MEETING OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

Members of the public also have the option to join the meeting over Zoom
*(See below for more details) **

6:30 p.m. **March 04, 2026**

AGENDA

The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.

I. APPROVAL OF MINUTES

1. February 04, 2026

II. ADMINISTRATIVE APPROVALS

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

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Christopher H. Daniell, owner, for property located at 50 Whidden Street, wherein permission is requested to allow new construction to an existing structure (construct new rear multi-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of John Galt, LLC, owner, for property located at 14 Market Square, wherein permission is requested to allow exterior renovations to an existing structure (renovate store

fronts and cornice detail) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

3. Petition of City of Portsmouth, owner, for property located at 280 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace 2 doors, rebuild access ramp and install roof-top solar) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 48 and lies within the Municipal and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE- Work Session requested by Christopher W. Avery Revocable Trust, owner, for property located at 30 Walden Street, wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

V. ADJOURMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*
https://us06web.zoom.us/webinar/register/WN_Lhl5DqxmTd6pM9a4UarIWA

MINUTES OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **February 4, 2026**

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members Martin Ryan, Dave Adams, Dr. Dan Brown, Joy Curth, and Alternate Larry Booz

MEMBERS EXCUSED: Alternate Susan Strauss

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

Chair Ruedig called the meeting to order at 6:30 p.m. She introduced the new City Council Representative Kate Cook. Chair Ruedig read the postponements into the record: Public Hearing A, Capital Security Financial Services; and Public Hearing B, Peter and Morgan Caraviello. She noted that the two petitions were postponed many times and that the applicants could reapply.

*Dr. Brown moved to **deny** both postponements, seconded by Mr. Ryan. The motion passed unanimously, 7-0.*

Chair Ruedig read the Request to Withdraw, Old Business Work Session A, Zucchini Crayon Trust; and the Request to Postpone, Old Business Work Session B, Christopher W. Avery Revocable Trust.

*Vice-Chair Doering moved to **withdraw** Work Session A for 77 State Street and to **postpone** Work Session B for 30 Walden Street to the March 4 meeting. Dr. Brown seconded the motion. The motion passed unanimously, 7-0.*

I. APPROVAL OF MINUTES

1. January 7, 2026

*Mr. Ryan moved to **approve** the January 7 minutes as amended, seconded by Dr. Brown. The motion **passed** unanimously, 5-0, with Councilor Cook and Dr. Brown abstaining.*

II. ADMINISTRATIVE APPROVALS [Video timestamp 6:06]

1. 111 Gates Street

Designer Amy Dutton was present on behalf of the applicant and said the previously-approved Marvin Elevate windows did not look authentic enough on part of the building due to the trim detail. She said they decided on a Jeld-Wen window series, which would look more historic and

appropriate. She showed where the new windows would be placed and said that the Marvin Elevate windows would go on the rest of the house. Mr. Adams asked if two windows would be placed on the gabled end. Ms. Dutton agreed and said they were previously approved.

*Mr. Adams moved to **approve** the item, seconded by Dr. Brown. The motion passed unanimously, 7-0.*

III. PUBLIC HEARINGS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Public Hearing requested by **Capital Security Financial Services, owner**, for property located at **40 Market Street,** wherein permission is requested to allow exterior renovations to an existing structure (replacement of the store-front entry doors) as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 30 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

DECISION OF THE COMMISSION

*The motion was **denied**.*

B. REQUEST TO POSTPONE - Public Hearing requested by **Peter and Morgan Caraviello, owners,** for property located at **366 Islington Street**, wherein permission is requested to allow exterior renovations to an existing structure (replacement of the existing front door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 145 as Lot 17 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts

DECISION OF THE COMMISSION

*The motion was **denied**.*

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Work Session/Public Hearing requested by **304 Maplewood Avenue LLC, owner,** for property located at **304 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (construct new rear 1-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

WORK SESSION

[Timestamp 11:18] Project architect Mark Gianniny was present on behalf of the applicant and said they proposed a 1000 sf addition off the rear of the building. He said the building was last renovated in the 1940s into something more residential. He said the asphalt area in front of the building was used for parking. He reviewed the proposed site plan and context. He said the proposed addition was 35x28 feet and would provide four additional office spaces. He said they proposed double hung fiberglass clad windows to match existing and that they would match the

existing slopes of the roof. He said the proposed wood clapboards, asphalt roof shingles, and Marvin Elevate or similar windows would match the main building's existing ones.

[Timestamp 15:52] Ms. Curth asked if the addition would be very visible from the water. Mr. Gianniny said it would not due to the abutters screening it. Vice-Chair Doering said the parking area made the building look industrial and asked if the applicant had considered softening or changing the front. Mr. Gianniny said they were more focused on the addition but that he would discuss it with the applicant.

Chair Ruedig closed the work session and opened the public hearing.

PUBLIC HEARING

[Timestamp 17:40] Mr. Gianniny summarized what he said in the work session. Mr. Booz asked if the applicant had considered making the two different roof heights the same. Mr. Gianniny said they had, but since it was just a single-story addition, there was a minimum amount of second-story space that existed and that they just wanted to step the addition down. Councilor Cook asked if the project would require additional utilities to the building for heating and cooling that would be visible. Mr. Gianniny said another a/c condenser might be necessary but that the existing condensers were screened behind by a fence.

Chair Ruedig opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Ruedig closed the public hearing.

DECISION OF THE BOARD [Timestamp 19:38]

*Mr. Ryan moved to **grant** the Certificate of Approval for the application as presented, seconded by Mr. Adams.*

Mr. Ryan said the project would not detract from the special character of the District, and it would be compatible with the design of surrounding properties. He noted that the building was a contemporary one that was altered multiple times and that the addition would be fairly benign, so it was acceptable. Mr. Adams concurred and had nothing to add.

The motion passed unanimously, 7-0.

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO WITHDRAW - Work Session requested by **Zucchini Crayon Trust, owner,** for property located at **77 State Street, Unit 202**, wherein permission is requested to allow new construction to an existing structure (enclose second story outdoor patio space) as per

plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 18-202 and lies within the Character District 5 (CD5) and Historic Districts.

DECISION OF THE BOARD

The petition was approved to be **withdrawn**.

B. REQUEST TO POSTPONE - Work Session requested by **Christopher W. Avery Revocable Trust, owner,** for property located at **30 Walden Street,** wherein permission is requested to allow new construction to an existing structure (expand existing connector hallway to extend living space) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 18 and lies within the Waterfront Business (WB) and Historic Districts.

DECISION OF THE BOARD

The petition was **postponed** to the March 4 meeting.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by **Christopher H. Daniell, owner,** for property located at **50 Whidden Street,** wherein permission is requested to allow new construction to an existing structure (construct new rear multi-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION [Timestamp 21:53]

The owner Chris Daniel and his contractor Scott Simons were present to speak to the petition. Mr. Simons said the house was built in 1780 and then moved to its current location, at which time the second floor was added. He said all the replacement windows had different patterns and that he proposed to do the same thing for the addition. He described how a room would be added on each floor on top of the existing one-story addition. He said he wanted to make the addition compatible with the house but different. He reviewed the windows, siding, and floor plans and said they wanted to build a small deck projecting out four feet from the kitchen toward the water.

[Timestamp 30:22] Mr. Ryan asked if the applicant was saying that the original house was not as historic as it looked like from the surface. Mr. Daniel said it looked like the house was pieced together over time. Mr. Ryan said there was a lot happening at the back of the house but that it was very transparent for an addition on that house. He said he could support the design. Mr. Adams said that, as a historian, he thought the design was a deviation that the District should not have. He said the window massing was different than the traditional 18th, 19th and early 20th century solutions to the problems and thought the applicant was not only massing the windows together but doing it in an unbalanced way, which was a Georgian feature. He said the siding changing partway on the building for no reason was not a common thing in the District. He said

there was also the issue of massing the windows in an asymmetrical manner and then running them all the way into the corner. Mr. Booz suggested that the landing match the sliders instead of all the windows to make it look more harmonious and doing something with the bay window. It was further discussed, along with the Department of Interior Standards guidelines for historic preservation. Vice-Chair Doering said there was a lot going on at the back of the house due to the older changes and additions. She said making minor changes like changing out the windows might clean up the back of the house, and she also suggested making the four windows in the proposed addition go all the way across corner to corner so that their symmetry matched better with the Georgian one. Dr. Brown suggested balancing the three windows instead. It was further discussed. Mr. Ryan said the clash between the three windows and the centered window would go away by showing the pickets in the balcony. Mr. Booz said a third option would be doing wall space/window/wall space/window.

DECISION

The applicant said he would return for a work session/public hearing at the March 4 meeting.

Vice-Chair Doering moved to close the work session, seconded by Mr. Ryan. The motion passed unanimously, 7-0.

VII. CITY COUNCIL REFFERAL

A. Historic District Commission Design Review of New Structures [Timestamp 1:15:30]

Chair Ruedig said the proposed motion by former HDC member City Councilor Rich Blalock about new construction being removed from the purview of the Commission was amended by Councilor Cook at last City Council meeting. Councilor Cook said the motion was changed to request a report back from the Planning and Sustainability Department, the HDC, and the Planning Board on the impacting costs associated with review of new construction by the HDC and any recommendations to improve review efficiency. Ms. Ruedig said it seemed that the initial problem was the idea that the HDC review on new construction specifically added undue time and costs to the developer, which then prevented any affordable housing or at least added costs such that the units were more expensive. Ms. Curth asked if the issue stemmed from a particular project. Councilor Cook said Councilor Blalock's original motion had to do with removing all review of new construction from the HDC. Chair Ruedig said Councilor Blalock's definition of a new construction was an empty lot and not an addition or another building. Mr. Booz said if the HDC's purview were removed, it would make the public's perception of the homeowner bearing the brunt of the financial burden and the developer reaping profits even worse. Mr. Ryan said he wished Councilor Blalock had talked to other people about the issue before presenting it because it was a big stir over nothing. He said it would be more necessary to look at development outside of the Historic District. Dr. Brown said the Historic District represented less than five percent of Portsmouth and that new buildings should be built outside of it. It was further discussed. Curth said zoning was a big factor that changed the outcome of a project. She said she was opposed to the original motion because it had no root cause, data, or outcome tied to it. Councilor Cook said the motion was changed and that the process would

increase costs but that the costs would be minimal based on the size of the project. She said she had concerns about where the empty lots were located and moving forward with anything that would eliminate review. She said the Commission could discuss efficiency, including a time limit on review. Ms. Curth said referencing approved materials would make the process more efficient and making that database available to homeowners and architects would increase efficiency.

Chair Ruedig said she thought the Commission's report back should say that the Commission upheld the importance of review of all new construction and projects within the Historic District and that they could acknowledge that there was an added cost and time period for review but it would be a benefit to the District and City to have the review and give the public the opportunity to partake. She said the Commission could look at ways to improve their efficiency and let the owner and developer know what was expected of them so that they could come in well prepared. She suggested that the Commission write a basic list of windows, doors, clapboards, trim, and materials that were generally approved by them. Vice-Chair Doering said large projects that had gone through the Commission with minimal fuss had architects who paid attention to the HDC's guidelines. Mr. Adams said some developers played games to test how far they could go and ignored the fact that they already had a full set of plans. Ms. Curth said the real issue was the market value of property. Chair Ruedig said the motion asked for a sort of study and numbers, which she did not think the Planning Staff had time for because they would have to look at the cost, time, and expense of review of projects that are or are not in the Historic District and start comparing them. Councilor Cook said the HDC could provide the average length of time it takes to go through a process and that the statistics would be in the HDC's favor because they would show that it takes homeowners less time and that the projects don't get hung up at the HDC as much as they do in the Planning and Zoning meetings. She said an efficiency measure could be a form letter that went out to the public advising them to carefully review the guidelines. Mr. Ryan suggested a pre-meeting approval stating that the project was ready to start the process. Vice-Chair Doering said the Commission could come up with a statement on general construction costs, the purchase of land, and the materials without making a statement about numbers. She said the cost of spending was not the make-or-break factor. She said interesting data points would be how many times on average a residential applicant and a commercial one came before the Commission. Chair Ruedig said she did not think it was the Commission's job to look at the data but that they would find out how many empty lots there were in the core downtown area.

VIII. ADJOURNMENT

The meeting adjourned at 8:37 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

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

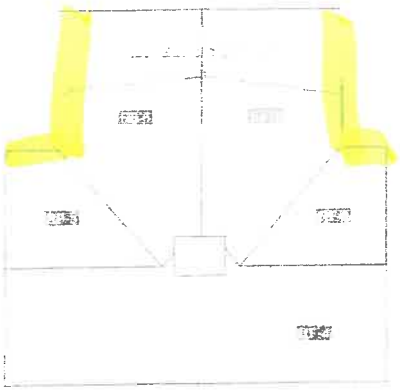
Nov 17, 2025 | 4 Photos

J. Carnes & Son Roofing

Roofing. Done Right, Done Tight.

Inspection Report







New Gutter



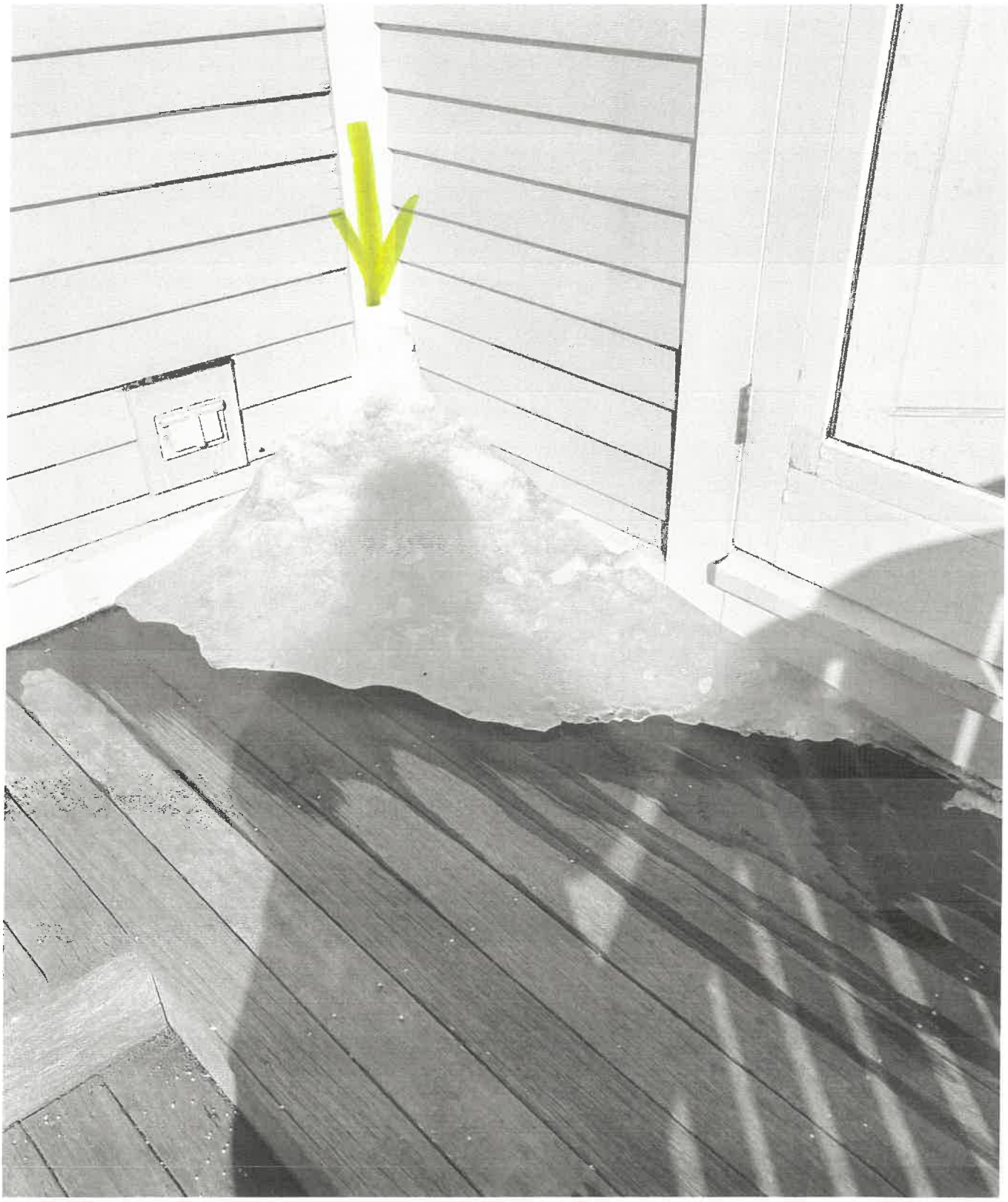
New Gutter



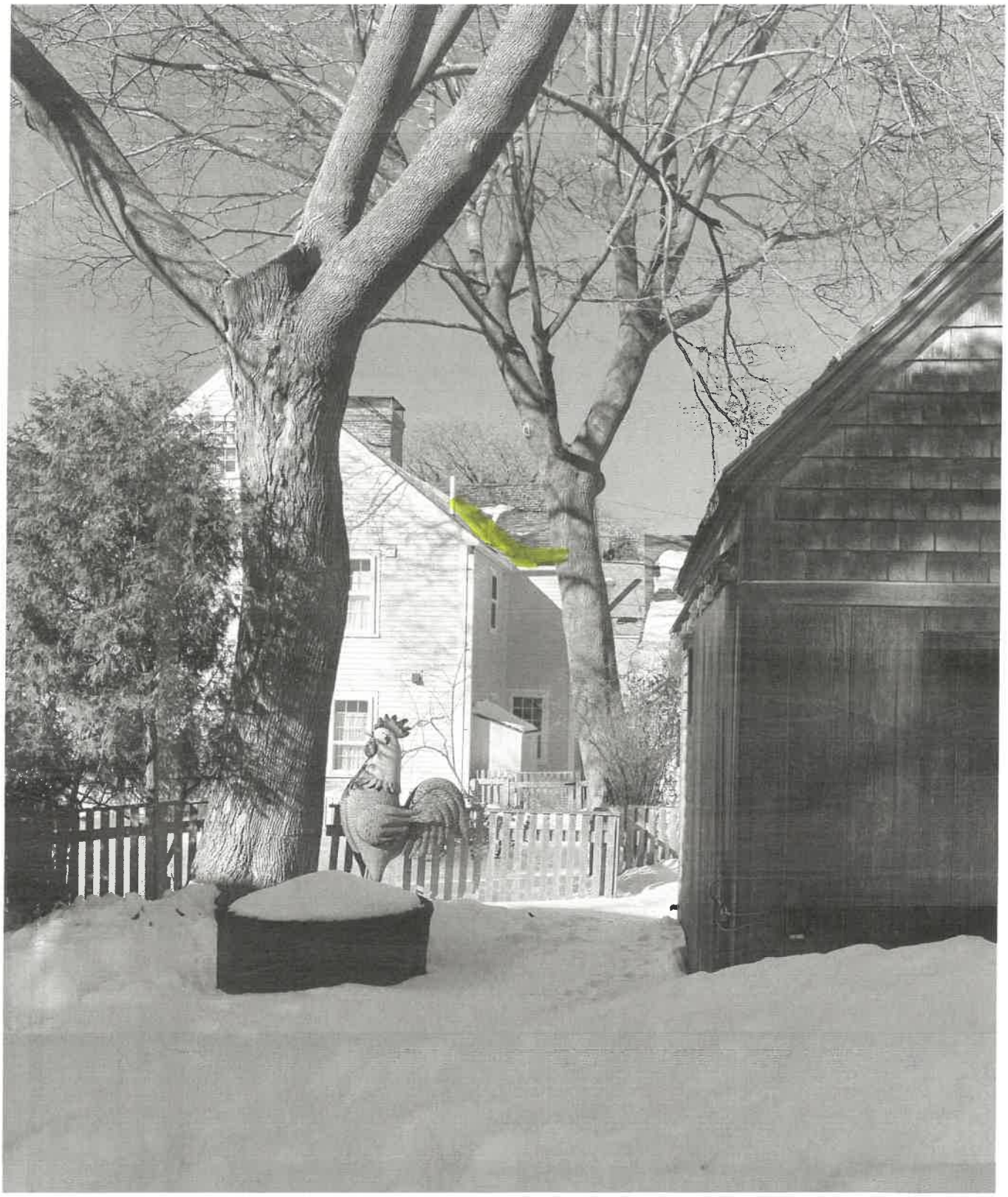
From: **Barbara Roth** barbararoth49@icloud.com
Subject:
Date: February 3, 2026 at 1:46 PM
To: frankroth1@mac.com



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).

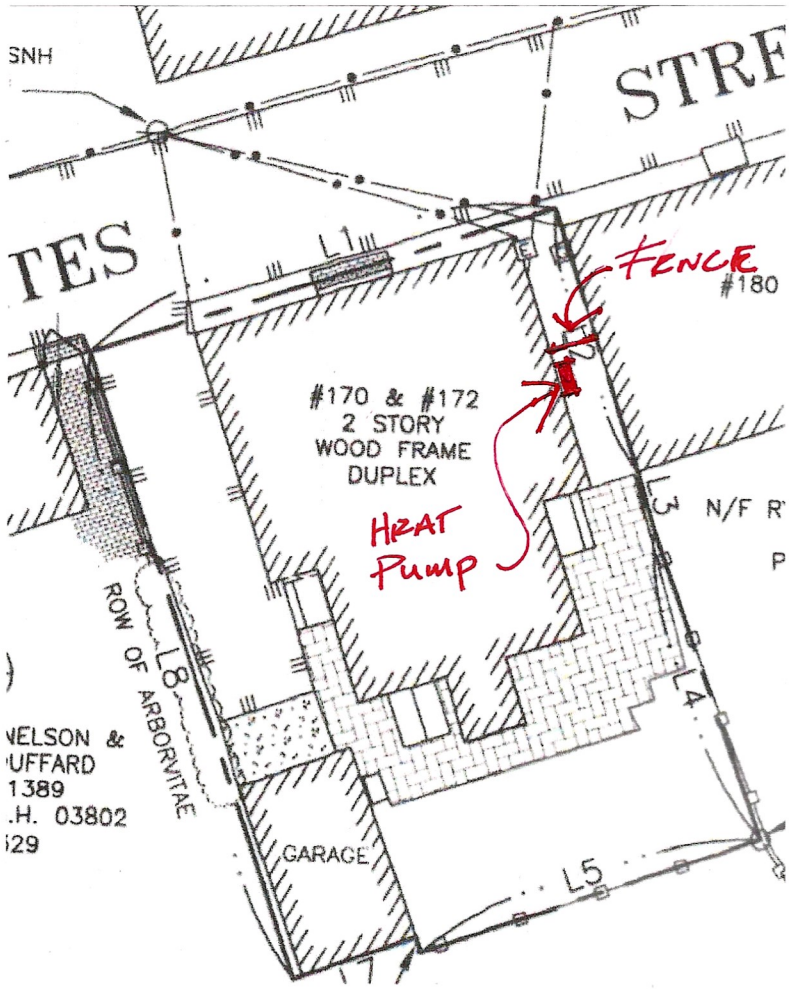
<u>Staff Comment</u>: Recommended Approval

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

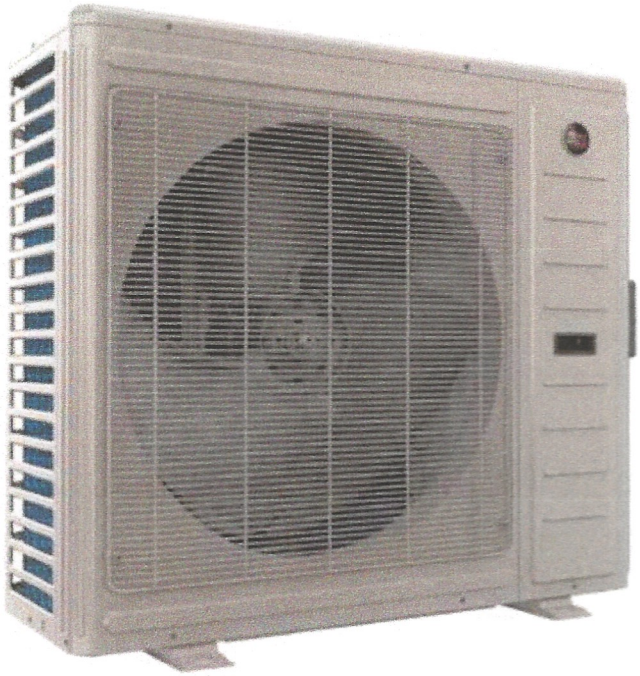
172 GATES STREET

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

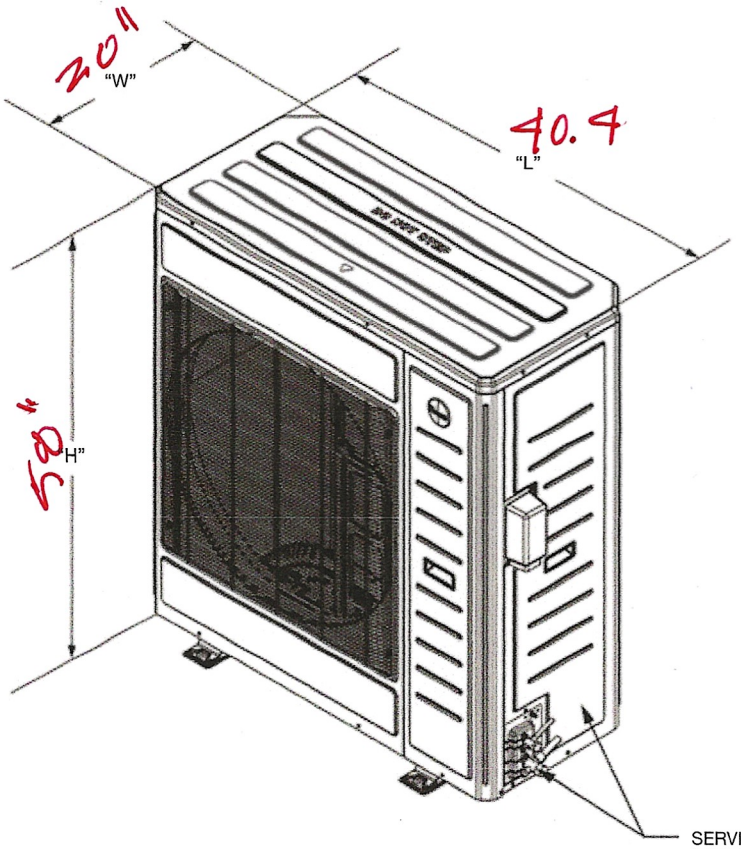


Illustration
A1345-02-00

[ ] 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

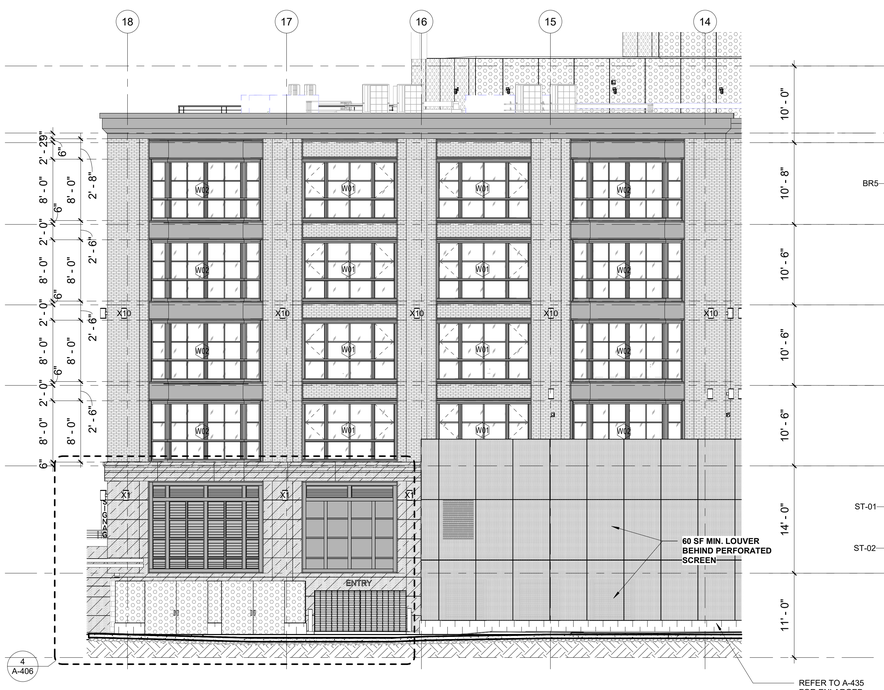
- The parapet height at North Elevation 1 is the one HDC preferred
- Patio at Retail Space A was revised very modestly in final approval with Planning Board (after final HDC approval).

