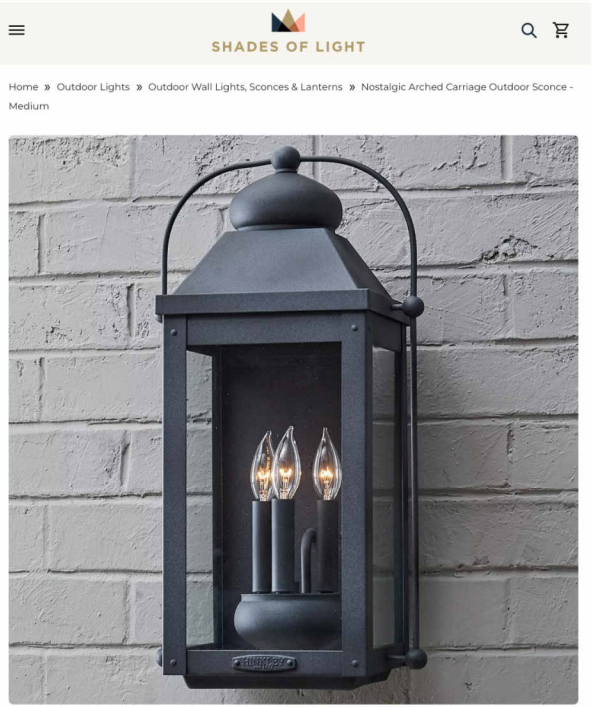
- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF

HOME » CATALOG

MORIN OLD PORT BLEND RED RANGE

REQUEST A SAMPLE

Category: Face & Thin Brick

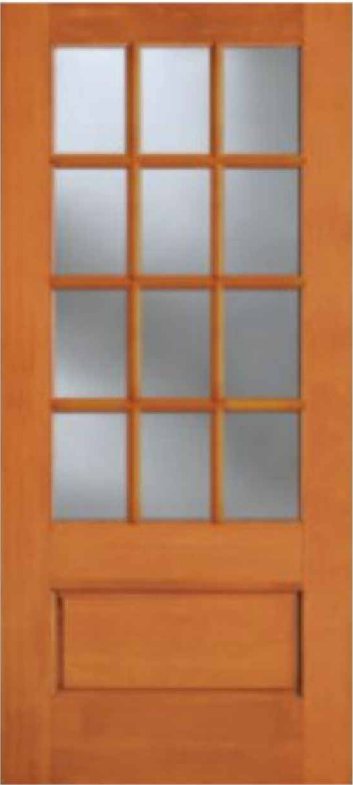


Nostalgic Arched Carriage Outdoor Sconce - Medium

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

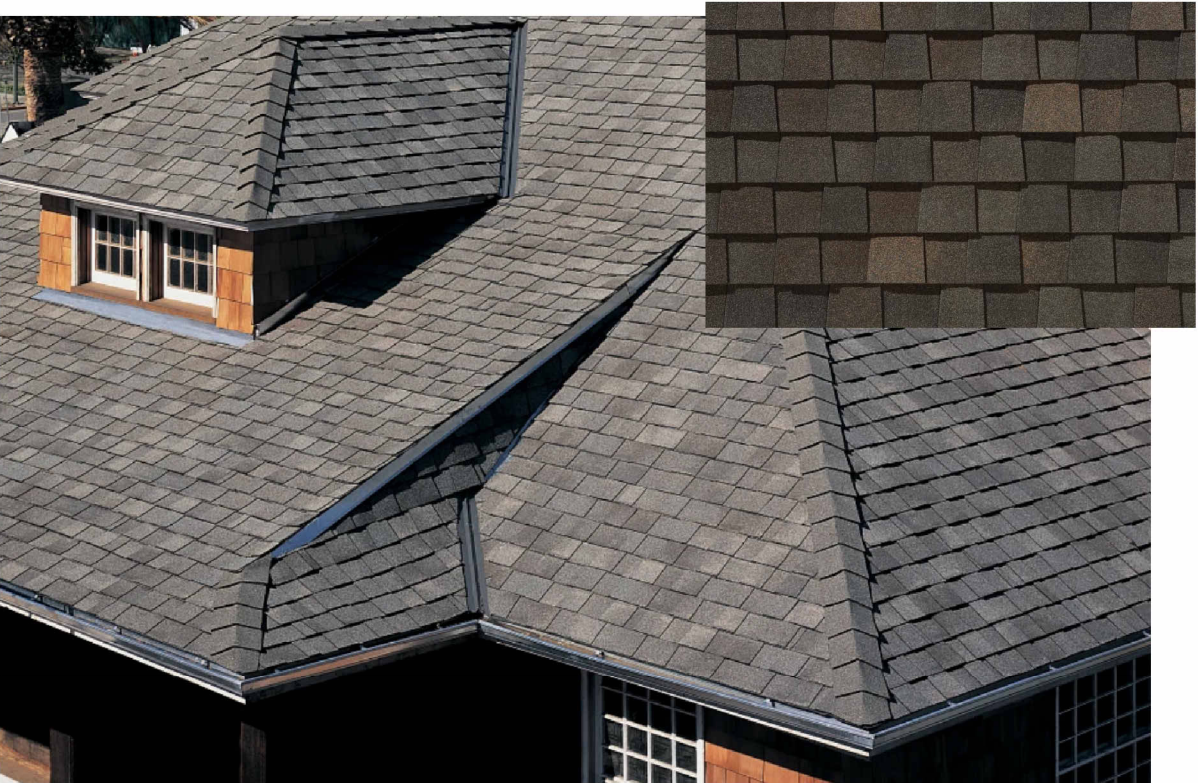


WOOD (CEDAR) PANELED CARRIAGE STYLE OVERHEAD DOOR
Manufacturer: RICHARD WILCOX (or equivalent)
Series: Landmark™ Rockwood
1" cedar boards on 2" insulated steel panels, SDL 2x6-lite glazing



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

ENTRY DOOR
SIMPSON
12 LITE WOOD



ROOFING SHINGLES
CERTAINTTEED, LANDMARK TL LAMINATED ASHPALT SHINGLES
SHENANDOAH

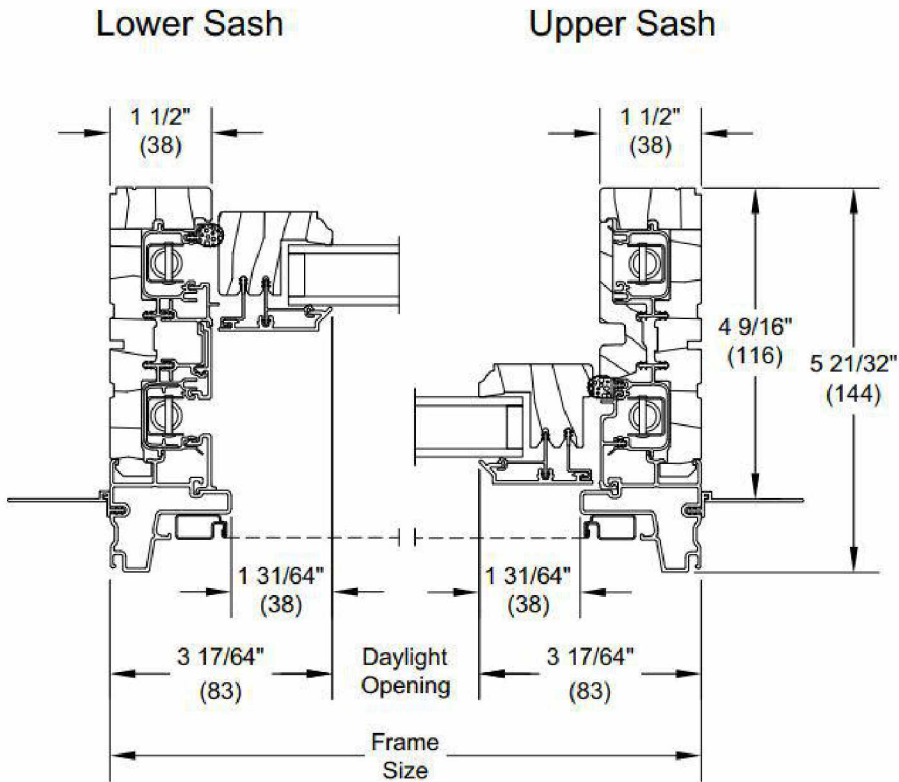
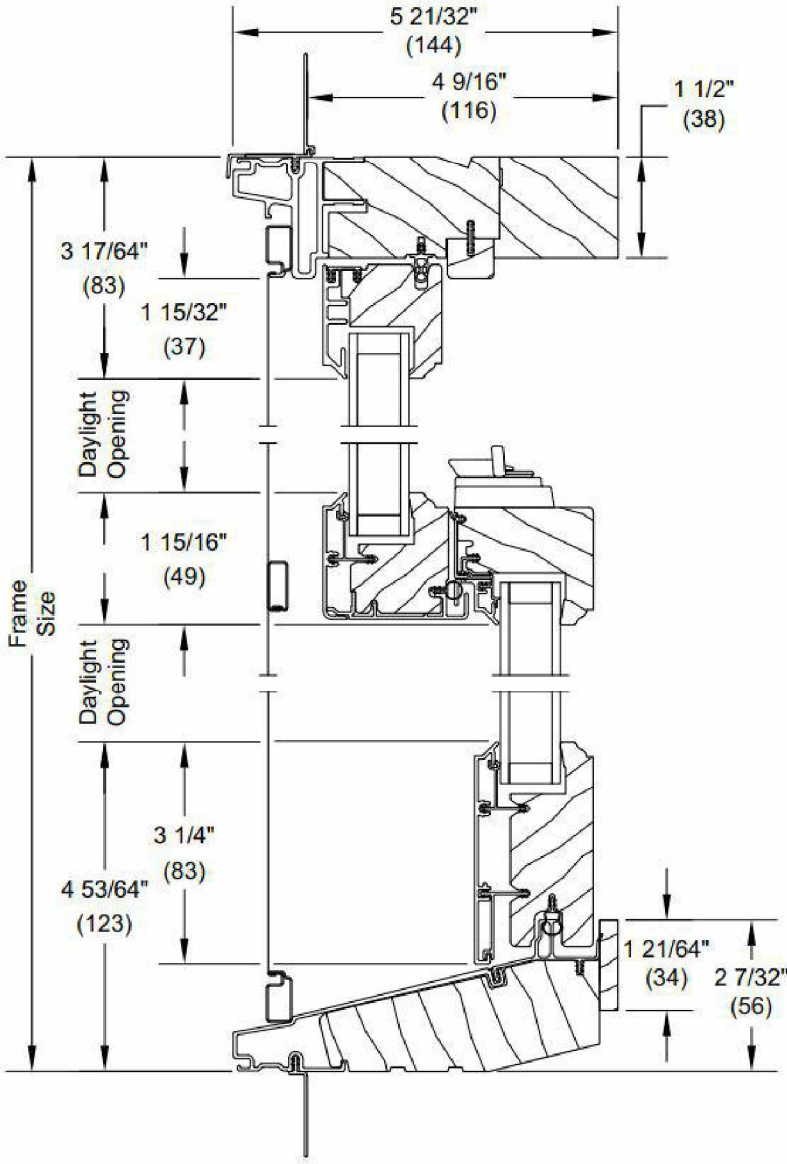


Section Details: Operating

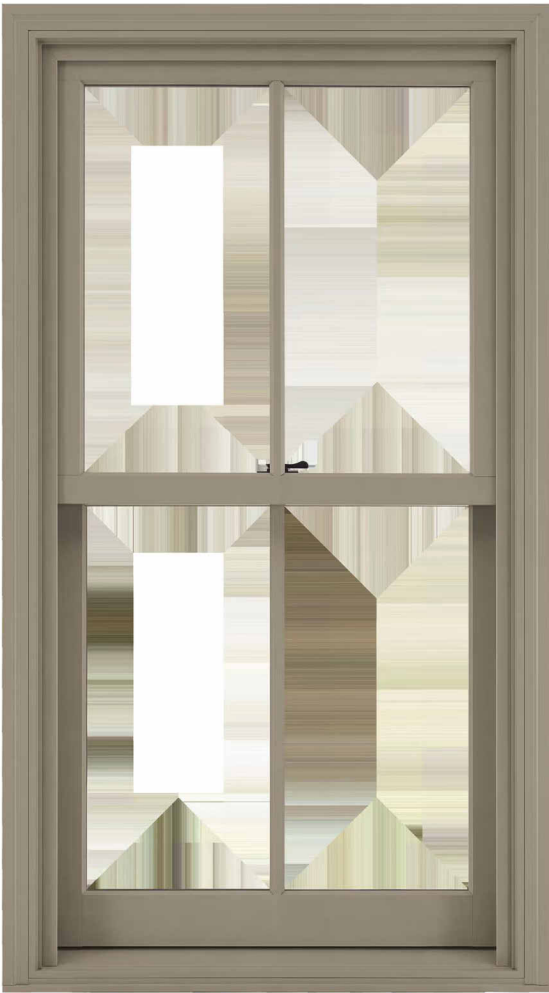
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Double Hung

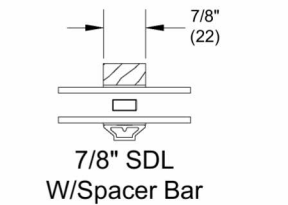
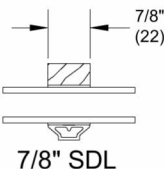
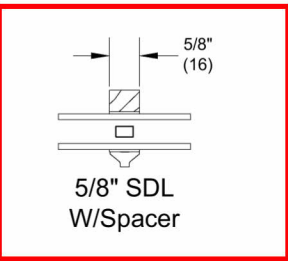
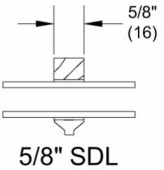
Ultimate Signature
Aluminum clad wood
half screens



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

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Existing Conditions:

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- Land Use: Residential
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- Estimated Age of Structure: New Construction
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- 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
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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.

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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")



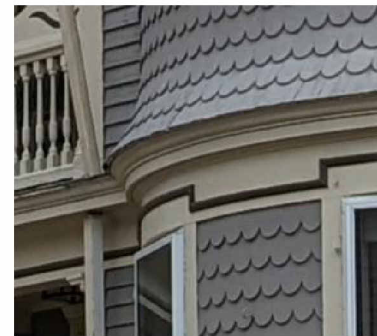
53 PRAY STREET



454 MARCY STREET



54 PRAY STREET (LOBSTER POUND)



437 MARCY STREET

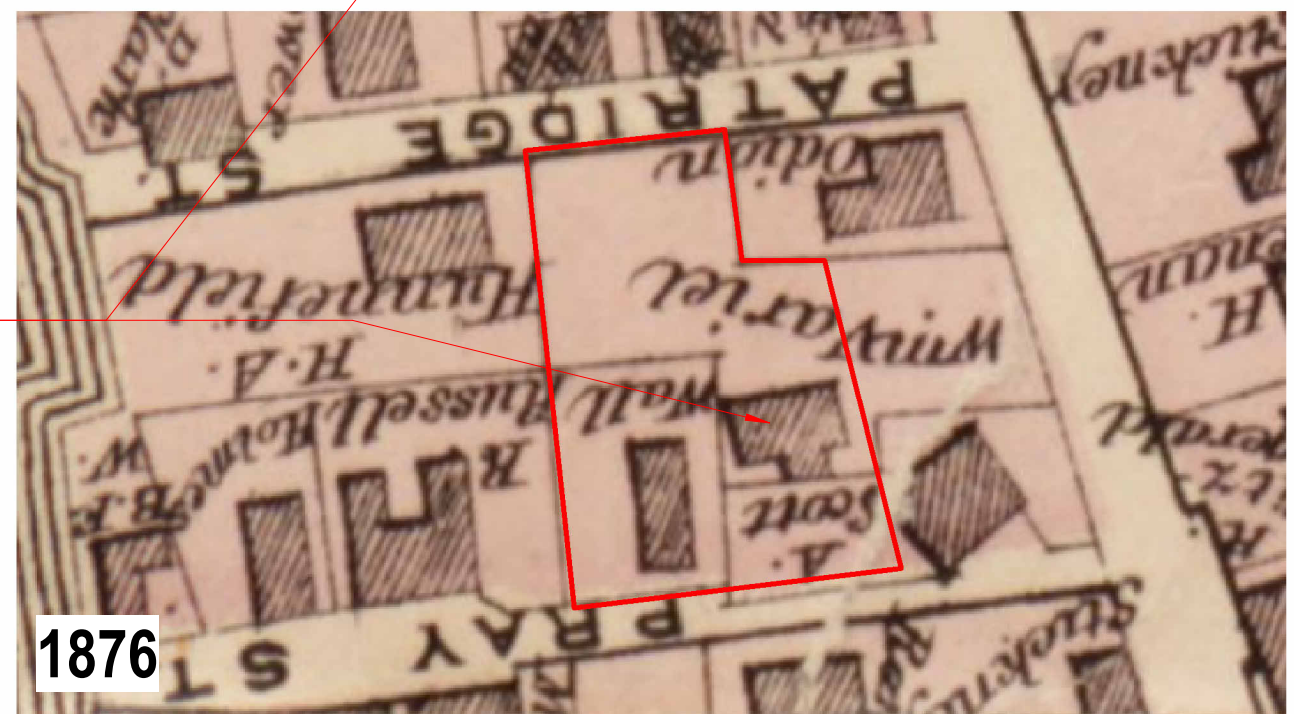
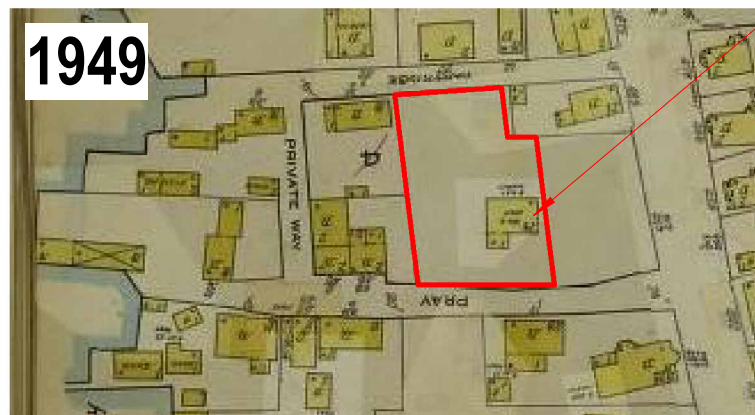


CONTEXT PHOTOS

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

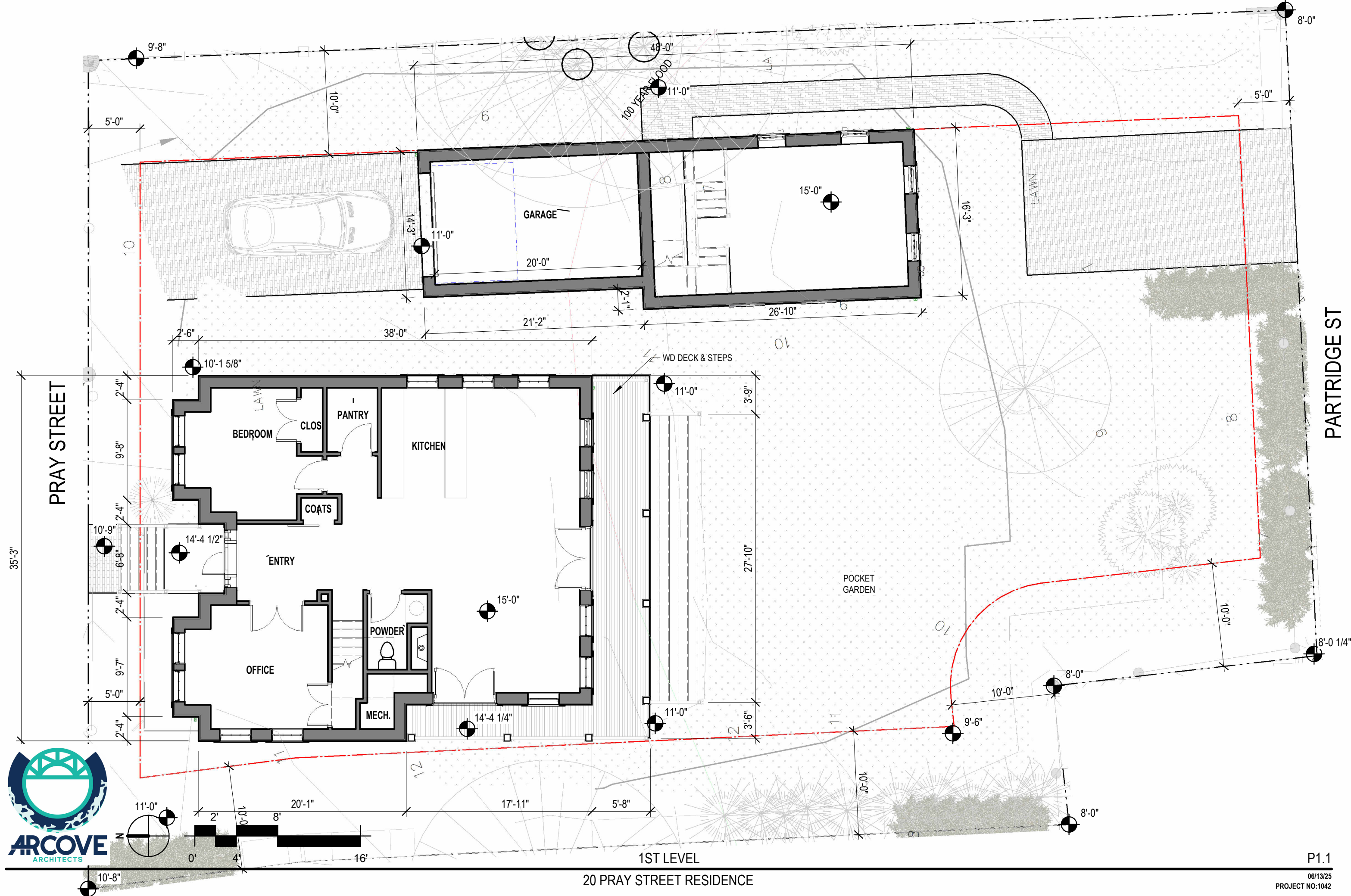
3 EAST ELEVATION - WATER SIDE
1/32" = 1'-0"

