

# HDC

## ADMINISTRATIVE APPROVALS

January 07, 2026

1.	<b>232 Court Street, Unit #2</b>	<b>-Recommended Approval</b>
2.	<b>6 Dearborn Street</b>	<b>-Recommended Approval</b>
3.	<b>139 South Street, Unit A</b>	<b>-Recommended Approval</b>
4.	<b>39 Holmes Court</b>	<b>-Recommended Approval</b>
5.	<b>163 Islington Street</b>	<b>-Recommended Approval</b>

**1. 232 Court Street, Unit #2 -Recommended Approval**

**Background:** The applicant is seeking approval for the installation of an electric vehicle charging system. This was approved with the stipulation that the charger and post be black. The property owner had already purchased the white charger and wishes to have the stipulation removed.

**Staff Comment:** Recommended Approval

**Stipulations:**

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

1:06

LTE

Theory



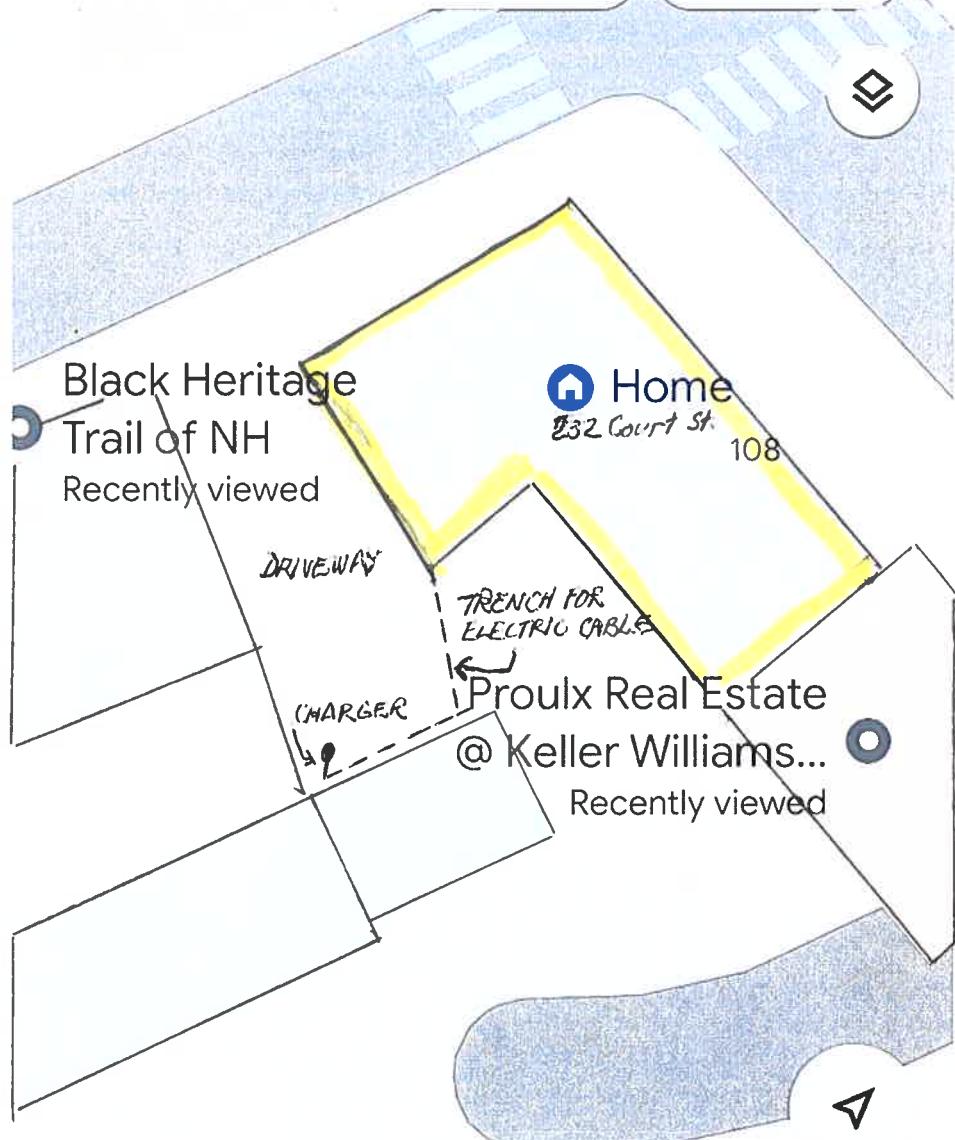
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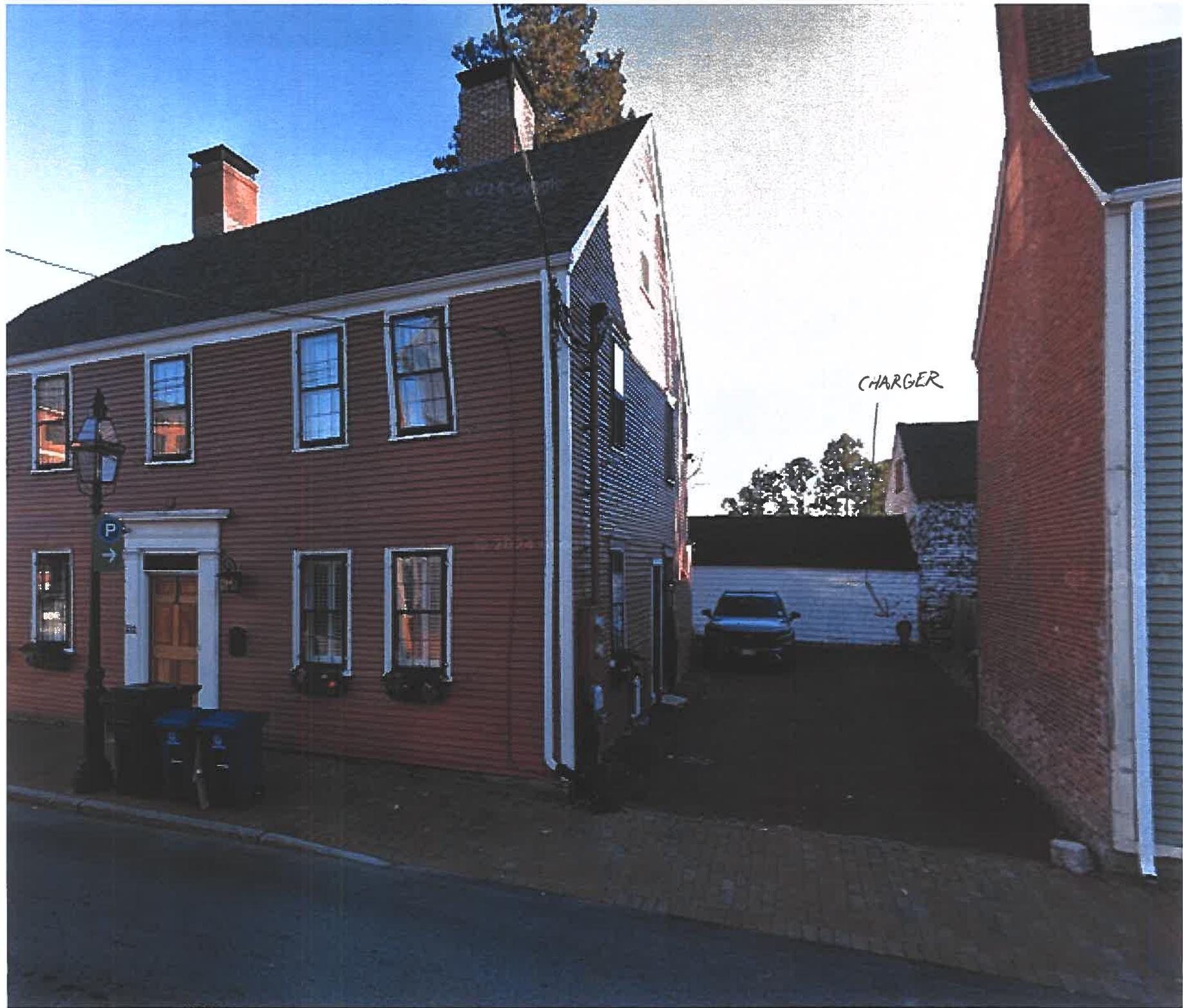
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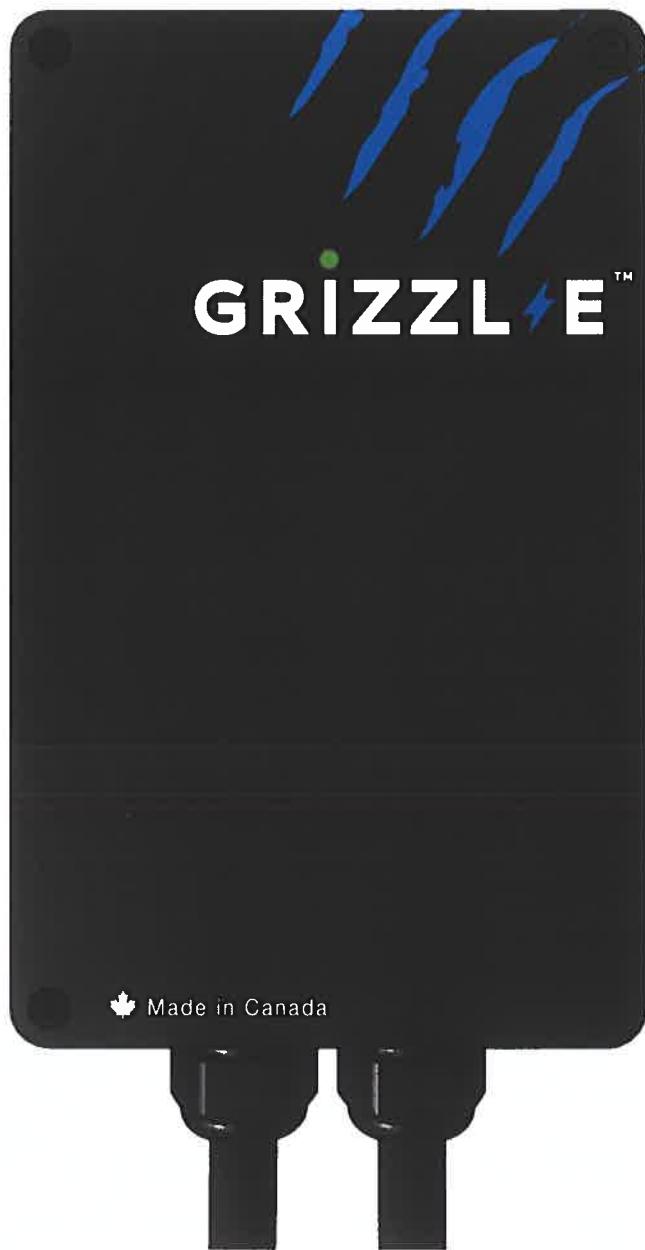
Contribute





## Grizzl-E Classic 40A

[Overview](#) [Tech Specs](#)



## Color

Black

Extreme

Avalanche

## Plug

NEMA 6-50

NEMA 14-50

## Condition

New

Refurbished

## Warranty

3 years

5 years warranty

# 349.99 USD

Add to cart

Save 30% or more with your rebate  FORWARD

The Grizzl-E is a simple, powerful, heavy-duty, and portable electric vehicle charging station made in Canada and built to withstand the harshest conditions. Grizzl-E comes in three different varieties: Classic Black, Avalanche White, or Extreme Camo.

