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. **May 06, 2026**

AGENDA (revised on May 01, 2026)

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. April 01, 2026

II. ADMINISTRATIVE APPROVALS

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

III. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of TD Corner Cottage LLC, owner, for property located at 112 Mechanic Street, wherein permission is requested to allow exterior renovations to an existing structure (replace faux door with a real door) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 25 and lies within the General Residence B (GRB) and Historic Districts.

B. Petition of Portsmouth Savings Bank/Bank of New Hampshire, owner, and TD Bank, co-owner, for property located at 333 State Street, wherein permission is requested to allow exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors) as per plans on file in the Planning Department. Said property is shown on

Assessor Map 116 as Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (remove rear sliding door and replace with (2) windows, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side) as per plans on file in the Planning Department. Said property is shown on Asessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

2. Petition of Jane Vanni Myers, owner, for property located at 195 Washington Street, wherein permission is requested to allow the demolition/removal of the existing shed and the construction/placement of a new shed as per plans on file in the Planning Department. Said property is shown on Asessor Map 103 as Lot 78 and lies within the General Residence B (GRB) and Historic Districts.

V. 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.

B. Work Session requested by Brian Johnson, owner, for property located at 126 State Street, Unit #8, wherein permission is requested to allow exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico) as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 57-8 and lies within the Character District 4 (CD4) and Historic Districts.

C. REQUEST TO END WORK SESSION- Work Session requested by Maximilian Hochschwender, owner, for property located at 44 Rogers Street, wherein permission is requested to allow exterior renovations to an existing structure (reconstruct rear ell, replace vinyl siding, shutters and trim with wood) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 45 and lies within the Mixed Research Office (MRO) and Historic Districts.

D. REQUEST TO POSTPONE- Work Session requested by Robert M. Snover Revocable Trust, owner, for property located at 58 Humphrey's Court, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new multi-family dwelling as per plans on file in the Planning Department. Said property is shown on

Assessor Map 101 as Lot 47 and lies within the General Residence B (GRB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by Michael Dulac, owner, for property located at 325 Marcy Street, wherein permission is requested to allow exterior renovations to an existing structure (replace the front door and replace attic window) and new construction to an existing structure (construct a new 1-2 story addition) as per plans on file in the Planning Department. Said property is shown on Asessor Map 102 as Lot 12 and lies within the General Residence B (GRB) and Historic Districts.

2. Work Session requested by Partners Bank of New England, owner, for property located at 501 Islington Street, wherein permission is requested to allow exterior renovations (replace all windows, add new siding and trim details, new lighting and the removal of a chimney) as per plans on file in the Planning Department. Said property is shown on Asessor Map 157 as Lot 6 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts.

VII. CAMP TRAINING DISCUSSION

VIII. 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_qhIkRR7VQsKLhorgCwltbA

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**

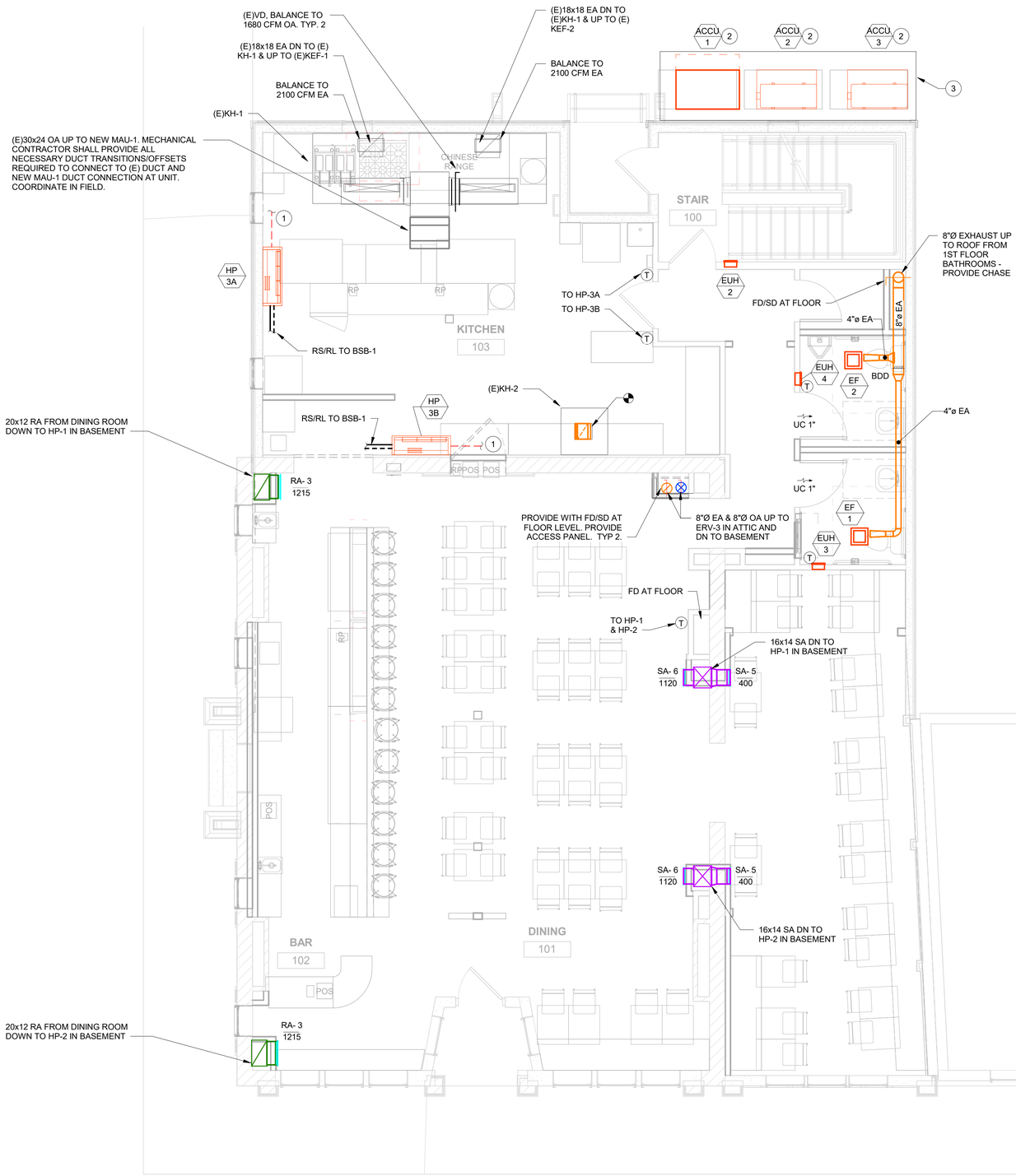
1. 96 State Street -Recommended Approval

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

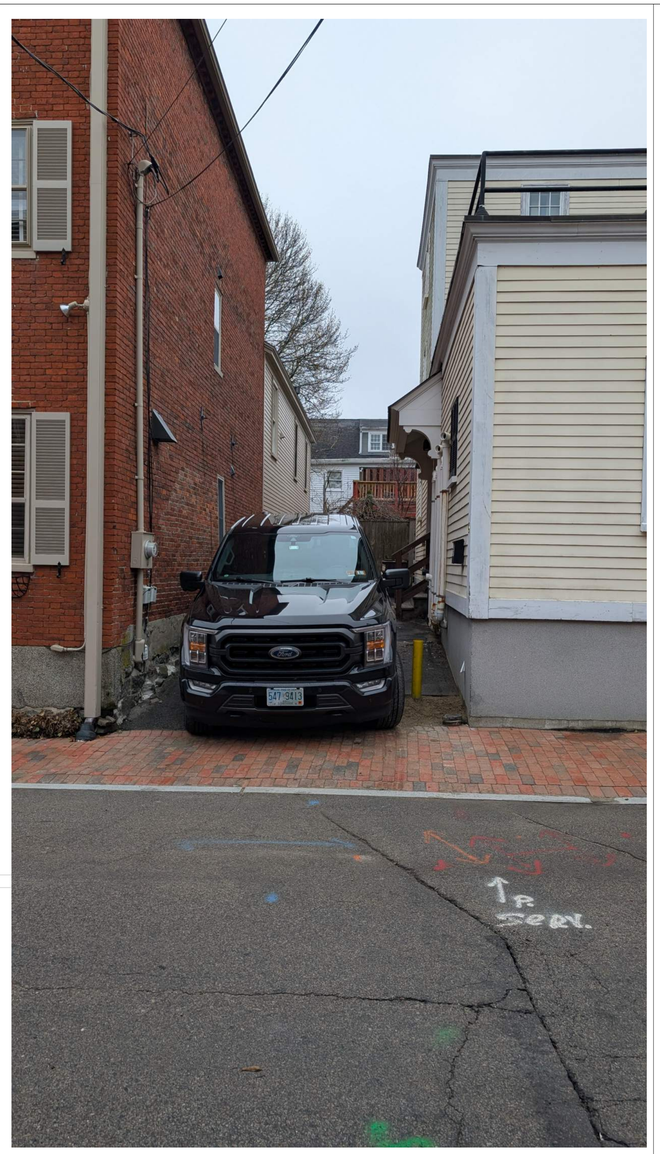
<u>Staff Comment</u>: Recommended Approval

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

CSI ENGINEERING
MECHANICAL PLUMBING HVAC FIRE PROTECTION
125 AVIATION AVE, SUITE 4
PORTSMOUTH, NH 03801
603-319-8244

THIS CAD DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT BEING PREPARED OR ADAPTED BY THE EXPRESS, WRITTEN CONSENT OF CSI ENGINEERING LLC. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, WHETHER AUTHORIZED OR CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK, WITHOUT LIABILITY OR LEGAL EXPOSURE TO CSI ENGINEERING LLC.
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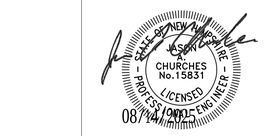
WINTER HOLBEN
architecture + design

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:

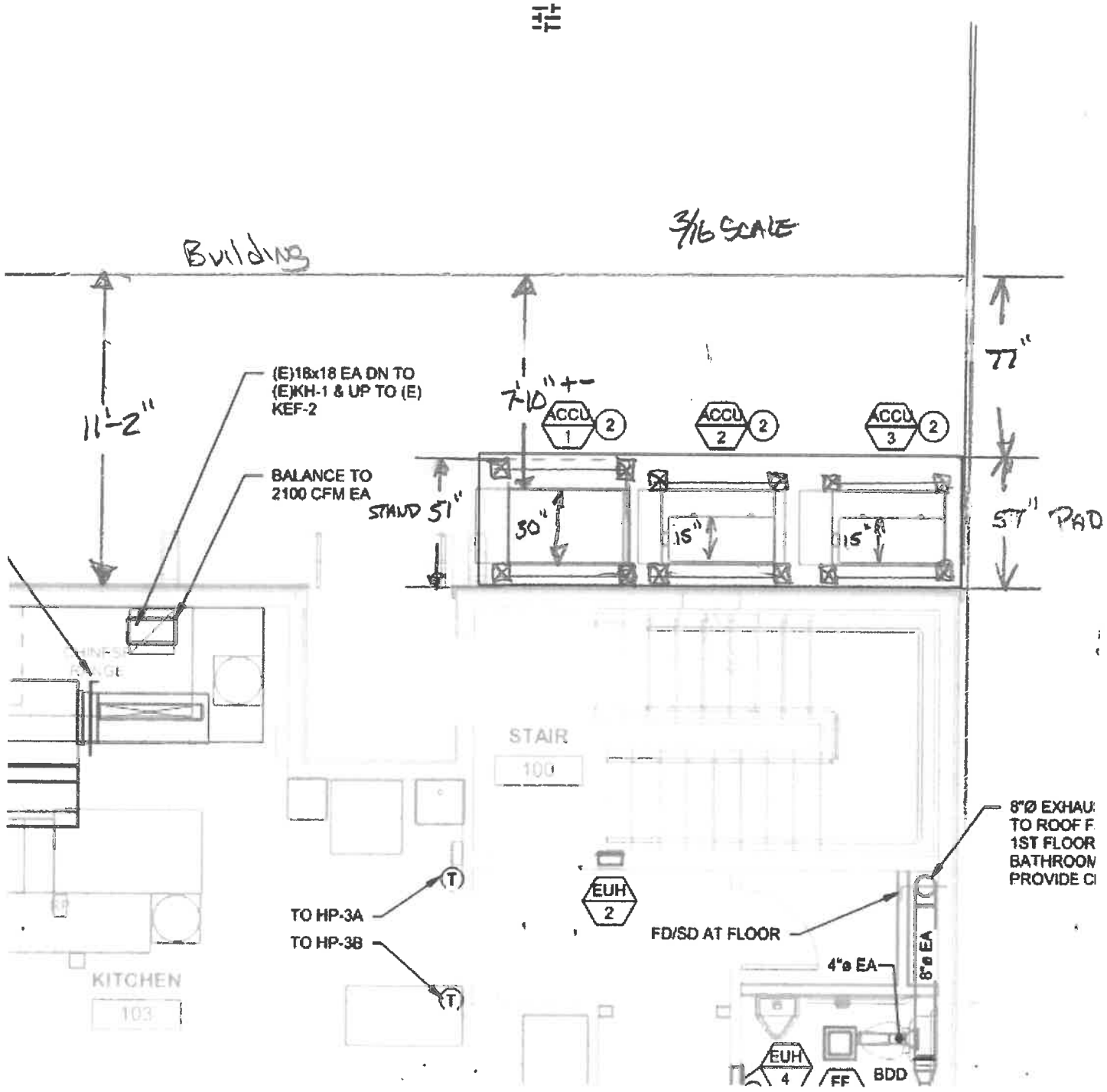
No.	Description	Date

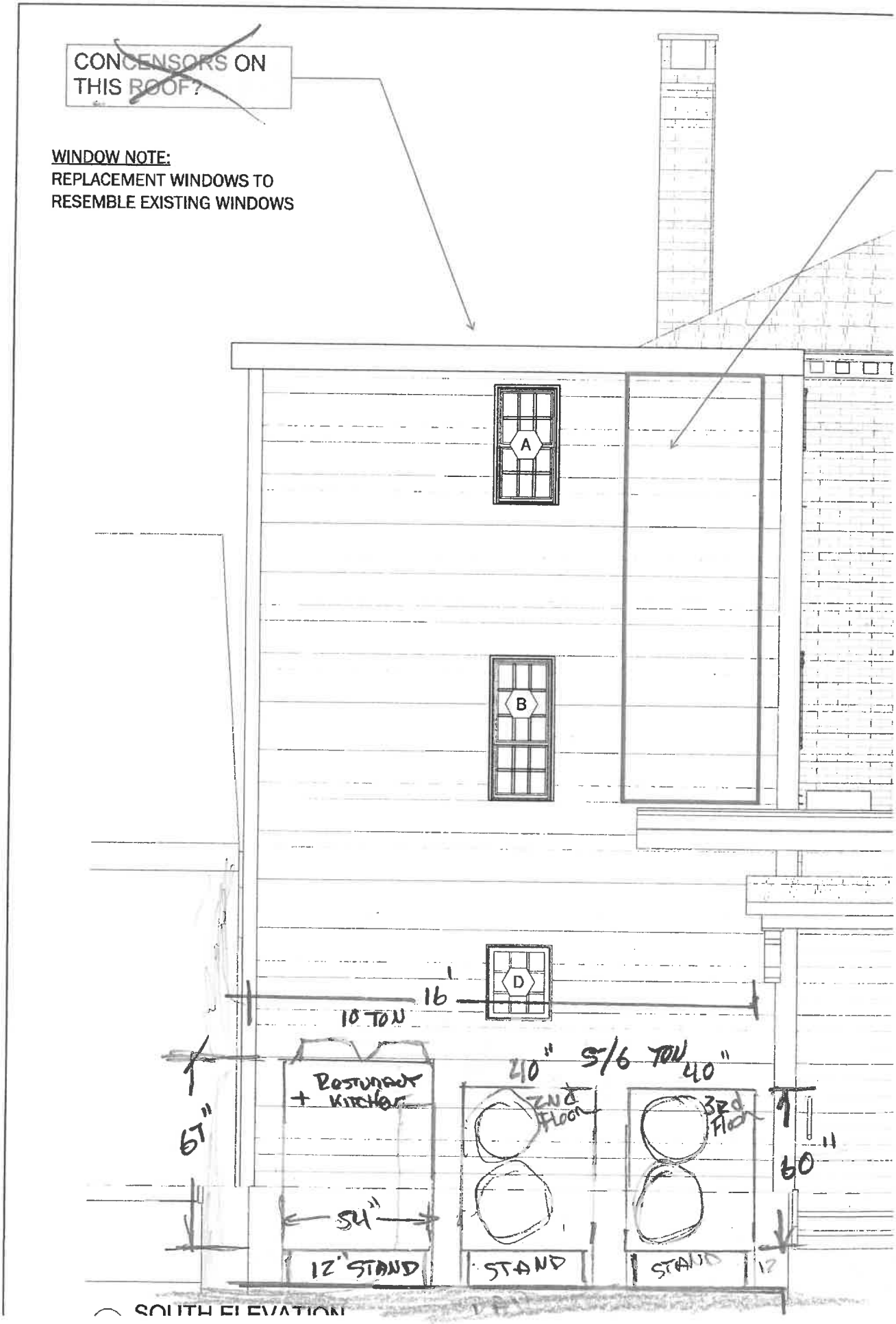


FIRST FLOOR PLAN - HVAC

H2.1

8/14/2025 1:34:02 PM

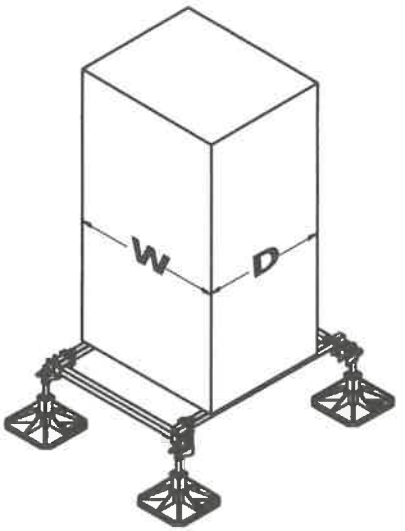

Building
3/16 SCALE
11'-2"
(E)18x18 EA DN TO (E)KH-1 & UP TO (E) KEF-2
BALANCE TO 2100 CFM EA
7'-10" +-
ACCU 1 2
ACCU 2 2
ACCU 3 2
77"
STAND 51"
30"
15"
15"
57" PAD
STAIR
100
KITCHEN
103
TO HP-3A
TO HP-3B
T
T
EUH 2
FD/SD AT FLOOR
8"Ø EXHAU
TO ROOF F
1ST FLOOR
BATHROOM
PROVIDE CI
8"ø EA
4"ø EA
EUH 4
FF
BDD



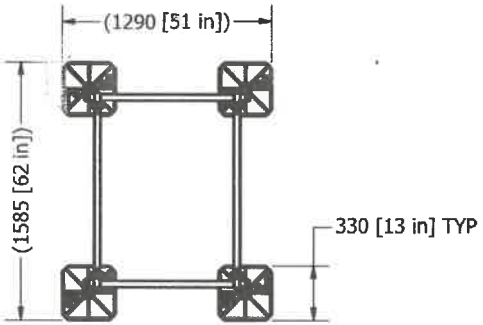
SOUTH ELEVATION

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

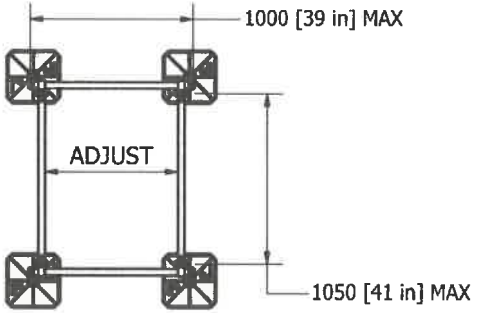
Material grade: BS EN 10219-1:2006 (S235JR). Welding standard: BS EN ISO 15614-1: 2016. Galvanizing standard: BS EN ISO 1461:2009
Reference specification document "Custom Fabrication Specification" (BF-SPEC-050411) for further information
Reference specification document "Big Foot Systems Steel Specification (BF-SPEC-230610) for further information

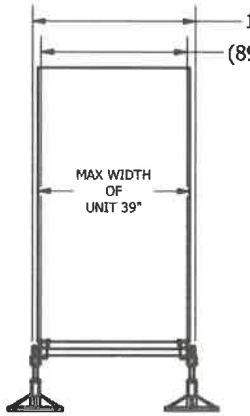


OVERALL LENGTH & WIDTH OF FRAME

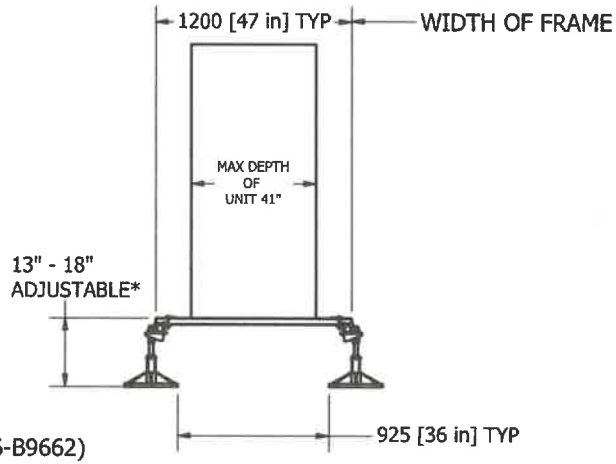


MAX UNIT DIMENSION WITH USE OF CLAMPS





ACCU-1 STAND



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 enviromental needs, regulations and standards, codes of practice, climate conditions, installation location, product orientation, evaluation of the roof structure, composition, surface and condition, ancillary and complimentary products and materials. Big Foot Systems recommend that all rooftop products are handled and installed by suitably qualified persons. All scheme designs are based on the use of Big Foot Systems' products and materials only. Terms and conditions available on request.

REV	DATE:	7/3/2019	SCALE: 1 : 30	A3	TITLE: MULTI FRAME STD LEG
A	DRAWN:	K MABRY	DIMENSIONS IN mm U.O.S		DWG No. B9720-001-EX.dwg
	CHECKED:		TOLERANCES: 0.0 ± 0.5mm U.O.S		
3rd ANGLE PROJECTION			SHEET 1 OF 1		

THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BIG FOOT SYSTEMS LIMITED

BIG FOOT® SYSTEMS

2. 254 New Castle Avenue -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. _____

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

Powered By
Amply
www.amply.energy

Capacity:	**30K** BTUh
Unit Type:	**Horizontal Fan**
Brand:	**Generic**
Mount:	**Stand & Pad**

Bring 18 and 12 stand and rain cover

Powered By
Amply
www.amply.energy

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working inside.
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nage it and elec-
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EATON

Bathroom

or Bathroom

r Right Bed Rm

pump

r Left Bed Rm

ca/Trackligh

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washer

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Electric
-8888



Label:

Powered By
Amply
www.amply.energy



Label: **Other**

Powered By
Amply
www.amply.energy



Label: **Other**

Powered By
Amply
www.amply.energy


Brentwood
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

404 Islington Street

- 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)

12 Union Street

- Main roof — full perimeter
- Side addition — all eave runs
- Downspouts at existing corner locations or down corners

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.

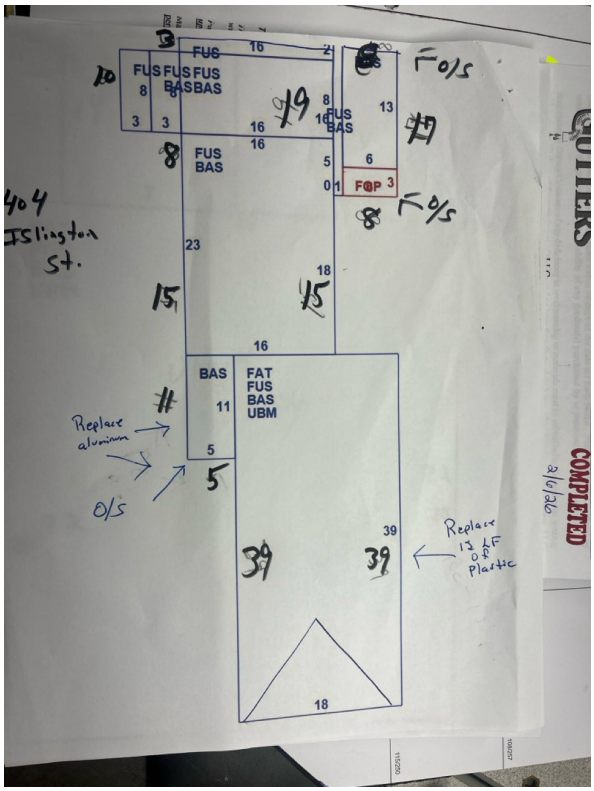
We respectfully request the Commission's approval of this Certificate of Approval. Supporting documentation — including contractor work order sketches, a full photographic survey, and an aluminum gutter material specification sheet — follows this letter. Please do not hesitate to contact me with any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

Sincerely,

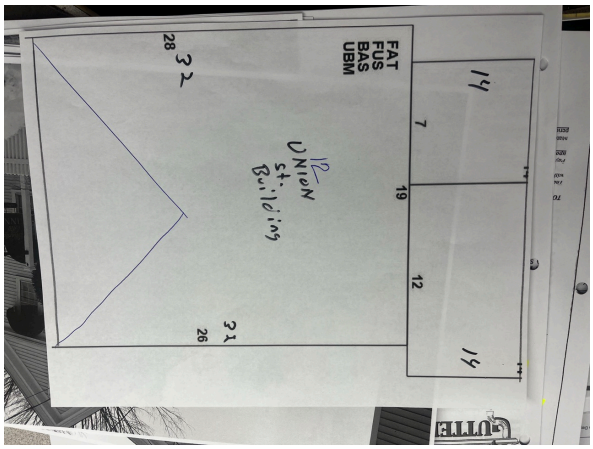
Timothy Johnson 3/30/2026

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.*

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 service 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 1-¼" 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:

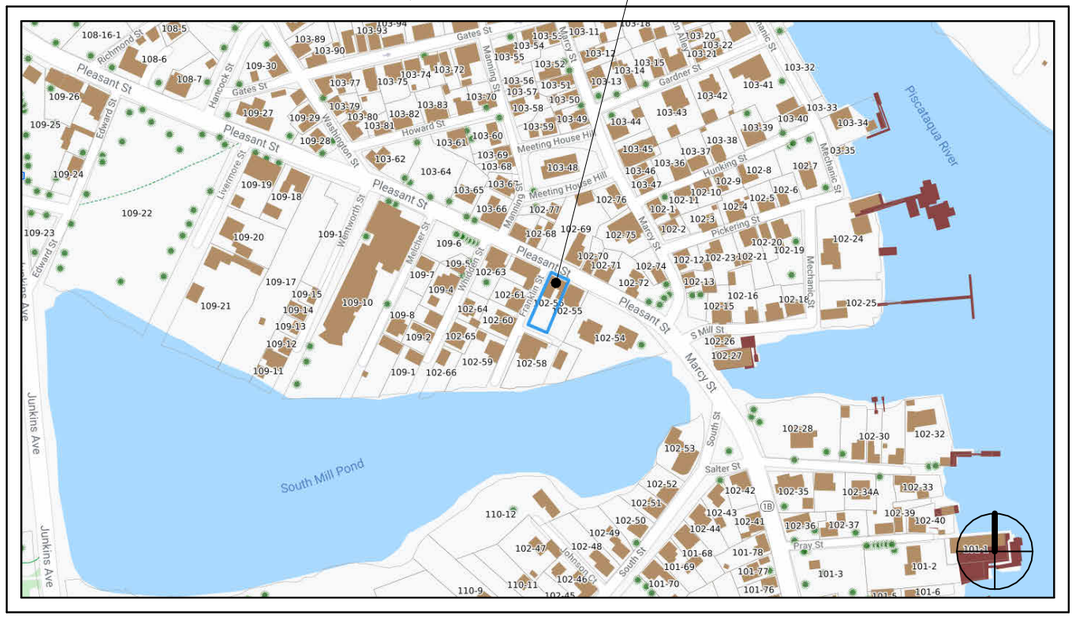
- LU-21-126 - HISTORIC DISTRICT COMMISSION APPROVAL: 07/20/2021
- LU-21-126 – ZONING BOARD OF ADJUSTMENT APPROVAL: 10/04/2021
  - 1) A VARIANCE FROM SECTION 10.521 TO ALLOW A 1' LEFT SIDE YARD WHERE 10' IS REQUIRED
  - 2) A VARIANCE FROM SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO 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
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C

