

HDC

ADMINISTRATIVE APPROVALS

January 07, 2026

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

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

Search here

Home

Restaurants

Coffee

Black Heritage
Trail of NH
Recently viewed

Home
232 Court St.
108

DRIVEWAY

TRENCH FOR
ELECTRIC CABLE

CHARGER

Proulx Real Estate
@ Keller Williams...
Recently viewed

Google Maps

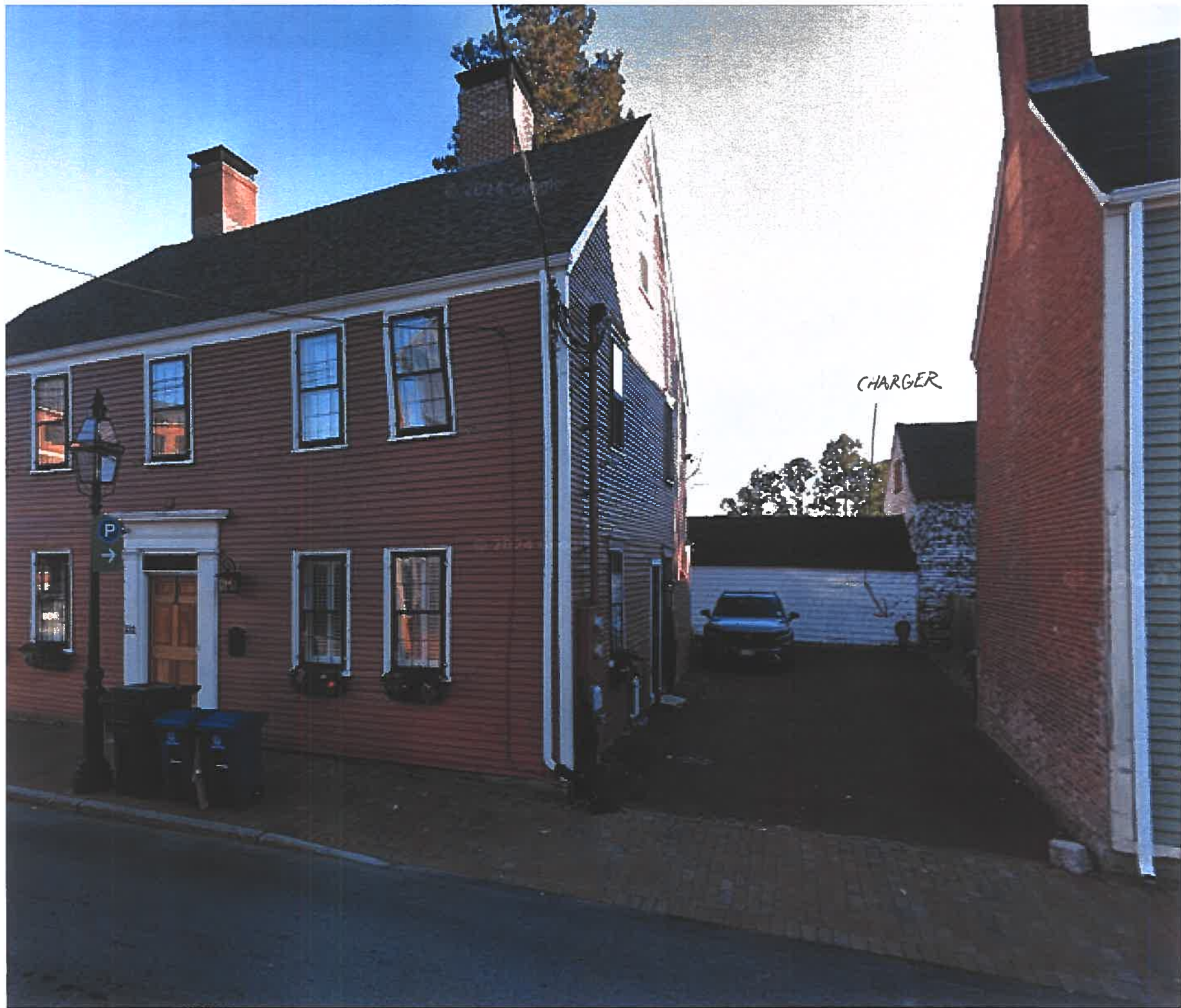
Latest in the area

44°
41 AQI

Explore

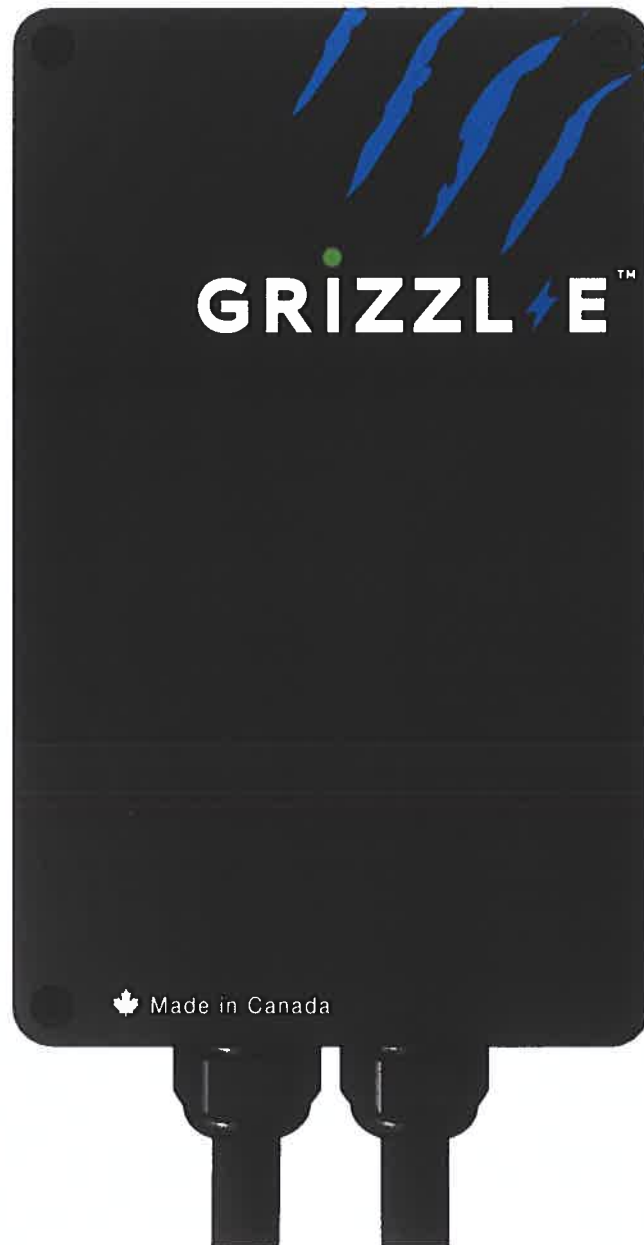
You

Contribute



Grizzl-E Classic 40A

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