Grizzl-E features a heavy-duty aluminum enclosure and premium output cable. Compatible with all BEVs and PHEVs sold in North America. UL Tested and Certified. Energy Star Certified.

unpacking/repacking. Refurbished carry 3 or 5 (optional) years of warranty and are fully operational.

## PRODUCT INFORMATION

## SHIPPING & RETURNS

**SKU**

GR1-6-24-PB

**Model number**

GR1-6-24-PB

**Material**

Aluminum Enclosure

**Country of origin**

Canada

**Type**

Charger

**Weight**

10.00 kg / 22.05 lbs

**Dimensions**

L - 340 mm / 13.39 in

W - 240 mm / 9.45 in

H - 380 mm / 14.96 in

**Type**

AC Level 2

**Connector**

Type 1 (SAE J1772)

**Max power**

40A 10 kW

**Plug type**

NEMA 14-50, NEMA 6-50

**Protection**

UL Type 4 Indoor/Outdoor Rating

**Certifications**

UL E510712, Energy Star

**Smart function**

No Internet Connection

**Default warranty**

3 Year

**Adjustable current**

32A, 24A, 16A

**Output cable length**

25ft (7.6m)

**Enclosure dimensions**

10.25" x 6.25" x 3.75"

**Operating temperature**

-30C .. +50C (-22F .. 122F)

**Get 50% off for the selected accessories with the charger purchase!**

**2. 6 Dearborn Street**

**-Recommended Approval**

**Background:** The applicant is seeking approval for the replacement of the rear entry decking posts and decking boards and new skirting.