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

Z:\Active Project Files\25042-420 PLEASANT LLC\Dwgs\5-CA\25042-420 PLEASANT - CA.rvt



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

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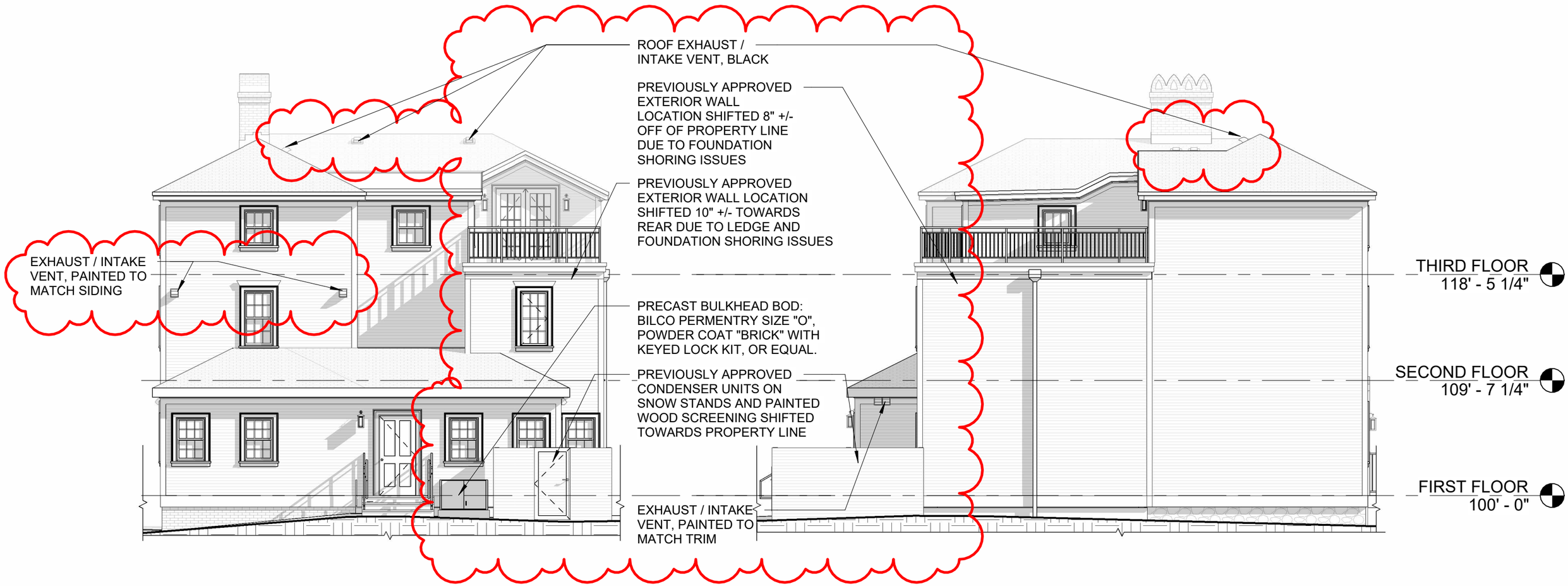
420 PLEASANT STREET
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FRANKLIN STREET ELEVATION

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A1

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AS INDICATED



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

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

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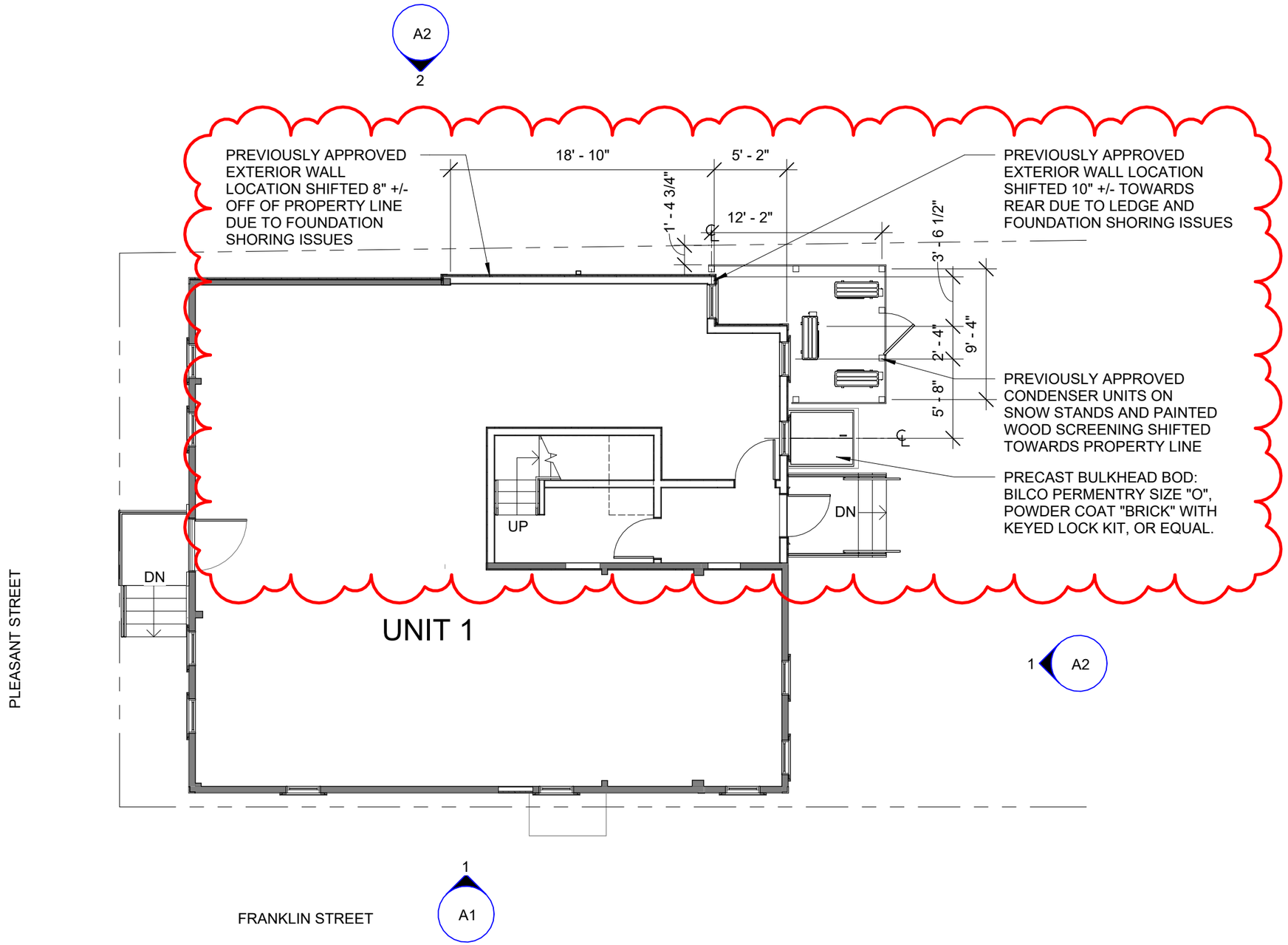
420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

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A2

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



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

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PORTSMOUTH, NEW HAMPSHIRE 03801

FIRST FLOOR PLAN

4 Market Street
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A3

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

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START OF APPENDICES

420 Pleasant Street

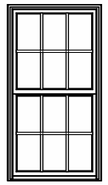
PREVIOUSLY APPROVED 11/12/2026

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

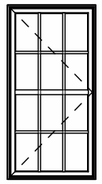
NOTE:
- ALL DOUBLE HUNG WINDOWS TO HAVE HALF INSECT SCREENS
- ALL WINDOWS TO BE BRONZE
- ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES

WINDOW TYPES



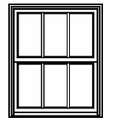
TYPE A:

6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



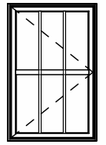
TYPE B:

6 OVER 6 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



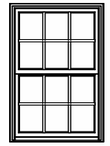
TYPE C:

3 OVER 3 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



TYPE D:

3 OVER 3 SDL FIBERGLASS CLAD WOOD FAUX DOUBLE HUNG WINDOW, CASEMENT TO MEET EGRESS REQUIREMENTS, WIDTH TO MATCH EXISTING WINDOW (GC TO VERIFY)



TYPE E:

6 OVER 6 SDL FIBERGLASS CLAD WOOD DOUBLE HUNG WINDOW, SIZE TO MATCH EXISTING WINDOW (GC TO VERIFY)



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
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A1

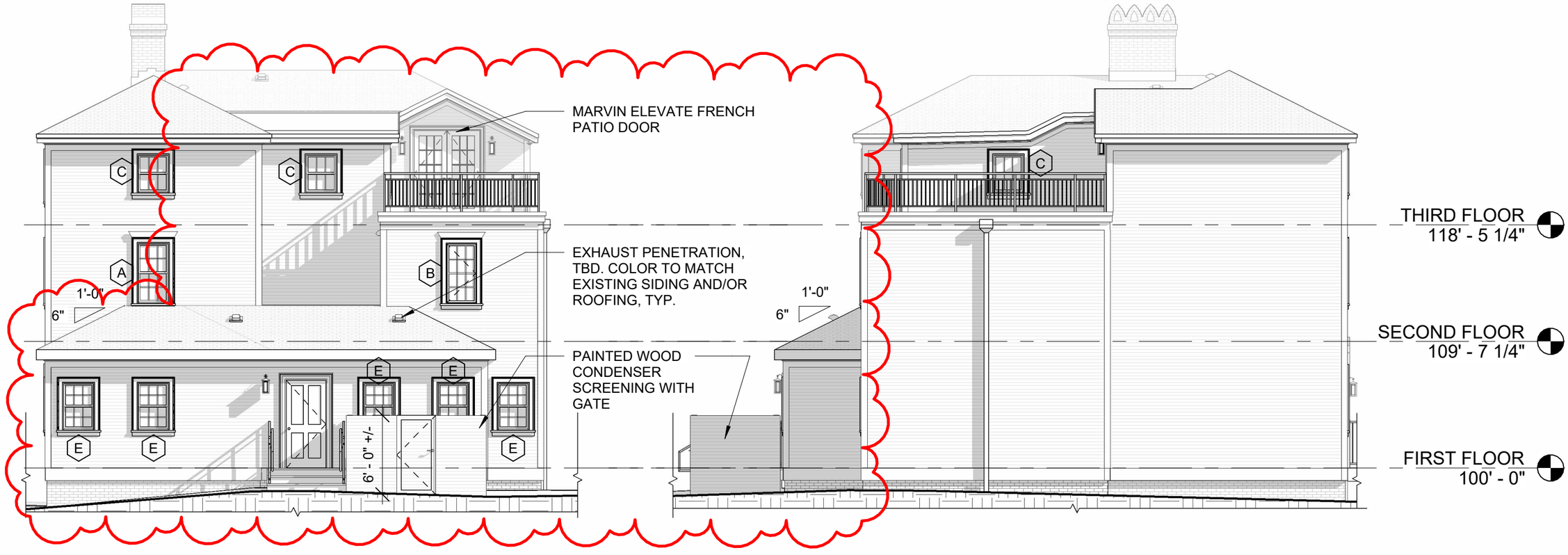
10/17/2025
PA: RD / MG
Project Number: 25042
AS INDICATED

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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"

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420 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

ELEVATIONS

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL - NOVEMBER 2025

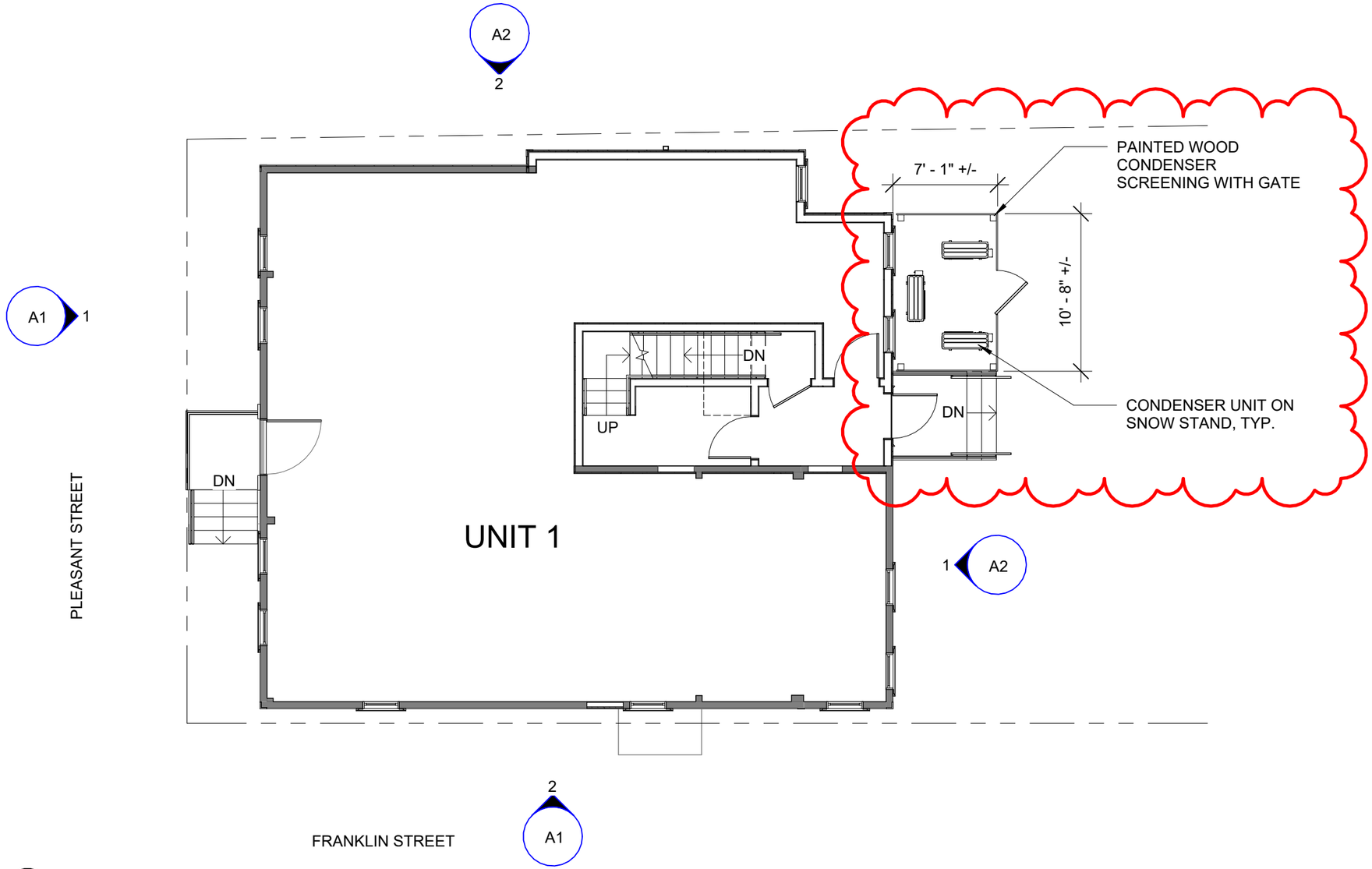
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A2

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

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PREVIOUSLY APPROVED 11/12/2026



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

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420 PLEASANT STREET
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FIRST FLOOR PLAN

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE
APPROVAL - NOVEMBER 2025

4 Market Street
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A3

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

Z:\Active Project Files\25042-420 PLEASANT LLC\Dwgs\4-CD\25042-420 PLEASANT - CD.rvt

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.

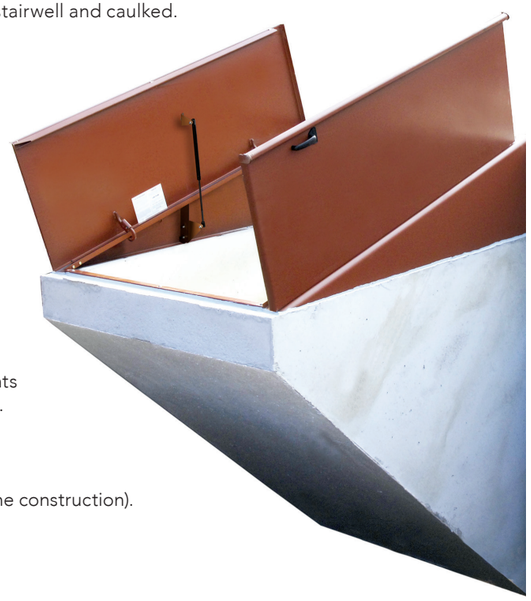
The complete installation of the precast stairwell and door is typically done in under two hours.

- 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.

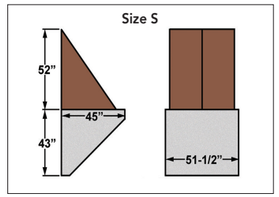
White | Gray | Sandstone | Brick | Green | Black

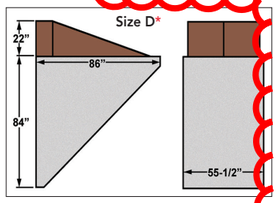


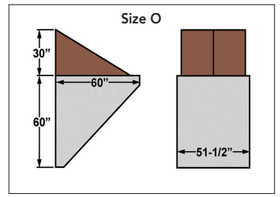
Powder coated basement doors can be ordered with a keyed lock kit. This option allows you to conveniently lock and unlock the basement door from the outside.

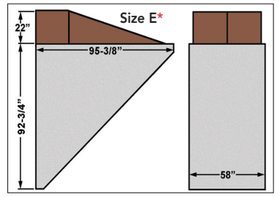
Pre-Installation Requirements:

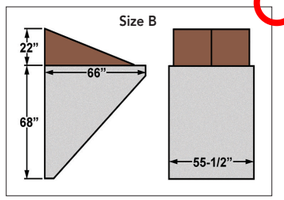
1. Provide truck access to within 10′ of the center of the PermEntry unit.
2. Foundation footing and opening should be LEVEL, PLUMB and SQUARE.
3. Width of opening in foundation wall should be 40″ maximum for all sizes.
4. Ensure proper soil drainage at base of unit. A footing drain to daylight is recommended.
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.

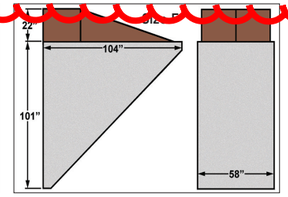


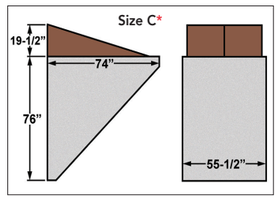












PermEntry Size	Footing to Grade
S	35″ – 41″
O	52″ – 58″
B	59″ – 66″
C*	67″ – 74″
D*	75″ – 82″
E*	83″ – 91″
F*	92″ – 99″

* 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

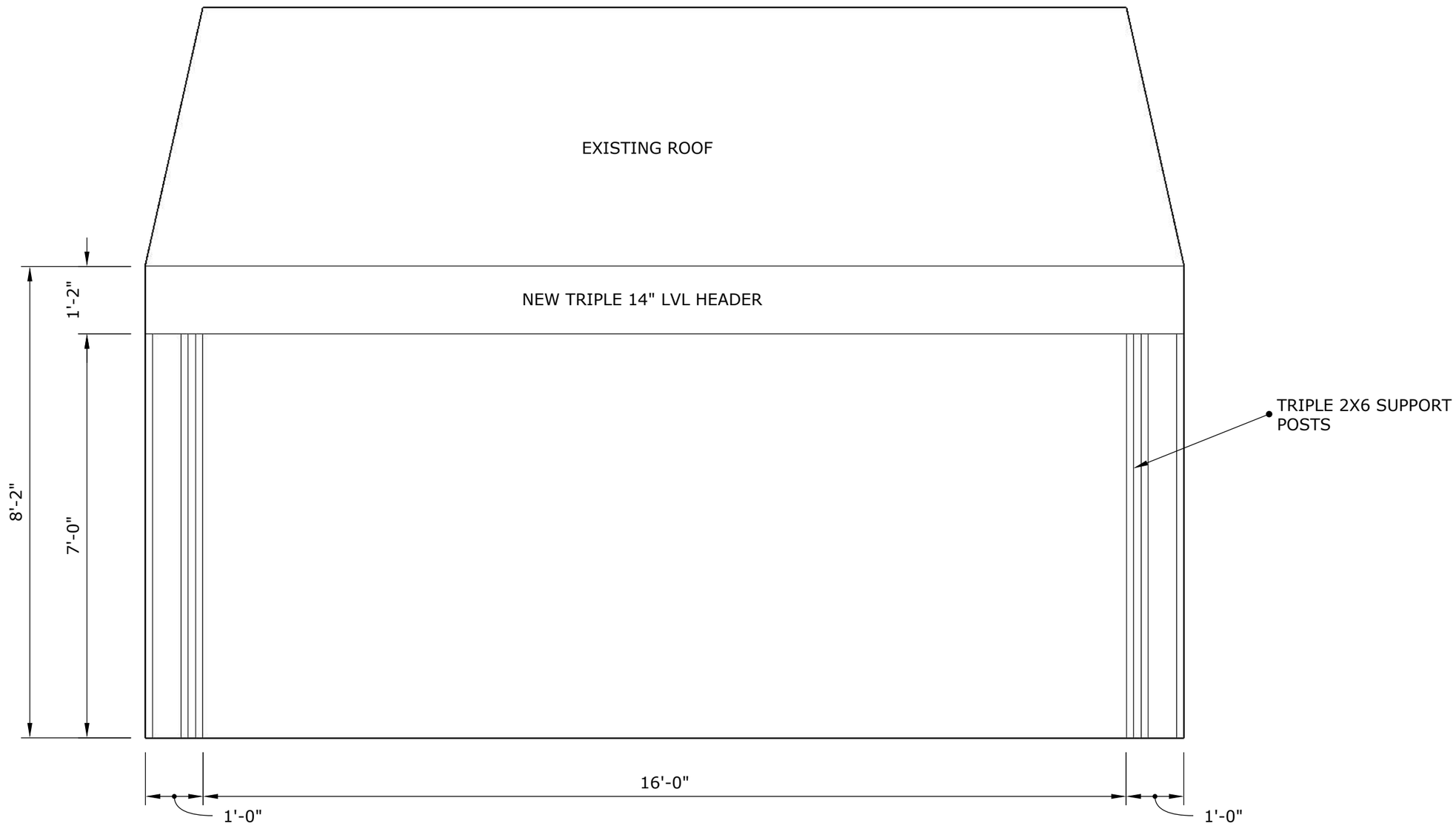
- **Spring System:** Typically equipped with the **EZ-Set Torsion Spring System** for safer and easier adjustment.
- **Rollers:** High-quality **10-ball nylon rollers** for smooth, quiet operation.
- **Hinges:** Heavy-duty **14-gauge** steel hinges.
- **Weather Sealing:** Includes a bottom vinyl weatherseal 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').

