

HDC

ADMINISTRATIVE APPROVALS

September 02, 2026

1. **99 Marcy Street**
2. **31 Market Street**
3. **6 Dearborn Street**
4. **78 Fleet Street**
5. **377 Maplewood Avenue**
6. **34 Highland Street**
7. **9 Sheafe Street**
8. **179 Pleasant Street**
9. **411 The Hill, Unit # 6-14**
10. **420 Pleasant Street**
11. **175 Fleet Street**
12. **280 Marcy Street**
13. **501 Islington Street**
14. **25 Cabot Street**
15. **244 New Castle Avenue**
16. **394 Pleasant Street**

1. 99 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of storm windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Why should you be considering insulating storm windows?



“Tension Sealed®” Storm Windows & Doors



manufactured by
J&R Aluminum Products, LLC

Insulating For Comfort

Insulating Storm Windows Aluminum Window Advantages: Storm Windows Comfort

Energy Efficiency

Storm windows allow you to save on heating and air conditioning costs.

Noise Reduction

Reduces outside noise of air & ground traffic.

Dust

Reduces dust infiltration.

Condensation

Reduces condensation on the prime windows

Intrinsic Value

Your home has an added level of homed security & protection from extreme weather.

Aesthetic Value

Your home’s curb appeal is enhanced as well as it’s property value.



Windows take a terrible beating!

Our storm windows are designed, engineered and built to:

- ✓ Be impervious to all weather
- ✓ Retain their beauty for years & years
- ✓ Keep the value of your property high
- ✓ Keep out the winter cold and summer heat
- ✓ Keep out dust and dirt
- ✓ Help keep out street noise

Other Quality Products

- ✓ “Tension Sealed” Storm Doors
- ✓ Gazebo & Porch Enclosures
- ✓ French Doors
- ✓ Concession Windows

Made in the USA

Locally Manufactured, Installed & Serviced By:



manufactured by
J&R Aluminum Products, LLC

Dundee, Ohio 330-359-0090 | sales@jraluminumproducts.com

Over half a century ago the Humphrey Storm Window was born, and today it continues to be manufactured as strong as it ever was.



Humphrey Products “Tension Sealed” storm windows were selected for the City of Topsfield MA when the Town Hall was remodeled in 2017.

The energy it takes to keep your home warm in the winter or cool in the summer, and the cost for that comfort, is directly proportional to how well the windows and doors in your home are insulating.

What do you really need to know when selecting windows for your home? It’s as easy as one, two and three

1. The Insulating Factor
2. Built to Last and Last and Last...
3. Cost and Return on Investment

- ✓ Any Size
- ✓ Any Color
- ✓ Any Configuration



Beauty & Comfort All Year Round



Why should you be considering Humphrey “Tension Sealed®” Storm Windows by J & R Aluminum Products?

- The “Tension Sealed” glass channel was designed, pioneered and patented by Humphrey Products Inc. in 1952.
- The Triple Tension Sealed construction has provided hundreds of thousands of homeowners with efficient and trouble free service for over 70 years.
- Flexible options; Interior or Exterior mount, plus multiple frame options allow the Humphrey Products storm windows to be installed in almost any situation.
- You have the satisfaction of owning the very best. That’s the beauty of it all!

Custom is Standard!

What other manufacturers consider custom size windows, doors and enclosures is standard for J & R Aluminum Products. Each window, door and enclosure is measured to fit each opening and then fabricated specially for that opening.

Smooth Operating Top Channel

A wool weather-strip is locked into an aluminum channel that maintains a weather-tight seal at the header

“Tension Sealed®” Glass Channel

Permits direct metal to glass glazing. Glass is under constant tension – no glazing compound, plastic or rubber to deteriorate, creating a positive seal.

Exterior Grade Vinyl Slide Tracks

Provide easy raising and lowering operation with resistance to weathering. Promotes long life and eliminates the need of lubricants for smooth operation.

Meeting Rail Weather Strip

100% Dacron wool felt weather stripping on the meeting rail completes the weather-tight sealing design of all J & R Aluminum insulating windows.

Floating Glass Panels

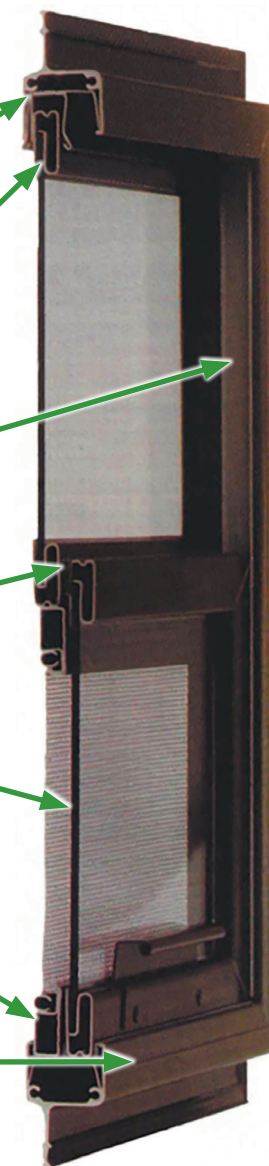
Floating glass panels, supported by stainless steel springs, provides an excellent seal regardless of window frame movement or building settling. Virtually eliminates drafts, condensation and dust infiltration.

Durable Screen Frame

A durable aluminum screen mesh is held securely in place with an aluminum spline. No plastic or rubber to deteriorate.

Super Satin 2-Component Urethane Paint

Choose from 13 standard colors, or any custom color you desire, from a paint that has been formulated to with stand the harsh coastal environments, and is used in the aluminum boat industry, for a virtually maintenance free finish.



Color Options:

Actual colors will vary slightly from printed samples

White

Black

Tan

Clay

Brown

Bronze

Green

Colonial

Light Grey

Burgandy

Brick Red

Dark Grey

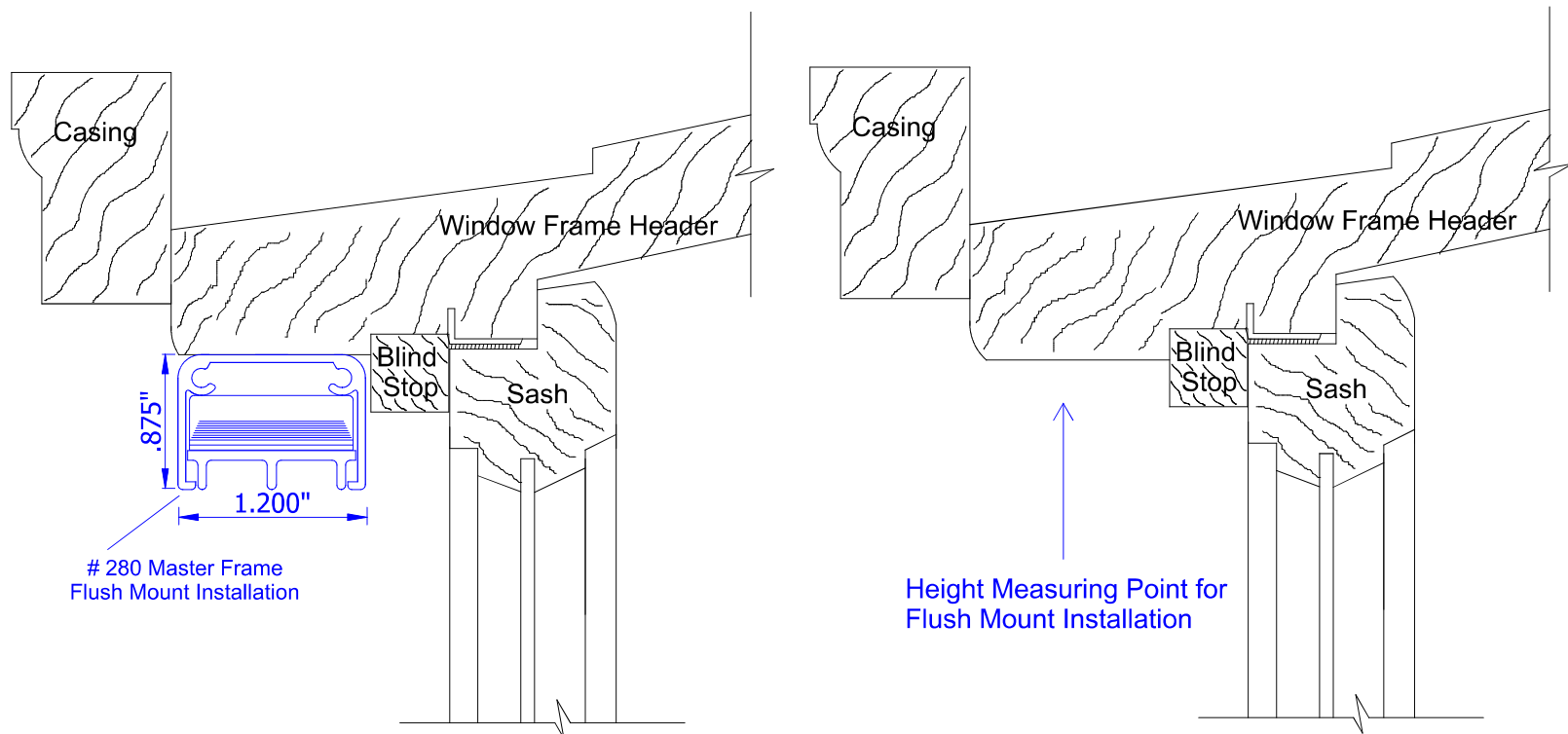
Blue



Header

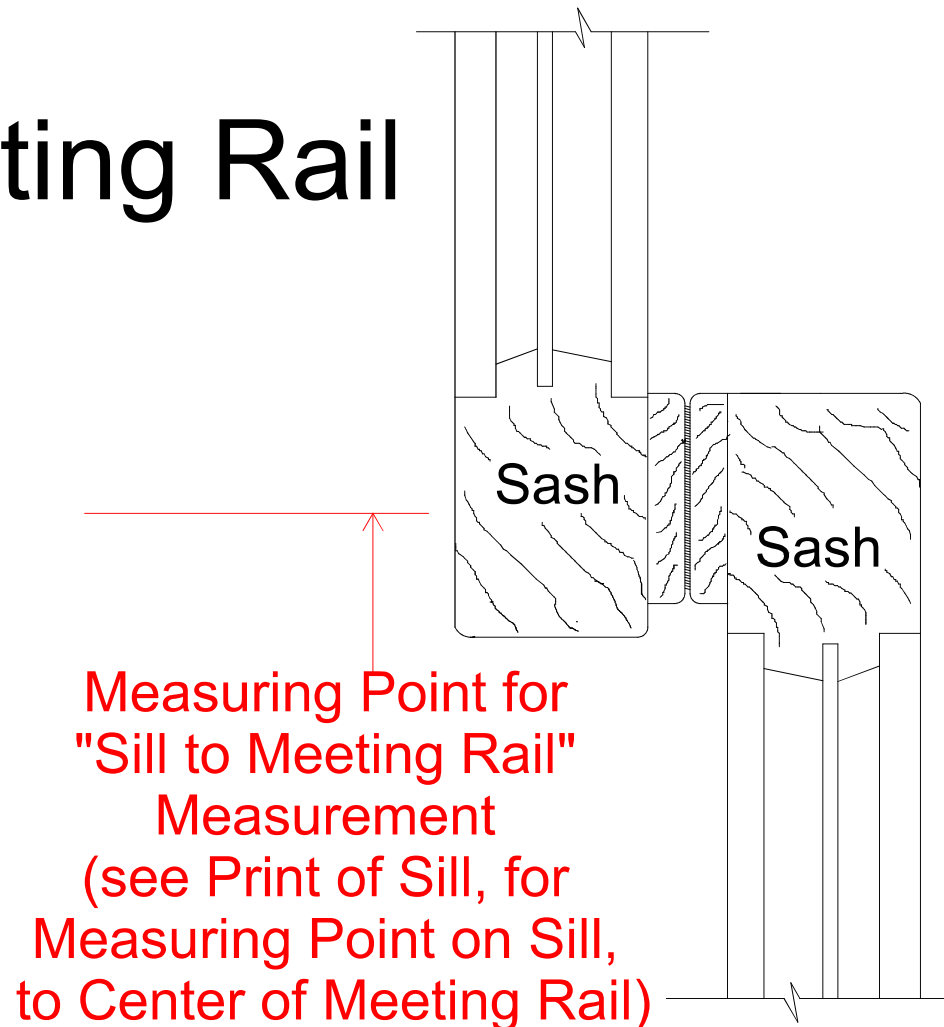
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Header of Window



This measurement is needed where the top sash & lower sash of the prime window are unequal heights, or the window is an arch top, to assure that the meeting rail of the storm window and the meeting rail on the prime window are the same height.

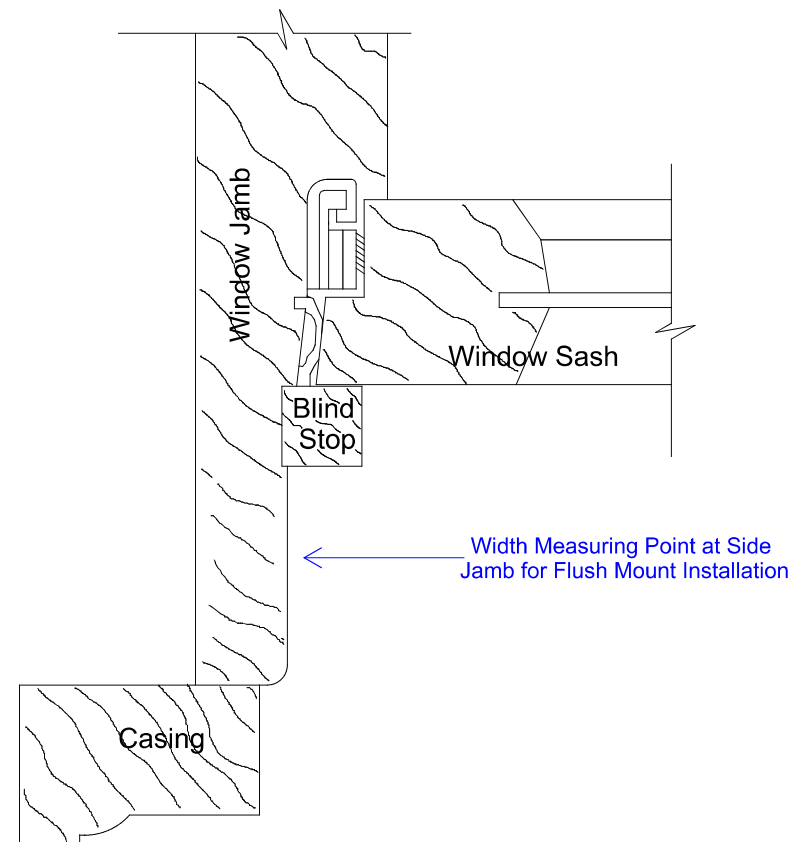
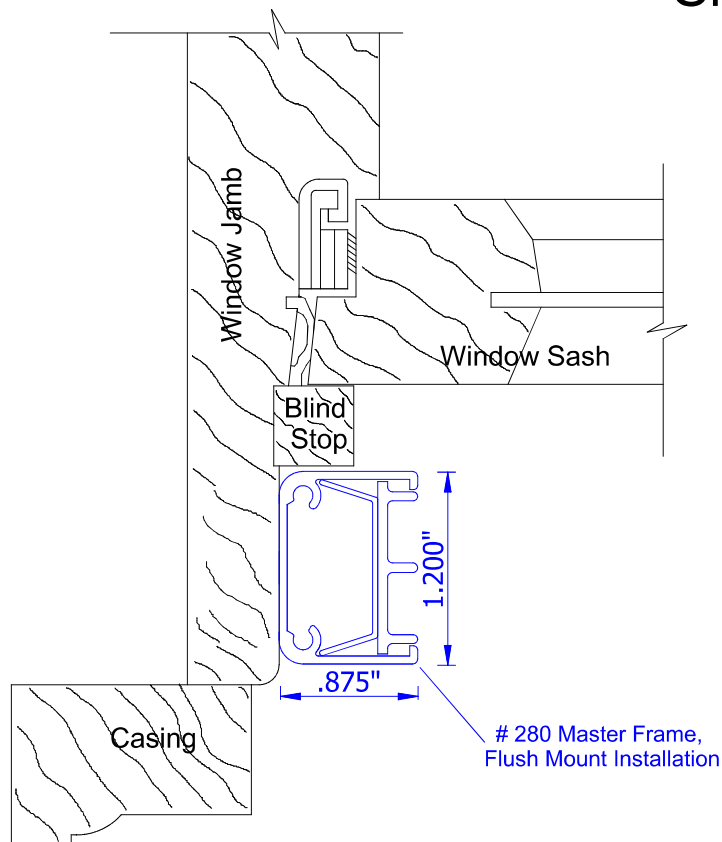
Meeting Rail



Side Jamb

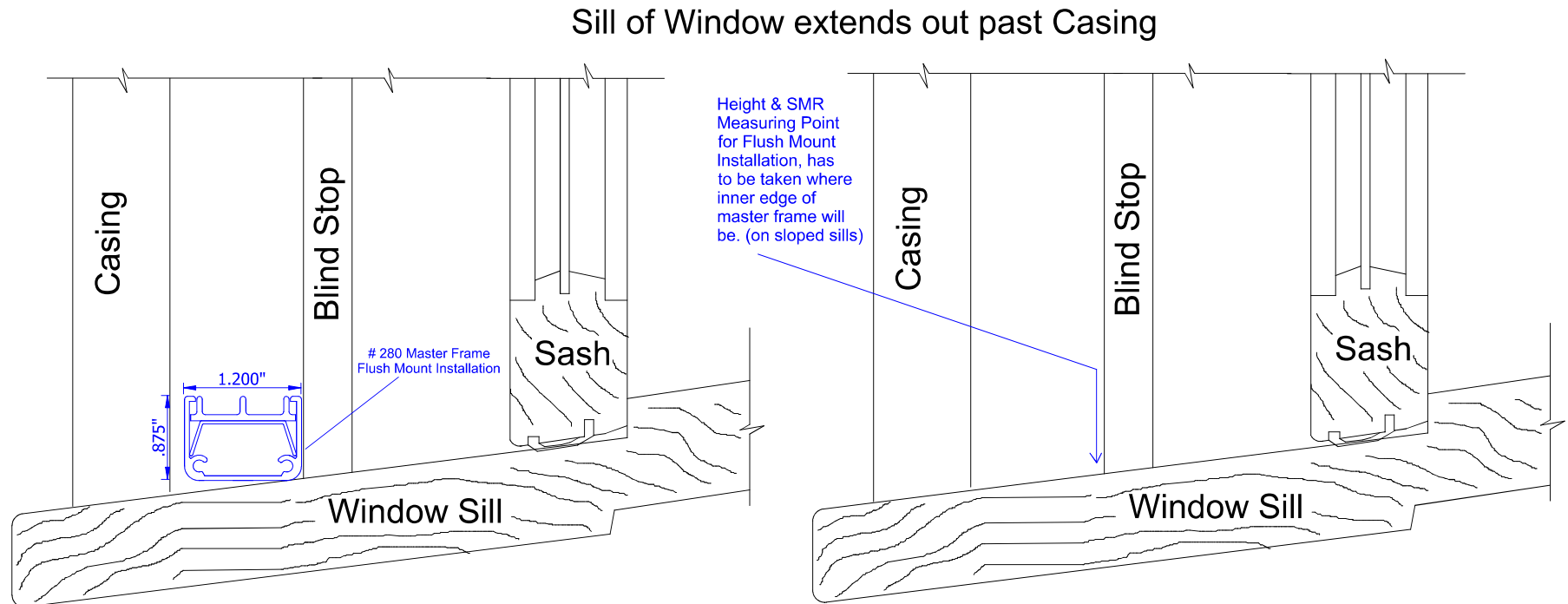
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Side Jamb



Sill

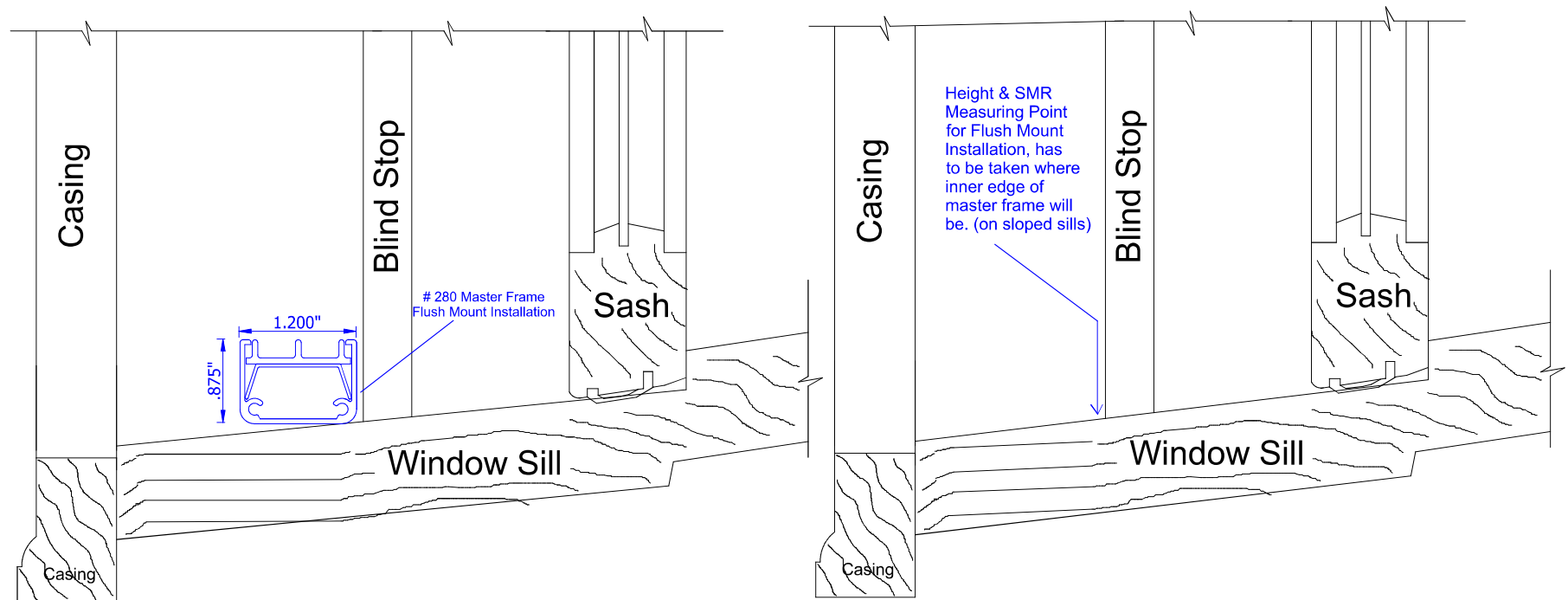
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Sill

Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed before any tracks/ fillers, and screens or sashes are inserted.

Sill of Window, Casing Overlaps Sill







2. 31 Market Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of a metal diamond pattern cover at the front entrance.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____







3. 6 Dearborn Street

-Recommended Approval

Background: The applicant is seeking approval to install a brick veneer to the foundation and stairs of the home.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



✦ AI-generated content



AI generated rendering of the brick veneer.

4. 78 Fleet Street

-Recommended Approval

Background: The applicant is seeking approval for

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





SAMSUNG

Submittal Data

AR24DXDABWKNCV (RNX24ABD) / AR24DXDACWKXCV (RXX24ACD)

WindFree™* Max Heat®, Wall Mounted Evaporator, Heat Pump Split System

Job Name: 78 Fleet Street HVAC Replacement

Purchaser: K&S Mechanical LLC

Submitted to: Portsmouth HDC

Unit designation: Brass Tacks Photography

Location: 78 Fleet Street, Portsmouth NH 03801

Engineer: Ed Schleich

Reference ☐ Approval ☒ Construction ☐

Schedule #: _____

General Information

- The system shall feature Comfort Humidity Control. Utilizing an integral humidity sensor, the system optimizes the indoor unit coil temperature according to the dew point, maximizing energy savings while. Unit also provides space dehumidification whenever the system is at or near set point. Comfort Humidity Control is only available when operating in Auto, AI Auto, Cooling with auto fan, or Dry modes.
- The system shall provide 100% heating capacity at -4°F outdoor temperature and high heating capacity at -22°F outdoor temperature.
- The outdoor unit shall have a base pan heater as standard for optimal defrost cycle water drainage
- The indoor unit shall feature WindFree™* mode. When activated in cooling mode the unit will close its louver and will disperse air into the space through thousands of micro-holes on the front of the indoor unit preventing cold air drafts on occupants.
- The system shall have a built-in Wi-Fi adapter as standard to allow control and monitoring using the Samsung SmartThings app.
- The outdoor unit shall provide 208/230V power to the indoor unit via 14 AWG X 3 interconnect power cable.
- Interconnecting control wiring between the outdoor to indoor shall be 2-conductor/stranded copper/shielded cable between 18-16 AWG.