0

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

GRI-6-24-PB

Model number

GRI-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. _____





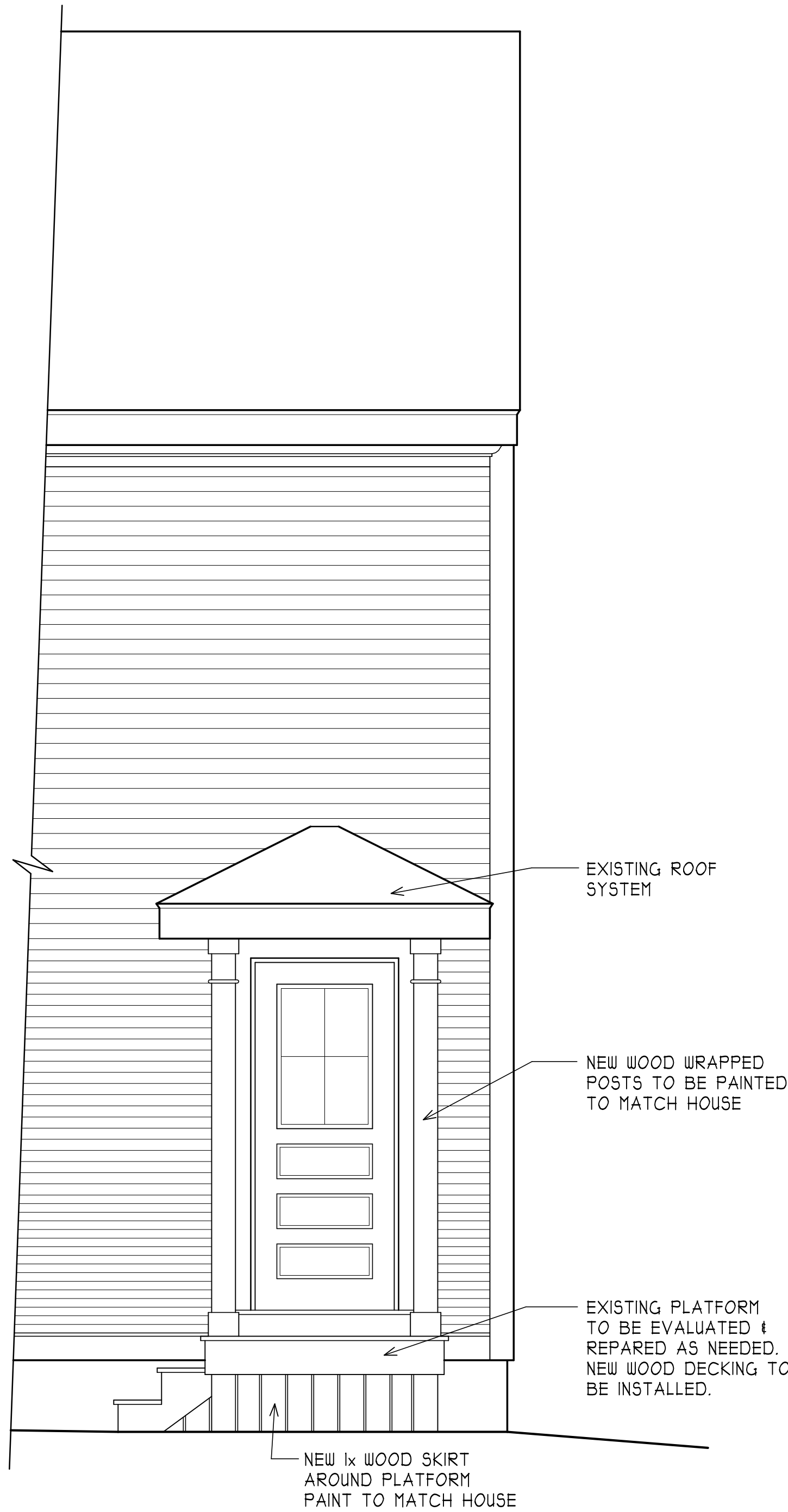




REVISIONS		NO.	DATE	REVISION
		1	8/22/25	DEVELOP REAR COVERED ENTRY DETAILS.