**Staff Comment:** Recommend Approval

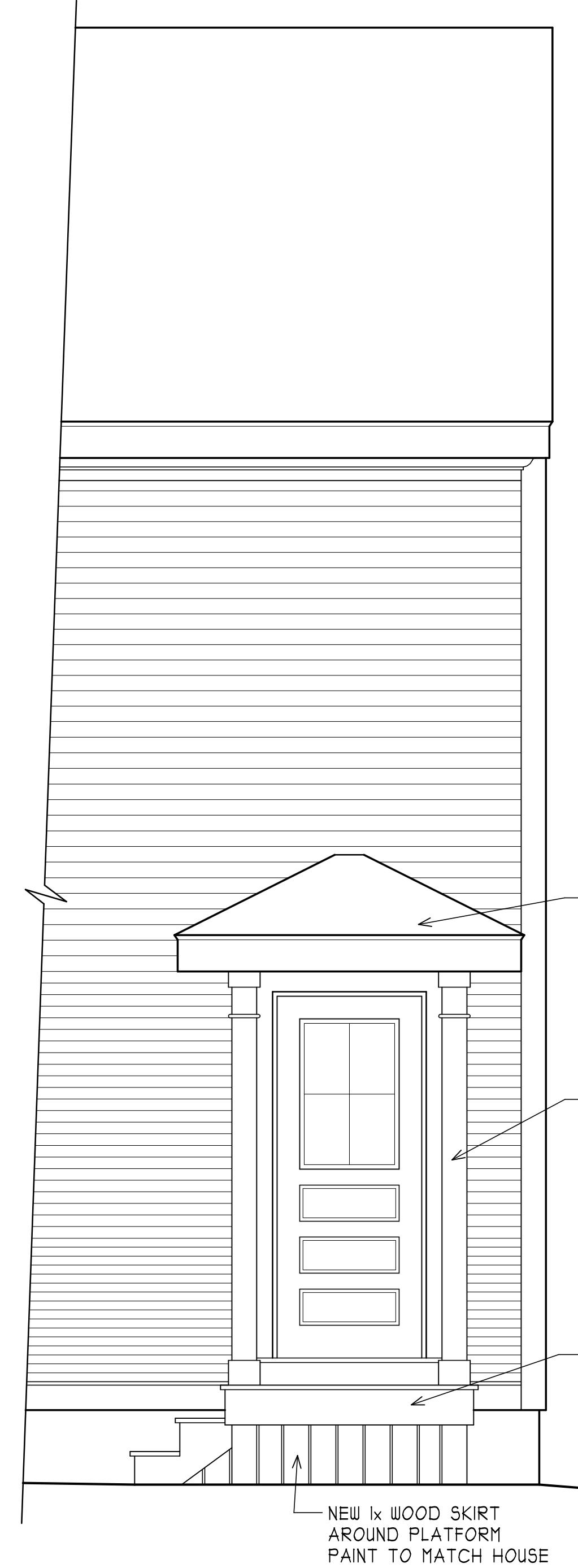
**Stipulations:**

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



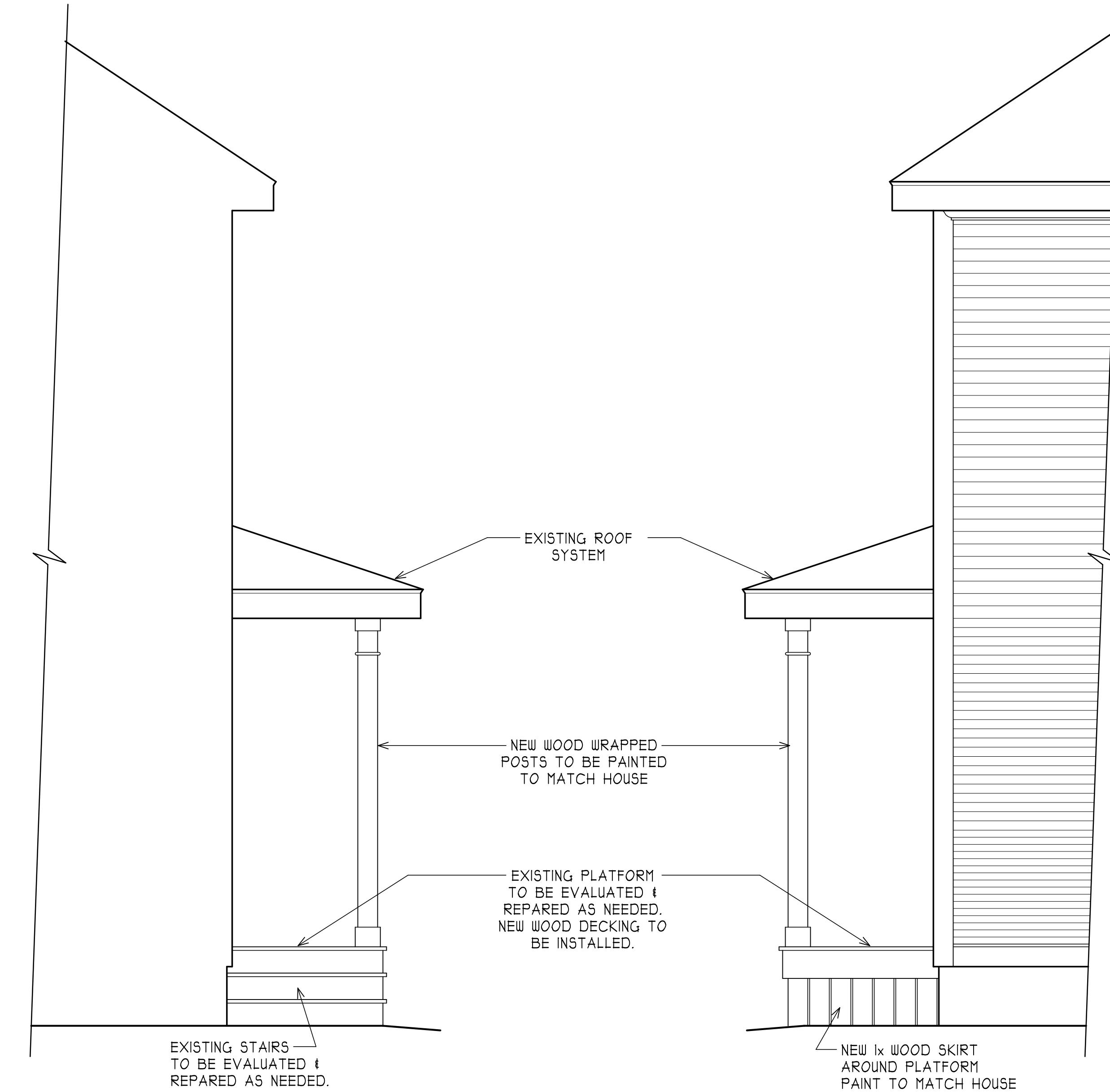






REAR ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE: 1/2" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 1/2" = 1'-0"

