

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



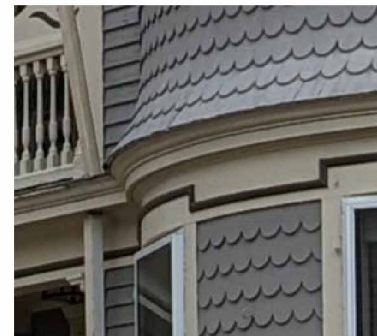
FROM PARTRIDGE LOOKING NORTH



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"



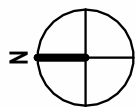
20 PRAY ST

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

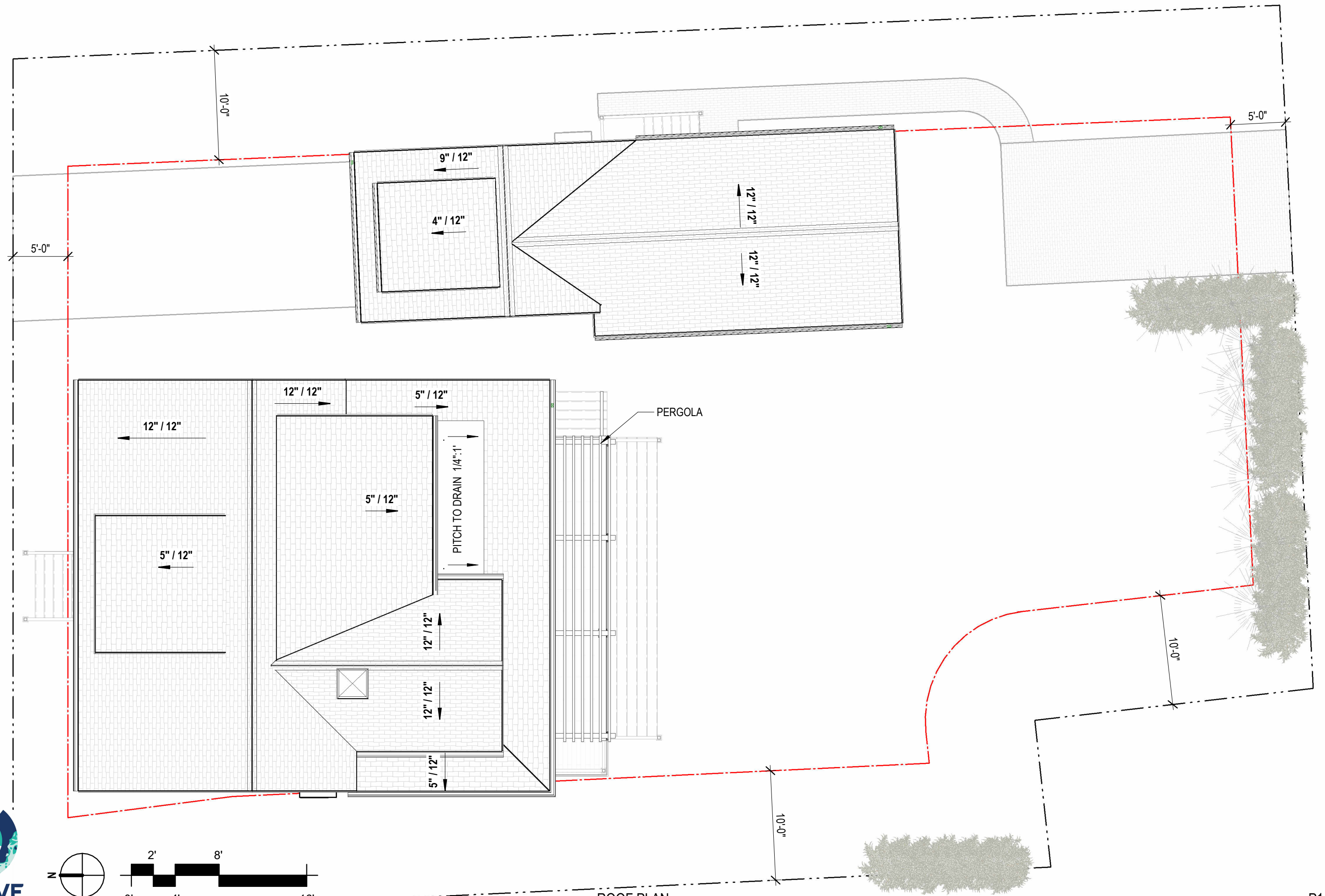


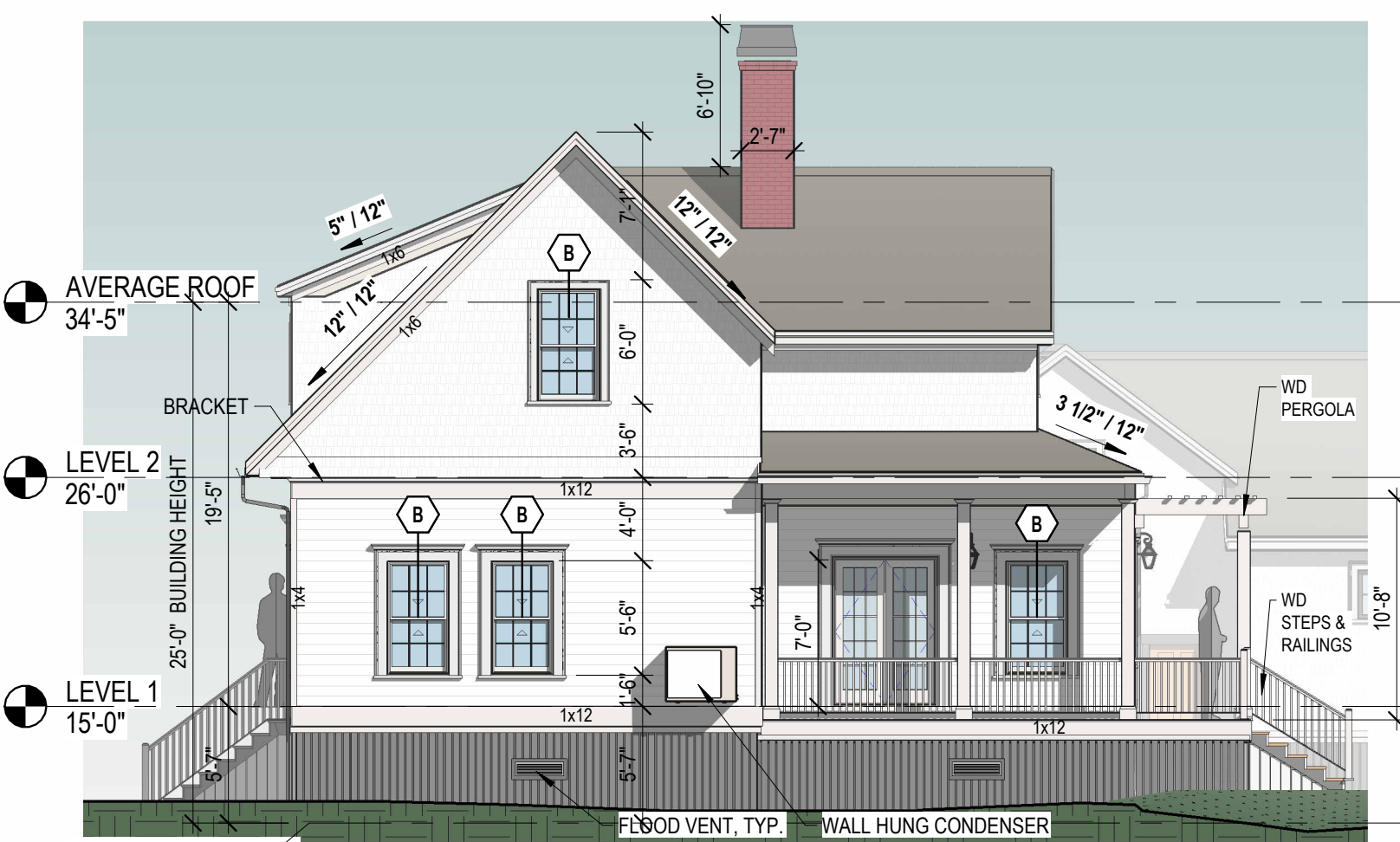
20 PRAY ST

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

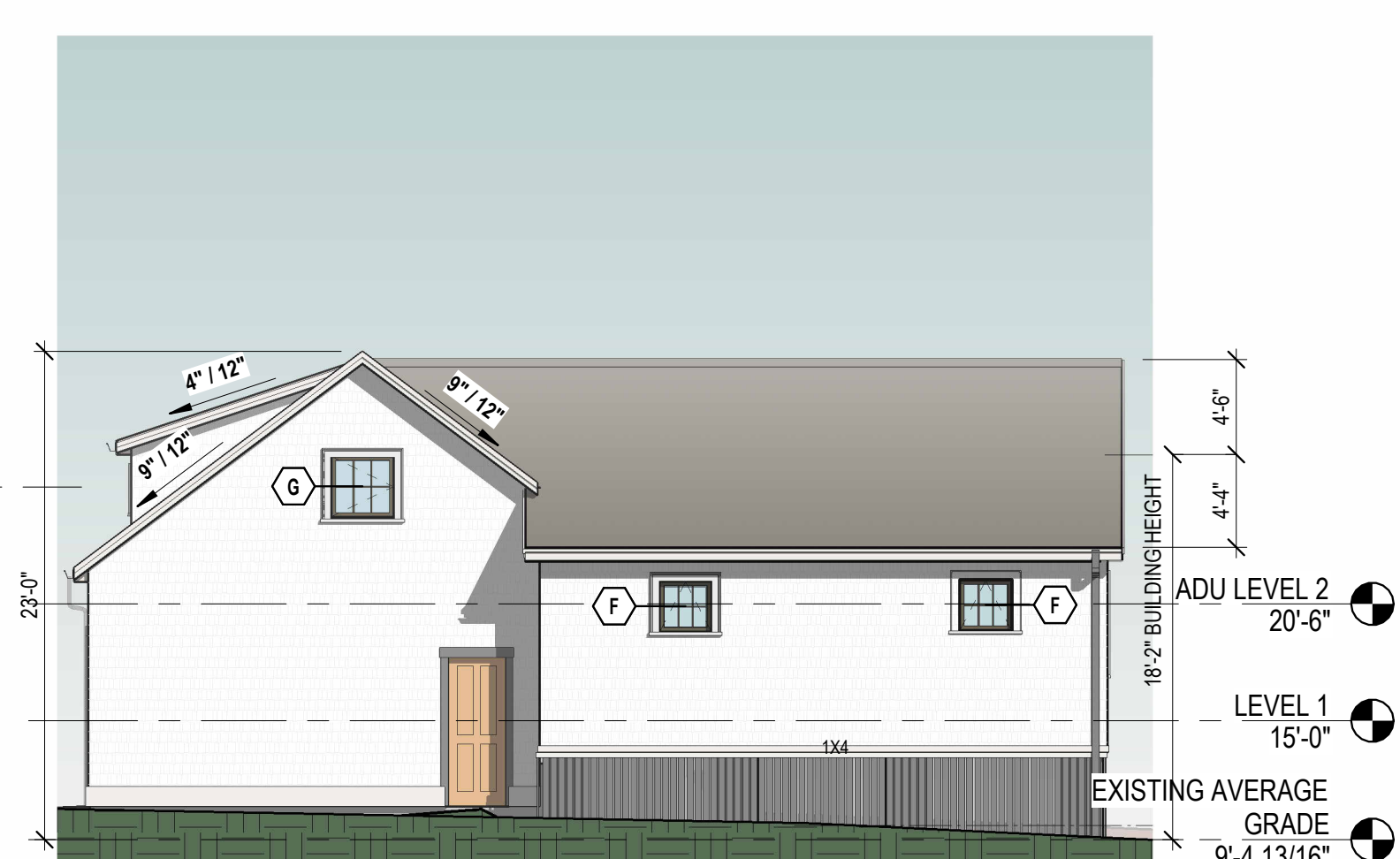


ROOF PLAN
20 PRAY STREET RESIDENCE



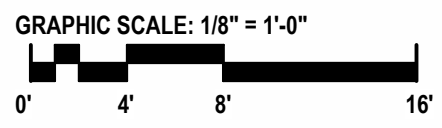


1 WEST ELEVATION (SIDE)
1/8" = 1'-0"



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

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

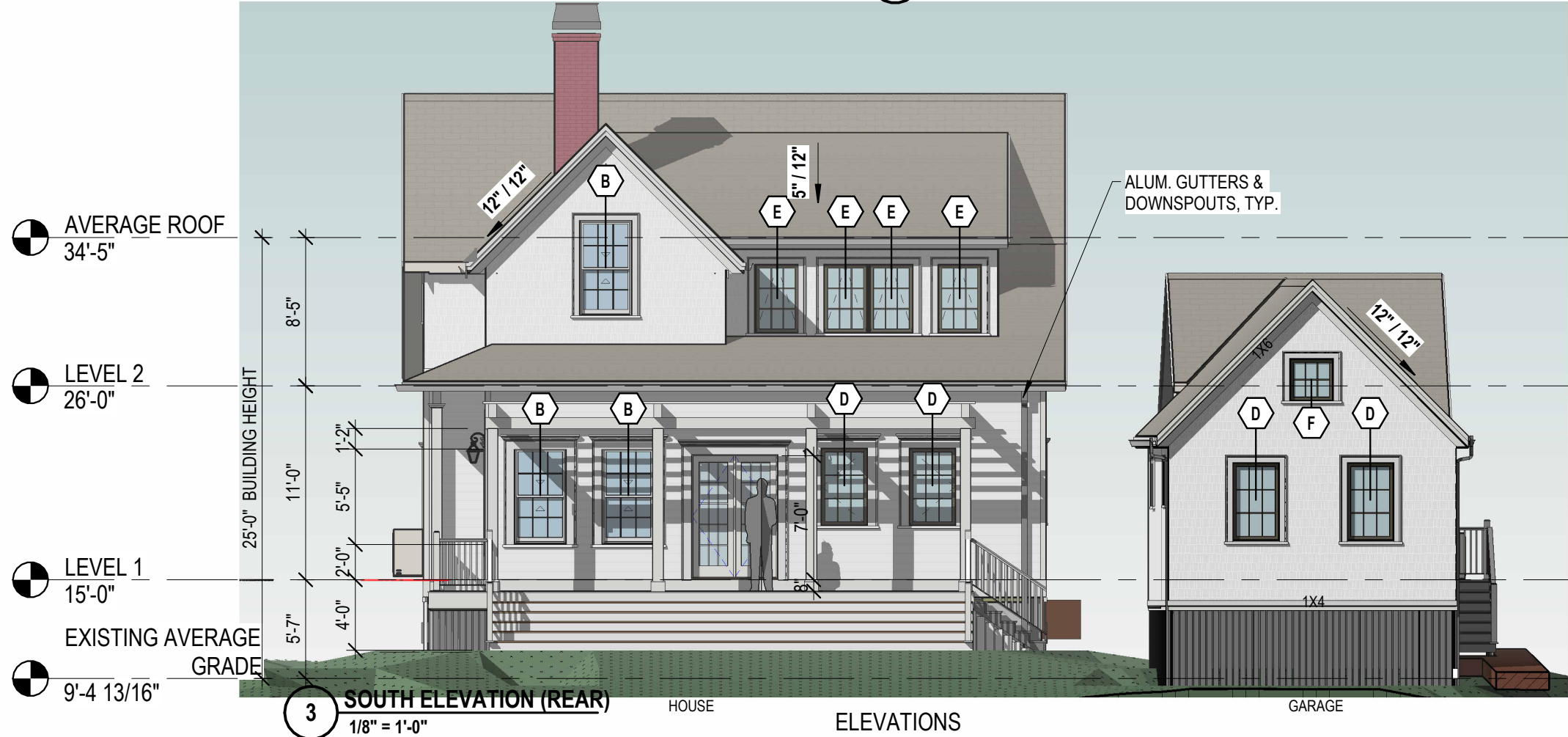
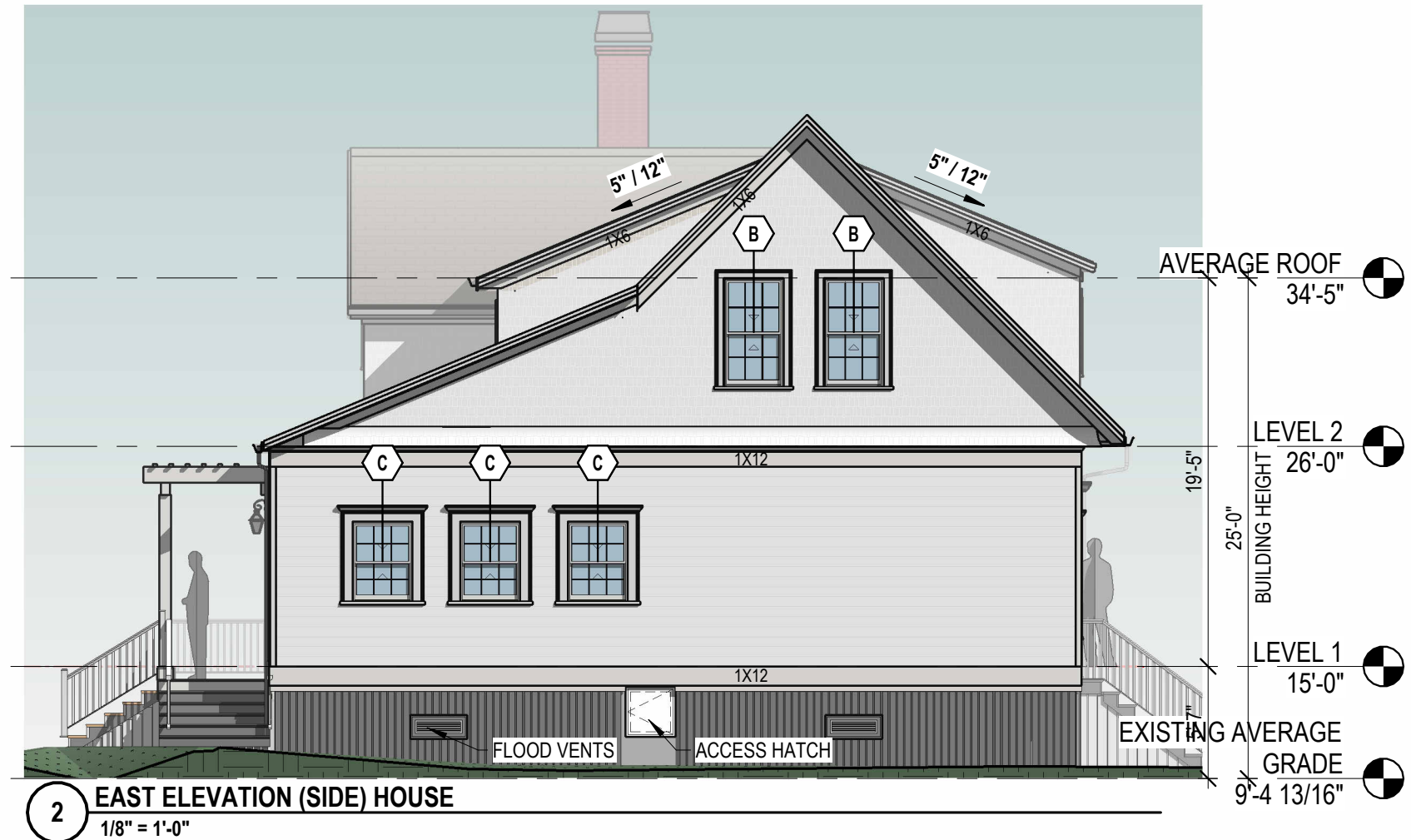
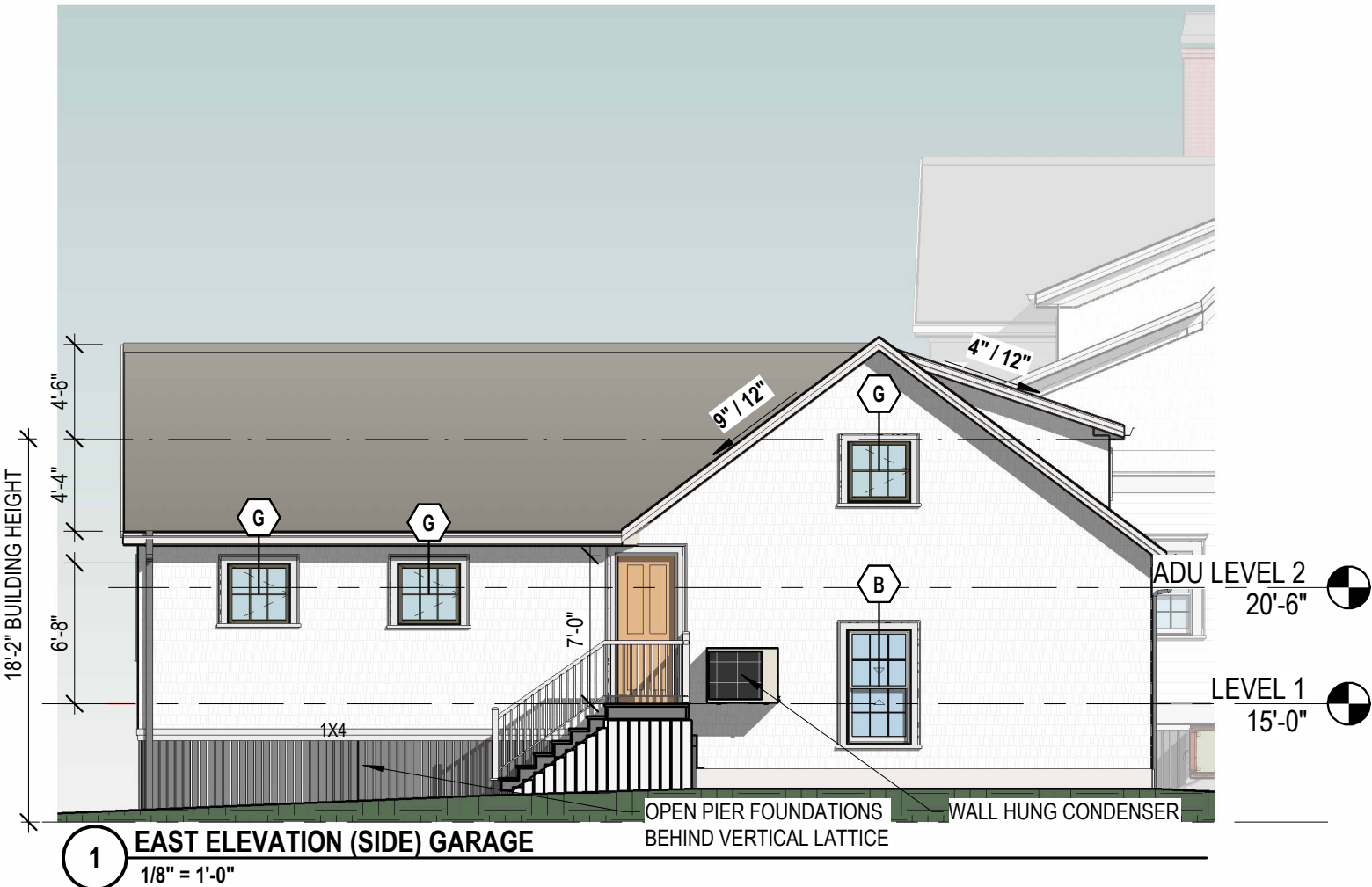