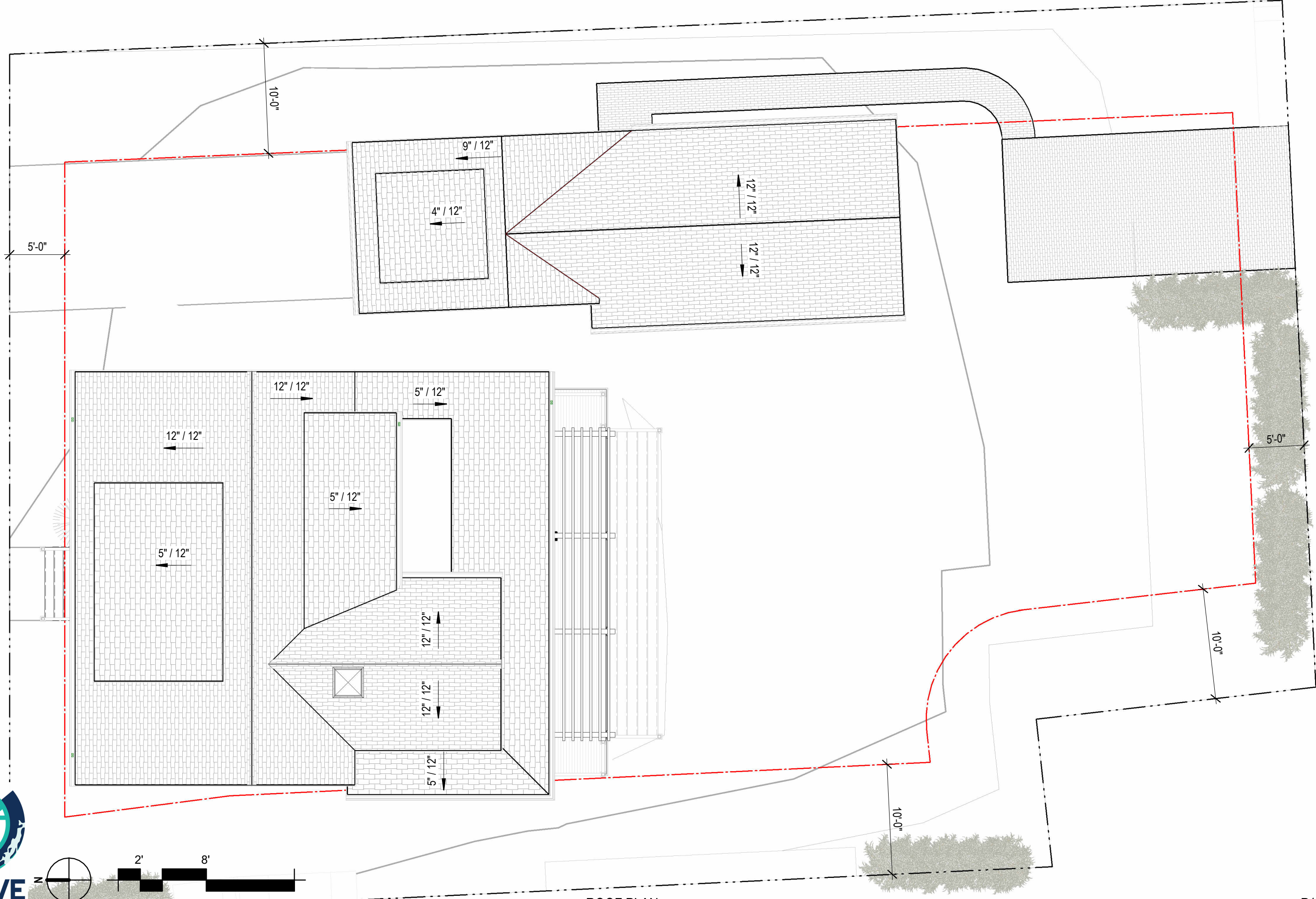
H.13

SITE SECTIONS PRAY ST
445 MARCY ST

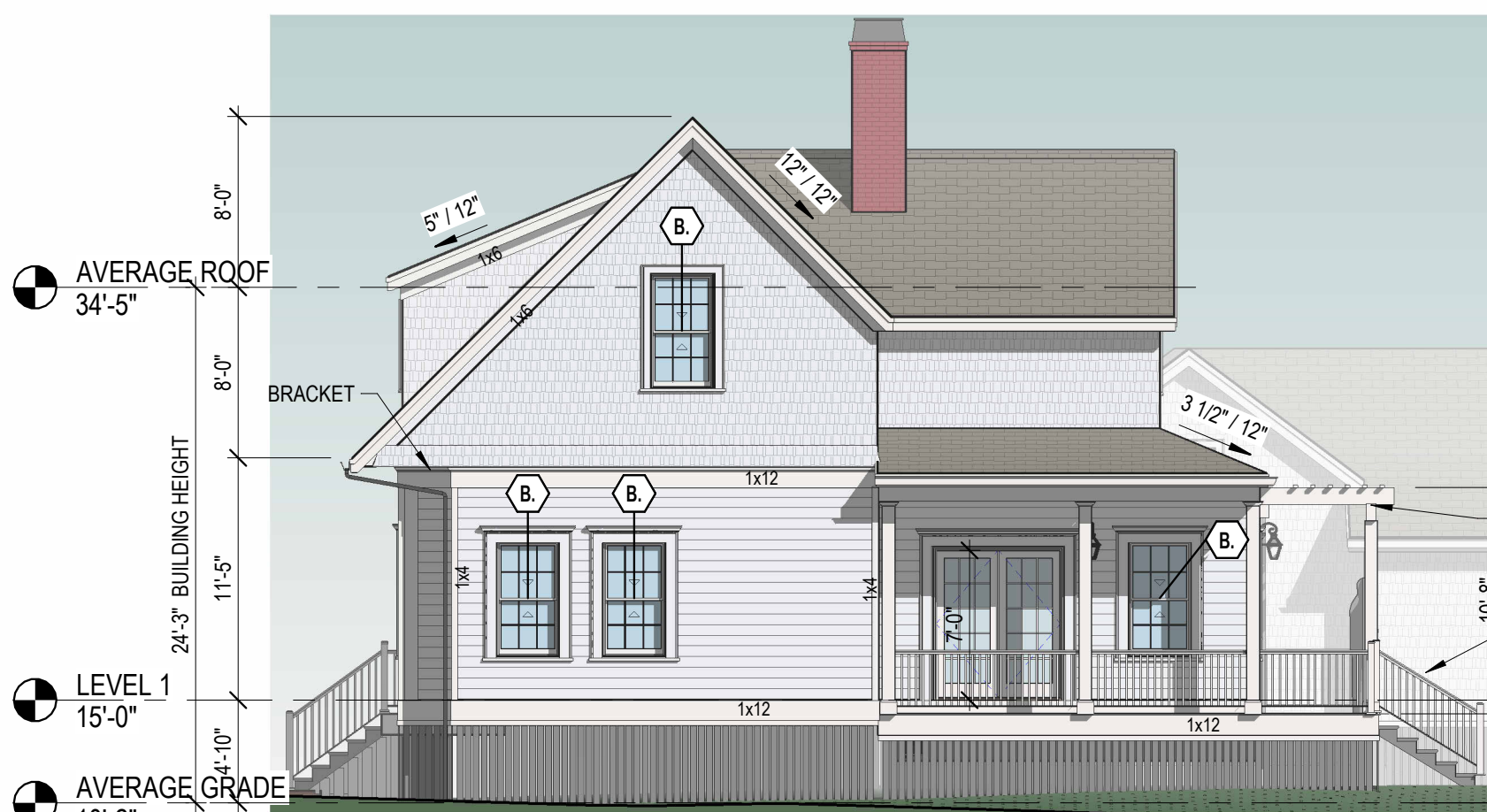
SCALE: 1/32" = 1'-0"
6/13/2025



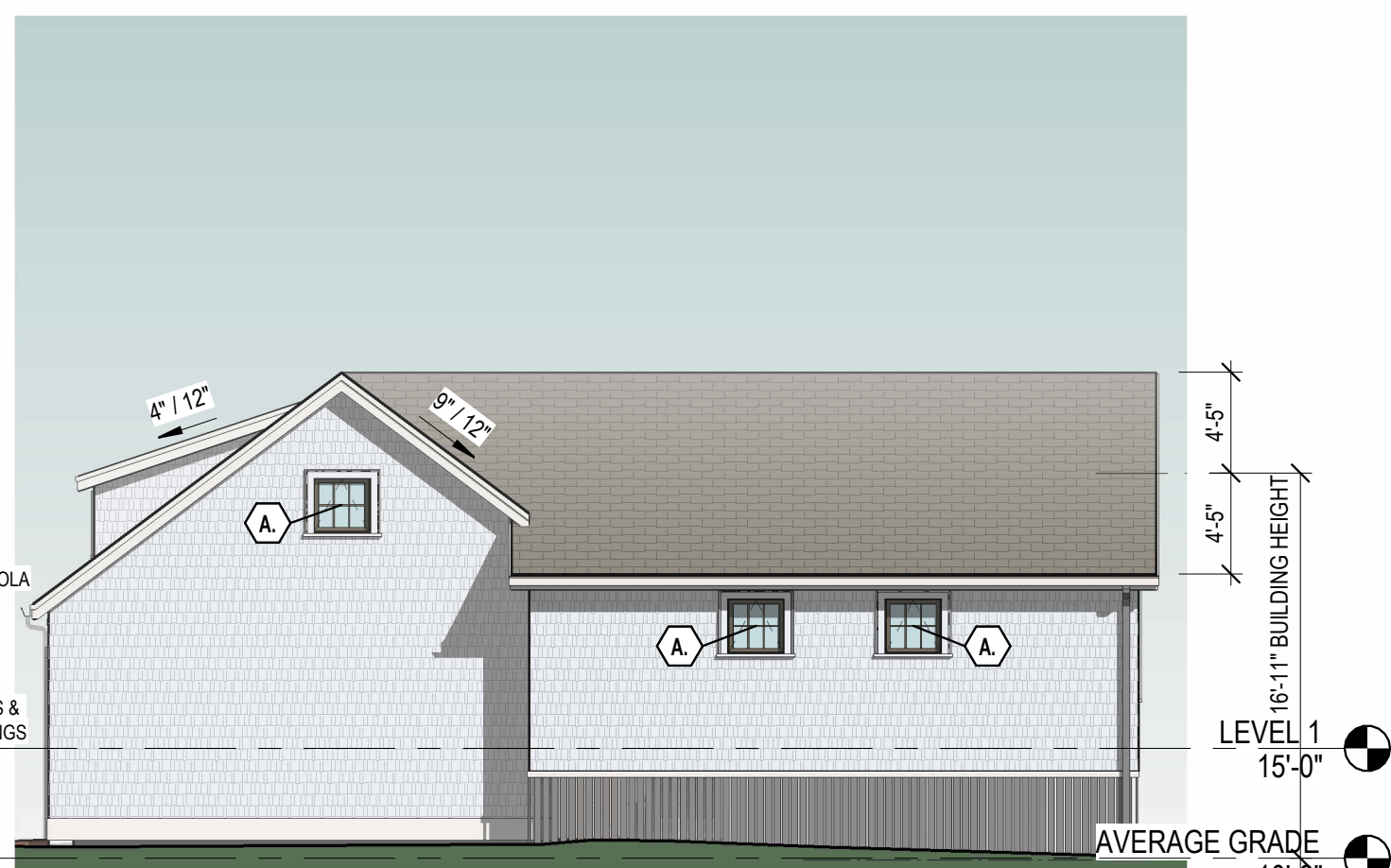




ROOF PLAN
20 PRAY STREET RESIDENCE

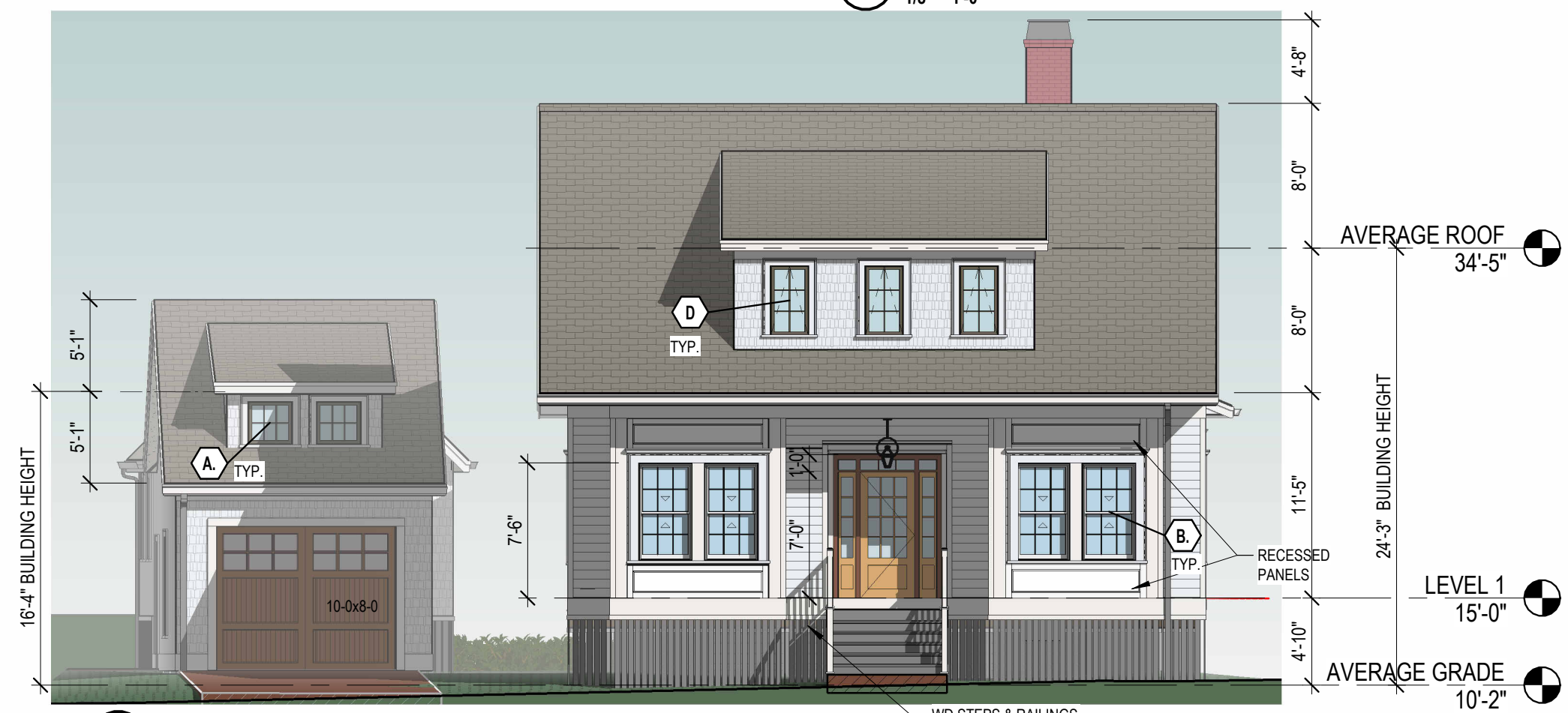


1 WEST ELEVATION (SIDE)
1/8" = 1'-0"



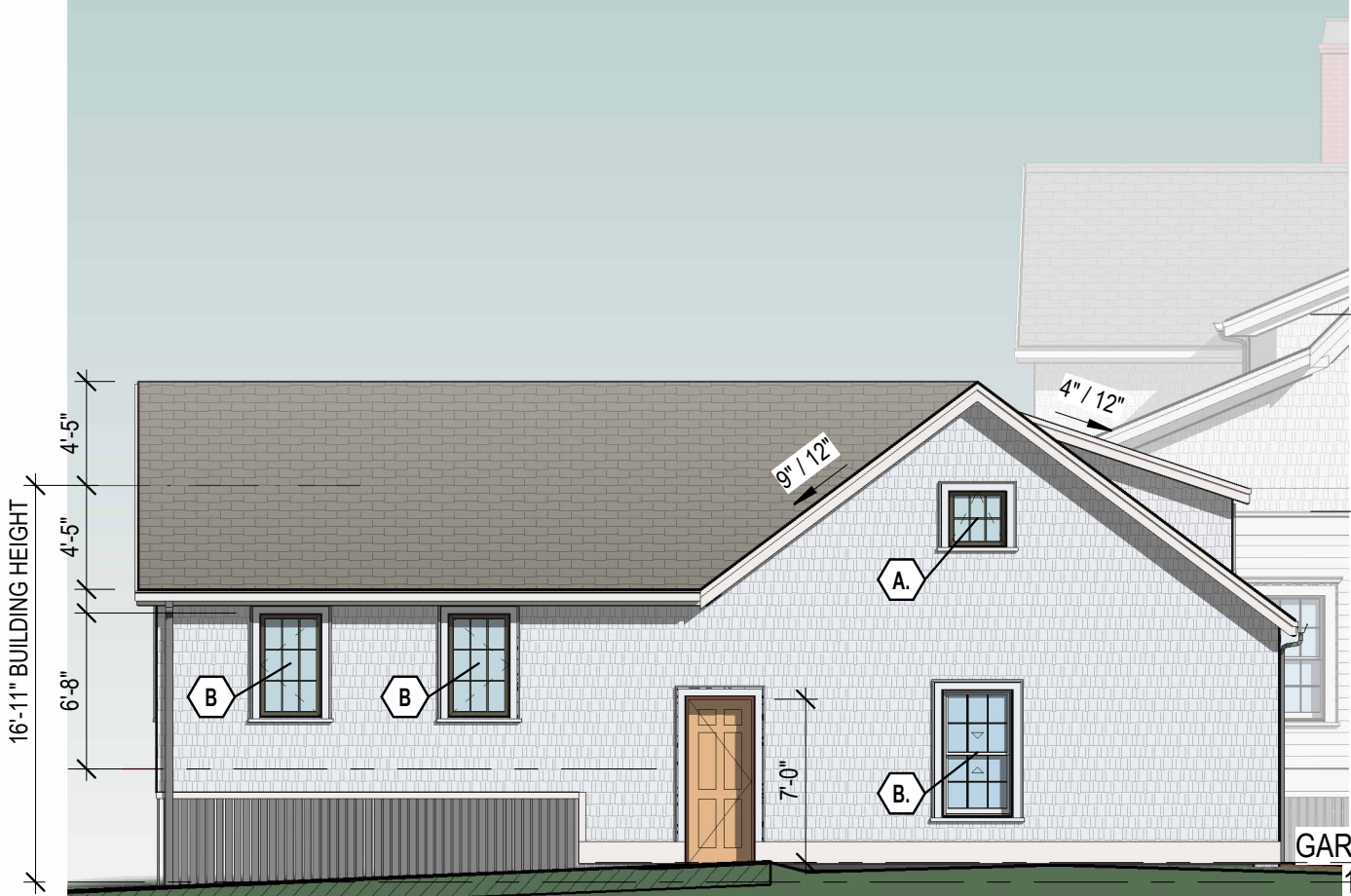
2 WEST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"

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

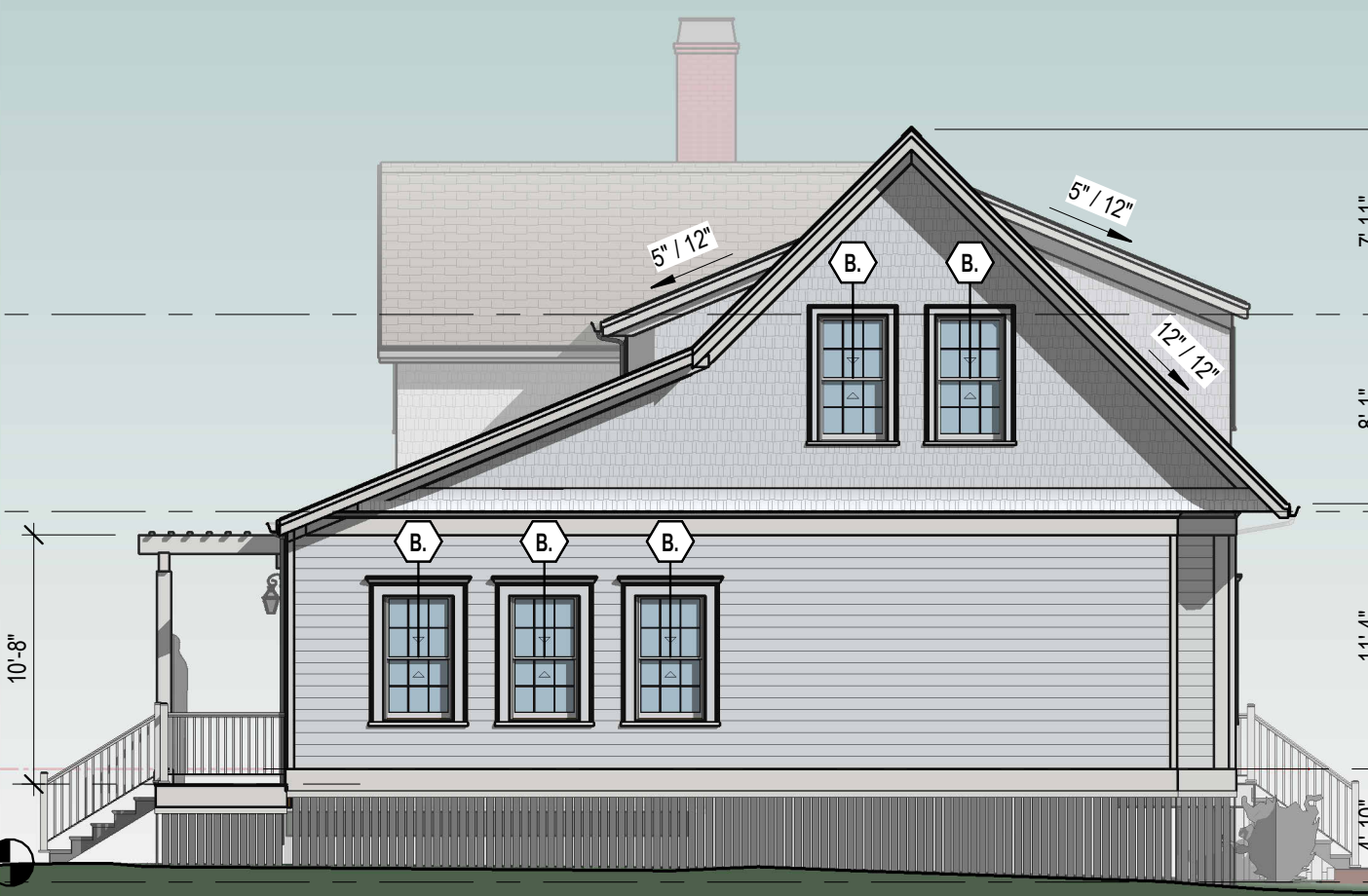


3 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"



