

**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.

September 02, 2026

AGENDA (revised on August 28, 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. August 05, 2026

II. ADMINISTRATIVE APPROVALS

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

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Blue Sky Development Group LLC, owner, for property located at 20 Pray Street, wherein permission is requested to allow the new construction of a new single-family structure and detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts.

2. (Work Session/Public Hearing) requested by Party of Five Hospitality LLC, owner, for property located at 56 Market Street, wherein permission is requested to allow exterior modifications to the existing storefront as per plans on file in the Planning Department. Said property is shown on Assessor Map 117 as Lot 33 and lies within the Character District 5 (CD5), Downtown Overlay and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of 129 State Street, LLC, owner, for property located at 129 State Street, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

V. WORK SESSIONS (OLD BUSINESS)

A. **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 two-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.

The work session was postponed to the October 07, 2026, Historic District Commission meeting at the August 06, 2026, meeting.

B. **REQUEST TO POSTPONE-** Work Session requested by 80 D Street LLC, owner, for property located at 62 Daniel Street, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

Request to postpone the work session to the October 07, 2026, Historic District Commission meeting.

VI. OTHER BUSINESS

VII. ADJOURNMENT

**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_ubZJ4FZ3SC6fcNw_ucT7CA

**MINUTES OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 p.m.

August 05, 2026

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

MEMBERS EXCUSED: Chair Reagan Ruedig

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

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Vice-Chair Doering took a seat as Acting Chair. Both alternates took voting seats until Ms. Curth arrived at the meeting.

I. APPROVAL OF MINUTES

1. July 01, 2026

Dr. Brown moved to approve the July 1 minutes as amended, seconded by Councilor Cook. The motion passed with all in favor, 7-0.

(The 4-2 vote on Administrative Approval Item 4, 51 Gardner Street, was amended to 5-1.)

2. July 08, 2026

Councilor Cook moved to approve the July 8 minutes as submitted, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

II. ADMINISTRATIVE APPROVALS [Timestamp 3:52]

Acting Chair Doering asked for motions to postpone Administrative Approval Item 7, 99 Marcy St, to the September 2 meeting and to approve the request of the Administrative Approval Item 8, 420 Pleasant Street, applicant to withdraw.

Mr. Adams moved to approve the request to postpone Item 7, 99 Marcy Street, to the September 2 meeting and to approve the request to withdraw Item 8, 420 Pleasant Street. Dr. Brown seconded. The motion passed with all in favor, 7-0.

[Timestamp 4:22] Acting Chair Doering asked that Administrative Approval Item 1, 394 Pleasant Street, be postponed because she did not feel that there was enough information.

Councilor Cook moved to postpone the Item 1 to the September 2 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

1. 394 Pleasant Street

The item was postponed to the September 2 meeting.

2. 28 South Street [Timestamp 5:50]

The request was approval for changes to a previously-approved design: 1) the band mold was not installed at the windows and door on the two 1-story rear additions because the frieze became the top casing; 2) the band mold will be added to the replaced rear kitchen window; and 3) the flat sill will be replaced by a sill to match the existing casement window in the left rear side addition.

3. 172 South Street

The request was for changes to a previously-approved design: 1) the crown detail at the porch column was omitted; 2) the top of the handrail posts were beveled instead of using post caps; and 3) the vertical skirting behind the stairs shall be installed after paving the driveway. Acting Chair Doering asked why the crown molding was eliminated. The project architect Anne Whitney was present and said her client liked a simpler look.

4. 154 High Street, Unit #6-2

The request was to create an ADA-compliant ramp and entrance system to replace the existing ramp system that was too steep to be ADA compliant. Mr. Gilbo said the ramp would be rebuilt and placed behind an existing fence, so no difference would be seen due to the minor slope change. He said the applicant wanted steel hand rails on the stairs and the front entrance. Acting Chair Doering said the steel material for the front railings looked very modern in the mockup and that she preferred a wrought-iron railing. Councilor Cook agreed.

Stipulation: The front entrance railings shall be wrought iron instead of steel and the applicant shall bring a sample of the material to the September 2 meeting.

5. 306 South Street [Timestamp 14:10]

Note: This was addressed out of order due to further discussion and was voted on separately. Acting Chair Doering said there was a letter from the public asking to remove the item from an administrative approval one and have the applicant submit a full package due to the lot line issues. Acting Chair Doering said the issues raised in the letter did not fall in to the Commission's purview, or would change by going into a full-blown presentation. She said the Commission would still not know if the issues raised were properly addressed.

Dr. Brown moved to keep the item as an administrative approval one, seconded by Mr. Adams. The motion passed with all in favor, 7-0.

Note: At this point in the meeting, Acting Chair Doering announced that Ms. Curth was present. Ms. Strauss retained her voting seat and Mr. Booz returned to alternate status.

Mr. Gilbo said the applicant wanted to install a 6-ft tall cedar fence on the side property line. He said the fence would not be entirely visible from the street. It was further discussed.

6. 765 Middle Street [Timestamp 11:29]

The request was to replace the existing rear deck with a smaller 12'x4' one that would have in-kind materials and a staircase. Councilor Cook said it was an opportunity for the applicant to improve the railing from the existing one and recommended that the applicant do so.

7. 99 Marcy Street - REQUEST TO POSTPONE

The item was postponed to the September 2 meeting.

8. 420 Pleasant Street - REQUEST TO WITHDRAW

The item was approved to be withdrawn.

9. 202 Court Street

Mr. Gilbo said the original contractor installed the exterior lighting but the unit owners did not think they were suitable and wanted something with a more historic material and look, so the applicant wanted to replace all the exterior lighting with aged-looking antique brass lighting.

DECISION OF THE COMMISSION [Timestamp 20:38]

Dr. Brown moved to approve Items 2, 3, 4, 6 and 9 including the stipulation on Item 4. Ms. Strauss seconded the motion. The motion passed with all in favor, 7-0.

[Timestamp 21:07] Acting Chair Doering said there were two requests to postpone, Work Session A for 58 Humphreys Court and Work Session B for 62 Daniel Street.

Mr. Adams moved to postpone Work Session A, 58 Humphreys Court, to the October 7 meeting and to postpone Work Session B, 62 Daniel Street, to the September 2 meeting.

Acting Chair Doering said that New Business Petition 3, 129 State Street, was postponed. She explained that the project was approved several years ago but had legal issues, so the building permit and the Commission's approval lapsed. She said the applicant was starting anew with the building as it exists today, with no addition on the back.

Mr. Adams moved to postpone the petition to the September 2 meeting, seconded by Dr. Brown. The motion passed with all in favor, 7-0.

III. CERTIFICATE OF APPROVAL - REQUEST FOR 1-YEAR EXTENSION

1. Petition of **PNF Trust of 2013, owner**, for property located at **266-278 State Street and 84 Pleasant Street**, wherein permission is requested for a **1-year extension** of the Certificate of Approval originally granted on August 06, 2025, to allow the construction of a new 4-Story mixed-use building (266-278 State Street and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

DECISION OF THE COMMISSION [Timestamp 24:18]

Mr. Ryan moved to grant the 1-year extension request, seconded by Mr. Adams.

Mr. Adams said no substantial changes were done to the neighborhood on that side of the street since the first approval, and he felt that the petition's appropriateness had not changed. Acting Chair Doering said her concern was that the applicant waited a long time and the approval that was done before the August approval was substantially the same, so there was not a lot of change in the proposed building, but she thought the Commission might have a different view in a year.

The motion passed with all in favor, 7-0.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Blue Sky Development Group LLC, owner**, for property located at **445 Marcy Street**, wherein permission is requested to allow the new construction of a single-family structure and the relocation and renovation of the existing "Candy Cottage" into a detached garage or garden shed as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 26:05]

Project architect Tracy Kozak was present on behalf of the applicant. She said she was there for a one-year extension of the same application that was approved the previous summer. She explained that the application was a brand new one and they needed another month to obtain all the necessary permits. She said there were no changes to the design, no substantial changes to the surroundings, and no applicable changes to the zoning, so she believed that it complied with what was previously approved. She reviewed the application and said they would relocate the candy cottage to a more southerly part of the parcel and that it would be repurposed as an accessory space or a one-car garage. She said they would meet the previous stipulation of putting a CMU foundation on the candy cottage and that it would have wood steps.

[Timestamp 30:21] Dr. Brown asked if there were concerns about lifting and moving the cottage. Ms. Kozak said it would need substantial bracing during the move. She then reviewed the history of the house developments on the nearby sites. She reviewed elevations and renderings of the

main house and cottage. She noted that the windows would be replaced as previously proposed. Mr. Booz said that, even though the project was approved last year, the public and the Commission had concerns about the massing back then, including the 10-ft ceilings and the 84-inch doors. Ms. Kozak said they lowered the doors to typical 7-ft ones and that the dimensions were still the same as what was previously approved. She said the window headers were aligned with the 7-ft doors and the ceiling heights varied by room but were all at least 8 feet tall. Acting Chair Doering said the candy cottage was still noted as having clapboards, and she thought the approval was to maintain the same style. Ms. Kozak said she included that stipulation in the package. She said the existing candy cottage had wood shakes on the gable and Dutch lap siding on the back portion, but the front portion was asbestos siding, so that could not be replaced. She said she might return with an alternative at a future meeting.

Acting Chair Doering opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one spoke.

SPEAKING IN OPPOSITION TO THE PETITION [Timestamp 40:40]

Sally Elshout of 17 Pray Street read a letter from Susan MacDougall of 39 Pray Street pertaining to both properties at 445 Marcy Street and 20 Pray Street. She said she still felt the mass and scale were inappropriate for the neighborhood and thought the design and context issues were rushed and limited. She asked the Commission to consider the application as a new proposal.

Michele McLaughlin of 469 Marcy Street asked if a grouping of trees would still be part of the development. Ms. Kozak said the two trees on the plot plan next to the candy cottage to the south and east would remain. Ms. McLaughlin said she reviewed the HDC guidelines and many references emphasized that the design must be in keeping with the neighborhood's historical elements. She said Marcy, Pray and Partridge Streets were characterized by smaller homes, and the applicant's homes had greater mass and scale as well as incompatible architectural elements. She asked that the developer alter the design to make it more compatible.

Sally Elshout of 17 Pray Street there two photos of the tax map that were not included in the packet that showed one home on each lot, so the property did not always have a large amount of buildings on it. She asked that the Commission not extend the application because the neighbors did not support the design, height, form, and mass of the proposed homes on Marcy and Pray Street. She also asked that the owner discuss his plans with the abutters and neighbors.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one else spoke, and Acting Chair Doering closed the public hearing.

DECISION AND DISCUSSION OF THE COMMISSION [Timestamp 53:24]

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

Mr. Booz asked if reducing the heights of the 7-ft ceilings and reducing the entry doors to 80 inches would significantly reduce the massing. Ms. Kozak said the legal minimum height for a ceiling was 7'6", and even if they built to the legal limit of ceiling heights, they could probably get a 2-story house with a small attic. She said if they did not do an attic, the building could be reduced a few feet. Councilor Cook said a copper chimney shroud was not usually seen in the neighborhood. Ms. Kozak said the owner could replace the shrouds with a simple flat top. Mr. Ryan said the homes were brand new and should have a sense of their current history. Ms. Curth said if the application was evaluated based on the Commission's reference, there was nothing she was aware of that it would not comply. She said there were different styles and massing in the neighborhood and thought the application should be approved. Mr. Adams said he still had concerns about the ceiling heights on the two floors. He said the applicant's argument was that it was a 7'6" ceiling but it looked like the ceilings were drawn to 11-ft heights. He said the house was much larger than the nearby 1-1/2 story house, and he suggested that the architect adjust the scale to help satisfy some of the out-of-placement look. It was further discussed. Mr. Ryan said there was a lot of compromise made before and that he saw a lot of compromise with the current design. He said there were modest gestures to bring the scale down. He said the buildings were not large, fully-massed out ones and had some delicacy and detailing. He said he would be disappointed if the Commission decided that the application had to be restarted.

Mr. Ryan said the project would maintain the special character of the District and would be compatible with the design of the surrounding properties.

The motion passed by a vote of 5-2, with Acting Chair Doering and Mr. Adams voting in opposition.

2. Petition of **Blue Sky Development Group LLC, owner**, for property located at **20 Pray Street**, wherein permission is requested to allow the new construction of a new single-family structure and detached garage as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 3-1 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION [Timestamp 1:11:33]

Project architect Tracy Kozak was present on behalf of the applicant. She said the proposed house would be a Cape with a shed dormer and there would be a one-car garage with a utility space in the back of it. She reviewed the proposed elevations and design.

[Timestamp 1:17:08] Councilor Cook asked if the roof deck was a requirement for the development. Ms. Kozak said it was not required by code but was desired by the developer because of the view of the water and sunrise over the lobster pound. She said the deck would be recessed behind the roof and would not really be seen from a public way. It was further discussed.

Acting Chair Doering opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one spoke.

SPEAKING IN OPPOSITION TO THE PETITION [Timestamp 1:22:10]

Michelle McLaughlin of 469 Marcy Street said everything she previously said also pertained to this parcel. She said the proposed garage has accessory space that was formerly proposed to be an ADU and she thought it could still happen, but she asked the Commission to look at its side views because it evoked the likeness of a small one-story barn or a military barrack.

Sally Elshout of 17 Pray Street said no homes on Pray and Partridge Streets had bump outs and that the HDC guidelines said new buildings should be consistent with their surroundings.

No one else spoke, and Acting Chair Doering closed the public hearing.

DECISION AND DISCUSSION OF THE COMMISSION [Timestamp 1:26:23]

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

Dr. Brown said the project would preserve the integrity of the District and would be compatible with the design of surrounding properties.

Mr. Ryan said the Commission made a lot of compromises several sessions ago. He said he saw a 7-ft front door, and the fact that the owner/developer left ten feet of height on the table spoke to the fact that they were not looking to build the building out as big as possible. He said he felt that the Commission got it right the first time and thought the design was acceptable for the location. Councilor Cook explained why she struggled with the style of the house and thought it did not fit the neighborhood. She also did not think the rooftop deck was appropriate for the neighborhood because it would intrude on the neighbors' privacy. It was further discussed. Ms. Kozak said the deck would be sunk in and below the roof lines and would face an empty lot. Acting Chair Doering said the building's styling and detailing were not compatible with the surrounding homes and that the roof gable was not as compatible with the street as she would like. She said the other houses on Pray Street were much simpler.

*The motion was **denied** by a vote of 4-3, with Mr. Adams, Acting Chair Doering, Councilor Cook, and Ms. Curth voting in opposition.*

3. REQUEST TO POSTPONE - Petition of **129 State Street, LLC, owner**, for property located at **129 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (the removal of the shutters and ornamental trim, the addition of dormers and skylights, and exterior material changes) and the new construction of a rear garage addition as

per plans on file in the Planning Department. Said property is shown on Assessor Map 107 as Lot 47 and lies within the Character District 4 (CD4) and Historic Districts.

DECISION OF THE COMMISSION

The application was postponed to the September 2 meeting.

V. WORK SESSIONS (OLD BUSINESS)

A. REQUEST TO POSTPONE - Work Session requested by **Robert M. Snover Revocable Trust, owner**, for property located at **58 Humphreys Court**, wherein permission is requested to allow the demolition of the existing single-family home and the new construction of a new two-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.

DECISION OF THE COMMISSION

The work session was postponed to the October 7 meeting.

B. REQUEST TO POSTPONE - Work Session requested by **80 D Street LLC, owner**, for property located at **62 Daniel Street**, wherein permission is requested to allow renovations and new construction to an existing structure (McIntyre Federal Building) and the construction of three new multi-story buildings as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 8 and lies within the Character District 4 (CD4), Character District 5 (CD5) and Historic Districts.

DECISION OF THE COMMISSION

The work session was postponed to the September 2 meeting.

VI. ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

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
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Other Quality Products

- ✓ “Tension Sealed” Storm Doors
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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

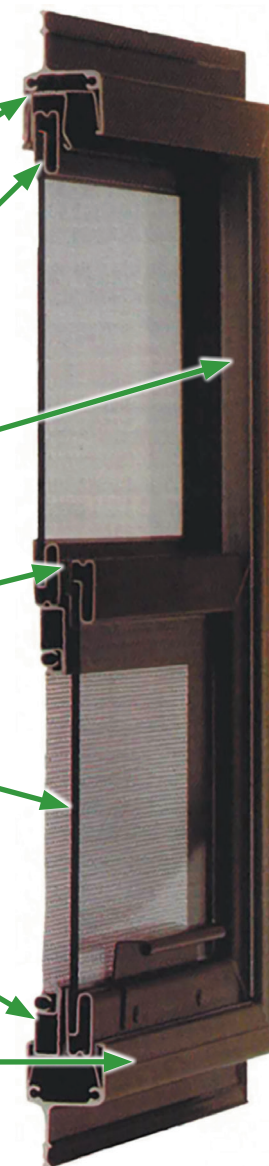
Floating glass panels, supported by stainless steel springs, provides an excellent seal regardless of window frame movement or building settling. Virtually eliminates drafts, condensation and dust infiltration.

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

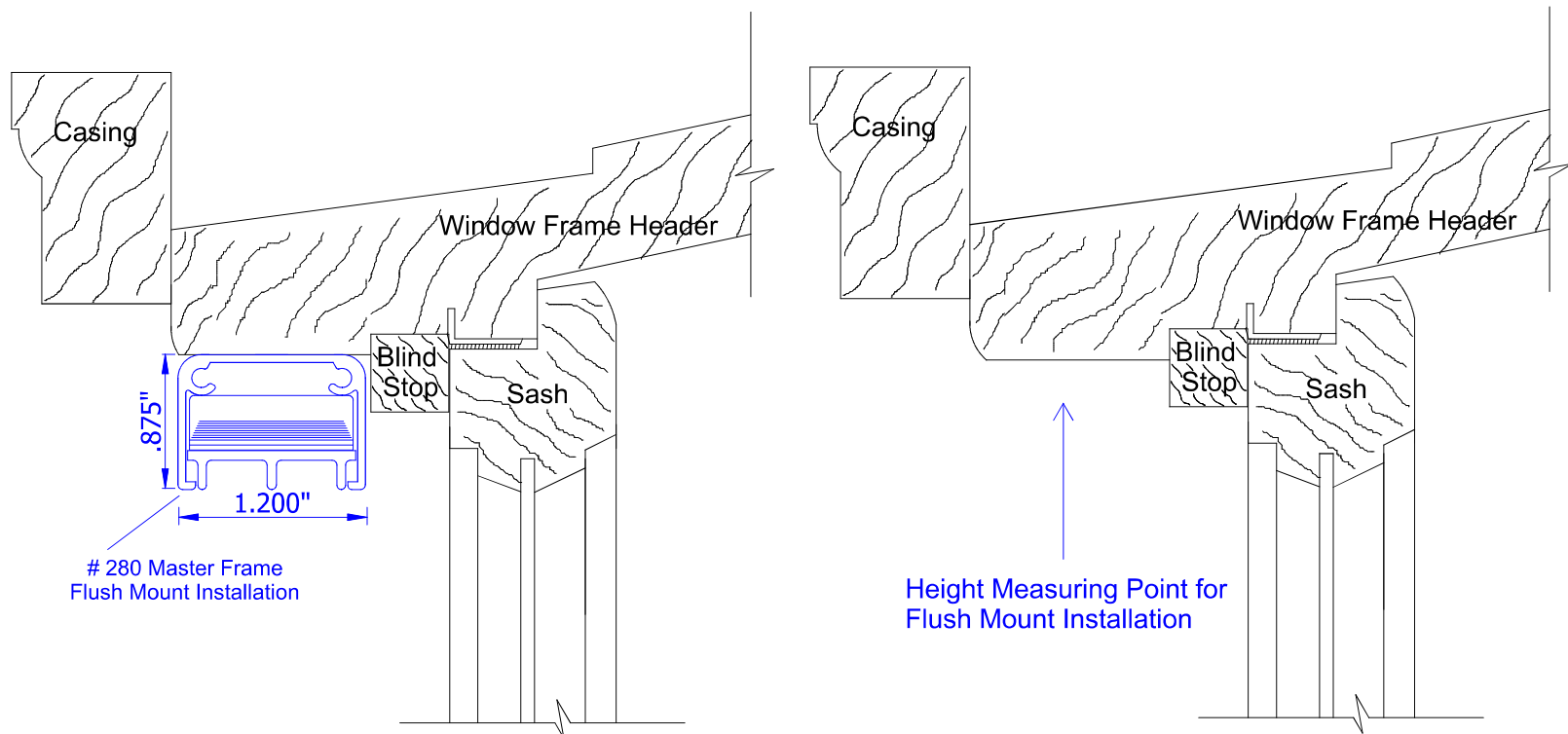
Blue



Header

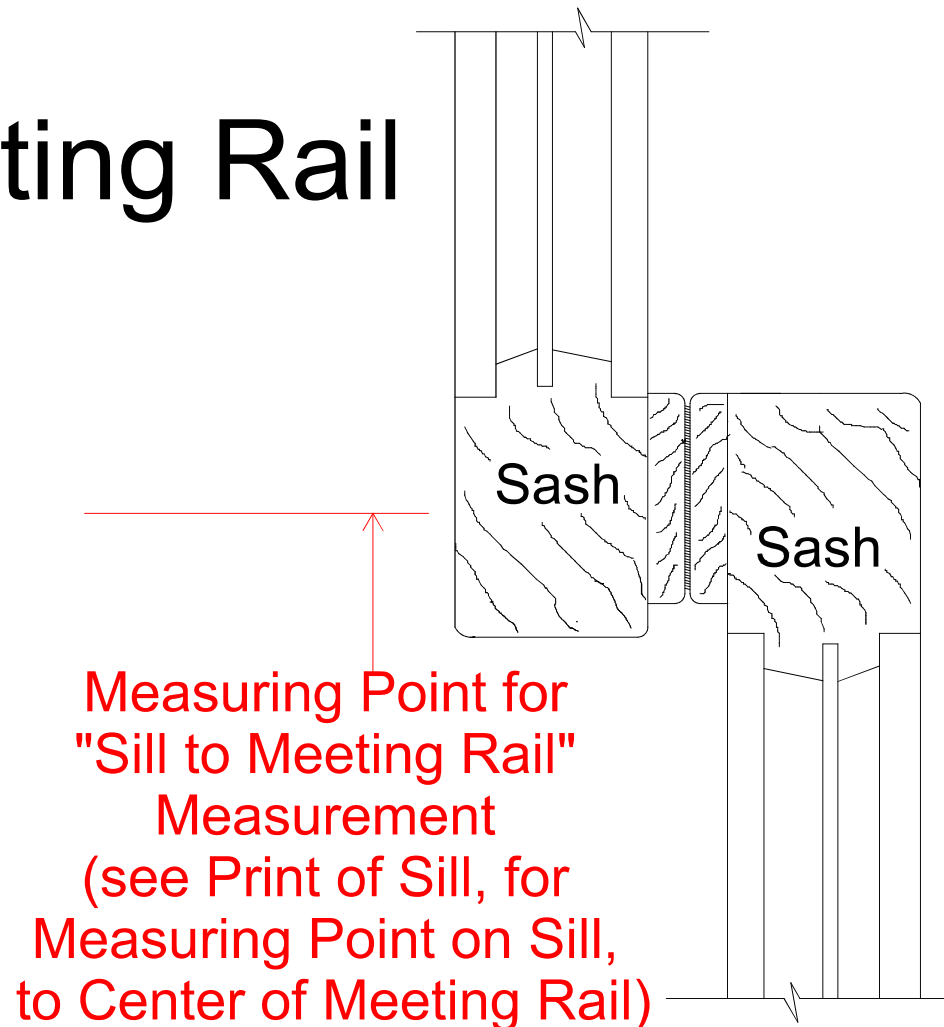
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed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

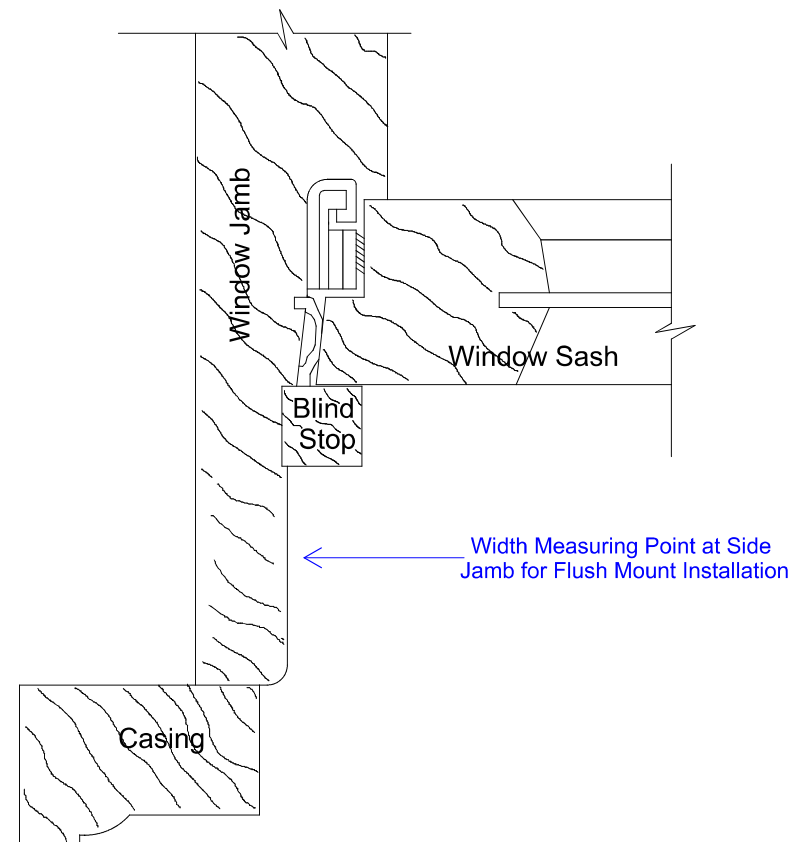
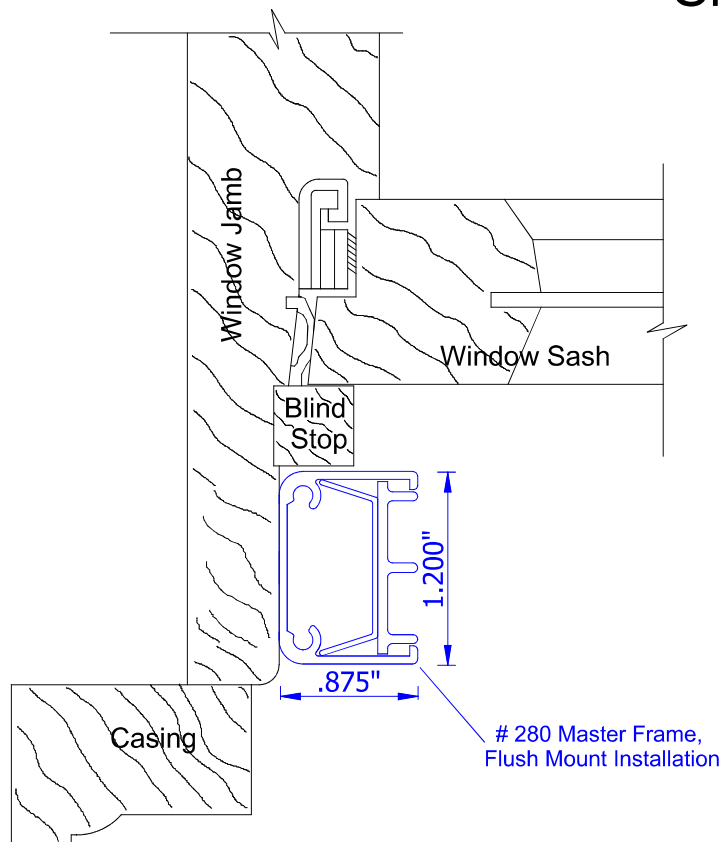
Meeting Rail



Side Jamb

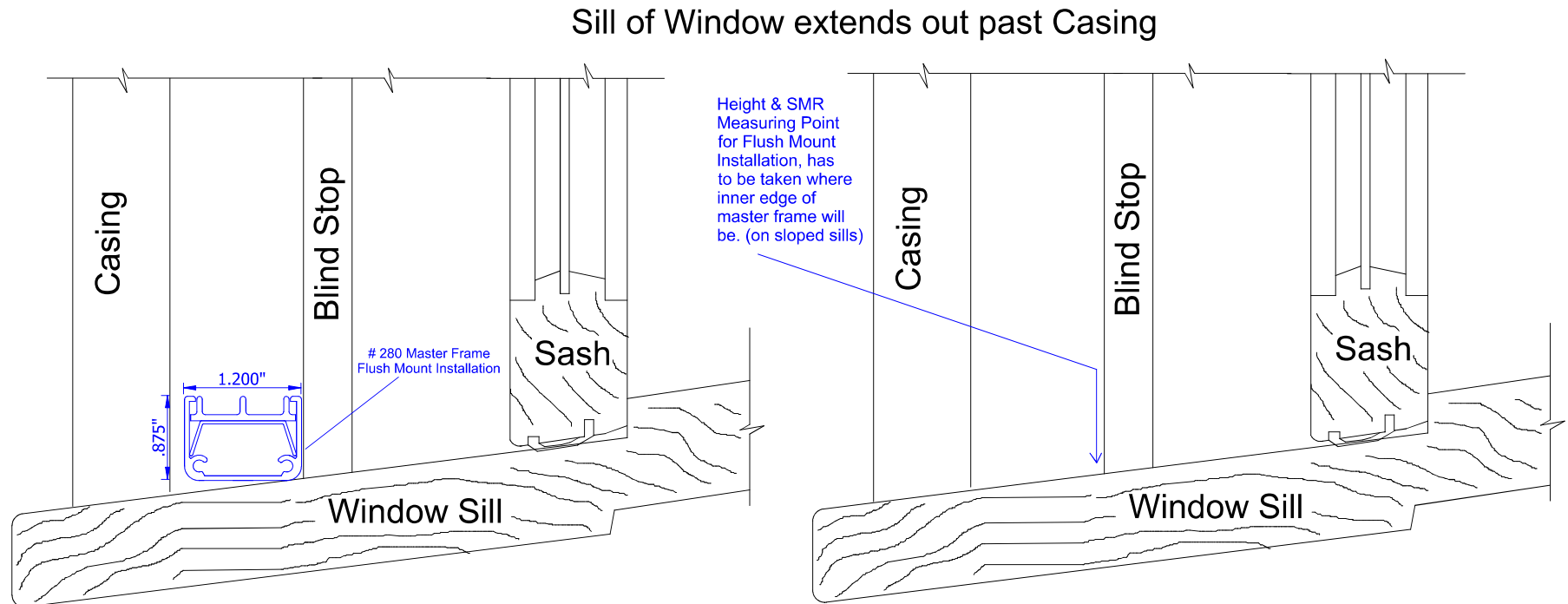
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed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

Side Jamb



Sill

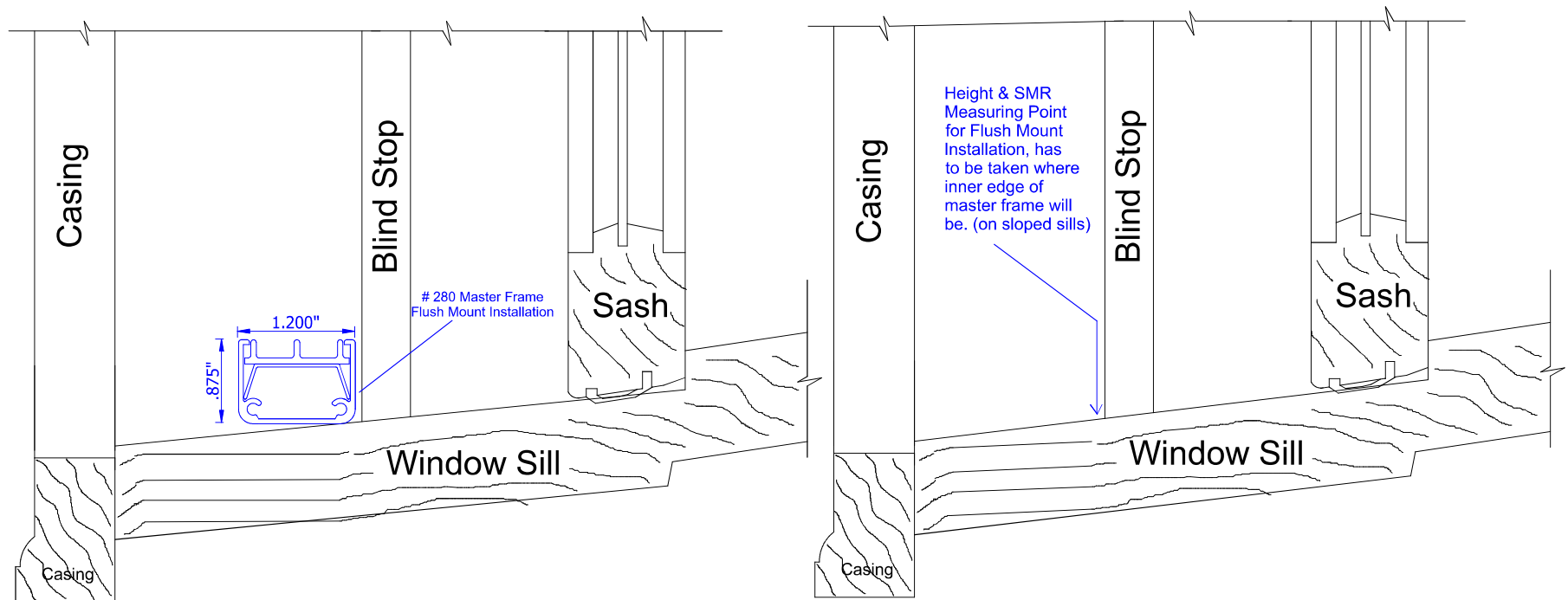
Installation Style, D = Flush Mount: Is when the prime window has a casing profile that you wish to preserve, or for some other reason the storm window should be installed between the jambs. The # 280 master frame is used on all four sides. In this style of installation, the master frame has to be installed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



Sill

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 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

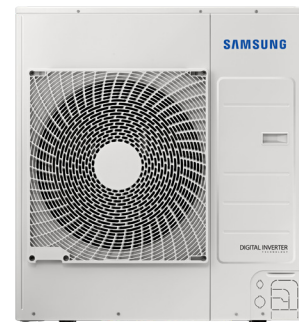
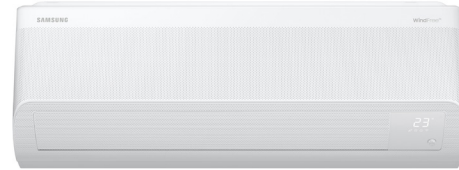
- The indoor fan shall be a single cross-flow type
- Three fan speed settings and auto settings
- Automatic (motorized) vertical swing (up/down) and horizontal swing (left/right) louvers

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	

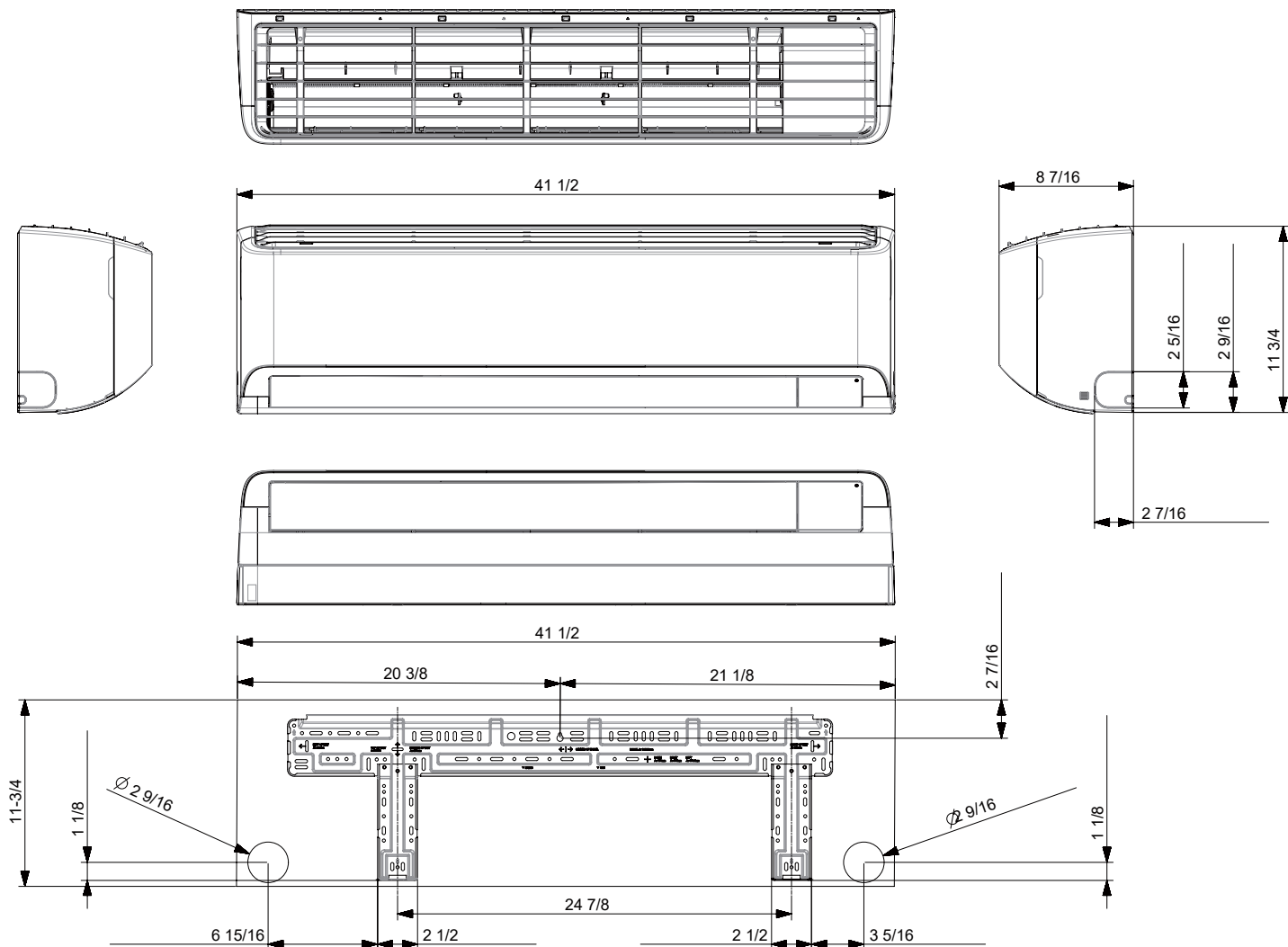
Accessories

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

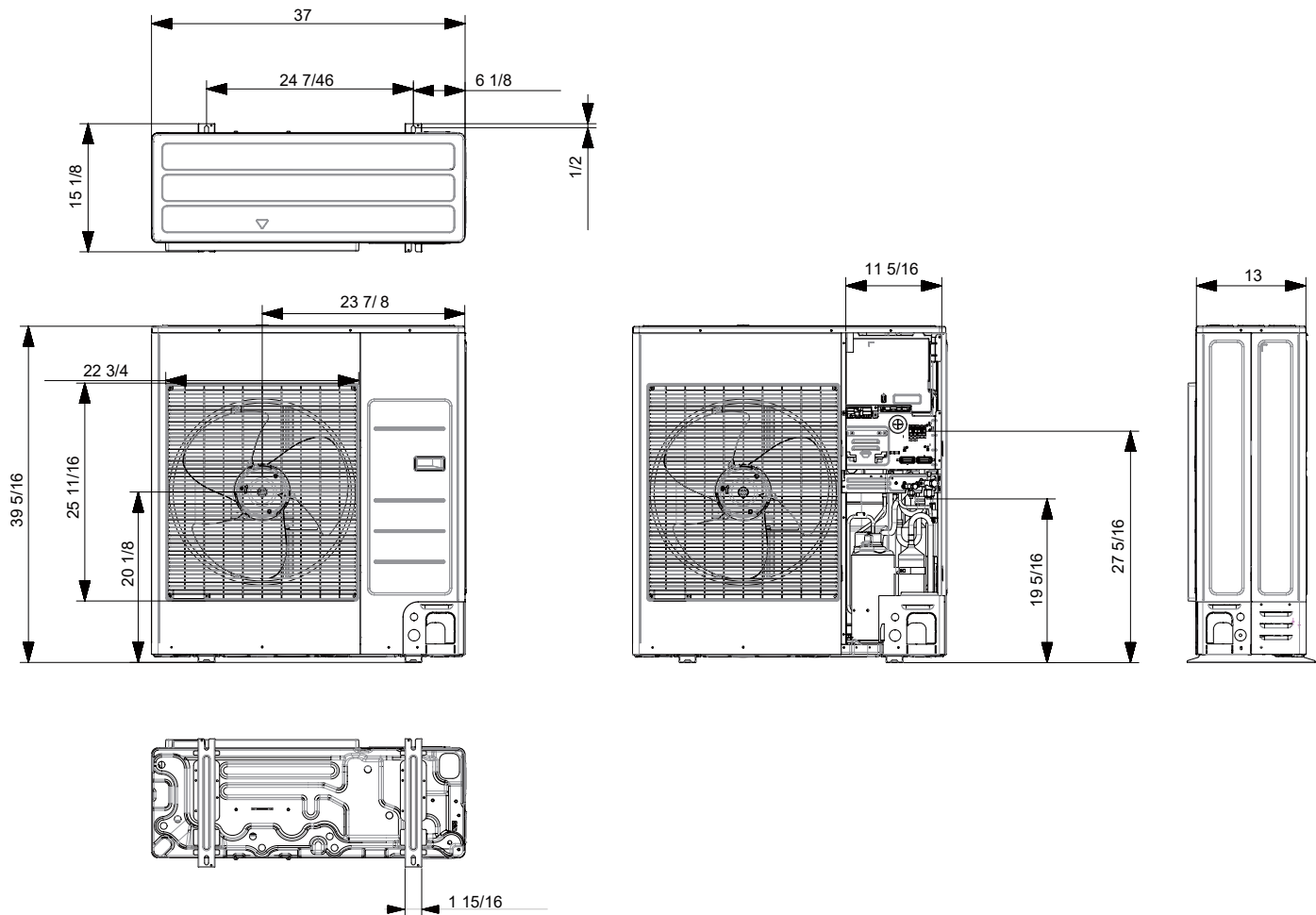
AR24DXDABWKNCV (RNX24ABD)

Unit: Inches



Dimensional Drawing
AR24DXDACWKXCV (RXX24ACD)

Unit: Inches



5. 377 Maplewood Avenue

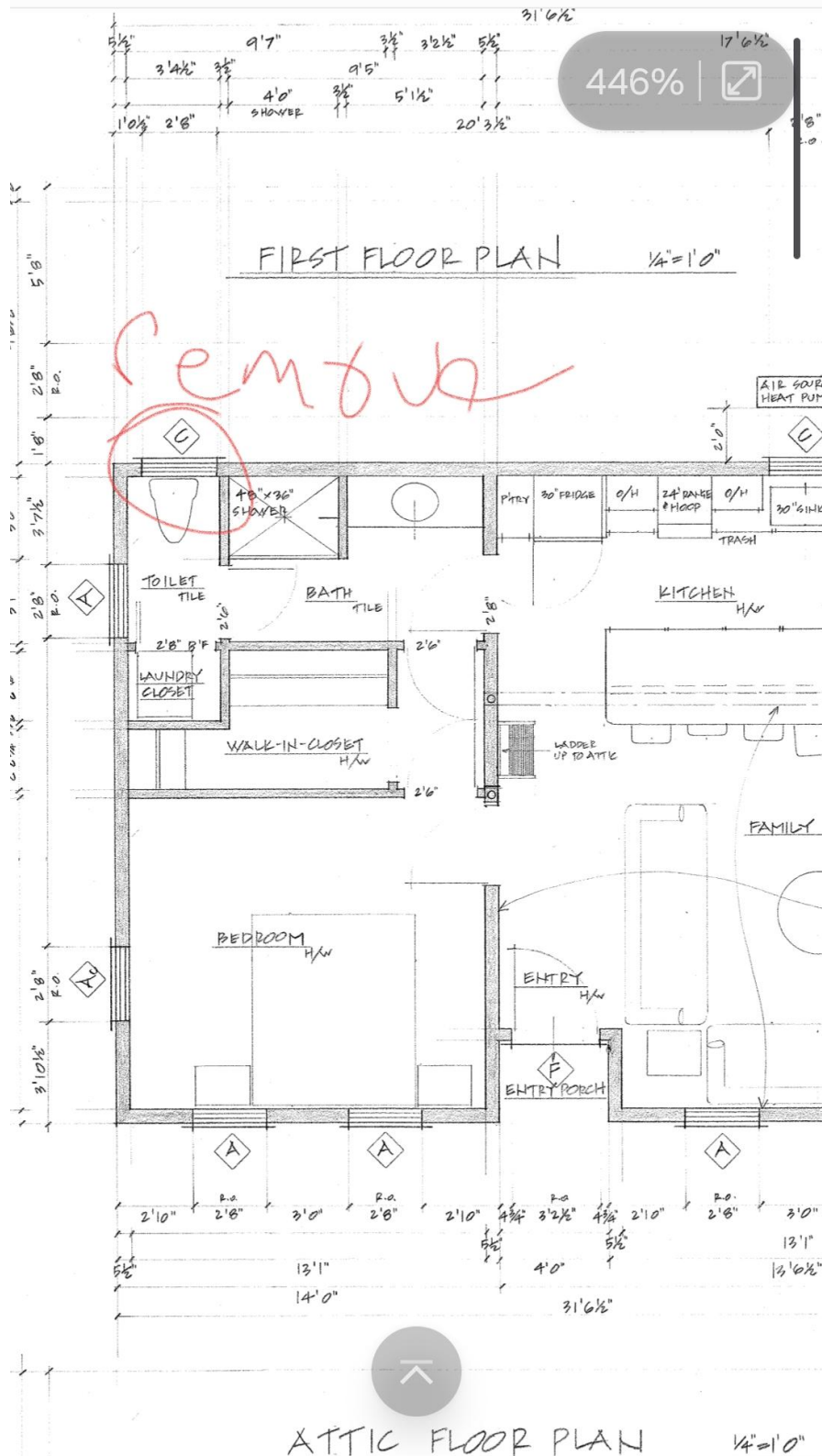
-Recommended Approval

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

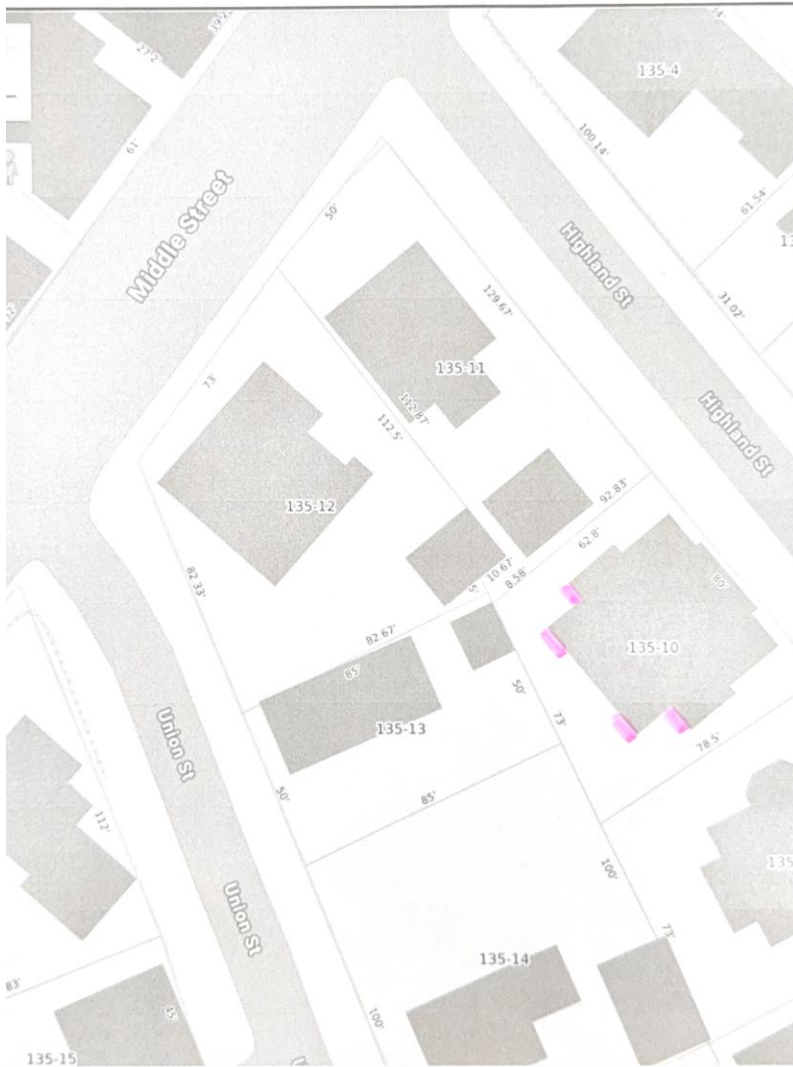
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City of Portsmouth, NH



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 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 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.
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8. CARRIAGE HOUSE – REAR STONE ELEVATION
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9. LANDSCAPE WALLS
The metal Serpentine railing was approved with square pickets. Pickets with a decorative element are proposed.
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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