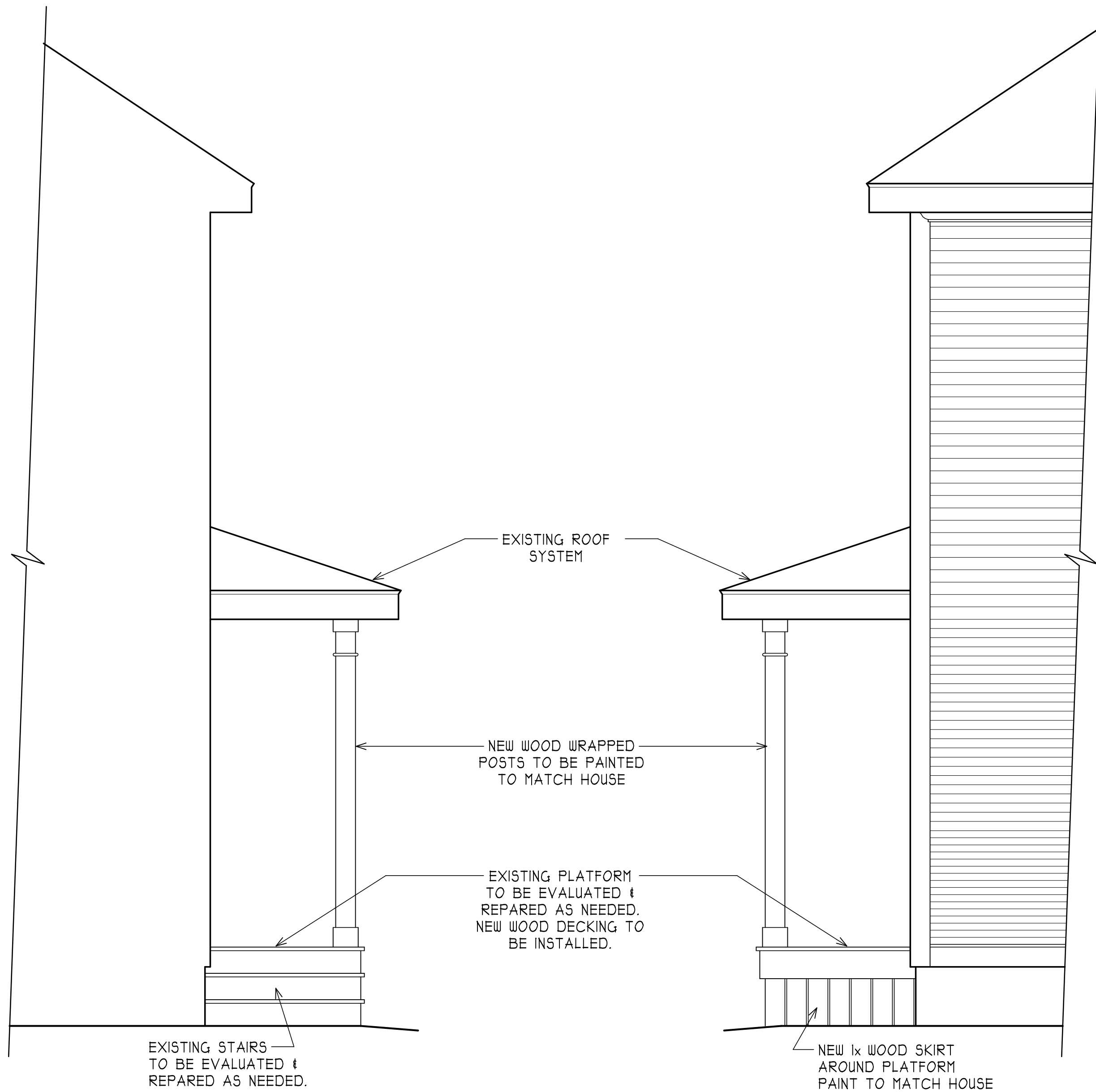
REAR COVERED
ENTRY DETAILS

AS-BUILT / RENOVATION
6 DEARBORN STREET
PORTSMOUTH, NH



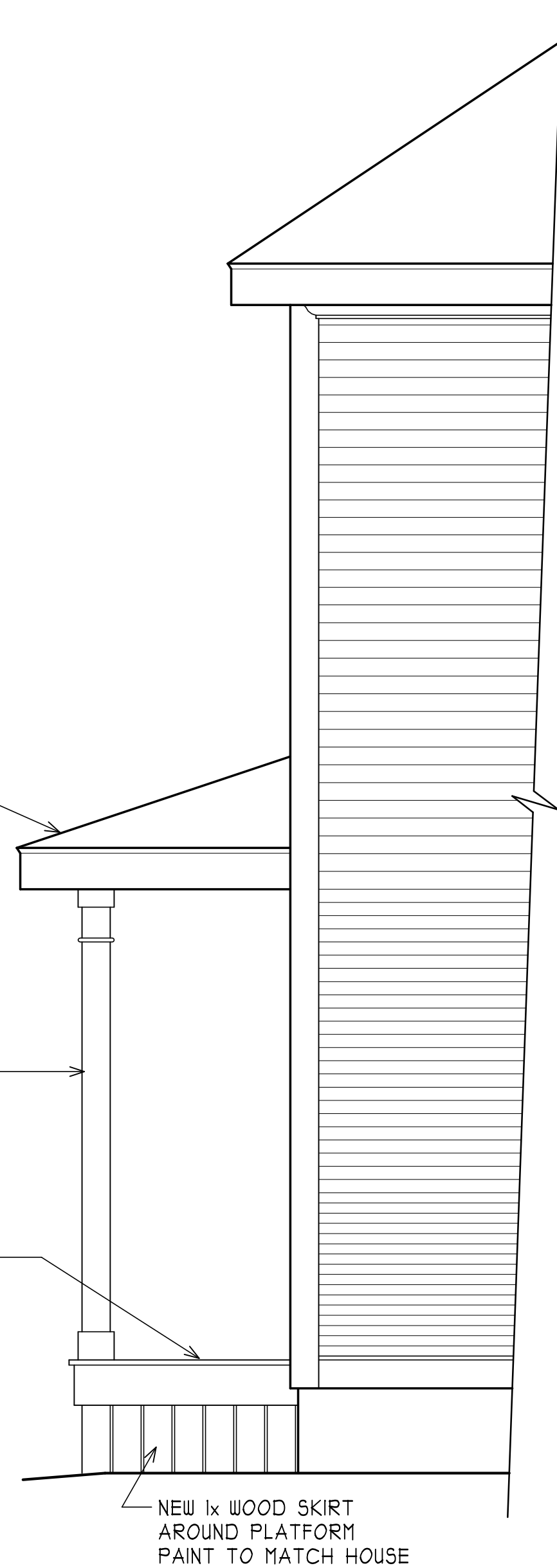
REAR ELEVATION

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



