

HDC

ADMINISTRATIVE APPROVALS

June 03, 2026

- | | | |
|-----|----------------------|-----------------------|
| 1. | 31 Richards Avenue | -Recommended Approval |
| 2. | 209 Marcy Street | -Recommended Approval |
| 3. | 70 Maplewood Avenue | -Recommended Approval |
| 4. | 238 Deer Street | -Recommended Approval |
| 5. | 765 Middle Street | -Recommended Approval |
| 6. | 235 Marcy Street | -Recommended Approval |
| 7. | 100 Chapel Street | -Recommended Approval |
| 8. | 33 Johnson Court | -Recommended Approval |
| 9. | 222 Court Street | -Recommended Approval |
| 10. | 273 Maplewood Avenue | -Recommended Approval |

1. 31 Richards Avenue

-Recommended Approval

Background: The applicant is seeking approval for the extension/renovation of the roof fascia.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





BRCA CONST CONSULT LLC
36 ARTHUR AVENUE
PORTSMOUTH NH
03804

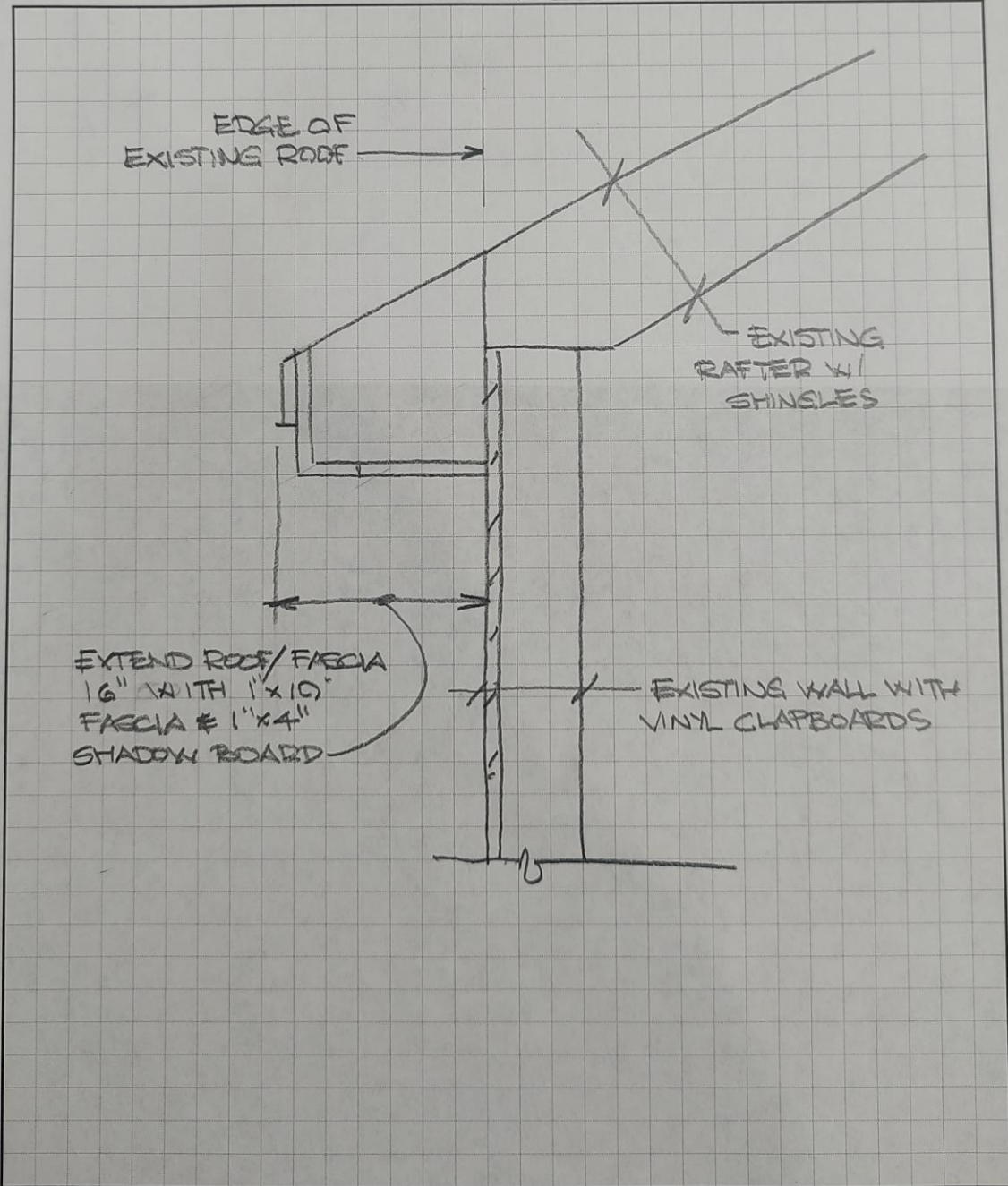
JOB 31 RICHARDS AVENUE

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE 5.26

SCALE N.T.S



2. 209 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (omit the front addition, expand front porch width to 7 ft., reduce the entry bump out from 24" to 18" and minor changes to window and door locations).

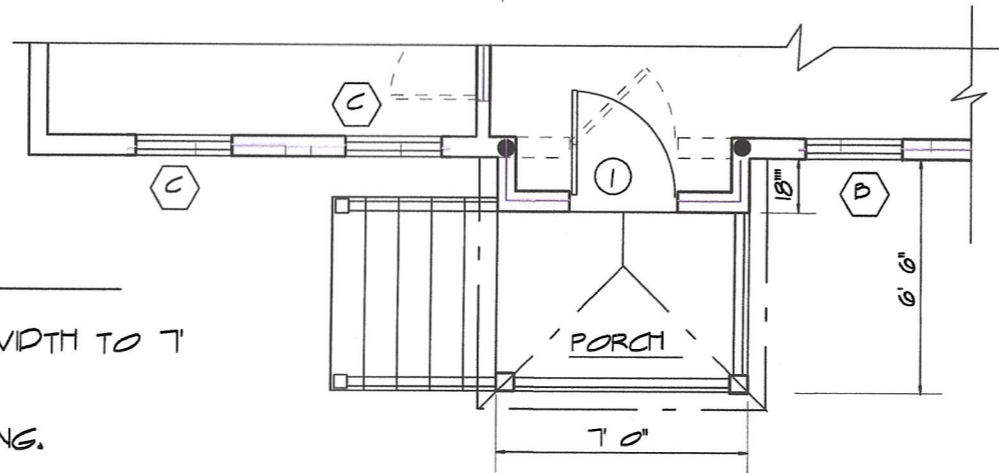
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



