

HDC

ADMINISTRATIVE APPROVALS

May 06, 2026

1. 96 State Street -Recommended Approval
2. 254 New Castle Avenue -Recommended Approval
3. 404 Islington Street + 12 Union Street -Recommended Approval
4. 420 Pleasant Street -Recommended Approval
5. 35 Highland Street -Recommended Approval
6. 235 Marcy Street -Recommended Approval
7. 402 State Street -Recommended Approval
8. 93 Pleasant Street -Recommended Approval
9. 650 Islington Street, Unit C2 -Recommended Approval
10. 64 Gates Street -Recommended Approval

1. 96 State Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (exterior condensers).

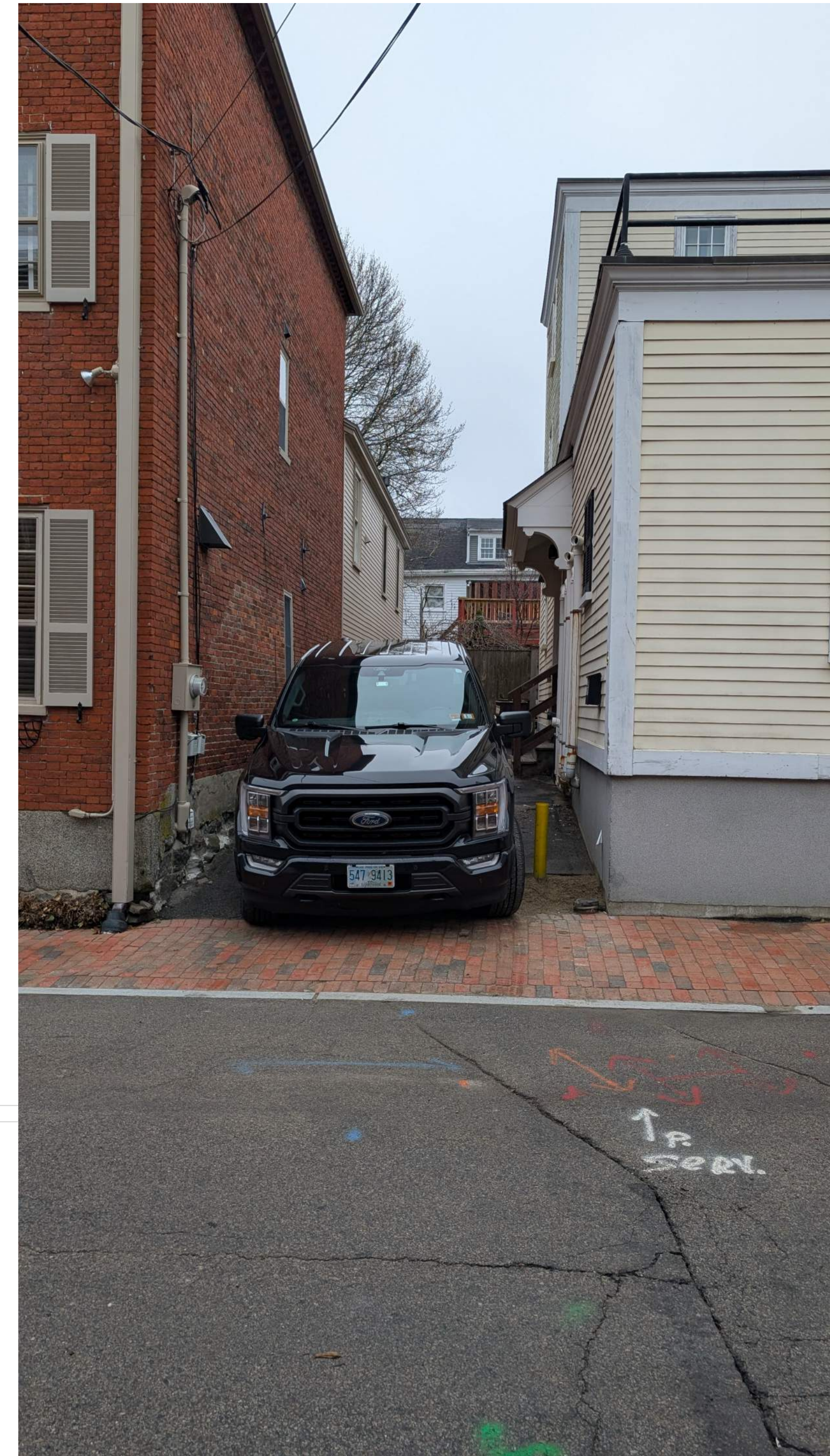
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



① First Floor Plan - HVAC
1/4" = 1'-0"



96 STATE ST.
PORTSMOUTH, NH
96 STATE ST.

PERMIT SET -
08/13/2025

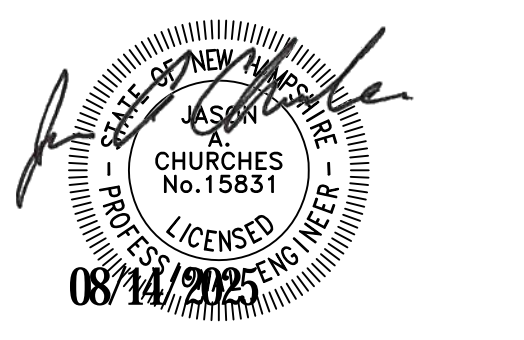


**WINTER
HOLBEN**
architecture + design

7 WALLINGFORD SQ
STE 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: DTP
Drawing Checked By: JAC
Drawing Scale: 1/4" = 1'-0"
Drawing Date: 08/13/2025
Project Number: 2024-243

drawing revisions:
No. Description Date

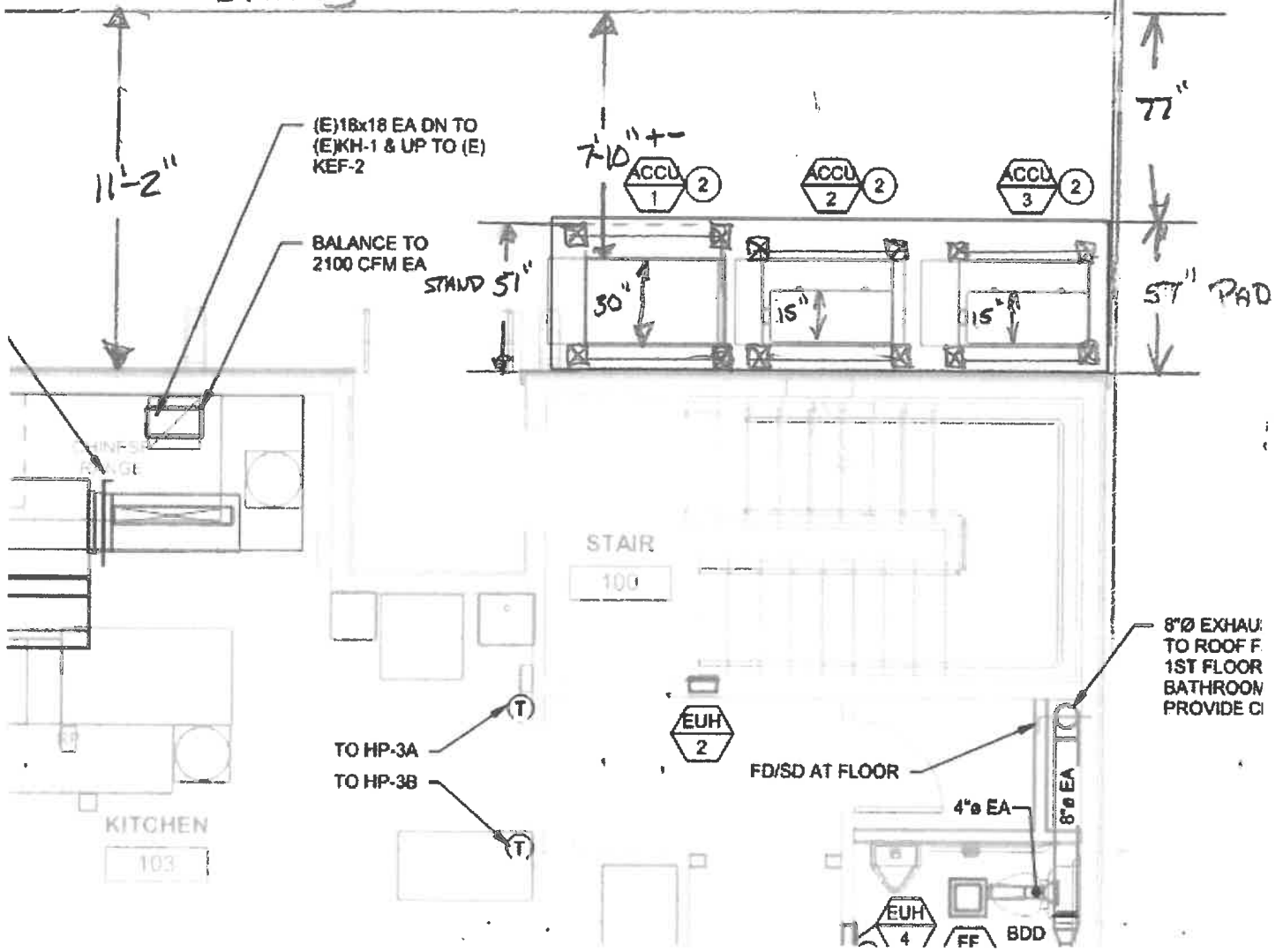


FIRST FLOOR
PLAN - HVAC

H2.1

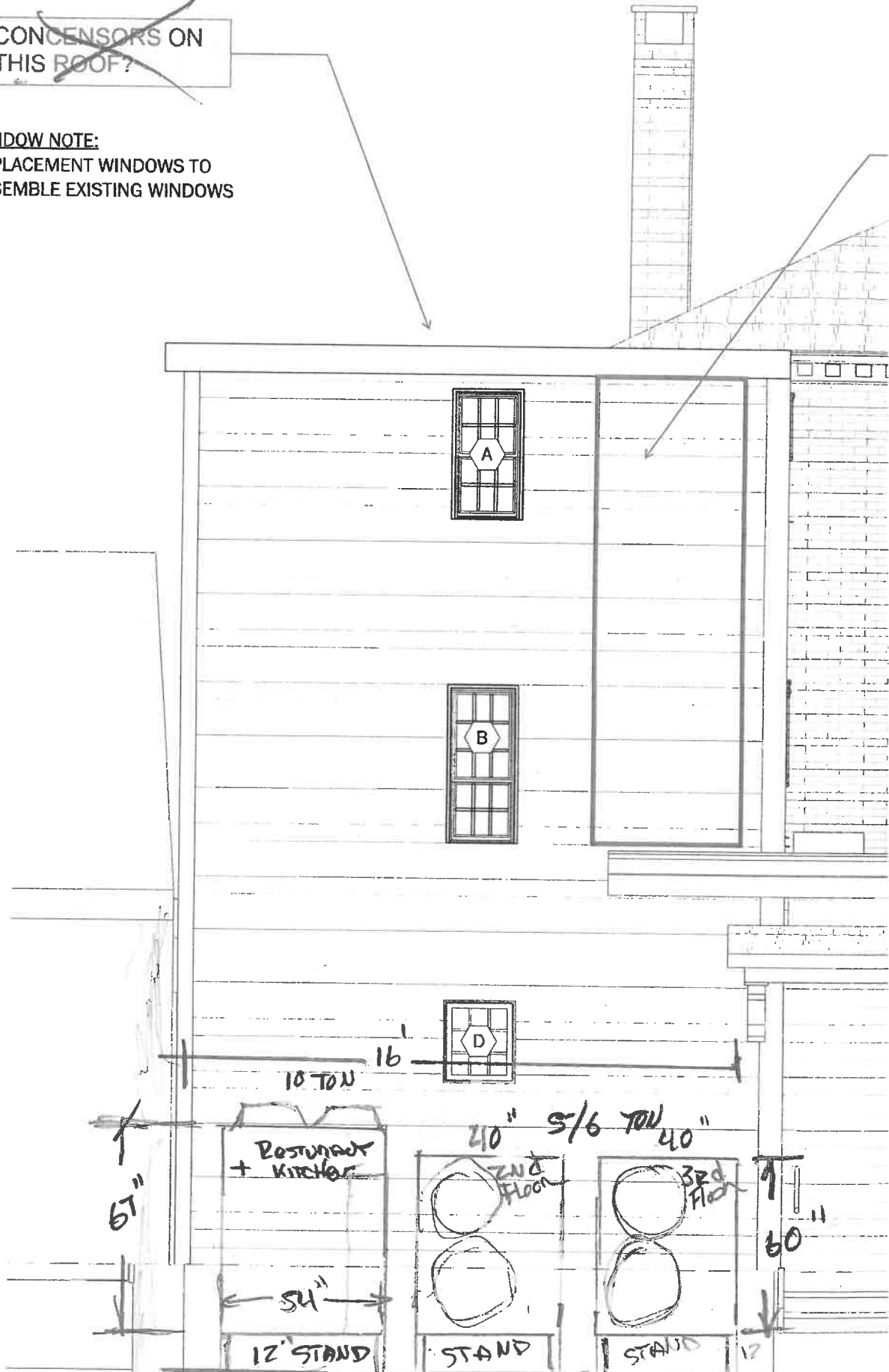
3/16 SCALE

Building



~~CONCENSORS ON THIS ROOF?~~

WINDOW NOTE:
REPLACEMENT WINDOWS TO RESEMBLE EXISTING WINDOWS

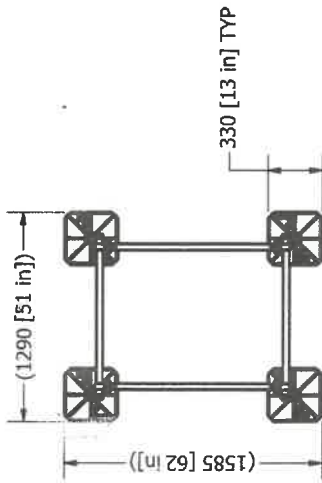


○ SOUTH ELEVATION

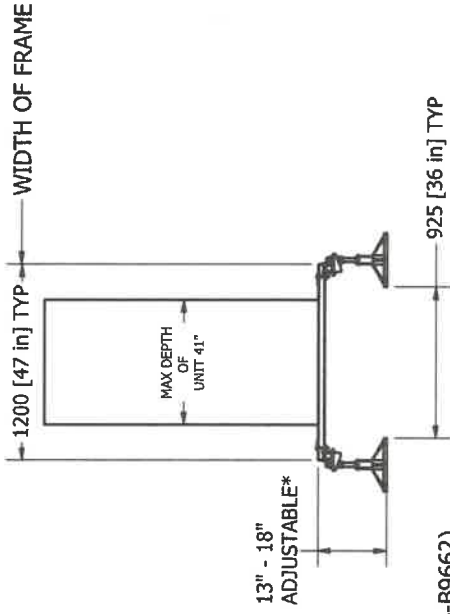
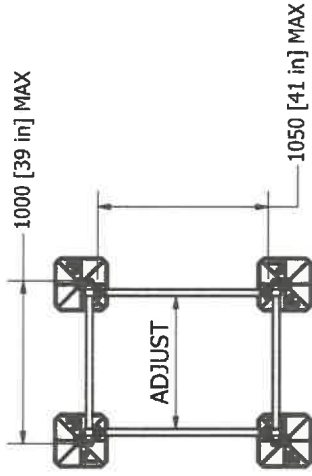
PROJECT REF:	87658-B9720
UNIT REF:	SMALL UNIT SUPPORT
FOOT PRESSURE:	N/A
A UDL:	N/A