RIGHT-SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

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. _____

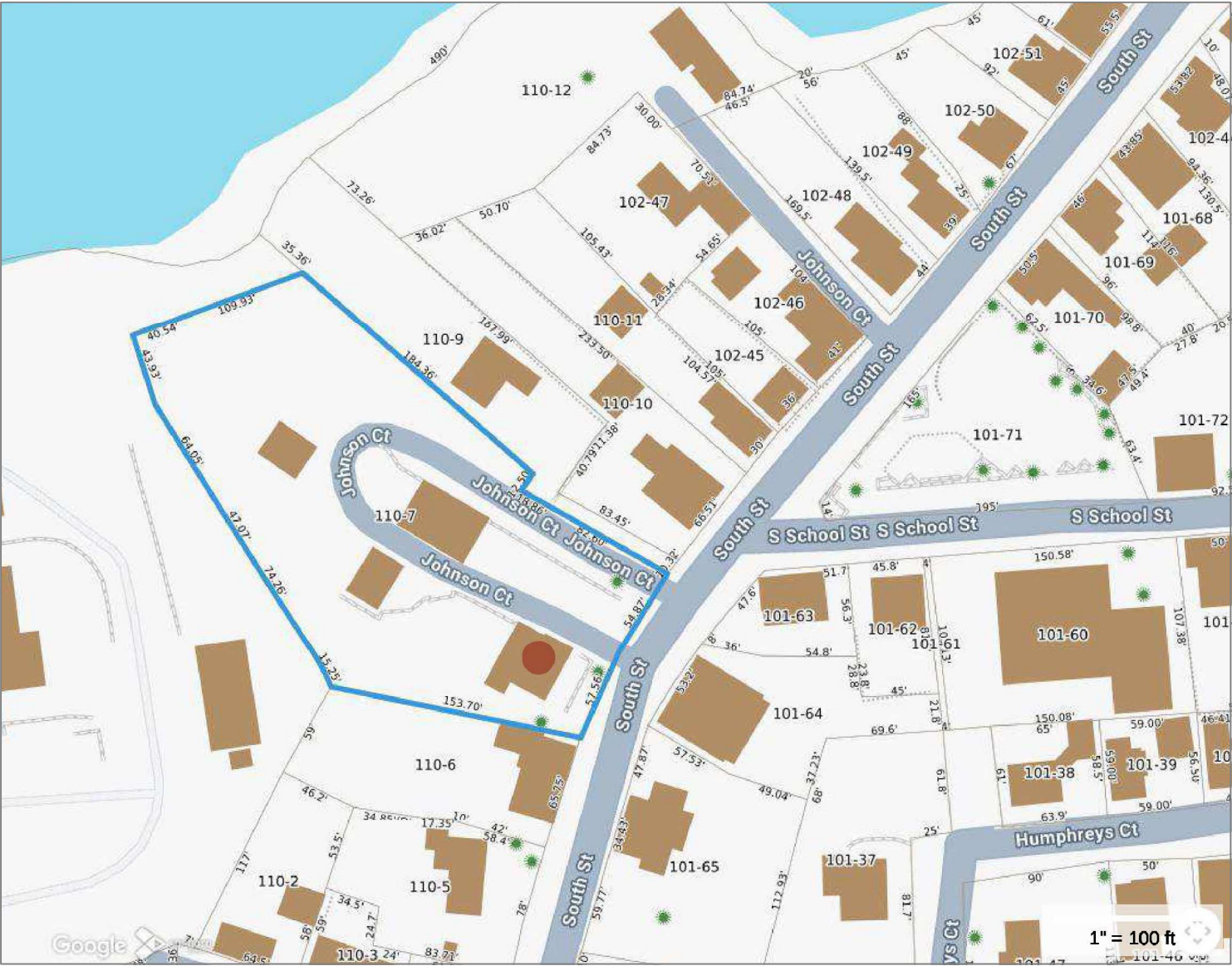


Table of Contents