3 NORTH ELEVATION - PRAY ST (FRONT)
1/8" = 1'-0"

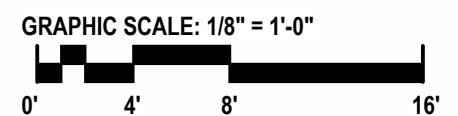
ELEVATIONS

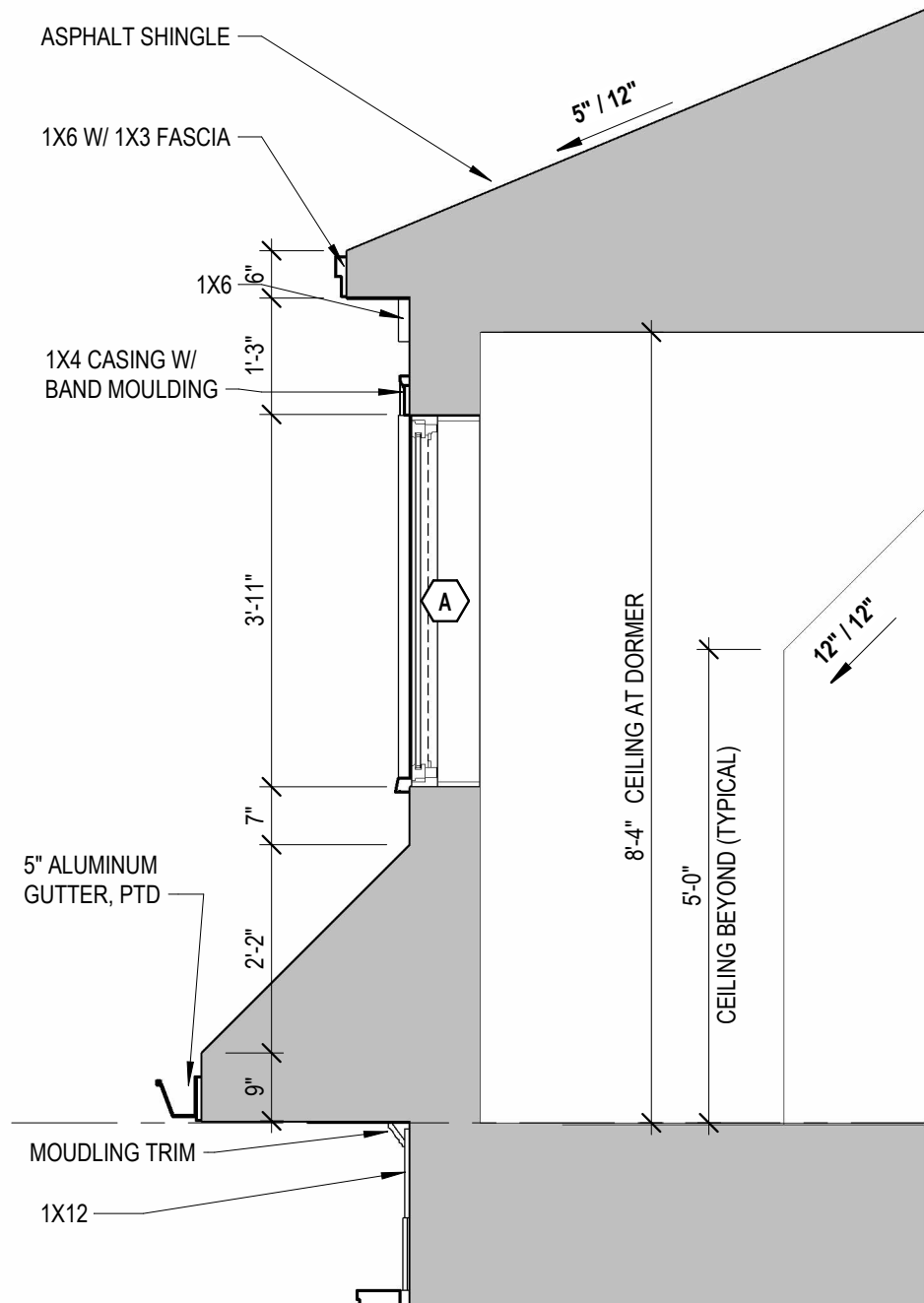
20 PRAY STREET RESIDENCE



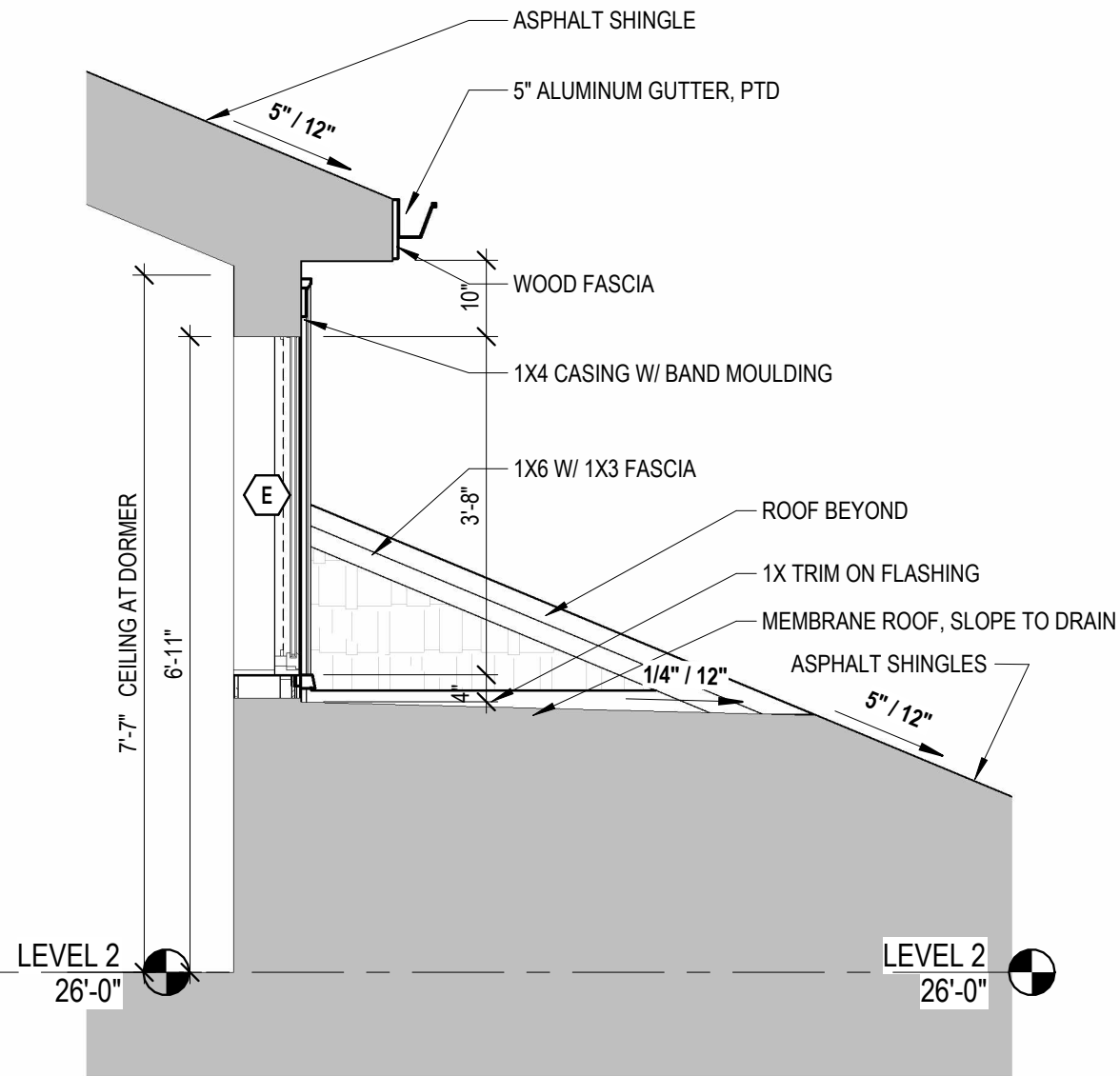


ELEVATION LEGEND	
	ROOF ASPHALT SHINGLE
	WOOD SHINGLE
	WOOD CLAPBOARD
	LATTICE SKIRTING - 1X4 COMPOSITE, PAINTED

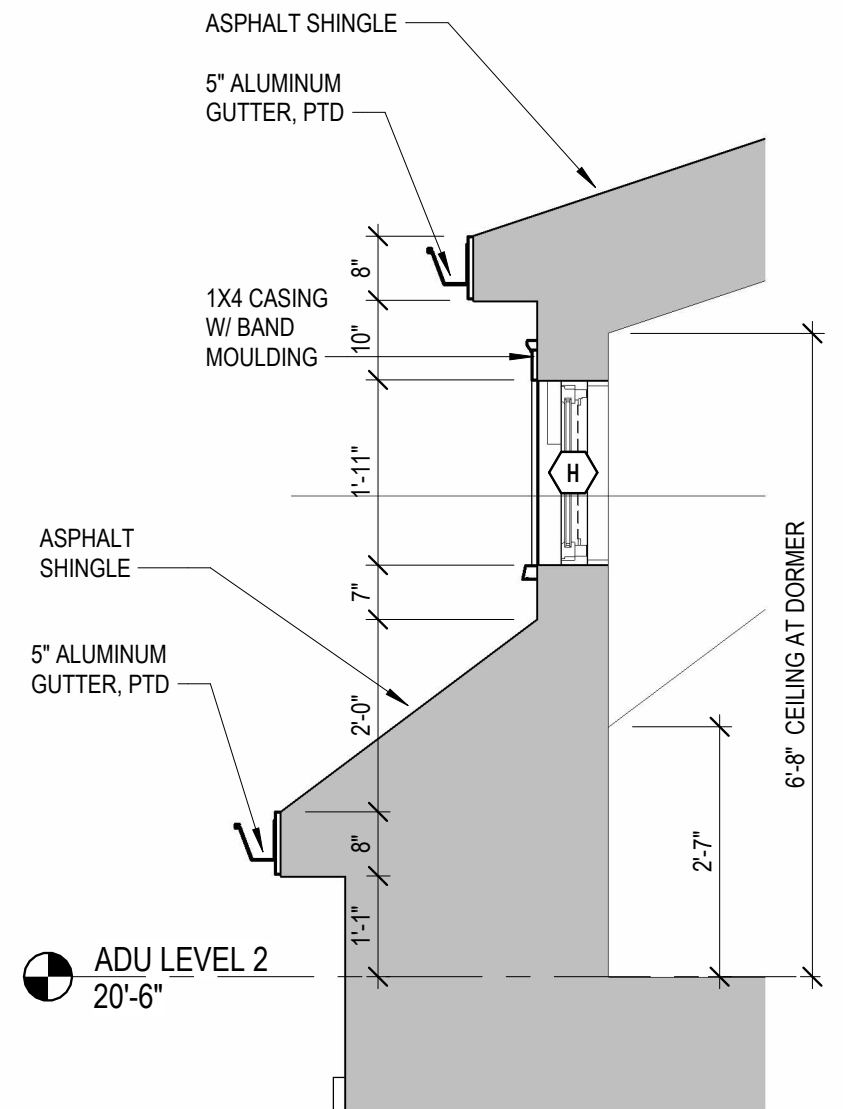




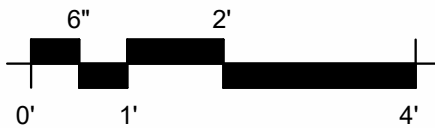
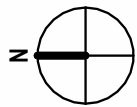
1 NORTH DORMER SECTION
1/2" = 1'-0"



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



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





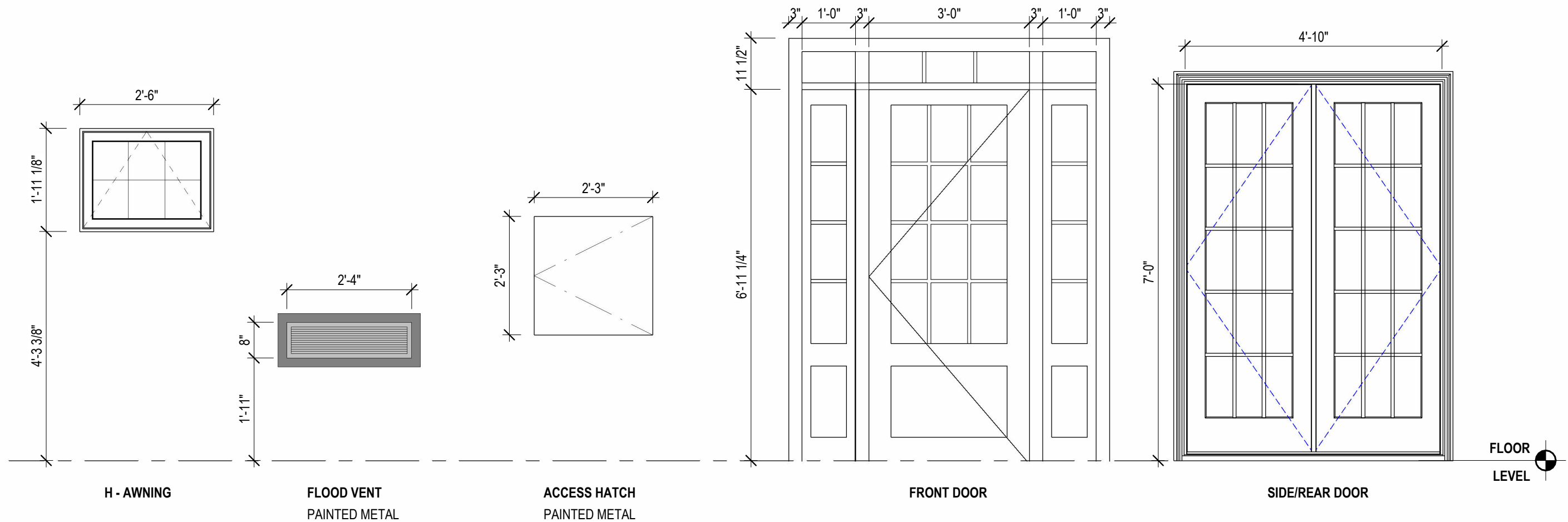
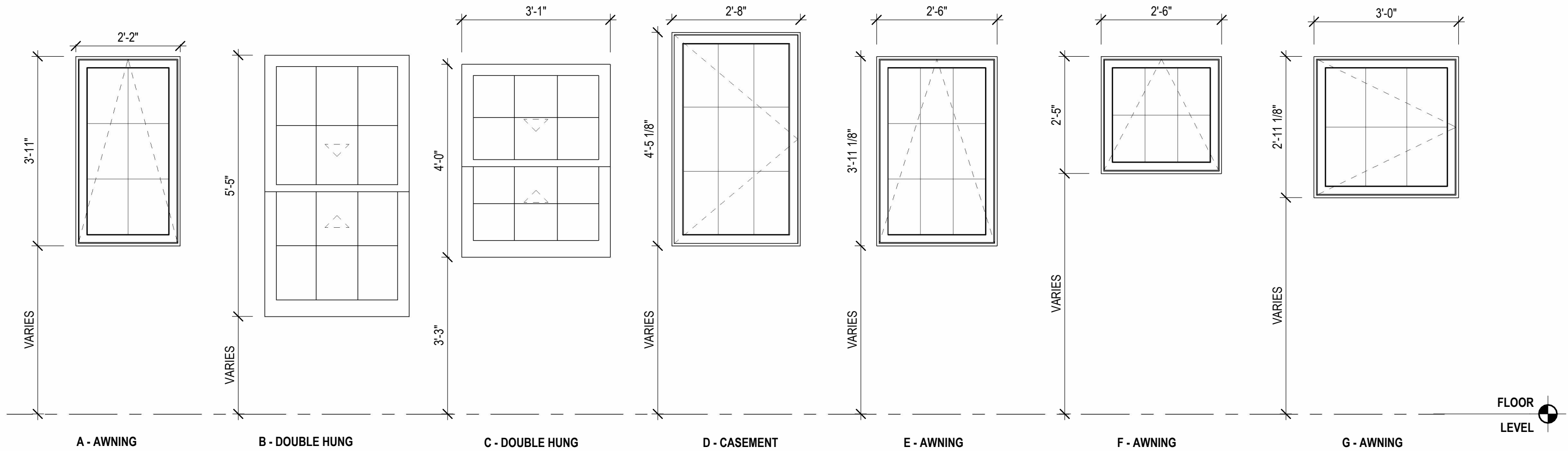
PREVIOUS DESIGN







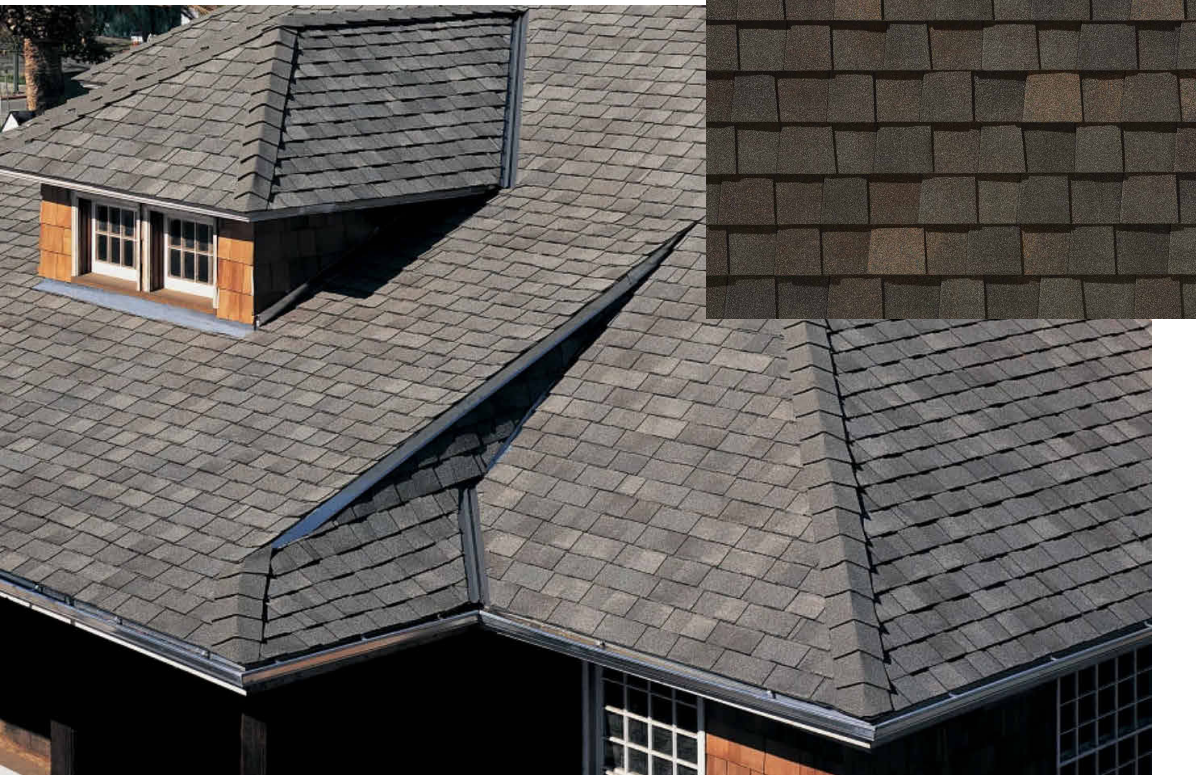




MORIN OLD PORT BLEND RED RANGE



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



ROOFING SHINGLES
CERTAINTED, LANDMARK TL LAMINATED ASPHALT SHINGLES
SHENANDOAH



WATERSTRUCK CLAY BRICK, THIN SLICED (AT CHIMNEYS)