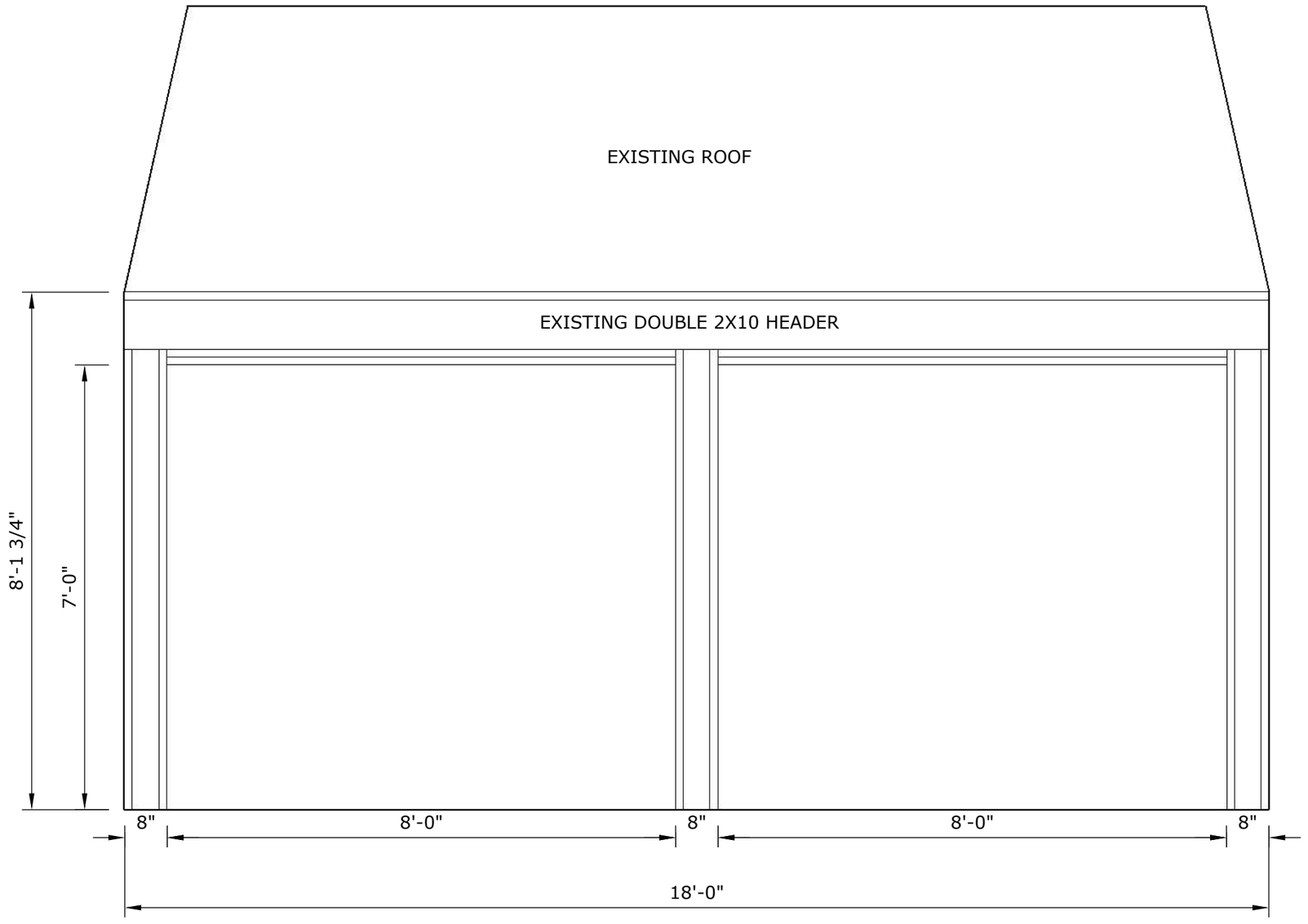
TOBIN GARAGE DOOR FRAMING
35 HIGHLAND ST, PORTSMOUTH NH, 03801
APRIL 14, 2026

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

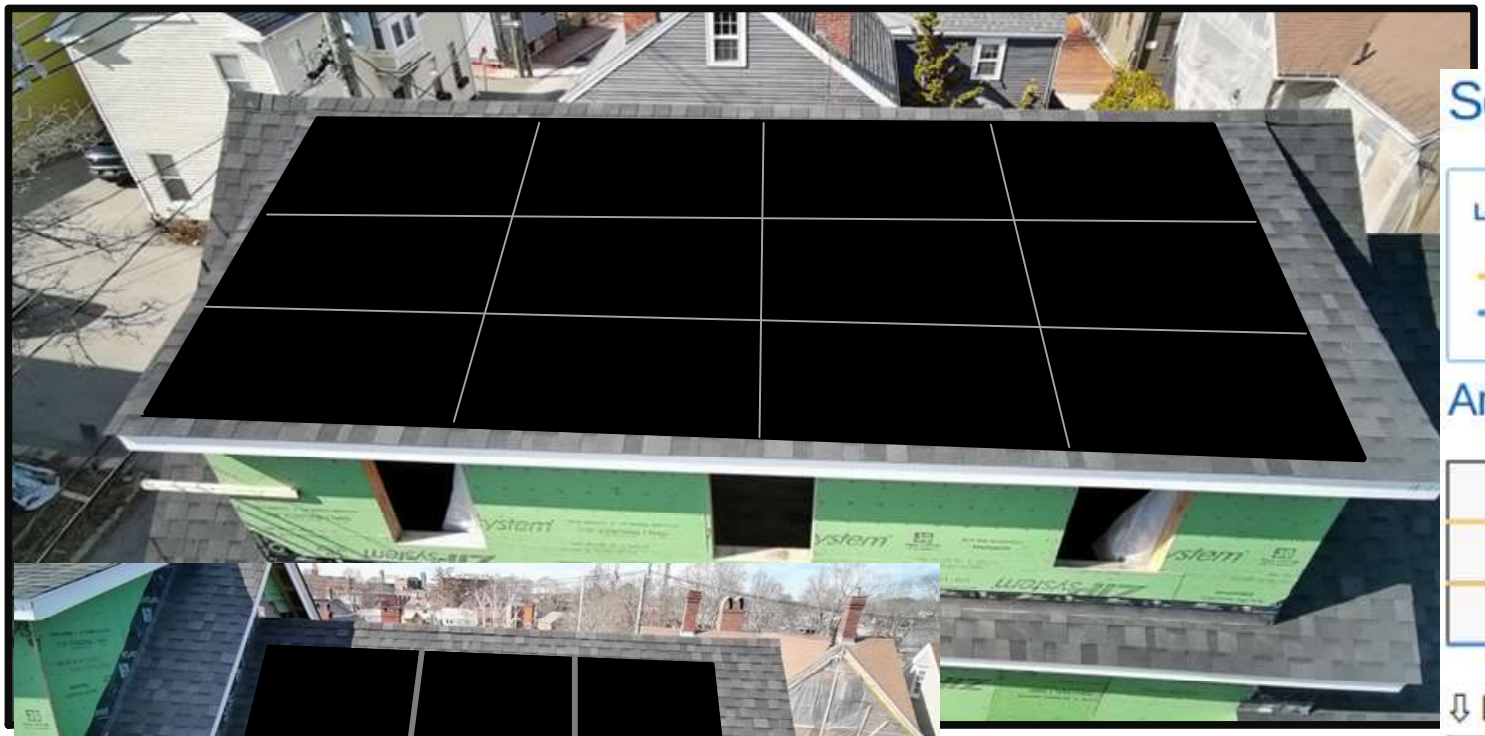
Shiva Nanda



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)

Harmony
ENERGY WORKS

Harmony Energy Works Incorporated | 10 Gale Rd, Hampton, NH 03842 | 603-926-3366





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

N

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
APPROVED BY G HORROCKS

SIZE	FSCM NO	DWG NO	REV
A		1	A

SCALE	DATE	SHEET
0.20" = 1'	4/1/2026	1 OF 1

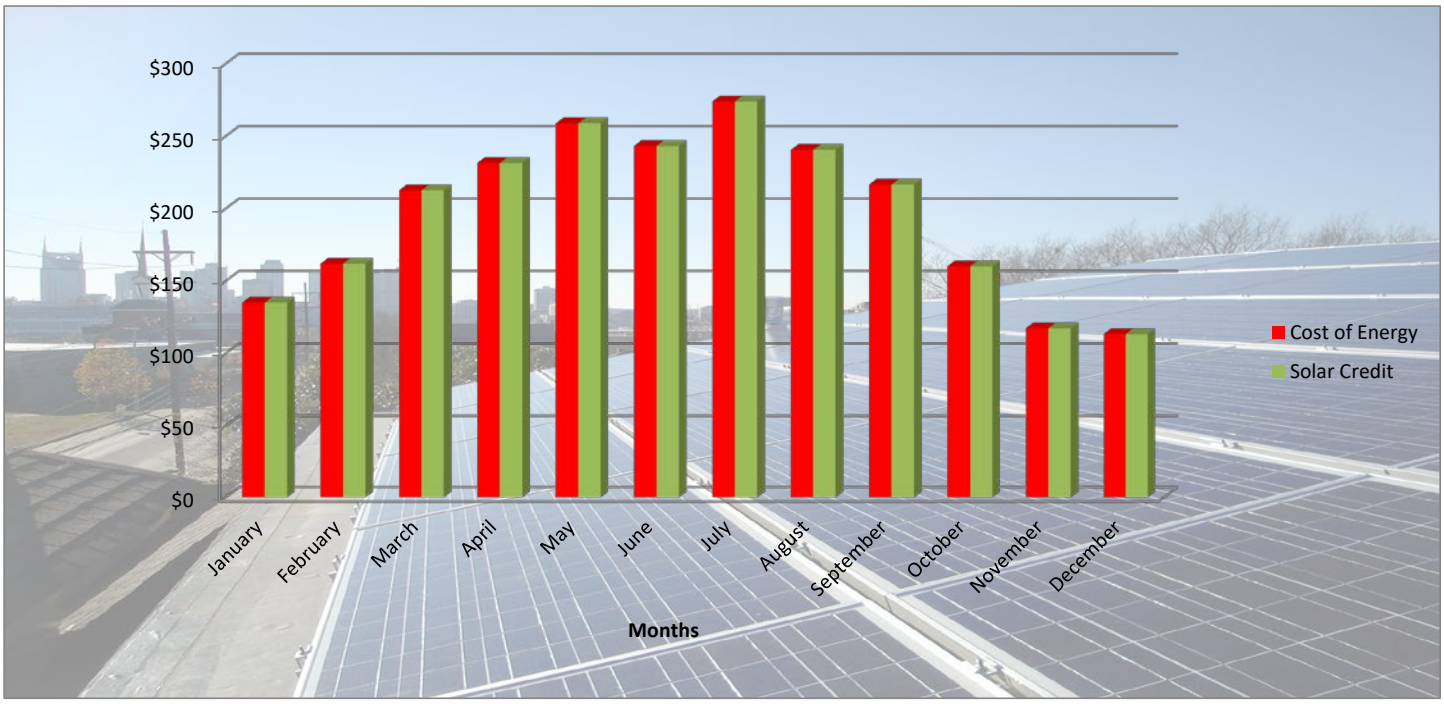
Harmony ENERGY WORKS

10 Gale Rd
Hampton, NH 03842
603-926-3366
www.harmonyenergyworks.com



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%

Harmony ENERGY WORKS

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 Before 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	**425 lbs**
Lbs of SO2 - causes acid rain	**1,305 lbs**
or Equivalent to planting acres of trees	**39 acres**



Harmony ENERGY WORKS

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

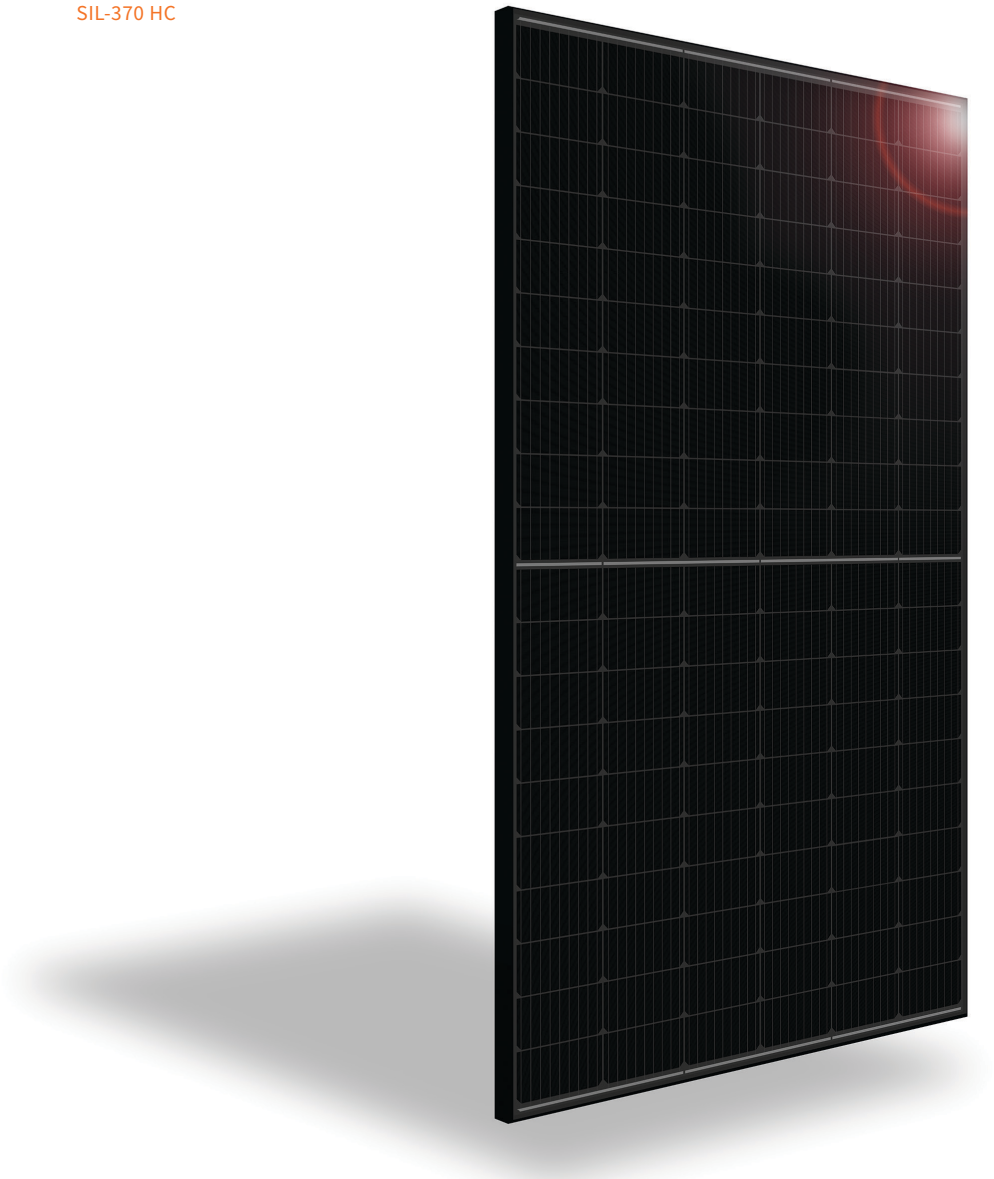
Attachments:

25-Year Residential Financial Analysis
Data Sheet - Silfab Solar
Data Sheet - SolarEdge
Data Sheet - Snow Guard

SILFAB PRIME

SIL-370 HC

SILFAB SOLAR™



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

Intertek Intertek IEC Fraunhofer ISE

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



12 – 25 YEAR WARRANTY

Made in the USA from imported parts

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

SolarEdge Home Backup Interface

For North America

BI-E

HOME BACKUP



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

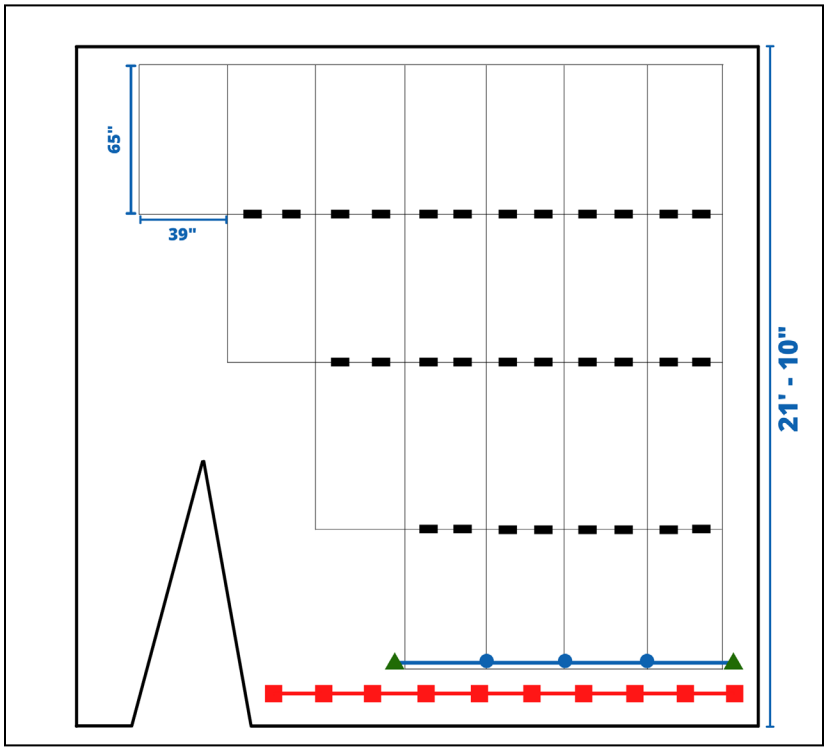
* Backup applications are subject to local regulation and may require additional components and firmware upgrade.

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

N

Roof
Pitch = 22°/45°
Azim.=160°

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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

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

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

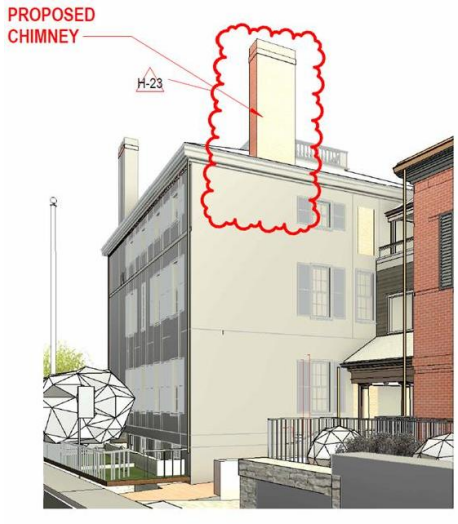
Stipulations:

1. _____
2. _____
3. _____

93 Pleasant Street
Treadwell Mansion
HDC 4/23/26 *revised*
Revision 14: as-built conditions

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.

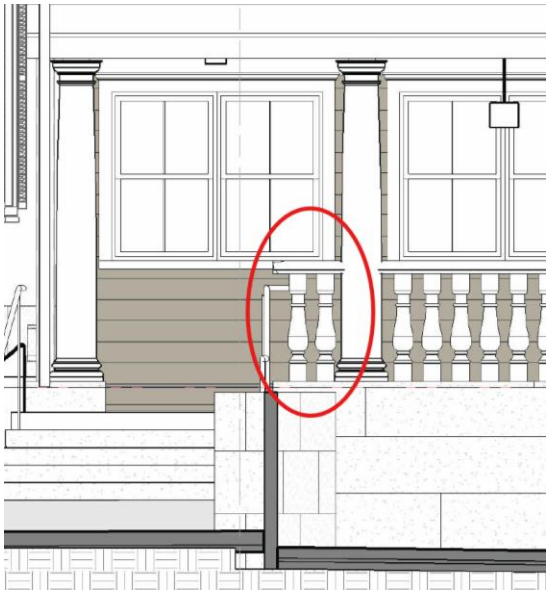


As Approved



As Built

2. **Missing Balustrade Section:**
   a. As-built grade height does not require guardrail.

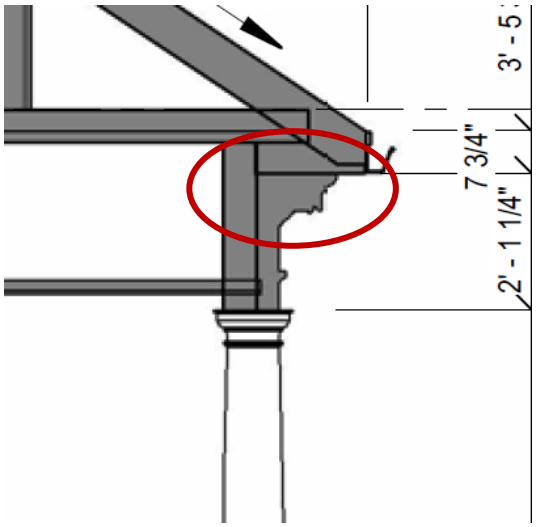


As Approved



As Built

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



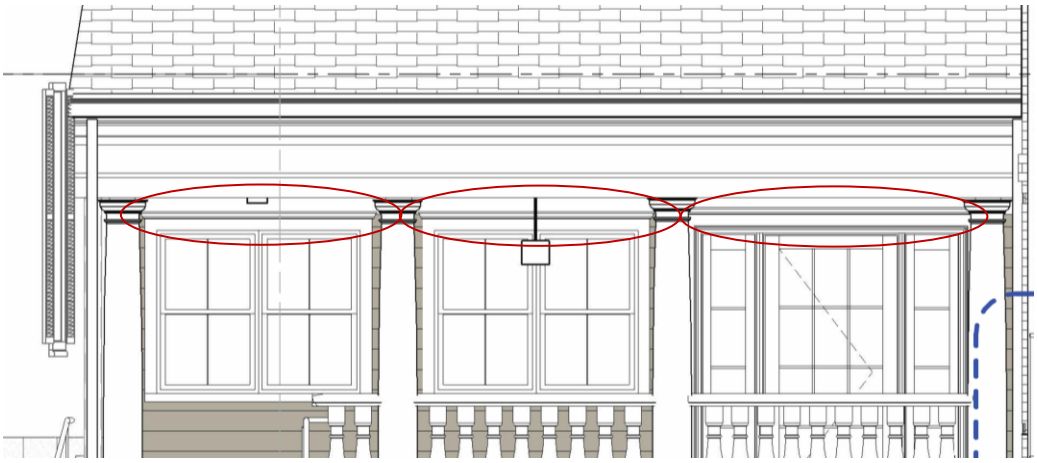
As Approved



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).

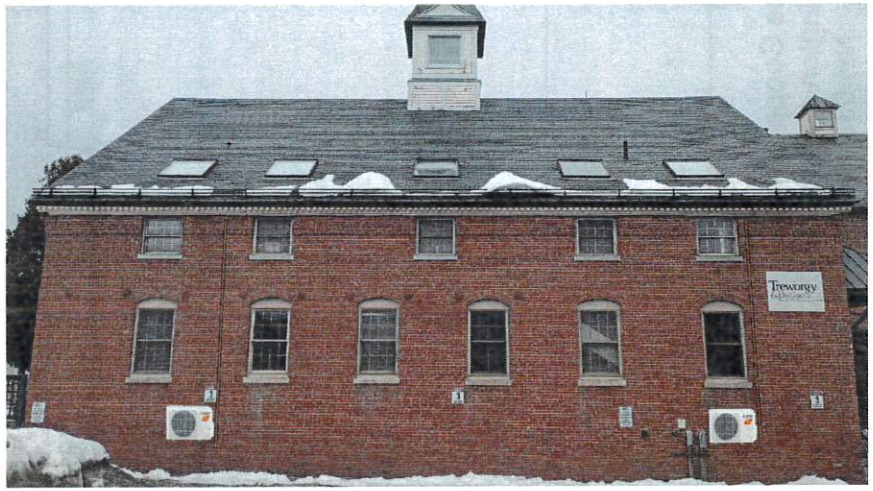
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



1 North
1/16" = 1'-0"



2 South
1/16" = 1'-0"

CHINBURG PROPERTIES
DEVELOP · BUILD · MANAGE

Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

The Cooper House
650 Islington st Portsmouth,
NH 03801

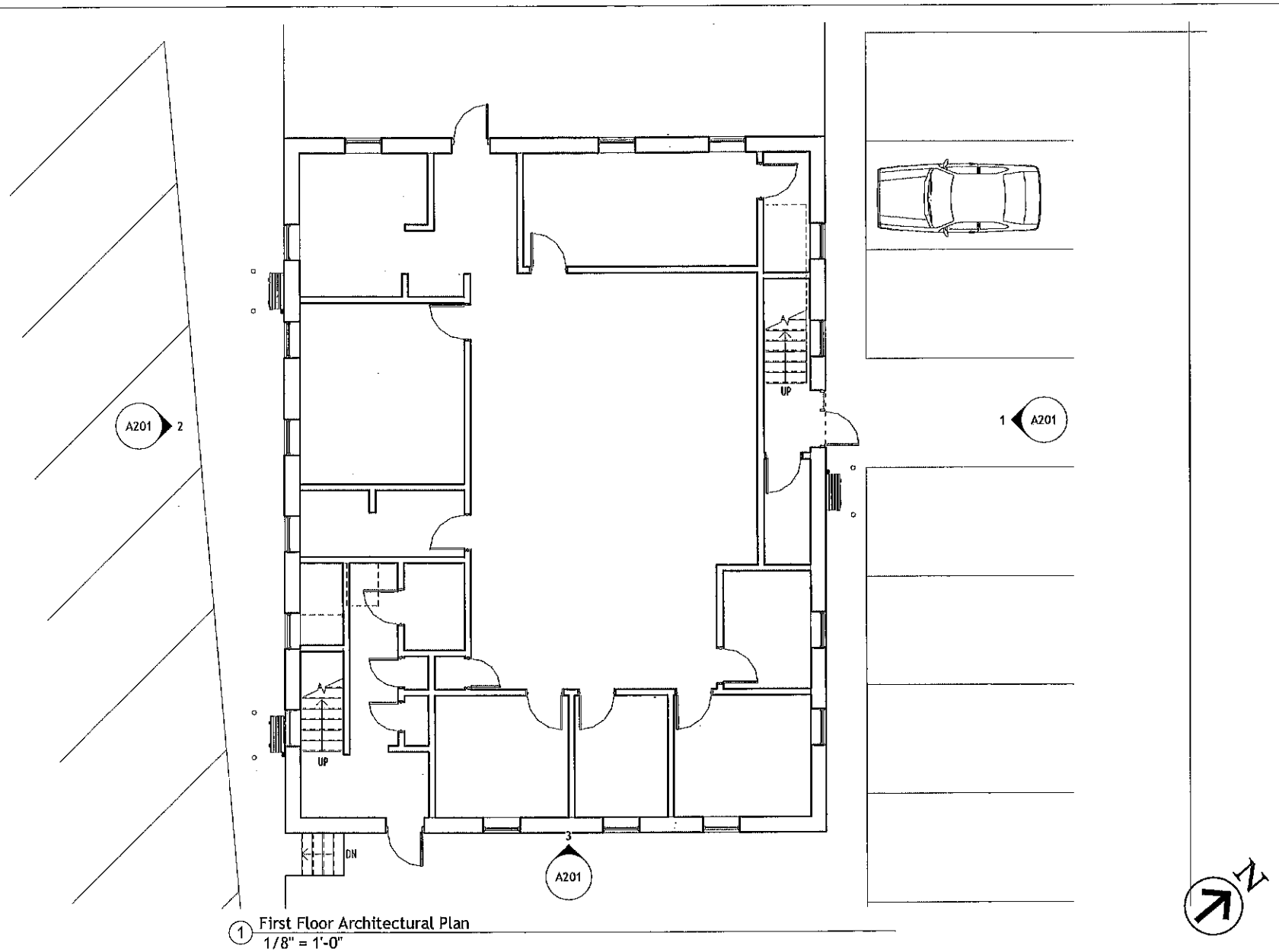
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Photogramic Rendition

Sheet Issue Date: 04/07/2026
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A102

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

CHINBURG PROPERTIES
DEVELOP · BUILD · MANAGE

Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

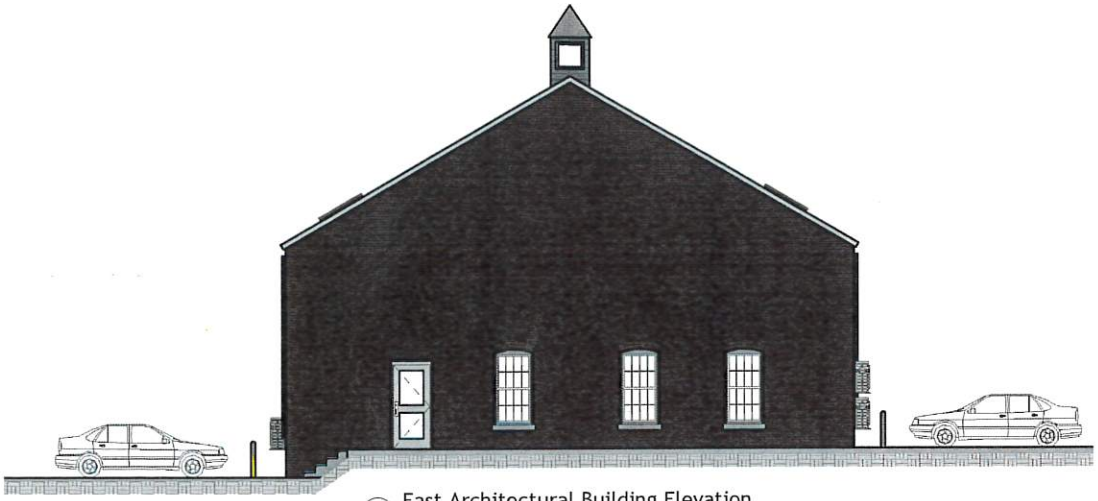
The Cooper House
650 Islington st Portsmouth,
NH 03801

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

Architectural
Floor Plans

A101

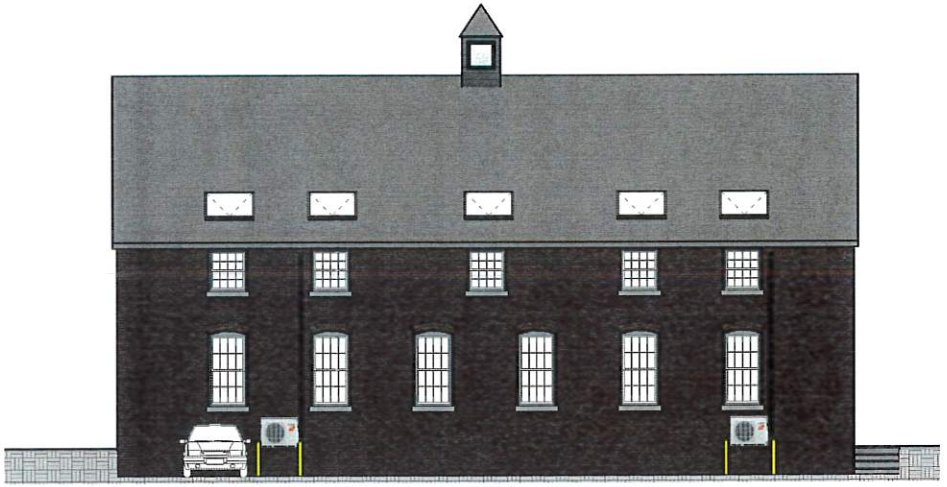
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3 East Architectural Building Elevation
1" = 10'-0"