- 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,

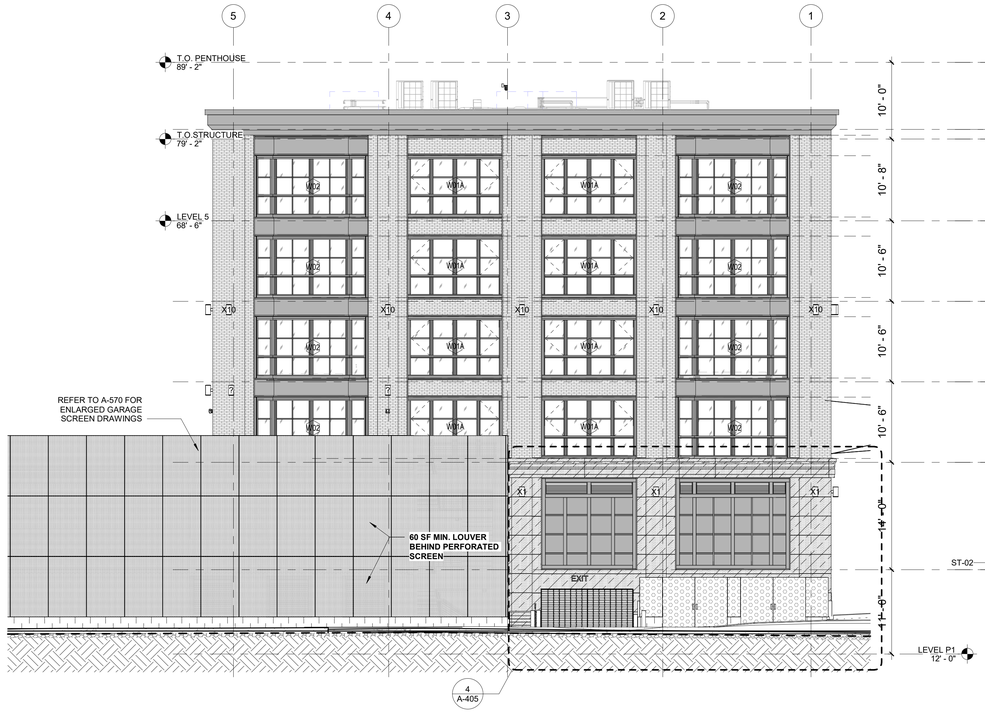
Ryan Plummer
Director – Development & Construction
Two International Group



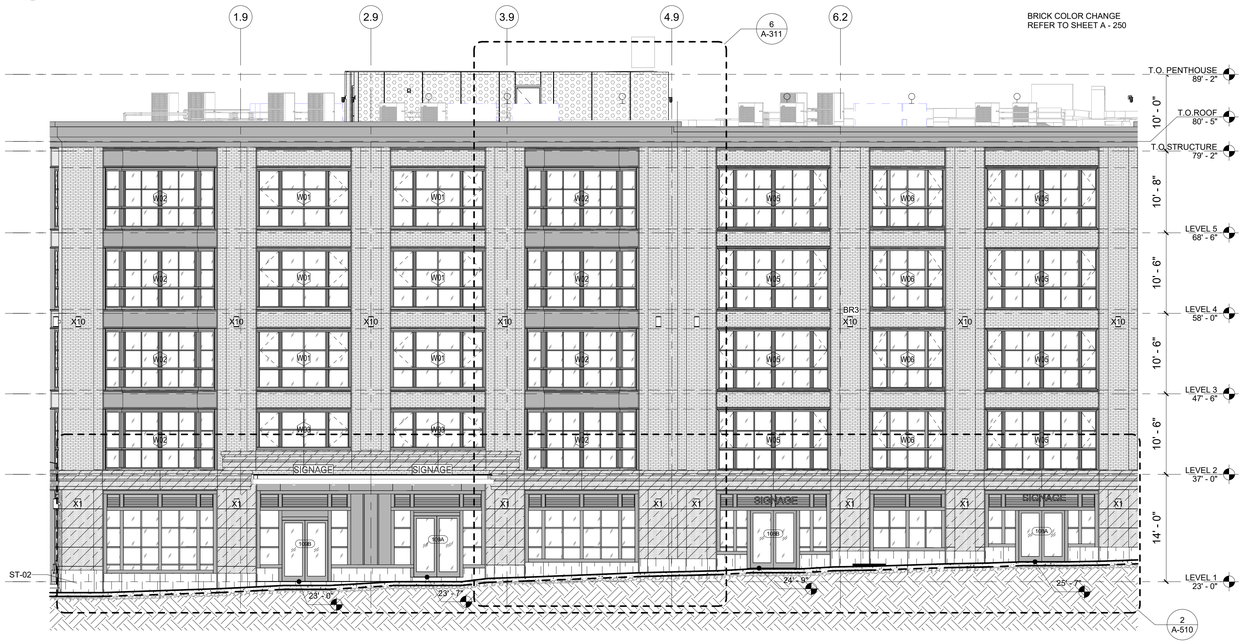
3 WEST ELEVATION 1
1/8" = 1'-0"



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



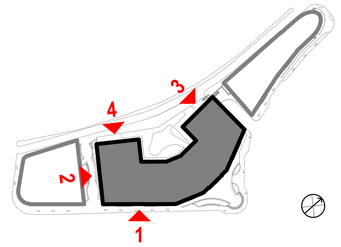
4 NORTH-WEST ELEVATION 2
1/8" = 1'-0"



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

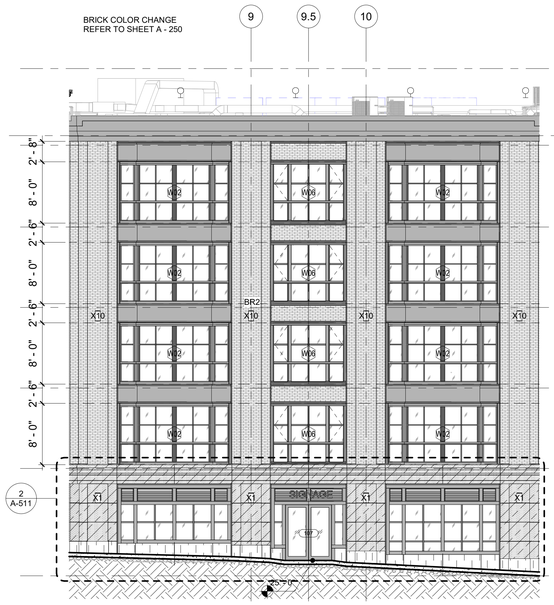
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Checked By: WS
Project No.: 4979.00
Construction Documents
Date: 1/22/2026

Title: ELEVATIONS

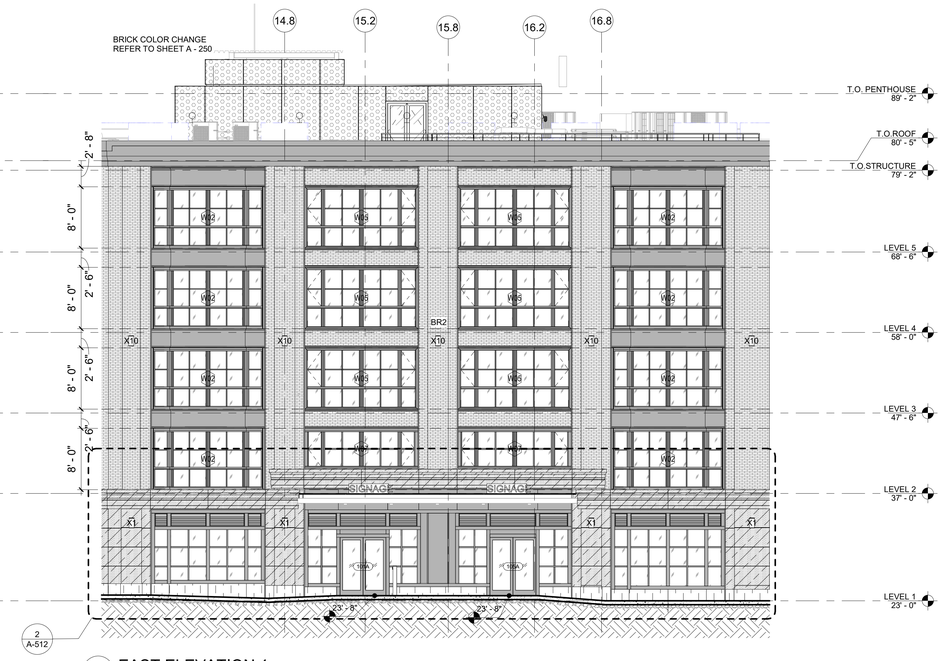
A-201

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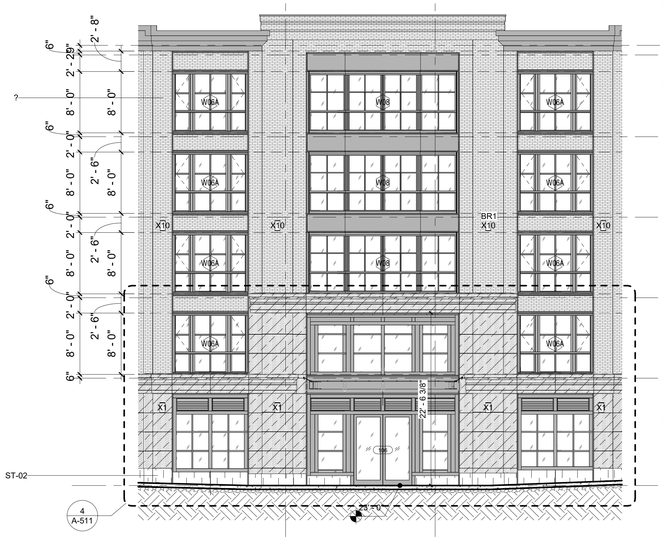
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4 SOUTH-EAST ELEVATION 1
1/8" = 1'-0"



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



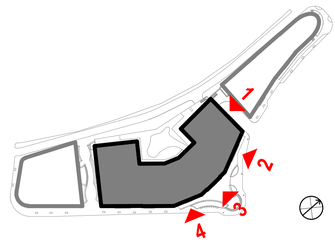
3 EAST ELEVATION 2
1/8" = 1'-0"



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

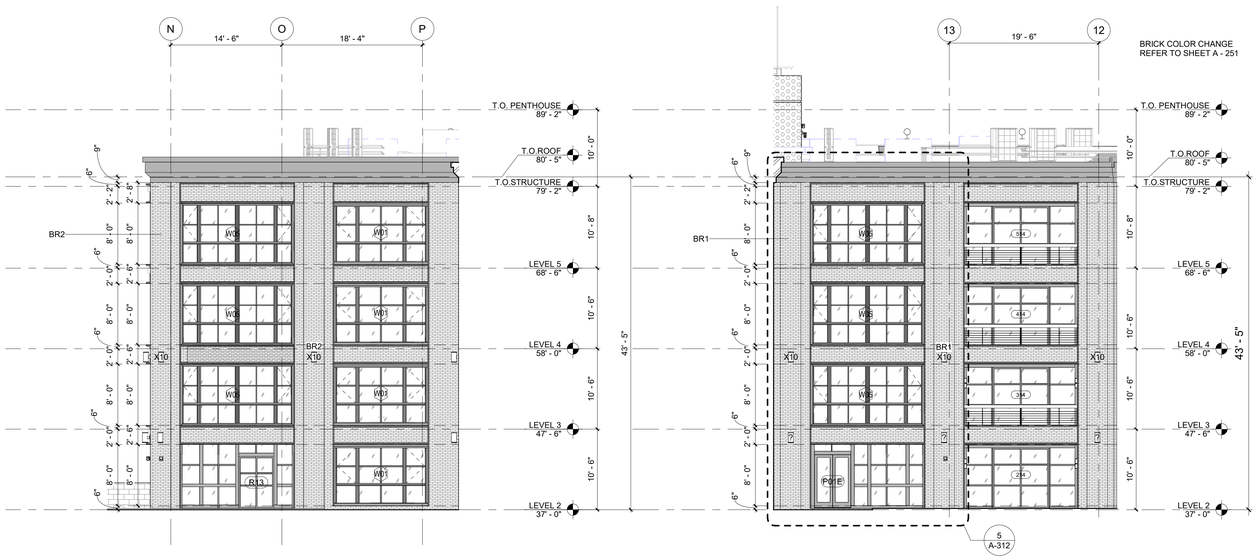
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Construction Documents
Date: 1/22/2026

Title: ELEVATIONS

A-202

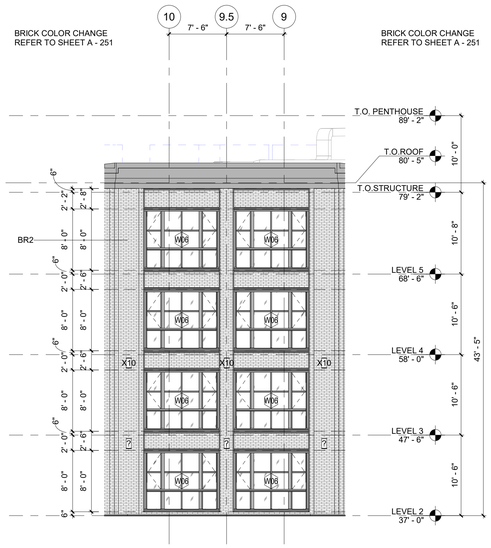
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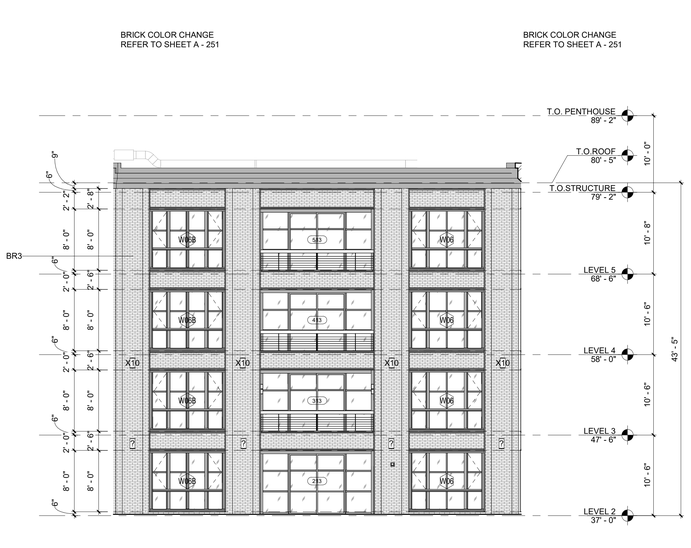


5 SOUTH ELEVATION 2
1/8" = 1'-0"

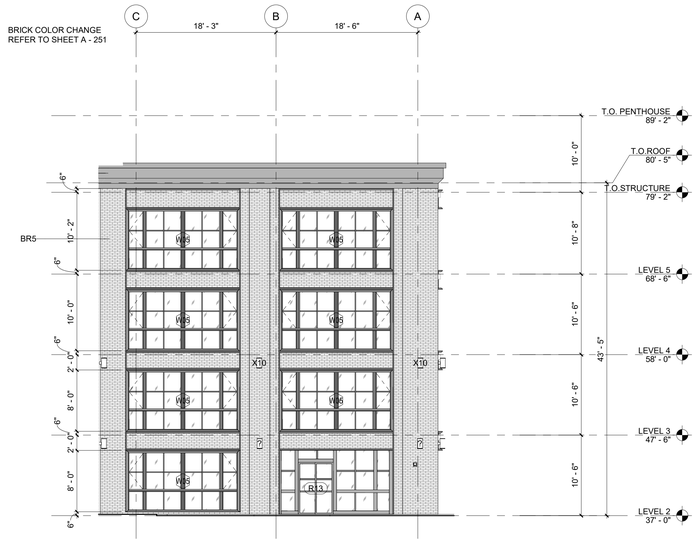
3 WEST ELEVATION 2
1/8" = 1'-0"



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



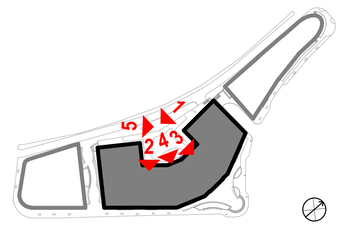
2 SOUTH-WEST ELEVATION 2
1/8" = 1'-0"



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

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2/18/2026 4:56:09 PM

9. 254 South Street -Recommended Approval

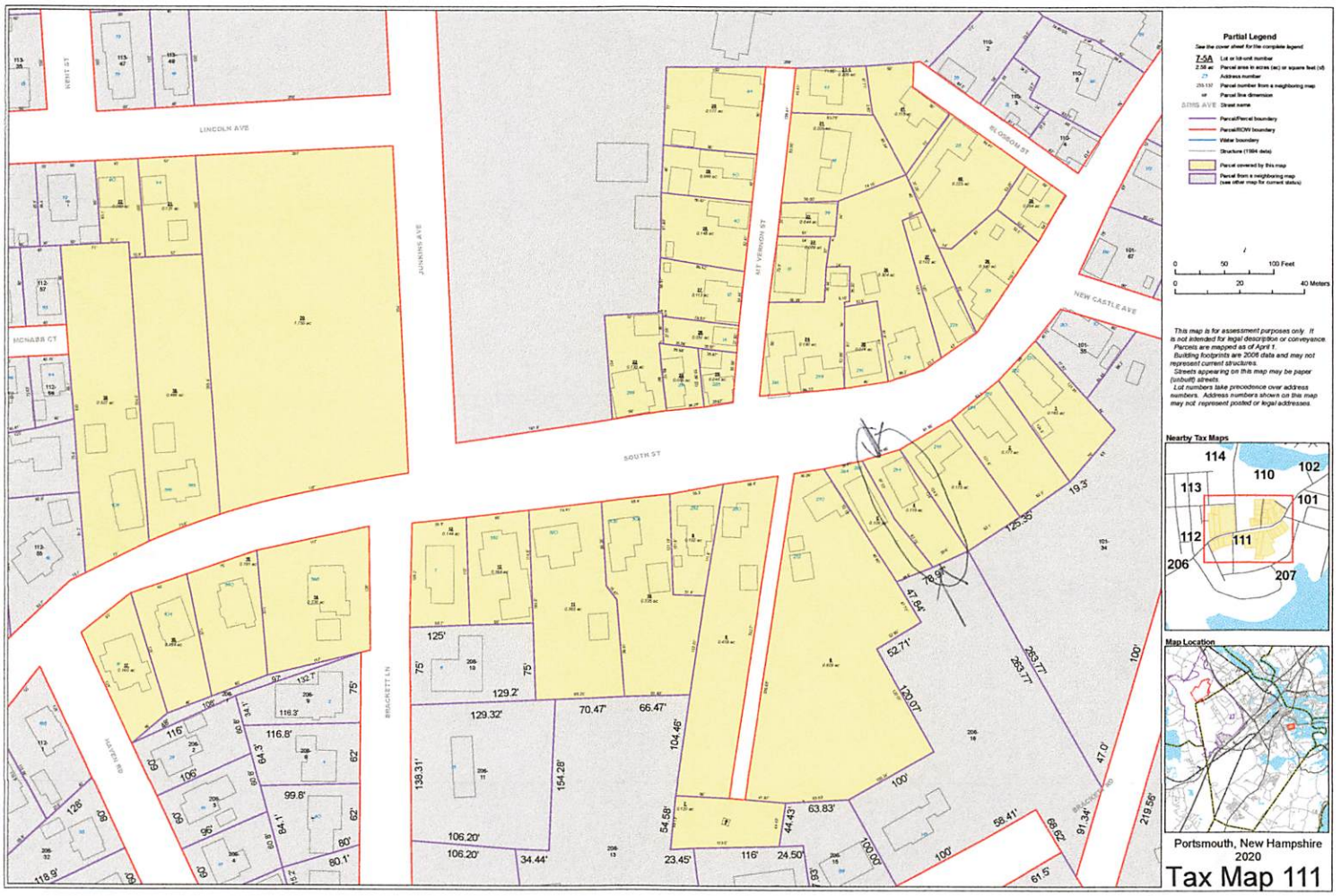
Background: The applicant is seeking approval for the installation of exterior venting.