Box - Lipped



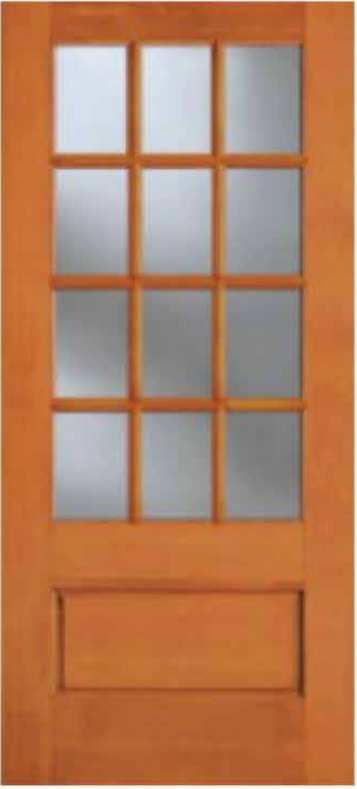
ALUMINUM GUTTERS, PAINTED

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



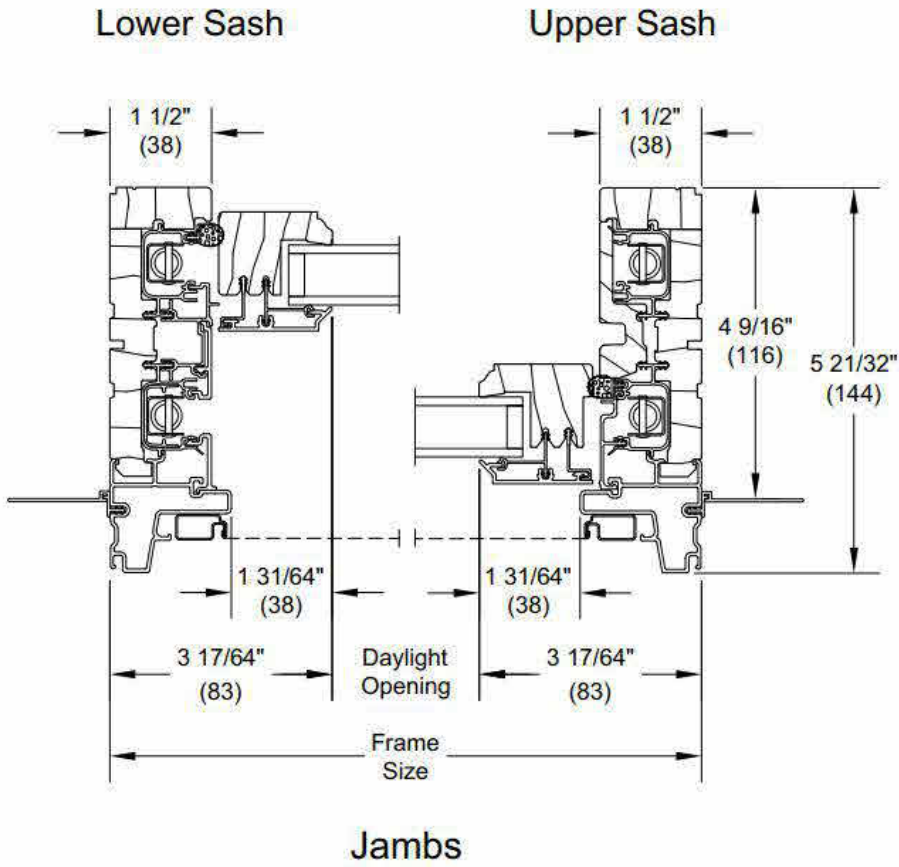
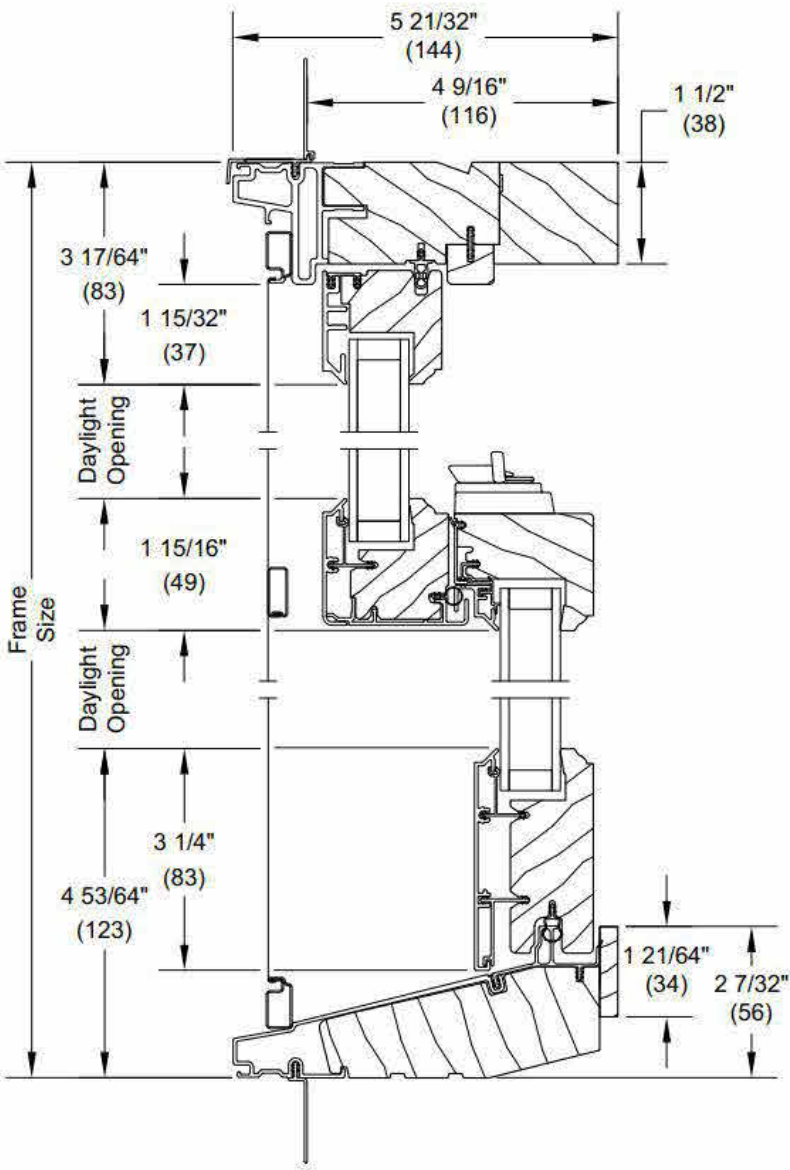
FENCE & GATE
COMPOSITE, CELLULAR PVC
PICKET STYLE WITH SQUARE POSTS
WALPOLE WOODWORKING (OR EQUIV)

Section Details: Operating

Scale: 3" = 1' 0"

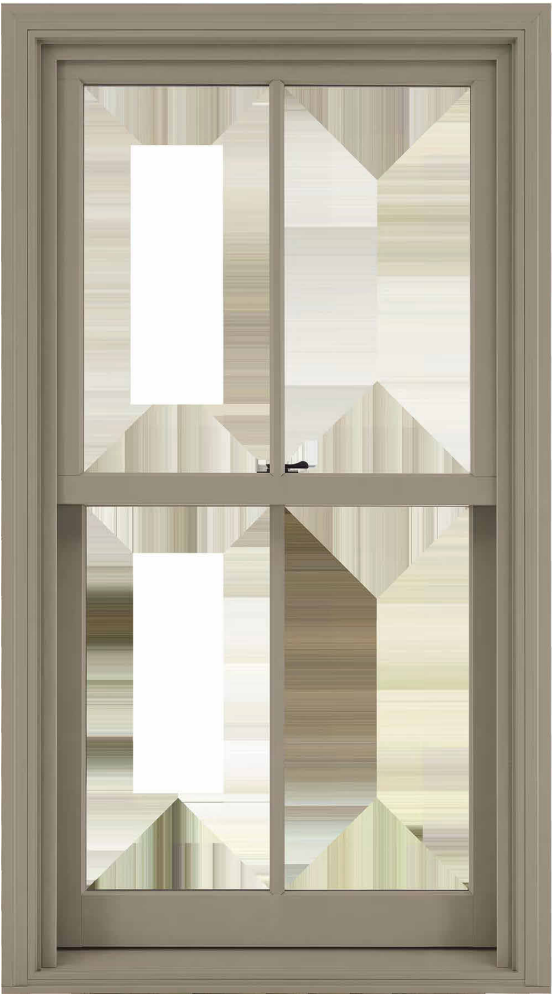
Double Hung

Ultimate Signature
Aluminum clad wood
half screens

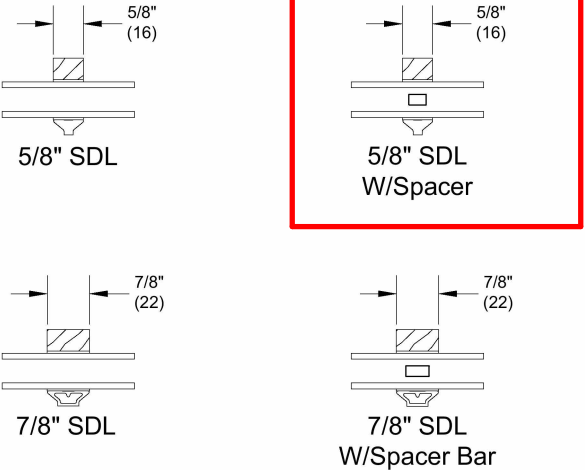


Color selection grid for window finishes:

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)

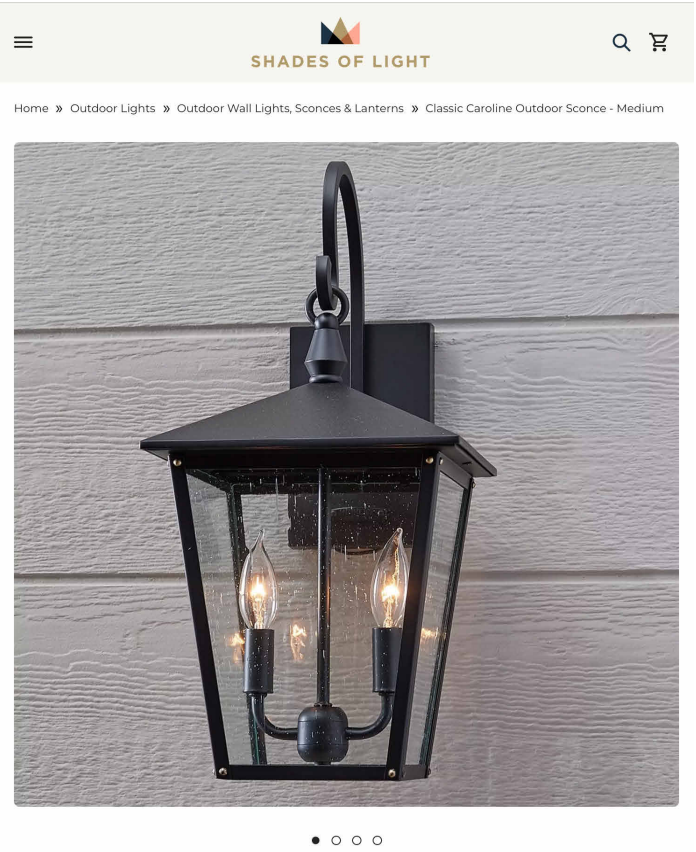




AT FRONT ENTRIES
FRENCH QUARTER LANTERN ON CLASSIC YOKE
8" X 15"
NATURAL GAS
OR
ELECTRIC
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO

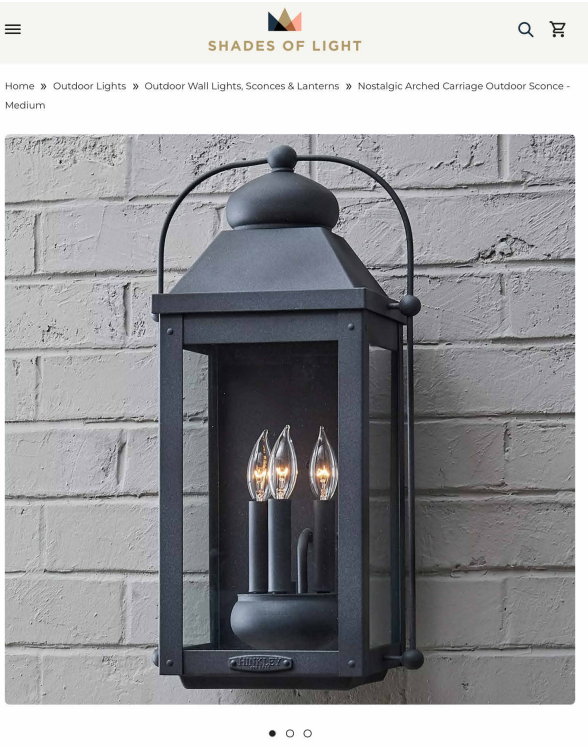


AT SIDE AND BACK PORCHES
GAS OPTION -
FRENCH QUARTER LANTERN FLUSH MOUNT
8" X 15"
COPPER FINISH
NEW ORLEANS GAS & ELECTRIC LIGHTS, CO



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
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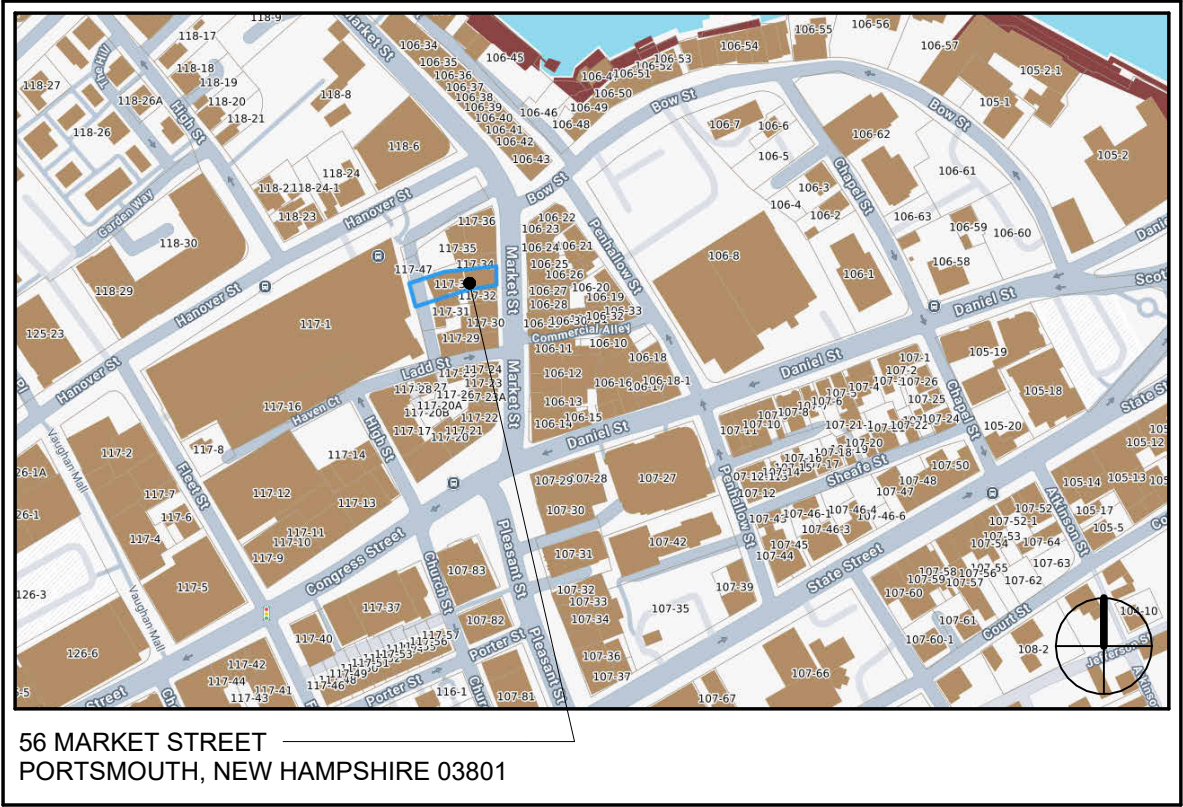
56 MARKET STREET STOREFRONT REPLACEMENT

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

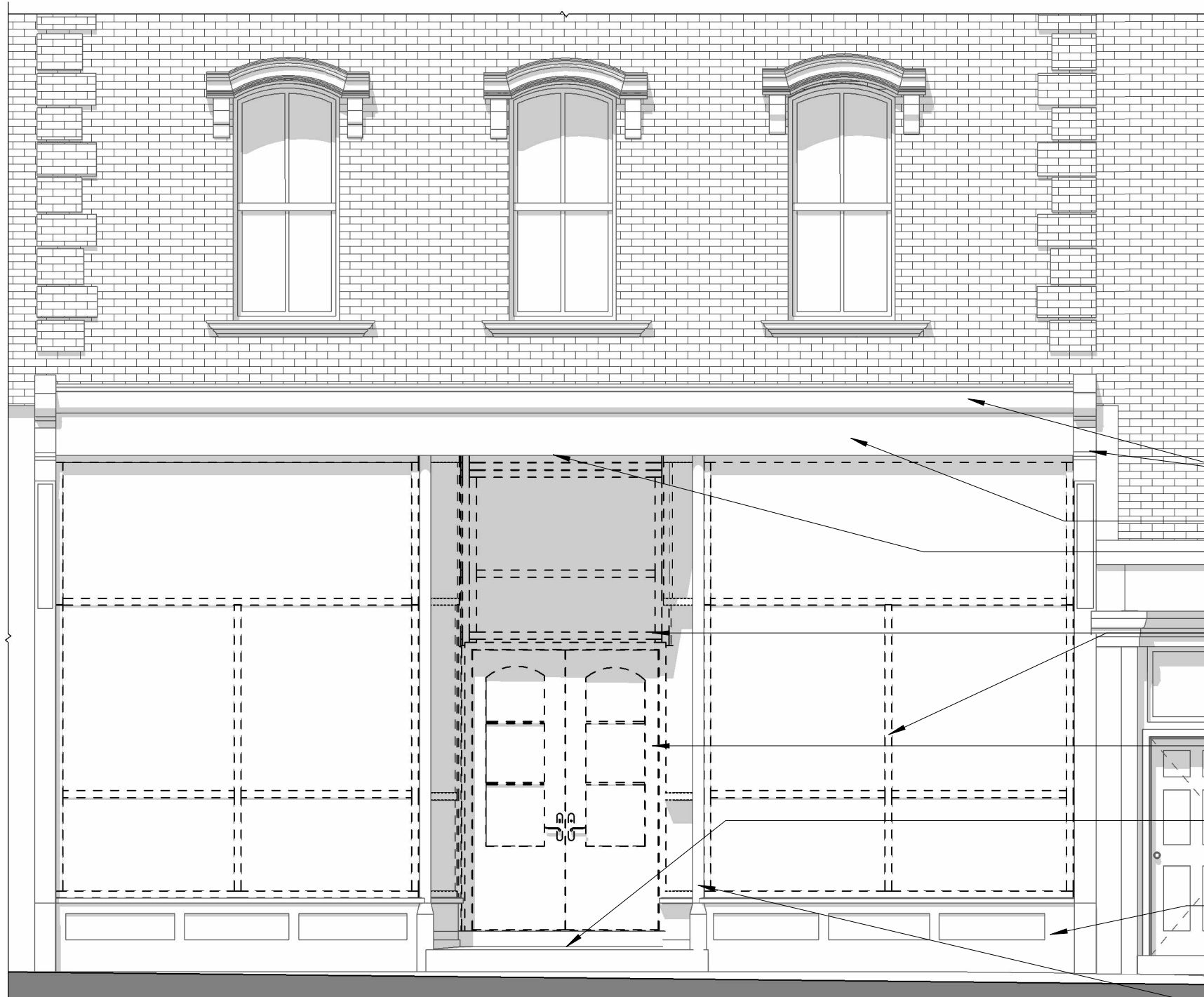
4 Market Street
Portsmouth, New Hampshire
603.430.0274

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

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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McHENRY ARCHITECTURE



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 /
PUBLIC HEARING | SEPTEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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A2

08/13/2026

PA: RD / MG

Project Number: 26053

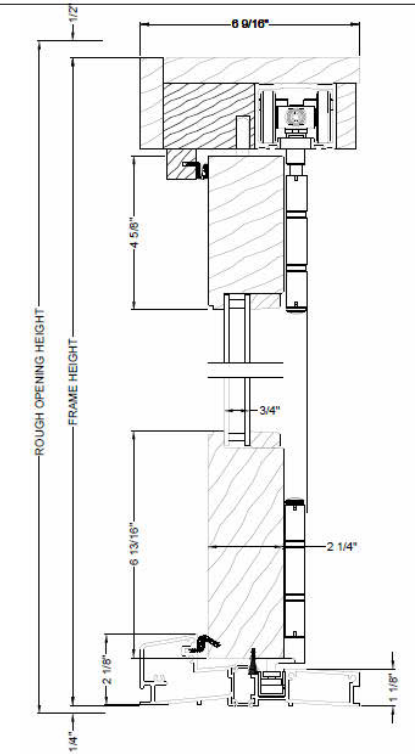
AS INDICATED



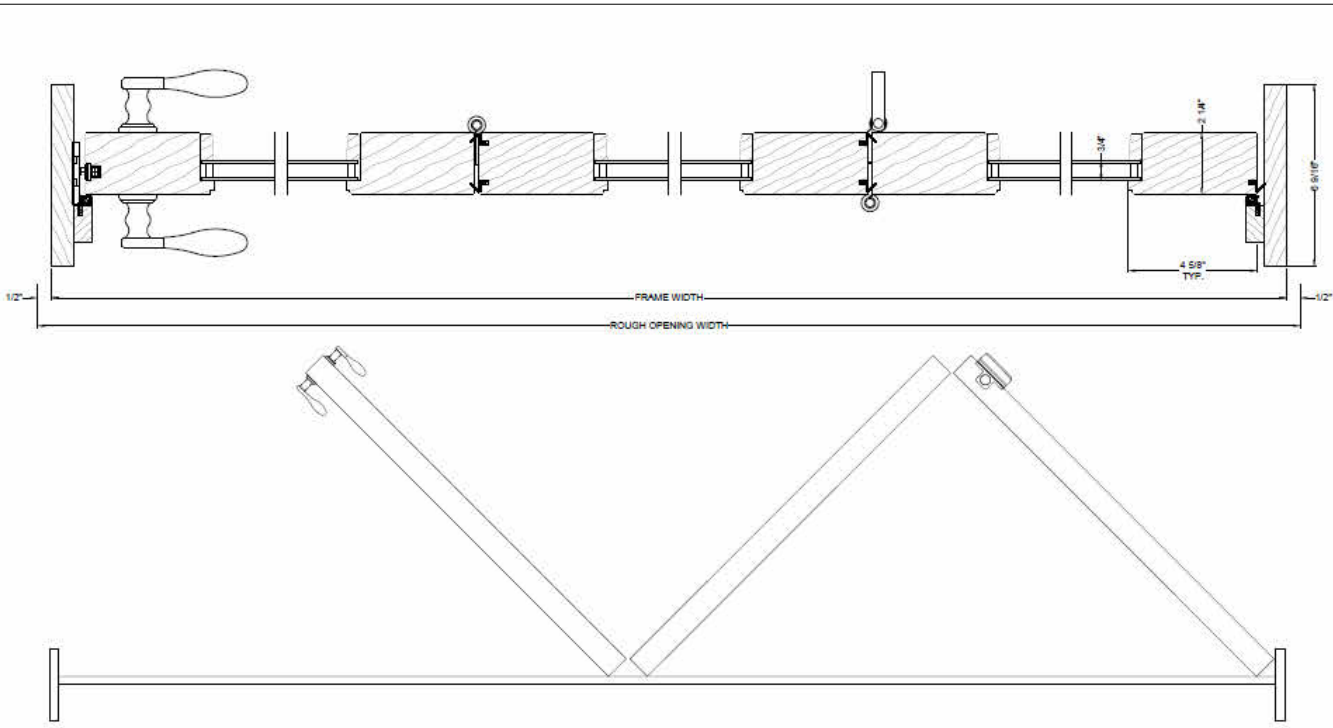
OPTION 01 A:

ALL WINDOWS AND DOORS:
SIERRA PACIFIC, STAINED WOOD

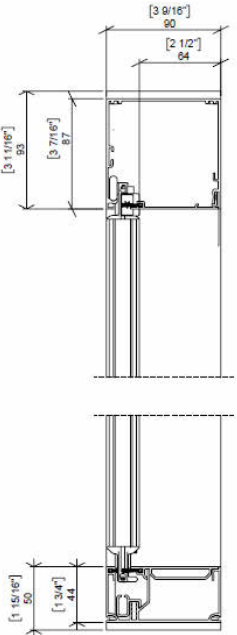
BI-FOLD SCREEN:
CENTOR S4 SCREEN



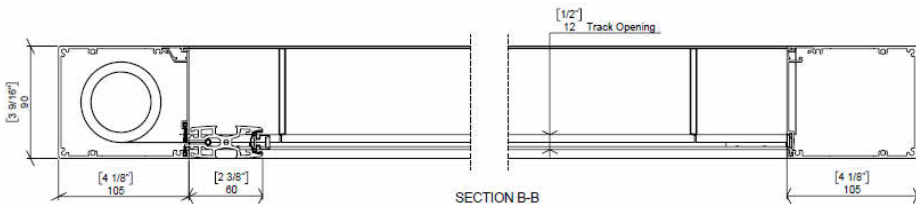
BI-FOLD SECTION



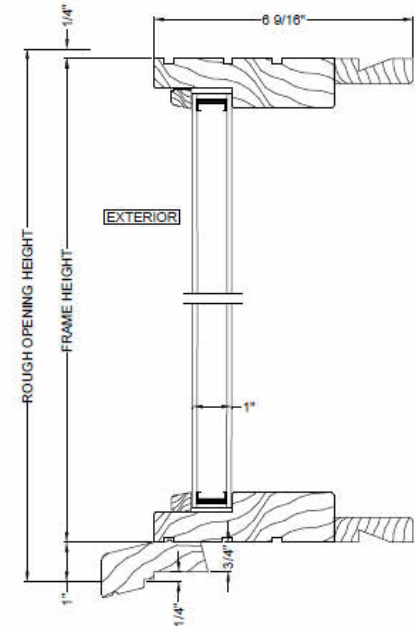
BI-FOLD PLAN



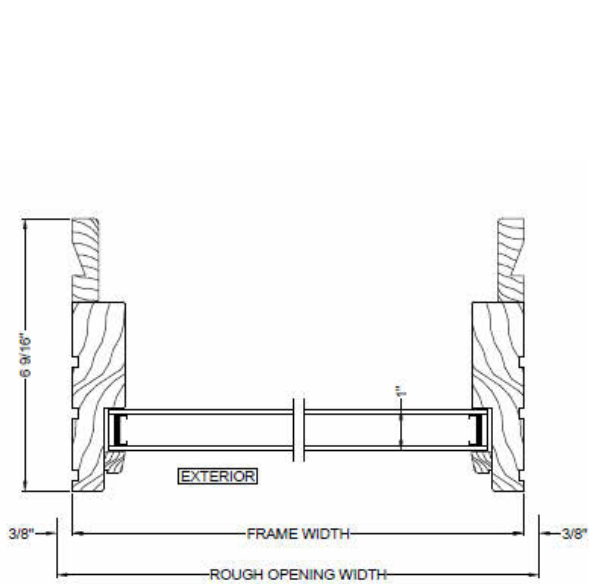
BI-FOLD EXTERIOR
SCREEN SECTION



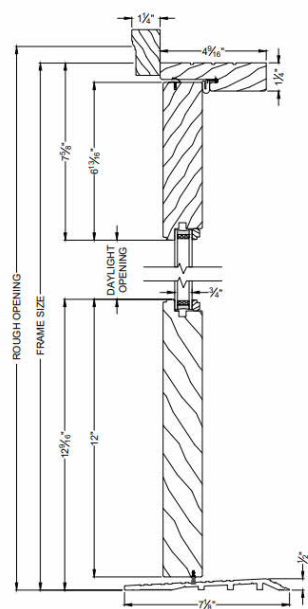
BI-FOLD EXTERIOR SCREEN PLAN



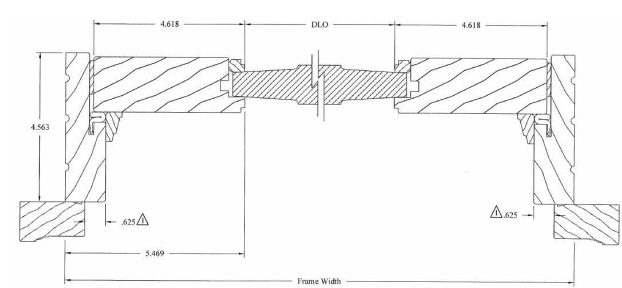
FIXED WINDOW SECTION



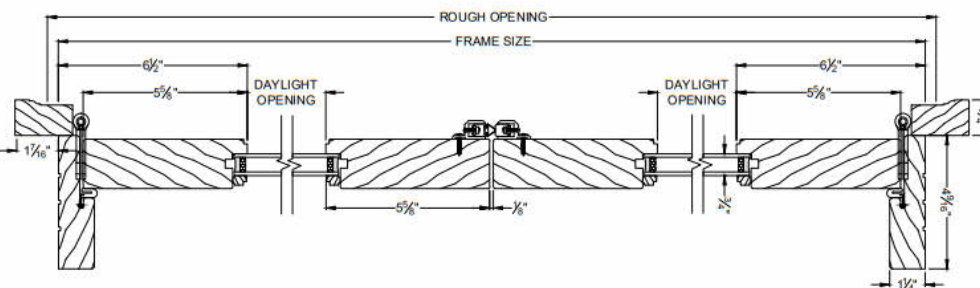
FIXED WINDOW PLAN



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

HISTORIC DISTRICT COMMISSION WORK SESSION /
PUBLIC HEARING | SEPTEMBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE



A4

08/13/2026

PA: RD / MG

Project Number: 26053

NOT TO SCALE

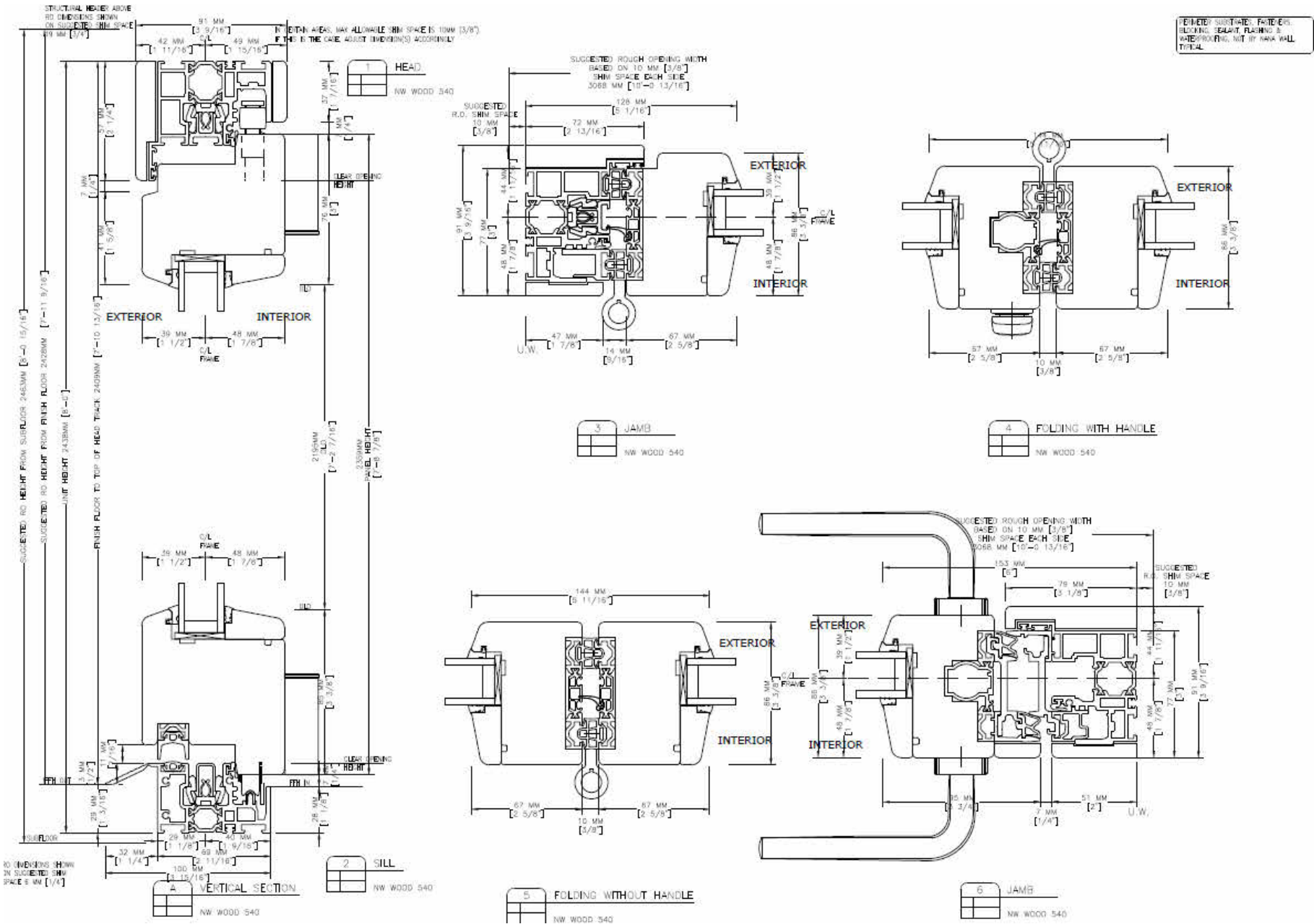
OPTION 01 B:

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

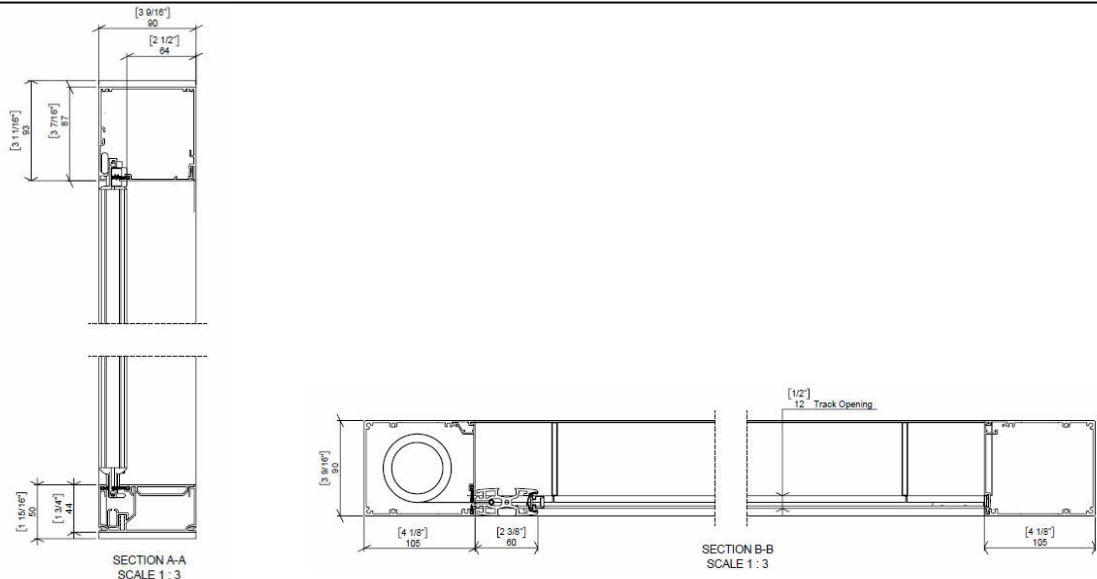
FIXED WINDOWS:
MARVIN ULTIMATE, STAINED WOOD

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

BI-FOLD SCREEN:
CENTOR S4 SCREEN

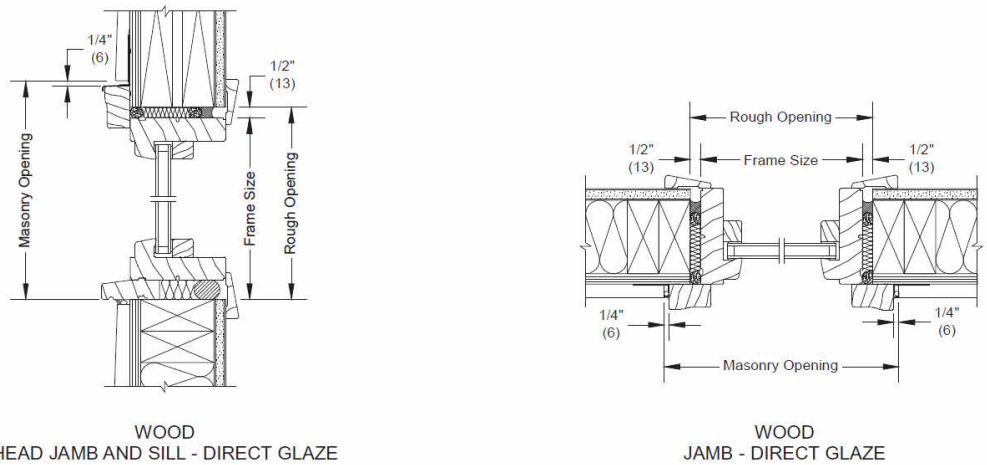


BI-FOLD DETAILS

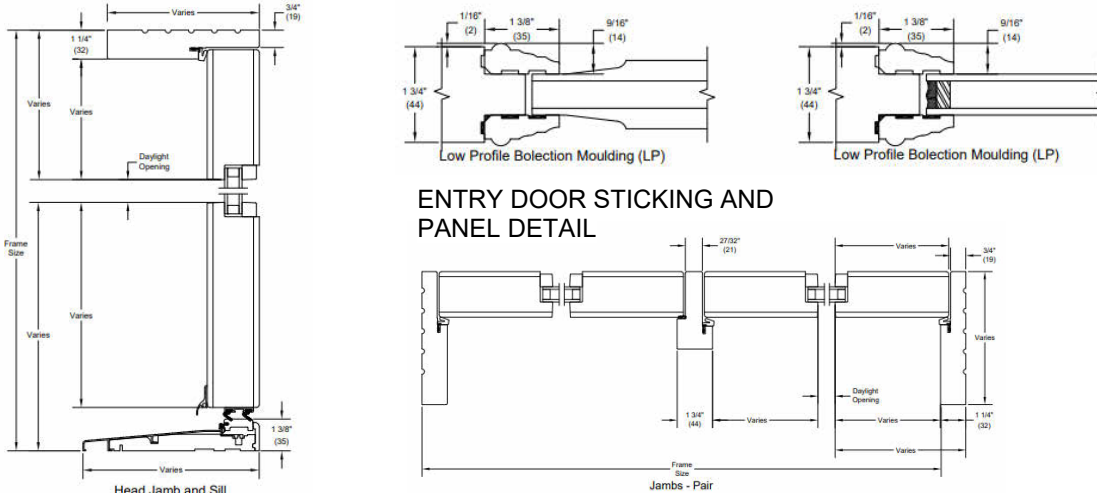


BI-FOLD EXTERIOR SCREEN SECTION

BI-FOLD EXTERIOR SCREEN PLAN



FIXED WINDOW DETAILS



ENTRY DOOR STICKING AND PANEL DETAIL

ENTRY DOOR JAMB DETAIL

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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

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PORTSMOUTH, NH 03801

OPTION 02 - STOREFRONT

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A6

08/13/2026

PA: RD / MG

Project Number: 26053

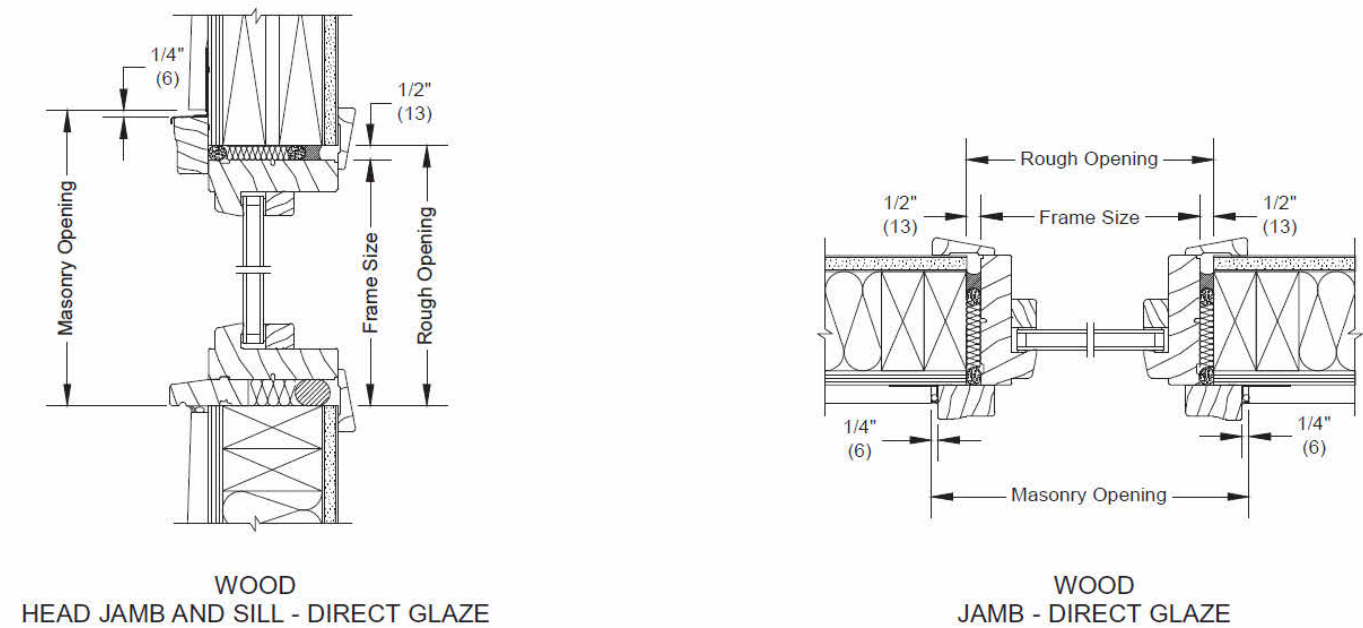
AS INDICATED



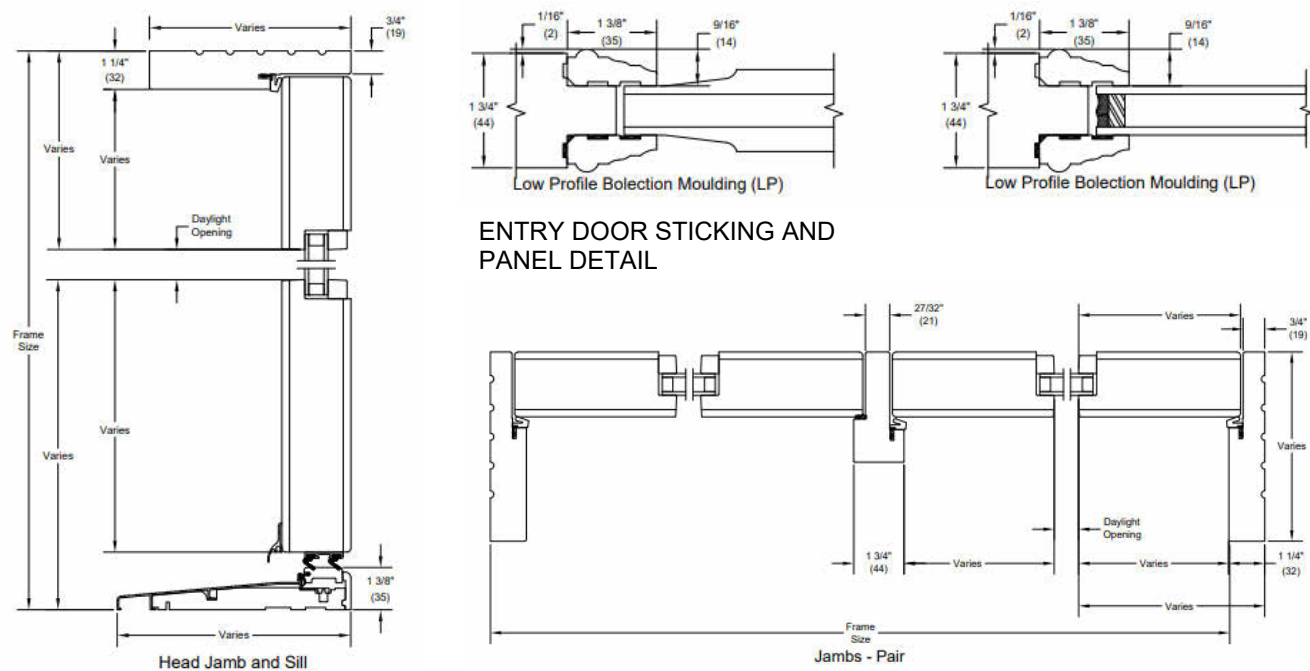
OPTION 02:

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

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

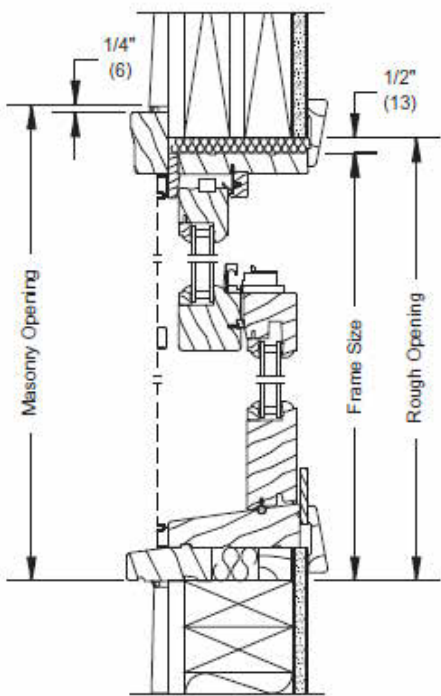


FIXED WINDOW DETAILS

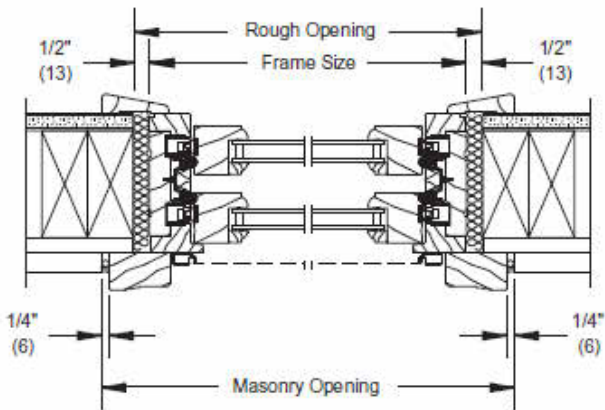


ENTRY DOOR SECTION DETAIL

ENTRY DOOR JAMB DETAIL



HEAD JAMB AND SILL - OPERATOR



JAMB - OPERATOR

DOUBLE HUNG WINDOW DETAILS

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MARKET ST RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

OPTION 02 - SELECTIONS

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A8

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



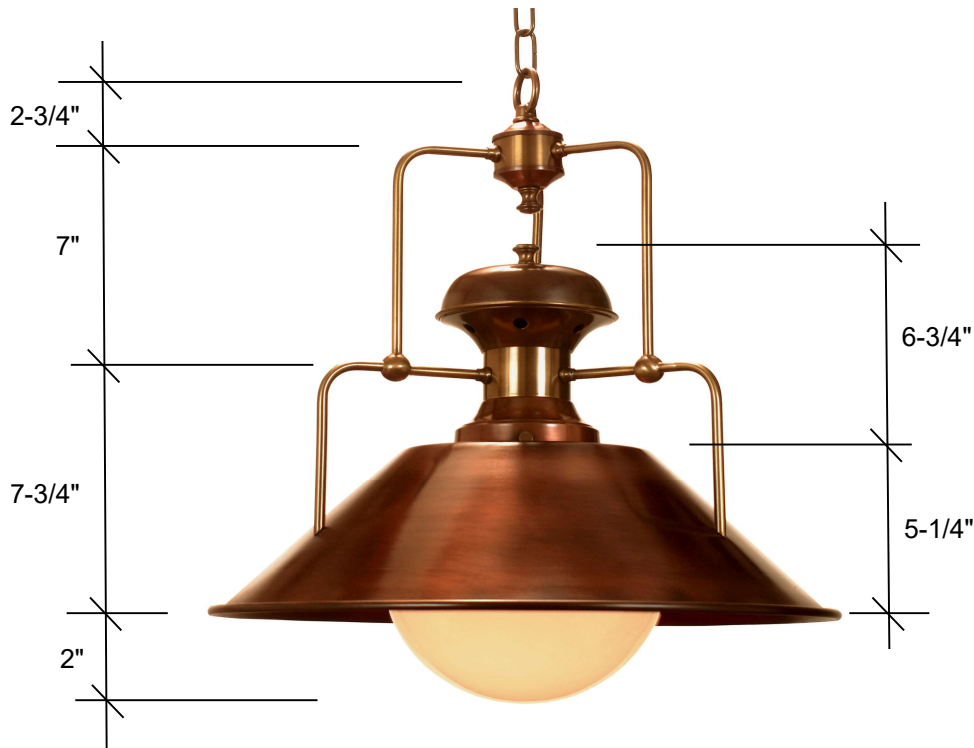
FOURTEENTH COLONY LIGHTING

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



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

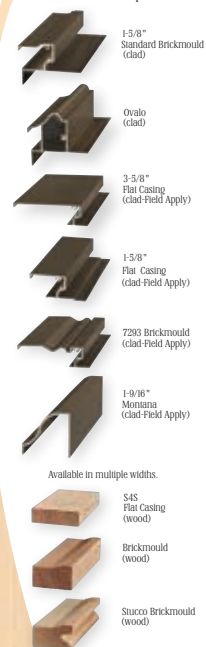
EXTERIOR TRIM PROFILES.

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.

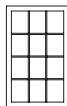
GRILLES BETWEEN THE GLASS

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

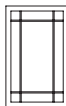


GRILLE CONFIGURATIONS

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

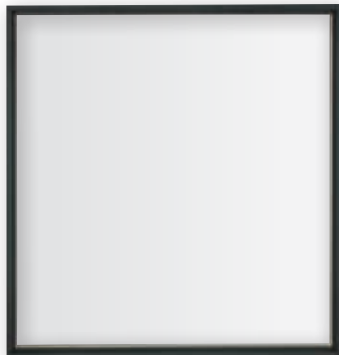
	5/8"	7/8"	1"	1-1/4"	2"
Contemporary clad					
Putty clad					
Traditional clad					
Contemporary wood					
Putty wood					
Traditional wood					

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.



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.



OUT OF THE WAY

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



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.



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

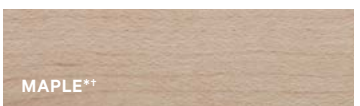
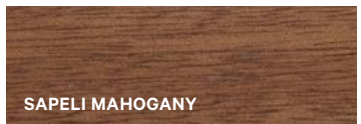


Brushed Satin Stainless Steel



Wood and Clad Systems Finish Options

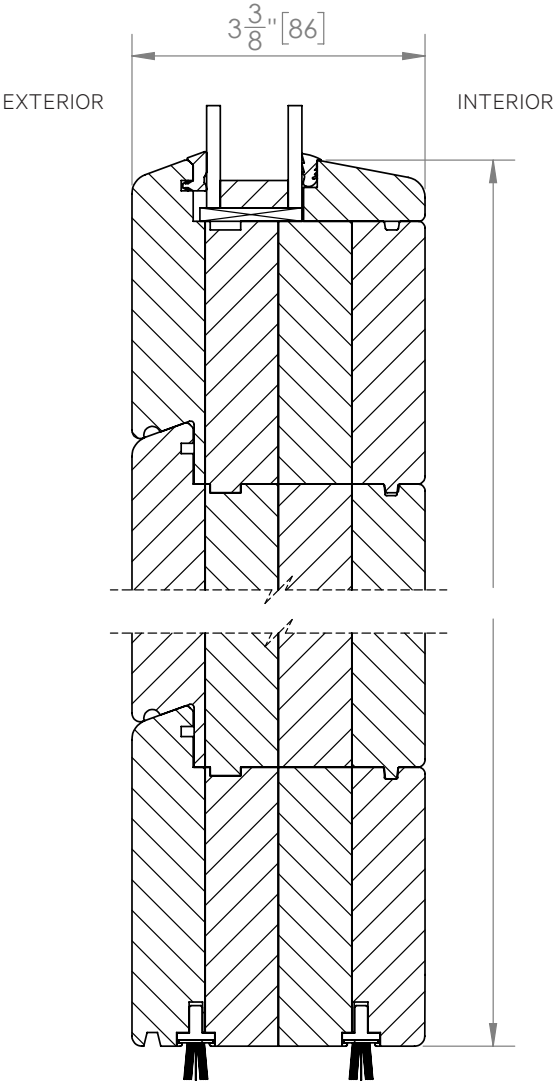
Select from any of our standard and specialized wood species, available with a range of pre-treatment options. Other specialty wood options are available upon request.



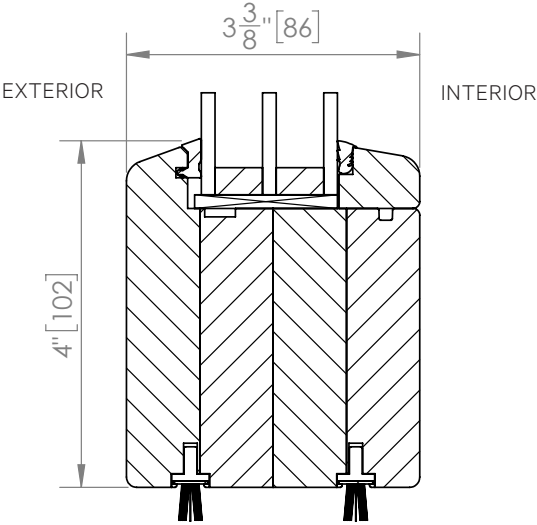
For accurate wood representation, please request a wood sample.

* Available with upcharge

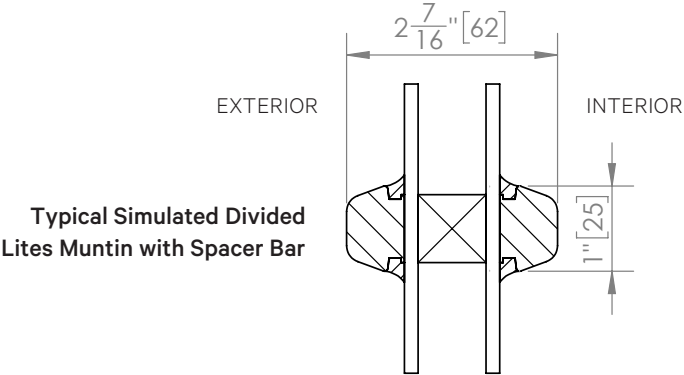
* For interior use only



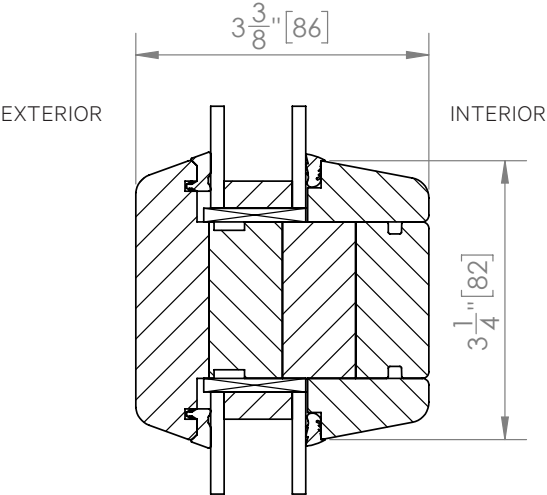
Typical Higher Bottom Rail



Typical Glass Stop Profile with Triple Glazing

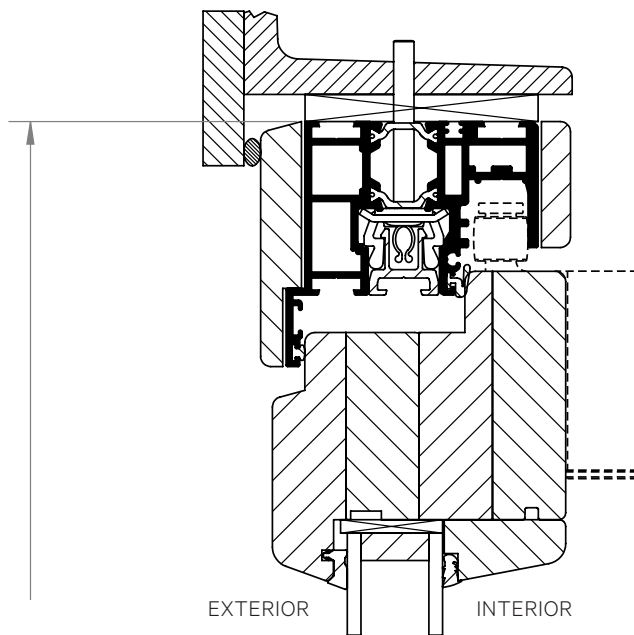


Typical Simulated Divided Lites Muntin with Spacer Bar

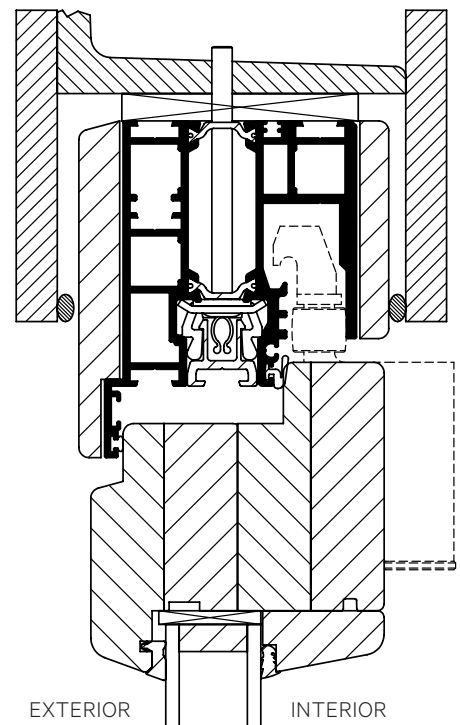
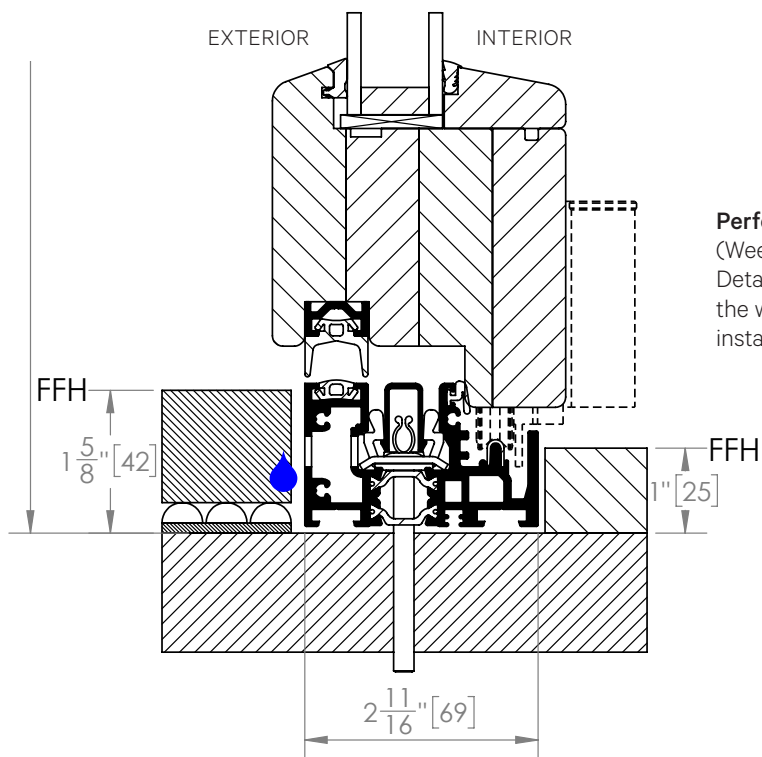


Typical Mullion Profile

Inward Opening Details

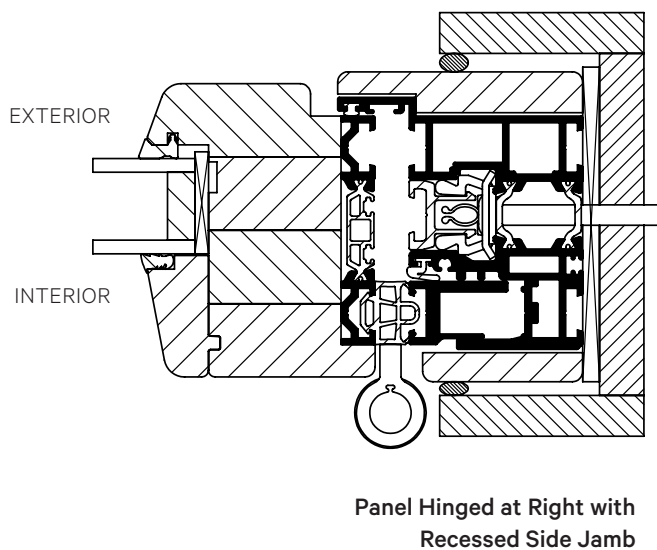
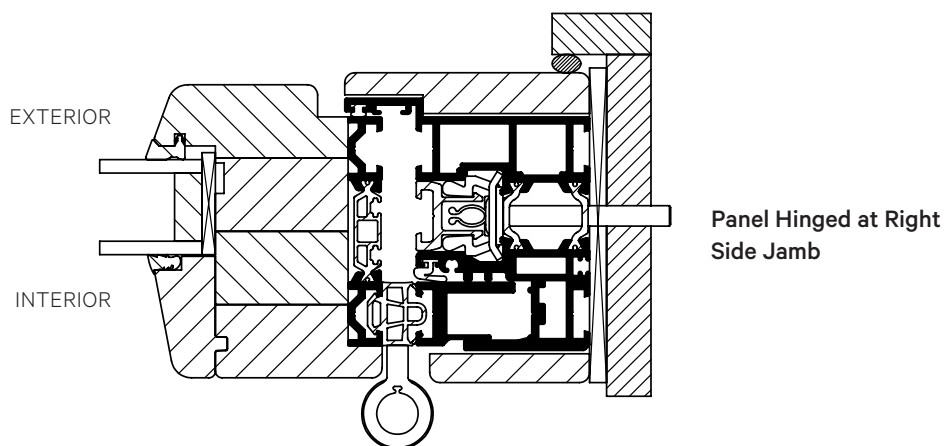


Recessed Head Track

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.



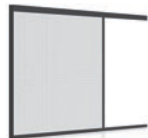
Single | A single screen or shade that extends from one side of the frame and covers the full width of the opening.



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



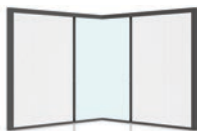
Combination | A combination of two fabric types, with one housed on each side of the frame, such as a screen from the left and a shade from the right.



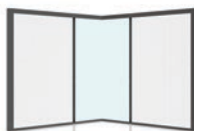
Jambless | A single screen that does not have a jamb opposite the screen roll. It provides unimpeded access to handles on sliding doors and windows.



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.

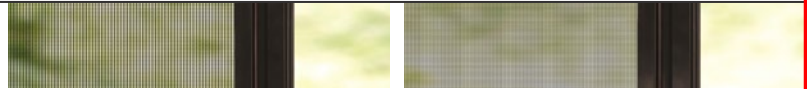
ALUMINUM FRAME

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



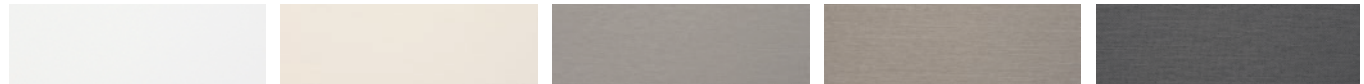
Tuscany Egret

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

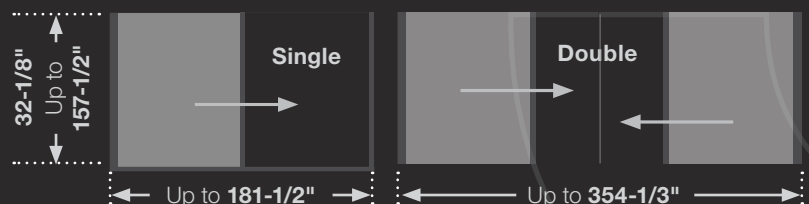
Light Grey

Dark Grey

Charcoal

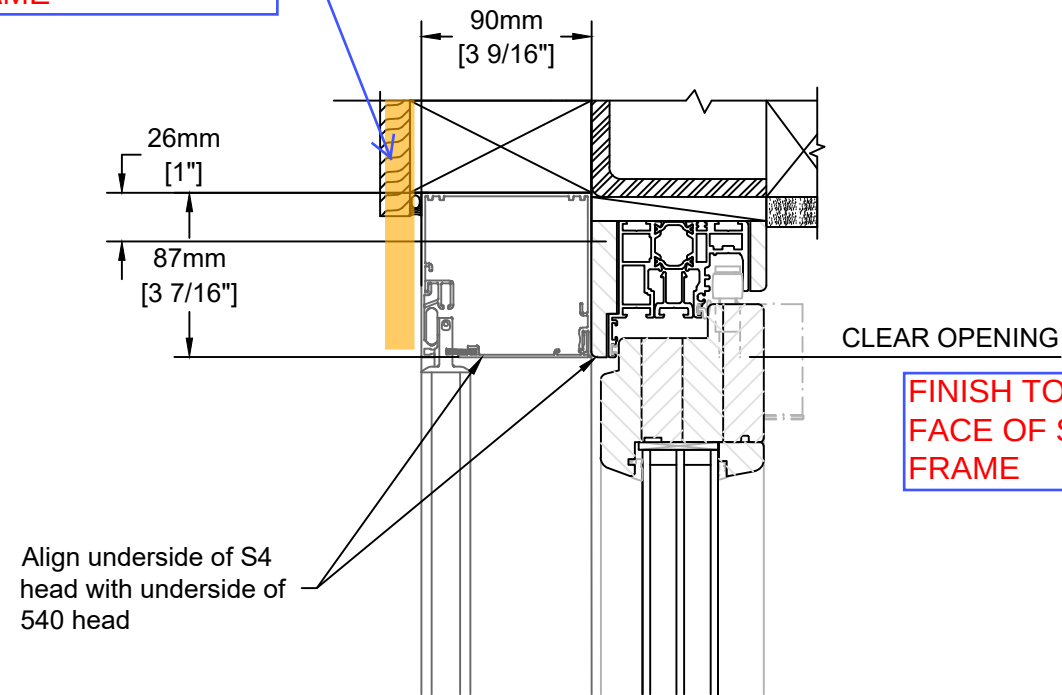
FRAME LIMITS

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.