Material grade: BS EN 10219-1:2006 (S235JR), Welding standard: BS EN ISO 15614-1: 2016. Galvanizing standard: BS EN ISO 1461:2009
 Reference specification document: "Custom Fabrication Specification" (BF-SPEC-030411) for further information
 Reference specification document: "Big Foot Systems Steel Specification (BF-SPEC-230610) for further information

OVERALL LENGTH & WIDTH OF FRAME



MAX UNIT DIMENSION WITH USE OF CLAMPS



LONG STUD VERSION IS AVAILABLE (B9720/1) ADJUSTABILITY 13" - 26"
 BASED ON UNIT MANUFACTURER A THIRD CROSSBAR MAY BE REQUIRED (87656-B9662)

NOTES:
 ALL CROSSBARS ARE FULLY ADJUSTABLE ALONG THE LENGTH OF FRAME
 *FROM FLOOR LEVEL TO TOP OF CROSSBAR

Installation and application considerations should include health, safety and environmental protection, site conditions, installation location, product orientation, evaluation of the structure, stability, corrosion, surface products and materials. Big Foot Systems recommend that all roofing products are handled and installed by suitably qualified personnel. Big Foot Systems' products and materials only. Terms and conditions available on request.

REV	A	DATE	7/3/2019
DRAWN	K MABRY		
CHECKED:			
 3rd ANGLE PROJECTION			

SCALE	1 : 30
DIMENSIONS IN	mm U.O.S
TOLERANCES:	0.0 ± 0.5mm U.O.S
SHEET	1 OF 1

TITLE:	MULTI FRAME STD LEG
DWG No.	B9720-001-EX.dwg

THE PROPERTY OF BIG FOOT SYSTEMS LIMITED

2. 254 New Castle Avenue

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Ed Shiembob

254 New Castle Ave, Portsmouth, NH 03801, USA

Created on: Apr 30, 2026

Created by: jb@jbhvac.com



Capacity: **18K** BTUh

Unit Type: **Wall**

Brand: **Generic**

Room: **Living**

Height	8.7 ft
Floor Area	560 sq ft
Volume	4,855 cu ft
# of Windows	6
# of Exterior Walls	5

Heat: 20,404 Btuh

Cool: 5,611 Btuh

Latent Cooling **1,284**

Sensible Cooling **4,327**

Sensible Ratio (SHR) **0.77**

CFM Heating **620**

CFM Cooling **197**

Powered By

AmPLY

www.amply.energy



Capacity:	9K BTUh
Unit Type:	Wall
Brand:	Generic
Room:	Bed 1

Height	6.6 ft
Floor Area	157 sq ft
Volume	1,029 cu ft
# of Windows	2
# of Exterior Walls	2

Heat: 3,572 Btuh

Cool: 1,148 Btuh

Latent Cooling **258**

Sensible Cooling **890**

Sensible Ratio (SHR) **0.78**

CFM Heating **109**

CFM Cooling **41**



Capacity: **30K** BTUh

Unit Type: **Horizontal Fan**

Brand: **Generic**

Mount: **Stand & Pad**

Bring 18 and 12 stand and rain cover



Label: **Other**



Label: **Other**



Every BREXIT is a FENCE
0%

3. 404 Islington Street + 12 Union Street -Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum gutter and downspout system.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Martin Hill Inn

404 Islington St. and 12 Union St.
Portsmouth, NH 03814

Portsmouth Historic District Commission

City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

Re: Application for Certificate of Approval — Gutter and Downspout Installation

Properties: 404 Islington Street and 12 Union Street, Portsmouth, NH

Dear Members of the Portsmouth Historic District Commission,

I am writing on behalf of Martin Hill Inn to respectfully request approval for the installation of new aluminum gutters and downspouts at two properties located within the Portsmouth Historic District: **404 Islington Street** and **12 Union Street**. This submission is made in accordance with the HDC application requirements and is intended to provide the Commission with a full account of the proposed scope of work, materials, and installation locations.

The existing gutter and downspout systems at both properties have either reached the end of their serviceable life or are nonexistent. Left unaddressed, these conditions risk water infiltration into the building envelope, damage to historic fabric, and accelerated deterioration of painted exterior woodwork — outcomes that the Commission and property owner share an interest in preventing.

Proposed Scope of Work

The proposed installation covers both the Main House at 404 Islington Street, and the main roof and side addition of the Guest House located at 12 Union Street.

Installation Locations

<p>404 Islington Street</p> <ul style="list-style-type: none"> • Front roofline — full eave length • Side and rear eave runs • Downspouts at existing drainage locations or down corners • Replace 15 LF deteriorated plastic downspout • Replace failed aluminum section (side yard) 	<p>12 Union Street</p> <ul style="list-style-type: none"> • Main roof — full perimeter • Side addition — all eave runs • Downspouts at existing corner locations or down corners
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The proposed materials and installation method are consistent with the Secretary of the Interior's Standards for Rehabilitation and the City of Portsmouth HDC Design Guidelines for maintenance and in-kind replacement of functional elements on historic structures. No historic fabric is being removed or altered; all work is additive and reversible.

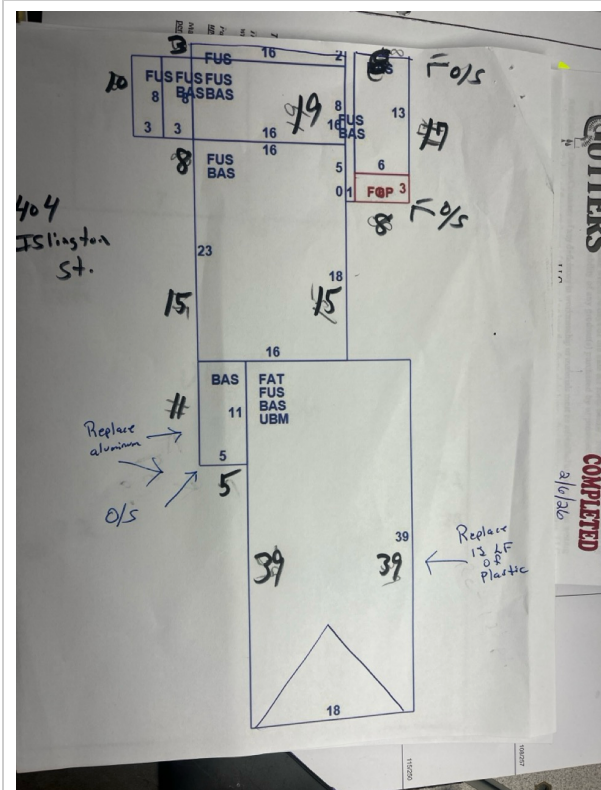
We respectfully request the Commission's approval of this Certificate of Approval. Supporting documentation — including contractor work order sketches, a full photographic survey, and an aluminum gutter material specification sheet — follows this letter. Please do not hesitate to contact me with any questions or requests for additional information.

Sincerely,

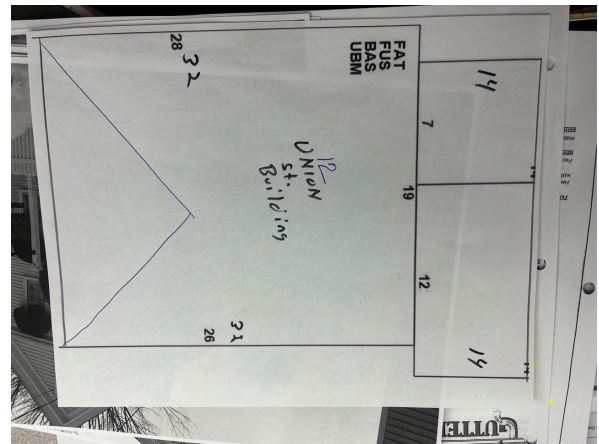
Timothy Johnson 3/30/2026

Timothy Johnson
Owner, Martin Hill Inn
404 Islington Street, Portsmouth, NH 03801
781-367-2595 | tim@csqrealty.com

Enclosure 1 — Contractor Work Order Sketches & Property Photographs



Contractor Sketch A — 404 Islington St. Work Order
(Completed 3/6/26)



Contractor Sketch B — 12 Union St. Building Gutter Diagram



Photo 1 — Front Elevation, 404 Islington St. (Martin Hill Inn)



Photo 2 — Side/Rear Entry with Pergola, 404 Islington St.



Photo 3 — Rear Elevation: Bay Window & Chimney Detail



Photo 4 — Athens Suite Entrance Canopy



Photo 5 — Roofline & Fascia, Carriage House End Gable



Photo 6 — Main House / Athens Suite / Guest House Signage



Photo 7 — Guest House Sunroom / Enclosed Porch



Photo 8 — Main House Rear Elevation & Chimney

Examples of Neighboring Properties Gutter and Downspouts



Photo 9 — Neighbors property: Aluminum gutter and Downspout for reference



Photo 10 — Neighbors property: Aluminum gutter and Downspout for reference



Photo 11 — Adjacent Building (Grey) — White Gutter and downspout for reference



Photo 12 — Adjacent Building (Grey) — White Gutter and downspout for reference

Material Specification Sheet

Aluminum Gutter System — Specification Summary

For: 404 Islington Street & 12 Union Street, Portsmouth, NH

GUTTER — PRODUCT DETAILS	
Profile	5-inch K-Style (Ogee)
Material	.032 gauge aluminum alloy (3105-H14)
Finish	Factory-baked polyester enamel — color to match existing exterior trim
Seams	Seamless, machine-formed on-site where run length allows
Joints (if needed)	Slip-joint connectors with butyl sealant, riveted
Fascia attachment	Concealed hidden hanger system, spaced 24" on center max
Slope	Minimum 1/16" per foot pitch toward downspout outlet
DOWNSPOUT — PRODUCT DETAILS	
Size	3-inch round or 2"×3" rectangular aluminum
Material	.032 gauge painted aluminum — matches gutter finish
Brackets	Aluminum strap hanger, fastened to wall at 6-ft max intervals
Outlet connection	Mitered elbows at head and foot; concealed splash block or underground drain tie-in
INSTALLATION STANDARDS	
Code compliance	SMACNA Architectural Sheet Metal Manual; IRC Chapter 15
Preservation standard	Secretary of the Interior's Standards for Rehabilitation (Standard 6 — repair/replace in-kind)
HDC compatibility	Color-matched aluminum is consistent with HDC Design Guidelines for maintenance replacements on historic structures
Reversibility	All fasteners penetrate non-historic substrate (fascia boards); no alteration of historic masonry or wood
PROJECT QUANTITIES (APPROXIMATE)	
404 Islington St.	~293 linear feet gutter; multiple downspout runs
12 Union St.	~183 linear feet gutter; multiple downspout runs
Combined total	~476 linear feet gutter and associated downspouts

Note: Final material color samples are available for Commission review upon request. The contractor is a licensed sheet metal/gutter installer in the State of New Hampshire. All work was performed in compliance with applicable building codes and preservation guidelines.

METAL MAN GUTTER MACHINES

Best in Industry Five Year Limited Machine Warranty

Englert offers its machine customers a limited five-year parts and labor warranty from the date of sale on all new Englert gutter roll-forming machines purchased from Englert, only and when operated under normal operating conditions and in strict accordance with any operating manuals or instructions provided at the time of sale. During this

period, Englert will repair or replace any part or assembly of the machine manufactured by Englert that it deems defective.

Englert will also repair or replace defective parts and assemblies at the job site or purchaser's shop at an additional charge, including current hourly repair

rate plus expenses, and a minimum of 10 business days' notice.

For more information about Englert's limited five-year parts and labor warranty contact your local Englert representative or visit our website <https://www.englertinc.com/warranty/roll-forming-machine-warranty>

The Industry's Only Mobile Technical Service

Englert offers its contractors the industry's only mobile technical service fleet for gutter rollforming machinery service and repairs. Unlike competitors who require that machines be shipped to their headquarters for repairs, Englert's fleet of fully equipped mobile service vehicles ser-

vice our gutter rollforming equipment at your location. Our factory trained machine technicians repair and refurbish machines in hours - not days. And while competitors must load their repaired machines on a common carrier's truck and ship it back to the contractor, an Englert gutter machine

serviced onsite is already back in business, servicing your customers.

For more information about Englert's mobile technical service program and service agreements, contact your local Englert sales representative.

ARCHITECTURAL GUIDE SPECIFICATIONS

Scope of Work

Furnish all labor, materials, and equipment required to complete installation of raincarrying system and related work as indicated on drawings or specified herein.