AS-BUILT / RENOVATION  
6 DEARBORN STREET  
PORTSMOUTH, NH

REAR COVERED  
ENTRY DETAILS

REVISIONS	
NO.	DATE
1	6/22/25
	REVISION DEVELOP REAR COVERED ENTRY DETAILS.

A-1

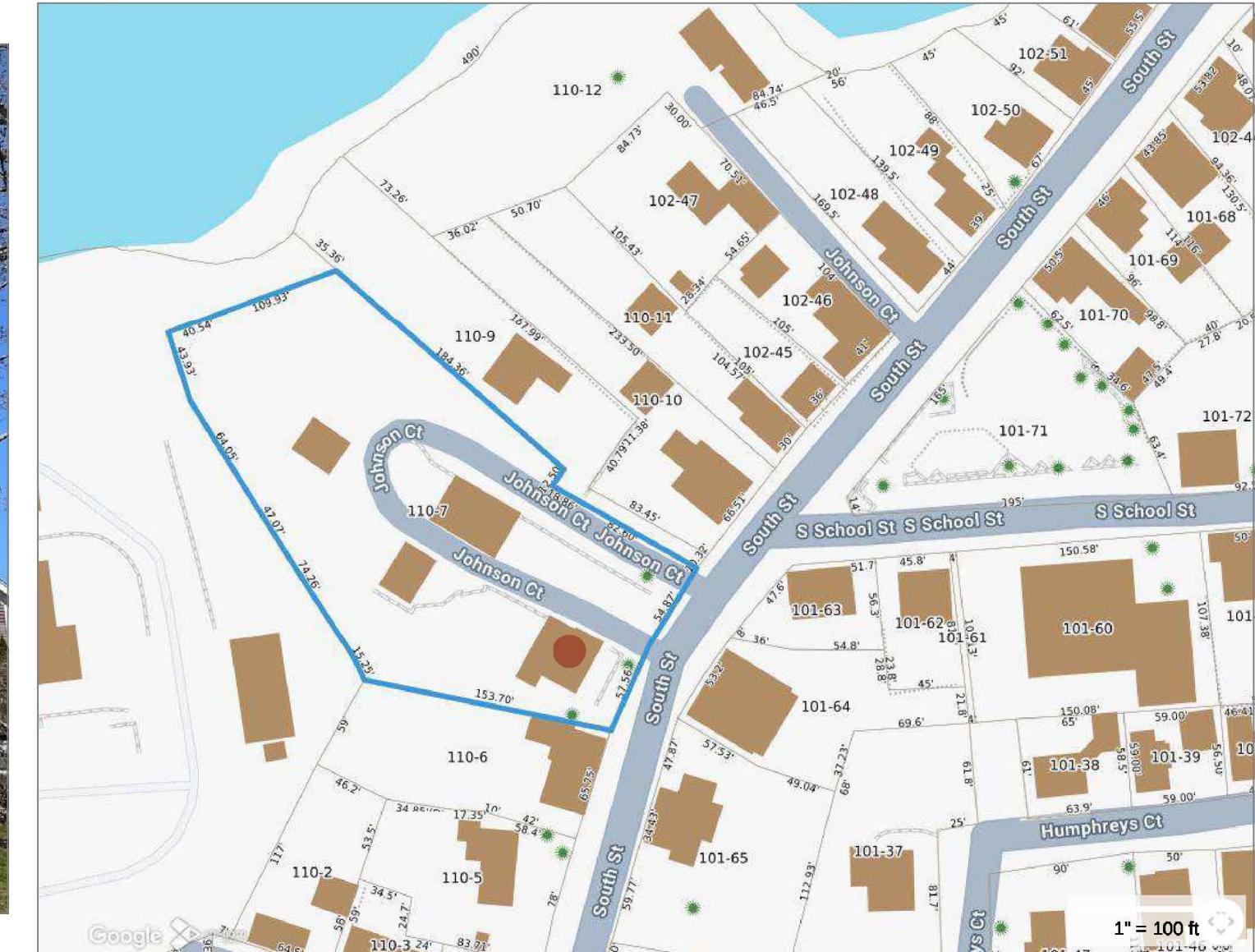
**3. 139 South Street, Unit A -Recommended Approval**