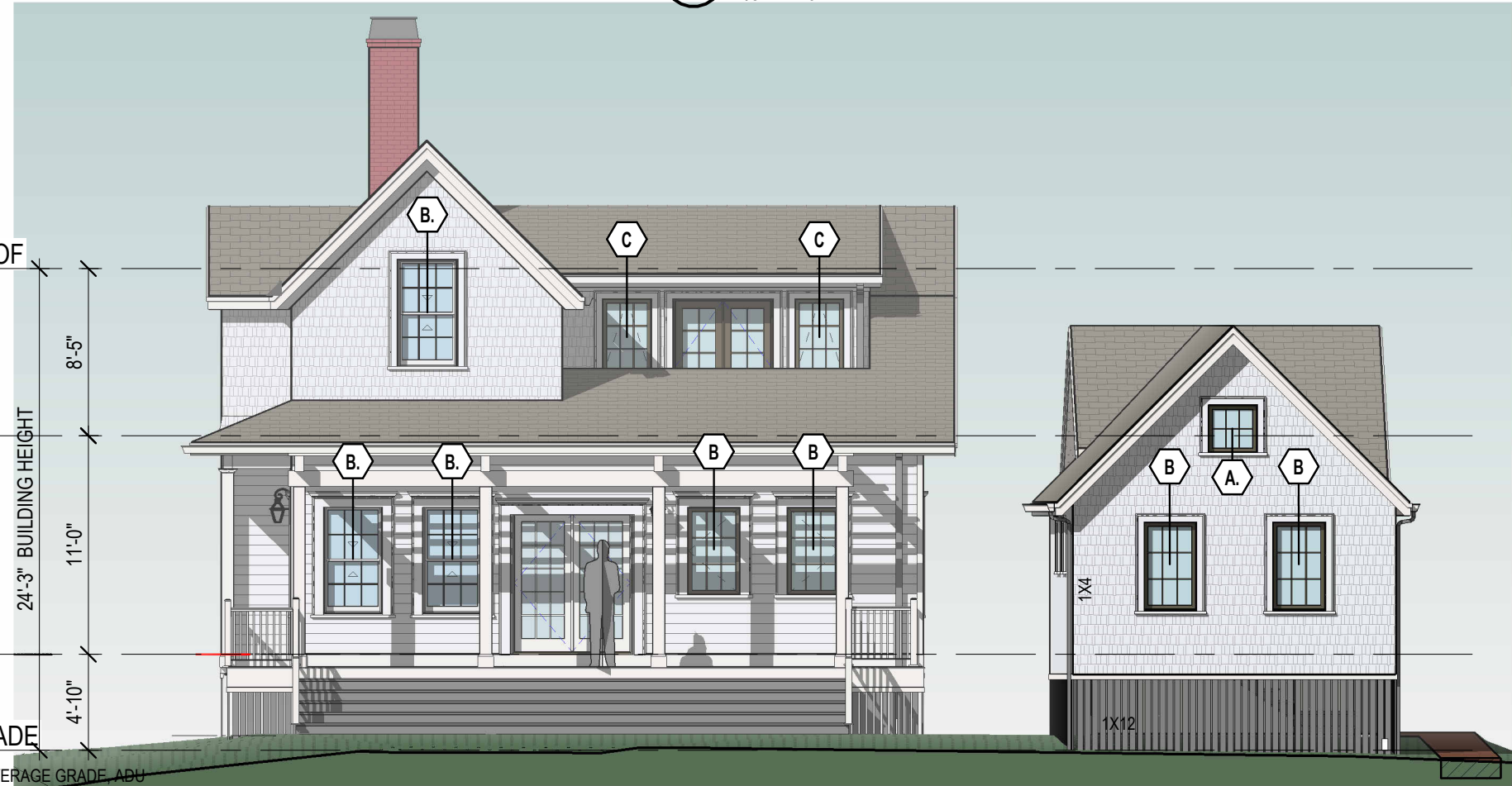


1 EAST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"



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



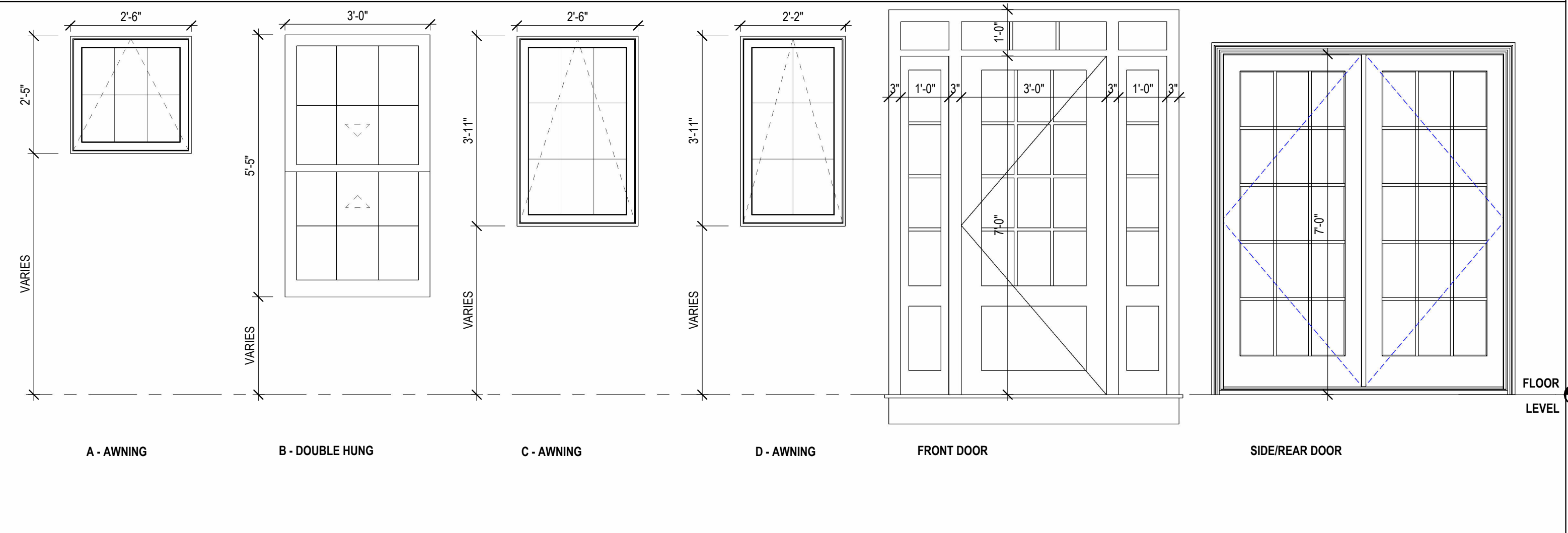
HOUSE ELEVATIONS GARAGE

20 PRAY STREET RESIDENCE





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

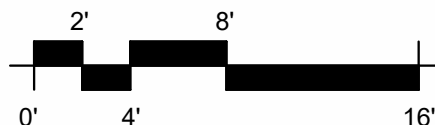
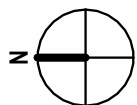
WOOD POST & CAP
WOOD PICKET
GUARDRAIL

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

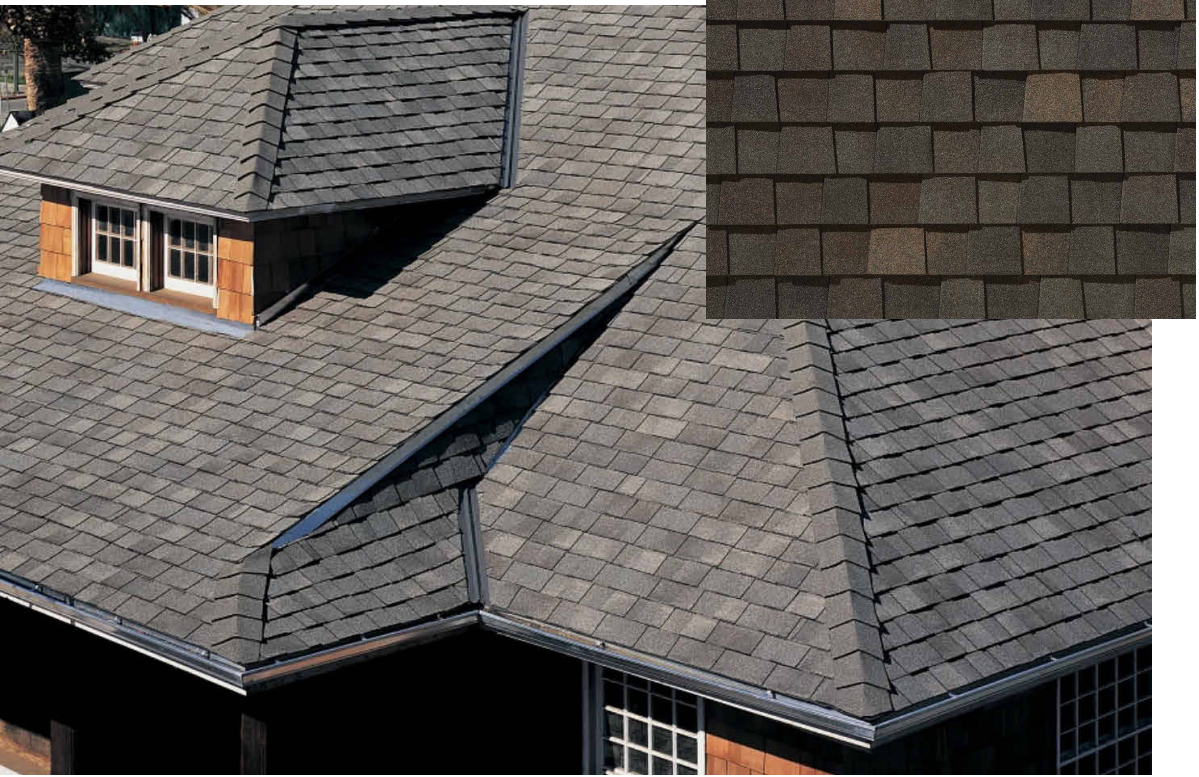
AVERAGE GRADE
14'-10'-2"

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



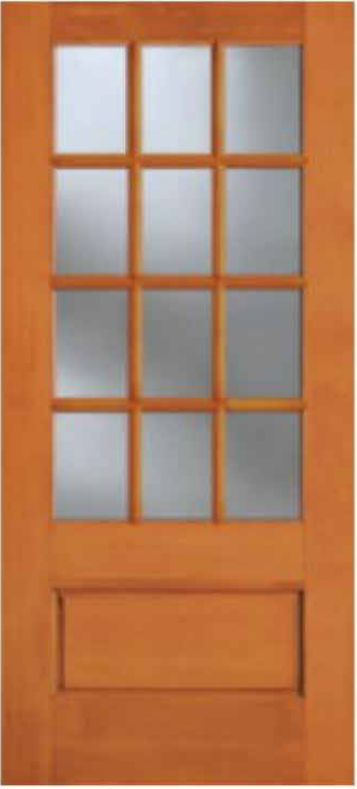
ALUMINUM GUTTERS, PAINTED

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



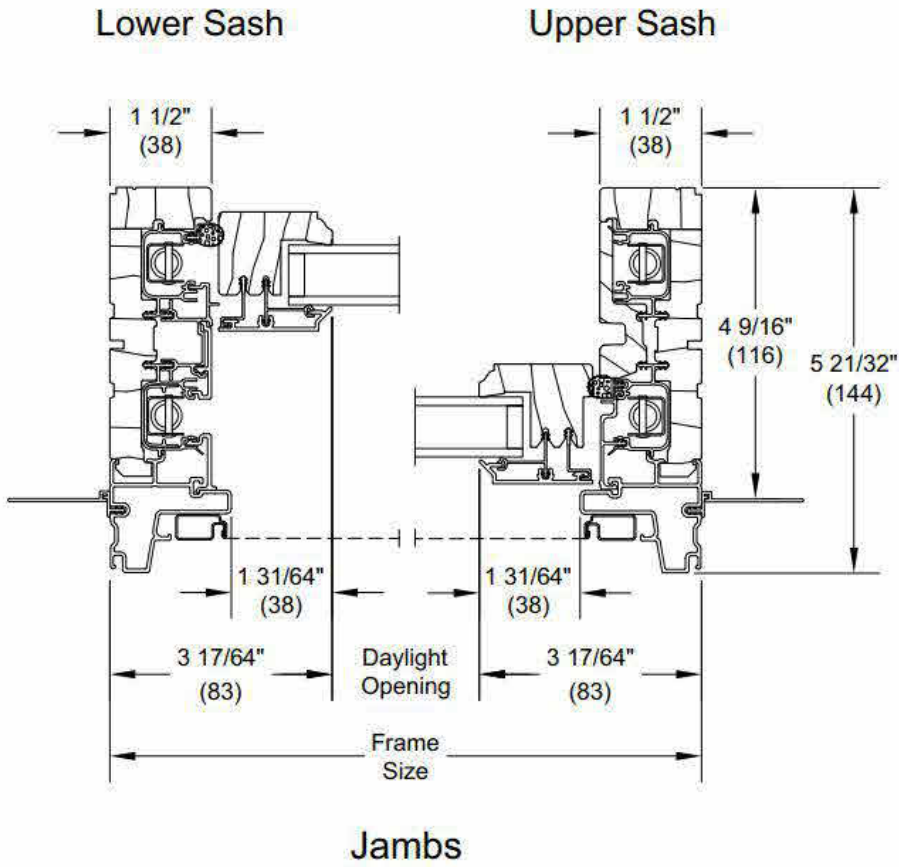
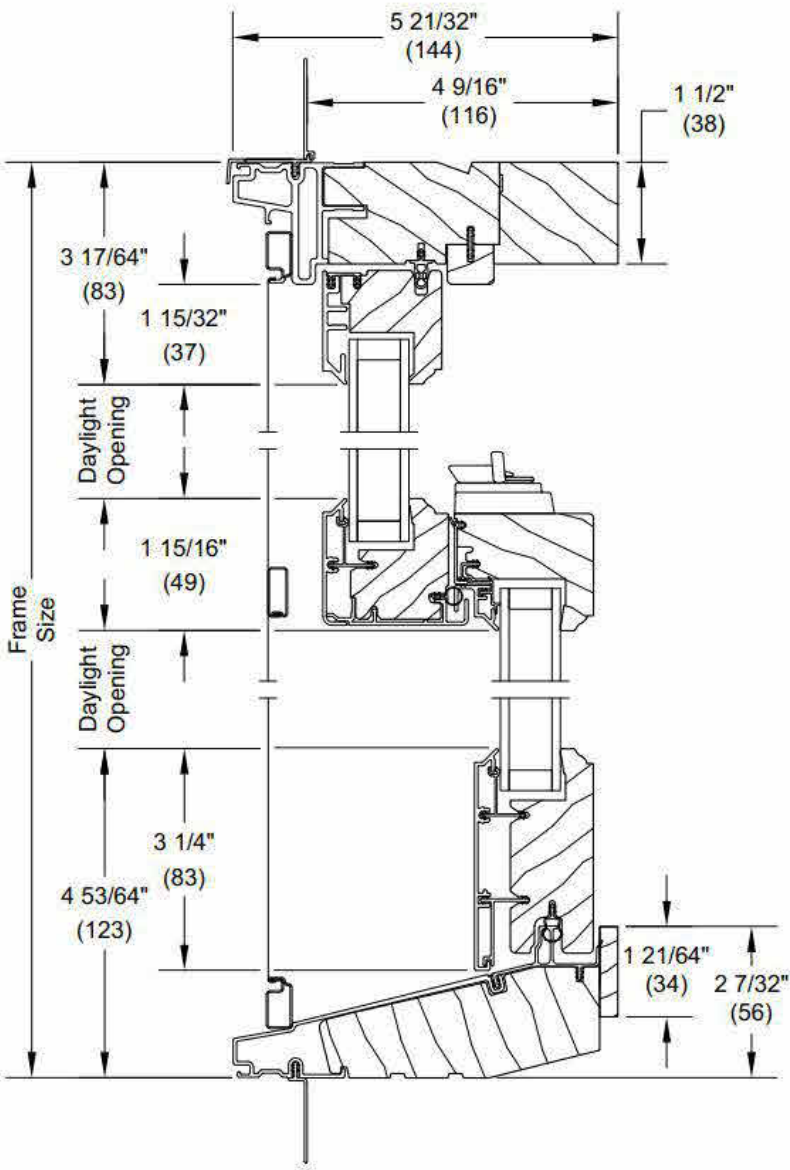
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

Section Details: Operating

Scale: 3" = 1' 0"

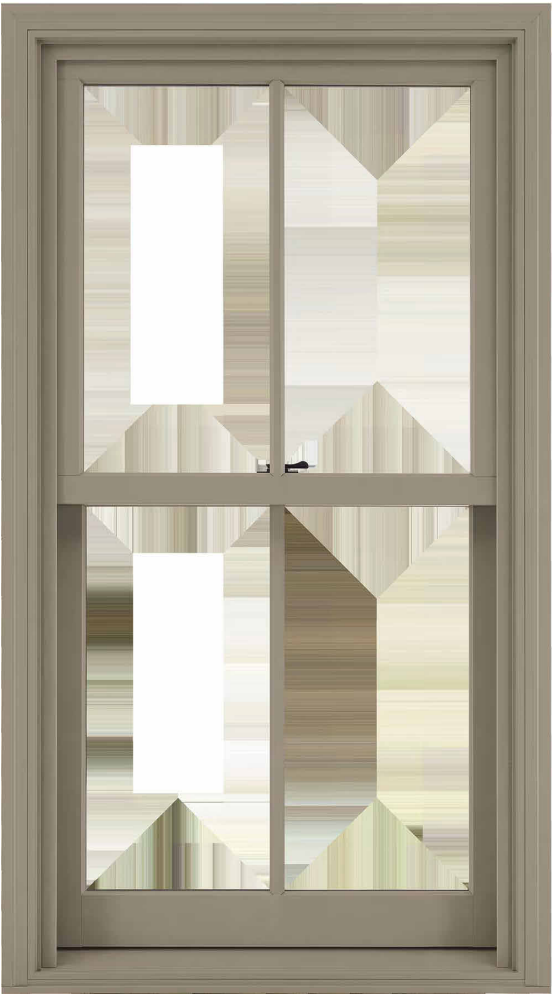
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

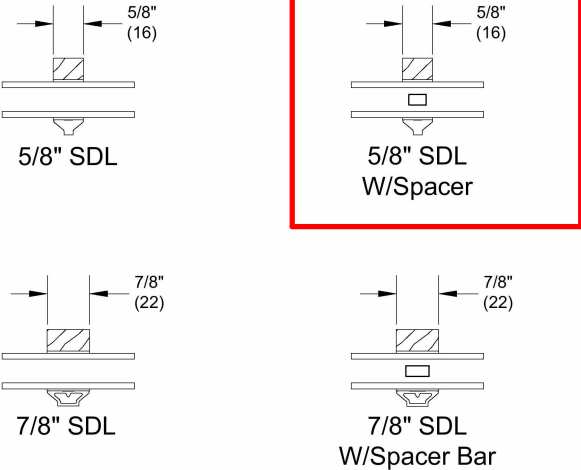


Color selection grid for window finishes:

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



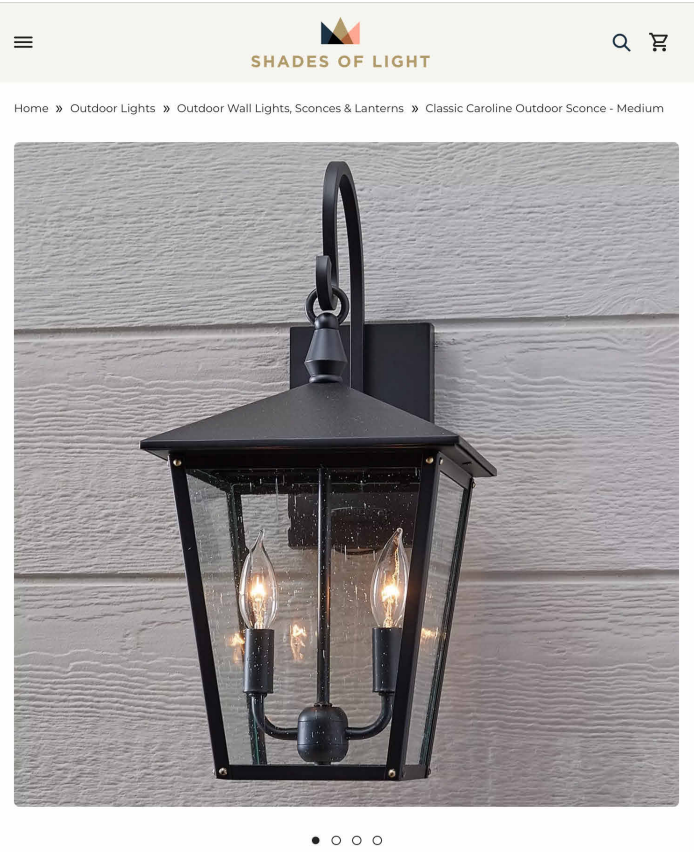
Simulated Divided Lite with
Spacer Bar (SDLS)



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

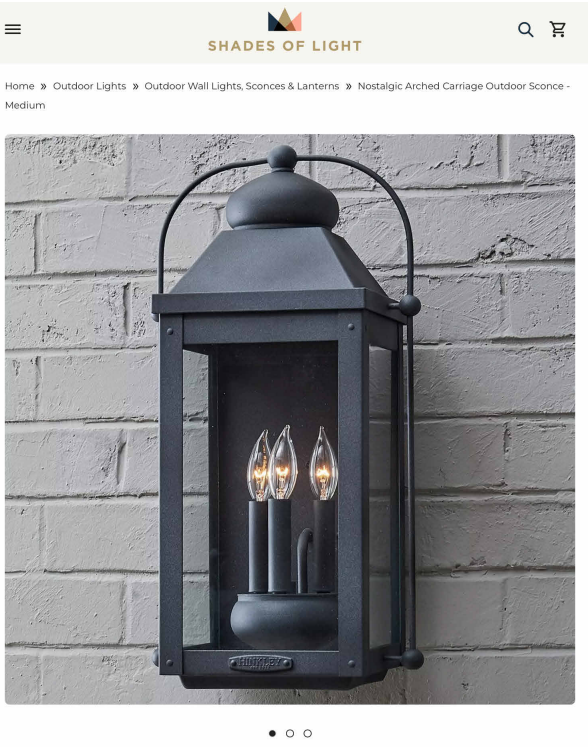


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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

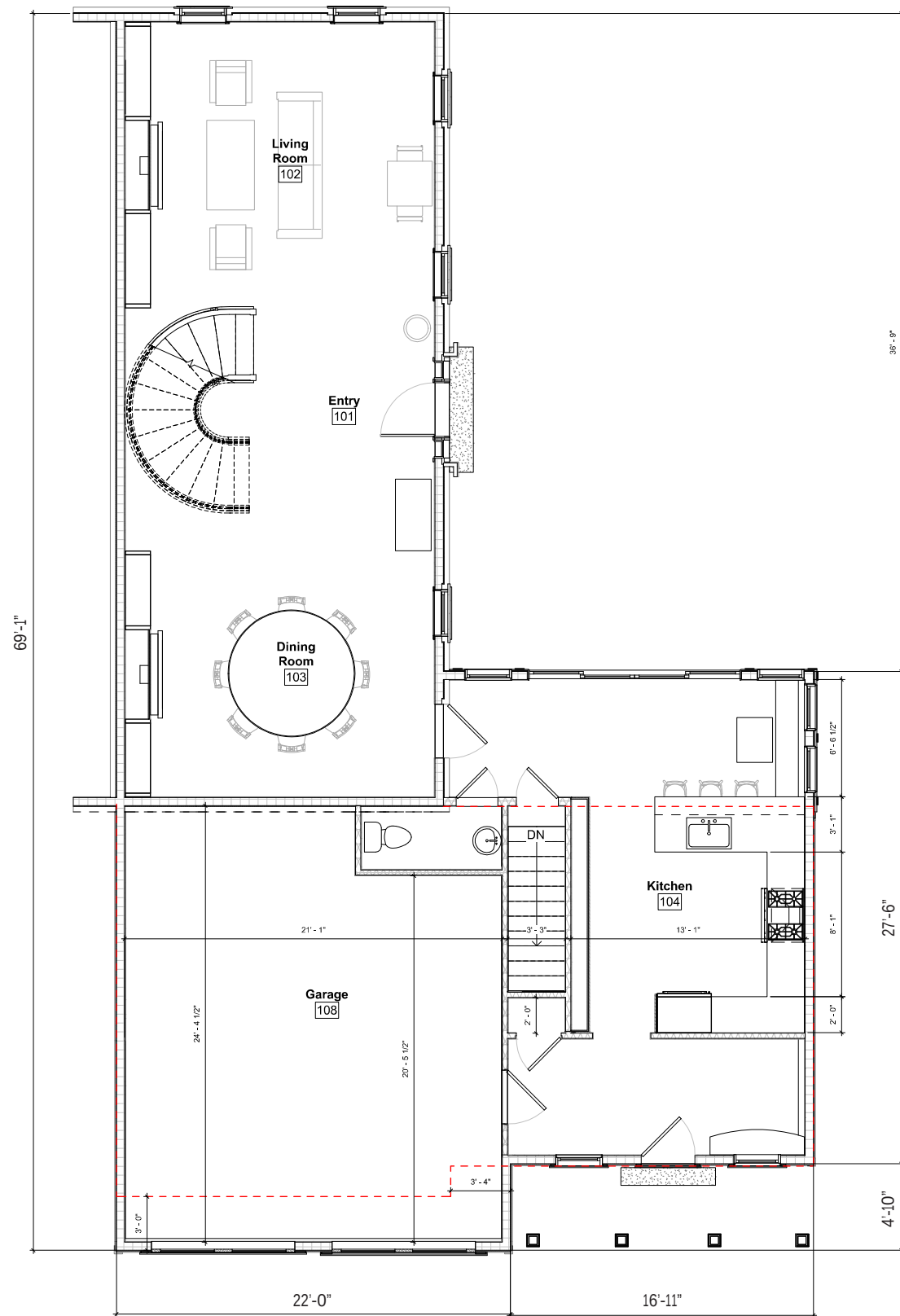
HISTORIC DISTRICT COMMISSION - 08.05.2026