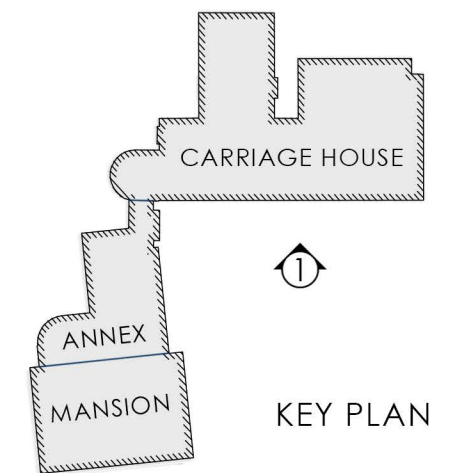
AGENDA

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

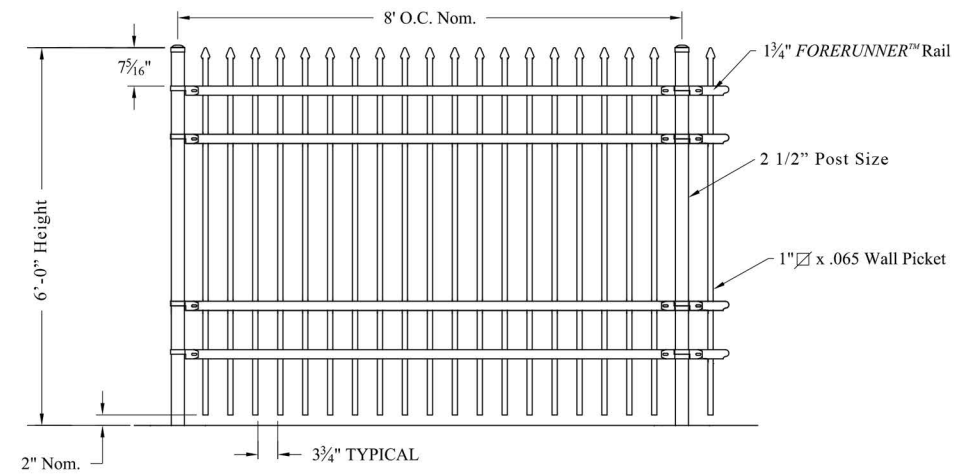
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



2.0

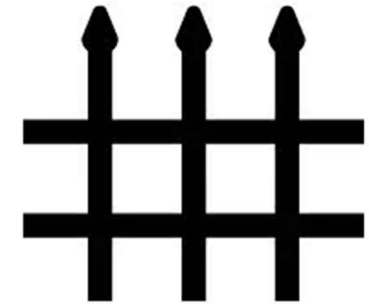


VIEW OF AS-BUILT ALUMINUM FENCE

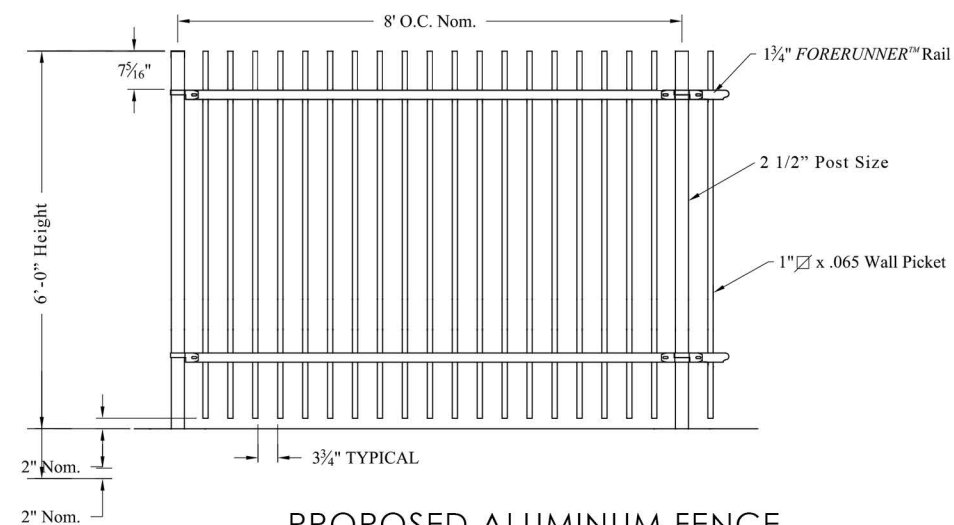


APPROVED ALUMINUM FENCE

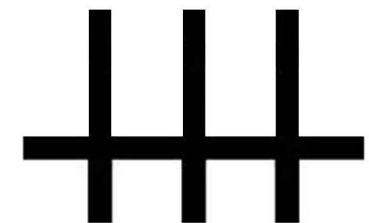
PROPOSED ALUMINUM FENCE:
MANUFACTURER: AMERISTAR FENCE
STYLE: ECHELON II CLASSIC
COLOR: BLACK
DIMENSIONS: 8'-0" WIDTH x 6'-0" HEIGHT



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



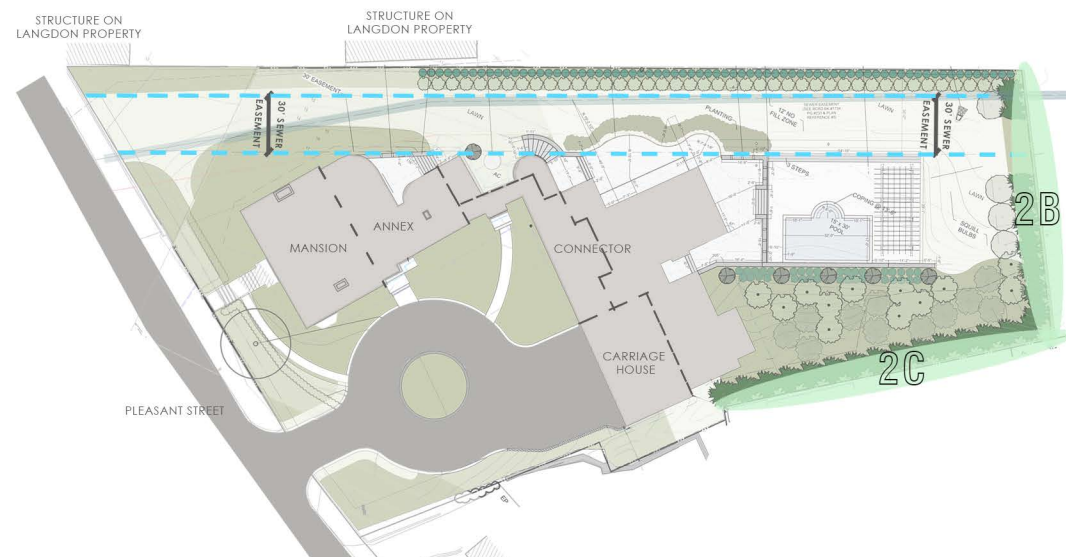
EXISTING FENCE REMAINS
NO NEW FENCE INSTALLED AT AREA 2B



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

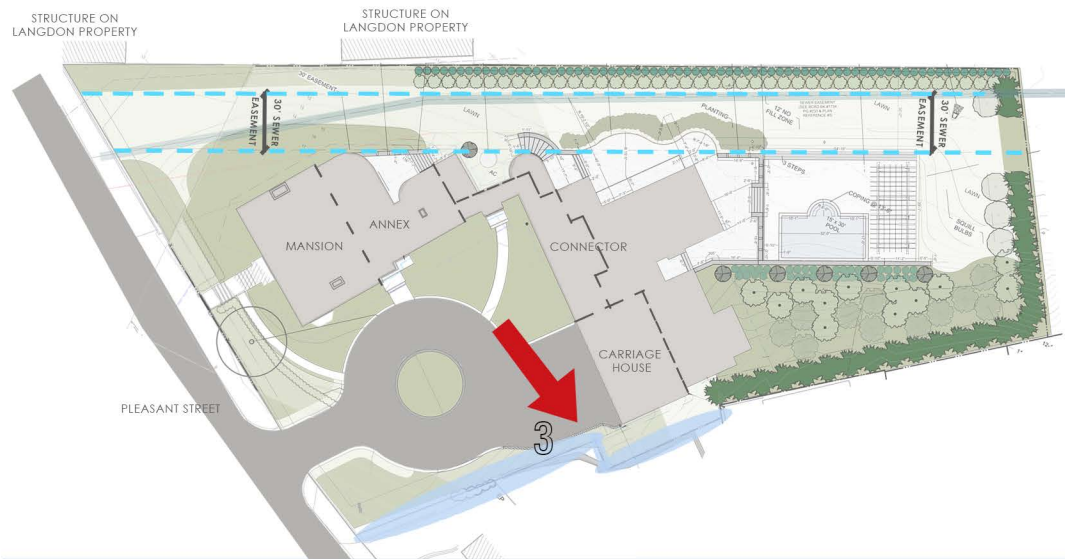
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



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

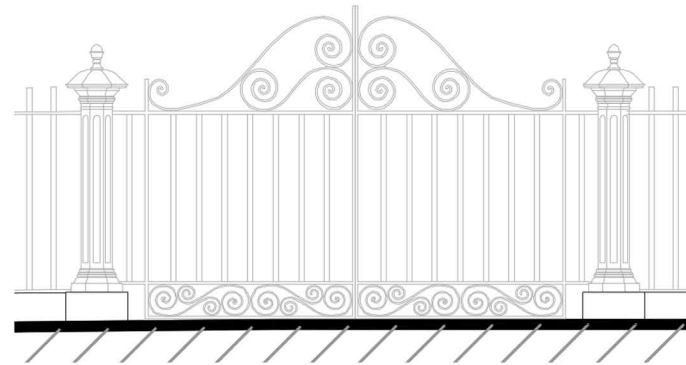
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

EXISTING WOOD FENCES

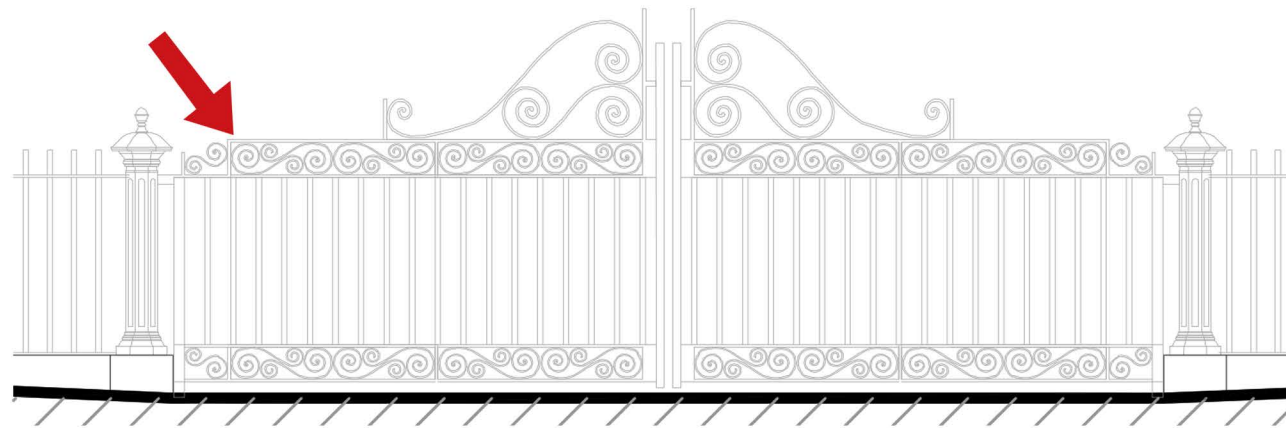
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



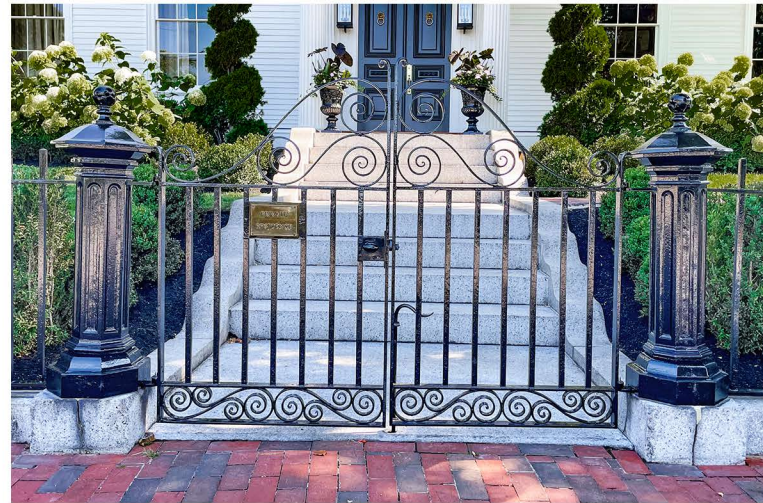
2.3



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



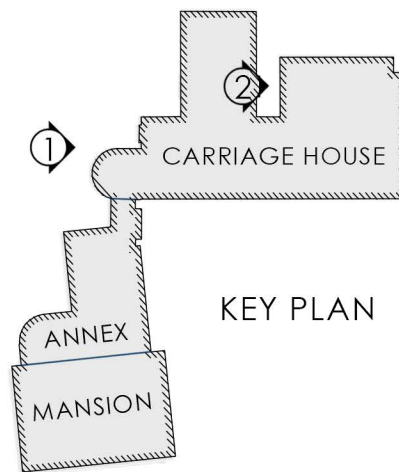
2.4



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



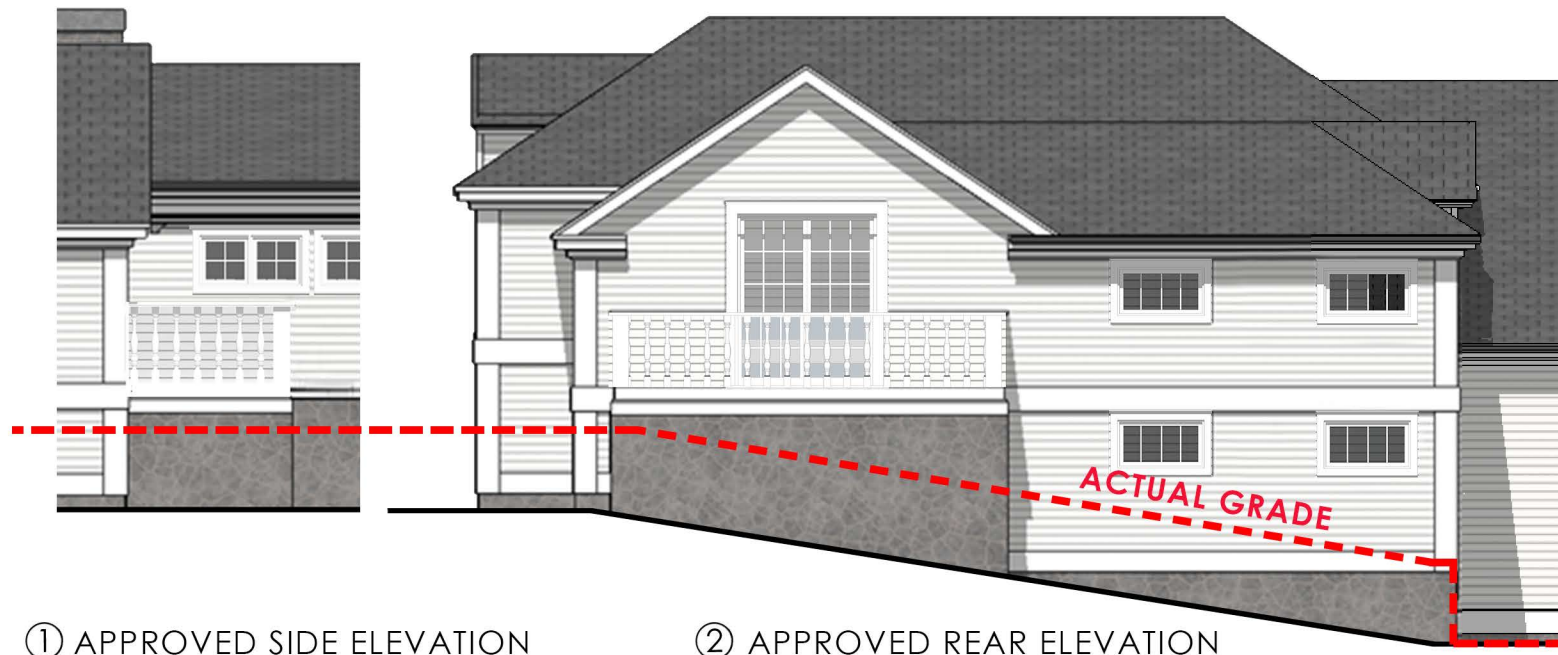
② APPROVED CARRIAGE HOUSE DOOR

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.

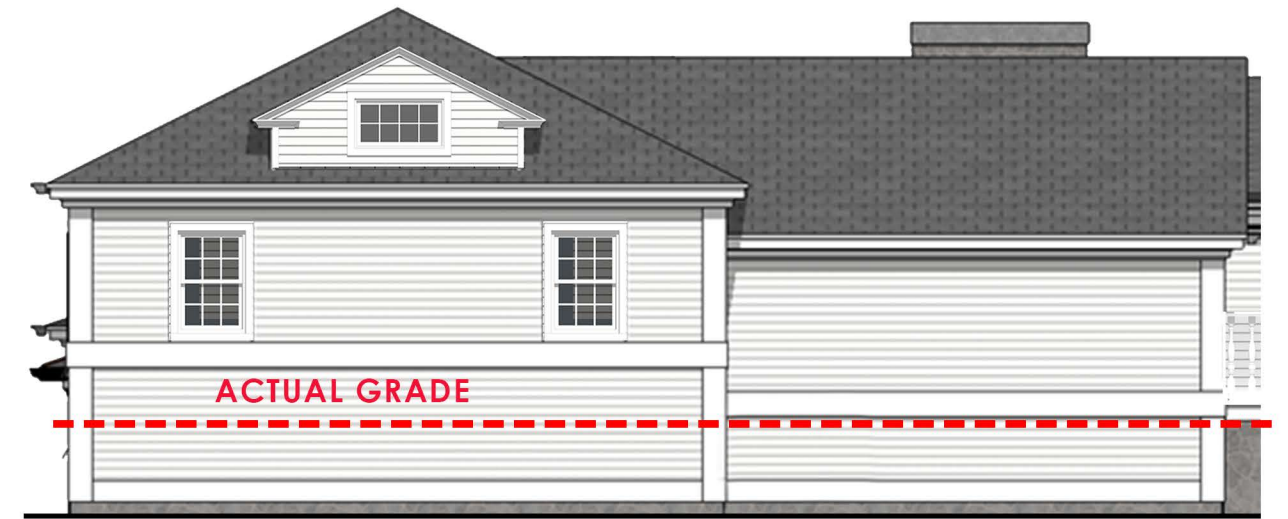


② AS-BUILT CARRIAGE HOUSE
DOOR



① APPROVED SIDE ELEVATION

② APPROVED REAR ELEVATION



④ APPROVED SIDE ELEVATION

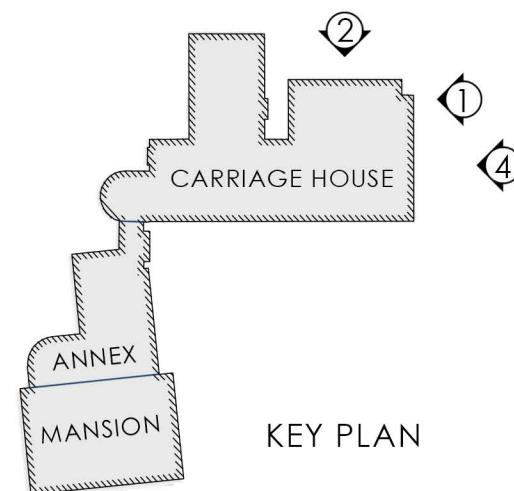


② AS-BUILT PHOTO OF CARRIAGE HOUSE REAR ELEVATION

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

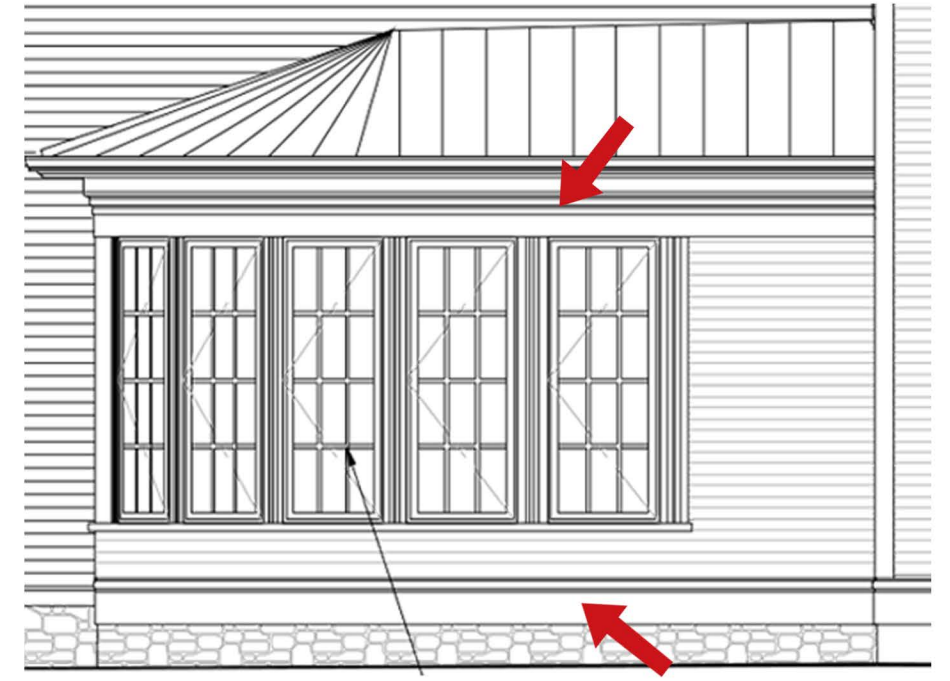
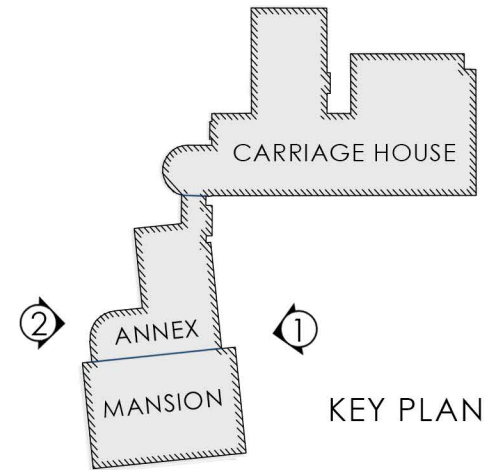
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



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.

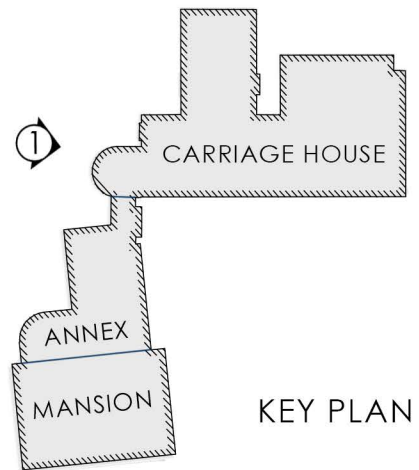
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

REPLACEMENT & RELOCATION OF EGRESS WINDOWS RESTORED

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



6.0



KEY PLAN

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



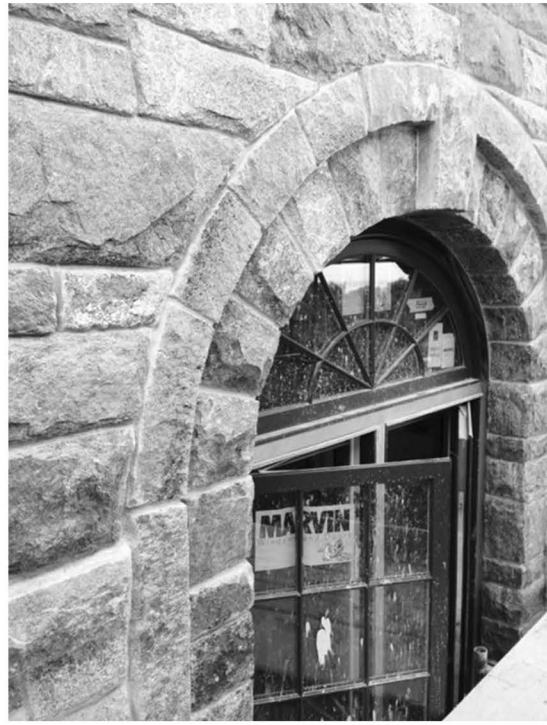
APPROVED SQUARE NOSING GRANITE STEPS



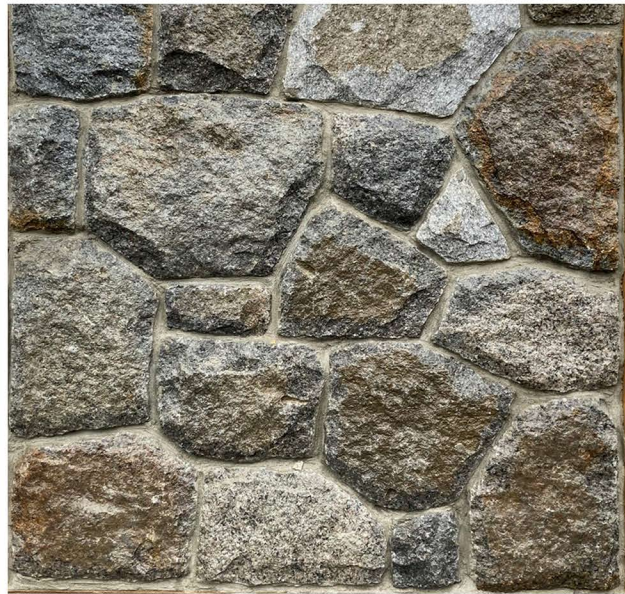
APPROVED RADIUS NOSING GRANITE STEPS



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.

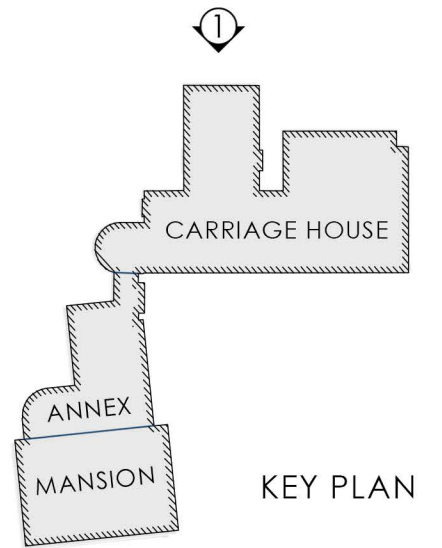
The Stone Masons Inc. expressed an interest in further developing the wall to include planter expressions using the same approved arch detail to flank their work around the door.



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



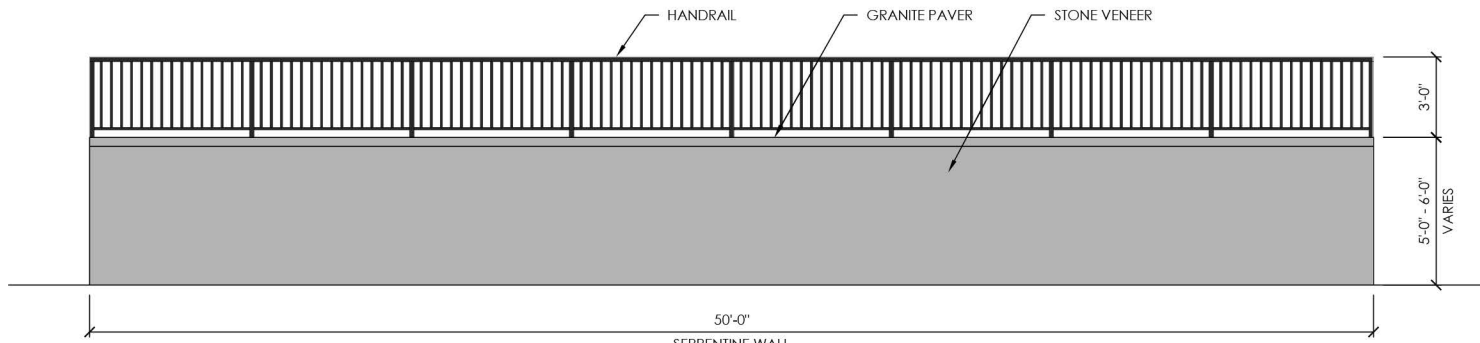
KEY PLAN



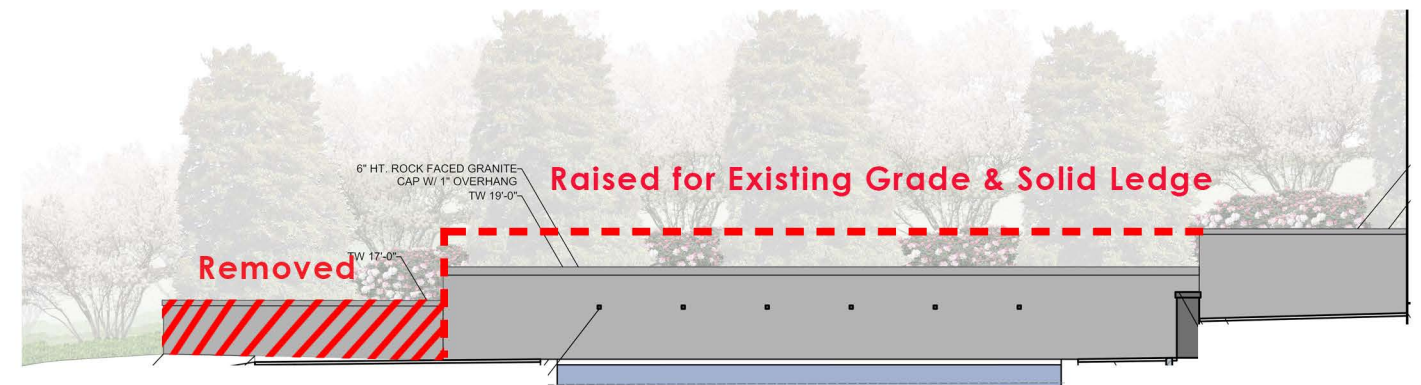
① PREVIOUSLY APPROVED
REAR ELEVATION



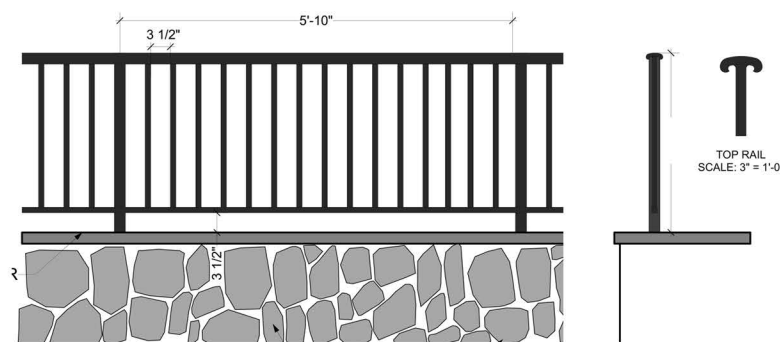
8.0



APPROVED SERPENTINE RAILING ELEVATION AT AREA 3



APPROVED HILLSIDE RETAINING WALL SECTION AT AREA 5



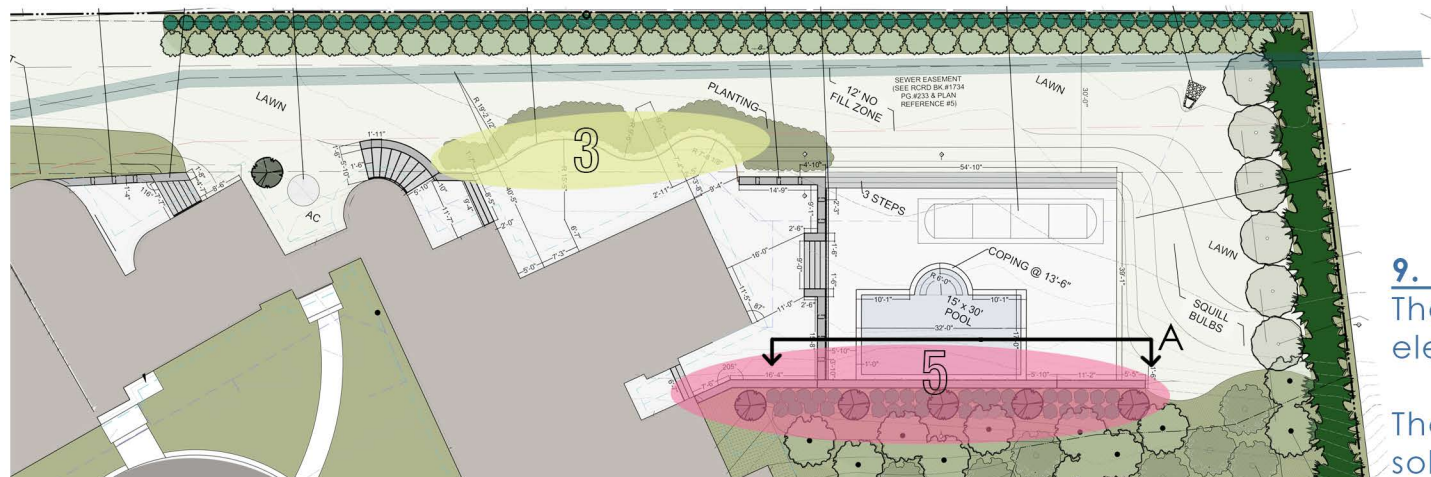
APPROVED SERPENTINE RAILING DETAILS AT AREA 3



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

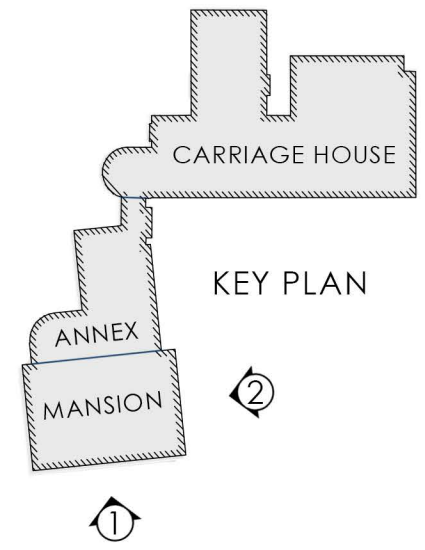
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



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

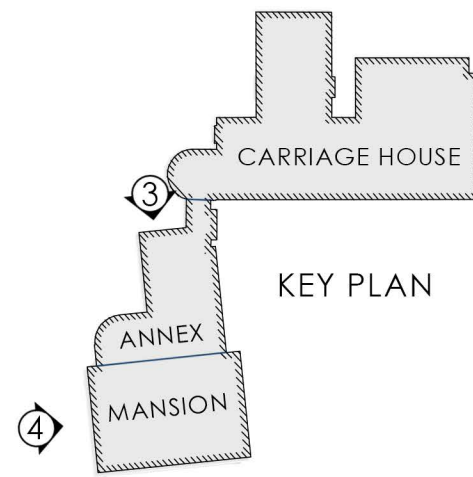
HDC ADMINISTRATIVE APPLICATION TO AMEND PREVIOUS APPROVAL:
SEPTEMBER 2, 2026



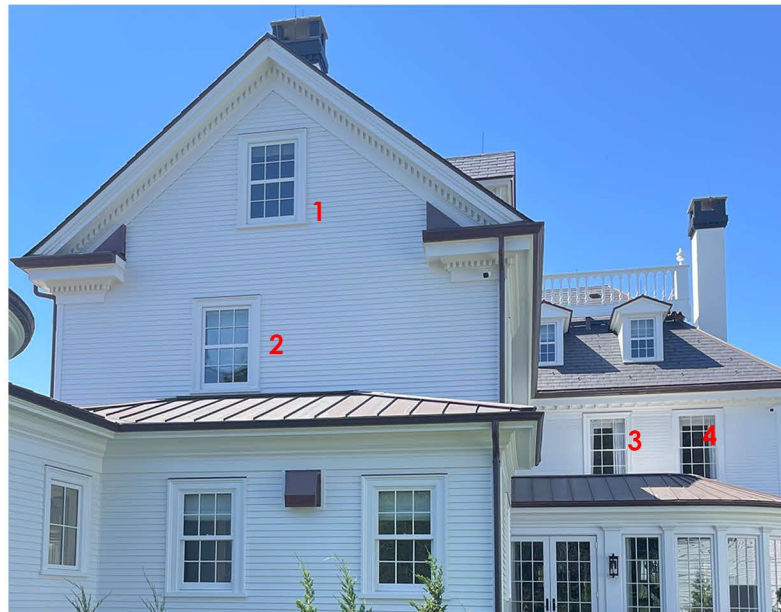
10.0



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

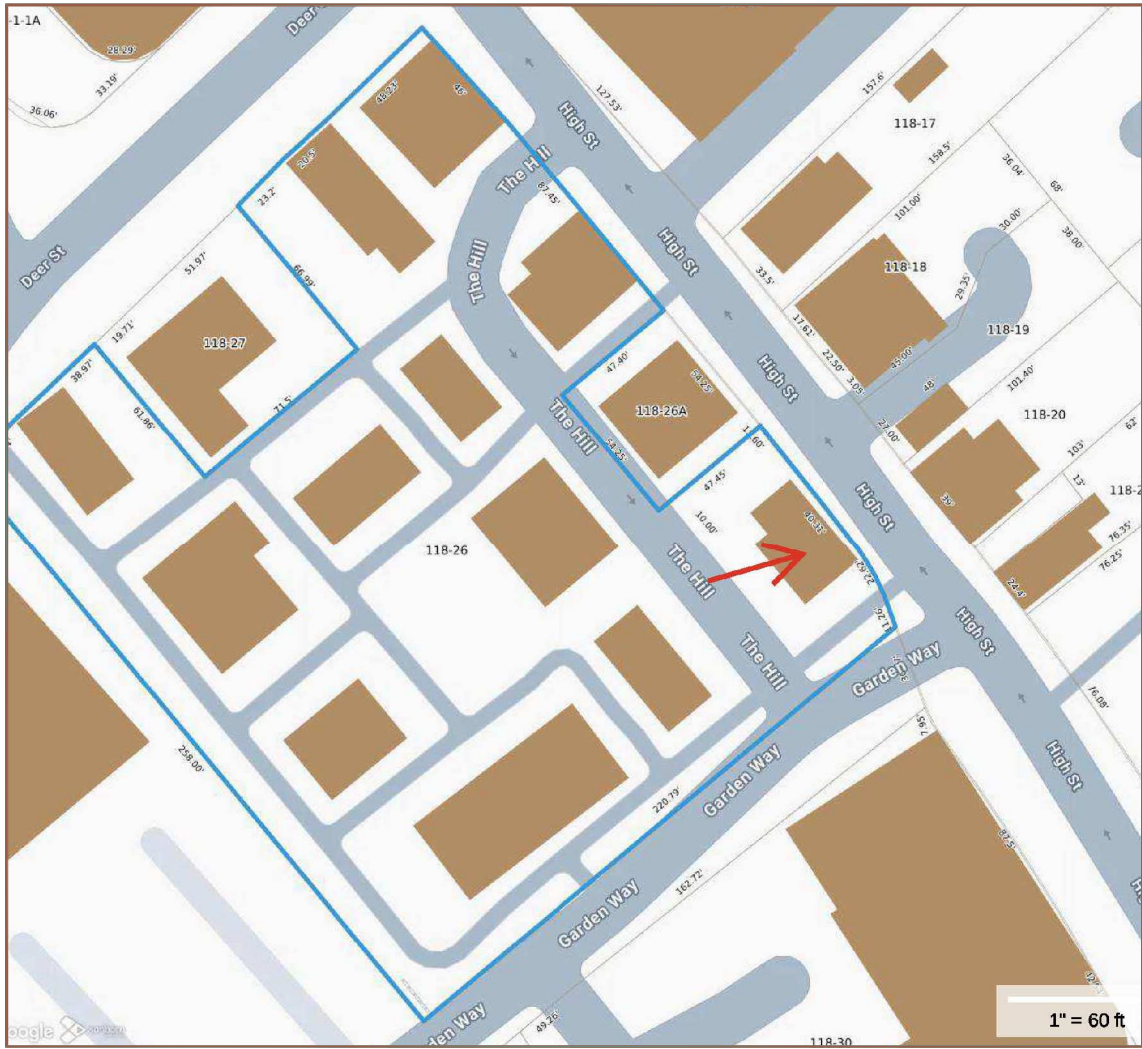
Background: The applicant is seeking approval to:

- 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

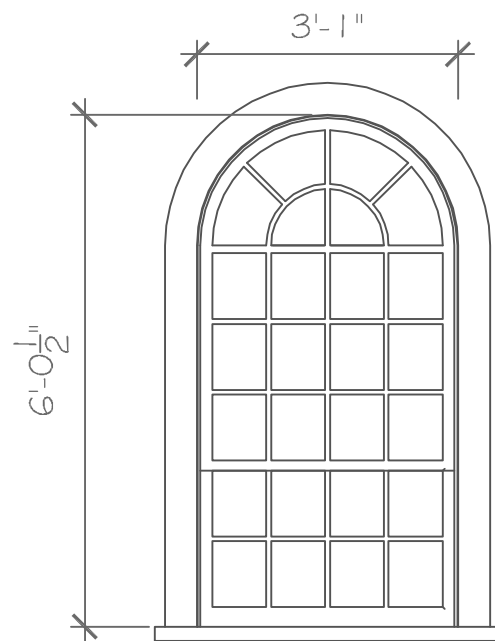
INTERIOR WATER
DAMAGE AT THIS INSIDE
CORNER



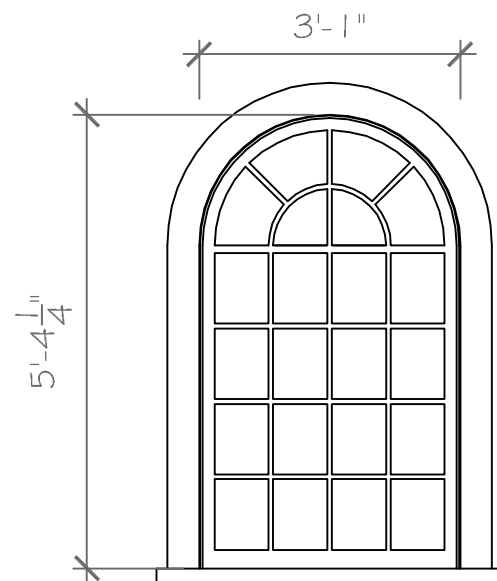
2.Proposed Back Elevation

NEW CUSTOM BUILT WINDOW BY
BACH WOODCRAFT OF KITTELY,
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.



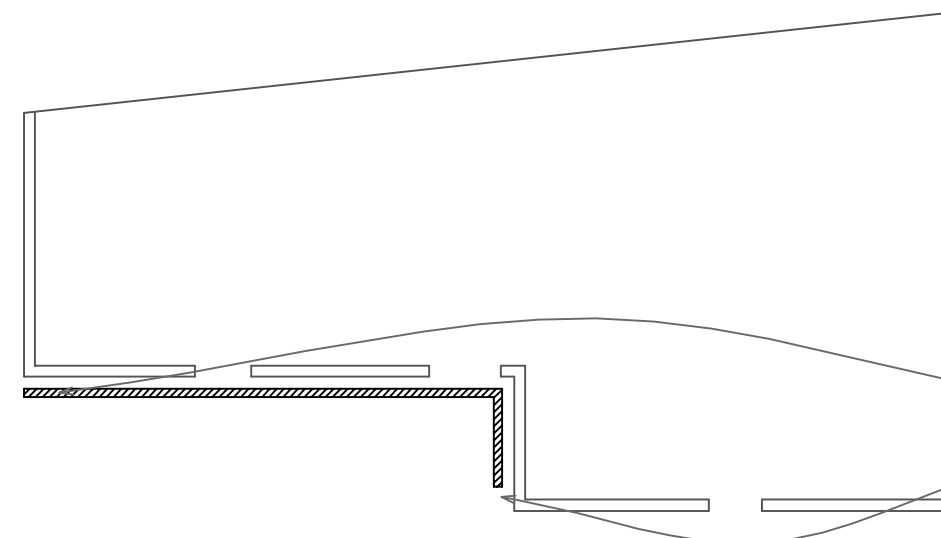
3.Existing Window



4.Proposed Window

NEW CUSTOM BUILT WINDOW BY BACH WOODCRAFT OF KITTELY, 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



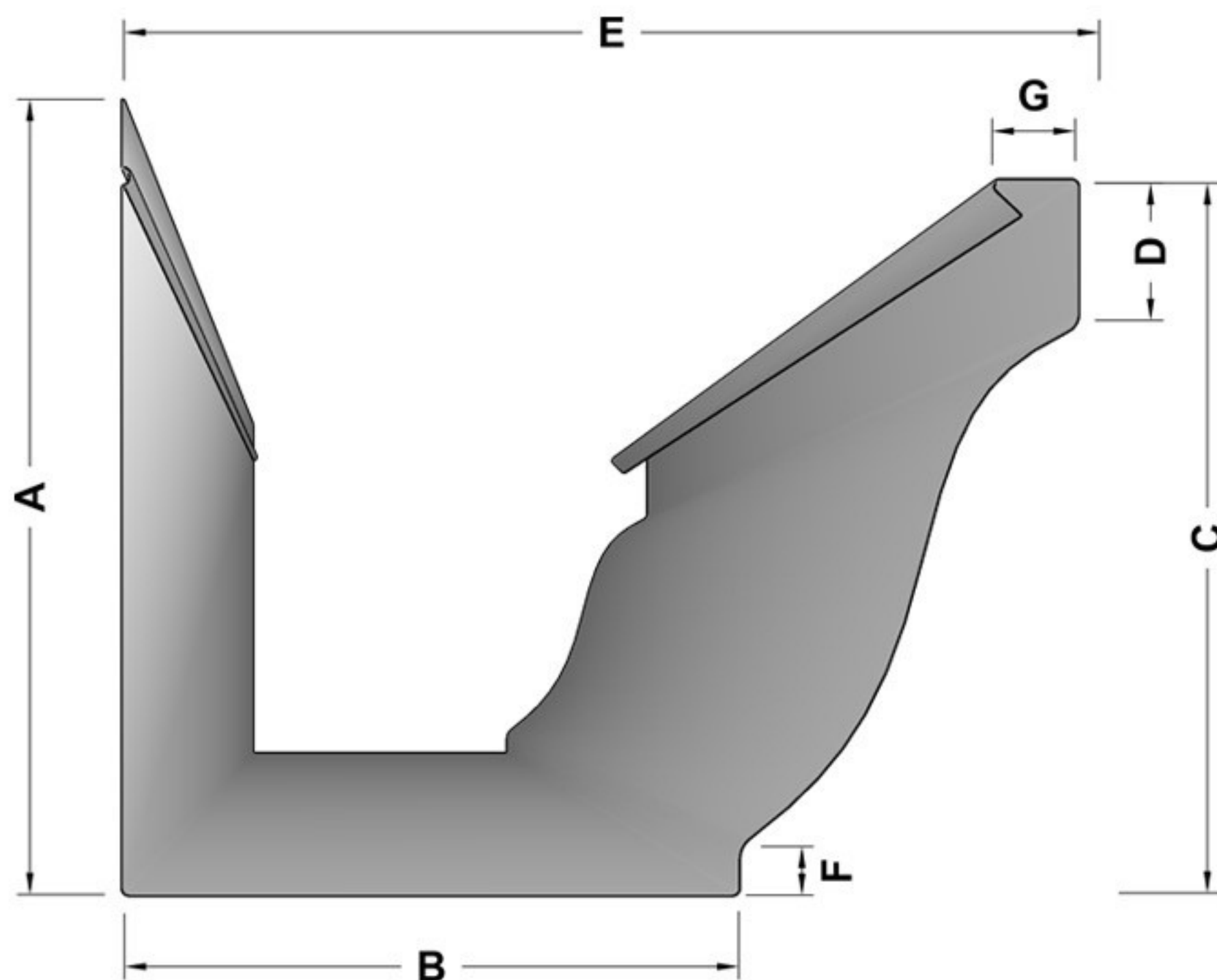
5.Partial Second Floor Plan-Extent of Gutter

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"

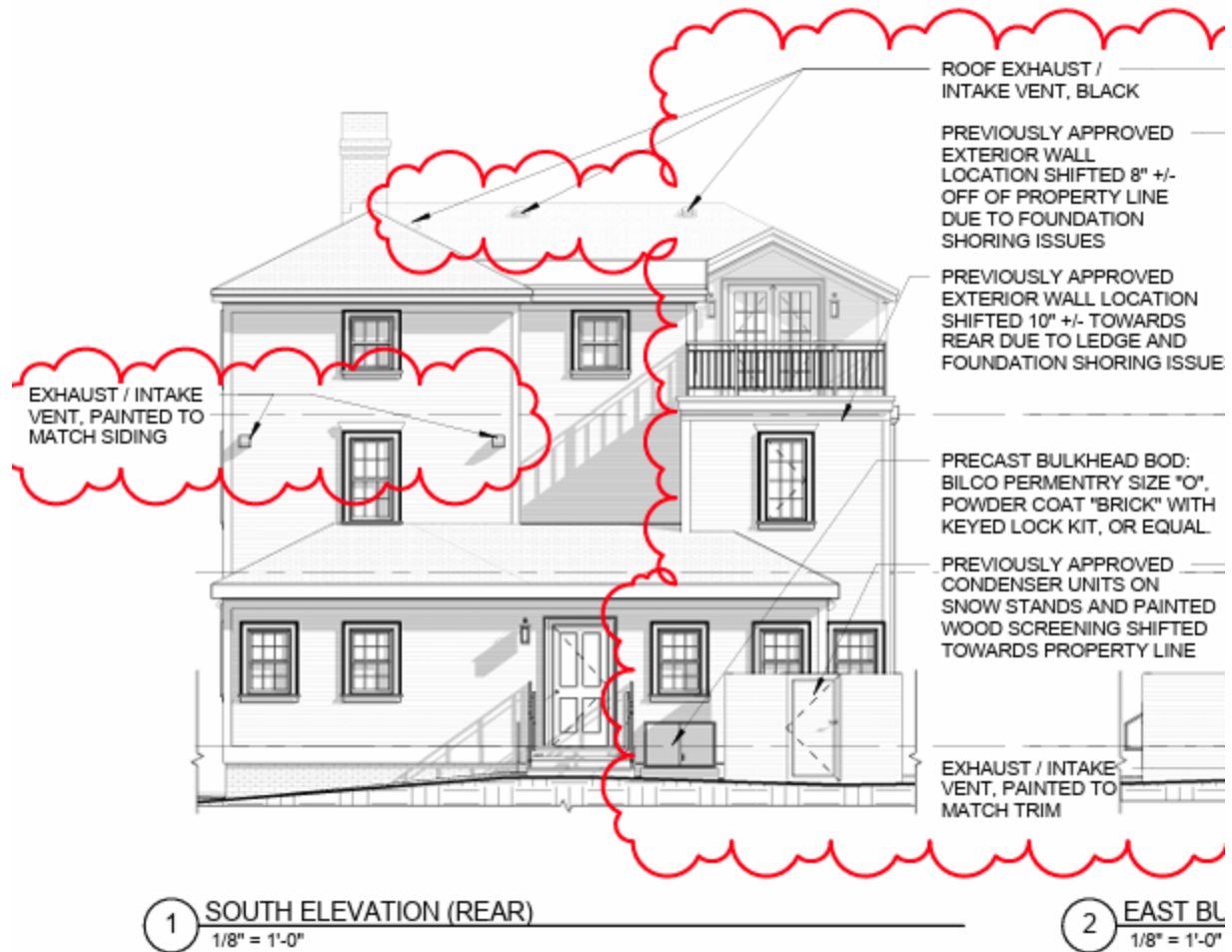
10. 420 Pleasant Street -Recommended Approval

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).