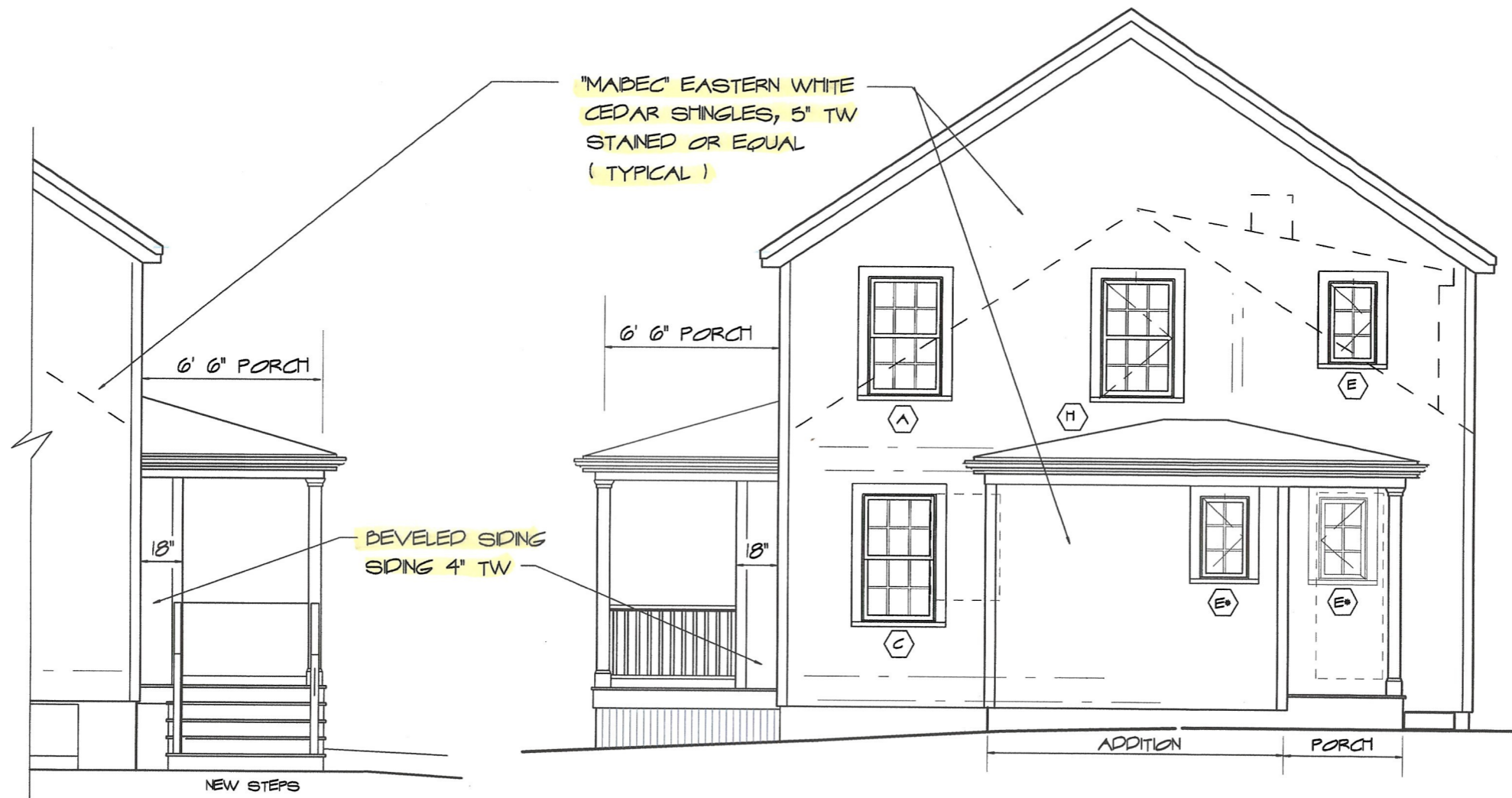
MARCY ST ELEVATION
SCALE: 3/16" = 1'-0"

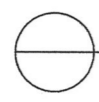


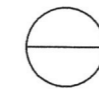
HDC ADMINISTRATIVE APPROVAL JUNE 2026

1. DELETE THE FRONT ADDITION AND EXPAND FRONT PORCH WIDTH TO 7' AND REDUCE THE BUMP OUT TO 18".
2. MARCY STREET ELEVATION TO HAVE 4" TW BEVELED SIDING.
3. RIGHT, LEFT SIDE & REAR ELEVATION TO HAVE 5" TW STAINED WHITE CEDAR SHINGLES TO MATCH EXISTING.
3. AT THE REAR ELEVATION THE EXIST FRENCH DOOR TO REMAIN & NEW WINDOW LOCATIONS HAVE SHIFTED SLIGHTLY.

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, LORENCI RESIDENCE 209 MARCY STREET PORTSMOUTH, NH	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	AW	Project: #2407 Revisions:	Date: 5/6/26
	ANNE WHITNEY ARCHITECT			1 OF 3




 LEFT SIDE ELEVATION
 SCALE: 3/16" = 1'-0"


 GATES ST ELEVATION
 SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN ADDITIONS & RENOVATIONS, LORENCI RESIDENCE 209 MARCY STREET	801 Islington St, Suite 32 Portsmouth NH 03801 603-502-4387 archwhit@aol.com	Project: 2407 Revisions:	Date: 5/6/20
	ANNE WHITNEY ARCHITECT	PORTSMOUTH, NH	2 OF 3

"MADEC" EASTERN WHITE
CEDAR SHINGLES, 5" TW
STAINED OR EQUAL

6' PORCH

ARCHITECTURAL
ASPHALT SHINGLES
(TYPICAL)



REAR ELEVATION
SCALE : 3/16" = 1'-0"

SCHEMATIC DESIGN

ADDITIONS & RENOVATIONS, LORENCI RESIDENCE
209 MARCY STREET PORTSMOUTH, NH

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

ANNE WHITNEY ARCHITECT

Project: # 2407

Date: 5/6/26

Revisions:

3 OF 3

Revised 5/12/26

**209 Marcy Street
Map 103 Lot 2**

Lot Area 5663 sf

Proposed Building Coverage:

Existing 1.5 Story 25' x 33'	825 sf
Existing 1 Story 16' x 20'	320 sf
Front Porch Addition 6.5' x 7'	44 sf
Gates St Side Addition	90 sf

Total Proposed Building Coverage = 1281 sf 22.6%

Proposed Impervious Coverage

Proposed Building Coverage	1281 sf
Exist Brick Parking Area	400 sf
Exist Brick Entry Walk	220 sf
Exist Corbel Pavers at Gate St.	175 sf
Exist East Side Stone Patios & Walkways	594 sf
Exist Bulkhead	30 sf

Total Impervious Coverage = 2700 sf 47.7%

Total Open Space = 52.3%

3. 70 Maplewood Avenue

-Recommended Approval

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

1. **Glass Canopies**
 - Vendor preference is glass installation above metal brackets.

 2. **Balcony Scuppers**
 - Balcony scuppers added for drainage.

 3. **Electric Room Door**
 - Grill revised from star to vertical.

 4. **Radius Storefront**
 - Star grills removed for visibility per owner preference.

 5. **Penthouse Eave Profile**
 - Eave profile revised for constructability using steel tubes.

 6. **Mechanical Screen**
 - Mechanical equipment is not visible due to location- moved away from building edge toward penthouse.
 - Mechanical equipment is fully screened by the building parapet.
-

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

70 MAPLEWOOD AVE - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

We respectfully submit this application for amended approval for the following 8 items:

1. **Glass Canopies**
 - Vendor preference is glass installation above metal brackets.
2. **Balcony Scuppers**
 - Balcony scuppers added for drainage.
3. **Electric Room Door**
 - Grill revised from star to vertical.
4. **Radius Storefront**
 - Star grills removed for visibility per owner preference.
5. **Penthouse Eave Profile**
 - Eave profile revised for constructability using steel tubes.
6. **Mechanical Screen**
 - Mechanical equipment is not visible due to location- moved away from building edge toward penthouse.
 - Mechanical equipment is fully screened by the building parapet.

Thank you for your consideration.

Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC



70 MAPLEWOOD (LOT 5)
PORTSMOUTH, NEW HAMPSHIRE

COVER SHEET

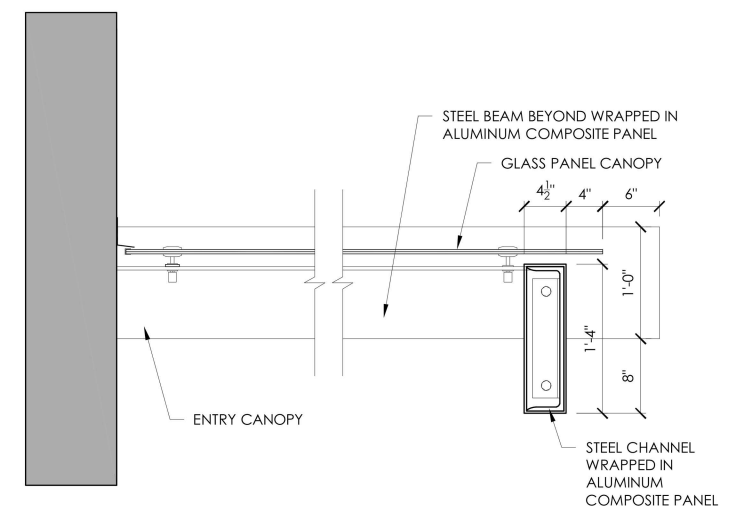
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 3, 2026