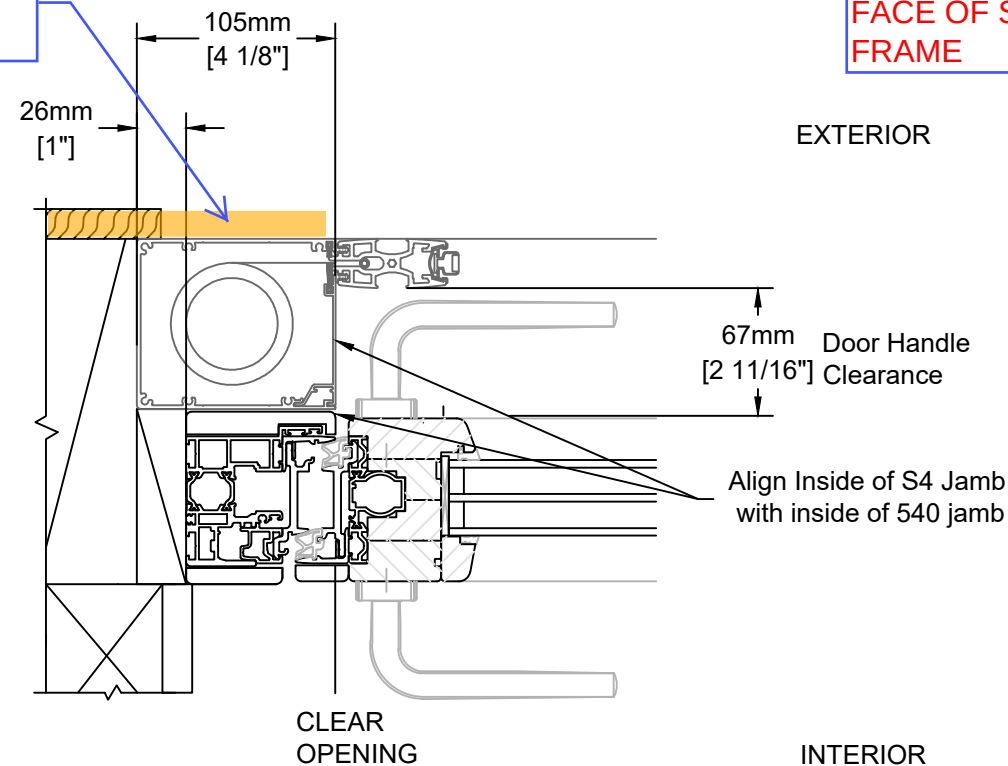
FINISH TO OVERLAP
FACE OF SCREEN
FRAME

SAMPLE EXTERIOR
SCREEN DETAIL



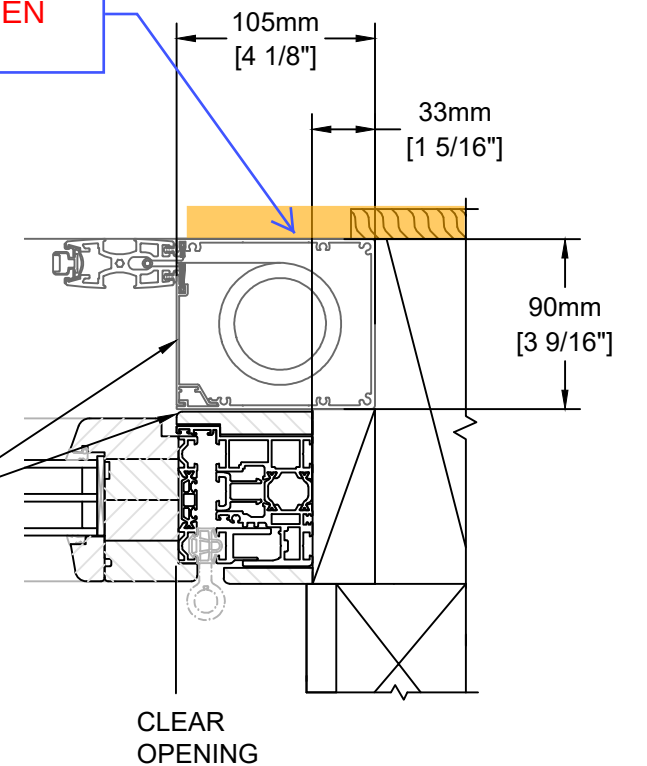
Vertical Section - Head

FINISH TO OVERLAP
FACE OF SCREEN
FRAME

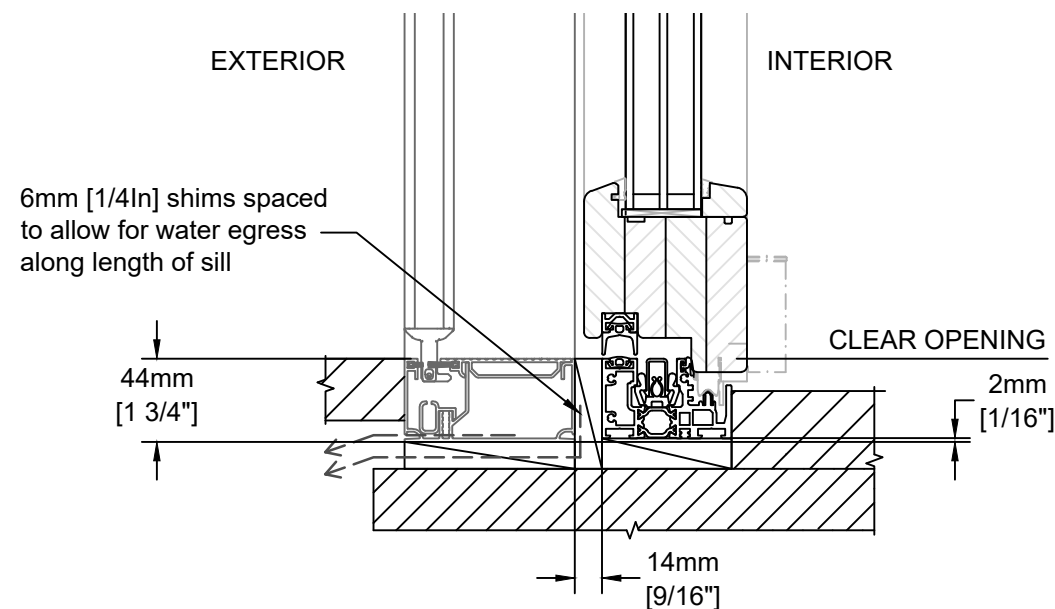


Horizontal Section
Jamb with Handle

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

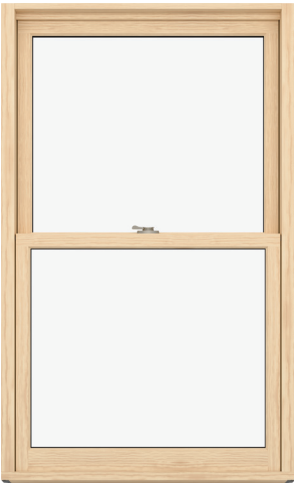


fig. 2



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

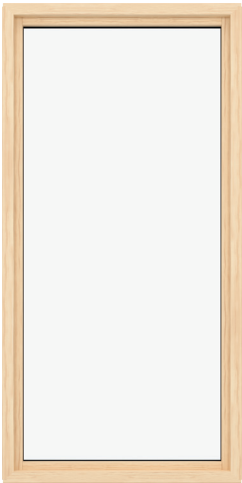


fig. 2



fig. 3

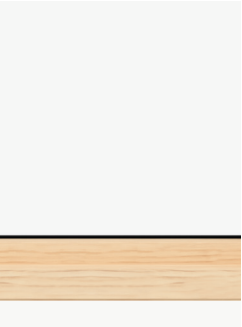


fig. 4



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

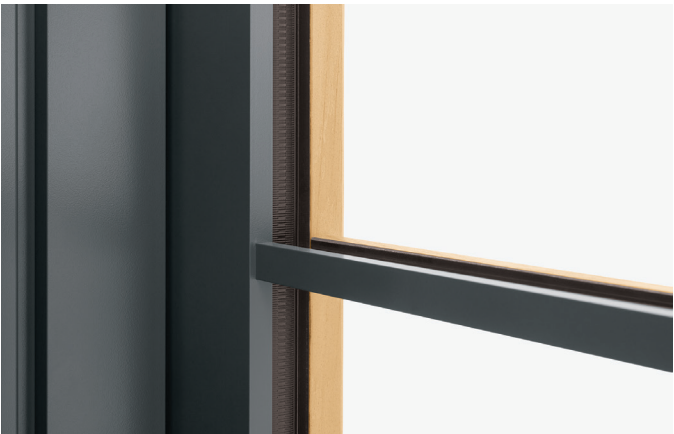
Choose traditional Ogee profiles or square profiles for a more contemporary look

Exterior Finish Options

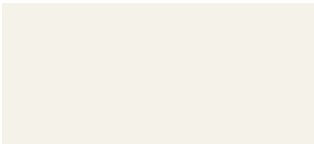
Extruded Aluminum

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.

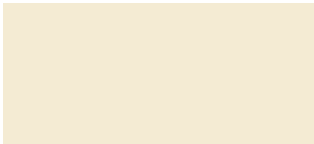
Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.



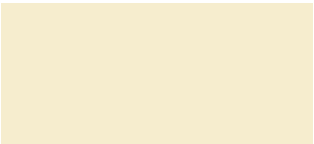
EXTRUDED ALUMINUM FINISHES



STONE WHITE



COCONUT CREAM



SIERRA WHITE



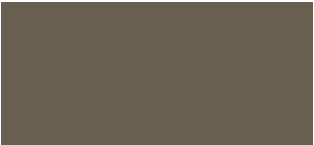
CASHMERE



PEBBLE GRAY



CLAY



SUEDE



BRONZE



CASCADE BLUE



CADET GRAY



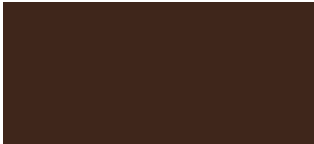
GUNMETAL



EBONY



WINEBERRY



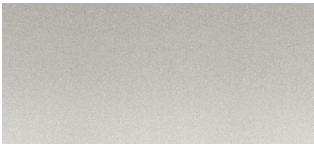
BAHAMA BROWN



HAMPTON SAGE



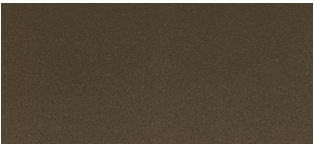
EVERGREEN



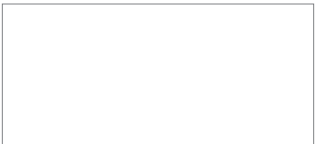
BRIGHT SILVER Pearlescent



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

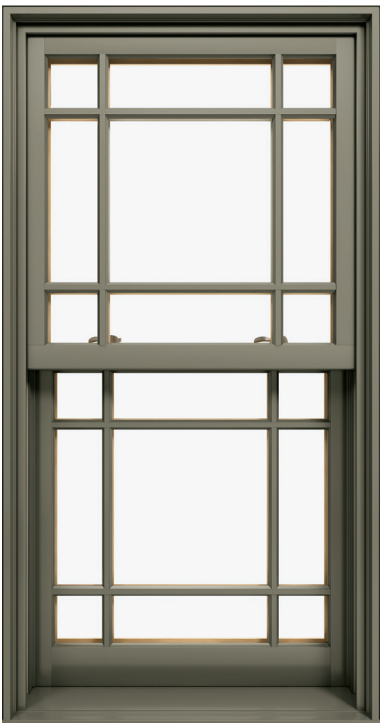


fig. 1



fig. 3



fig. 2

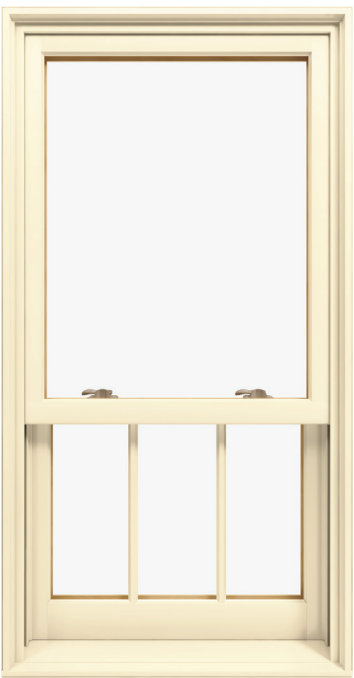
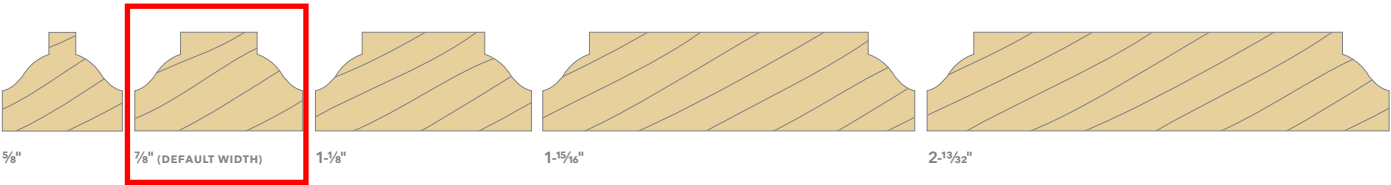
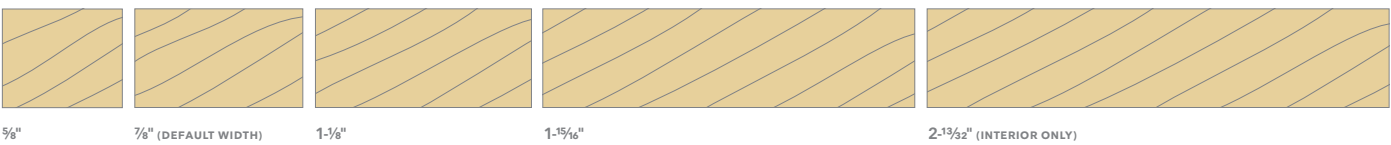


fig. 4

OGEE DIVIDED LITE WIDTHS



SQUARE DIVIDED LITE WIDTHS

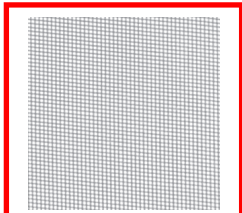


* For more options, visit marvin.com

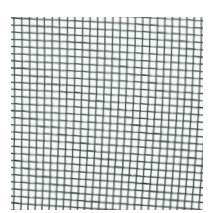
Screens

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.

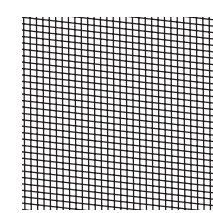
SCREEN MESH OPTIONS



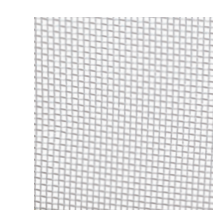
Marvin BrightView



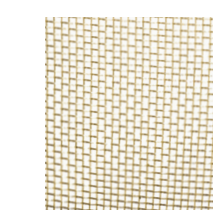
Charcoal Aluminum Wire



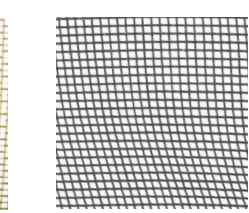
Black Aluminum Aire



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

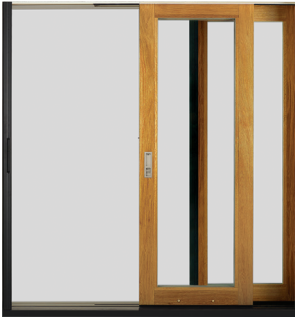
The patented wood screen surround with wood interior and aluminum exterior features Marvin BrightView screen mesh. Aluminum screen mesh options also available.



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 



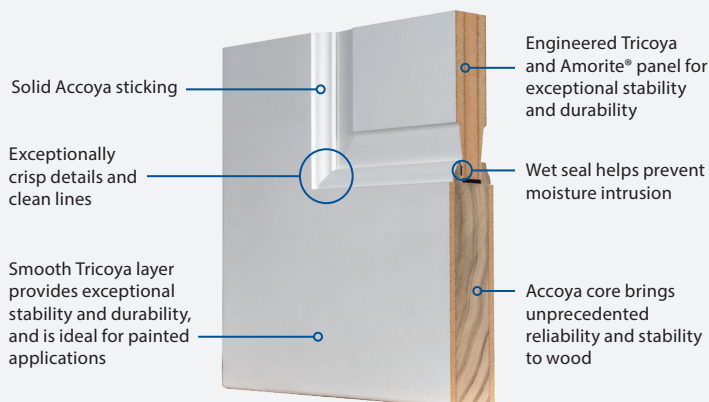
Resilient Wood Entry System™ with FL400-108C



Resilient Wood Entry System™

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.

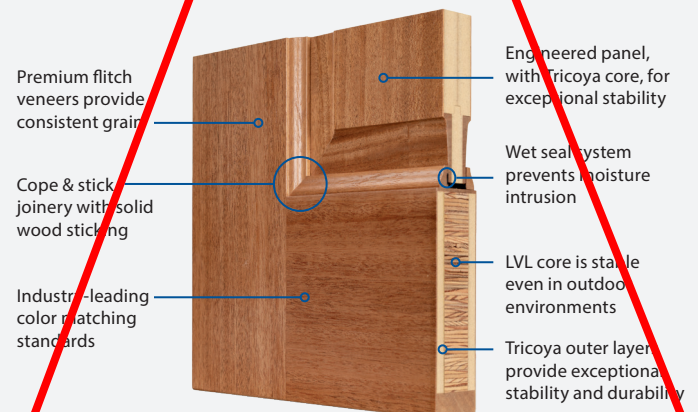
- Engineered with resilient Accoya®, an acetylated wood product, which brings unprecedented reliability and durability to wood.
- Tricoya® top layers provide exceptional stability, durability and paintability, for outdoor applications.
- Most configurations delivered pre-hung with an Accoya built jamb 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™

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

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3

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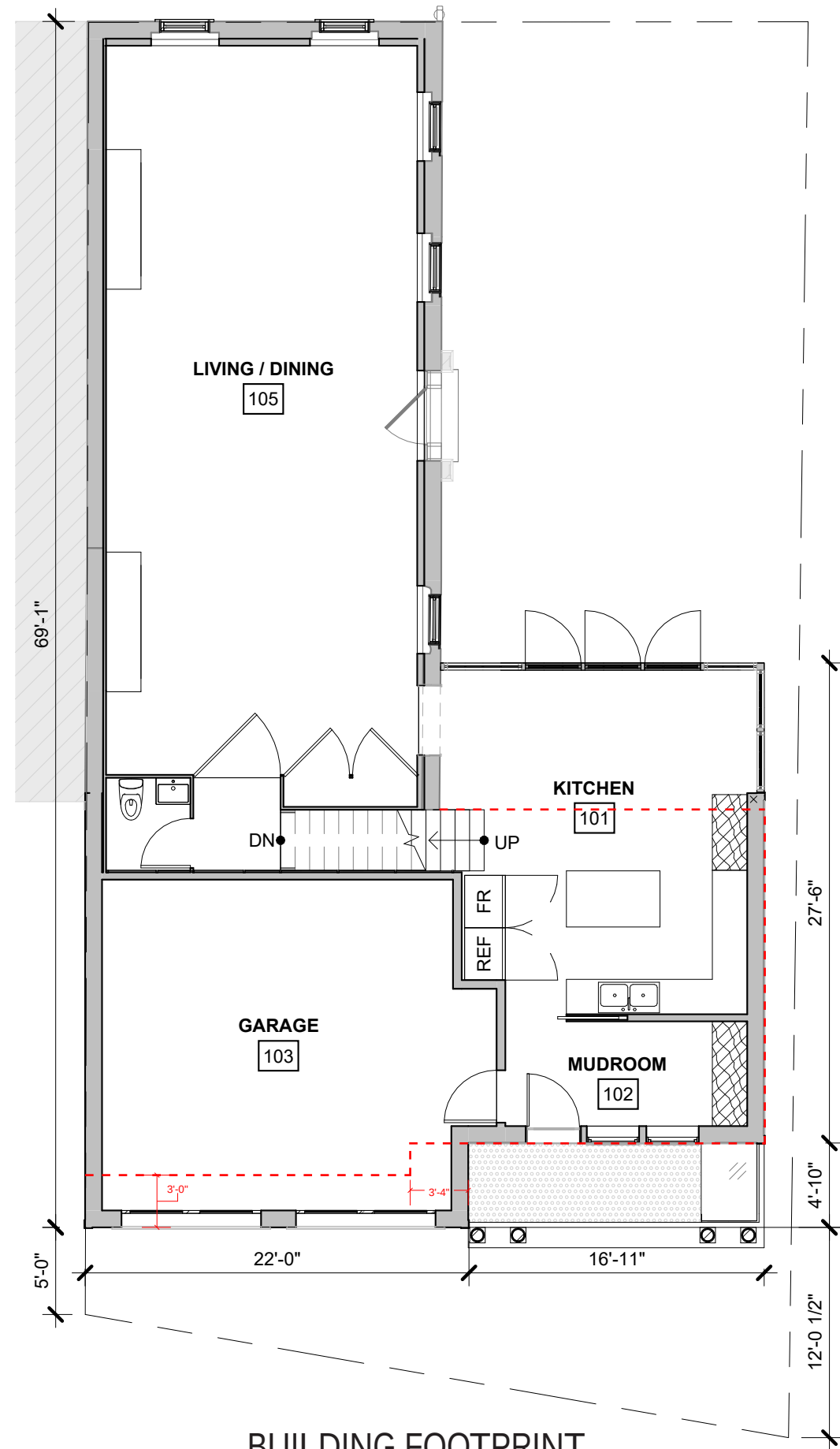
24



