HDC

ADMINISTRATIVE APPROVALS

March 04, 2026

1.	**200 State Street**	**-Recommended Approval**
2.	**84 Gates Street**	**-Recommended Approval**
3.	**123 State Street, Unit #1**	**-Recommended Approval**
4.	**297 South Street**	**-Recommended Approval**
5.	**139 South Street, Unit A**	**-Recommended Approval**
6.	**170 Gates Street**	**-Recommended Approval**
7.	**377 Maplewood Avenue**	**-Recommended Approval**
8.	**2 Russell Street**	**-Recommended Approval**
9.	**254 South Street**	**-Recommended Approval**
10.	**112 Mechanic Street**	**-Recommended Approval**
11.	**164 Daniel Street**	**-Recommended Approval**
12.	**11 Sheafe Street**	**-Recommended Approval**
13.	**112 Gates Street**	**-Recommended Approval**

1. 200 State Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of HVAC equipment (venting system).

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


TEMPLE ISRAEL
בית כנסת ק"ק ישראל


TEMPLE ISRAEL
בית כנסת ק"ק ישראל


64 x 32
SUPPLY
Ret

2. 84 Gates Street -Recommended Approval

Background: The applicant is seeking approval for the removal of the existing wood gutters on the rear of the home and the installation of aluminum gutters. The existing wood downspouts will remain.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Jason Lewis

J. Carnes & Son Roofing

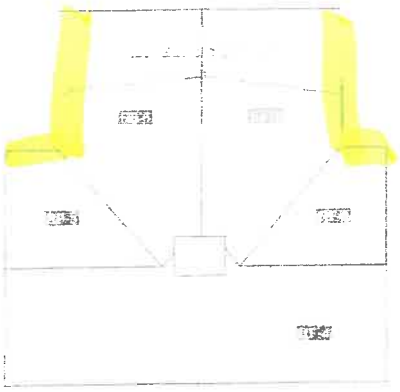
Nov 17, 2025 | 4 Photos

J. Carnes & Son Roofing

Roofing. Done Right, Done Tight.

Inspection Report







New Gutter



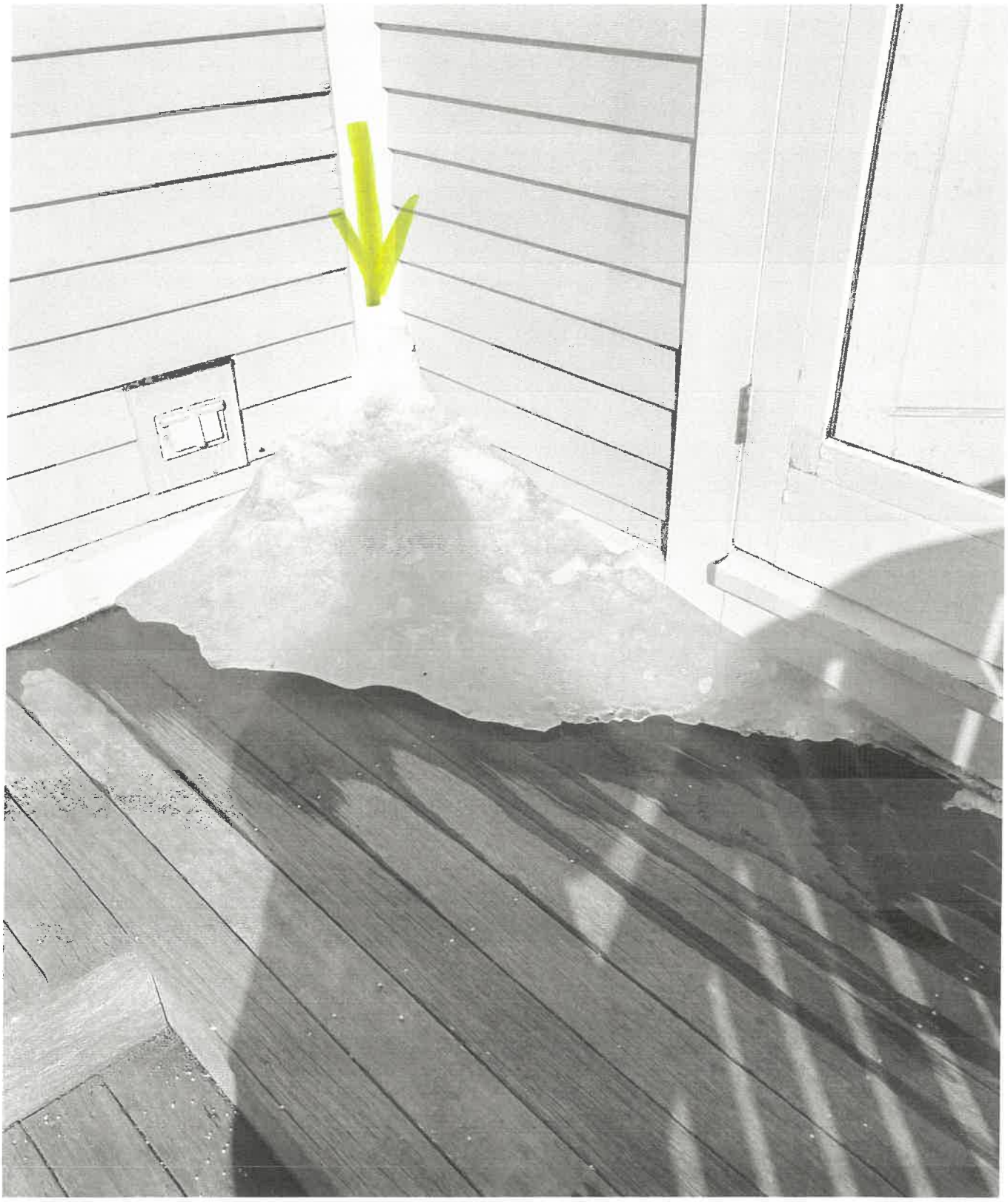
New Gutter



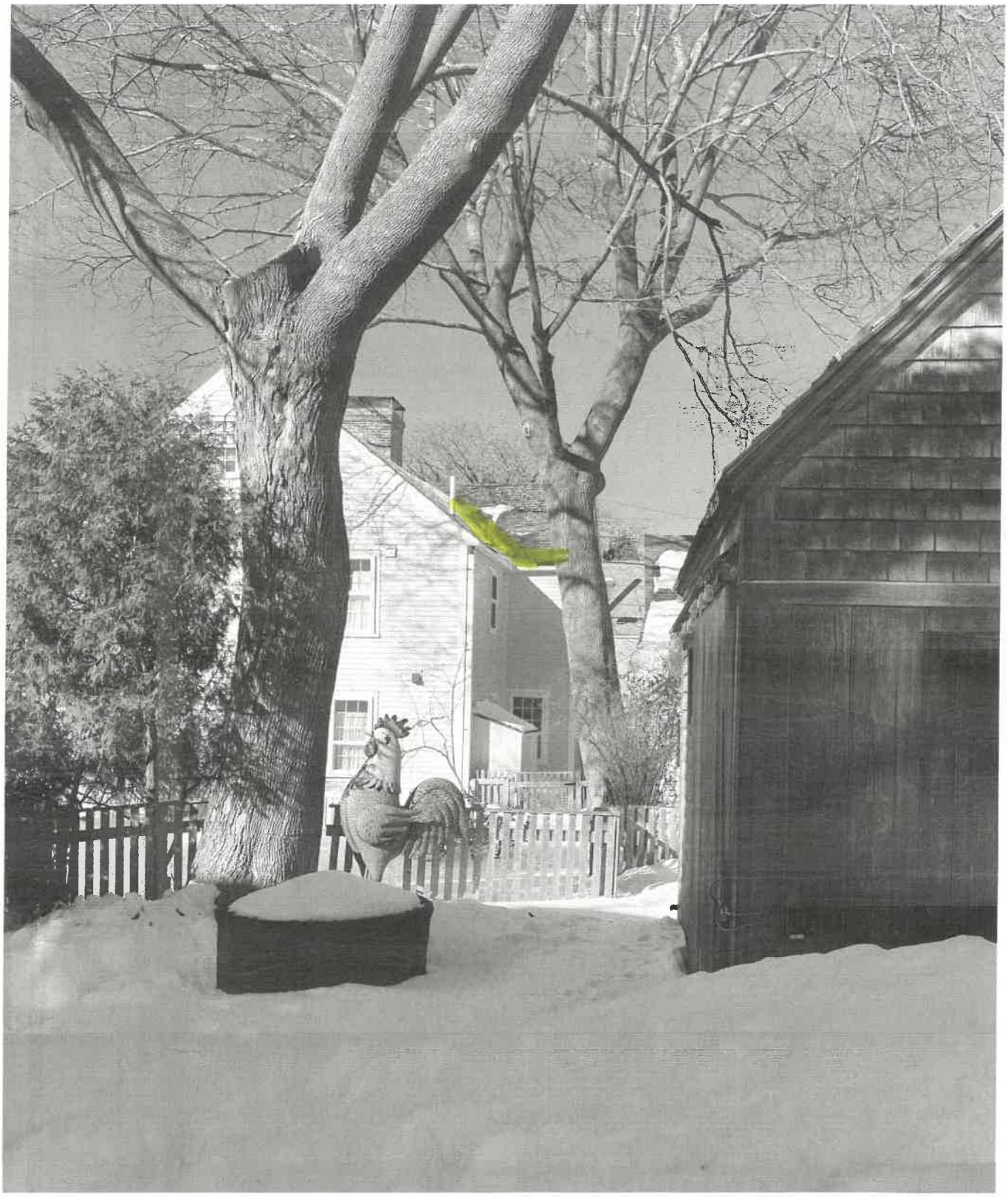
From: **Barbara Roth** barbararoth49@icloud.com
Subject:
Date: February 3, 2026 at 1:46 PM
To: frankroth1@mac.com



From: **Barbara Roth** barbararoth49@icloud.com
Subject:
Date: February 3, 2026 at 1:47 PM
To: frankroth1@mac.com



From: **Barbara Roth** barbararoth49@icloud.com
Subject:
Date: February 3, 2026 at 1:47 PM
To: frankroth1@mac.com



GAF TIMBERLINE HDZ-
11/18/2025

J. Carnes & Son Roofing
153 Lafayette Rd #7
Hampton Falls, NH 03844
Phone: 603-772-1209

Company Representative
Jason Lewis
Phone: (603) 686-2128
jasonlewis@jcarnesroofing.com

Barbara Roth
Frank
84 Gates Street
Portsmouth, NH 03801
(603) 431-9978

Job: 2025-9331: Barbara Roth

Asphalt Roof System Section

INSTALL A GAF WEATHER STOPPER LIFETIME ROOF SYSTEM

The following estimate is for a GAF Weather Stopper Lifetime Roof System. Only GAF roofing products and accessories will be used to comply with GAF's warranty requirements. Please refer to the included measurement diagram while reviewing the estimate.

THE FOLLOWING SCOPE INCLUDES ENTIRE HOUSE.

REMOVE ONE LAYER OF EXISTING ASPHALT ROOF SHINGLES

Protect house and landscape with tarps for protection. Strip related roof areas down to bare roof boards. Inspect roof deck and nail loose sheathing. Any damaged plywood sheathing will be replaced at an additional cost.

CUSTOM FABRICATED ALUMINUM DRIP EDGE

Install new 8" .025 aluminum drip edge around the entire perimeter of the roof.
Color Options:
White, Brown, Bronze, Black, Mill

Custom color's can be selected for additional cost

Drip edge is a metal flashing that is installed at the edges of the roof to help control the flow of water away from the fascia and to protect the underlying roofing components. Drip edge overhangs the sides of the roof and has a small metal flange that is bent away from the fascia

LIFETIME ULTIMATE PLUMBING PIPE FLASHING

Install new plumbing flashing at all plumbing pipes penetrating through the roof.

Lifetime Ultimate Plumbing Flashing is a proprietary sealing method for plumbing vent pipes and other roof penetrations. Crack resistant and guaranteed by Lifetime Tools against any manufacturing defects or material failures for the life of the roof or 50 years whichever is greater.

INSTALL GAF Weather Watch ICE AND WATER SHIELD LEAK BARRIER

install ice and water shield leak barrier. Six feet will be installed on the leading edges and three feet in all valleys. All penetrations including but not limited to plumbing pipes, chimneys and any skylights will be wrapped with this product. Low sloped areas between a two and a three pitch will be covered entirely with this product.

Ice and water shield is a self-adhering waterproofing underlayment that is used in roofing to help prevent damage caused by ice and water dams and wind driven rain.

INSTALL GAF FELT BUSTER Synthetic Underlayment

Install synthetic underlayment on all of the remaining exposed roof deck areas where ice and water shield is not installed.

Roofing underlayment is a water-resistant or waterproof barrier material that is installed directly onto your roof deck. It is applied under all other roofing materials as an added layer of protection from severe weather.

INSTALL GAF ProStart STARTER STRIPS

Install Starter Strips around the entire perimeter of the roof.

Starter shingles are laid down on the roof first, placed at the edge of the eaves and rakes of your home. They are specifically designed to seal and protect the edge of the roof and to provide a guide for the correct placement of all the other shingles.

Color: "SHAKE WELL"

INSTALL GAF HDZ ARCHITECTURAL SHINGLES

install GAF Timberline HDZ Architectural Shingles. Shingles will be storm nailed using six nails per shingle. HDZ Shingles are the only shingles with an UNLIMITED mph wind warranty

Architectural roofing shingles have an impressive and dramatic appearance. Also known as dimensional shingles, architectural roofing shingles are higher quality and carry a much higher wind rating than traditional 3-tab asphalt shingles.

INSTALL GAF Timbertex HIP AND RIDGE CAP SHINGLES

Install hip and ridge cap on the entire roof all hips and ridges
Timbertex Premium Ridge Cap Shingles are 195% thicker than typical hip and ridge shingles and offer a dramatic look!

Roof hip and ridge cap shingles overlap one another at the peak of a roof or along a hip where two slanting roofs meet on an outside corner of a house.

Electro Galvanized Roofing Nails

Used to fasten shingles.

GeoCel 2300 Construction TriPolymer Sealant

**********ROOFING WARRANTY**********

All GAF Weather Stopper Roof Systems installed by J. Carnes & Son Roofing includes the GAF GOLDEN PLEDGE Limited Warranty

The GOLDEN PLEDGE Limited Warranty includes:

*Limited Lifetime coverage for manufacturing defects on residential homes
*25 Years Workmanship Warranty
*40 years coverage for condos and businesses
*Includes misapplication of flashings
*Includes 100% labor and disposal for repairs
*Unlimited windspeed coverage for Timberline HDZ Shingles
*25 years StainGuard protection

During the first two years after installation all warranty claims are submitted directly to J. Carnes & Son Roofing. After the first two years all warranty claims need to be filed directly with GAF through their online claims portal or hotline number provided upon warranty registration

Please go to gaf.com for a full copy of the GOLDEN PLEDGE Limited Warranty terms

Portable Restroom

We will be renting a portable restroom from a third party company for the installation of your new roof. We will schedule to have the delivery of the restroom prior to the install and pick up usually occurs 2-3 business days after completion.