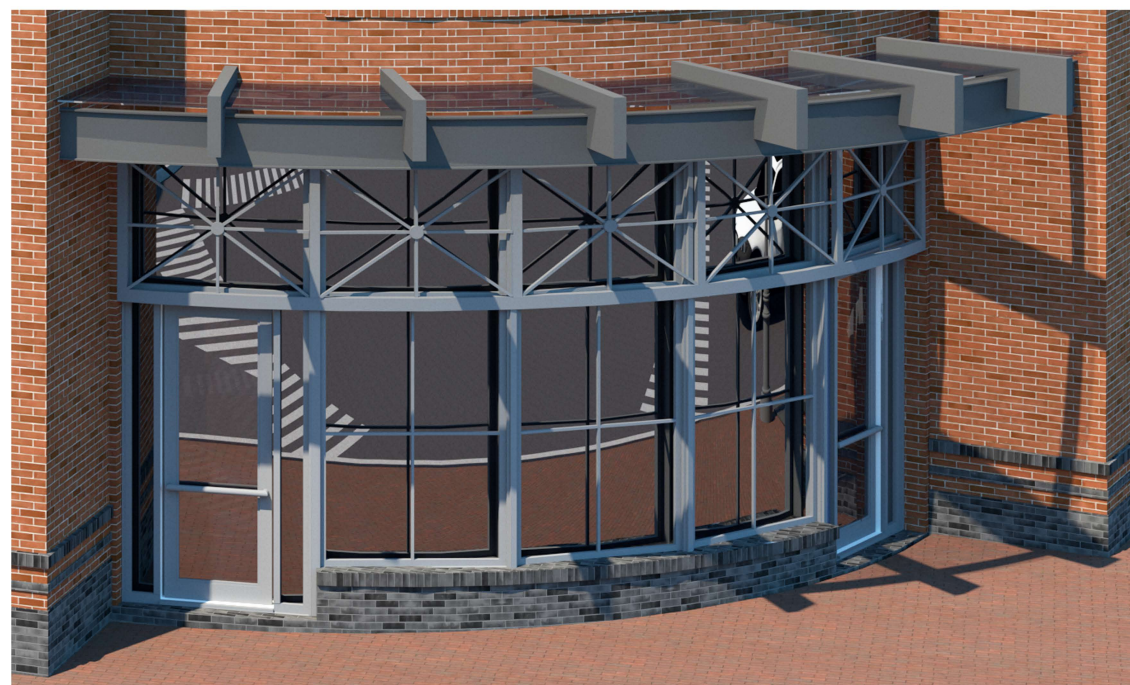
0.0



1. GLASS CANOPIES
 VENDOR PREFERENCE IS GLASS INSTALLATION
 ABOVE METAL BRACKETS.



CANOPIE MANUFACTURER DETAIL



APPROVED CANOPIE ELEVATIONS

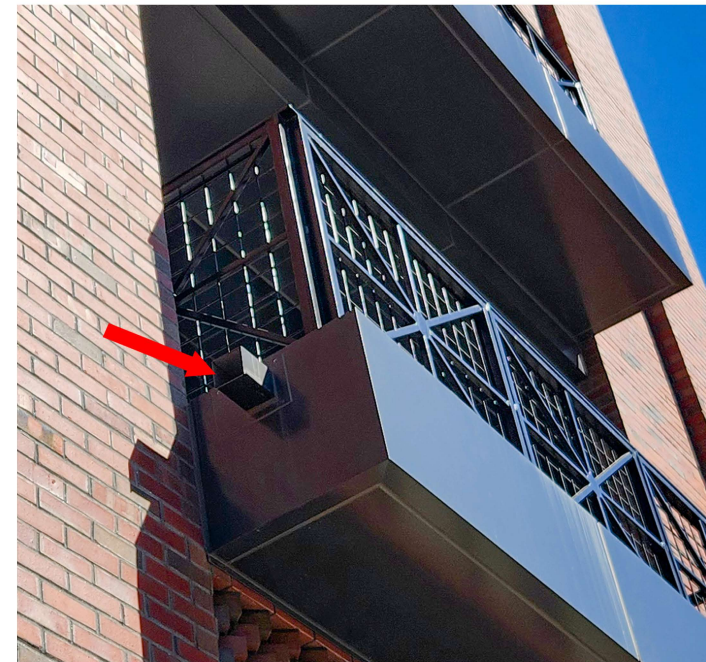


AS-BUILT CANOPIE PHOTO

2. BALCONY SCUPPERS
BALCONY SCUPPERS ADDED FOR DRAINAGE.



APPROVED BALCONY ELEVATION
NOVEMBER 1ST, 2023



AS-BUILT BALCONY SCUPPERS

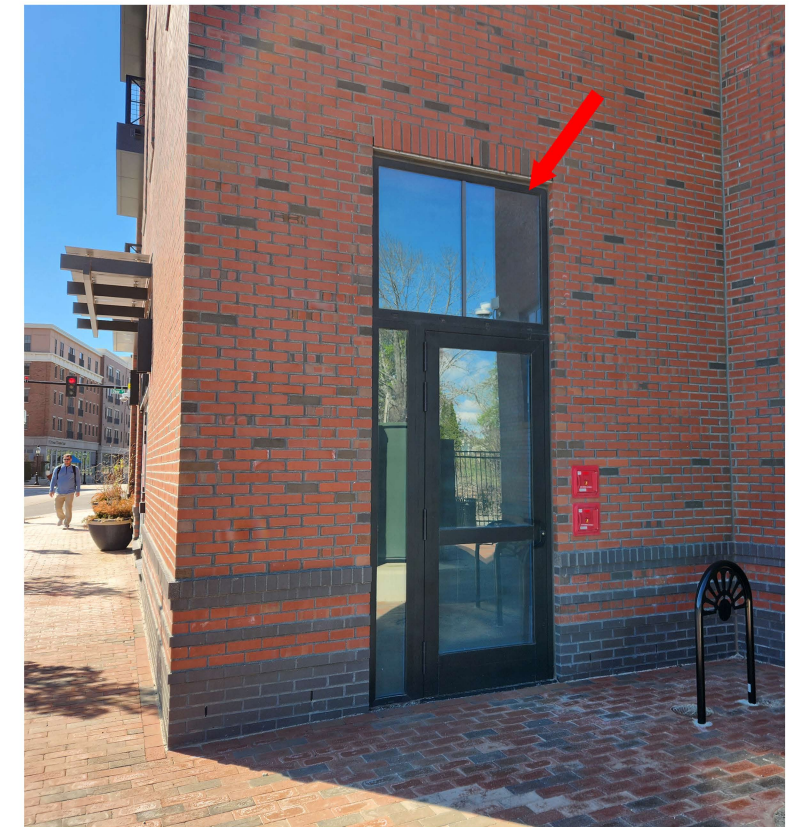
3. ELECTRIC ROOM DOOR
GRILL REVISED FROM STAR TO VERTICAL.