Materials

- A. Gutters shall be made of 3105-H24 aluminum and shall be continuous and seamless [Minimum tensile strength 26,000 psi, minimum yield strength 25,000 psi] or equivalent.
- B. Gutter gauges shall be .032" or .027" (select one as needed) gauge nominal, with 3" x 4" or 2" x 3" (select one) downspouts, [leaders] in .019" gauge.
- C. End caps to be .027" gauge.
- D. Inside and outside mitres to be .027" gauge.
- E. Sealant/Caulking - (select as appropriate): Parabond Sealer (silver) G.E. Silicone - (white, clear and bronze). Butyl Sealer - (white)
- F. Downspout anchors to be aluminum.
- G. Gutter hangers to be .063" gauge.
- H. Prior to painting, the metal shall receive a pre-treatment to assure for maximum paint adhesion. The exterior finish shall be a two-coat system applied in a continuous baked-on process in a single operation, comprising of an acid-based primer and baked-on high performance linear polyester topcoat. The inside of the gutter shall be finished with a polyester gold backer or wash coat.
- I. All accessories used with the raincarrying system shall have the same finish as the gutters.

Installation / Workmanship

- A. Before starting work, verify governing dimensions at building; examine, clean and repair if necessary any adjoining work on which this work is in any way dependent for its proper installation.

- B. The raincarrying system shall be installed in accordance with Manufacturer's recommended procedures. Gutters shall be installed by using appropriate hangers to allow flexibility of movement.
- C. All gutter hangers shall be installed by using two 1-1/4" screw shank nails and fastened into solid lumber.
- D. All gutters shall be in continuous length for each elevation (run). No end laps are allowed.
- E. Upon completion, the contractor shall clean the debris.
- F. Dissimilar materials.
 - 1. Exercise care in placing aluminum in contact with other dissimilar metals or materials that are not compatible with aluminum.
 - 2. Providing adequate insulation/separation wherever necessary, such as by painting or otherwise protecting when they are in contact with aluminum or when drainage from them passes over aluminum.

Certification of Compliance

The raincarrying systems shall meet the following specifications and/or code approvals:

- A. American Architectural Manufacturers Association (AAMA) Specification 1405.1 "Specification for Aluminum Raincarrying Systems."
- B. FHA Minimum Property Standard 4900.1 for One- and Two-Family Dwellings.
- C. FHA Minimum Property Standard 4910.1 for Multi-Family Dwellings.

Warranty

The seamless aluminum gutter raincarrying system shall be covered by a limited 20-year, pro-rated and non-transferable Paint Finish Warranty covering labor and materials by the Manufacturer.

4. 420 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (mechanical venting and exhaust venting, relocation of condensers and screening, and shifted addition walls).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

420 PLEASANT STREET - ADDITION & RENOVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - MAY 2026
PORTSMOUTH, NEW HAMPSHIRE

SCOPE OF WORK:

1. LOCATE ALL MECHANICAL EXHAUST AND INTAKE VENTS
2. RELOCATED CONDENSER UNIT SCREENING TOWARD PROPERTY LINE TO ADD BULKHEAD.
 - A. REASON: DUE TO LEDGE ON SITE THE FORMER BASEMENT HAS BEEN REDUCED IN HEIGHT TO A CRAWL SPACE. TO CREATE MORE USEABLE SPACE WITHIN THE CRAWL SPACE FOR MECHANICAL SYSTEMS THE INTERIOR STAIR IS TO BE REMOVED AND REPLACE WITH THE PROPOSED BULKHEAD TO PROVIDE ACCESS.
3. SHIFTED TWO ADDITION FOUNDATION / EXTERIOR WALLS
 - A. REASON: ELIMINATE CONSTRUCTION SHORING ISSUES WITH LEDGE AND NEIGHBORING PROPERTY. THE SMALL SHIFT IN WALLS ELIMINATES THE NEED TO BREAK UP THE LEDGE TO POUR FOUNDATION WALLS TO PROTECT NEARBY PROPERTIES AND AVOID JACKHAMMERING.

PROJECT HISTORY:

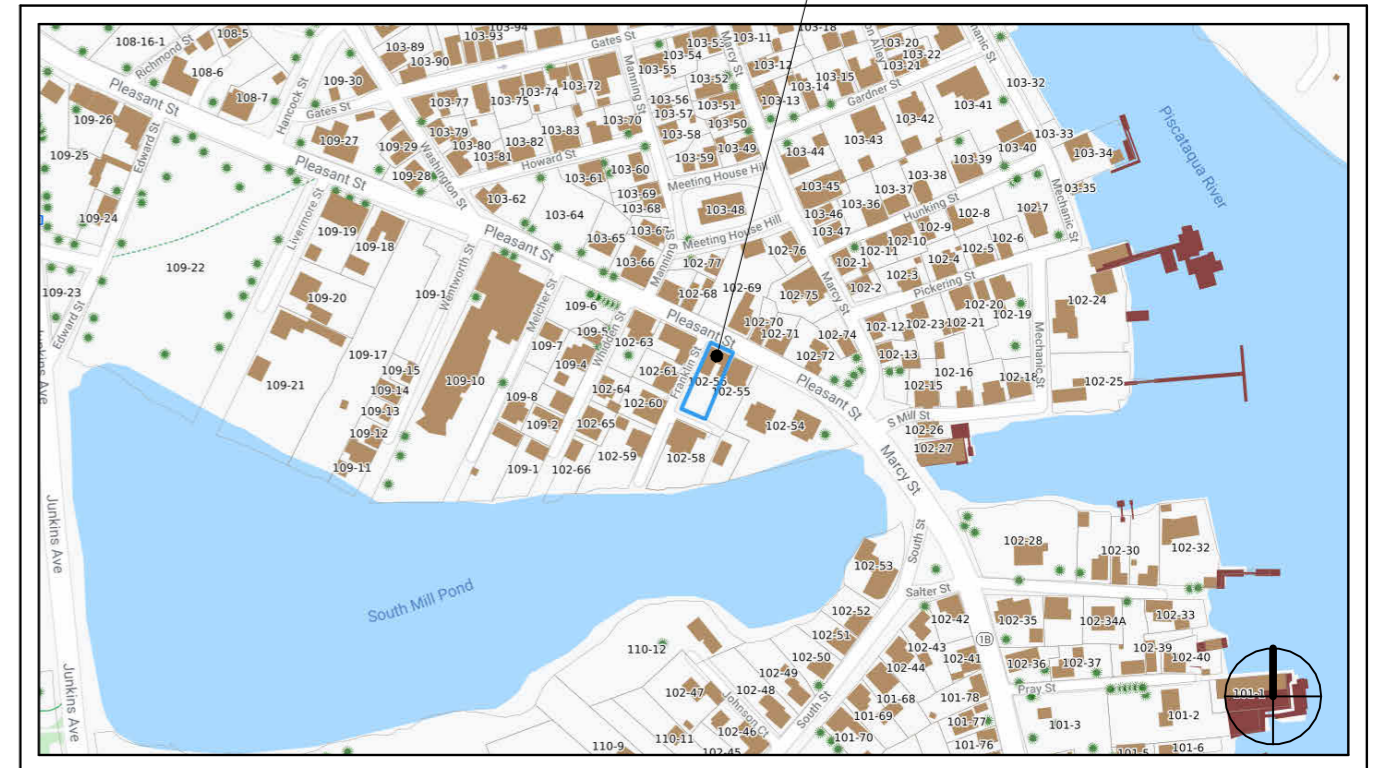
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
- LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
 - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
 - 2) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
- LU-21-126 - HISTORIC DISTRICT COMMISSION FIRST EXTENSION: 06/17/2022
- LU-21-126 – ZONING BOARD OF ADJUSTMENT EXTENSION: 06/27/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION SECOND EXTENSION: 08/09/2023
- LU-21-126 - HISTORIC DISTRICT COMMISSION THIRD EXTENSION: 09/11/2024
- LUHD-723 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 02/21/2024
- DEMO-24-23 – DEMOLITION PERMIT ISSUED: 09/25/2024 - COMPLETED: 02/24/2025
- BLDG-24-525 – BUILDING PERMIT ISSUED: 01/17/2025
- BUILDING FIRE – 02/06/2025
- PROPERTY LISTED FOR SALE AND CLOSED ON 05/08/2025
- LUHD-905 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 08/14/2025
- LU-25-112 – ZONING BOARD OF ADJUSTMENT APPROVAL: 08/26/2025
- LUHD-970 - HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL: 10/12/2025
 - REFER TO APPENDIX 1 ATTACHED HEREIN FOR REFERENCE

BUILDING HISTORY:

JAMES HILL BUILT THE HOUSE LOCATED ON THE CORNER OF PLEASANT STREET AND COTTER 'S LANE (FRANKLIN STREET) AT 420 PLEASANT STREET A MERE TWO YEARS BEFORE HIS EARLY AND UNTIMELY DEATH IN 1814. AT THAT TIME THE HOUSE WAS SPLIT INTO MULTIPLE UNITS AND THE REAR ELL TO THE SOUTH WAS ADDED FOR HIS WIDOW, MARY HILL, TO LIVE IN AS HER DOWER. AFTER THAT IT WAS PURCHASED BY THOMAS SHAW (SHAW 'S WHARF AT PRESCOTT PARK) AND HAS BEEN AN ACTIVE MULTI-FAMILY BUILDING FOR OVER 200 YEARS SINCE THEN. THE BUILDING WAS RECENTLY SUBJECTED TO A FIRE ON FEBRUARY 6TH 2025 WHICH HAS LED THE PREVIOUS OWNER TO SELL THE PROPERTY TO THE CURRENT OWNER.

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	FRANKLIN STREET ELEVATION
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
APDX 1	APPENDIX 1 - PREVIOUS APPROVAL
APDX 2	APPENDIX 2 - BILCO BULKHEAD

420 PLEASANT STREET PORTSMOUTH, NH 03801



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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