Chimney Flashing Replacement Section

Gutter Seamless System Section

Scope includes replacing wood gutters on the two L Shapes on back of house only
Does not include replacing gutter on front of house

Gutters will not be an exact match of the Benjamin Moore Lancaster White but can be painted to match
(as discussed on site we do not paint)
We can have dropped off Prior to install in order to have painted prior to install.

Gutters will be Connected to Existing Wood Downspouts as requested.

5" Seamless gutter system

Install new .032 5" inch seamless K style gutters. Gutters will be fabricated on site using Englert brand metals. All our gutters are fabricated with a hemmed back for strength and secured to the house using a hidden screw fastener system unless roof hangers are required. Gutter installations include all aluminum down pipe, accessories and sealants.

Sub Total	**$14,117.81**
Discount: Promotion - Save 10% with Cash or Check Payment *OR* choose one of our great financing options. Pricing Valid for 10 Days / Balance must be paid within 3 Business days of FINAL Invoice to receive discount	($1,411.78)
TOTAL	$12,706.03

Starting at $209/month with Acorn · APPLY

3. 123 State Street, Unit #1 -Recommended Approval

Background: The applicant is seeking approval for the installation of two windows where previous windows existed and to remove the existing bulkhead and replace with an open stair to the basement.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

123 State Street

Request for Administrative Approval
Removal of Bulkhead & Installation of Windows

Narrative:

The rear of our home at 123 State street (on Sheafe Street) has a parking area for our two cars and behind that along the building there is a bulkhead leading to our basement. At some point in the past, there were three windows on the first floor above the bulkhead that were removed and the openings were bricked in. Our request includes the removal of the existing metal bulkhead to be replaced with an open set of steps and the installation of two windows in openings that were once windows. The following pictures represent the existing condition at the rear of 123 State Street along with our proposed work.



New Window Location

Bulkhead Removed and Replaced with Open Step to New basement door below grade



New Window Location

Window Approved By HDC for 121 State

Request for Modifications:

1) Removal of Bulkhead: The bulkhead leading to our basement is starting to corrode and needs replacement. We have also been dealing with a very uneven set of stone steps to the basement and have decided to address both issues at the same time. We are requesting HDC administrative approval for the removal of the Bulkhead and associated flashing. This will be replaced with a set of open steps leading down to the basement level where a new door will be installed below grade.

   A metal railing will be installed along the top edge on either side of the new steps going down to the basement. This railing will be a simple design as depicted below.



   This picture is the Revival Plus Aluminum Rail and Baluster Kit.

2) Addition of Windows: We are requesting that two new windows be installed in the right and center window openings. At the HDC's March 5, 2025 meeting, 121 State street (the other half of our condo building) was granted Administrative Approval to install this same window on their side of the first floor under their deck. The second picture on the previous page shows the installation of the new window at 121 State in relation to the two windows we are proposing. The HVAC unit that is in front of the left window is going to be removed. It is owned by 129 State Street and as part of their future project, that will be removed. These windows will match the rest of the windows in the building and shall be:
   - PELLA RESERVE SERIES: DOUBLE HUNG ALUM CLAD WOOD WINDOW TO MATCH EXISTING UNITS ON BUILDING.
   - GREEN EXTERIOR FINISH
   - INSULATED LOW-E GLAZING
   - HALF-WINDOW SCREENS

4. 297 South Street -Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condenser and line sets). The applicant prefers option #1.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Option #2



Option #1





5. 139 South Street, Unit A -Recommended Approval

Background: The applicant is seeking approval for the replacement of exterior light fixtures and replace storm doors with custom doors and hardware.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





Table of Contents

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

Specification Sheets

Amendments to a Previously Approved Application

1. Replace decorative light fixtures
2. Replace storm doors with custom doors and hardware



(2) NEW LIGHT FIXTURES
IN DARK BRONZE.
SEE DETAIL IMAGE 2 AND
SPECIFICATION

1. Proposed Front Elevation



2. Decorative Fixture

139A South Street, Portsmouth, New Hampshire

Proposed Front Elevation

Auger Building Company

$\frac{3}{16}$"=1-'0"

AA 3.2026

SHT. 2



1. Proposed Right Side Elevation

139A South Street, Portsmouth, New Hampshire — Proposed Right Side Elevation

Auger Building Company — $\frac{3}{16}$"=1-'0" — AA — 3.2026

SHT. 3



1. Proposed Back Elevation



2. Decorative Fixture



3. Decorative Fixture

139A South Street, Portsmouth, New Hampshire

Proposed Back Elevation

Auger Building Company

$\frac{3}{16}$"=1-'0"

AA 3.2026

SHT. 4

NORTHEAST™
LANTERN



5651
Concord Collection
Wall Mount

Dimensions
Depth: 8.5”
Width: 8”
Height: 20”

Mounting Height from top
12.75”
Mounting Area
6.5”W x 12”H

Socket Options
(LT2) Candelabra base sockets;
60 watt max
3.5” sleeve (shown)
(CIM) Medium base socket;
75 watt max w/ Clear chimney

UL Listed
Suitable for Wet locations

Finishes
AB - Antique Brass (shown)
DAB - Dark Antique Brass
DB - Dark Brass
VG - Verdi Gris
AC - Antique Copper

Glass Options
CLR - Clear
CSG - Clear Seedy
SMG - Seedy Marine
FST - Frosted

2022 Northeast Lantern, LLC, 6 Commerce Way, Exeter, NH 03833,
800-892-1206, info@northeastlantern.com
Handcrafted in the USA.
lifetime Warranty on craftsmanship.

NORTHEAST™
LANTERN



5611
Concord Collection
Wall Mount

Dimensions
Depth: 6.5”
Width: 6”
Height: 13”

Mounting Height from top
8.5”
Mounting Area
4.5”w x 8”h

Socket Options
(LT1) Candelabra Base;
60 watt max
2” sleeve
(CIM) Medium Base socket;
75 watt max w/ Glass Chimney

UL Listed
Suitable for wet locations

Finishes
AB - Antique Brass
DAB - Dark Antique Brass
DB - Dark Brass (shown)
VG - Verdi Gris
AC - Antique Copper

Glass Options
CLR - Clear
CSG - Clear Seedy
SMG - Seedy Marine
FST - Frosted

2022 Northeast Lantern, LLC, 6 Commerce Way, Exeter, NH 03833, 800-892-1206, info@northeastlantern.com
Handcrafted in the USA.
Lifetime Warranty on craftsmanship.

NORTHEAST™
LANTERN



5721
Concord Collection
Wall Mount

Dimensions
Depth: 6.5”
Width: 9.25”
Height: 16”

Mounting Height from top
10”
Mounting Area
7”w x 11”h

Socket Options
(LT2) Candelabra Base sockets; 60 watt max 3.5” Sleeve
(CIM) Medium Base socket; 75 watt max w/ Clear Chimney

UL Listed
Suitable for wet locations

Finishes
AB - Antique Brass
DAB - Dark Antique Brass
DB - Dark Brass (shown)
VG - Verdi Gris
AC - Antique Copper

Glass Options
CLR - Clear
CSG - Clear Seedy
SMG - Seedy Marine
FST - Frosted

2022 Northeast Lantern, LLC, 6 Commerce Way, Exeter, NH 03833,
800-892-1206, info@northeastlantern.com
Handcrafted in the USA.
Lifetime Warranty on craftsmanship.

6. 170 Gates Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of HVAC equipment (condenser and line sets).

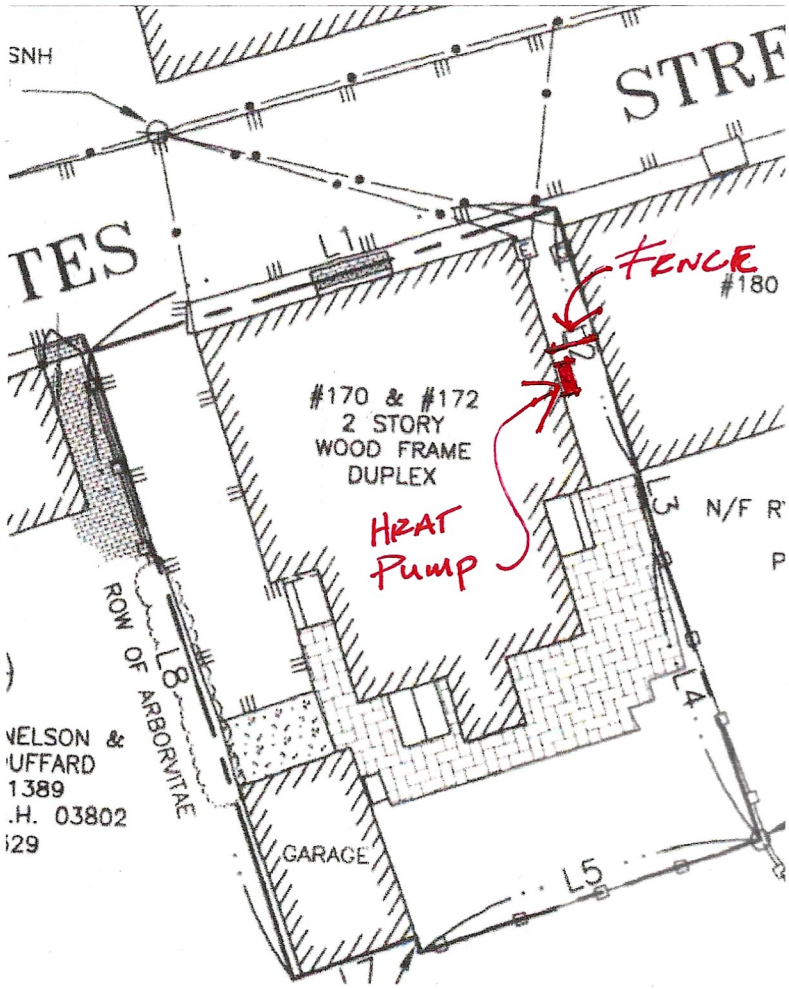
<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



LEFT SIDE ELEVATION
SCALE : 1/8" = 1'-0"



SITE LOCATION OF HEAT PUMP
SCALE : 1" = 10'-0"



VIEW OF LEFT SIDE FROM REAR

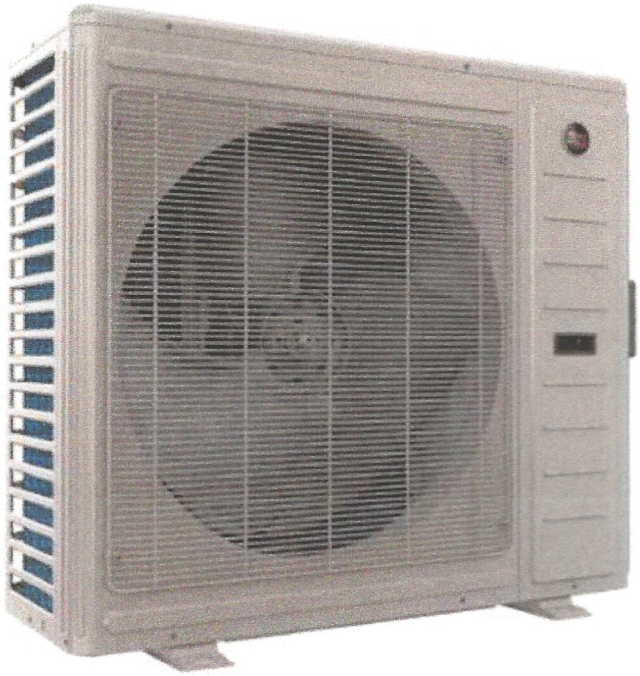
172 GATES STREET

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

ANNE WHITNEY ARCHITECT

Project:	Date:	
#2307	2/13/26	

Endeavor® Line *Achiever Plus*® Series Side-Discharge Universal Heat Pump



This product meets a stringent set of our internally defined sustainability standards

EcoNet®

RD17AZ

Cooling Efficiencies up to: 19 SEER2 / 12 EER2
Heating Efficiencies up to: 9.5 HSPF2
Nominal Sizes: 2 to 5 Tons [7.0 to 17.6 kW]
Cooling Capacities 22.8 to 53.0 kBTU [6.7 to 15.5 kW]
Refrigerant Type: R-410A

9001:2015

Sound and Space Constraint Solution

Most Efficient 2024

COLD CLIMATE

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR®. Ask your Contractor for details or visit www.energystar.gov.

Unit Dimensions

MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm	INCHES	cm
RD17AZ24AJ3NA	36.6	93.0	40.4	102.6	19.8	50.3	43.31	110.0	48.43	123.0	22.05	56.0
RD17AZ36AJ3NA	46.4	117.8	42.3	107.4	22.8	57.8	53.94	137.0	50.00	127.0	25.00	63.5
RD17AZ48AJ3NA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0
RD17AZ60AJ3NA	58.0	147.3	40.4	102.6	19.8	50.3	65.16	165.5	48.43	123.0	22.05	56.0

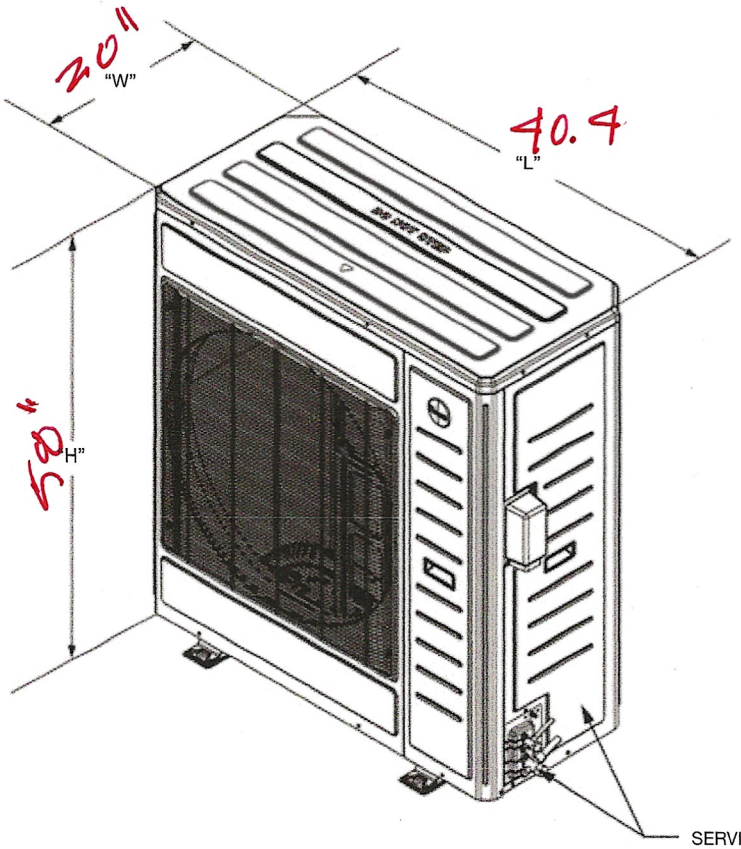


Illustration
A1345-02-00

[ ] Designates Metric Conversions

7. 377 Maplewood Avenue -Recommended Approval

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

1) Remove faux rafter tails and open soffit. Proposed no rafter tails and closed Soffit
2) Remove Transom Window above front door
3) Add Window Grilles to front door
4) Lower Kitchen Window by 16"
5) Move Heat Pump to Side of Garage instead of under kitchen window
6) Lower Bathroom Window 12"
7) Keep bulkhead on main house.
8) Change windows within 5' of property lines to fire rated windows. These windows will not be Anderson but will have a similar look. This is a building department/inspector requirement.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



8. 2 Russell Street -Recommended Approval

Background: The applicant is seeking approval for changes to elevations (window manufacturer and details, masonry changes, storefront details and garage opening details).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

TWO INTERNATIONAL
GROUP

City of Portsmouth, Historic District Commission
Attn: Izak Gilbo, Reagan Ruedig
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

February 19, 2026
From: Ryan Plummer

RE: Russell St B2 Window Elevations

Izak & Reagan,

We've been working diligently with our window supplier to complete our shop drawings and work through any detailing needed on the various window openings for Building 2. During this process we've had to resolve a handful of items to ensure these large window frames are structurally sound while still meeting the design intent. While we believe these changes to be minor and typical of what would occur during the shop drawing process, we are requesting administrative approval for the attached elevations which have been updated to reflect our current shop drawings.