Spivak Architects

CONTENTS

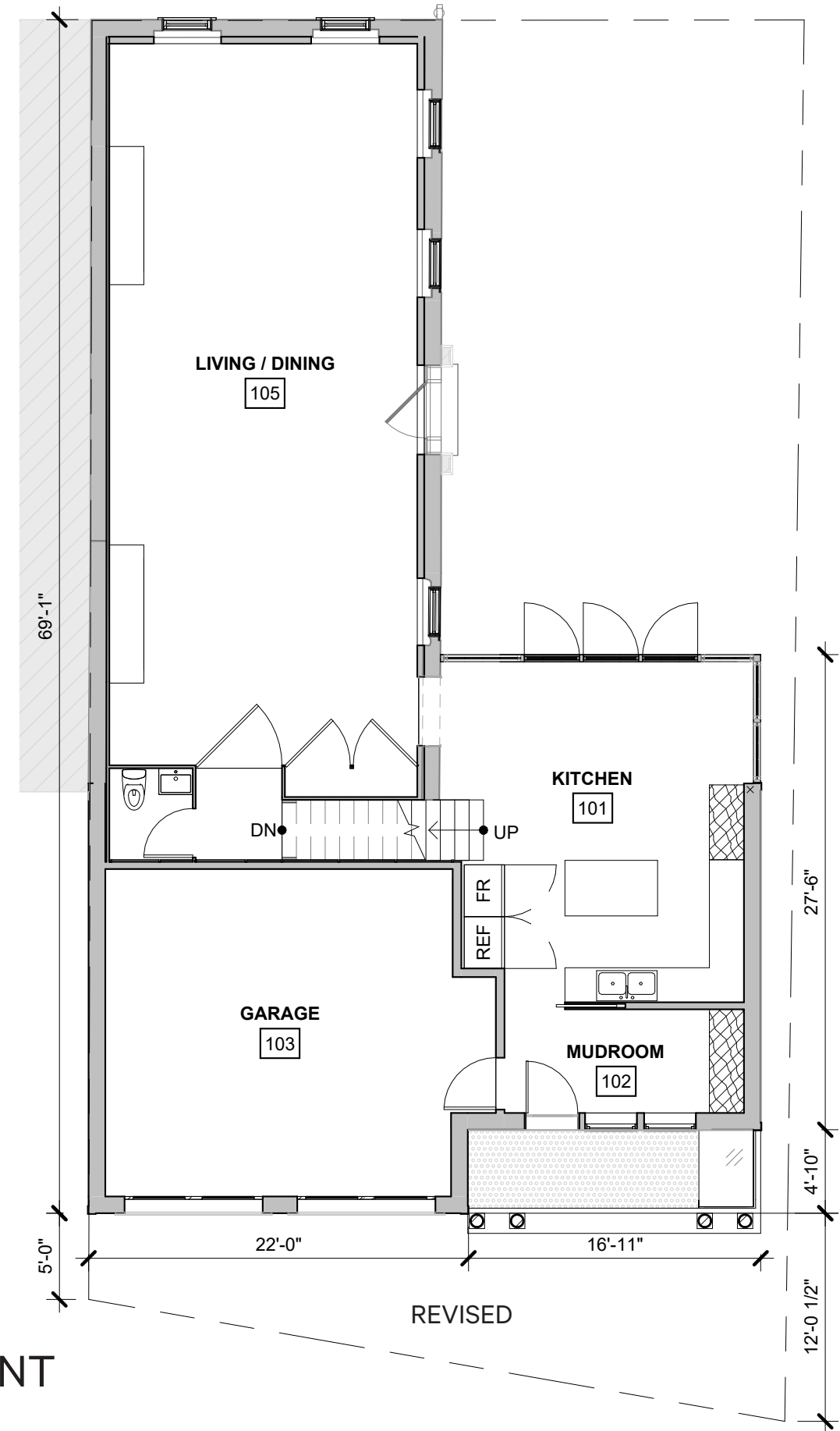
PAGE

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



HDC APPROVED 05/04/2022

BUILDING FOOTPRINT





129 STATE STREET

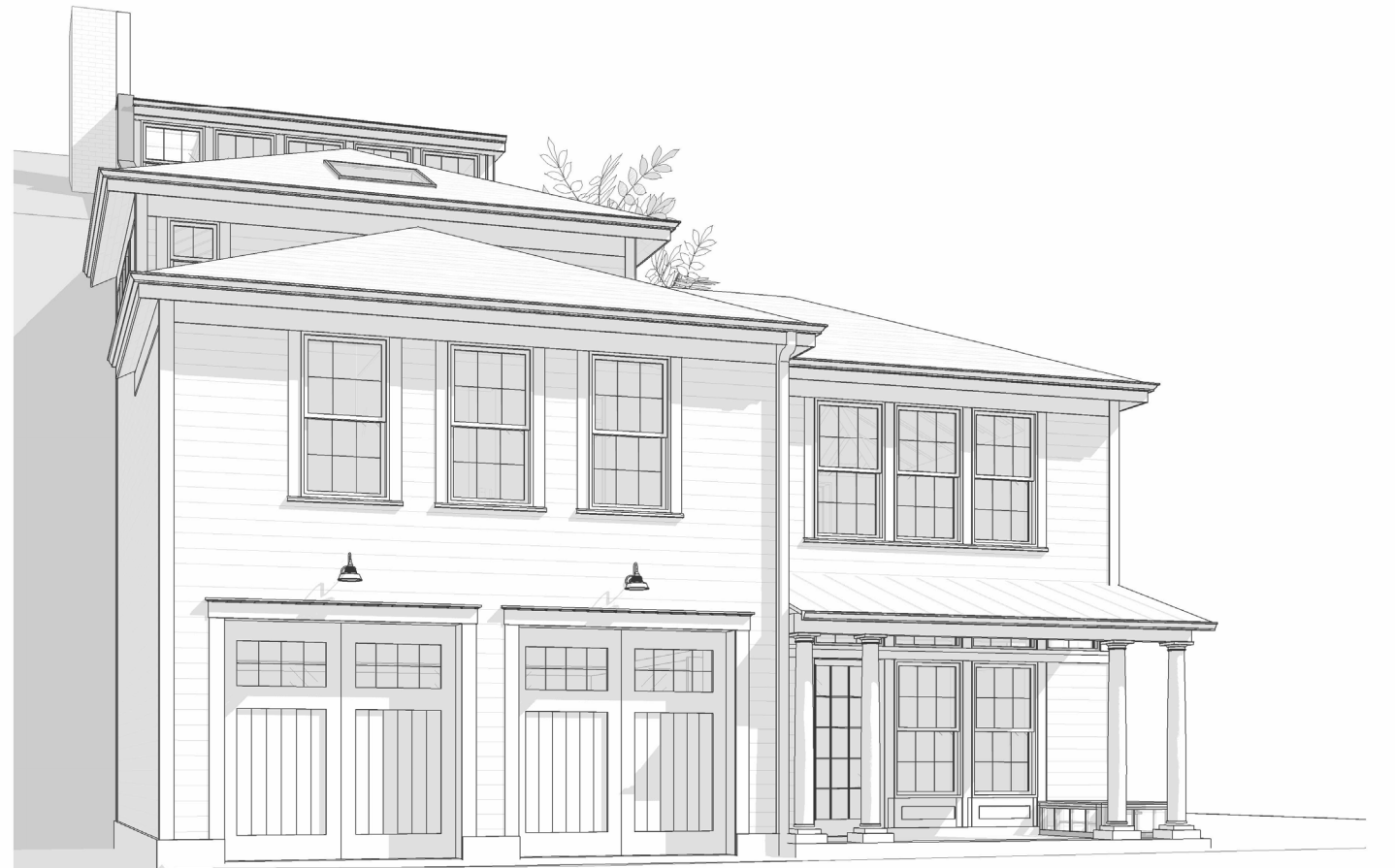


HDC APPROVED 05/04/2022

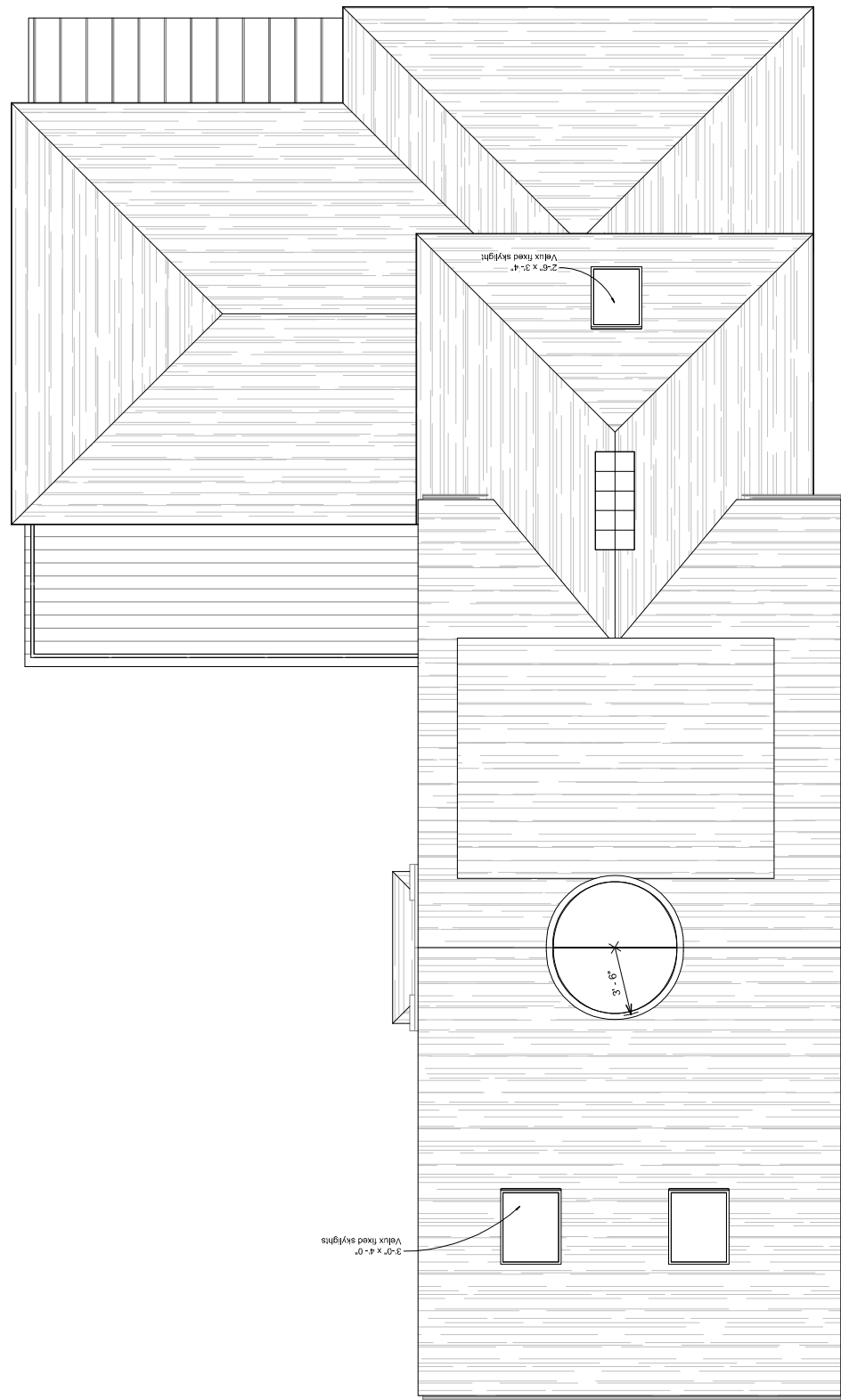
REVISED



HDC APPROVED 05/04/2022

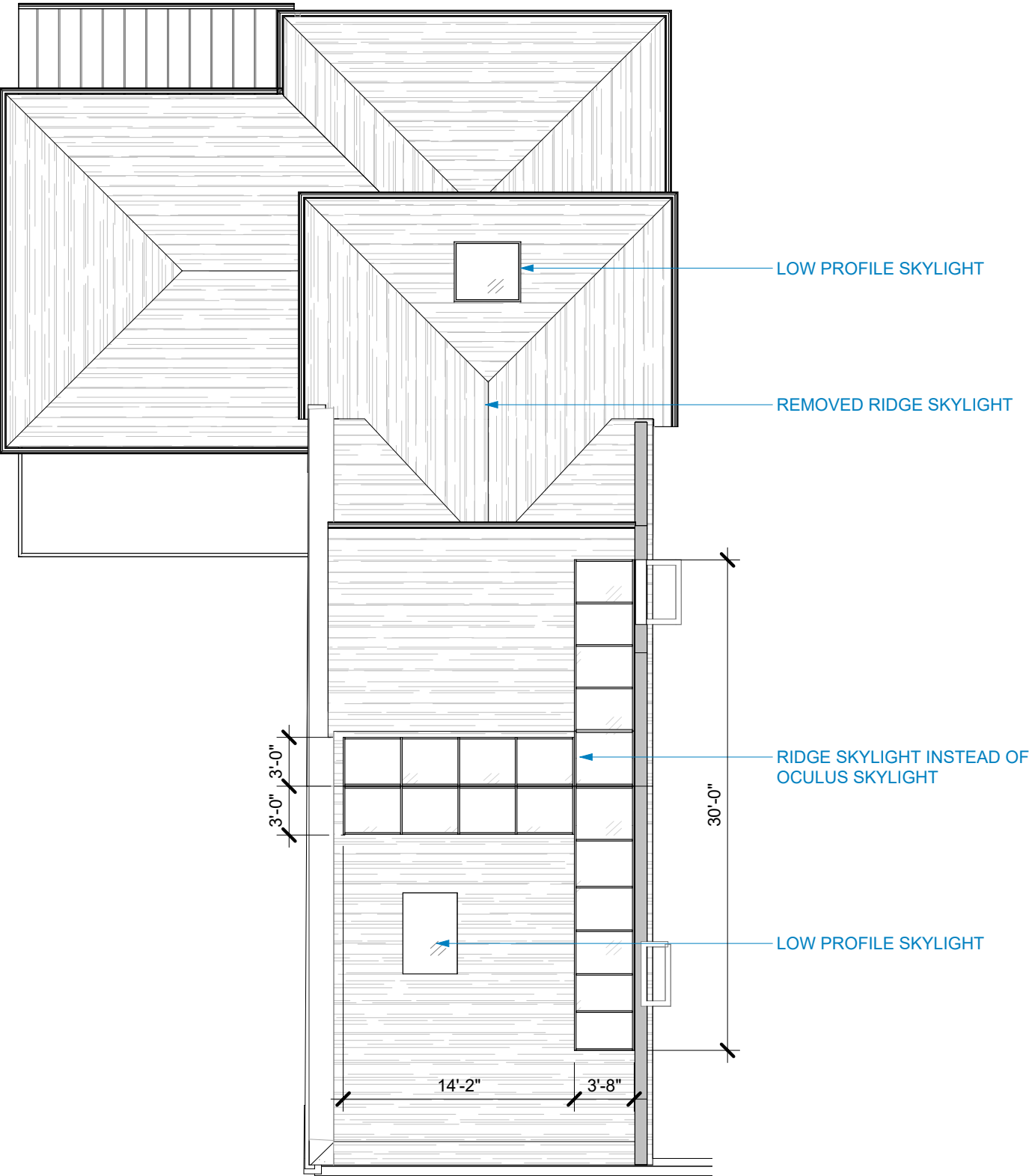


REVISED



HDC APPROVED 05/04/2022

ROOF PLAN

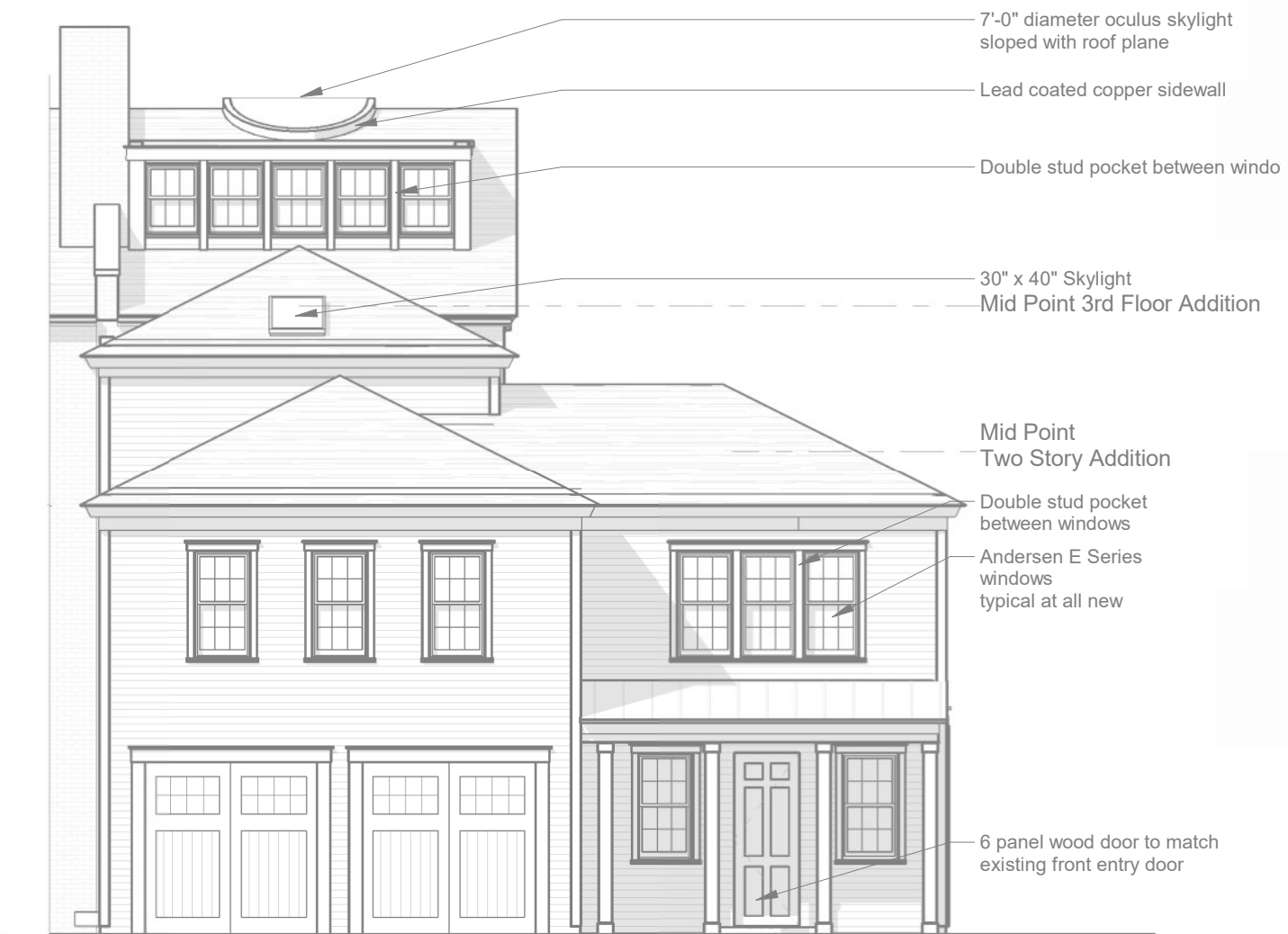


REVISED



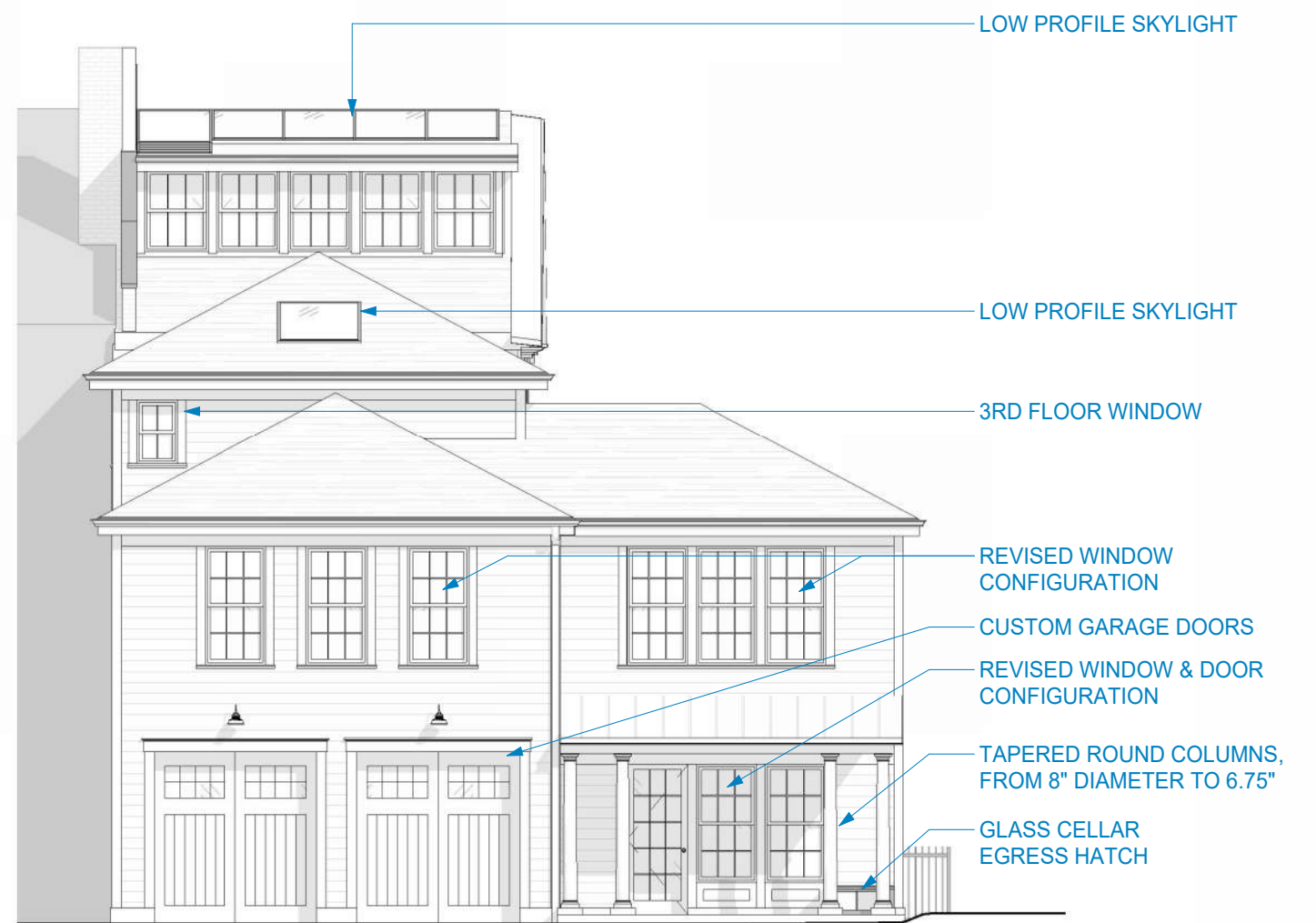
REVISED ELEVATION

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

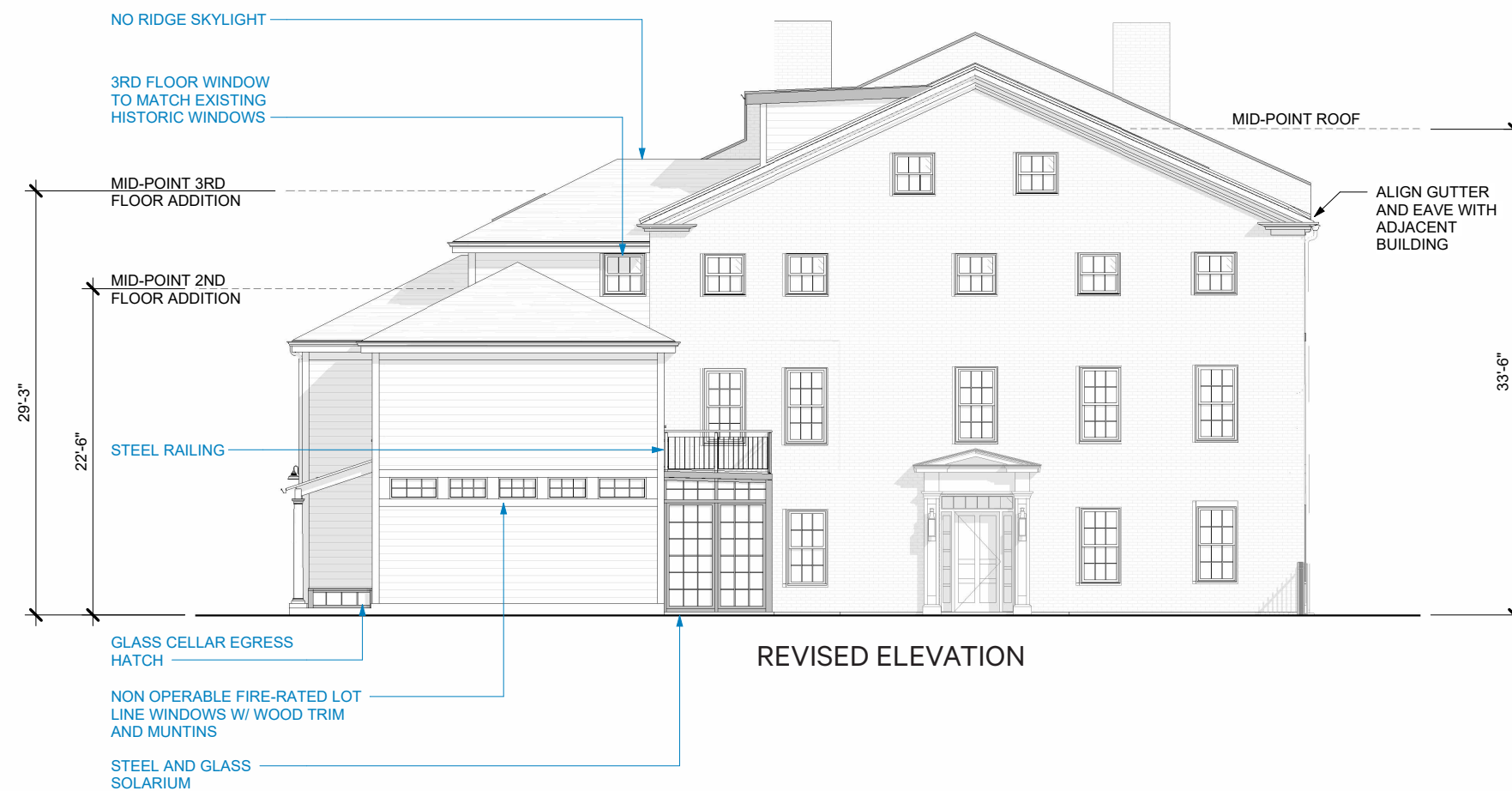
STEEL RAILING