COVER

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



C

04/13/2026
PA: RD / MG
Project Number: 25042
NOT TO SCALE



1 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

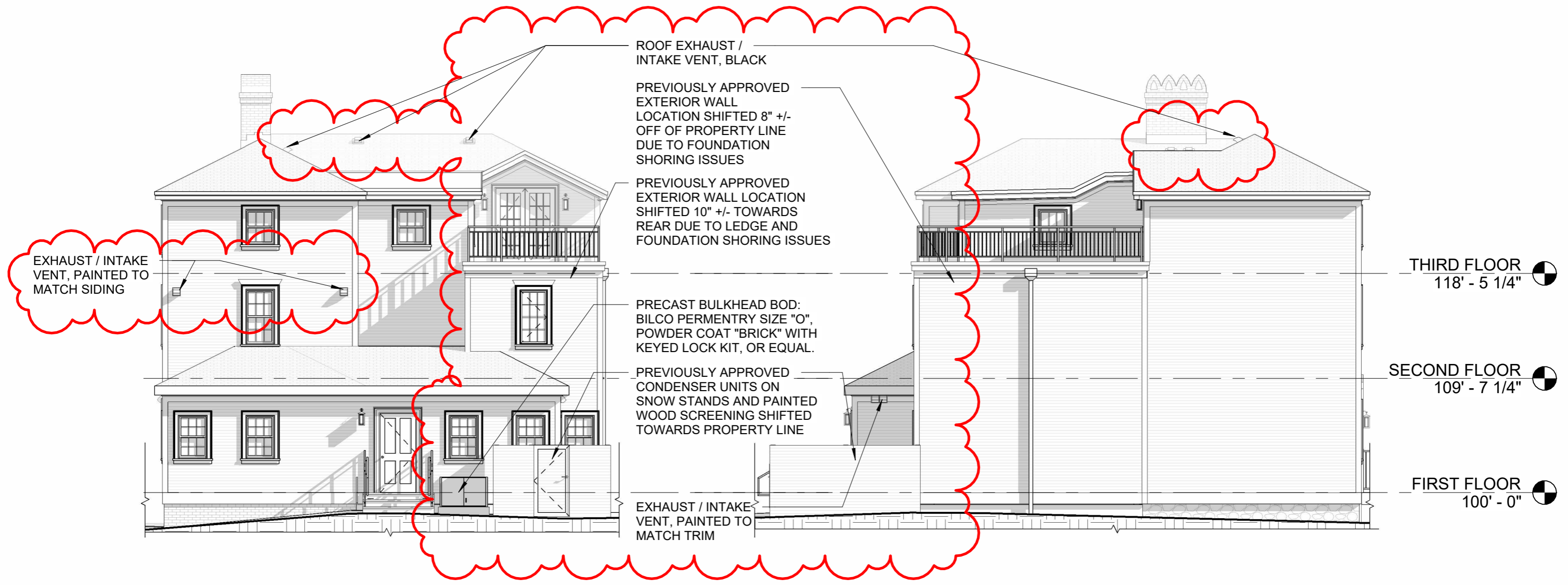
FRANKLIN STREET ELEVATION

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



A1

04/13/2026
PA: RD / MG
Project Number: 25042
AS INDICATED



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

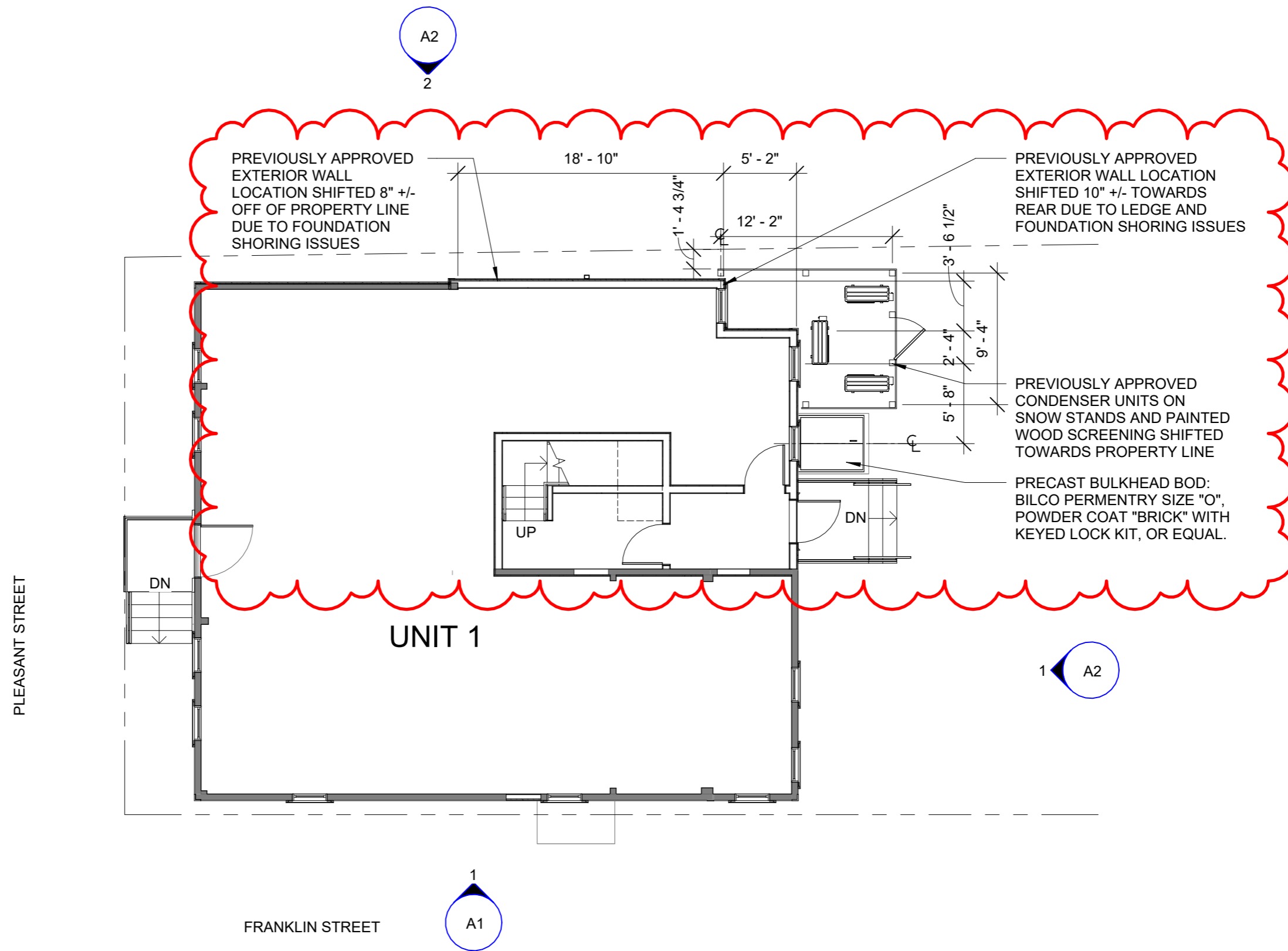
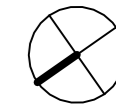
ELEVATIONS

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



A2

04/13/2026
PA: RD / MG
Project Number: 25042
AS INDICATED



1 FIRST FLOOR PLAN
1/8" = 1'-0"

© 2026 Portsmouth Architects

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

FIRST FLOOR PLAN

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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McHENRY ARCHITECTURE



A3

04/13/2026
PA: RD / MG
Project Number: 25042
Scale: 1/8" = 1'-0"

START OF APPENDICES

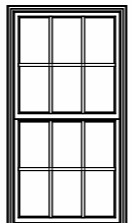
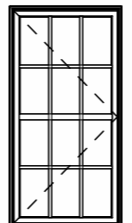
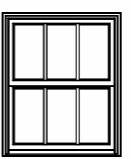
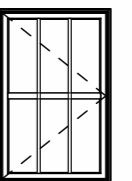
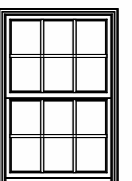
420 Pleasant Street

HDC WINDOW SCHEDULE

Type Mark	Width +/- VIF	Height +/- VIF	Egress Window	Operation
A	2' - 5 1/2"	4' - 7 3/4"	No	Double Hung
B	2' - 4"	4' - 7 1/8"	Yes	Casement
C	2' - 5 1/2"	2' - 11 3/4"	No	Double Hung
D	2' - 4"	3' - 7 1/2"	Yes	Casement
E	2' - 5 1/2"	3' - 7 3/4"	No	Double Hung

- NOTE:
- ALL DOUBLE HUNG WINDOWS TO HAVE HALF INSECT SCREENS
 - ALL WINDOWS TO BE BRONZE
 - ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES

WINDOW TYPES

TYPE A:	TYPE B:	TYPE C:	TYPE D:	TYPE E:
				
6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)	3 OVER 3 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, WIDTH TO MATCH EXISTING WINDOW (GC TO VERIFY)	6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)

PREVIOUSLY APPROVED 11/12/2026



1 NORTH ELEVATION (PLEASANT STREET)
1/8" = 1'-0"

2 WEST ELEVATION (FRANKLIN STREET)
1/8" = 1'-0"

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS, WINDOW TYPES AND SCHEDULE
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

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



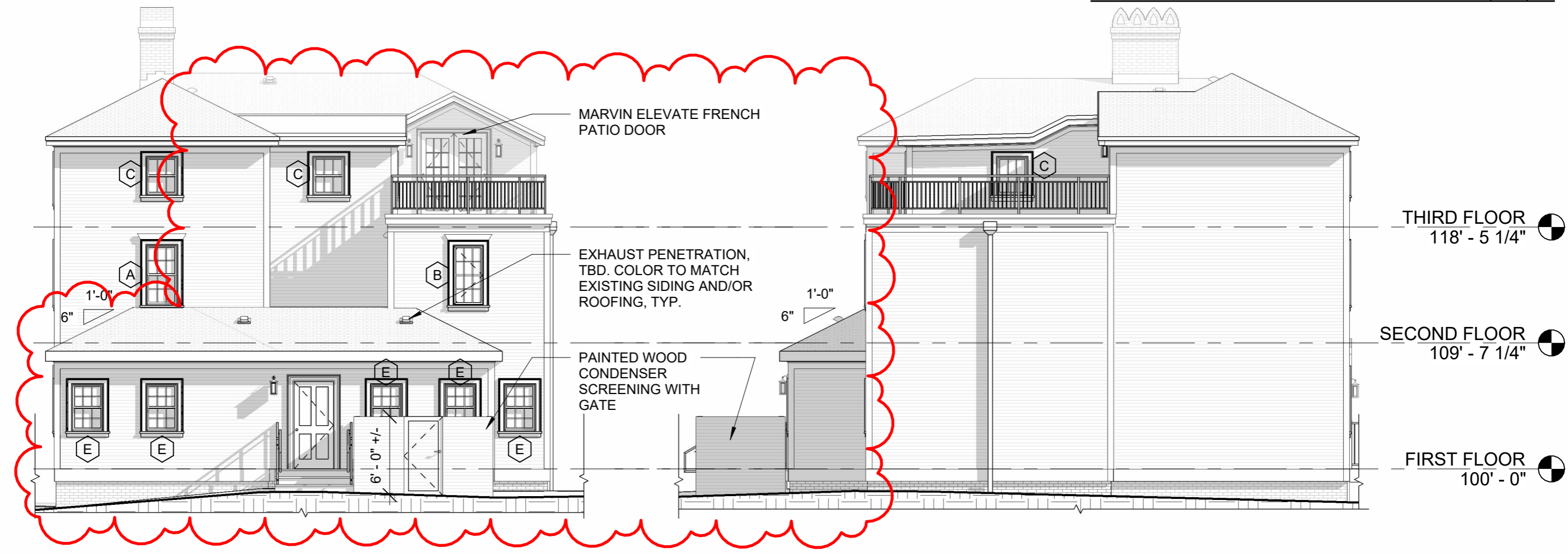
A1

10/17/2025
PA: RD / MG
Project Number: 25042
AS INDICATED

PREVIOUSLY APPROVED 11/12/2026



PROPOSED CONDENSER UNIT SCREENING (SIM)



1 SOUTH ELEVATION (REAR)
1/8" = 1'-0"

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

© 2025 Portsmouth Architects

420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

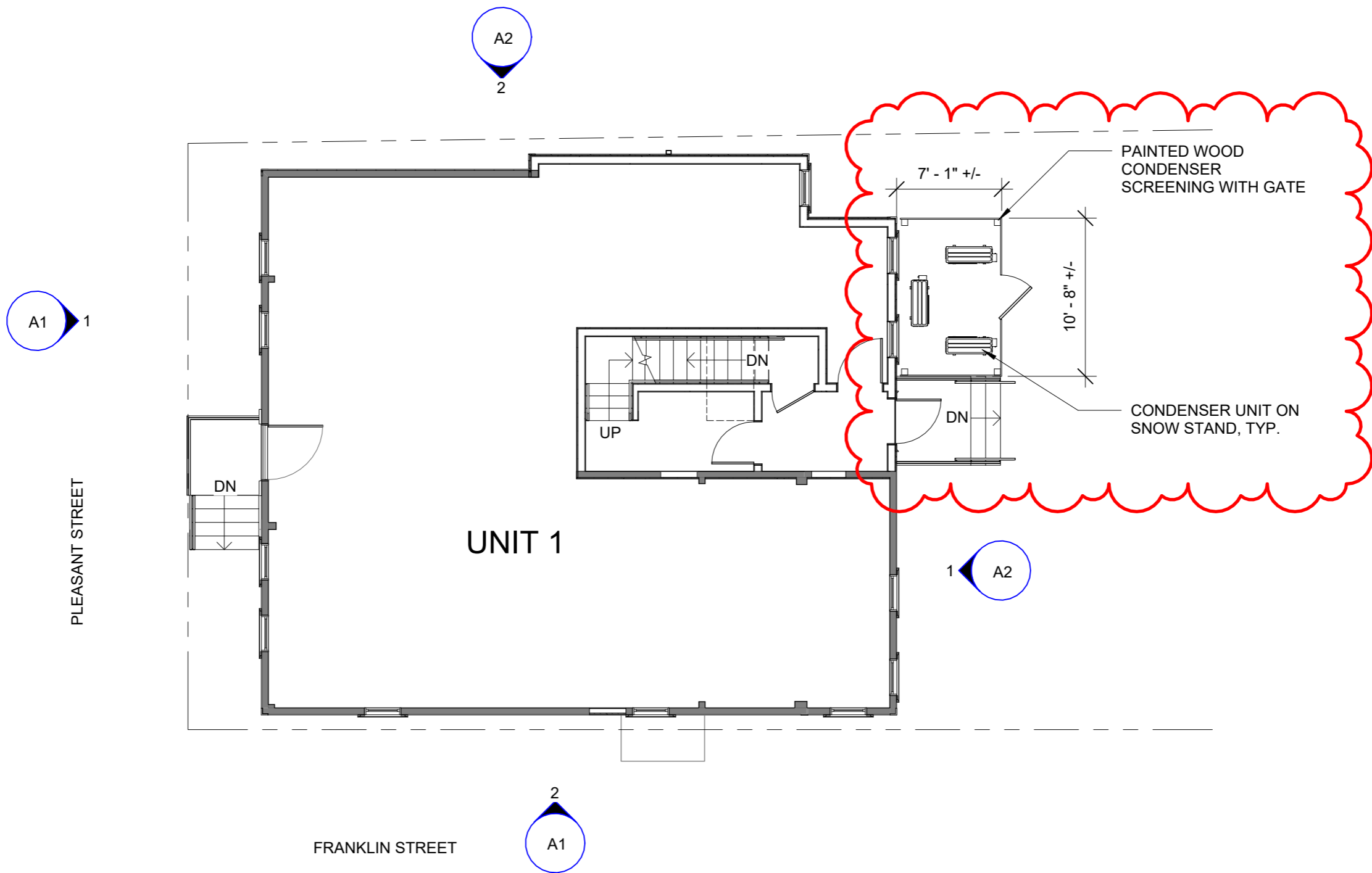
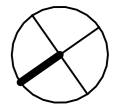
ELEVATIONS
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

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



A2

10/17/2025
PA: RD / MG
Project Number: 25042
AS INDICATED



1 FIRST FLOOR PLAN
1/8" = 1'-0"

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

FIRST FLOOR PLAN

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

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



A3

10/17/2025
PA: RD / MG
Project Number: 25042
Scale: 1/8" = 1'-0"

The PermEntry Basement Entrance adds sales appeal and value to any home by providing convenient, direct access to basement areas. The product consists of a precast concrete stairwell and BILCO basement door that is delivered and installed on your foundation by a BILCO dealer.

PermEntry Benefits

- Adds building code compliant emergency egress.
- Provides direct access to mechanical equipment, reducing traffic and damage to the main level of the home.
- Allows large furniture, bulky appliances and patio furniture to be easily moved into basement areas.
- Creates additional living space and saleable square footage.
- The PermEntry system works well on any new or existing concrete foundation.

The complete installation of the precast stairwell and door is typically done in under two hours.

- Holes for the special high-strength bolts are drilled through foundation.
- Facing surfaces are coated with self-sealing butyl resin strip sealant for a watertight seal. The PermEntry precast stairwell is then lowered into position onto the foundation footing.
- Precast stairwell is secured prior to backfill through foundation wall using built-in steel anchors. On a block or precast foundation, a permanent steel support is installed on a concrete slab underneath the precast unit.
- The BILCO door is anchored to the precast stairwell and caulked. The area is then backfilled and landscaped.

Advantages and Features

Concrete Stairwell

- Precast in one piece.
- Thoroughly vibrated for maximum density.
- Manufactured to rigid specifications for controlled high quality.
- A performance-proven product.
- Can be installed on poured concrete and concrete block foundations.
- Thousands installed since 1960.
- Satisfies IRC 2015 Building Code requirements for emergency egress in finished basements.

BILCO Basement Door

- Rugged heavy gauge steel construction (Also available in no maintenance polyethylene construction).
- Neat and trim appearance.
- Lift assistance for ease of operation.
- Flanged, weather resistant construction.
- Slide bolt locking mechanism (Optional keyed lock kit available).