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



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

CHINBURG PROPERTIES
DEVELOP · BUILD · MANAGE

Chinburg Properties
3 Penstock Way
Newmarket, NH 03857

The Cooper House
650 Islington st Portsmouth,
NH 03801

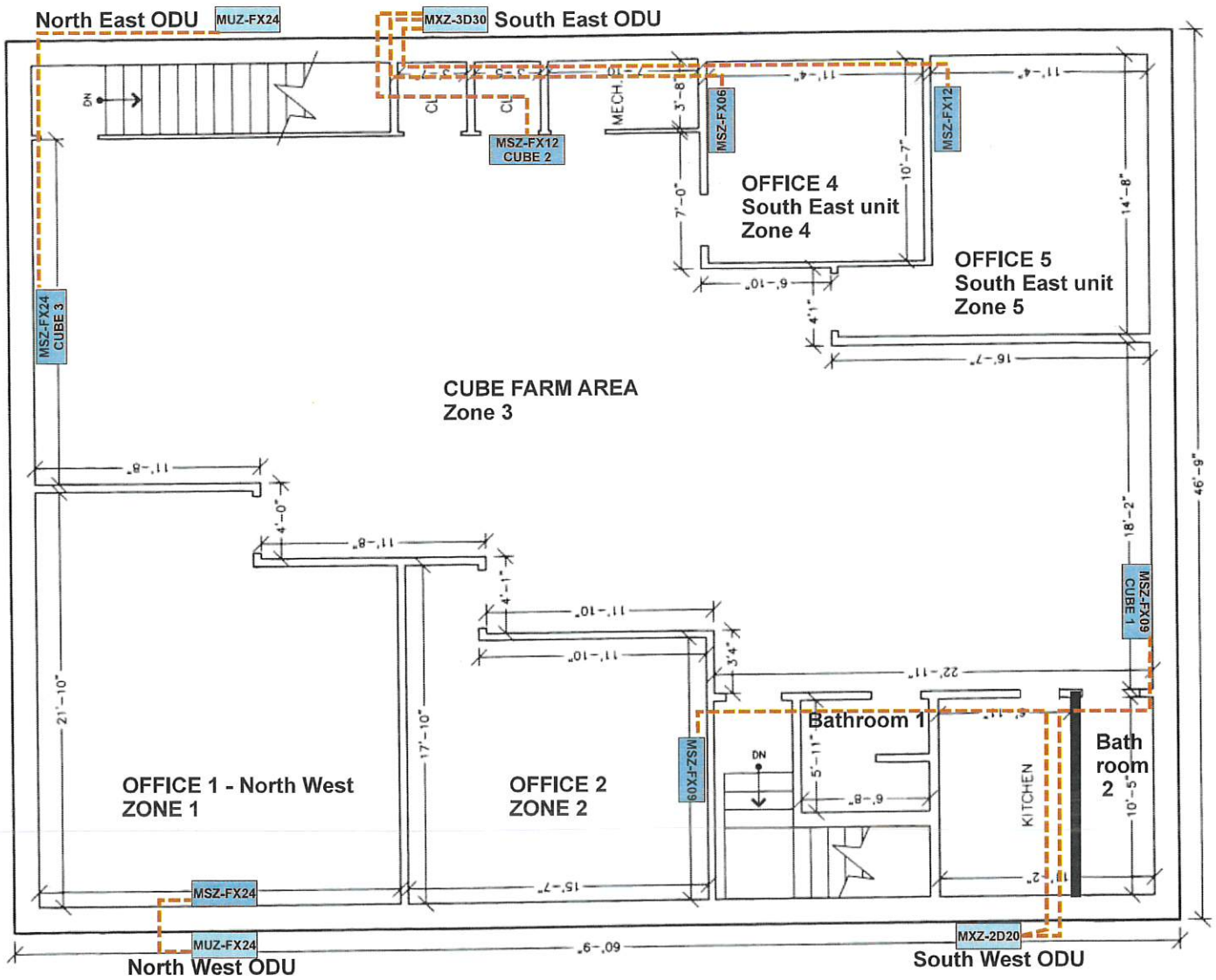
No.	Description	Date

Architectural Building Elevations

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

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Equipment Schedules

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF OUTDOOR UNIT SCHEDULE

System Tag	Tag Reference	M-NET Address	Model Number	Modules	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Corrected Cooling Total Capacity (BTU/h)	Corrected Heating Capacity (BTU/h)	Electrical-Per Module 208/230 or [460V]				Notes / Options
											Voltage / Phase	MCA 208/230 or [460V]	RFS	MOCP	
south west ODU	OutdoorUnit 1	N/A	MXZ-2D20NLHZ		18,000	22,000	95.0	0.0	15,644.8	18,999.7	208/230V / 1-phase		40		1, 2, 3, 4, 5
North west ODU	North west ODU	N/A	MUZ-FX24NLHZ		20,800	19,600	95.0	0.0	20,338.2	24,292.7	208/230V / 1-phase	22	20	38	1, 2, 3, 4, 5
South east ODU	OutdoorUnit 2	N/A	MXZ-3D30NLHZ		28,400	28,600	95.0	0.0	24,684.0	24,699.5	208/230V / 1-phase		40		1, 2, 3, 4, 5
North East ODU	North East ODU	N/A	MUZ-FX24NLHZ		20,800	19,600	95.0	0.0	20,338.2	24,292.7	208/230V / 1-phase	22	20	38	1, 2, 3, 4, 5

Notes & Options:
1. Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
2. Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
3. Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units
4. For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
5. Added field charge listed is in addition to factory charge, this must be updated based upon final as-built piping layout

10. 64 Gates Street -Recommended Approval

<u>Background</u>: 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.

<u>Staff Comment</u>: 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.











Historic District Commission

Staff Report

Wednesday, May 06, 2026

Project Address: **112 Mechanic Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing A**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 872 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Cottage
- Number of Stories: 1
- Historical Significance: Not listed in 1984 Survey
- Public View of Proposed Work: Mechanic Street
- Neighborhood Association: South End

B. Proposed Work:

Exterior renovations to an existing structure (replace faux door with a new folding door).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) needed.



HISTORIC SURVEY RATING

N/A

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

112 Mechanic Street
Door Replacement

Scope of Work:

A thoughtful and creative plan to restore and enhance the historical character of 112 Mechanic Street while adding functionality and charm.

Here's a summary of my project:

1 Garage Door Restoration:
- The original garage door, sealed and inoperative since the 1920s, will be reopened.
- Folding glass doors will be installed in the same location, maintaining the historical integrity while introducing a modern aesthetic.

This approach preserves the historical essence of the property while introducing practical and aesthetic improvements.



Viewed 02/19/2026 More Recents





KaMic Versa Fold 96-in x 80-in x 3-in Jamb Black Aluminum Left-hand outswing 3-panel Folding Patio Door with Low-E argon Glass

Item #6834689 | Model #FD3PBK9680-LR

Shop KaMic

☆ ☆ ☆ ☆ ☆ 0

$4,699.00

$4464.05 When you choose 5% savings on eligible purchases every day. Learn How

OR

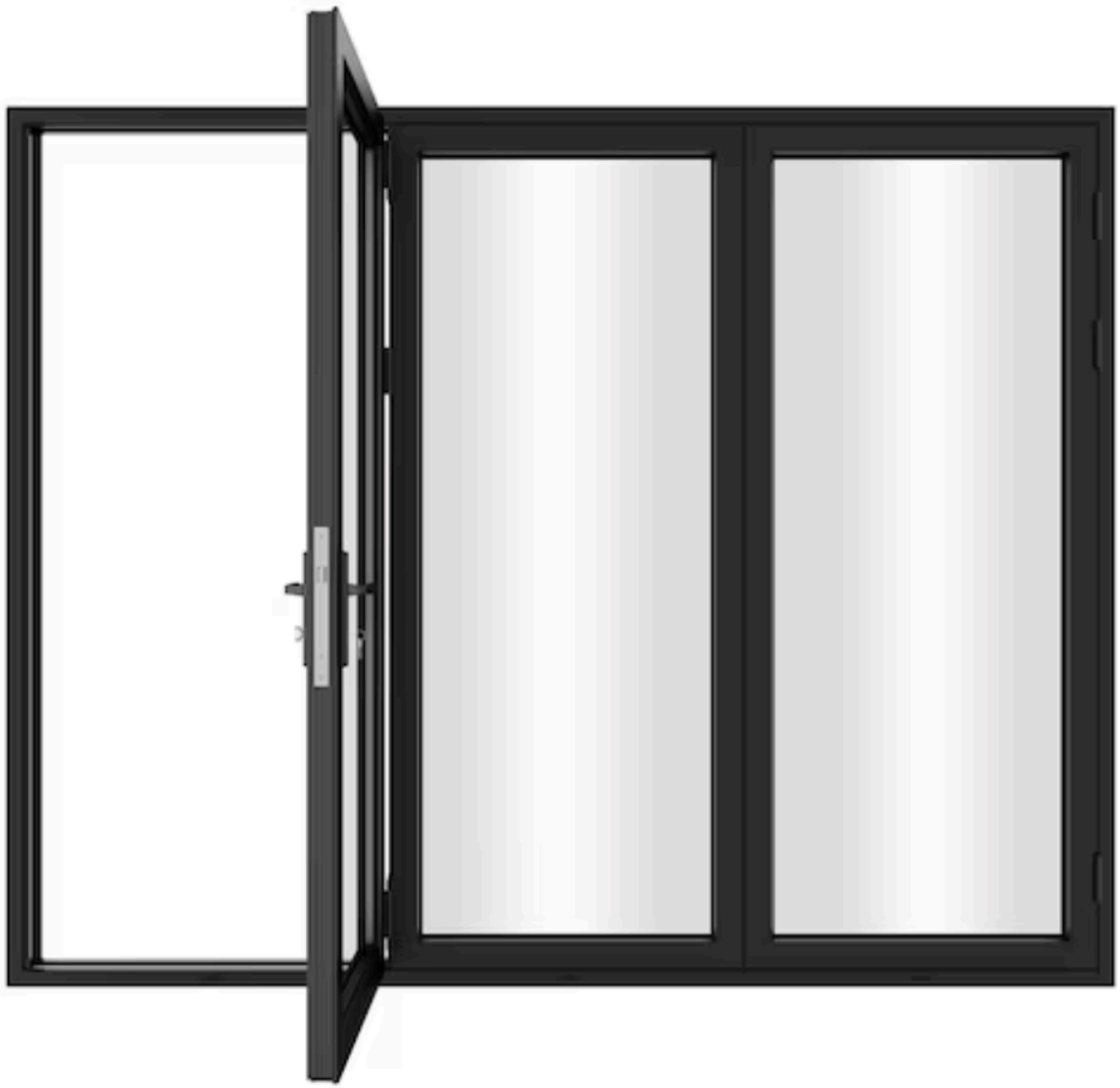
$78/mo Payments with 84 month financing. Learn How

Lowe's Pay

Buy Now, Pay Later
$216.83 with 24 monthly payments. **Learn How**

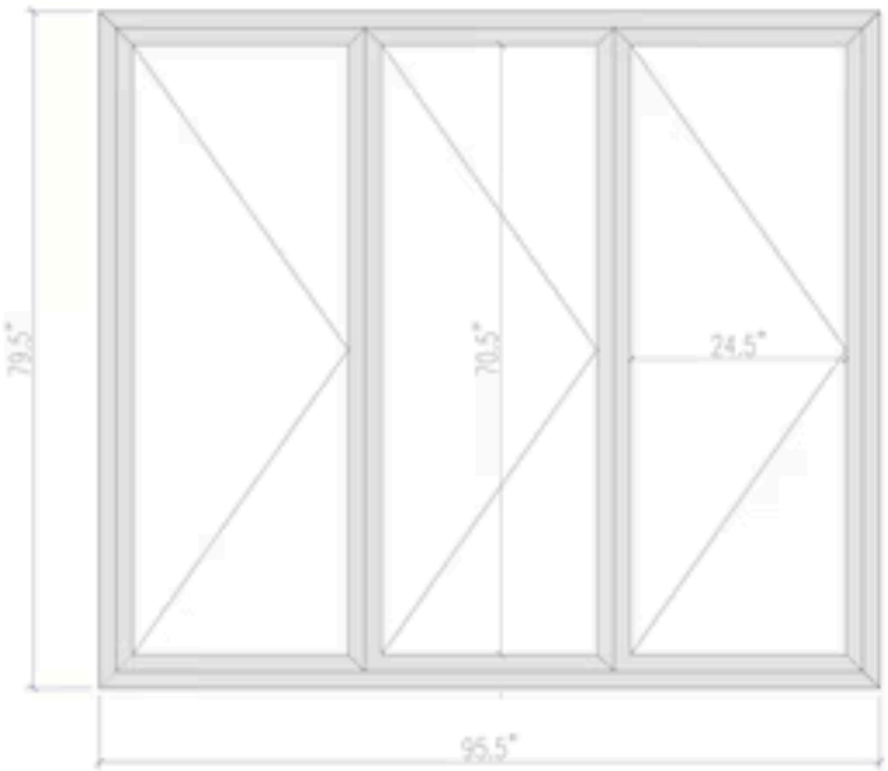


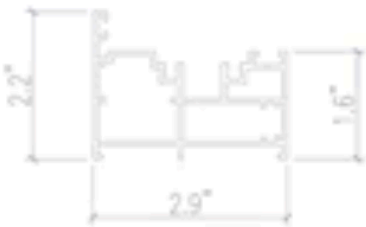




Transform your patio into a stunning, functional, and inviting space with our Aluminum Folding Glass Door. This modern architectural marvel not only enhances the aesthetic appeal of your home but also offers unmatched versatility and convenience. Designed to create a seamless transition between your indoor and outdoor living areas, this folding glass door is the perfect addition to elevate your lifestyle.Experience the perfect synergy of modern design, functionality, and comfort. Make your patio an extension of your living space, where you can immerse yourself in the beauty of the outdoors, all while enjoying the comfort and convenience of your home.

- Product Dimension: 95.5 x 79.5 x 3.5" (inch) & Color: Black
- Space-Saving Folding Design: The folding door offers a wider open space and a larger opening compared to a sliding door.
- Smooth Operation: The KaMic folding door smoothly folds on heavy-duty rollers.
- Ready to install: Include Slim lever handle with key, button track and heavy duty hinges
- Premium Aluminum Construction: Aluminum undergoes an anodization process to prevent rusting and minimize scratches.
- Expansive Glass Panels: Low-E glass blocks ultraviolet rays, protecting floors and interior from damage, while also blocking heat, it is made from tempered glass.
- Excellent insolation: German-made airtight weather stripping is designed to create an exceptionally tight seal, this means it effectively prevents drafts, moisture, and outside elements from infiltrating your space.
- Enhanced Living Experience: By seamlessly blending your indoor and outdoor spaces, this folding glass door creates an inviting environment for gatherings, relaxation, and entertainment, enjoy the beauty of nature from the comfort of your home.
- Easy Maintenance: Cleaning and maintaining your Aluminum Folding Glass Door is a breeze, its low-maintenance design means you can spend more time enjoying your patio and less time on upkeep.

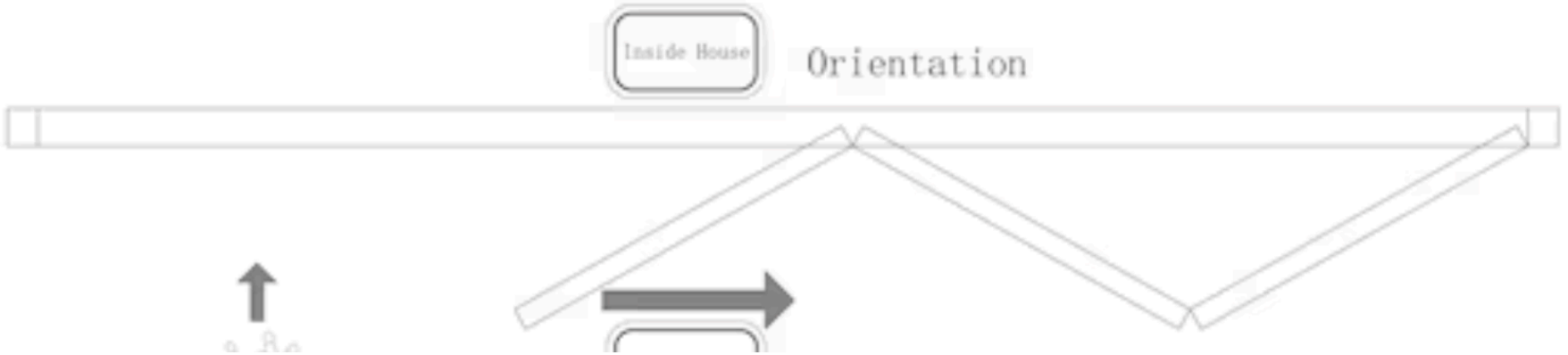




Our current folding doors come with the high bottom track, which offers the advantages of superior airtightness, sealing, and resistance to water intrusion from outside



We can also customize a low bottom track to accommodate the needs of elderly and disabled individuals, providing easy access



Project Address: **333 State Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing B**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4) and Downtown Overlay
- Land Use: Commercial
- Land Area: 24,368 SF +/-
- Estimated Age of Structure: c.1957
- Building Style: Colonial Revival
- Number of Stories: 2
- Historical Significance: Intrusion
- Public View of Proposed Work: State Street, Fleet Street and Porter Street
- Neighborhood Association: Downtown

B. Proposed Work:

Exterior renovations to an existing structure (replace (4) doors with windows and replace remaining exterior doors)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) needed.



HISTORIC SURVEY RATING

I

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
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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
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SLAB PREPARATION PLAN KEYNOTES

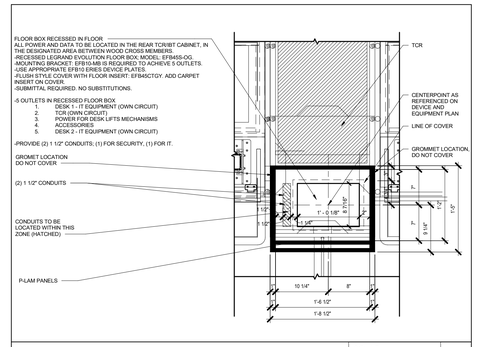
KEYNOTE	DESCRIPTION
1	POKE-THRU LOCATION FOR FLOORBOXES WITH CONDUIT FOR POWER AND DATA ON EXISTING SLAB. SEE ELECTRICAL AND STRUCTURAL DRAWINGS FOR DETAILS, SEE 2/A-005- FOR TELLER FLOOR BOXES.
2	CONFIRM FLOOR LEVELNESS AT STOREFRONT ENTRANCE. NO VERTICAL CHANGE IN HEIGHT ABOVE 1/4" PERMITTED BY ADA. NOTIFY ARCHITECT OF AN EXCEEDING CONDITIONS.
3	STUB LOCATION FOR PLUMBING FIXTURE ON EXISTING FLOOR. SEE PLUMBING AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.

SLAB PREPARATION GENERAL NOTES

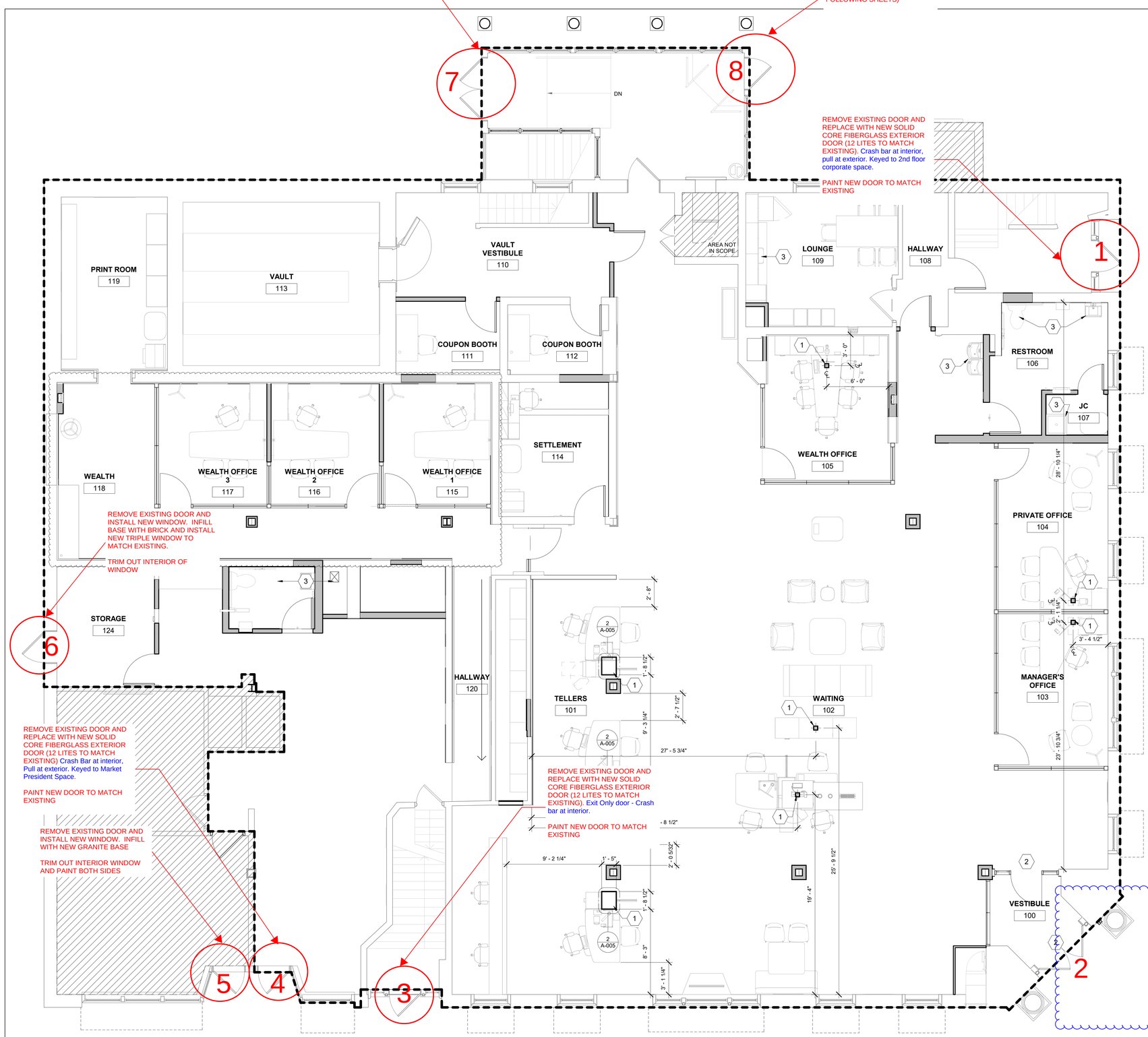
A. GENERAL OFFICE AND AREAS WITH TILE FLOORING REQUIRE A FLOOR LEVELNESS RATING OF 20-25 OR NO MORE THAN 1/4" DEFECT OVER A 10' DISTANCE.

B. G.C. TO PERFORM A FLOOR LEVELNESS SURVEY AFTER REMOVAL OF FLOORING AND PROVIDE A COPY OF SURVEY FOR ARCHITECT REVIEW.

C. IF ANY DEFICIENCIES EXCEED TOLERANCES AS NOTED ABOVE, G.C. TO PERFORM CORRECTIVE ACTION TO THE SLAB PRIOR TO NEW FLOORING INSTALLATION.



FLOORBOX DETAIL | SCALE 1" = 1'-0" | 2



FLOOR SLAB PREPARATION PLAN | SCALE 1/4" = 1'-0" | 1

TD Bank

TD BANK
PORTSMOUTH
333 STATE STREET
PORTSMOUTH, NH 03801

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SUITE 201
SOMERVILLE, NJ 08876
908-462-9700
CORE-STATES.COM
CORESTATES, INC.
COA# 33212

SEAL

LICENSED ARCHITECT JAMES LALLI NO. 04244 THE STATE OF NEW HAMPSHIRE 6/19/25

JAMES LALLI

PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW HAMPSHIRE.
LICENSE 04244
EXPIRATION: 09/30/2024

ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID
2	06/19/2025	REVISION 5

PROJECT INFORMATION

PROJECT NO:	TDB.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D.WHITEHOUSE
CHECKED BY:	B.GIROUX

SHEET TITLE

FLOOR SLAB PREPARATION PLAN

SHEET NUMBER

A-005

6/19/2025 4:09:28 PM





REMOVAL EXTERIOR ELEVATIONS KEYNOTES

KEYNOTE	DESCRIPTION
1	EXISTING AWNINGS TO BE REMOVED.
2	EXISTING BIKE RACK TO BE REMOVED.
3	EXISTING DOOR AND FRAME TO BE SCRAPED OF EXISTING PAINT.

















REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR EXTERIOR DOOR (PAINTED GREEN TO MATCH) AND HARDWARE(12 LITES TO MATCH EXISTING)

REMOVE EXISTING DOOR AND REPLACE WITH NEW STOREFRONT DOOR AND HARDWARE (SHOP DRAWINGS INCLUDED ON FOLLOWING SHEETS)

), FINISHED FLOOR

REMOVAL ELEVATION - EAST | SCALE 1/4" = 1'-0" | 2

REMOVE EXISTING DOOR AND INSTALL NEW WINDOW. INFILL BOTTOM WITH NEW GRANITE BASE

TRIM OUT INTERIOR WINDOW AND PAINT BOTH SIDES

REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM (GREEN TO MATCH EXISTING) EXTERIOR DOOR AND HARDWARE (12 LITES TO MATCH EXISTING)

REMOVE EXISTING DOOR AND REPLACE WITH NEW ALUMINUM DOOR (GREEN TO MATCH EXISTING) EXTERIOR DOOR AND HARDWARE (12 LITES TO MATCH EXISTING)

SIDELITES AND TRIM TO REMAIN

Replace existing main entrance doors for Retail branch with new aluminum double doors (shop painted green to match existing) with 12 lites. Crash bar at interior of doors, Pull on exterior. Keyed to retail branch.