APPROVED ELECTRIC ROOM DOOR



AS-BUILT ELECTRIC ROOM DOOR



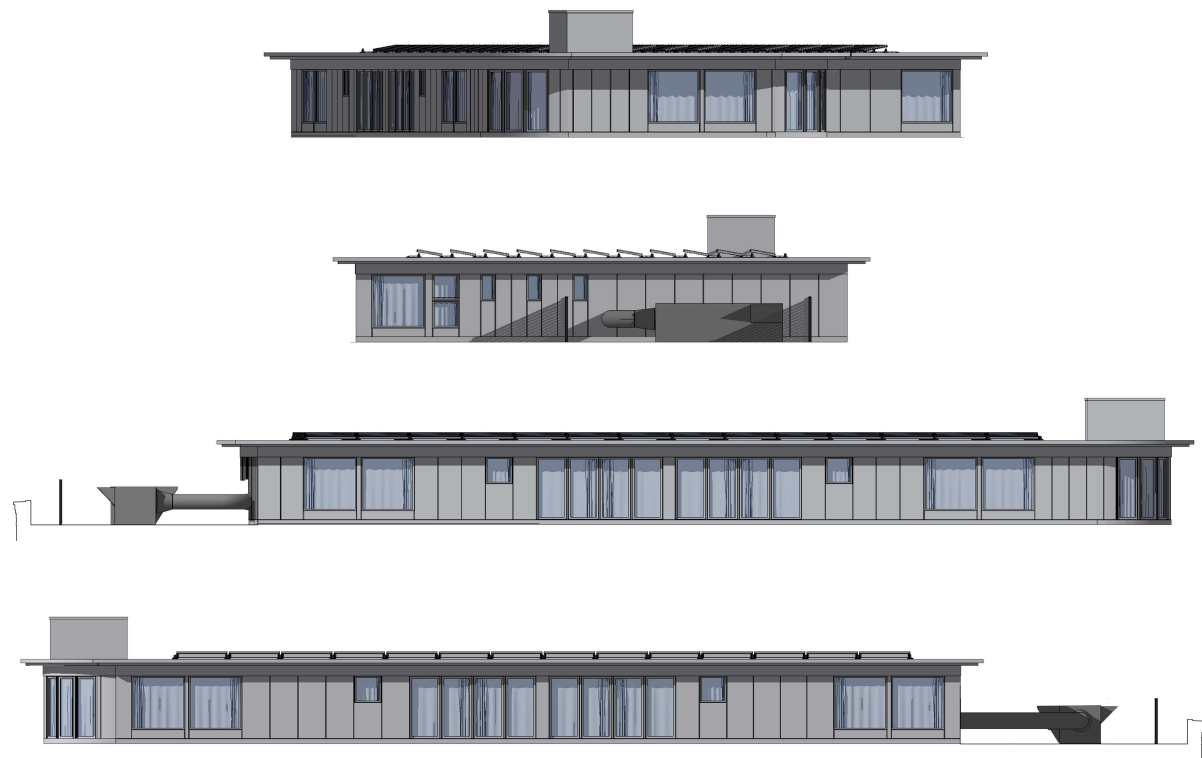
4. RADIUS STOREFRONT
STAR GRILLS REMOVED FOR VISIBILITY
PER OWNER PREFERENCE.



APPROVED RADIUS STOREFRONT

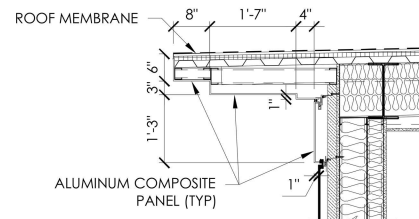


AS-BUILT RADIUS STOREFRONT



APPROVED PENTHOUSE ELEVATIONS

5. PENTHOUSE EAVE PROFILE
 EAVE PROFILE REVISED FOR CONSTRUCTABILITY
 USING STEEL TUBES.



APPROVED PENTHOUSE EAVE DETAIL



AS-BUILT PENTHOUSE EAVE DETAIL



VIEW FROM FOUNDRY PLACE



VIEW FROM DEER STREET



VIEW FROM MAPLEWOOD AVE

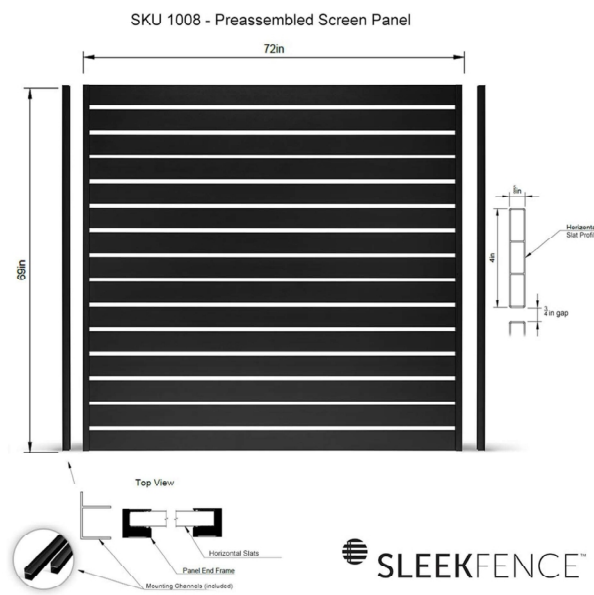
70 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

PENTHOUSE EAVE PROFILE

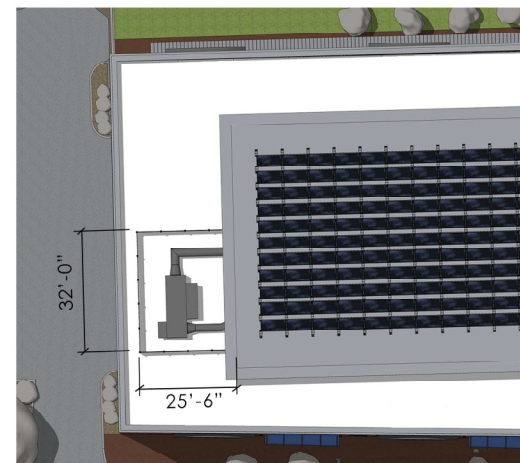
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 3, 2026



5.0



APPROVED MECHANICAL SCREEN



APPROVED MECHANICAL SCREEN PLAN

6. MECHANICAL SCREEN
 MECHANICAL EQUIPMENT IS NOT VISIBLE DUE TO LOCATION- MOVED AWAY FROM BUILDING EDGE TOWARD PENTHOUSE.

MECHANICAL EQUIPMENT IS FULLY SCREENED BY THE BUILDING PARAPET.



AS-BUILT DELETION OF MECHANICAL SCREEN



VIEW FROM FOUNDRY PLACE



VIEW FROM DEER STREET



VIEW FROM MAPLEWOOD AVE

70 MAPLEWOOD (LOT 5)
 PORTSMOUTH, NEW HAMPSHIRE

MECHANICAL SCREEN

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL: JUNE 3, 2026



6.0

4. 238 Deer Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a hanging sign with lighting.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



NAME:
Soma Dental
exterior signage

ADDRESS:
238 Deer St Unit 100
Portsmouth, NH 03801


SALES PERSON:
Brendan Sullivan

DESIGNER:
AO

DATE:
04.02.2026

PROJECT CONTACT:
George Tsougranis
603.988.9660
george@somadental.co

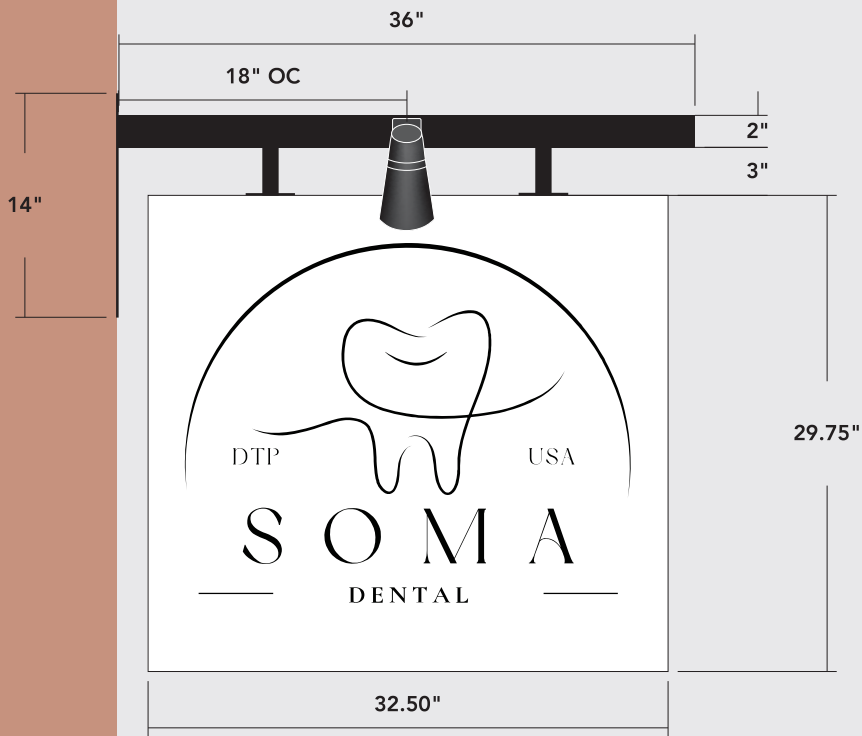
PG	ITEM	REV	DATE
1.0	A PROJECTING SIGN	5	05.19.2026
1.1	A		REMOVED
2.0	B		REMOVED
2.1	B BLACK ANODIZE ALUMINUM LETTERS & LOGO	5	05.19.2026
2.2	B		REMOVED