PREVIOUS ADDITION



EXISTING SITE

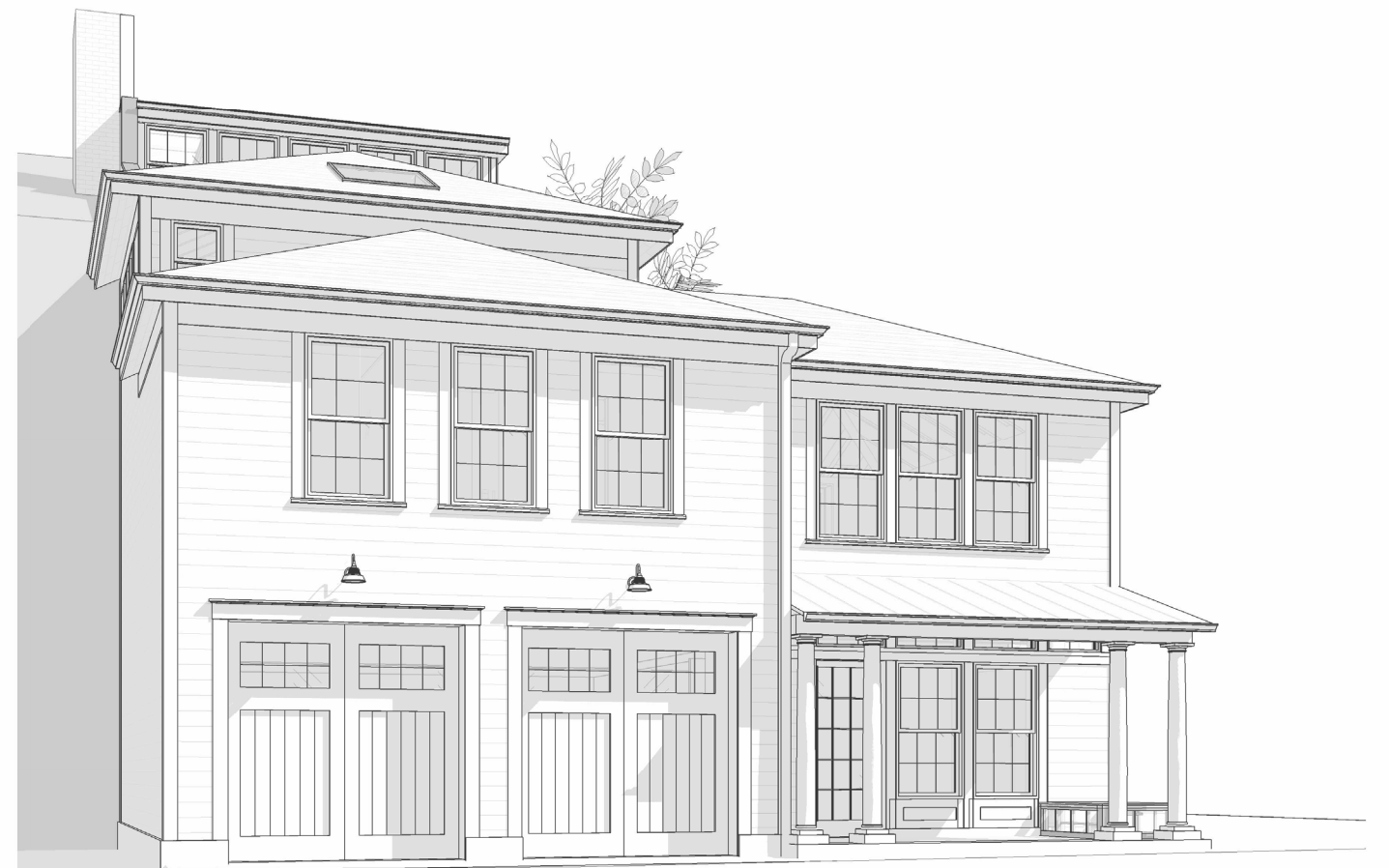




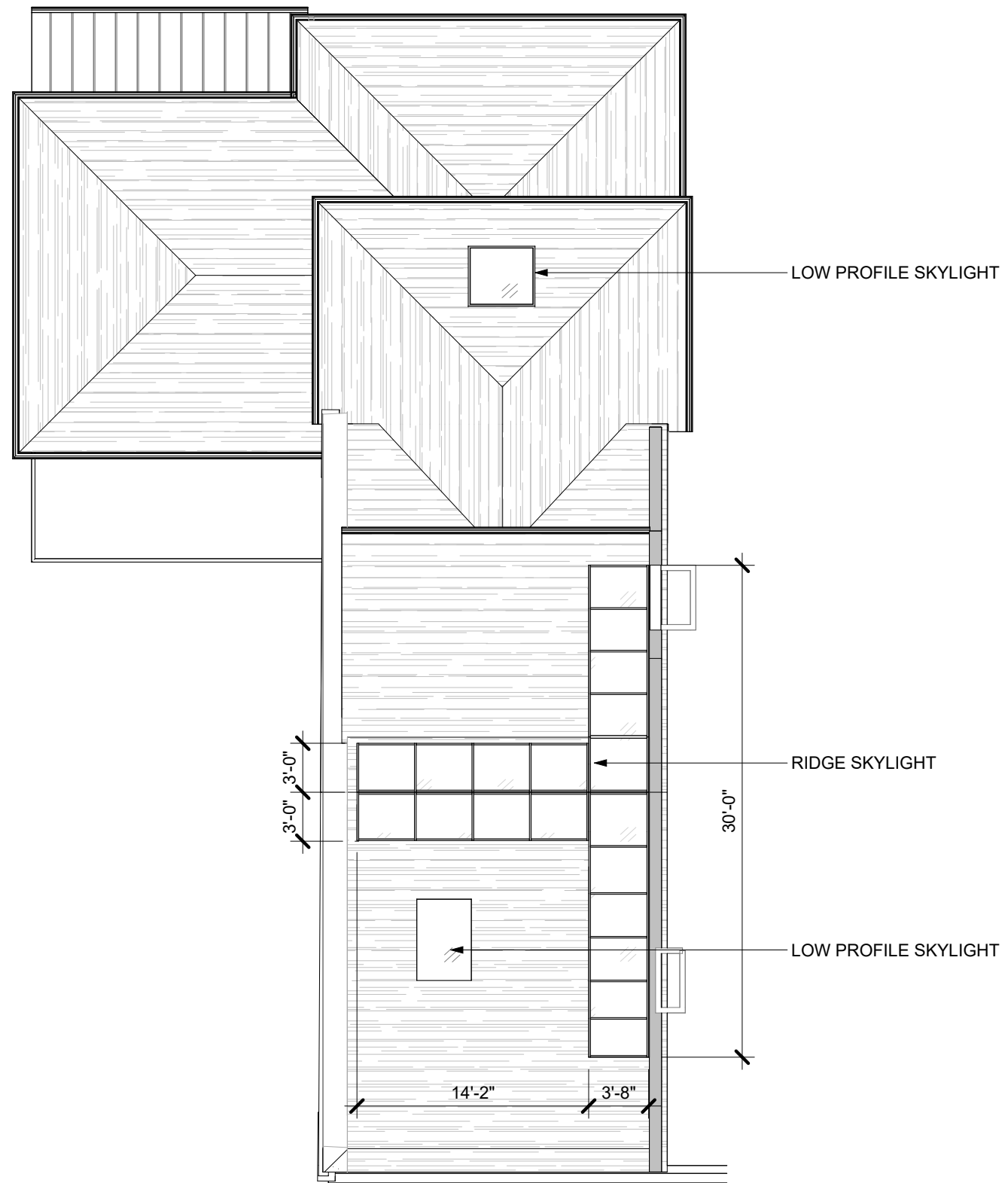
BUILDING HEIGHT



3D VIEWS



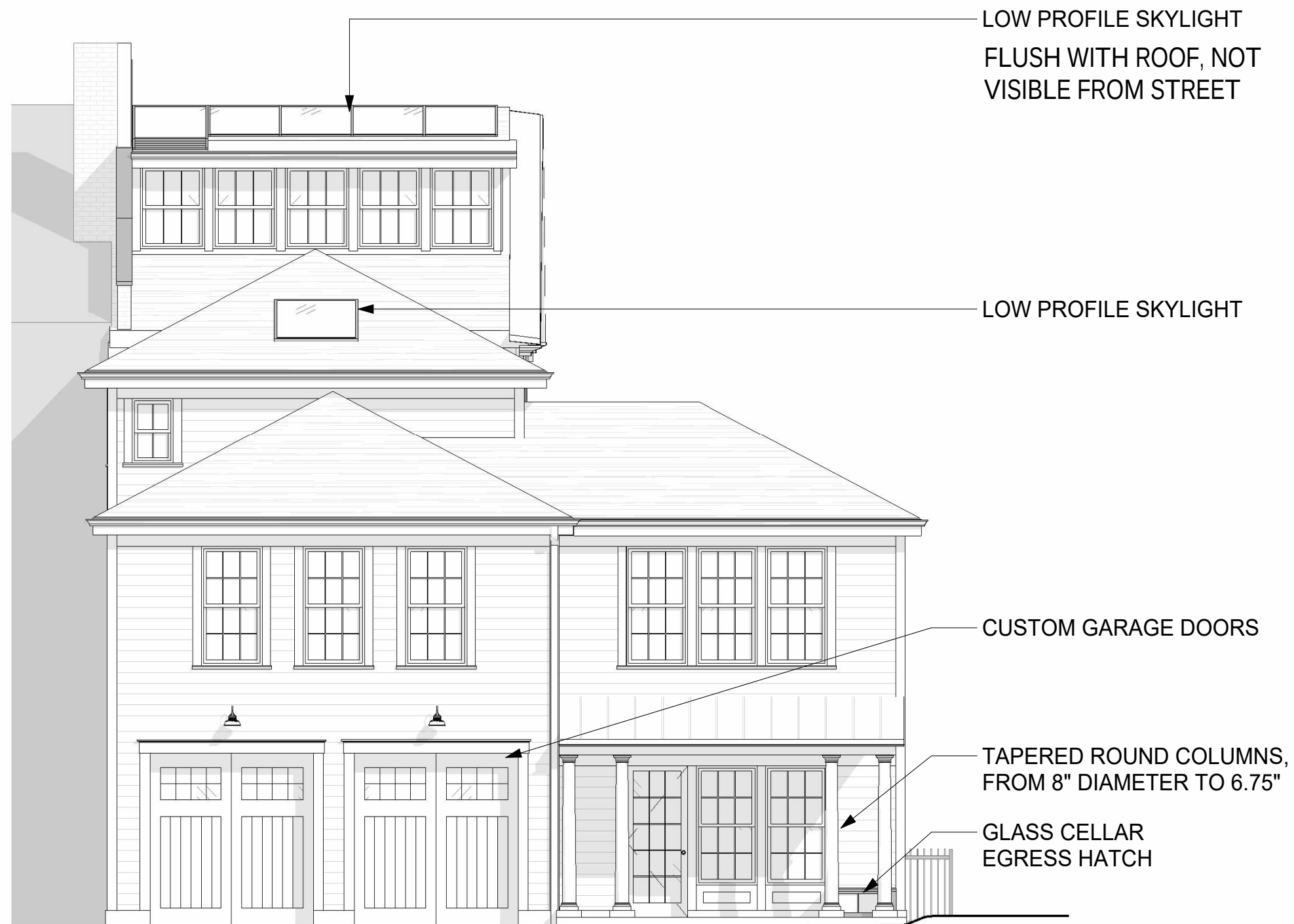
3D VIEWS



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

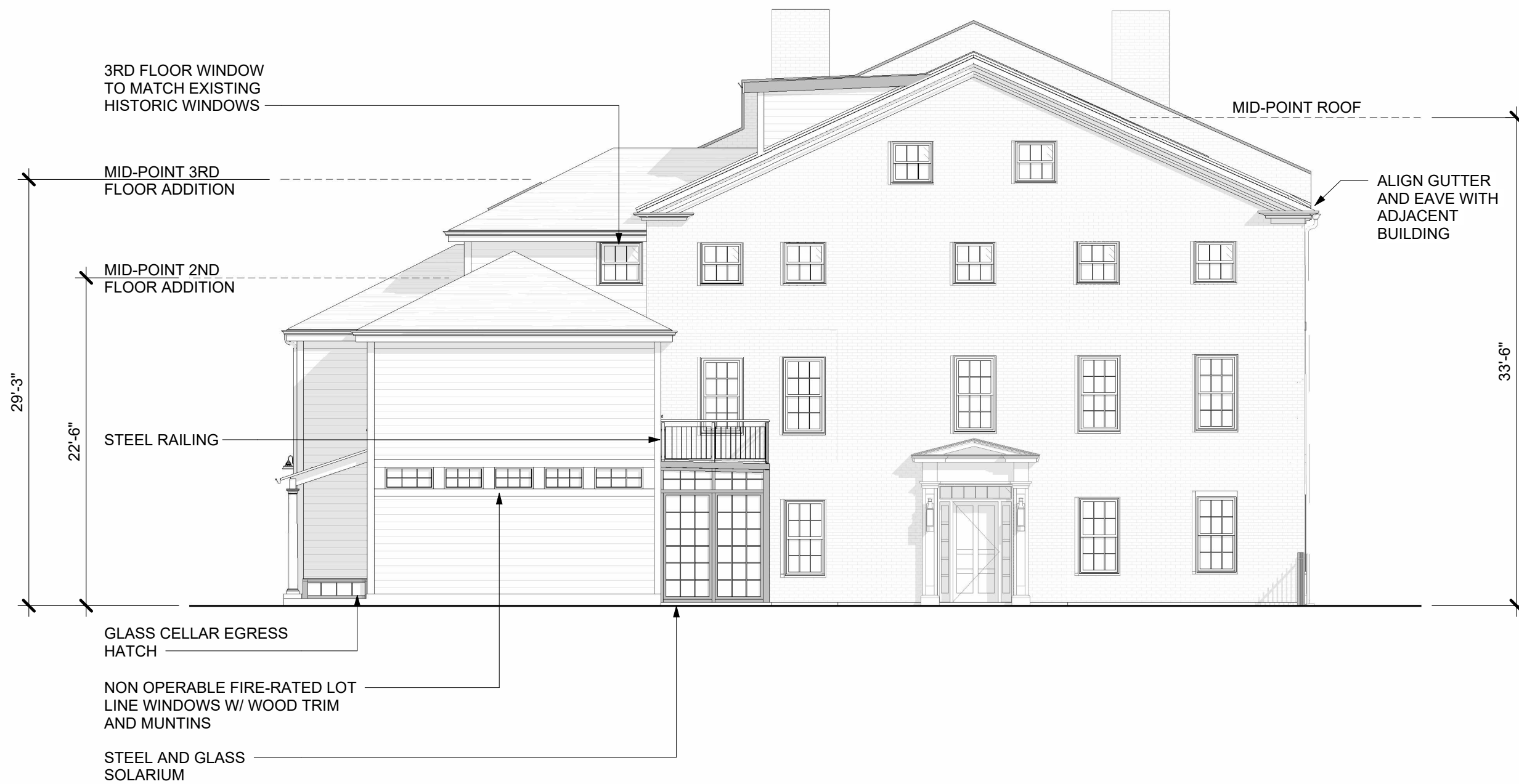
WOOD AND GLASS DOOR

STEEL RAILING

HOPES OLD WORLD SUITE
STEEL SOLARIUM



SOUTH ELEVATION



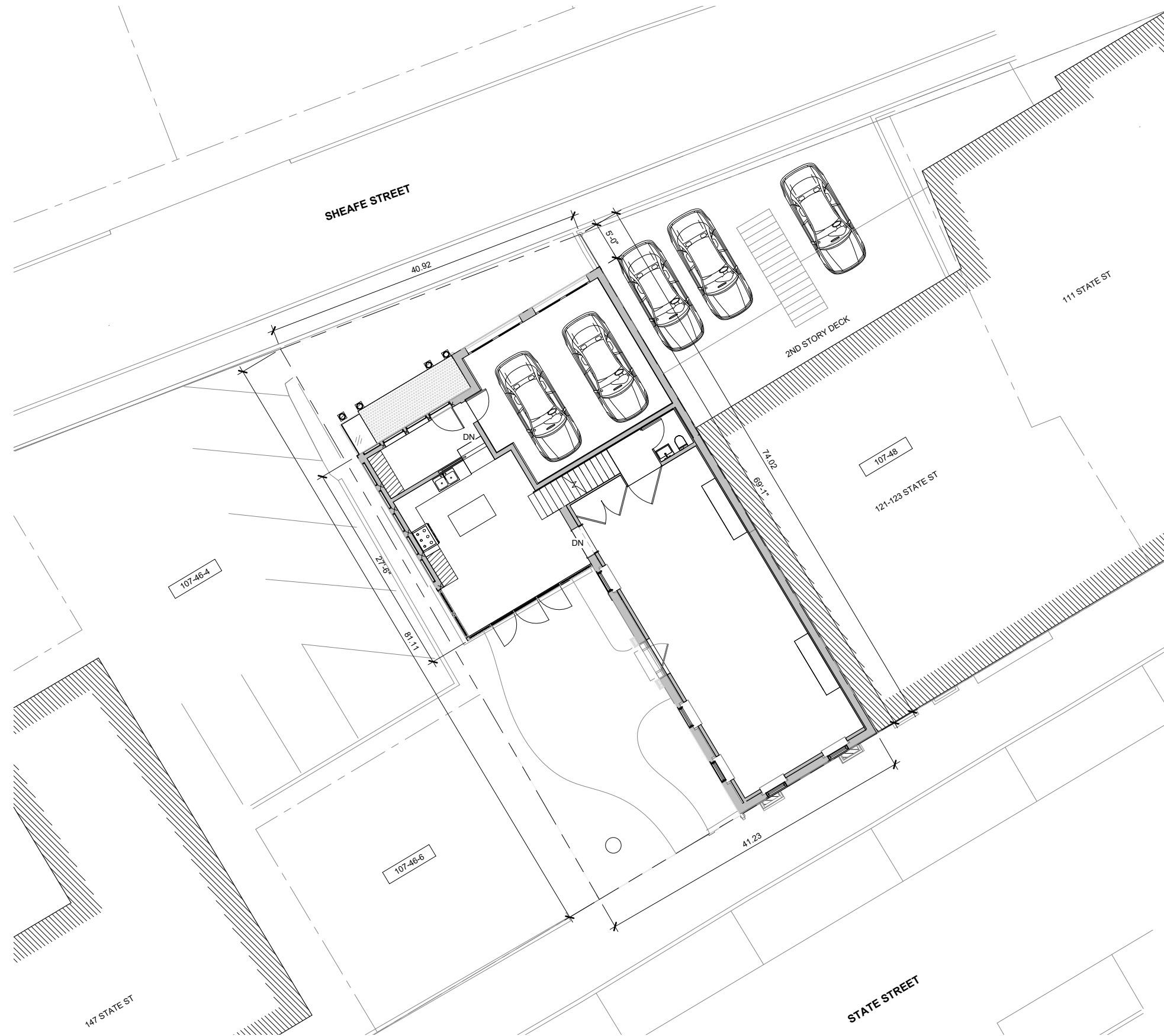
WEST ELEVATION



VIEW FROM CORNER OF STATE STREET



VIEW FROM SHEAFE STREET



PARKING PLAN



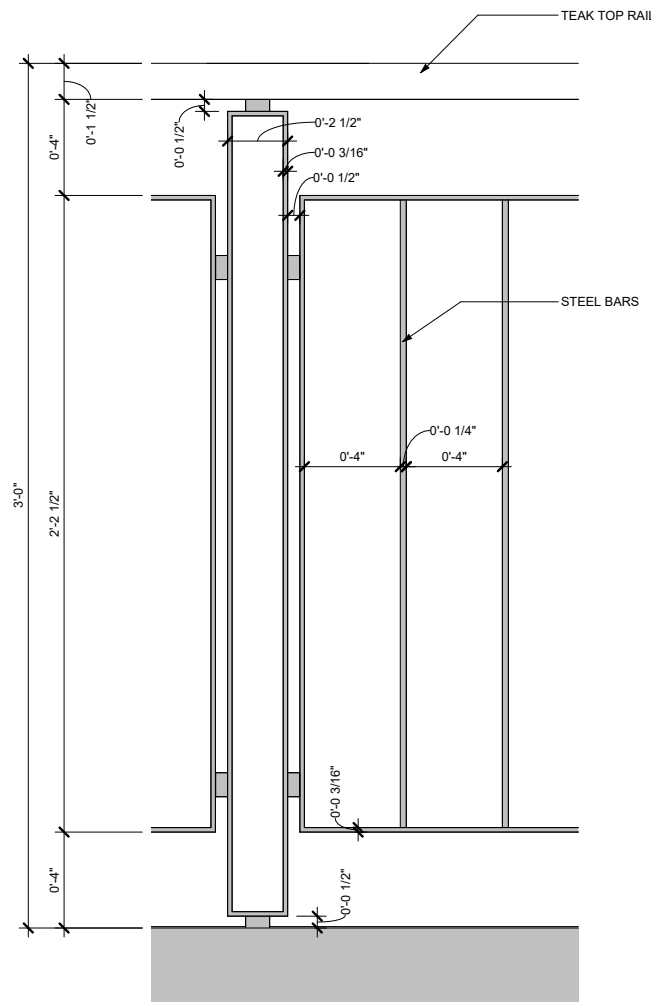
ALTERNATE - NO EAVE OVERHANG



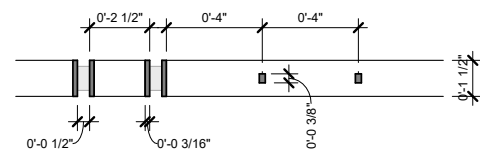
ALTERNATE 2 - NO EAVE OVERHANG (BOTH SIDES)

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

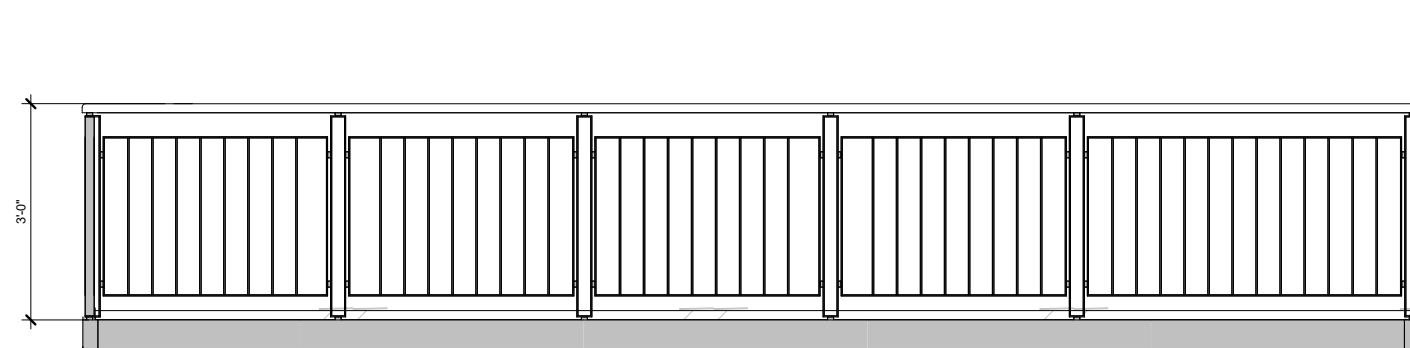
DETAILS



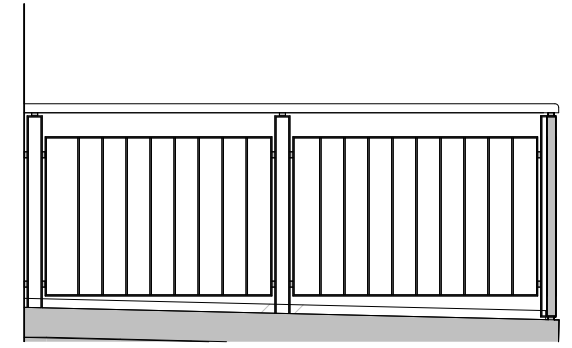
5 RAILING ELEVATION DETAIL
3" = 1'-0"