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

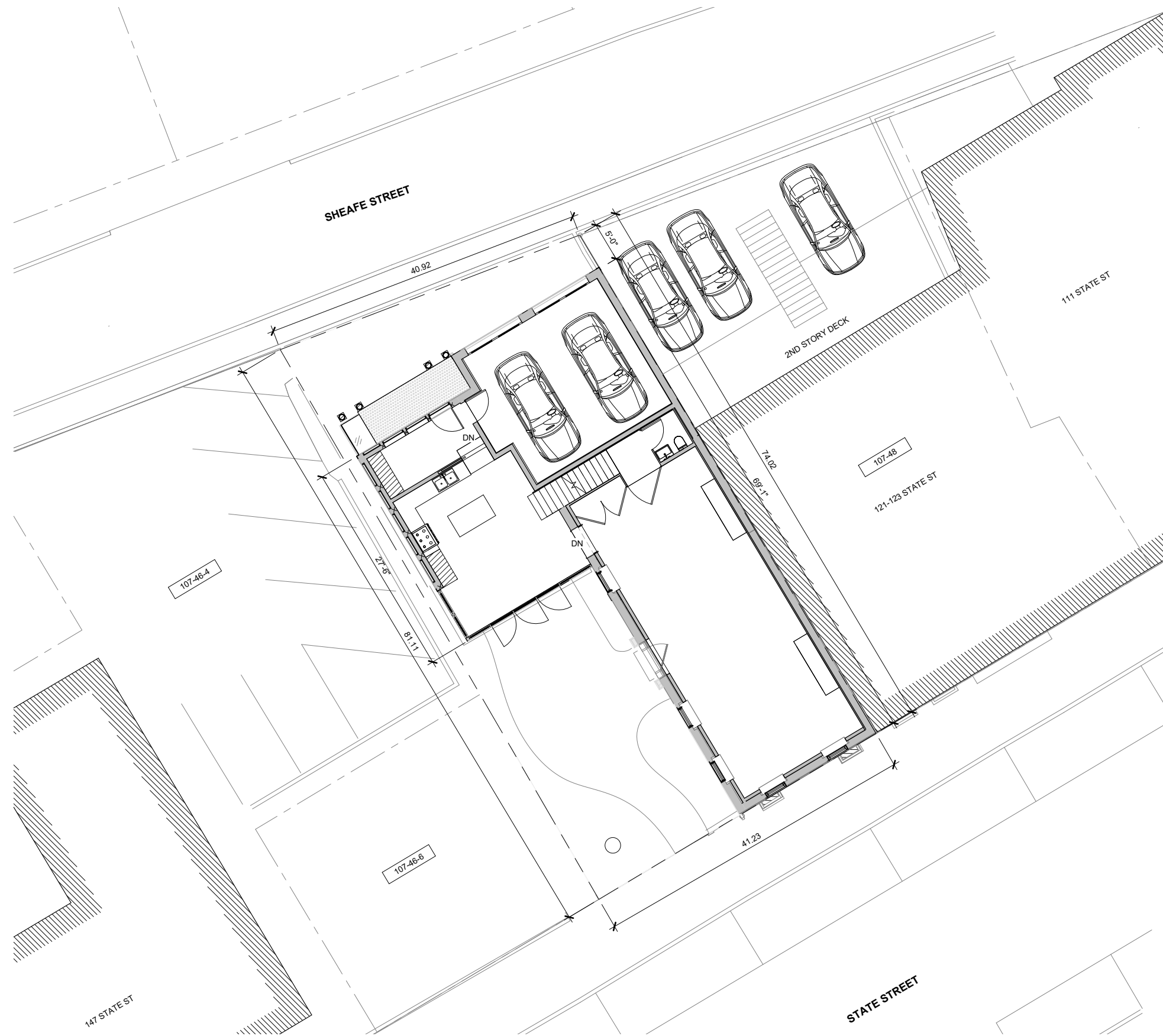


HDC APPROVED 05/04/2022



REVISED

VIEW FROM SHEAFE STREET



PARKING PLAN



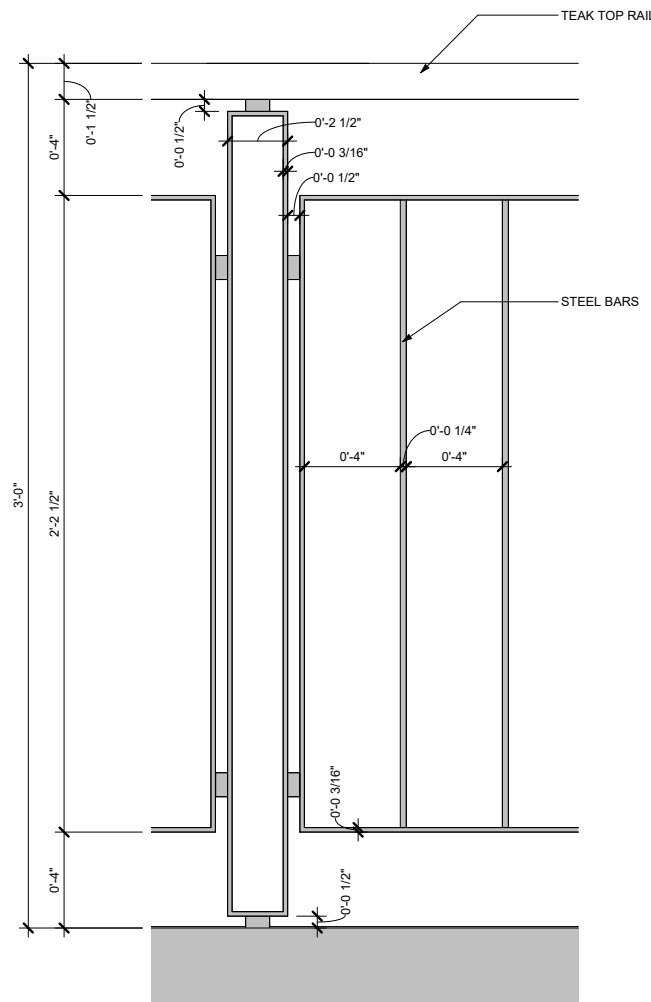
ALTERNATE - NO EAVE OVERHANG



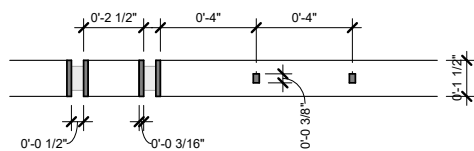
ALTERNATE 2 - NO EAVE OVERHANG (BOTH SIDES)

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

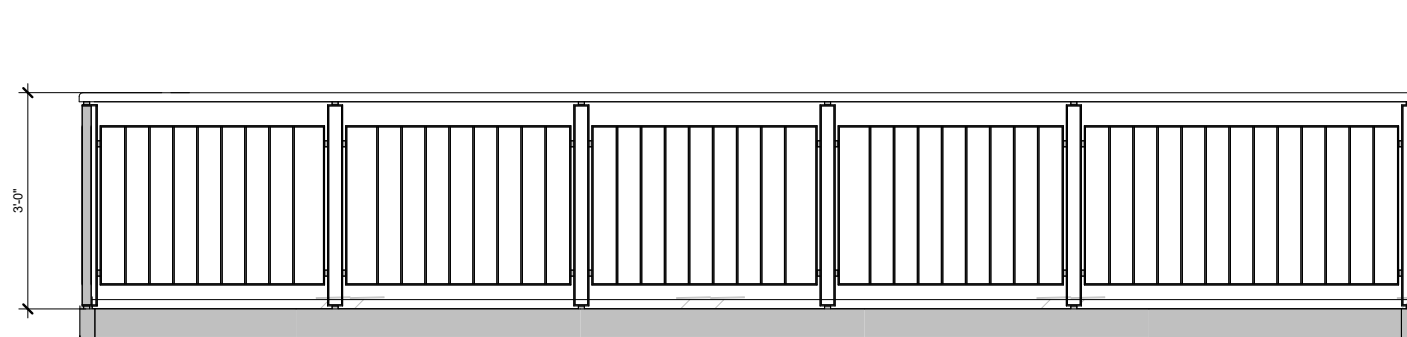
DETAILS



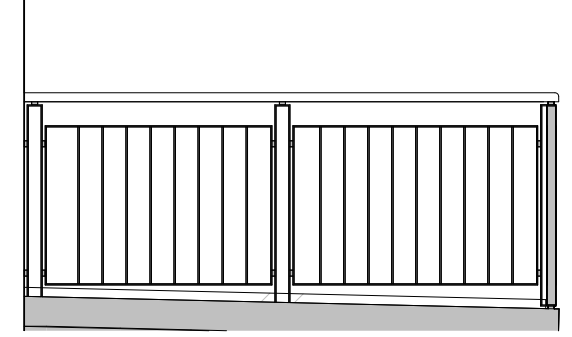
5 RAILING ELEVATION DETAIL
3" = 1'-0"



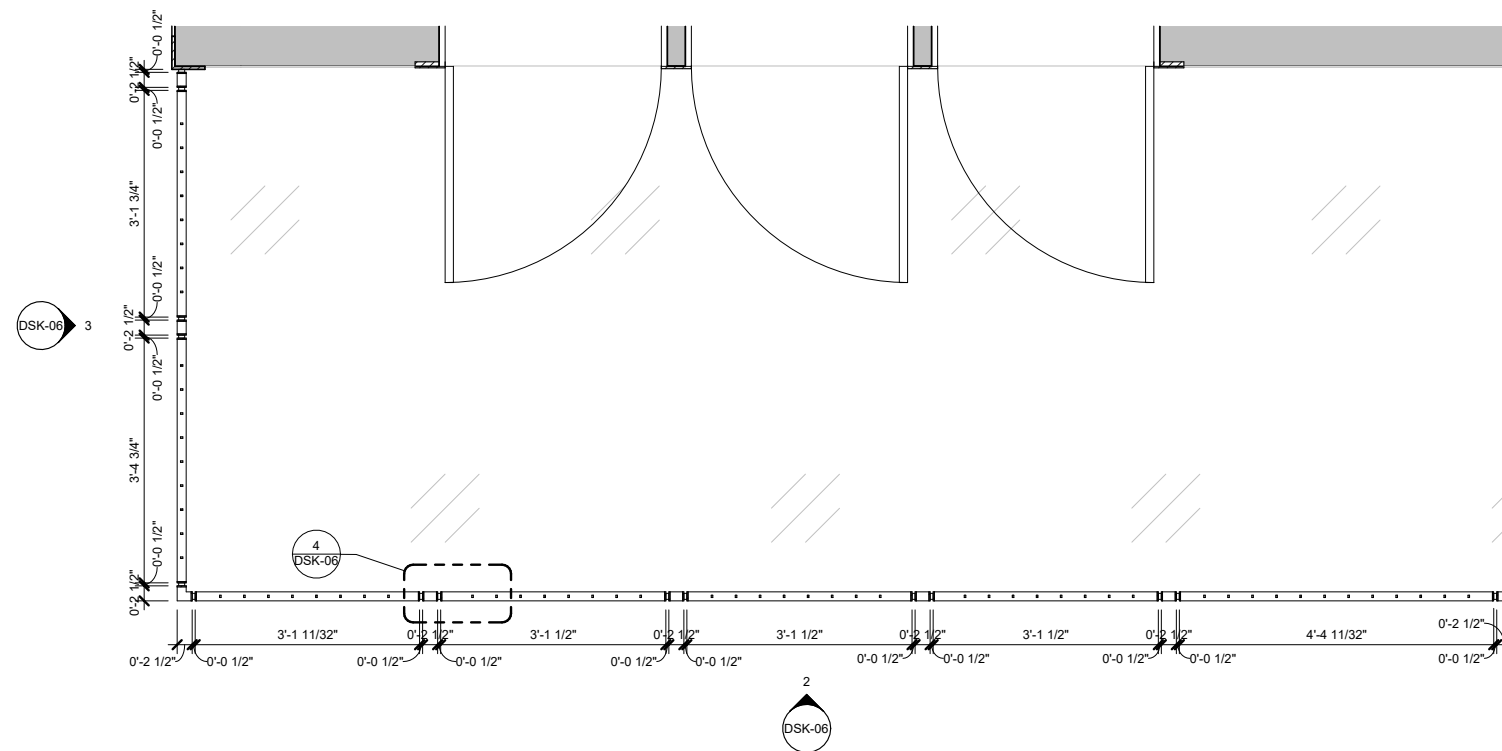
4 TERRACE RAILING PLAN DETAIL
3" = 1'-0"



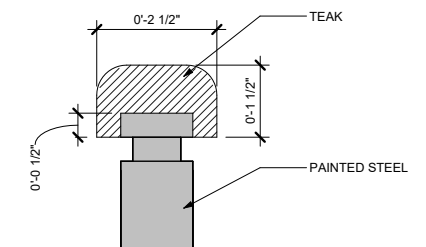
2 TERRACE RAILING FRONT ELEVATION
3/4" = 1'-0"