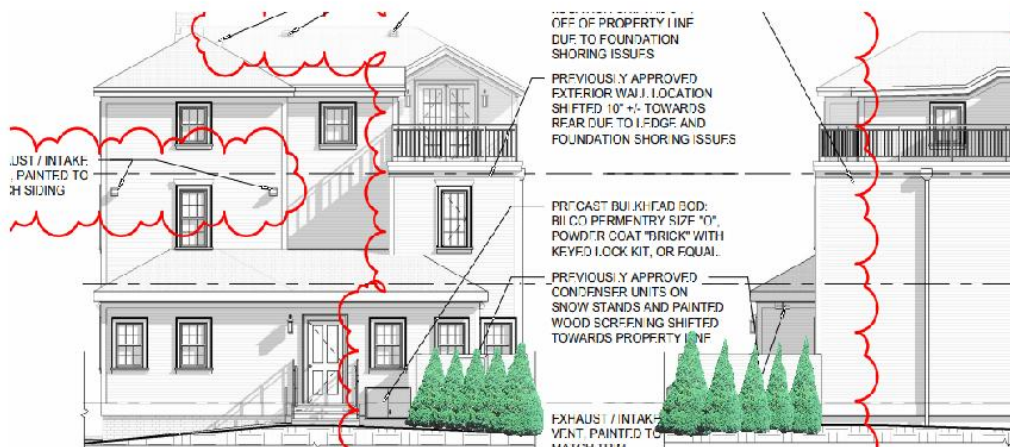
Staff Comment: Recommended Approval

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.

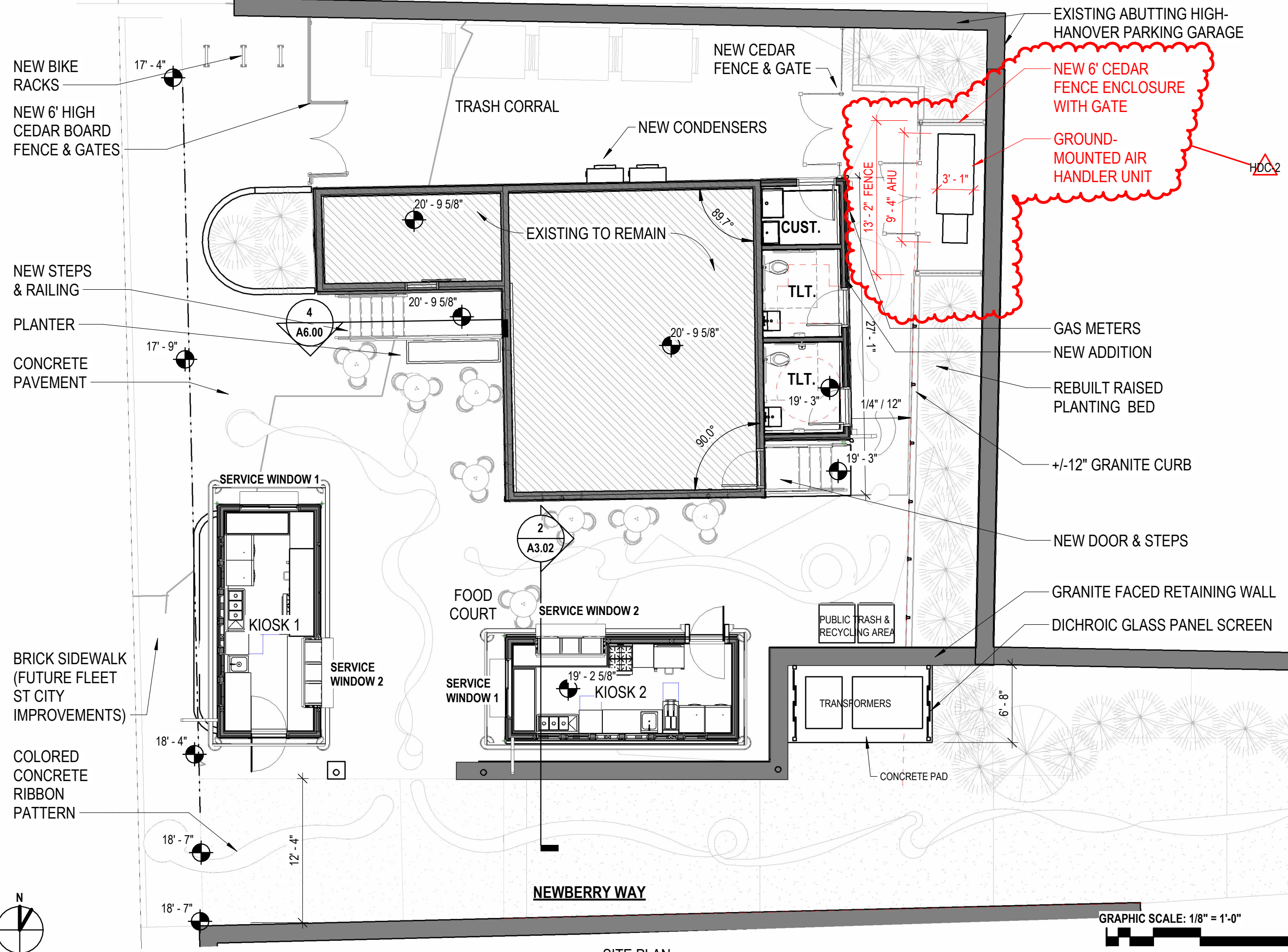
HDC-2



GILLEY'S FOOD COURT

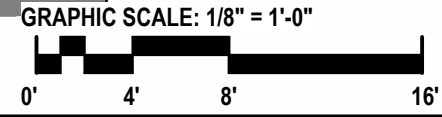
HISTORIC DISTRICT COMMISSION
SEPTEMBER 2026

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



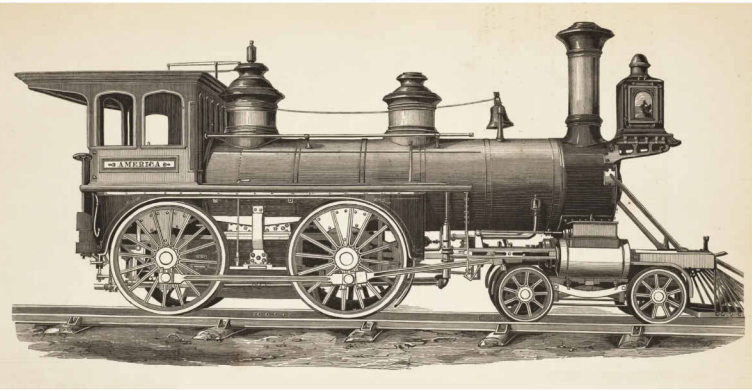
FLEET STREET

NEWBERRY WAY

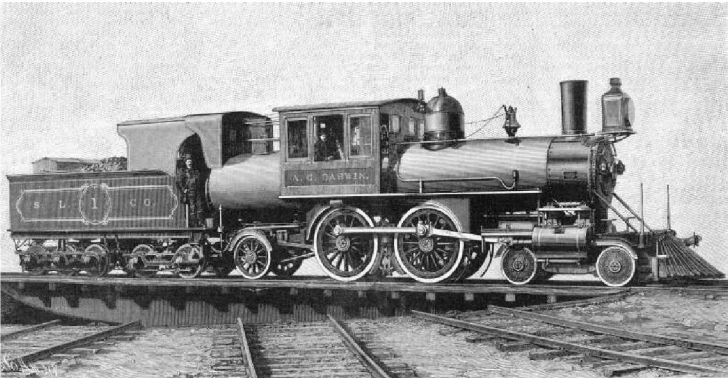


SITE PLAN
GILLEY'S ADDITIONS

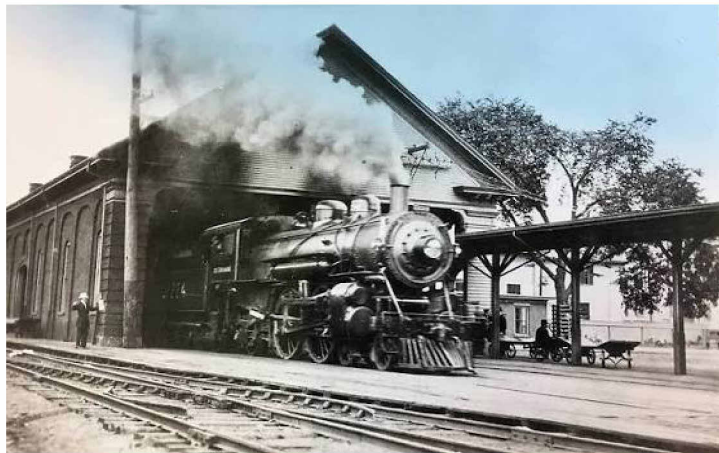
FOOD KIOSK - EXHAUST FAN PRECEDENT



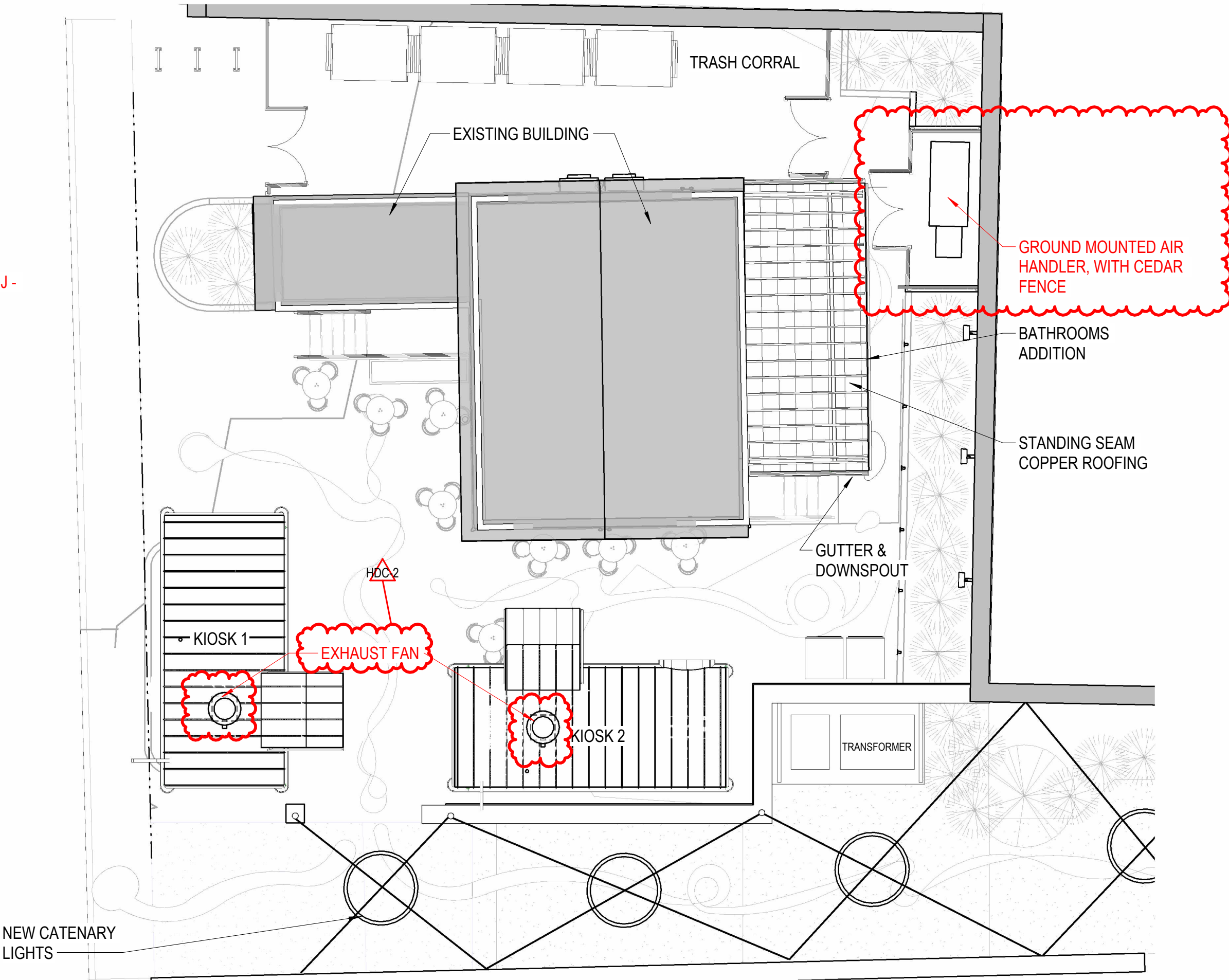
"Locomotive America" by Grant Locomotive Works of Paterson, NJ - a standard American 4-4-0 locomotive of the mid-19th century.



"Strong Locomotive" by Hinkley Locomotive Works, Boston



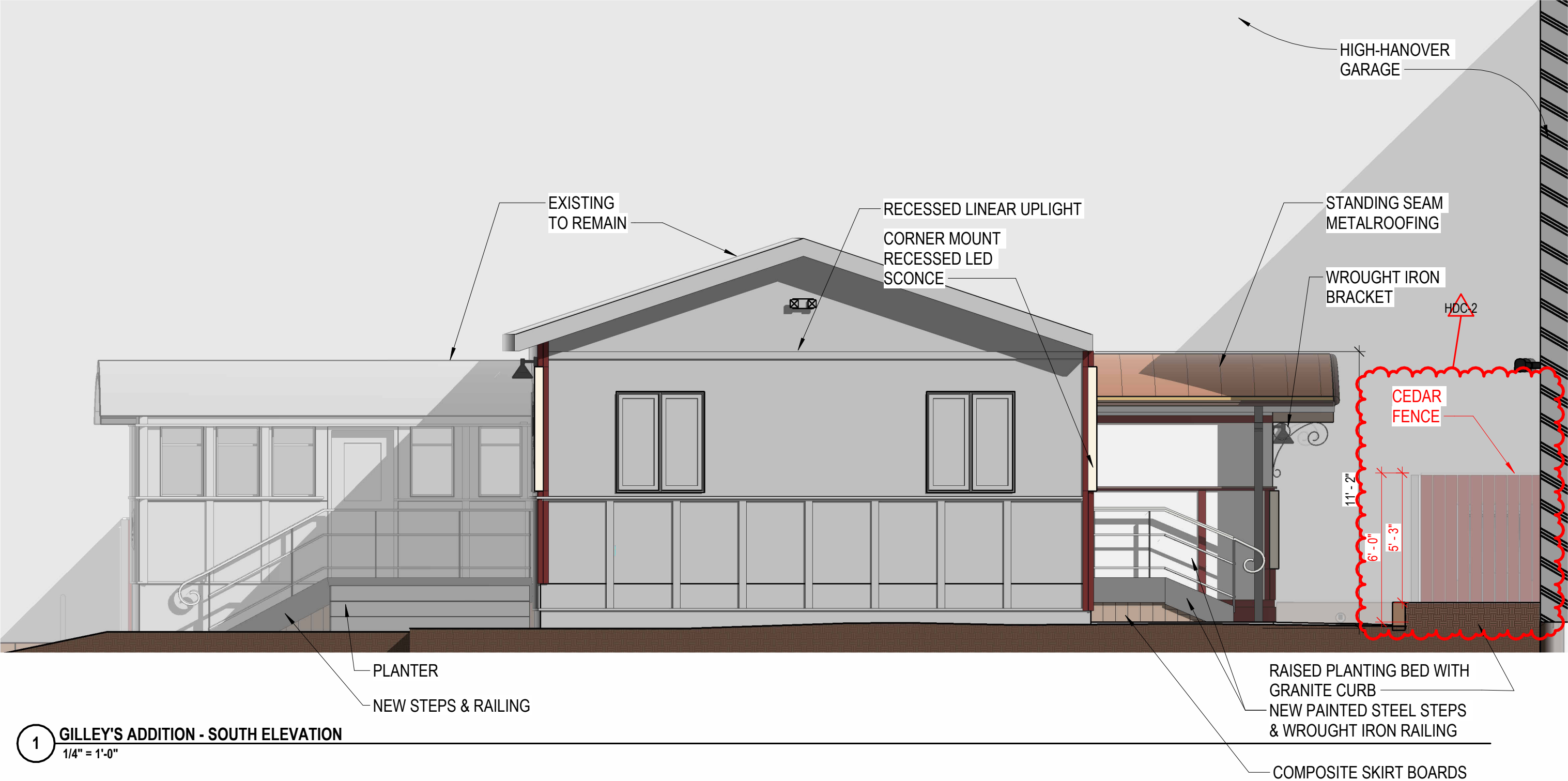
Portsmouth Train Station, Portsmouth, NH



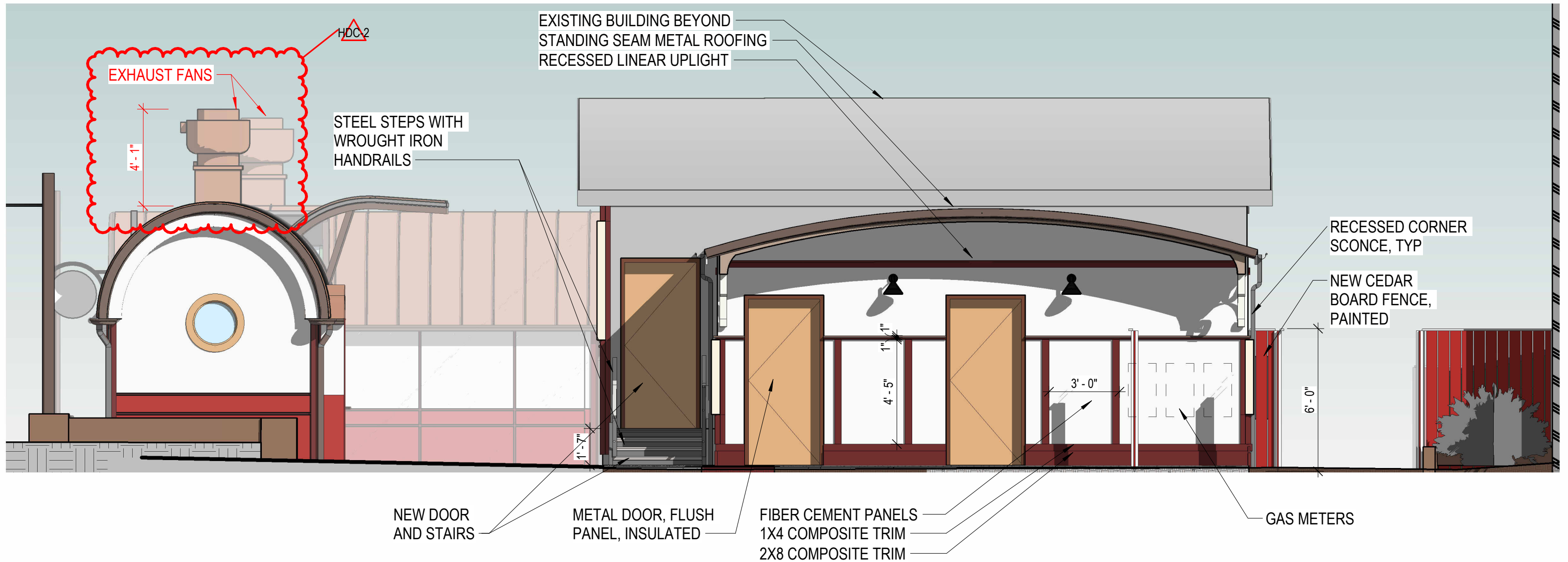
ROOF PLAN
GILLEY'S ADDITIONS



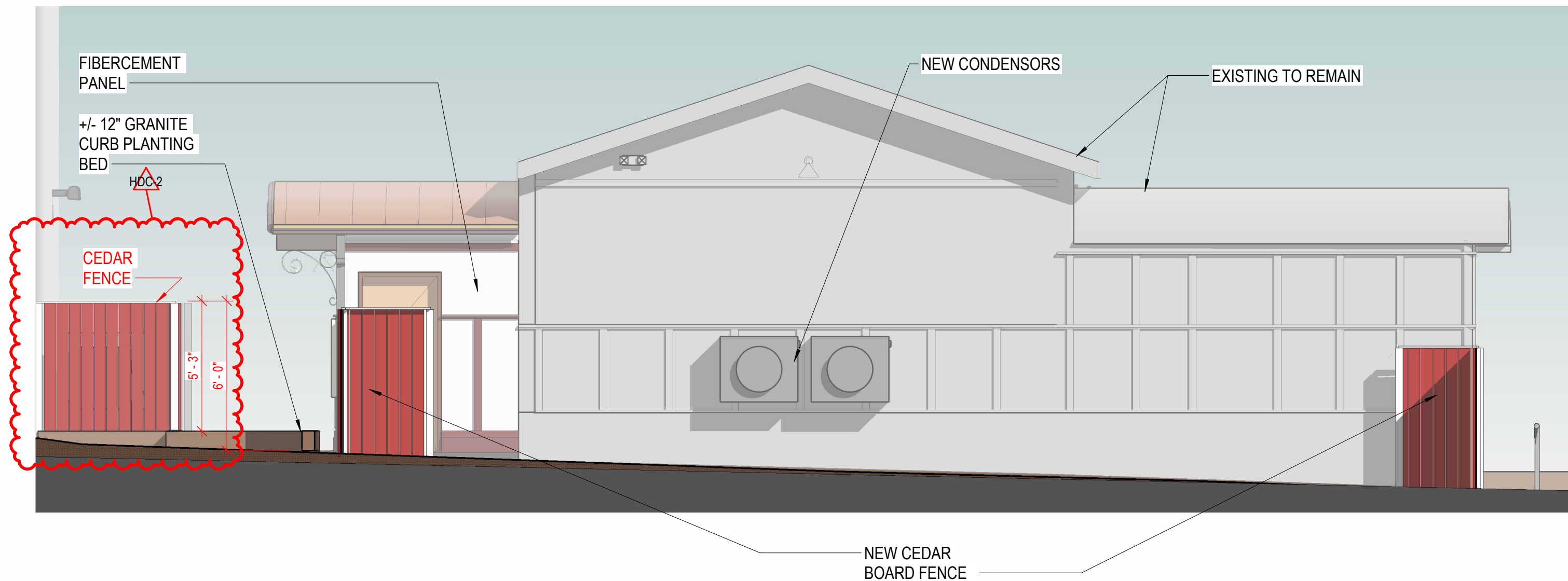
1 GILLEY'S WEST ELEVATION FLEET STREET VIEW
1/4" = 1'-0"



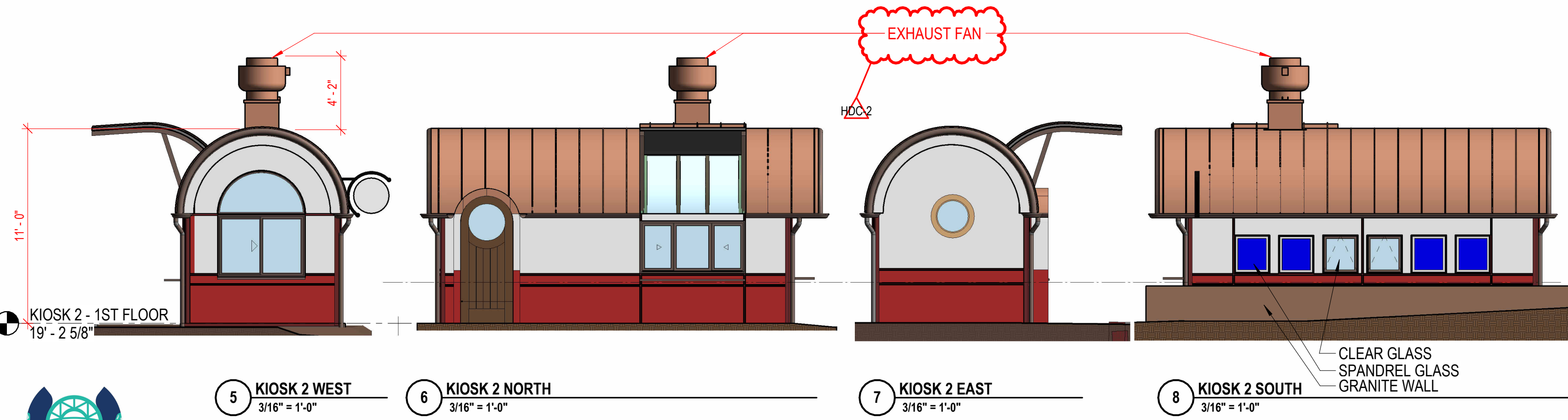
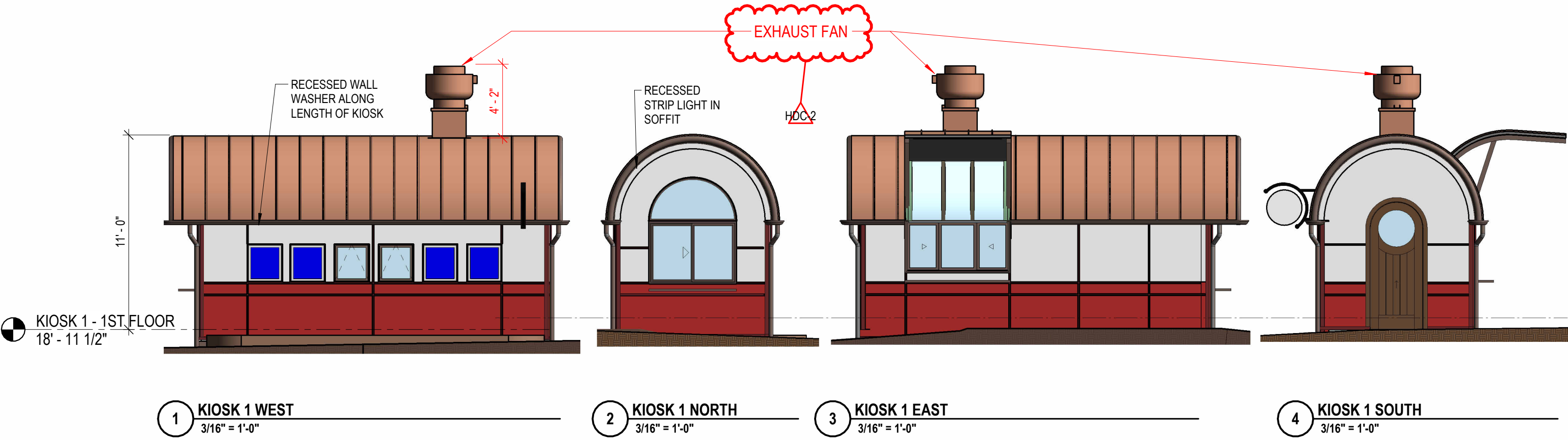
1 GILLEY'S ADDITION - SOUTH ELEVATION
1/4" = 1'-0"

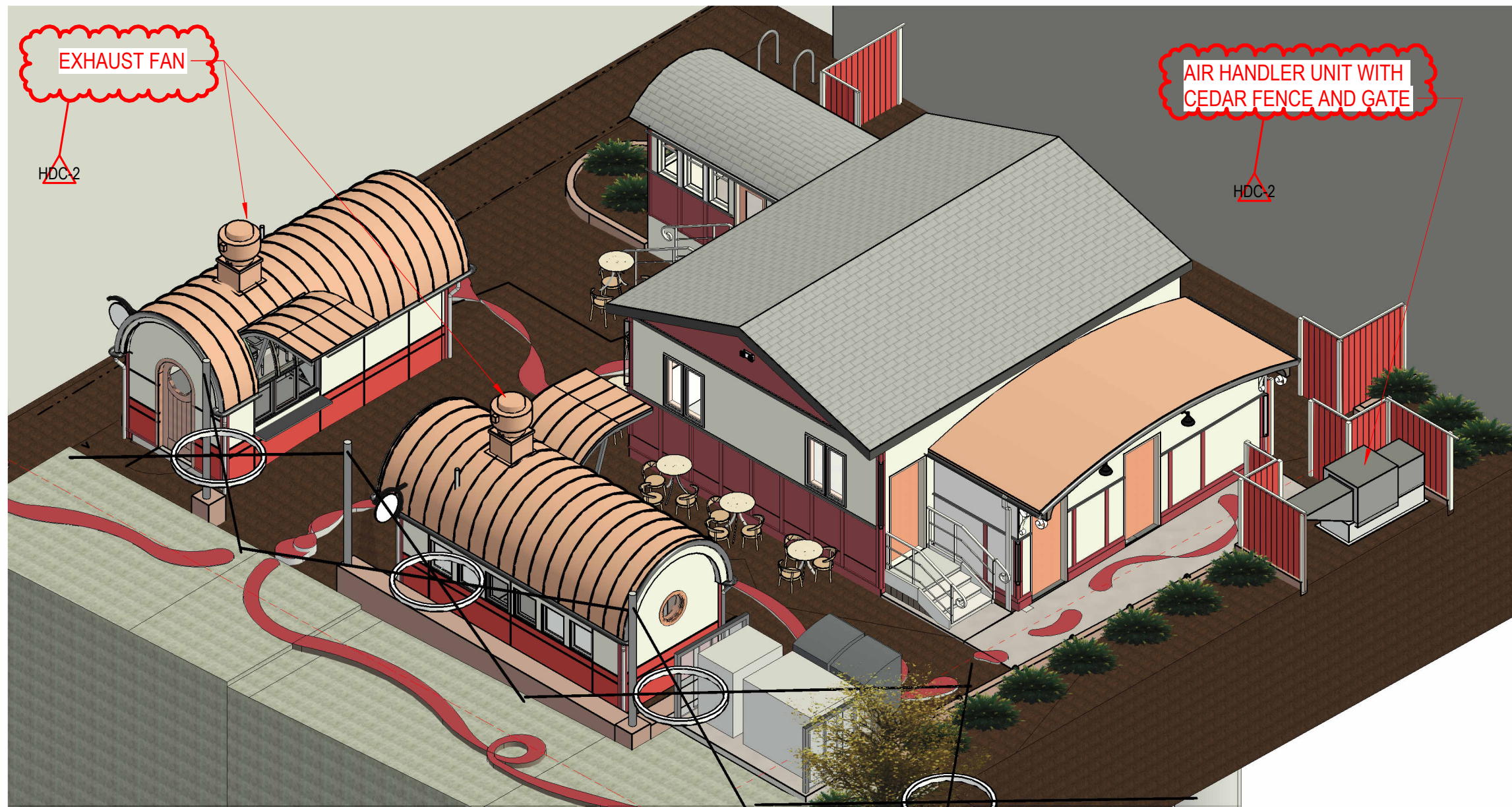


1 GILLEY'S ADDITION - EAST ELEVATION
1/4" = 1'-0"



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













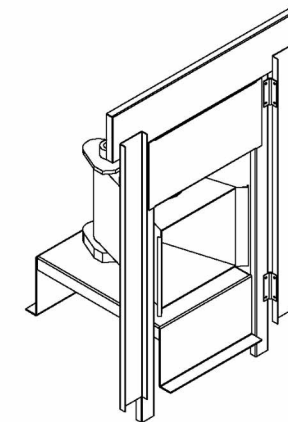
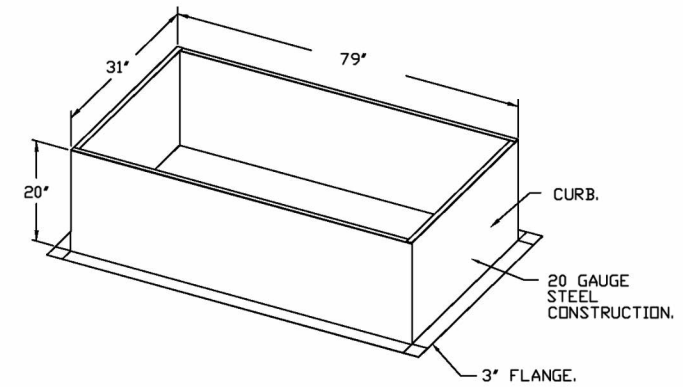


NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED. DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN SMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE 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".

```

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.

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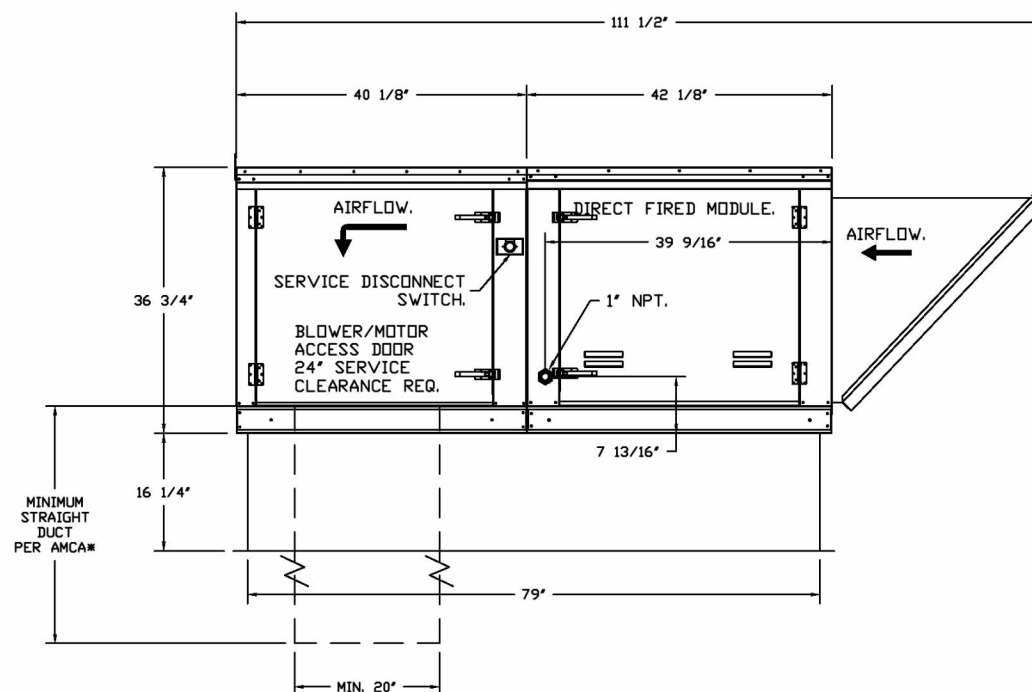


REVISION:
 CT FIRED BURNERS SHALL HAVE PATENTED GUS PATENT NO. US6629523B2), SELF-ADJUSTING PROFILE
 ES DESIGNED TO ENSURE PROPER AIR VELOCITY AND PRESSURE DROP ACROSS THE BURNER. PROFILE
 ES SHALL ALLOW BURNERS TO ACHIEVE CLEAN COMBUSTION BY LIMITING BY-PRODUCT LEVELS TO A
 WORKING RANGE OF 100-200 PPM CO, AND 0.5-1.0% OF NITROGEN DIOXIDE. (NO DIRECT FIRED
 S SHALL BE CONFIGURED WITH THE BLOWER MOUNTED DOWNSTREAM OF THE BURNER. THIS ARRANGEMENT
 ENSURE A CONSISTENT AIRFLOW, REGARDLESS OF INLET AIR TEMPERATURE.

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

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

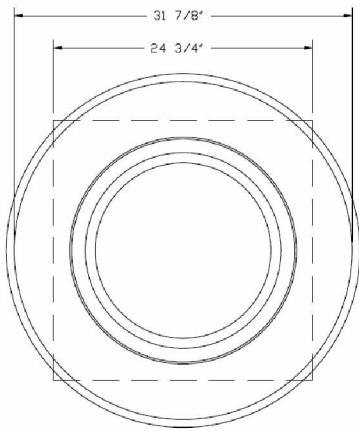
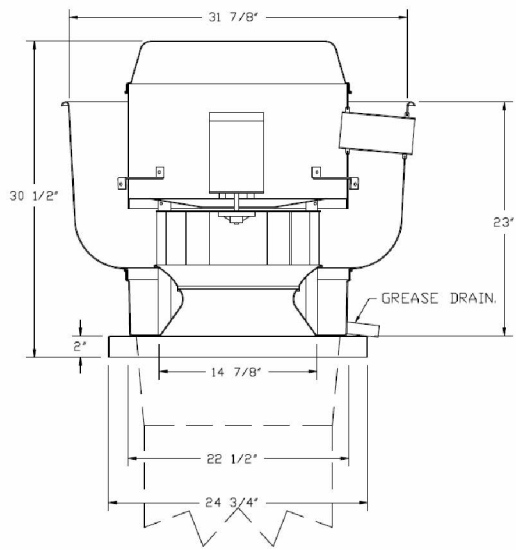
RAL CONSTRUCTION:
FILE PLATES SHALL BE FORMED FROM 690 GALVANIZED STEEL.
FILE PLATES SHALL VARY IN SIZE PER UNIT.
FILE PLATES SHALL BE MOUNTED ALONG THE SAME PLANE AS THE DISCHARGE OF THE BURNER.
IGN SHALL INCORPORATE PROPERLY TORQUED, PERMANENTLY MOUNTED SPRING HINGES.
ING HINGES SHALL BE MADE FROM PLATED STEEL.



ARCOVE
ARCHITECTS

99A Lafayette Road, Suite 6, North Hampton, NH, 03862 PHONE: (603) 505 - 4847 FAX: 9195168711 EMAIL: reg111@econair.com

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



TOP VIEW

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.

7/8/26, 12:54 PM

EADU-H - Centrifugal Upblast Direct Drive Fans

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



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

Features & Benefits

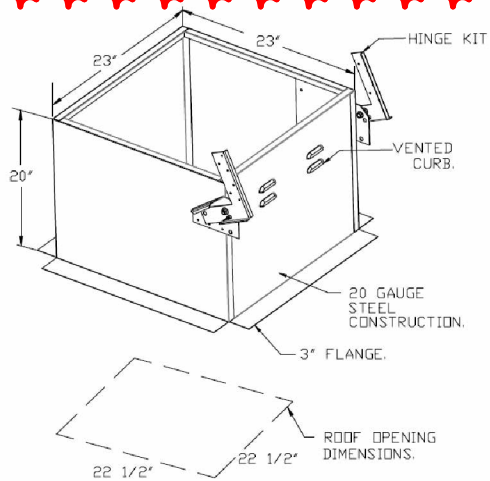
- Completely enclosed drive compartment protects motor from airborne contaminants
- Forced fresh air through the motor compartment cools motor and ensures long motor life
- Variable Speed Control on Single Phase Units Only (VFDs required to adjust speed for 3 phase versions)
- Non-overloading backward 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



Note: Colors May Vary Due To Monitor Resolution Differences.

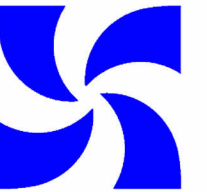
**Temperature Rating For Zithron Series 900 Aerosol 'Clear' Is 615 Degrees F

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

HDC-2

econ·air

www.econair.com



One Market Square Gilley's - Portsmouth, NH 03801

175 Fleet Street,

Portsmouth, NH, 03801

9A Lafayette Road, Suite 6, North Hampton, NH, 03862 PHONE: (603) 505 - 4847 FAX: 9195168711 EMAIL: reg111@econair.com

VT / NH Mechanical

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:

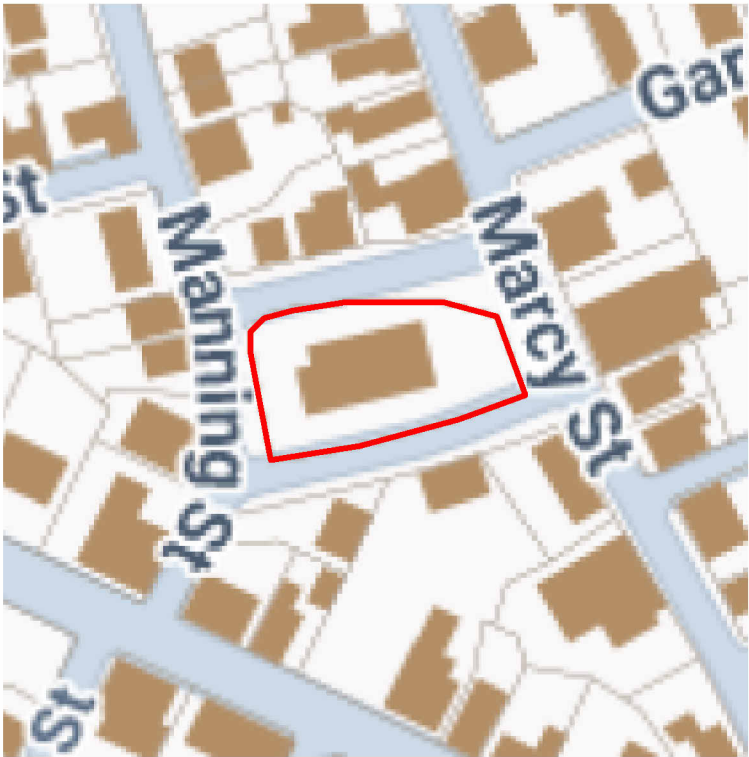
1. _____
2. _____
3. _____

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 accomodate the Schleyer Foundation and their subtenant PMAC. As part of the lease agreement, the tenant will repair and rehabilitate the existing structure. The interior will be renovated to include art classrooms, an art gallery, and administrative space. The building will be made handicapped accessible and compliant with Life Safety and Building Codes. Mechanical, electrical and plumbing systems will be brought up to code. The building envelope will be repaired, restored and weatherproofed. A meeting with TAC on 2/10/26 was met with their approval to proceed, with stipulation that power supply to building cannot be increased. Specific modifications to the exterior include the following:

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



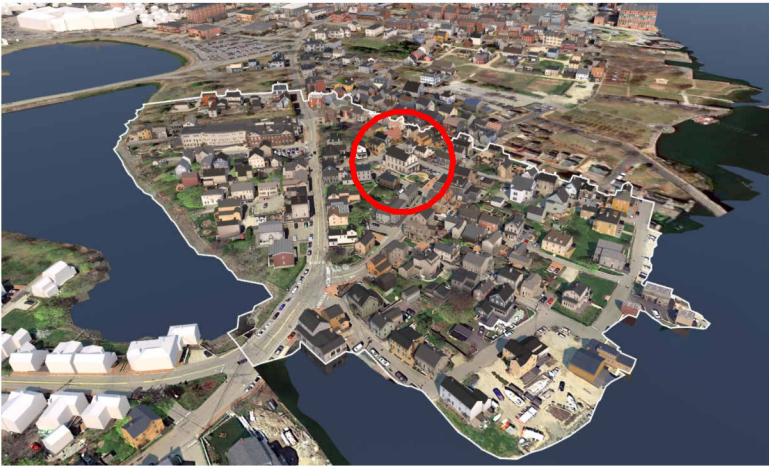
SITE PLAN CONTEXT FOOTPRINTS 1' = 300'

DRAWING LIST

- 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

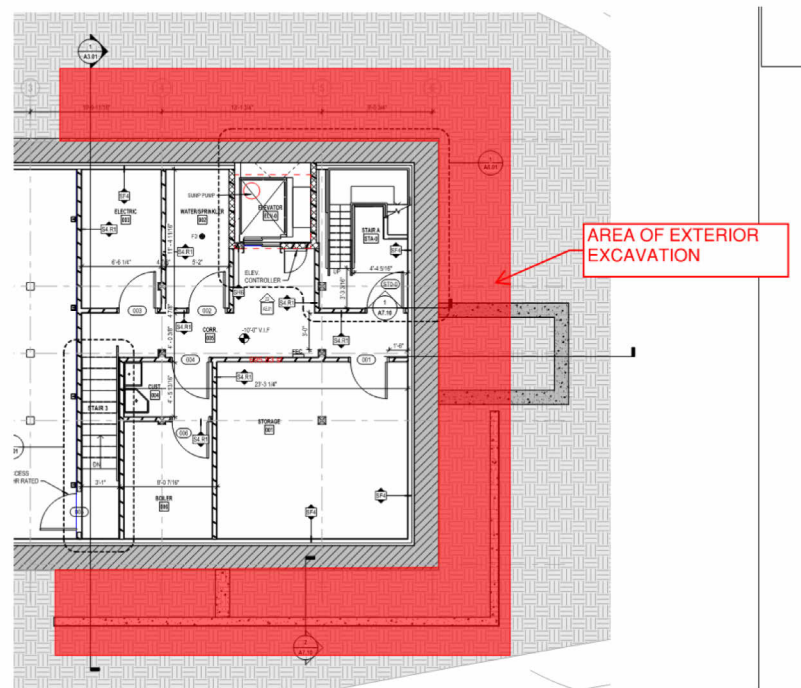
REMOVE GRANITE SILLS, CUT THINNER (4"), THEN REINSTALL IN SAME LOCATION ON NEW CONCRETE FOUNDATION SHELF.

HDC.2

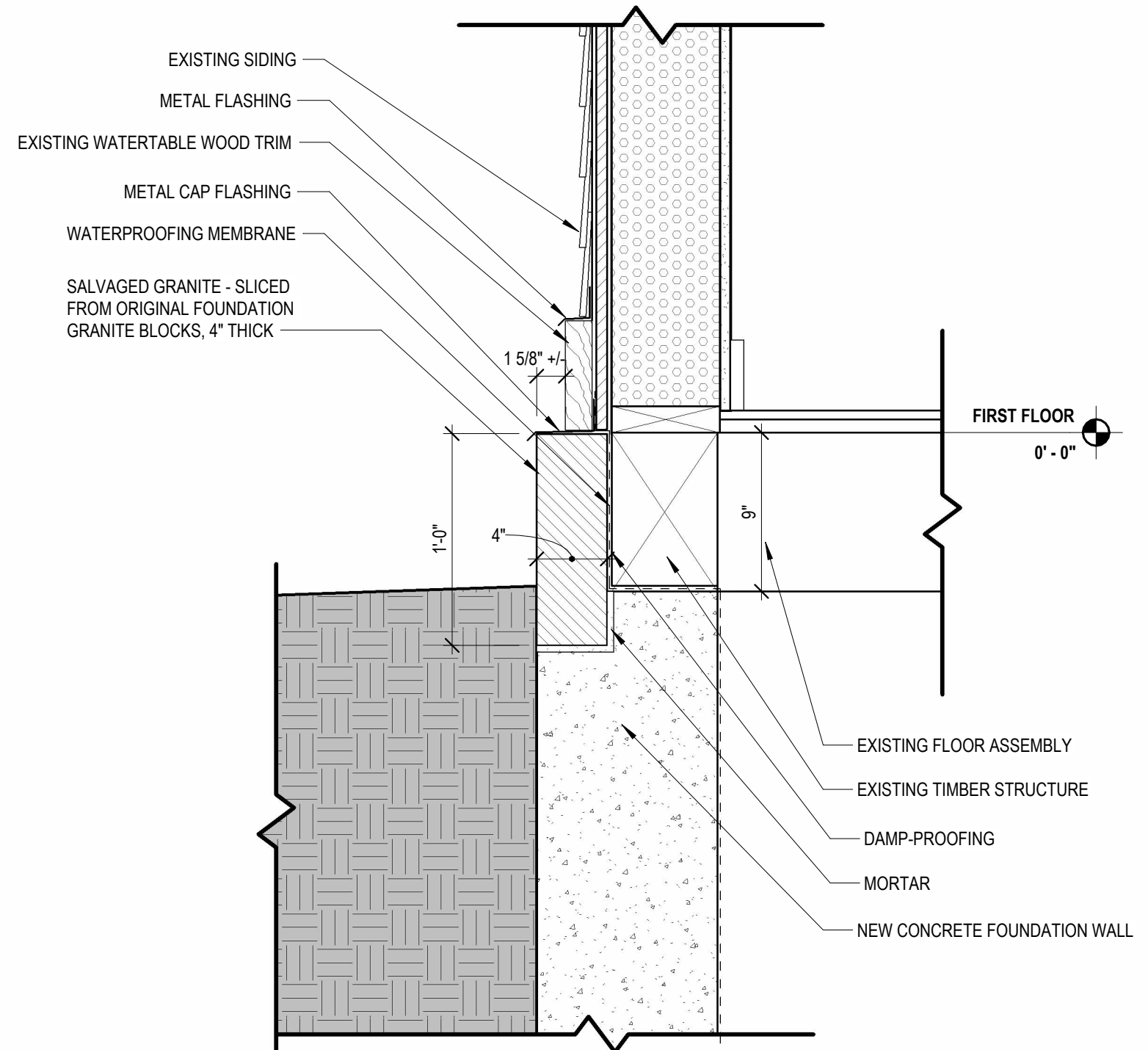
South Meeting House

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 unchange 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"

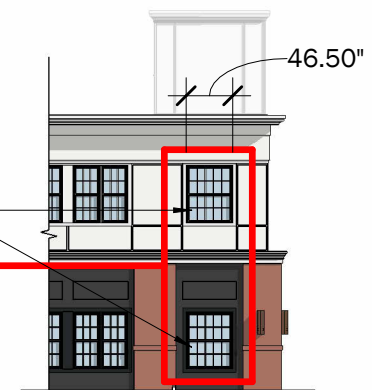
TWO WIDE, 6/6 GRILLE PATTERN



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

TWO-WIDE, 4/4 GRILLE PATTERN

FIELD VERIFIED WINDOW
MEASUREMENT



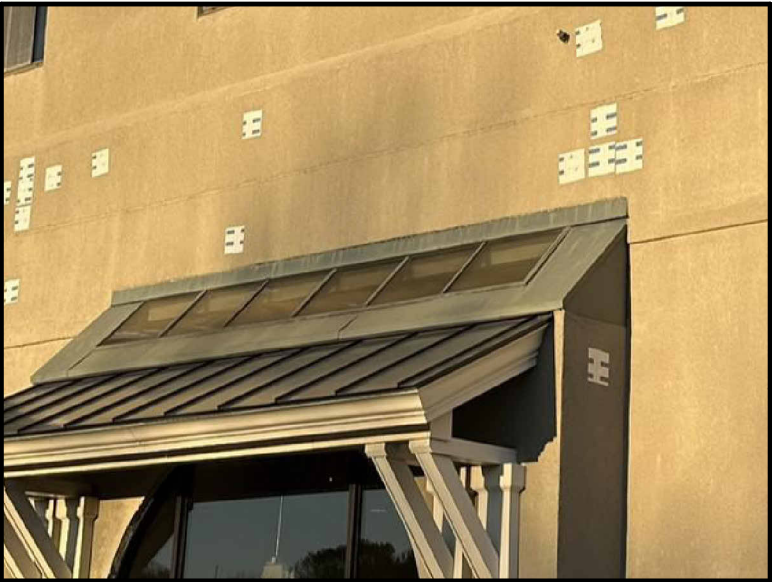
③ PROPOSED SOUTH ELEVATION - OPTION 2
1/16" = 1'-0"

TWO-WIDE, 10/10 GRILLE PATTERN

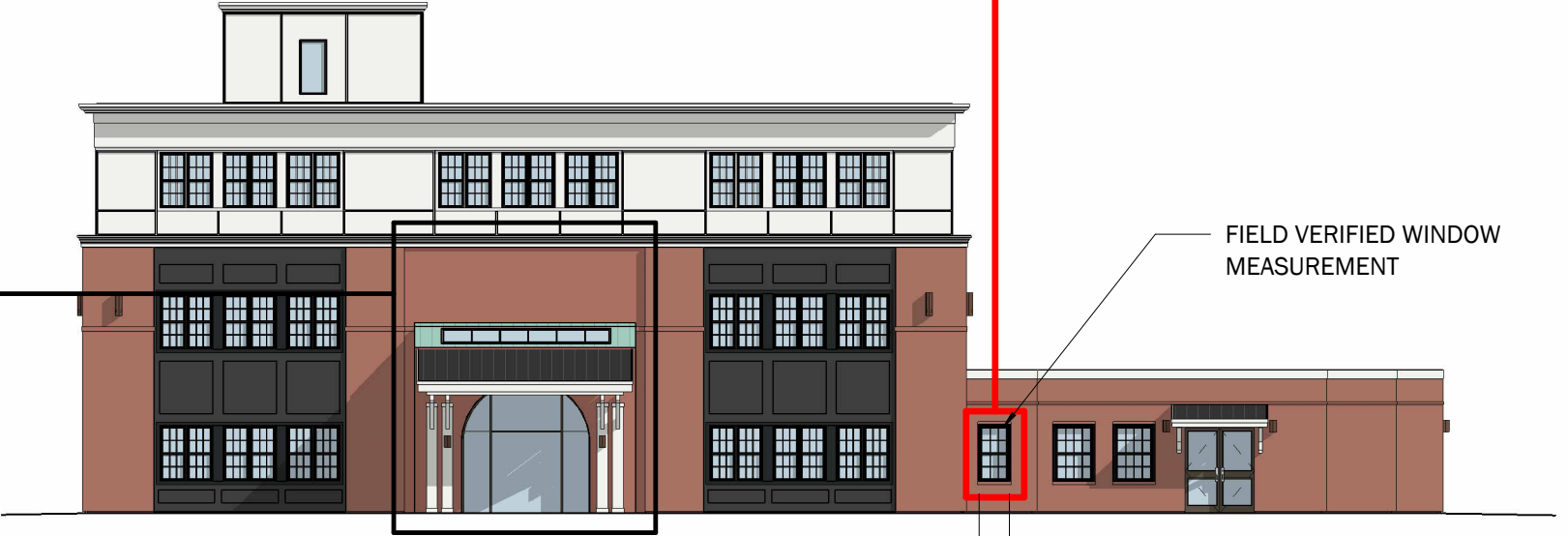


⑩ HDC APPROVED WEST ELEVATION
1/16" = 1'-0"

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"

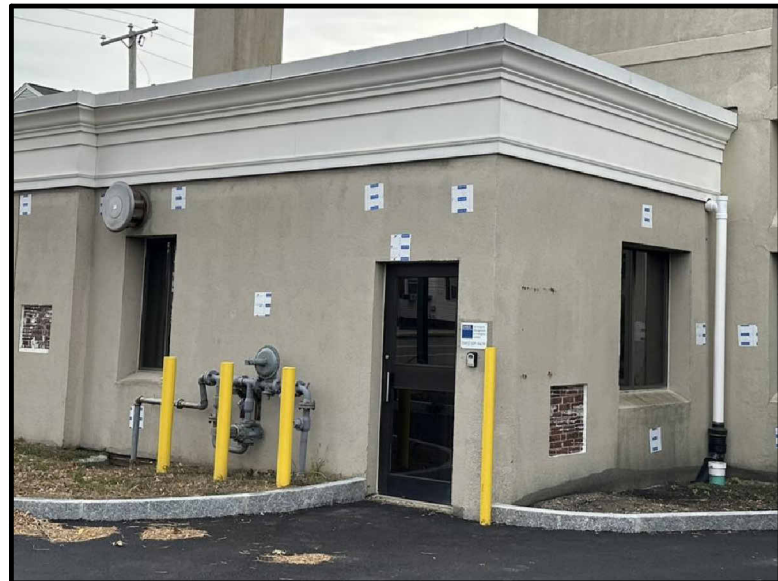


② PROPOSED WEST ELEVATION
1/16" = 1'-0"

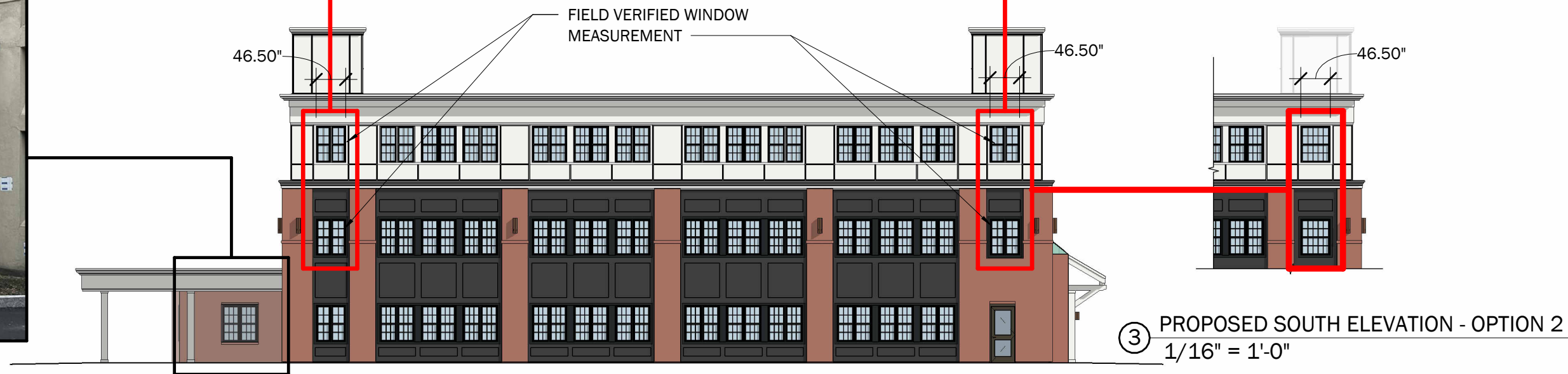
SINGLE WIDE, 6/6 GRILLE PATTERN



- 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

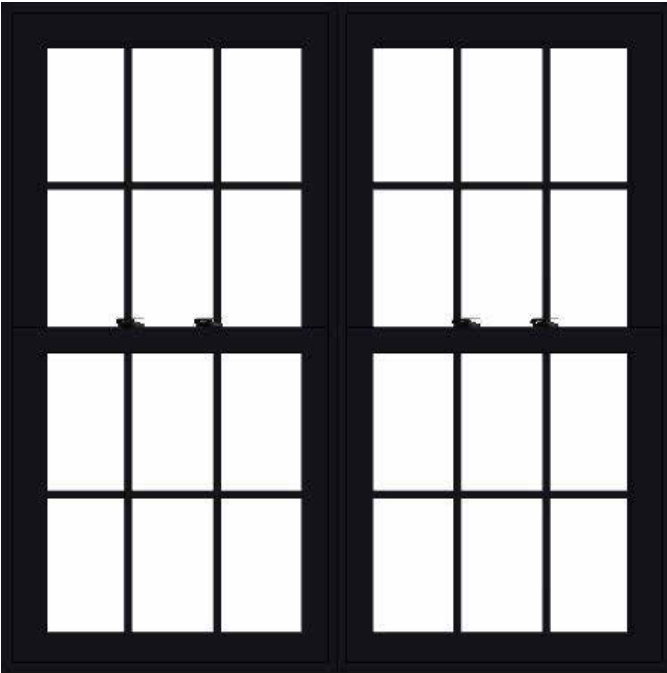
DRAWING NAME:
EXISTING & PROPOSED
ELEVATIONS 4
DRAWING NUMBER:

A 1.3

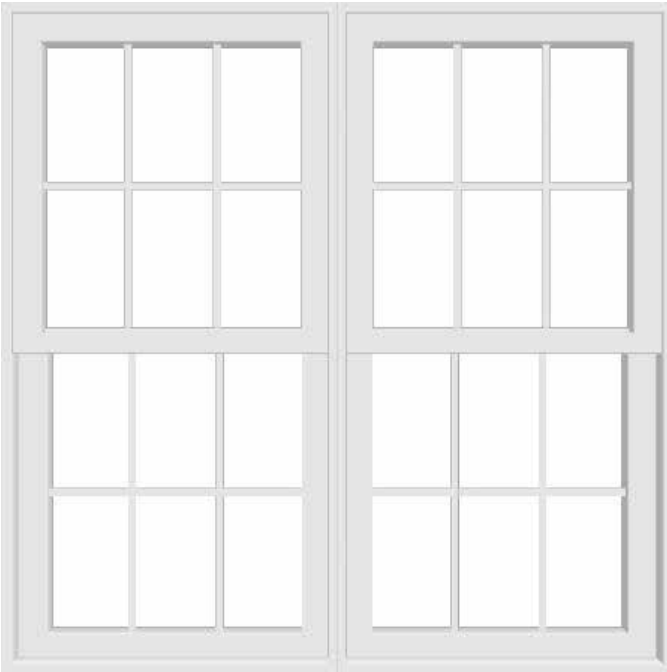
DRAFT

MATERIALS - WINDOWS

WINDOWS - PELLA IMPERVIA (FIBERGLASS)



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

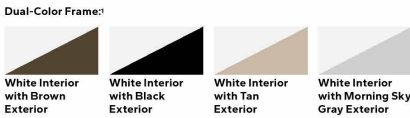


INTERIOR & EXTERIOR COLOR WHITE (ON THIRD FLOOR ONLY - COLOR DEPENDANT ON EXTERIOR COLOR OPTION SELECTED)
GRILLE TRADITIONAL

Pella® Impervia® Features & Options

Colors & Finishes

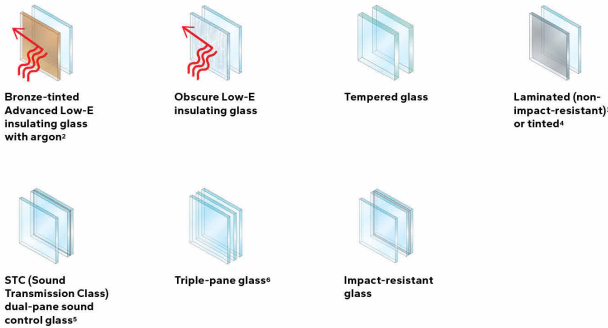
Frame Colors Our long-lasting powder-coat finish resists chalking and fading so you never need to paint or refinish.



Glass & Additional Energy Efficiency Upgrades



Additional Glass Options



Foam Insulation Options

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



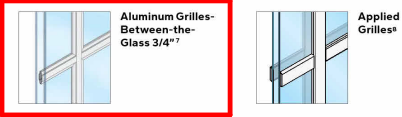
30

Pella Impervia
Features & Options



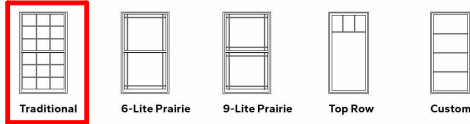
Grilles

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







Historic District Commission

Staff Report

Wednesday, September 02, 2026

Project Address: 20 Pray 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: 8,712 SF +/-
- Estimated Age of Structure: New Construction
- Building Style: New England Cottage
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: The new construction of a single-family home and detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of a single-family home and detached garage.



**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

NEW RESIDENTIAL CONSTRUCTION

New single family home and detached one car garage with accessory space.

This revised application is submitted with modifications to the proposed plans that were disapproved at the August 5, 2026 Commission meeting as contemplated by Section 10.636.61 and without prejudice to our right to seek rehearing and appeal of the said August 5, 2025 decision pursuant to Sections 10.636.40 and 10.636.50.

The August 5th Application was submitted for effectively a one year extension, as a new application of the previously approved design due to exceeding the deadline by two weeks. Upon consideration of the denial and in response to comments made by the commission, substantive changes have been made to the design. This is submitted here as a new application with the following revisions:

- 1. Pray Street front facade simplified. The box bays are eliminated, the facade is flattened. The large recessed entrance porch is changed to a flat wall with inset door, to reduce footprint of front steps. The raised paneling and trim details around the windows and entryway have been eliminated.
- 2. Pray Street dormer reduced in width, the windows are now smaller and closer together. The scale of the dormer and arrangement of windows now aligns with that of 53 Pray Street, diagonally across the street.
- 3. The rear recessed roofdeck has been eliminated. The windows and door are now smaller windows with a small flat section of roof for an inset shed style dormer which minimizes its scale.
- 4. Additional section details and dimensioning of elevations and details have been included to address questions about height.

DRAWING LIST

- P0.0 COVER
- P0.1 LOCUS MAP
- P0.2 SITE PHOTOS
- P0.3 CONTEXT PHOTOS
- P0.4 CONTEXT PHOTOS
- H.13 SITE SECTIONS
- P1.1 FIRST FLOOR PLAN
- P1.2 ROOF PLAN
- P2.1 ELEVATIONS
- P2.2 ELEVATIONS
- P3.1 DETAILS
- P3.2 DETAILS
- P4.1 VIEW FROM PRAY STREET EAST
- P4.2 VIEW FROM PRAY STREET EAST - CONTEXT
- P4.3 VIEW FROM PRAY STREET WEST - CONTEXT
- P4.4 VIEW FROM PARTRIDGE STREET
- P5.0 WINDOW & DOOR SCHEDULE
- H5.1 MATERIALS
- H5.2 MATERIALS
- H5.3 MATERIALS



20 PRAY STREET RESIDENCE

PUBLIC HEARING
SEPTEMBER 2026





1 SITE PLAN CONTEXT FOOTPRINTS 300'r
1" = 100'-0"



20 PRAY ST



8/14/2026

Area Allowed by Zoning	
Lot size	8,820
Open Space 25% minimum	2,205
Building Coverage (footprint) 30% maximum	2,646

20 Pray Street		TOTAL sf
		8,820
		2,205
		2,646

Building Area (gross sf, measured to outside face of exterior walls)	
2nd floor	990
1st floor (building coverage, footprint)	1,355
total building area	2,345
Open space	
Building Coverage	

house	porch/stoop/deck	garage	ADU	TOTAL Buildings footprint	paving	TOTAL Building + Pavement sf
	990	0	255	990		
	337	307	429	1,999	889	5,316
	337	307	684	2,989	889	
						39.73%
						22.66%

Footprint
garage + adu
736

GROSS FLOOR AREA (zoning)				
sf, measured to 6" beyond the inside faces of exterior walls	ADU sf	GARAGE sf	HOUSE sf	ADU GFA as % of House GFA
Second Floor	241	0	928	
First Floor	406	299	1,270	
Total	647	299	2,198	29.4%

GROSS LIVABLE AREA (IBC)				
sf, measured to inside faces of exterior walls	ADU sf	GARAGE sf	HOUSE sf	ADU GFA as % of House GLA
Second Floor	213	0	858	
First Floor	373	268	1,192	
Total	586	268	2,050	28.6%

Zoning & Code Review
6/13/2025

Portsmouth Zoning Ordinance
GRB General Residence B
Flood Plain overlay

Dimensional Standards 10.521	GRB	20 Pray, House
Minimum Lot Dimensions		
Lot area, sf	5,000	8,820
Lot area per dwelling unit, sf	5,000	
# dwellings allowed based on lot area (up to 2 are permitted by right)		1
Continuous street frontage, lf	80'	
Depth, lf	60'	
Minimum Yard Dimensions (setbacks)		
front	5'	5'
side	10'	10'
rear	25'	n/a
Maximum Structure Dimensions		
sloped roof height	35'	24'-3"
Roof appurtenance height	8'	
Building coverage, maximum (footprint)	30%	2,646
Open space, minimum	25%	2,205
Parking	2 spaces for primary dwelling > 1,300sf total living area, + 1.0 space for ADU <1,300sf.	



FROM PRAY LOOKING EAST



FROM PRAY LOOKING SOUTHWEST



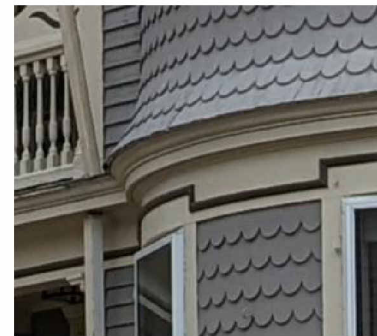
FROM PARTRIDGE LOOKING NORTH



FROM PRAY LOOKING SOUTH



458, 466, 478 MARCY STREET ("THREE SISTERS")



437 MARCY STREET



17 PRAY STREET



53 PRAY STREET



454 MARCY STREET



54 PRAY STREET (LOBSTER POUND)



CONTEXT PHOTOS



39 & 43 PRAY STREET

P0.3





SOUTH PARTRIDGE STREET FROM LOBSTER POUND



325 MARCY ST



NORTH PRAY STREET FROM FRONT OF 20 PRAY STREET HOUSE (DIRECTLY ACROSS STREET)



490 MARCY STREET





20 PRAY ST

1 **NORTH ELEVATION - PRAY STREET**
1/32" = 1'-0"



20 PRAY ST

2 **STREET ELEVATION - PARTRIDGE ST VIEW**
1/32" = 1'-0"



20 PRAY ST

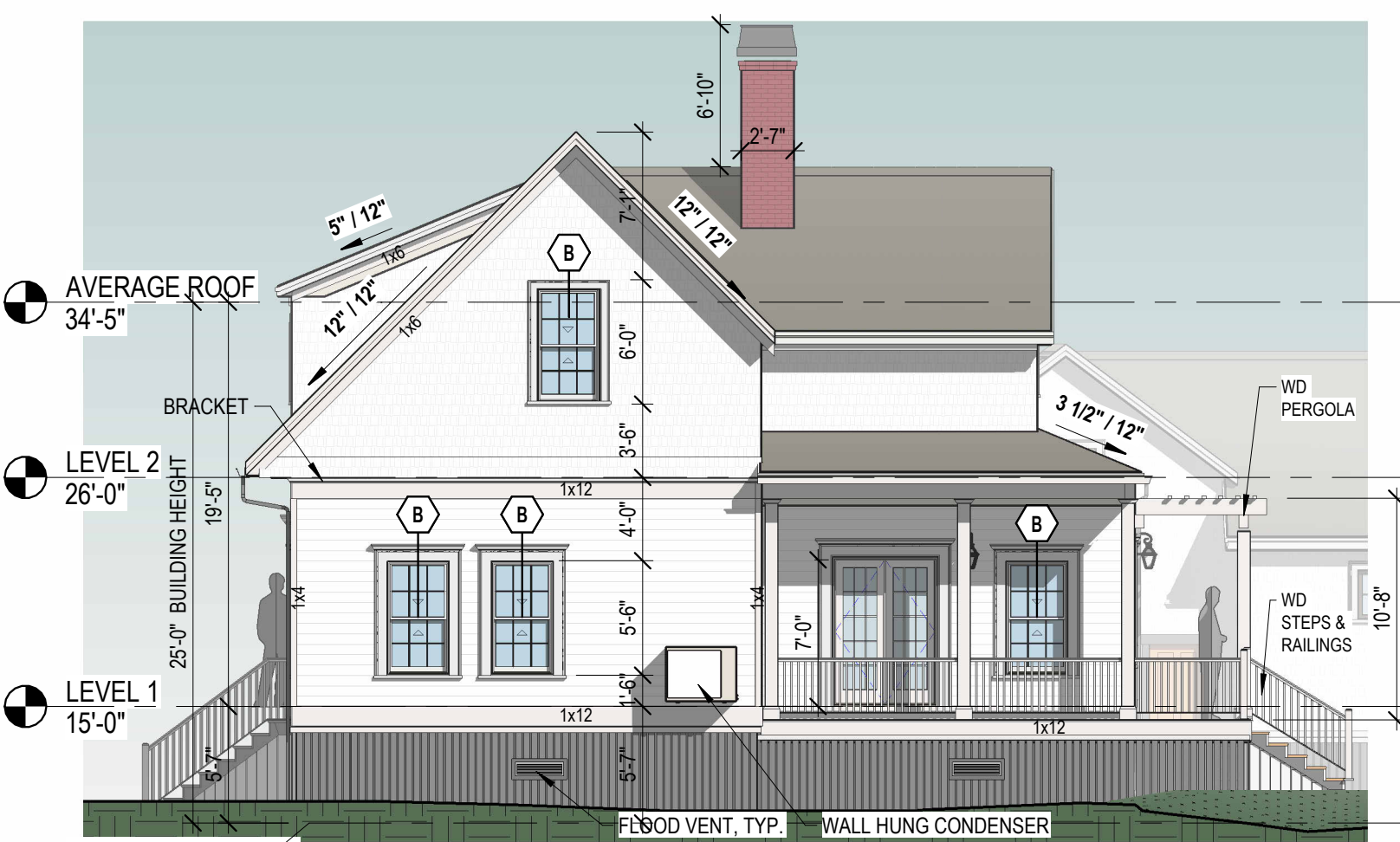
3 **EAST ELEVATION - WATER SIDE**
1/32" = 1'-0"

H.13

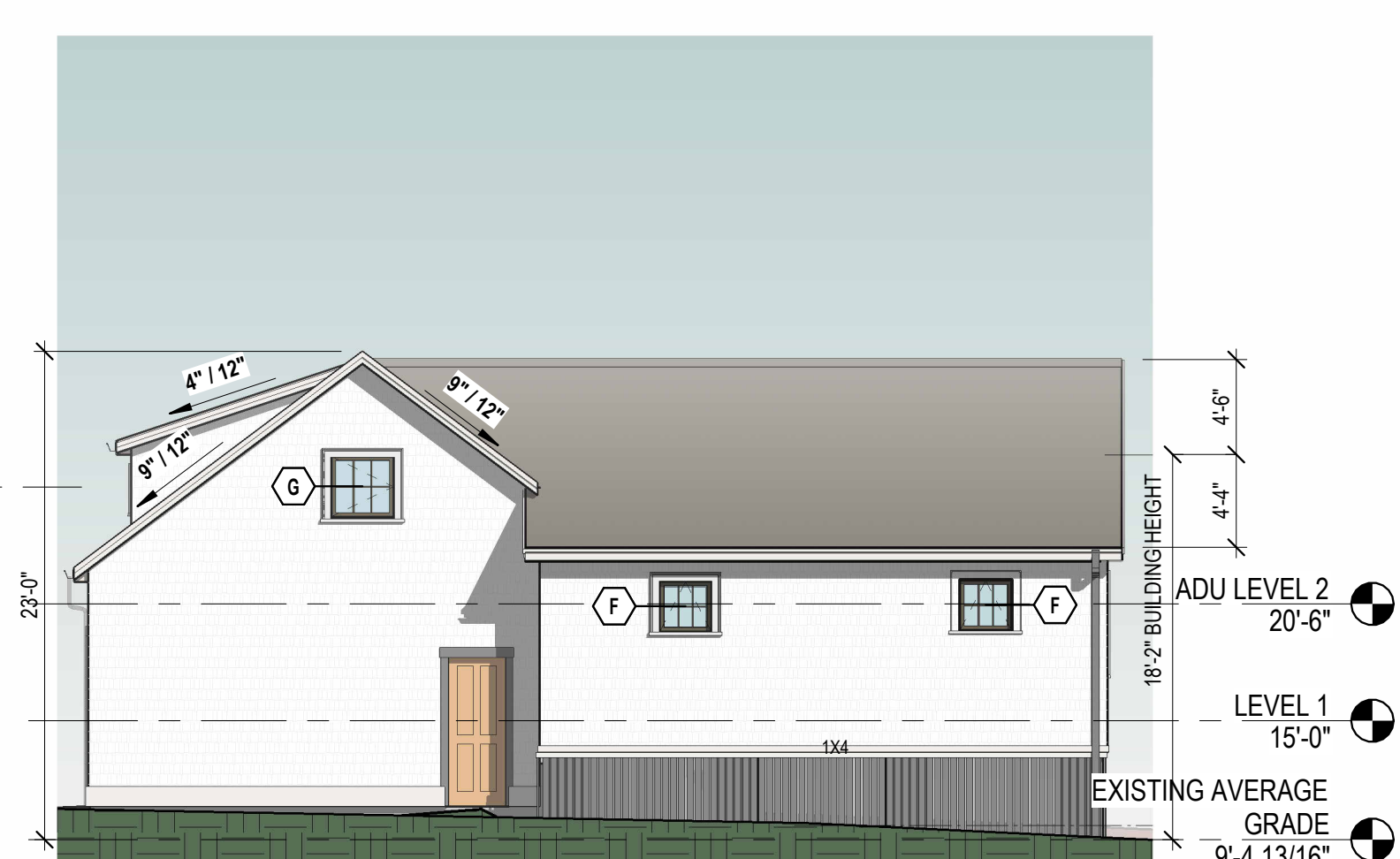
SITE SECTIONS PRAY ST
445 MARCY ST

SCALE: 1/32" = 1'-0"
8/14/2026