 PortsmouthSign.com 603-436-0047	<p>REVISION: All orders under \$250 include 1 revision only. All orders over \$250 include 2 revisions only. Additional revisions will be charged at \$25 per revision.</p> <p>PLEASE NOTE: Designs are NOT actual size and color may vary depending on printer and/or monitor.</p>	<p>RETURN SIGNED TO: service@portsmouthsign.com</p> <p>I understand this design is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl & paint colors will be unless otherwise specified. I have carefully reviewed this proof and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval.</p> <p>SIGNATURE: _____ Date: _____</p>
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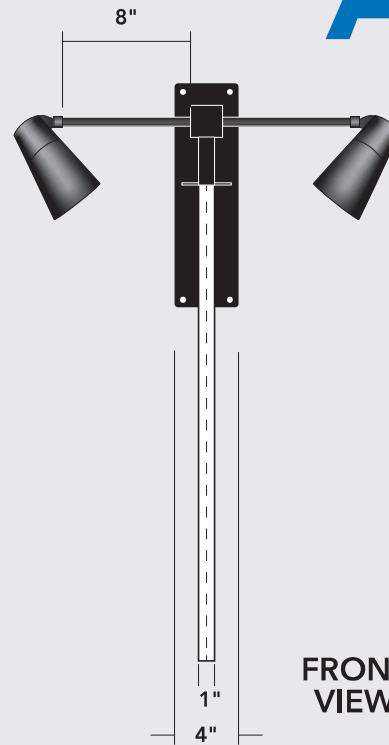


PROFILE VIEW



SCALE: 1"=1'

A



FRONT VIEW

1: SIGN FABRICATION: PROJECTING SIGN

SIZE (Width x Height x Depth): 32.5" x 29.75" x 1"

QUANTITY: 2

VINYL TYPE: laminated vinyl

SUBSTRATE: 1/2" PVC x 2

SINGLE SIDED

CONTENT: logo

GRAPHIC/TEXT COLOR: full color

FABRICATION NEEDED: laminated vinyl

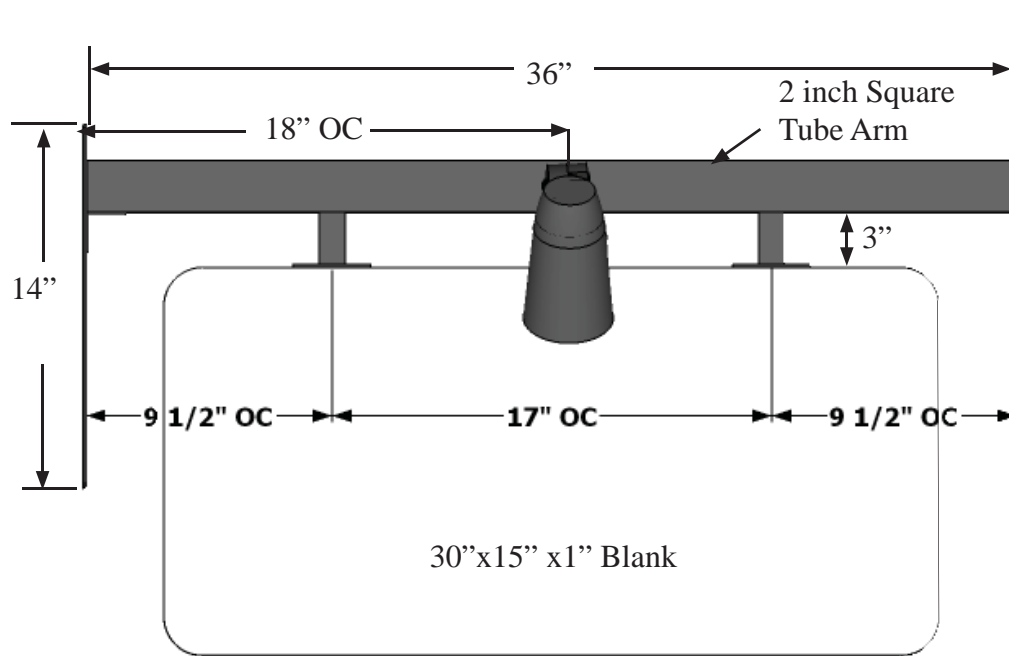
SIGN MOUNTING: exterior wall w/ projecting bracket and lights

POSTS & HARDWARE: projecting bracket, lights

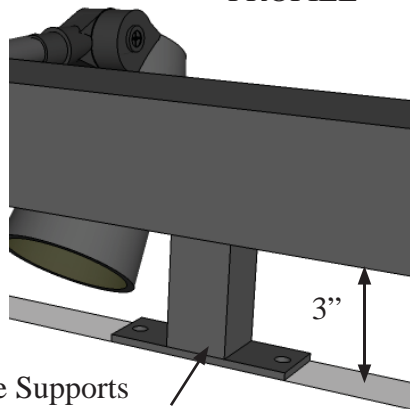
INSTALL



SCALE: 1/4"=1'

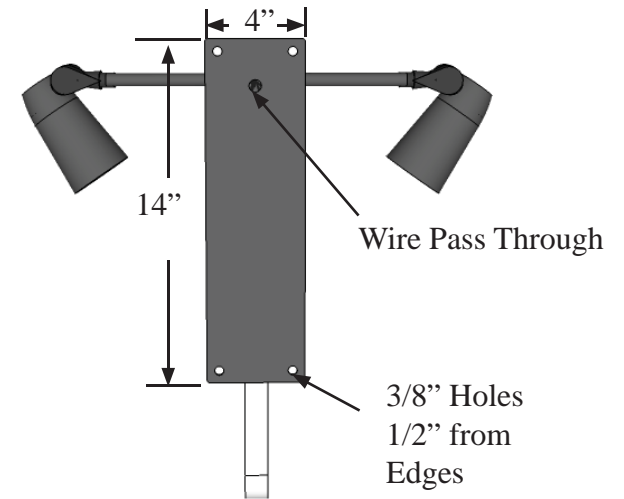


PROFILE

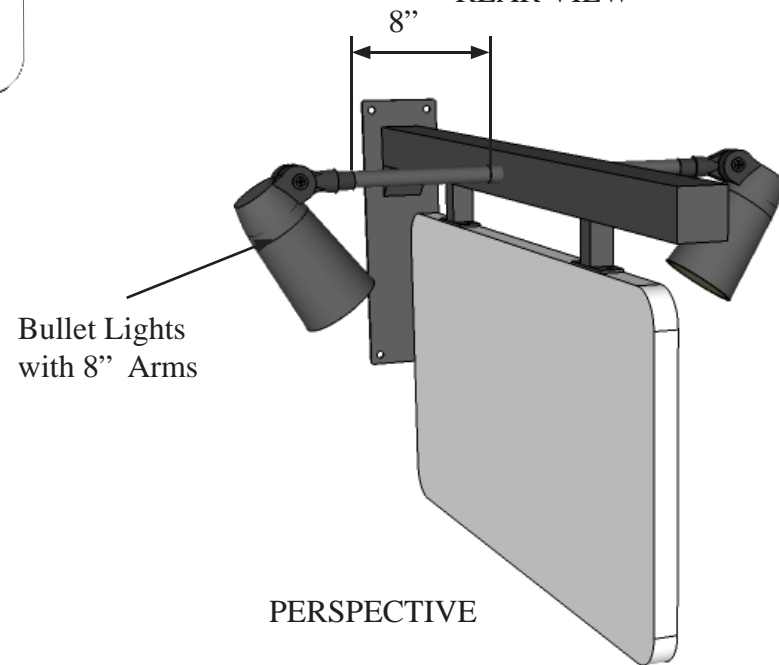


1" Square Tube Supports
with 3"x1" Plate,
2, 1/4" Mount Holes.