3 TERRACE RAILING SIDE ELEVATION
3/4" = 1'-0"

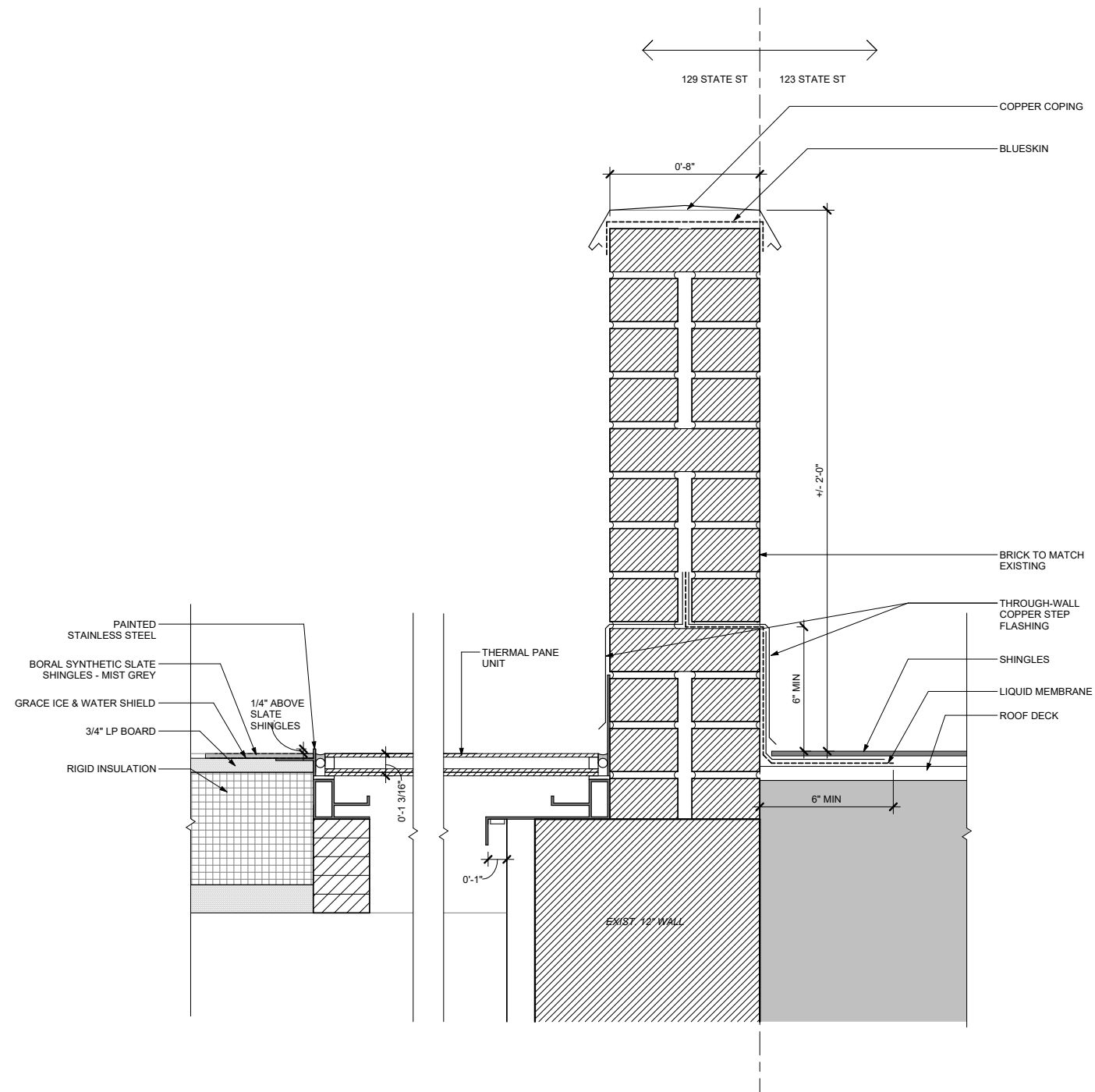


1 TERRACE RAILING
3/4" = 1'-0"

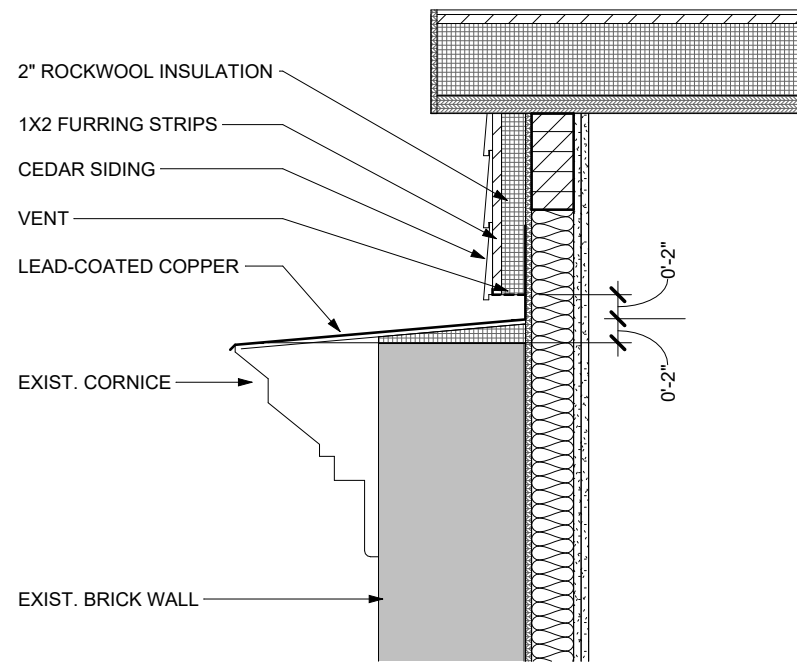


6 TOP RAIL SECTION DETAIL
6" = 1'-0"

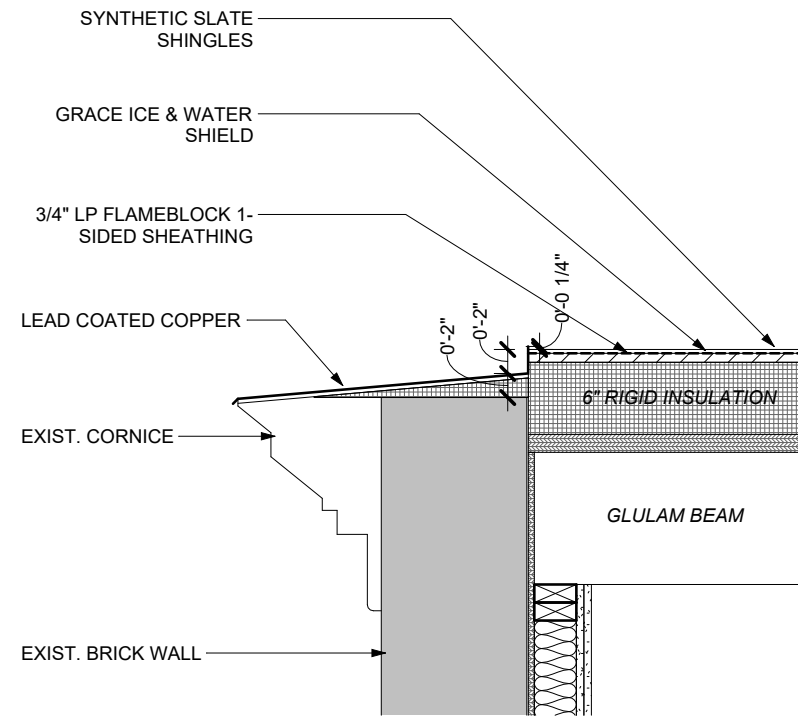
TERRACE RAILING



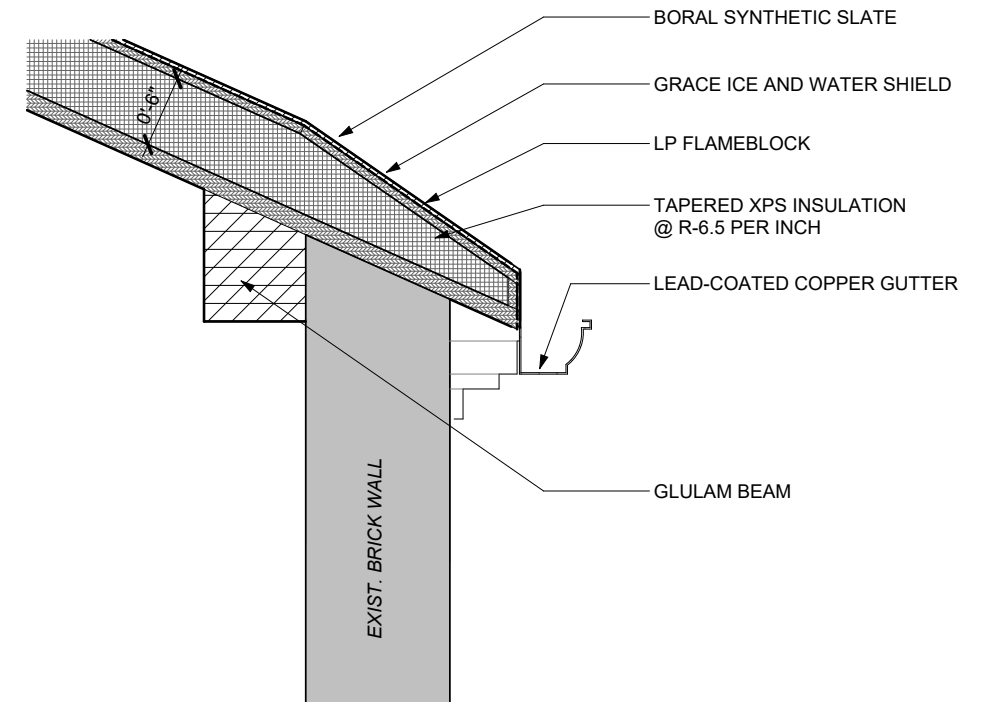
SKYLIGHT AND PARAPET DETAIL



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

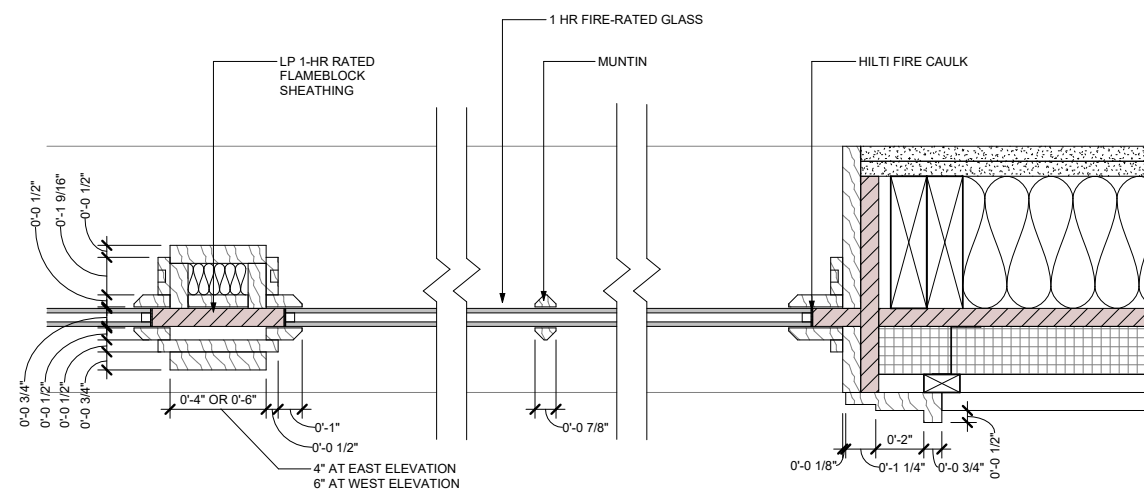


6 TYP. ROOF EDGE DETAIL AT WEST WALL
 1" = 1'-0"

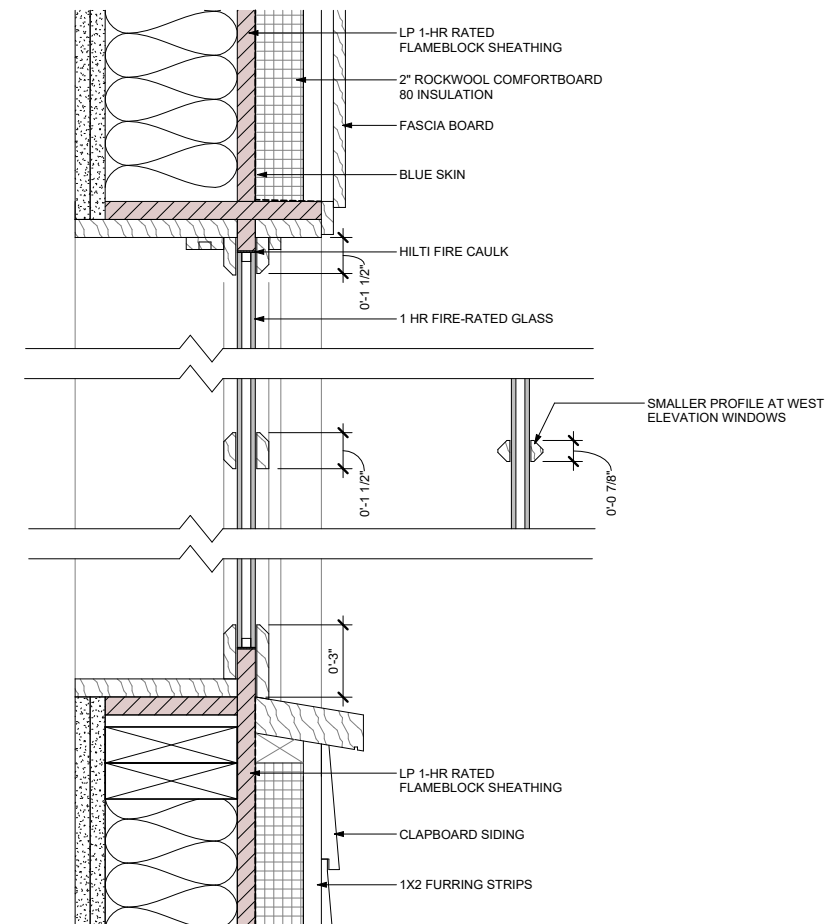


4 ROOF EDGE DETAIL AT EXIST. SOUTH WALL
 1" = 1'-0"

ROOF DETAILS

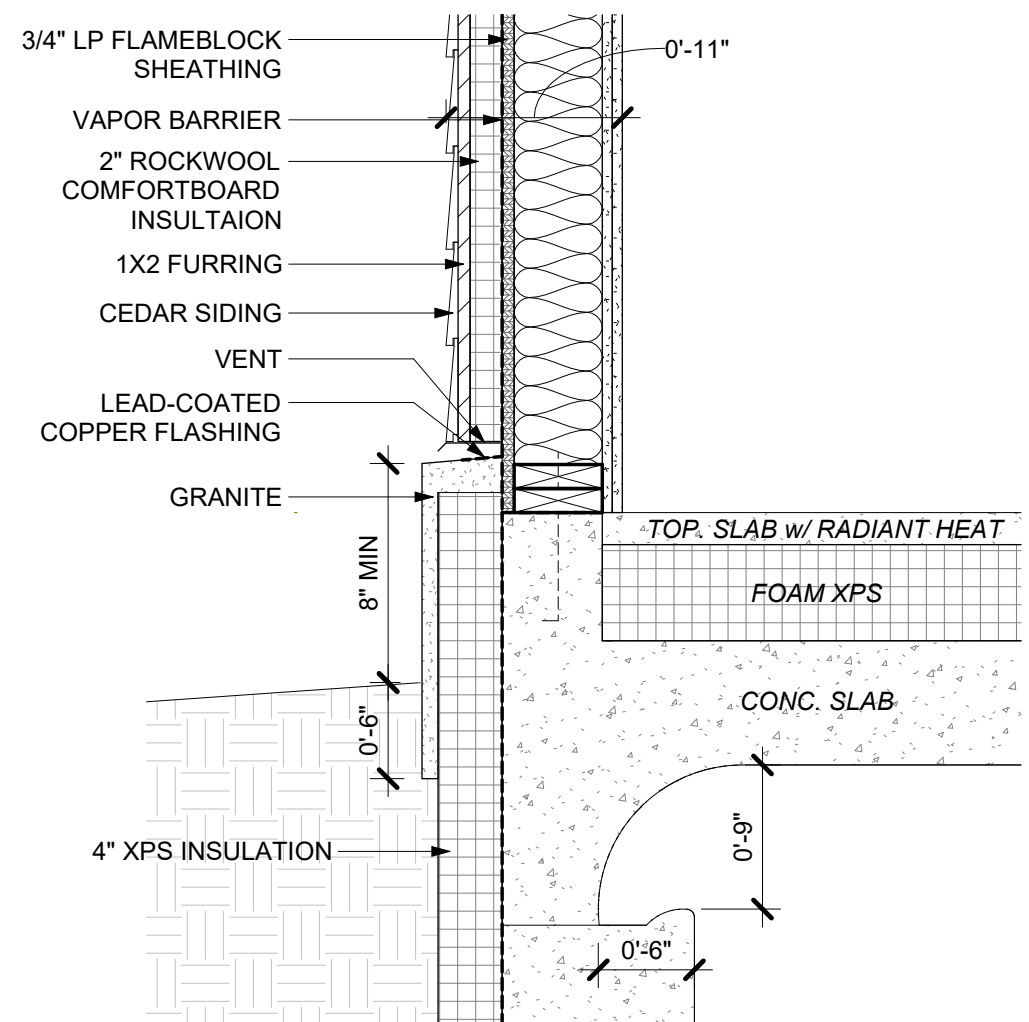


2 LOT LINE WINDOW PLAN DETAIL
3" = 1'-0"

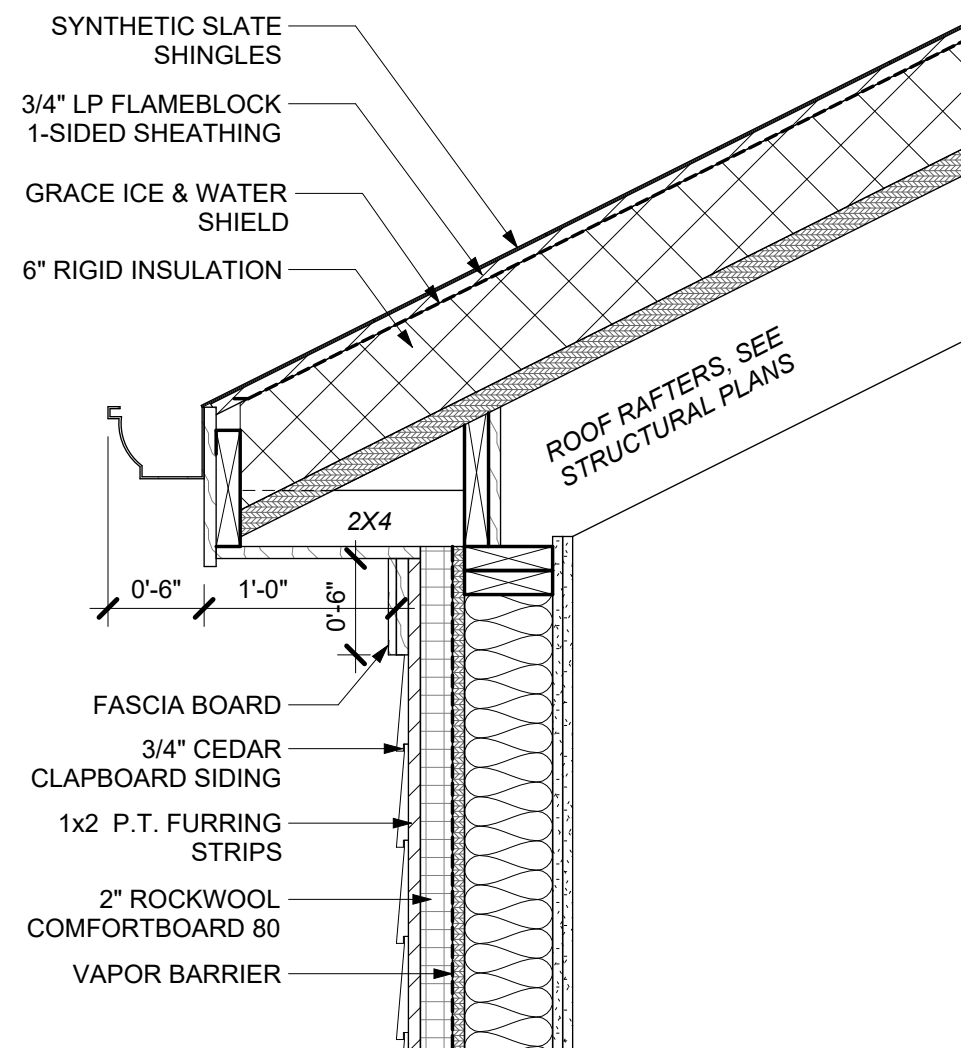


1 LOT LINE WINDOW SECTION DETAIL
3" = 1'-0"

FIRE RATED WINDOW DETAIL



GRANITE BASE DETAIL



TYP. OVERHANG DETAIL

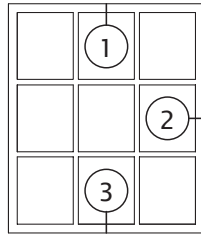
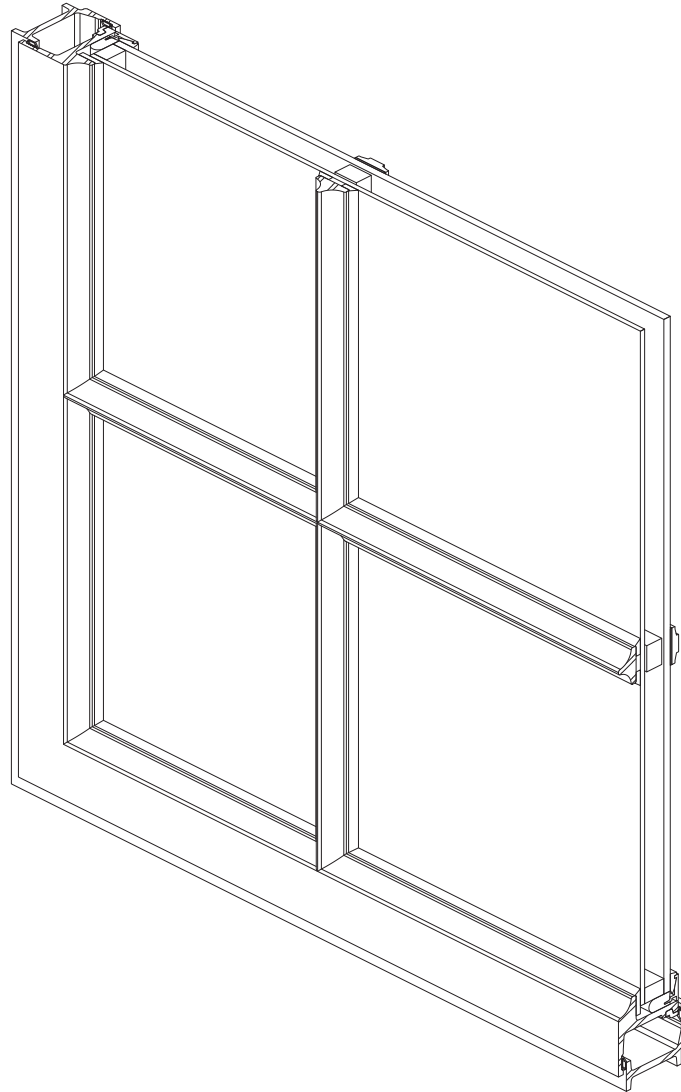
- SOLARIUM DOORS AND WINDOWS
- ARCHITECTURAL COLUMNS
- EXTERIOR LIGHTING
- MATERIALITY
- WOOD WINDOWS
- SYNTHETIC SLATE SHINGLES

MATERIALS AND SPECIFICATIONS

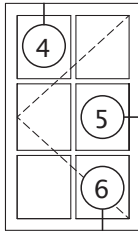
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency.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

PRODUCT FEATURES

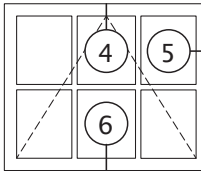
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration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



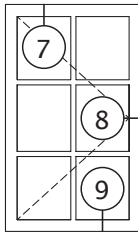
Fixed Window



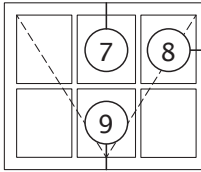
Swing-Out Casement Window



Awning Window

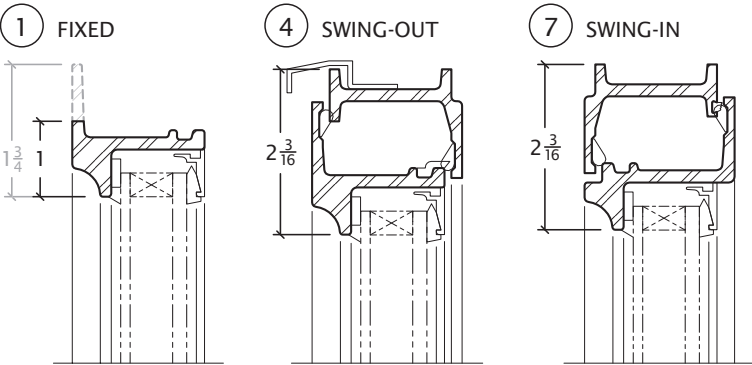


Swing-In Casement Window

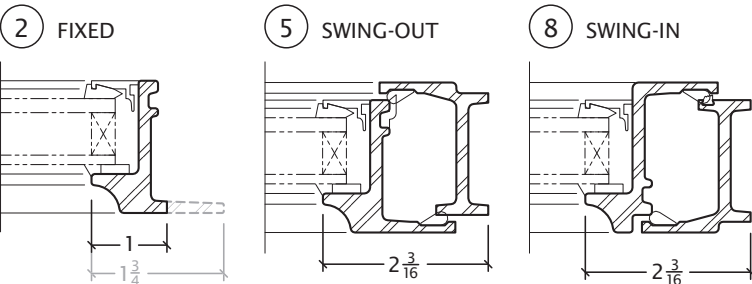


Hopper Window

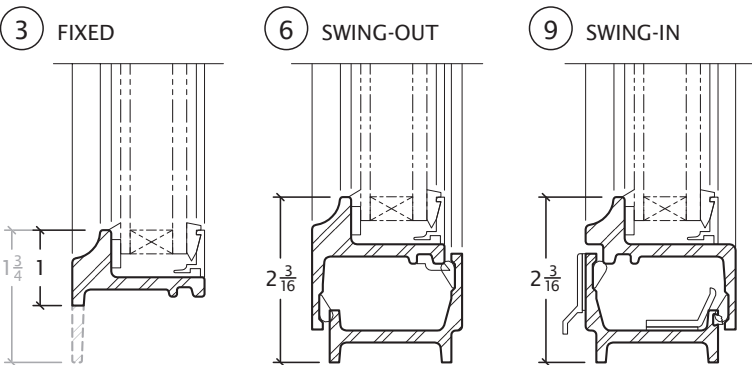
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



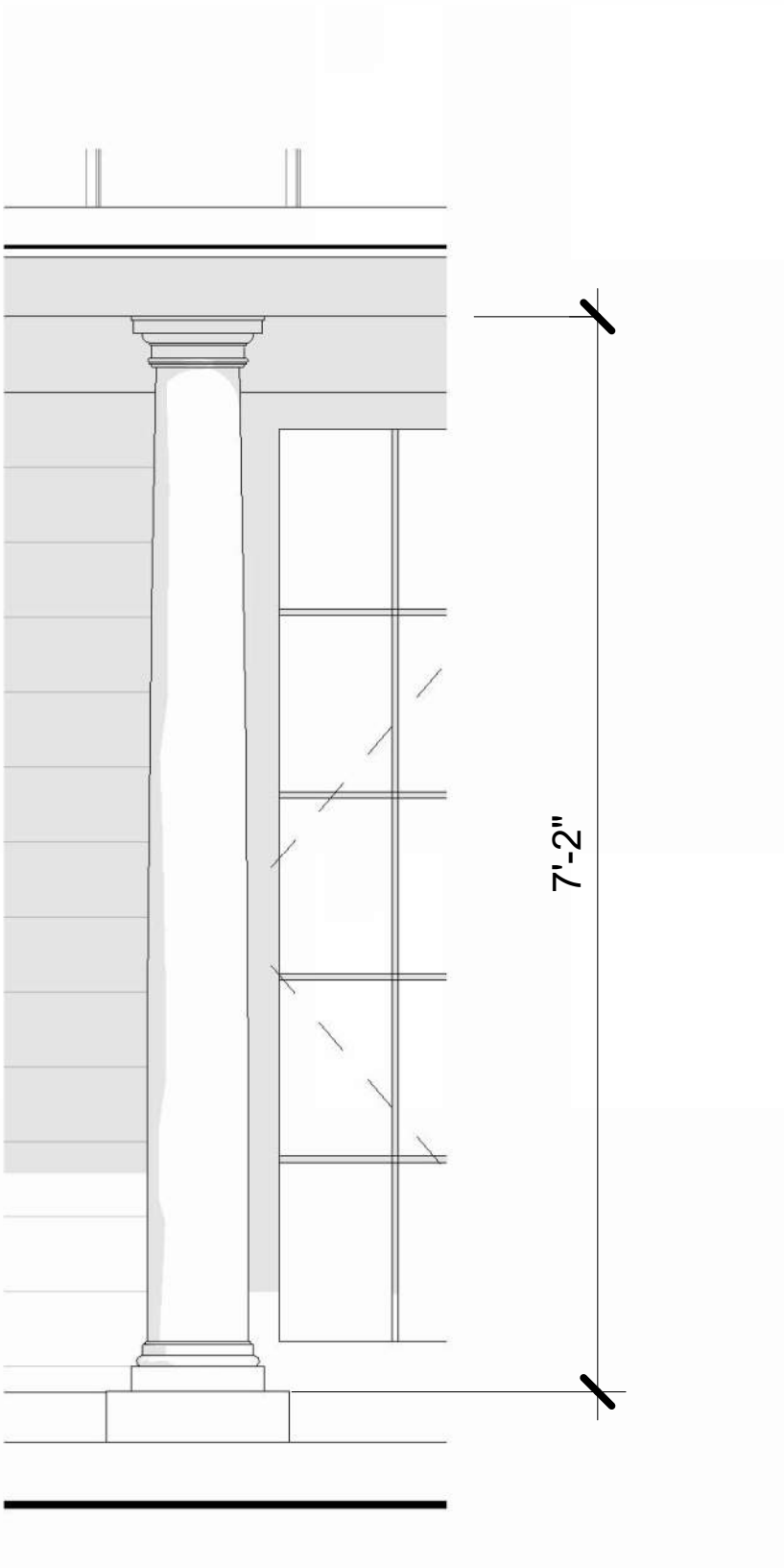
TYPICAL SILL DETAILS



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.