REMOVAL ELEVATION - SOUTH | SCALE 1/4" = 1'-0" | 1

10/3/2023 5:55:21 PM

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COA# 53212

SEAL

LICENSED ARCHITECT
JAMES LALLI
No. 04244
10/9/23
STATE OF NEW HAMPSHIRE

JAMES LALLI
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LICENSE 04244
EXPIRATION: 09/30/2024

ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID

PROJECT INFORMATION

PROJECT NO:	TDB.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D.WHITEHOUSE
CHECKED BY:	B.GIROUX

SHEET TITLE
EXTERIOR ELEVATIONS

A-003

REMOVAL EXTERIOR ELEVATIONS KEYNOTES

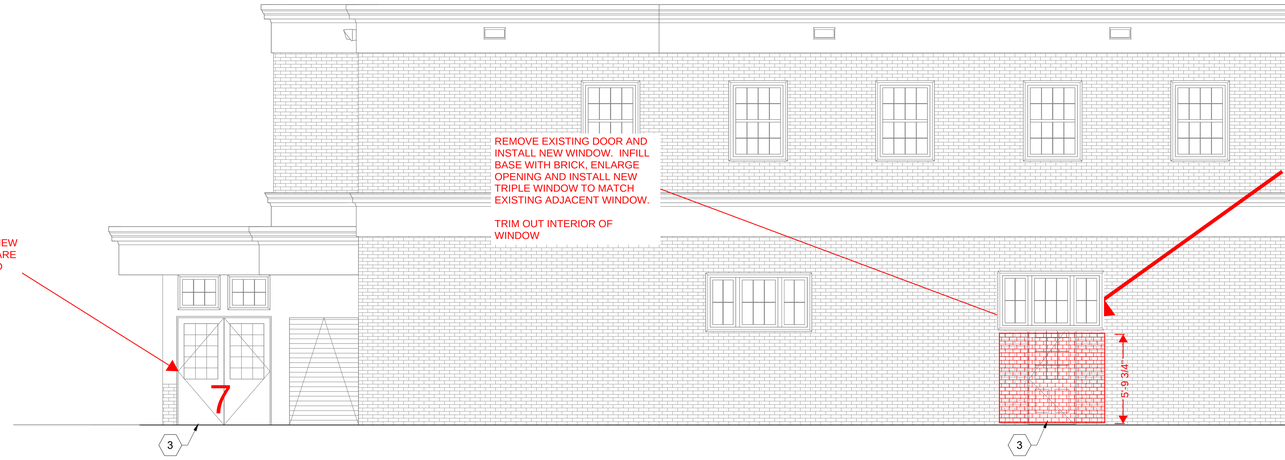
KEYNOTE	DESCRIPTION
1	EXISTING AWNINGS TO BE REMOVED.
2	EXISTING BIKE RACK TO BE REMOVED.
3	EXISTING DOOR AND FRAME TO BE SCRAPED OF EXISTING PAINT.



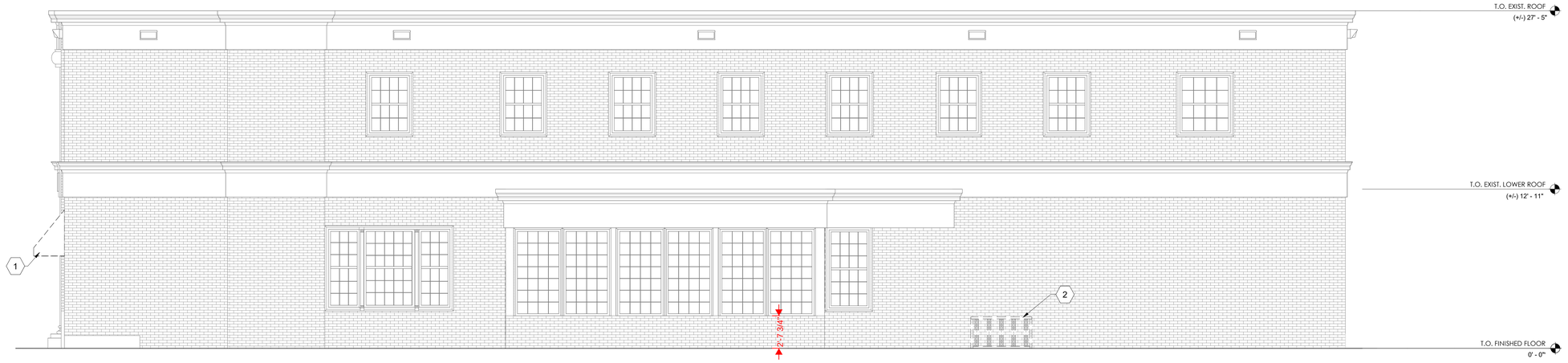








REMOVAL ELEVATION - WEST | SCALE 1/4" = 1'-0" | 2



REMOVAL ELEVATION - NORTH | SCALE 1/4" = 1'-0" | 1

10/3/2023 5:55:23 PM

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GROUP
CORESTATES, INC.

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COA# 53212

LICENSED ARCHITECT
JAMES LALLI
No. 04244
STATE OF NEW HAMPSHIRE
10/3/23

JAMES LALLI

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LICENSE 04244
EXPIRATION: 09/30/2024

ISSUE	DATE	DESCRIPTION
1	08/04/2023	PERMIT/BID

PROJECT INFORMATION

PROJECT NO:	TDB.35878
DATE:	06/16/2023
SCALE:	AS NOTED
DRAWN BY:	D.WHITEHOUSE
CHECKED BY:	B.GIROUX

SHEET TITLE

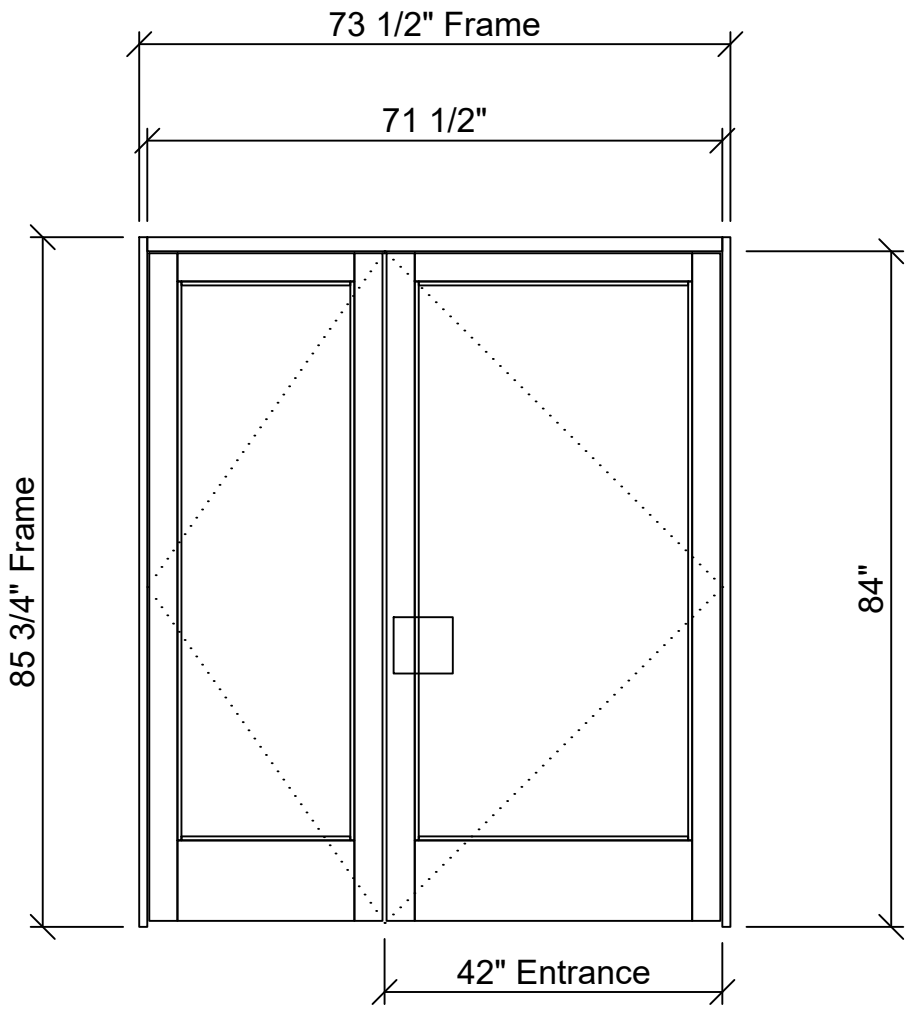
REMOVAL EXTERIOR ELEVATIONS

SHEET NUMBER

A-004

JOB: TD PORTSMOUTH - ATM VESTIBULE

7



TD Porstmouth- ATM Vestibule - 1 - 001 - Door 1 (1 Thus)
Frame: (Black) Trifab VG 450 : 1.75 in. : Screw Spline :
Outside Glazed : Center Set

MELROSE GLASS COMPANY, INC.
169 MAIN STREET
MELROSE, MA 02176
TEL: 781-662-8599 FAX: 781-662-4915
WWW.MELROSEGLASS.COM

Drawing Title

DOOR 7

Drawn By
M. PINETTE
MELROSE GLASS

Sheet No.
01



DOOR 7

JOB: TD PORTSMOUTH - ATM VESTIBULE

- BLACK ANODIZED
- MEDIUM STYLE, 10" BOTTOM RAIL, 1" GLAZING
- OPERABLE SIDE LITE W/ FLUSHBOLTS
- 3 BUTTS EA
- ADAMS RITE 8400 MORTISE PANIC DEVICE
- ADAMS RITE ELECTRIC STRIKE
- RECORD 8100 AUTO OPERATOR W/WIRELESS PUSH BUTTONS
- TD PULL OPERABLE LEAF (BY OTHERS)
- THRESHOLD

MELROSE GLASS COMPANY, INC.
169 MAIN STREET
MELROSE, MA 02176
TEL: 781-662-8599 FAX: 781-662-4915
WWW.MELROSEGLASS.COM

Drawing Title

DOOR 7 HARDWARE

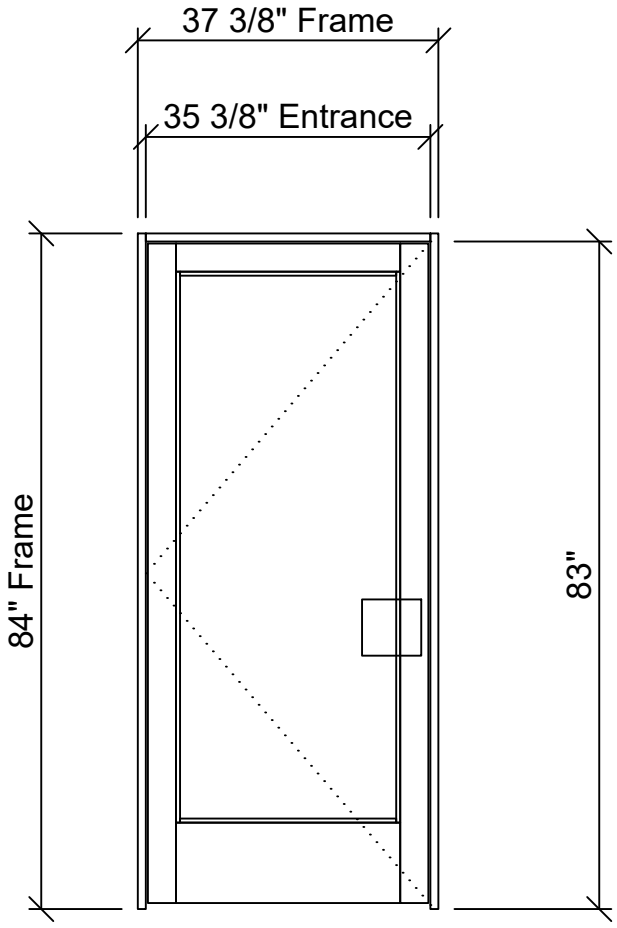
Drawn By

M. PINETTE
MELROSE GLASS

Sheet No.

02

JOB: TD PORTSMOUTH - ATM VESTIBULE



TD Porstmouth- ATM Vestibule - 2 - 002 - Door 2-
Non ADA Single (1 Thus)
Frame: (Black) Trifab VG 450 : 1.75 in. : Screw Spline
: Outside Glazed : Center Set

MELROSE GLASS COMPANY, INC.
169 MAIN STREET
MELROSE, MA 02176
TEL: 781-662-8599 FAX: 781-662-4915
WWW.MELROSEGLASS.COM

Drawing Title

DOOR 8

Drawn By

M. PINETTE
MELROSE GLASS

Sheet No.

03

DOOR 8



JOB: TD PORTSMOUTH - ATM VESTIBULE

- BLACK ANODIZED
- MEDIUM STYLE, 10" BOTTOM RAIL, 1" GLAZING
- 3 BUTTS
- ADAMS RITE 8400 MORTISE PANIC DEVICE
- ADAMS RITE ELECTRIC STRIKE
- NORTON 1601 CLOSER
- TD PULL (BY OTHERS)
- THRESHOLD

MELROSE GLASS COMPANY, INC.
169 MAIN STREET
MELROSE, MA 02176
TEL: 781-662-8599 FAX: 781-662-4915
WWW.MELROSEGLASS.COM

Drawing Title

DOOR & HARDWARE

Drawn By

M. PINETTE
MELROSE GLASS

Sheet No.

04

Project Address: **325 Marcy 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: 2,200 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work:

Exterior renovations to an existing structure (remove rear sliding door and replace with (2) windows, install (3) new windows in the kitchen, and remove (2) windows from the (Pickering Street side)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will not require additional Land Use approval(s).



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





A101

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

Date:
3/31/26

Scale:
NO SCALE

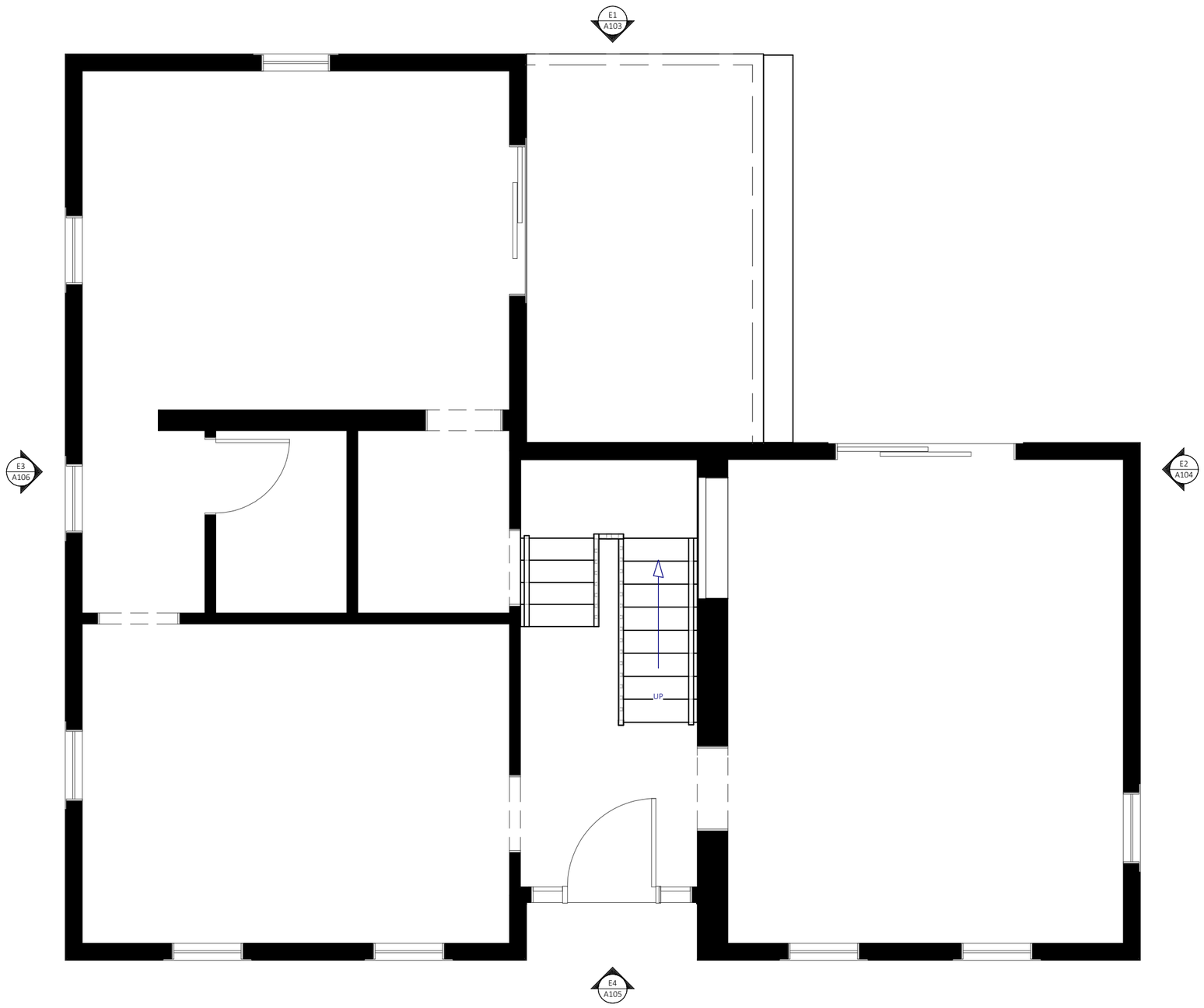
Drawings Issued For:
Conceptual Design

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing Renderings

Revision Table		
Number	Date	Revised By

DOCKHAM
BUILDERS



EXISTING CONDITIONS

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing Conditions- Plan

Date: 3/31/26

Scale: 1/2" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A102



E1 ELEVATION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing- Elevation 1

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A103



E2 ELEVATION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing- Elevation 2

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A104



E4 ELEVATION 4

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing- Elevation 3

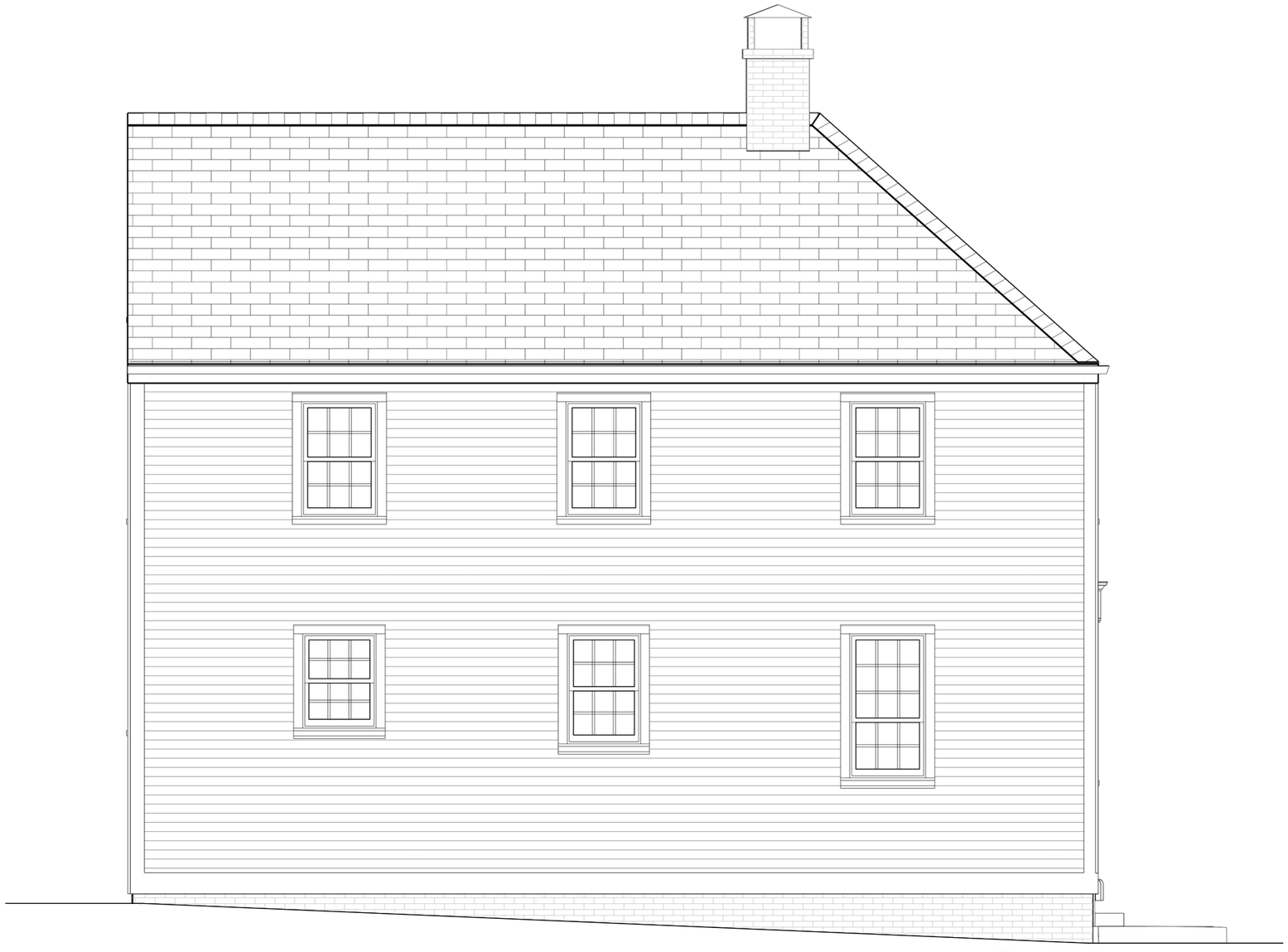
Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A105



E3 ELEVATION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Existing- Elevation 4

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A106





A201

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

Date:
3/31/26

Scale:
1/4" =1' 0"

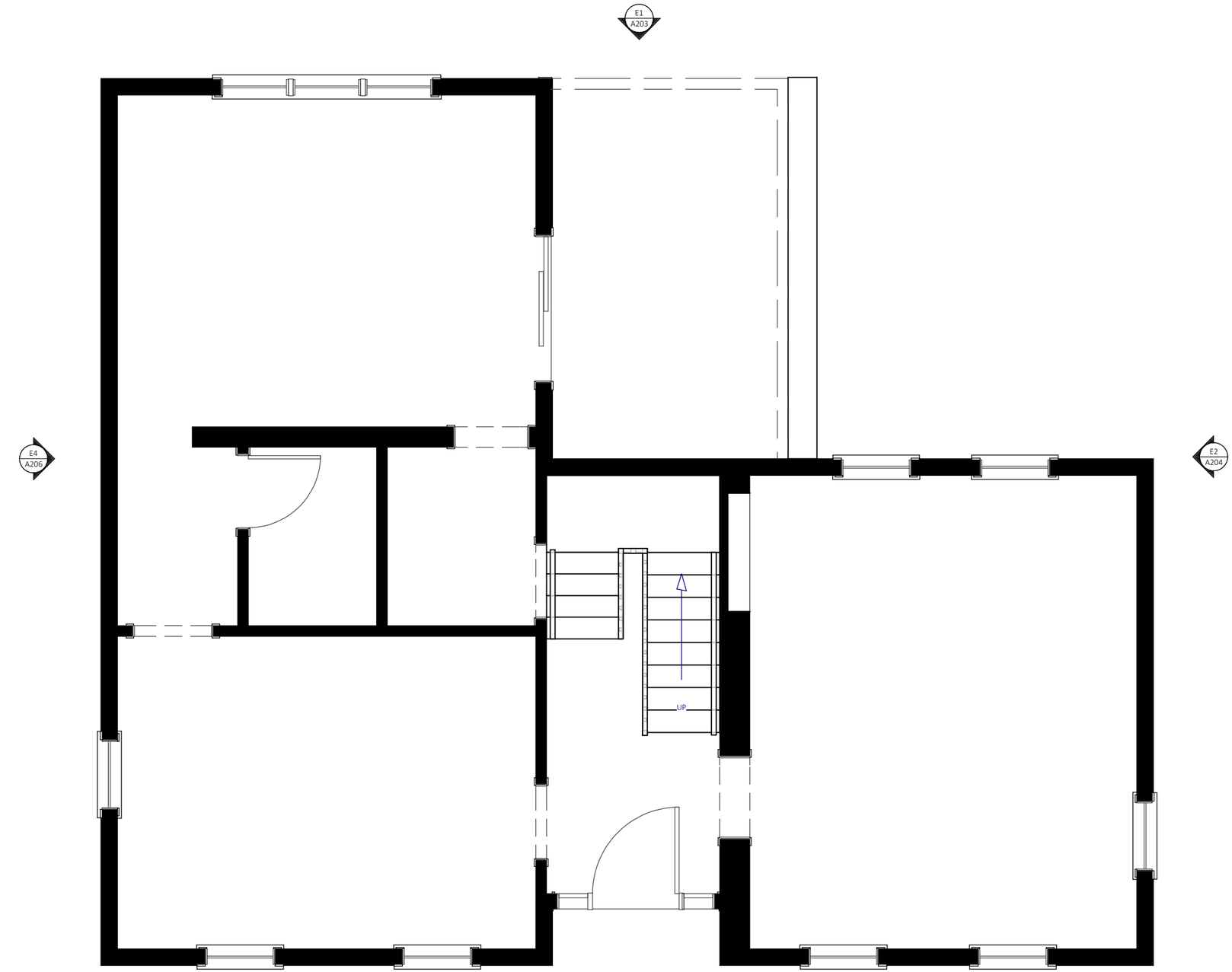
Drawings Issued For:
Conceptual Design

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed Renderings

Revision Table		
Number	Date	Revised By

DOCKHAM
BUILDERS



PROPOSED FLOOR PLAN

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed Floor Plan

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A202



ELEVATION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed- Elevation 1

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A203



ELEVATION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 2

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A204



E3 ELEVATION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 3

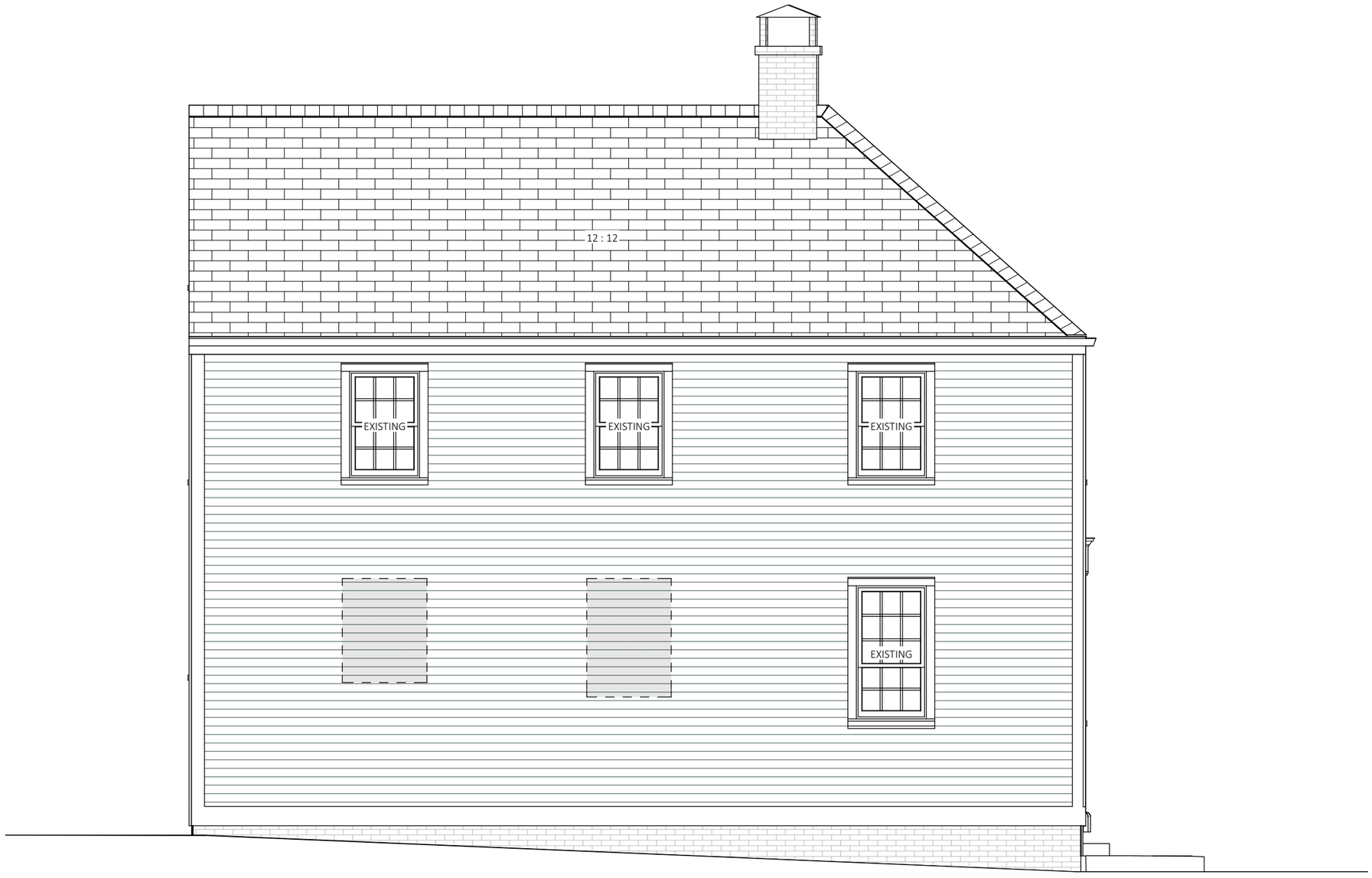
Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A205