Staff Comment: Recommended Approval

Stipulations:

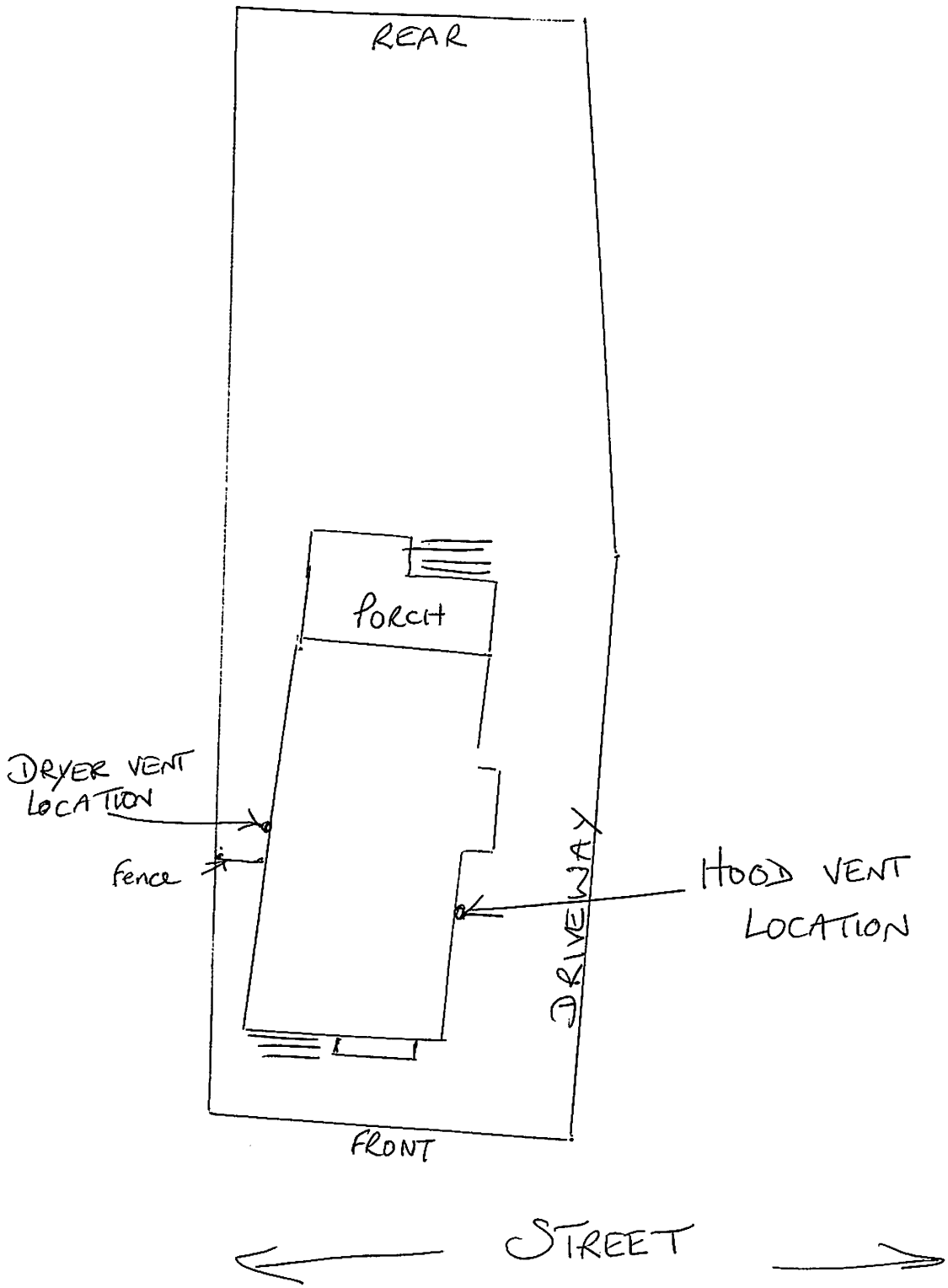
1. _____
2. _____
3. _____

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

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

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	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.





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

Samsung JXH20S3B









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

Account required to order

Installation Manual

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

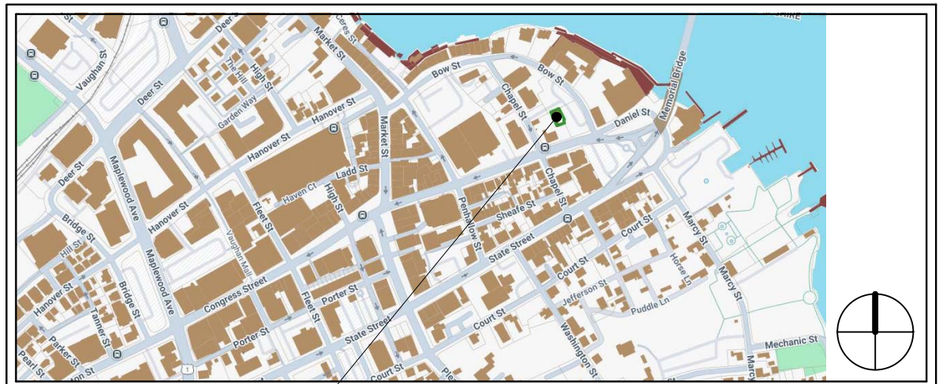
A0	COVER
A1	PROPOSED ELEVATIONS
A2	WINDOW AND DOOR SCHEDULE
A2(PREVIOUS APPROVAL)	PROPOSED ELEVATIONS
A3(PREVIOUS APPROVAL)	WINDOW AND DOOR SCHEDULE



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

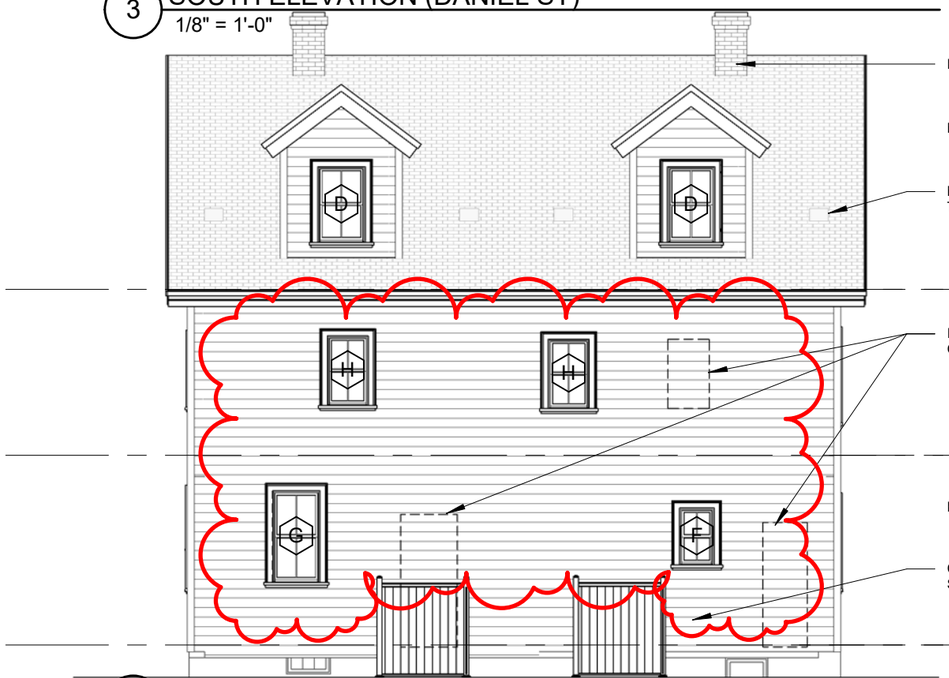
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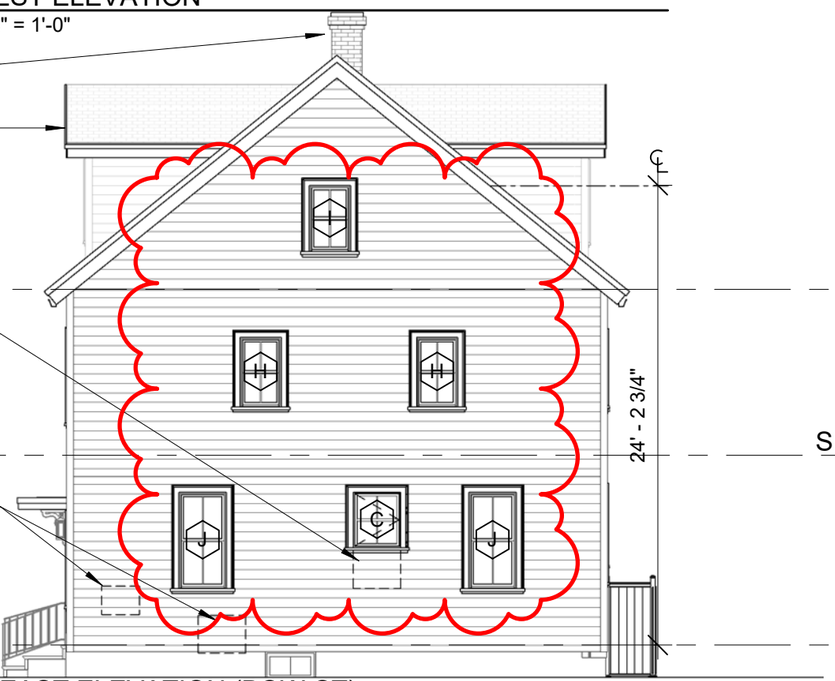
3 SOUTH ELEVATION (DANIEL ST)
1/8" = 1'-0"



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



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



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

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HDC ADMINISTRATION APPROVALS - MARCH 2026

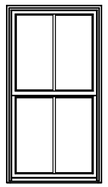
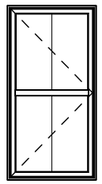
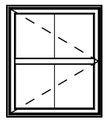
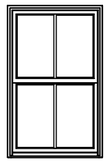
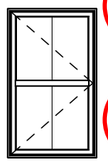
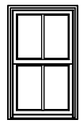
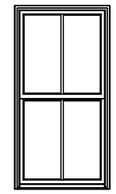
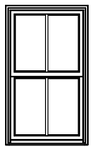
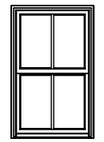
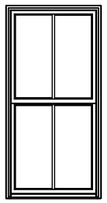
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A1

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

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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"	

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TWO FAMILY RENOVATION
164 DANIEL STREET
PORTSMOUTH, NH 03801

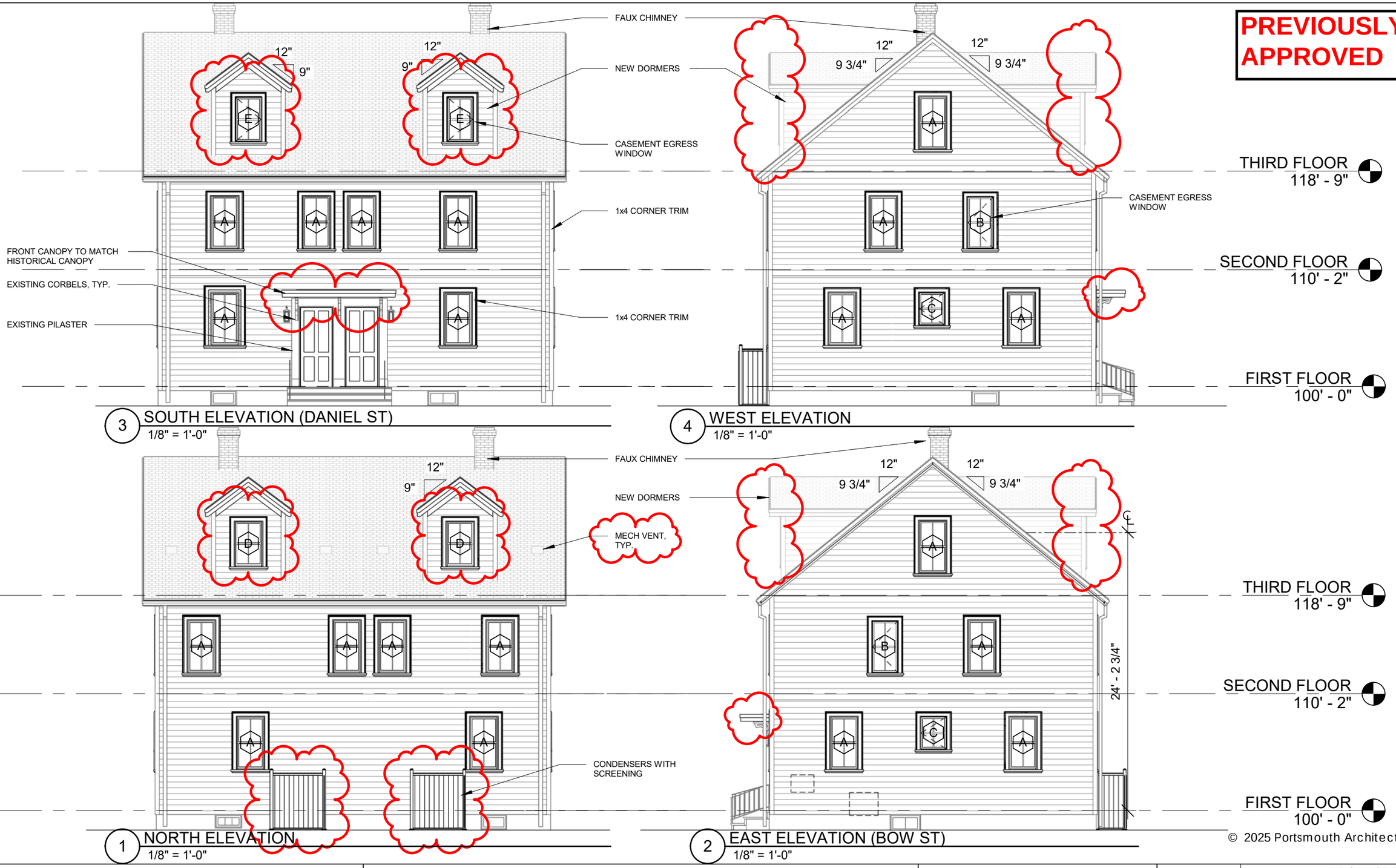
WINDOW AND DOOR SCHEDULE
HDC ADMINISTRATION APPROVALS - MARCH 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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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"

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TWO FAMILY RENOVATION

164 DANIEL STREET
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HISTORIC DISTRICT COMMISSION- ADMINISTRATION APPROVALS, DECEMBER 2025

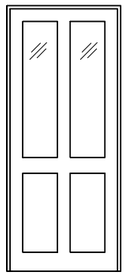
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A2

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

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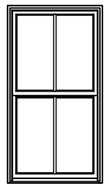
DOOR TYPES



TYPE A:

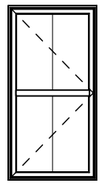
PANELED SOLID WOOD DOOR, WITH UPPER GLASS LITES

WINDOW TYPES



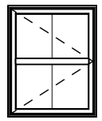
TYPE A:

FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, 2 OVER 2



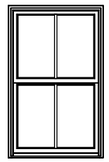
TYPE B:

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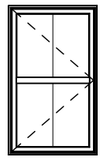
TYPE C:

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

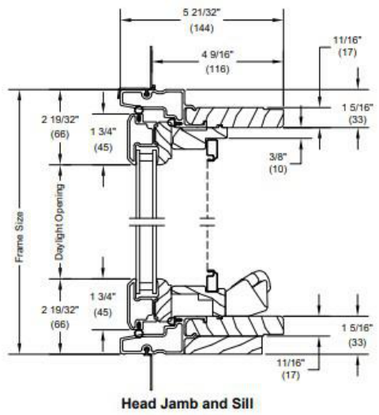
WINDOW SCHEDULE

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

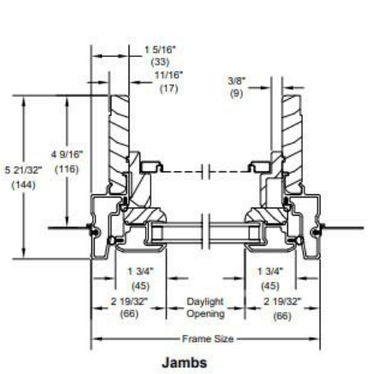
WINDOW NOTES

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".

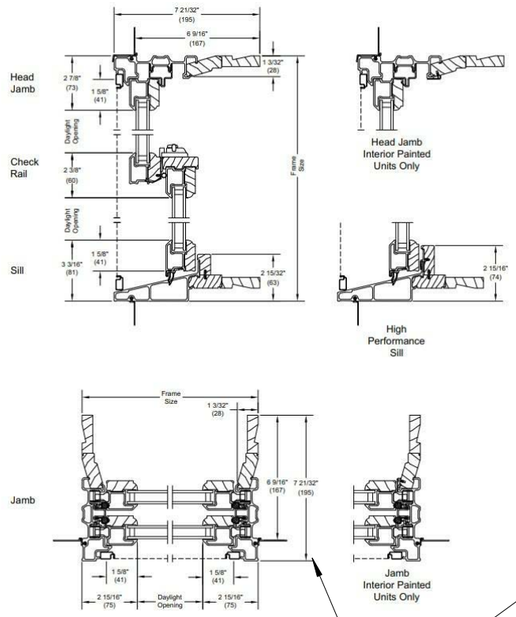




Head Jamb and Sill



Jambs





WINDOWS
MARVIN ELEVATE CASEMENT

WINDOWS
MARVIN ELEVATE DOUBLE HUNG

PREVIOUSLY APPROVED

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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

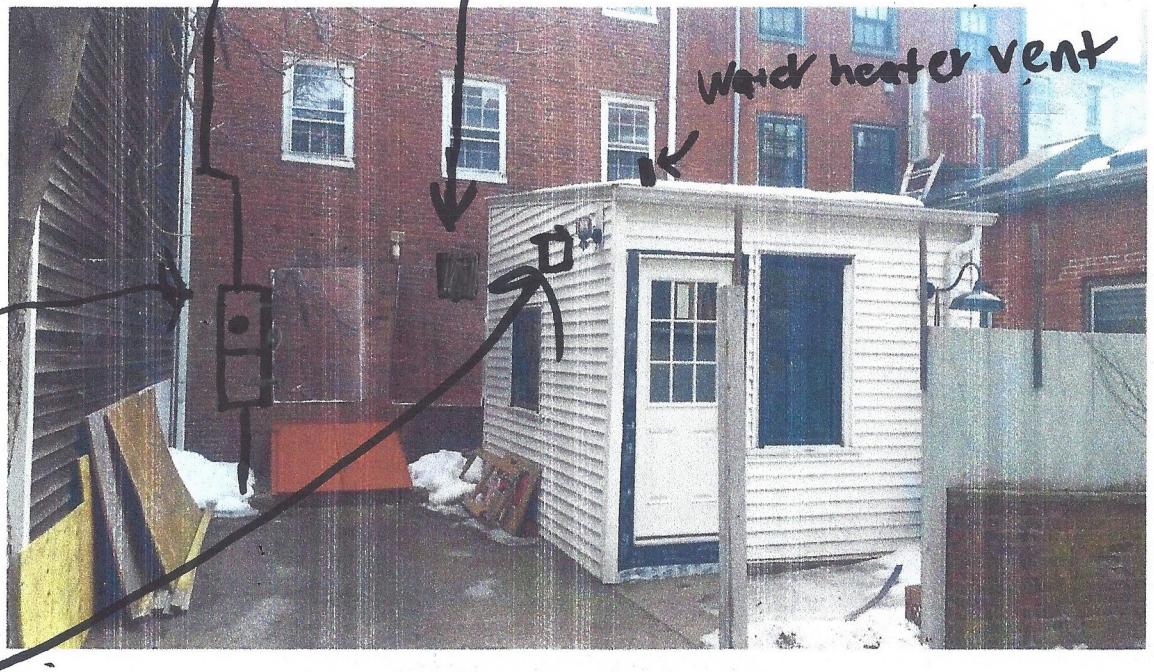
Background: The applicant is seeking approval for temporary venting locations while under construction continues and final venting locations after construction is finished on the rear addition.

Staff Comment: Recommended Approval

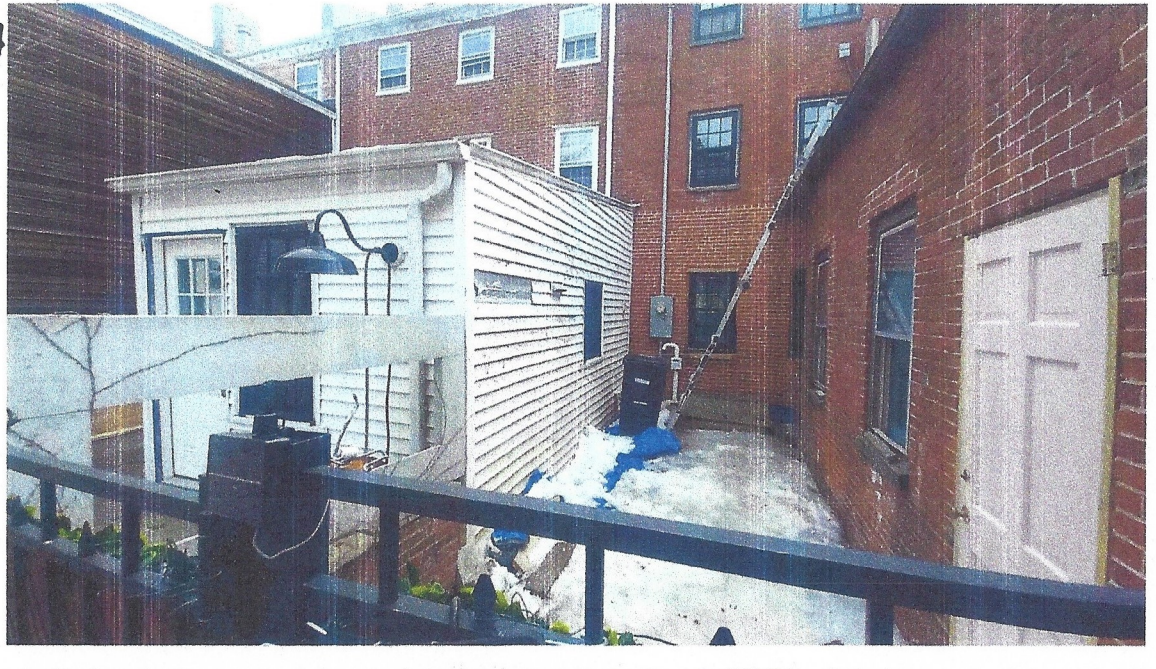
Stipulations:

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:

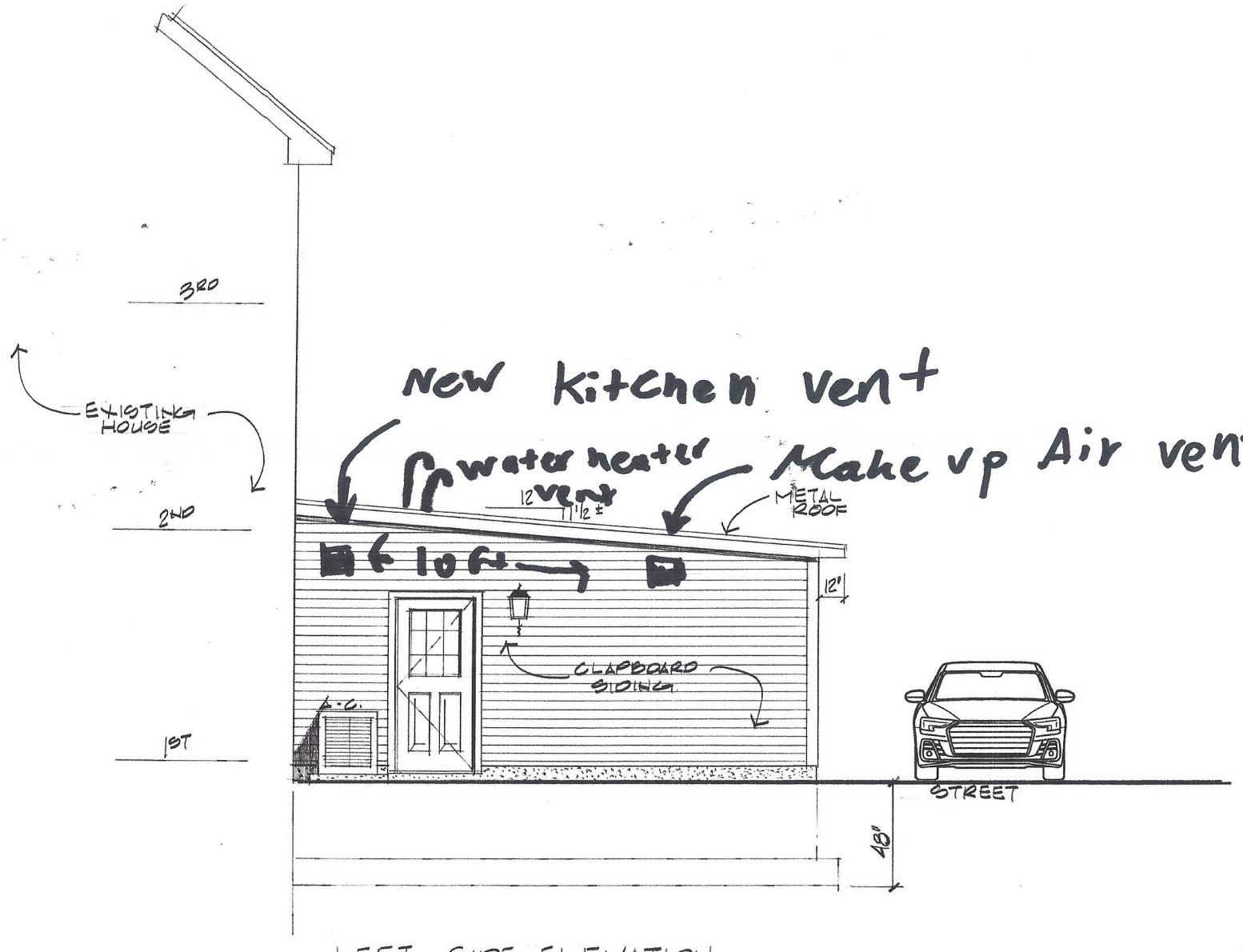
RESIDENCE FOR:

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

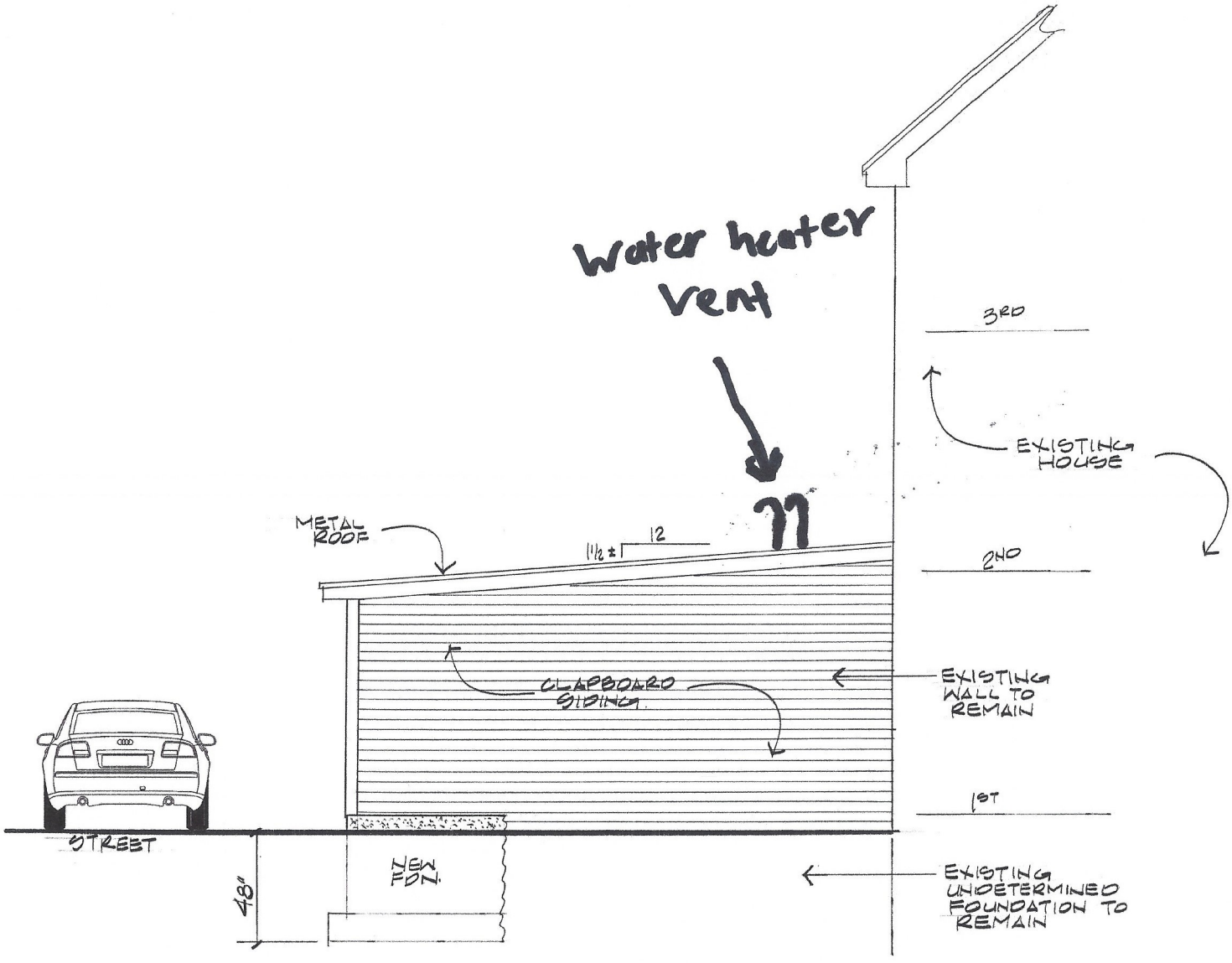
REVISIONS:

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

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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:

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REAR ELEVATION

3/8" = 1'-0"

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DRAWN BY:

DATE: 06-02-2025

REVISIONS:

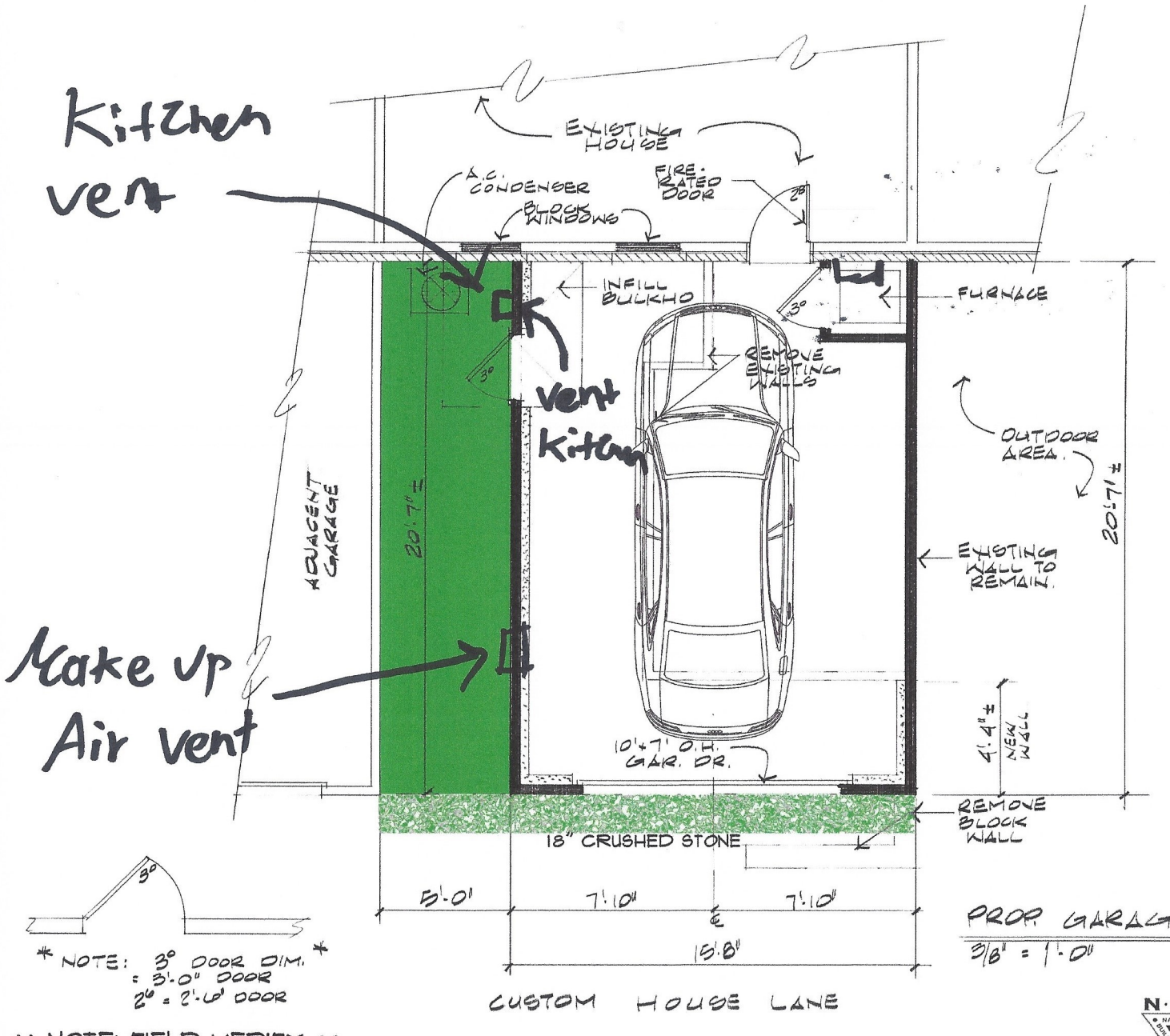
RESIDENCE FOR:

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.

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DRAWN BY:

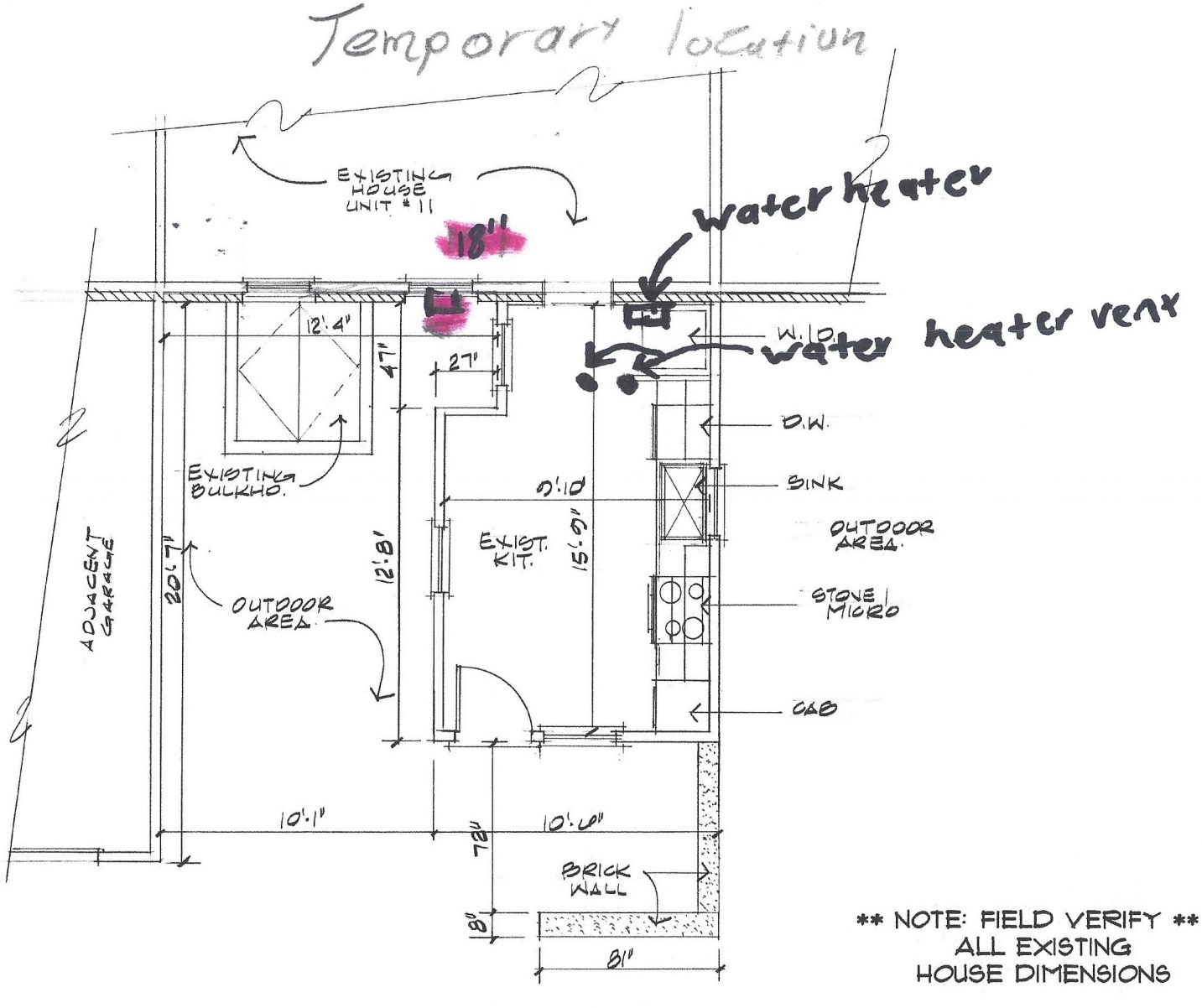
DATE: 06-02-2025

REVISIONS:

RESIDENCE FOR:
FRANK AZZOLINO
11 SHEAFE STREET
PORTSMOUTH, NH

BUILDER'S PLAN SERVICE
DON ANDERSON, INC., CPBD
83 PARKHURST ROAD #14
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SHEET 3 OF 6



EXISTING FLOOR PLAN

3/8" = 1'-0"

THIS PLAN DESIGNED IN ACCORDANCE WITH 2021 IRC.

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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
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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. _____









Historic District Commission

Staff Report

Wednesday, March 04, 2026

Project Address: **50 Whidden Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #1**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 3,8252 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Whidden Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work:

Construct a rear multi-story addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct rear multi-story addition.



HISTORIC SURVEY RATING

F

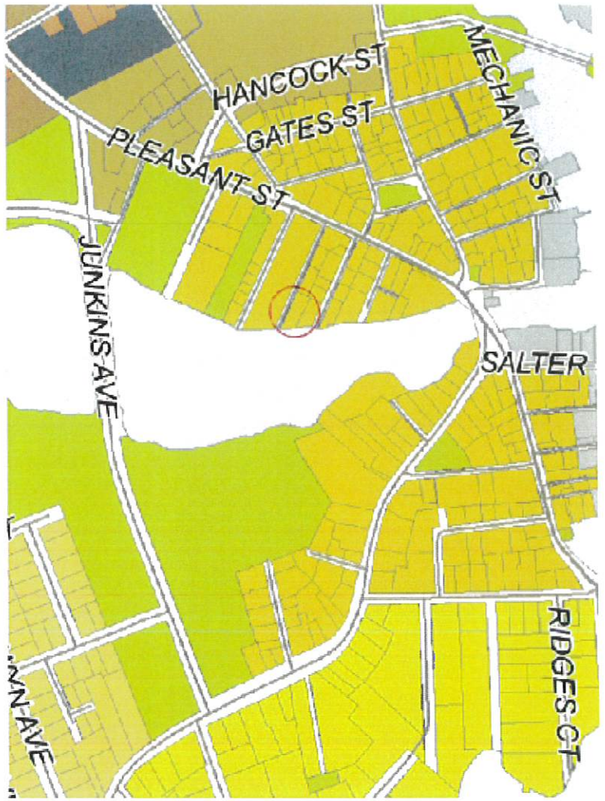
D. Purpose and Intent:

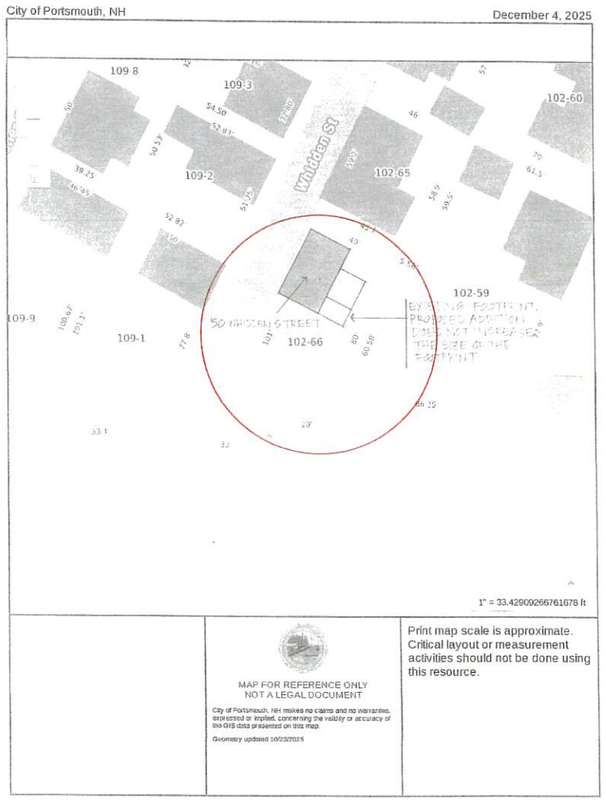
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties







PROPOSED ADDITION AND RENOVATIONS

Daniell House
50 Whidden Street
Portsmouth, NH

Scott Simons Architect
45 Lafayette Street
Portland, ME

Zoning Map

Tax Map

Table of Contents: Revised February13, 2026

Cover Page: Zoning Map and Tax Map
Photos of Existing House (2 pages)
Revised Floor Plans (2 pages)
Revised Elevations (2 pages)
Colored Elevations (2 pages)



South Elevation



South Elevation: close-up of existing one-story addition

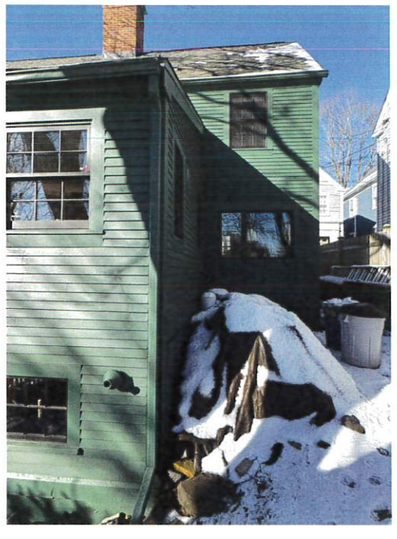


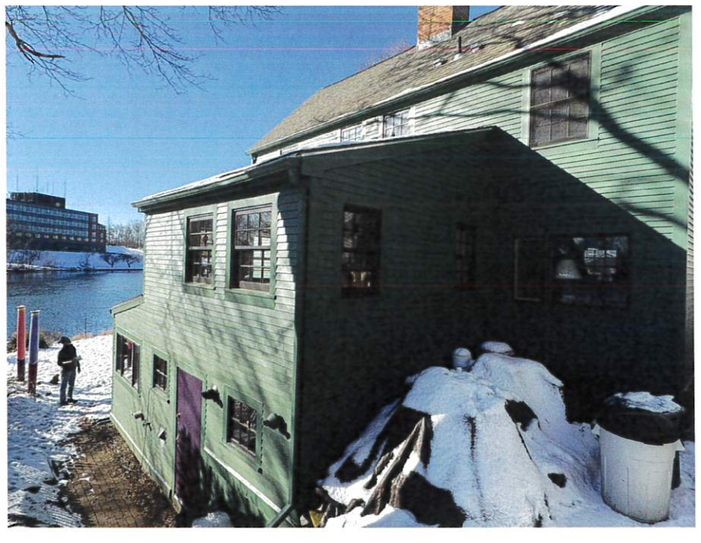
East Elevation



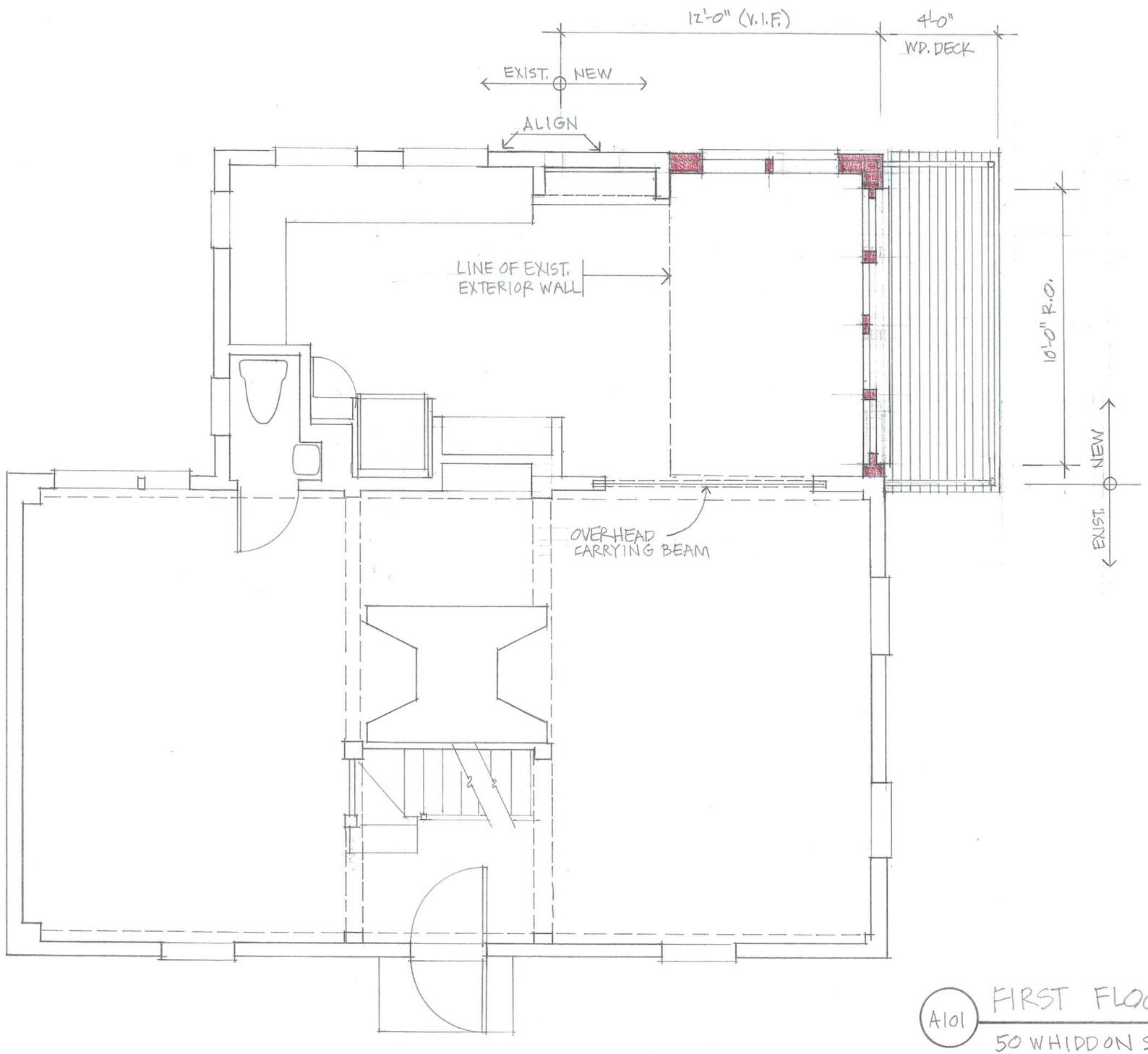
East Elevation: close-up of existing one-story addition







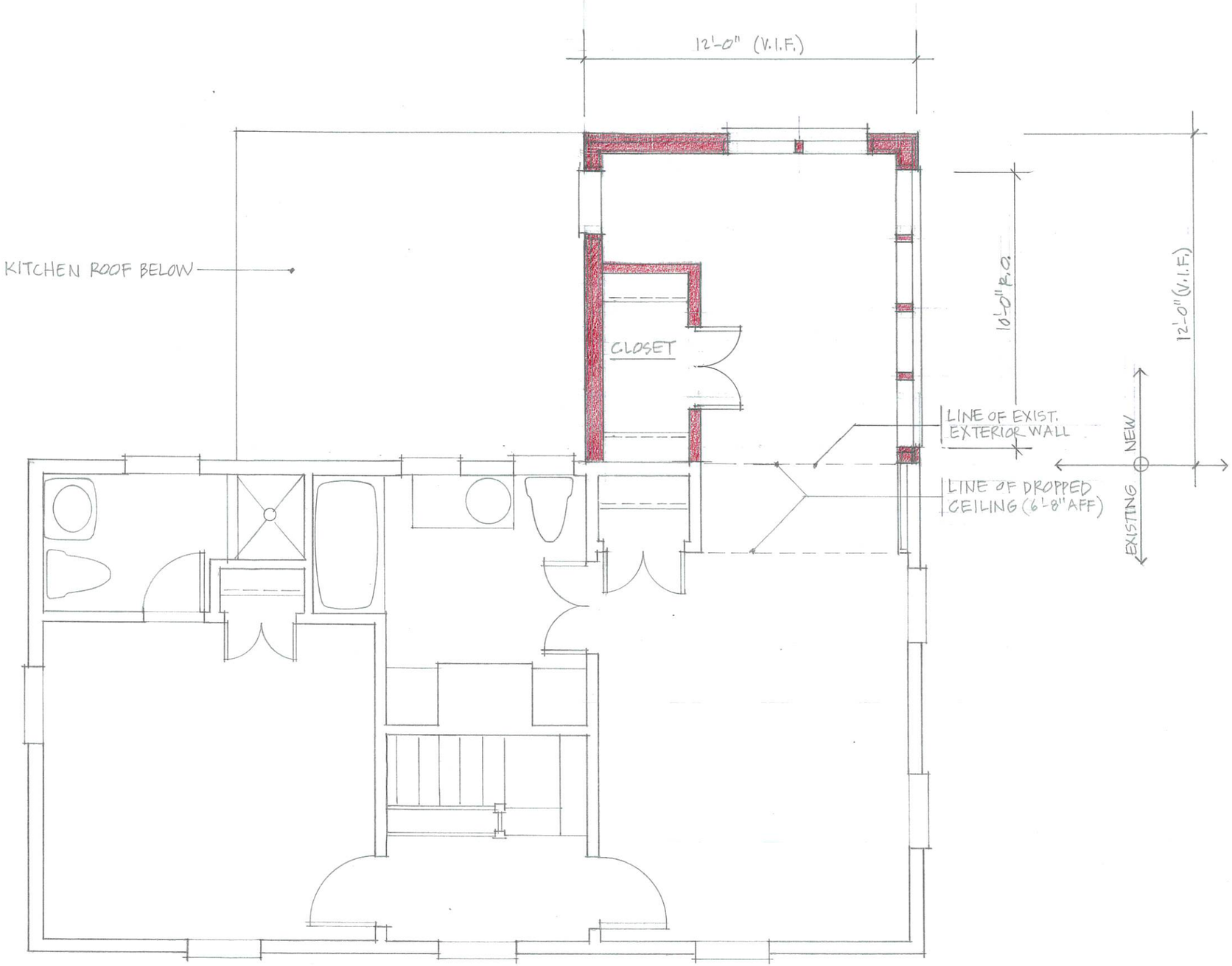




A101 FIRST FLOOR PLAN SCALE: 1/4"=1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
02.13.26 REVISED



A102 SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
02.13.26 REVISED



ASPHALT SHINGLES
TO MATCH EXISTING

PTD. WD TRIM TO MATCH EXIST.