**Background:** The applicant is seeking approval to relocate (1) window.

**Staff Comment:** Recommend Approval

**Stipulations:**

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

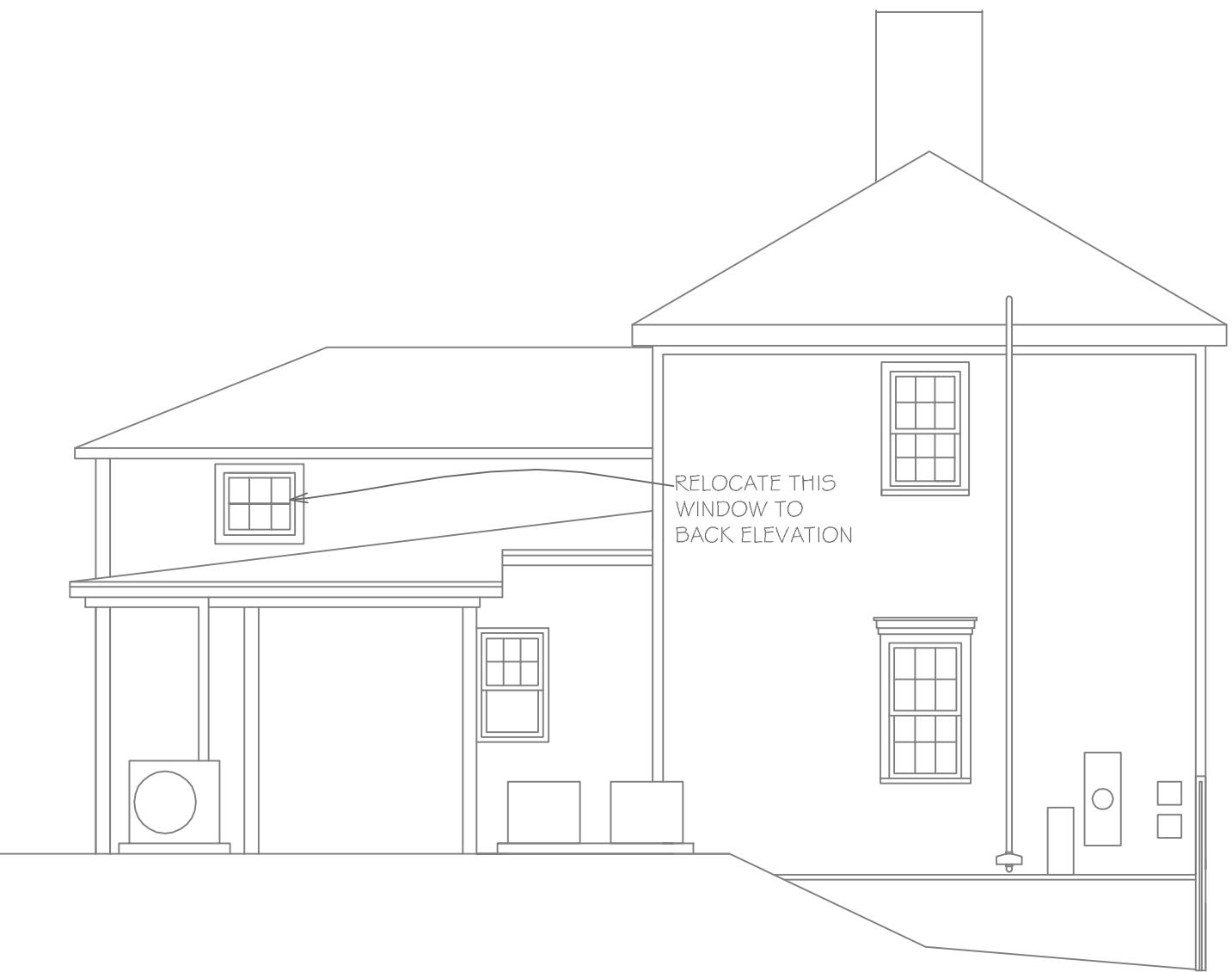


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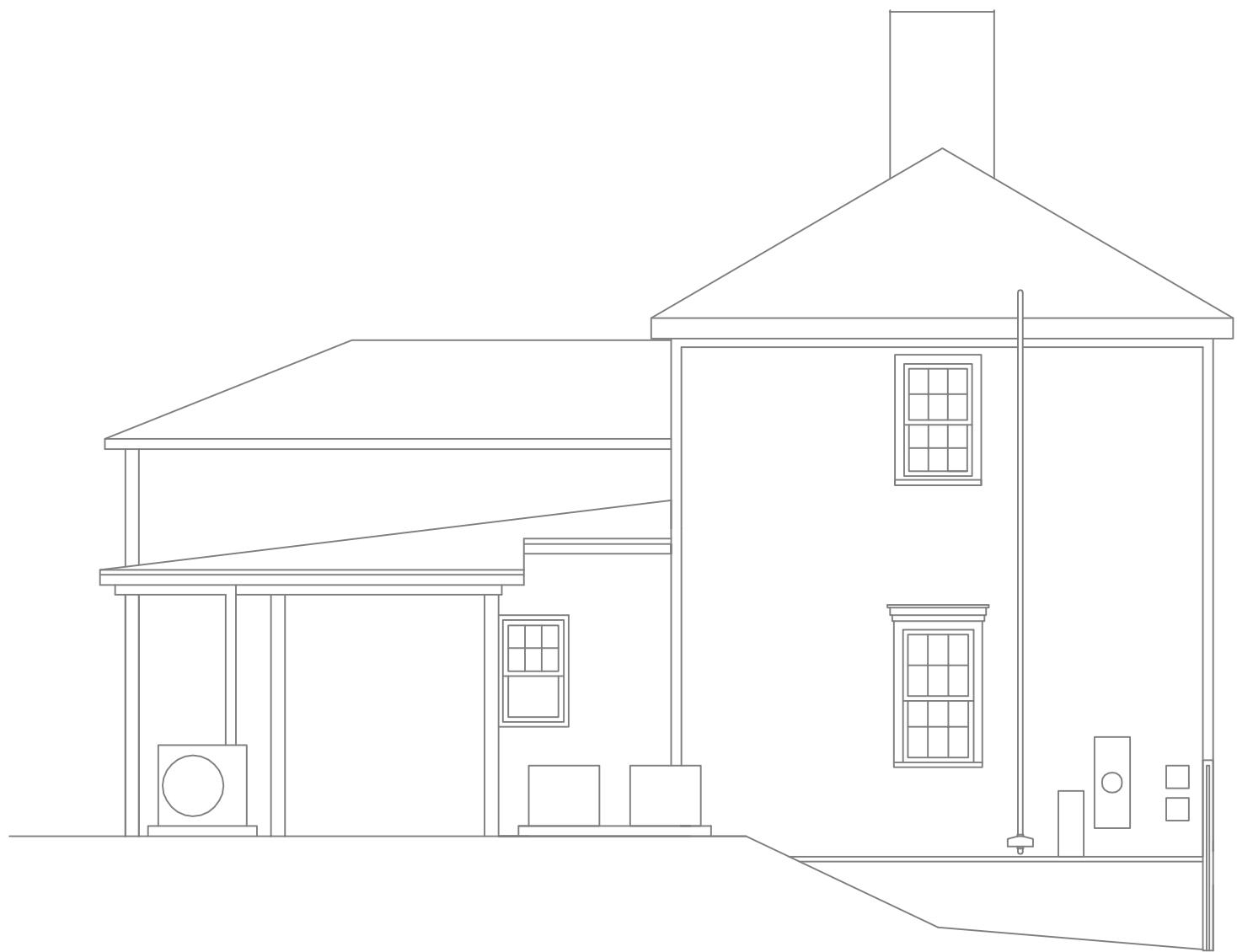
1. Cover Sheet and Locus Map (139A South is part of a HOA)
2. Existing and Proposed Left Side Elevation
3. Existing and Proposed Back Elevation

## Amendments to a Previously Approved Application

1. Relocate previously approved window from Side Elevation to Back Elevation



1. Existing Left Side Elevation



2. Proposed Left Side Elevation



1. Existing Back Elevation



2. Proposed Back Elevation

4. 39 Holmes Court

-Recommended Approval

**Background:** The applicant is seeking approval for a material change from Hardie to ACRE for the paneling and trim. The omission of previously approved trim and molding, and a slight change in the light sizing of the third floor window due to being changed from a double-hung to a casement for egress.

**Staff Comment:** Recommend Approval

**Stipulations:**

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



420 Court Street, Portsmouth, NH 30801

December 19, 2025

Mr. Izak Gilbo  
City of Portsmouth Planning Dept  
Historic District Commission  
Portsmouth, NH 03801

Hi Izak,

We are writing to request HDC Administrative Approval on items at #39 Holmes Ct for Stephen and Katherine Singlar.

The siding is cedar clapboard as requested by the committee. For the panel detail Hardie sheet was specified in the plans, however, we used ACRE for the trim and detail paneling material. It is a sustainable product from upcycled rice husks which gives the look and feel of real wood, which we felt would be truer to the objective of the project. Please see the attached snapshot of the approved plans and a letter from the ACRE distributor.

In other areas, we took steps to have the exact molding detail fabricated. The Singlar's, did not want any additional molding detail around the windows and crown. This decision is supported by the house next door, which is of the same time period and style as #39 Holmes, and does not have those details. We feel we are in keeping with the surrounding buildings and hope you find these finishes are complete as is.

The window that was changed from a double hung to a casement on the 3<sup>rd</sup> floor escape balcony due to City egress and life safety requirements, was matched as close as possible to the light sizing of the original windows. Because of the change in size and style to meet these requirements, it was not possible for a perfect match.

Please let us know if you need any additional supportive material or pictures.

Thank you for your time and consideration.