In an effort to help your review we've commented below on the revisions including the reasoning and how we resolved them while staying as close to design intent as possible.

Floors 2-5 Glazed Openings:

- Manufacturer: ES Windows P600 Series
- Mullions are generally 5-6" wide which is a structural need for the opening size
    - Exceptions:
        - East Elevation 2 – the right-hand bay in this elevation has a wall condition on the inside that required a thicker mullion to accept the wall. The wall condition was unavoidable. Without the thicker mullion it would look awkward from the outside. We did sync the thicker mullion with the left-hand window bay on the same elevation to keep this elevation symmetrical
        - The 135-degree mullion at the bay windows will appear thicker than others as the connection at this angle gets wider naturally
- Muntins are 2" wide everywhere
- Juliet railings were removed in a prior (approved) request because it was identified that our horizontal mullions are at a sufficient height to make the Juliet railing redundant
- W01 in its original form had two very narrow panes on the edges that would have looked awkward given the mullion thicknesses so we have addressed that in the shop drawings.
- Showing improved detailing for the sliders on floors 2-5. This includes (4) sliders on the 2nd floor terrace and the recessed balconies. These sliders are all set back from the building edges.
- Horizontal mullions on sliders were originally placed for a standard door height. We were able to work with the manufacturer to get a custom door height so that we could align the mullions/muntins with the window bays.

- In North Elevation 1 we have one unit type where we could not avoid a conflict with the kitchen exhaust and the balcony door assembly. We had to shift a mullion over to accommodate so this unit will look different than others.

Street Level Openings:

- Manufacturer: Kawneer 451UT
- We carried the vertical mullion alignment down to the storefronts from the W01 change on floors 2-5 so this remained symmetrical as intended
- A handful of storefronts had glazing shown in the transom location above the door. This transom would have looked into the space above ceiling where MEP/FP systems exist. Door heights & louvers were adjusted to cover that area
- The storefront door to the upper-level garage in North Elevation 1 was shifted right due to mechanical equipment behind that opening
- Garage Openings
    - Openings into the garage on the rear and Maplewood-side of the building were shown originally as glass, but are now shown as louvers or opaque panels. This was to accommodate ventilation in some spots, and at opaque panels it was to hide views into the garage and avoid light spillover
- The garage door sizes and type had to be modified to clear structural members and to provide sufficient ventilation. At the rear garage these are mostly below grade and recessed between screening so the change should not be particularly noticeable. On the upper garage entrance it will be largely hidden by Building 3 upon completion.

Masonry

- Granite base in many locations around the perimeter were increased in height to protect the storefronts from damage. Some original elevations had the storefronts extending to, or close to, the brick sidewalk such that frequent damage would have been likely.
- ST-02 was corrected to show Caledonia Granite in Flamed Finish per approvals
- Thin-brick was used at the spandrels. The spandrels were too wide to support modular brick across the span. The thin-brick is the identical brick face from the same manufacturer (Glen-Gery) and product line so there will be no color variation.
- At the brick cornice we had to pull the projection back toward the building slightly. Modular brick cannot project as far out as the concept image showed unsupported. Lintels would've been needed below. The further the projection the more exposed lintel(s) we would need. There is still one lintel used to help create the majority of the projection. Where that lintel was located the depth was carefully considered to avoid having too much of the lintel take away from the look of the brick.
- Similar to the brick cornice we had weight issues with the limestone cornice. We explored two options. Option 1 was to pull the projection back in to make the limestone weight work. Option 2 was to change to GFRP (Glass Fiber Reinforced Polymer) to reduce the weight. We felt using true limestone was more in line with the intended look than changing to GFRP which might weather differently over time than the limestone panels below the cornice.

General Elevation Notes

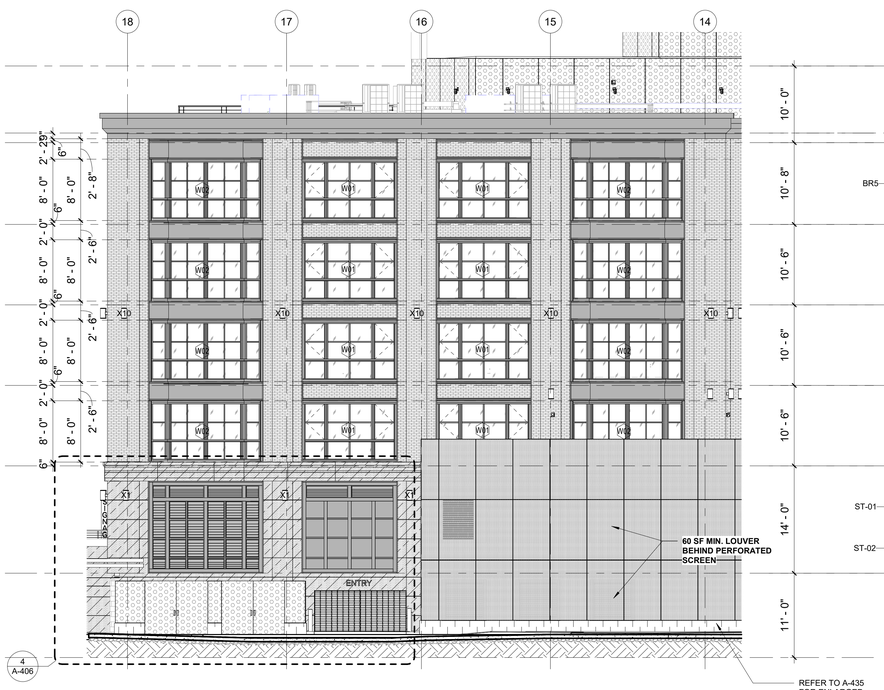
- The parapet height at North Elevation 1 is the one HDC preferred
- Patio at Retail Space A was revised very modestly in final approval with Planning Board (after final HDC approval).

- Perforated Metal Screens: We will be submitting the materials and doing a mock-up for HDC on this separately so we expect anything on the elevations related to those areas will be reviewed separately.

Please let me know if you have any questions.

Sincerely,

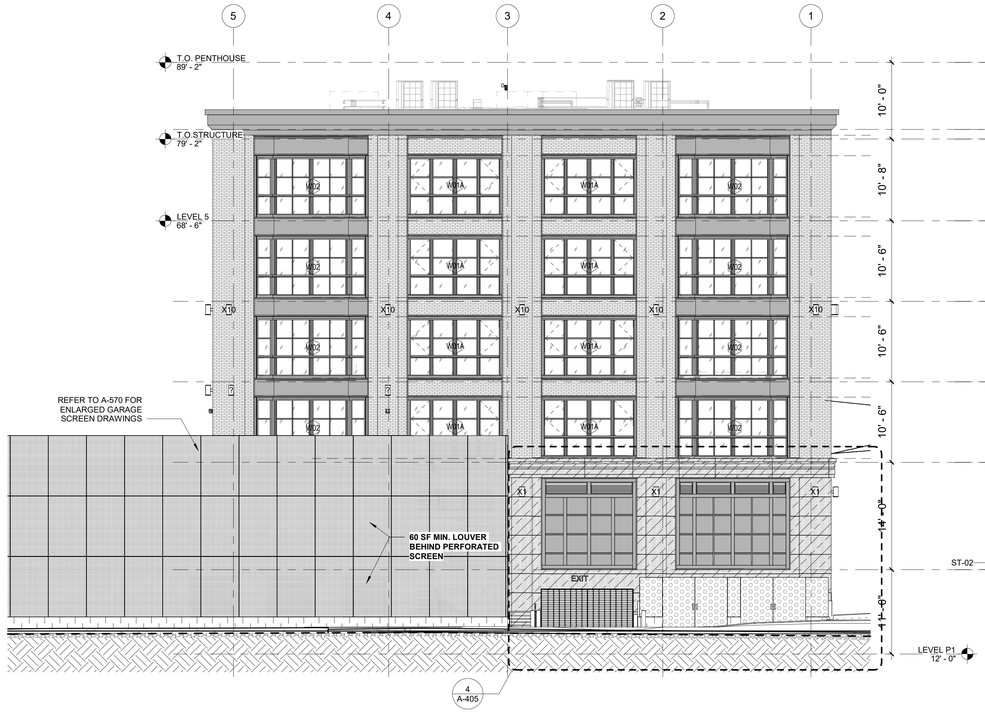
Ryan Plummer
Director – Development & Construction
Two International Group



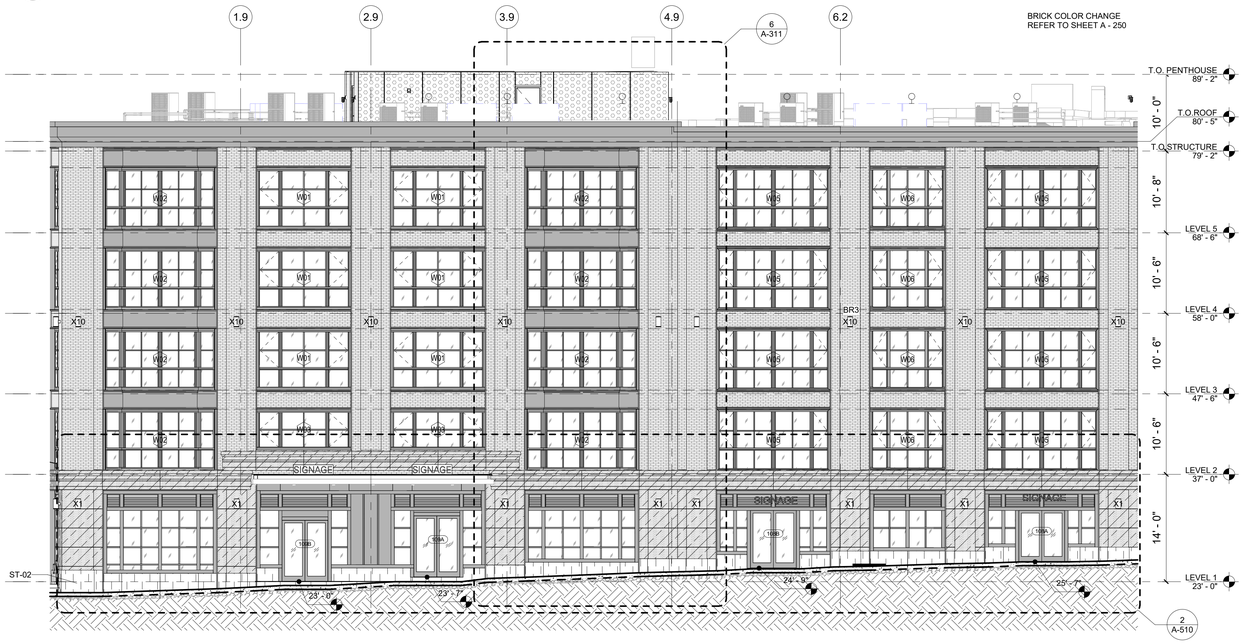
3 WEST ELEVATION 1
1/8" = 1'-0"



2 SOUTH ELEVATION 1
1/8" = 1'-0"



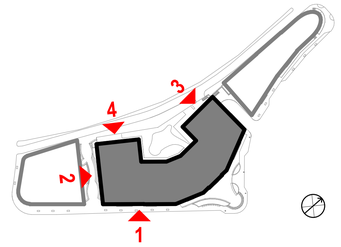
4 NORTH-WEST ELEVATION 2
1/8" = 1'-0"



1 SOUTH-EAST ELEVATION 2
1/8" = 1'-0"

Material Legend

- ST-01 LIMESTONE
  GRIDWORX DARK CREAM SANDBLAST FINISH
- ST-02 GRANITE
  CALEDONIA FLAMED FINISH
- MTL-01 STOREFRONT SYSTEM
  KAWNEER 451UT, MATCH MTL-02
- MTL-02 - ALUMINUM PANEL
  ALUCOBOND PLUS, DUSTY CHARCOAL II
- MTL-03 - PERFORATED METAL SCREEN
  AGS 40% FREE AREA, ANODIZED MEDIUM BRONZE
- MTL-04 - PERFORATED IMAGE METAL SCREEN
  AGS 40% FREE AREA, CORTEN STEEL
- MODULAR BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- THIN BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- LV-01 - METAL LOUVERS
  AIROLITE SCC550, MATCH MTL-02
- LV-02 - METAL LOUVERS
  AIROLITE SCC550, BLACK



MARKET SQUARE ARCHITECTS
325 Corporate Dr., STE 2-201
Portsmouth, NH 03801
PH: 603-501-0232

Two International – Russell St

2 Russell Street, Portsmouth NH

REVISIONS

#	Description	Date

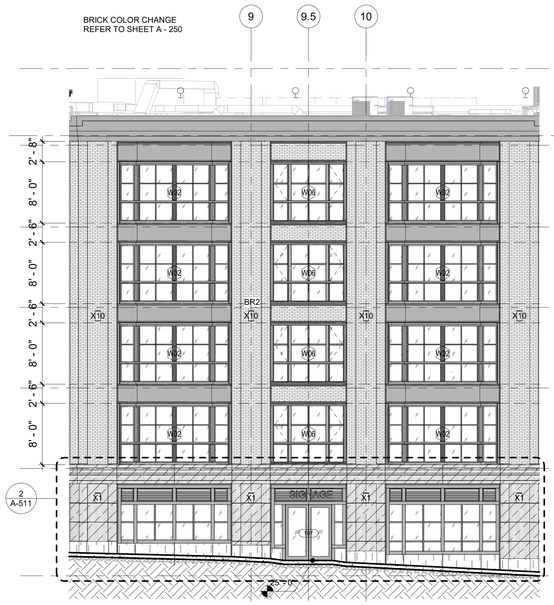
Scale: As indicated
Drawn By: WS
Checked By: WS
Project No.: 4979.00
Construction Documents
Date: 1/22/2026