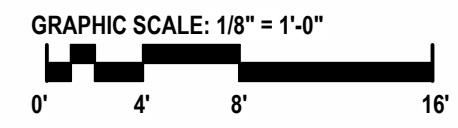


1 WEST ELEVATION (SIDE)
1/8" = 1'-0"



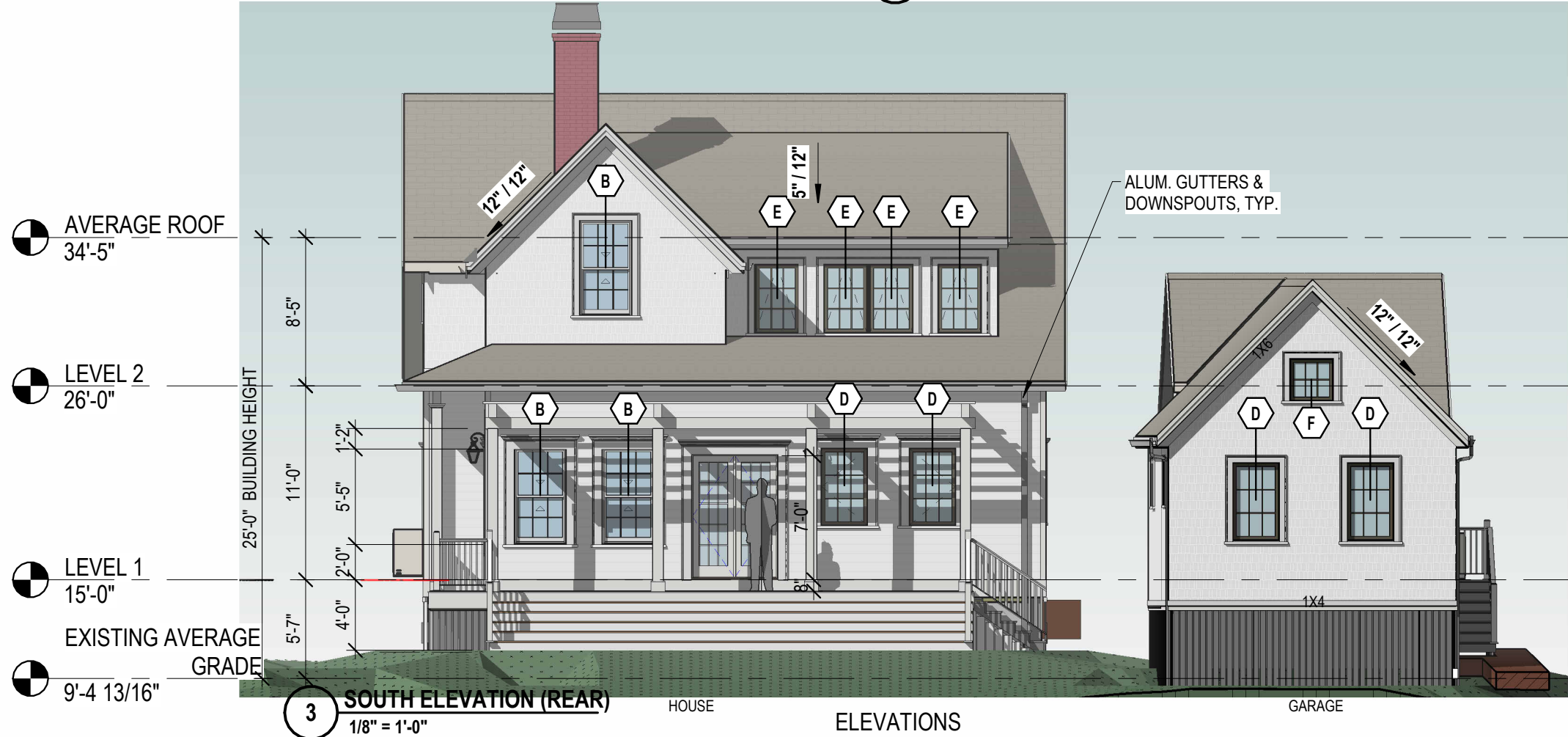
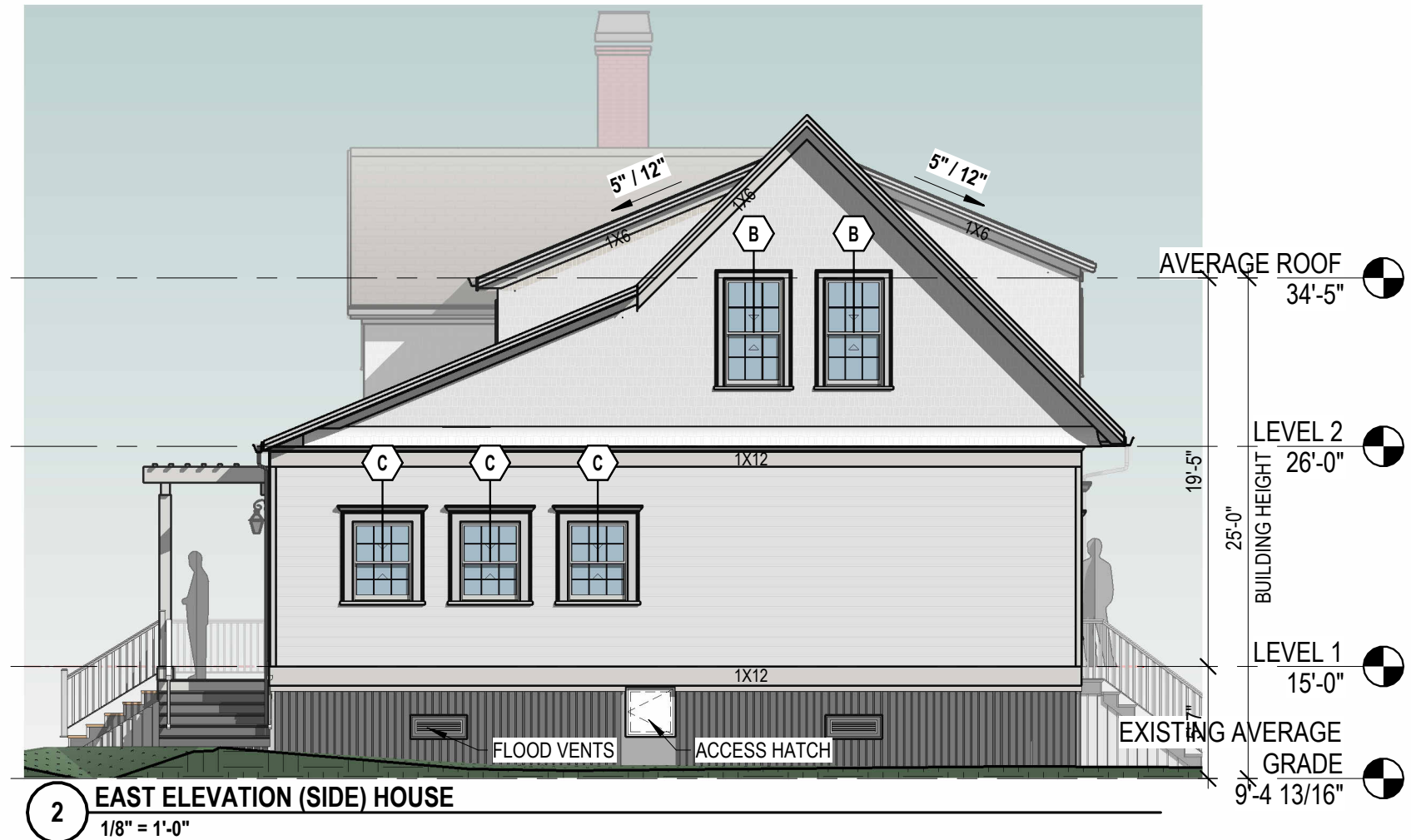
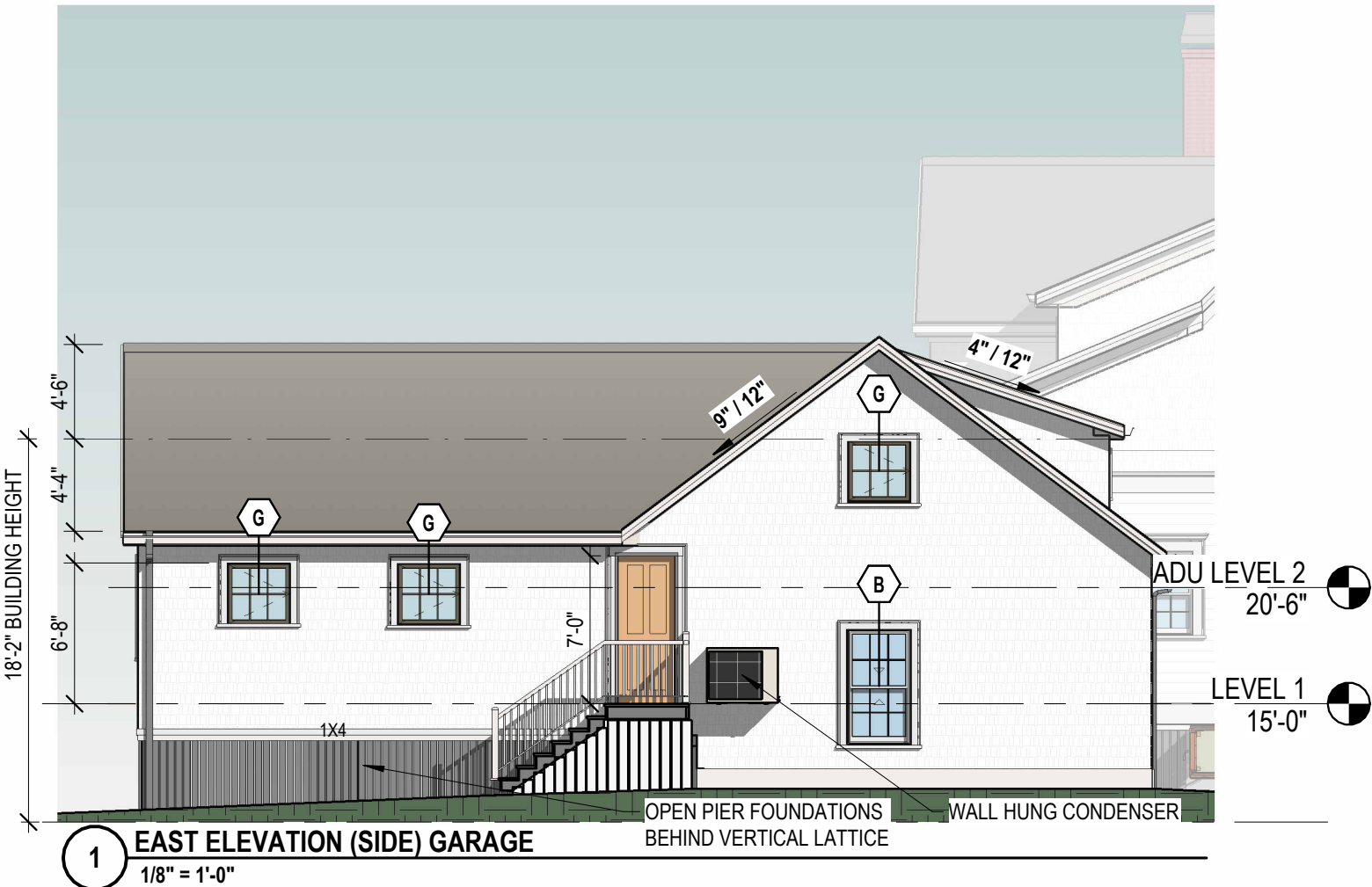
2 WEST ELEVATION (SIDE) GARAGE
1/8" = 1'-0"

ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

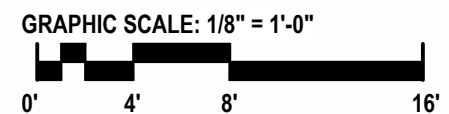


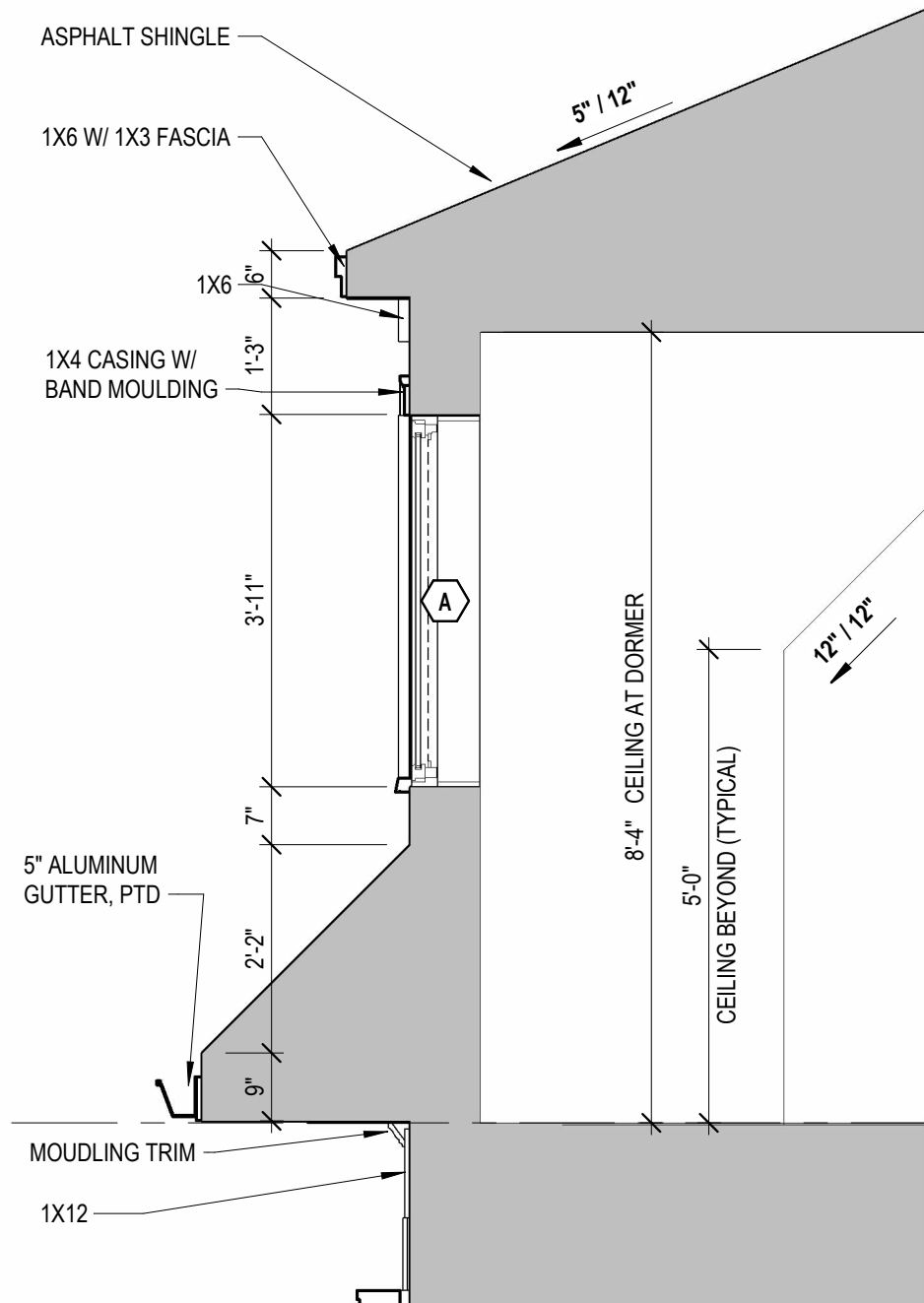
3 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"

ELEVATIONS
20 PRAY STREET RESIDENCE

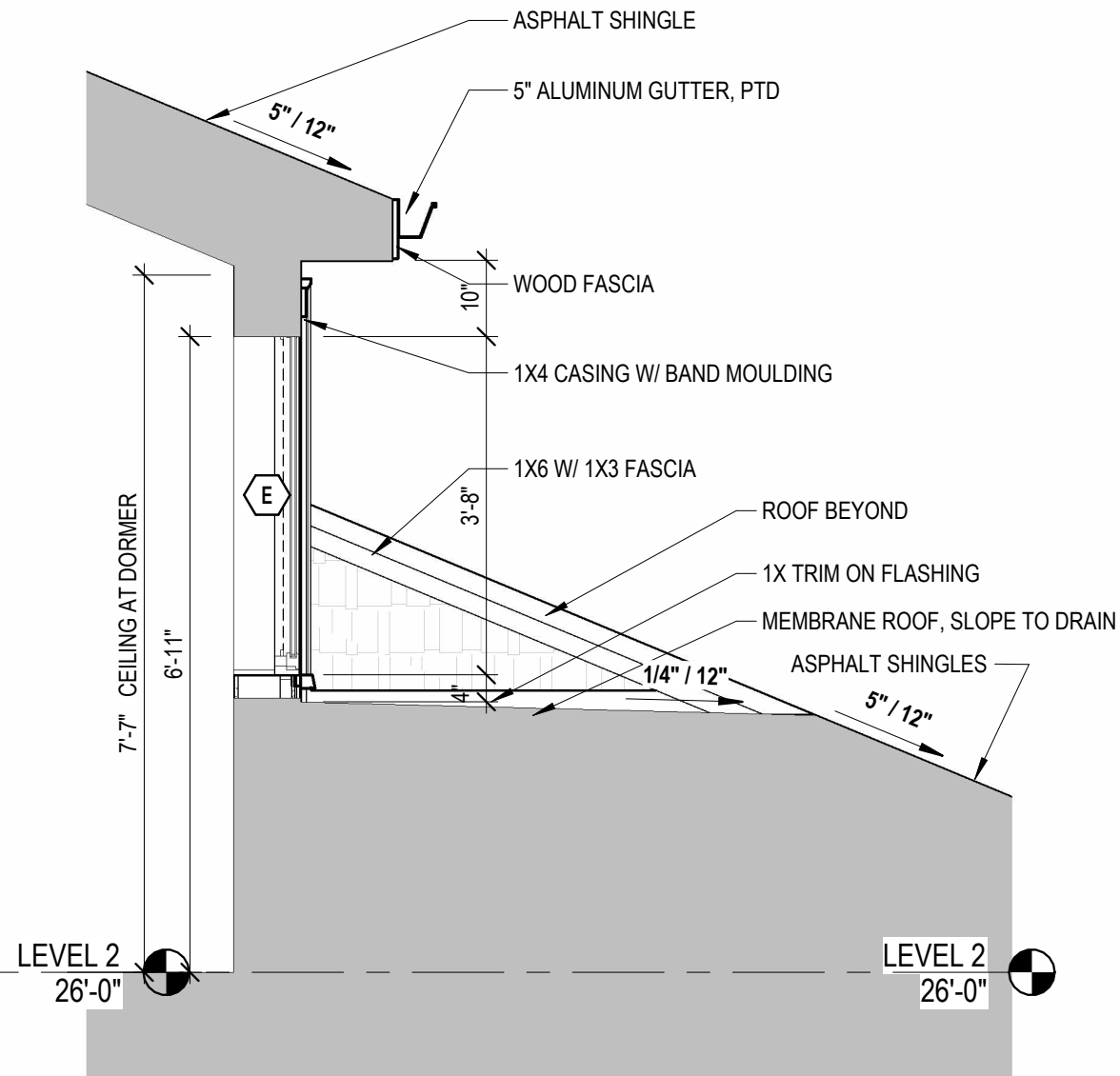


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

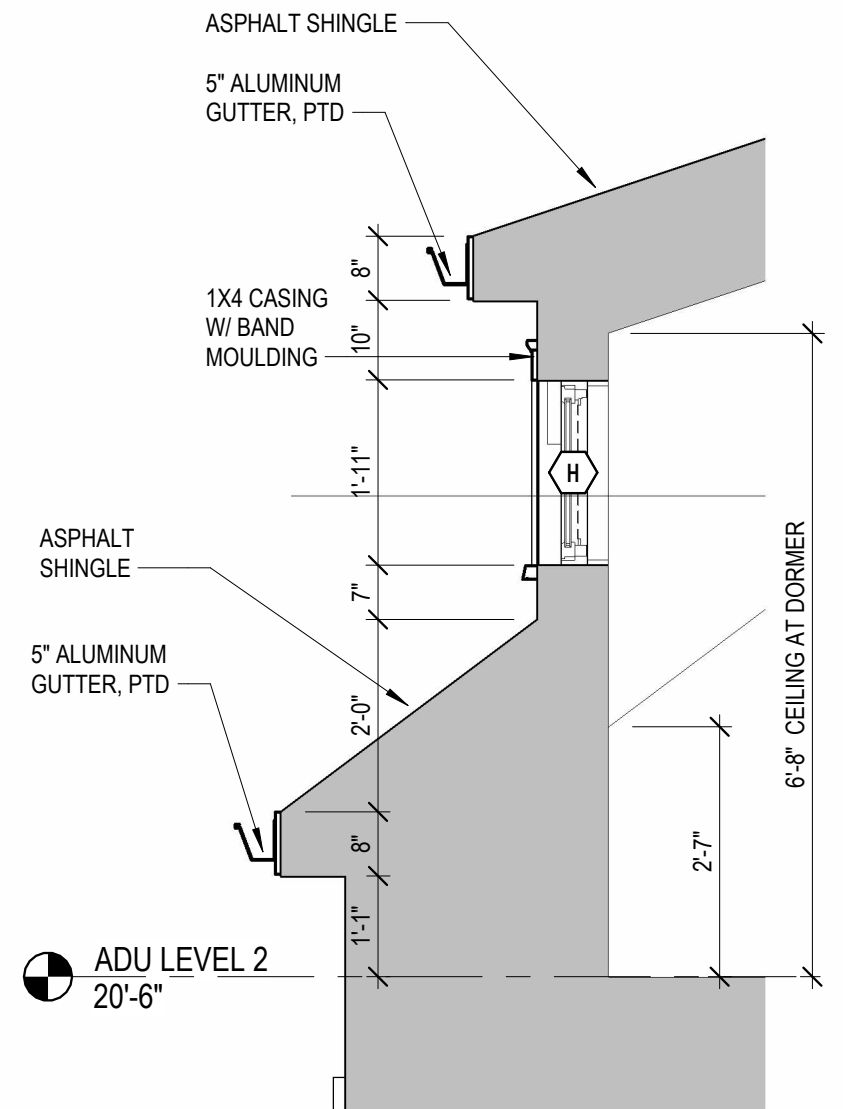




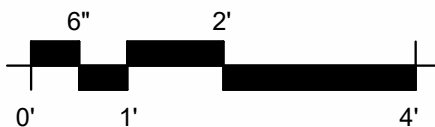
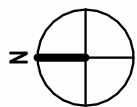
1 NORTH DORMER SECTION
1/2" = 1'-0"



2 SOUTH DORMER SECTION
1/2" = 1'-0"



3 GARAGE DORMER SECTION
1/2" = 1'-0"

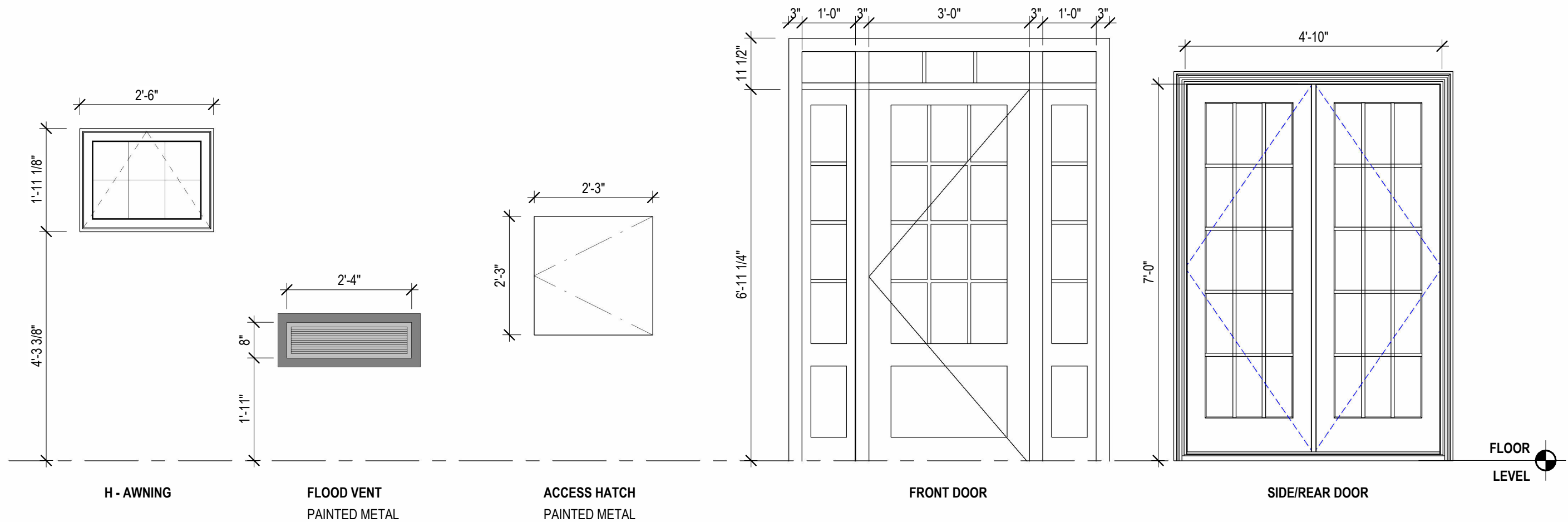
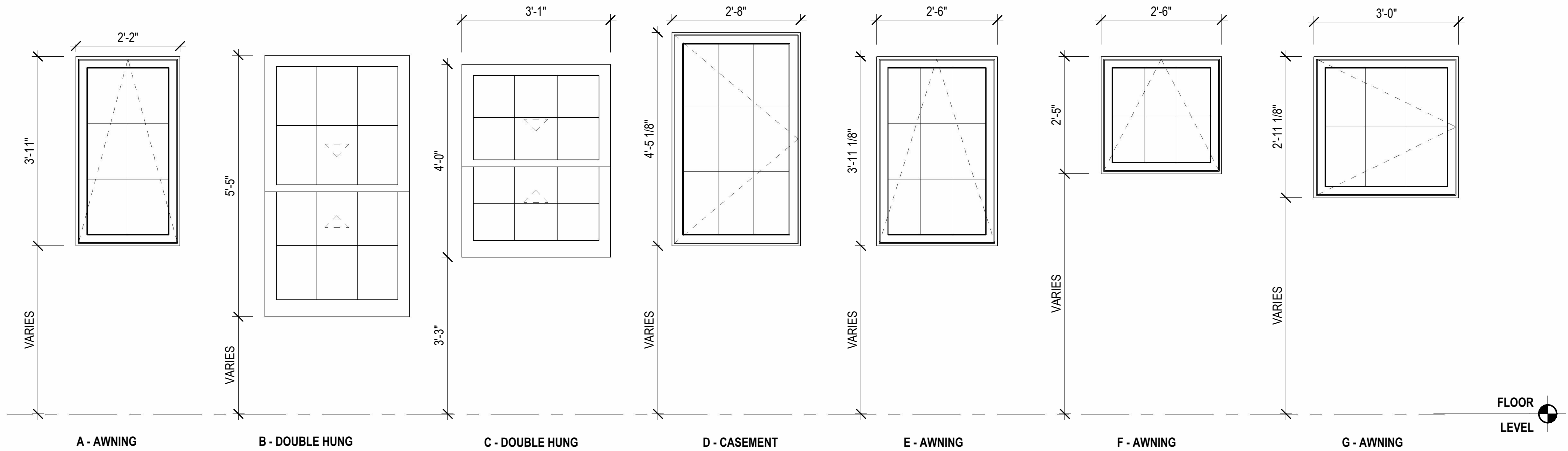








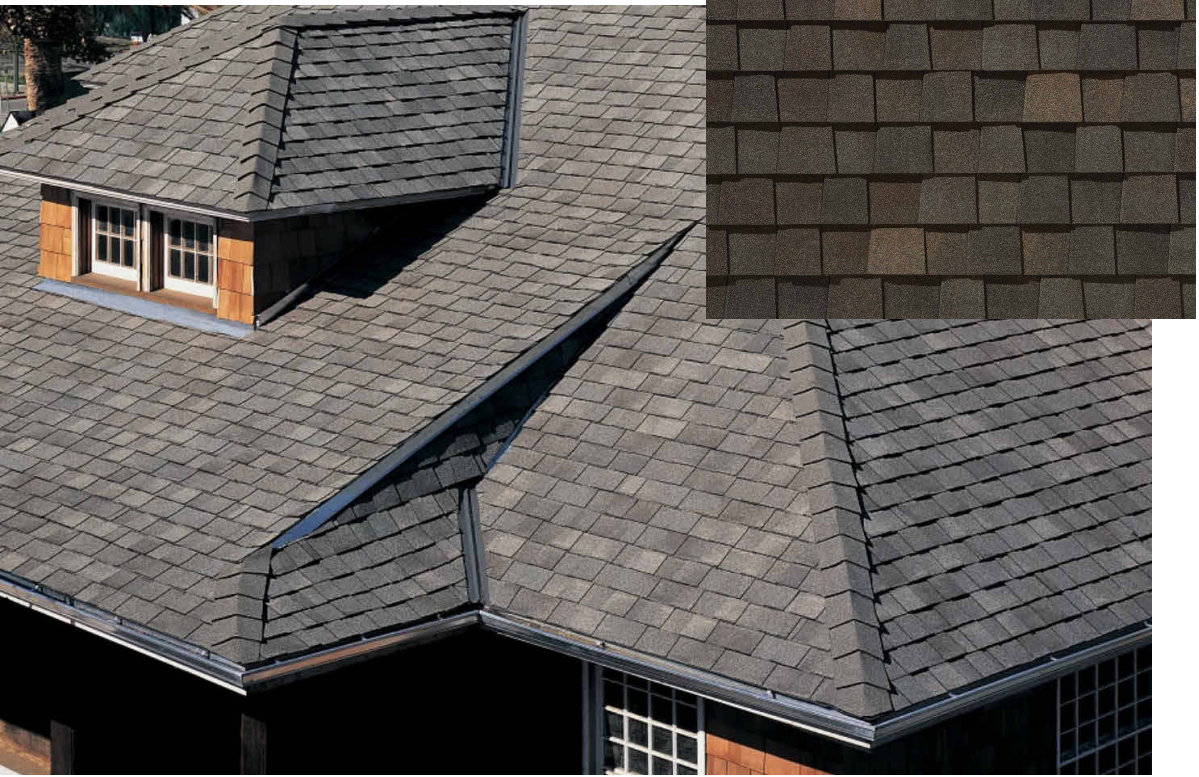




MORIN OLD PORT BLEND RED RANGE



CUSTOM COPPER CHIMNEY SHROUD (FOR GAS FLUE)
NATURAL COPPER PATINA
CAPO BUILDING SPECIALTIES (OR EQUIV)



ROOFING SHINGLES
CERTAINTEED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



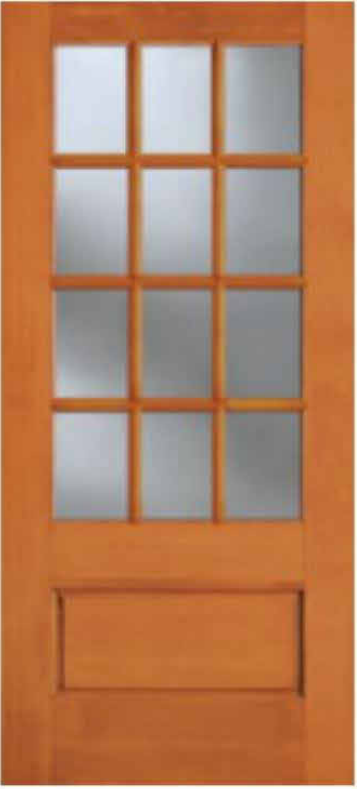
ALUMINUM GUTTERS, PAINTED

Available in 5" to 12"
Available in 26' lengths

- 5" Lipped Box PDF
- 7" Lipped Box PDF
- 6" Lipped Box PDF
- 8" Lipped Box PDF



WOOD OVERHEAD DOORS
CUSTOM CARRIAGE STYLE
OVERHEAD DOOR CO,



F-37512U
2'-6", 2'-8",
3'-0" x 8'-0"

ENTRY DOOR
SIMPSON
12 LITE WOOD



F-7015

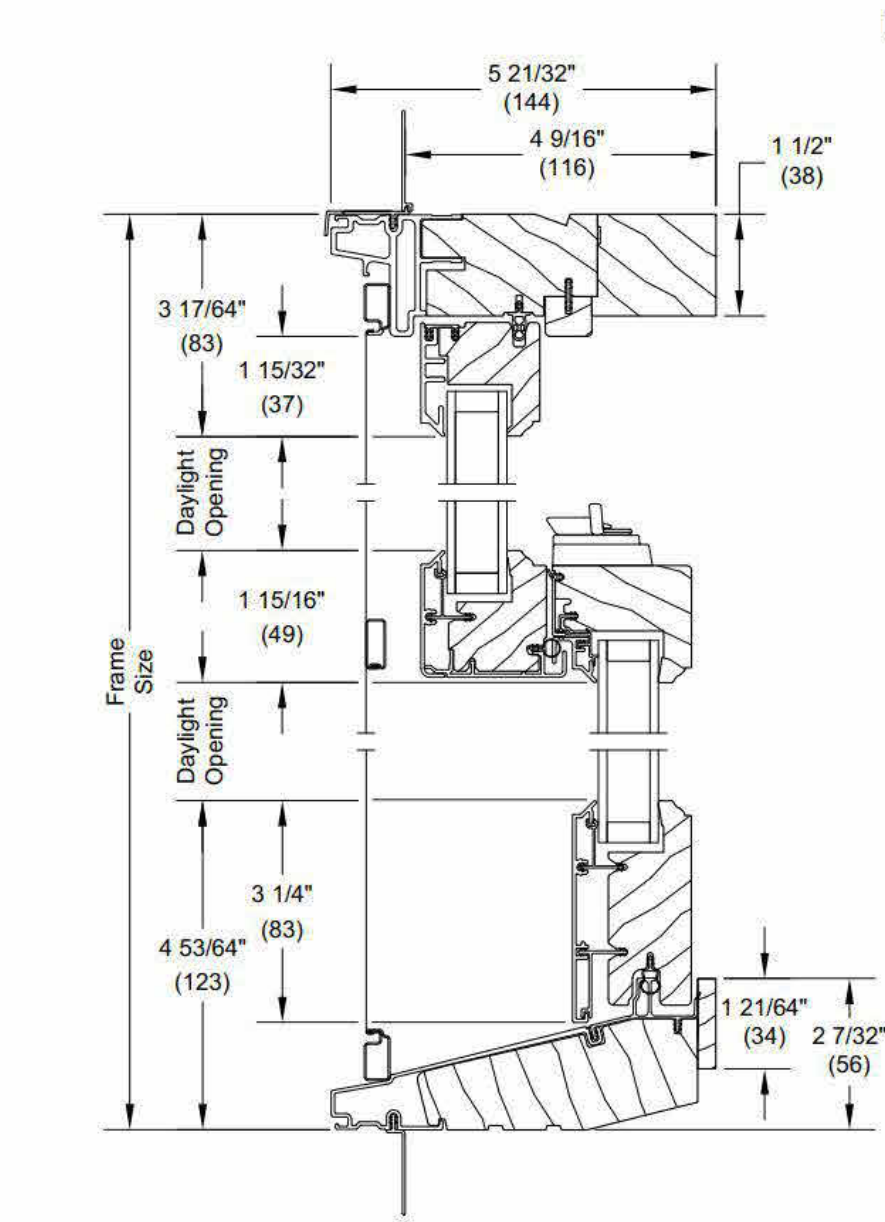
PORCH DOOR
SIMPSON
15 LITE WOOD



FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

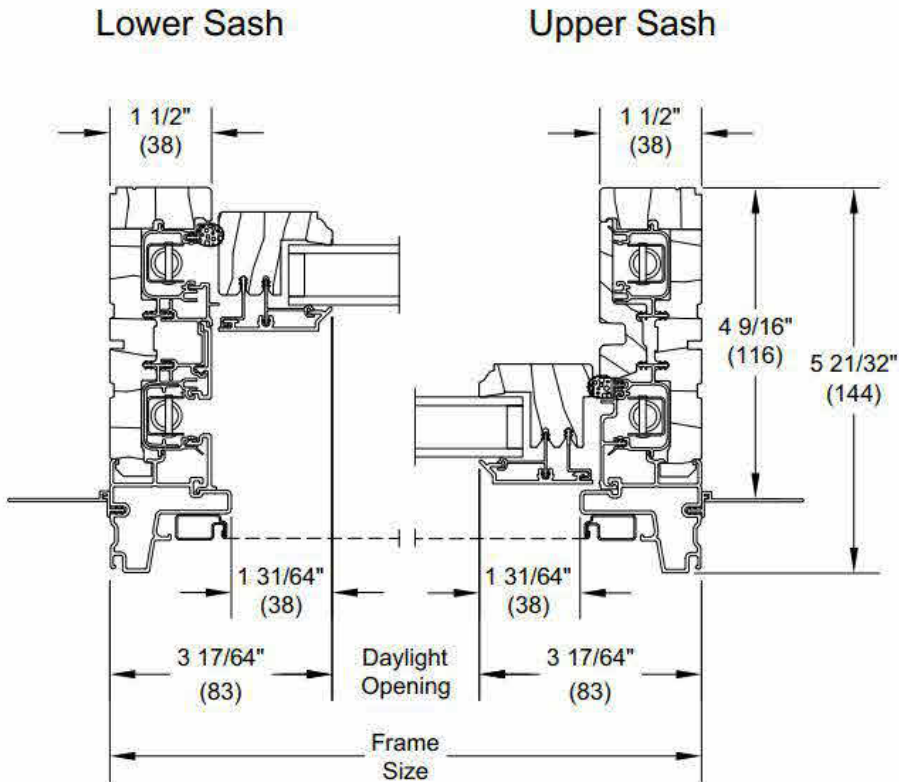
Section Details: Operating

Scale: 3" = 1' 0"



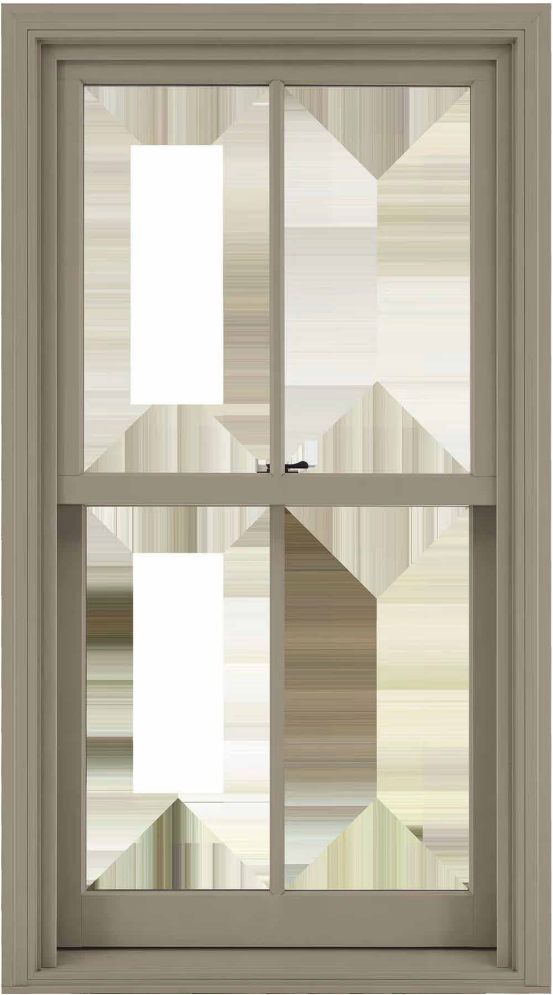
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

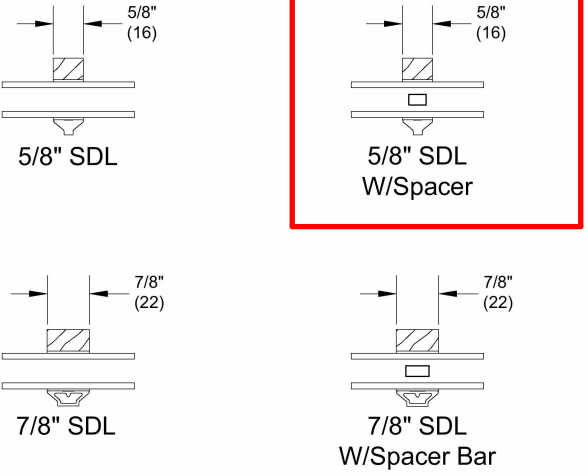


Color selection grid for the window frame:

Stone White	Cashmere	Pebble Gray	Gunmetal	Bronze	Ebony
Cadet Gray	Cascade Blue	Coconut Cream	Sierra White	Bright Silver Pearlescent	Copper Pearlescent
Evergreen	Hampton Sage	Clay	Suede	Liberty Bronze Pearlescent	Bahama Brown



Optional Interior Square Simulated Divided Lite



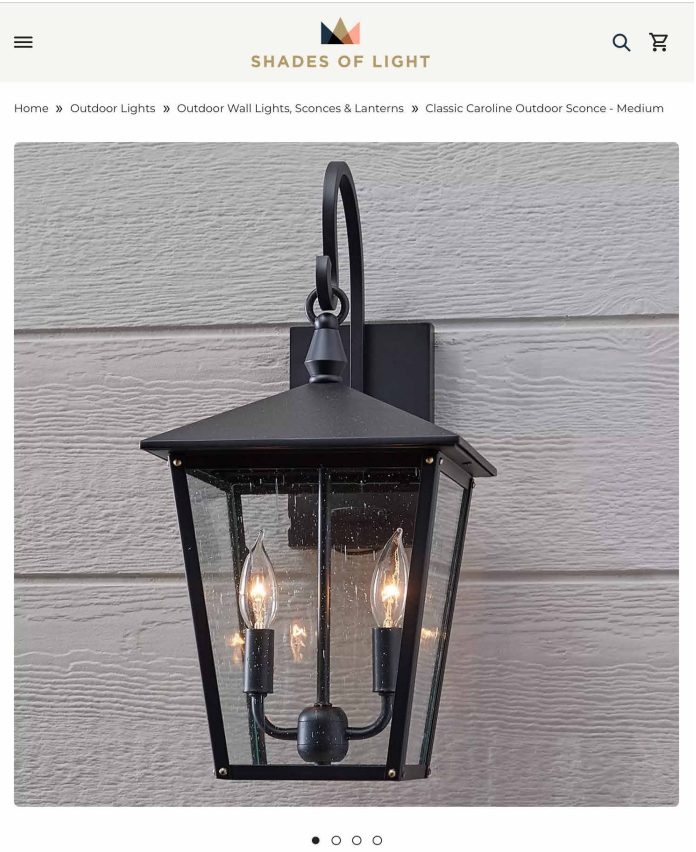
Simulated Divided Lite with
Spacer Bar (SDLS)



AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

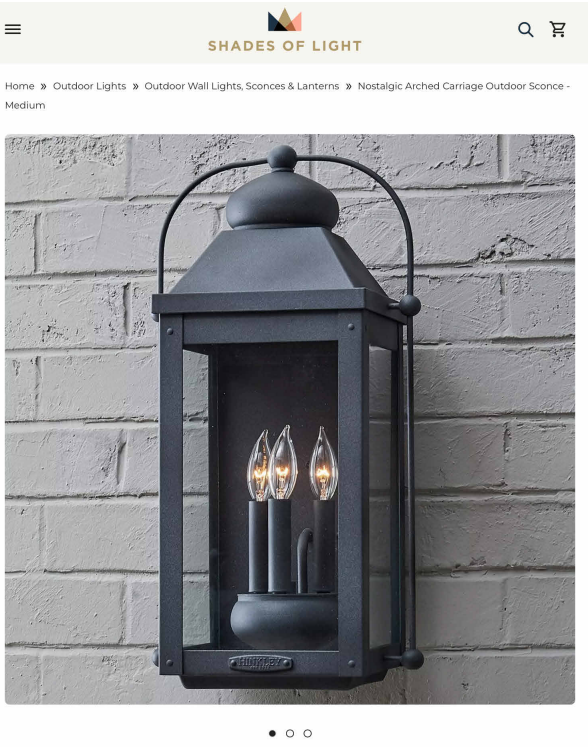


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



Classic Caroline Outdoor Sconce - Medium
SKU: OL21048 BK

AT SIDE AND BACK PORCHES, MARCY ST
ELECTRIC OPTION
CLASSIC CAROLINE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO



Nostalgic Arched Carriage Outdoor Sconce - Medium

AT SIDE AND BACK PORCHES, PRAY ST
ELECTRIC OPTION
NOSTALGIC ARCHED CARRIAGE OUTDOOR SCONCE
MEDIUM
RUBBED BRONZE FINISH
SHADES OF LIGHT, CO

Project Address: 56 Market Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5)
- Land Use: Mixed-use
- Land Area: 4,901 SF +/-
- Estimated Age of Structure: 1860
- Building Style: Italianate
- Number of Stories: 3
- Historical Significance: Both Focal and Contributing to the district
- Public View of Proposed Work: Market Street
- Unique Features: N/A
- Neighborhood Association: Downtown

B. Proposed Work: Renovations to the existing storefront.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to an existing storefront. No additional land use approvals are needed.



**HISTORIC
SURVEY
RATING
C / F**

D. Purpose and Intent:

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

E. Review Criteria/Findings of Fact:

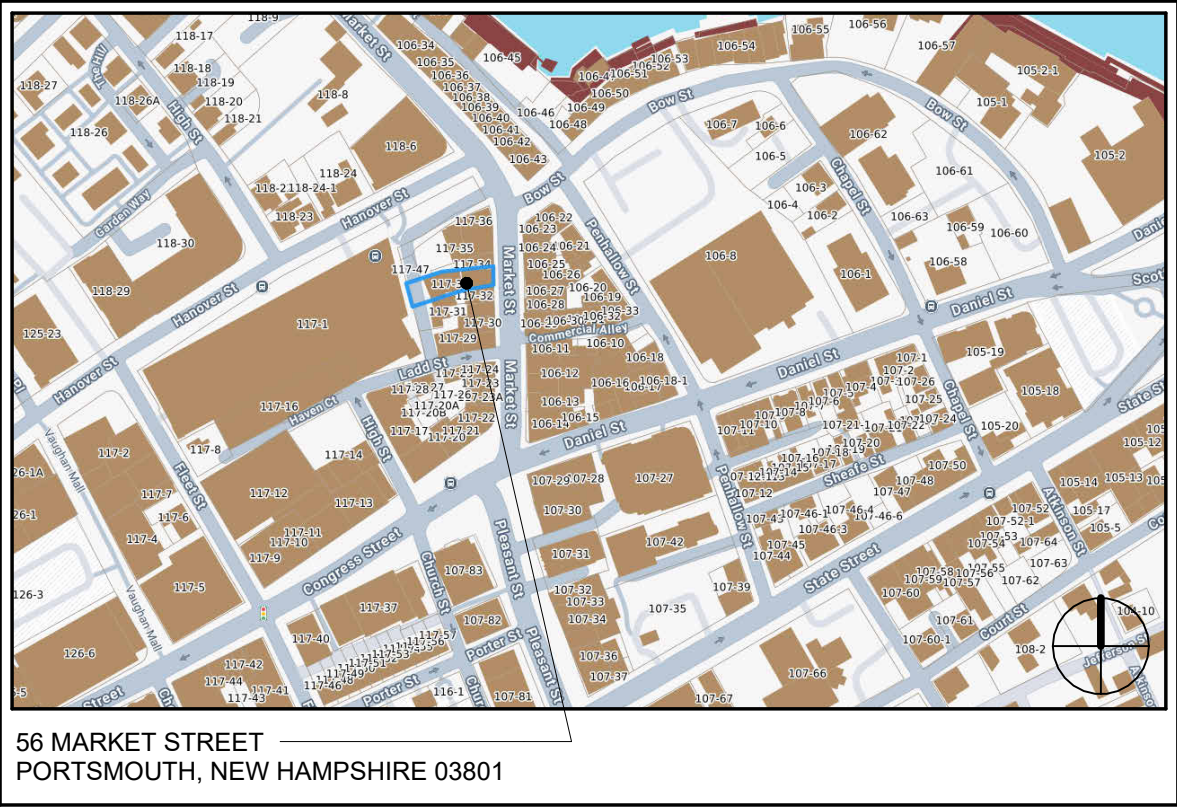
1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

56 MARKET STREET STOREFRONT REPLACEMENT

HISTORIC DISTRICT COMMISSION WORK SESSION / PUBLIC HEARING
SEPTEMBER 2026, PORTSMOUTH, NEW HAMPSHIRE

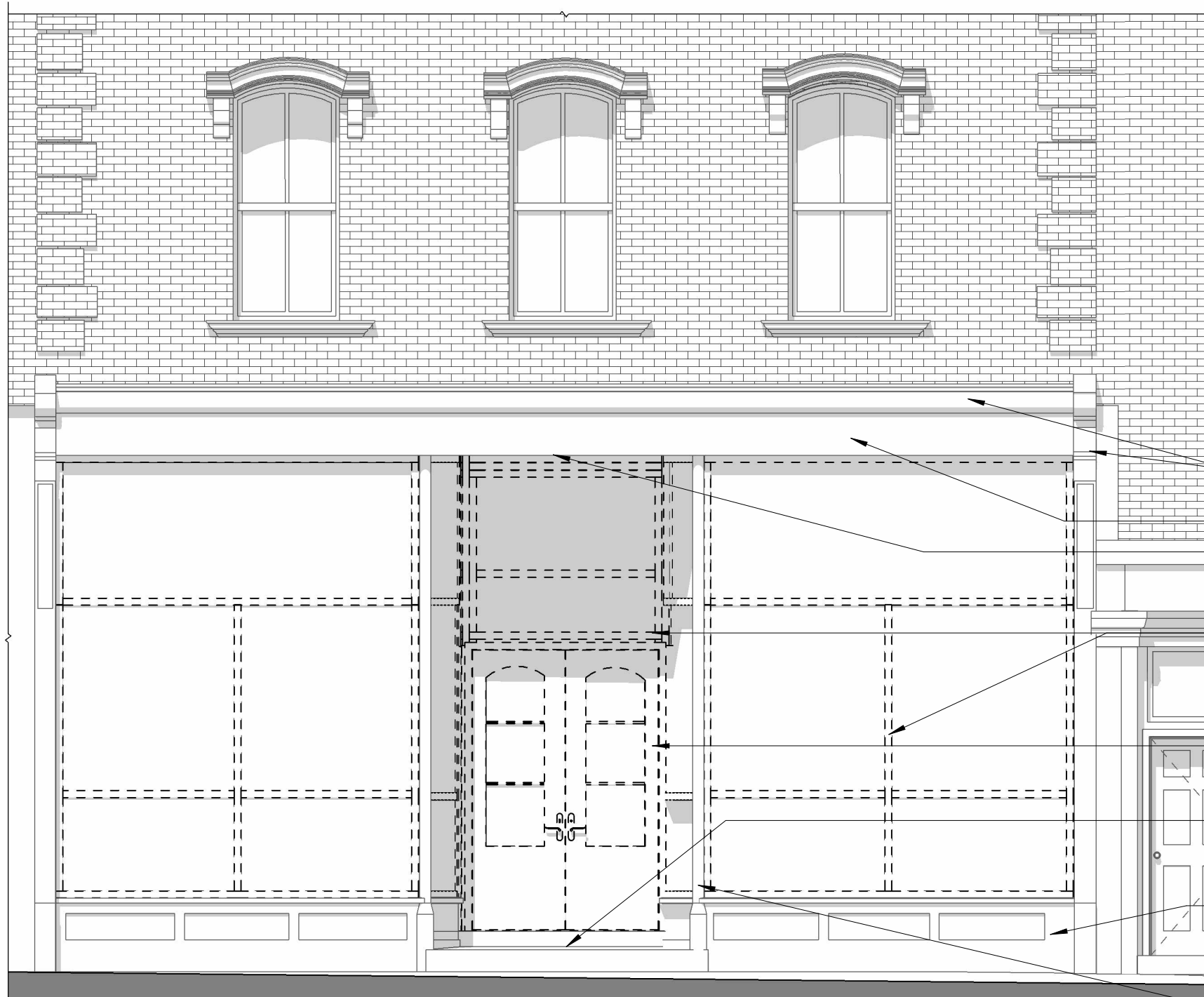
- PROPOSED WORK:
- REMOVAL OF THE EXISTING 56 MARKET STREET STOREFRONT GLAZING, FRAME, TRANSOMS AND ENTRY DOOR
 - PANELING AND SILL AT GRADE TO REMAIN
 - RECESSED ENTRY CORNER PILASTERS TO REMAIN
 - INSTALLATION OF 1 OF 2 INSULATED GLAZING OPTIONS:
 1. **OPTION 1 | DESIGN TEAM PREFERRED OPTION:** TWO SETS OF INSWING BI-FOLD DOORS, TWO FIXED RECESSED ENTRY SIDELIGHTS, FIXED TRANSOM WINDOWS ABOVE ALL STOREFRONT AND DOORS, NEW ENTRY DOOR
 - OPTION 1A AND OPTION 1B ARE TWO DIFFERENT PRODUCT MANUFACTURER SELECTIONS ASSOCIATED WITH OPTION 1
 2. **OPTION 2 |** TWO SETS OF DOUBLE 8 OVER 8 DOUBLE HUNG WINDOWS, TWO 6 OVER 6 DOUBLE HUNG WINDOWS RECESSED ENTRY SIDELIGHTS, FIXED TRANSOM WINDOWS ABOVE ALL WINDOWS AND DOORS, NEW ENTRY DOOR
 - INSTALLATION OF TWO BLACK FABRIC RETRACTABLE AWNINGS
 - INSTALLATION OF COPPER PENDANT LIGHT ABOVE RECESSED ENTRY
 - ALL SIGNAGE IS TO BE DETERMINED
 - EXISTING MOSAIC AT RECESSED ENTRY GRANITE STEP TO BE REMOVED
 - EXISTING SOFFIT AT RECESSED ENTRY TO BE REFINISHED
 - EXISTING PANELING AT STOREFRONT TO BE REFINISHED

SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING STOREFRONT
A2	OPTION 01 - STOREFRONT
A3	OPTION 01 - STOREFRONT RENDERING
A4	OPTION 01A - SELECTION OPTIONS
A5	OPTION 01B - SELECTION OPTIONS
A6	OPTION 02 - STOREFRONT
A7	OPTION 02 - STOREFRONT RENDERING
A8	OPTION 02 - SELECTIONS
APPENDIX A	LIGHT FIXTURE SELECTION
APPENDIX B	SIERRA PACIFIC WINDOWS AND DOORS
APPENDIX C	NANAWALL
APPENDIX D	CENTOR EXTERIOR BI-FOLD SCREEN
APPENDIX E	MARVIN ULTIMATE WINDOWS
APPENDIX F	TRUSTILE DOOR



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MARKET ST RENOVATION 56 MARKET STREET PORTSMOUTH, NH 03801	COVER HISTORIC DISTRICT COMMISSION WORK SESSION / PUBLIC HEARING SEPTEMBER 2026	4 Market Street Portsmouth, New Hampshire 603.430.0274 brought to you by McHENRY ARCHITECTURE		C	08/13/2026
					PA: RD / MG
					Project Number: 26053
					NOT TO SCALE



- REPAIR, CLEAN, AND REFINISH EXISTING PILASTERS AND CORNICE
- REFINISH EXISTING FREEZE BOARD
- EXISTING RECESSED ENTRY SOFFIT TO BE REFINISHED
- EXISTING SINGLE PANE WOOD STOREFRONT TO BE REMOVED
- EXISTING WOOD ENTRY DOORS TO BE REMOVED
- EXISTING MOSAIC TO BE REMOVED
- EXISTING WOOD STOREFRONT PANELING TO REMAIN FOR REFINISHING
- EXISTING CORNER PILASTERS TO REMAIN FOR REFINISHING



EXISTING STOREFRONT LOOKING SOUTHWEST



EXISTING STOREFRONT LOOKING NORTH WEST

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1 EAST ELEVATION AT STOREFRONT - EXISTING
1/4" = 1'-0"

MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

EXISTING STOREFRONT

HISTORIC DISTRICT COMMISSION WORK SESSION /
PUBLIC HEARING | SEPTEMBER 2026

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A1

08/13/2026
PA: RD / MG
Project Number: 26053
AS INDICATED



1 EAST ELEVATION AT STOREFRONT - OPTION 01
1/4" = 1'-0"



2 EXTERIOR STOREFRONT PERSPECTIVE - OPTION 01

- BLACK FABRIC RETRACTABLE AWNING WITH SCALLOPED VALANCE, BLACK HARDWARE
- ALUMINUM CLAD WOOD FIXED TRANSOM OPENING
- STAINED WOOD PANELING
- ALUMINUM CLAD WOOD, 5 PANEL, BI-FOLD OPENING, SINGLE SIDE STACKING
- FOURTEENTH COLONY LIGHTING, 7721-1, ANTIQUE COPPER PENDANT
- 2" HORIZONTAL MUNTIN, ALIGN WITH EXISTING STOREFRONT MULLION
- ALUMINUM CLAD WOOD FIXED SIDELIGHT
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, STRIP PAINT, STAIN
- HALF-LITE, 2 PANEL WOOD DOOR. PANELING AND STICKING PROFILE TO MATCH EXISTING STOREFRONT PANELING AND STICKING PROFILES
- EXISTING CORNER PILASTERS TO REMAIN, REFINISH

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MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

OPTION 01 - STOREFRONT

HISTORIC DISTRICT COMMISSION WORK SESSION /
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A2

08/13/2026

PA: RD / MG

Project Number: 26053

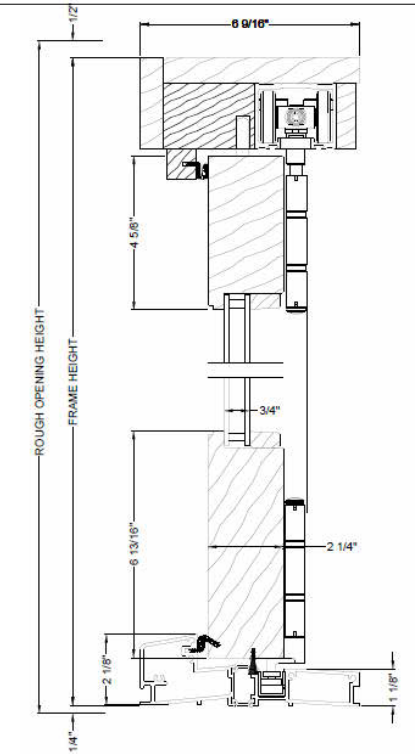
AS INDICATED



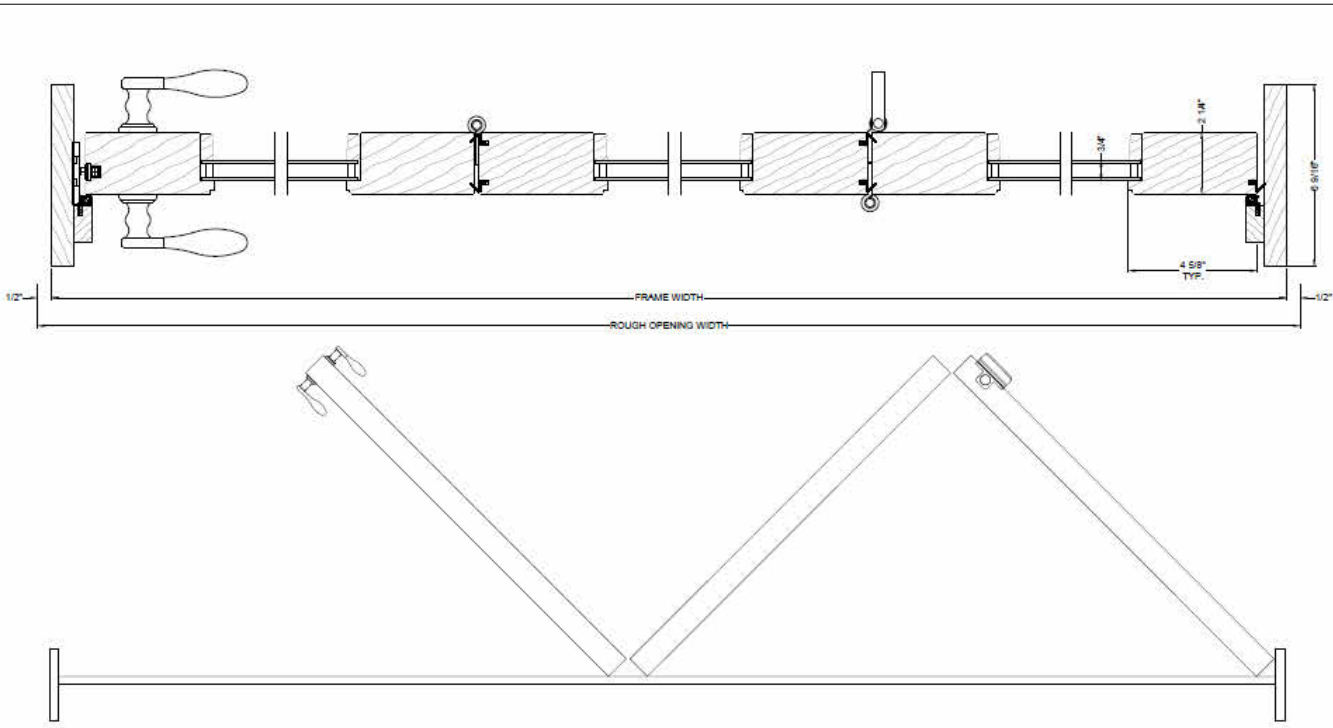
OPTION 01 A:

ALL WINDOWS AND DOORS:
SIERRA PACIFIC, STAINED WOOD

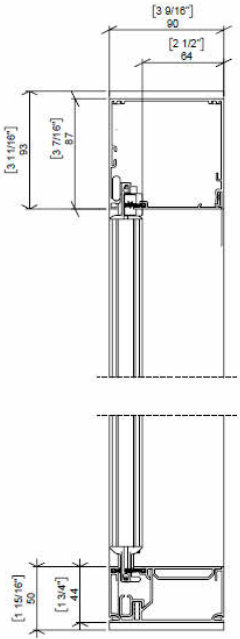
BI-FOLD SCREEN:
CENTOR S4 SCREEN



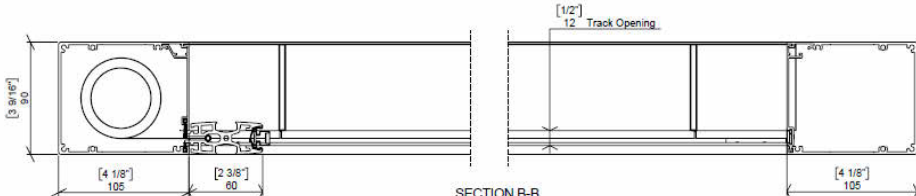
BI-FOLD SECTION



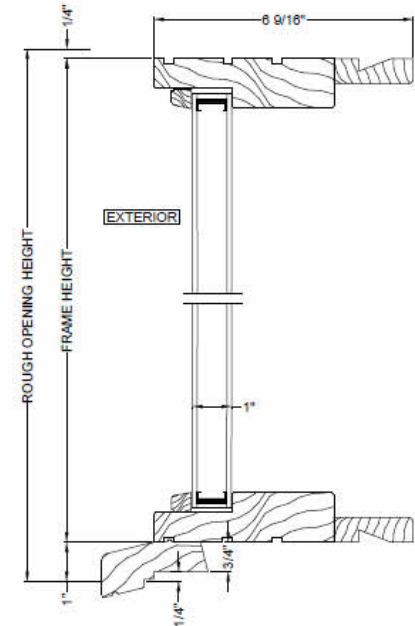
BI-FOLD PLAN



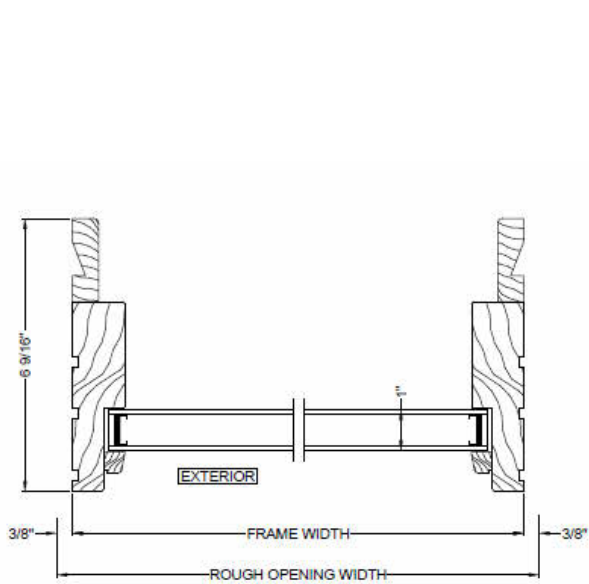
BI-FOLD EXTERIOR
SCREEN SECTION



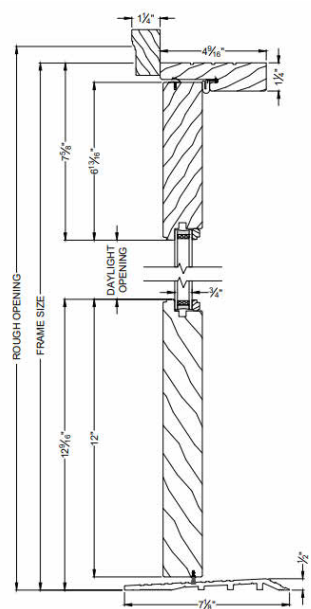
BI-FOLD EXTERIOR SCREEN PLAN



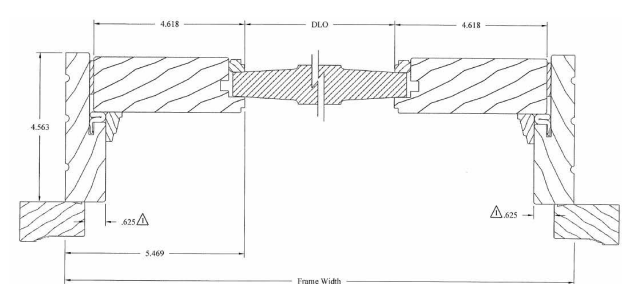
FIXED WINDOW SECTION



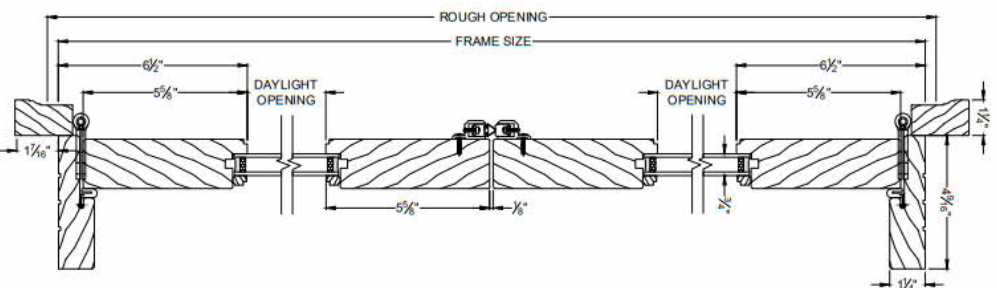
FIXED WINDOW PLAN



ENTRY DOOR SECTION



ENTRY DOOR PLAN (AT PANELS)



ENTRY DOOR PLAN (AT HALF LITE)

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MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

OPTION 01A - SELECTION OPTIONS

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A4

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Project Number: 26053

NOT TO SCALE

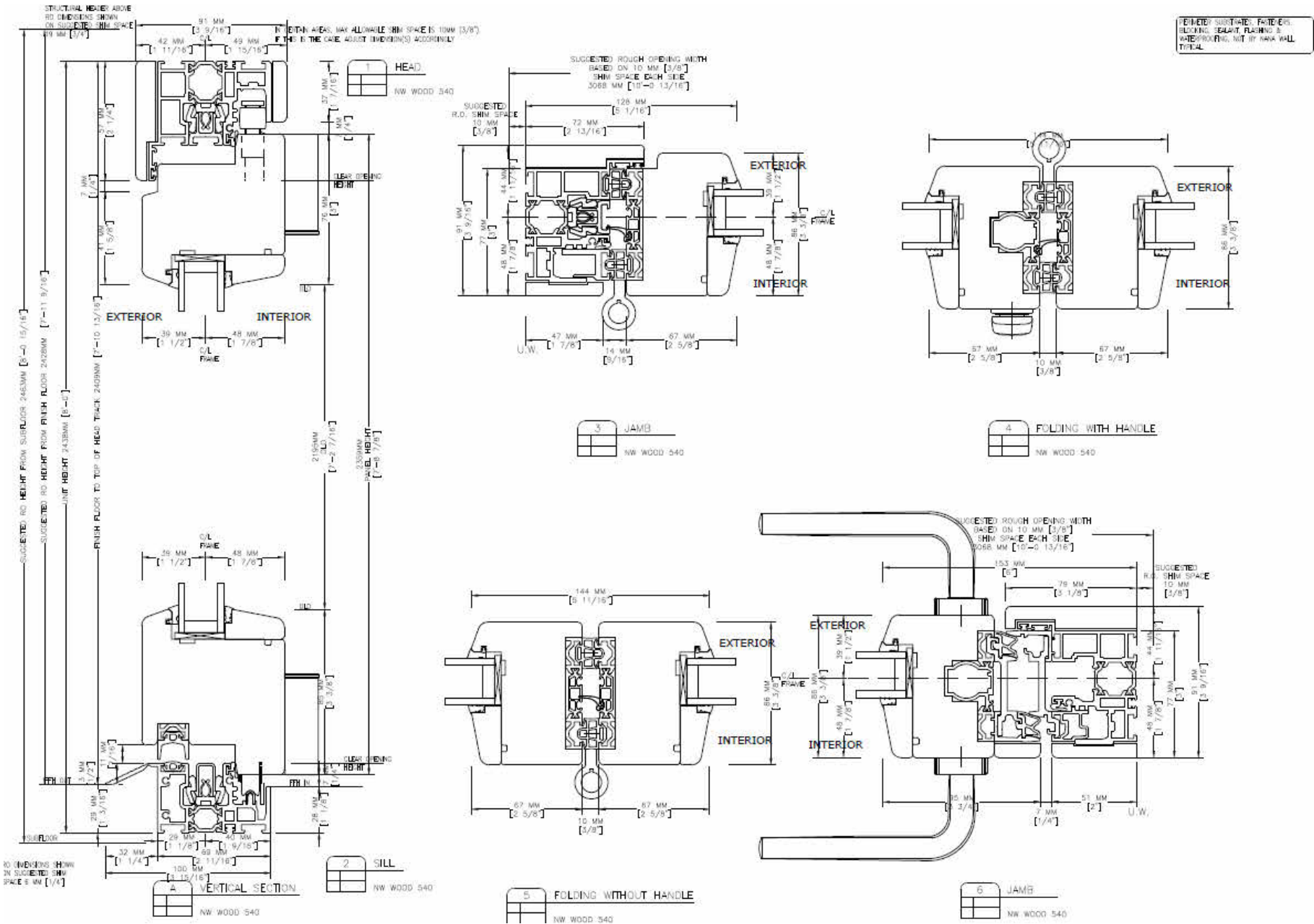
OPTION 01 B:

BI-FOLD OPENING:
NANA WALL NW WOOD 540, STAINED WOOD

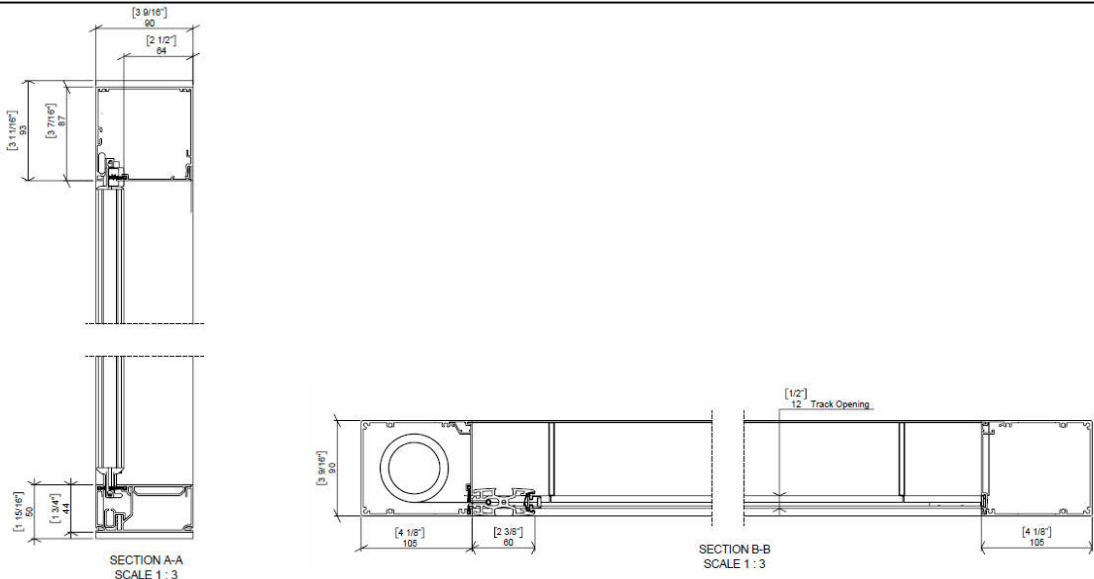
FIXED WINDOWS:
MARVIN ULTIMATE, STAINED WOOD

ENTRY DOOR:
TRUSTILE BY MARVIN (OR EQUAL), PAINTED WOOD

BI-FOLD SCREEN:
CENTOR S4 SCREEN

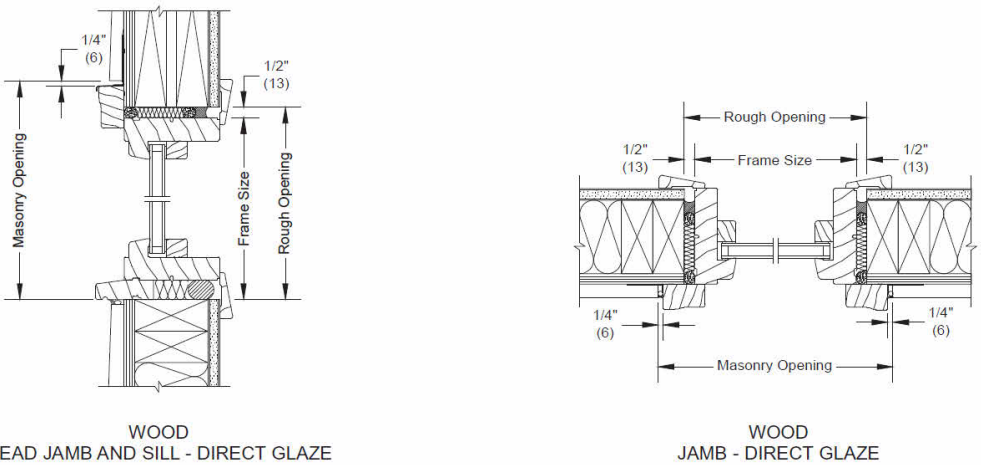


BI-FOLD DETAILS

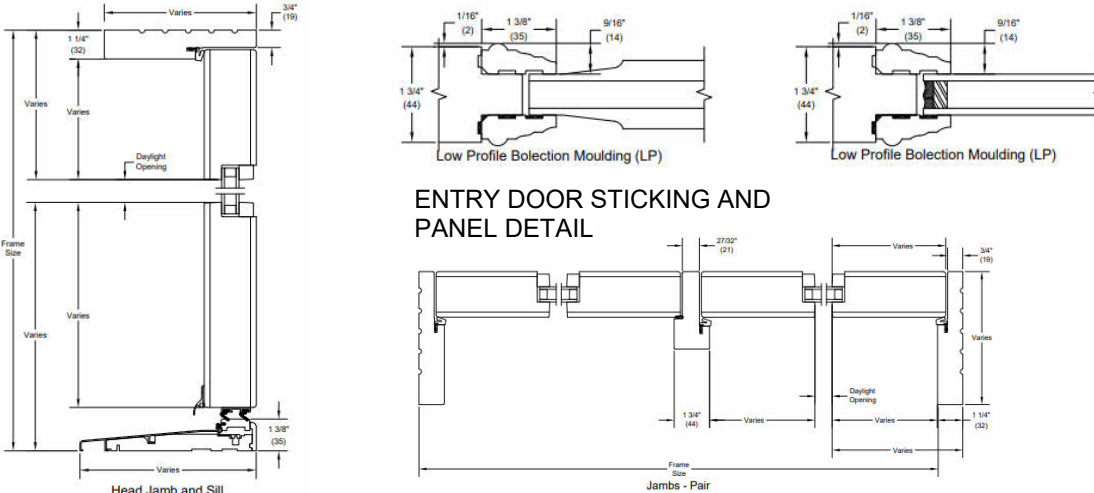


BI-FOLD EXTERIOR SCREEN SECTION

BI-FOLD EXTERIOR SCREEN PLAN



FIXED WINDOW DETAILS



ENTRY DOOR STICKING AND PANEL DETAIL

ENTRY DOOR JAMB DETAIL

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MARKET ST RENOVATION

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OPTION 01B - SELECTION OPTIONS

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A5

08/13/2026

PA: RD / MG

Project Number: 26053

NOT TO SCALE



1 EAST ELEVATION AT STOREFRONT - OPTION 02
1/4" = 1'-0"



2 EXTERIOR STOREFRONT PERSPECTIVE - OPTION 02

- BLACK FABRIC RETRACTABLE AWNING WITH SCALLOPED VALANCE, BLACK HARDWARE
- FIXED WOOD TRANSOM OPENING
- STAINED WOOD PANELING
- 8 OVER 8 SDL, WOOD DOUBLE HUNG
- FOURTEENTH COLONY LIGHTING, 7721-1, ANTIQUE COPPER PENDANT
- 6 OVER 6 SDL, WOOD DOUBLE HUNG AT RECESSED ENTRY
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, STRIP PAINT, STAIN
- HALF-LITE, 2 PANEL WOOD DOOR. PANELING AND STICKING PROFILE TO MATCH EXISTING STOREFRONT PANELING AND STICKING PROFILES
- EXISTING CORNER PILASTERS TO REMAIN, REFINISH

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MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

OPTION 02 - STOREFRONT

HISTORIC DISTRICT COMMISSION WORK SESSION /
PUBLIC HEARING | SEPTEMBER 2026

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



A6

08/13/2026

PA: RD / MG

Project Number: 26053

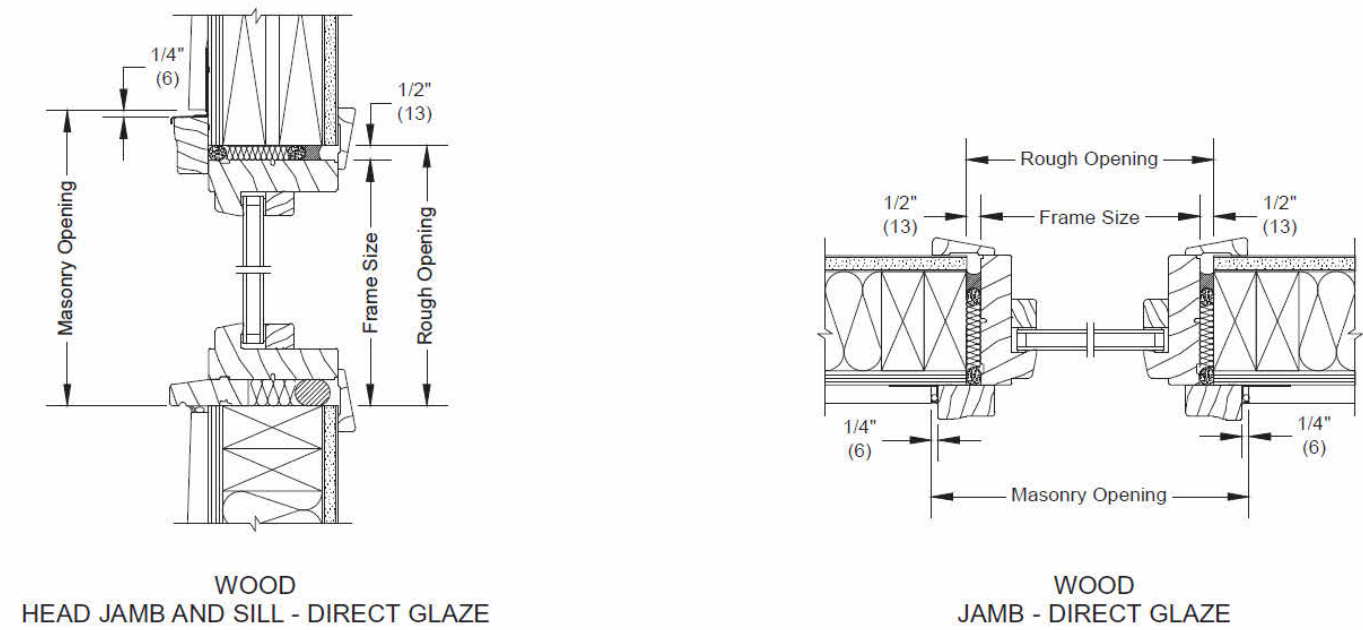
AS INDICATED



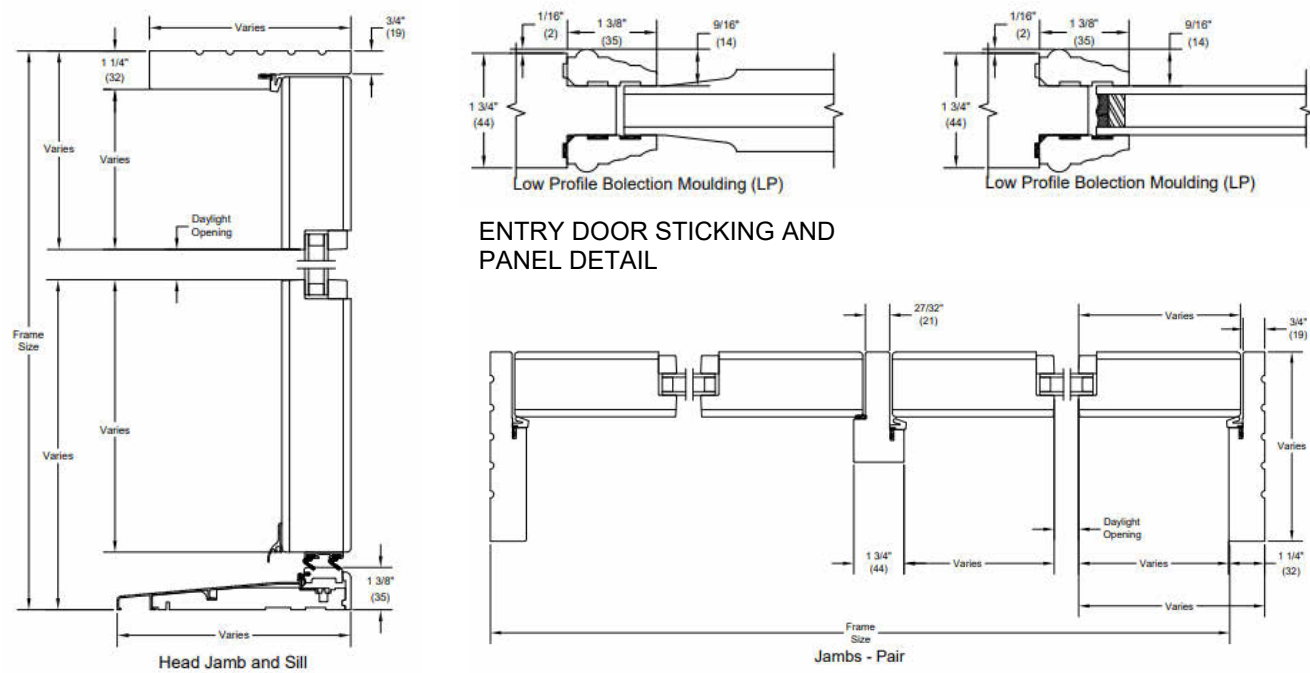
OPTION 02:

ALL WINDOWS DOORS:
MARVIN ULTIMATE, STAINED WOOD, HALF INSECT SCREENS

ENTRY DOOR:
TRUSTILE BY MARVIN (OR EQUAL), PAINTED WOOD

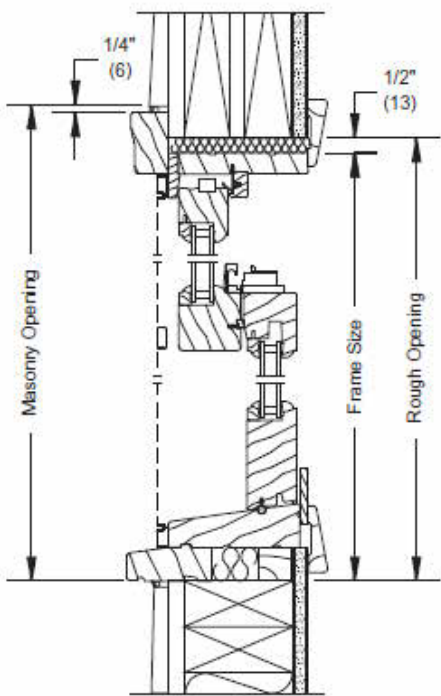


FIXED WINDOW DETAILS

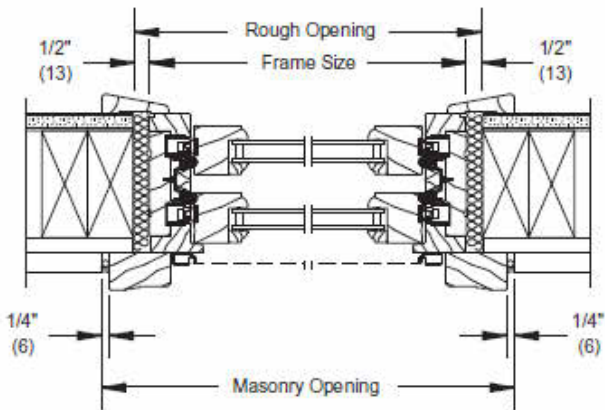


ENTRY DOOR SECTION DETAIL

ENTRY DOOR JAMB DETAIL



HEAD JAMB AND SILL - OPERATOR



JAMB - OPERATOR

DOUBLE HUNG WINDOW DETAILS

© 2026 Portsmouth Architects

MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

OPTION 02 - SELECTIONS

HISTORIC DISTRICT COMMISSION WORK SESSION /
PUBLIC HEARING | SEPTEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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McHENRY ARCHITECTURE



A8

08/13/2026
PA: RD / MG
Project Number: 26053
AS INDICATED



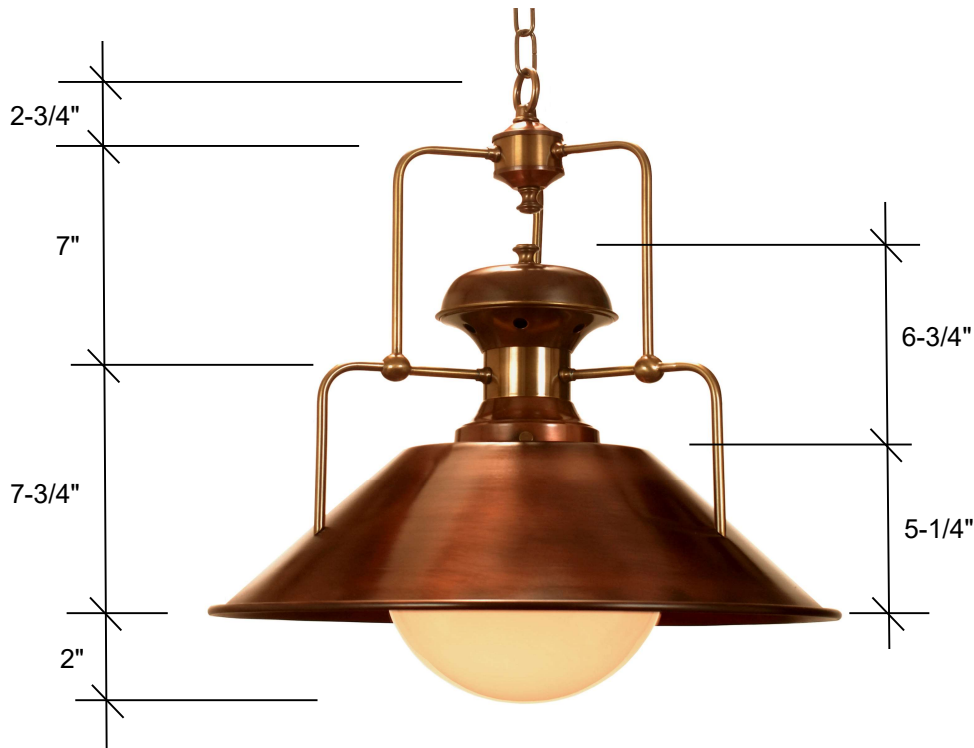
FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