Construction

- Indoor unit chassis shall be UL94 V0 with a galvanized steel mounting bracket
- The indoor unit shall have easy access to wire, pipe, and drain connections via the access panel on the bottom of the unit for simple installation and service
- The outdoor unit shall be galvanized steel with a baked-on powder coated finish for durability

Heat Exchanger

- The heat exchangers shall be mechanically bonded fin to copper tube

Refrigerant System

- The system shall utilize low-GWP R-32 refrigerant
- The compressor shall be hermetically sealed, inverter controlled, BLDC Rotary
- Refrigerant flow shall be controlled by an electronic expansion valve at the outdoor unit

Indoor Fan

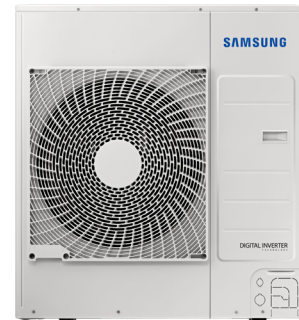
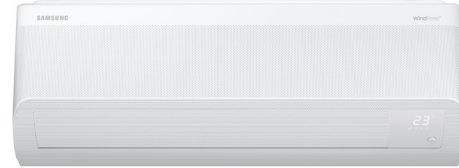
- The indoor fan shall be a single cross-flow type
- Three fan speed settings and auto settings
- Automatic (motorized) vertical swing (up/down) and horizontal swing (left/right) louvers

Controls

- The indoor unit shall ship with a rechargeable, solar-cell wireless controller. The wireless controller battery shall be charged with a USB C cable or the integral solar panel.
- The included wireless controller shall have a pixel display that is visible in low light conditions.
- Dual set temperature support when connected to supported wired controllers.
- The indoor unit shall have a simple connection for condensate overflow detection devices or any normally closed contact for simple unit shutdown.
- Samsung central control compatible (accessory required)

External Heat Control

- External heat control functionality allows for configuration of fan operation during



Note: Unit appearance may vary slightly

auxiliary heat operation, defrost, and emergency heat (MIM-B14U accessory required).

- External heat control configuration settings includes outside ambient external heat lockout, outside ambient compressor lockout, and time delay options (MIM-B14U accessory required).
- Emergency heat functionality allows the system to continue controlling the external heat source even when system errors prevent the heat pump from operating (MIM-B14U accessory required).

Convenience

- 7-segment digital display on the front of the unit to display temperature and unit status
- Washable main filter as standard accessible from the top of the unit
- System energy consumption can be viewed using the Samsung SmartThings mobile app or on the indoor unit display using the included wireless controller (conditions apply).
- AI (artificial intelligence) Auto Mode technology monitors factors such as indoor temperature, outdoor temperature, set temperature, and operating time to learn the patterns within your home to automatically adjust system operation to maximize occupant comfort and efficiency (Wi-Fi connection required).
- AI Energy mode technology enhances energy saving operation using advanced compressor control techniques
- Eco Mode to reduce energy consumption during low demand operation
- Smart install mode - Startup system diagnostics operation to ensure system readiness during initial operation
- Auto restart after power loss
- Other Features and functions: Auto changeover, Auto Clean Function, Freeze Wash Function, MAX mode to quickly reach set temperature, Good'sleep mode, Quiet mode, Dry mode, Simple ON/OFF time function (activated with wireless controller), Filter cleaning reminder



Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your contractor or visit www.energystar.gov.

*The WindFree™ unit delivers an air current that is under 0.15 m/s while in WindFree™ mode. Air velocity that is below 0.15 m/s is considered "still air" as defined by ASHRAE (American Society of Heating, Refrigerating, and Air Conditioning Engineers).

Samsung HVAC maintains a policy of ongoing development. Specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

System Specifications

Model	Indoor Unit Model Number (US Code)		AR24DXDABWKNCV (RNX24ABD)
	Outdoor Unit Model Number (US Code)		AR24DXDACWKXCV (RXX24ACD)
Performance	Nominal Capacity	Cooling / Heating (Btu/h)	22,000 / 25,000
	Capacity Range	Cooling (Btu/h)	8,500 - 31,000
		Heating (Btu/h)	7,500 - 42,500
	AHRI 210-240 2023	SEER2	20.00
		EER2	12.80
		HSPF2 (region IV)	9.50
		5°F COP	2.04
Power	Voltage	ø / V / Hz	1 / 208-230 / 60
	Working Voltage Range (VAC)		187 - 253
	Operating Current (min. / standard / max.)	Cooling (A)	2.7 / 7.8 / 13.7
		Heating (A)	2.6 / 9 / 18.5
	Max. Breaker	Amps	30.0
	Min. Circuit Ampacity	Amps	21.0
Dimensions	W X H X D (in.)	Indoor Unit	41 9/16 X 11 3/4 X 8 7/16
		Outdoor Unit	37 X 39 5/16 X 13
	Weight (lbs.)	Indoor Unit	27.30
		Outdoor Unit	150.40
Sound Pressure Level	Indoor Unit dB(A)	Silent / High	28 / 47
	Outdoor Unit dB(A)	Cooling (high)	54
Operating Temperatures	Outdoor	Cooling	0 - 115°F (-18 - 46°C)
		Heating	-22 - 75°F (-30 - 24°C)
	Indoor	Cooling	64 ~ 90°F (16 ~ 32°C)
		Heating	T ≤ 86°F (30°C)
Pipe Connections	Indoor & Outdoor	High side (In.)	1/4
		Low side (In.)	5/8
	Maximum (ft.)		98
	Maximum Vertical Separation (ft.)		66
	Condensate Connection		11/16" OD
Refrigerant	Type		R-32
	A2L Leak Detection		Not Included
	Factory Charge	oz.	70.6
	Charged for		24.6 ft.
Compressor	Type		Inverter Driven, Twin BLDC Rotary
	RLA	Amps	7.8
Evaporator Fan	Type		BLDC motor with cross-flow fan
	FLA	Amps	0.12
	Output	Watts	27.0
Airflow	Air Volume (L/M/H/Turbo)	Cooling (CFM)	445 / 533 / 622 / 713
		Heating (CFM)	445 / 533 / 622 / 713
Condenser Fan	Type		BLDC With Axial Type Fan (1)
	FLA / Watts / CFM (max.)		1.25 / 125 / 2,825
Corrosion Prevention	ISO-9227 - The condenser heat exchanger showed no unusual rust or corrosion development to 240 hours.		
Safety	Certifications	UL 60335-2-40	
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing	
	Battery Chemistry	(Remote Control only) Lithium Ion	

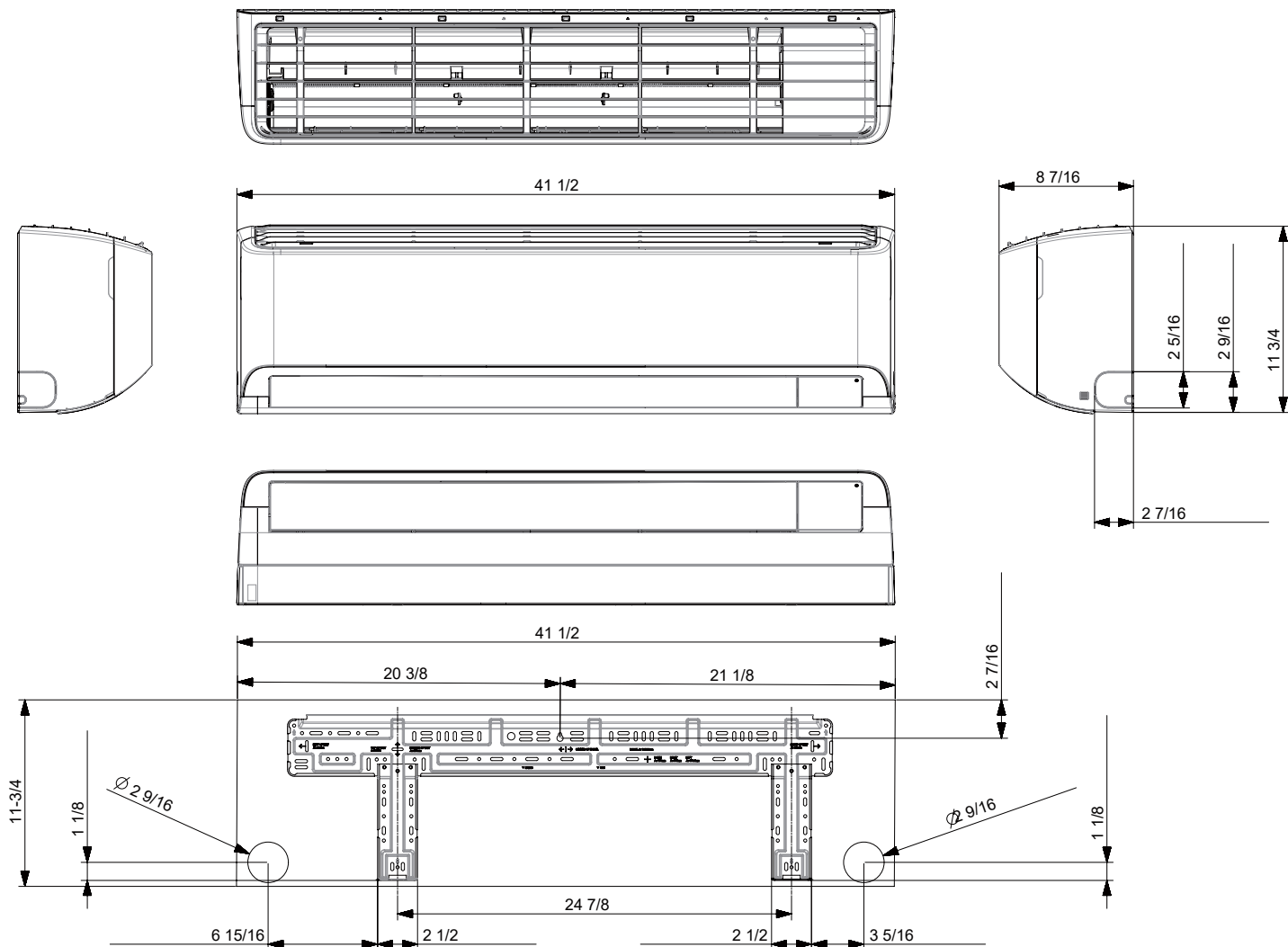
Accessories

Condensate pump	Aspen Mini Orange; 110-230V	☐ ASP-MO-UNIV 110-250
	Ghost™ Remote Mount w/Reservoir; 100-240VAC	☐ 83909
	Blue Diamond MaxiBlue V2 w/Reservoir; 115-230V	☐ X88-721
	Blue Diamond MaxiBlue V2 w/Reservoir and Slim Fascia kit; 115-230V	☐ X88-011
Wired controller (sub-PCB model MIM-A00UN is required)	Advanced	☐ MWR-WG01UN
	Touchscreen	☐ MWR-SH12UN
Wired controller sub-PCB		☐ MIM-A00UN
24 VAC Thermostat adapter (sub-PCB model MIM-A00UN is required)		☐ MIM-A60UN
External temperature sensor		☐ MRW-TAU
External contact control interface module (sub-PCB model MIM-A00UN is required)		☐ MIM-B14U
Central control interface module		☐ MIM-R10UN
Wall bracket (for outdoor unit)		☐ CKN-250
Wind baffles	Front	☐ WBF-2M-B
	Back	☐ WBB-3M
Hail guard kit (includes back and side guards)		☐ HGK-3
Line set - insulated and flared, interconnect cables included	25'	☐ ILS2509

Dimensional Drawing

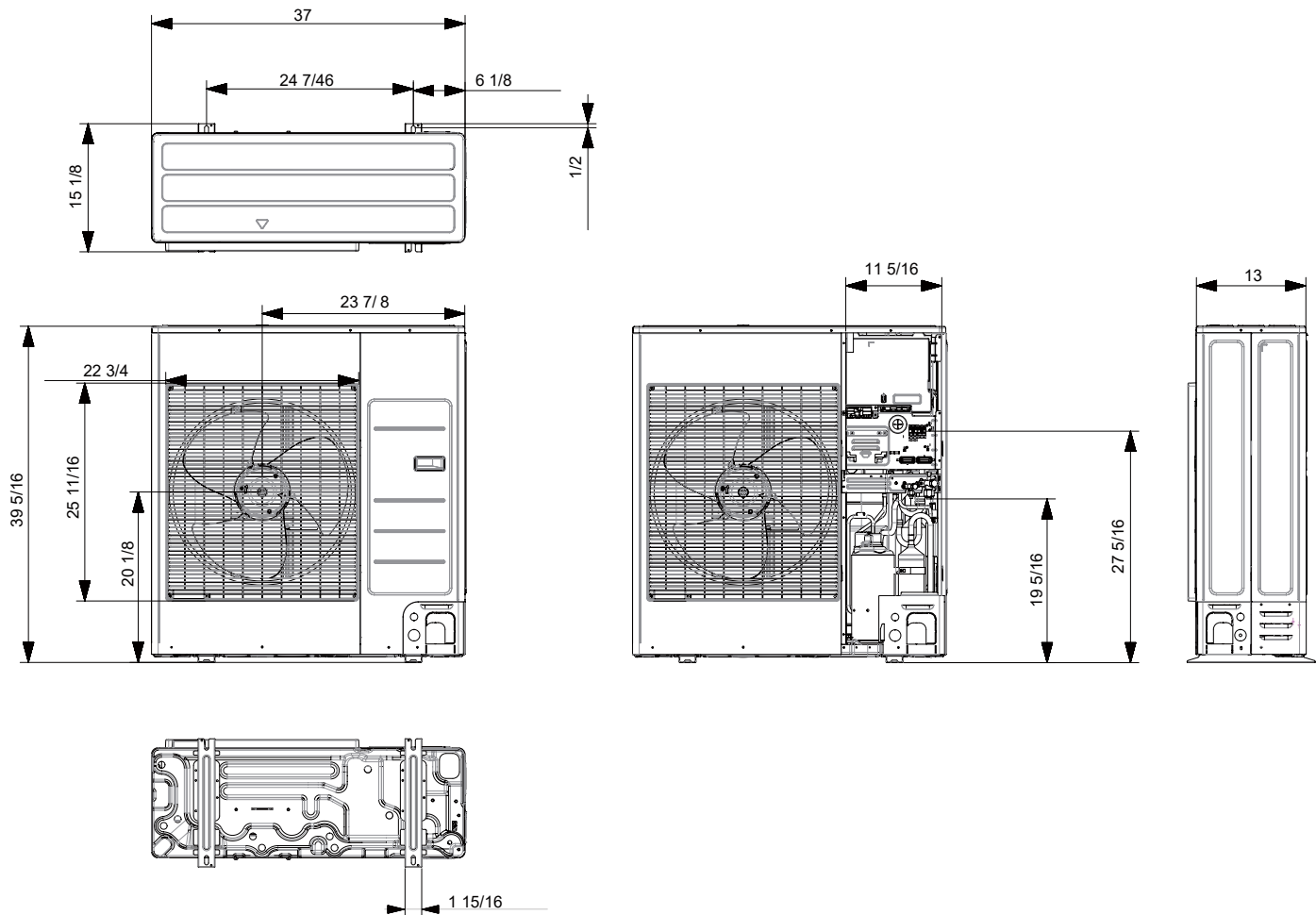
AR24DXDABWKNCV (RNX24ABD)

Unit: Inches



Dimensional Drawing
AR24DXDACWKXCV (RXX24ACD)

Unit: Inches



5. 377 Maplewood Avenue

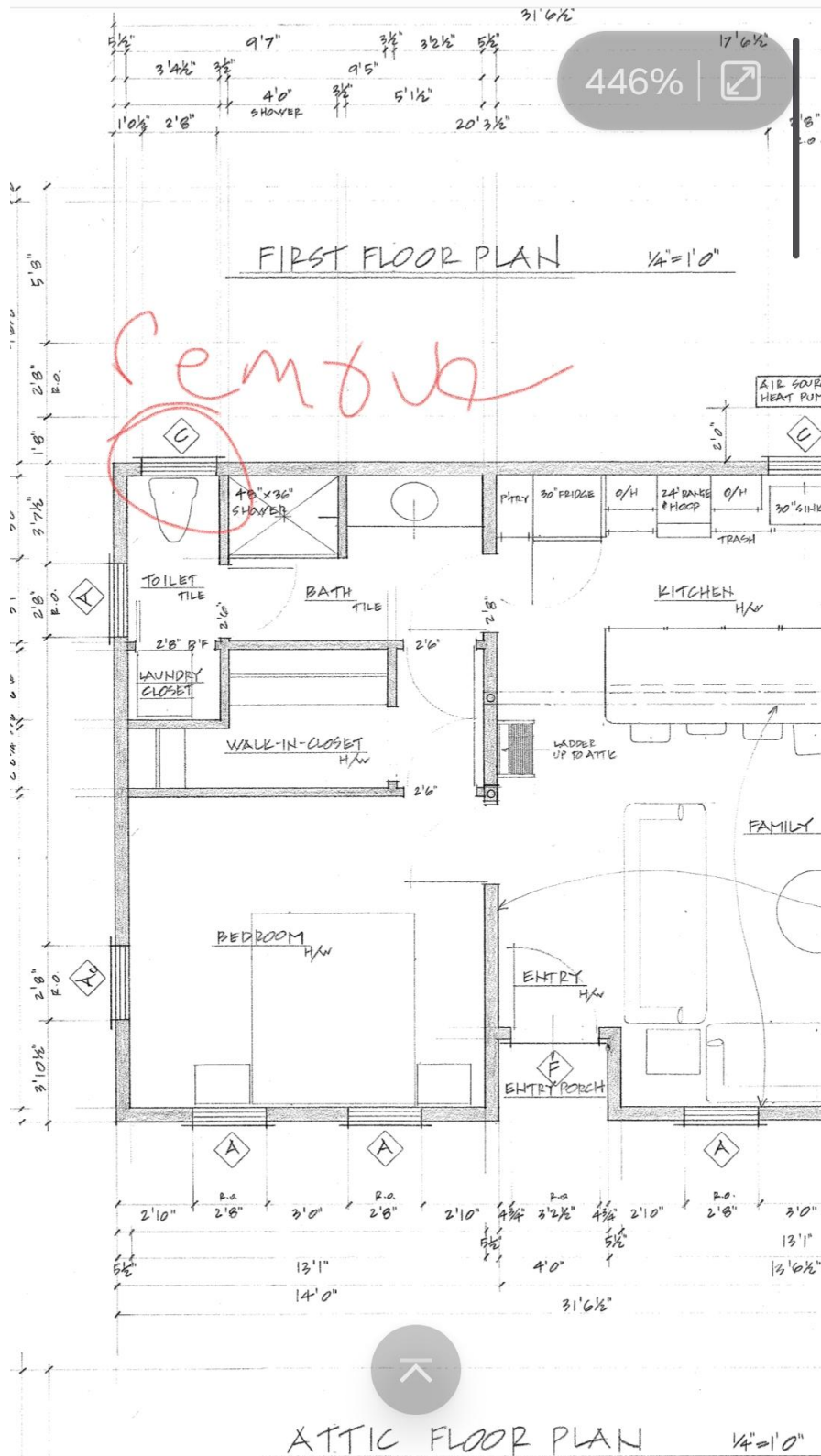
-Recommended Approval

Background: The applicant is seeking approval for the omission of (1) bathroom window on a previously approved design and to change from shingle siding to clapboard siding.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____





TITLE: PROPOSED HOUSE PLANS ELEVATIONS

SCALE: 1/8"=1'-0"

DATE: 1.28.2024

NEW DADU AT REAR

OF 877 MAPLEWOOD AVE.,

ROBUSTMOUTH, NH

PAGE XI
1/2



TITLE: SECTIONS, WINDOW/DOOR SCHEDULES

SCALE: 1/8"=1'-0"

DATE: 1.28.2024

DU AT REAR

877 MAPLEWOOD AVE.,

ROBUSTMOUTH, NH

6. 34 Highland Street

-Recommended Approval

Background: The applicant is seeking approval for the installation of multiple HVAC condensers.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

3:42

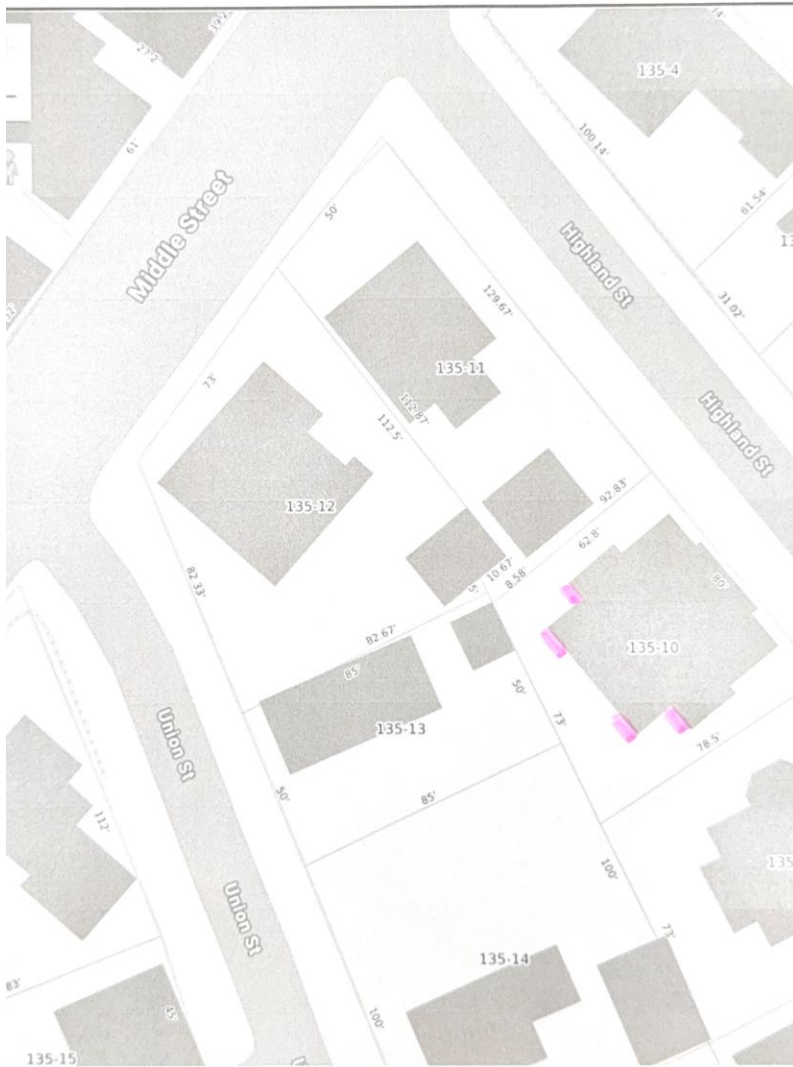
5G+ 25



City of Portsmouth, NH



y of Portsmouth, NH







7. 9 Sheafe Street

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Fencing Proposal 9 Sheafe St.

Permit Request

Yard Picture and Dimensions

- Yard is 8'8" x 24'
- The 24' side of yard was bordered by a building on 11 Sheafe St. which was recently torn down
- The 8'8" side of the yard has a wrought iron fence that was damaged when the building at 11 Sheafe St. was torn down.



Proposed Fencing

- Traditional Board Cedar Fencing
- 8' Tall Privacy Fence Needed To
 - Replace fencing damaged when 11 Sheafe St. demolished their building
 - Contain dogs
 - Block view of trash, barrels and dumpsters stored along Custom House Lane by neighboring restaurants
- If looking from Custom House Lane the gate will be installed on the width of the backyard to the left of the garage. The fencing will be installed down the length of the left side of the yard.



8. 179 Pleasant Street

-Recommended Approval

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

1. EXTERIOR LIGHTING & COPPER CAP

Two light fixtures were approved on the Garage, and two additional (previously approved) light fixtures were added to flank both Garage doors. A copper cap was added to cover the top of the trim on the horizontal rail on the barn door.

2. FENCES

Slight modifications are proposed to the approved fencing design. Existing fencing that was previously approved for demolition has been retained.

3. CARRAIGE HOUSE WINDOWS & DOOR

The previously approved round top casement windows on the round room are proposed to be single hung.

The approved double hung windows in the rear dormer are proposed to be casement with a faux check rail to meet code requirements. The back door on the Carraige House is proposed to be a two panel solid door rather than a two panel half-glass door.

4. CARRAIGE HOUSE TRIM

The grade around the back and side of the Carriage House was significantly higher than anticipated, therefore the horizontal band was removed, and the water table remains installed at a higher level. The patio railing was updated to 42" high rail per code and as a result, metal pickets are preferred.

5. ANNEX CORNICE & RADIAL WINDOW TRIM

Minor modification to fascia board on the Annex to align with the gutter and fascia board profile on the Mansion. Updated window trim and panels have been developed in greater detail on radial windows.

6. RESTORED WINDOW RELOCATED IN ANNEX TO SUPPORT EGRESS REQUIREMENTS

Windows approved for restoration in the Annex have been restored and reinstalled. The approved location has been revised due to egress window requirements. The restored window has been used to infill a window opening on the North side that had been previously demolished for a door.

7. **EXTERIOR GRANITE STEPS**

Two types of stair tread images were submitted and approved. One depicts a square nosing and the other shows a radius nosing. The owner prefers the square edge nosing.

8. **CARRIAGE HOUSE - REAR STONE ELEVATION**

The rear elevation of the Carriage house stone and approved arch details have been developed around the door opening. The Stone Masons Inc. expressed an interest in further developing the wall to include planter expressions using the same approved arch detail to flank their work around the door.

9. **LANDSCAPE WALLS**

The metal Serpentine railing was approved with square pickets. Pickets with a decorative element are proposed.

The Retaining wall at the hillside was revised to support existing grade conditions as well as a solid ledge outcropping located on the uphill side of the wall.