Title: ELEVATIONS

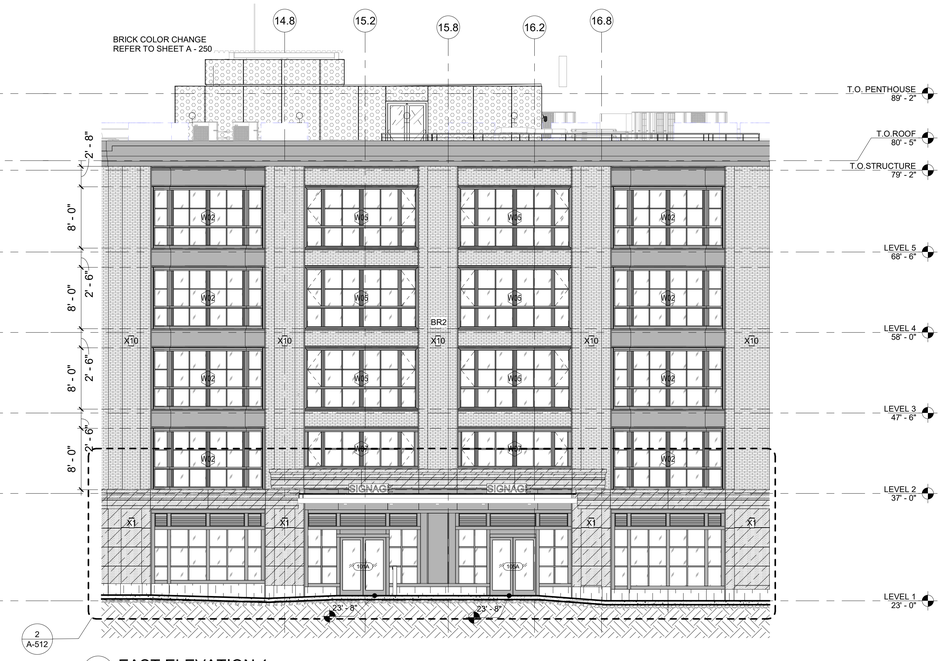
A-201

©2026 Market Square Architects

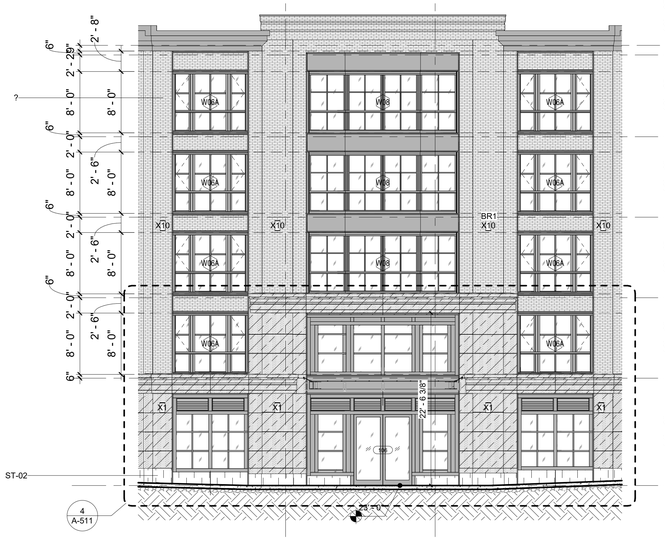
2/15/2026 4:55:59 PM



4 SOUTH-EAST ELEVATION 1
1/8" = 1'-0"



2 EAST ELEVATION 1
1/8" = 1'-0"



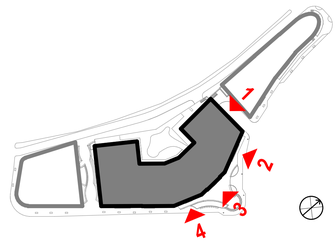
3 EAST ELEVATION 2
1/8" = 1'-0"



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

Material Legend

- ST-01 LIMESTONE
  GRIDWORX DARK CREAM SANDBLAST FINISH
- ST-02 GRANITE
  CALEDONIA FLAMED FINISH
- MTL-01 STOREFRONT SYSTEM
  KAWNEER 451UT, MATCH MTL-02
- MTL-02 - ALUMINUM PANEL
  ALUCOBOND PLUS, DUSTY CHARCOAL II
- MTL-03 - PERFORATED METAL SCREEN
  AGS 40% FREE AREA, ANODIZED MEDIUM BRONZE
- MTL-04 - PERFORATED IMAGE METAL SCREEN
  AGS 40% FREE AREA, CORTEN STEEL
- MODULAR BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- THIN BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- LV-01 - METAL LOUVERS
  AIROLITE SCC550, MATCH MTL-02
- LV-02 - METAL LOUVERS
  AIROLITE SCC550, BLACK



MARKET SQUARE ARCHITECTS
325 Corporate Dr., STE 2201
Portsmouth, NH 03801
PH: 603.501.0202

Two International – Russell St

2 Russell Street, Portsmouth NH

REVISIONS

#	Description	Date

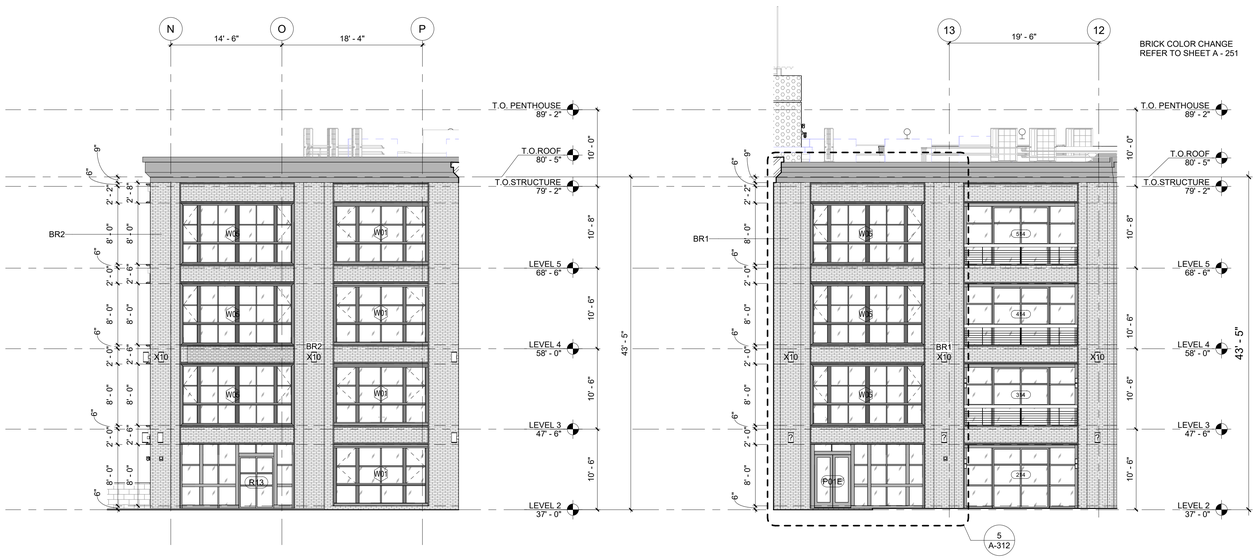
Scale: As Indicated
Drawn By: Author
Checked By: WS
Project No.: 4979.00
Construction Documents
Date: 1/22/2026

Title: ELEVATIONS

A-202

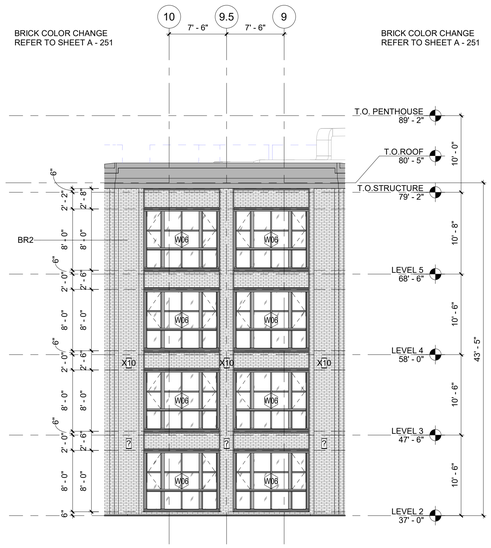
© 2026 Market Square Architects

2/13/2026 4:56:04 PM

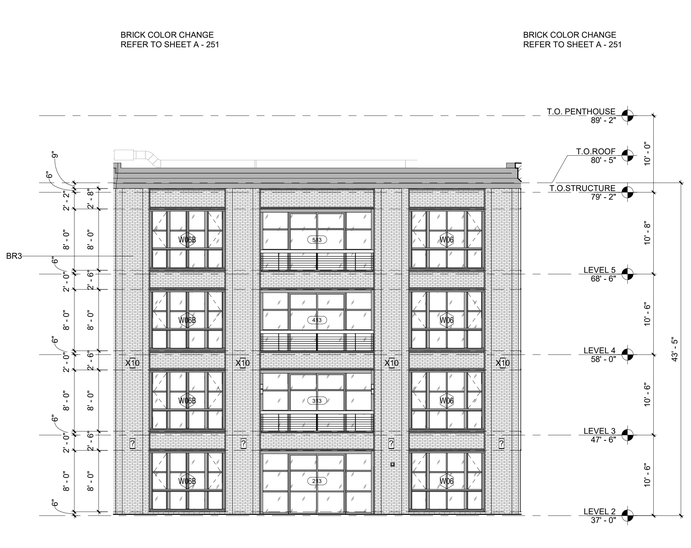


5 SOUTH ELEVATION 2
1/8" = 1'-0"

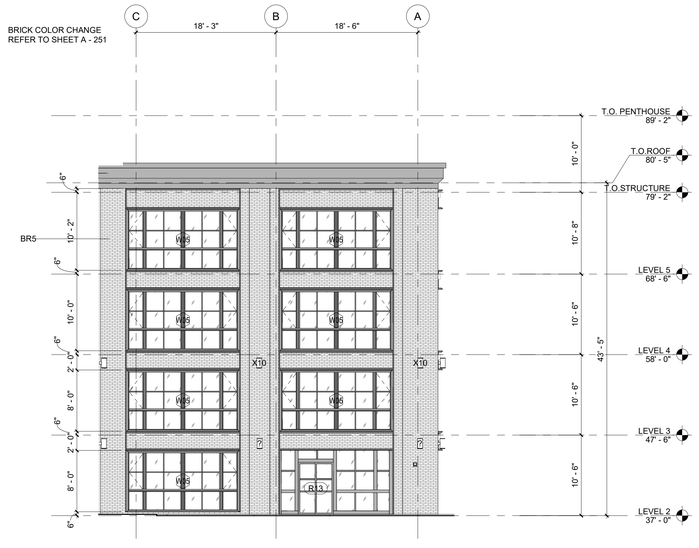
3 WEST ELEVATION 2
1/8" = 1'-0"



4 SOUTH-WEST ELEVATION 1
1/8" = 1'-0"



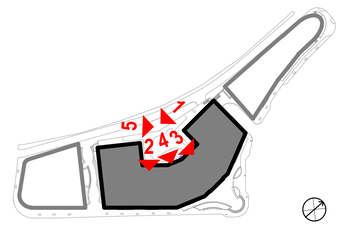
2 SOUTH-WEST ELEVATION 2
1/8" = 1'-0"



1 NORTH ELEVATION 2
1/8" = 1'-0"

Material Legend

- ST-01 LIMESTONE
  GRIDWORX DARK CREAM SANDBLAST FINISH
- ST-02 GRANITE
  CALEDONIA FLAMED FINISH
- MTL-01 STOREFRONT SYSTEM
  KAWNEER 451UT, MATCH MTL-02
- MTL-02 - ALUMINUM PANEL
  ALUCOBOND PLUS, DUSTY CHARCOAL II
- MTL-03 - PERFORATED METAL SCREEN
  AGS 40% FREE AREA, ANODIZED MEDIUM BRONZE
- MTL-04 - PERFORATED IMAGE METAL SCREEN
  AGS 40% FREE AREA, CORTEN STEEL
- MODULAR BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- THIN BRICK
  GLEN-GERY, REFER TO SHEET A-251 AND A-252
- LV-01 - METAL LOUVERS
  AIROLITE SCC550, MATCH MTL-02
- LV-02 - METAL LOUVERS
  AIROLITE SCC550, BLACK



MARKET SQUARE ARCHITECTS
325 Corporate Dr., STE 2201
Portsmouth, NH 03801
PH: 603.501.0322

Two International – Russell St

2 Russell Street, Portsmouth NH

REVISIONS

#	Description	Date

Scale: As indicated
Drawn By: Author
Checked By: WS
Project No.: 4979.00
Construction Documents
Date: 1/22/2026

Title: ELEVATIONS

A-203

© 2026 Market Square Architects

2/18/2026 4:56:09 PM

9. 254 South Street -Recommended Approval

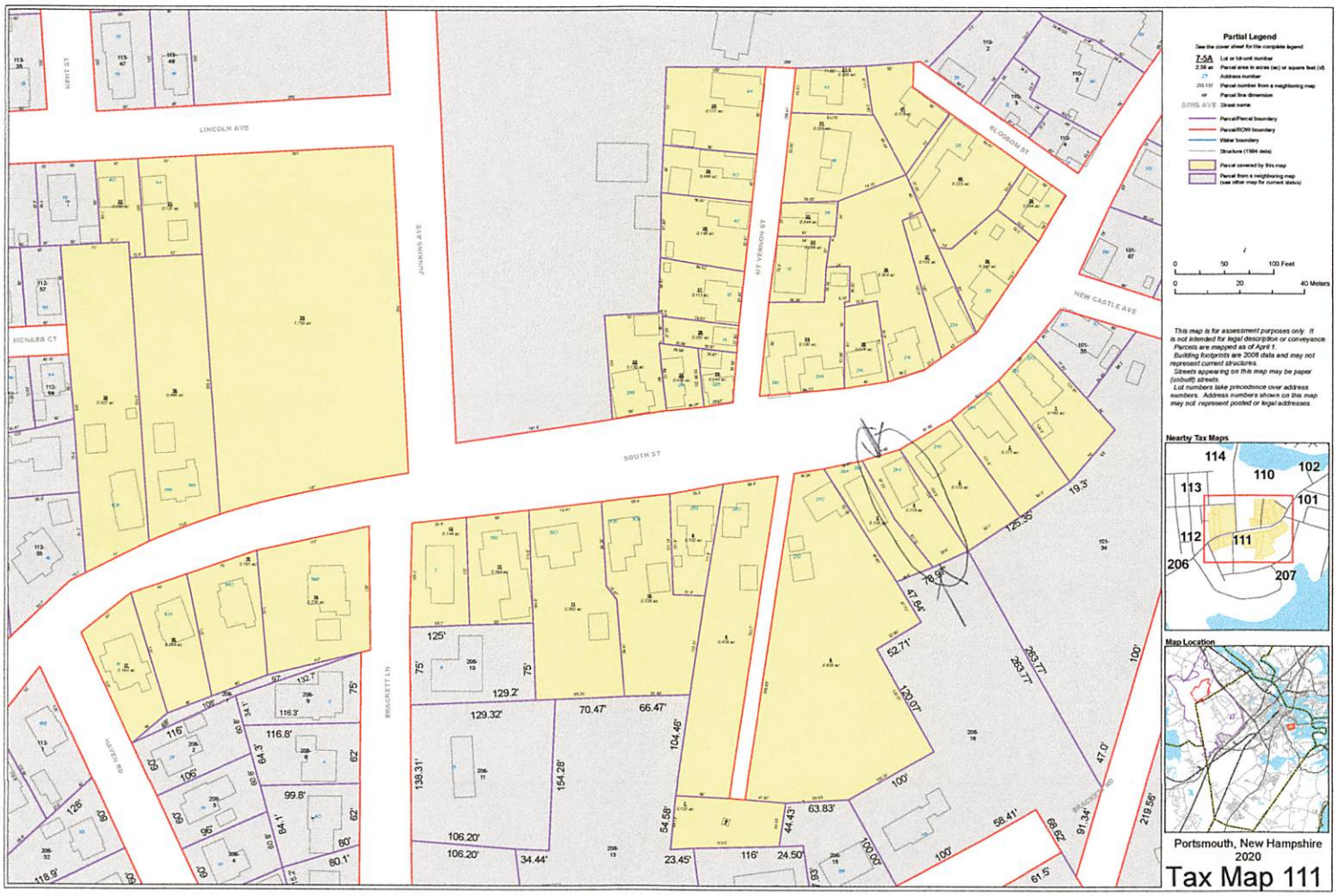
Background: The applicant is seeking approval for the installation of exterior venting.