DETAIL



REAR VIEW



PART NUMBER: 326B-36-WL-3015-B

Date: Sept 2012
Sheet 1 of 1
Scale: NTS
INV

Drawn by: KE
Content: Palisades Lighted Sign Bracket

Customer Approval: _____

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SIGN BRACKET STORE
By Hooks & Lattice  SignBracketStore.com
T:888-919-7446 F:760-603-0812

5. 765 Middle Street

-Recommended Approval

Background: The applicant is seeking approval for the omission of a screening detail.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

5/19/26

RE: BLDG-24-139
LUHD-881

Dear Mr. Gilbo and the Portsmouth HDC Commission,

I respectfully request administrative approval to omit the proposed “Vertical Board Screening w/ Access” from the North Elevation.

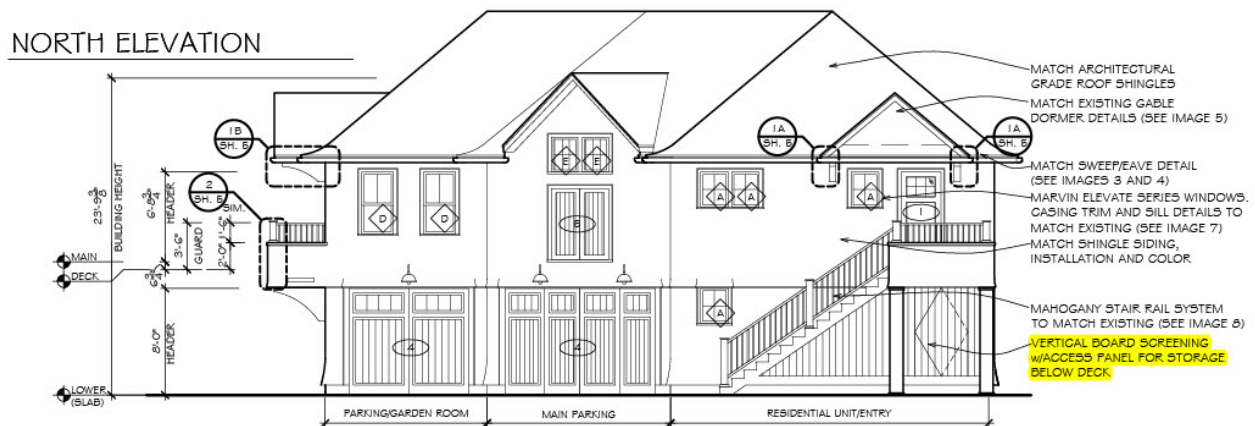
The reasons for this request are as follows:

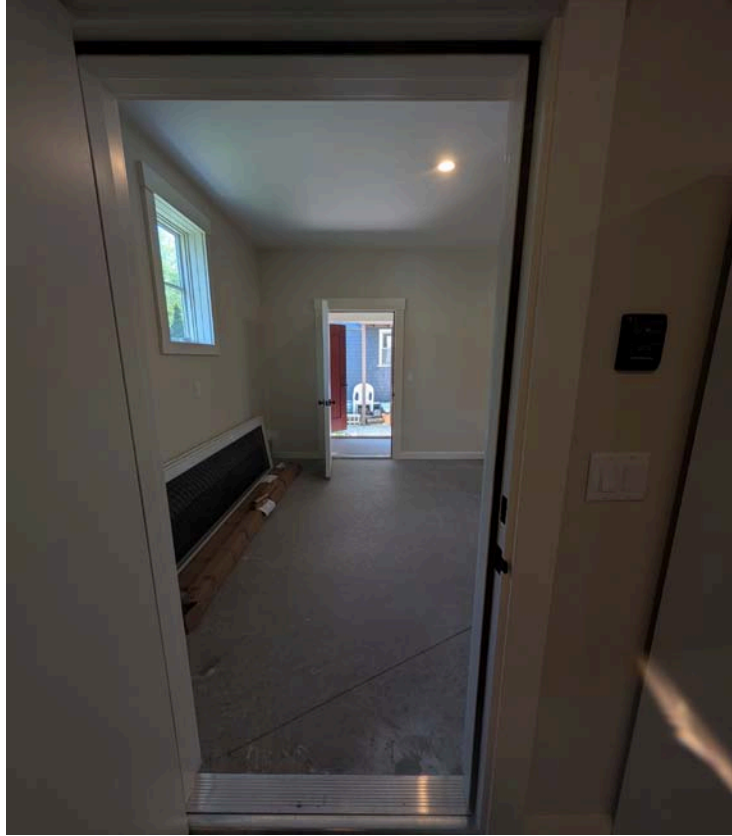
- The passageway is intended to provide access to the garages for bicycles and long recreational water equipment.
- The proposed vertical screening would require opening three/four separate doors to gain passage, including two/three tension-closed fire doors, creating an impractical access condition.
- This corner of the structure is not visible from Middle Street or Lincoln Avenue.
- The first set of doors consists of fur wood double doors, which we would prefer to feature rather than obscure with painted Azek screening, should the area become visible from any vantage point.

Thank you for your consideration of this request.

Regards,

David Sinclair & Nicole Giusto, Owners
765 Middle St
Portsmouth







6. 235 Marcy Street

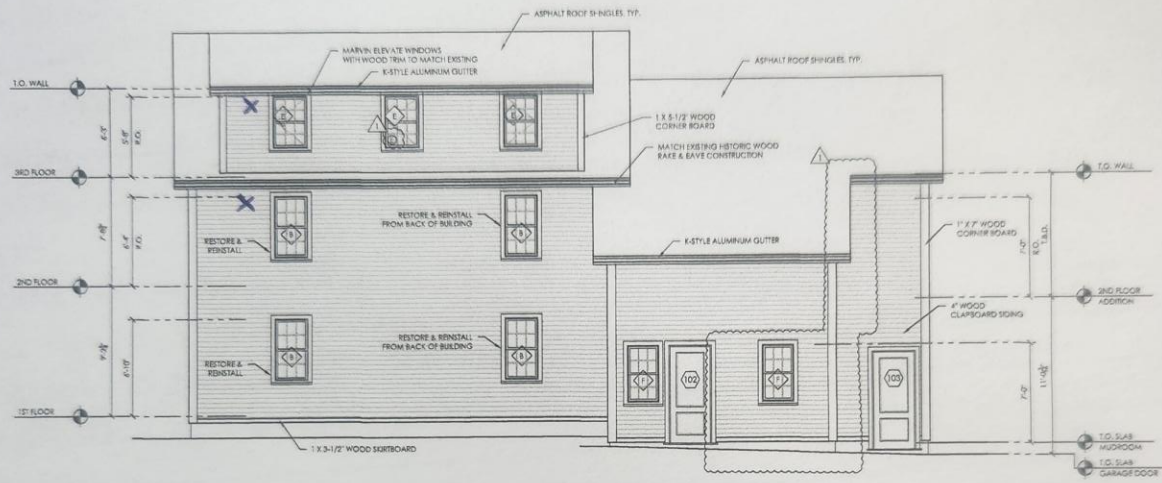
-Recommended Approval

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

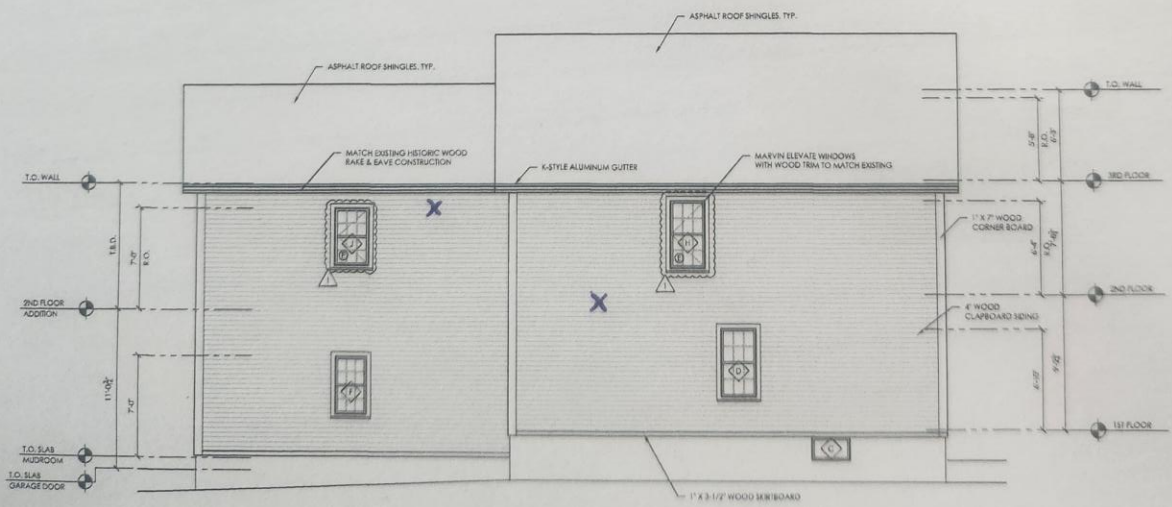
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