10. **SHUTTERS**

Shutters were approved on the Annex and on the two sides of the Mansion only. They were not approved on the front elevation. Upon the completion of the trim restoration and molding details it is the Owner's desire to showcase the restored trim and omit the shutters on the remaining sides of the Mansion and Annex coordinate with the front Facade facing Pleasant Street.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

179 PLEASANT STREET - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

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

1. EXTERIOR LIGHTING & COPPER CAP
Two light fixtures were approved on the Garage, and two additional (previously approved) light fixtures were added to flank both Garage doors. A copper cap was added to cover the top of the trim on the horizontal rail on the barn door.
2. FENCES
Slight modifications are proposed to the approved fencing design. Existing fencing that was previously approved for demolition has been retained.
3. CARRAIGE HOUSE WINDOWS & DOOR
The previously approved round top casement windows on the round room are proposed to be single hung.
The approved double hung windows in the rear dormer are proposed to be casement with a faux check rail to meet code requirements.
The back door on the Carraige House is proposed to be a two panel sold door rather than a two panel half-glass door.
4. CARRAIGE HOUSE TRIM
The grade around the back and side of the Carriage House was significantly higher than anticipated, therefore the horizontal band was removed, and the water table remains installed at a higher level. The patio railing was updated to 42” high rail per code and as a result, metal pickets are preferred.
5. ANNEX CORNICE & RADIAL WINDOW TRIM
Minor modification to fascia board on the Annex to align with the gutter and fascia board profile on the Mansion. Updated window trim and panels have been developed in greater detail on radial windows.
6. RESTORED WINDOW RELOCATED IN ANNEX TO SUPPORT EGRESS REQUIREMENTS
Windows approved for restoration in the Annex have been restored and reinstalled. The approved location has been revised due to egress window requirements. The restored window has been used to infill a window opening on the North side that had been previously demolished for a door.
7. EXTERIOR GRANITE STEPS
Two types of stair tread images were submitted and approved. One depicts a square nosing and the other shows a radius nosing. The owner prefers the square edge nosing.
8. CARRIAGE HOUSE – REAR STONE ELEVATION
The rear elevation of the Carraige house stone and approved arch details have been developed around the door opening. The Stone Masons Inc. expressed an interest in further developing the wall to include planter expressions using the same approved arch detail to flank their work around the door.
9. LANDSCAPE WALLS
The metal Serpentine railing was approved with square pickets. Pickets with a decorative element are proposed.
The Retaining wall at the hillside was revised to support existing grade conditions as well as a solid ledge outcropping located on the uphill side of the wall.
10. SHUTTERS
Shutters were approved on the Annex and on the two sides of the Mansion only. They were not approved on the front elevation. Upon the completion of the trim restoration and molding details it is the Owner’s desire to showcase the restored trim and omit the shutters on the remaining sides of the Mansion and Annex coordinate with the front Façade facing Pleasant Street.

Thank you for your consideration.
Sincerely,



Carla Goodknight, AIA
Principal, CJ Architects LLC
Representing owners:
Mill Pond View, LLC.

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

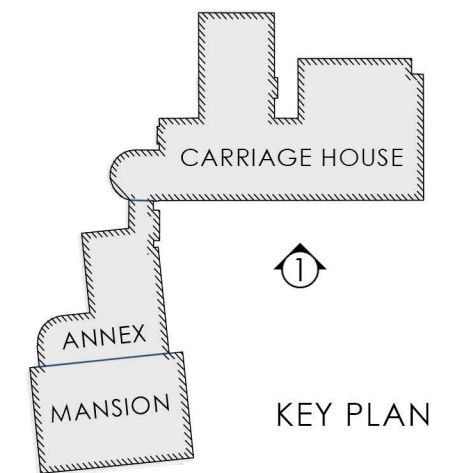
AGENDA

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026





① APPROVED FRONT ELEVATION OF CARRIAGE HOUSE



KEY PLAN



Dimensions:

Width: 9.62"
Height: 25.62"
Extends: 11.375'

Collection: Cupertino
Finish: Textured Black (TXB)

CO1444TXB: Large Bracket Wall Lantern

1A. COPPER CAP

A copper cap was added to cover the top of the trim on the horizontal rail on the barn door.



AS-BUILT COPPER ROOF
AT FRONT ELEVATION



AS-BUILT EXTERIOR LIGHTING AT FRONT ELEVATION

1B. EXTERIOR LIGHTING

Two light fixtures were approved on the garage, and two additional (previously approved) light fixtures were added to flank both garage doors.

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXTERIOR LIGHTING

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



1.0

2. FENCES

Slight modifications are proposed to the approved fencing design. Existing fencing that was previously approved for demolition has been retained.

The existing wood fence along the Historic Governor Langdon property, as shown in **AREA 1**, has remained undisturbed.

2A

The six foot high aluminum picket fence that was approved for **AREA 2A** has been installed per approval. The picket style has been revised to be square. See page 2.1 for clarification

2B

The six foot high aluminum picket fence that was approved for **AREA 2B** has NOT been installed per approval. The owners have elected to retain the original existing wood fence See page 2.2 for current conditions.

2C

The six foot high aluminum picket fence that was approved for **AREA 2C** has NOT been installed per approval. The owners have elected to retain the original existing wood fence See page 2.3 for current conditions.

In **AREA 3**, Owner and Abutter have agreed that the extension of the existing wood fence that was approved should not be installed due to the mature vegetative buffer that is preferred by both. Therefore, no new fence sections have been installed in AREA 3 as originally approved.

In **AREA 4**, There has been a modification proposed by New England Castings, LLC and Knight Welding to revise the top section of the larger gate structure. See page 2.4 for proposed changes.



179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SUMMARY & LANDSCAPE PLAN

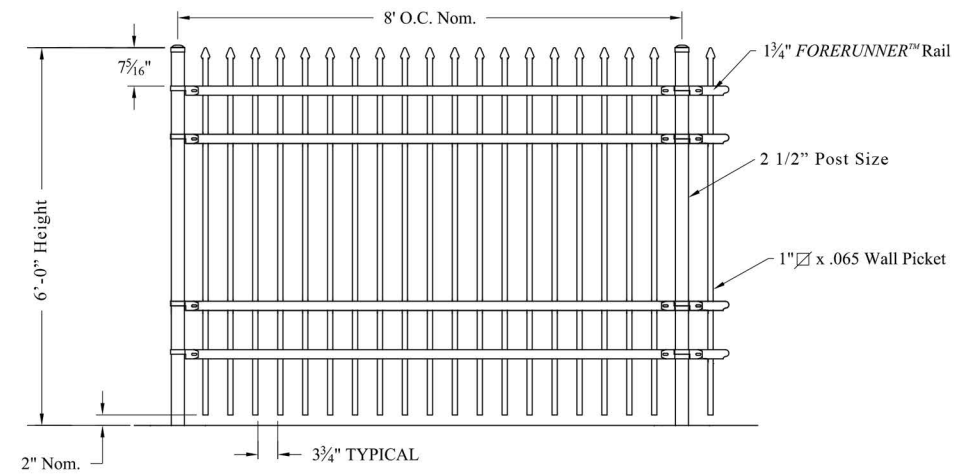
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



2.0

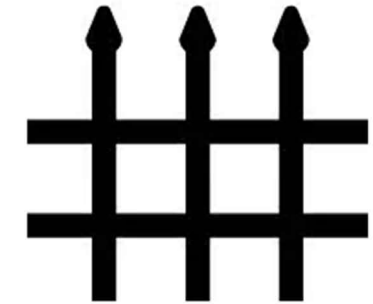


VIEW OF AS-BUILT ALUMINUM FENCE

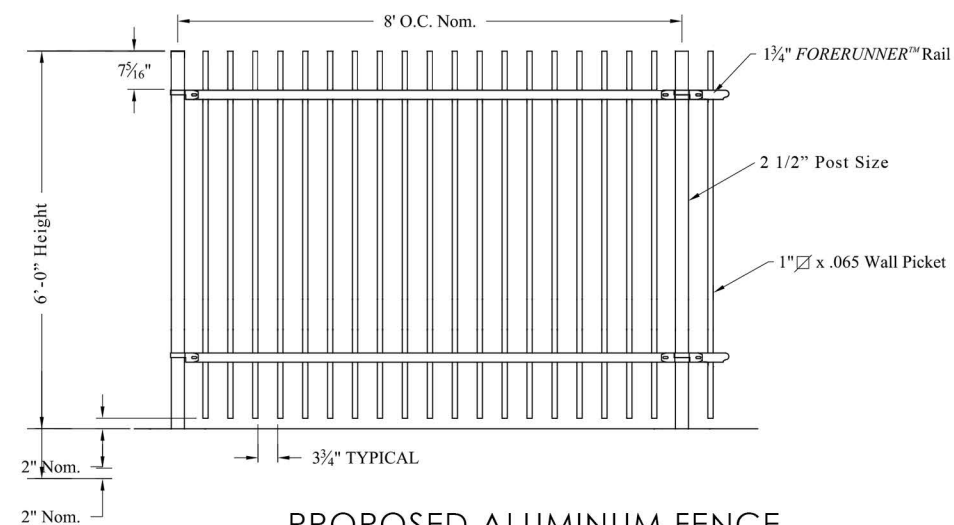


APPROVED ALUMINUM FENCE

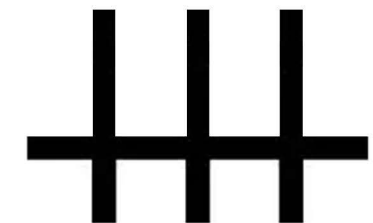
PROPOSED ALUMINUM FENCE:
MANUFACTURER: AMERISTAR FENCE
STYLE: ECHELON II CLASSIC
COLOR: BLACK
DIMENSIONS: 8'-0" WIDTH x 6'-0" HEIGHT



2A
The six foot high aluminum picket fence that was approved for AREA 2A has been installed per approval. the picket style has been revised to be square.



PROPOSED ALUMINUM FENCE



2A PROPOSED ALUMINUM FENCE FACING LANGDON MANSION

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED ALUMINUM FENCE

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



2.1



EXISTING FENCE REMAINS
NO NEW FENCE INSTALLED AT AREA 2B



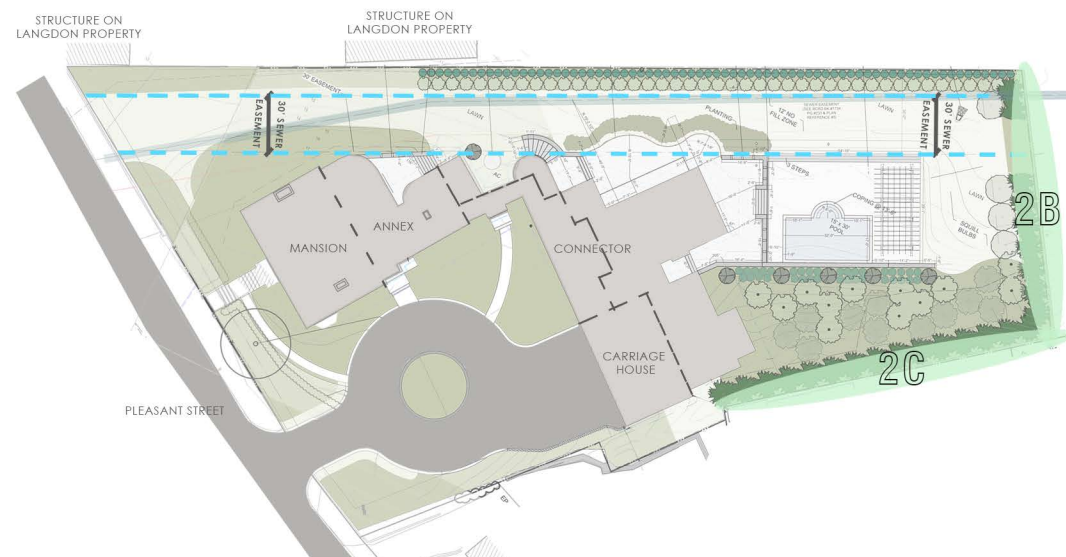
EXISTING FENCE REMAINS
NO NEW FENCE INSTALLED AT AREA 2B



EXISTING FENCE REMAINS
NO NEW FENCE INSTALLED AT AREA 2C



EXISTING FENCE REMAINS
NO NEW FENCE INSTALLED AT AREA 2C



2B

The six foot high aluminum picket fence that was approved for AREA 2B has not been installed per approval. The owners have elected to retain the original existing wood fence.

2C

The six foot high aluminum picket fence that was approved for AREA 2C has not been installed per approval. The owners have elected to retain the original existing wood .



2B & 2C EXISTING WOOD FENCES AT BACK OF PROPERTY

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING WOOD FENCES

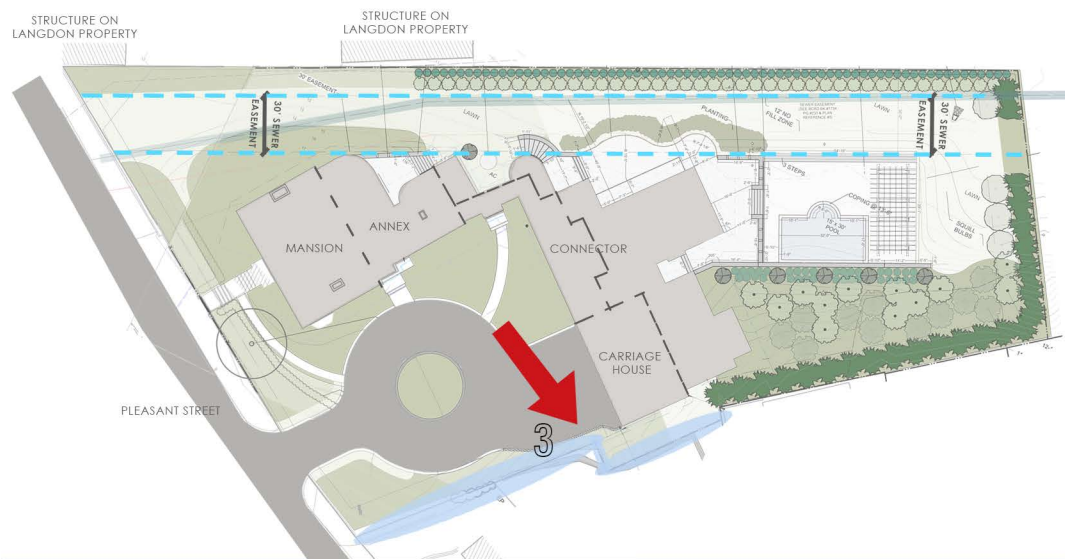
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



2.2



EXISTING FENCE AS EXTENDED TO JOG
IN THE PROPERTY LINE



In **AREA 3**, owner and abutter have agreed that the full extension of the existing wood fence that was approved should not be installed due to the mature vegetative buffer that is preferred by both owners.

Therefore, no new fence sections have been installed in the carriage house sections of Area 3 as originally approved.

3 EXISTING WOOD FENCE AT SOUTH SIDE OF PROPERTY

LOCATION & DIMENSIONAL INFORMATION

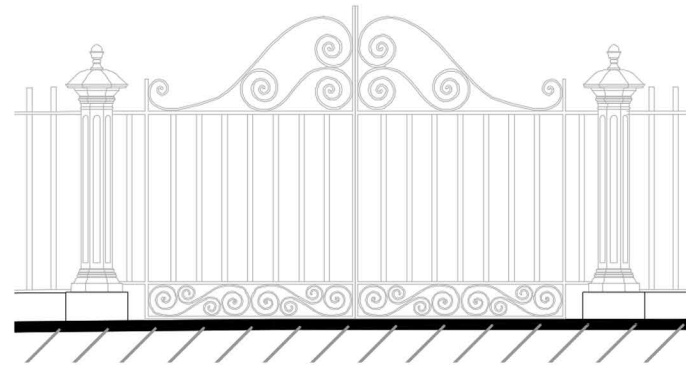
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING WOOD FENCES

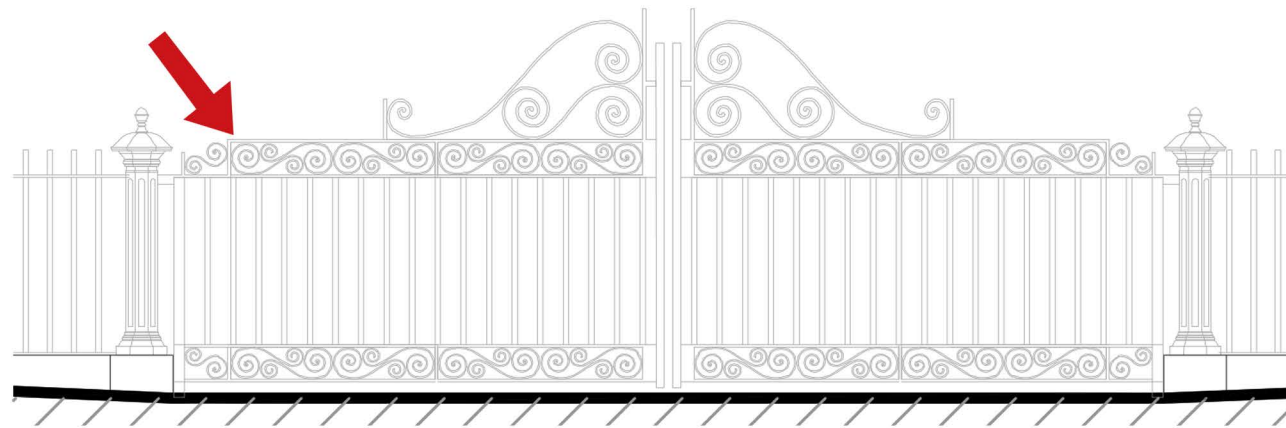
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



2.3



EXISTING CONDITIONS DRAWING OF HISTORIC GATE



APPROVED ELEVATION OF NEW GATE AT DRIVEWAY



EXISTING RESTORED FRONT GATE



PROPOSED DRIVEWAY GATE



In **AREA 4**, there has been a modification proposed by New England Castings, LLC and Knight Welding to revise the top section of the larger gate structure.

NEW ENGLAND CASTINGS LLC
CAST YOUR IDEAS WITH US



4

PLEASANT STREET IRON FENCE

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING IRON FENCE

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



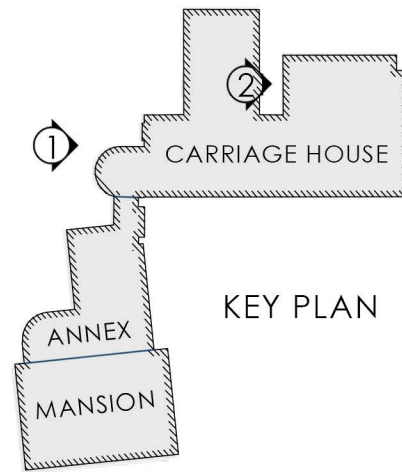
2.4



① APPROVED CARRIAGE HOUSE
CASEMENT WINDOWS

3A. CARRIAGE HOUSE WINDOWS

The previously approved round top casement windows on the round room are proposed to be single hung.



KEY PLAN



① AS-BUILT CARRIAGE HOUSE
SINGLE-HUNG WINDOWS



② APPROVED CARRIAGE HOUSE DOOR

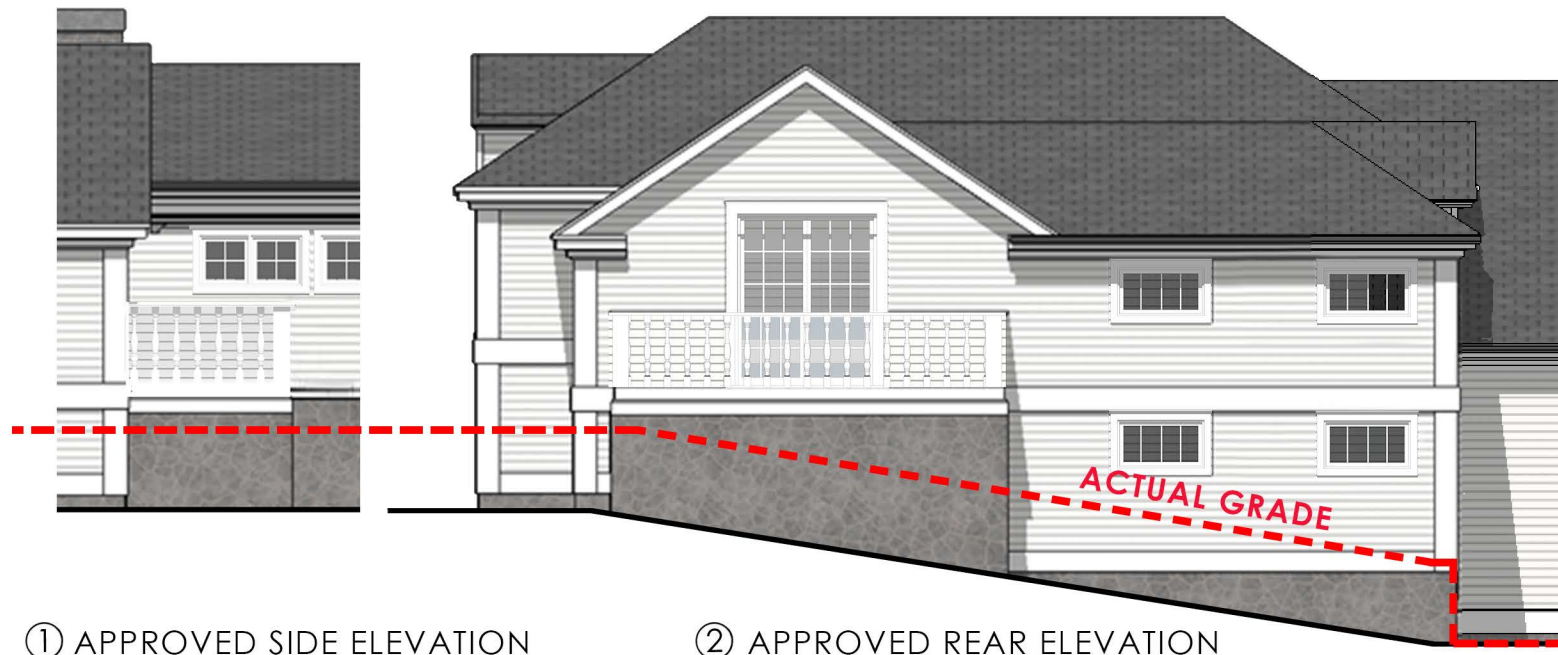
3B. EGRESS WINDOWS AND GARAGE DOOR

The approved double hung windows in the rear dormer are proposed to be casement with a faux check rail in order to meet code requirements.

The back door on the carriage house is proposed to be a two-panel solid door rather than a two-panel half-glass door.

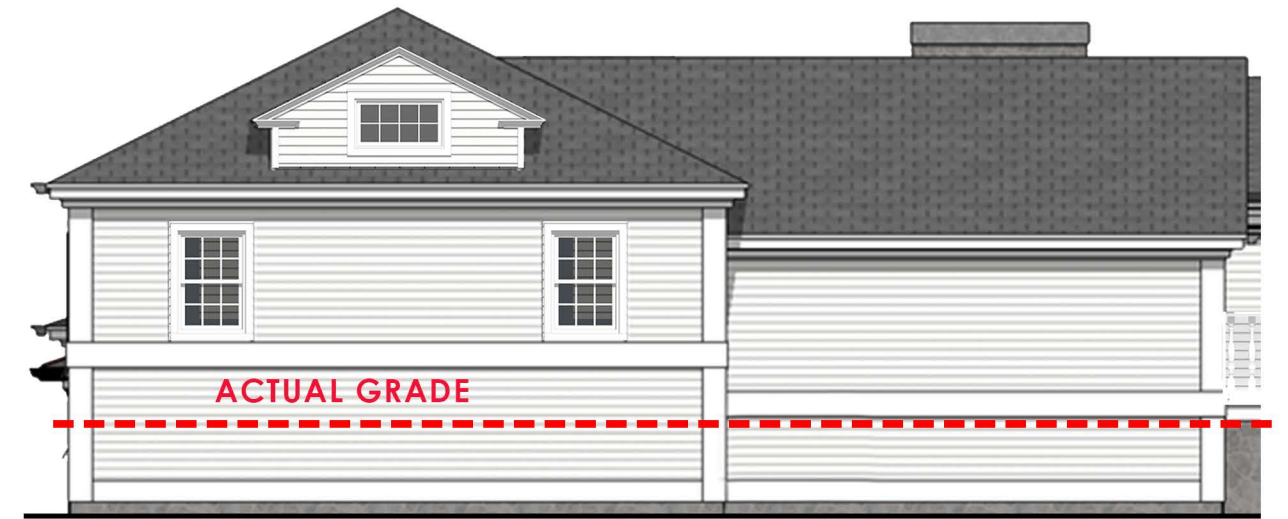


② AS-BUILT CARRIAGE HOUSE
DOOR



① APPROVED SIDE ELEVATION

② APPROVED REAR ELEVATION



④ APPROVED SIDE ELEVATION

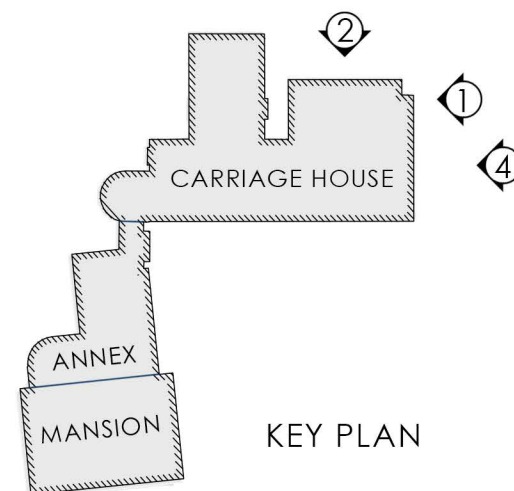


② AS-BUILT PHOTO OF CARRIAGE HOUSE REAR ELEVATION

4. CARRIAGE HOUSE TRIM

The grade around the back and side of the carriage house was significantly higher than anticipated, therefore the horizontal band was removed, and the water table remains installed at a higher level.