Staff Comment: Recommended Approval

Stipulations:

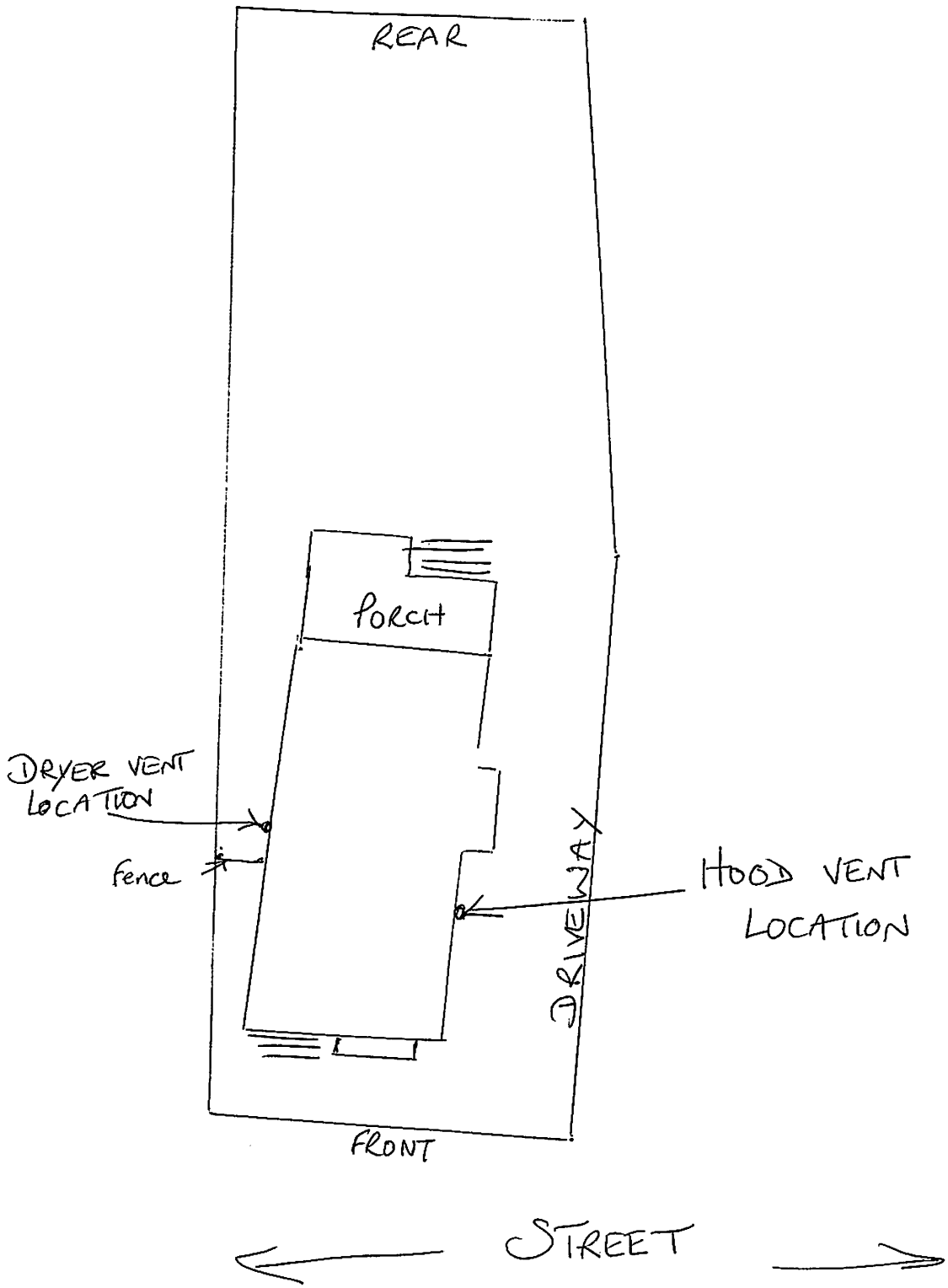
1. _____
2. _____
3. _____

254 SOUTH ST PORTSMOUTH NH



254 SOUTH ST

HOOD VENT & DRYER VENT PLACEMENT



254 South - driveway side

Hood
Vent location
7" sq



Taken from driveway.

254 South St



Hood vent was installed before I completed this application.

Taken from driveway

254 South N.E side



Dryer Vent Behind this fence

254 South St



Dryer Vent location approx 6" sq

North east side behind a fence

10. 112 Mechanic Street -Recommended Approval

Background: The applicant is seeking approval for HVAC equipment (condenser).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

112 Mechanic Street
Heat Pump/AC
2/20/2026

Scope of Work:

The proposal, initially approved by the Adjustment Committee in 2023, has been slightly changed and updated to use the 2026 version of the same mechanics. While staying true to the original vision, the next step is securing the HDC’s approval to move the project forward.

QUOTE

Daniel L Coffey
71 River rd
Stratham NH, 03885
603-361-4491
mrkoffey@yahoo.com

TO: NATAHSA DRISCOLL
112 Mechanic St
Portsmouth, NH

QTY	DESCRIPTION		
	Mitsubishi mini Split-heat pump with 2 head units & assoc. material		6000.00
	Labor		1500.00
	Electrical material		500.00
	Electrical labor		1000.00
This quote is to install a Mitsubishi heat pump mini split unit with two heads at 112 mechanic St. Contractor will install condenser on south side of house/ driveway side, and install latticework that blends with the houses trim color. Contractor will have electrician install breaker box on exterior of house next to condenser.		**MATERIAL TOTAL**	6500.00
		LABOR TOTAL	2500.00
		TOTAL	9000.00

City of Portsmouth, NH June 7, 2023

112 Mechanic St



1" = 40 ft

Property Information

Property ID Location
Owner

0103-0025-0000
112 MECHANIC ST
GREGG ERIC J REV TRUST

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

	Geometry updated 09/21/2022 Data updated 3/9/2022	

City of Portsmouth, NH June 7, 2023

112 Mechanic



1" = 40 ft

Property Information

Property ID Location Owner

0103-0025-0000
112 MECHANIC ST
GREGG ERIC J REV TRUST

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

	Geometry updated 09/21/2022 Data updated 3/9/2022	



Placement of the Compressor will be six feet from the back property line. Properties are separated by a six foot two inch high fence.

May 31, 2023 (Updated June 9, 2023)

Written Statement / Scope of Proposed Work

Author: Eric Gregg owner of 112 Mechanic St. Portsmouth

112 Mechanic has an old, inefficient central heating unit and no air conditioning (which has become increasingly uncomfortable/intolerable during the height of Summer). I would like to install a dual zone split (heat pump) that would be much more energy efficient than the current central heat furnace and also provide air conditioning. Ideally it would be great to get this done before August if the various Portsmouth committees can see fit to approve this minor project.

This requires a dimensional variance because the compressor is expected to be placed to the right of the window on the southern side of the house (side of the house that faces the driveway and it will be placed six (6) feet from the lot line at the back of the lot that abuts 210 Gates Street. The solid wood fence that separates 112 Mechanic from 210 Gates Street at the back of the driveway is 6'2"high so this compressor should be non-visible to 210 Gates Street from all but the highest perches on that property. I have discussed this potential minor improvement to the property with Clay Emery (owner of 114 Mechanic) whose home is adjacent to 112 Mechanic and across the driveway and he has indicated that he is fine with this proposed, minor renovation. I have spoken with David Adams (210 Gates Street) and he has stated that he has "no issue" with this minor project. There's more than 14' between 114 Mechanic and 112 Mechanic so there should be ~13' between the outside envelope of the latticework that will camouflage the compressor and 114 Mechanic) so no dimensional variance should be needed in that direction). The compressor is only ~13 inches wide, ~37 inches high and ~40 inches long. The plan is to enclose the compressor in latticework that is painted the same color as the home (to camouflage it). The intent is to have it placed up against and underneath or just to the side of the window on the southern side of the house. The intent is to have it back as far as possible from Mechanic Street so that it has as little visibility from the Mechanic Street as possible even though it should be well camouflaged with the lattice work enclosure.

Lee Mechanical (to be used for this project) successfully did the same type installation of a lattice work enclosed heat pump about six years ago two houses over from 112 Mechanic at 199 Gates Street. I am including pictures of how that turned out.

I thank the various committees of the city of Portsmouth in advance for their consideration of this proposed minor renovation.

Zoning Ordinance to be met, as per City Ordinance 10.233.20:

10.233.21 The variance will not be contrary to the public interest:

The proposed condenser will be placed in the least noticeable place on the property and will be camouflaged by latticework that will be painted the same distinct color as the home. Per the above, the two immediate abutters (114 Mechanic and 210 Gates Street) have verbally indicated they are each ok with this proposed minor improvement to the

property. Further, as per Trane (one of the largest HVAC manufacturers in the world) "a heat pump can transfer 300 percent more energy than it consumes. In contrast, a high-efficiency gas furnace is about 95 percent efficient." And to be clear, what this heat pump will be replacing is a gas furnace that is not high efficiency, so the pick-up in energy efficiency is going to be dramatic (4x+) which should be very good for the environment / emissions / global warming. Therefore, the variance will not be contrary to the public interest.

10.233.22 The spirit of the Ordinance will be observed:

The property at 112 Mechanic Street is very unusual. The home is situated right on the property line with 210 Gates Street. There's very little space between the home and the road on Gates Street (four feet). We have no interest in putting anything Mechanical in front of the home due to curb appeal and HDC considerations. If a variance is granted to accommodate for this unusual situation and with respect for the abutters, the spirit of the ordinance will be observed.

10.233.23 Substantial justice will be done:

The property owner wants to place the condenser on the side of home in the driveway as far back as is reasonably possible from the road where it will disrupt the neighbors and the general neighborhood as little as possible on this unusual lot, with immediate abutter approval. Substantial justice will be done for the owner and the neighborhood and the community in general (much higher efficiency HVAC/lower emissions/etc) if this variance is granted.

10.233.24 The values of the surrounding properties will not be diminished:

Because the proposed generator is well hidden and camouflaged it will not diminish the surrounding property valued.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in unnecessary hardship:

The proposed condenser constitutes a reasonable, minor improvement to this single family home. We have increasingly hot days during the summers and this home does not have adequate air conditioning. To try to address the need for air conditioning, window units are typically installed which are not attractive to look at for anyone in the neighborhood and are a real burden to install an uninstall every year. Further this homeowner does believe it to be the right thing (for the community, environment and their home) to be using a materially less efficient furnace than what can be achieved with the proposed heat pump installment. Given that this condenser will be put far back on the property, as far from sight as possible from the street and camouflaged with an appropriately painted latticework enclosure, this minor improvement should gain little to not attention from neighbors and passersby, but without it it would constitute an unnecessary hardship to the owner due to an insufficient HVAC situation that currently exists at the property.





199 Gates Street had a heat pump installed ~6 years ago by the same HVAC company (Stevens Mechanical) I would be using for this job. See in the right photo the latticework used to camouflage the compressor. We would be doing the same thing putting latticework around the compressor and painting it the same color as the house at 112 Mechanic.



112 Mechanic is on the right. Placement of the compressor would be near the end of the driveway either 6 feet from the fence on the lot line with 210 Gates Street and to the right of the window that can be seen (side view) to the right of the car on the South side of the house (not under the bay window on the far right of the photo above).

There's no suitable place to put the compressor in front of 112 Mechanic.

On the right side 112 Mechanic there's only four feet between the house and Gates Street and there's a row of hedges and lilacs.

Note from Lee Stevens on need for placement where we are proposing placing it:

Jun 7, 2023, 9:11 PM (13 hours ago)

Evaluating the site left only one option for placement of the condenser. The front, back, and street (Gates) side of the property have little to no available area to meet the requirements due to property lines and street setbacks. The only location viable for the condensing unit is towards the rear of the driveway side of 112 Mechanic St up against home.

The condenser would be on a raised and level stand, surrounded by a paint matched lattice, and the refrigerant lines will be also paint matched as to blend in seamlessly.

Lee Stevens
STEVENS MECHANICAL
Rochester, NH
603-394-5151


112 Mechanic Street Driveway
Stairway
210 Gates Street
lot line
Planter 18"
Back yard 114 Mechanic
6'
112
window
Mechanic
Street
home
~13'
Proposed Placement of Condenser
33 3/4'
to Mechanic St
to 210 Gates
Lot line
114
Mechanic
Street
14' 4"
112 Mechanic
Street Driveway
~25'
Grassy
Area
Mechanic Street

STEVENS MECHANICAL, 24/7 HVAC Svc Co. LLC
151 Flagg Rd
Rochester, NH 03839 US
(603)394-5151
leestevens247@live.com
www.STEVENSMECHANICALNH.com

Estimate

ADDRESS
Eric Gregg
112 Mechanic St
Portsmouth, NH

SHIP TO
Eric Gregg
112 Mechanic St
Portsmouth, NH

ESTIMATE # 1017414
DATE 03/08/2023

ACTIVITY	QTY	RATE	AMOUNT
Air conditioning:Ductless unit Ductless unit includes condenser and evaporator head(s), line set and pad. 7K and 9K. With lattice covering and color matched to house	1	5,510.00	5,510.00
16 Electrical Sub contract electrical estimate	1	1,000.00	1,000.00
01 Plans and Permits Plans and Permits required by code and may vary on town or city.	2	100.00	200.00

Thank you for allowing us to quote your job.