E4 ELEVATION 4

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed - Elevation 4

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

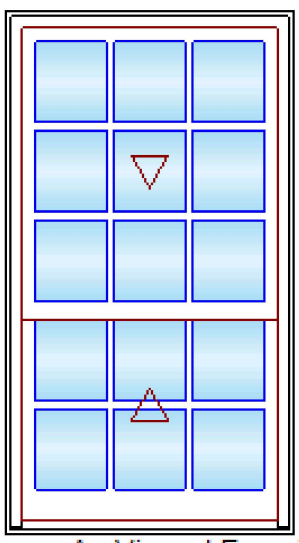
A206

Line #6 Qty: 2	Mark Unit: W 104-105	Net Price: Ext. Net Price:	USD	

MARVIN

Stone White Clad Exterior
Primed Pine Interior . . . . . .
Ultimate Double Hung G2 . . . . . .
CN 2624
Rough Opening 32 1/4" X 56"
Reverse Cottage 3.0:5.0
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
G.S. 26" X 28 51/64"
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar . . . . . .
7/8" SDL - With Spacer Bar - Silver . . . . . .
Rectangular - Special Cut 3W3H

For product warranty information please visit, www.marvin.com/support/warranty

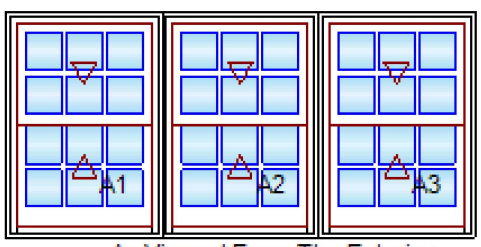

As Viewed From The Exterior

Entered As: CN
CN 2624
RO 32 1/4" X 56"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-425-23552-00001
Performance Grade
Licensee #1127
AAMA/WDMA/CSA 101/I.S.2/A440-17
LC-PG50 1149X2223 mm (45.3X87.5 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL17635

Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
G.S. 26" X 19 13/64"
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar . . . . . .
7/8" SDL - With Spacer Bar - Silver . . . . . .
Rectangular - Special Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen . . . . . .
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
AL Nailing Fin . . . . . .
***Note: Unit Availability and Price is Subject to Change

Line #7 Qty: 1	Mark Unit: W 106	Net Price: Ext. Net Price:	USD	

MARVIN



As Viewed From The Exterior

Entered As: Size by Units
RO 76 3/4" X 36"
Egress Information A1, A2, A3
Width: 21 21/32" Height: 12 11/16"
Net Clear Opening: 1.91 SqFt
Performance Information A1, A2, A3
U-Factor: 0.3
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 55
CPD Number: MAR-N-425-23552-00001
Performance Information OA
Performance Grade A1, A2, A3
Licensee #1127
AAMA/WDMA/CSA 101/I.S.2/A440-17
LC-PG50 1149X2223 mm (45.3X87.5 in)
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50
FL17635

Stone White Clad Exterior
Primed Pine Interior . . . . . /
3W1H - Rectangle Assembly
Assembly Rough Opening
76 3/4" X 36"

Unit: A1 . . . . . .
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar . . . . . .
7/8" SDL - With Spacer Bar - Silver . . . . . .
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar . . . . . .
7/8" SDL - With Spacer Bar - Silver . . . . . .
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int

For product warranty information please visit, www.marvin.com/support/warranty

Performance Grade Mull
Licensee #1127
AAMA 450-10
LC-PG65 1149X1613 mm (45.25X63.5 in)
Water Resistance: 7.52 psf
LC-PG65 DP 65
Performance Grade Overall Assembly
Water Resistance: 7.52 psf
LC-PG50 DP +50/-50

Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A2
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Ultimate Double Hung G2
CN 2014
Rough Opening 26 1/4" X 36"
Top Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Stone White Clad Sash Exterior
Primed Pine Sash Interior
IG
Low E2 w/Argon
Silver Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Silver
Rectangular - Standard Cut 3W2H
Stone White Clad Ext - Primed Pine Int
Ogee Interior Glazing Profile
White Interior Weather Strip Package
White Exterior Weather Strip Package
White Sash Lock
White Top Sash Strike Plate Assembly Color
Aluminum Screen

For product warranty information please visit, www.marvin.com/support/warranty

DOCKHAM
DULAC ULTIMATE
Quote Number: **KMWNWKB**

Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Standard Mull Charge . . . . . .
4 9/16" Jambs
Nailing Fin
***Note: This configuration meets a minimum structural performance of DP 20 through either physical testing or calculations in accordance with AAMA 450 and building code requirements. Mull certification ratings may vary from individual unit certification ratings. Reference the mulling chapter of the ADM for additional information.
*****Note: Unit Availability and Price is Subject to Change**

Project Subtotal Net Price: USD
0.000% Sales Tax: USD
Project Total Net Price: USD

325

325

















Project Address: **195 Washington Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #2**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,000 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: Washington Street
- Neighborhood Association: South End

B. Proposed Work:

Removal of the existing shed and the placement of a new shed in the same location.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- No additional Land Use approval(s) needed.



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



Existing shed is rotted and beyond reasonable repair.



Example of the proposed new shed to look similar to the existing shed with the same dimensions and will be located in the same location as the existing.

Project Address: **126 State Street**

Permit Requested: **Work Session**

Application: **Work Session B**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District (4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street
- Neighborhood Association: Downtown

B. Proposed Work:

Exterior renovations to an existing structure (construct new roof structure to include dormers for additional interior space, construct a multi-story box window bay and entry portico).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will require a future follow-up Public Hearing.



HISTORIC SURVEY RATING

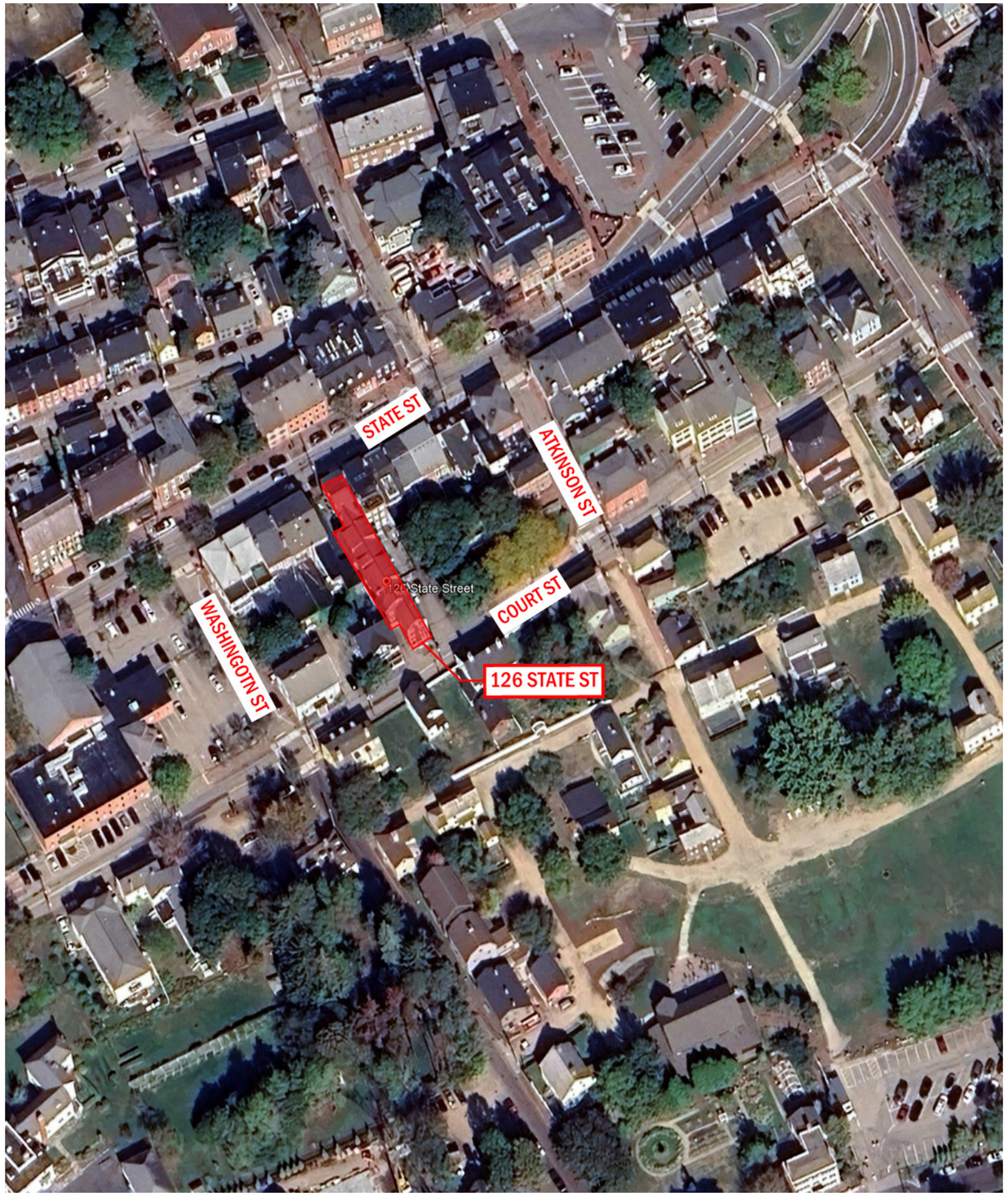
C

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



126 STATE STREET PORTSMOUTH, NH Context, Precedent, + Design Review

MAY 6TH, 2026

WINTER HOLBEN

SITE CONTEXT - COURT ST











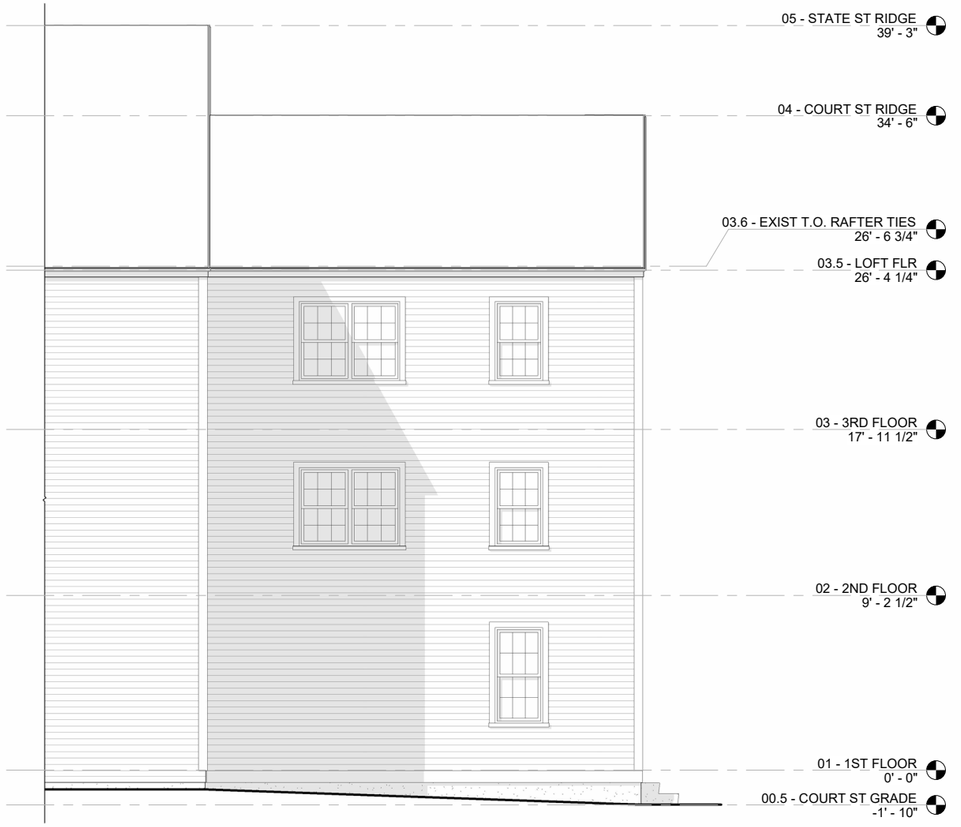


WINTER HOLBEN

EXISTING ELEVATIONS



Existing Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Existing Elevation - West | Scale: 1/8"=1'-0" @ 11x17

WINTER HOLBEN

EXISTING ELEVATION



Existing Elevation - East | Scale: 1/8"=1'-0" @ 11x17

WINTER HOLBEN

PROPOSED 3D VIEWS





Court St Perspectives

WINTER HOLBEN

PROPOSED 3D VIEWS





Court St Perspectives

WINTER HOLBEN

DESIGN PRECEDENT



2-Story Box Bay at 24 Church St, Portsmouth



2-Story Box Bay at 198 Islington St



Bay Side Window at 226 NH1B



Minimal Panel Box Bay



Box Bays and Entry Elements at 481 State St, Portsmouth



Gable to Wall Detail at 314 Court St



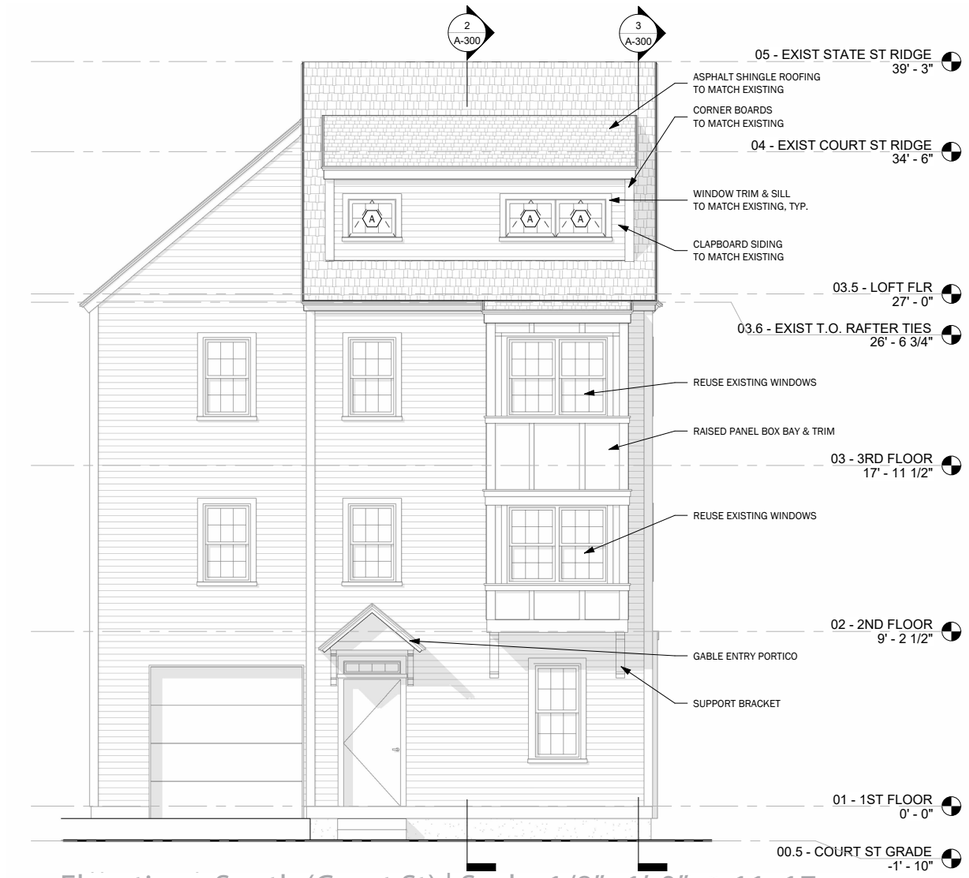
Box Bay with Pronounced Verticals and Base



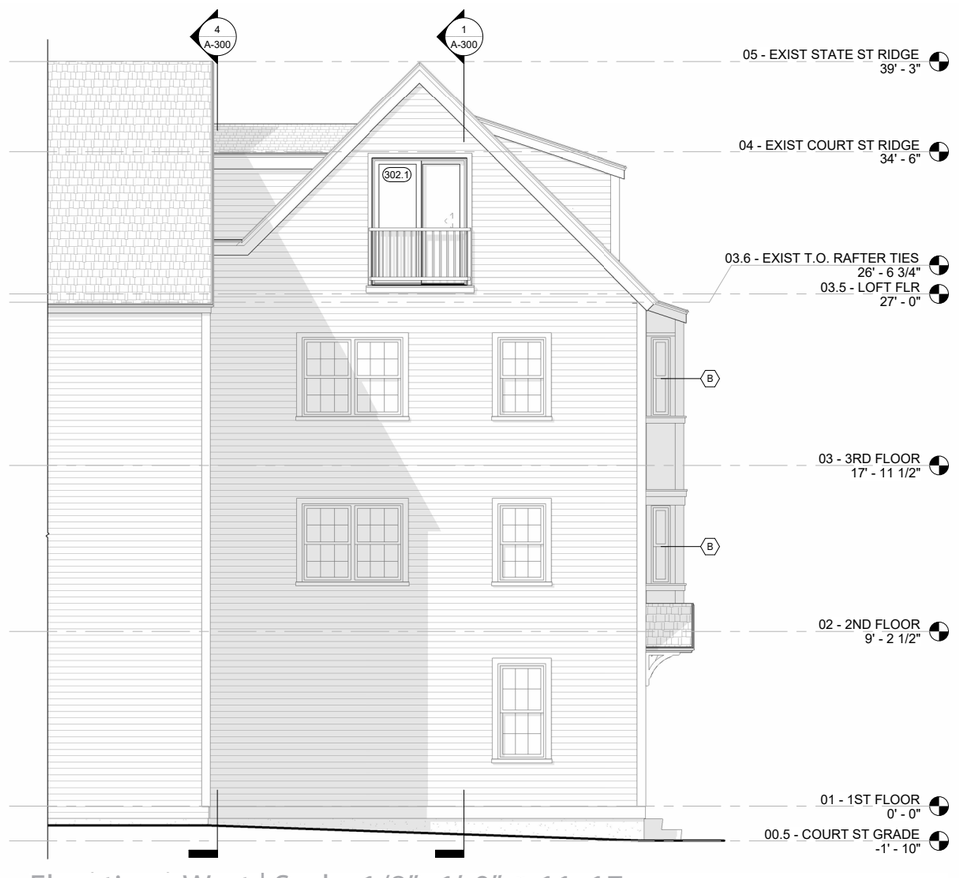
Minimal Box Bay with Accent

WINTER HOLBEN

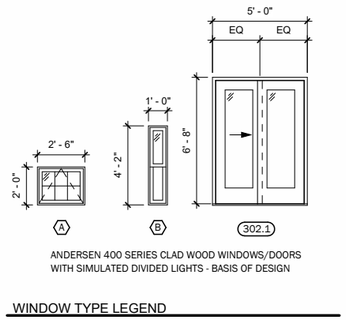
PROPOSED ELEVATIONS



Elevation - South (Court St) | Scale: 1/8″=1′-0″ @ 11x17



Elevation - West | Scale: 1/8″=1′-0″ @ 11x17



ANDERSEN 400 SERIES CLAD WOOD WINDOWS/DOORS
WITH SIMULATED DIVIDED LIGHTS - BASIS OF DESIGN

WINDOW TYPE LEGEND

WINTER HOLBEN

PROPOSED ELEVATION



Elevation - East | Scale: 1/8″=1′-0″ @ 11x17

WINTER HOLBEN

WINDOW DATA - ANDERSEN 400 SERIES

CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece Perma-Shield® rigid vinyl frame cover is secured to the exterior of the wood frame to protect it from moisture and maintain an attractive appearance while minimizing maintenance.

B The seamless rigid vinyl frame cover extends 1 3/8" (35) around the perimeter of the unit, creating an installation flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

D Traditional or contemporary interior trim stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available. Matching contemporary grilles are available for windows with contemporary stops.

SASH

E Rigid vinyl encases the entire sash, and a vinyl weld protects each sash corner for superior weathertightness. This maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

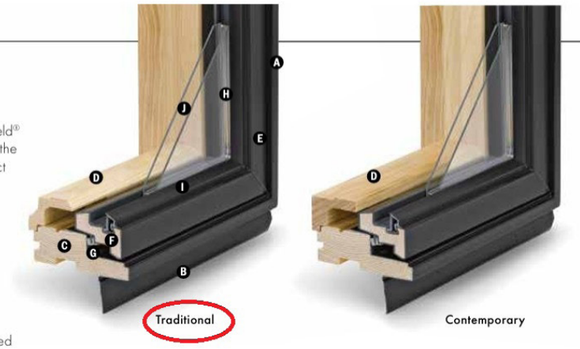
H Glass spacers are available in black, stainless steel and white.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance glass options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass
- Low-E4 PassiveSun® HeatLock glass

Tempered and other glass options are available. Contact your Andersen supplier.



Patterned Glass

Patterned glass options are available. See page 11 for more details.

HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware style and finish must be specified. Operator handle and cover are sold separately.

Single-Action Casement Lock



On casement windows, a single-action lock easily releases all concealed locking points on the sash, while the reach-out action eliminates binding when closing. The lock handle finish matches the specified hardware finish.

EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE Sold Separately



CONTEMPORARY FOLDING

Black | Bright Brass
Oil Rubbed Bronze | Satin Nickel
Stone | White



TRADITIONAL FOLDING

Antique Brass | Black
Bright Brass | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | **White**



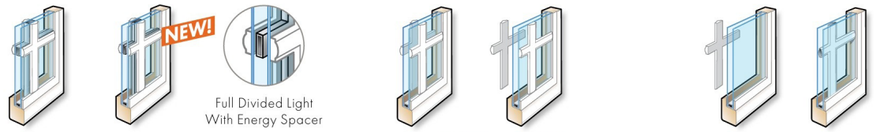
ESTATE™

Antique Brass | **Bright Brass**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Bold name denotes finish shown.

GRILLES

Grille patterns are available in widths and configurations to fit any architectural style, or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



Full Divided Light Options*

Permanent grilles on the interior and exterior with a spacer between the glass (left). For improved thermal performance, choose full divided light with an energy spacer (right) — a 3 mm gap around a narrow spacer minimizes transfer of heat and cold to the interior glass.

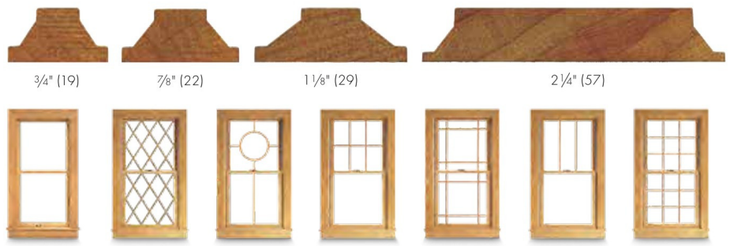
Simulated Divided Light Options

Permanent grilles on the exterior and interior with no spacer between the glass (left). Permanent exterior grilles with removable interior grilles (right) are available in natural wood or prefinished white.

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning (left). Andersen® Finelight™ grilles-between-the-glass** (right) are installed between the glass panes and feature contoured 3/4" (19) and 1" (25) profiles.

Grille Bar Widths & Patterns†



Actual width shown.

Grilles on casement, awning and Flexiframe® windows ordered with contemporary interior trim stops have a matching contemporary interior grille profile (not shown).

The 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window, or simulate a multi-unit combination such as a transom over a window or patio door.

*Full divided light with an energy spacer is available for most products with dual-pane glass, some size and glass restrictions apply. Full divided light and full divided light with an energy spacer are not available for products with triple-pane glass. Contact your Andersen supplier for more information.

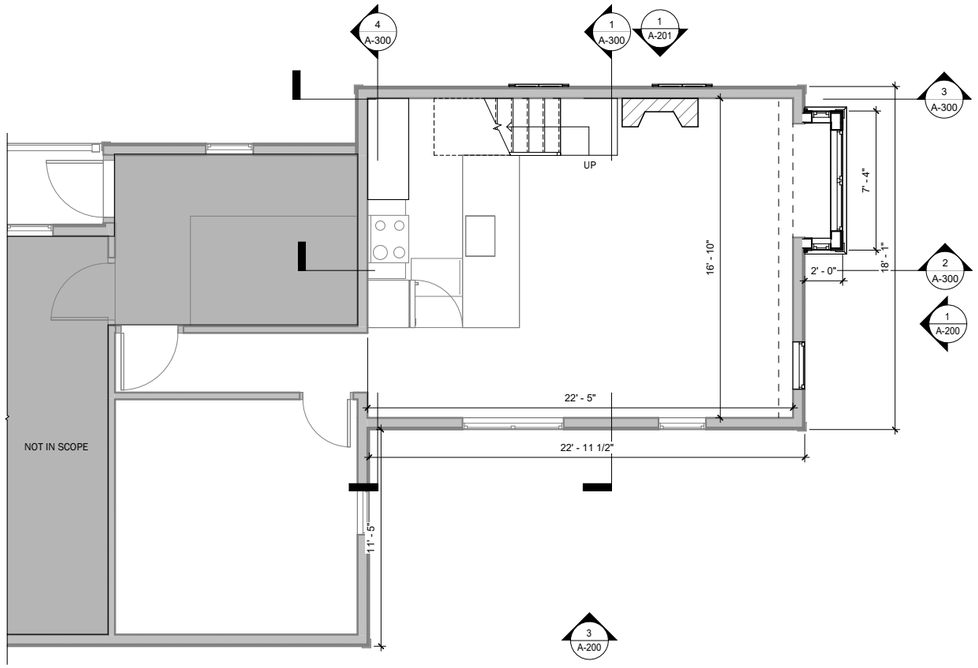
**7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.

†For all standard patterns available for a specific window or patio door, refer to the detailed product sections in this product guide or contact your Andersen supplier for more information.