Sincerely,

Patrick Driscoll  
Owner Star Island Builders  
(603)249-6886

To: The Members of the Historic Preservation Commission of the City of Portsmouth  
New Hampshire

Re: ACRE as an Appropriate Material for Use in Historical Architecture

ACRE by Modern Mill is a sustainable building material made from upcycled rice husks, which are typically considered agricultural waste. This innovative product is designed to offer the look, warmth and feel of real wood while providing superior durability and weather resistance. It is suitable for various applications including decking, siding, trim, porch flooring and other outdoor and indoor construction projects. ACRE is known for being easy to work with, environmentally friendly, and resistant to water, pests and rot making it a versatile and eco-friendly alternative to traditional wood and composite materials.

Unlike other non-traditional building materials, the ACRE product has a natural wood grain appearance and not a faux wood grain look resulting in a look that is indistinguishable from the original wood being replaced. This is achieved through the innovative use of the rice husks incorporated into a polymer matrix giving the product its real wood appearance. Because of this technology when replacing traditional building materials, the resulting look is that of the original products.

Additionally, because of the technology used in the ACRE product line you are not limited to a restricted color palate and are able to color match existing color schemes. The acre product line is not pre-colored with pigmentation that is susceptible to UV degradation and therefore limited in its lifetime to hold the color. And unlike traditional building products ACRE does not absorb moisture so the typical failure mode of coatings on traditional building products, chipping and peeling will not occur. The coating will last longer and only need to be painted when the coating fades over time. And yes, the ACRE product can be repainted.

The ACRE product line has been used in numerous historical district renovations across the country in such places as Martha's Vineyard, historic Omni hotels, and New Orleans using ACRE siding, decking, trim and porch flooring.





**5. 163 Islington Street -Recommended Approval**

**Background:** The applicant is seeking approval for the installation of (1) window in the same location that a previous window was removed.

**Staff Comment:** Recommend Approval

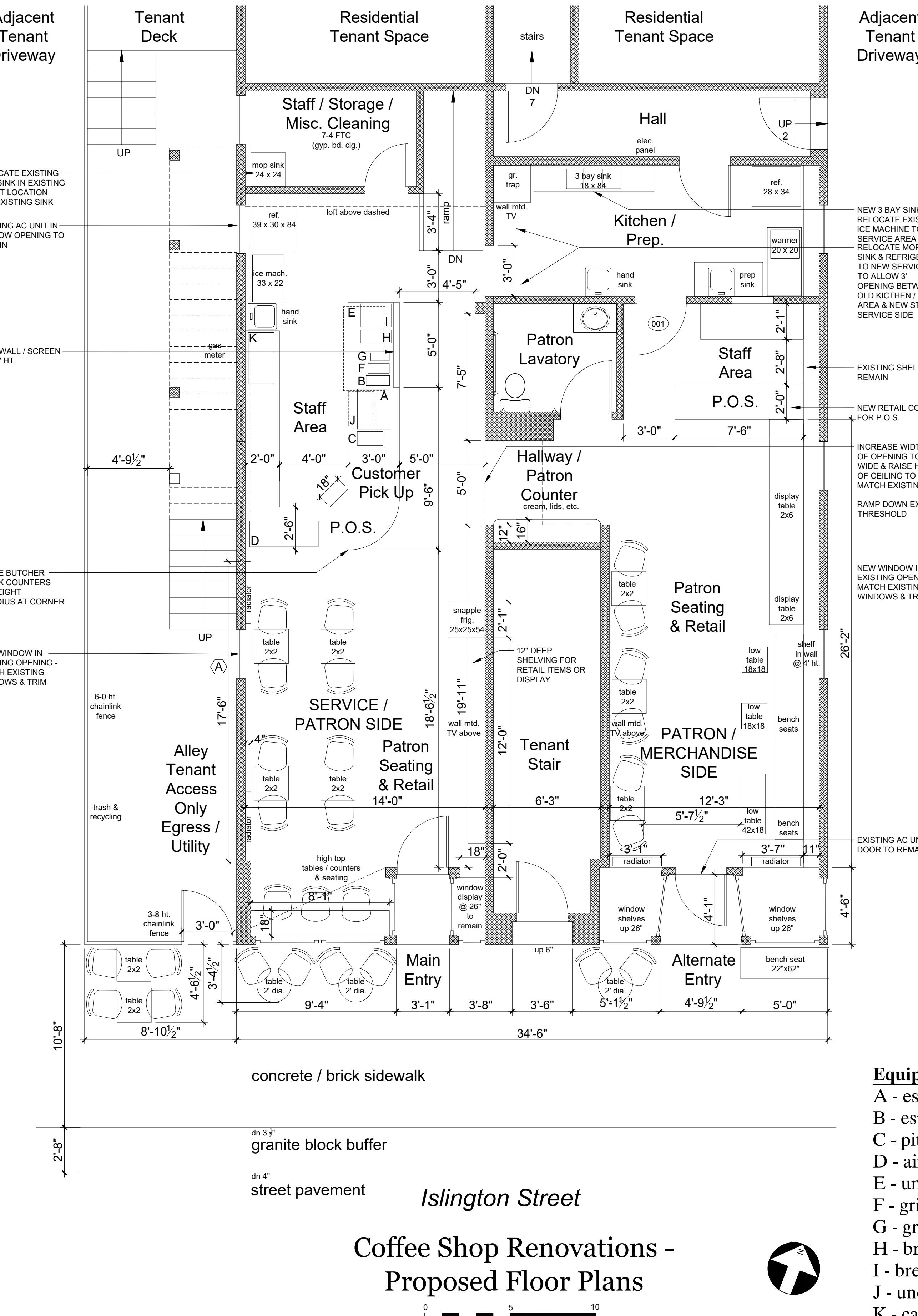
**Stipulations:**

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

**Client - Project:**

**CaffeKilim**  
Turkish Coffee Shop  
163 Islington St.  
Portsmouth, NH  
03801

**Renovations**



**Pictures of existing conditions - interior & exterior**

**Equipment:**

- A - espresso machine
- B - espresso grinder
- C - pitcher rinser
- D - air pots
- E - undercounter refrigerator
- F - grinder
- G - grinder
- H - brewer
- I - brewer
- J - undercounter ice well
- K - cambros

**Notes For Review & Comment:**

1. occupancy load 29 +/- patrons - 17 seats + bench seating for 6-8, staff - 1-3
2. total area = 1,488 sf (not incl. basement storage / office space)
3. patron area = 327 + 266 + 36 = 629 sf
4. staff area = 141 + 54 + 99 + 43 = 210 sf
5. retail area = 16 + 6 + 14 + 18 + 48 + 34 = 136 sf
6. equipment / counter space / shelving / lavatory = 513 sf
7. need for power actuated door or just a bell?
8. additional outdoor seating? (2) 2 tops or a picnic bench?