APPENDIX A - LIGHT FIXTURE SELECTION

7721-1

19.5 H x 18 W



Standard

1-60W Medium
8" Opal Globe
Canopy 5" Round

Glass Options

n/a

Lamp Options

n/a

Finish Options

Raw Brass (RWB)
Antique Brass (AB)
Blackened Brass (DAB)
Oil Rubbed Brass (ORB)
Raw Copper (RWC) *
Antique Copper (AC) *
Blackened Copper (DAC)
Antique Copper Verde (ACV)
Copper Verde (CV)
Rust (RT)

*All finishes are hand-applied;
therefore variations will occur*

Dimensions are approximate

** Finish will have brass accents*

AUTHENTIC, REMARKABLE AND ENERGY-EFFICIENT.

Sierra Pacific all-wood windows and doors offer elegant and luxurious wood exteriors for those who value the extraordinary appearance and performance of natural wood. Choose a wood species and finish option to make a genuine impression.

Choose from select species of wood.

Standard pine exteriors are available primed or natural.

Protected to the very core by our rainforest-proven CoreGuard Plus® wood treatment.

Custom made, by hand, to your exact specifications.

Historical beauty enhanced with advanced technology.

Choose from multiple leading-edge glazing options.



APPENDIX B - SIERRA PACIFIC WINDOWS AND DOORS



Windows and doors crafted from pine and Douglas fir are third-party certified to meet the SFI fiber sourcing requirements.

Optional stained or painted interior factory finish using advanced materials & equipment on select products.



Large variety of interior trim profiles.

Designer hardware in many luxurious finishes.

Wood interior provides natural beauty & insulation.

Dual or triple panes, plus decorative glass options.

RICH, LUXURIOUS, THE NATURAL BEAUTY OF WOOD.

The hand-crafted appeal of real wood gives window interiors and trim a finishing touch that adds warmth and authenticity to any room. Yet every room is different, so we offer nine beautiful species of wood to match or complement any design consideration.

Don't see the perfect wood here? No worries. As long as it's workable, we'll make your interiors out of almost any wood in the world.

Maple

Alder

Mahogany

Cherry

Douglas Fir

Red Oak

Walnut

White Oak

Pine



Prairie
Shown in pine
3-1/2" wide

Tradesman
Shown in oak
3-1/2" wide

Tradesman II
Shown in pine
3-1/2" wide

Craftsman
Shown in oak
3-1/2" wide

Continental
Shown in oak
3-1/2" wide



Colonial
Shown in oak
3-1/2" wide

Regal
Shown in pine
3-1/2" wide

Provincial
Shown in oak
3-1/2" wide

Tudor
Shown in pine
3-1/2" wide

Heritage
Shown in oak
2-3/4" wide



Heritage II
Shown in pine
2-3/4" wide

Traditional
Shown in pine
2-1/4" wide

Contemporary
Shown in pine
2-1/4" wide

ROSETTES.

Available in 2.5" or 3.5" sizes in matching wood species.

See your local representative for actual wood samples. Wood is a natural material with character, color and grain patterns with varying densities. Wood veneer wrap may be used on select components of various species.



©Glean Photography

EXTERIOR TRIM PROFILES.

Sizes are nominal. Options vary per product line.

Group A



Group B



Shown: H3 Casement with 2" Brickmould Accessory Frame

A MODERN APPROACH TO A TIMELESS LOOK.

To add your personal touch, our simulated divided lite profiles give you a number of starting points, while our grille configurations are limited only by your imagination. Start with our standard geometries and dream from there.



SIMULATED DIVIDED LITE

The classic look of traditional true divided lite without the energy loss of individual glass panes, our simulated divided lite grilles offer tough extruded aluminum outside with beautiful natural wood inside. Complete the look with optional spacers between the glass. Profiles are also available in all-wood.

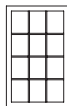
GRILLES BETWEEN THE GLASS

Grilles stay out of the way while you still get the look you want.

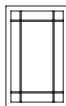


GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal lite and Prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



Prairie

Bronze spacer
option shown.

SIMULATED DIVIDED LITE PROFILES

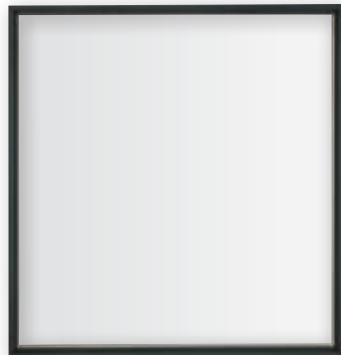
	5/8"	7/8"	1"	1-1/4"	2"
Contemporary clad					
Putty clad					
Traditional clad					
Contemporary wood					
Putty wood					
Traditional wood					

TAKING GLASS TO NEW HEIGHTS, AND WIDTHS.

Reduce window mass, increase the light that fills the room. This is the essence of our direct glaze thinking.

The heart of many contemporary designs, our direct glaze windows create stunningly large expanses of glass with the narrowest sightlines and high-performance glass that truly blurs the lines between inside and outside.

If you're looking for a window that almost lets you forget you have windows at all, explore the amazing things you can do with our direct glaze windows.



H3® direct glaze
also available

CONSIDER DIRECT GLAZE PLUS

This heavy-duty upgrade offers higher energy performance ratings and exceptionally large sizes.

CREATE CONTEMPORARY MASTERPIECES

Many prefer our direct glaze windows for their narrow sightlines that make them a perfect fit for contemporary designs.



Eli's Lens Photography



David Laert Photography

BIG IMPRESSIONS WITH A FEATHER TOUCH.

Our Bi-Fold doors and windows are designed to take contemporary designs to some truly amazing places, turning walls into moving masterpieces. Hinged to fold and glide with the lightest touch, our bi-fold products are available up to 45 feet wide with as many as eight panels.

They stack out of the way on either side of their expansive openings with an optional access panel to allow passage without moving the entire system. They can swing in or swing out, and can even go around a 90-degree corner or 270-degree inverted corner.

Available in low maintenance exterior clad finishes or luxurious all-wood exteriors, the applications are limitless.



David Laue Photography



ye-h photography | Prentiss + Balance + Wickline Architects



OPEN TO THE AIR

Our bi-fold windows also create wide expanses that are uniquely inviting and give gathering spaces a charm all their own.

OUT OF THE WAY

Large expanses fully open and stack perpendicular to the wall to optimize space.



PANELS OF DISTINCTION

When full glass isn't right, panels add a richness and traditional aesthetic that adds warmth and charm. Experiment with our combinations, and find one that opens up a new world of design possibilities.



CHOOSE YOUR STYLE

The combinations of vertical lengths (stiles) and horizontal lengths (rails) give panel doors their unique textured design. Choose from flat panels or raised panels to create a striking accent between two spaces.





GENERATION 4 PRODUCT LINE UP – WOOD AND ALUMINUM CLAD

NW WOOD 540

NW Wood 540 offers the industry’s slimmest, sustainably harvested, premium wood profile providing maximum transparency with a rich, beautiful aesthetic.

- Quadruple Laminated, Cross-Grained, Narrow Wood Frame Delivers Exceptional Energy Efficiency
- Intersection of Two Folding Panels is 5 11/16" (144 mm)
- Floor Supported Panels Capable of Heights Up to 9' 10" (3000 mm)

NW CLAD 740

NW Clad 740 offers the industry’s slimmest, sustainably harvested, premium wood profile with durable aluminum cladding on the exterior to provide maximum transparency with a warm yet contemporary aesthetic.

- Clip-On Cladding Technology, Solid Wood Core, and Narrow Clad Frame Delivers Exceptional Energy Efficiency
- Intersection of Two Folding Panels is 5 13/16" (148 mm)
- Floor Supported Panels Capable of Heights Up to 9' 10" (3000 mm)



DESIGN OPTIONS

Standard 50 Finishes for Aluminum and Clad Systems

50 standard colors are available in powder coat and anodized finishes. Contact NanaWall for other finish options.
For accurate color swatch examples, please request our Powder Coating Finish Options brochure.

STANDARD POWDER COAT OPTIONS



Custom Color Matching Available

Hardware Options

Standard hardware shown. Please contact NanaWall for other commercial locking and hardware options.



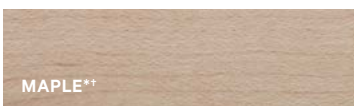
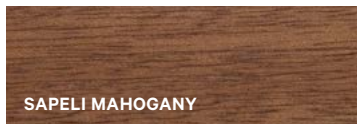
Black Titanium Stainless Steel



Brushed Satin Stainless Steel

Wood and Clad Systems Finish Options

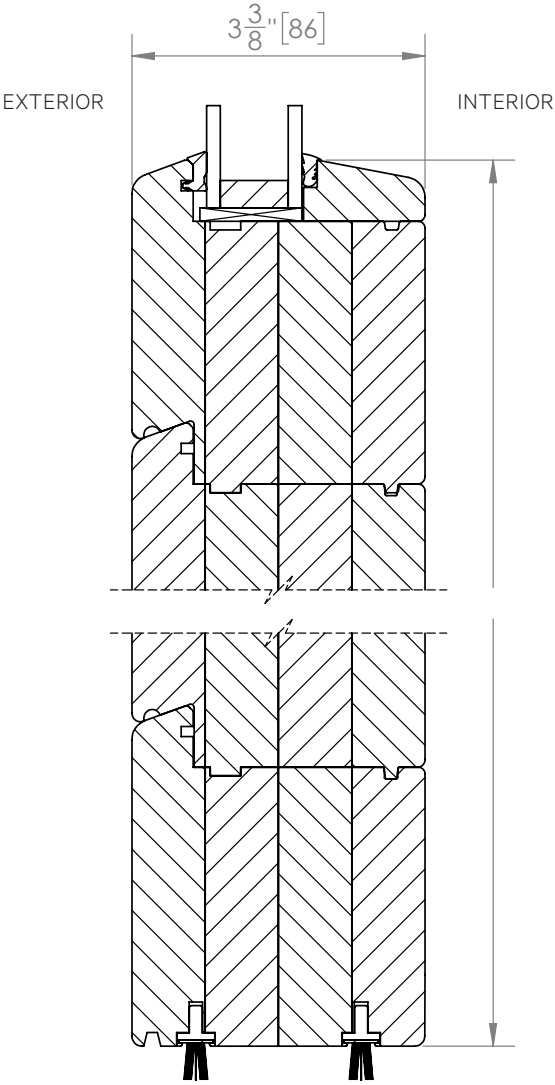
Select from any of our standard and specialized wood species, available with a range of pre-treatment options. Other specialty wood options are available upon request.



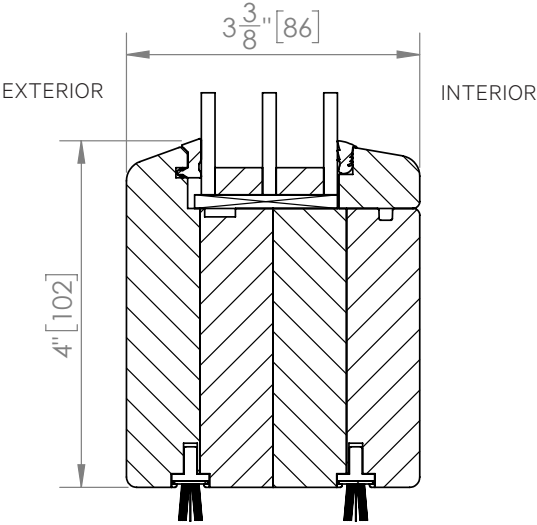
For accurate wood representation, please request a wood sample.

* Available with upcharge

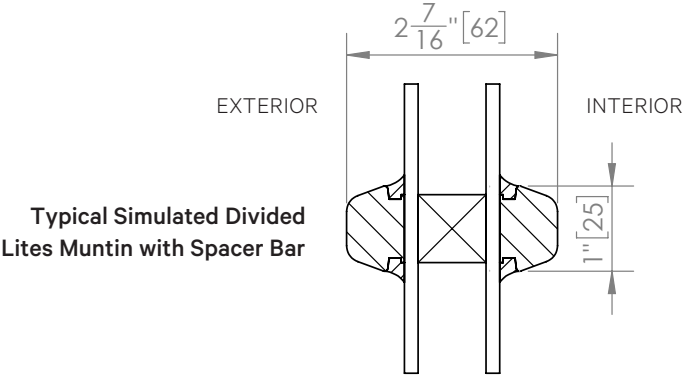
* For interior use only



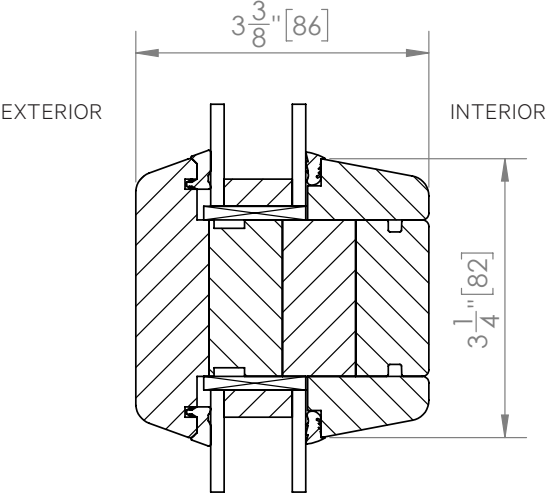
Typical Higher Bottom Rail



Typical Glass Stop Profile with Triple Glazing

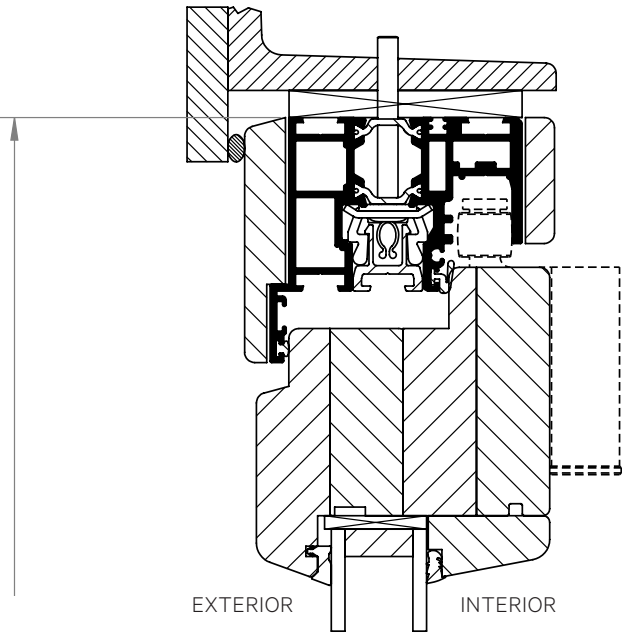


Typical Simulated Divided Lites Muntin with Spacer Bar

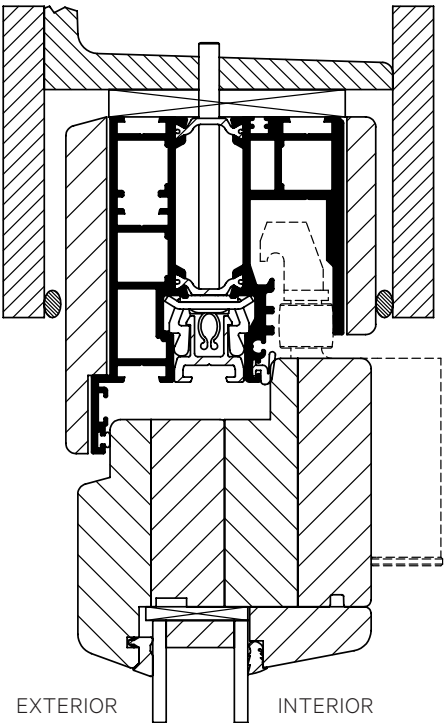


Typical Mullion Profile

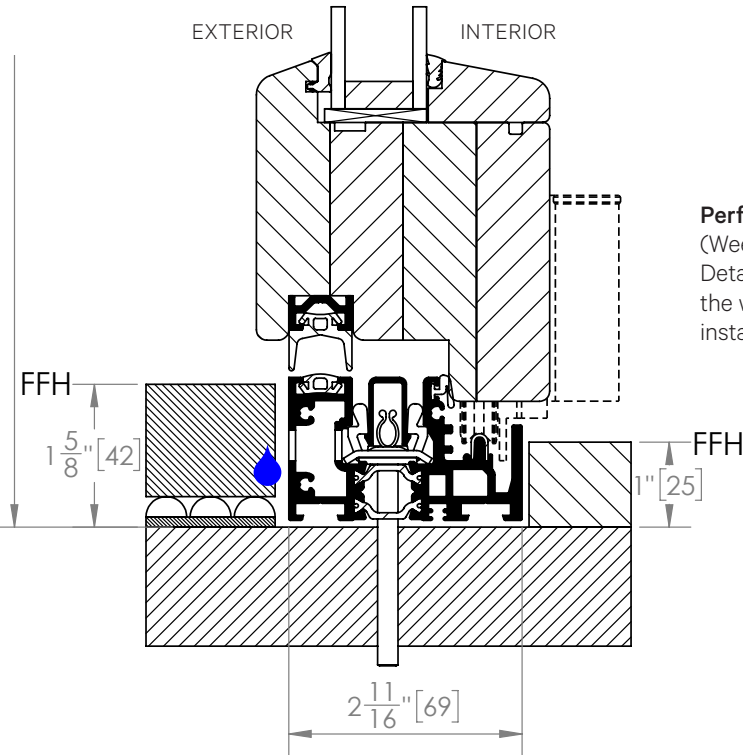
Inward Opening Details



Recessed Head Track

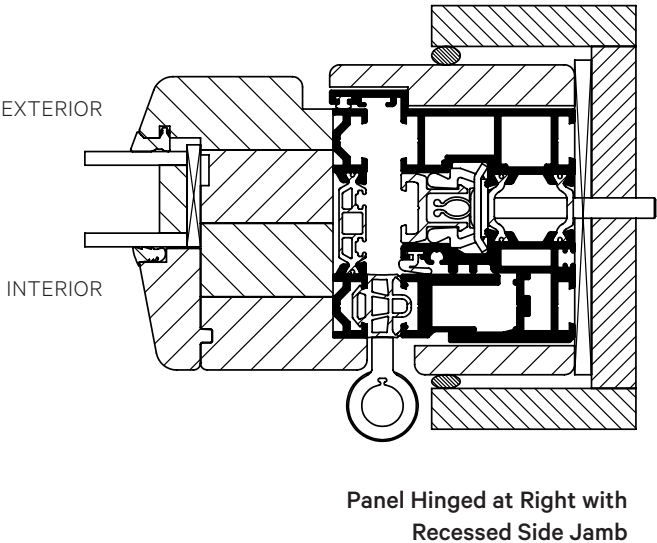
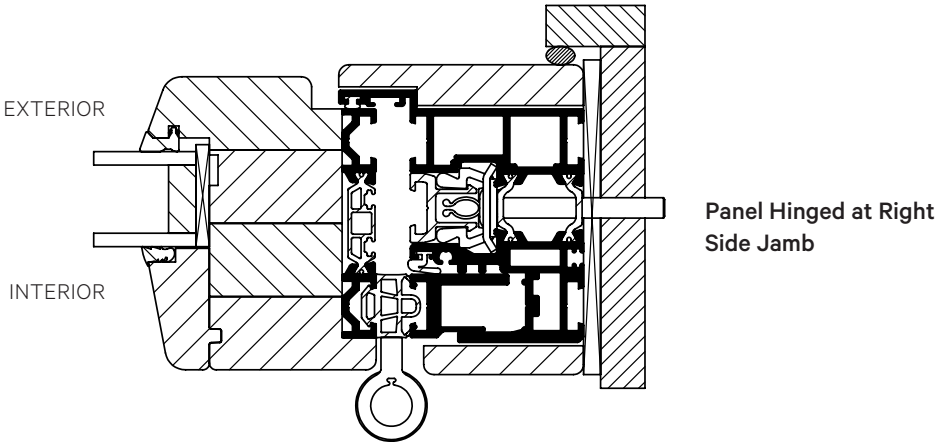


Recessed Head Track for Left/Right FourFold and SixFold Panel Sets



Performance Sill
(Weep slots have to be unobstructed. Details of the management of water exiting the weep slots must be designed and installed by others.)

Inward Opening Details



S4
centor®



Finger-tip operation

Engineered to glide from any height & stop at any position



Unobtrusive

Screens are there when needed & hidden when not



Made to order

Custom-made to your specific requirements



Reduce cooling needs

Screens allow breezes



Replaceable

Shades can be replaced

APPENDIX D - CENTOR EXTERIOR BI-FOLD SCREEN



S4 Screen & Shade

Effortless Functionality with Elegance

The award-winning S4 Screen allows homeowners with large doors to enjoy the luxury of inside-outside living without the traditional compromises of insects, glare, and loss of privacy. Designed to fit nearly any folding, french, or sliding door, the S4 delivers unparalleled engineering.

Centor's unique load-balancing technology allows screens and shades to glide smoothly across the entire opening and stop effortlessly at any desired position, operating with just a fingertip. When not in use, the screen or shade retracts discreetly into the frame, removing visual distractions to the view outside and protecting it from damage, dust, or dirt.

TECHNICAL FEATURES

- Fabrics are fully retained in the frame with no gaps, allowing total control of insects, sunlight, and privacy.
- Screen fabric is held securely by top and bottom tabs, preventing screen blow-out – even in a breeze.
- S4 can be mounted on the inside or outside. For externally mounted systems, drainage holes are added to the sill.
- Covers are quick and easy to remove to make servicing easy.

Screen & Shade

CONFIGURATIONS

The Centor S4 integrates seamlessly with new or existing openings, whether folding, sliding, corner, or double-panel, regardless of their brand or composition. With a wide range of configurations available, you can tailor the screen and shades to suit the needs of your project. Explore our range of options below to find the perfect solution.



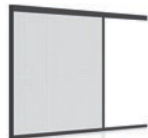
Single | A single screen or shade that extends from one side of the frame and covers the full width of the opening.