- 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 3rd 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

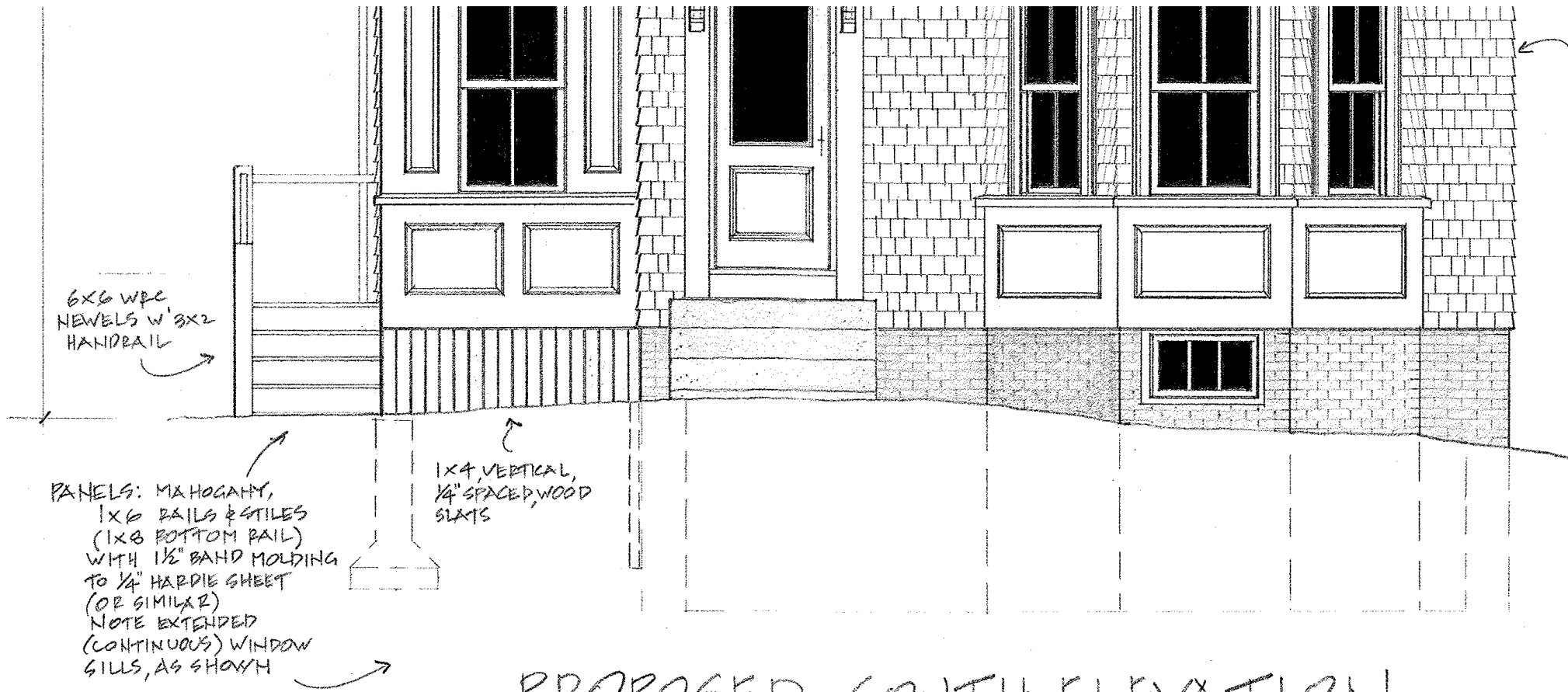
Re: ACRE as an Appropriate Material for Use in Historical Architecture