ALUM. CLAD WOOD DH WDWS
(ALIGN W/ EXISTING)

PAINTED WOOD CLAPBOARDS + TRIM
TO MATCH EXISTING (3" EXPOSURE)

NATURAL WOOD SIDING + TRIM
W/ CLEAR FINISH

ALUM. CLAD SLDG. WD. DOORS

36" H WD HANDRAIL
W/ 1" ø BLACK WOODEN BALUSTERS @ 4" o.c.

WINDOW / DOOR SCHEDULE

TAG	MFGR.	MODEL #	R.O.	STYLE	NOTES
	MARVIN	UWDH 2420	2'-6 3/8" W x 4'-1 1/2" H	CLAD DH	ULTIMATE
	MARVIN	10068	10'-0" W x 6'-10 1/2" H	SLDG. PATIO	ULTIMATE
	MARVIN	UPAPO 3048E	2'-7" W x 3'-11 5/8" H	CLAD CSMT	ULTIMATE (EGRESS)

A201 SOUTH ELEVATION — SCALE: 1/4" = 1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
02.13.26 REVISED



WINDOW / DOOR SCHEDULE

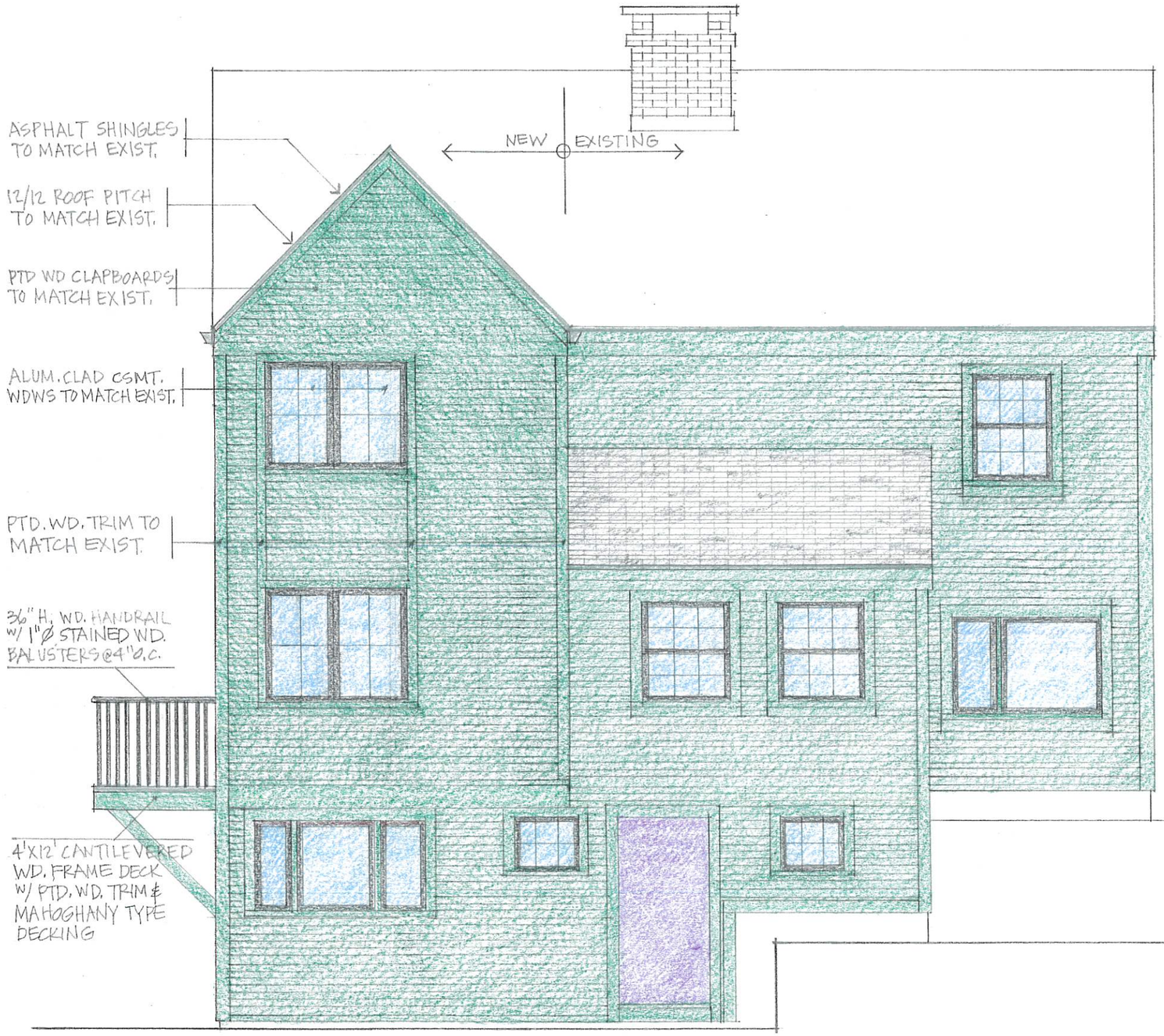
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	MARVIN	UPAPO 3048E	2'-7" W x 3'-11 5/8" H	CLAD CSMT	ULTIMATE (EGRESS)

A201 SOUTH ELEVATION — SCALE: 1/4" = 1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26

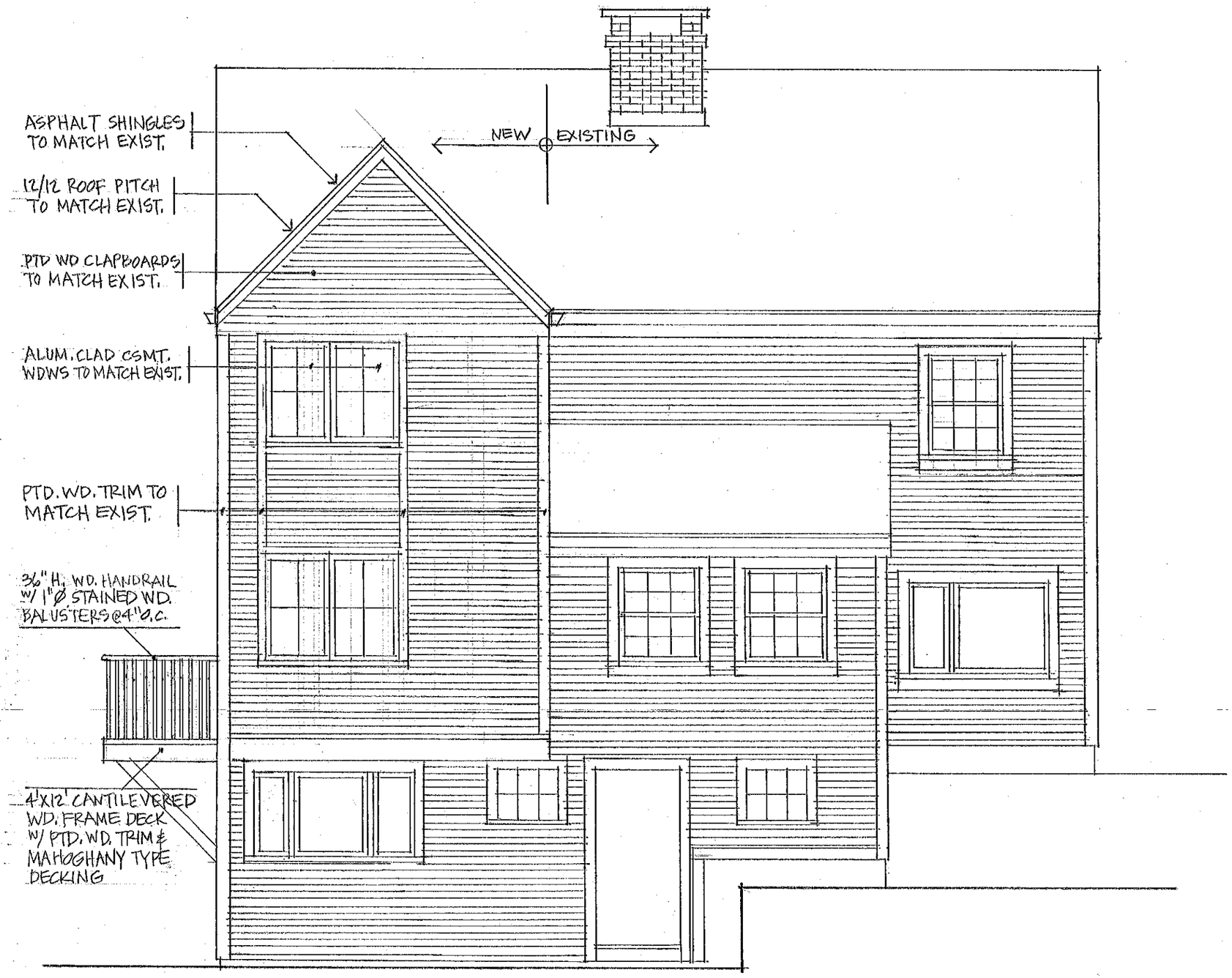
02.13.26 REVISED



A202 EAST ELEVATION SCALE: 1/4"=1'-0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
02.13.26 REVISED



A202 EAST ELEVATION SCALE: 1/4"=1'0"

50 WHIDDON STREET, PORTSMOUTH, N.H.

SCOTT SIMONS ARCHITECT PORTLAND, ME 01.18.26
02.13.26 REVISED

Project Address: **14 Market Square**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #2**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay Districts
- Land Use: Mixed-Use
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Greek Revival
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Market Square
- Neighborhood Association: Downtown

B. Proposed Work:

Exterior renovations to the existing storefront and cornice detail.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Storefront renovations and cornice detail changes.



HISTORIC SURVEY RATING

C

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

14 MARKET SQUARE

MINOR REVISIONS TO PREVIOUSLY APPROVED APPLICATION

1. Replace wood transom panels with transom windows to match original historic conditions, at Congress Street storefronts.

2 . Remove retractable canvas awning.

3. Rebuild storefront cornices and signbands, relocate signage lettering.

4. Replace flashing above brick corbels at West facade roof level with extended cornice cap, wrap cornice cap around North & South facade.

5. Parapet Guardrail behind existing parapet is 4" taller than previously approved (due to existing conditions).



DRAWING LIST

H0.0 COVER
H0.2 HISTORIC PHOTOS
H0.3 - H0.6 EXISTING STREET VIEW PHOTOS
H2.1 FRONT ELEVATION
H2.2 SOUTH ELEVATION
H2.3 NORTH ELEVATION, EXISTING
H2.4 NORTH ELEVATION, PROPOSED
H3.1 - 3.3 3D VIEWS
H4.1 WINDOW SCHEDULE
H4.2 - CORNICE DETAILS

HDC - PUBLIC HEARING
Revisions to Previously Approved Application
FEBRUARY 2026

ARCOVE ARCHITECTS



1886

ARCOVE ARCHITECTS



ARCOVE ARCHITECTS

EXISTING STREET VIEW PHOTOS

14 MARKET SQUARE

H0.3

01/09/2026

PROJECT NO:1014







ARCOVE
ARCHITECTS



ARCOVE ARCHITECTS

EXISTING STREET VIEW PHOTOS

14 MARKET SQUARE

H0.5

01/09/2026

PROJECT NO:1014







ARCOVE ARCHITECTS



EXISTING

PROPOSED

ARCOVE ARCHITECTS

2' 8'

0' 4' 16'

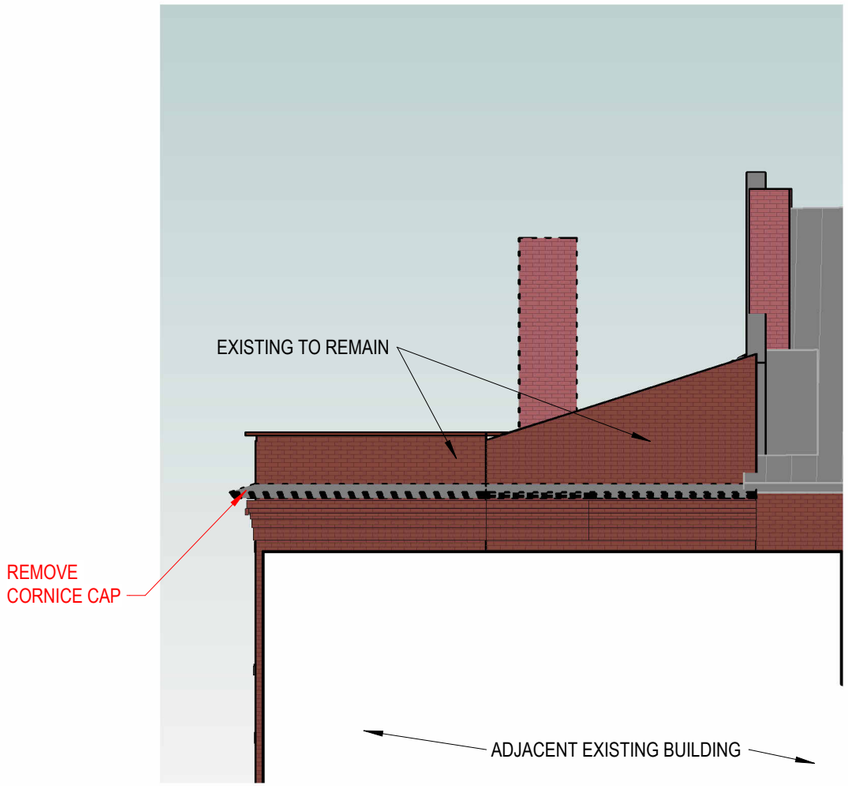
FRONT ELEVATION

14 MARKET SQUARE

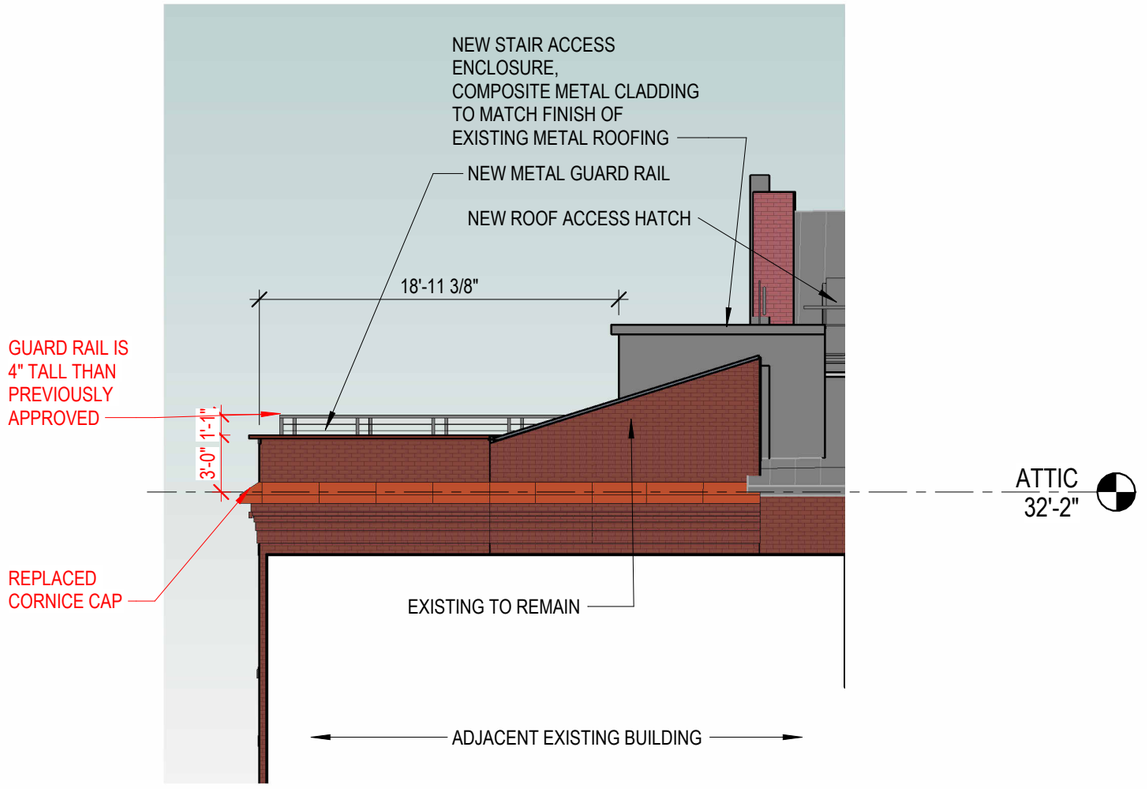
H2.1

01/09/2026

PROJECT NO:1014



EXISTING



PROPOSED

ARCOVE ARCHITECTS

2' 8'
0' 4' 16'

SOUTH ELEVATION
14 MARKET SQUARE

H2.2
01/09/2026
PROJECT NO:1014



ARCOVE ARCHITECTS

2' 8'
0' 4' 16'

NORTH ELEVATION - EXISTING

H2.3

14 MARKET SQUARE

01/09/2026
PROJECT NO:1014



ARCOVE ARCHITECTS

2' 8'
0' 4' 16'

NORTH ELEVATION - PROPOSED

14 MARKET SQUARE

H2.4

01/09/2026
PROJECT NO:1014



FROM THE CORNER OF CONGRESS STREET AND DANIEL STREET

ARCOVE ARCHITECTS



CLOSE UP VIEW FROM THE CORNER OF CONGRESS STREET AND DANIEL STREET

ARCOVE ARCHITECTS

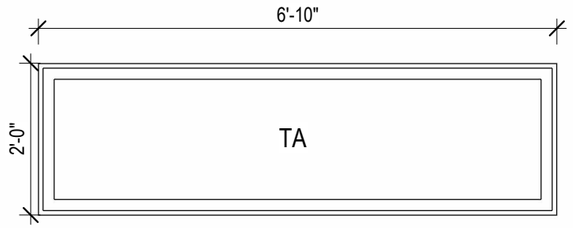


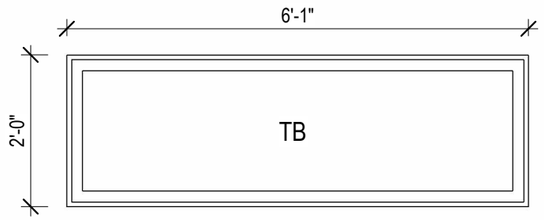
LOOKING WEST ON DANIEL STREET

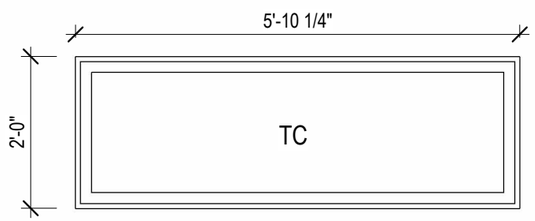
ARCOVE ARCHITECTS

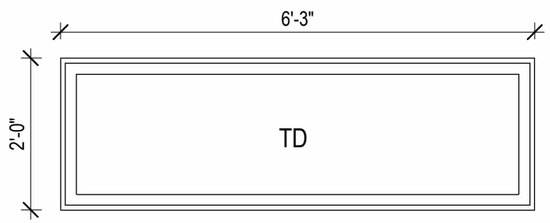
Window Schedule HDC

Type Mark	Height	Width
TA	2'-0"	6'-10"
TB	2'-0"	6'-1"
TC	2'-0"	5'-10 1/4"
TC	2'-0"	5'-10 1/4"
TD	2'-0"	6'-3"









ARCOVE ARCHITECTS

Pella® Reserve™
Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**
  Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.[1] The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.[2] Available on select windows.
- **Historical Details**
  Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- **Authentic hardware**
  Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- **Architectural interest**
  Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- **Virtually unlimited customization**
  If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- **Tailor-made solutions**
  From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- **Intentional innovation**
  The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- **Durable interiors and extruded aluminum exteriors**
  To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- **ENERGY STAR® certified[3]**
  Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- **Testing beyond requirements**
  All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- **Best limited lifetime warranty[4]**
  Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.[4]

Available in these window and patio door styles:



Special shape windows also available.

[1,2,3,4] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:

Pine · Douglas Fir · Mahogany · White Oak · Red Oak · Cherry · Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White · Bright White · Linen White · Natural Stain · Golden Oak Stain · Early American Stain · Provincial Stain · Dark Mahogany Stain · Charcoal Stain · Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[7]

Black · White · Brown · Fossil · Iron Ore · Portobello · Putty · Almond · Classic White · Brick Red · Hartford Green · Pearl Gray · Soft Linen · Satin Steel · Matte Gray · Wolf Gray · Spice Red · Sage · Frost Blue · Blue Ash

Custom colors are also available.

Screens

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.[8] It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

*All trademarks are property of their respective owners

Flat

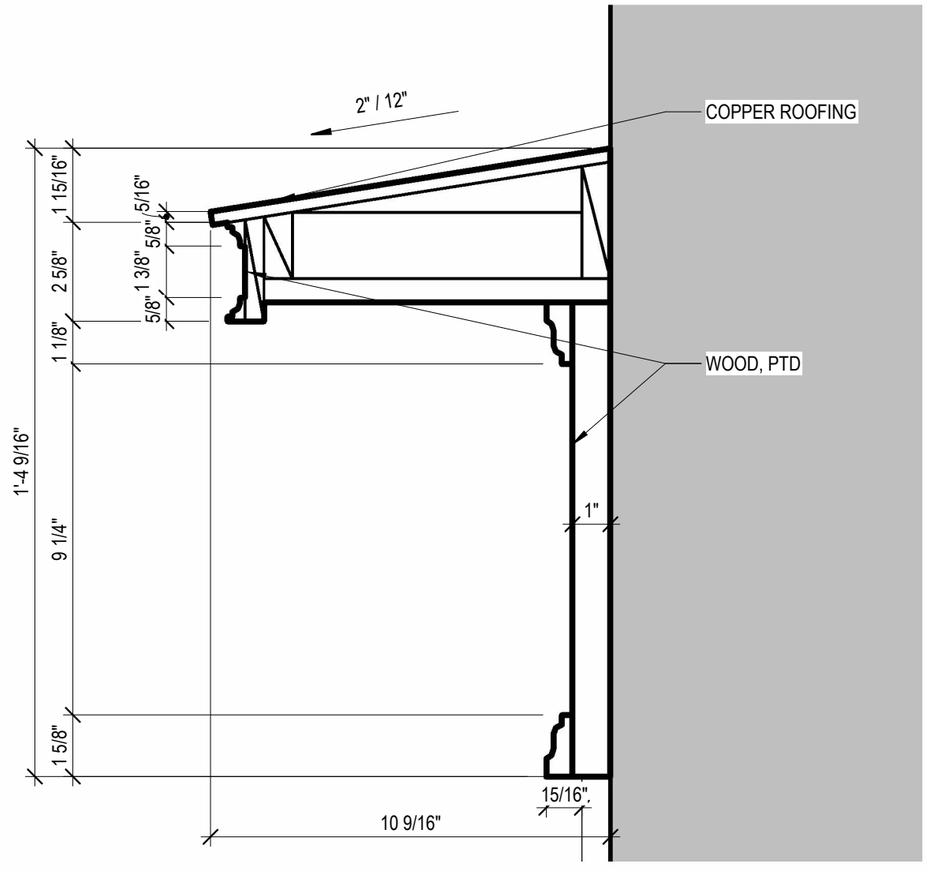
InView™ screens are clearer than conventional screens and come standard.

The Best Limited Lifetime Warranty in the Industry

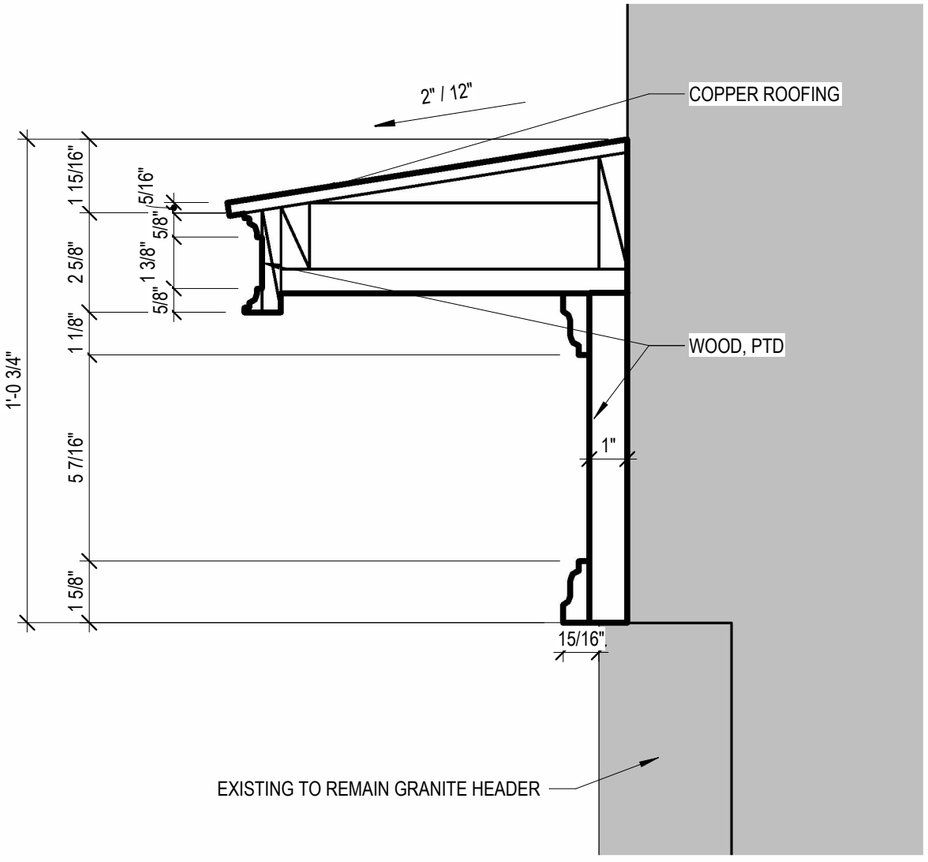
We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

[1] Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
[2] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.
[3] Ratings are contingent on product configurations.
[4] Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.
[5] Flush multi-slide handle is a Pella exclusive design.
[6] Flush multi-slide handle is not available in Champagne.
[7] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
[8] Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.