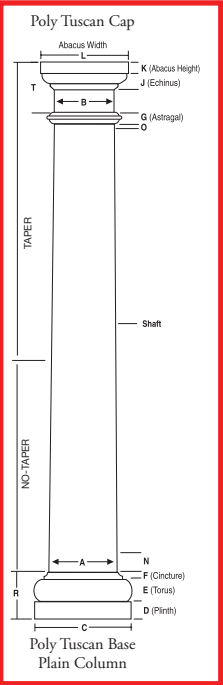
SOLARIUM DOORS AND WINDOWS



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"	1/2"	2 1/4"	4 1/4"	4 1/2"	5,6,8,10,12
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
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"	7/4"	2 1/4"	7 1/4"	7"	8,10,12,14,16,18,20
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
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
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
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"	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".



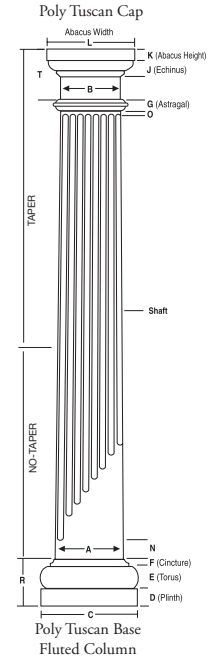
COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 3/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/2"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*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.

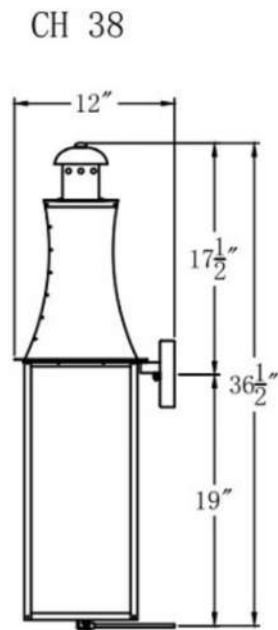
ROUND PERMACAST® PORCH INSTALLATION BRACKET

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.



ARCHITECTURAL COLUMNS

FRONT DOOR GAS LIGHTS



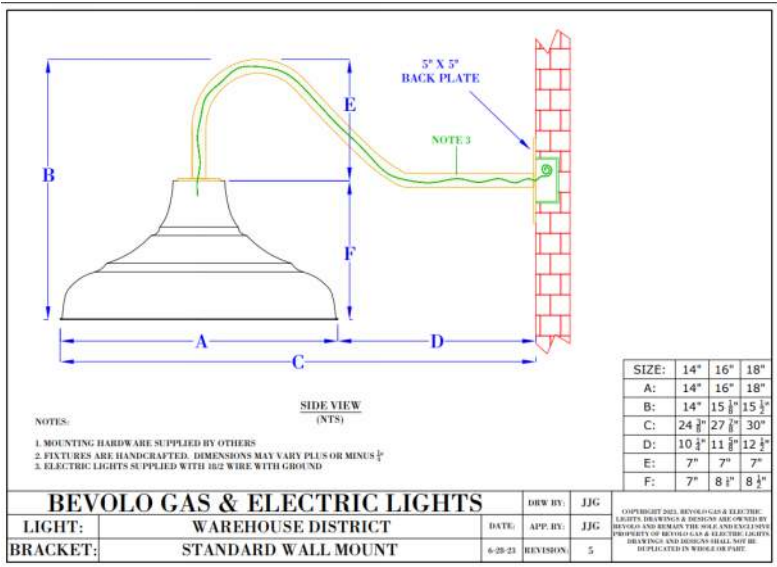
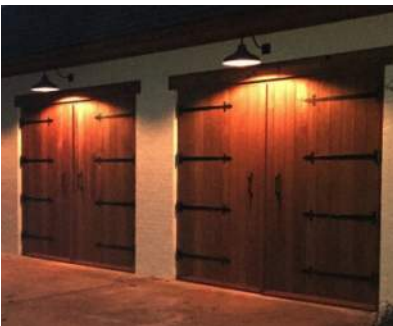
- The Churchill 38 Lantern**
- Manufacturer: The Coppersmith
 - Series: Churchill
 - Model Number: CH38
 - Electric: Triple 60w Candelabra Bulbs
 - Natural Gas or Propane Gas: Single Open Flame Burner
 - Finish: Antique Copper
 - Solid 20 oz Copper Construction
 - Riveted & Soldered Construction
 - Solid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



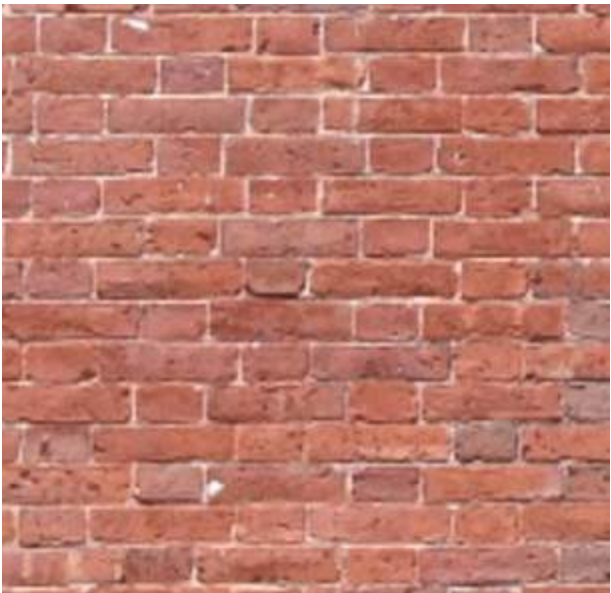
STAINED CEDAR CLAPBOARD SIDING



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)

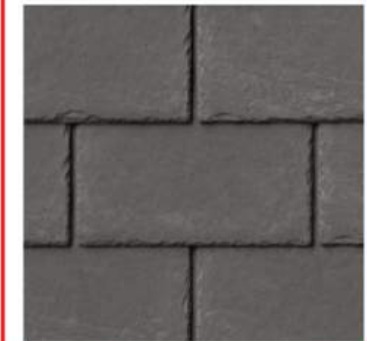


EVERGREEN | 2280 (730)

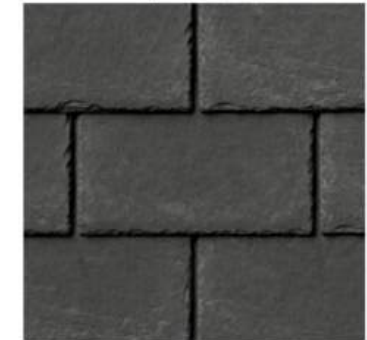


A* CRRC: 0942-0206/Ref: .36/Emi: .92/SRI: 41
C* CRRC: 0942-0200/Ref: .32/Emi: .89/SRI: 34

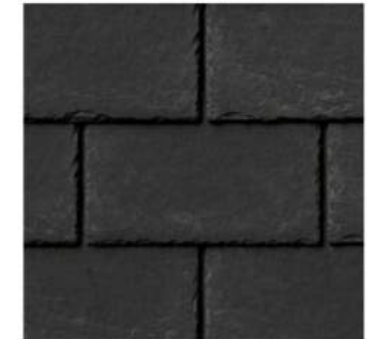
MIST GREY | 5235 (803)



STEEL GREY | 1150 (804)

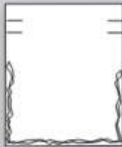


CHARCOAL BLACK | 1180 (801)



*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						CLASSIC SLATE - HIP AND RIDGE					
Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle	Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	13-1/2"	1 lbs.	25 lbs	25		12"	18"	6"-7.5"	3/12 - 18/12	
	Pieces / Liner Foot		Liner Feet / Bundle				Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1		25				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

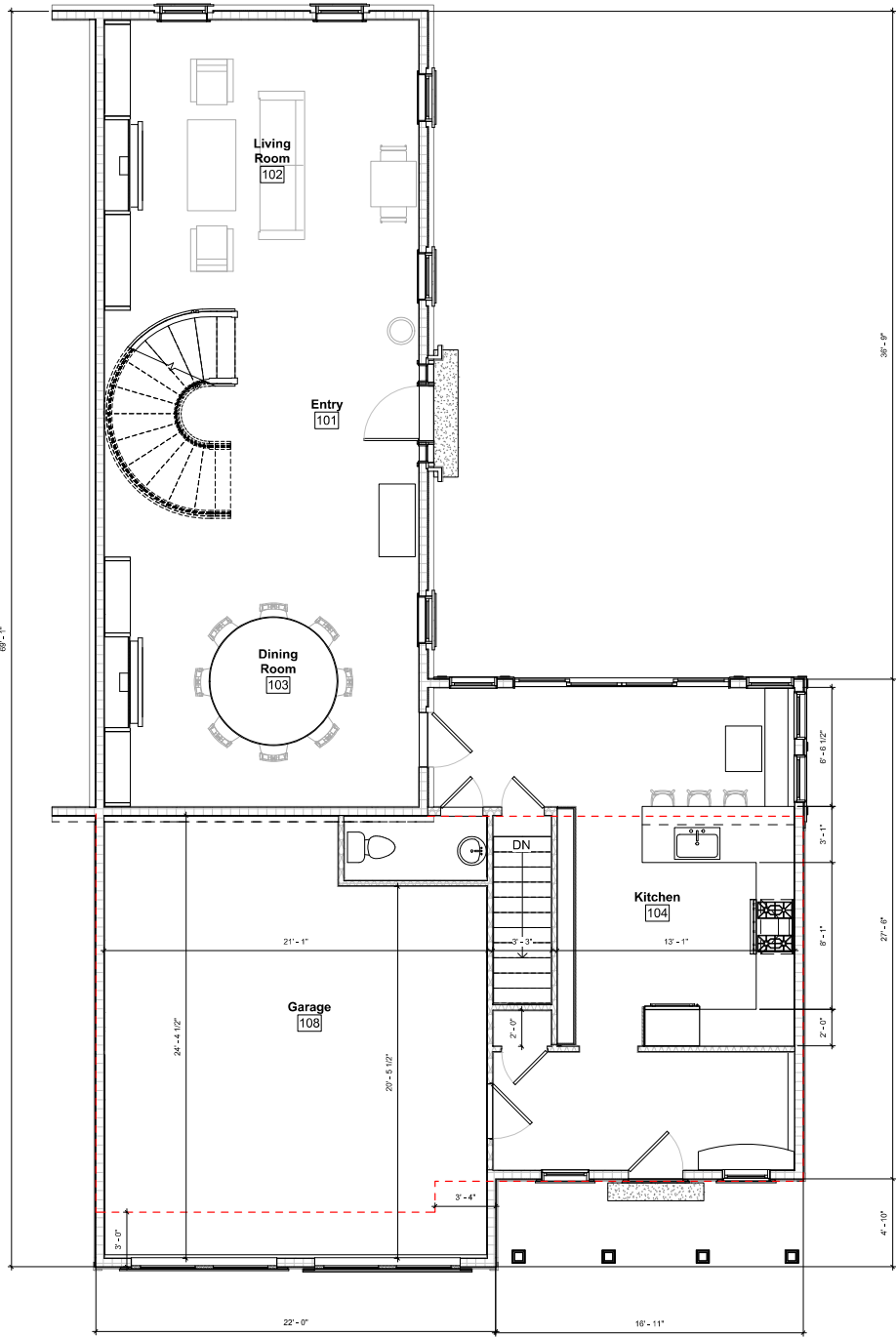
SD - Not For Construction

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

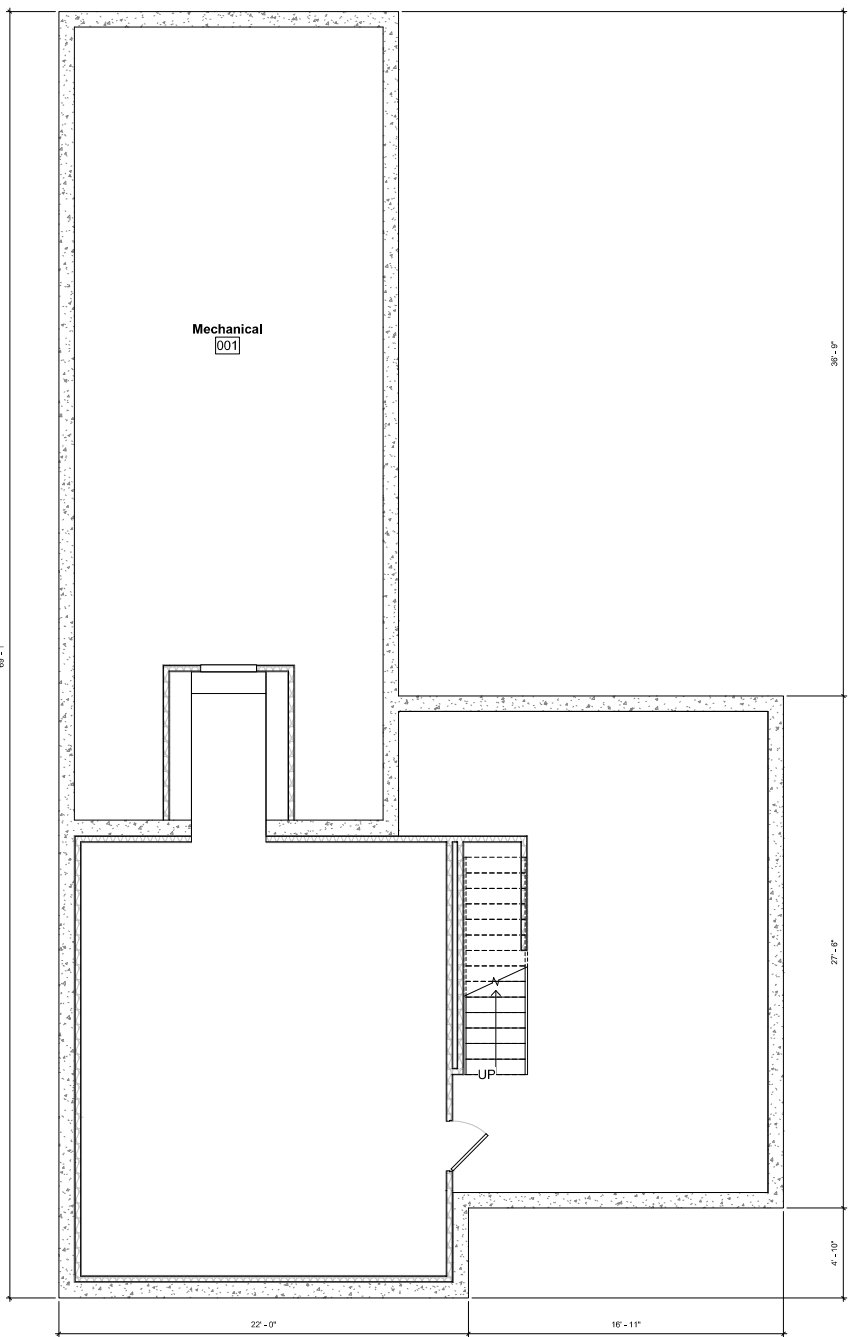
3D1

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HDC CONFORMED PLANS 5.4.22 APPROVAL



② Floor 1
1/4" = 1'-0"



① Basement
1/4" = 1'-0"



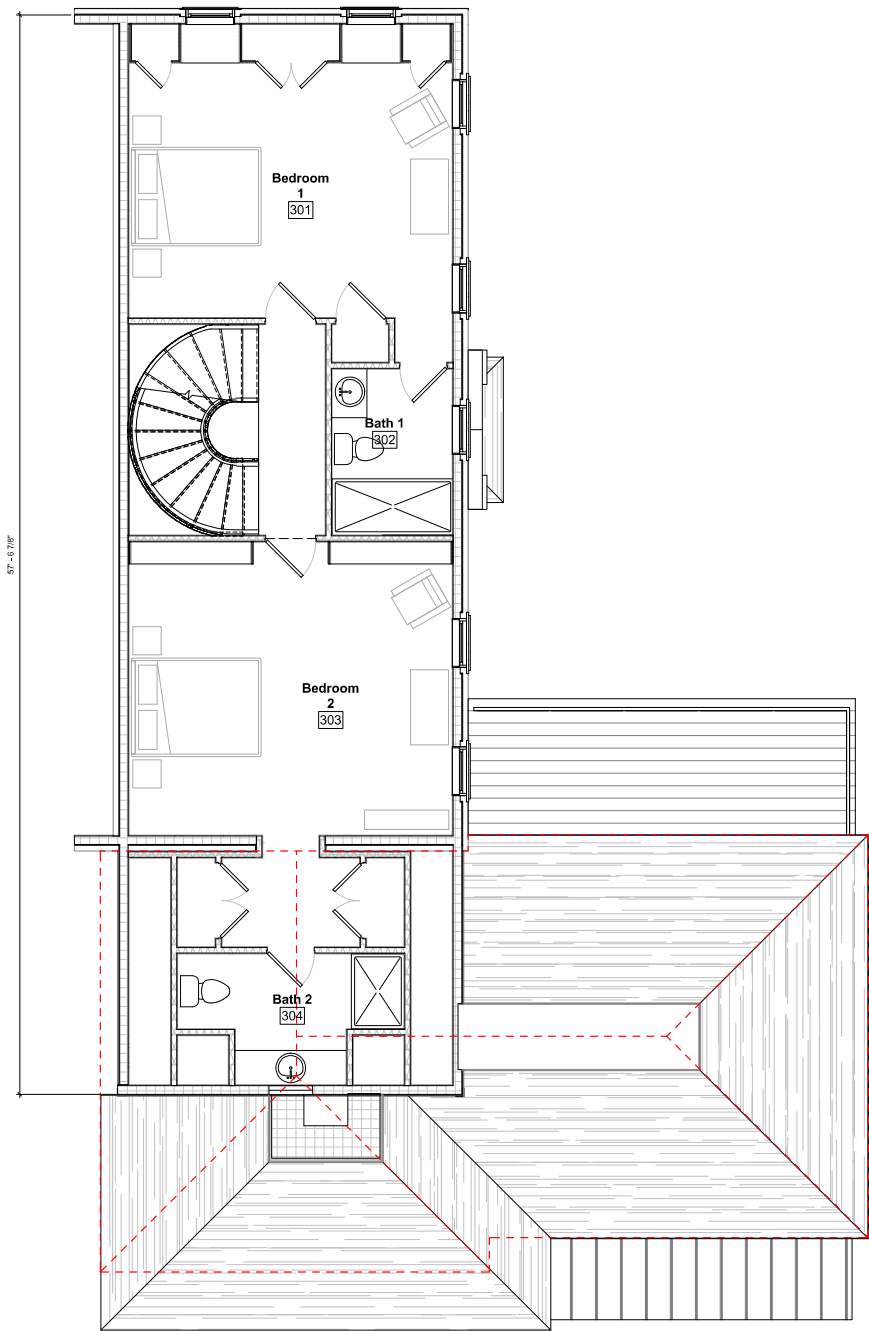
Doyle
Townhouse
129 State St., Portsmouth, NH
SD - Not For Construction

#	Date	Note
1	2022.01.14	HDC Work Session 1
2	2022.02.18	HDC Work Session 2
3	2022.03.16	HDC
4	2022.04.22	HDC

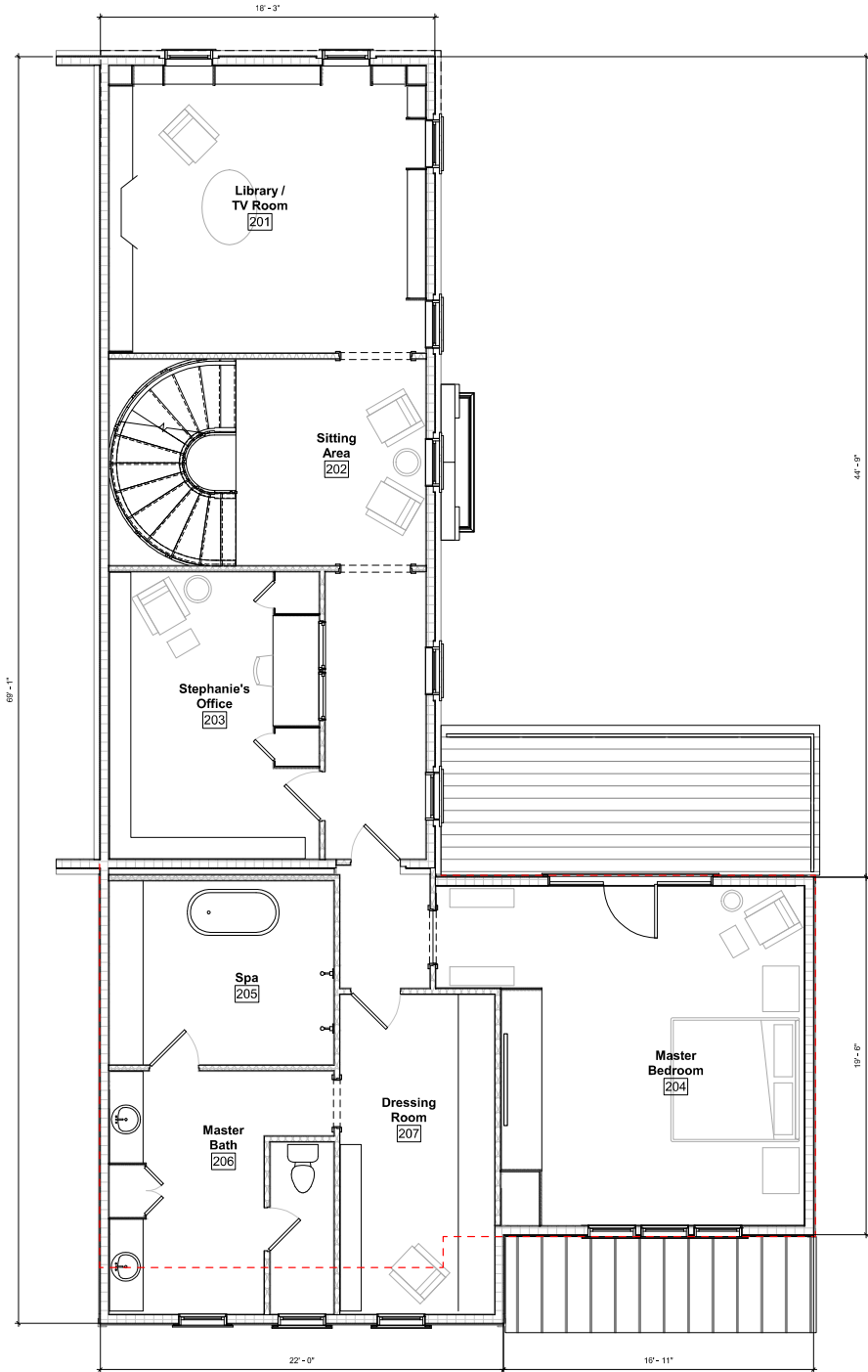
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HDC CONFORMED PLANS 5.4.22 APPROVAL



② Floor 3
1/4" = 1'-0"



① Floor 2
1/4" = 1'-0"