The patio railing was updated to 42" high rail per code and as a result, metal pickets are preferred.



KEY PLAN



④ AS-BUILT PHOTO OF CARRIAGE HOUSE SIDE ELEVATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

CARRIAGE HOUSE TRIM

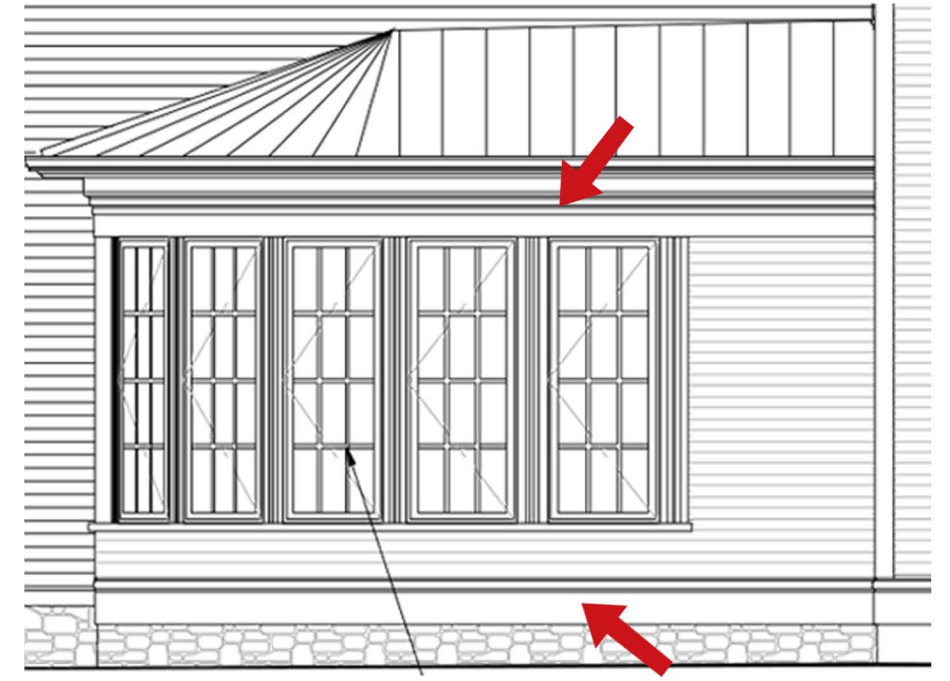
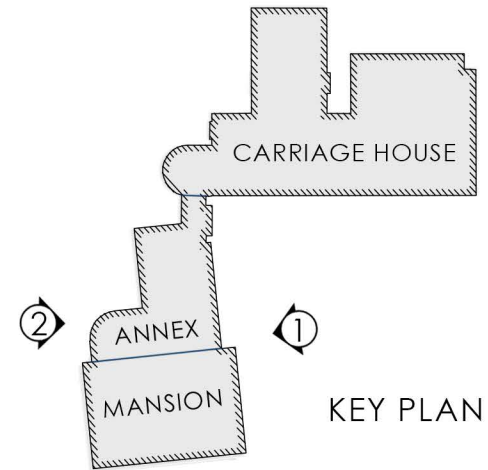
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



4.0



① 3D VIEW OF APPROVED CORNICE INTERSECTION



② ELEVATION OF APPROVED RADIAL WINDOW TRIM



① VIEW OF AS-BUILT CORNICE INTERSECTION

5. ANNEX CORNICE & RADIAL WINDOW TRIM

Minor modification to fascia board on the Annex to align with the gutter and fascia board profile on the Mansion.

Updated window trim and panels have been developed in greater detail on radial windows.



② VIEW OF AS-BUILT RADIAL WINDOW TRIM



APPROVED SOUTH ELEVATION WITH SIX ORIGINAL RESTORED WINDOWS



APPROVED EAST ELEVATION WITH TWO NEW AND TWO RESTORED WINDOWS



APPROVED NORTH ELEVATION WITH TWO NEW AND TWO RESTORED WINDOWS



AS-BUILT SOUTH ELEVATION WITH SIX ORIGINAL RESTORED WINDOWS INSTALLED



AS-BUILT EAST ELEVATION WITH TWO NEW AND TWO NEW EGRESS CASEMENTS WITH FAUX CHECK FOR EGRESS



AS-BUILT NORTH ELEVATION WITH ONE NEW AND THREE RESTORED WINDOWS

6. RESTORED WINDOW RELOCATED TO SUPPORT EGRESS REQUIREMENTS

Windows approved for restoration in the annex have been restored and reinstalled. The approved location has been revised due to egress window requirements. The restored window has been used to infill a door opening on the north side that had been previously demolished.

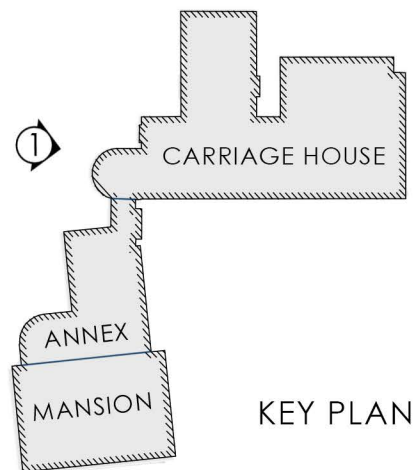
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

REPLACEMENT & RELOCATION OF EGRESS WINDOWS RESTORED

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



6.0



7. EXTERIOR GRANITE STEPS

Clarification: Two types of stair tread images were submitted and approved. One depicts a square nosing and the other shows a radius nosing. The owner prefers the square edge nosing.



① AS-BUILT APPROVED SQUARE NOSING GRANITE STEPS



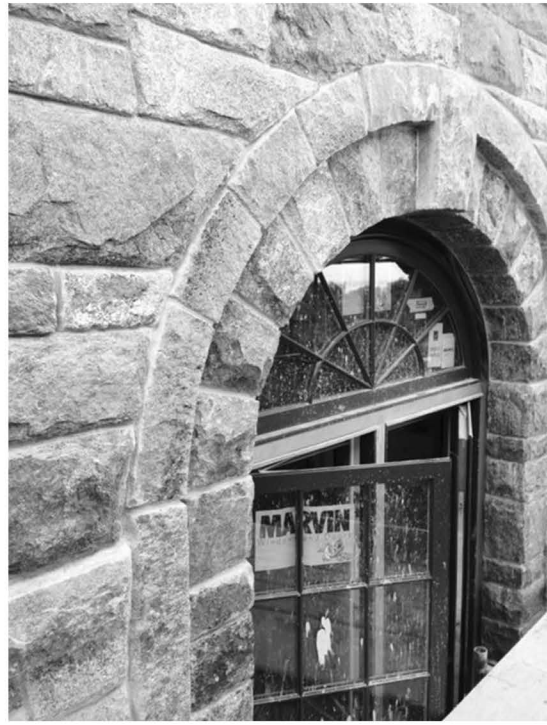
APPROVED SQUARE NOSING GRANITE STEPS



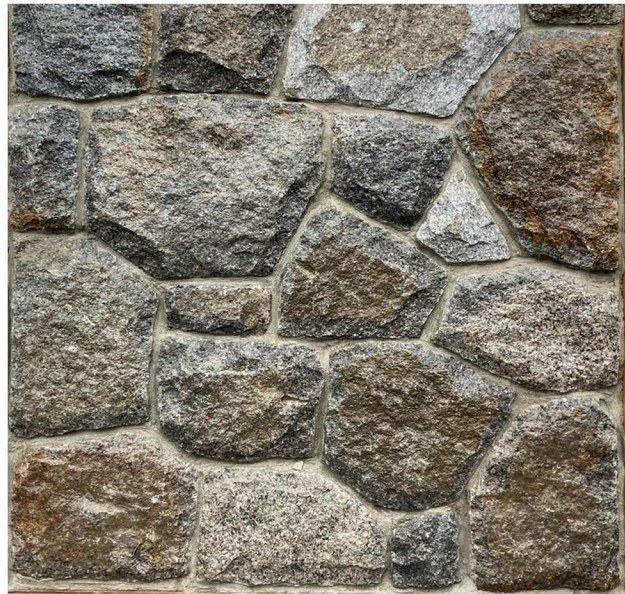
APPROVED RADIUS NOSING GRANITE STEPS



The Stonemasons Inc.



STONE ARCH DETAIL APPROVED
PRIOR TO CONSTRUCTION



STONE VENEER DETAIL

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

8. CARRAIGE HOUSE – REAR STONE ELEVATION

The rear elevation of the Carraige House stone and approved arch details have been developed around the door opening.

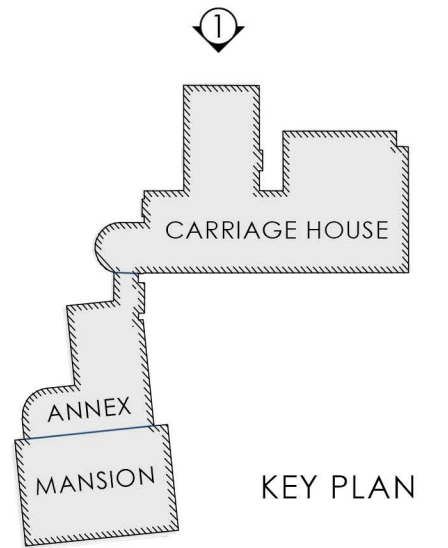
The Stone Masons Inc. expressed an interest in further developing the wall to include planter expressions using the same approved arch detail to flank their work around the door.



① AS-BUILT STONE ARCH AS DEVELOPED BY THE STONE MASONS INC.

CARRAIGE HOUSE - REAR STONE ELEVATION

HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



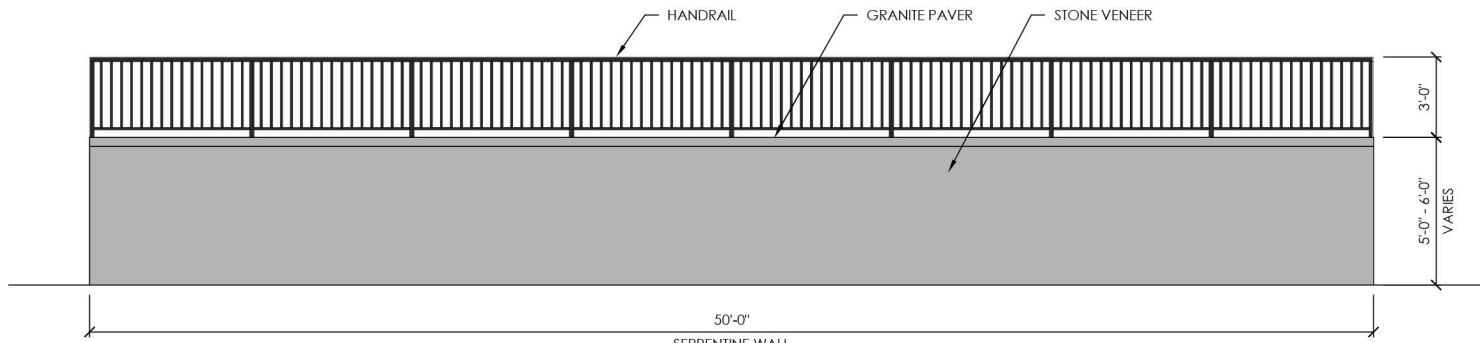
KEY PLAN



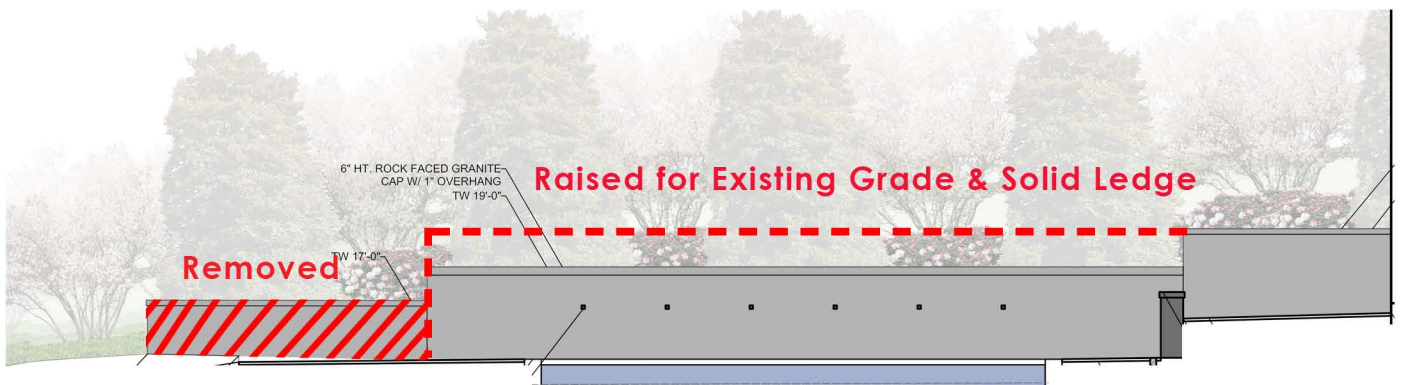
① PREVIOUSLY APPROVED
REAR ELEVATION



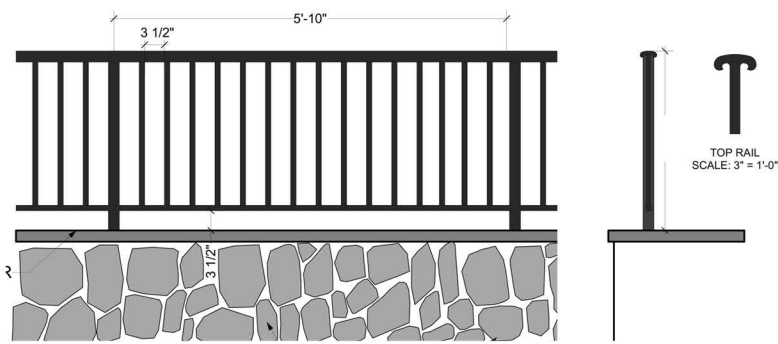
8.0



APPROVED SERPENTINE RAILING ELEVATION AT AREA 3



APPROVED HILLSIDE RETAINING WALL SECTION AT AREA 5



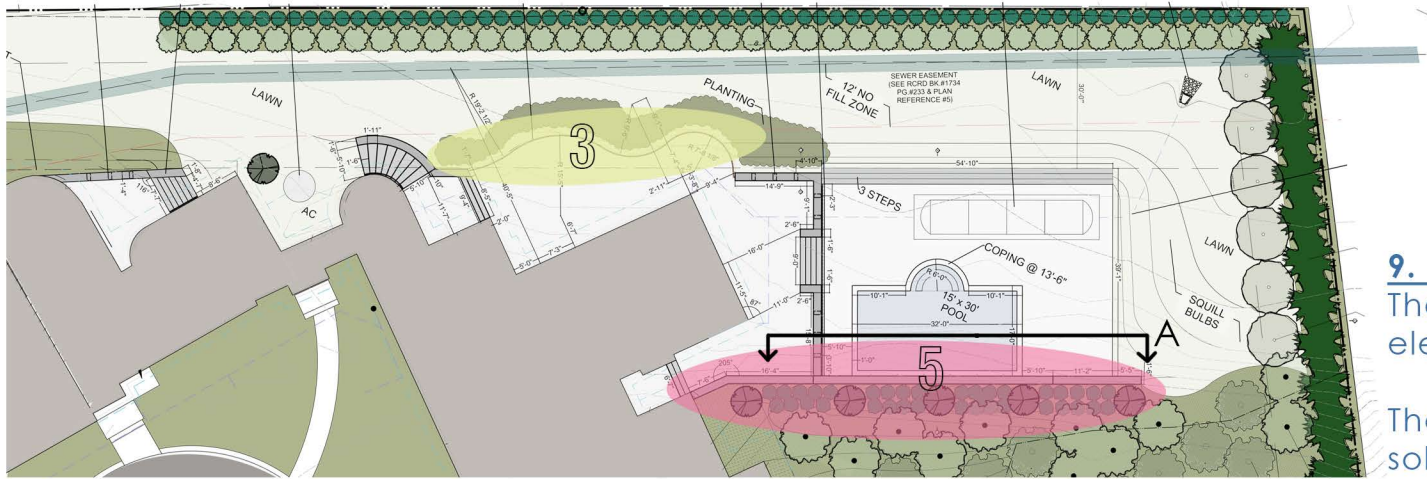
APPROVED SERPENTINE RAILING DETAILS AT AREA 3



PROPOSED RAILING SAMPLE AT AREA 3



AS-BUILT HILLSIDE RETAINING WALL AT AREA 5



9. LANDSCAPE WALLS

The metal Serpentine railing was approved with square pickets. Pickets with a decorative element are proposed.

The Retaining wall at the hillside was revised to support existing grade conditions as well as a solid ledge outcropping located on the uphill side of the wall.

3&5 SERPENTINE RAILING & HILLSIDE RETAINING WALL

LOCATION & DIMENSIONAL INFORMATION

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

LANDSCAPE WALLS

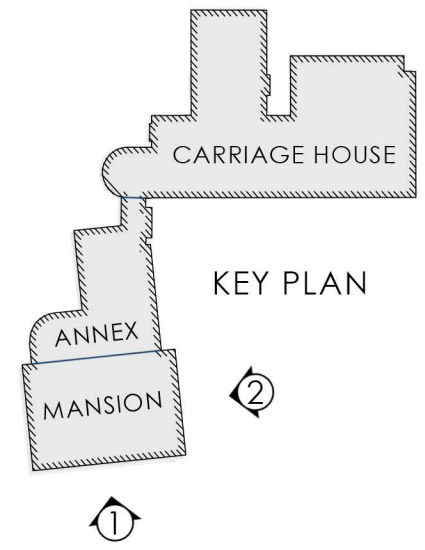
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



9.0



① PREVIOUSLY APPROVED WEST ELEVATION WITHOUT SHUTTERS



② PREVIOUSLY APPROVED SOUTH ELEVATION WITH SHUTTERS



① AS-BUILT WEST ELEVATION WITHOUT SHUTTERS
NO CHANGES PROPOSED

10. SHUTTERS

Shutters approved on the Annex and on the two sides of the Mansion only.

They were not approved on the front elevation.

Upon the completion of the trim restoration and molding details it is the owner's desire to showcase the restored trim and omit the shutters on the remaining sides of the Mansion and Annex to coordinate with the front façade facing Pleasant Street.



② PROPOSED SOUTH ELEVATION WITHOUT SHUTTERS

179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SHUTTERS

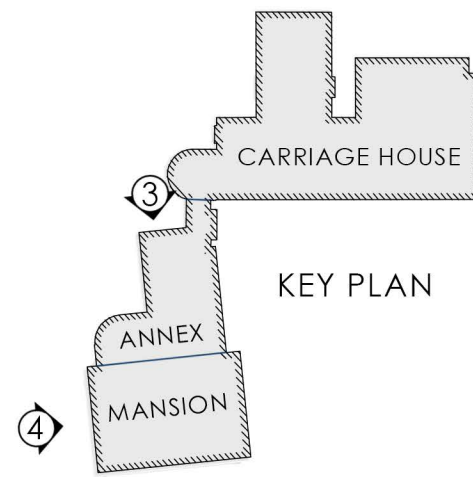
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



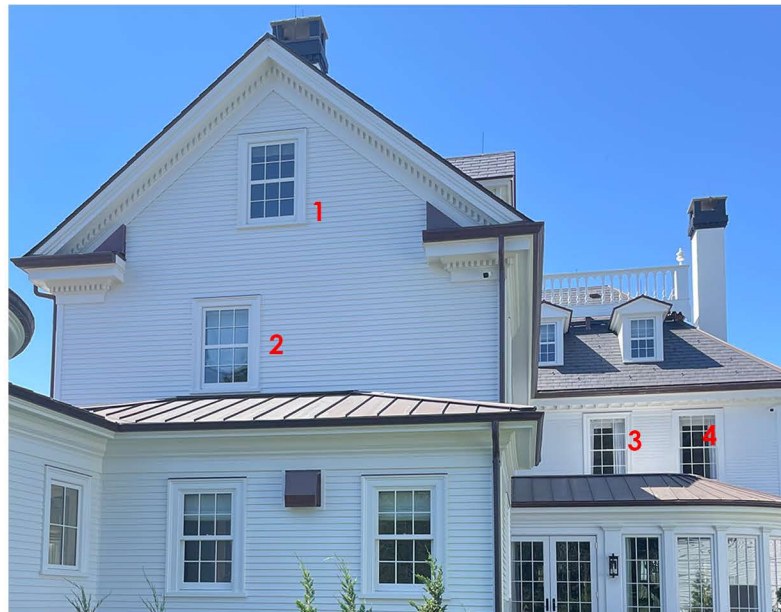
10.0



③ PREVIOUSLY APPROVED EAST ELEVATION WITH SHUTTERS



④ PREVIOUSLY APPROVED NORTH ELEVATION WITH SHUTTERS



③ PROPOSED EAST ELEVATION WITHOUT SHUTTERS

10. SHUTTERS

Shutters approved on the Annex and on the two sides of the Mansion only.

They were not approved on the front elevation.

Upon the completion of the trim restoration and molding details it is the owner's desire to showcase the restored trim and omit the shutters on the remaining sides of the Mansion and Annex to coordinate with the front façade facing Pleasant Street.



④ PROPOSED NORTH ELEVATION WITHOUT SHUTTERS

9. 411 The Hill, Unit #6-14

-Recommended Approval

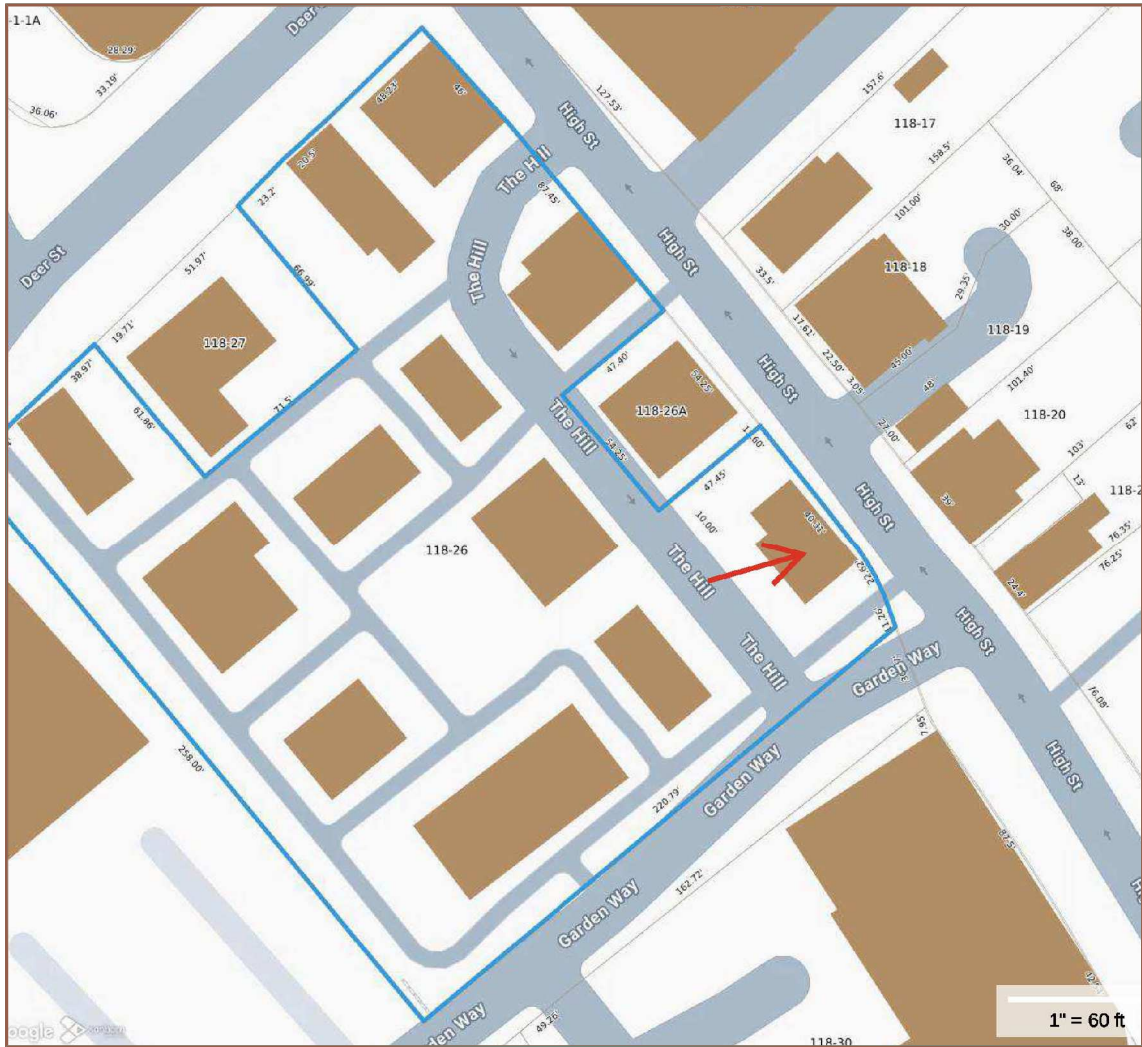
Background: The applicant is seeking approval to:

- Replace existing arched top window with a custom fabricated unit
- Repair and replace cedar roof to match existing
- Patch and match siding to match existing
- Add new copper gutter and downspout
- Repair and refurbish all compromised/failing conditions in kind

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Locus Map

Table of Contents

- 1. Cover Sheet and Locus Map
 - 2. Existing and Proposed Back Elevation, Window Elevations and Gutter Location
- Specification Sheet



Existing Back Elevation

Project Summary

- Replace existing arched top window with a custom fabricated unit
- Repair and replace cedar roof to match existing
- Patch and match siding to match existing
- Add new copper gutter and downspout
- Repair and refurbish all compromised/failing conditions in kind



1.Existing Back Elevation

NEW COPPER GUTTER
AND DOWNSPOUT

NEW SIDING TO MATCH
EXISTING

NEW ROOF TO MATCH
EXISTING

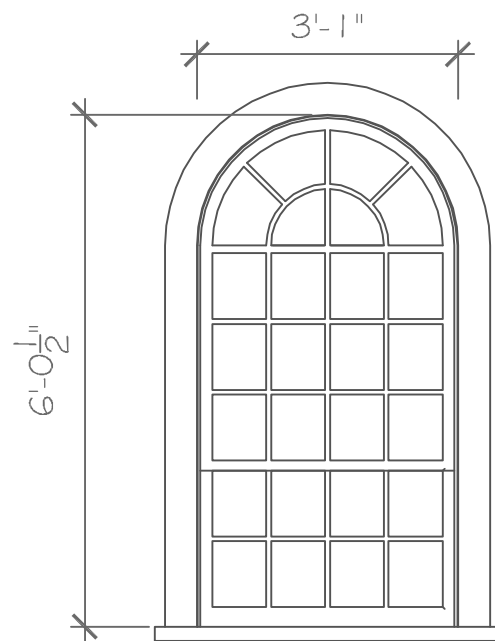
INTERIOR WATER
DAMAGE AT THIS INSIDE
CORNER



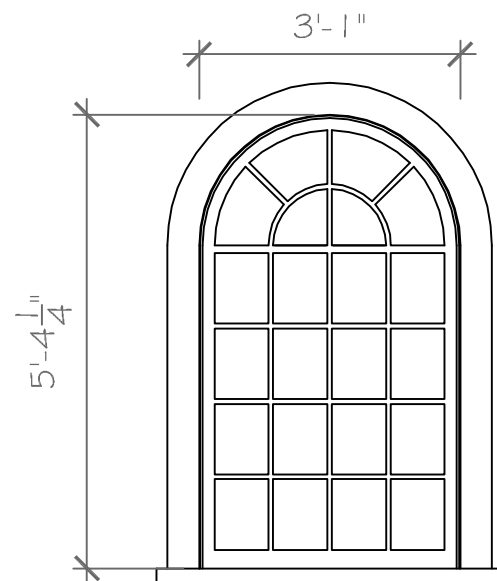
2.Proposed Back Elevation

NEW CUSTOM BUILT WINDOW BY
BACH WOODCRAFT OF KITTERY,
MAINE.
SEE ELEVATIONS 3 AND 4, BELOW.