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1 **FRONT FACADE CORNICE DETAIL SECTION**
3" = 1'-0"



2 **NORTH FACADE CORNICE DETAIL SECTION**
3" = 1'-0"

ARCOVE ARCHITECTS

Project Address: **280 Marcy Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #3**



A. Property Information - General:

Existing Conditions:

- Zoning District: Municipal
- Land Use: Municipal
- Land Area: 9,900 SF +/-
- Estimated Age of Structure: c.1864-1866
- Building Style: Italianate
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Marcy Street
- Neighborhood Association: South End

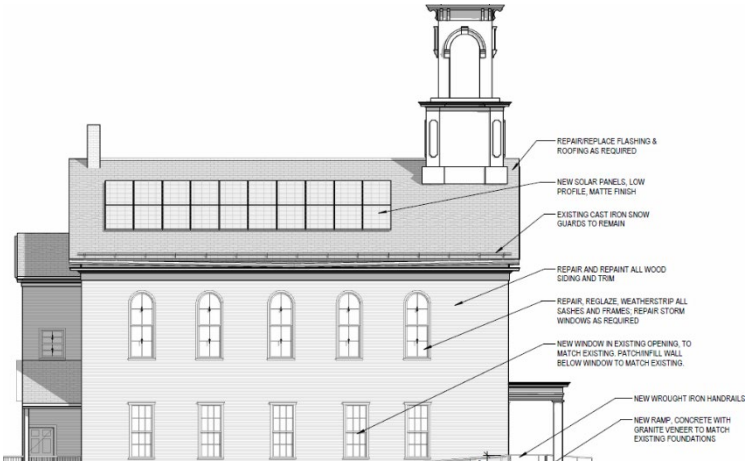
B. Proposed Work:

Exterior renovations: replace two doors and rebuild the access ramp and the installation of roof mounted solar panels.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace two doors
- Rebuild access ramp
- Install roof top solar panels



HISTORIC SURVEY RATING

F

D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

PROJECT SUMMARY

The South Meeting House is proposed for a change of use, from a TV media studio to become the new home of Portsmouth Music and Arts (PMAC) Visual Arts School. This building is zoned Municipal, and is owned by the City of Portsmouth. A long term lease is proposed to accomodate the Schleyer Foundation and their subtenant PMAC. As part of the lease agreement, the tenant will repair and rehabilitate the existing structure. The interior will be renovated to include art classrooms, an art gallery, and administrative space. The building will be made handicapped accessible and compliant with Life Safety and Building Codes. Mechanical, electrical and plumbing systems will be brought up to code. The building envelope will be repaired, restored and weatherproofed. A meeting with TAC on 2/10/26 was met with their approval to proceed, with stipulation that power supply to building cannot be increased. Specific modifications to the exterior include the following:

1. Replace circa 1983 south side ramp with new extended ramp, for accessibility to front entrance.

2. Replace south side circa 1983 door with double hung wood window and storm window to match existing historic conditions.

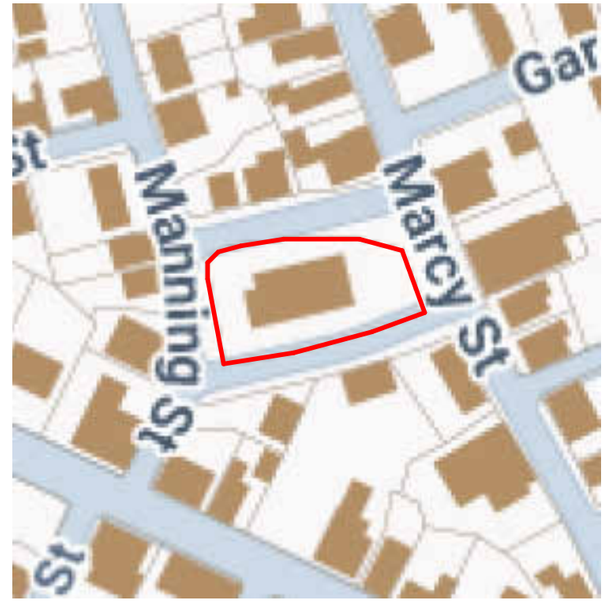
3. Replace front double doors with a single hinged door and fixed side panel, to provide handicapped accessibility.

4. Replace weathered wood picket railings at front entrance, with wrought iron handrails.

5. Rebuild wood deck in front of center entry portico so it is level with adjacent sidewalk, for accessibility.

6. Install low-profile low-glare solar panels on south roof, to supplement power needed for accessibility lift and HVAC as required for change of use to an art school.





SITE PLAN CONTEXT FOOTPRINTS 1' = 300'

DRAWING LIST

H0.0 COVER
H1.1 HISTORY
H0.2 EXISTING PHOTOS, CONTEXT VIEWS
H0.3 EXISTING PHOTOS, CLOSE UP VIEWS
H1.1 SITE PLAN, EXISTING
H1.2 SITE PLAN, PROPOSED
H1.3 ROOF PLAN
H2.11 EAST ELEVATION EXISTING
H2.12 EAST ELEVATION PROPOSED
H2.21 NORTH ELEVATION EXISTING
H2.22 NORTH ELEVATION PROPOSED
H2.31 WEST ELEVATION EXISTING
H2.32 WEST ELEVATION PROPOSED
H2.41 SOUTH ELEVATION EXISTING
H2.42 SOUTH ELEVATION PROPOSED
H3.10 3D VIEWS
H4.10 PROPOSED DOOR ELEVATION
H5.10 MATERIALS

280 MARCY STREET

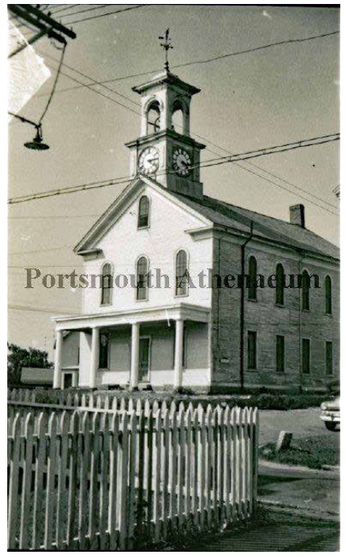
HDC MARCH 2026



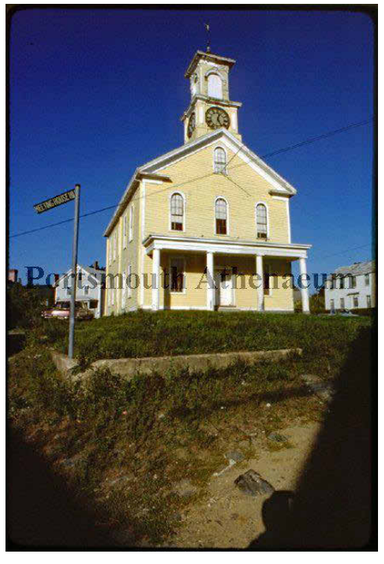
ARCOVE ARCHITECTS



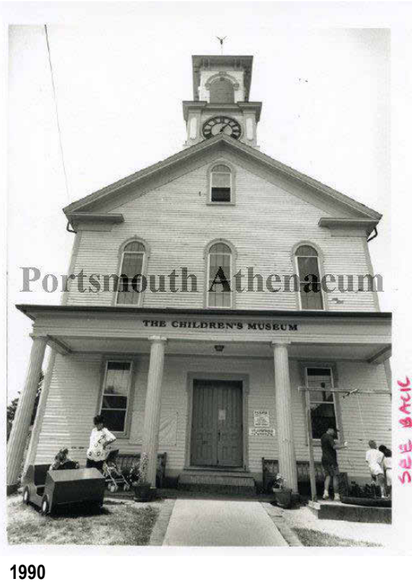
1902



1955



1979



1990

1866



1863

SOUTH MEETING HOUSE TIMELINE

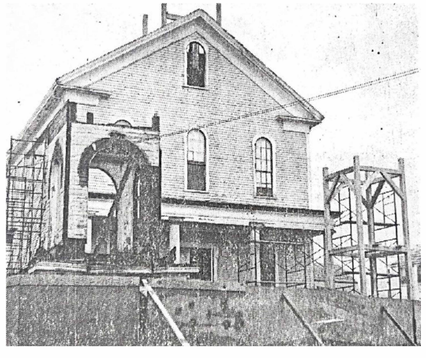
1863-1866:

Built in 1863 by William Tucker to replace the second meeting house in the South End that was built in 1732. It was known as “The Third Hall” and was initially used as a school and public function hall until its use as the first African American church.

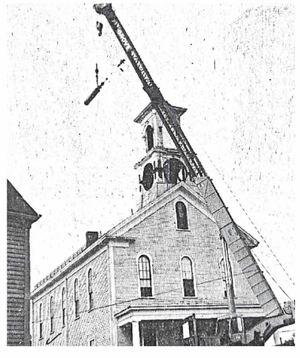
1880-1882:

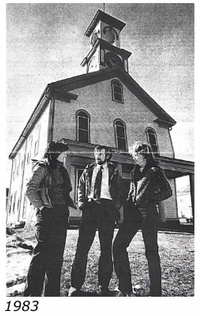
During its time as a church Rev. Daniel Austin died and left money for Portsmouth's African American residents to celebrate Emancipation Day. The first event was held January 1882.

1967

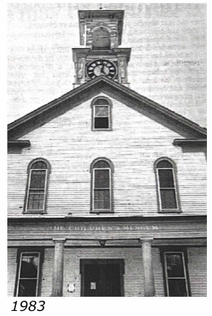


1967





1983



1983



2007

SOUTH MEETING HOUSE TIMELINE

1967:

It was leased to Strawberry Banke for 99 years. The old steeple was taken down and rebuilt as well as other minor repairs were made. William G. Perry was the architect of this renovation and John Elwyn Stone was the benefactor. The use at the time was a meeting house for Strawberry Banke.

1983:

Repairs were made again to the bell tower and exteriors of the building before its use as a Non-Profit Children’s museum. It had exhibits on Farm life, Hospital work, Painting, Sculptures, Theatre, Science, Special Needs, A wooden submarine, and many more. They also had after school programs conducted by specialists.

2007-2011:

After the Children’s museum moved out it underwent renovations to the roof, rotting at the bell tower was replaced, and siding was partially replaced until PPM moved in.

ARCOVE ARCHITECTS









ARCOVE ARCHITECTS

EXISTING PHOTOS, CONTEXT VIEWS

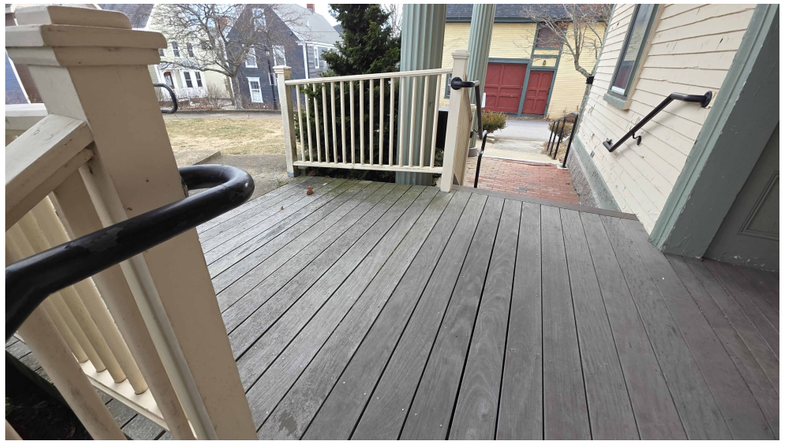
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H0.2