Doyle
Townhouse
129 State St - Portsmouth, NH

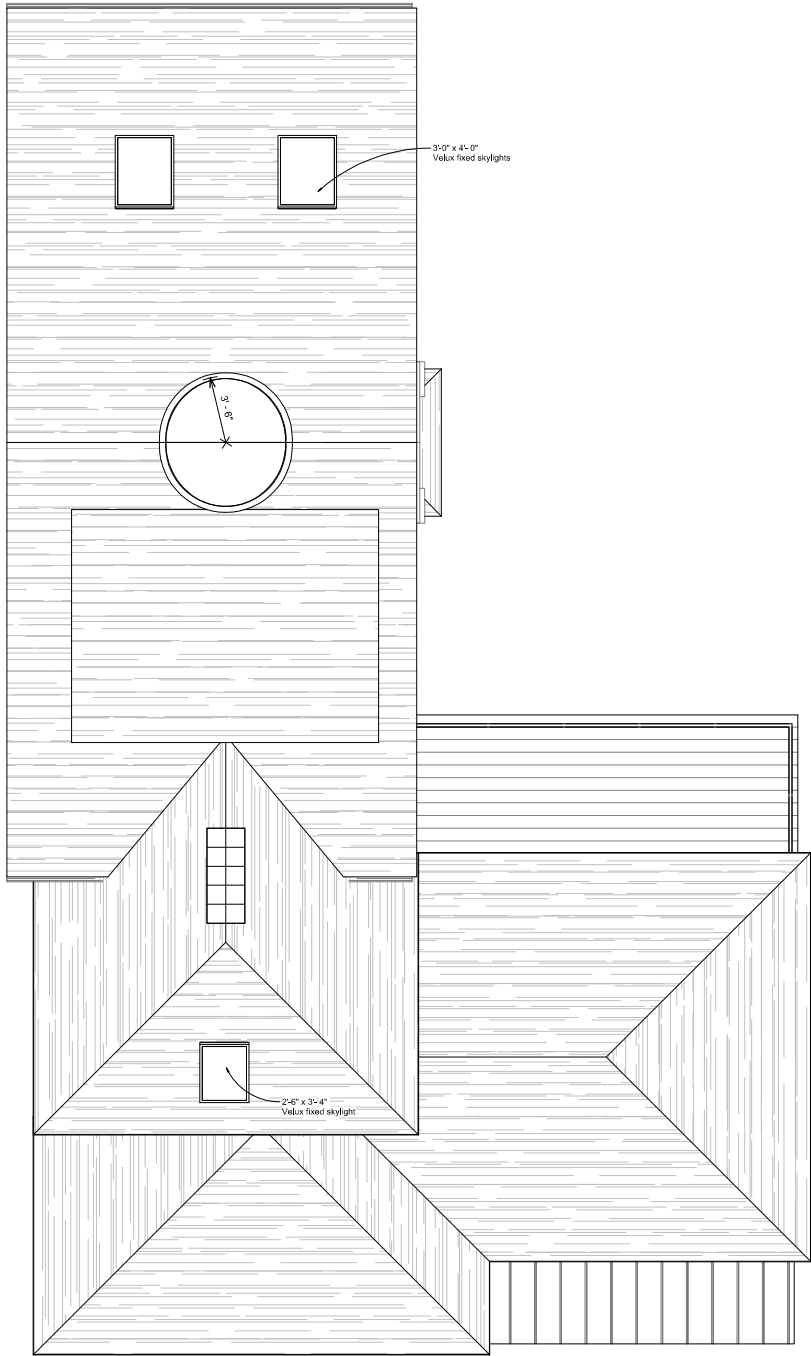
SD - Not For Construction

#	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

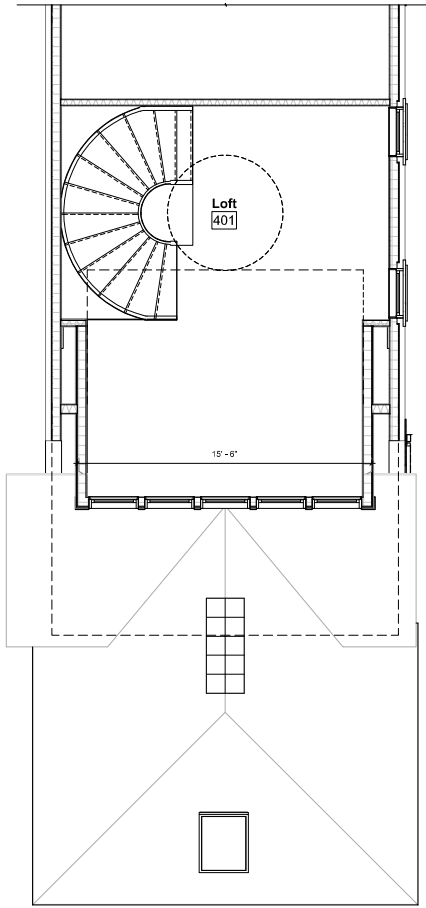
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HDC CONFORMED PLANS 5.4.22 APPROVAL



① Proposed Roof Plan
1/4" = 1'-0"



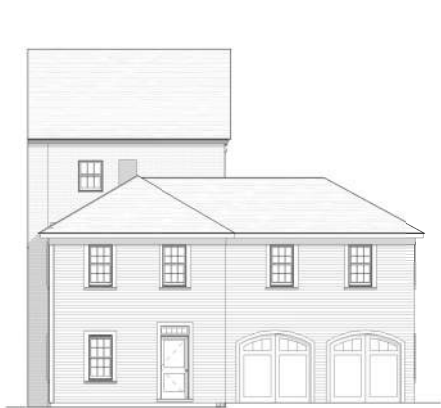
② Proposed Floor 4
1/4" = 1'-0"

#	Date	Note
3	2022.01.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.16	HDC

A1.3

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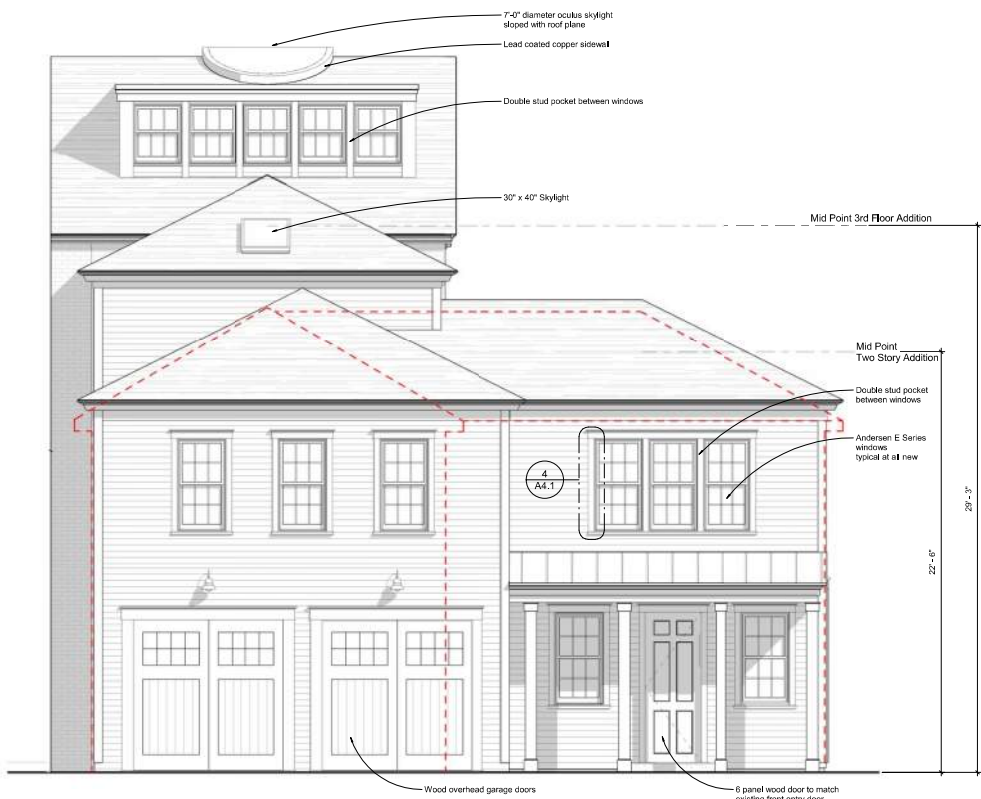
HDC CONFORMED PLANS 5.4.22 APPROVAL



④ North - Existing
1/8" = 1'-0"



① South - Existing
1/8" = 1'-0"



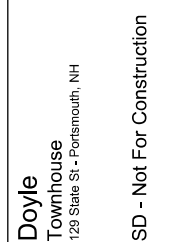
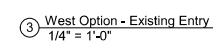
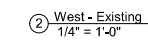
③ North - Proposed
1/4" = 1'-0"



② South - Proposed
1/4" = 1'-0"

#	Date	Note
3	2022.11.14	HDC Work Session
4	2022.02.18	HDC Work Session 2
5	2022.03.18	HDC
6	2022.04.22	HDC

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

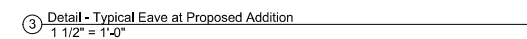
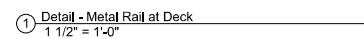
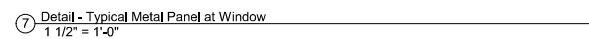
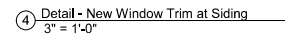
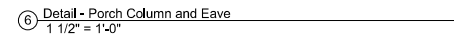
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A2.2

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CHIP WEBSTER
ARCHITECTURE

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

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Spivak Architects P.C. © 2026

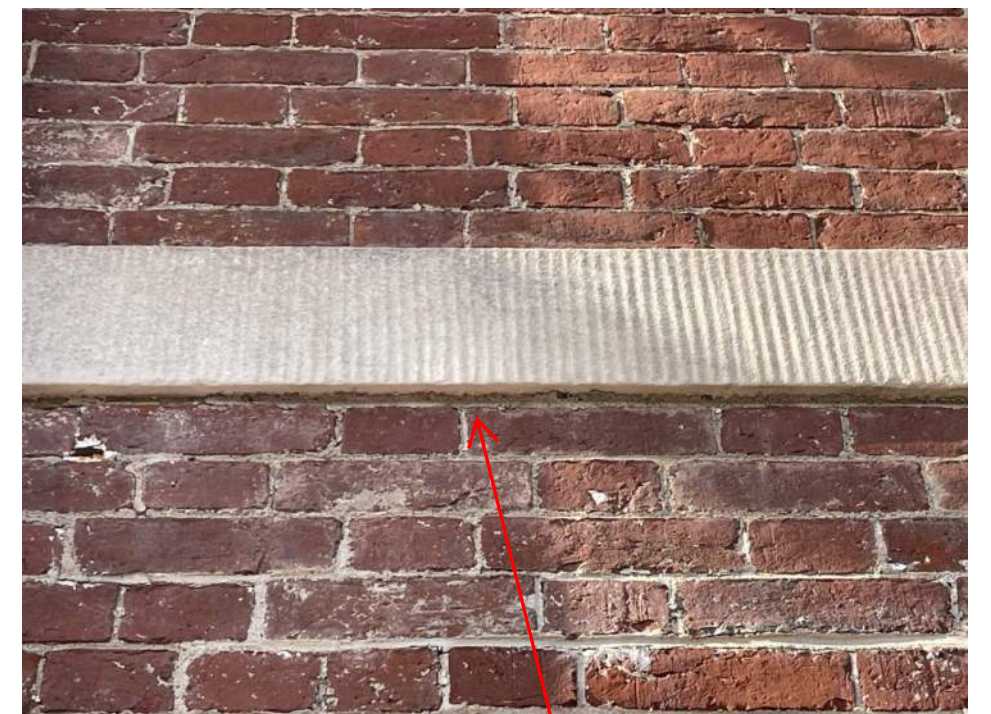
HDC CONFORMED PLANS 5.4.22 APPROVAL

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)

HDC CONFORMED PLANS 5.4.22 APPROVAL

Classic Slate | Color Slate Shingles

Boral Inspire Synthetic

Classic Slate

Color Slate Shingles

Grey/Black Blend

Brandywine

Steel Grey

Brunswick

Red Rock

Concord

Coachman

The printed colors shown in this brochure may vary from actual available tile colors. Always use actual product samples for color selection.

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Specifications

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

Please refer to our website for installation guides.
*Contact Inspire Roofing Products for specific application requirements for UL Class A Fire rated systems.
**** Indicates color number.

Cover: Classic | Granite

AUGUST 5, 2026

Spivak Architects P.C. © 2026



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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

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Lead Coated Copper -
Dark Patina Finish





DOUBLE-HUNG WINDOW
HDC CONFORMED PLANS 5.4.22 APPROVAL

FEATURES

DOUBLE-HUNG WINDOWS

FRAME & SASH

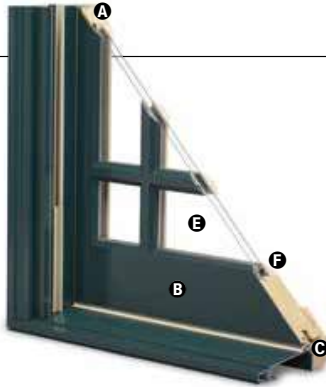
A Select wood components are kiln dried and treated with water/insect repellent and preservative. Interior wood surfaces are available in pine, mixed grain Douglas fir, cherry, hickory, mahogany, maple, oak, walnut, alder or vertical grain Douglas fir. Interior surfaces are available unfinished or factory 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.

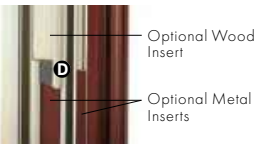
Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

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

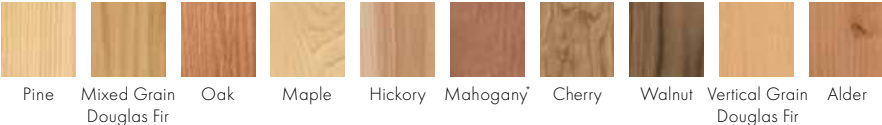


Oil rubbed bronze is a "living" finish that will change with time and use.

EXTERIOR & INTERIOR OPTIONS

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

INTERIOR WOOD SPECIES



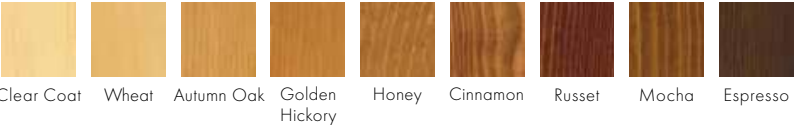
Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

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.



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E-SERIES

ACCESSORIES Sold Separately

DOUBLE-HUNG WINDOWS

HARDWARE

Window Opening Control Device Kit
An optional Window Opening Control Device Kit is available, which limits opening the sash to less than 4" when the window is first opened. Available in stone and white.

SENSORS

VeriLock® Security Sensors



VeriLock sensors are unique as they detect whether the windows are locked or unlocked* — a feature no other sensors can provide. See page 27 for Smart Home options.

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See page 27 for details.

INSECT SCREENS

Conventional Insect Screens



Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® Insect Screens

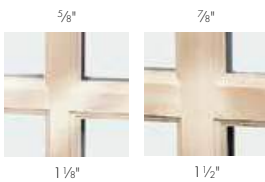
TruScene insect screens available in all 50 exterior colors and seven anodized finishes.

See page 24 for more information on our insect screen options.

GRILLES

Full Divided Light

Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.



Simulated Divided Light

Permanent exterior and interior grilles without grille spacer bars. Available in 5/8", 7/8", 1 1/8", 1 1/2", or 2 1/4" widths. Interior grilles are available with ovolo or contemporary profile (ovolo profile shown below). Not all widths are shown.



Finelight™

Grilles-Between-the-Glass

Available in 5/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.



5/8" Flat 1" Contoured

Removable Interior Wood Grilles

Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available.



7/8"

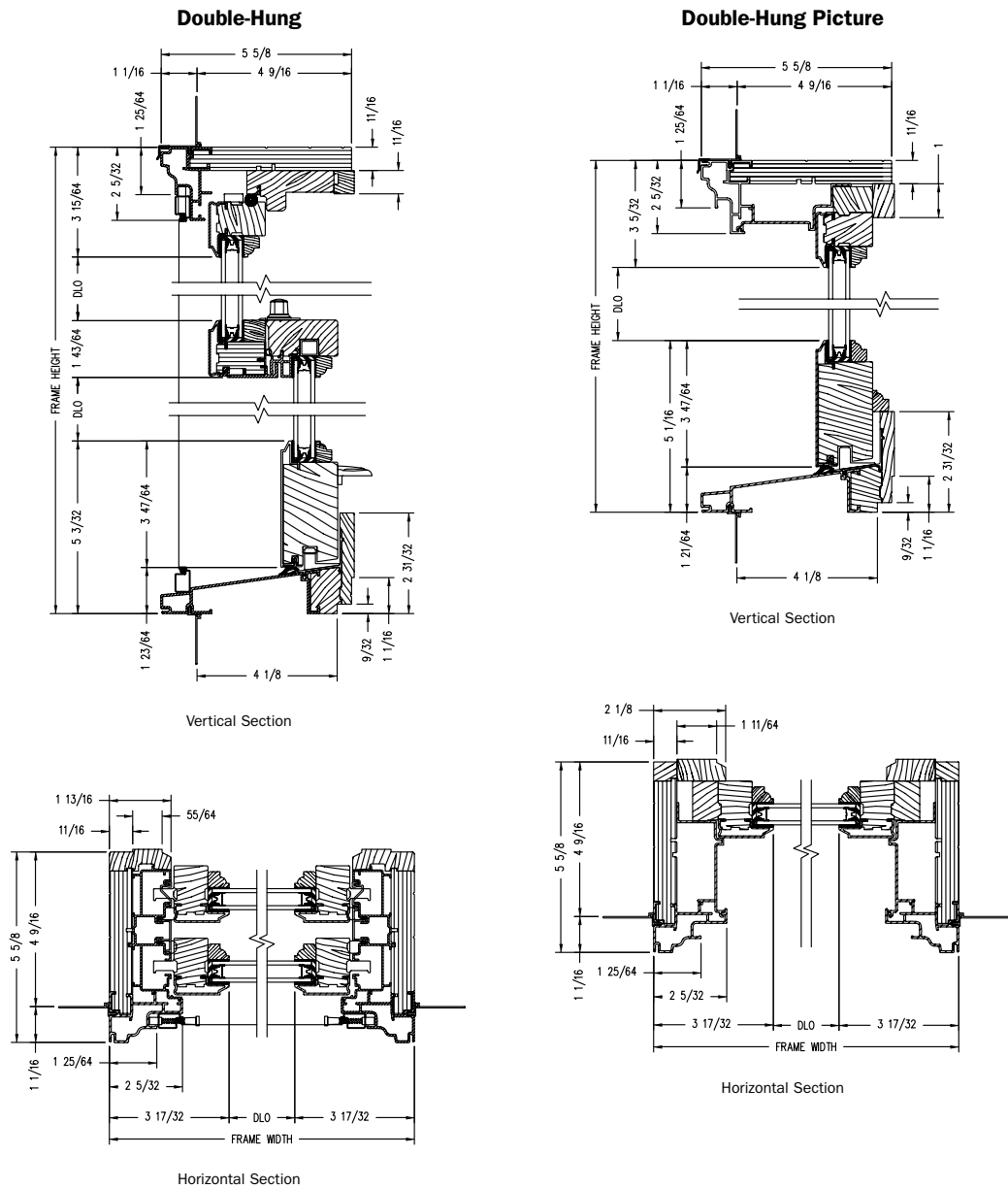
See page 22 for more information on grilles.

E-Series Double-Hung Windows

DOUBLE-HUNG WINDOWS

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Double-Hung Windows



Shown with ovolo (colonial) glass stops.

*When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

PROPER INSTALLATION AND MAINTENANCE OF E-SERIES PRODUCTS IS ESSENTIAL TO ATTAIN OPTIMUM PERFORMANCE AND OPERATION. WRITTEN INSTALLATION INSTRUCTIONS THAT PROVIDE GUIDELINES FOR PROPER INSTALLATION ARE AVAILABLE BY VISITING ANDERSENWINDOWS.COM. CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.

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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.

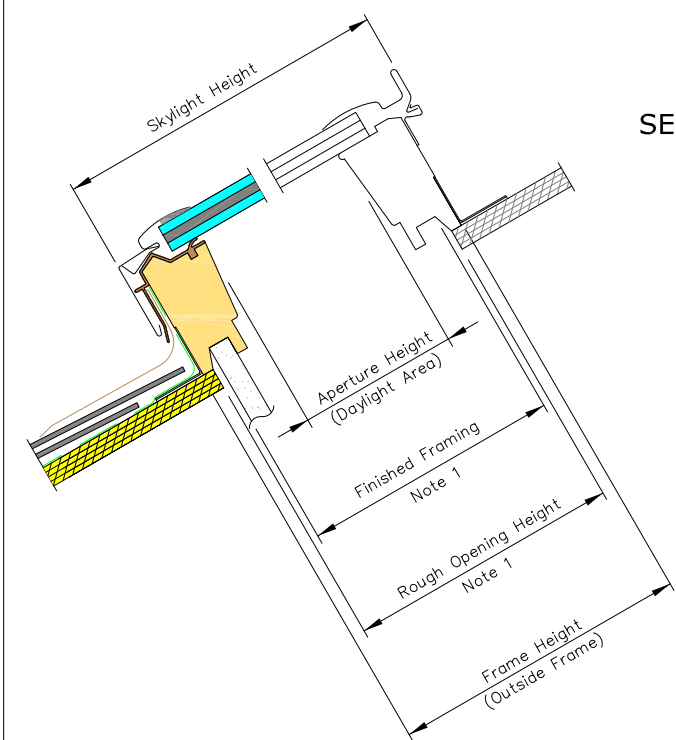
3 Layers of Protection

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.



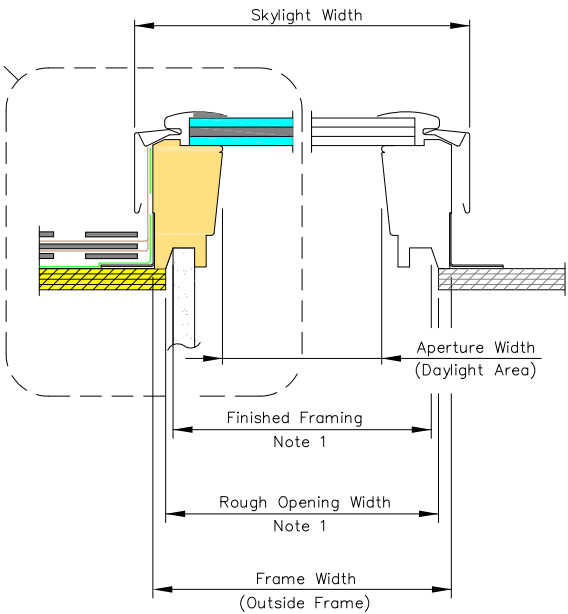
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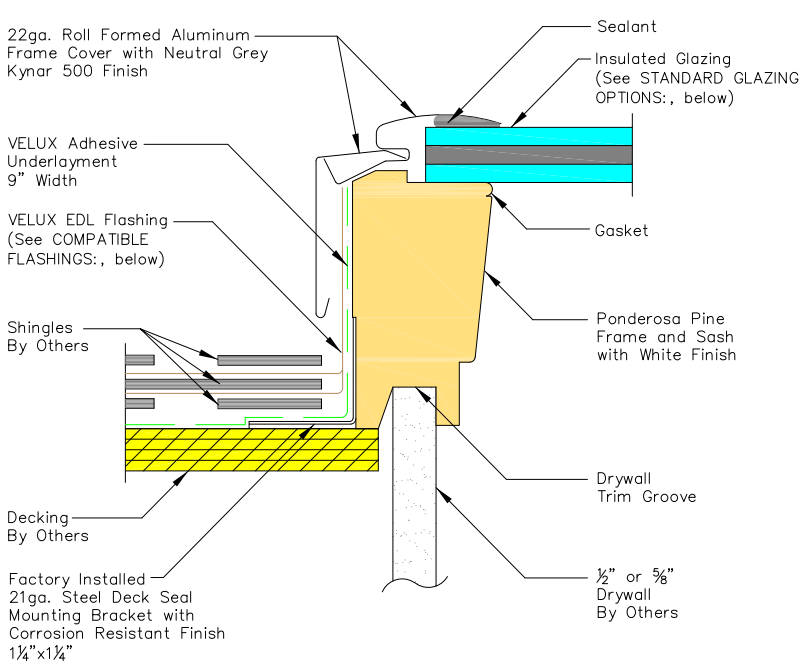
VERTICAL CROSS SECTION

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

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Skylight Study



Perspective View from
across State Street

Skylight Study



Perspective View
looking from 129 across
State Street