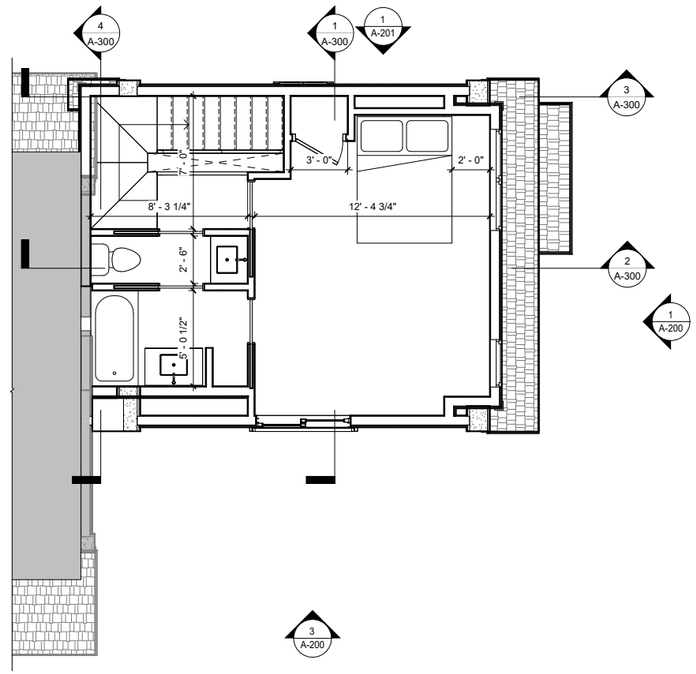
Dimensions in parentheses are in millimeters.

WINTER HOLBEN

PROPOSED PLANS



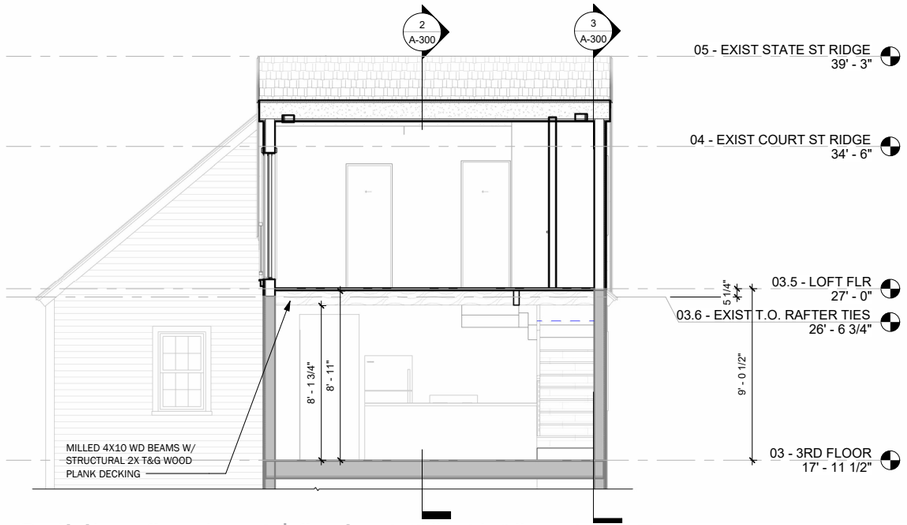
Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17



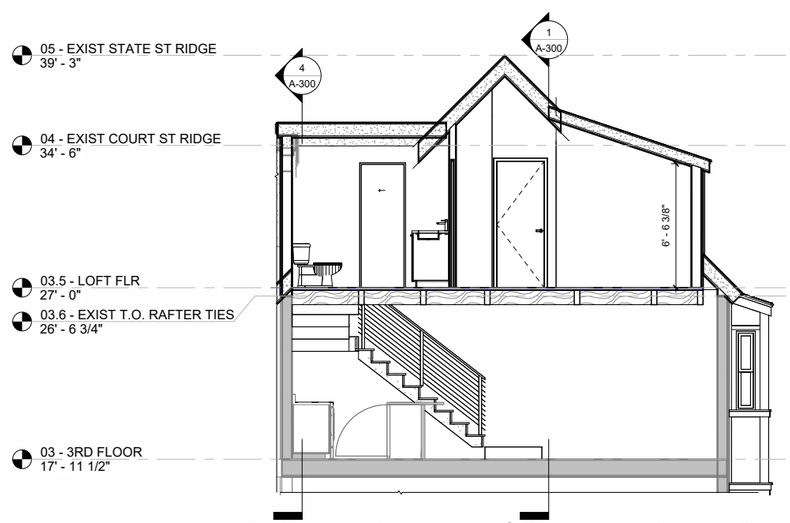
Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

WINTER HOLBEN

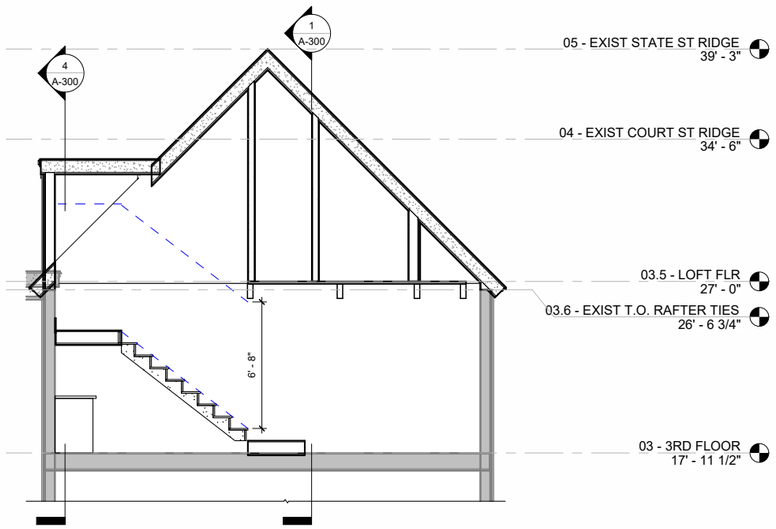
PROPOSED SECTIONS



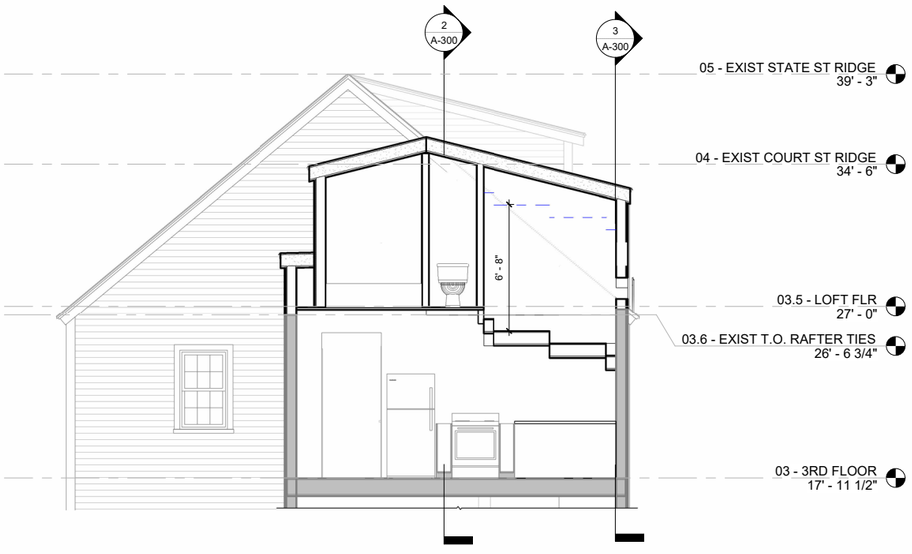
Building Section 1 | Scale: 1/8″=1′-0″ @ 11x17



Building Section 2 | Scale: 1/8″=1′-0″ @ 11x17



Building Section 3 | Scale: 1/8″=1′-0″ @ 11x17



Building Section 4 | Scale: 1/8″=1′-0″ @ 11x17

WINTER HOLBEN

Project Address: **325 Marcy Street**

Permit Requested: **Work Session**

Application: **Work Session #1**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 2,200 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Contributing
- Public View of Proposed Work: Marcy Street
- Unique Features: N/A
- Neighborhood Association: South End

B. Proposed Work:

Exterior renovations to an existing structure (replace the front door and attic window) and new construction to an existing structure (construct a 1-2 story rear addition).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will require a future follow-up Public Hering.



HISTORIC SURVEY RATING

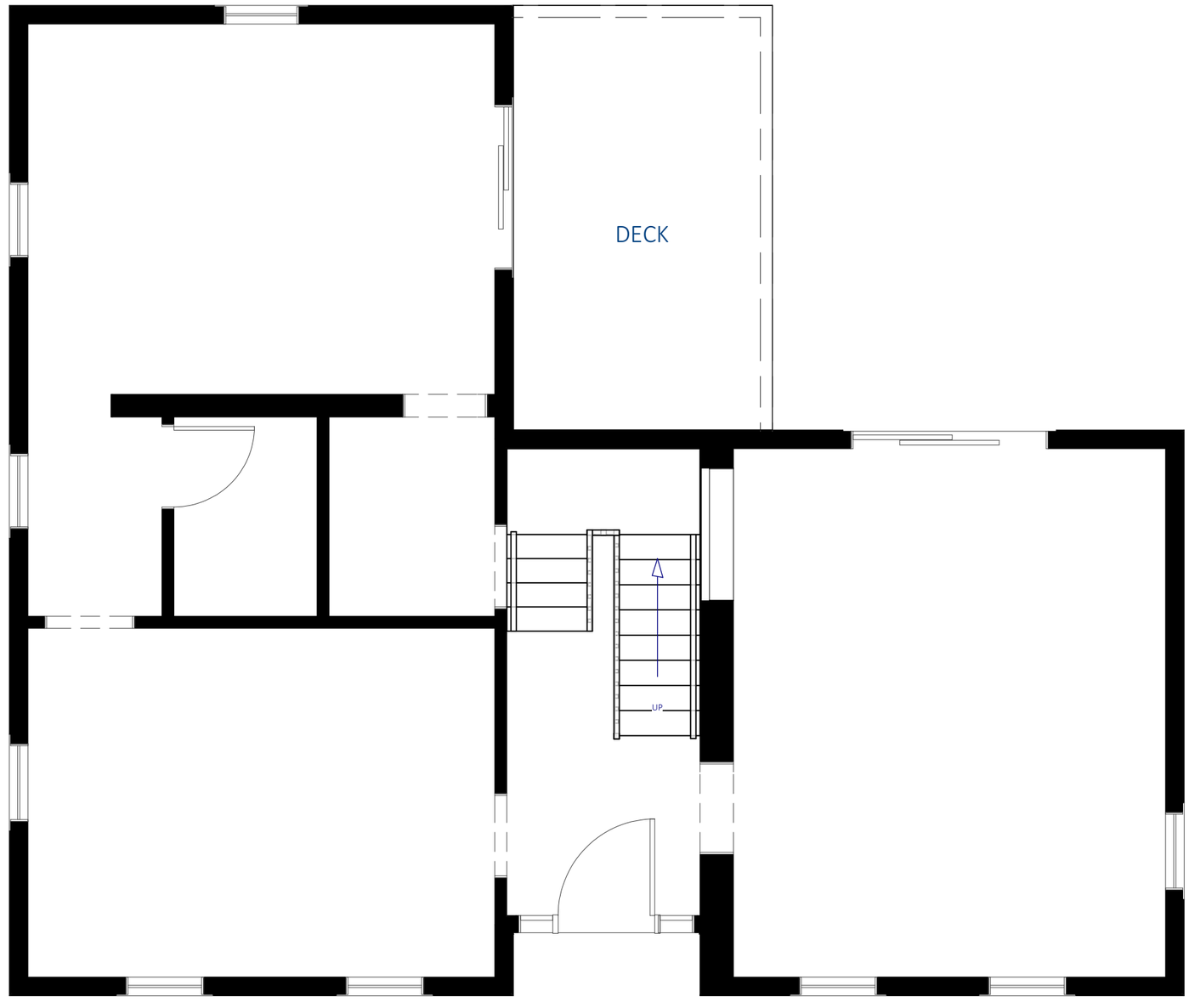
C

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



EXISTING CONDITIONS

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing Conditions

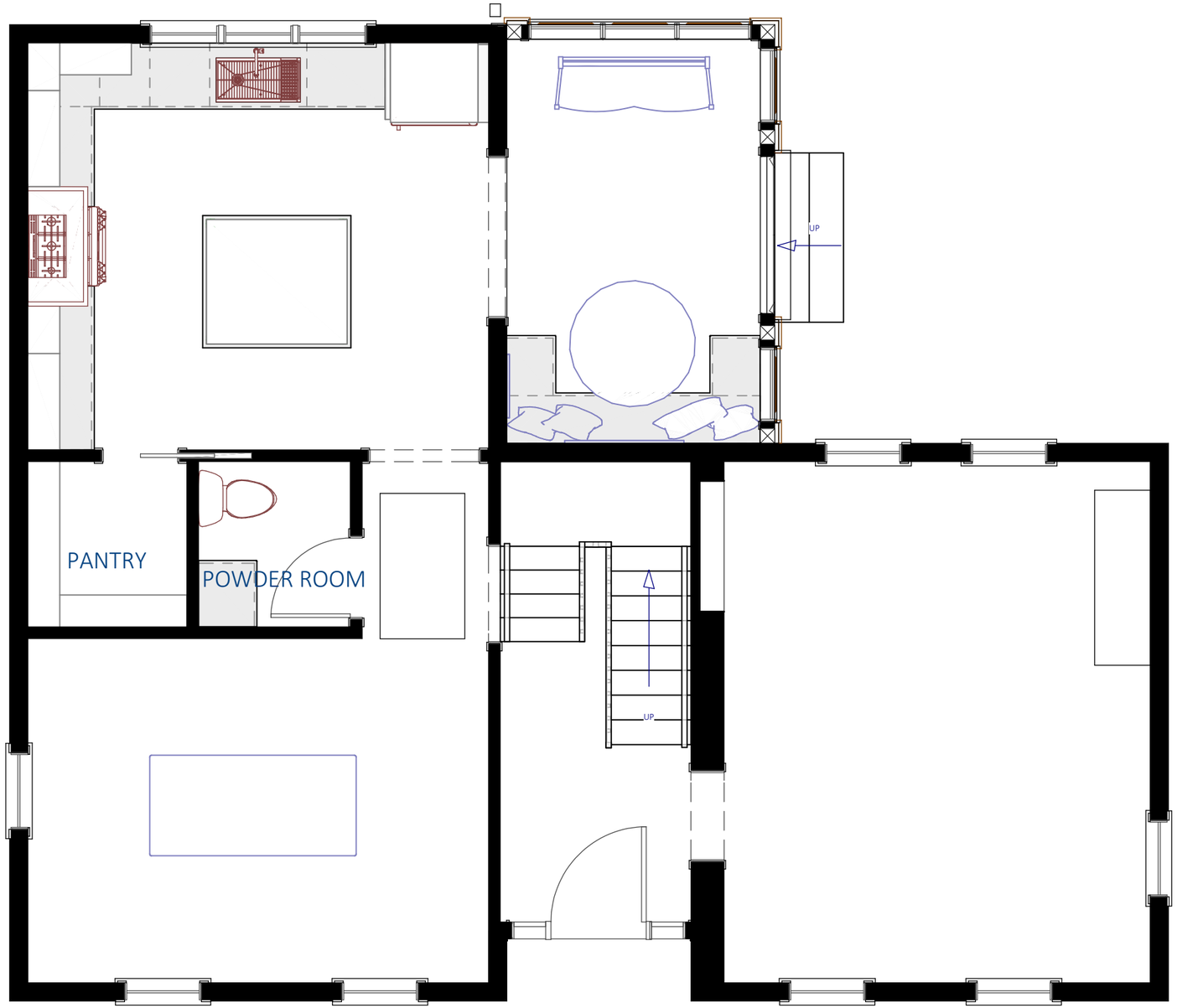
Date: 3/27/26

Scale: 1/2" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A101



PROPOSED FLOOR PLAN

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Proposed Floor Plan

Date: 3/27/26

Scale: 1/2" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A102



ELEVATION 1 - OPTION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 1- Elevation 1

Date: 3/27/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A211





ELEVATION 2 - OPTION 1

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 1- Elevation 2

Date: 3/27/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A212



E2 ELEVATION 1 - OPTION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 2- Elevation 1

Date: 3/27/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A211





E3 ELEVATION 2 - OPTION 2

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 2- Elevation 2

Date: 3/27/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A212



DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Rendering

Date: 3/27/26

Scale: NO SCALE

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A301

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801

Rendering

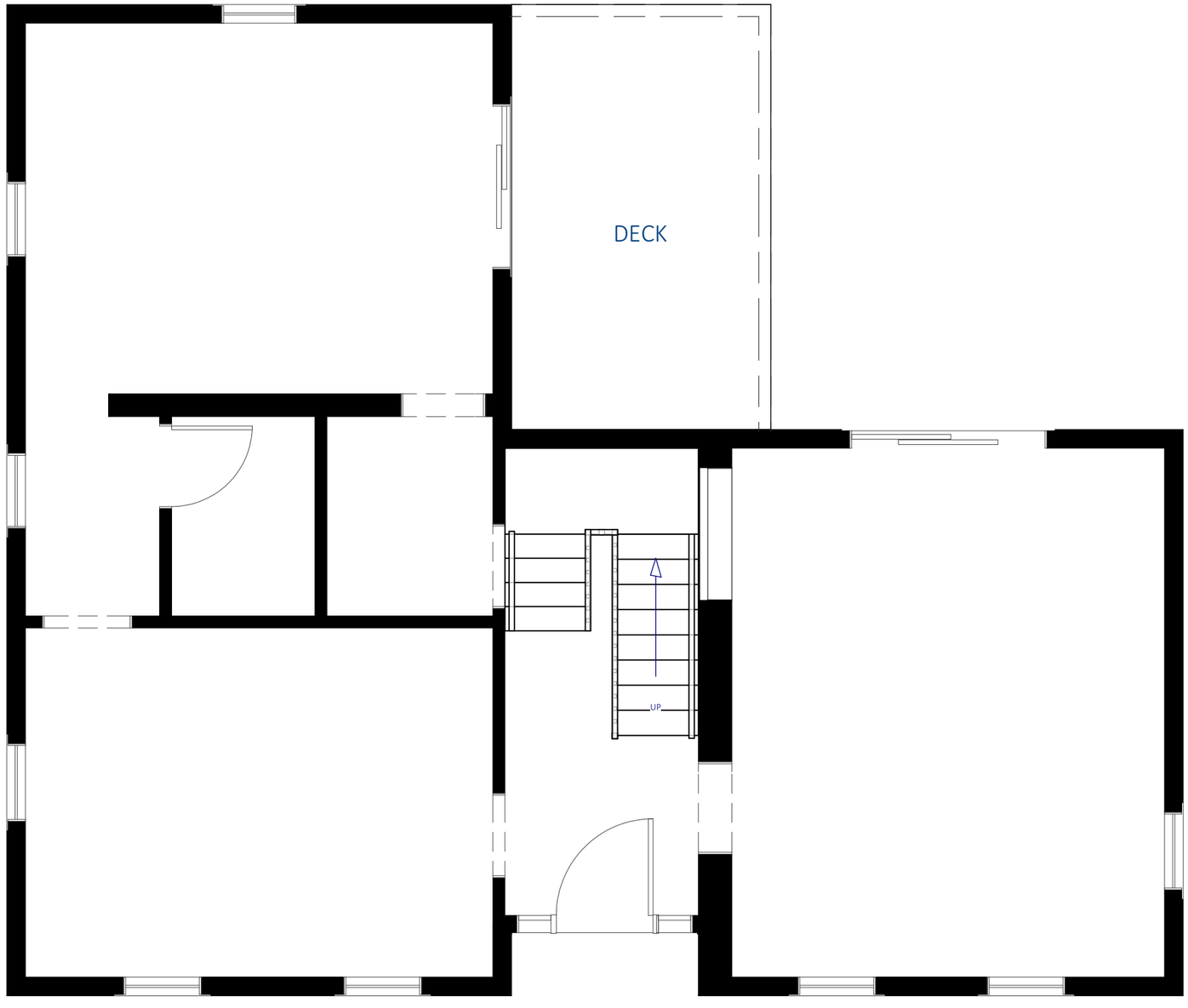
Date: 3/27/26

Scale: NO SCALE

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A302



EXISTING CONDITIONS

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table		
Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Existing Conditions

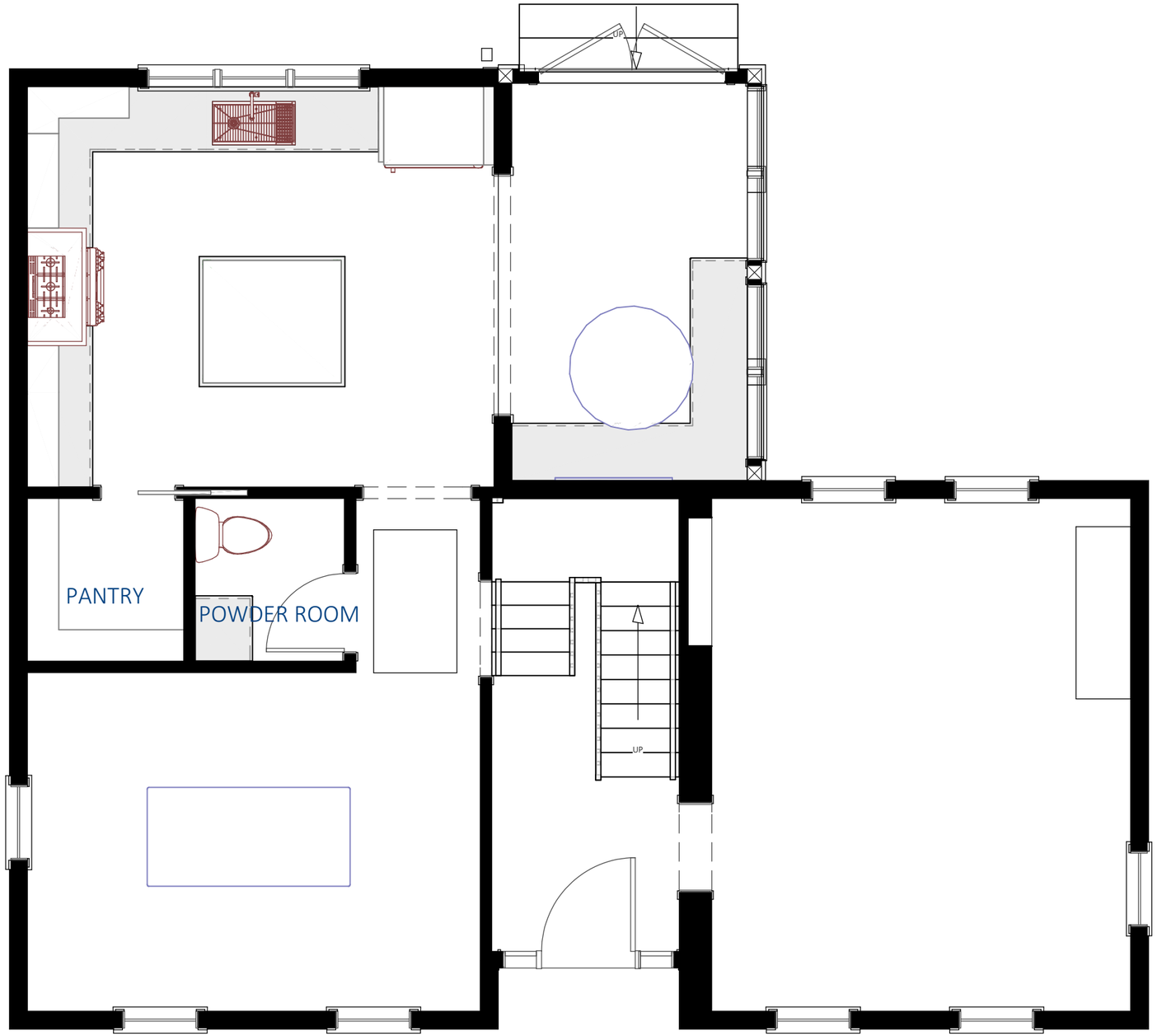
Date: 3/31/26

Scale: 1/2" = 1' 0"

Drawings Issued For:
Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A101



PROPOSED FLOOR PLAN

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Proposed Floor Plan

Date: 3/31/26

Scale: 1/2" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A102



ELEVATION 1 - OPTION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 3- Elevation 1

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A211





ELEVATION 2 - OPTION 3

1/4 IN = 1 FT

DOCKHAM BUILDERS

Revision Table

Number	Date	Revised By

Drawings For:
Dulac Residence
325 Marcy Street
Portsmouth, NH 03801
Option 3- Elevation 2

Date: 3/31/26

Scale: 1/4" = 1' 0"

Drawings Issued For: Conceptual Design

Drawings Provided By:
Dockham Builders
676 Portsmouth Ave
Greenland, NH

A212

325

325













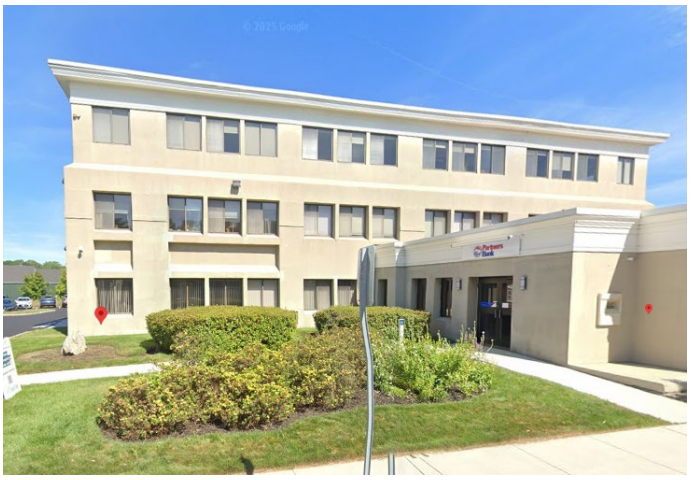




Project Address: **501 Islington Street**

Permit Requested: **Work Session**

Application: **Work Session #2**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L2 (CD4-L2)
- Land Use: Mixed-Use
- Land Area: 54,886 SF +/-
- Estimated Age of Structure: c.1941/1986
- Building Style: Modern Office Building
- Number of Stories: 3
- Historical Significance: N/A
- Public View of Proposed Work: Islington Street
- Neighborhood Association: Downtown

B. Proposed Work: Exterior renovations (replace all windows, add new siding and trim details, new lighting and the removal of a chimney)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- This project will need a future Public Hearing.