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



REVISED:
BY: 1.31.2005

NANDA RESIDENCE
235 MARCY STREET
PORTSMOUTH, NEW HAMPSHIRE



CJ ARCHITECTS
233 VAUGHAN STREET
SUITE 101
PORTSMOUTH, NH 02801
(603) 431-2600
www.cjarchitects.com

ELEVATIONS

DATE:	8/7/24
DESIGN BY:	RJD
APPROVED BY:	C.J.G.
SCALE:	1/4" = 1'-0"
DWG NUMBER:	22310
© COPYRIGHT:	© ARCHITECTS LLC

The proposed vent locations are marked on the rendering above and below is the proposed vent, to be painted to match the house.



Hover Image to Zoom

Shop HIDE-A-VENT



4 in. Round Exterior Vent for Dryers and Bathroom fans

★★★★★ (20) Questions & Answers (13)

\$47⁹⁵

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Ship to Store ✓
Jun 2 - Jun 3
20 ready to ship
FREE

Delivery
Tue, Jun 2
20 available
FREE

7. 100 Chapel Street

-Recommended Approval

Background: The applicant is seeking approval to rebuild the front stairs with a granite base.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Existing wooden stairs and railings.



Example photo showing a granite base and composite stairs.



Example photo showing a granite base and composite stairs.

8. 33 Johnson Court

-Recommended Approval

Background: The applicant is seeking approval to replace the existing front landing and stairs with a Trex decking and rail system to match the existing. The foot print and layout of the deck and stairs will not change.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____







New Rail system:

PRICE RANGE
\$\$\$\$\$

LIMITED RESIDENTIAL
WARRANTY **35**
YEAR

Transcend® Composite Railing

A timeless look that you can tailor to your needs, made from high-quality composite.

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FIND A BUILDER



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1. 4" Post Sleeve

Hollow sleeve that fits over a solid, pressure-treated post or post mount.

Fits over 4"x4" Pressure-Treated Post.

4" X 4" X 39"/108"
Actual External Dimension:

4.45" x 4.45" x 40"
(113mm x 113mm x 101 cm)
4.45" x 4.45" x 108"
(113mm x 113mm x 274 cm)



1. 6" Post Sleeve

Hollow sleeve that fits over a solid, pressure-treated post or post mount.

Fits over 4"x4" Pressure-Treated Post.

6"x6" width only available in Classic White.

6" X 6" X 39"/108"
Actual External Dimensions:
5.5" x 5.5" x 39" (139 mm x 139 mm x 990 mm)
5.5" x 5.5" x 108" (139 mm x 139 mm x 274 cm)



2A. Flat Post Sleeve Cap

12 per box. Cap topping each post is the decorative finish that also withstands the weather.

6" Available in Classic White only.

Actual External Dimensions:
4" x 4": 4.55" x 4.55"
(115 mm x 115 mm)
6" x 6": 5.55" x 5.55"
(140mm x 140mm)



2B. Post Sleeve Skirt




12 per box. Finishing piece at the base of the post that covers any cuts where the decking and railing meet. Usually coordinates with the cap.

Property Info:

City of Portsmouth, NH

Property 33 Johnson

33 JOHNSON CT



View Details

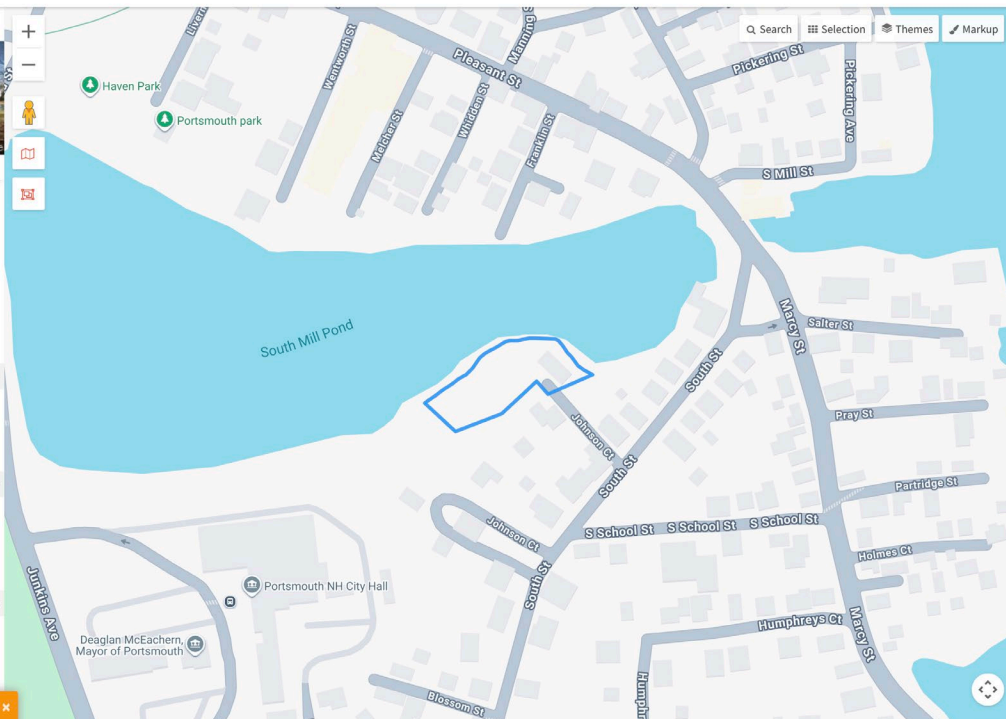
[Google Maps Link](#)

[City of Portsmouth](#)

[Property Data](#)

[Market Delineation](#)

Property	
Location	33 JOHNSON CT
Map-Lot	0110-0012-0000
Vision Account Number	33232
Ownership	
Owner	MORALES FAMILY 2020 TRUST MORALES ALBERT R & KRISTIN M TTEES
Address	33 JOHNSON CT, PORTSMOUTH, NH 03801
Valuation	
Total	\$1,811,700
Last Sale	\$0 on 2020-12-16
Deed Date	2020-12-16
Book/Page	6208/2529



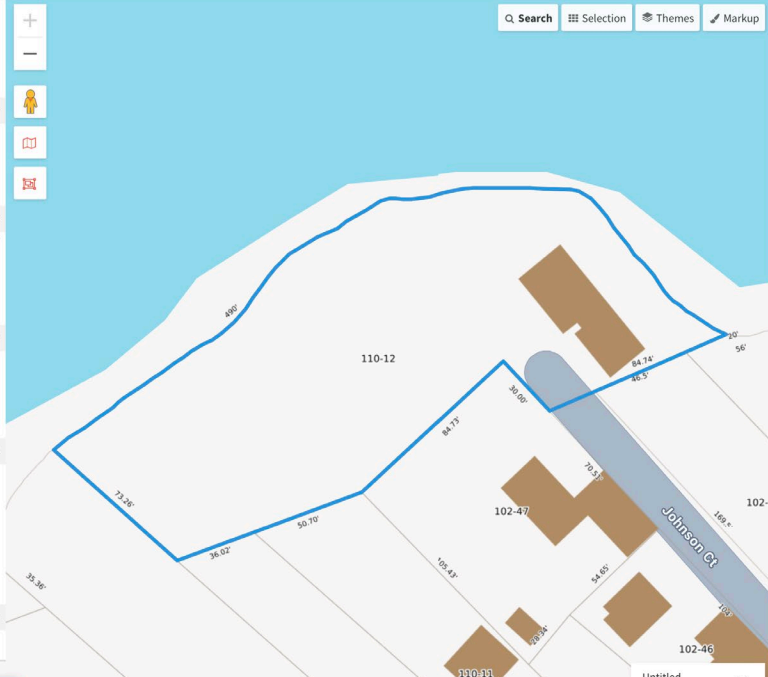
Query text too small, must be 2 or more characters long.