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 palette 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.





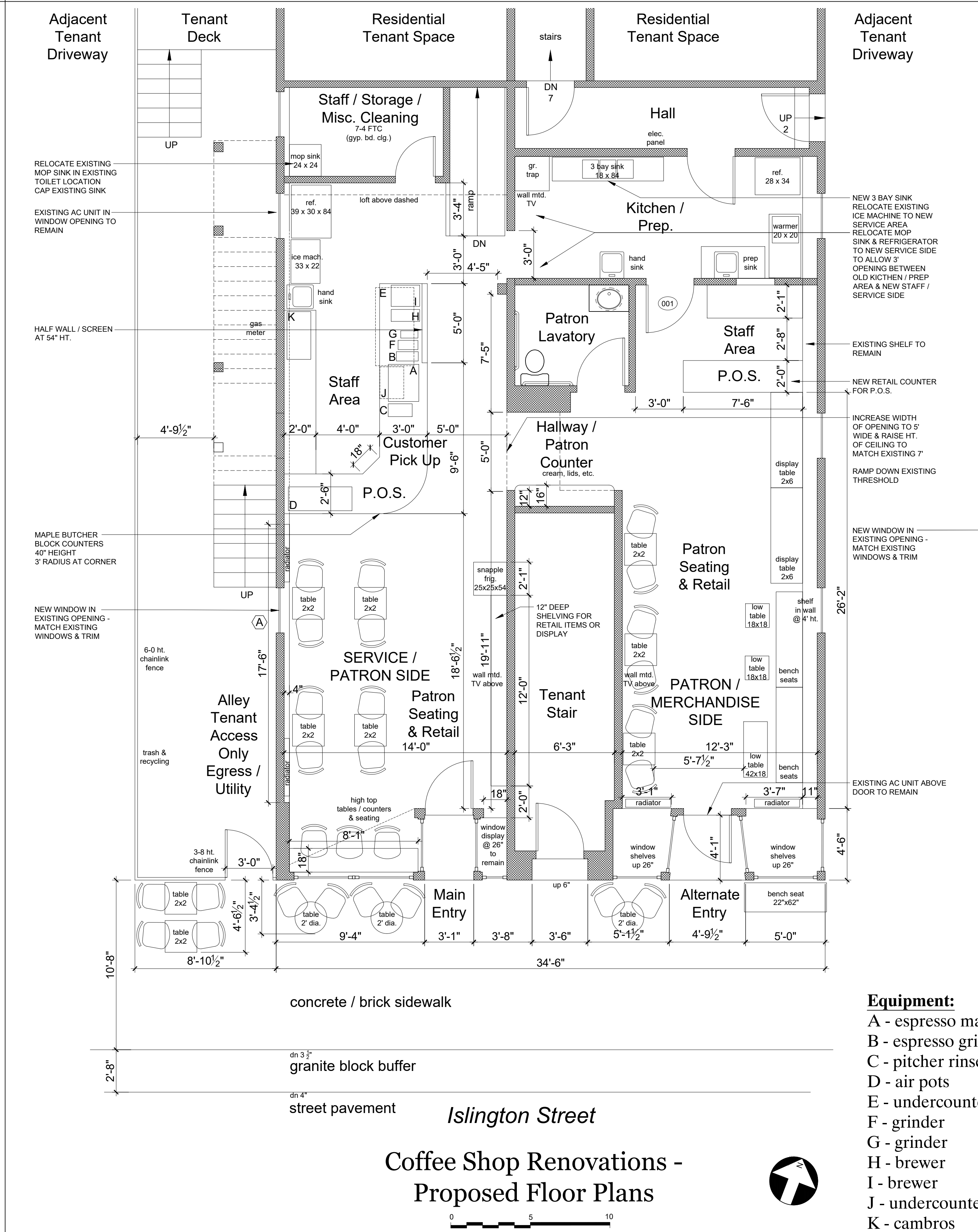
5. 163 Islington Street -Recommended Approval