02/20/26

PROJECT NO:1039

FRONT RAILINGS & DECKING REPLACEMENT



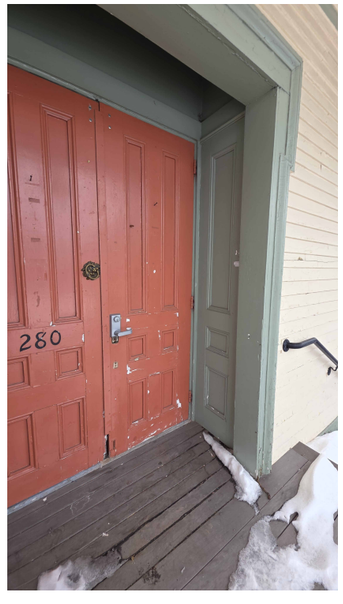




FRONT DOOR REPLACEMENT



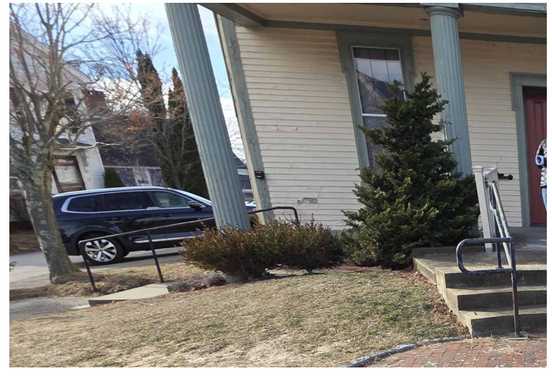




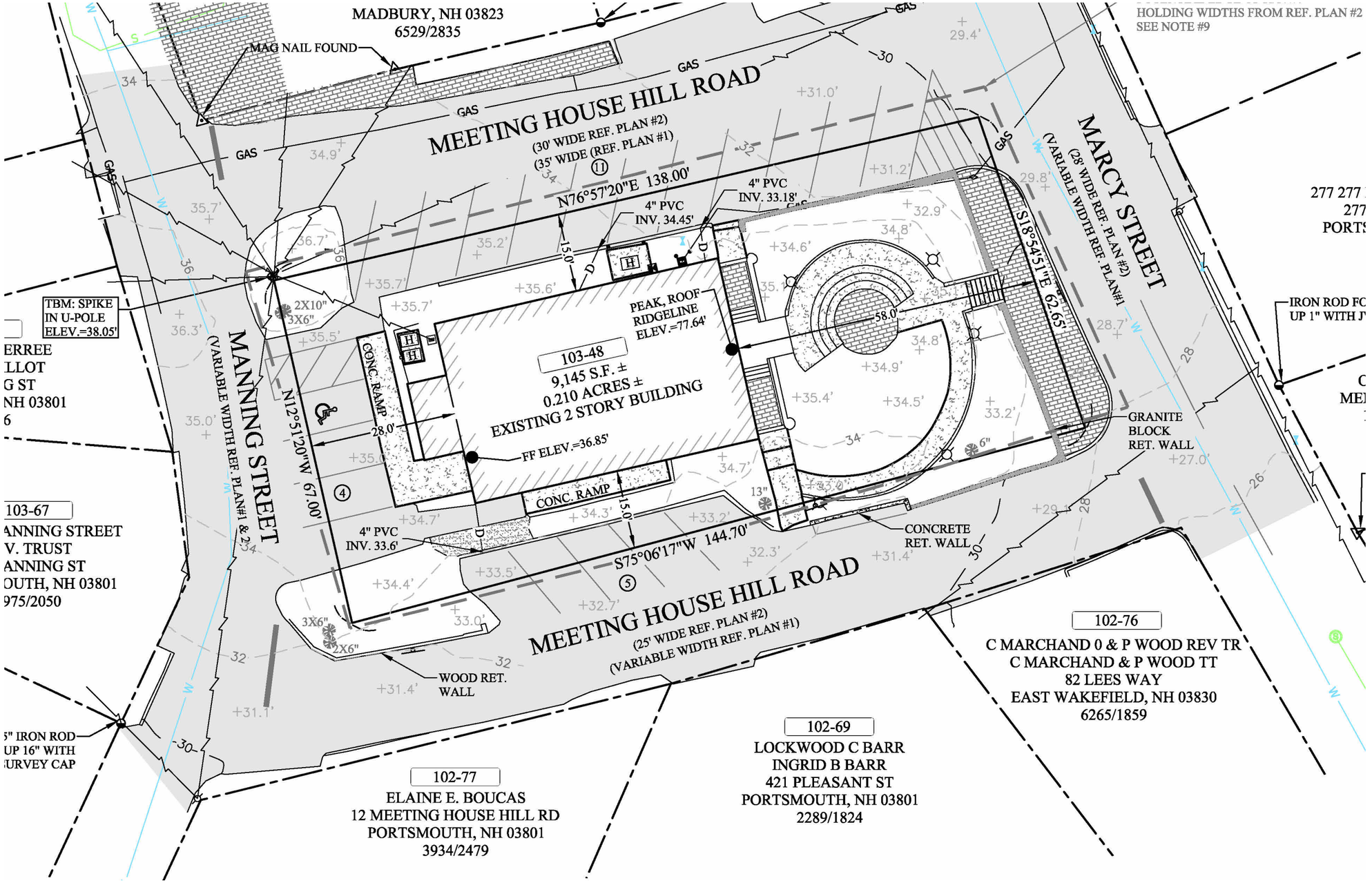
SIDE RAMP & DOOR REPLACEMENT







ARCOVE
ARCHITECTS



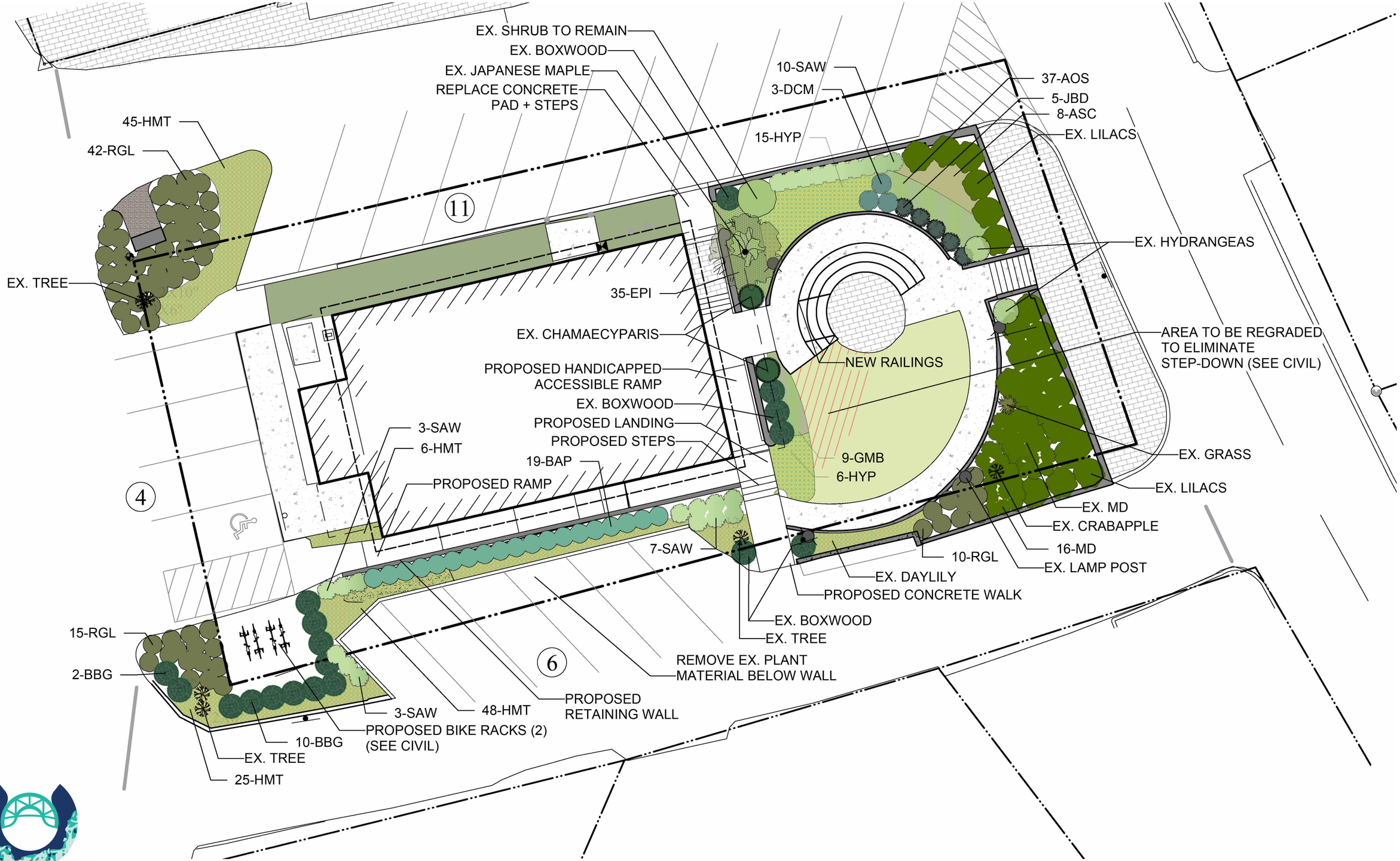
ARCOVE ARCHITECTS

SITE PLAN - EXISTING

NOT TO SCALE H1.1

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

02/20/26
PROJECT NO:1039



ARCOVE ARCHITECTS

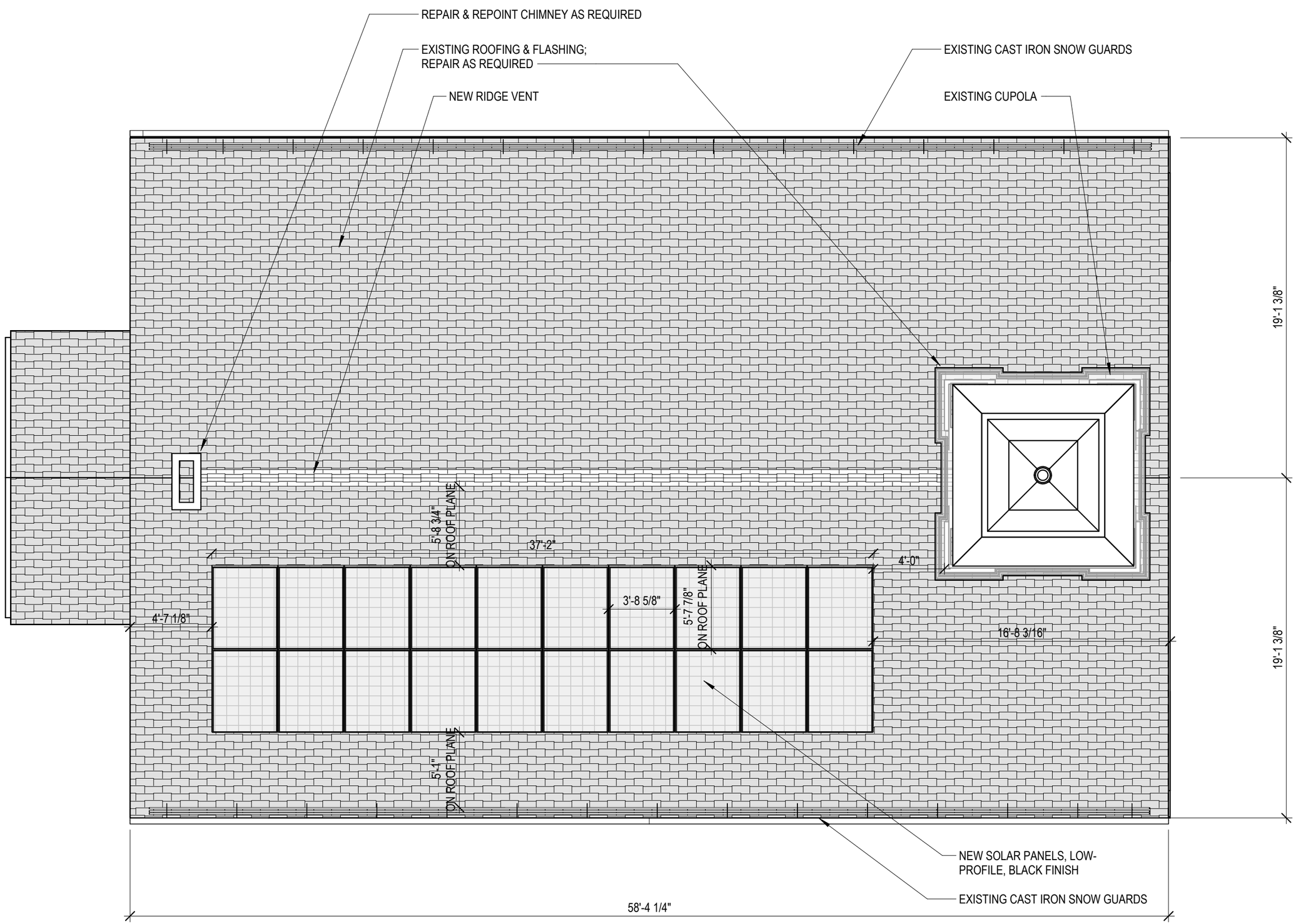
SITE PLAN, PROPOSED

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

NOT TO SCALE H1.2

02/20/26

PROJECT NO:1039



2 ROOF PROPOSED
3/16" = 1'-0"

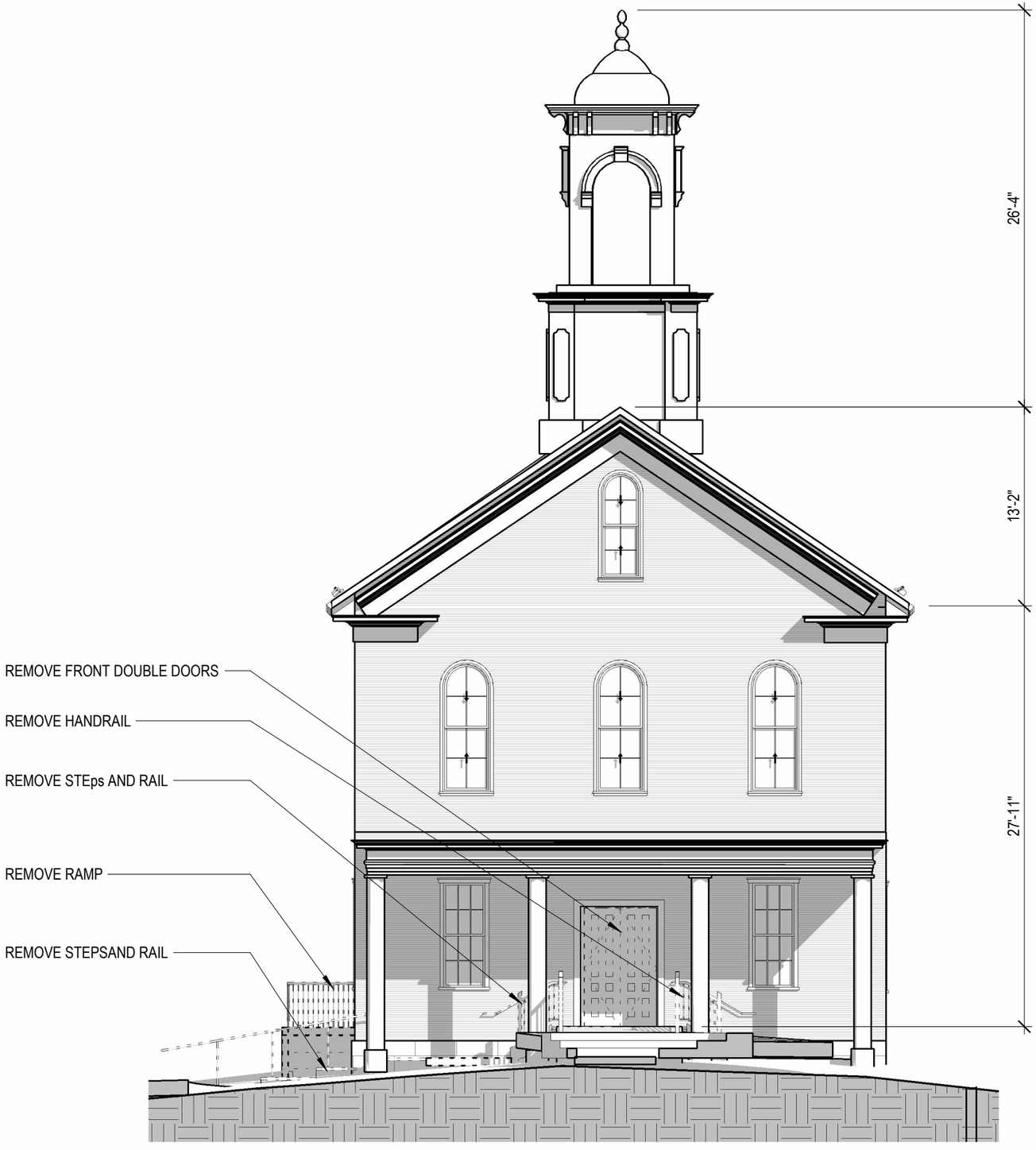
ARCOVE ARCHITECTS

ROOF PLAN

H1.3

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

02/20/26
PROJECT NO:1039



ARCOVE ARCHITECTS

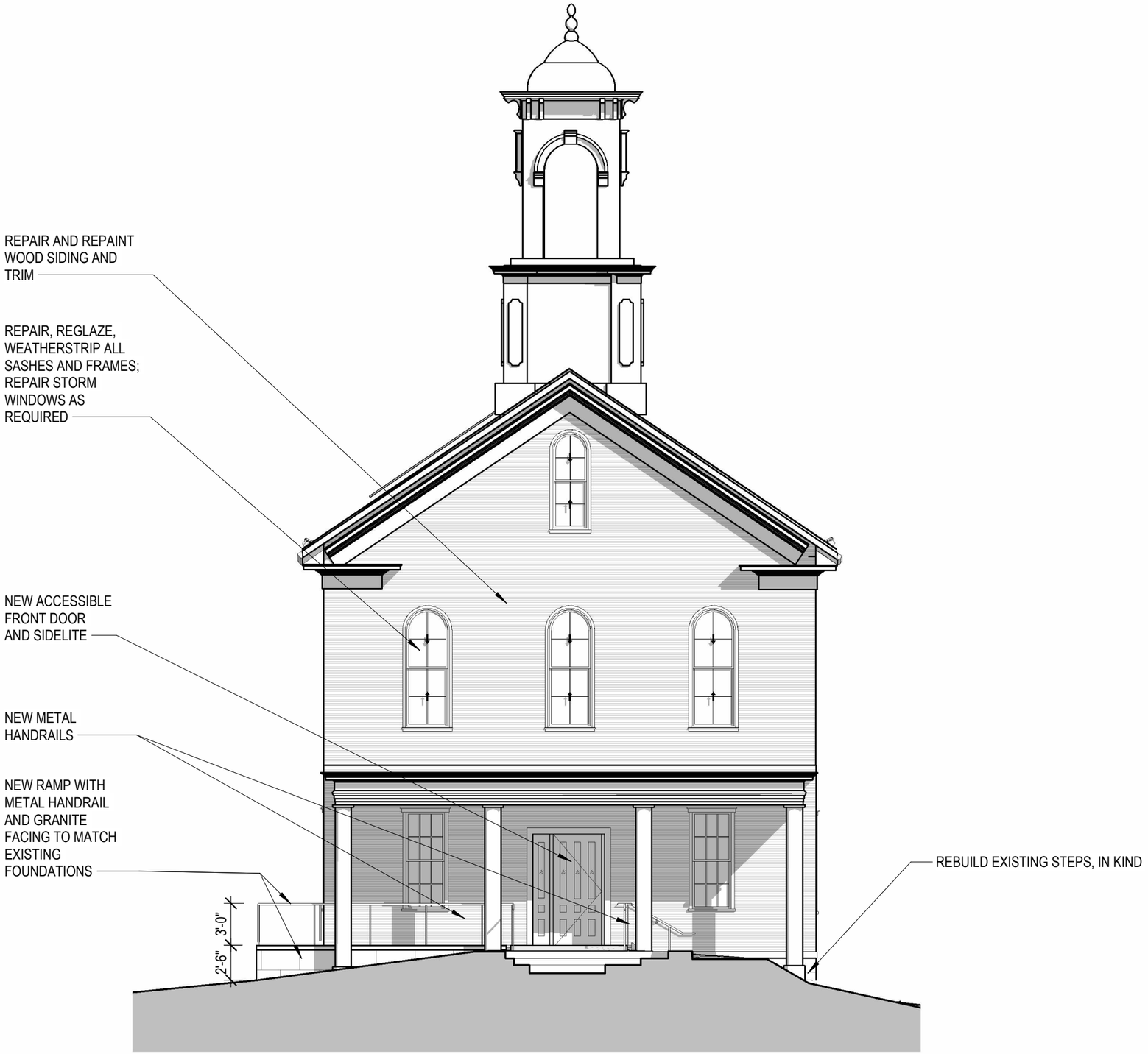
EAST ELEVATION EXISTING

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.11

02/20/26

PROJECT NO:1039



ARCOVE ARCHITECTS

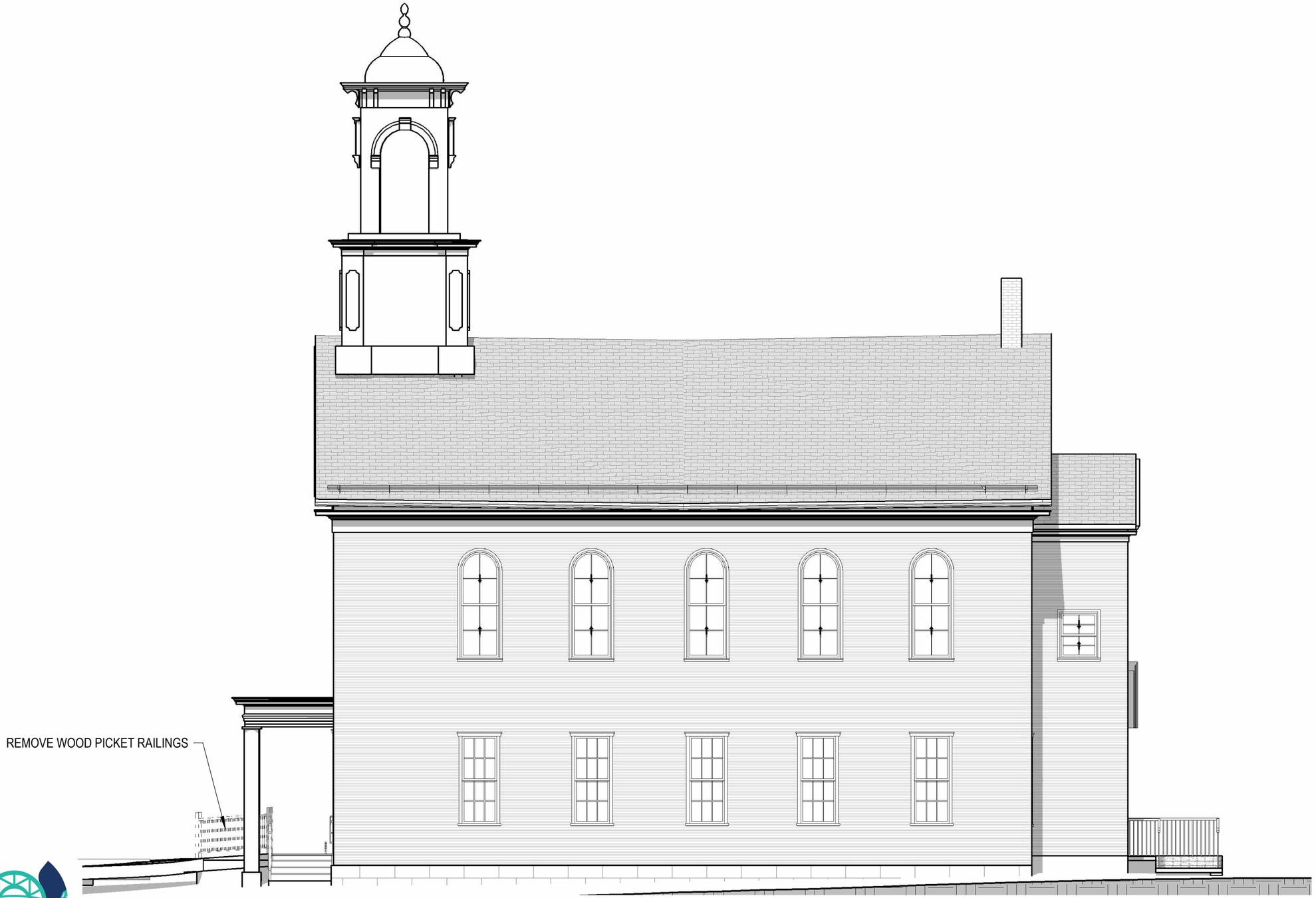
EAST ELEVATION PROPOSED

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.12

02/20/26

PROJECT NO:1039



ARCOVE ARCHITECTS

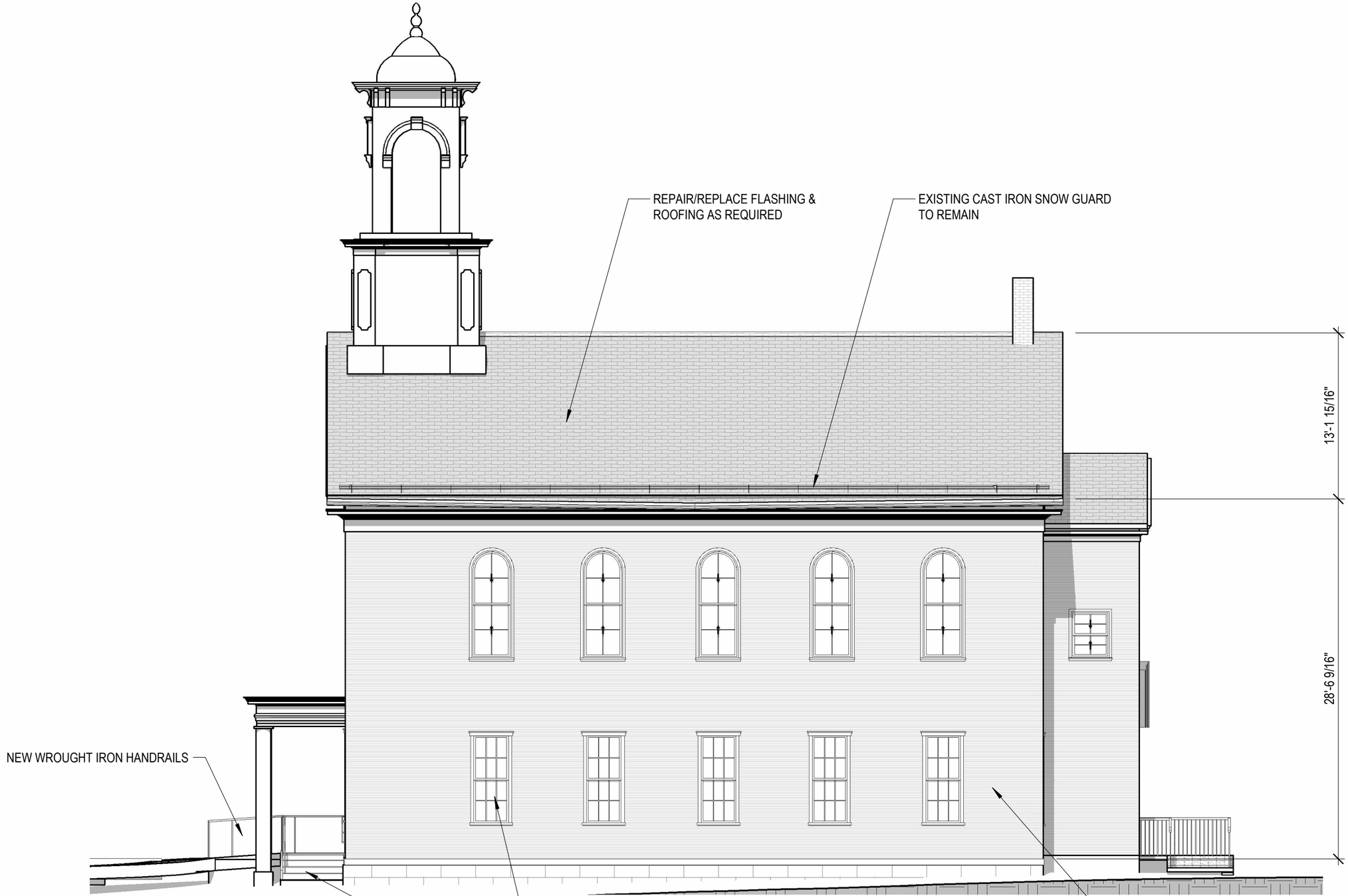
NORTH ELEVATION EXISTING

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.21

02/20/26

PROJECT NO:1039



ARCOVE ARCHITECTS

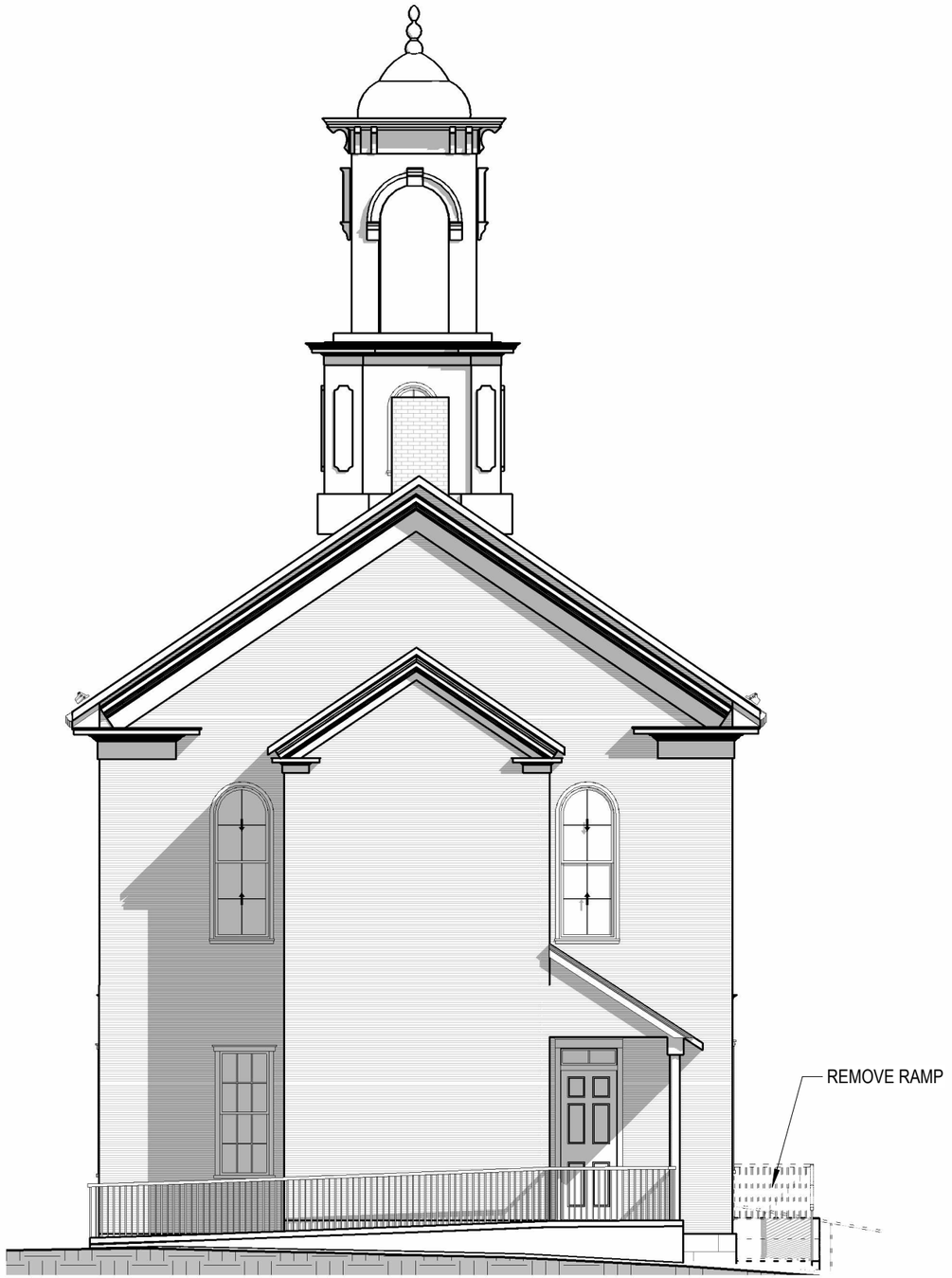
NORTH ELEVATION PROPOSED

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.22

02/20/26

PROJECT NO:1039



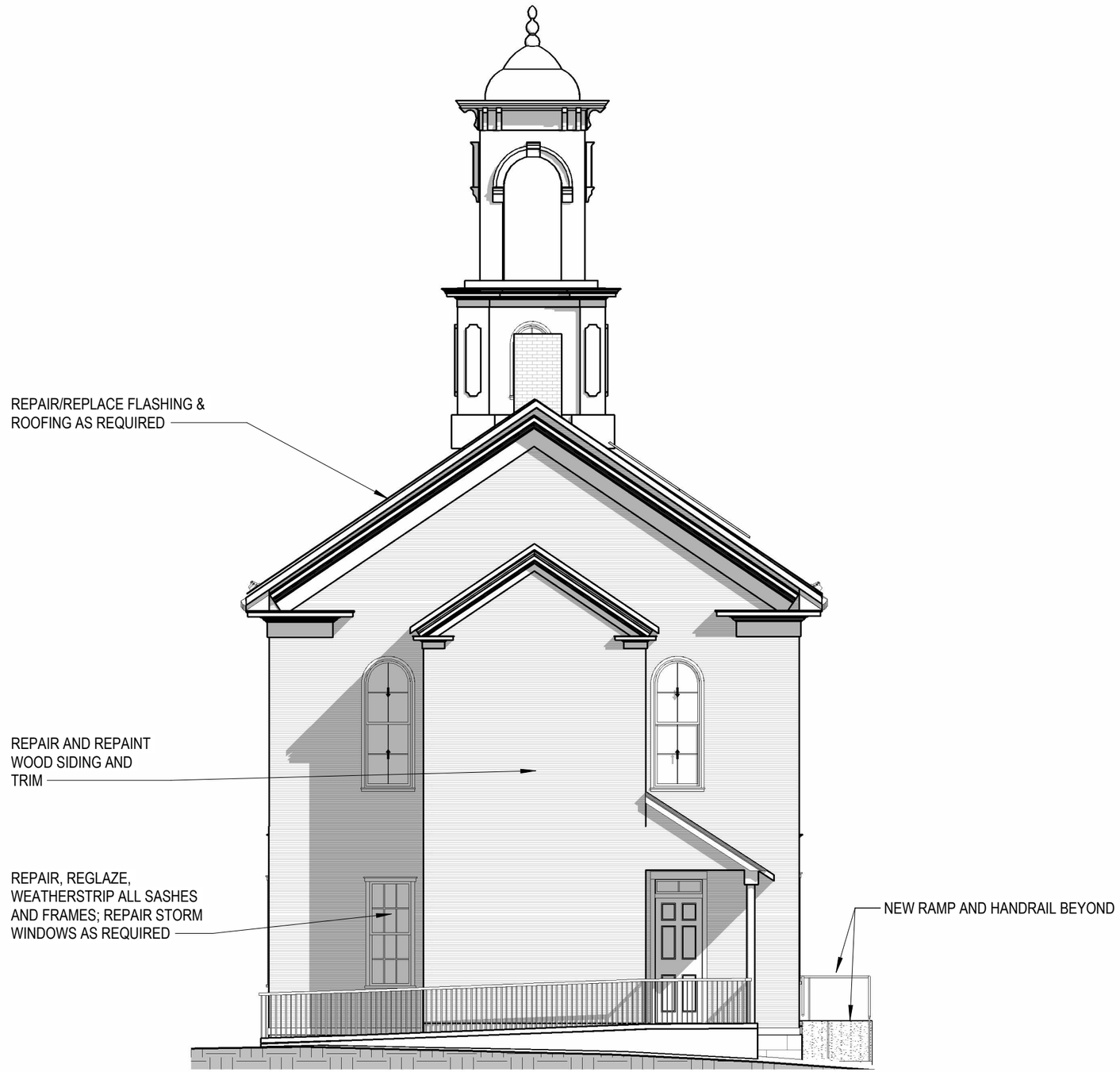
ARCOVE ARCHITECTS

WEST ELEVATION EXISTING

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.31

02/20/26
PROJECT NO:1039



ARCOVE ARCHITECTS

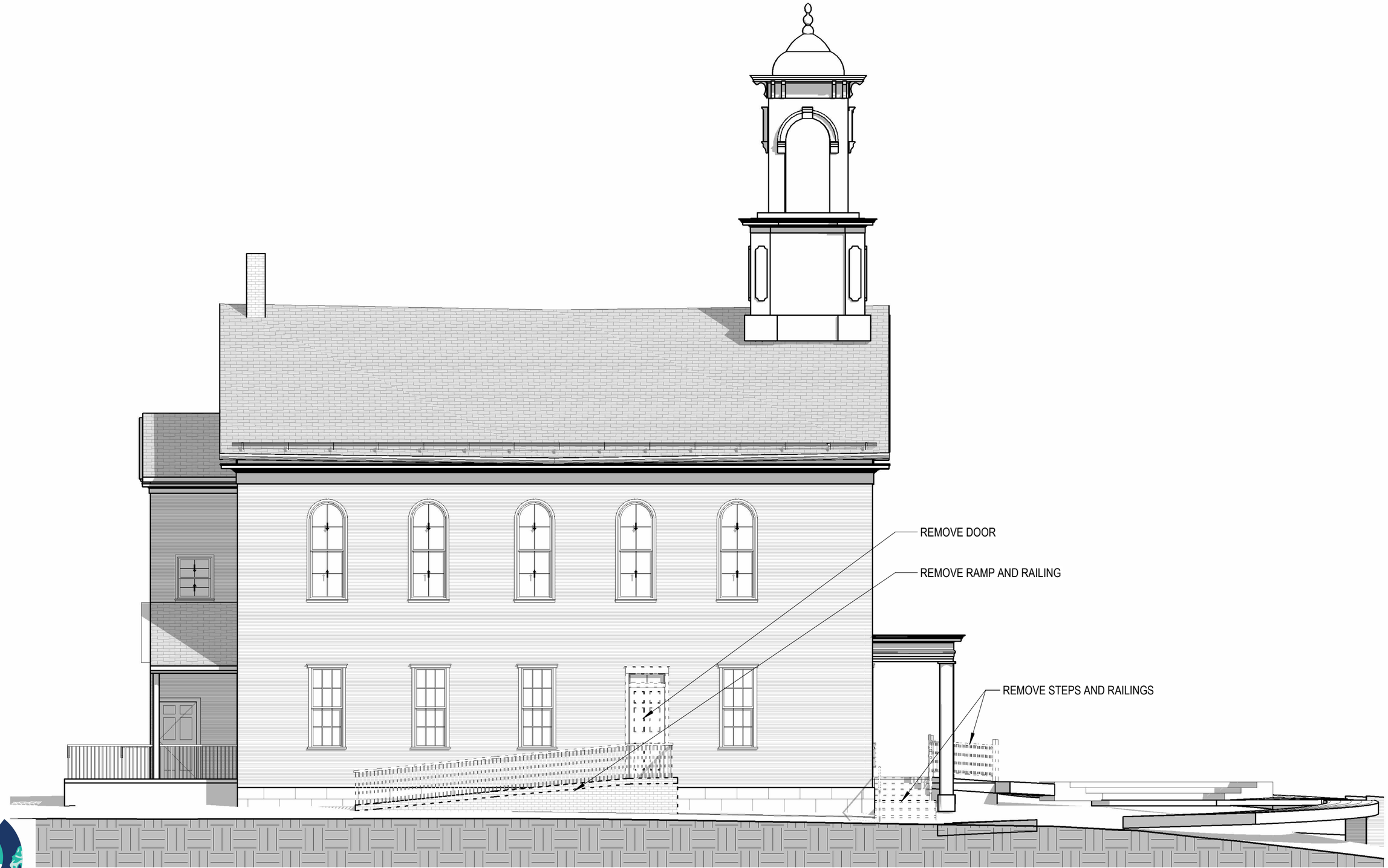
WEST ELEVATION PROPOSED

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.32

02/20/26

PROJECT NO:1039



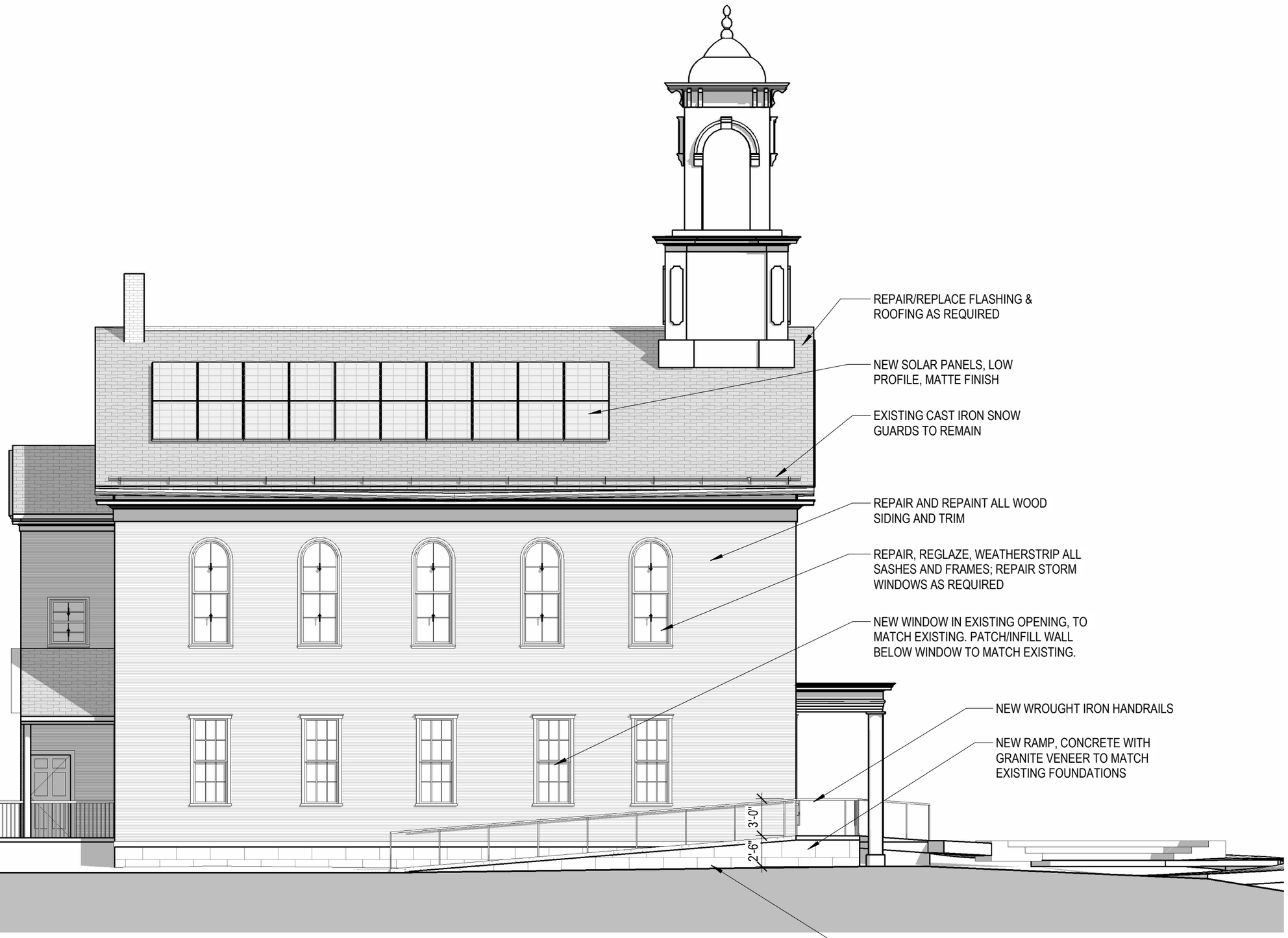
ARCOVE
ARCHITECTS

SOUTH ELEVATION EXISTING

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.41

02/20/26
PROJECT NO:1039



ARCOVE ARCHITECTS

SOUTH ELEVATION PROPOSED

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H2.42

02/20/26
PROJECT NO:1039



1 VIEW FROM SOUTHEAST CORNER



2 VIEW FROM SOUTHWEST CORNER



5 VIEW FROM PLEASANT AND MANNING STREET







ARCOVE ARCHITECTS

3D VIEWS

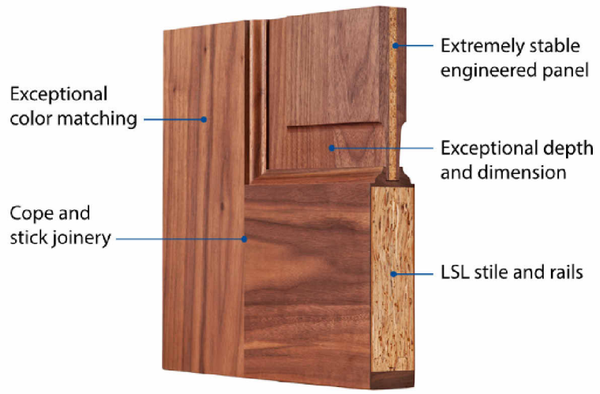
SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

H3.10

02/20/26

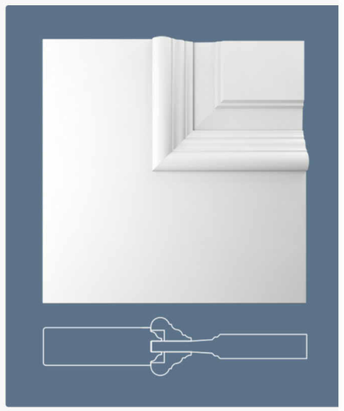
PROJECT NO:1039

TruStile Reserve Wood Doors

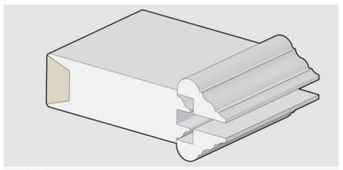


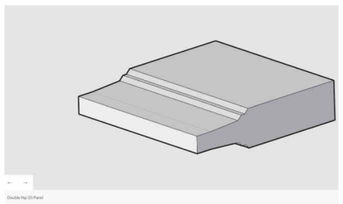
Cross section showing Reserve Wood stile & rail door construction

- Made-to order and built to almost any size or style, using genuine stile and rail construction, industry-leading veneers and quality lumber.
- Panels are engineered with a composite wood core for strength and stability, with hand-matched solid wood faces, creating superior, architecturally-correct details.
- HDF-faced laminated strand lumber (LSL) cores and doweled stile and rail assembly offer exceptional strength, durability and maximum stability.

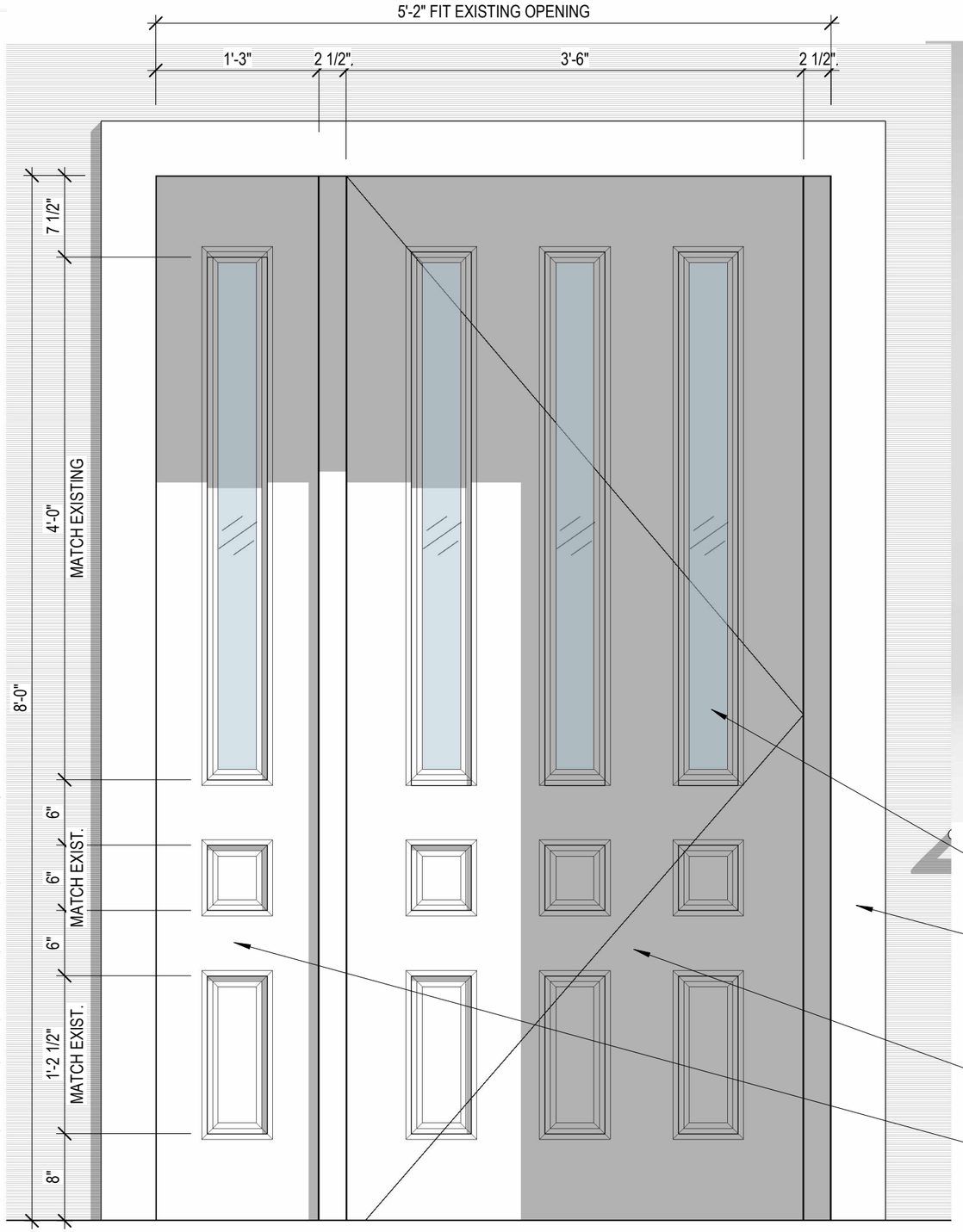


Panel: D – Double Hip Panel
Sticking: BBM – Big Bolection Moulding





Specification	Description	
Thickness	1-⅜", 1-¾" and 2-¼"	
Maximum Size	68" × 120"	
Stiles	Solid wood sticking with HDF-faced laminated strand lumber (LSL) core	
Rails	Solid wood sticking with HDF-faced laminated strand lumber (LSL) core	