BILCO Basement Door Models



Classic Series - Primer Finish



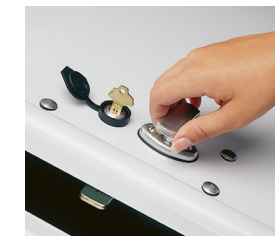
Classic Series - Powder Coat Finish



Ultra Series - Polyethylene

Powder Coat Finish Colors

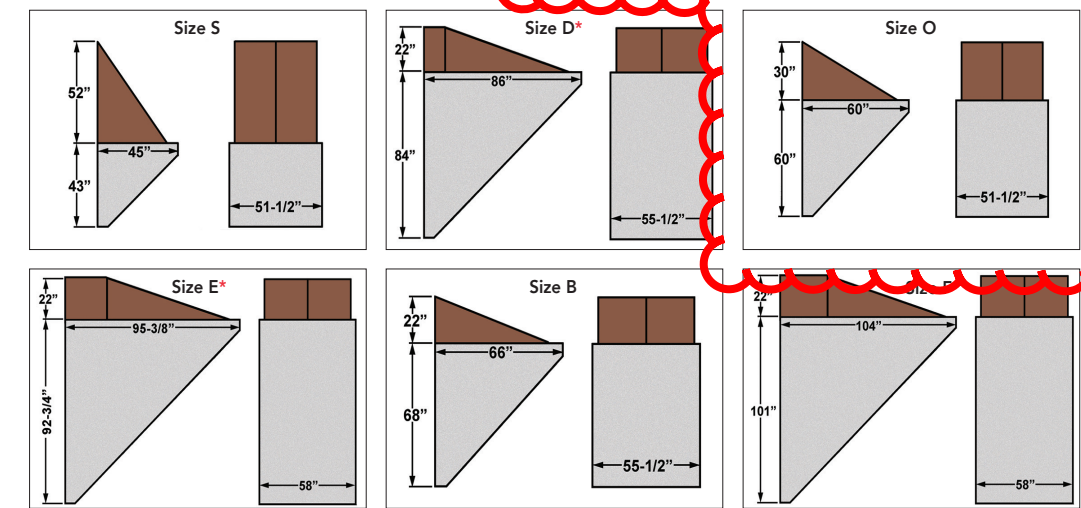
BILCO Classic Series steel basement doors are now offered with a factory-applied polyester powder coat finish. The polyester resin provides a durable, weather-resistant coating. Cured at higher temperatures than most wet coatings, the result is a tougher and chip-resistant coating, providing both a decorative and protective finish.



Powder coated basement doors can be ordered with a keyed lock kit. This option allows you to conveniently lock and unlock the basement door from the outside.

Pre-Installation Requirements:

1. Provide truck access to within 10' of the center of the PermEntry unit.
2. Foundation footing and opening should be LEVEL, PLUMB and SQUARE.
3. Width of opening in foundation wall should be 40" maximum for all sizes.
4. Ensure proper soil drainage at base of unit. A footing drain to daylight is recommended.
5. When foundation is backfilled, leave minimum work area for PermEntry installation as shown.
6. Basement floor or equivalent slab should be poured in the concrete wall.
7. Hold foundation tar coating back minimum 12" each side of opening.



PermEntry Size	Footing to Grade
S	35" - 41"
O	52" - 58"
B	59" - 66"
C*	67" - 74"
D*	75" - 82"
E*	83" - 91"
F*	92" - 99"

* Optional Ultra Series Door available for sizes C, D, E and F only.

How to Measure:

1. Determine the measurement from the finished grade to the foundation footing.
2. Refer to table and details above to select the proper size. Top of casting should be a minimum of 2" above finished grade.
3. Double check your pre-installation requirements and check site to determine that there is proper truck access to and from the PermEntry installation site.

5. 35 Highland Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the existing two door garage door system with a singular two car garage door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Arthur Tobin, Homeowner

New garage door for 35 Highland Street, Portsmouth NH

Existing doors:



Rendering of new door:



**Please note: contrast difference in the whites of the vinyl siding and the door is the result of the computer generated image provided by the garage door vendor. The actual contrast will be very similar to the existing doors.

New door specs:

The **Clopay Bridgeport Series Model BD2EU** is a high-performance, 3-layer steel garage door. For a **16' x 7'** double-door configuration, it is part of the "Extended Panel" design group (noted by the "E" in the model number).

As of early 2026, here are the technical specifications for this specific model:

1. Construction & Insulation

- **Layers:** 3-Layer construction (Steel + Insulation + Steel).
- **Insulation Type: Intellicore® Polyurethane.** This is Clopay's proprietary dense foam that is injected into the door, expanding to fill the entire structure for maximum strength and quiet operation.
- **R-Value: 18.4.** This is one of the highest energy-efficiency ratings available in the residential market, providing excellent thermal protection and noise reduction (up to 16 decibels).
- **Thickness:** 2 inches.
- **Steel Gauge:** Heavy-duty **27-gauge** exterior and interior steel skins.

2. Design & Aesthetics

- **Panel Style: Extended Recessed Panel (BD2EU).** This features a wider, "shaker style" recessed stamp that mimics the look of a traditional wood rail-and-stile door.
- **Texture:** Natural wood-grain embossed steel.
- **Color:** White

3. Hardware & Operation

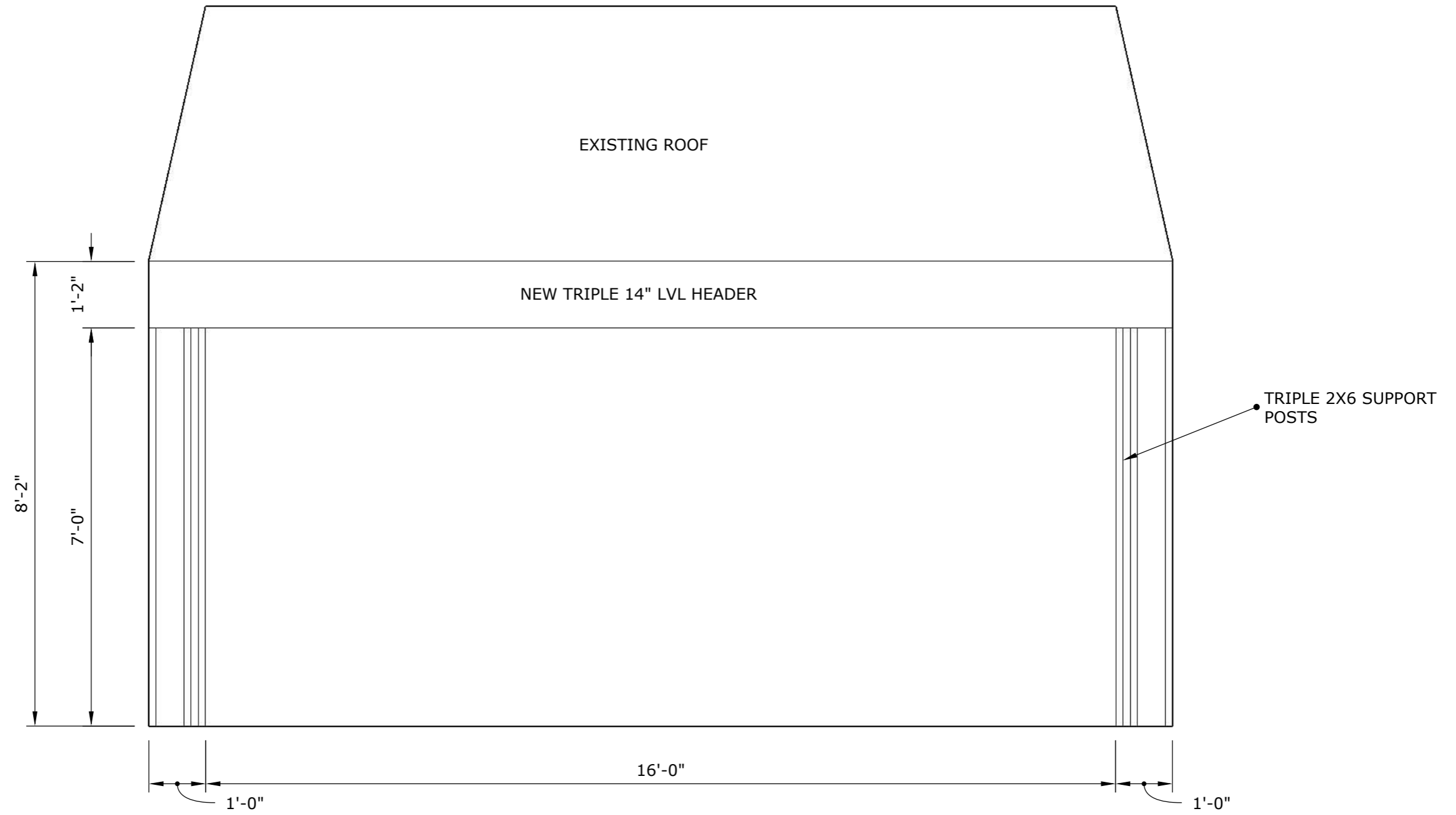
- **Spring System:** Typically equipped with the **EZ-Set Torsion Spring System** for safer and easier adjustment.
- **Rollers:** High-quality **10-ball nylon rollers** for smooth, quiet operation.
- **Hinges:** Heavy-duty **14-gauge** steel hinges.
- **Weather Sealing:** Includes a bottom vinyl weatherseal in a rust-resistant aluminum retainer and tongue-and-groove section joints to seal out wind and rain.

4. Weights & Dimensions

- **Door Size:** 16 feet wide by 7 feet high.
- **Product Weight:** Approximately **207 lbs** for the 16x7 insulated unit.
- **Rough Opening:** Should match the door size exactly (16' x 7').

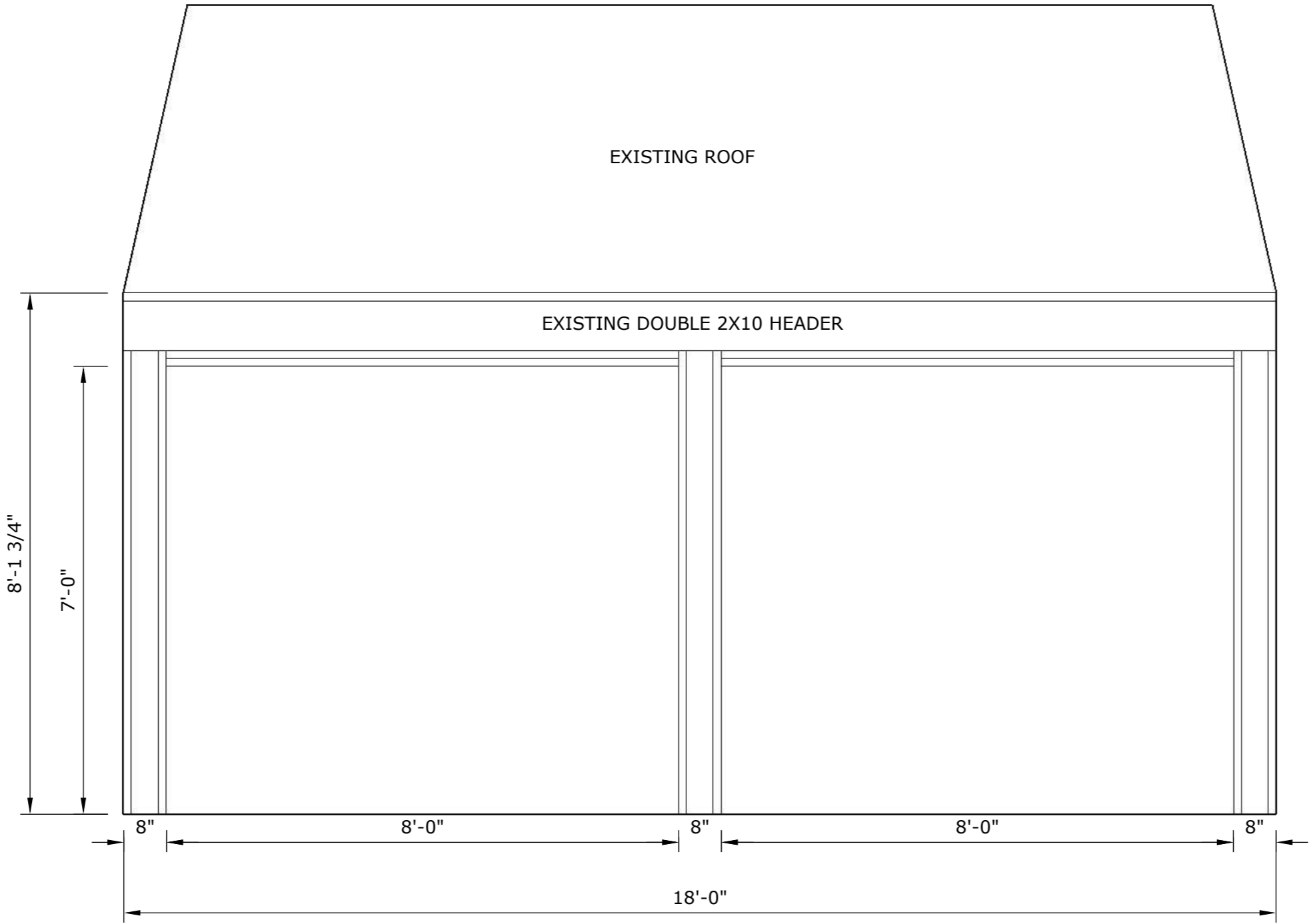
TOBIN GARAGE DOOR FRAMING
35 HIGHLAND ST, PORTSMOUTH NH, 03801
APRIL 14, 2026

PAFFORD CONSTRUCTION
ZACH PAFFORD
(603) 770-6194
ZACH@PAFFORDCONSTRUCTIONLLC.COM
31 BUNKER HILL AVE, STRATHAM, NH



TOBIN GARAGE DOOR FRAMING
35 HIGHLAND ST, PORTSMOUTH NH, 03801
APRIL 14, 2026

PAFFORD CONSTRUCTION
ZACH PAFFORD
(603) 770-6194
ZACH@PAFFORDCONSTRUCTIONLLC.COM
31 BUNKER HILL AVE, STRATHAM, NH



6. 235 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of roof mounted solar panels and snow guards.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Proposal