Double | Two screens or shades (in the same fabric option), which meet at any point along the opening.



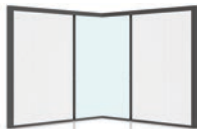
Combination | A combination of two fabric types, with one housed on each side of the frame, such as a screen from the left and a shade from the right.



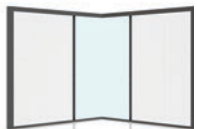
Jambless | A single screen that does not have a jamb opposite the screen roll. It provides unimpeded access to handles on sliding doors and windows.



XO or OX | A single screen that covers a sliding door opening and stops against the door handle. The second jamb is built into the far wall.



Corner | S4 Cornerless complements large post-less sliding and folding doors. Two screens or two shades meet at a 90-degree angle opening.



Corner XO-OX | Specially designed to pair with two openings either side of a fixed corner window, with two screens that meet the fixed glass panels.

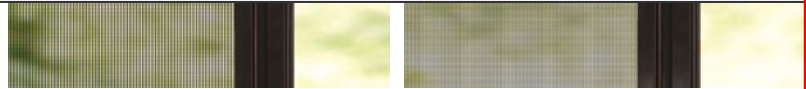
ALUMINUM FRAME

Constructed from durable aluminum, the frame can be painted in one of our popular colors or customized to color-match existing doors and windows. Sills are also available in natural or black anodized finish for greater durability.



SCREEN MESH

Insect mesh is made with durable polyester /PVC mesh construction to meet varying environmental conditions.



Standard Weave - Openness: 46%

Tight Weave - Openness: 37%

SHADE FABRIC

Centor shades come in three forms, each available in a choice of fade-resistant colors to suit any palette.



Light-filtering

Blockout

Sun-filter

LIGHT-FILTERING & BLOCKOUT (INTERNAL USE)



Boston Egret

Boston Harbor

Boston Cloud

Boston Night

Boston Graphite



Tuscany Egret

Tuscany Shell

Tuscany Mist

Tuscany Bambi

Tuscany Noir



Mercury White

Mercury Snow

Mercury Silver

Mercury Ash

Mercury Steel

SUN-FILTER (INTERNAL & EXTERNAL USE)



White

Sand

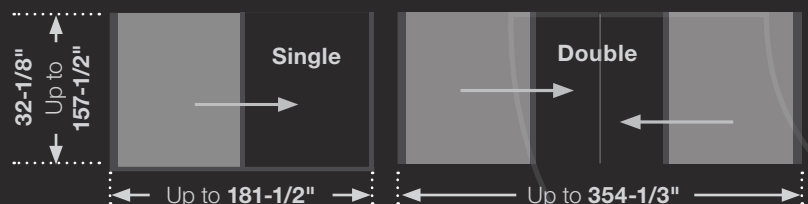
Light Grey

Dark Grey

Charcoal

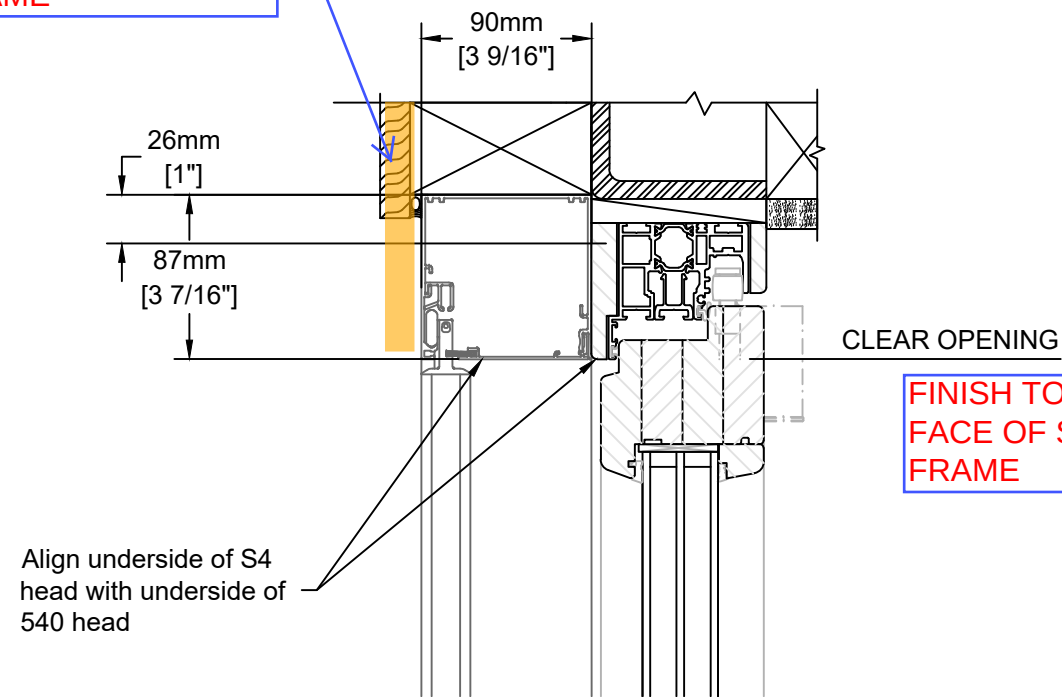
FRAME LIMITS

Centor calculates frame limits to the millimeter (approx 1/25") for each configuration & fabric type. You can find the S4 frame limits as a general guide on the right.



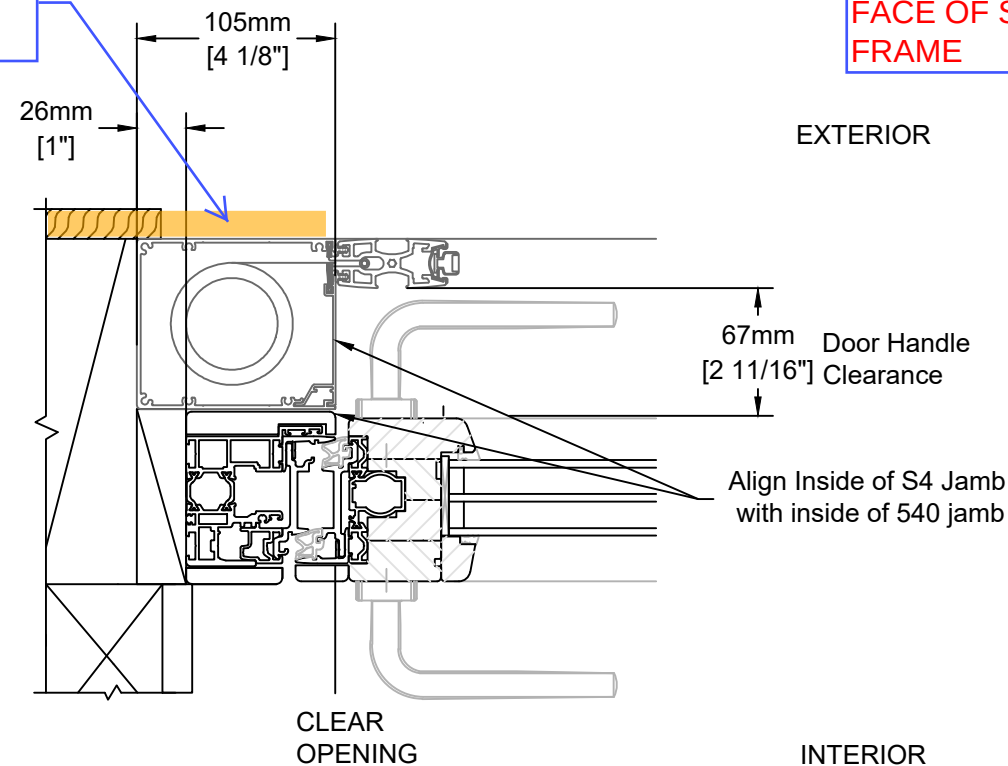
FINISH TO OVERLAP
FACE OF SCREEN
FRAME

SAMPLE EXTERIOR
SCREEN DETAIL



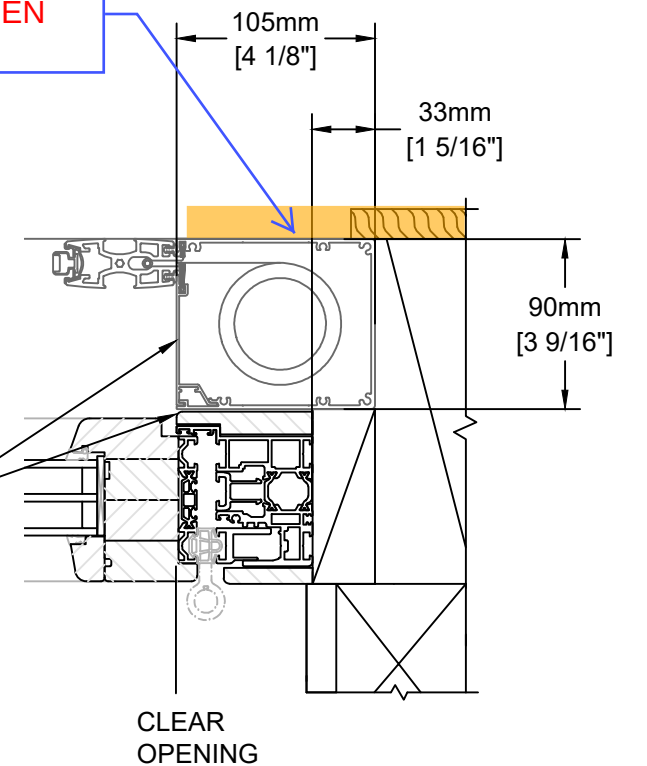
Vertical Section - Head

FINISH TO OVERLAP
FACE OF SCREEN
FRAME

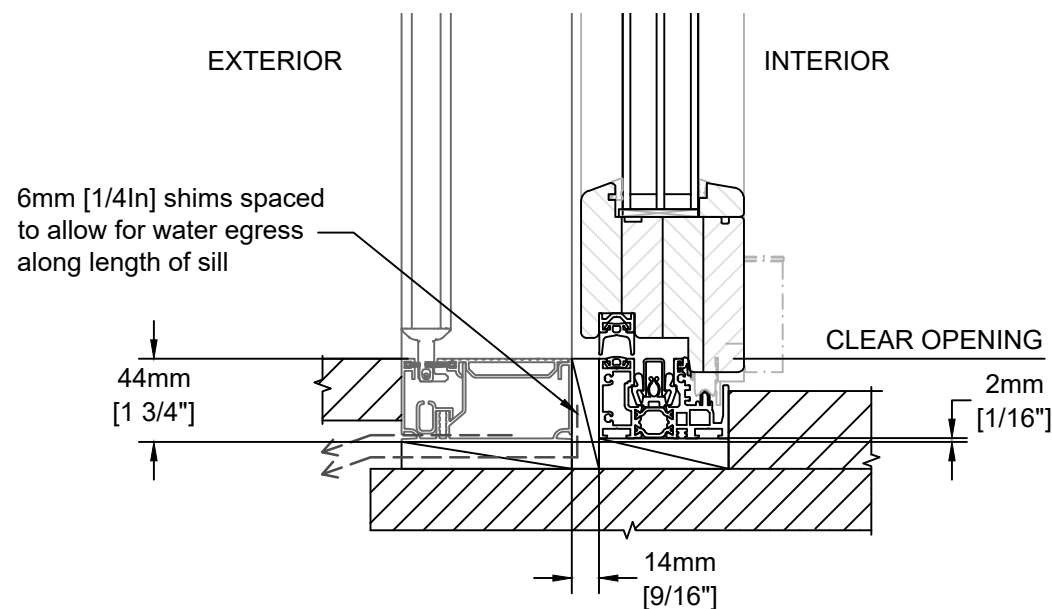


Horizontal Section
Jamb with Handle

FINISH TO OVERLAP
FACE OF SCREEN
FRAME



Horizontal Section
Jamb Pivot



Vertical Section - Sill

Notes:

1. Refer to Centor screen installation instructions.
2. Order S4 Screen with "AWAY" stile location to avoid conflict with door handle.
3. Order S4 Screen with "OUTSIDE" location to allow for sill drainage.
4. Refer to Nanawall instructions for door installation and weather proofing.

Double Hung G2

The Marvin Ultimate™ Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

- fig. 1* **DOUBLE HUNG G2 WINDOWS**
Painted White
- fig. 2* **INTERIOR VIEW**
Pine
- fig. 3* **EXTERIOR VIEW**
Gunmetal
- fig. 4* **TILT-WASH MODE**
Allows cleaning of both sides of glass from indoors

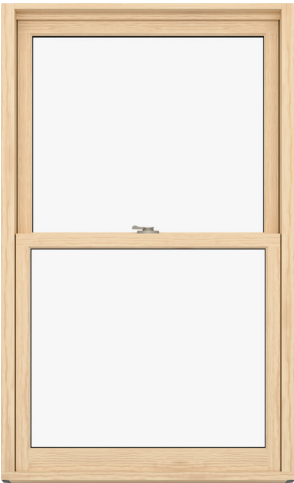


fig. 2



fig. 4



fig. 1



fig. 3

- FEATURES**
- Narrow checkrail maximizes views while maintaining historical accuracy
 - Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
 - Exclusive auto-lock activates when the window is closed
 - Available with Commercial Windows Performance certification
 - Expansive sizes to fit openings up to 5'6" wide and 10'6" high
 - Choose traditional Ogee profiles or square profiles for a more contemporary look

Picture

The non-operable Marvin Ultimate™ Picture window is a beautiful way to bring natural light into a room or highlight an unobstructed view. With consistent sizing and profiles, the Picture window makes a perfect complement to Ultimate Double Hung, Single Hung, and Casement windows. The non-operable Direct Glaze Picture window provides a clean, contemporary look with a larger daylight opening.



fig. 1

- fig. 1 **PICTURE WINDOWS**
Designer Black
- fig. 2 **INTERIOR VIEW**
Pine
- fig. 3 **EXTERIOR VIEW**
Gunmetal
- fig. 4 **SILL DETAIL**
In-Sash
- fig. 5 **SILL DETAIL**
Direct Glaze
- fig. 6 **PICTURE WINDOW**
White

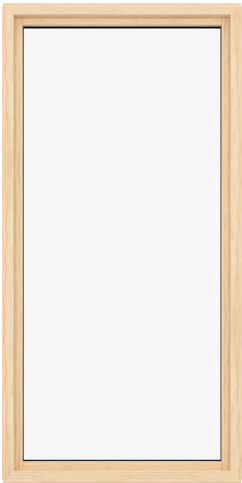


fig. 2



fig. 3

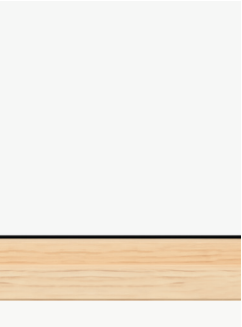


fig. 4



fig. 5



fig. 6

FEATURES

Suits new construction, remodeling, or full-frame replacement

An all-wood option is ideal for historic renovation projects where a wood exterior is needed to match original architectural details

Expansive custom sizes available

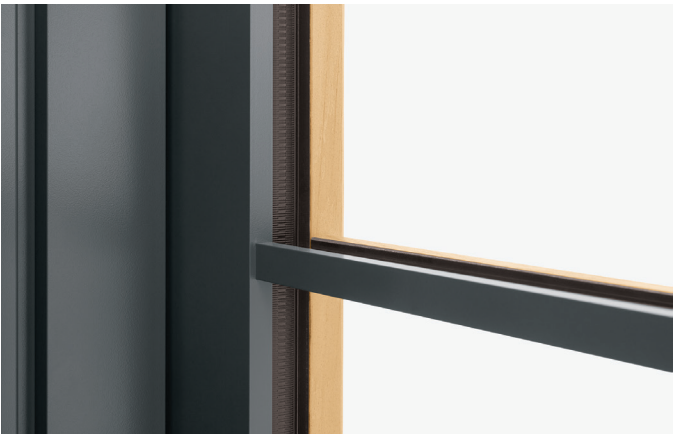
Choose traditional Ogee profiles or square profiles for a more contemporary look

Exterior Finish Options

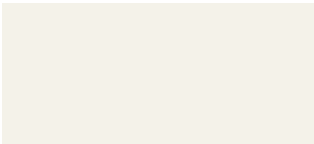
Extruded Aluminum

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Marvin Ultimate™ products.

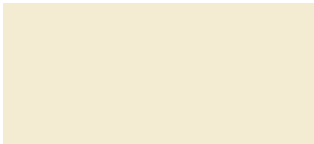
Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.



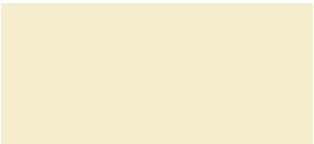
EXTRUDED ALUMINUM FINISHES



STONE WHITE



COCONUT CREAM



SIERRA WHITE



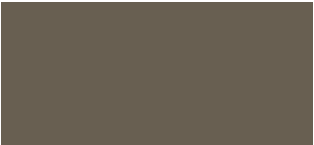
CASHMERE



PEBBLE GRAY



CLAY



SUEDE



BRONZE



CASCADE BLUE



CADET GRAY



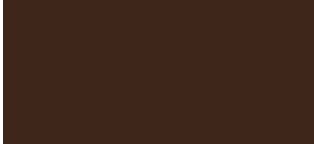
GUNMETAL



EBONY



WINEBERRY



BAHAMA BROWN



HAMPTON SAGE



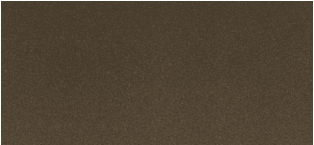
EVERGREEN



BRIGHT SILVER Pearlescent



COPPER Pearlescent



LIBERTY BRONZE Pearlescent



CUSTOM Your choice

Wood

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water-repellent wood preservative to help it last longer. Choose from one of the three options below. Each is ready to be finished to match your project's exact requirements.



EXTERIOR WOOD SPECIES



PINE



VERTICAL GRAIN DOUGLAS FIR



MAHOGANY



ACCOYA® Exterior trim package only*

* Accoya trim is a high-performance modified wood made from Radiata Pine that undergoes acetylation to minimize water absorption, resulting in exceptional stability and durability for exterior applications

Divided Lites

Marvin® offers divided lites in a number of different styles to create the traditional look of individual panes of glass with the energy efficiency of dual-pane insulation.

Our custom capabilities allow us to create almost any divided lite pattern to match your design style.*



Simulated Divided Lite (SDL)

SDL bars are permanently adhered to both sides of the glass. Simulated Divided Lites with Spacer Bars (SDLs) are an energy-efficient way to create the look of authentic divided lites.



Authentic Divided Lite (ADL)

Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



Grilles-Between-the-Glass (GBG)

Grilles are permanently installed between the glass panes. This low-maintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.

fig. 1 PRAIRIE 9 TOP AND BOTTOM
Clay

fig. 2 CUSTOM PATTERN
Suede

fig. 3 CUSTOM PATTERN
Bahama Brown

fig. 4 BOTTOM SASH COTTAGE
Sierra White

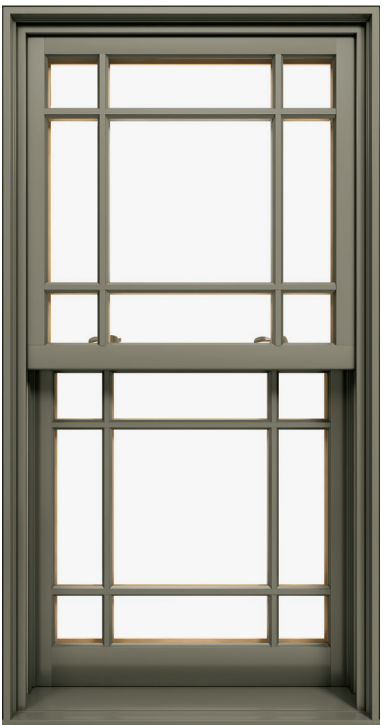


fig. 1



fig. 3



fig. 2

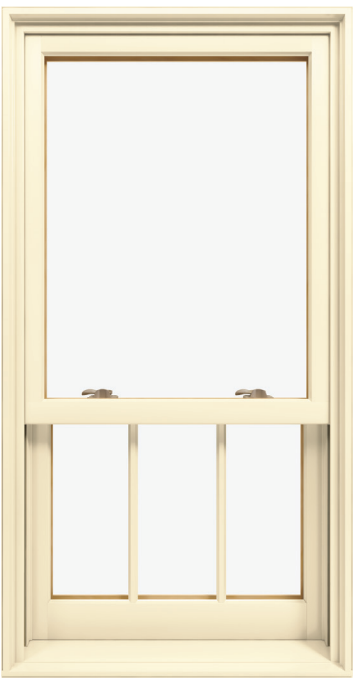
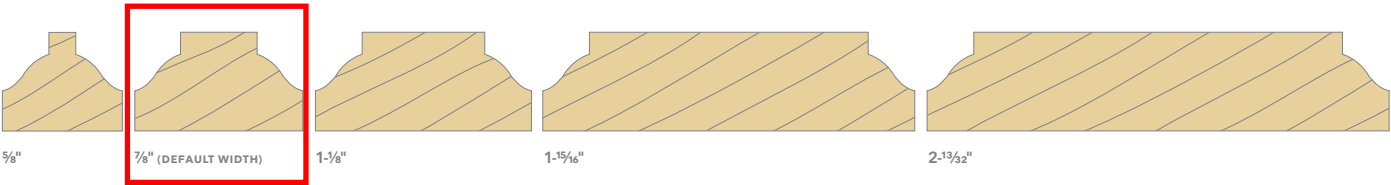
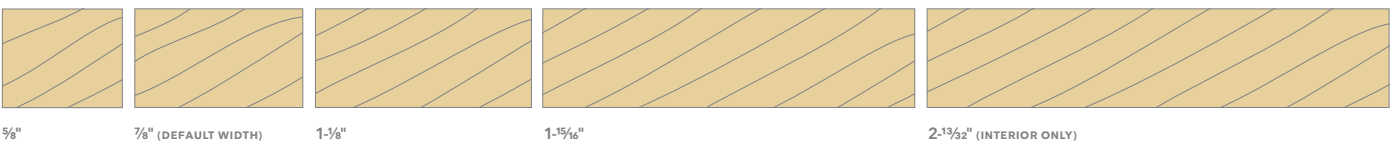


fig. 4

OGEE DIVIDED LITE WIDTHS



SQUARE DIVIDED LITE WIDTHS

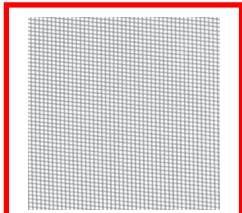


* For more options, visit marvin.com

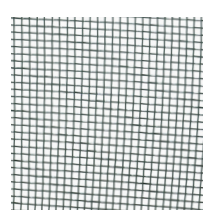
Screens

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens come standard with Marvin BrightView™ – a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. BrightView repels water and resists dirt and grime for a sharp, clear view.

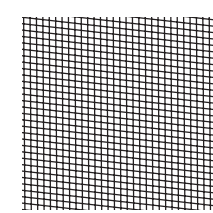
SCREEN MESH OPTIONS



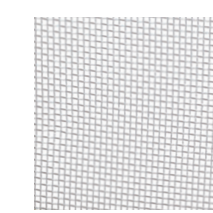
Marvin BrightView



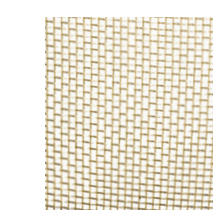
Charcoal Aluminum Wire



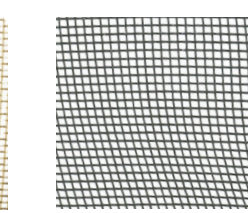
Black Aluminum Aire



Bright Aluminum Wire



Bright Bronze Wire



Charcoal Fiberglass

DOUBLE HUNG SCREENS



Full or **Half Screen**

Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only covers the bottom sash.

CASEMENT SCREENS



Wood Screen Surround

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.



Inswing Casement Screen

The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.

DOOR SCREENS



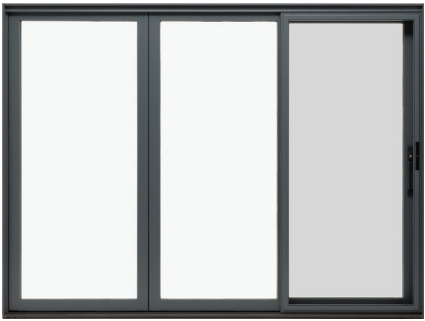
Scenic Door Sliding Screen

The Marvin Ultimate™ Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15' wide and up to 10' high uni-directional or up to 29'6" wide bi-parting.



Swinging Screen Door

With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.



Sliding Screen Door

Aluminum top hung sliding screen with roller bar, adjustable rollers, and unmatched sliding operation.

DOUBLE HUNG STORM OPTIONS



Two-Lite Wood Storm Sash/Screen

A wood frame containing non-removable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only on wood windows.



Storm and Screen Combinations

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways: glass above screen, screen above glass, or glass above glass.



Energy Panel

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.



Resilient Wood Entry System™ with TM3100-111B



Reserve Wood Entry System™ with TS4300-308C2

Elevate Every Entry

In collaboration with our parent company, Marvin®, we have engineered and extensively tested a family of premium residential wood entry systems that set the tone for the whole home.

Design Forward

We offer more design styles, sizes, and options than anyone else so our customers can create without constraint. The Resilient Wood Entry System™ takes your home to the next level with the most durable painted construction without sacrificing any design options. Our Reserve Wood Entry System™ offers the beauty of stain-grade wood to match the refined elegance of your home.

Materials Matter

TruStile wood entry systems use innovative Accoya® and Tricoya® to provide exceptional stability and durability. All of our entry systems come with industry-leading warranty coverage.



Learn more at:

www.trustile.com/elevate

TRUSTILE
A MARVIN BRAND

MARVIN 



Resilient Wood Entry System™ with FL400-108C

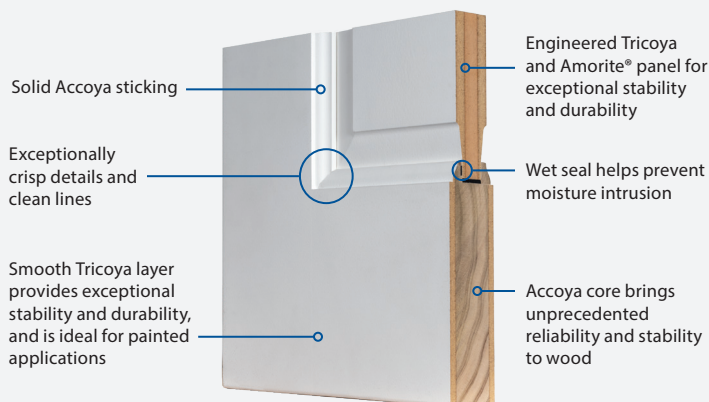


Resilient Wood Entry System™ with PL224-101

Resilient Wood Entry System™

The Resilient Wood Entry System sets the tone of quality for the whole home using the most durable painted construction without sacrificing any design options.

- Engineered with resilient Accoya®, an acetylated wood product, which brings unprecedented reliability and durability to wood.
- Tricoya® top layers provide exceptional stability, durability and paintability, for outdoor applications.
- Most configurations delivered pre-hung with an Accoya built jamb and a premium prime finish, ready to paint to match your design.
- 10-year warranty with limited and no-overhang applications, depending on system design specifications, for both inswing and outswing units.

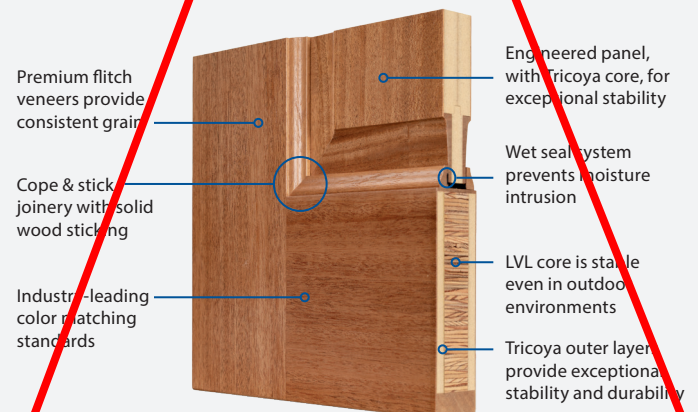


Reserve Wood Entry System™ with TMIR6000-106F

Reserve Wood Entry System™

The Reserve Wood Entry System elevates the refined elegance of your home with the beauty of stained natural wood.

- Engineered with a laminated veneer lumber (LVL) core and Tricoya® layers to provide exceptional stability and durability.