HISTORIC SURVEY RATING

N/A

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

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT COMMISSION

ADDRESS:

501 ISLINGTON ST.
PORTSMOUTH, NH 03801

CLIENT:

PARTNERS BANK

DRAWING LIST:

DRAWING No.	DRAWING NAME.
HDC - 01	SITE LOCATION & HISTORY
HDC - 02	EXISING SITE PHOTOS
HDC - 03	EXISTING & PROPOSED ELEVATIONS 1
HDC - 04	EXISTING & PROPOSED ELEVATIONS 2
HDC - 05	EXISTING & PROPOSED ELEVATIONS 3
HDC - 06	EXISTING & PROPOSED ELEVATIONS 4
HDC - 08	MATERIALS

LASSEL ARCHITECTS
370 MAIN STREET
SOUTH BERWICK, ME 03908
207 384 2049
lasselarchitects.com

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: COVER SHEET
DRAWING NUMBER: HDC - 00

DRAFT

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SITE LOCATION:

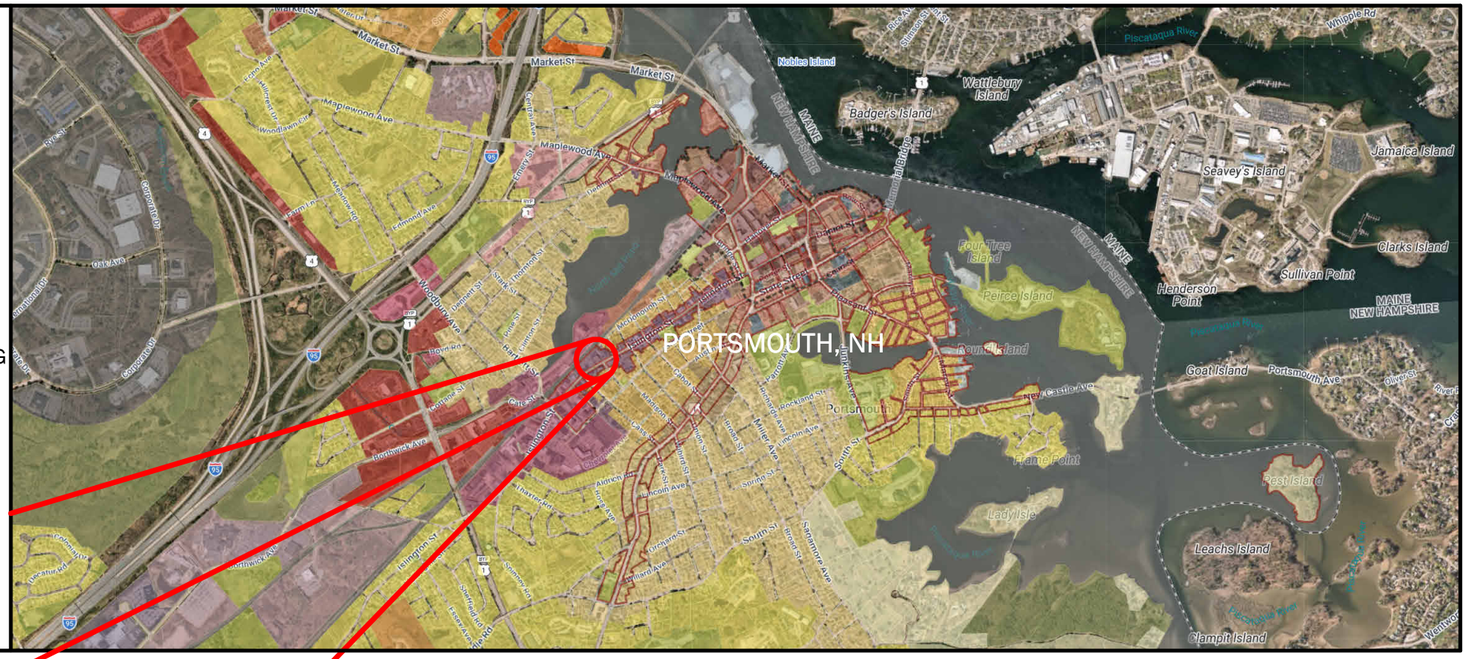
ADDRESS:
501 ISLINGTON ST.
PORTSMOUTH, NH 03801

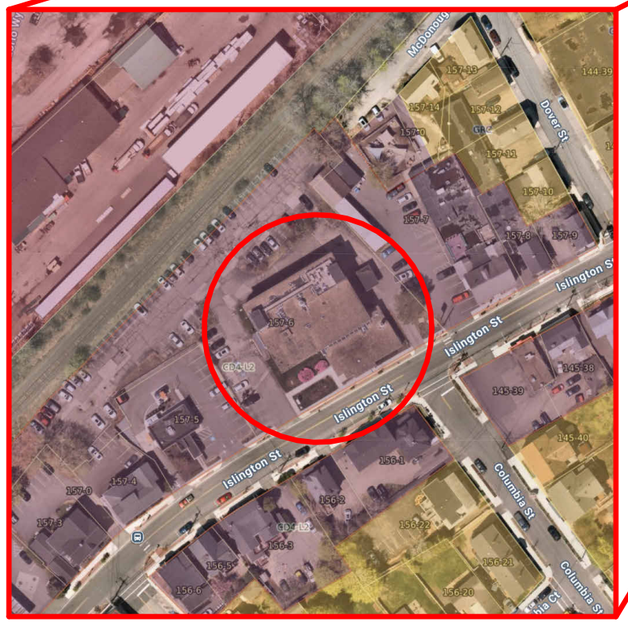
ZONE:
HISTORIC DISTRICT (HD)
CHARACTER DISTRICT (CD)4 - L2

DEVELOPMENT STANDARDS:
FACADE TYPE - OFFICE-FRONT
"THE FACADE IS ALIGNED CLOSE TO THE FRONT LOT LINE WITH THE BUILDING ENTRANCE AT OR ELEVATED ABOVE SIDEWALK GRADE. IT MAY HAVE SUBSTANTIAL GLAZING ON THE SIDEWALK LEVEL" (PORTSMOUTH ZONING ORDINANCE, 5A-22)

BUILDING INFORMATION:

FIRST FLOOR (FOOTPRINT)	10,277 SF
SECOND FLOOR	7,539 SF
THIRD FLOOR	7,178 SF
TOTAL BUILDING SF	24,994 SF





SITE HISTORY:

ON OCTOBER 8, 1941, PORTSMOUTH BUICK ANNOUNCED ITS NEW LOCATION AT 511 ISLINGTON. THE PORTSMOUTH HERALD AD STATED, "THE FRONT DOORS OF OUR NEW HOME WILL BE OPEN TWELVE HOURS A DAY, SWINGING A WELCOME TO ALL VISITORS." THE SHOP INCLUDED AN "ULTRA MODERN LUBRITORIUM...A PAINT SHOP COMPLETE IN EVERY DETAIL...MODERN WASH STAND...ULTRA-MODERN PARTS DEPARTMENT."

IN MAY 1955, PORTSMOUTH BUICK WAS SOLD [AND...] THE NAME CHANGED TO ANCHOR BUICK CO.

TODAY, THE BUILDING (NOW 501 ISLINGTON) STILL STANDS AS A BANK AND OFFICE BUILDING; HOWEVER, IT'S BEEN SUBSTANTIALLY ALTERED AS THE RECESSED WING IS NOW THREE STORIES, AND THE ENTIRE BUILDING HAS A STUCCO SIDING. THIS BUILDING IS ON THE SITE OF THE PORTSMOUTH SHOE COMPANY FACTORY, 1886-C.1937.



CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT COMMISSION

PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: SITE LOCATION & HISTORY
DRAWING NUMBER: HDC - 01

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EXISTING SITE PHOTOS

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STREETSIDE


1


2


3


4

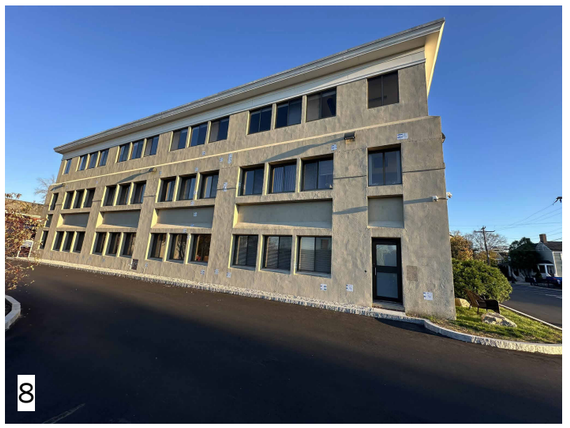

5



6



7


8


9


10


11


12

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HISTORIC DISTRICT COMMISSION

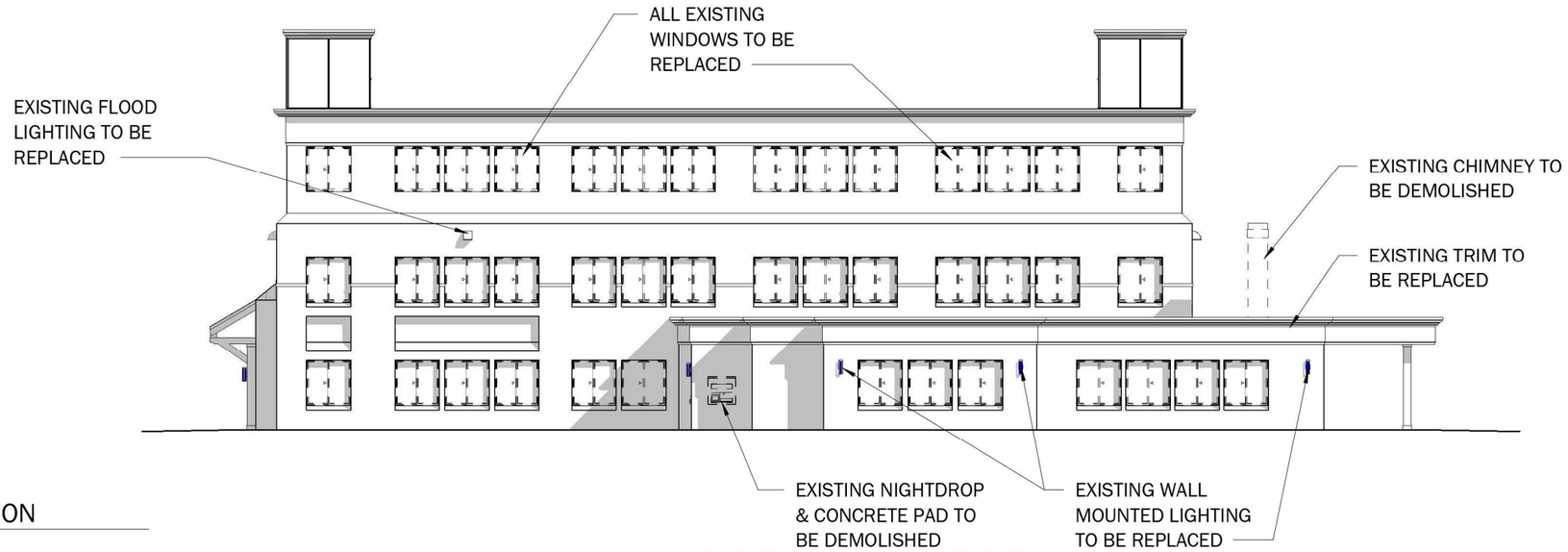
PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: EXISING SITE PHOTOS
DRAWING NUMBER: HDC - 02

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① EXISTING SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE



② PROPOSED SOUTH ELEVATION
1/16" = 1'-0"
STREETSIDE

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT COMMISSION

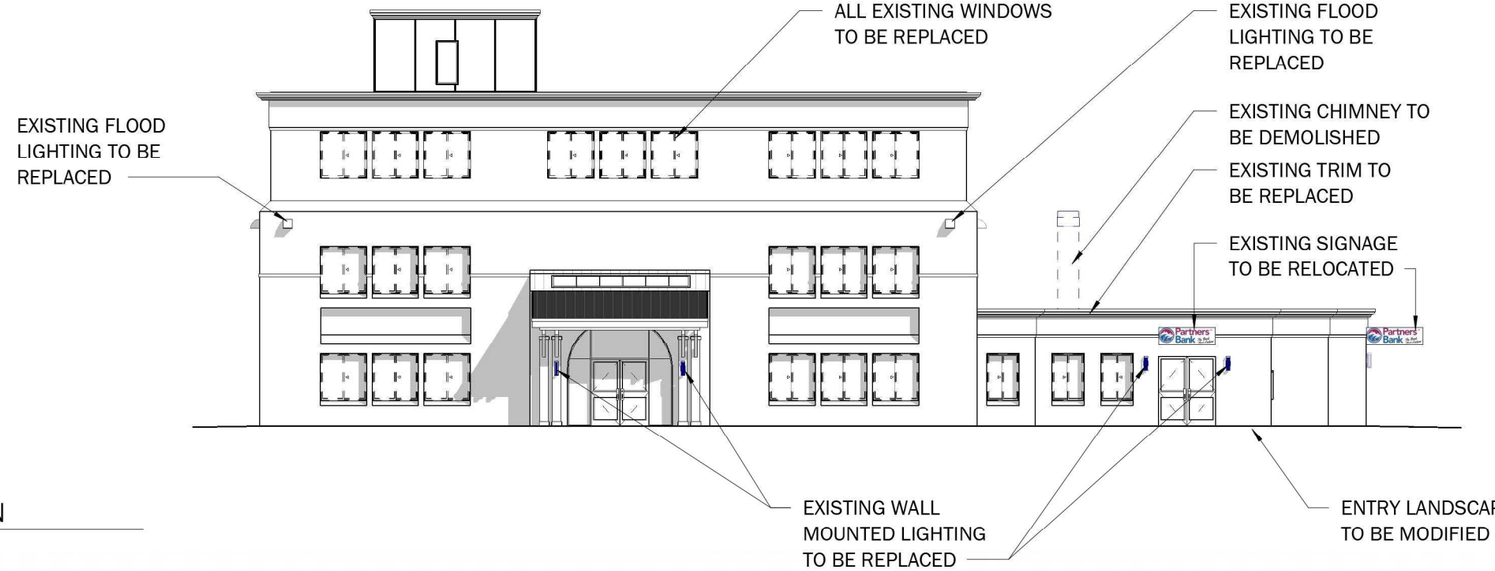
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DATE: APRIL 2026
SCALE: AS NOTED

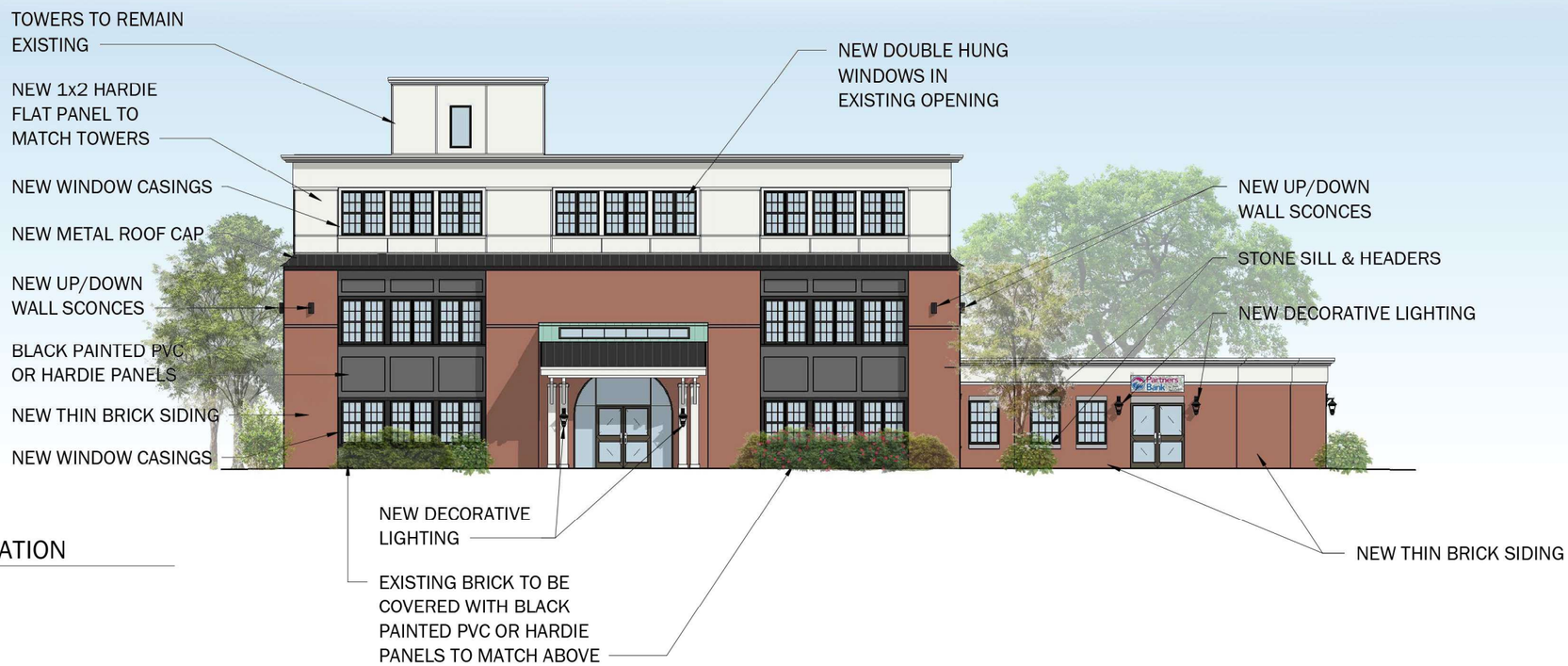
DRAWING NAME: EXISTING & PROPOSED ELEVATIONS 1
DRAWING NUMBER: HDC - 03

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1 EXISTING WEST ELEVATION
1/16" = 1'-0"



2 PROPOSED WEST ELEVATION
1/16" = 1'-0"

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK HISTORIC DISTRICT COMMISSION

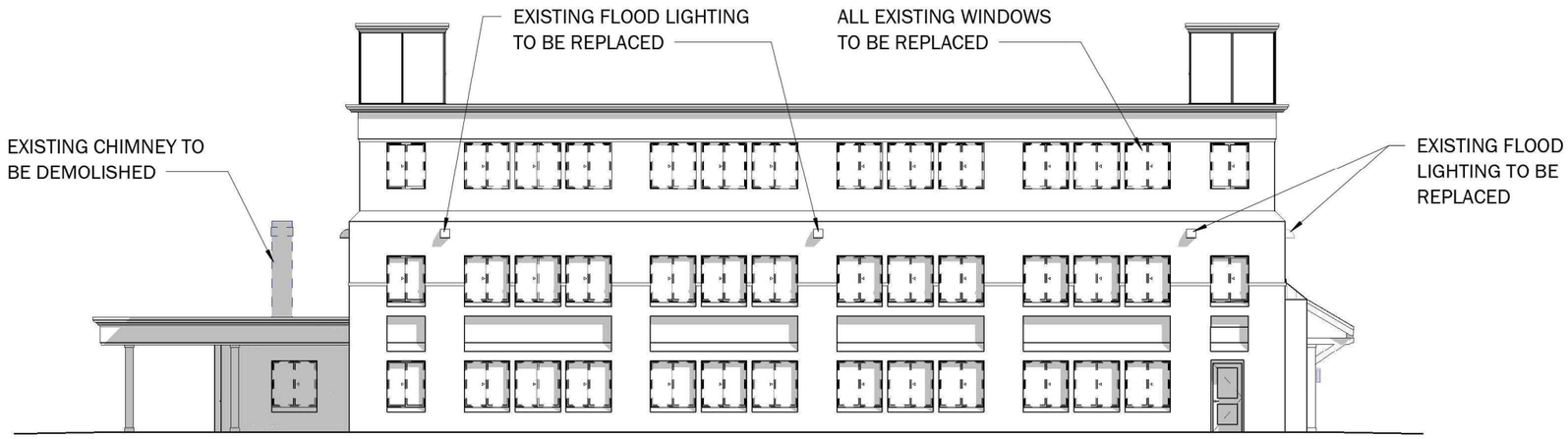
PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: EXISTING & PROPOSED ELEVATIONS 2
DRAWING NUMBER: HDC - 04

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① EXISTING NORTH ELEVATION
1/16" = 1'-0"



② PROPOSED NORTH ELEVATION
1/16" = 1'-0"

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT COMMISSION

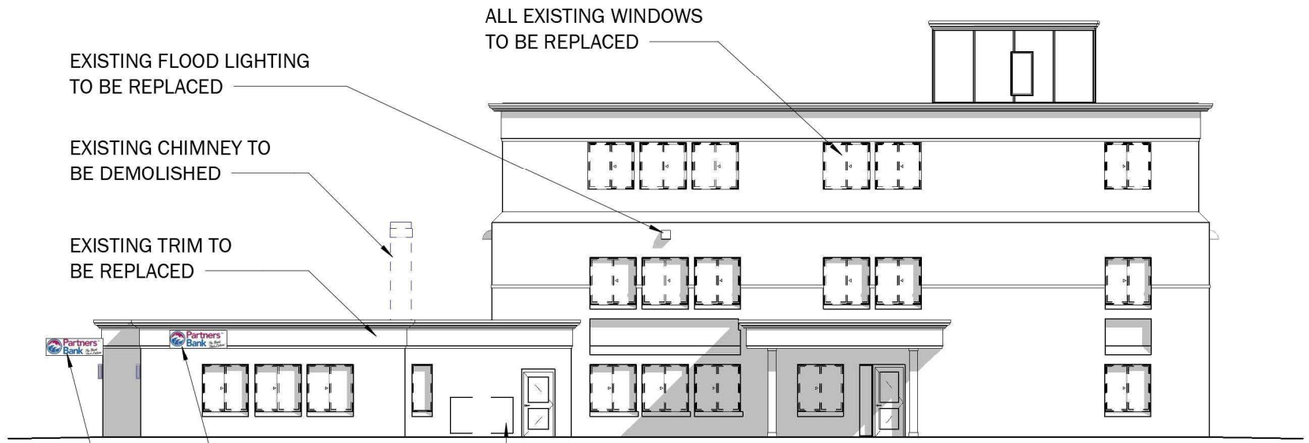
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DATE: APRIL 2026
SCALE: AS NOTED

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DRAWING NAME: EXISTING & PROPOSED ELEVATIONS 3
DRAWING NUMBER: HDC - 05

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1 EXISTING EAST ELEVATION
1/16" = 1'-0"



2 PROPOSED EAST ELEVATION
1/16" = 1'-0"

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT COMMISSION

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PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: EXISTING & PROPOSED ELEVATIONS 4
DRAWING NUMBER: HDC - 06

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PROJECT PRECEDENTS

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BRICK PIERS







STOREFRONT TRIM





1 501 ISLINGTON ST. - PARTIAL 3D PERSPECTIVE

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

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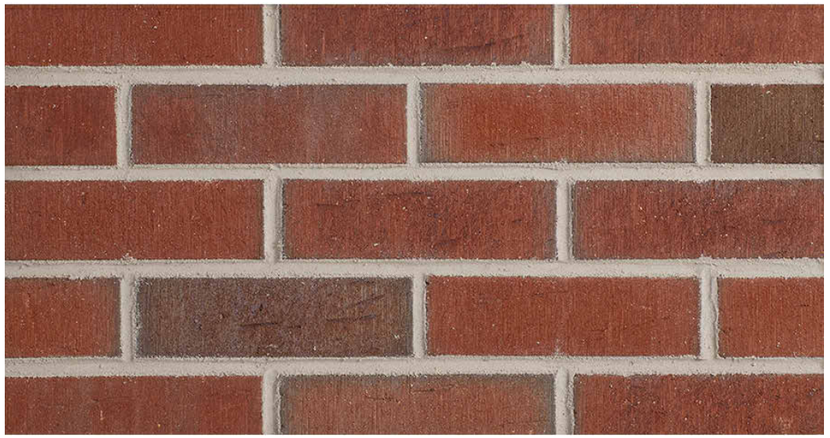
PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAFT

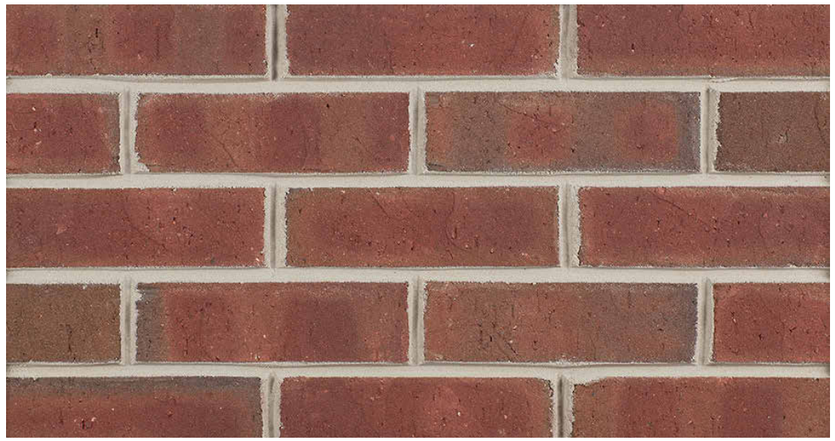
DRAWING NAME: PROJECT PRECEDENTS
DRAWING NUMBER: HDC - 07

MATERIALS

THIN BRICK VENEER - GLEN GERY

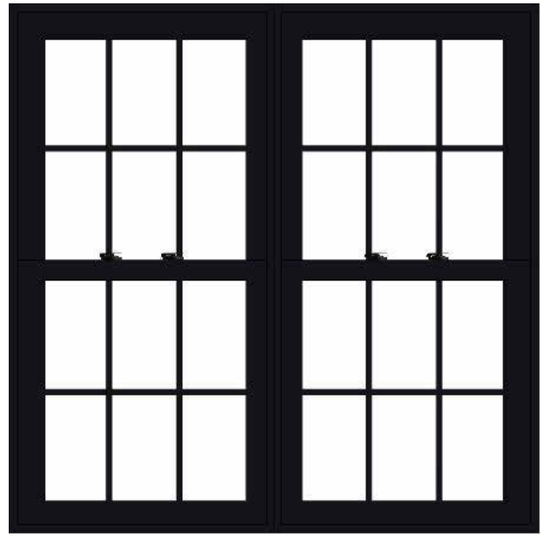


FELDHAUS COLLECTION
387 RUSTIC RED - FLASHED



FAMILY ESTATE COLLECTION
PLYMOUTH

WINDOWS - PELLA IMPERVIA (FIBERGLASS)



INTERIOR & EXTERIOR COLOR BLACK (ON FIRST & SECOND FLOOR ONLY)
GRILLE TRADITIONAL

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EXTERIOR LIGHTING



SUN VALLEY LIGHTING
COL12-WM - COLONIAL - 12" - WALL MOUNT
DARK SKY COMPLIANT

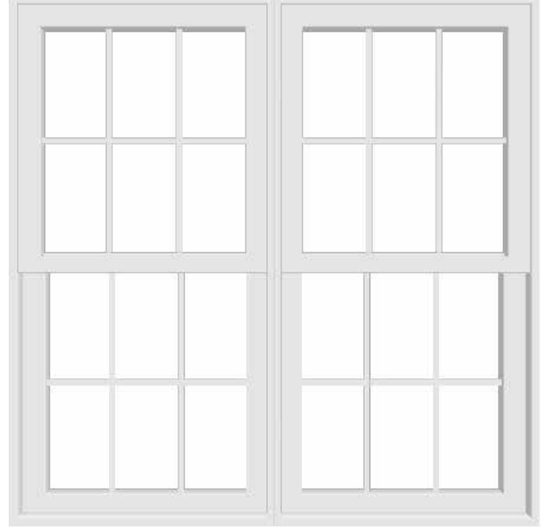


GARDCO LIGHTING
GEOFORM UP/DOWN WALL SCONCE
DARK SKY APPROVED AT 3000K
AND WARMER

EXTERIOR WINDOW CASINGS - PELLA



Brickmould Trim and 1/2" Sill Nose



INTERIOR & EXTERIOR COLOR WHITE (ON THIRD FLOOR ONLY)
GRILLE TRADITIONAL

CLIENT:
PARTNERS BANK

PROJECT:
PARTNERS BANK
HISTORIC DISTRICT
COMMISSION

PROJECT NUMBER: 25.19
DATE: APRIL 2026
SCALE: AS NOTED

DRAWING NAME: MATERIALS
DRAWING NUMBER: HDC - 08

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