6.29 KW Solar Photovoltaic Array

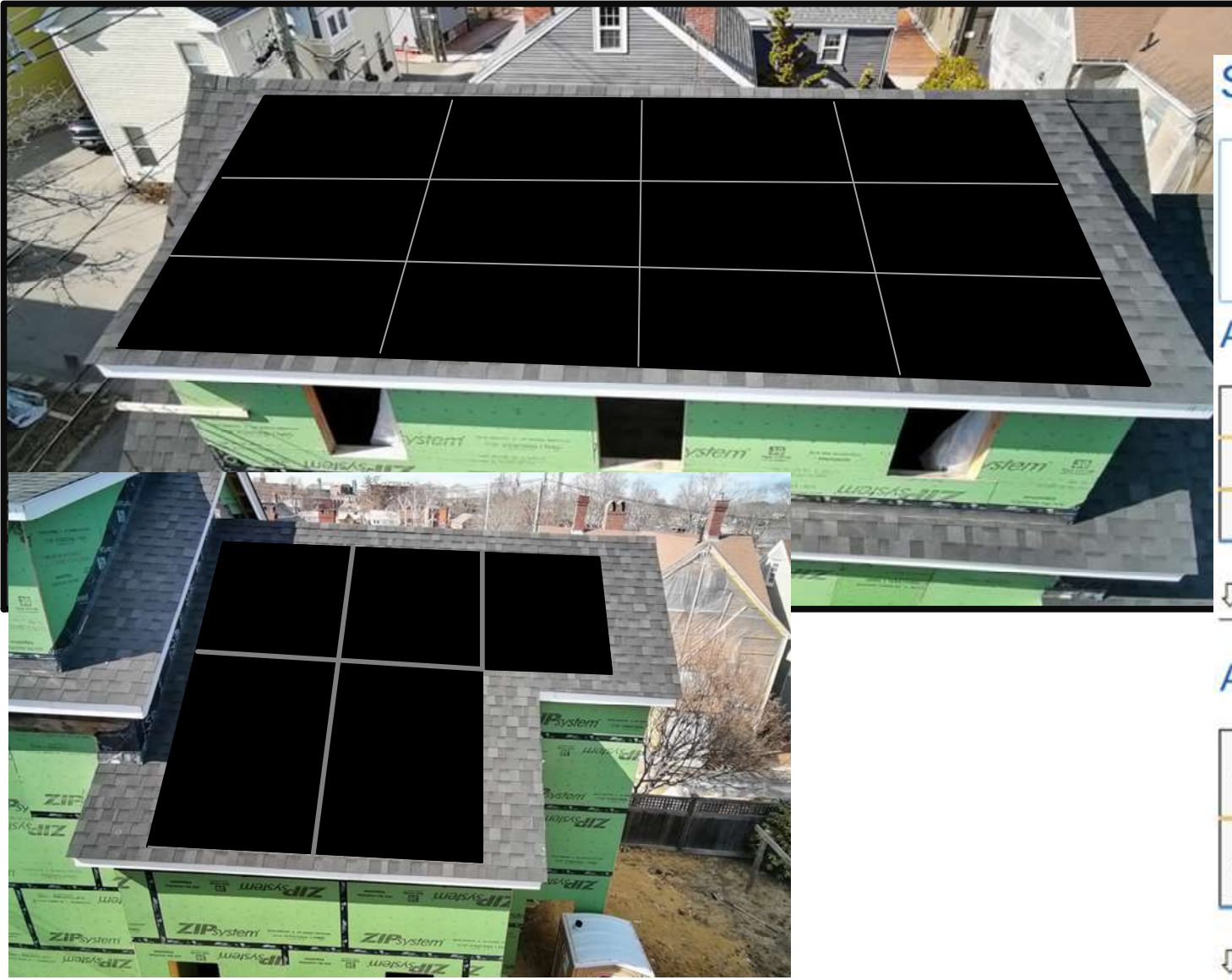
prepared for

Shiva Nanda



Long-term studies published in the Appraisal Journal indicate that home improvements that save money on annual electricity costs will increase the property's value by a 20-to-1 ratio. In other words, if you are saving \$1,000 a year off your electricity bill by using solar power, the increase in your property value is a cool \$20,000. (Cooler Planet May 12, 2009)





Solar Arrays

Legend

- Solar Snow Dog
- SnowMax-Universal

Array 1

1,1	1,2	1,3	1,4
2,1	2,2	2,3	2,4
3,1	3,2	3,3	3,4


↓ Roof Edge ↓

Array 2

1,1	1,2	1,3
2,1	2,2	

↓ Roof Edge ↓

PV ARRAY	
Manuf/Model	Silfab Solar SIL-370 HC
Module Dimensions	40.8" x 69.4"
Module Rating (W)	370
# Module Strings	1 of 11 & 1 of 12
# Modules Total	17
DC Output (KW)	6.29 kWDC
Inverter(s)	SE10000H-US


 Roof
 Pitch = 22°/45°
 Azim.=160°


Harmony
 ENERGY WORKS
 10 Gale Rd, Hampton, NH
 603-926-3366
harmonyenergyworks.com

Shiva Nanda Residence
 235 Marcy Street, Portsmouth, NH

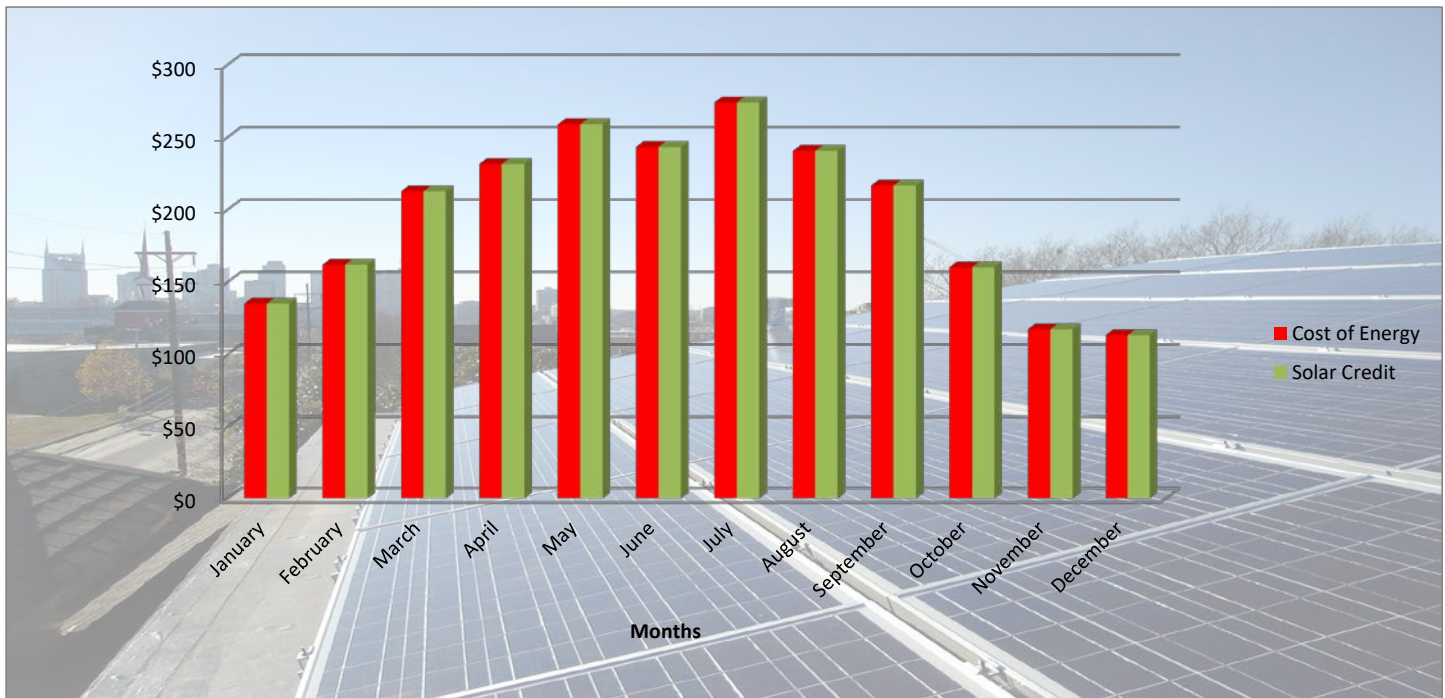
Site Layout
6.29 kWDC (10 kWAC)

DRAWN BY	D CHILDS	SIZE	A	FSCM NO	DWG NO	1	REV	A
APPROVED BY	G HORROCKS	SCALE	0,20" = 1'	DATE	4/1/2026	SHEET	1 OF 1	



Estimated Monthly Affect of Solar on Utility Bill:

This chart represents your current monthly cost of energy (in RED) compared to the proposed solar systems estimated production benefit (in GREEN).



Current Electric Bill		
Pre-Solar		
Month	kWh	Cost
January	436	\$135
February	523	\$162
March	686	\$213
April	747	\$232
May	835	\$259
June	785	\$243
July	884	\$274
August	776	\$241
September	699	\$217
October	517	\$160
November	379	\$117
December	366	\$113
Totals:	7,633	\$ 2,366

Solar		
Energy Production Credit		
Month	kWh	Value
January	436	\$135
February	523	\$162
March	686	\$213
April	747	\$232
May	835	\$259
June	785	\$243
July	884	\$274
August	776	\$241
September	699	\$217
October	517	\$160
November	379	\$117
December	366	\$113
Totals:	7,633	\$ 2,366

New Electric Bill	
After Solar	
Month	Cost
January	\$0.00
February	\$0.00
March	\$0.00
April	\$0.00
May	\$0.00
June	\$0.00
July	\$0.00
August	\$0.00
September	\$0.00
October	\$0.00
November	\$0.00
December	\$0.00
Totals:	\$0.00

* All values are estimated and are dependant on weather patterns and conditions
* Estimates are based on The National Renewabel Energy Laboratory in Golden, CO

Percentage Cost Offset by Solar	100%	Percentage kWh Offset by Solar	100%
---------------------------------	------	--------------------------------	------



10 Gale Rd
Hampton, NH 03842
603-926-3366



Solar Financial Analysis prepared for:

Shiva Nanda
235 Marcy Street
Portsmouth, NH 03801
April 1, 2026

System Specifications

Type of Panel	Silfab Solar	Array Size	6.29 kW (DC)
Number of Panels	17	Est. Annual AC Output	7,633 kWh (AC)

Annual Solar Benefit

Current Annual Electric Costs <u>Before</u> Installing Solar PV	\$2,366
Solar Energy Generation Credit	\$2,366
% Electric Bill Offset by Solar Array	100%

Array Cost and Incentives

	Cash	Finance 10.99%, Mosaic
Total Installed System Price - \$5.02 /W Includes Tax, Delivery, Freight, Monitoring, System Design, Interconnection Application, Electrical Permits	(\$31,576)	(\$31,576)
Downpayment	2,500	2,500
Net Investment - Year 1	(\$29,076)	(\$29,076)

Monthly Loan Pymt - Interest Only for First 18 Months	(\$266.29)
Monthly Loan Pymt - Remaining Period of Loan	(\$306.83)

Expected Annual Electrical Energy Cost Increase * 2.5%

Year	Electric Rate/KWh *	Value \$/yr	RECS	Cumulative Income (\$)	Net Income (Cash Option)	Net Income (Loan Option)
0					(\$29,076)	\$0
1	0.3100	2,366	267	2,633	(\$26,442)	(\$1,049)
2	0.3178	2,425	267	5,326	(\$23,750)	(\$2,038)
3	0.3257	2,486	267	8,079	(\$20,997)	(\$2,967)
4	0.3338	2,548	267	10,894	(\$18,181)	(\$3,833)
5	0.3422	2,612	267	13,773	(\$15,302)	(\$4,636)
6	0.3507	2,677	267	16,718	(\$12,358)	(\$5,374)
7	0.3595	2,744	267	19,729	(\$9,347)	(\$6,045)
8	0.3685	2,813	267	22,809	(\$6,267)	(\$6,647)
9	0.3777	2,883	267	25,959	(\$3,117)	(\$7,179)
10	0.3871	2,955	267	29,181	\$106	(\$7,638)
11	0.3968	3,029	267	32,477	\$3,402	(\$8,024.14)
12	0.4067	3,105	267	35,849	\$6,774	(\$8,334.25)
13	0.4169	3,182	267	39,299	\$10,223	(\$8,566.74)
14	0.4273	3,262	267	42,828	\$13,752	(\$8,719.68)
15	0.4380	3,343	267	46,438	\$17,363	(\$8,791.07)
20	0.4956	3,783	267	65,788	\$36,712	\$10,558.18
25	0.5607	4,280	267	87,504	\$58,428.20	\$32,274.55

Solar Benefit/mo
\$219.45

Monthly Savings
(\$87.38)

25 Year Environmental Impact

Lbs of Nitrous Oxide-smog, health effects
Lbs of SO2 - causes acid rain
or Equivalent to planting acres of trees

425 lbs
1,305 lbs
39 acres





10 Gale Rd
Hampton, NH 03842
603-926-3366



Shiva Nanda
235 Marcy Street
Portsmouth, NH 03801

04/01/26

Shiva Nanda

Harmony Energy Works is pleased to present this proposal to provide a professionally installed, turn-key Grid-Interactive solar photovoltaic (PV) system of 6.29 kW to be installed on 235 Marcy Street, Portsmouth, NH. Harmony Energy Works will provide all supervision, labor, tools, equipment, materials, and supplies to perform all work required to properly design, install, inspect, and commission the solar photovoltaic system.