TOTAL **$6,710.00**

Estimates are good for 15 days and are subject to change due to market fluxuations of equipment prices. This is only an ESTIMATE and job cost may change with additional parts or equipment needed to complete the job.

To confirm your estimate, please submit a 50% deposit to schedule your job and order materials, thank you.

Accepted By

Accepted Date

Samsung JXH20S3B









Outdoor Unit 3-Port Heat Pump Max Heat FJM 20K BTU 208-230 Volt AJ020BXS3CH/AA

Account required to order

Installation Manual

Product Details

Brand	Samsung
Product Type	3-Port Heat Pump Max Heat FJM
Heating BTU	20KBTU
Voltage	208-230V
Phase	1PH
Refrigerant	R410A
Part Number	AJ020BXS3CH/AA
Finish	White
Length	13IN
Width	37IN
Height	39-5/16IN

Feedback

F.W. Webb Company
160 Middlesex Tpke
Bedford, MA 01730

Copyright © 2023. F.W. Webb Company. All rights reserved.

11. 164 Daniel Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for changes to a previously approved design:

1. MODIFY WINDOW OPENINGS AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.

2. SOUTH ELEVATION: RELOCATE SECOND FLOOR BEDROOM EGRESS WINDOWS TO THE SOUTH ELEVATION; PROVIDE TYPE B WINDOWS.

3. EAST ELEVATION: ADJUST WINDOW SIZES AND LOCATIONS TO REUSE EXISTING OPENINGS. TYPE C WINDOW TO BE REDUCED IN SIZE WHILE REMAINING WITHIN AN EXISTING OPENING.

4. NORTH ELEVATION: ADJUST WINDOW SIZES AND LOCATIONS TO REUSE EXISTING OPENINGS; INFILL REMAINING UNUSED OPENINGS.
5. WEST ELEVATION: REUSE EXISTING THIRD FLOOR OPENING; MODIFY FIRST FLOOR WINDOW TO TYPE A.

<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

164 DANIEL STREET RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINSTRATION APPROVALS, MARCH 2026

BUILDING HISTORY:

- BUILT IN 1880 AS A 2- 1/2 STORY DUPLEX WITH PAIRED DOORWAYS IN OFF-CENTER OF 4-BAY FACADE. GABLE ROOF WITH EXTENDED EAVES, TWO STOVE CHIMNIES ON RIDGE.

GENERAL PROJECT DESCRIPTION:

- RESTORE AND UPDATE THE EXISTING DUPLEX AT 164 DANIEL STREET.
- ADD TWO DORMERS AT BOTH THE NORTH AND SOUTH ELEVATIONS.
- REPLACE ALL EXISTING VINYL WINDOWS WITH CLAD WOOD WINDOWS. MINOR MODIFICATIONS TO EXISTING WINDOW LOCATIONS FOR INTERIOR FUNCTIONALITY. REFER TO ELEVATIONS.
- REPLACE BOTH FRONT ENTRY DOORS WITH WOOD DOORS.
- REMOVE DOORS ON BACK OF BUILDING (NORTH ELEVATION).
- REPLACE EXISTING VINYL SIDING WITH WOOD CLAPBOARD SIDING.
- REPLACE EXISTING ALUMINUM TRIM AT DOOR, WINDOWS, AND EAVES WITH WOOD TRIM.
- REMOVE EXISTING VINYL SHUTTERS.
- REMOVE CHIMNEYS AND REBUILD WITH BRICK VENEER TO MATCH EXISTING SIZE, SHAPE, AND FORM.
- PROVIDE A WOOD FENCE ALONG THE DRIVEWAY AND SOUTH ELEVATION.

PROPOSED CHANGES:

1. MODIFY WINDOW OPENINGS AS REQUIRED TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS.
2. SOUTH ELEVATION: RELOCATE SECOND FLOOR BEDROOM EGRESS WINDOWS TO THE SOUTH ELEVATION; PROVIDE TYPE B WINDOWS.
3. EAST ELEVATION: ADJUST WINDOW SIZES AND LOCATIONS TO REUSE EXISTING OPENINGS. TYPE C WINDOW TO BE REDUCED IN SIZE WHILE REMAINING WITHIN AN EXISTING OPENING.
4. NORTH ELEVATION: ADJUST WINDOW SIZES AND LOCATIONS TO REUSE EXISTING OPENINGS; INFILL REMAINING UNUSED OPENINGS.
5. WEST ELEVATION: REUSE EXISTING THIRD FLOOR OPENING; MODIFY FIRST FLOOR WINDOW TO TYPE A.

Sheet List-HDC	
Sheet Number	Sheet Name

HDC PACKET

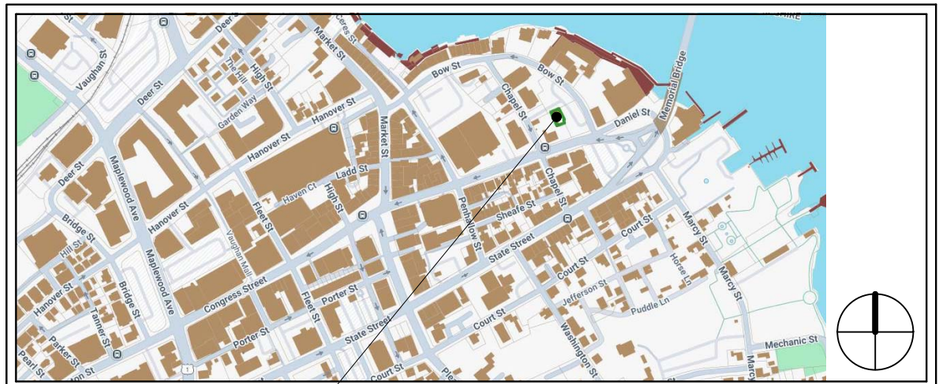
A0	COVER
A1	PROPOSED ELEVATIONS
A2	WINDOW AND DOOR SCHEDULE
A2(PREVIOUS APPROVAL)	PROPOSED ELEVATIONS
A3(PREVIOUS APPROVAL)	WINDOW AND DOOR SCHEDULE



BREMAC FILLING STATION LOCATED AT 168 DANIEL ST, VIEW OF 164 DANIEL ST BEHIND. IMAGE DATE: 1925-1930. COURTESY OF PORTSMOUTH ATHENAEUM.



EXISTING PERSPECTIVE FROM DANIEL STREET LOOKING AT 164 DANIEL STREET



164 DANIEL STREET
PORTSMOUTH NH, 03801

© 2026 Portsmouth Architects

TWO FAMILY RENOVATION 164 DANIEL STREET PORTSMOUTH, NH 03801	COVER HDC ADMINISTRATION APPROVALS - MARCH 2026	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE	A0	02/20/2026 PA: MM / MG Project Number: 25073 NOT TO SCALE

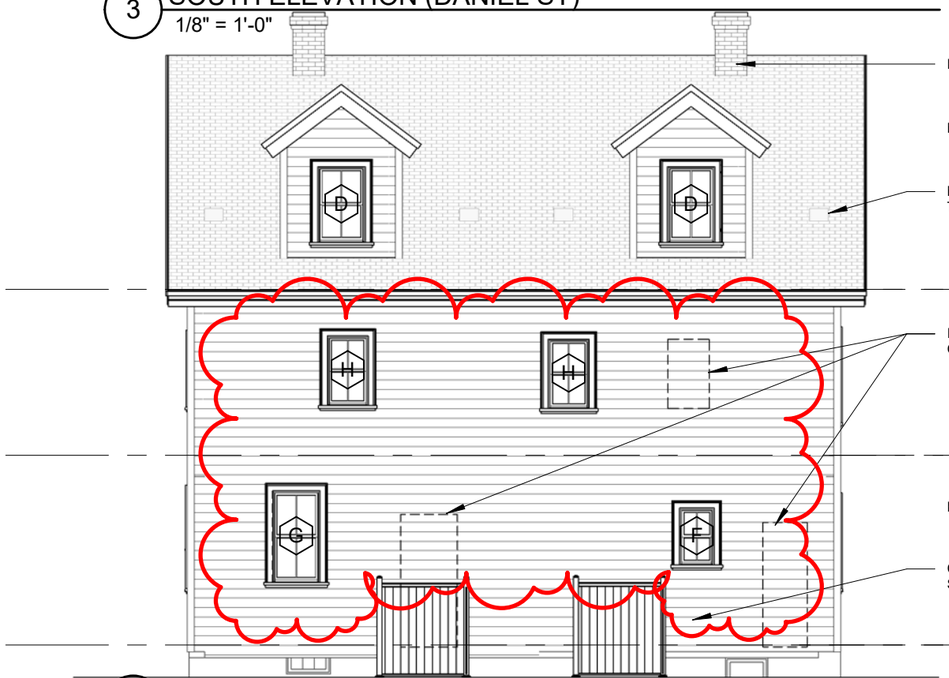
Z:\Active Project Files\25073-164 DANIEL ST\Dwgs\4-CD\25073 - 164 DANIEL STREET -CD.rvt



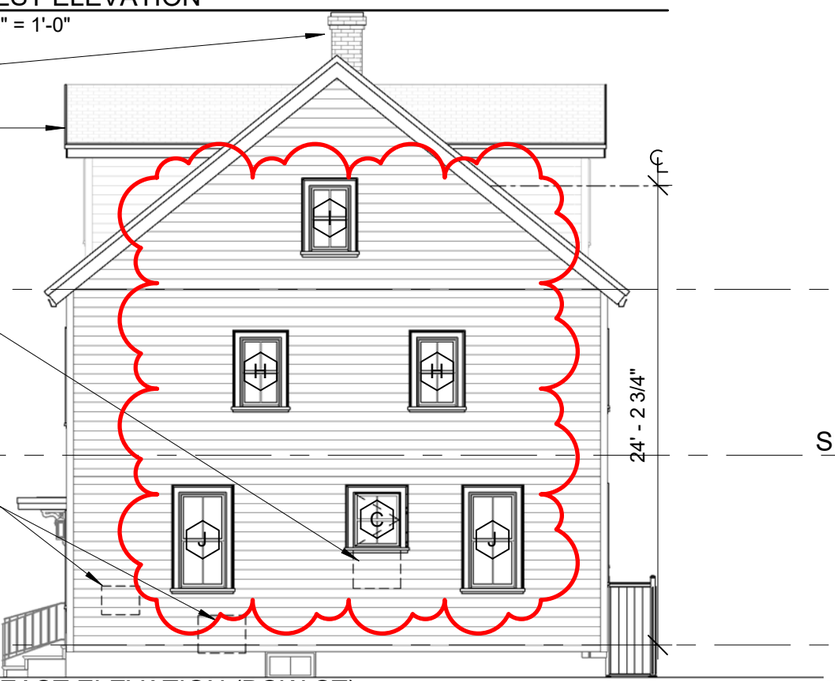
3 SOUTH ELEVATION (DANIEL ST)
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



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



2 EAST ELEVATION (BOW ST)
1/8" = 1'-0"

© 2026 Portsmouth Architects

TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HDC ADMINISTRATION APPROVALS - MARCH 2026

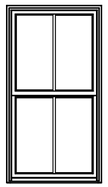
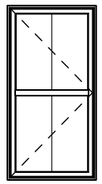
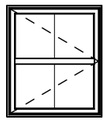
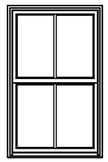
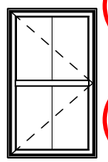
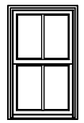
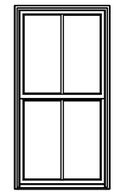
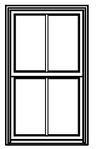
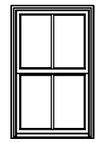
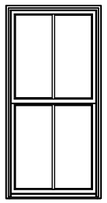
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A1

	02/20/2026
PA:	MM / MG
Project Number:	25073
Scale:	1/8" = 1'-0"

Z:\Active Project Files\25073-164 DANIEL ST\Dwgs\4-CD\25073 - 164 DANIEL STREET -CD.rvt

WINDOW TYPES

									
TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:	TYPE F:	TYPE G:	TYPE H:	TYPE I:	TYPE J:
FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT EGRESS WINDOW, 4 LITE, WITH SIMULATED CHECK RAIL.	FIBERGLASS CLAD WOOD CASEMENT WINDOW, 4 LITE, SIMULATED CHECK RAIL	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD CASEMENT, EGRESS, 4 LITE, SIMULATED CHECK RAIL	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2	FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2

WINDOW NOTES

1. WINDOWS/BASIS OF DESIGN MARVIN ELEVATE, OR EQUAL.
2. PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
3. BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

WINDOW SCHEDULE

Type Mark	BOD: Manufacturer	Width	Height	Comments
A	Marvin Windows and Doors	2' - 6"	4' - 8"	
B	Marvin Windows and Doors	2' - 4"	4' - 7 1/8"	
C	Marvin Windows and Doors	2' - 6"	2' - 11 1/8"	
D	Marvin Windows and Doors	2' - 6"	4' - 0"	
E	Marvin Windows and Doors	2' - 4"	3' - 11 1/8"	
F	Marvin Windows and Doors	1' - 10"	3' - 0"	
G	Marvin Windows and Doors	2' - 6"	4' - 10"	
H	Marvin Windows and Doors	2' - 2"	3' - 8"	
I	Marvin Windows and Doors	2' - 2"	3' - 6"	
J	Marvin Windows and Doors	2' - 6"	5' - 1"	