TO NOTE:
THE EXISTING WINDOW DEMONSTRATES
EVIDENCE OF MODIFICATIONS AND
ALUMINUM COMPONENTS.
AS EXISTS, IT IS NOT AN ORIGINAL
FEATURE OF THE 1750 STRUCTURE.



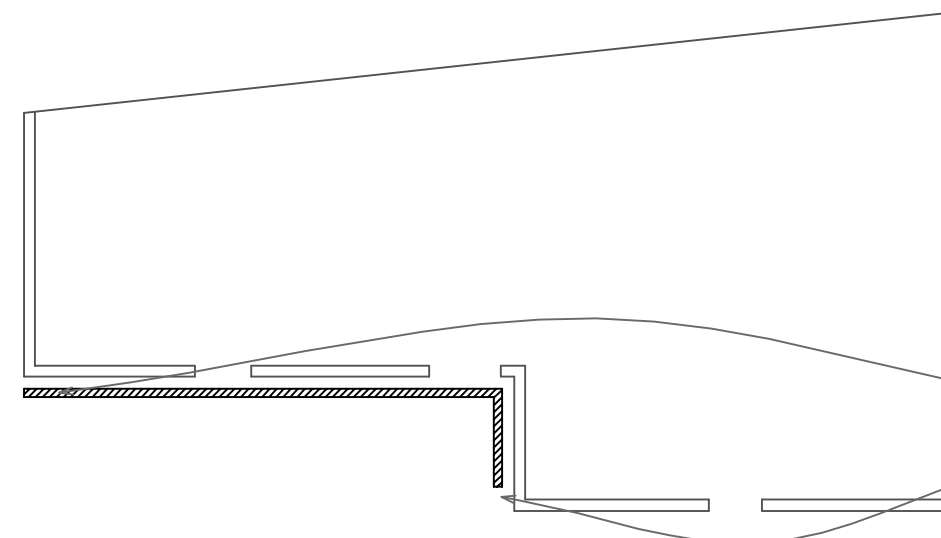
3.Existing Window



4.Proposed Window

NEW CUSTOM BUILT WINDOW BY BACH WOODCRAFT OF KITTERY, ME

- (1) PANE SHORTER TO ALLOW FOR PROPER FLASHING AT ROOF-WALL INTERSECTION
- OMIT DOUBLE HUNG SASH
- ALL REMAINING GLAZING PROPORTIONS TO REMAIN THE SAME
- ALL OTHER DETAILS AND DIMENSIONS TO MATCH EXISTING



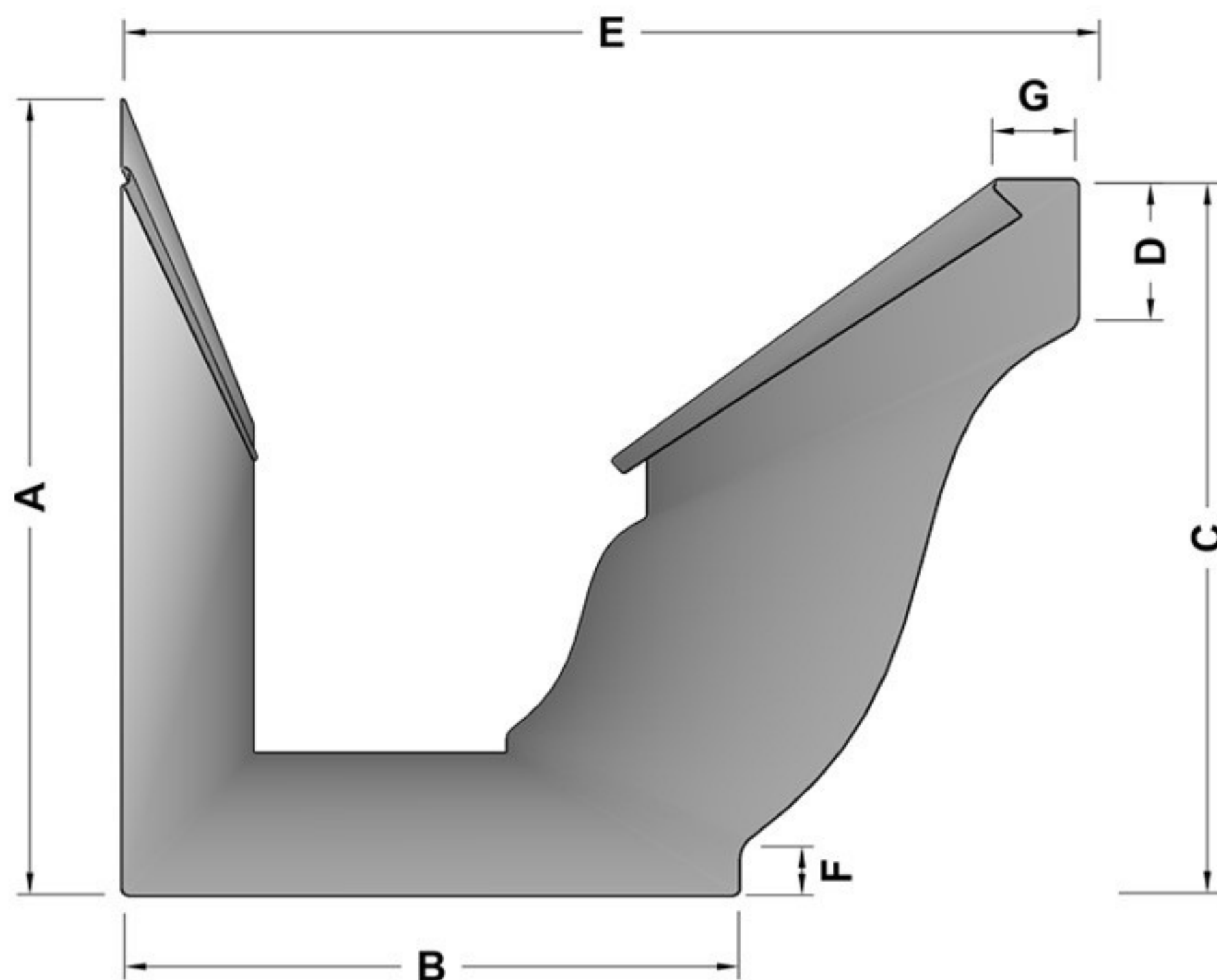
5.Partial Second Floor Plan-Extent of Gutter

EXTENT OF GUTTER-
SEE SPEC

HOLD BACK 1'-0" FROM
BUILDING FACE

GUTTER:

- SIZE 5K (SEE SPEC SHEET CHART)
- GUTTER WILL BE INSTALLED WITH PAINTED STANDOFFS TO MATCH TRIM



K-Style Gutter / Ogee Gutter

Notes:

5" and 6" K-Style Gutters are roll formed and available in up to 40' lengths.

4", 7" and 8" gutters are brake formed and available in lengths up to 20'.

Dimensions for Standard Gutter Sizes

SIZE \ LOC.	A	B	C	D	E	F	G
4K	3 1/8"	2 3/4"	2 7/8"	9/16"	4"	7/16"	1/2"
5K	3 5/8"	3 3/8"	3 3/8"	9/16"	5"	9/16"	1/2"
6K	4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K	5 7/8"	4 5/8"	5 5/8"	1"	7"	5/8"	5/8"
8K	7 1/4"	5 3/8"	7"	1"	8"	5/8"	5/8"

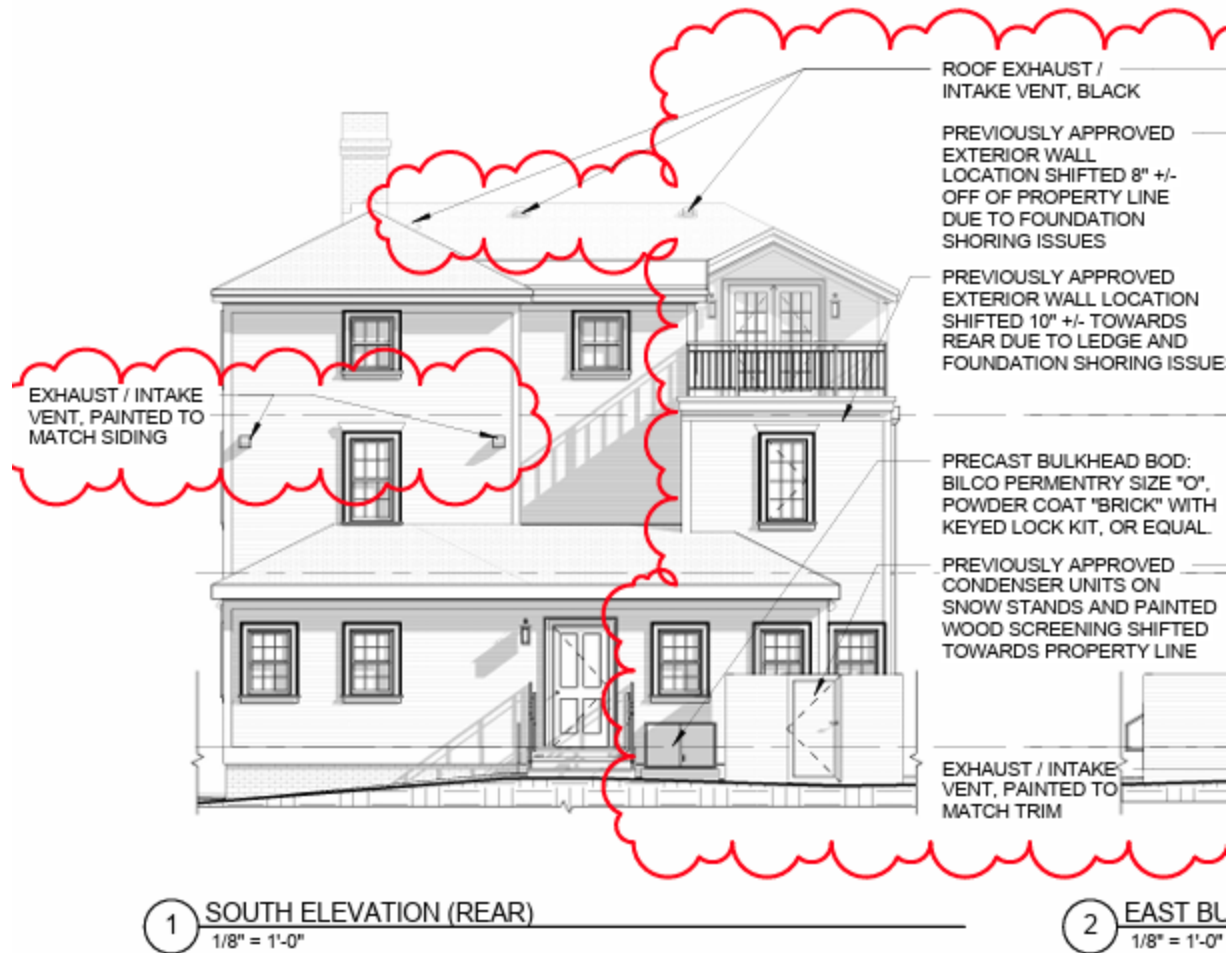
10. 420 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the omission of a previously approved fence and to replace it with a vegetative screening (this is to allow enough air to the condensers to meet code requirements).

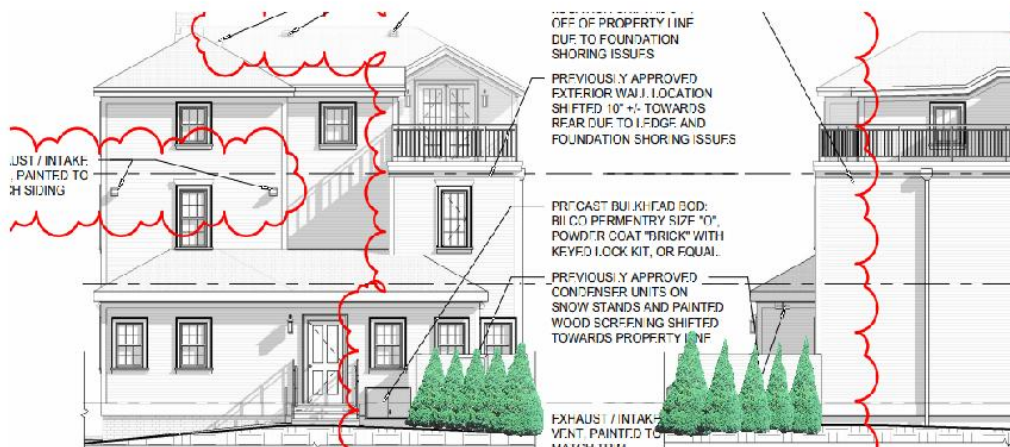
Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Previously approved fence screening.



Proposed vegetation.

11. 175 Fleet Street

-Recommended Approval

Background: The applicant is seeking approval to:

Provide HVAC system for Food Kiosks & Bathrooms addition:

1. Install 1 kitchen exhaust vent at each Food Kiosk roof.
2. Install ground mounted air handling system with cedar fencing behind bathrooms addition.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

PROJECT NARRATIVE

- BUILD A NEW ADDITION TO THE REAR OF GILLEY'S KITCHEN STRUCTURE, FOR PUBLIC BATHROOMS & CUSTODIAL.
- BUILD 2 NEW FOOD KIOSKS
- INSTALL NEW CEDAR FENCE TO CONCEAL TRASH RECEPTACLES.
- INSTALL NEW LANDSCAPING AND HARDSCAPE TO COORDINATE WITH PREVIOUSLY APPROVED IMPROVEMENTS TO NEWBERRY WAY (aka Haven Court).

REVISIONS TO PREVIOUSLY APPROVED APPLICATION.
8/21/2026:

Provide HVAC system for Food Kiosks & Bathrooms addition:

1. Install 1 kitchen exhaust vent at each Food Kiosk roof.
2. Install ground mounted air handling system with cedar fencing behind bathrooms addition.

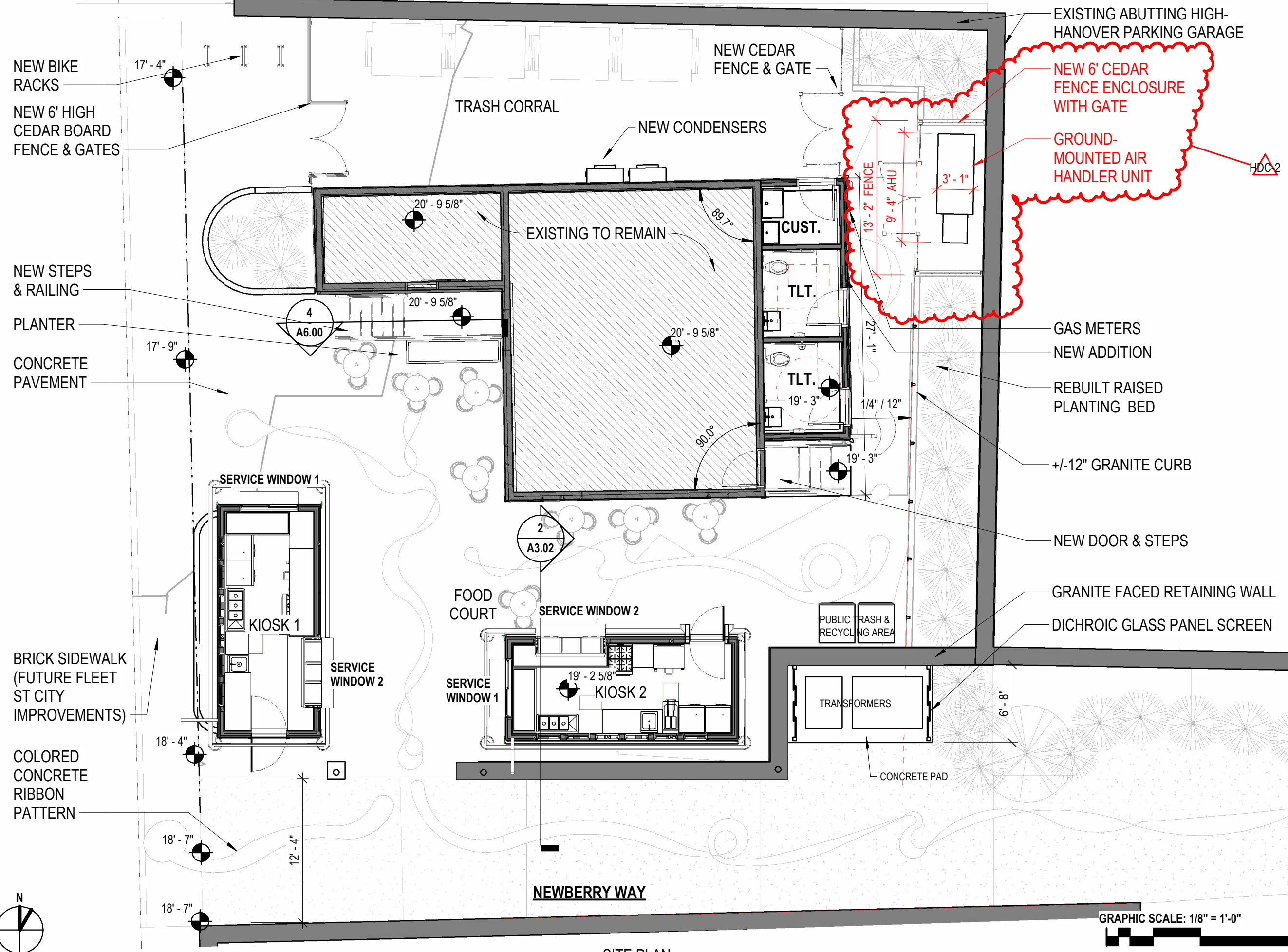
HDC-2



GILLEY'S FOOD COURT

HISTORIC DISTRICT COMMISSION
SEPTEMBER 2026

SHEET LIST -HDC	
SHEET NO.	NAME
G0.1	COVER
G1.1	SITE PLAN
G1.3	ROOF PLAN
G2.1	ELEVATION, WEST
G2.2	ELEVATION, SOUTH
G2.3	ELEVATION, EAST
G2.4	ELEVATION, NORTH
G2.5	FOOD KIOSKS ELEVATIONS
G3.1	3D BIRDSEYE AXONOMETRIC
G3.2	PERSEPECTIVE from FLEET AT THE WILDER
G3.4	PERSEPECTIVE from FLEET AT JJN
G3.5	PERSEPECTIVE from FLEET LOOKING UP NEWBERRY WAY
G3.6	PERSEPECTIVE from TOP OF NEWBERRY WAY
G3.8	PERSEPECTIVE NIGHT
G6	HVAC DETAILS - AIR HANDLER UNIT
G7	HVAC DETAILS - EXHAUST FAN

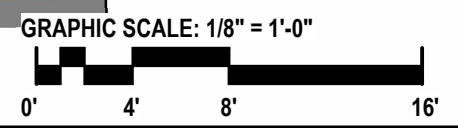


FLEET STREET

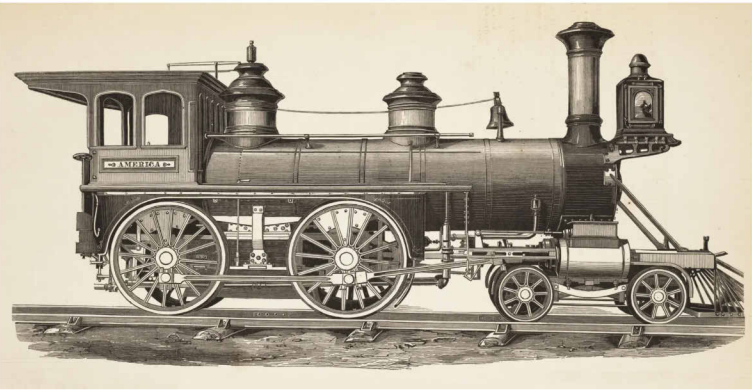
NEWBERRY WAY



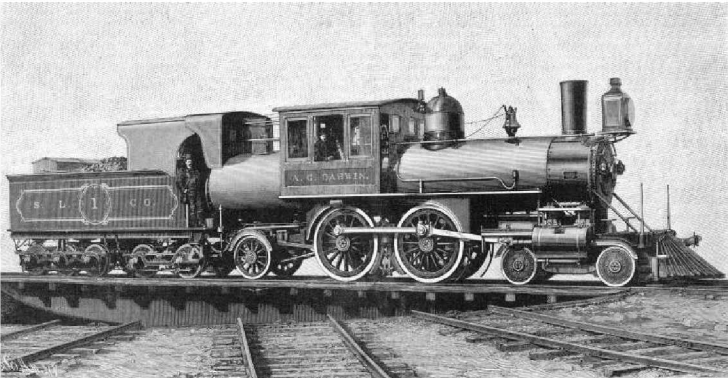
SITE PLAN
GILLEY'S ADDITIONS



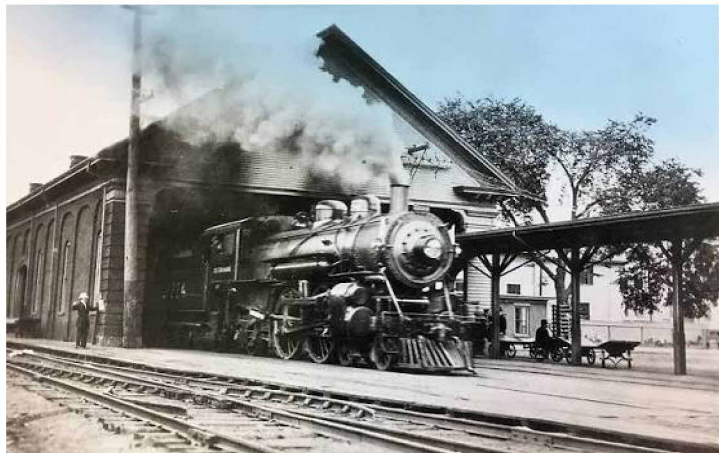
FOOD KIOSK - EXHAUST FAN PRECEDENT



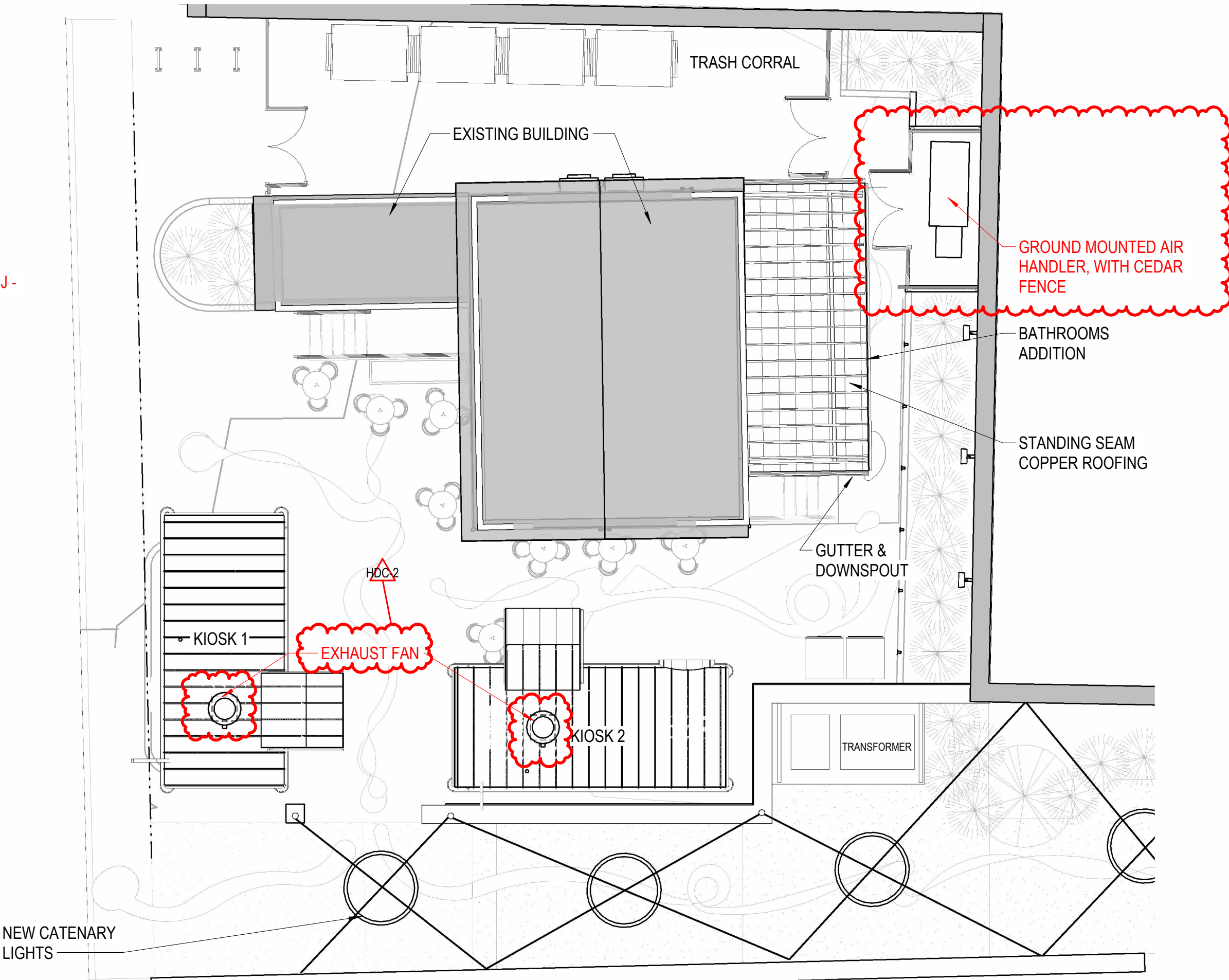
"Locomotive America" by Grant Locomotive Works of Paterson, NJ - a standard American 4-4-0 locomotive of the mid-19th century.