Face	1/16" wood veneer	
Panel	Raised Panel	Engineered core with edge-glued solid wood face
	Flat Panel	Engineered core with 1/16" wood veneer face
Options	20-, 45-, 60- and 90-minute fire ratings. *See fire door section for more detail*	
Warranty	Life of original installation. *See warranty section for more detail*	





1 PROPOSED DOOR ELEVATION
1" = 1'-0"

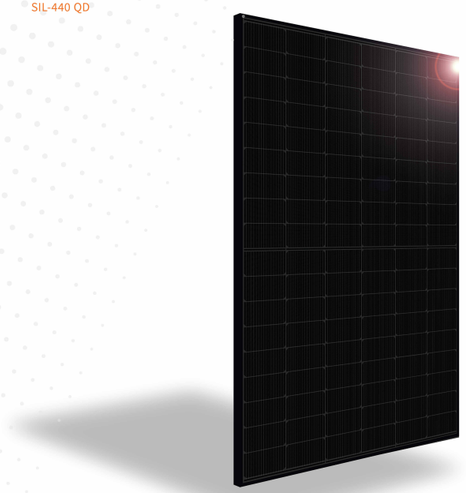
ARCOVE ARCHITECTS

PROPOSED FRONT DOOR

H4.10

SILFAB PRIME NTC

SIL-440 QD



SILFAB SOLAR®



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/ 30-Year Performance Warranty

SILFABSOLAR.COM



ELECTRICAL SPECIFICATIONS		440	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)	1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*	4000 Pa rear load / 5400 Pa front load	83.5 lb/ft² rear load / 112.8 lb/ft² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass	3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized aluminum (Black)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	

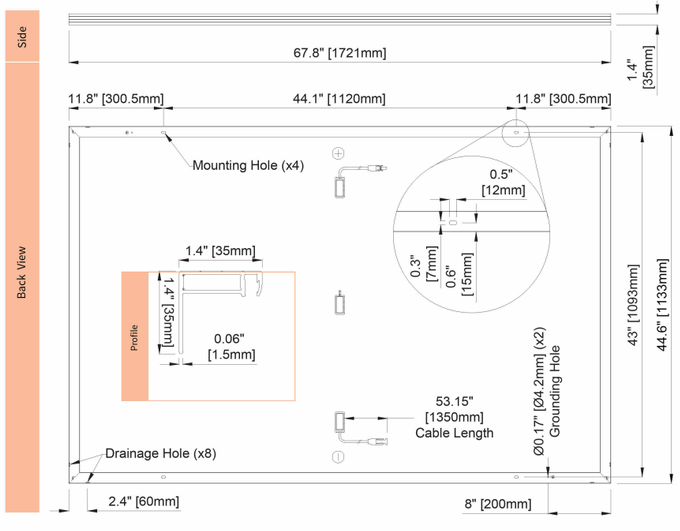
TEMPERATURE RATINGS	
Temperature Coefficient Isc	0.04 %/°C
Temperature Coefficient Voc	-0.24 %/°C
Temperature Coefficient Pmax	-0.29 %/°C
NOCT (± 2 °C)	45 °C
Operating temperature	-40/+85 °C

WARRANTIES	
Module product workmanship warranty	25 years**
Linear power performance guarantee	30 years
	≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr

CERTIFICATIONS	
Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2
Factory	ISO9001:2015

SHIPPING SPECS	
Modules Per Pallet:	26 or 26 (California)
Pallets Per Truck	32 or 30 (California)
Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.
** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.
PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.



SILFAB SOLAR INC.

1770 Port Drive
Burlington WA 98233 USA
T +1 360.569.4733
info@silfabsolar.com
SILFABSOLAR.COM

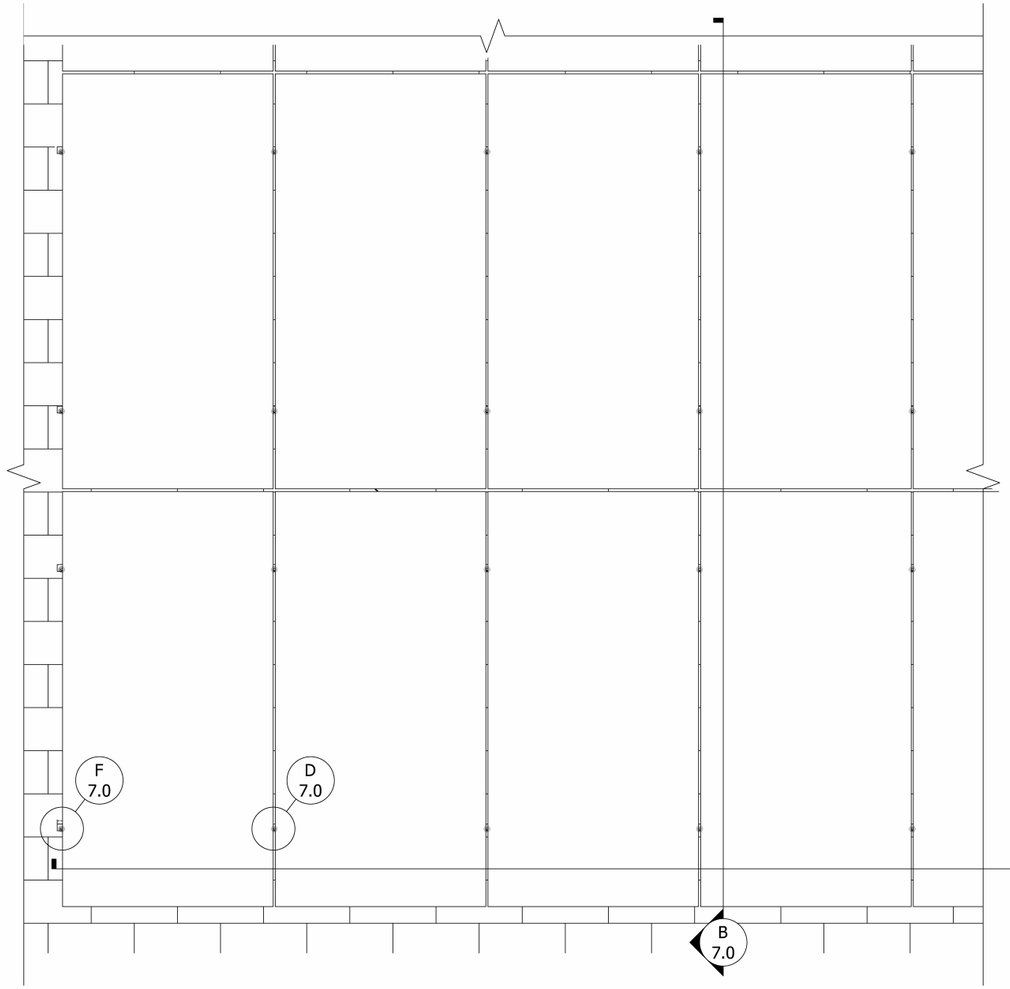
7149 Logistics Lane
Fort Mill SC 29715 USA
T +1 839.400.4338

240 Courtneypark Drive East
Mississauga ON L5T 2Y3 Canada
T +1 905.255.2501
F +1 905.696.0267

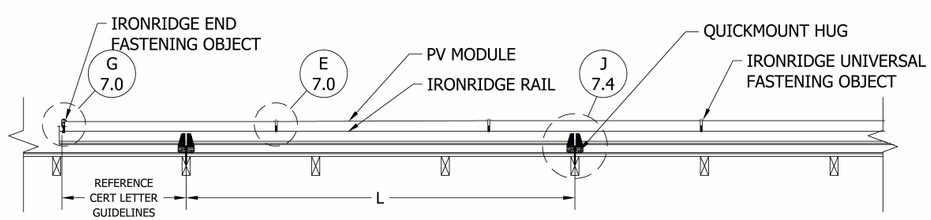
Silfab - SIL-440-QD-20240829

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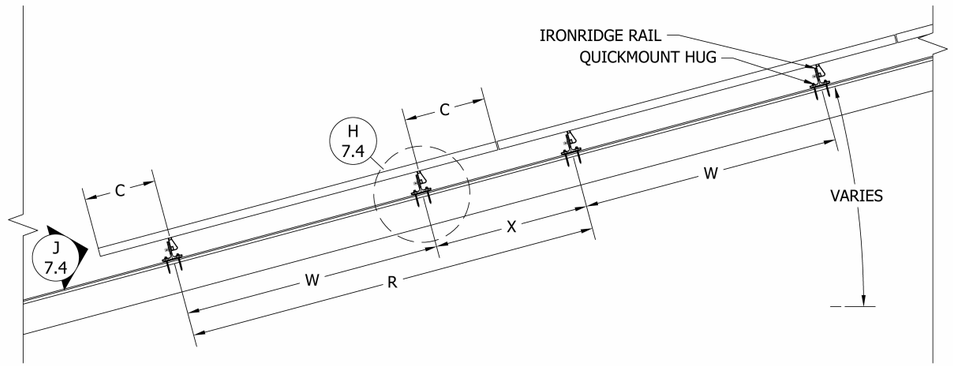
ARCOVE ARCHITECTS



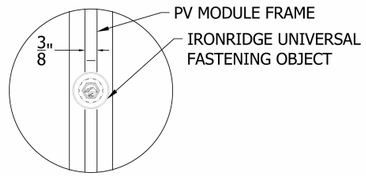
A PLAN VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



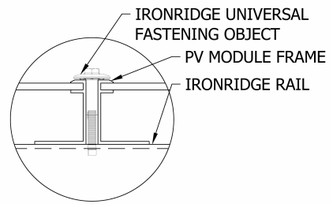
C FRONT VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



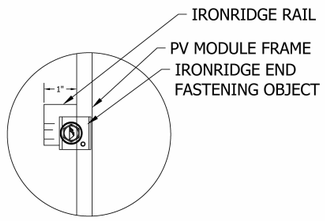
B SIDE VIEW, HUG RAFTER, PORTRAIT MODULE
Scale: 1"=1'-0"



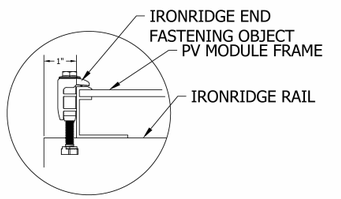
D DETAIL, MID CLAMP PLAN
Scale: 6"=1'-0"



E DETAIL, MID CLAMP FRONT
Scale: 6"=1'-0"



F DETAIL, END CLAMP (EFO) PLAN
Scale: 6"=1'-0"



G DETAIL, END CLAMP (EFO) FRONT
Scale: 6"=1'-0"

IRONRIDGE
28357 INDUSTRIAL BLVD., HAYWARD, CA 94545
800.227.9523 IRONRIDGE.COM

CLIENT NAME	IRONRIDGE
PROJECT NAME	XR FLUSH MOUNT SYSTEM
PROJECT ADDRESS	
SYSTEM KW DC	

WIND SPEED, MPH	-
SNOW LOAD, PSF	-
EXPOSURE CAT	-
RISK CAT	-
MODULE TYPE	72-CELL, GENERIC
MODULE W DC	-
MODULE QTY	-

APPROVAL STATUS
NOT FOR CONSTRUCTION

REVISION HISTORY

REV	DESCRIPTION	DATE
REV_A	DESC_A	DATE_A
REV_B	DESC_B	DATE_B
REV_C	DESC_C	DATE_C
REV_D	DESC_D	DATE_D
REV_E	DESC_E	DATE_E

SHEET NAME
SLOPED ROOF PV SYSTEM DETAILS: HUG RAFTER PORTRAIT (EFO)

JOB NO.	
ISSUE DATE	MAR 2025
SHEET NO.	IR 9.0
SHEET SIZE	24X36

ARCOVE ARCHITECTS