© 2026 Portsmouth Architects

TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

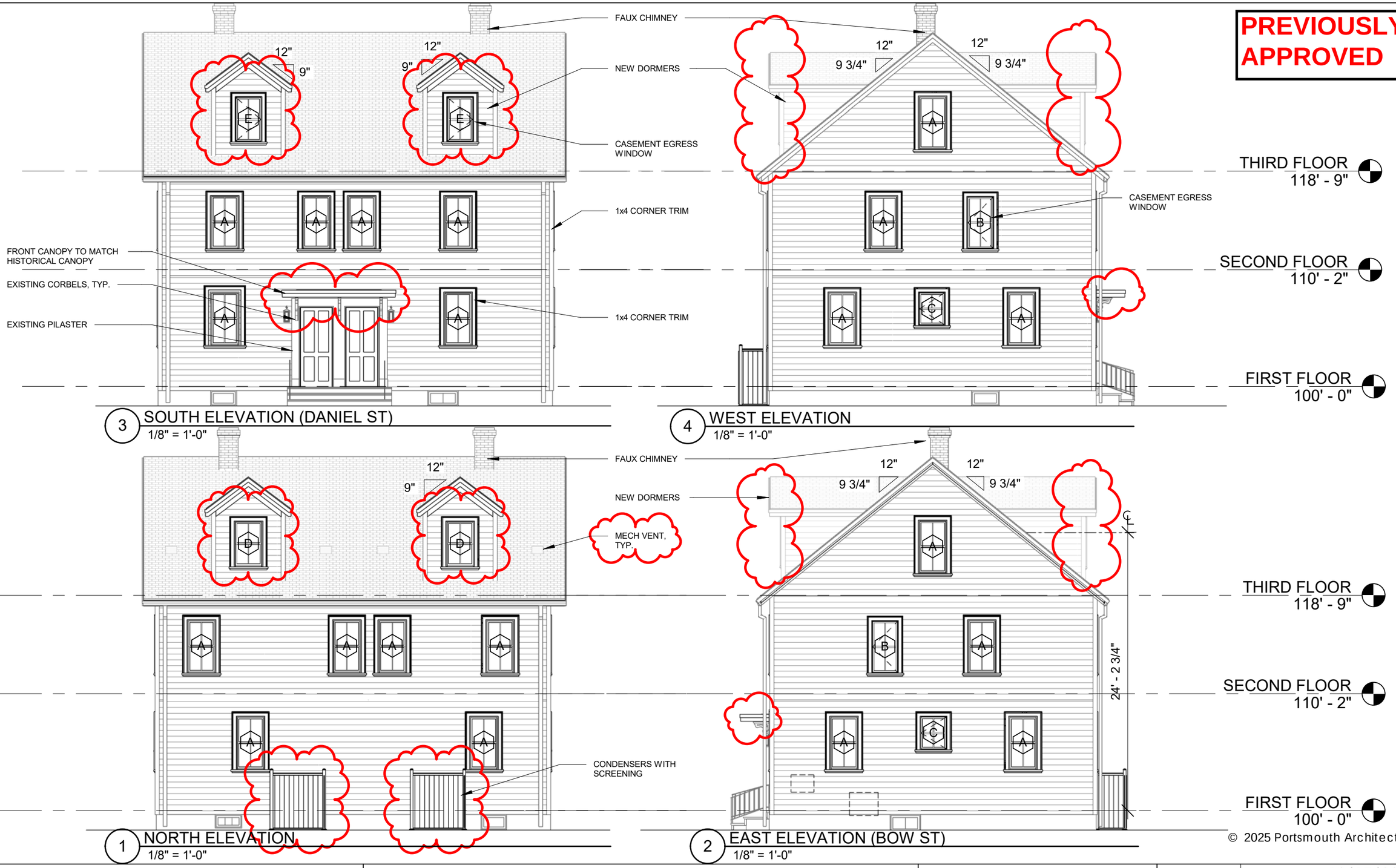
WINDOW AND DOOR SCHEDULE
HDC ADMINISTRATION APPROVALS - MARCH 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A2

02/20/2026
PA: MM / MG
Project Number: 25073
NOT TO SCALE

PREVIOUSLY APPROVED



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

4 WEST ELEVATION
1/8" = 1'-0"

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

2 EAST ELEVATION (BOW ST)
1/8" = 1'-0"

© 2025 Portsmouth Architects

TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HISTORIC DISTRICT COMMISSION- ADMINISTRATION APPROVALS, DECEMBER 2025

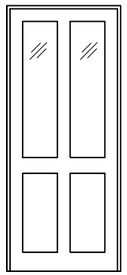
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A2

	10/17/2025
PA:	MM / MG
Project Number:	25073
Scale:	1/8" = 1'-0"

Z:\Active Project Files\25073-164 DANIEL ST\Dwgs\3-DD\25073 - 164 DANIEL STREET -DD.rvt

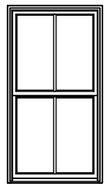
DOOR TYPES



TYPE A:

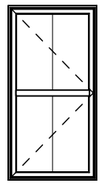
PANELED SOLID WOOD DOOR, WITH UPPER GLASS LITES

WINDOW TYPES



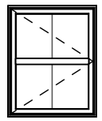
TYPE A:

FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2



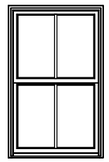
TYPE B:

FIBERGLASS CLAD WOOD CASEMENT EGRESS WINDOW, 4 LITE, WITH SIMULATED CHECK RAIL.



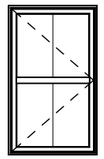
TYPE C:

FIBERGLASS CLAD WOOD CASEMENT WINDOW, 4 LITE, SIMULATED CHECK RAIL



TYPE D:

FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2



TYPE E:

FIBERGLASS CLAD WOOD CASEMENT, EGRESS, 4 LITE, SIMULATED CHECK RAIL

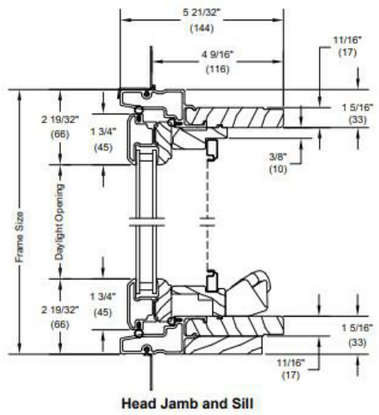
WINDOW SCHEDULE

Type Mark	BOD: Manufacturer	BOD: Model	Width	Height	Egress Window
A	Marvin Windows and Doors	ELDH3660	2' - 6"	4' - 8"	No
B	Marvin Windows and Doors	ELCA2955 E	2' - 4"	4' - 7 1/8"	Yes
C	Marvin Windows and Doors	ELCA3747	2' - 4"	2' - 11 1/8"	No
D	Marvin Windows and Doors	ELDH3648	2' - 6"	4' - 0"	No
E	Marvin Windows and Doors	ELCA2955 E	2' - 4"	3' - 11 1/8"	Yes

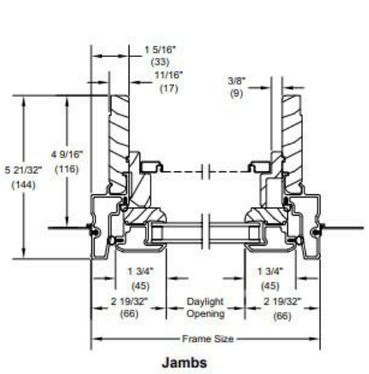
WINDOW NOTES

1. WINDOWS/BASIS OF DESIGN MARVIN ELEVATE, OR EQUAL.
2. PROVIDE HALF INSECT SCREENS AT ALL WINDOWS.
3. BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE. 20" MIN HIGH, SILL HEIGHT TO BE LESS THAN 44".

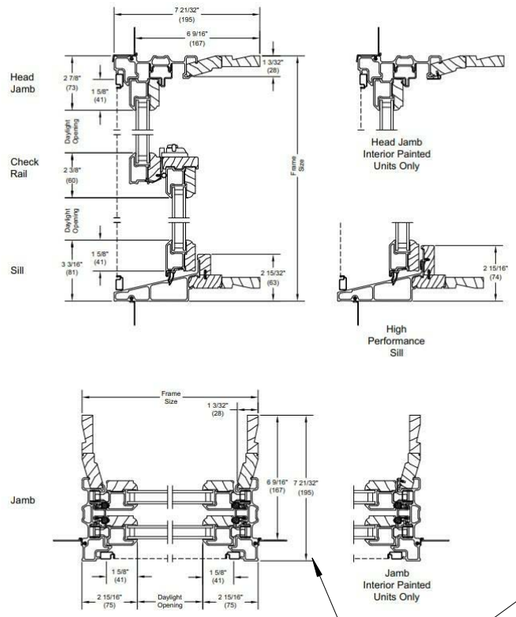




Head Jamb and Sill



Jambs





WINDOWS
MARVIN ELEVATE CASEMENT

WINDOWS
MARVIN ELEVATE DOUBLE HUNG

PREVIOUSLY APPROVED

© 2025 Portsmouth Architects

TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

WINDOW AND DOOR SCHEDULE

HISTORIC DISTRICT COMMISSION- ADMINISTRATION
APPROVALS, DECEMBER 2025

4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A3

10/17/2025
PA: MM / MG
Project Number: 25073
NOT TO SCALE

12. 11 Sheafe Street -Recommended Approval

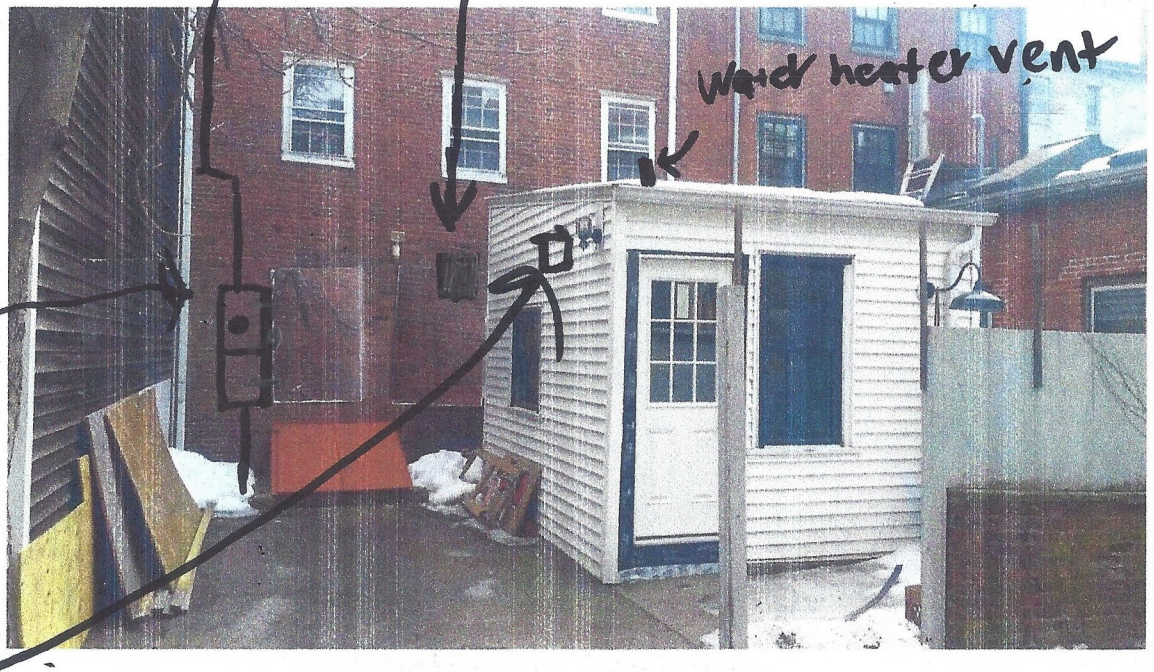
Background: The applicant is seeking approval for temporary venting locations while under construction continues and final venting locations after construction is finished on the rear addition.

Staff Comment: Recommended Approval

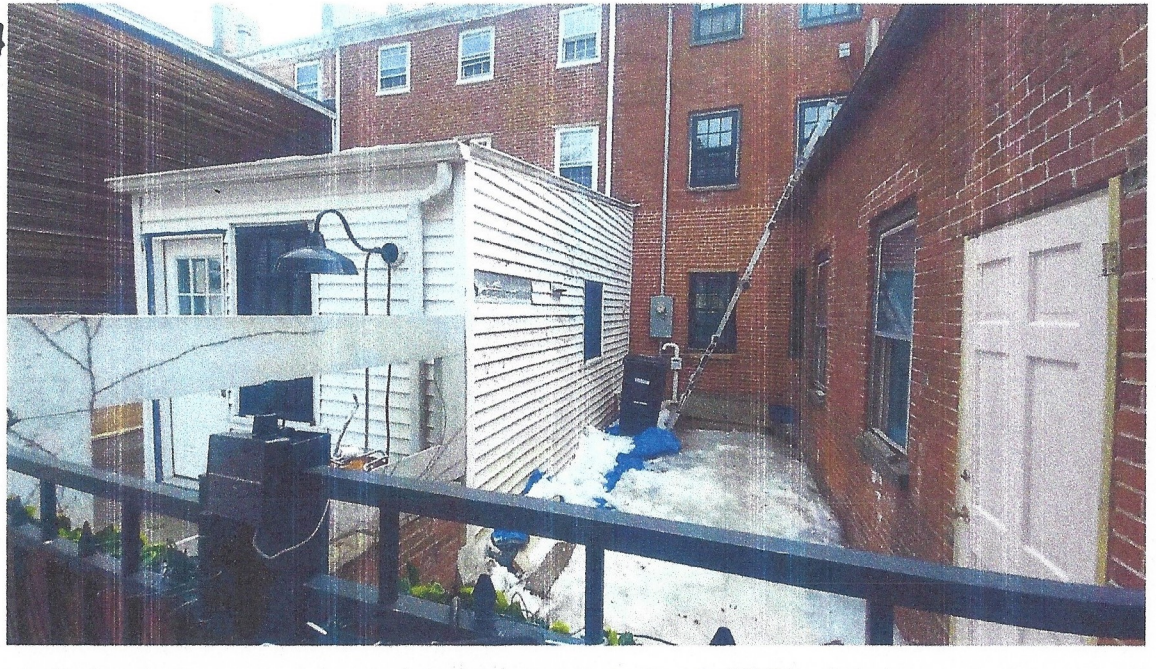
Stipulations:

1. _____
2. _____
3. _____

Kitchen vent Temporary



EXISTING CONDITIONS



THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION Donald Anderson CERTIFICATION# 22-222 TM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not site specific to any particular site and may require soil tests.