"Strong Locomotive" by Hinkley Locomotive Works, Boston



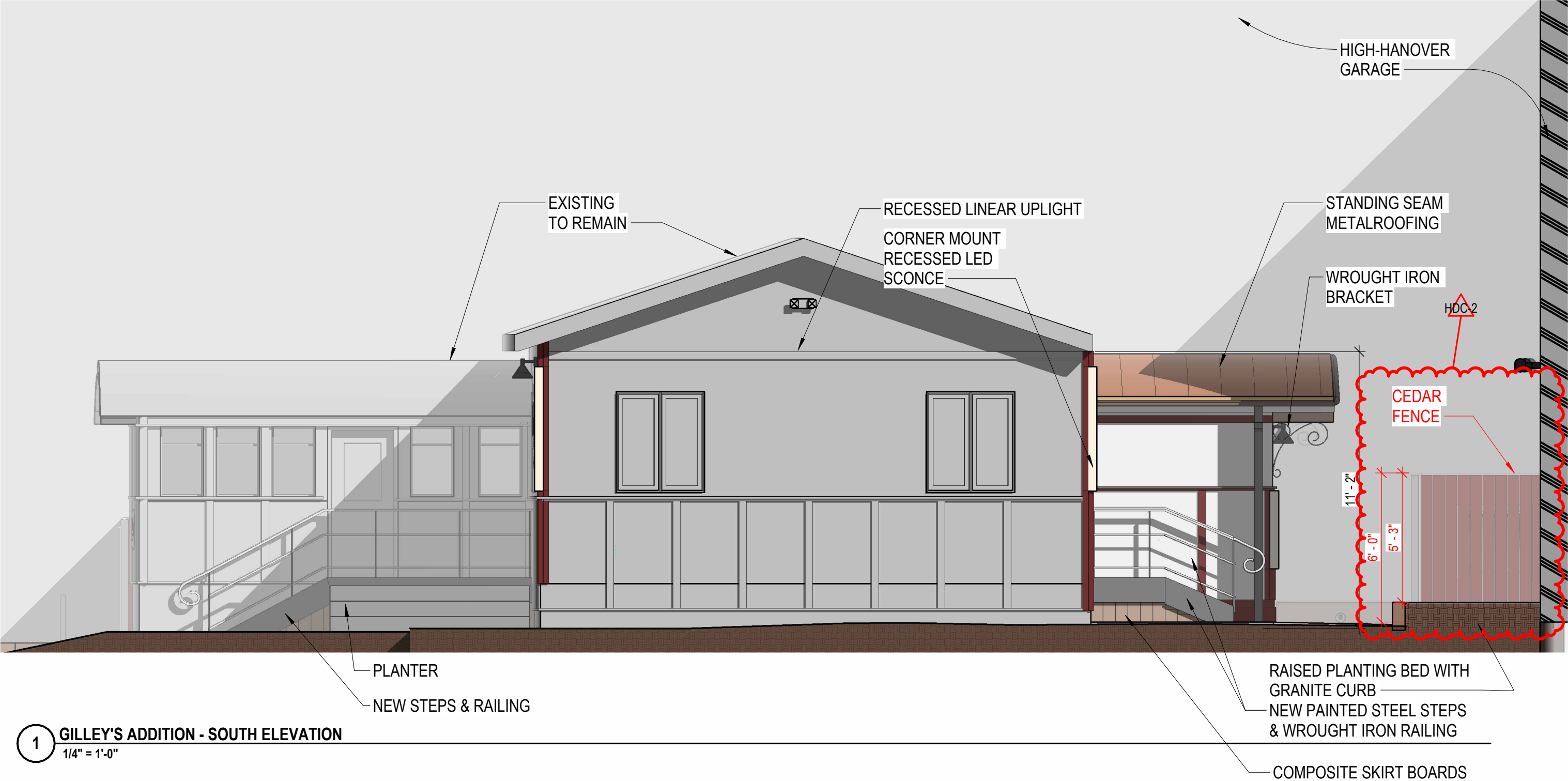
Portsmouth Train Station, Portsmouth, NH



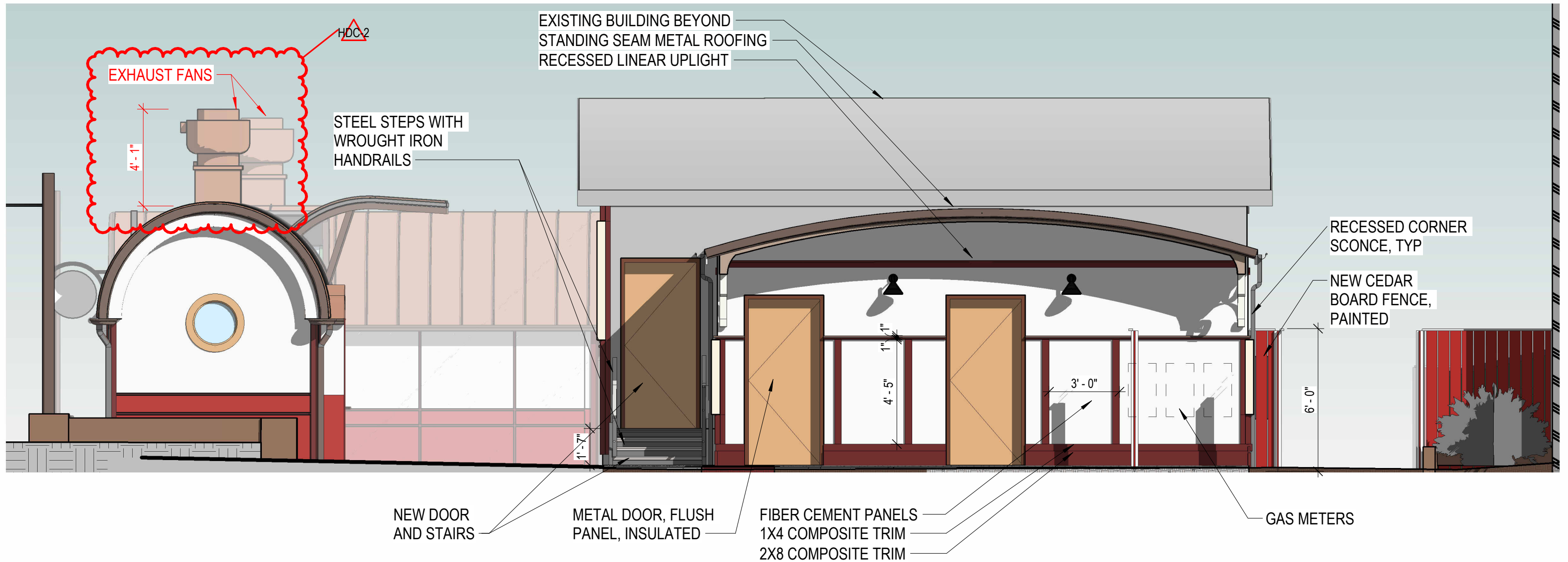
ROOF PLAN
GILLEY'S ADDITIONS



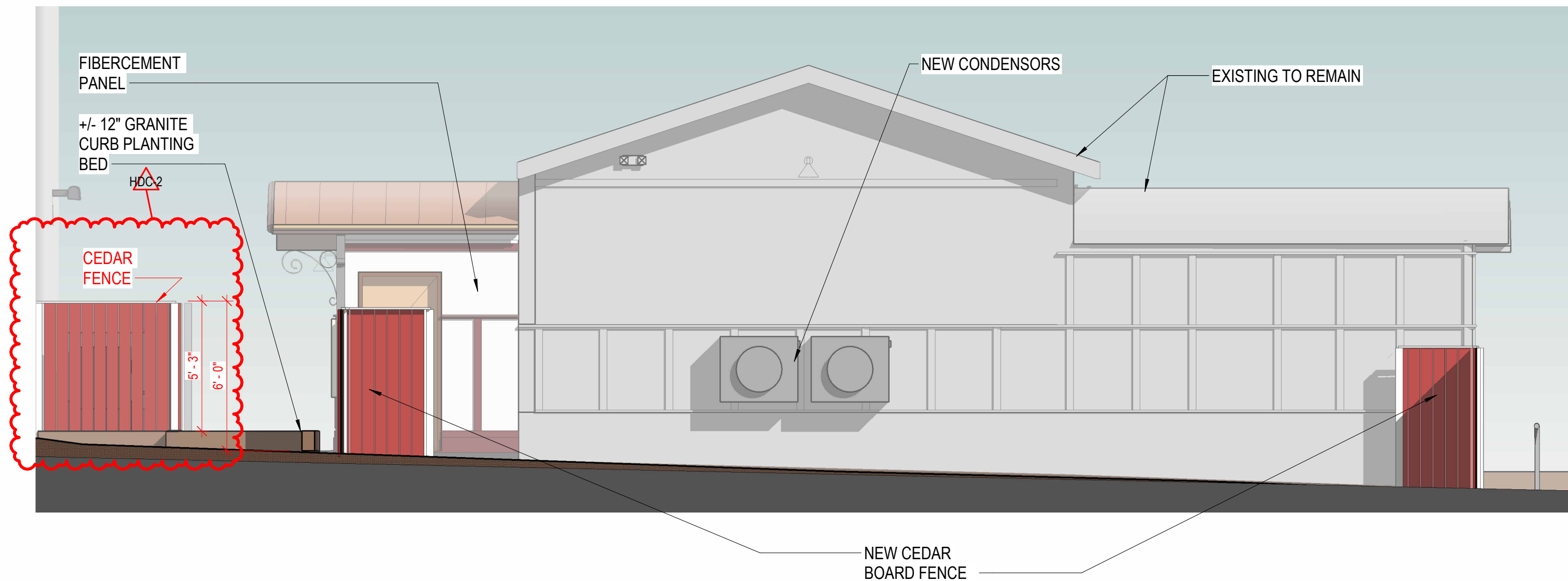
1 GILLEY'S WEST ELEVATION FLEET STREET VIEW
1/4" = 1'-0"



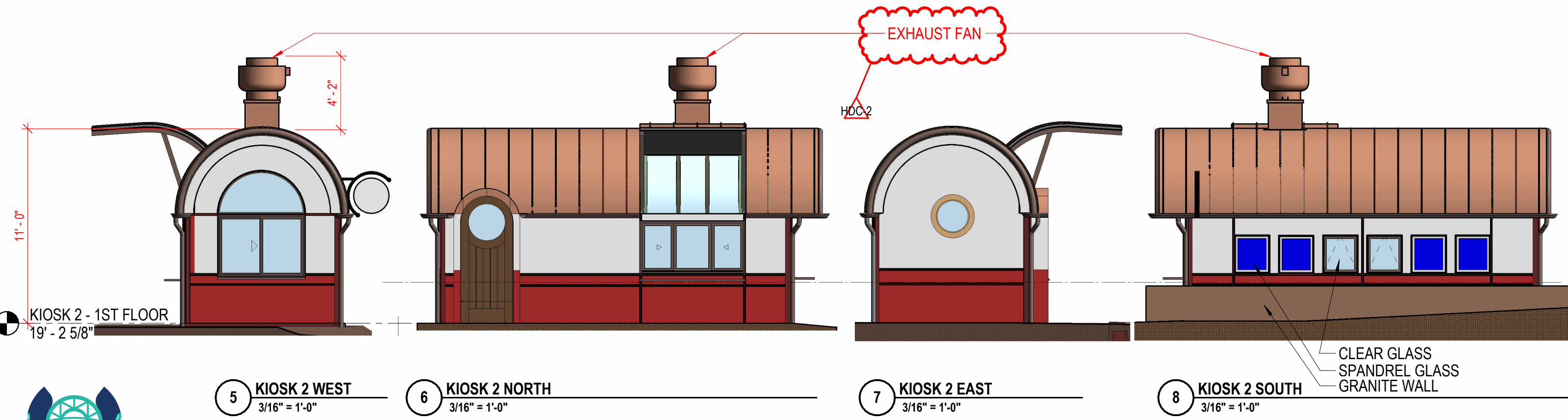
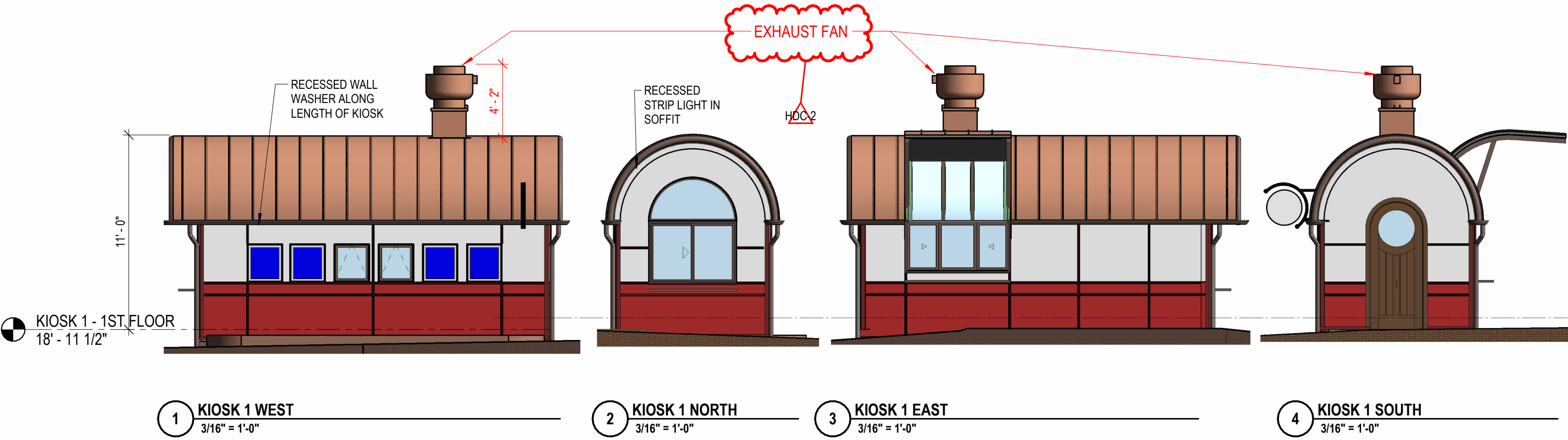
1 GILLEY'S ADDITION - SOUTH ELEVATION
1/4" = 1'-0"

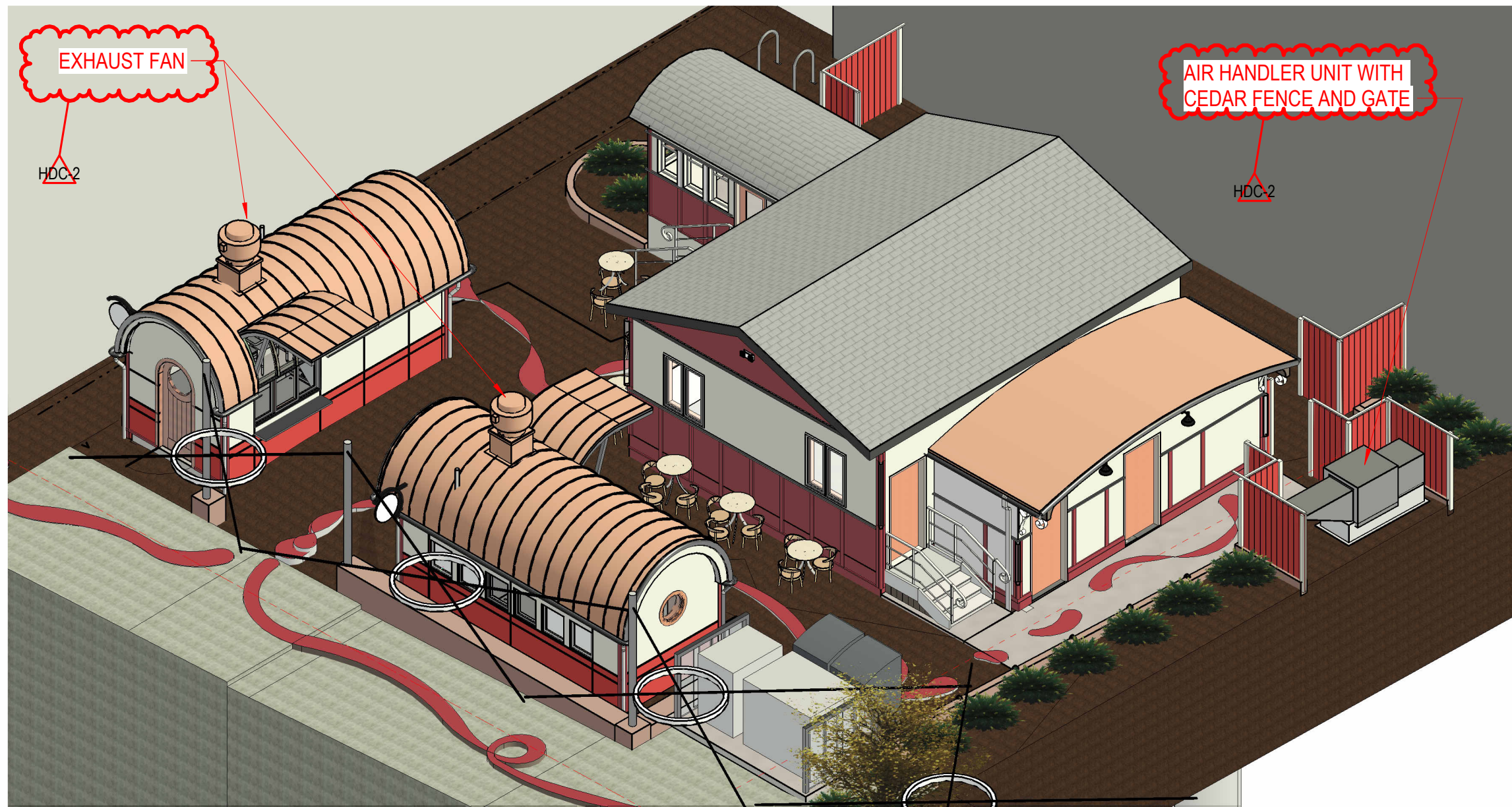


1 GILLEY'S ADDITION - EAST ELEVATION
1/4" = 1'-0"



1 GILLEY'S NORTH ELEVATION TRASH ENCLOSURE
1/4" = 1'-0"













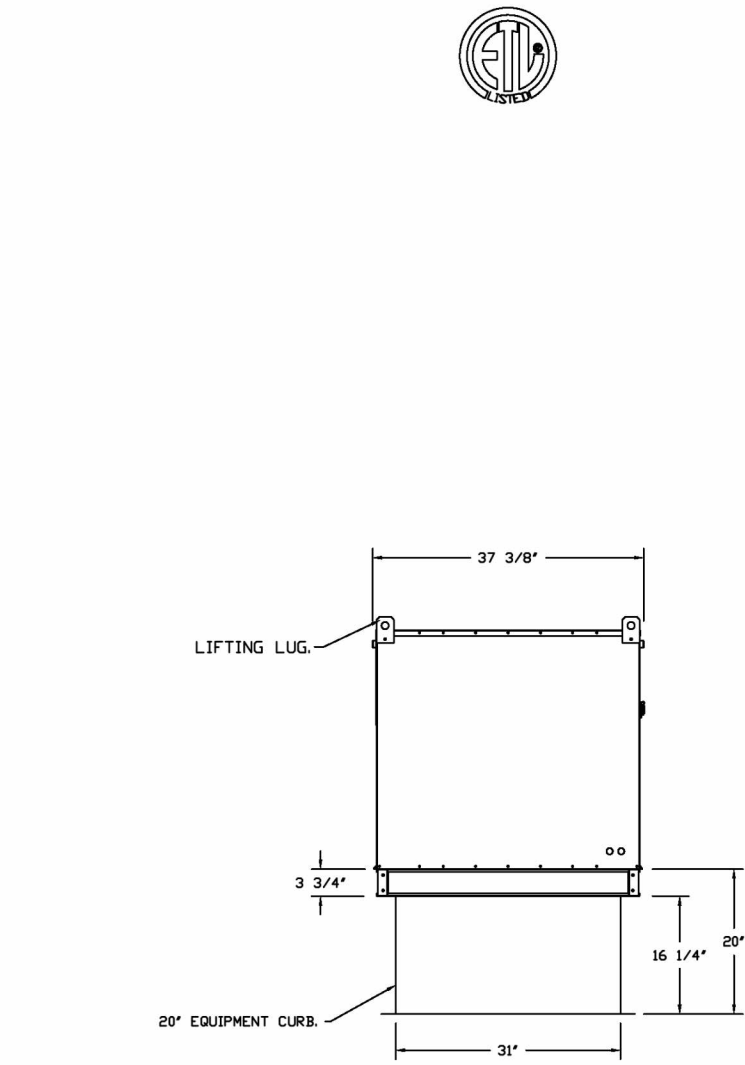


- FAN #3 EA2-D250-20D - HEATER (MUA (BOTH HOODS) PAD)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 20" MIXED FLOW DIRECT DRIVE FAN.
 2. INTAKE HOOD WITH E2 FILTERS-LOW CFM.
 3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
 4. DOWN DISCHARGE CONSTRUCTION FOR SIZE 2 DIRECT DRIVE AHUS.
 5. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
 6. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE.
 7. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE).
 8. MOTORIZED BACK DRAFT DAMPER 22.75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHAFT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE, LF120S ACTUATOR INCLUDED.
 9. MODULAR UNIT INTAKE FIRESTAT. SET TO 135°F.
 10. COMMERCIAL SMOKE DETECTOR INTERLOCK (DETECTOR BY OTHERS).
 11. OCCUPIED SCHEDULING DEFAULTED FOR IBT/RTU.
 12. DOUBLE WALL STEEL LINER FOR DIRECT DRIVE. INCLUDES ROOF, FLOOR, AND DOOR LINERS.
 13. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
 14. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.
 15. 2 YEAR PARTS WARRANTY.