System Description and Performance

The proposed system will be mounted on a roof-mounted system. Electrical wiring will be run in conduit. This system consists of 17 Silfab SIL-370 HC 370-watt mono-crystalline, silicon photovoltaic panels and Alpine Snow Guards, 1 SolarEdge SE10000H-US inverter, 1 backup interface and 1 SolarEdge 10kWh battery. The system includes IronRidge mounting, DC and AC disconnects, a revenue grade production meter, and all other electrical components necessary for a fully operating system. The mounting system is anodized aluminum and the hardware is stainless steel, so nothing will rust. Each panel is grounded to the mounting support. All electrical components are UL listed and all DC equipment is rated at 600V DC. All work will be consistent with the latest 2023 edition of the NEC. Based upon PV WATTS solar PV performance modeling software, Harmony Energy Works has calculated that your first year system production for the array will be approximately 7,633 kW-hrs for the deployed system.

Product Quality and Warranties

Silfab Solar manufactures exceptional quality, American made solar modules, and SolarEdge, manufactures highly efficient inverters, having constant voltage sampling and the ability to automatically match grid phase and frequency. The modules are expected to last 40 to 50 years, and the inverter is expected to last 15 to 20 years. Silfab Solar provides a 25-year linear production guarantee. SolarEdge offers a 100% replacement warranty for 12 years. Harmony Energy Works will submit all warranties on your behalf. Harmony Energy Works warranties installation workmanship for 3 years. All warranties take effect on the day of commissioning.

Incentives

Net metering, your local utility will credit you each month for the electricity produced from the solar array at a rate equal to the rate that you are paying. For months in which you produce more than you consume, your utility will carry forward your credit to be used against future bills. In addition, for each 1,000 KWh that you produce, you will earn 1 REC (Renewable Energy Credit). RECs are reimbursed annually at the current rate of \$35 per REC.

Pricing and Payment Schedule

The total installed price for the 6.29kW Solar PV System and 10 kWh battery is \$31,576. Pricing includes all components, labor, shipping, and electrical permits. Pricing excludes land use review and historic district applications and structural upgrades. In order to initiate the required system design, Harmony Energy Works will require an engineering fee of \$2,500. This fee will be non-refundable, but will apply towards the total cost of this project.

On notification that your grant has been approved, a deposit of 65% is due to order materials and begin grid interconnection coordination. The remainder will be due upon installation completion and final inspection. The entire amount of this contract will be due before the incentives will be paid to you. Please contact us if you have any questions.

Scope of Engineering Work (Design- and Rebate-related)

1. Completion of formal Site Audit accounting for detailed measurements of all equipment and obstructions and gathering additional field data to aid in the design process.
2. The completion of detailed design activities and the preparation of a full set of installation drawings showing equipment locations, general arrangements, combiners boxes, conduit routings, disconnect switches, meters, inverters and construction details for the PV array.
3. The completion of a detailed interconnection design and preparation of a single-line electrical diagram.
4. Submittal of the Solar PV Interconnection Application for approval by your Electric Utility.
5. Preparation of NH State Energy Rebate Application.

Thank you for the opportunity to provide you with a proposal for this exciting project. We always enjoy partnering with progressive individuals in our community to deploy and promote the use of Solar Energy. We look forward to working with you to provide you with a state of the art Solar PV System.

By signing and returning this proposal with your down payment, you agree to the terms and conditions herein and order the work to proceed.

Sincerely,

George Horrocks

George Horrocks
President, Harmony Energy Works

George Horrocks, President Date
Harmony Energy Works

Shiva Nanda Date

Attachments:

25-Year Residential Financial Analysis

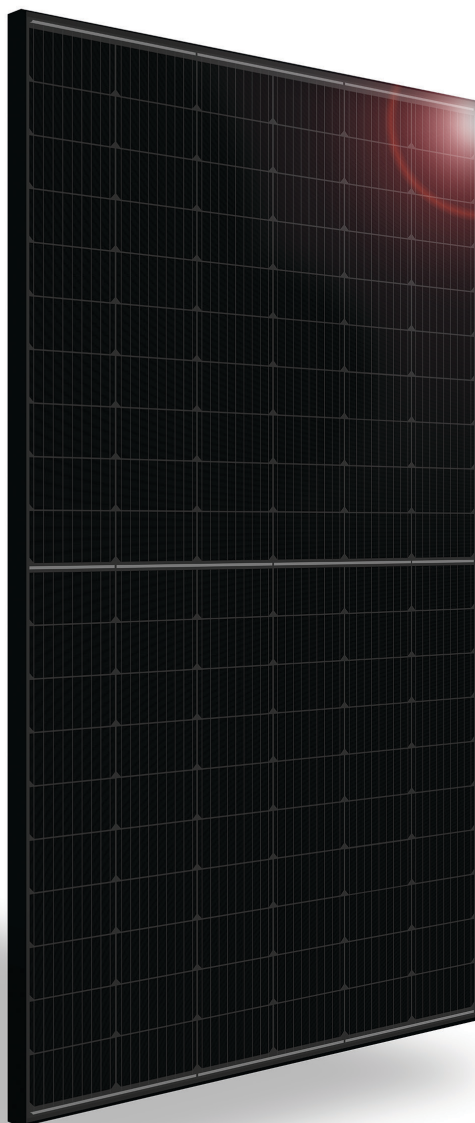
Data Sheet - Silfab Solar

Data Sheet - SolarEdge

Data Sheet - Snow Guard

SILFAB PRIME

SIL-370 HC



❖ RELIABLE ENERGY.
DIRECT FROM THE SOURCE.

Introducing Silfab Prime.

Designed to outperform.

Dependable, durable, high-performance solar panels
engineered for North American homeowners.

SILFABSOLAR.COM



CHUBB®

* Chubb provides error and omission insurance to Silfab Solar Inc.

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE7600H-US / SE9600H-US /
SE10000H-US / SE11400H-US



HOME BACKUP



USA-manufactured residential inverter for storage and backup, with a single part number for all power classes

- / Eligible for domestic content % towards the enhanced federal income tax credit*
- / One part number for all power classes, streamlining every step:
 - / Unified product configuration simplifies ordering, logistics, and inventory
 - / Optimized system design, selection, and installation
- / The ultimate home energy manager in charge of PV production, battery storage, backup operation during a power outage**, EV Charging, and smart energy devices
- / Record-breaking 99% weighted efficiency with up to 200% DC oversizing
- / Able to start high LRA HVAC systems during backup operation
- / Integrates seamlessly with the complete SolarEdge Home Smart Energy Ecosystem, through the SolarEdge Home Network
- / Module-level monitoring and visibility of battery status, PV production, and self-consumption data
- / Integrated Wi-Fi antenna for enhanced communication reliability and simplicity
- / Fast and easy installation – small and lightweight, with reduced commissioning time
- / NEMA 4X-rated, for indoor and outdoor installations
- / A scalable solution that supports future homeowner needs through easy connection to a growing ecosystem
- / Advanced safety features with integrated arc fault protection and rapid shutdown for 690.11 and 690.12
- / Advanced reliability with automotive-grade components
- / Embedded revenue grade production data, ANSI C12.20 Class 0.5
- / Install larger systems while avoiding main panel upgrades with the embedded Power Control System (PCS)

* For more information on domestic content eligibility, see the [SolarEdge Domestic Content](#) application note.
** Requires additional hardware and firmware version upgrade.

SolarEdge Home Backup Interface

For North America

BI-E



Backup Interface for Flexible Backup

- / Automatically provides backup power to home loads in the event of grid interruption
- / Full flexibility in which loads to back up – the entire home or selected loads
- / Scalable solution to support higher power and higher capacity
- / Built-in Auto Transformer that supports 5kW of Phase Imbalance
- / Built-in PCS certified* Energy Meter readies the Backup Interface to be part of the Busbar Current Management**
- / Seamless integration with the SolarEdge Home Hub Inverter to manage and monitor both PV generation and energy storage
- / Generator connection support

* Only applicable to Backup Interface with part number BI-xxxx-03. Backup Interface with part number BI-xxxx-02 includes a built-in Auto Transformer and Energy Meter that is NOT PCS certified.

** Only applicable to Backup Interface with part number BI-xxxx-03.

SolarEdge Home Battery 400V For North America

BAT-10K1P



BATTERIES

Optimized for SolarEdge Home Hub Inverters

- DC coupled battery featuring outstanding overall system efficiency, generating more energy to store and use for on-grid and backup* power applications
- Integrates seamlessly with the complete SolarEdge Home ecosystem using SolarEdge Home Network, offering a single source for warranty, support, and training, to streamline logistics & operations
- Includes multiple safety features for battery protection, including Rapid Shutdown and SafeDC™
- Qualified by the latest and most stringent UL fire safety standard
- Solar, storage, EV charging, and smart devices all monitored and managed by a single app to an optimized production, consumption, and backup* power
- Simple plug and play installation, with automatic SetApp-based configuration
- Flexible installation - wall or floor mount, indoor or outdoor
- Wireless communication to the inverter, reducing wiring, labor, and installation

* Backup applications are subject to local regulation and may require additional components and firmware upgrade.

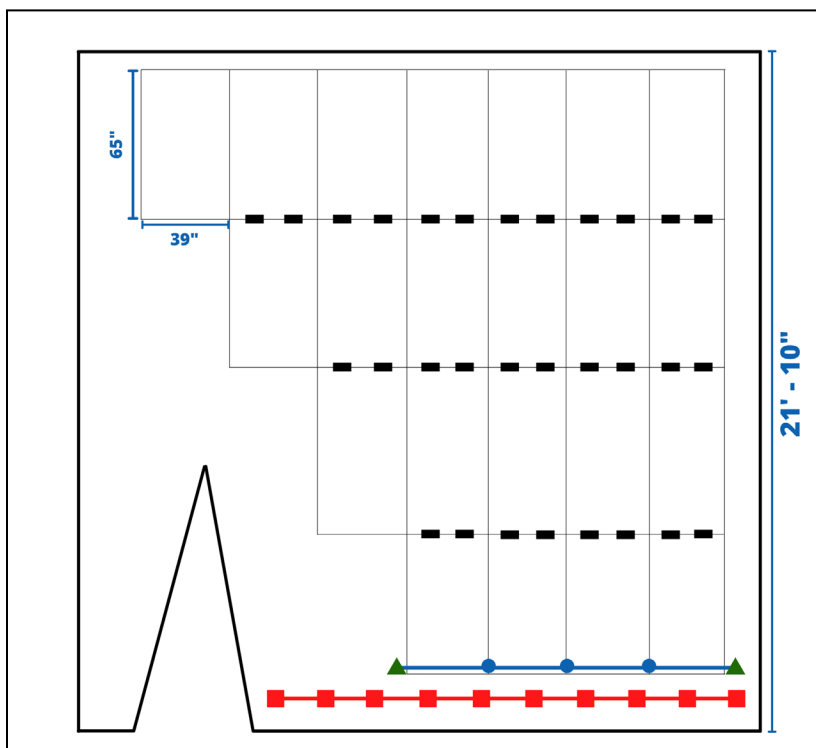
ALPINE SNOWGUARDS®













Solar Snow Management Systems Overview

Alpine Solar Snow Management System recommended components:

- **Solar SafeGuard Bar System** – bar-style snow guard attached to the leading edge of the array.
- **Solar Snow Dog** – pad-style snow guards installed between the upslope panels of the array.
- **SSG-313** – fence-style system that attaches directly to the roof deck below the array. (Minimum of 1' of spacing between array and install location.)

Recommended Solar Snow Management Layout:



LEGEND	PART NUMBER	IMAGE	QTY.
	SOLAR SG-BRKT		3 pcs.
	SOLAR SG-END BRKT		2pcs
	ALPINE SIMGUARD-BAR		16 feet
	SNOW DOG-BLK		30 pcs.
	SSG-313		10 pcs.
	PP75 (1" OD, SOLD IN 8' LENGTHS)		40 feet

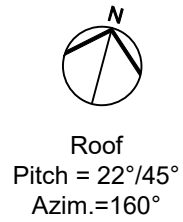
Pipe-Style accessories available as needed

BEFORE INSTALLING THESE SNOW GUARDS, READ BLOG BELOW:

<http://www.fromridgetoeave.com/introducing-solar-snowdog/>



PV ARRAY	
Manuf/Model	Silfab Solar SIL-540 XM
Module Dimensions	44.6" x 82.6"
Module Rating (W)	540
# Module Strings	1 of 12
# Modules Total	12
DC Output (KW)	6.48 kWDC
Inverter(s)	SE10000H-US



Harmony
ENERGY WORKS
10 Gale Rd, Hampton, NH
603-926-3366
harmonyenergyworks.com

Shiva Nanda Residence
235 Marcy Street, Portsmouth, NH

Site Layout
6.48 kWDC (10 kWAC)

DRAWN BY D CHILDS	SIZE A	FSCM NO	DWG NO 1	REV A
APPROVED BY G HORROCKS	SCALE 0.20" = 1'	DATE 4/1/2026	SHEET	1 OF 1

7. 402 State Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of an iron fence across the rear property line.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Below is the current landscape, used all day/night as a public path from Parrot to Congress.



Below is a mock-up with the proposed fence, removing left bushes to extend fence to wall..



8. 93 Pleasant Street

-Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (chimney height restriction, missing balustrade section, shorter crown moldings at porch entablatures, and cap moldings over window head omitted).

Staff Comment: Recommended Approval

Stipulations:

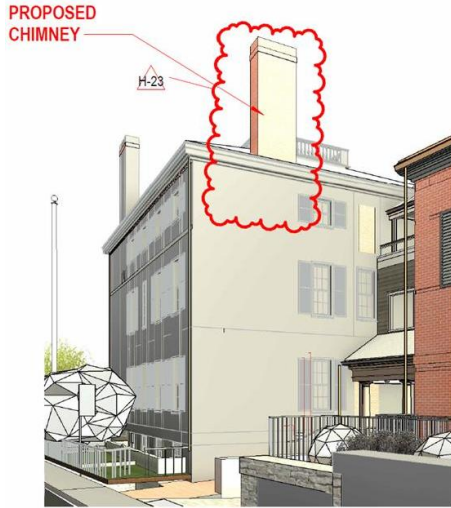
1. _____
2. _____
3. _____



As- built variations to previously approved HDC applications

1. Southeast Chimney Height:

- a. The new southeast chimney is built at the maximum height allowed by current building code for the prescribed historic width & thickness, while keeping the historic chimney and fireplaces intact below the roofline. Structural engineering analysis demonstrated five feet as the height limit, to avoid a bending moment at base of chimney exceeding code limits for tensile stresses in the bricks and mortar joints.