**Project Summary & Code Analysis:**

IBC 2021  
Occupancy - Group B  
Minor renovation of an existing retail store - swap the existing service & retail area w/ the patron / retail area. One new transom window in an existing window opening.  
Create better work flow for staff by opening the two back of house prep areas & enlarge the opening between the patron areas. Cap the existing plumbing fixtures as required & install supply & drain lines at new service area. New lvt flooring, paint & butcher block counters.

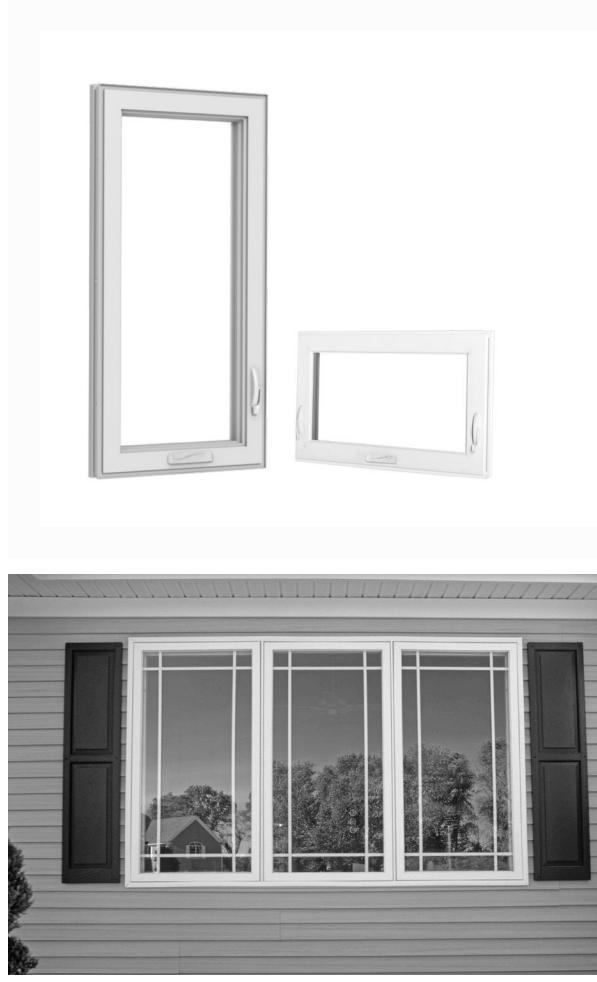
**A1**

PROPOSED RENOVATIONS  
FLOOR PLAN & NOTES

163 Islington St.  
Portsmouth, NH 03801

# Proposed Renovations

# CASEMENT & AWNING WINDOW



Easy-to-operate Harvey casement and awning windows with improved handle provide clean, contemporary lines and maximum ventilation. There's no need to stretch to reach a top lock because the casement unlocks with one conveniently placed latch. The bottom of the awning tilts outward by turning the compact folding handle.

## HANDLE

Easy-to-use, compact, full-flip folding handles tuck neatly into the cover for a modern, nested appearance.

Single latch, multi-point locking system is standard.





#### MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations available

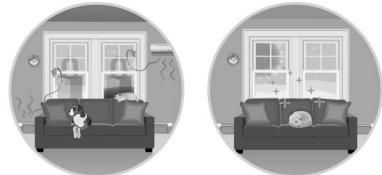
Full size screens

Simulated double-hung meeting rail available on casement

Casement available in sizes up to 36" x 80", as big as an entry door!

## OPTIONS

### ENERGY STAR GLASS

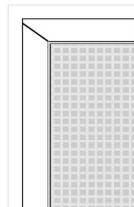


ThermaLock RS  
ThermaLock 3X HPTG

SunGain  
HSHG

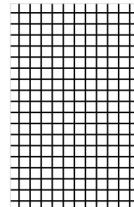
SunShield

### SCREEN | FRAME

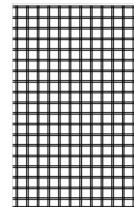


Aluminum

### SCREEN | MESH



VIEWS



Fiberglass

### GRID | TYPE

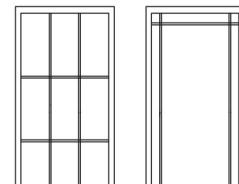


GBG

Exterior  
Applied

SDL

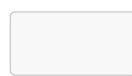
### GRID | STYLE



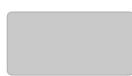
Colonial

Prairie

### COLORS | EXTERIOR

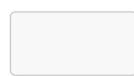


White Vinyl  
(Standard)

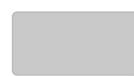


Almond Vinyl

### COLORS | HARDWARE



White  
(Standard)



Almond



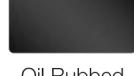
White Interior/  
Black Laminate  
Exterior



EXTERIOR PAINT  
AVAILABLE

Interior/exterior finish also available  
in Matte Black Paint.

### Premium Hardware



Oil Rubbed  
Bronze



Brushed  
Nickel