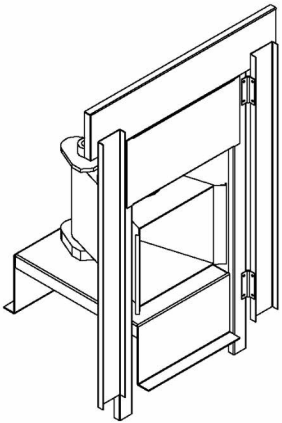
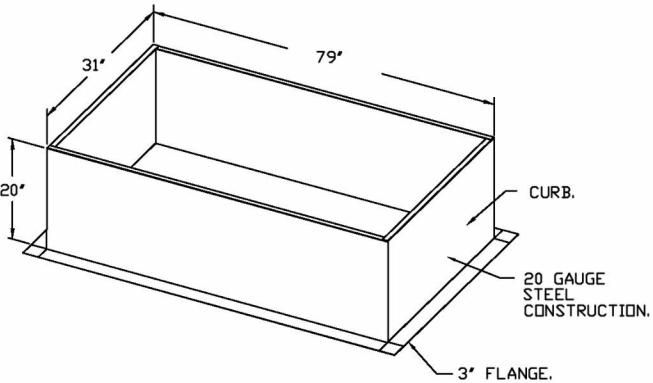
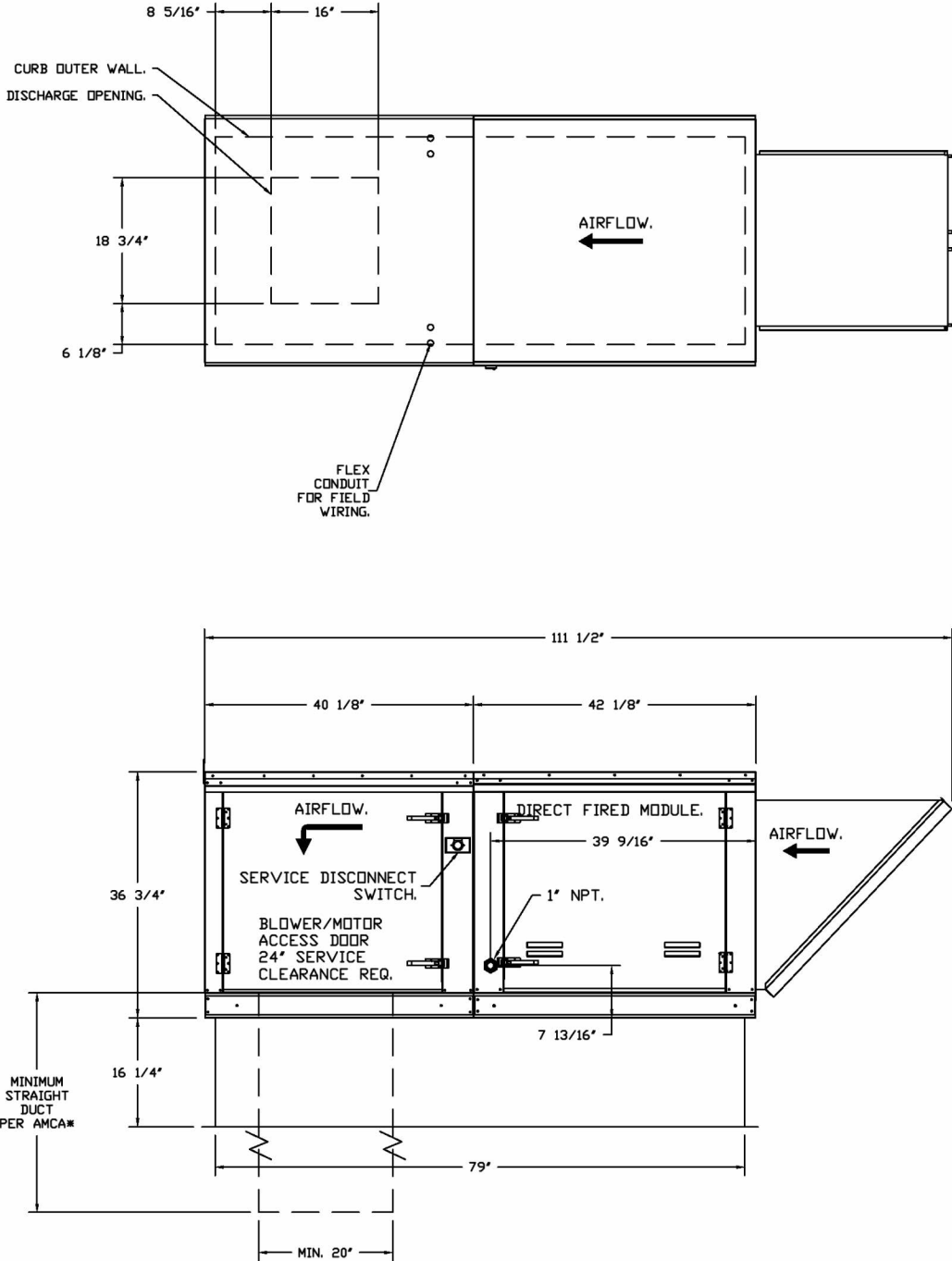
NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED SUPPLY STRAIGHT DUCT SIZE IS 20" x 20".

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = 2°F. TEMP. RISE = 75°F.
BTUs CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTUs AT ALTITUDE OF 0.0 FT. = 271411.
INPUT BTUs AT ALTITUDE OF 0.0 FT. = 295012.
OUTPUT BTUs AT ALTITUDE OF 34 FT. = 271078.
INPUT BTUs AT ALTITUDE OF 34 FT. = 294650.



ROOF OPENING 2" SMALLER THAN CURB DIMENSION.



DIRECT FIRED (DF) PROFILE PLATE ASSEMBLY

DF FIRED PROFILE PLATE SPECIFICATIONS:

NOTE: DF FIRED BURNERS SHALL HAVE PATENTED (US PATENT NO. US6629523B2), SELF-ADJUSTING PROFILE PLATE DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE PLATES SHALL VARY IN SIZE PER UNIT. DF FIRED BURNERS SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIMITING BY-PRODUCT LEVELS TO A MAXIMUM OF 5PPM OF CARBON MONOXIDE (CO), AND 0.5PPM OF NITROGEN DIOXIDE (NO2). DIRECT FIRED BURNERS SHALL BE CONFIGURED WITH THE BLOWER MOUNTED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT ENSURES A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.

LOCATION: HEAVY-DUTY BURNER PROFILE PLATES ARE ENGINEERED TO AUTOMATICALLY REACT TO THE MOMENTUM OF EXHAUST AIR STREAM, WITHOUT THE NEED FOR ANY MOTORS OR ACTUATORS TO MECHANICALLY ADJUST THEM. THIS FEATURE, ALL DF UNITS ARE DESIGNED FOR DEMAND CONTROL VENTILATION (DCV) REQUIREMENTS.

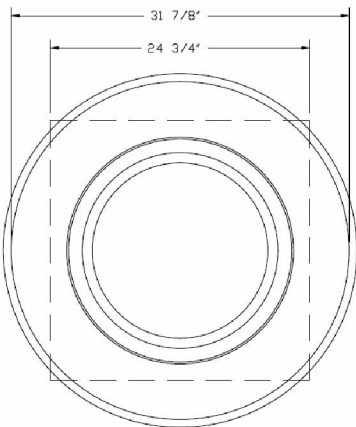
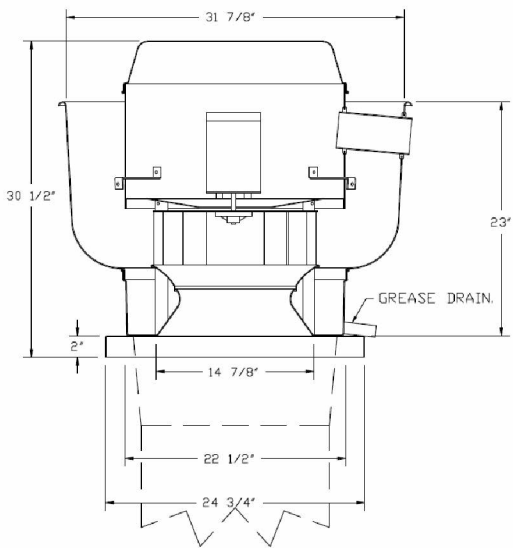
TESTIFICATIONS: PROFILE PLATE ASSEMBLIES SHALL BE INCLUDED IN THE DF UNIT'S ETL LISTING AND COMPLY WITH COMBINED TEST STANDARDS ANSI Z83.4 AND CSA 3.7 (NON-RECIRCULATING DF HEATERS) AND ANSI Z83.18 (RECIRCULATING DF HEATERS).

CONSTRUCTION: PROFILE PLATES SHALL BE FORMED FROM G90 GALVANIZED STEEL. PROFILE PLATES SHALL VARY IN SIZE PER UNIT. PROFILE PLATES SHALL BE MOUNTED ALONG THE SAME PLANE AS THE DISCHARGE OF THE BURNER. HINGES SHALL INCORPORATE PROPERLY TORQUED, PERMANENTLY MOUNTED SPRING HINGES. HINGING HINGES SHALL BE MADE FROM PLATED STEEL.

One Market Square Gilley's - Portsmouth, NH r.3
175 Fleet Street,
Portsmouth, NH, 03801

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VT / NH Mechanical
www.econair.com

94 Lafayette Road, Suite 6, North Hampton, NH, 03862 PHONE: (603) 505 - 4847 FAX: 9195168711 EMAIL: reg111@econair.com



TOP VIEW

* EXHAUST FAN AND CURB PAINTED TO MATCH ROOFING COLOR, WITH INDUSTRIAL EXTREME HIGH TEMPERATURE PAINT

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULG-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- FAN BASE CERAMIC SEAL - DU/DR85HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- ECM WIRING PACKAGE - EXHAUST
- MODBUS CONTROL -MSC- (TELCD), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.

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EADU-H - Centrifugal Upblast Direct Drive Fans

Air Volume: 41 - 3489 CFM
Maximum SP :2.48' wg. standard air density

Features & Benefits

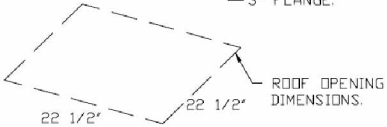
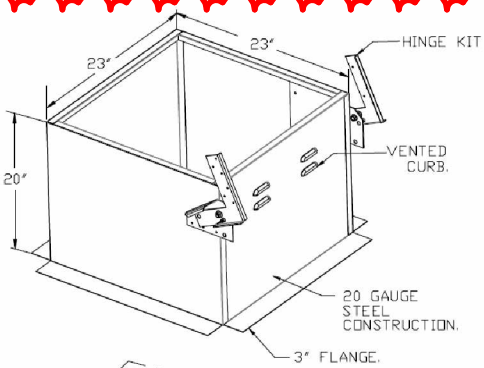
- Completely enclosed drive compartment protects motor from airborne contaminants
- Forced fresh air through the motor compartment cools motor and ensures long motor life
- Variable Speed Control on Single Phase Units Only (VFDs required to adjust speed for 3 phase versions)
- Non-overloading backward inclined wheels, blades and inlets fabricated from 3003-H14 aluminum
- All sizes can be wall mounted
- Quick release latches allow for easy access to motor compartment (Size 12 & larger)
- Standard emergency disconnect switch (Size 12 & larger)

Options

- Gravity Damper (UL705 Only)
- Motorized Damper (UL705 Only)
- Wall Mount Sleeve
- Roof Curb (Vented and Non-Vented)
- Grease Collection Box (Size 12 & larger)
- Bird Screen (UL705 Only)
- Base Hinging Kit or Hinged Sub Base (for NFPA96 compliance)
- Combination package that includes a supply fan mounted on the same roof curb

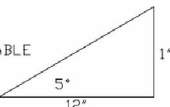
Certifications

Models EADU10-H thru EADU85-H are ETL Listed under file number 3049729-002 and comply with UL705 (electrical) Standards and CSA Std C22.2, No 113. Models comply with UL762 Standards.



PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.

SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.



ECONAIR



Extreme High Temperature Paint

Zithron 900 Series

Color Chart Tech Data MSDS/SDS Ask a Question



Temperatures To 1235°F (-653°C)

Easy To Apply | Fast Drying | Porcelain Hard Finish

Superior Adhesion | Rust Resistant | Chemical Resistant

Available in 32 Aerosol Colors & 5 Colors in Brushable Quart Containers

Zithron 900 Series extreme high temperature paints are superior quality, easy to apply coatings that were specially formulated for use in high temperature applications that call for dependable heat resistance up to 1235°F (653°C). Zithron 900 Series paints offer top of the line protection from rust and excellent resistance to chemicals. These are low smoking paints that exceed industry standards in this and many other performance areas. Zithron 900 Series paints are self-priming and are intended for use in normal indoor conditions. They are flame resistant and can withstand direct flame with normal performance up to 1235°F (653°C). Zithron 900 Series paints are ideal for use on wood stoves, fireplaces (gas, pellet, and wood), fireplace bricks, BBQ's, venting systems (gas stove pipes and stove pipes), boilers and steam pipes, mufflers and silencers, industrial applications, commercial applications, craft applications, and anywhere else a high temperature paint is needed.

Note: Zithron 900 Aerosol Series is available in "Clear". The clear version is temperature resistant to 615°F. A high gloss finish can be achieved by applying up to 3 coats.



Uses For Zithron 900 Series Paints:

Wood Stoves, Fireplaces (Gas, Pellet, & Wood), Fireplace Bricks, BBQ's, Venting Systems (Gas Stove Pipes & Stove Pipes), Boilers & Steam Pipes, Mufflers & Silencers, Industrial Applications, Commercial Applications, Craft Applications, Manifolds, Exhaust Systems, Engines

NOTE: NOT RECOMMENDED FOR USE ON COOKING SURFACES

Zithron 900 Series paints are fast drying and are available in both aerosol and brushable formulations; The aerosol paints come in 16 ounce cans (12 ounce net weight), and the brushable paint comes in quart size containers. There are 32 aerosol colors and 5 popular brushable colors to choose from. The coverage range is approximately 26 square feet per 16 ounce aerosol can and approximately 60-80 square feet per quart container. In order to cure properly, Zithron 900 Series paints require temperatures of 450°F (232°C) for 1 hour then 600°F (316°C) for 45 minutes.

Zithron 900 Series High Temperature Brush-On Paint

Zithron 900 Series High Temperature Brush-On Paint is a brush-on formulation of its popular cousin - the High Temperature Aerosol Paint. Use this handy paint to improve the look of your stove or barbecue and simultaneously ward off rust from steel surfaces. This paint maintains its color stability to extreme temperatures up to 1235°F (653°C). It is available in quart size cans and comes in 5 popular colors: Satin Black, Metallic Black, Charcoal, Metallic Brown, and Goldenfire Brown. This High Temperature Brush-On Paint can only be applied by brush; it is too heavy to be applied by spray equipment.

Zithron 900 Series Is Excellent For Gas Appliance Fire Boxes

Make your gas firebox even more attractive and protect it for longer by giving it a coating of Zithron 900 Series High Temperature Paint. This paint was specifically created to handle even the harshest of elements that interior firebox surfaces experience. Although it is often the case that metals used within fireboxes form very difficult surfaces for coatings to adhere to, this Gas Appliance Fire Box Paint offers excellent adhesion to most substrates, having the ability to bond to surfaces that other paints can't cling to. Zithron 900 Series Gas Appliance Fire Box Paint creates a hard finish that resists flames and provides excellent high temperature resistance, even when the coating comes into direct contact with flames.



Zithron 900 Series High Temperature Aerosol Paint

Zithron 900 Series High Temperature Aerosol Paint is created with a special formulation of heat resistant pigments blended into a silicone polymer resin. The result of this special blend is reliable film integrity and a finish that is scratch-resistant. This silicone formula can handle working temperatures up to 1235°F (653°C), providing superb color retention even as the heat becomes extreme. Zithron 900 Series High Temperature Aerosol Paint cures rapidly and provides great results when applied over ferrous metal surfaces. Offering superior working properties, Zithron 900 Series High Temperature Aerosol Paint is ideally suited for application to stoves (gas, wood, or pellet) and stove pipes, engines and engine manifolds, and other metal surfaces that experience high temperatures. This paint is available in numerous popular colors to meet the needs of our customers and is packaged in 16 ounce cans (12 ounce net weight). Because they offer easy application, an excellent cured finish, and great coverage, aerosol cans are the packaging type most preferred by professional fireplace installers and heating stove installers. That said, for applications where aerosols are not preferable, Zithron 900 Series also offers a brush-on formulation for added convenience.



Zithron 900 Series Is Excellent For Bar-B-Q Grills

Restore the appearance of your Bar-B-Q grill and add a layer of protection with Zithron 900 Series Bar-B-Q Paint. This Bar-B-Q Paint has been formulated specially for outdoor BBQ's and does not give in to blistering and peeling - even at temperatures up to 1235°F (653°C). Because it is intended for exterior use, this spray paint is self-priming. It has blended with an epoxy additive that serves to oppose vegetable oil and animal fat. Zithron 900 Series Bar-B-Q Paint is easy to apply to metal surfaces and is available in 16 ounce aerosol cans (12 ounce net weight).

Additional Information concerning Zithron 900 Series paints:

Some of these colors are metallic, and that, when cured, the metallic paints show a slight gloss due to the metallic particles. Although these paints appear glossy when applied, for all practical purposes, they have a flat finish after curing. Note that many fireboxes are created from materials, or are coated in a layer of aluminum for protection from rust, that cannot withstand direct flames up to 1000°F (538°C). If the metal substrate beneath Zithron 900 Series paint fails, the paint will not be able to hold together the deteriorating metal. In this scenario, it may appear that the paint itself is failing due to a flaking or bubbling appearance.



Color Chart

Zithron 900 Series Color Chart

Product Info Tech Data MSDS/SDS Ask a Question

Satin Black	Flat Black	Patriot Blue	Emerald Green	Copper	Sand	Adobe Tan	Silver
Grey Metallic	Golden Fire Brown	Russett	Redwood	Bark Brown	Mahogany Metallic	Almond	Sky Blue
Gold	Shimmering Rose	Mojave Red	Mauve	Metallic Brown	Moss Green Metallic	Forrest Green	Sunset
Green Illusion	Rich Brown Metallic	Honey Glo Brown	Surf Sand	Metallic Blue	Charcoal	Metallic Black	Clear**

Note: Colors May Vary Due To Monitor Resolution Differences.

**Temperature Rating For Zithron Series 900 Aerosol 'Clear' Is 615 Degrees F

Note: Brushable 900 Series Is Available In Satin Black, Metallic Black, Charcoal, Metallic Brown, & Goldenfire Brown ONLY

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12. 280 Marcy Street

-Recommended Approval

Background: The applicant is seeking approval for:

REVISIONS TO PREVIOUSLY APPROVED APPLICATION, 8/21/2026:

GRANITE SILL REPLACEMENT:

AT FRONT NORTHEAST CORNER, REMOVE & REINSTALL TOP COURSE OF EXISTING GRANITE FOUNDATION, WITH THINNER PROFILE USING CUT EXISTING STONE. INSTALL NEW REINFORCED CONCRETE FOUNDATION WALL BEHIND THINNER GRANITE TOP COURSE AT FRONT PART OF BUILDING.

Staff Comment: Recommended Approval

Stipulations:

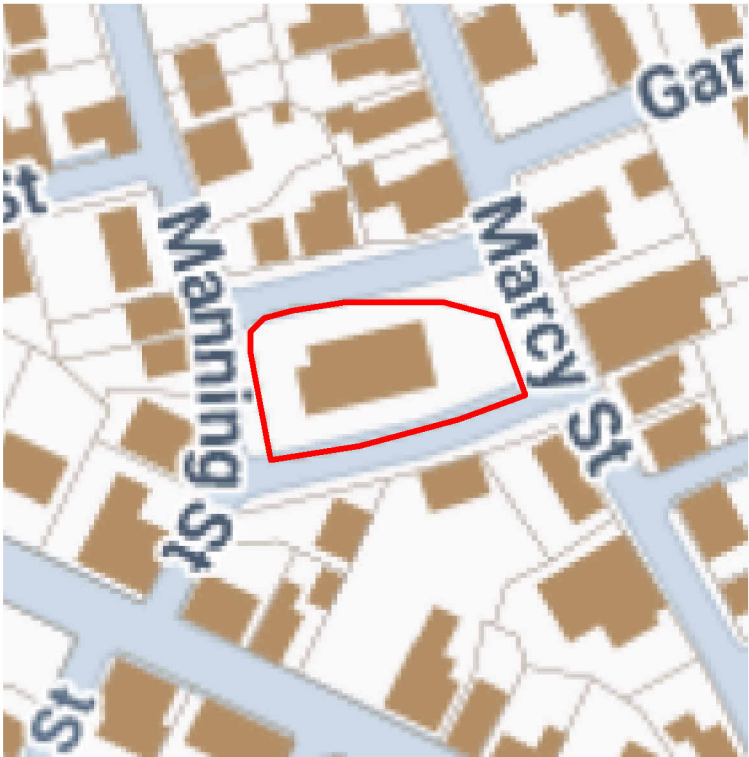
1. _____
2. _____
3. _____

SOUTH MEETING HOUSE, PMAC VISUAL ARTS SCHOOL

PROJECT SUMMARY

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

1. Replace circa 1983 south side ramp with new extended ramp, for accessibility to front entrance.
2. Replace south side circa 1983 door with double hung wood window and storm window to match existing historic conditions.
3. Replace front double doors with a single hinged door and fixed side panel, to provide handicapped accessibility.
4. Replace weathered wood picket railings at front entrance, with wrought iron handrails.
5. Rebuild wood deck in front of center entry portico so it is level with adjacent sidewalk, for accessibility.
6. Install low-profile low-glare solar panels on south roof, to supplement power needed for accessibility lift and HVAC as required for change of use to an art school.



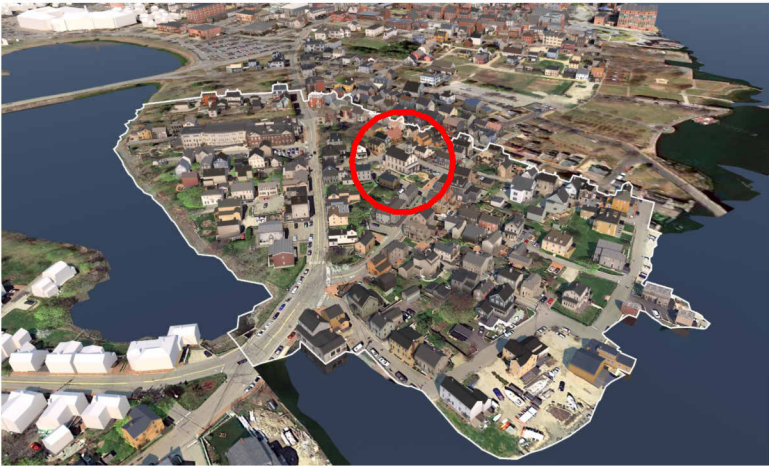
SITE PLAN CONTEXT FOOTPRINTS 1' = 300'

DRAWING LIST

- 0.0 COVER
- 1.0 EXISTING CONDITION PHOTOS
- 1.2 SITE PLAN, PROPOSED
- 2.0 DETAILS

280 MARCY STREET

HDC SEPTEMBER 2026



REVISIONS TO PREVIOUSLY APPROVED APPLICATION, 8/21/2026:

- GRANITE SILL REPLACEMENT:
AT FRONT NORTHEAST CORNER, REMOVE & REINSTALL TOP COURSE OF EXISTING GRANITE FOUNDATION, WITH THINNER PROFILE USING CUT EXISTING STONE. INSTALL NEW REINFORCED CONCRETE FOUNDATION WALL BEHIND THINNER GRANITE TOP COURSE AT FRONT PART OF BUILDING.

HDC-2

COVER

0.0



NORTHEAST GRANITE SILL REPLACEMENT



DETAIL

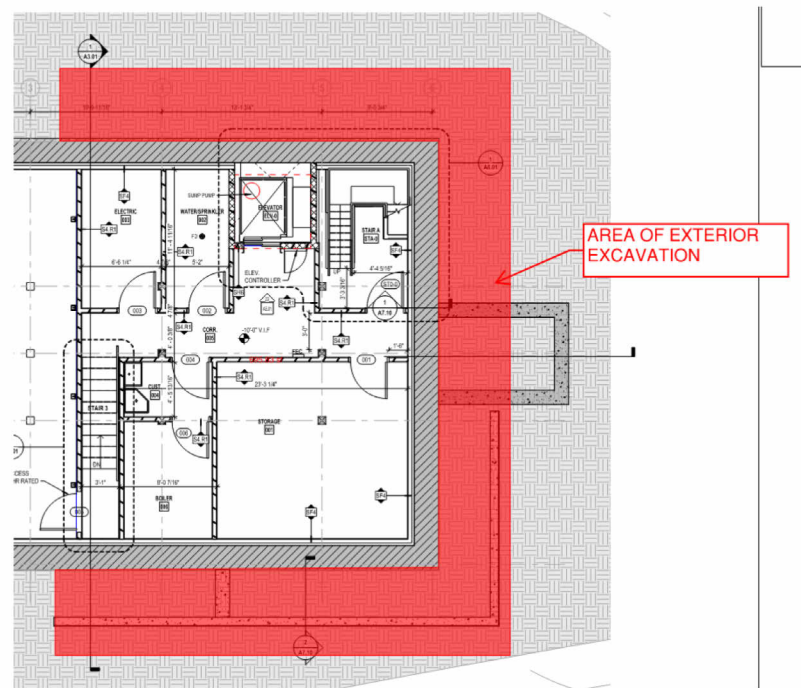
REMOVE GRANITE SILLS, CUT THINNER (4"), THEN REINSTALL IN SAME LOCATION ON NEW CONCRETE FOUNDATION SHELF.