DRAWN BY:

DATE: 06-02-2025

REVISIONS:

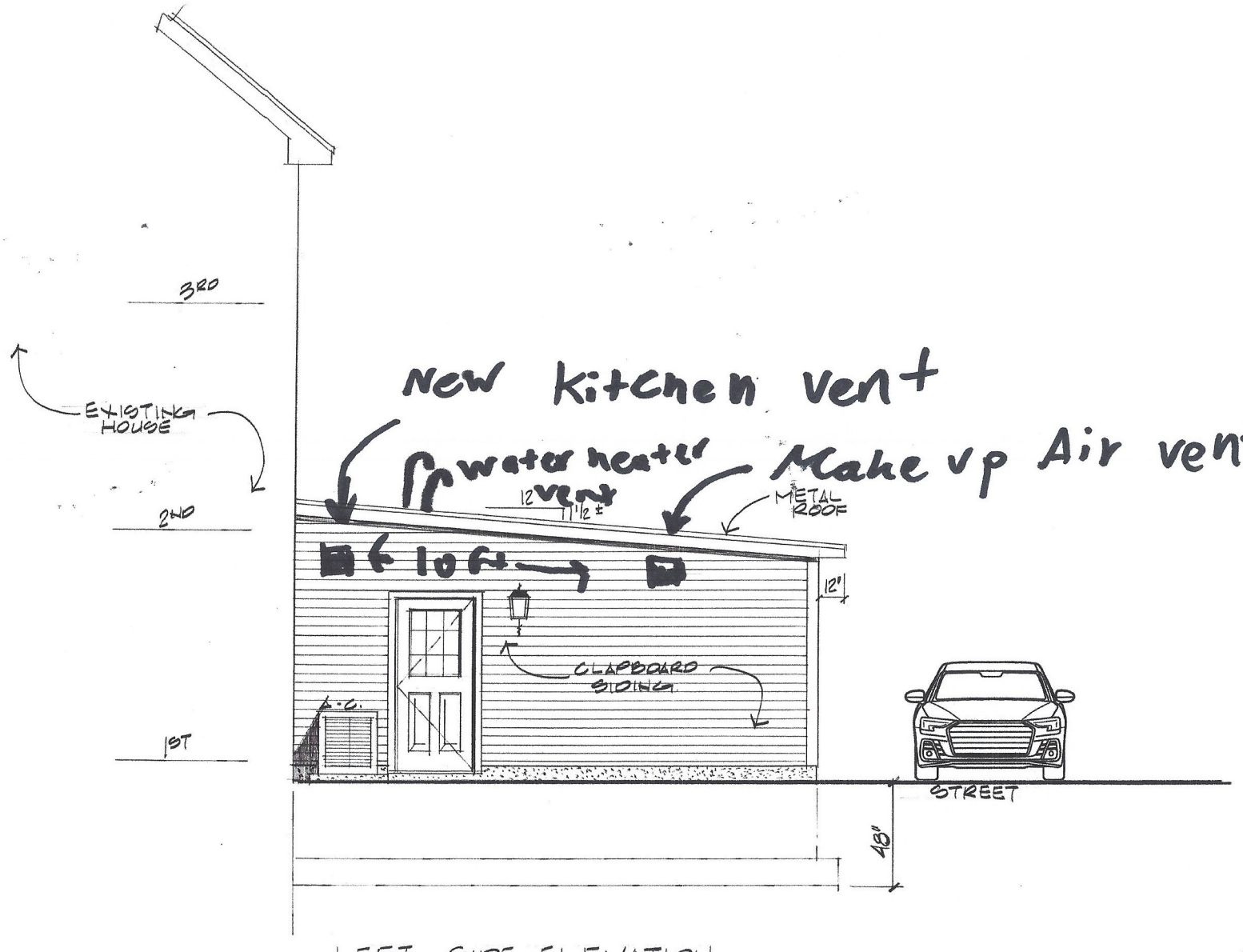
RESIDENCE FOR:

FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 1 OF 6

After Addition Location



LEFT SIDE ELEVATION

3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION — Donald Anderson CERTIFICATION NO. 22-222

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for construction and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY: KAP

DATE: 06-02-2025

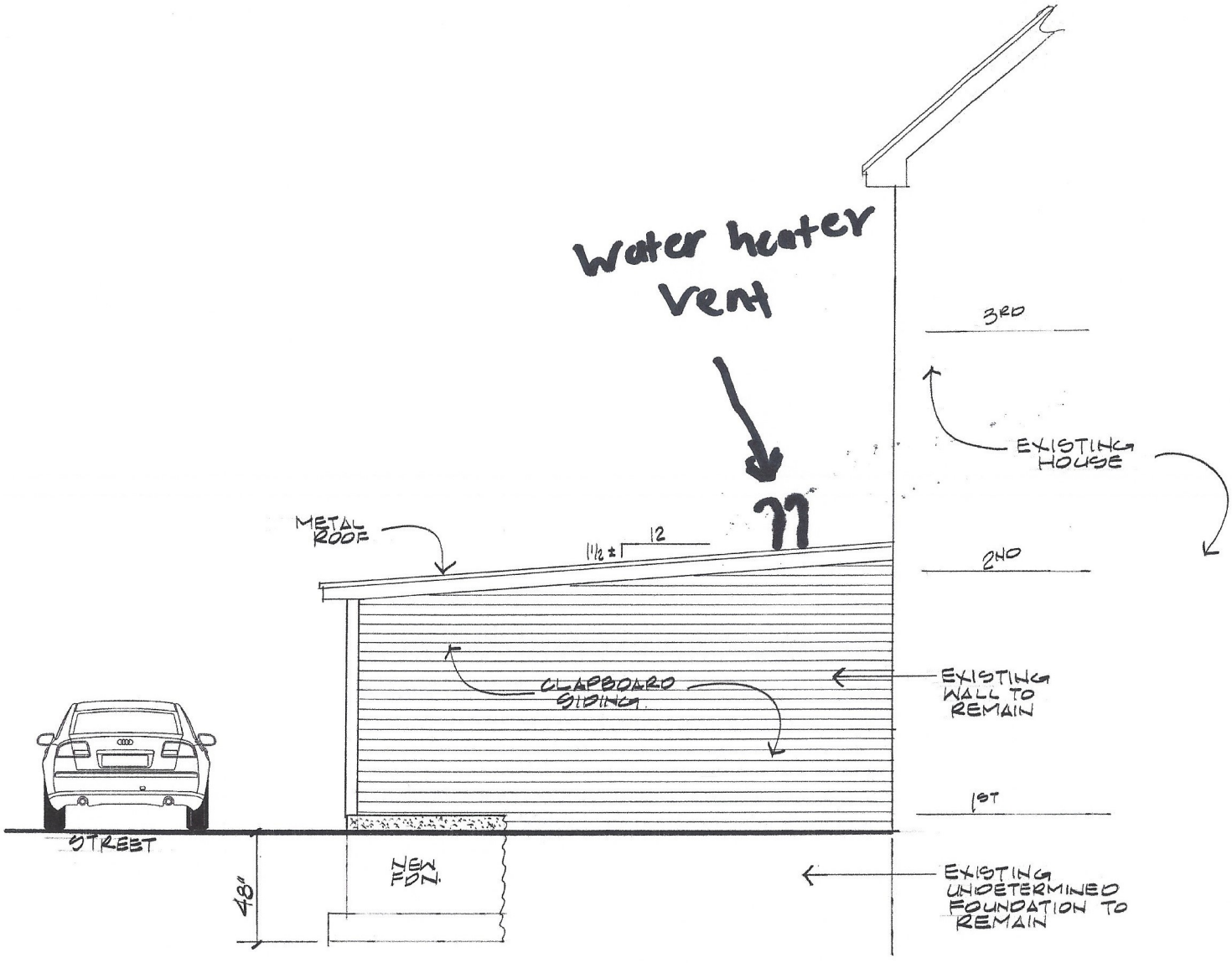
REVISIONS:

RESIDENCE FOR:

FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 6 OF 6



RIGHT SIDE ELEVATION

3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Donald Anderson
CERTIFICATION NO 22-222

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 5 OF 6

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

DRAWN BY: AJP
DATE: 06-02-2025
REVISIONS:

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and construction purposes only. Should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.



REAR ELEVATION

3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Donald Anderson
CERTIFICATION NO. 22-222

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY:

DATE: 06-02-2025

REVISIONS:

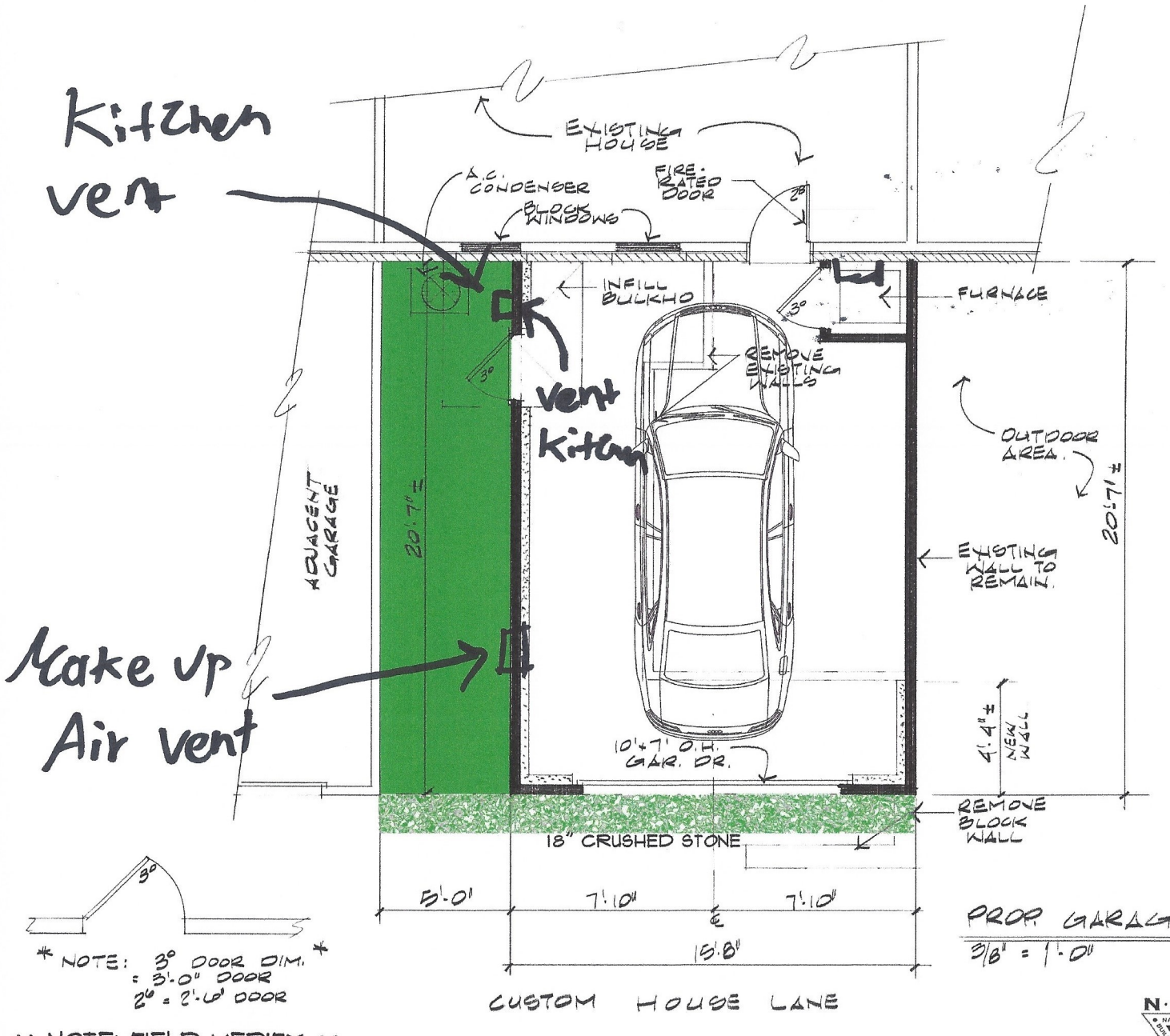
RESIDENCE FOR:

FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 4 OF 6

After Garage Addition



PROP GARAGE PLAN

3/8" = 1'-0"

* NOTE: 3° DOOR DIM. *
= 3'-0" DOOR
2° = 2'-0" DOOR

** NOTE: FIELD VERIFY **
ALL EXISTING
HOUSE DIMENSIONS

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION — Donald Anderson CERTIFICATION NO. 22-222 TM

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY:

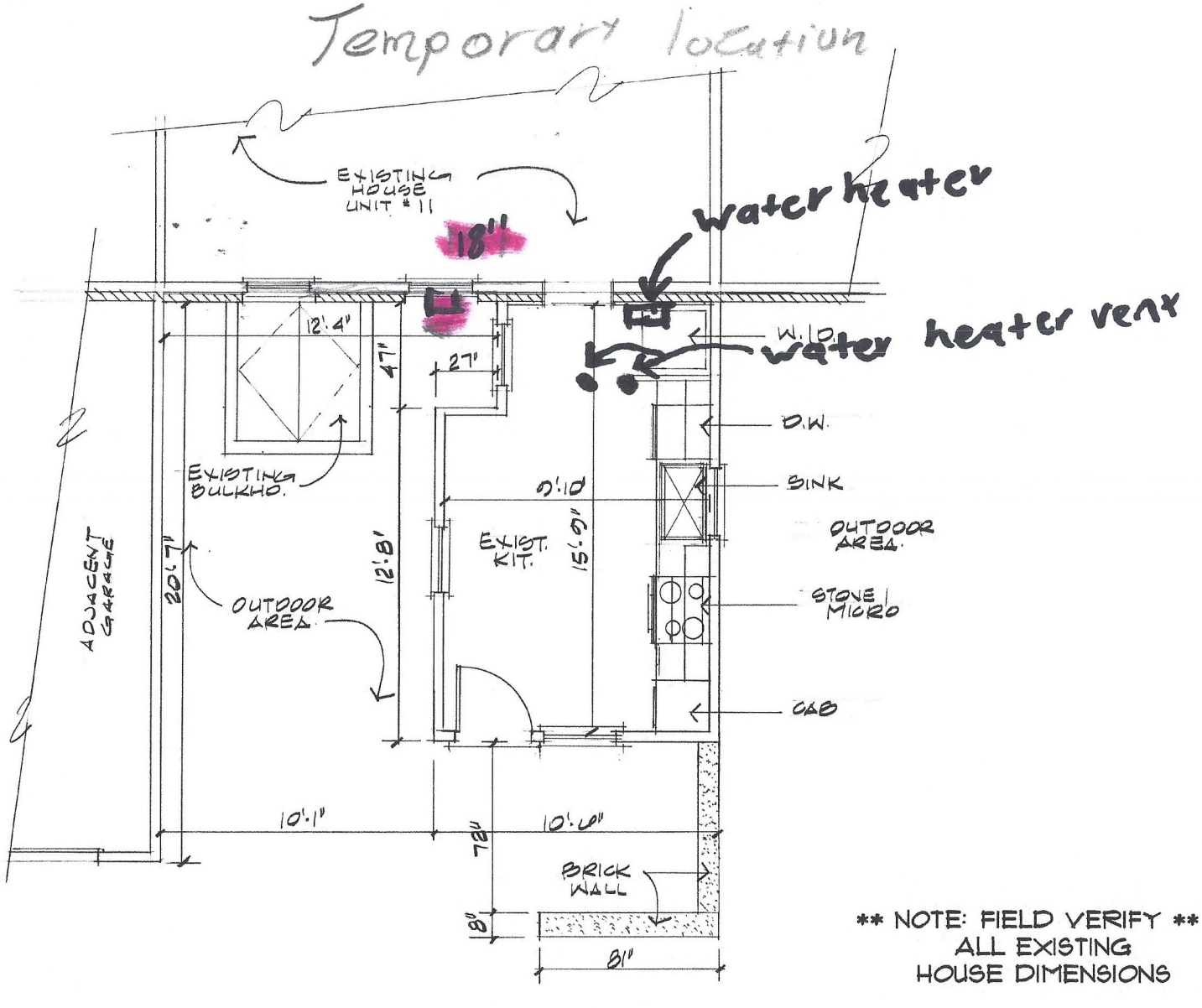
DATE: 06-02-2025

REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 3 OF 6



EXISTING FLOOR PLAN

3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Donald Anderson
CERTIFICATION NO. 22-222

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

Builder's Plan Service is a drafting service and not an architectural or engineering firm. These plans are intended for dimensional and conceptual use and should be reviewed by a structural engineer for compliance to local building codes. These plans are not specific to any particular site and may require soil tests.

DRAWN BY:

DATE: 06-02-2025

REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
CHELMSFORD, MA 01824
(978) 937-5023

SHEET 2 OF 6

13. 112 Gates Street -Recommended Approval

Background: The applicant is seeking approval for the removal and replacement of all siding and trim on the shed. Siding and trim to be replaced in-kind.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____