33 JOHNSON CT

[Property Data](#)

[Market Delineation](#)

Property	
Location	33 JOHNSON CT
Map-Lot	0110-0012-0000
Vision Account Number	33232
Ownership	
Owner	MORALES FAMILY 2020 TRUST MORALES ALBERT R & KRISTIN M TTEES
Address	33 JOHNSON CT, PORTSMOUTH, NH 03801
Valuation	
Total	\$1,811,700
Last Sale	\$0 on 2020-12-16
Deed Date	2020-12-16
Book/Page	6208/2529
Land	
Land Use	1013
Land Use Description	SFR WATERFRONT
Market Delineation	102
Local District	R
Parcel Area (AC)	0.55
Zoning	
Zoning	GRB



Advanced Search

Download Results More

Showing 1-1 results. Scroll to see more.

33 JOHNSON CT
MORALES FAMILY 2020 TRUST
0110-0012-0000

9. 222 Court Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of an exterior security camera.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Black Heritage Trail of New Hampshire

222 Court Street

Administrative Approval Application for Security Camera installation



Specifications

Local recording: SVR and Onboard Recording*
Ingress protection: IP66
Image sensor: 1/2.7" 1/2.7" Progressive Scan CMOS, 4MP (2688x1520)
Lens/iris: 3.2 mm(W) - 9.8 mm(T), F1.8 - F3.3; P-Iris
Field of view: 116° to 34°
Motorized varifocal: Remotely adjust field of view, autofocus
Low-light sensitivity: 0 lux with IR
IR range: Up to -95 feet (30 meters)
Image adjustments: Flip, brightness, contrast, saturation, sharpness, exposure

Ethernet connection: 10/100 Mbps RJ-45
Operating temperature: -22°F to 122°F (-30°C to 50°C)
Operating humidity: 20% to 100% non-condensing RH
Power: 12 VDC ± 10% or PoE (802.3af), 11.3 W
Dimensions: (LxWxH): 6.8 x 3.0 x 3.0" (17.4 x 7.5 x 7.5 cm)
Weight: 19.1 oz (540 g)

Requirements

Power: Power over Ethernet (802.3af) or 12 VDC (power adapter required, not included)
Network: Broadband internet connection with route

In the box

ADC-VCT28PF camera, drill template, mounting hardware, weather resistant RJ-45 cap, installation guide, Torx wrench

Support

Visit answers.alarm.com for installation and support resources

*Visit answers.alarm.com for the most up-to-date list of supported recording resolutions and microSD cards.

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 **ALARM.COM** | for BUSINESS

Seamlessly integrates with the Alarm.com for Business platform.



Video Analytics with Object Detection
Detect, search for, and receive alerts about people, vehicles, or animals around your business.

Business Activity Analytics
Track occupancy, foot traffic, and more, helping you make informed business decisions.



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Locally record encrypted 24/7 video onto a microSD card. View live or recorded video from anywhere.

Motorized Varifocal Lens
Remotely adjust the field of view with no loss of quality, enabling greater installation flexibility.

10. 273 Maplewood Avenue

-Recommended Approval

Background: The applicant is seeking approval for the installation of an HVAC condenser and (2) vertical line sets.

Staff Comment: Recommended Approval

Stipulations:

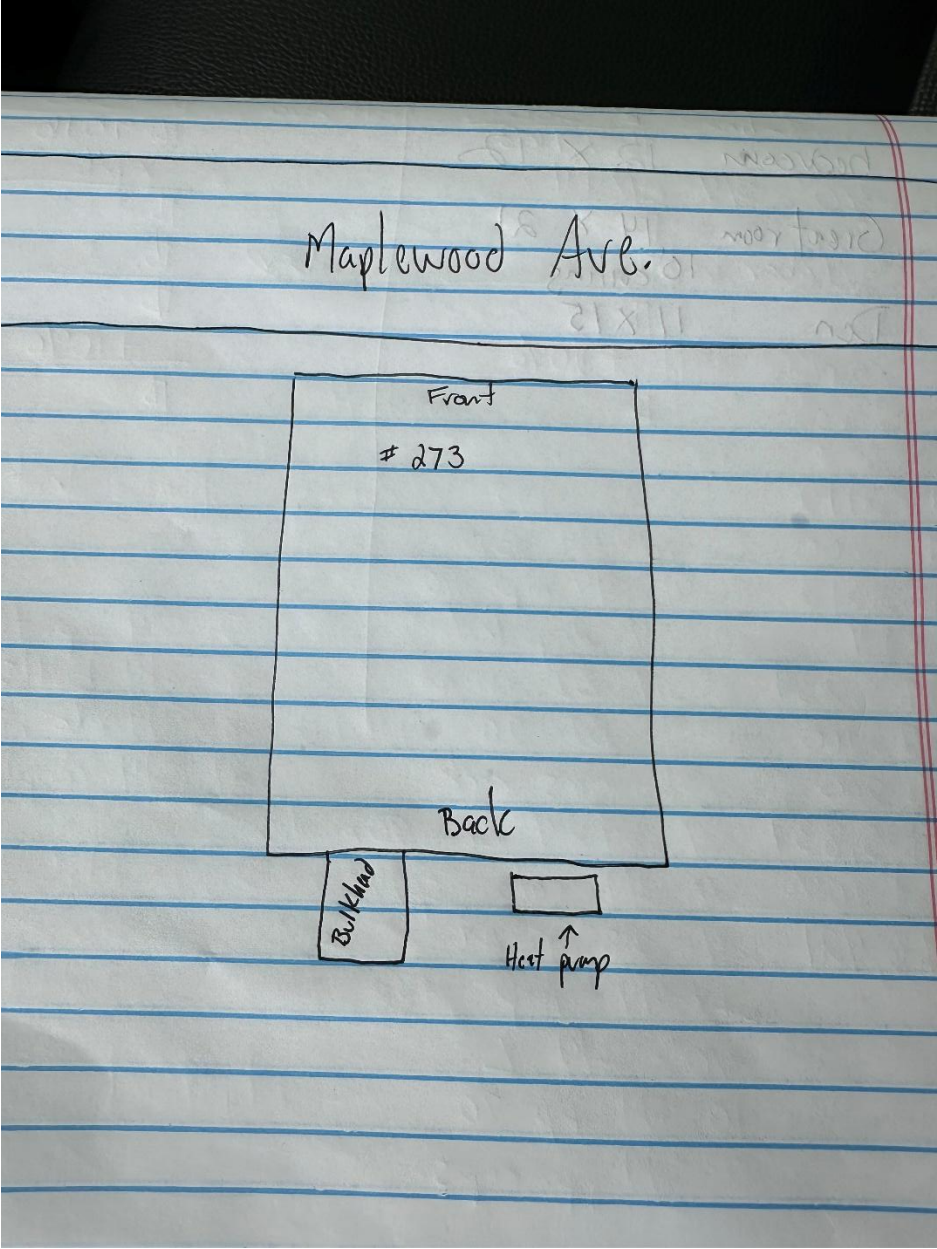
1. _____
2. _____
3. _____



One set of vertically run conduit lines that are visible to the public way.



Second set of vertically run conduit lines that are not visible to the public way.



The proposed condenser location is at the rear of the structure and not visible from the public way.