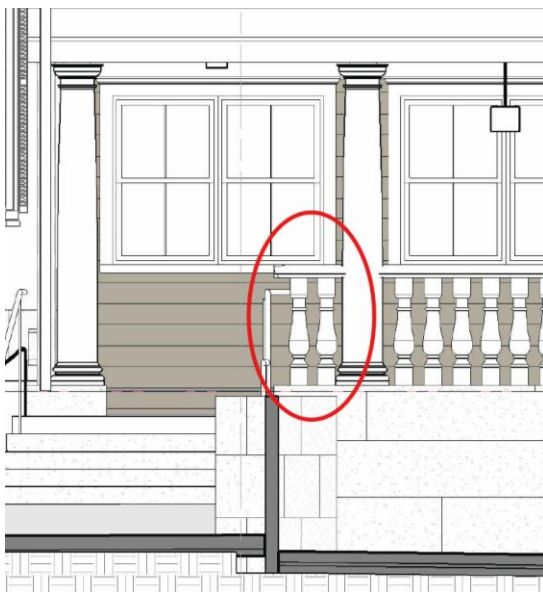
As Approved



As Built

2. Missing Balustrade Section:

- a. As-built grade height does not require guardrail.

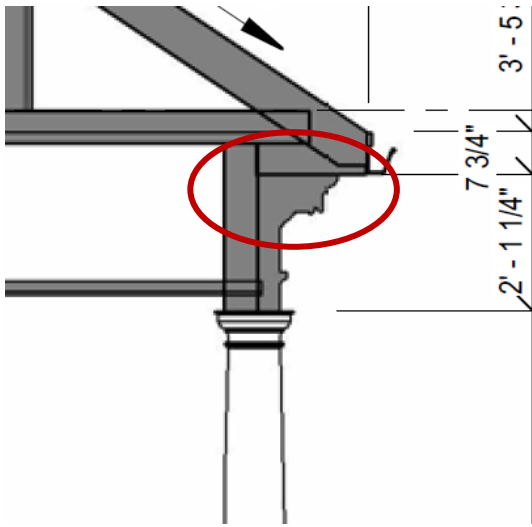


As Approved



As Built

- 3. Shorter crown moldings are installed at porch entablatures.**
a. 3x3 inches installed as opposed to 8x8 inches as designed.

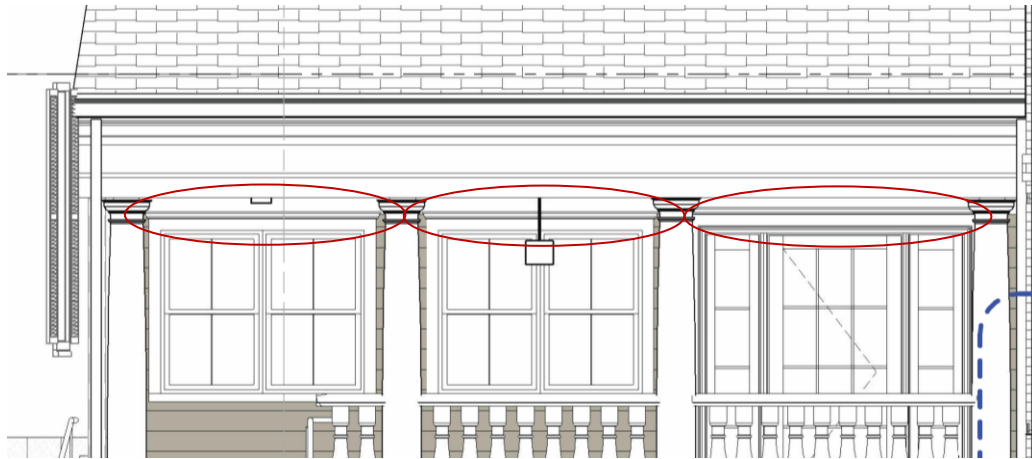


As Approved



As Built

- 4. Cap moldings over window heads omitted.**



As Approved



As Built

9. 650 Islington Street, Unit C2 -Recommended Approval

Background: The applicant is seeking approval for the installation of HVAC equipment (condensers).

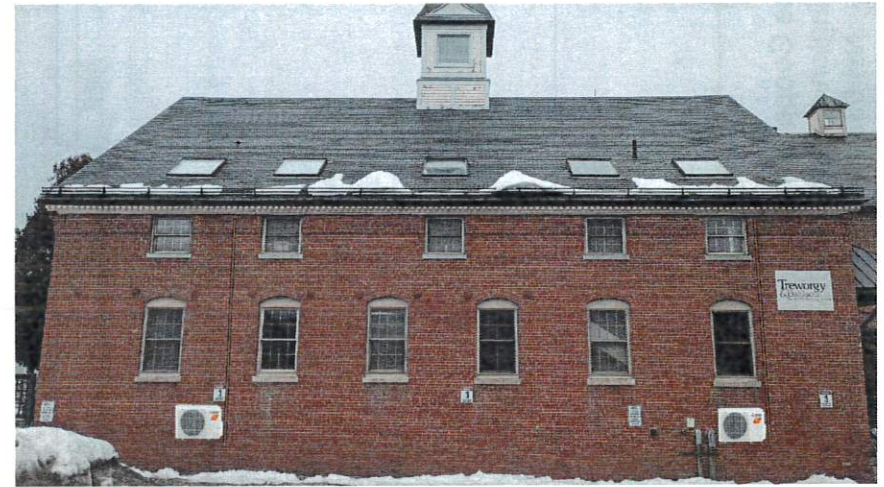
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



① North
1/16" = 1'-0"



② South
1/16" = 1'-0"



Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

The Cooper House
650 Islington st Portsmouth,
NH 03801

No.	Description	Date

Photogrammic Rendition

Sheet Issue Date: 04/07/2026
Drawn by TFA
Scale 1/16" = 1'-0"

A102



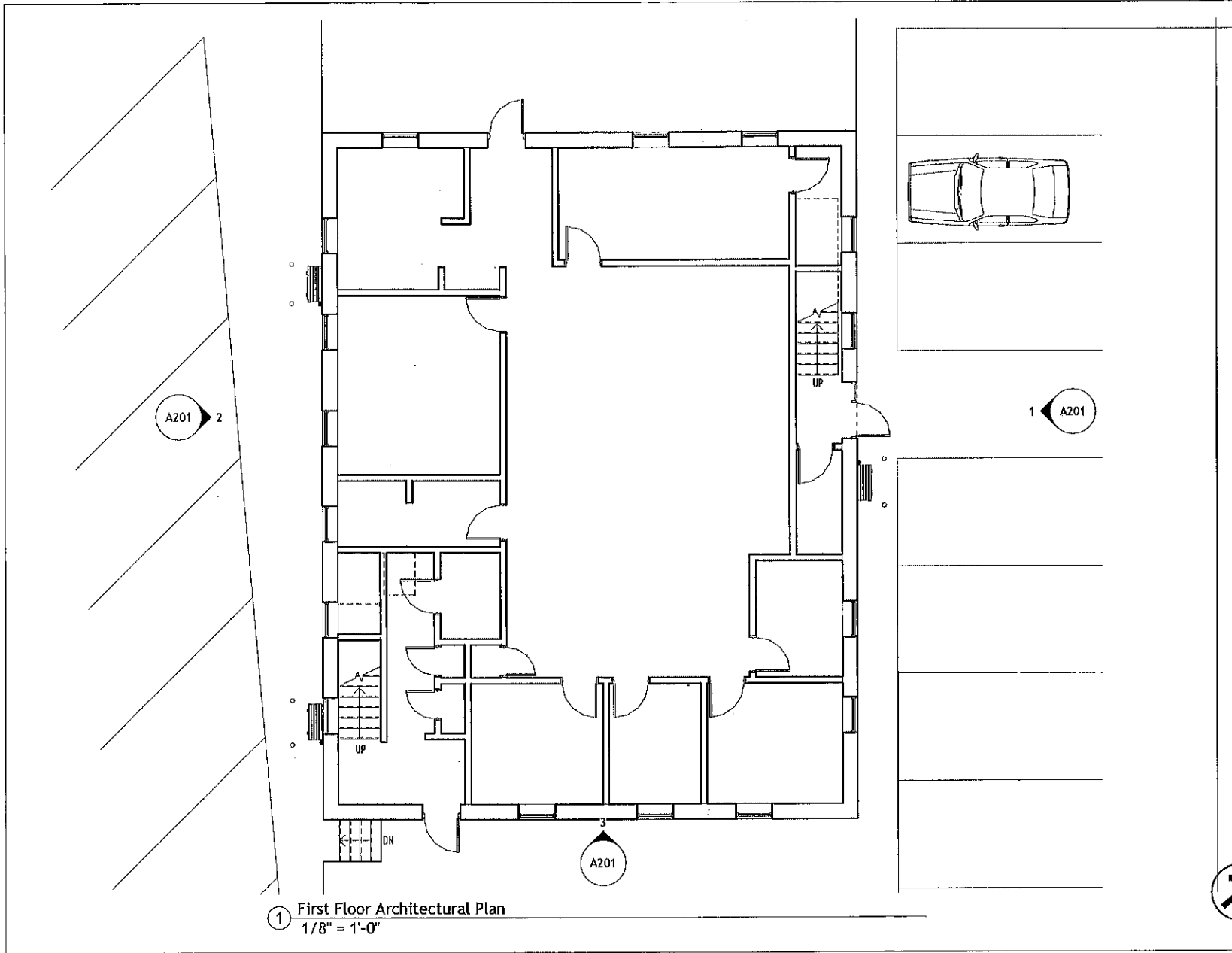
Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

The Cooper House
650 Islington st Portsmouth,
NH 03801

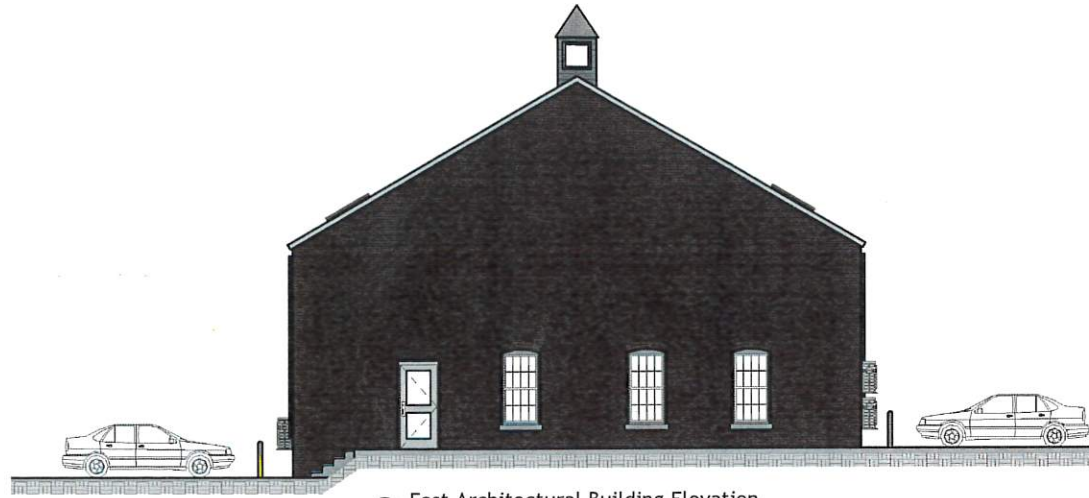
Date: 04/07/2026
Drawn by: TFA
Scale: 1/8" = 1'-0"

Architectural
Floor Plans

A101



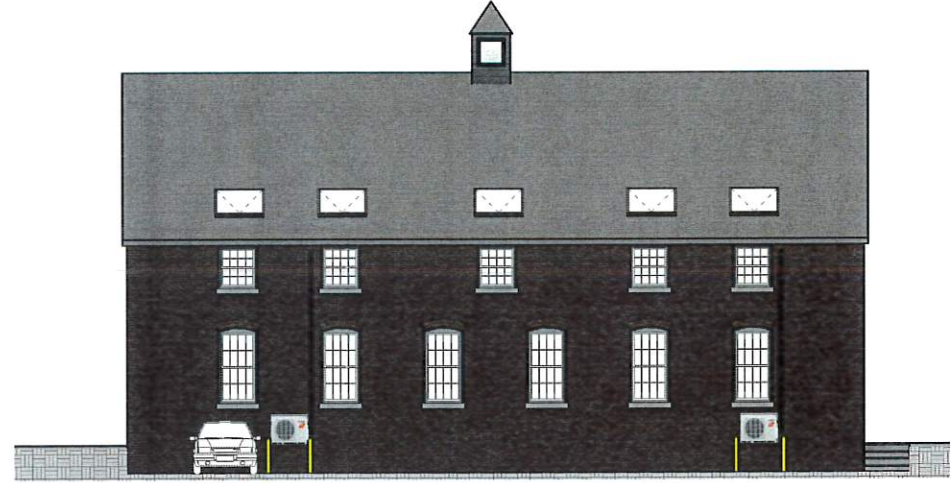
① First Floor Architectural Plan
1/8" = 1'-0"



③ East Architectural Building Elevation
1" = 10'-0"



① East Architectural Building Elevation
1" = 10'-0"



② South Architectural Building Elevation
1" = 10'-0"



Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

The Cooper House
650 Islington st Portsmouth,
NH 03801

No.	Description	Date

Architectural Building Elevations	
Sheet Issue Date: 04/07/2026	A201
Drawn by TFA	
Scale 1" = 10'-0"	

10. 64 Gates Street

-Recommended Approval

Background: The applicant is seeking approval for the replacement of the wood shingle siding on the east side of the home and on the 1-story rear addition with wood clapboards to match the rest of the home.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____

64 Gates Street Administrative Approval Application for replacement of old shingles with traditional clapboards on east side of house and to the single-story addition to the back of the house.