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

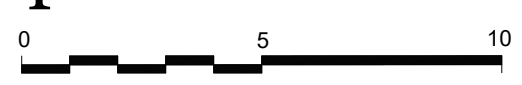
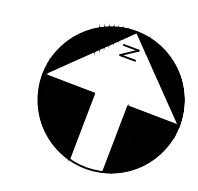
Staff Comment: Recommend Approval

Stipulations:

1. _____
2. _____
3. _____



Coffee Shop Renovations -
Proposed Floor Plans



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



Pictures of existing conditions - interior & exterior

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.

PORT CITY DESIGN
architecture
planning
interiors
603.312.1707
953 Islington Street
Portsmouth, NH 03801
portcitydesignco.com

Client - Project:
CaffeKilim
Turkish Coffee Shop
163 Islington St.
Portsmouth, NH 03801

Renovations

Notes/Consultants

2025-12-2 proposed renovations
2025-12-10 revised
2025-12-10 revised revision
2025-12-11 revised revision
2025-12-15 revised revision

A1
PROPOSED RENOVATIONS
FLOOR PLAN & NOTES

163 Islington St.
Portsmouth, NH 03801

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.





OPTIONS

ENERGY STAR GLASS



ThermaLock RS
ThermaLock 3X HPTG

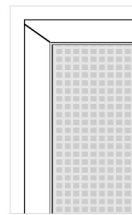


SunGain
HSHG



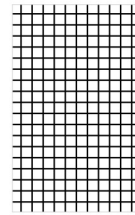
SunShield

SCREEN | FRAME

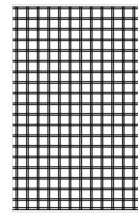


Aluminum

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG

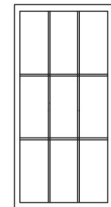


Exterior
Applied

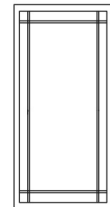


SDL

GRID | STYLE



Colonial



Prairie

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

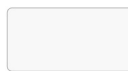
Custom grid configurations available

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!

COLORS | EXTERIOR



White Vinyl
(Standard)



Almond Vinyl

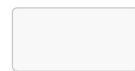


White Interior/
Black Laminate
Exterior

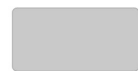


Interior/exterior finish also available
in Matte Black Paint.

COLORS | HARDWARE



White
(Standard)



Almond



Black

Premium Hardware



Oil Rubbed
Bronze



Brushed
Nickel