- 10 natural wood species available with an extensive collection of premium factory stain options.
- Premium appearance standards ensure industry-leading grain and color matching.
- 5-year limited warranty with industry standard overhang requirements for both inswing and outswing units.



Project Address: 129 STATE STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown



B. Proposed Work: Changes to a previous design (modify the windows, door, skylights, and roofline features and the construction of a new rear garage addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Modifications to the windows, door, skylights, and rooftop features.
- New rear garage addition to in-fill where a demolished rear addition used to exist.



**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

DOYLE NAM RESIDENCE

129 STATE STREET, PORTSMOUTH

HISTORIC DISTRICT COMMISSION 09.02

Spivak Architects

CONTENTS

EXISTING SITE

PROPOSED MODIFICATIONS

DETAILS

MATERIALS AND SPECIFICATIONS

PAGI

3

4

16

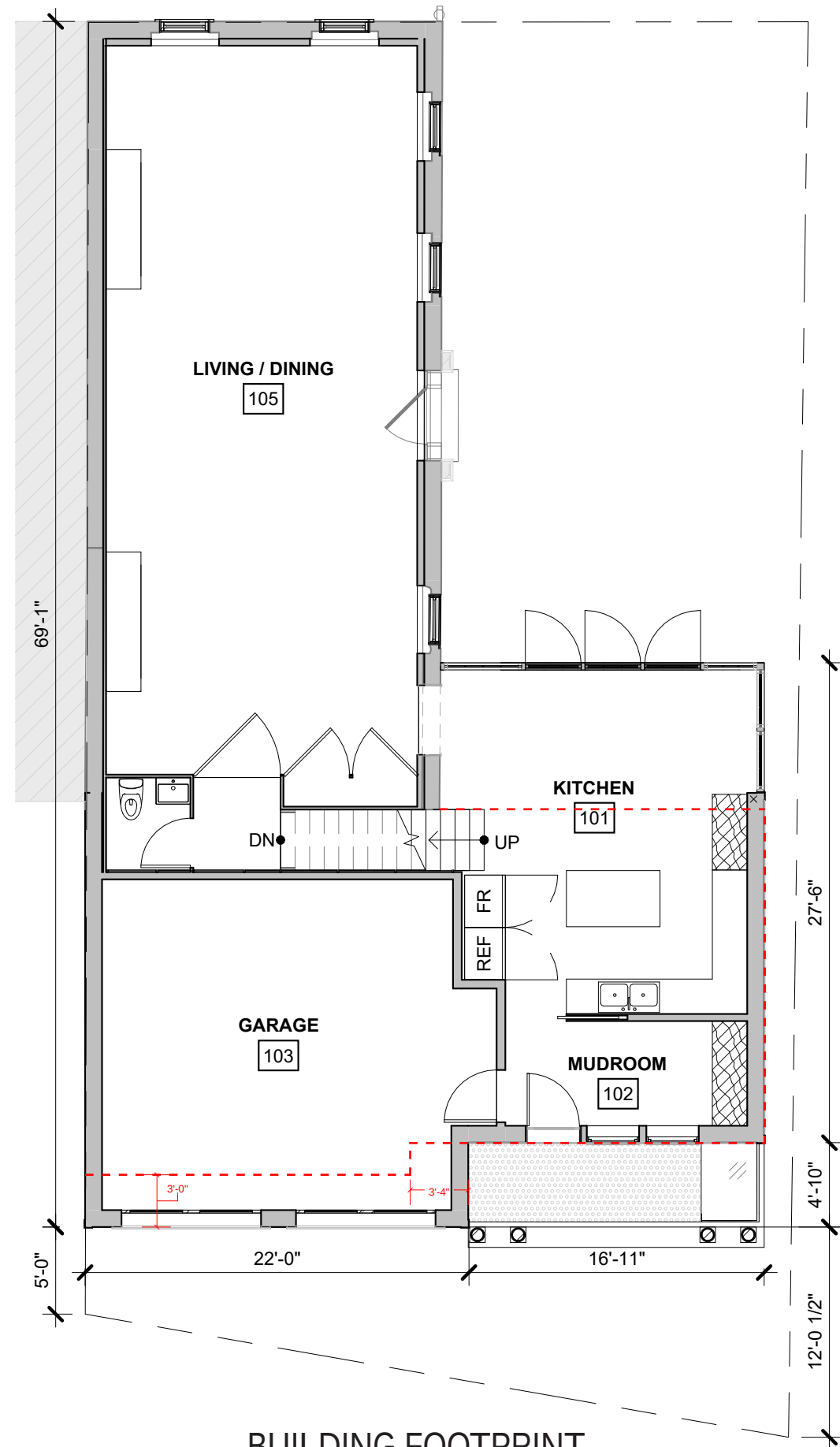
24



PREVIOUS ADDITION



EXISTING SITE



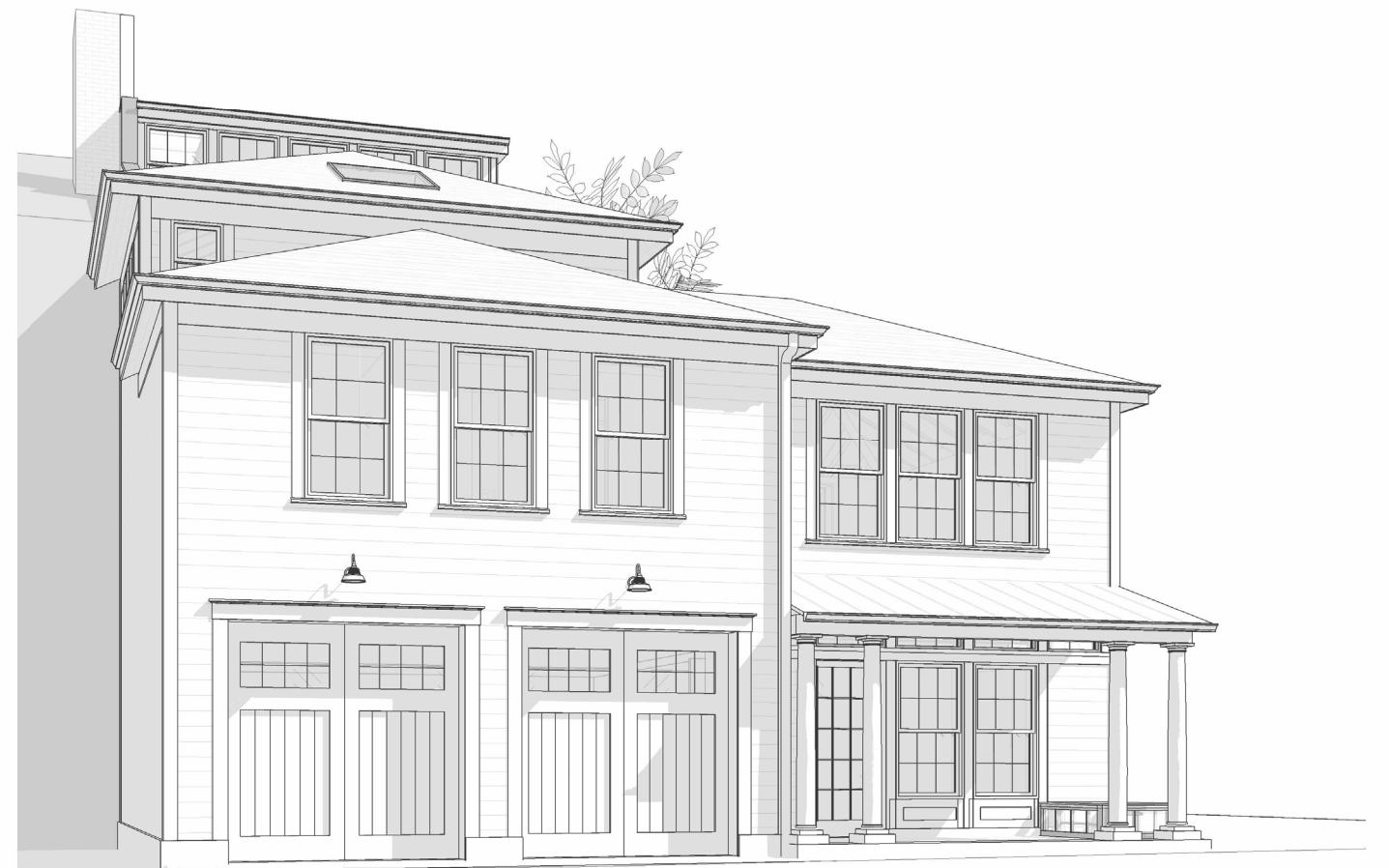
BUILDING FOOTPRINT



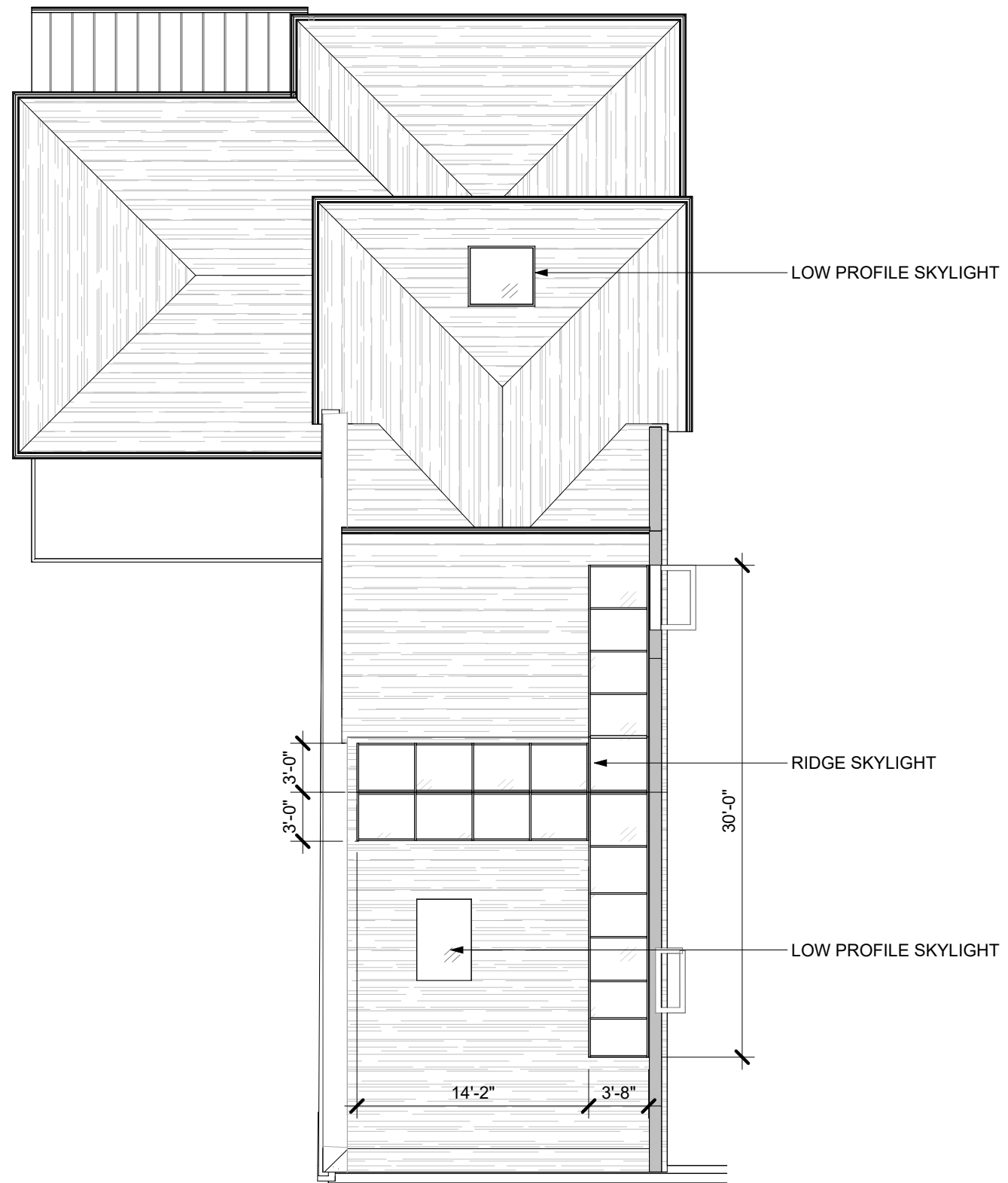
BUILDING HEIGHT



3D VIEWS



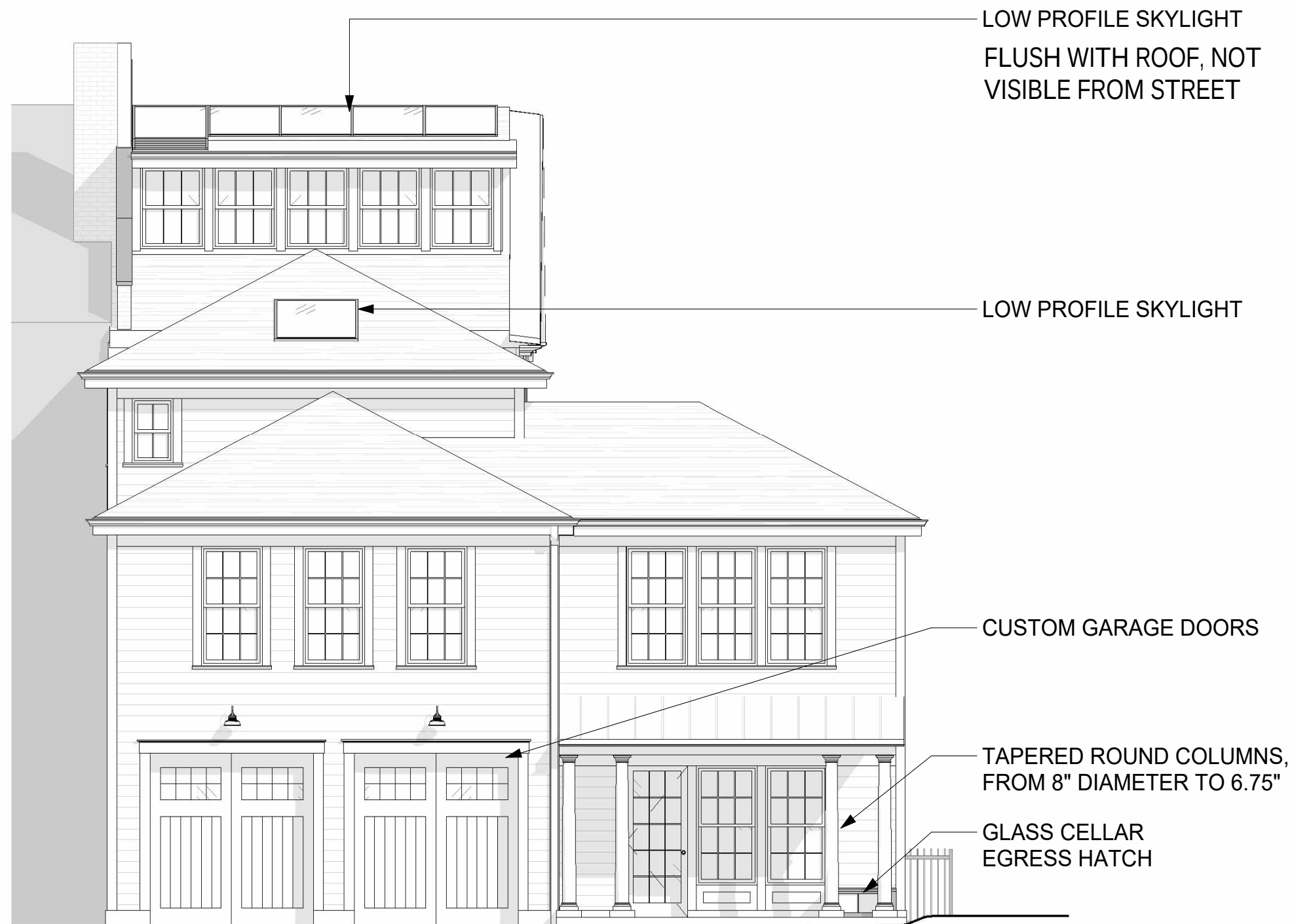
3D VIEWS



ROOF PLAN



EAST ELEVATION



NORTH ELEVATION

LOW-PROFILE SKYLIGHT
FLUSH WITH ROOF, NOT
VISIBLE FROM STREET

LOW PROFILE SKYLIGHT
FLUSH WITH ROOF, NOT
VISIBLE FROM STREET

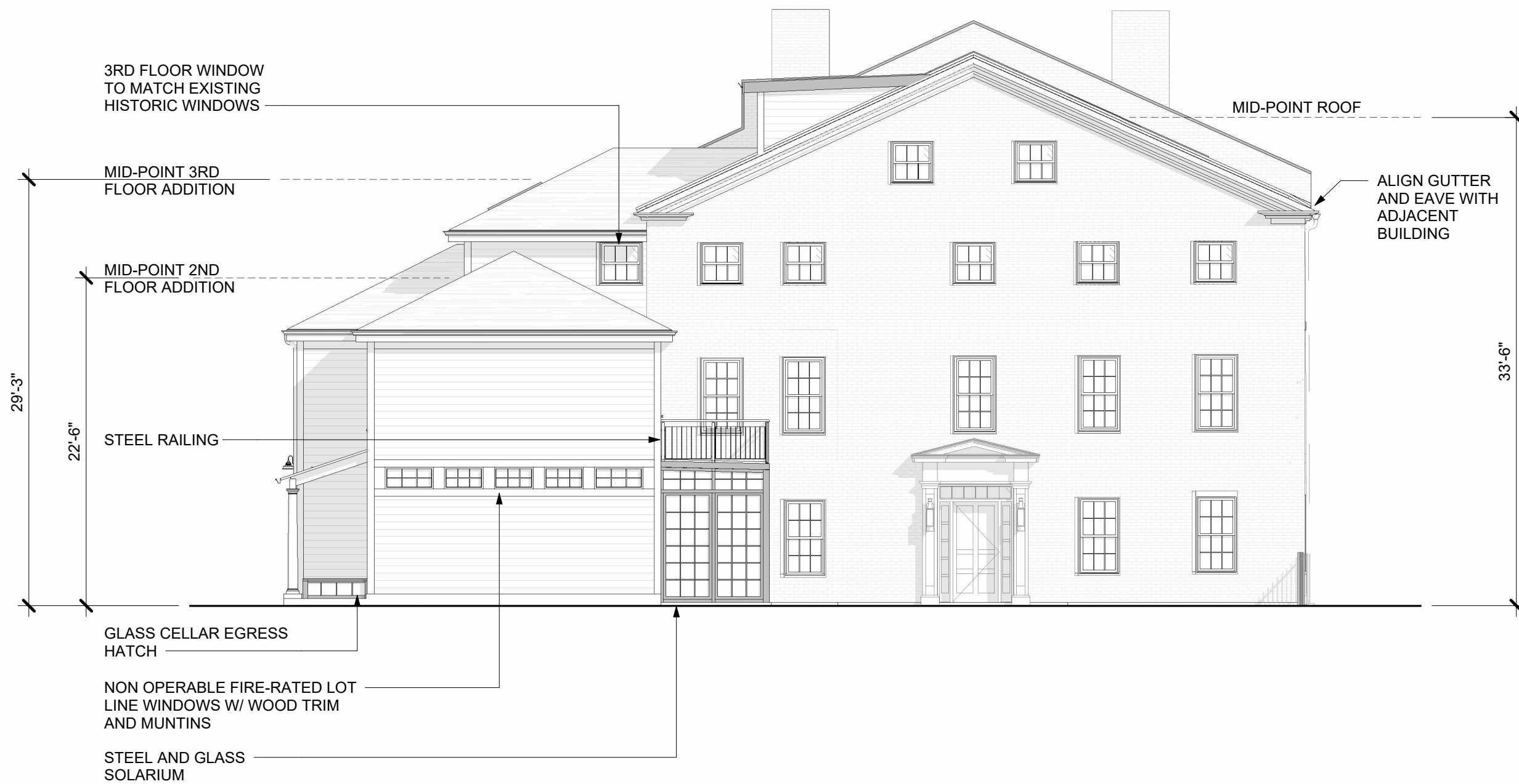
WOOD AND GLASS DOOR

STEEL RAILING

HOPES OLD WORLD SUITE
STEEL SOLARIUM



SOUTH ELEVATION



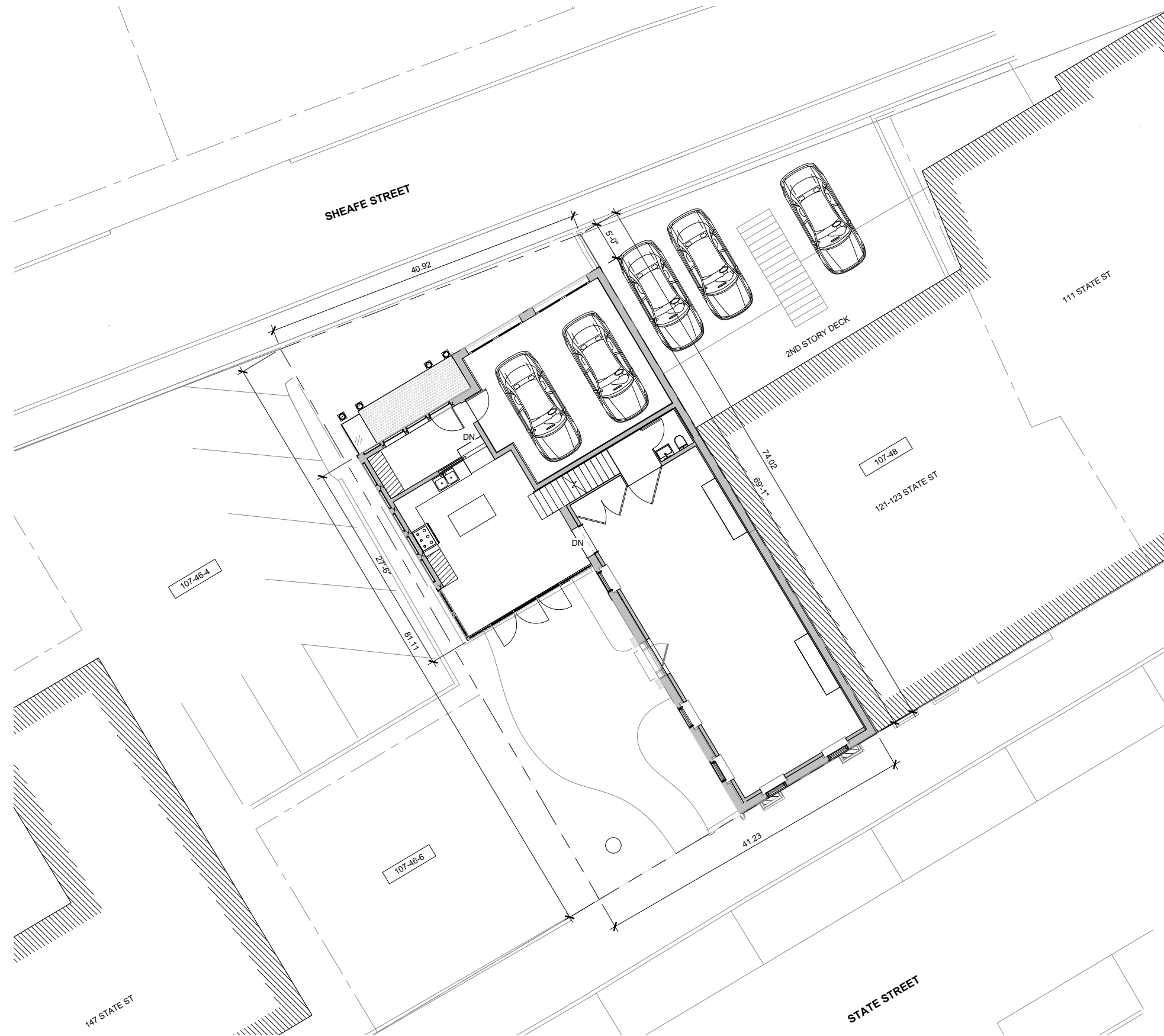
WEST ELEVATION



VIEW FROM CORNER OF STATE STREET



VIEW FROM SHEAFE STREET



PARKING PLAN



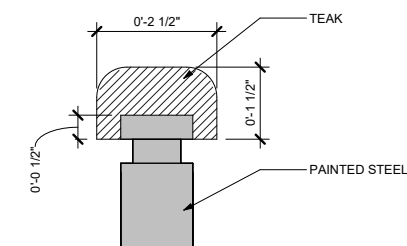
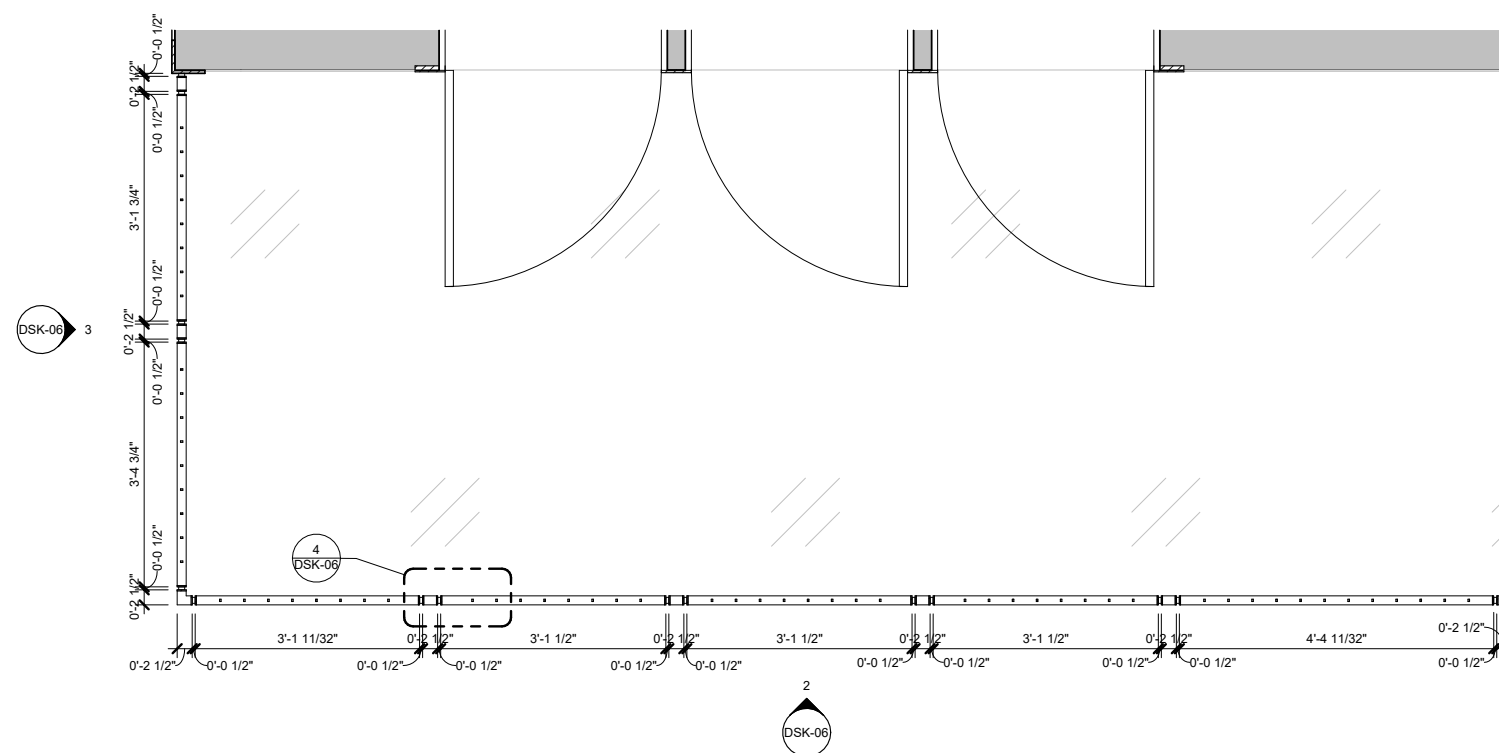
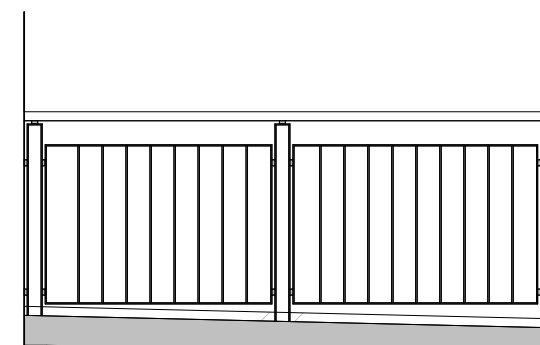
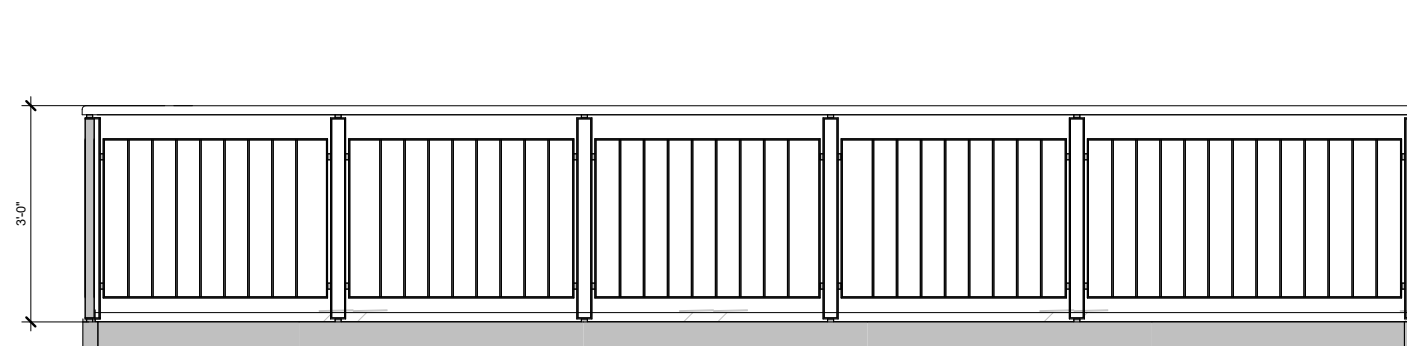
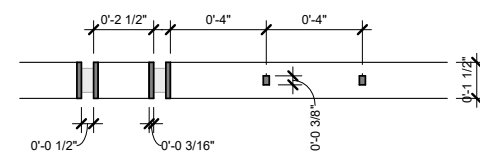
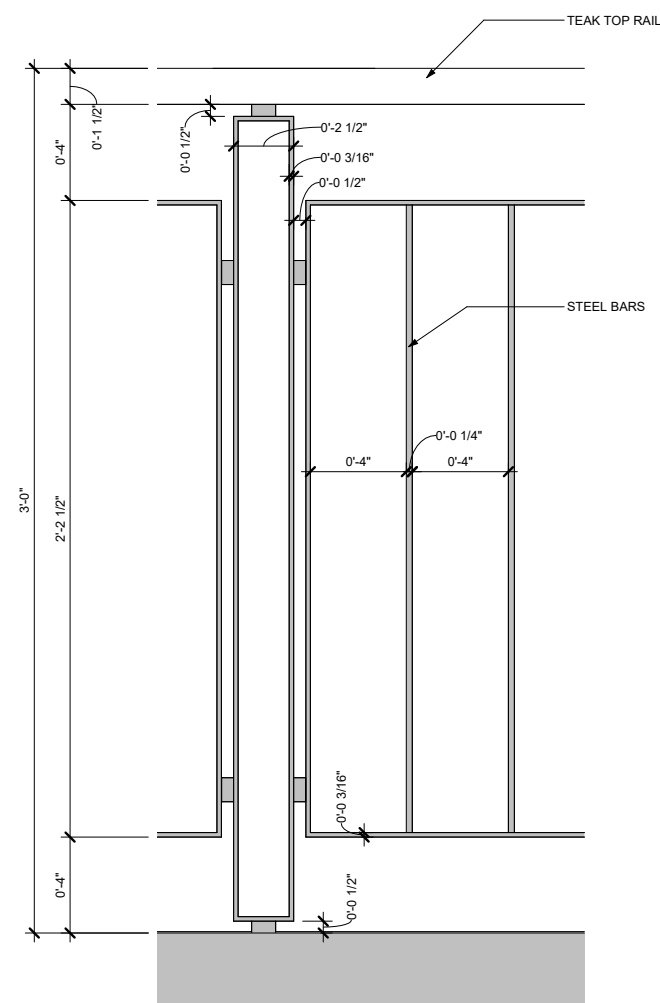
ALTERNATE - NO EAVE OVERHANG



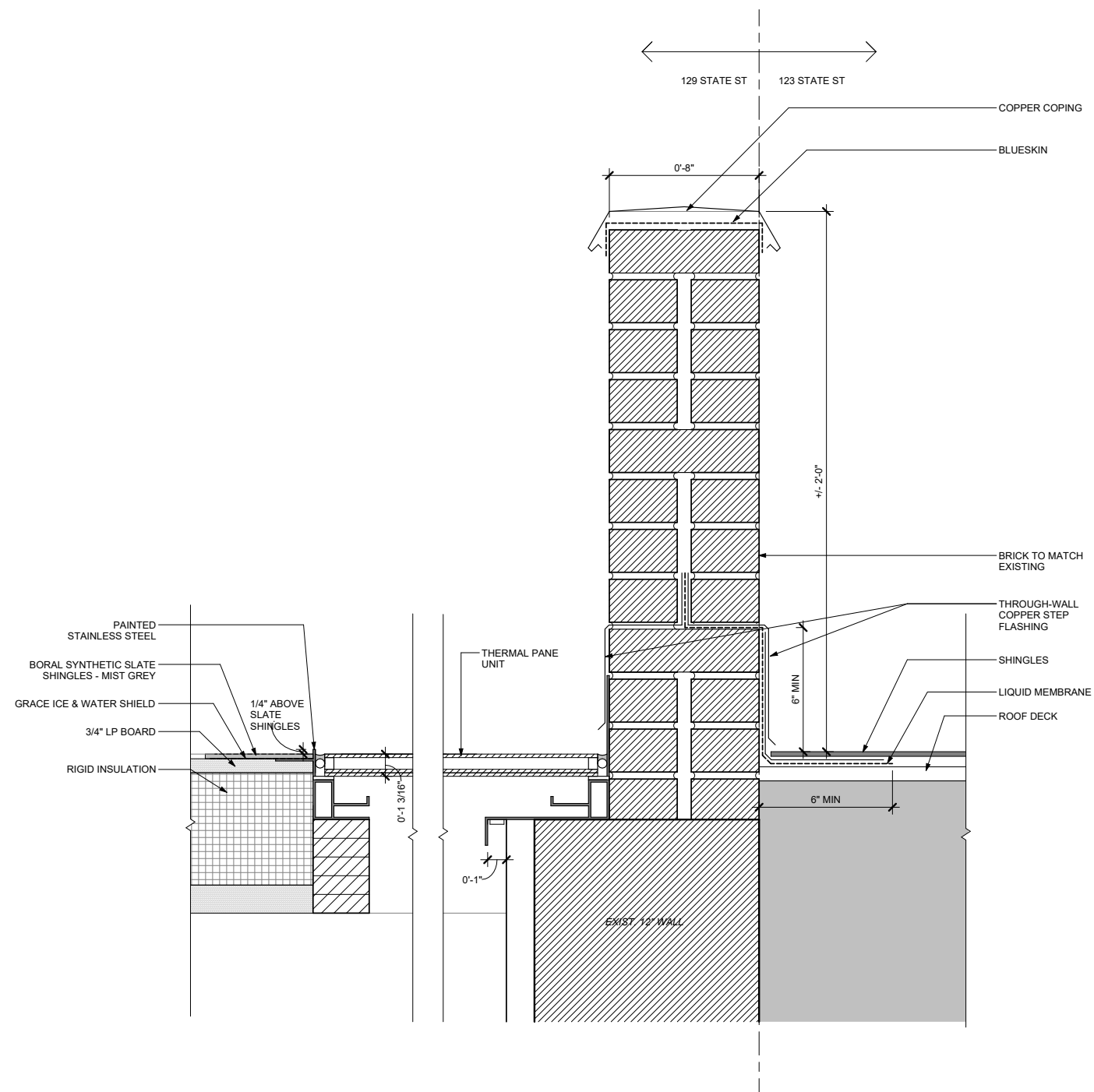
ALTERNATE 2 - NO EAVE OVERHANG (BOTH SIDES)

TERRACE RAILING
SKYLIGHT AND PARAPET
ROOF DETAILS
FIRE RATED WINDOWS
GRANITE BASE
TYPICAL OVERHANG
GARAGE DOOR

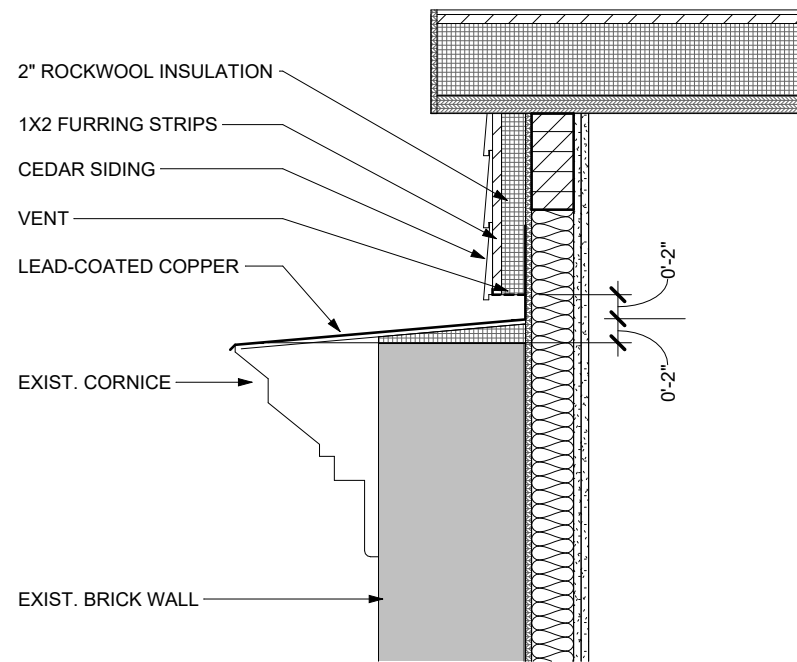
DETAILS



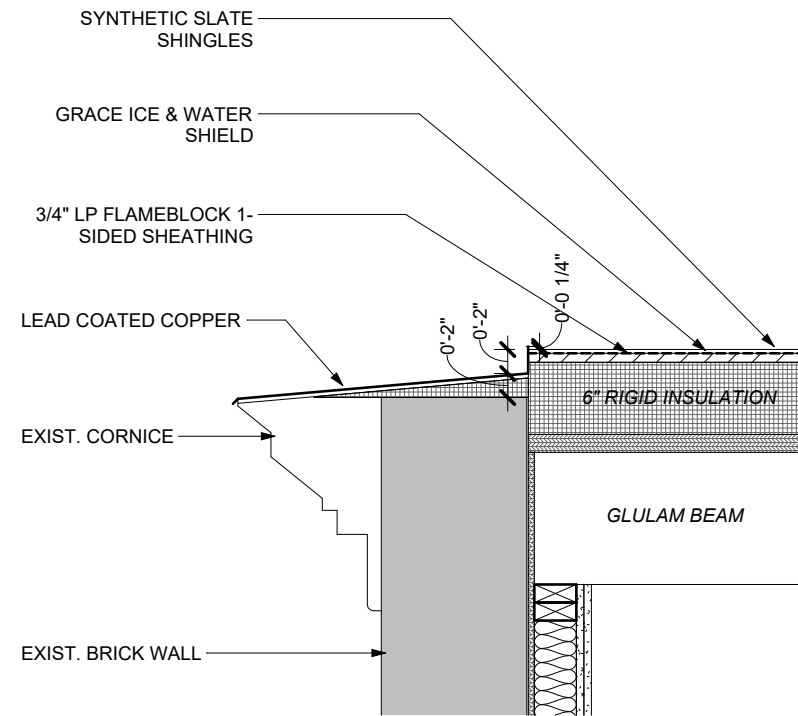
TERRACE RAILING



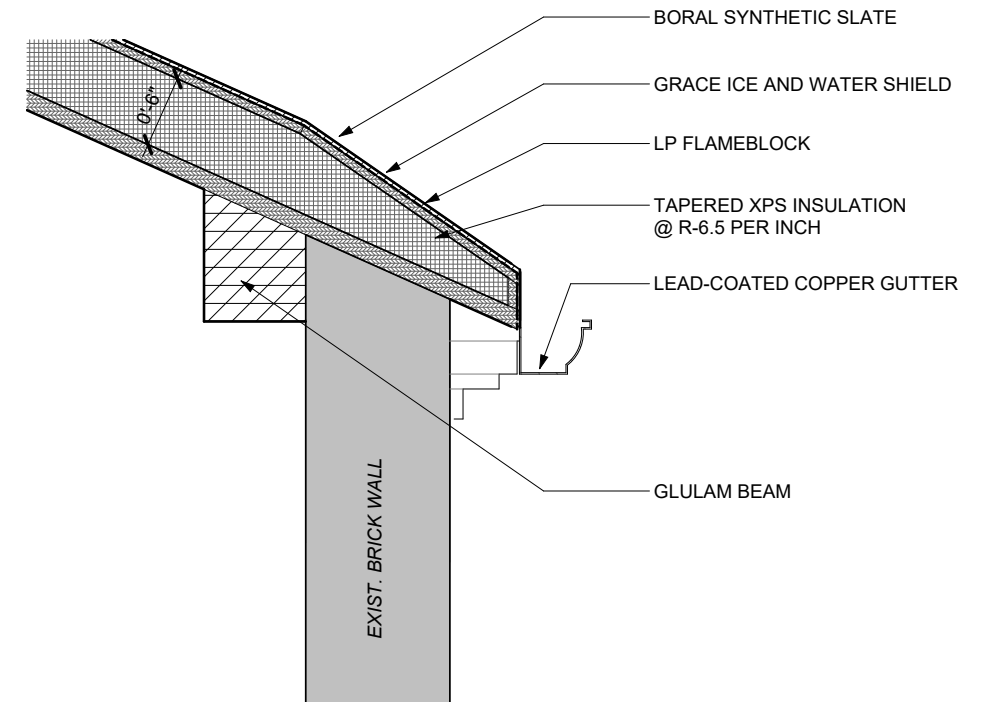
SKYLIGHT AND PARAPET DETAIL



5 ROOF EDGE DETAIL AT DORMER WALL
 1" = 1'-0"

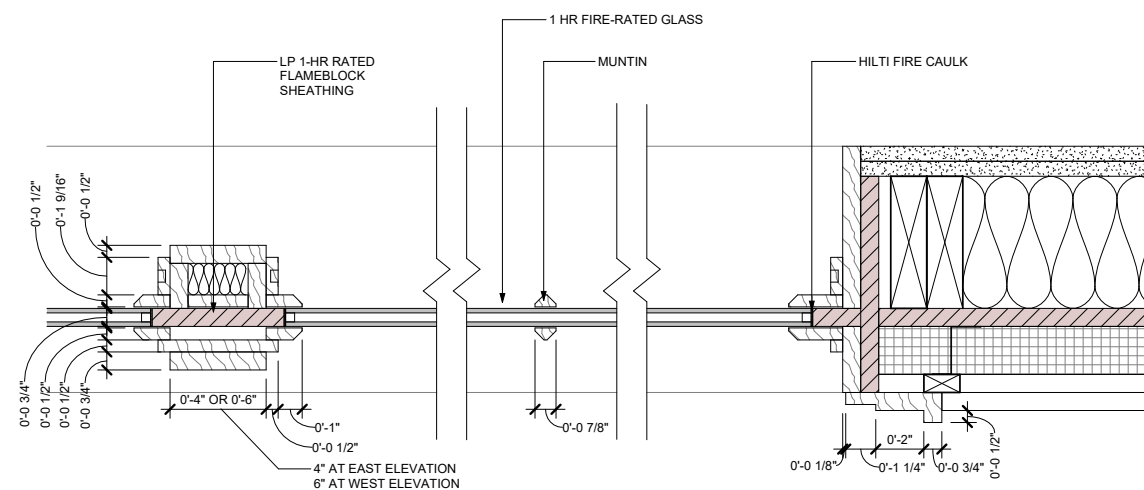


6 TYP. ROOF EDGE DETAIL AT WEST WALL
 1" = 1'-0"

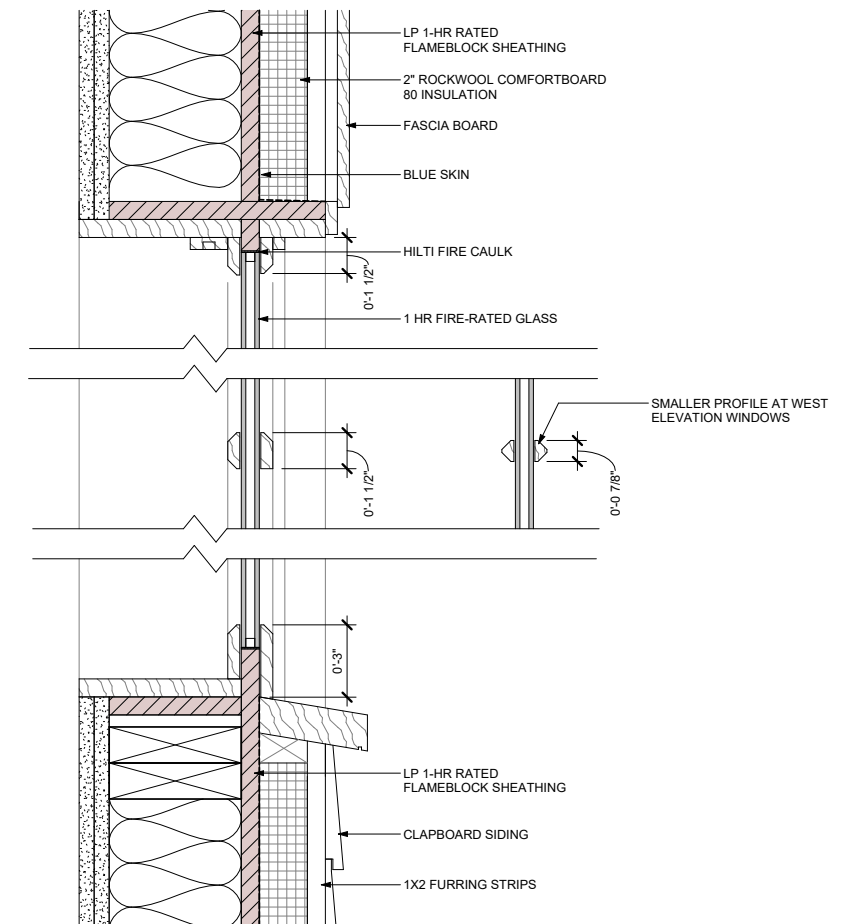


4 ROOF EDGE DETAIL AT EXIST. SOUTH WALL
 1" = 1'-0"

ROOF DETAILS

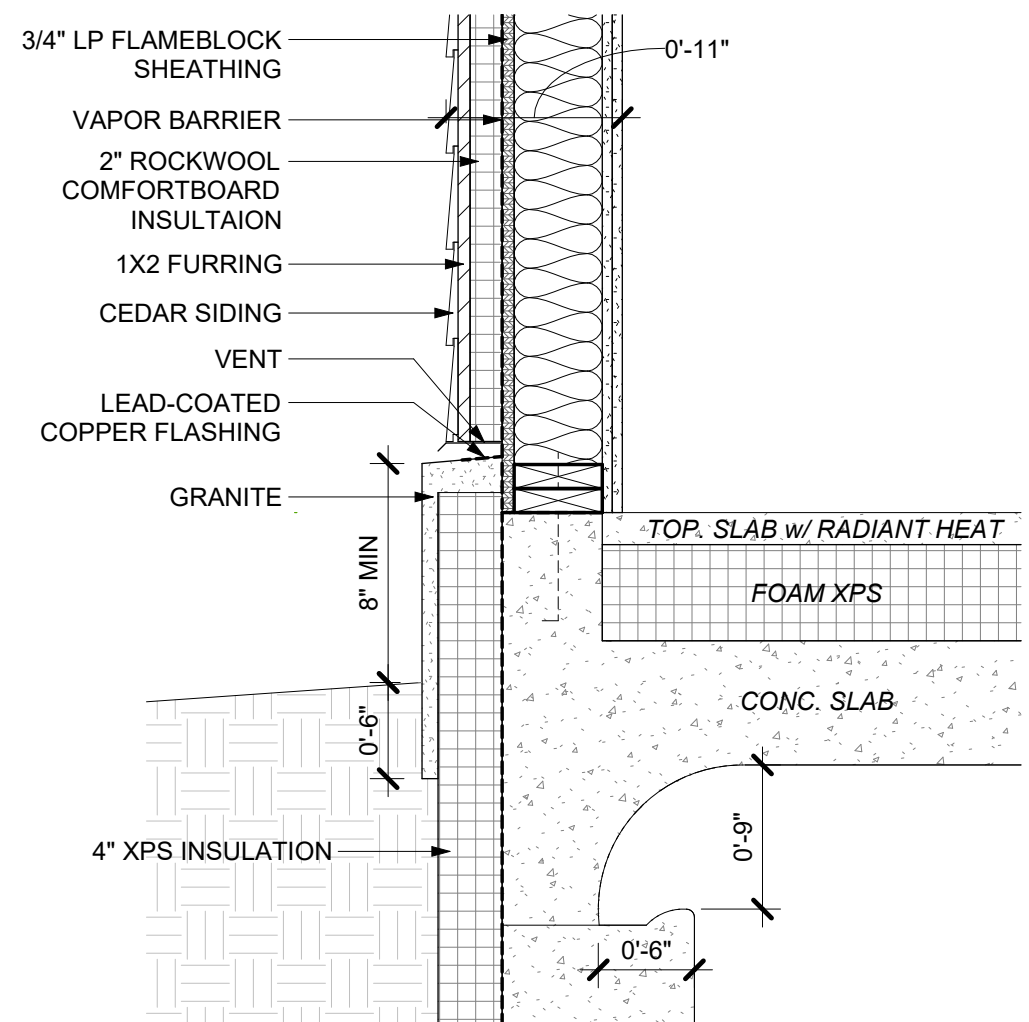


2 LOT LINE WINDOW PLAN DETAIL
3" = 1'-0"

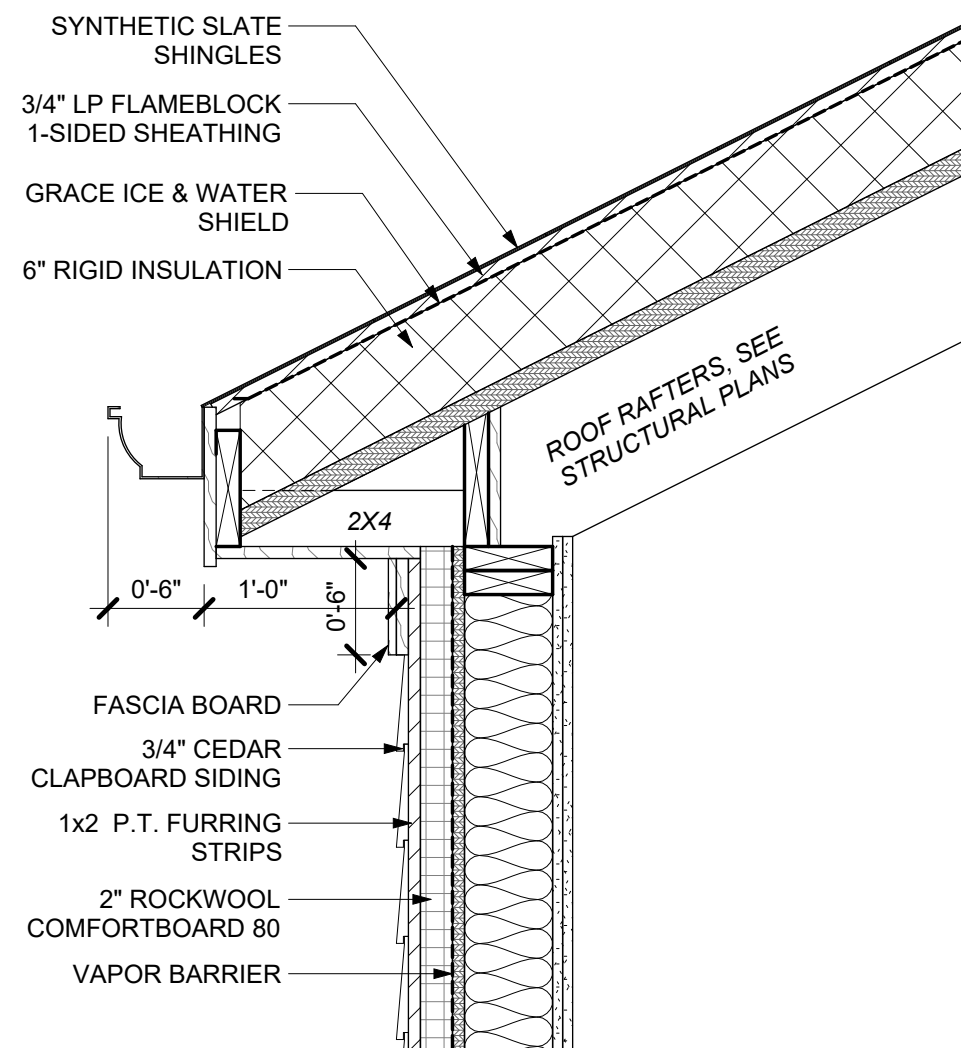


1 LOT LINE WINDOW SECTION DETAIL
3" = 1'-0"

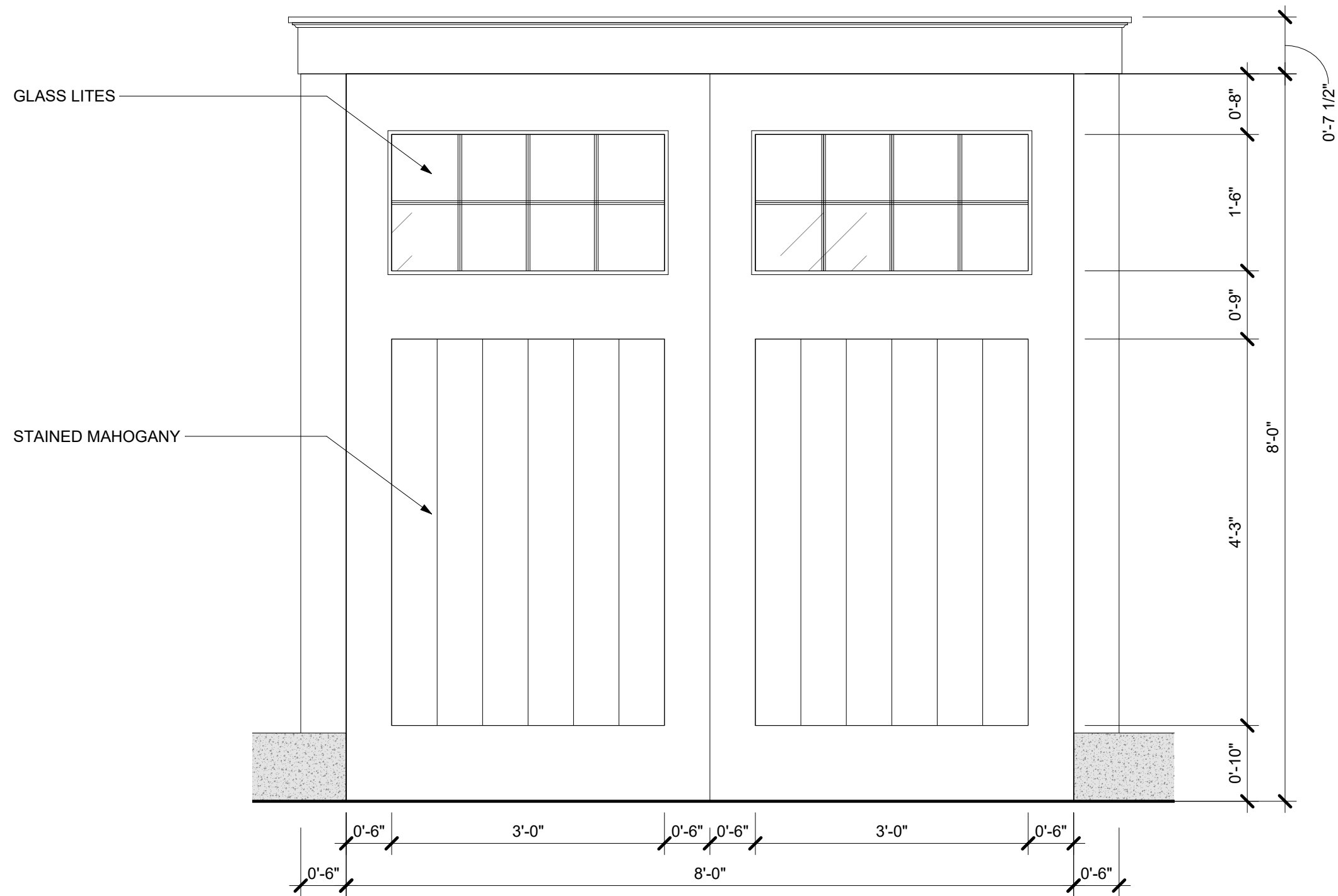
FIRE RATED WINDOW DETAIL



GRANITE BASE DETAIL



TYP. OVERHANG DETAIL



CUSTOM GARAGE DOOR

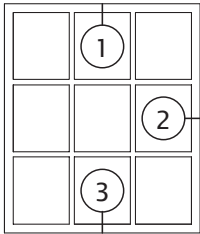
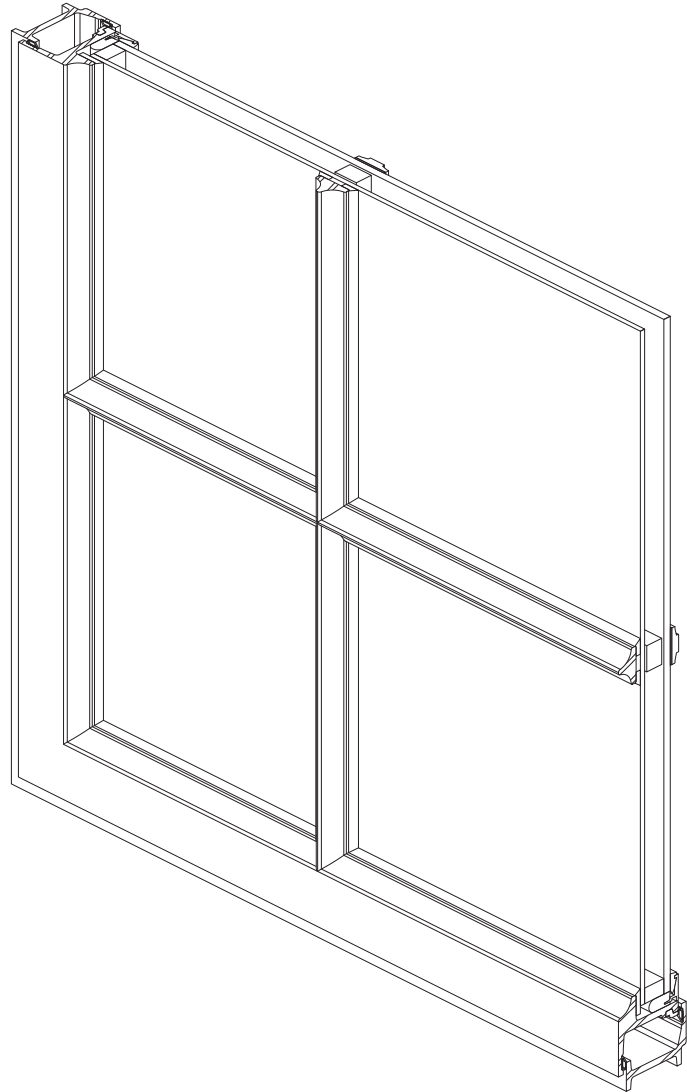
- SOLARIUM DOORS AND WINDOWS
- ARCHITECTURAL COLUMNS
- EXTERIOR LIGHTING
- MATERIALITY
- WOOD WINDOWS
- SYNTHETIC SLATE SHINGLES

MATERIALS AND SPECIFICATIONS

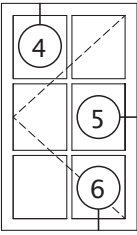
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency. The unique window profiles and very narrow sightlines are ideal for new buildings as well as replacement projects.

PRODUCT FEATURES

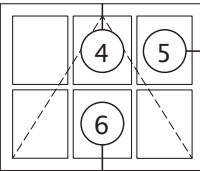
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration and water penetration
- Hope's Power of 5 Finishing System with hot-dip galvanizing pretreatment
- Available with Hope's Thermal Evolution™ technology



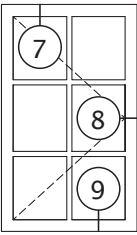
Fixed Window



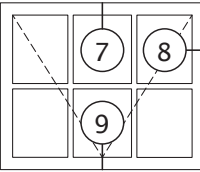
Swing-Out Casement Window



Awning Window

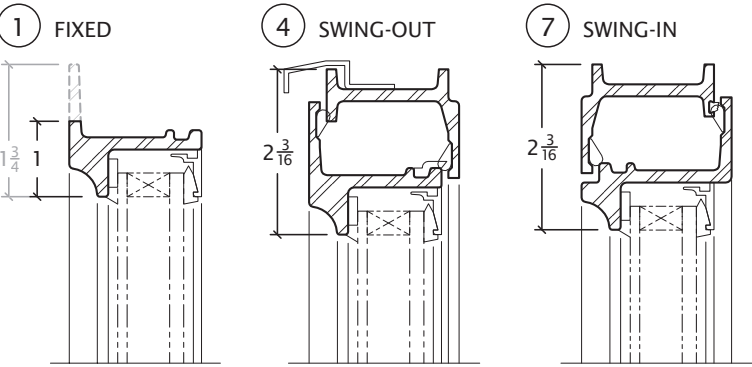


Swing-In Casement Window

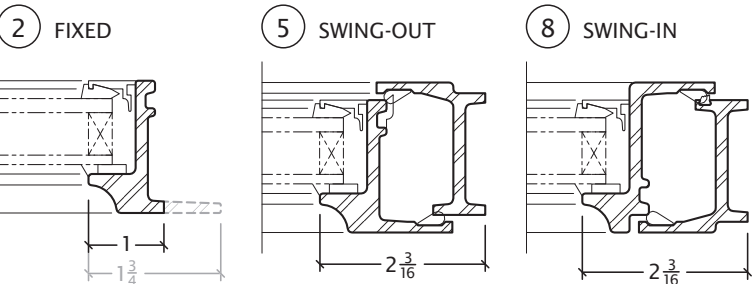


Hopper Window

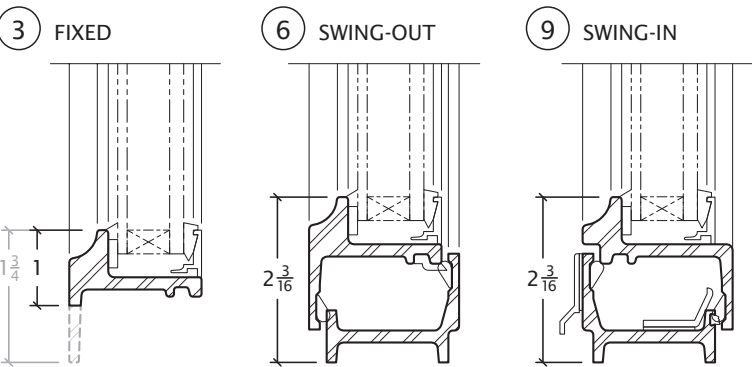
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



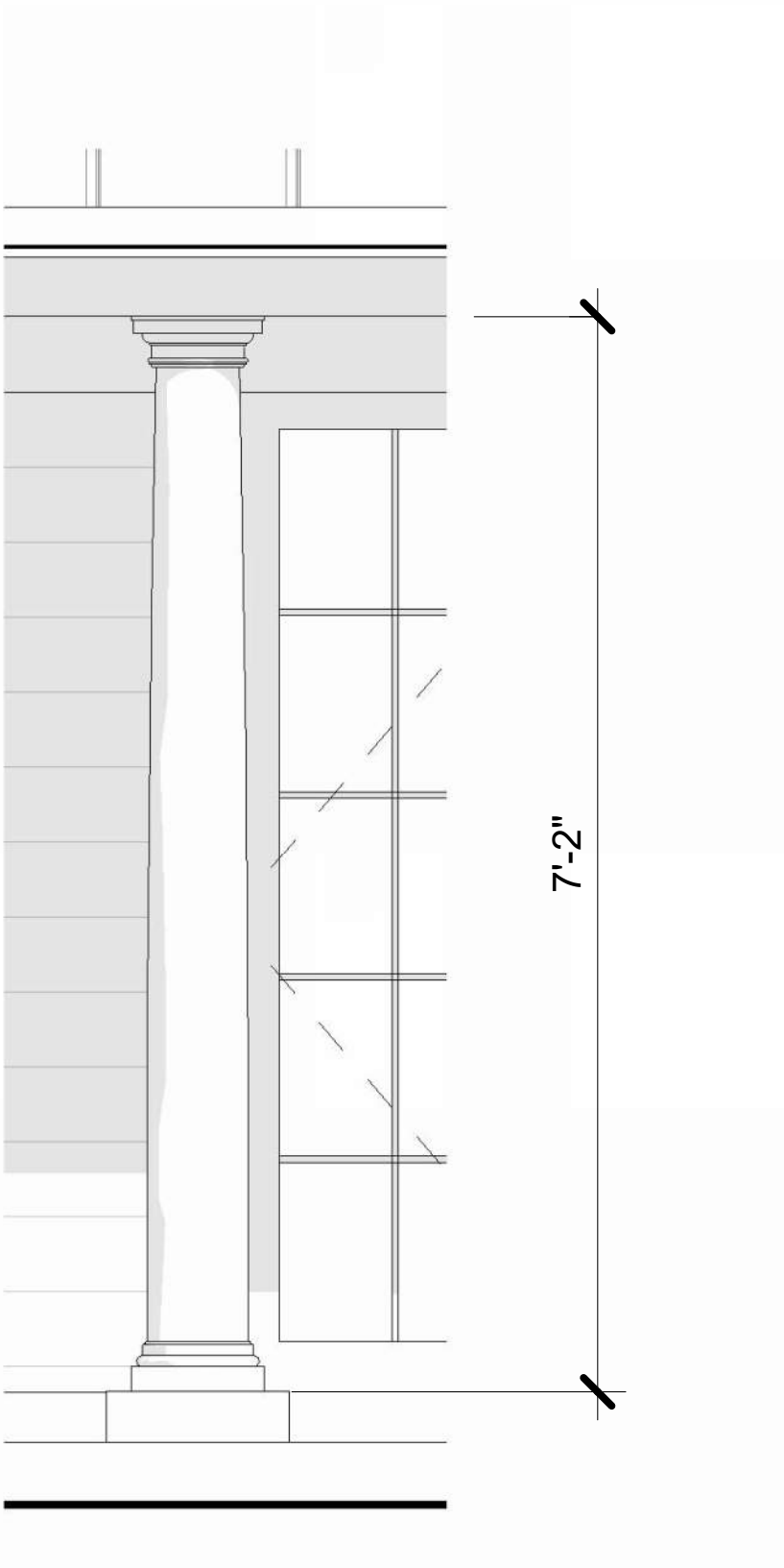
TYPICAL SILL DETAILS



Details are half scale and shown inside glazed with 7/8" thick glass.
Perimeter frame profiles are available in long leg or equal leg configurations.
All Hope's products are custom manufactured to your specific project requirements.



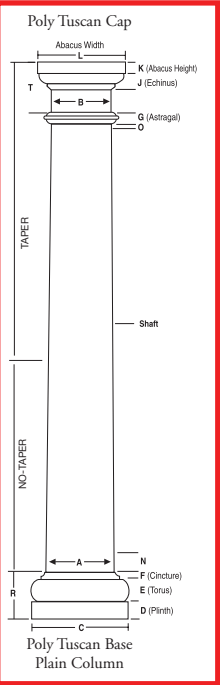
SOLARIUM DOORS AND WINDOWS



Round Tapered **PERMA**Cast® Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAIL. (ft.)
6"	5 1/4"	4 1/4"	9"	1 1/2"	1 1/4"	3/8"	3/4"	1 1/4"	1 3/4"	8"	1"	6 1/4"	3 3/4"	4 1/4"	4,6,8
8"	7 1/4"	6 1/4"	10 1/2"	1 1/2"	1 1/4"	3/8"	3/4"	1 1/4"	1 3/4"	9 1/4"	1 1/2"	2 1/4"	4 1/4"	4 1/2"	6, 8, 10, 12
10"	9 1/4"	8 1/4"	13 1/4"	2 1/4"	2 1/4"	3/8"	3/4"	1 1/4"	1 3/4"	11 1/4"	3/4"	2 1/4"	5 1/4"	5"	6, 8, 10, 12, 14
12"	11 1/4"	9 1/4"	16 1/4"	2 1/4"	2 1/4"	3/8"	3/4"	1 1/4"	2 1/4"	13 1/4"	3/4"	2 1/4"	6 1/4"	5 1/4"	6, 8, 10, 12, 14, 16, 18, 20
14"	13 1/4"	11 1/4"	19 1/4"	3 1/4"	3 1/4"	1 1/4"	1"	2"	2 1/4"	17"	3/4"	2 1/4"	7 1/4"	7"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
16"	15 1/4"	13 1/4"	22"	3 1/4"	3 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	1"	3"	8 1/4"	8"	8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/4"	15 1/4"	24 1/4"	4"	4"	1 1/4"	1 1/4"	2 1/4"	3 1/4"	22 1/4"	1 1/2"	10 1/4"	9 1/4"	8 1/4"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30
20"	19 1/4"	17 1/4"	27"	4 1/4"	4 1/4"	2"	1 1/4"	2 1/4"	3 1/4"	24 1/4"	1 1/2"	10 1/4"	11 1/4"	9"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
22"	21 1/4"	19 1/4"	30 1/4"	5"	5"	2"	1 1/4"	3"	3 1/4"	27 1/4"	1 1/2"	10 1/4"	12"	10 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
24"	23 1/4"	21 1/4"	33 1/4"	6"	5 1/4"	2 1/4"	2"	3 1/4"	4"	30 1/4"	1 1/2"	10 1/4"	13 1/4"	11 1/4"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24 1/4"	38"	6 1/4"	6 1/4"	2 1/4"	2 1/4"	3 1/4"	4 1/4"	33 1/4"	1 1/2"	10 1/4"	15 1/4"	11 1/4"	20, 22, 24, 26, 28, 30
30"	29 1/4"	26 1/4"	41 1/4"	6 1/2"	5 1/4"	2 1/2"	3"	4"	4 1/4"	38 1/4"	1 1/2"	10 1/4"	14 1/4"	14 1/4"	20, 22, 24, 26, 28, 30

*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 16 for Parallel dimensions. See page 18 for Decorative Capital dimensions. Standard Fluted Column (Fluted in mold)
• Split columns are not load bearing.

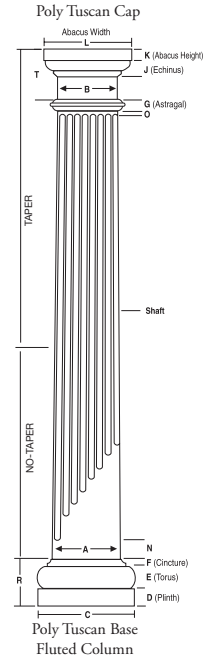


COLUMN-LOC®
Column-Loc® creates a continuous connection from floor to beam/header without the expense of splitting and reattaching the column. This labor saving product is easy to install and delivers wind uplift resistance especially important in coastal and high wind areas. Currently available for 8" and 10" round (tapered and no-taper) and square PermaCast® columns. Kits are available with and without threaded rod in lengths up to 12'*



ROUND PERMACAST® INSIDE DIMENSIONS		
Inside dimension may vary up to 1/8". Splitting a column will decrease inside dimension 1/8".		
COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3 1/4"	4 1/4"
8"	5 1/2"	6 1/4"
10"	7 1/4"	8 1/4"
12"	8 3/4"	10 1/4"
14"	10 1/4"	12 1/4"
16"	12 1/4"	15"
18"	14 1/2"	16 1/4"
20"	16 1/4"	18 1/4"
22"	18 1/4"	20 1/4"
24"	20"	22 1/4"
28"	22 1/4"	26 1/4"
30"	25 1/4"	28 1/4"

*Plain columns only



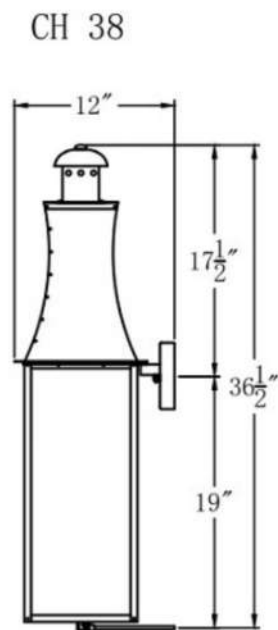
PLUMB-FIT®
To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the Plumb-Fit® patented (Patent 9689674) installation system included.

ROUND PERMACAST® PORCH INSTALLATION BRACKET
The HB&G Porch Installation Bracket includes the bracket and all required hardware. The bracket fits 20" - 30" Plain Round PermaCast® Columns and will secure a 2nd story porch to our PermaCast® Columns. Three brackets are required for each column.



ARCHITECTURAL COLUMNS

FRONT DOOR GAS LIGHTS



The Churchill 38 Lantern

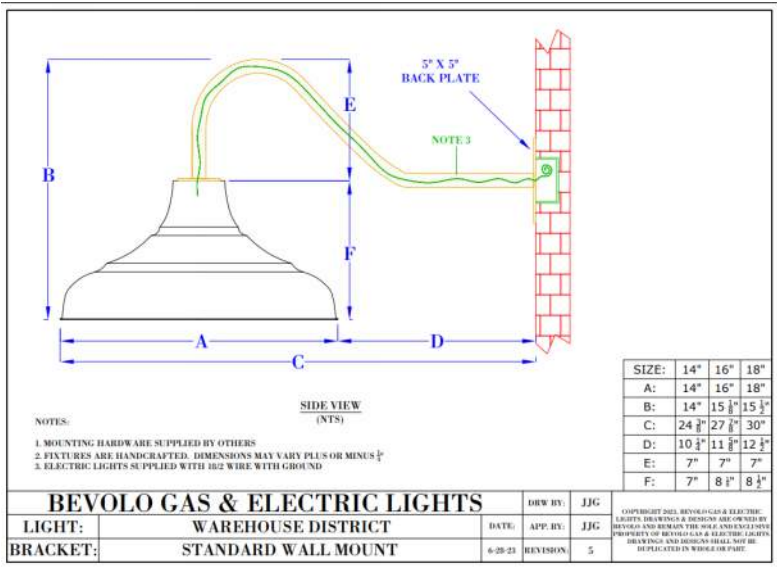
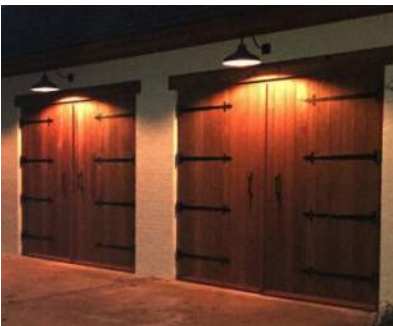
- Manufacturer: The Coppersmith
- Series: Churchill
- Model Number: CH38
- Electric: Triple 60w Candelabra Bulbs
- Natural Gas or Propane Gas: Single Open Flame Burner
- Finish: Antique Copper
- Solid 20 oz Copper Construction
- Riveted & Soldered Construction
- Solid Brass Hinges, Door Latches & Hardware
- Tempered Glass

PORCH ELECTRIC SCONCES



- Actual Size: 19"Hx8"Wx9.5"D
- Backplate/Canopy Size: 10"Hx5.25"W Rectangular
- Color: Black / Burnished Bronze / Seeded Glass

GARAGE LIGHTING FIXTURES



EXTERIOR LIGHTING



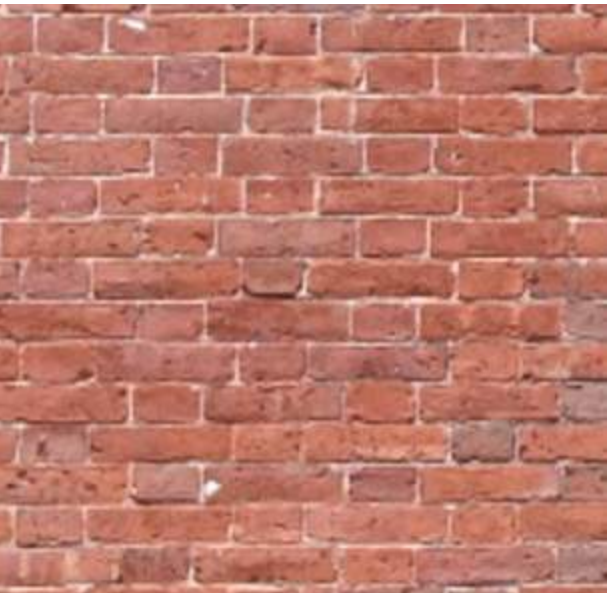
STAINED CEDAR CLAPBOARD SIDING



STANDING SEAM LEAD COATED COPPER ROOF

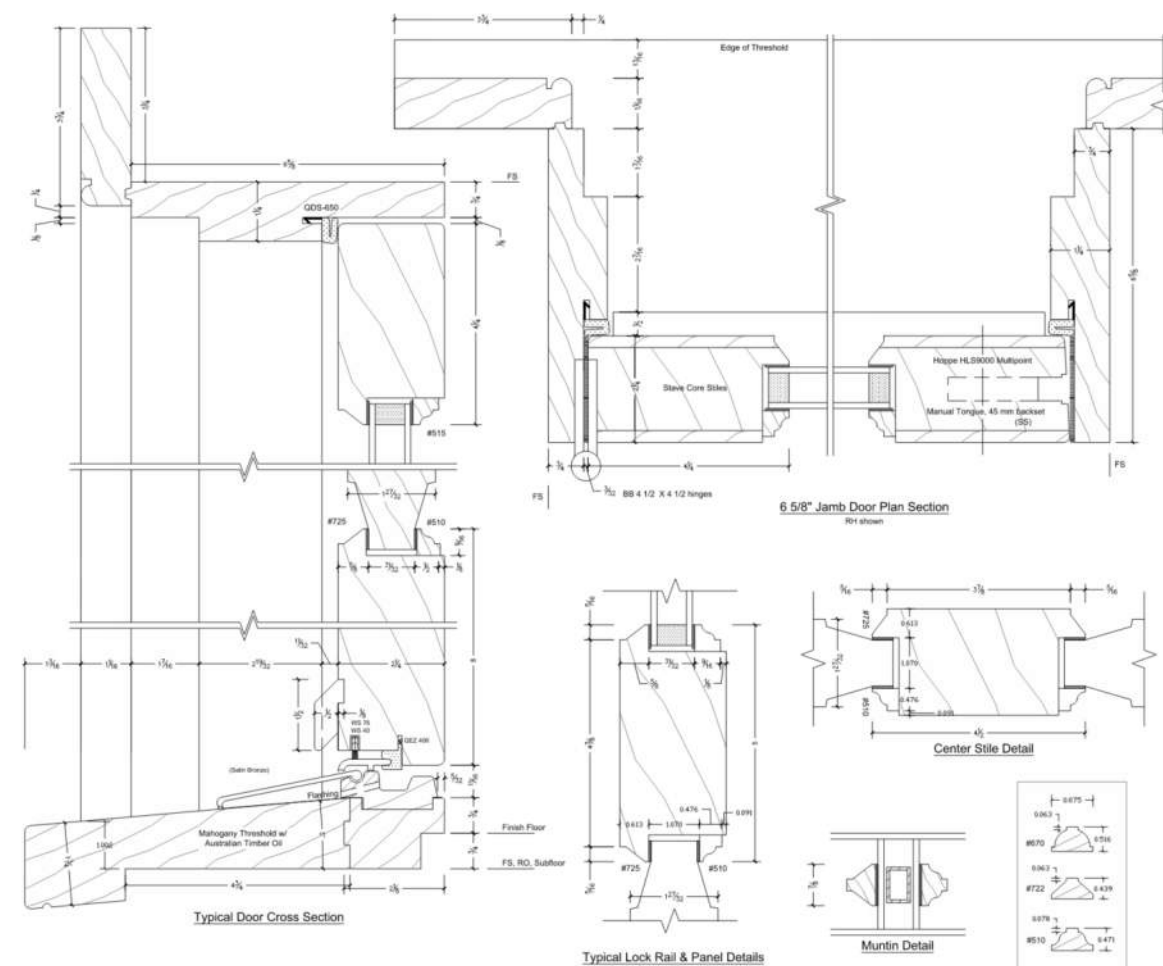


GRANITE BASE



BRICK

MATERIALITY



Classic
SLATE

| Colors

Beautiful textured surfaces and edges that impart a controlled uniformity that epitomizes natural slate roofing enhance the natural color pallet of our Classic Slate.

ASH GREY | 5205 (731)



A* CRRC: 0942-0207/Ref: .40/Emi: .93/SRI: 46
C* CRRC: 0942-0201/Ref: .38/Emi: .91/SRI: 43

GRANITE | 1170 (732)



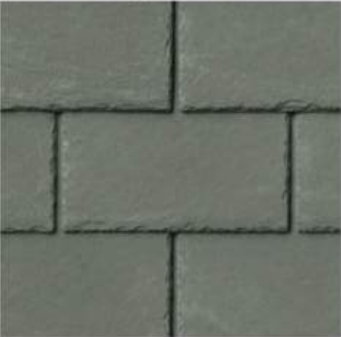
A* CRRC: 0942-0208/Ref: .36/Emi: .93/SRI: 41
C* CRRC: 0942-0202/Ref: .34/Emi: .89/SRI: 37

GRAPHITE | 1160 (733)



A* CRRC: 0942-0209/Ref: .35/Emi: .92/SRI: 39
C* CRRC: 0942-0203/Ref: .31/Emi: .90/SRI: 33

SAGE GREEN | 2260 (815)



OLIVE | 2270 (814)



EVERGREEN | 2280 (730)



A* CRRC: 0942-0206/Ref: .36/Emi: .92/SRI: 41
C* CRRC: 0942-0200/Ref: .32/Emi: .89/SRI: 34

MIST GREY | 5235 (803)



STEEL GREY | 1150 (804)



CHARCOAL BLACK | 1180 (801)



*See details on page 11

CLASSIC SLATE | Single Width

Class A: Item #4IFZE**** Class C: Item #4IFUE****	Exposure	Width	Height		Piece	Bundle	Square	Pallet	Truck
	Max: 7-1/2" Can be installed at 6" to 7-1/2"	12"	18"	Weight	1.5 lbs.	38 lbs.	240 lbs.	2,400 lbs.	42,500 lbs.
				Pieces	1	25	160	1,600	28,000
				Bundles	—	—	6.4	64	1,120
				Squares	—	—	—	10	175
				Pallets	—	—	—	—	18

CLASSIC SLATE - STARTER

Class A - Item #4IKZE****A Class C - Item #4IKUE****A	Width	Height	Weight / Piece	Weight / Bundle	Pieces / Bundle
	12"	13-1/2"	1 lbs.	25 lbs	25
	Pieces / Liner Foot		Liner Feet / Bundle		
	1		25		

CLASSIC SLATE - HIP AND RIDGE

Class A - Item #4INZE****A Class C - Item #4INUE****A	Width	Length	Exposure	Preformed Pitch	
	12"	18"	6"-7.5"	3/12 - 18/12	
	Weight / Piece	Weight / Bundle	Pieces / Bundle	Pieces / Liner Foot	Liner Feet / Bundle
	1.5 lbs.	38 lbs.	25	1.6	15.6

TEST	TESTING PERFORMED	RESULTS FOR
Fire Rating	In accordance with UL790 / ASTM E108	Class A* or Class C Fire Rated System. (Depending on system)
Hail Rating	In accordance with UL2218	Class 4
Accelerated Ultra Violet Exposure	In accordance with ASTM G154 Xenon Arc Chamber 9,500+ hours	Tile exhibited virtually no fade and with no trace of cracking, spalling or deformation.
Wind Driven Rain / Wind Uplift	In accordance TAS 100-95; UL 580	Up to 110 mph. No water infiltration through sheathing. No tiles blew off, tore or blew upward.
Freeze-Thaw Cycle	In accordance with ASTM C666/C666M	No signs of damage or cracking after 300+ cycles.
Water Absorption	In accordance with ASTM C272	No appreciable weight gain.
Water Permeation	In accordance with ASTM E96/E96M	Tile shown to be impermeable per ASTM test methods.
Approvals: Florida Building Code Org. FL#7409, FL#16269, FL#16856; Texas Department of Insurance RC-404; CCRR-0188, Miami-Dade Approved		

SYNTHETIC SLATE SHINGLES