HDC.2

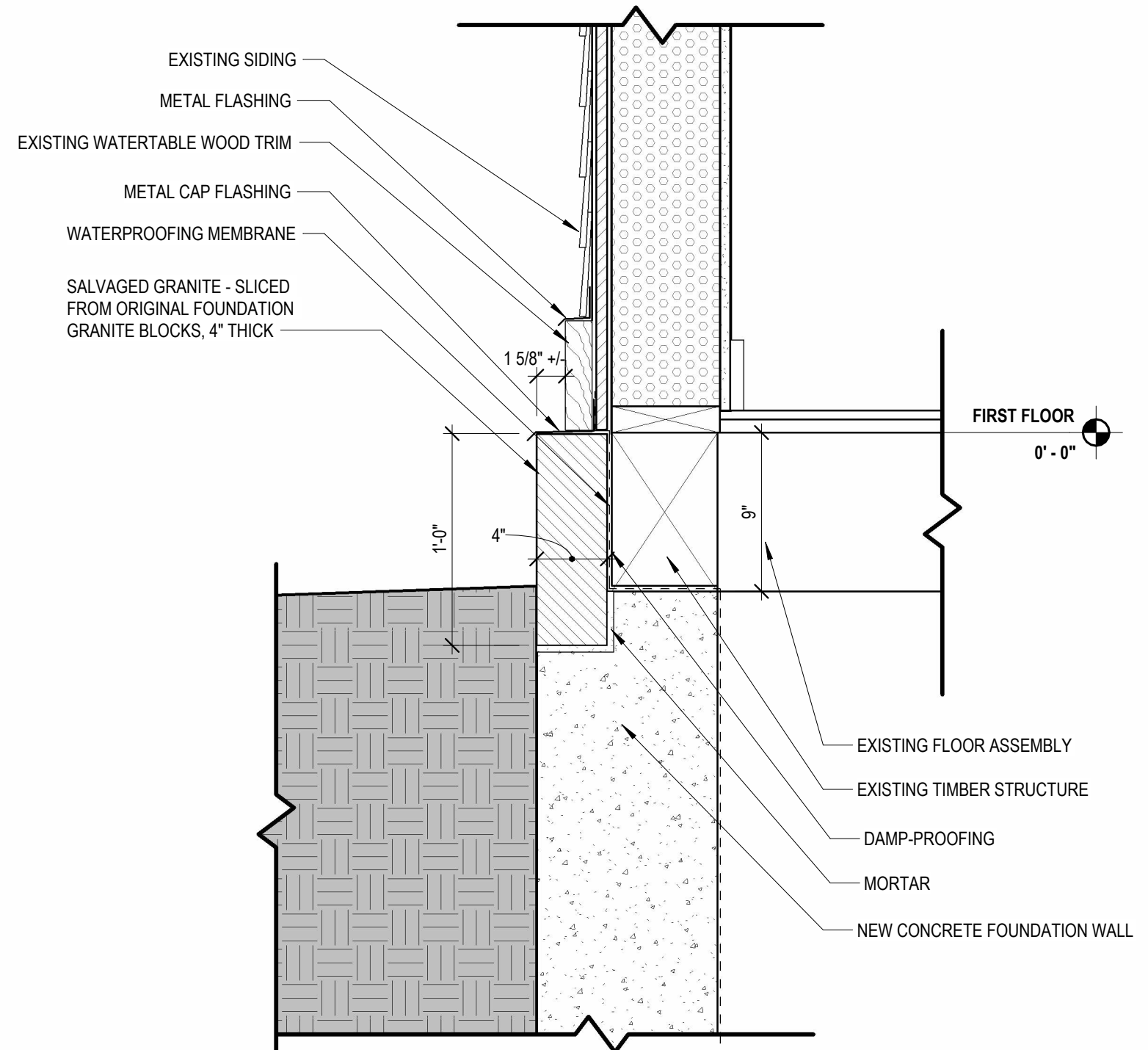
South Meeting House

Basement Excavation and Foundation Scope of Work

- Temporarily shore the existing building to facilitate foundation removal and excavation.
- Excavate along the front and approximately halfway down both sides of the building to expose the existing stone rubble foundation wall.



- Remove the existing rubble foundation walls and brick piers within the “are of excavation” as shown on plans. (AD.00)
- Split and remove ledge as required to reach the proposed basement elevation. Approx. 8’-0” New finish slab to ceiling.
- Maintain the existing crawlspace foundation, which is to remain unchanged as stone foundation wall.
- Construct new full-depth foundation walls, retaining wall, and elevator pit.
- Install new granite veneer to match the existing historic granite sill.



1 GRANITE SILL DETAIL
1 1/2" = 1'-0"

13. 501 Islington Street -Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

PROJECT:

PARTNERS BANK HDC ADMIN. APPROVAL

ADDRESS:

501 ISLINGTON ST.
PORTSMOUTH, NH 03801

CLIENT:

PARTNERS BANK

DRAWING LIST:	
DRAWING No.	DRAWING NAME.
A 1.0	EXISTING & PROPOSED ELEVATIONS 1
A 1.1	EXISTING & PROPOSED ELEVATIONS 2
A 1.2	EXISTING & PROPOSED ELEVATIONS 3
A 1.3	EXISTING & PROPOSED ELEVATIONS 4
A 1.4	WINDOW SPECIFICATIONS





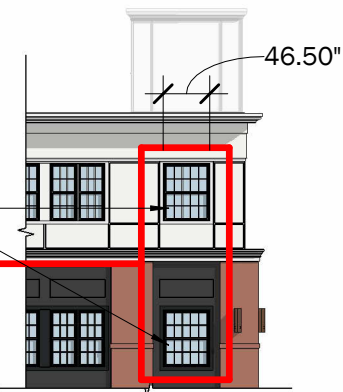
① HDC APPROVED SOUTH ELEVATION
1/16" = 1'-0"

TWO WIDE, 6/6 GRILLE PATTERN



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

TWO-WIDE, 4/4 GRILLE PATTERN



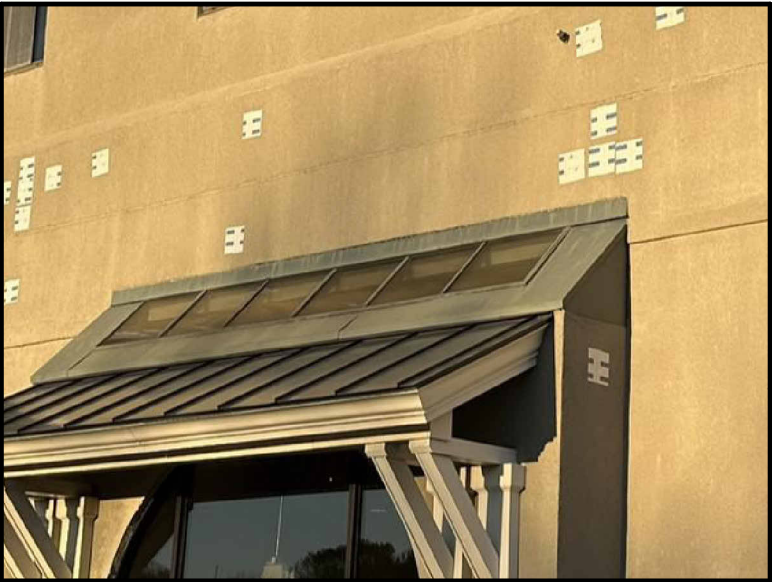
③ PROPOSED SOUTH ELEVATION - OPTION 2
1/16" = 1'-0"

TWO-WIDE, 10/10 GRILLE PATTERN

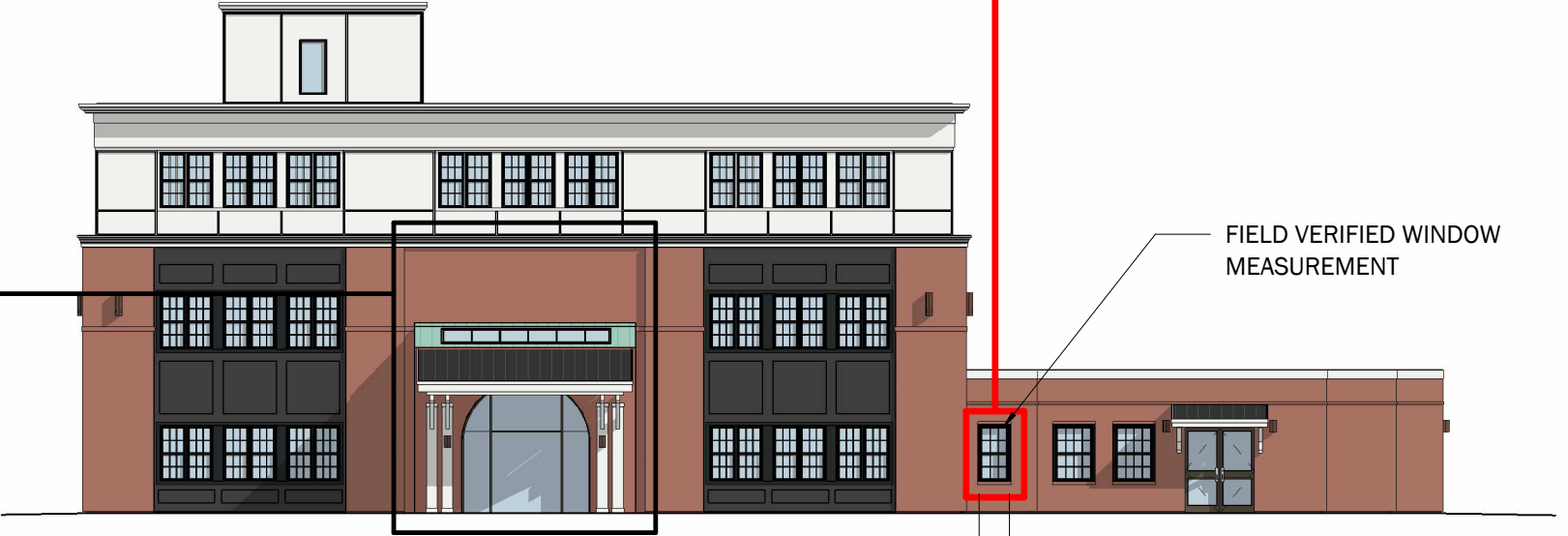


⑩ HDC APPROVED WEST ELEVATION
1/16" = 1'-0"

SINGLE WIDE, 8/8 GRILLE PATTERN



DUE TO THICKNESS OF PROPOSED THIN BRICK ASSEMBLY AND EXISTING SKYLIGHT, WE ARE PROPOSING TO REFINISH EXISTING STUCCO W/ STOCOLOR LASTIC FINISH. COLOR SIMILAR TO GLEN GERY THIN BRICK "SHENANDOAH"

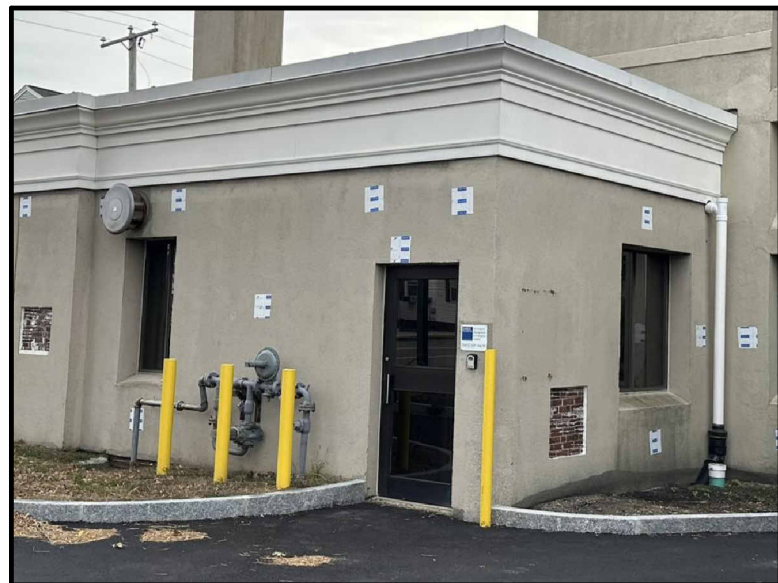


② PROPOSED WEST ELEVATION
1/16" = 1'-0"

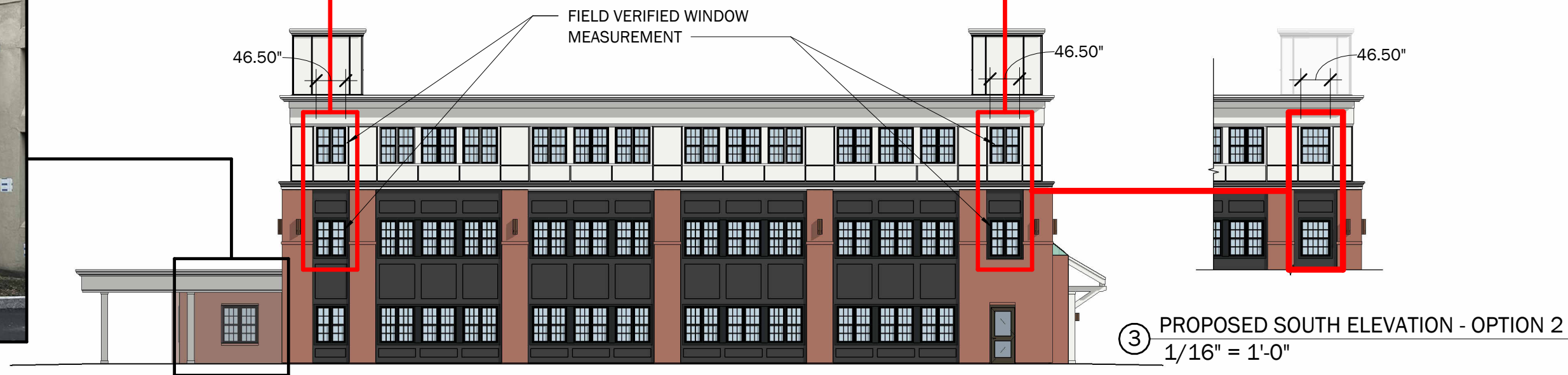
SINGLE WIDE, 6/6 GRILLE PATTERN



- ① HDC APPROVED NORTH ELEVATION
1/16" = 1'-0"
- TWO-WIDE, 6/6 GRILLE PATTERN
SINGLE WIDE, 10/10 GRILLE PATTERN



DUE TO THICKNESS OF PROPOSED THIN BRICK ASSEMBLY AND EXISTING WATER LINES, WE ARE PROPOSING TO REFINISH EXISTING STUCCO W/ STOCOLOR LASTIC FINISH. COLOR SIMILAR TO GLEN GERY THIN BRICK "SHENANDOAH"



- ③ PROPOSED SOUTH ELEVATION - OPTION 2
1/16" = 1'-0"
- SINGLE WIDE, 10/10 GRILLE PATTERN

- ② PROPOSED NORTH ELEVATION - OPTION 1
1/16" = 1'-0"
- TWO-WIDE, 4/4 GRILLE PATTERN

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK HDC ADMIN. APPROVAL

PROJECT NUMBER:
25.19
DATE:
SEPT. 2, 2026
SCALE:
AS NOTED

DRAWING NAME:
EXISTING & PROPOSED
ELEVATIONS 3
DRAWING NUMBER:

DRAFT

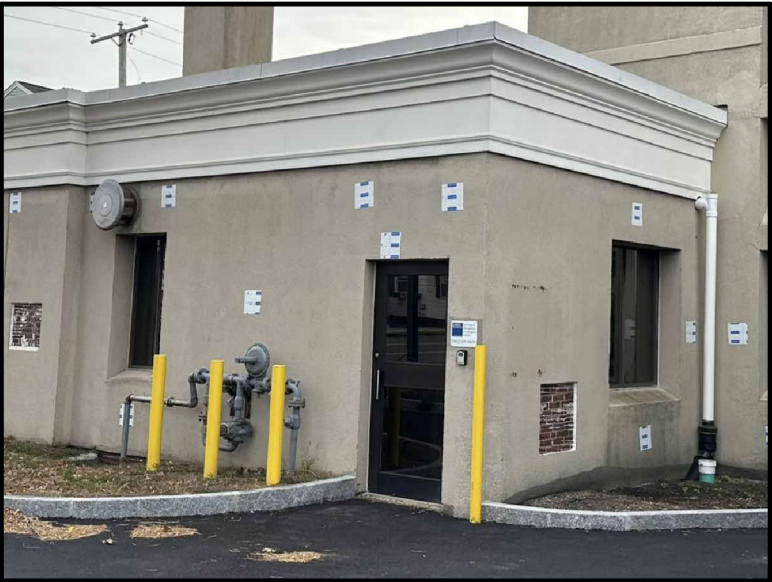
A 1.2

INCORRECT MEASUREMENT OF
EXISTING WINDOW

23.50"

① HDC APPROVED EAST ELEVATION
1/16" = 1'-0"

FIXED WINDOW, NO GRILLE PATTERN



DUE TO THICKNESS OF PROPOSED THIN BRICK
ASSEMBLY AND EXISTING WATER LINES, WE ARE
PROPOSING TO REFINISH EXISTING STUCCO W/
STOCOLOR LASTIC FINISH. COLOR SIMILAR TO GLEN
GERY THIN BRICK "SHENANDOAH"

27.50"

27.50"

33.75"

FIELD VERIFIED WINDOW
MEASUREMENT

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

SINGLE WIDE, 6/6 GRILLE PATTERN

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HDC ADMIN. APPROVAL

PROJECT NUMBER:
25.19
DATE:
SEPT. 2, 2026
SCALE:
AS NOTED

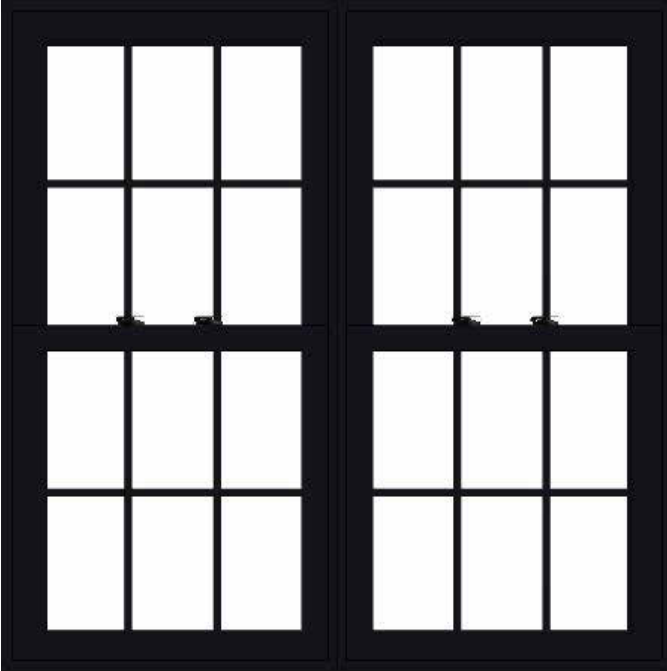
DRAWING NAME:
EXISTING & PROPOSED
ELEVATIONS 4
DRAWING NUMBER:

A 1.3

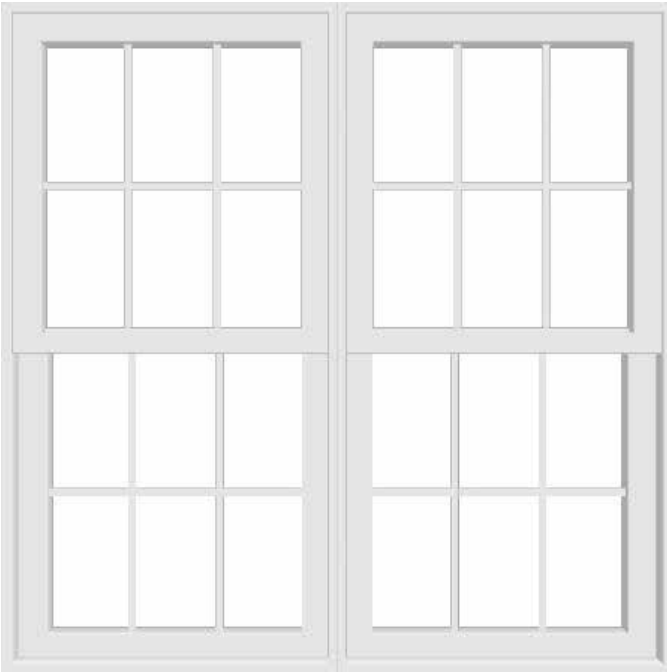
DRAFT

MATERIALS - WINDOWS

WINDOWS - PELLA IMPERVIA (FIBERGLASS)



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

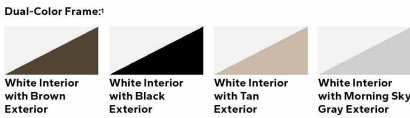


INTERIOR & EXTERIOR COLOR WHITE (ON THIRD FLOOR ONLY - COLOR DEPENDANT ON EXTERIOR COLOR OPTION SELECTED)
GRILLE TRADITIONAL

Pella® Impervia® Features & Options

Colors & Finishes

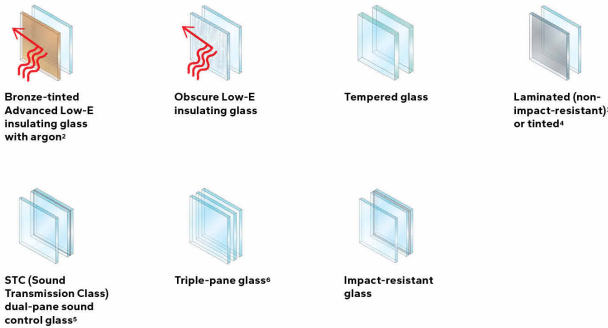
Frame Colors Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.



Glass & Additional Energy Efficiency Upgrades



Additional Glass Options



Foam Insulation Options

Optional foam-insulated frames are available to increase energy efficiency.



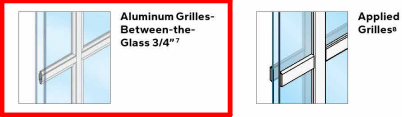
30

Pella Impervia
Features & Options



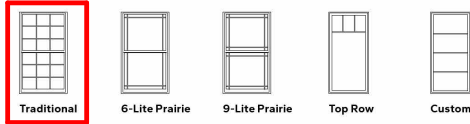
Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.



Grille Patterns

Choose from one of our standard grille patterns, or create a unique look with custom grille patterns.⁹



Screens®

Flat Screen InView™ screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹



EXTERIOR WINDOW CASINGS - PELLA



Brickmould Trim and 1/2" Sill Nose

CLIENT:
PARTNERS BANK

PROJECT:

PARTNERS BANK
HDC ADMIN. APPROVAL

PROJECT NUMBER:
25.19
DATE:
SEPT. 2, 2026
SCALE:
AS NOTED

DRAWING NAME:
WINDOW SPECIFICATIONS
DRAWING NUMBER:

DRAFT

A 1.4

14. 25 Cabot Street

-Recommended Approval

Background: The applicant is seeking approval for:

- Demo all trim boards on posts, deck trim, risers and stringers.
- Demo existing railing system, floorboards, lattice and stairs
- Reframe deck joists as needed, install joist hangers and joist tape
- Install flashing where the deck connects to the building
- Install new stairs (stringers, risers, etc.)
- Install new composite railing system • Install new hardwood floorboards, face screwed & plugged from same material
- Install new composite trim on all posts, deck skirt, stairs
- Install new composite trim boards for lattice and lattice trim

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Existing conditions.

Proposal:

Plan to keep existing profile. All composite wood to match the current existing white and new hardwood floorboards would match the existing structure.

15. 244 New Castle Avenue

-Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Existing conditions.



16. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney repairs.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



Gilmartin **CHIMNEY** and VENT (603) 948-1045

(207)324-3473

603-948-1045

1-877-793-3763

Certified by the Chimney Safety Institute of America - member of the National Chimney Sweep Guild, The Northeast Association of Chimney and Hearth Professionals- A+ rated by the BBB- Highest rated chimney sweep and repair company in southern Maine and New Hampshire

Proposal

02/18/2026

Anderson, Catherine & David
394 Pleasant St. Portsmouth, NH 03801
603-431-0634 canderson03801@outlook.com

Mr. & Mrs. Anderson,

Below is our proposal for repairs to the top of your chimney. Repairs include removing the stone chimney cover and its decaying pillars, demo of the broken mortar wash/cap and then building forms to pour a reinforced concrete crown with an overhang. We would then install a custom sized stainless steel chimney cover. Everything needed to perform this work is included in this proposal.

EXTERIOR CHIMNEY REPAIRS

- Removal and disposal of stone cap and decayed brick supports: \$ 700.00
- Demo of broken mortar cap/wash, then building custom forms and pouring a reinforced concrete crown with an overhang. This would require a return trip to remove forms after concrete has set up. We would then "finish" the crown before installing a cap: \$ 2900.00
- Custom size, stainless steel chimney cover-shipped and installed: \$ 900.00
- Spraying the chimney with a vapor-permeable water repellent: \$ 400.00

TOTAL

\$ 4900.00

If you have any questions concerning this proposal, please feel free to reach out to us. If you would like to schedule an appointment to have this work done, we would need a signed copy of this proposal returned to us before any materials can be ordered. No deposit due at this time. Balance would be due upon completion of work.

Thank you for allowing us the opportunity to help you with your chimney needs.

Authorized signature Brian K. K. K.

02/18/2026

Proposal acceptance C. Anderson

DATE

Seacoast Maine and New Hampshire and Greater Manchester