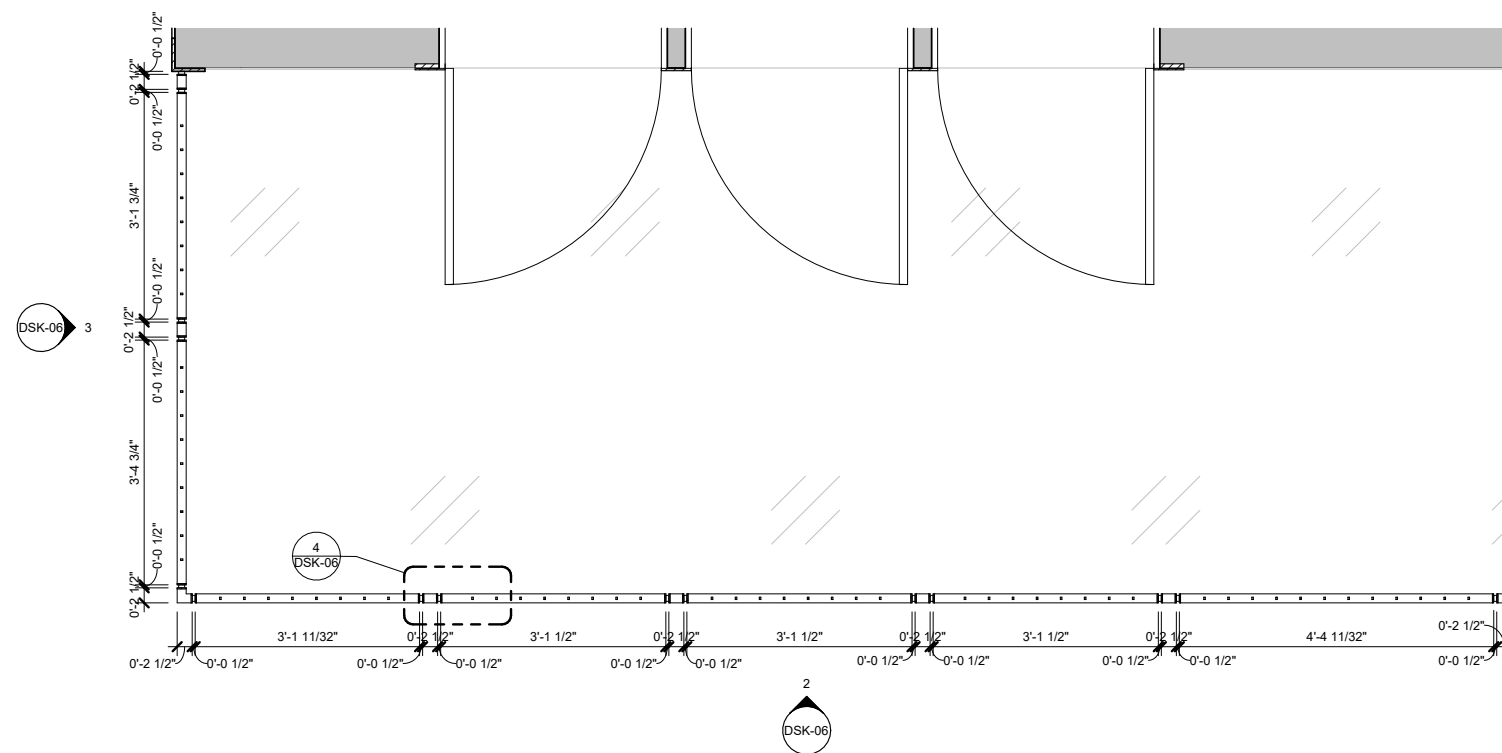
4 TERRACE RAILING PLAN DETAIL
3" = 1'-0"



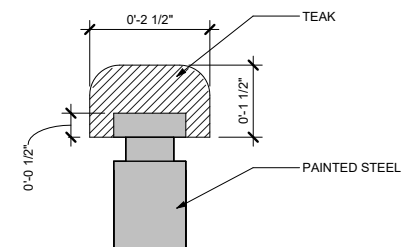
2 TERRACE RAILING FRONT ELEVATION
3/4" = 1'-0"



3 TERRACE RAILING SIDE ELEVATION
3/4" = 1'-0"

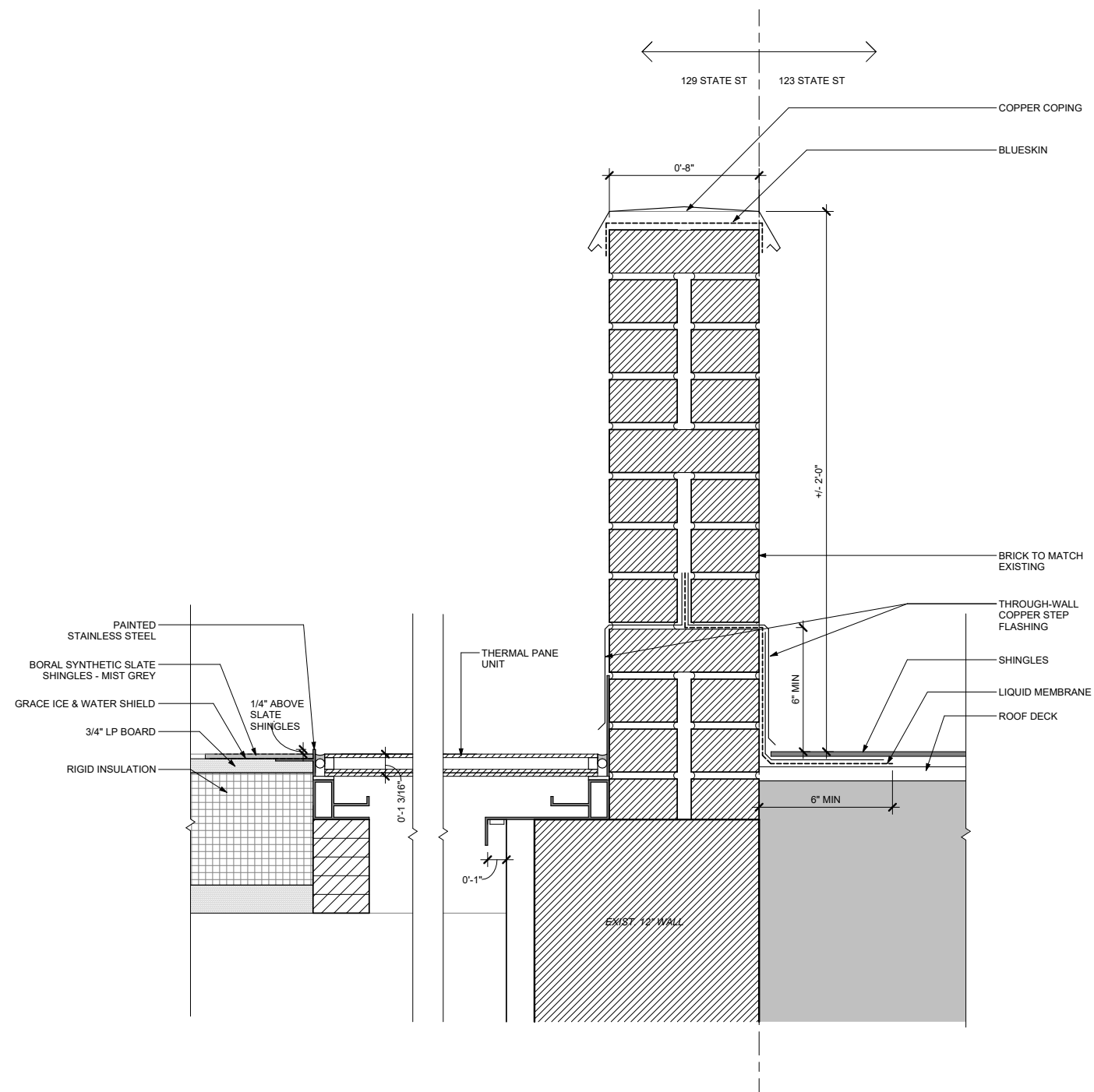


1 TERRACE RAILING
3/4" = 1'-0"

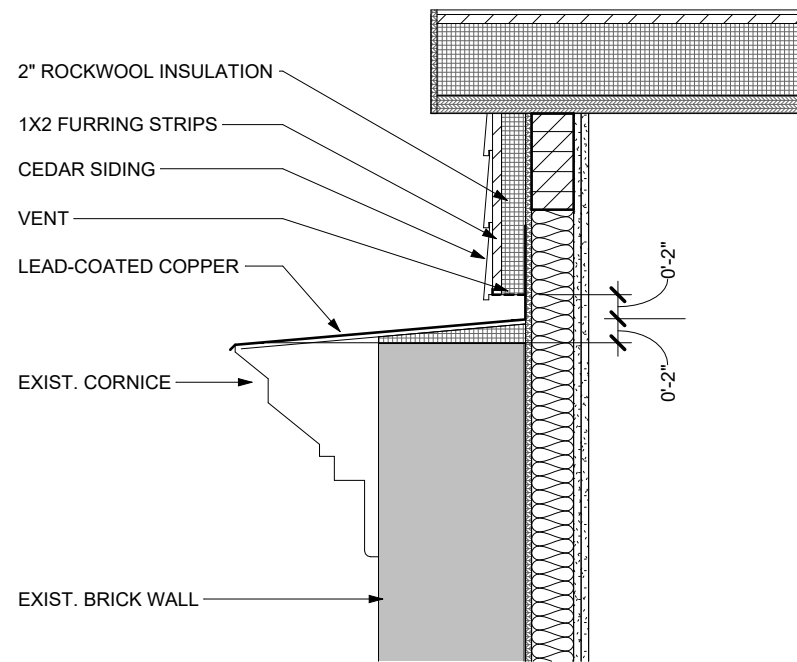


6 TOP RAIL SECTION DETAIL
6" = 1'-0"

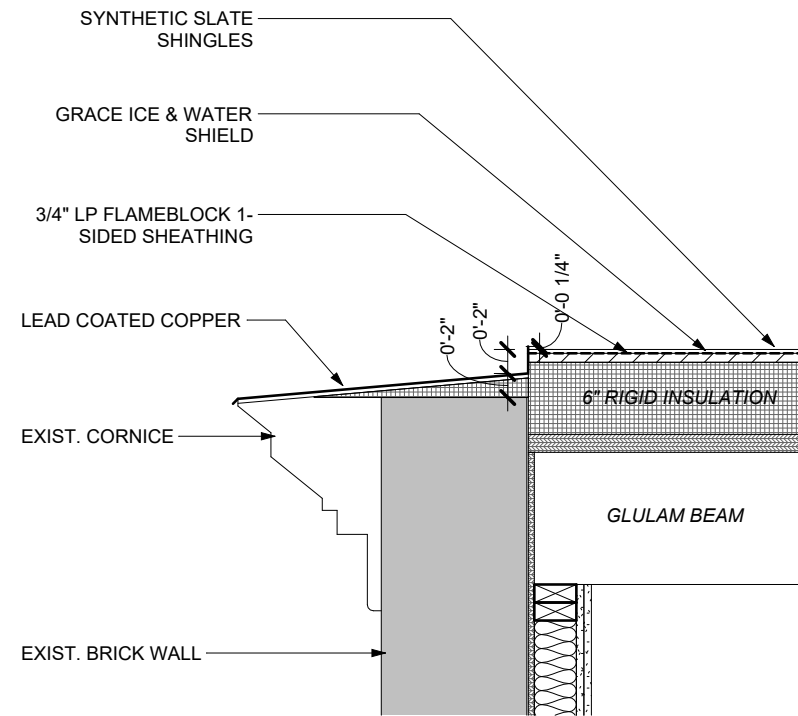
TERRACE RAILING



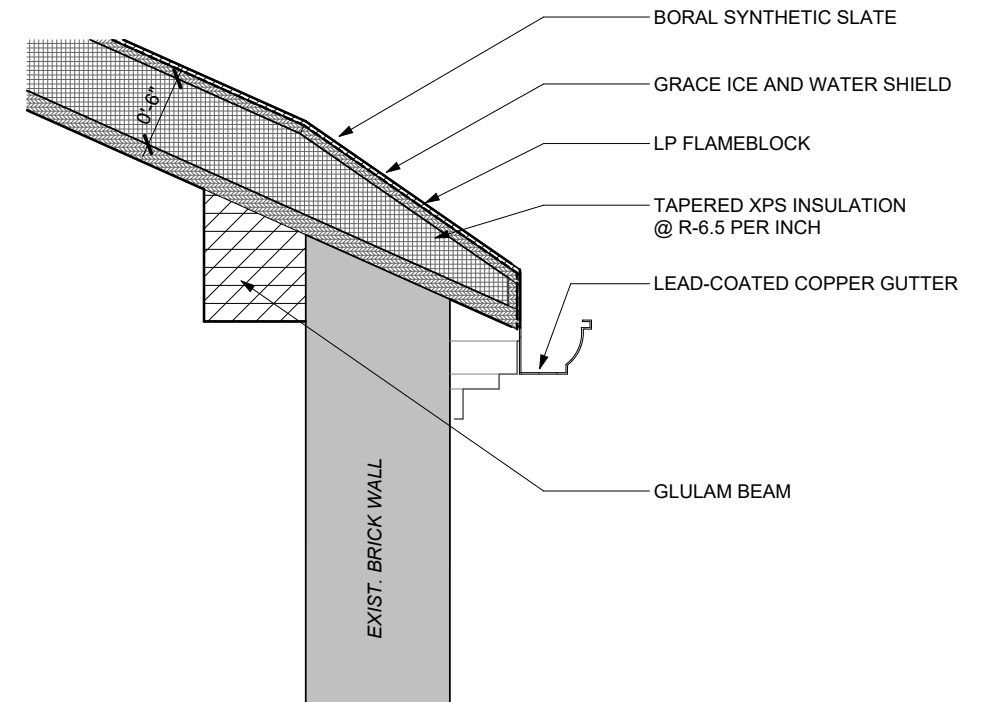
SKYLIGHT AND PARAPET DETAIL



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

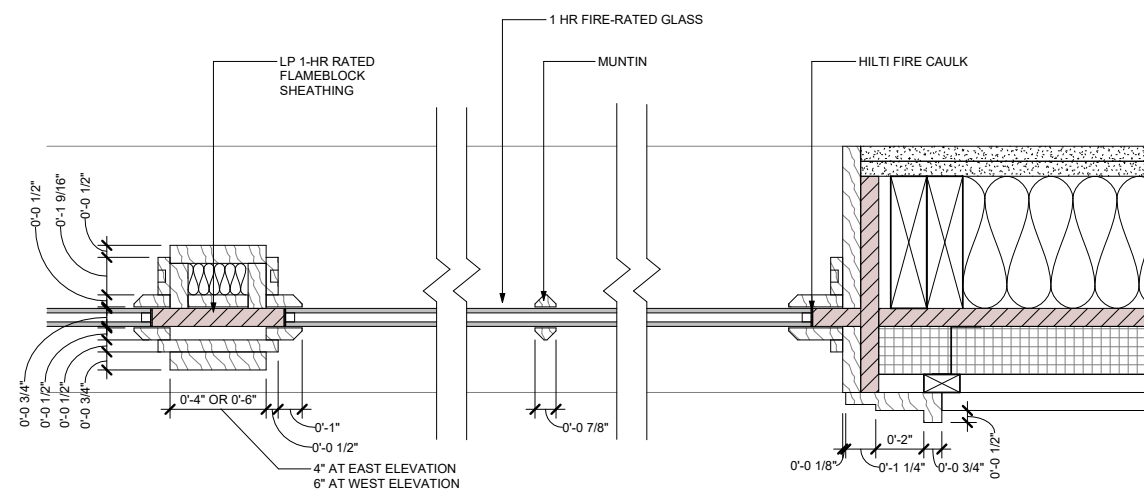


6 TYP. ROOF EDGE DETAIL AT WEST WALL
1" = 1'-0"

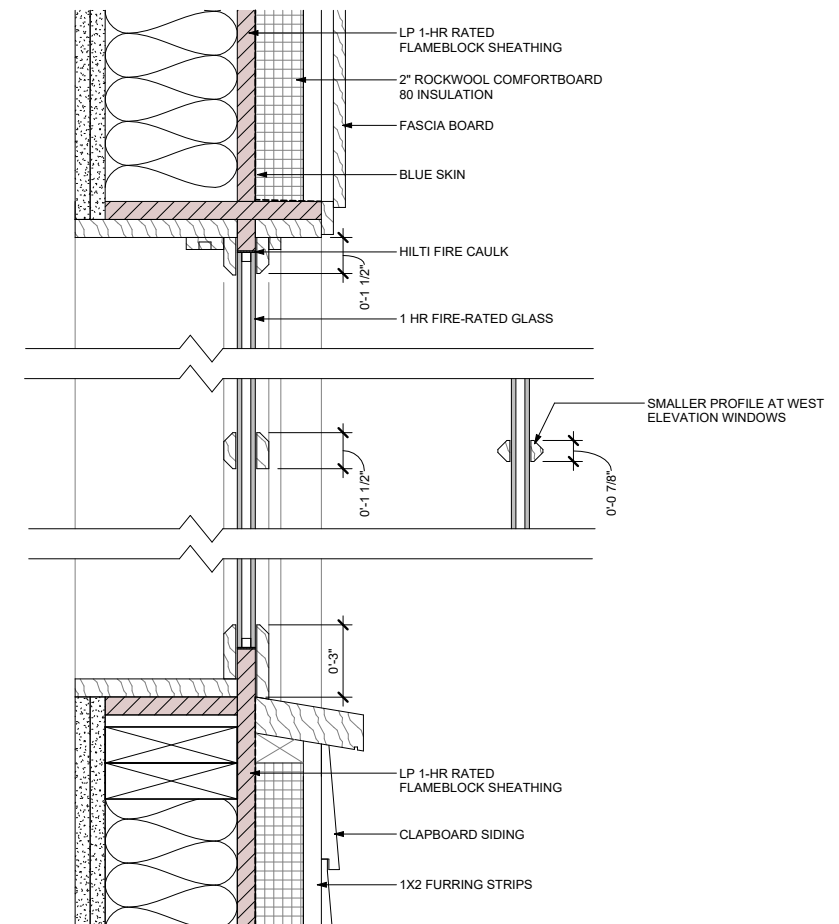


4 ROOF EDGE DETAIL AT EXIST. SOUTH WALL
1" = 1'-0"

ROOF DETAILS

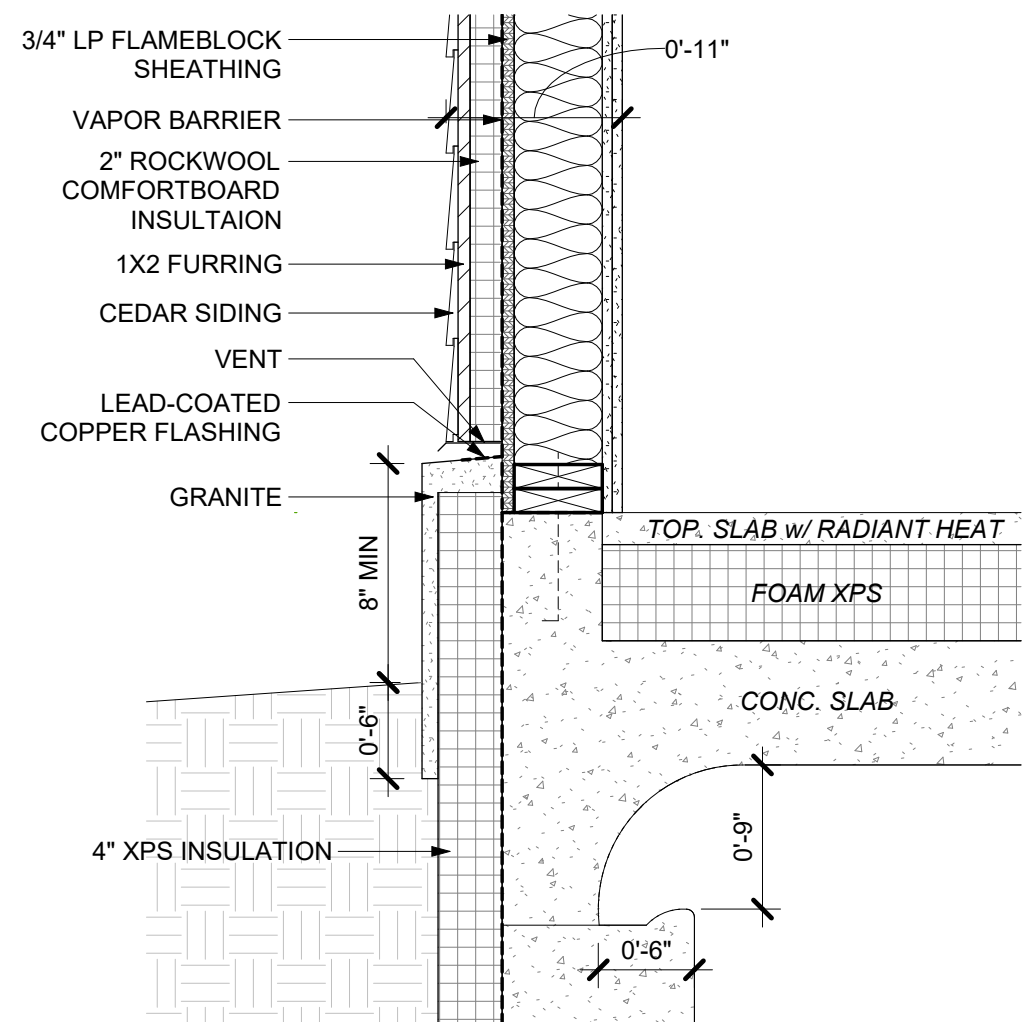


2 LOT LINE WINDOW PLAN DETAIL
3" = 1'-0"

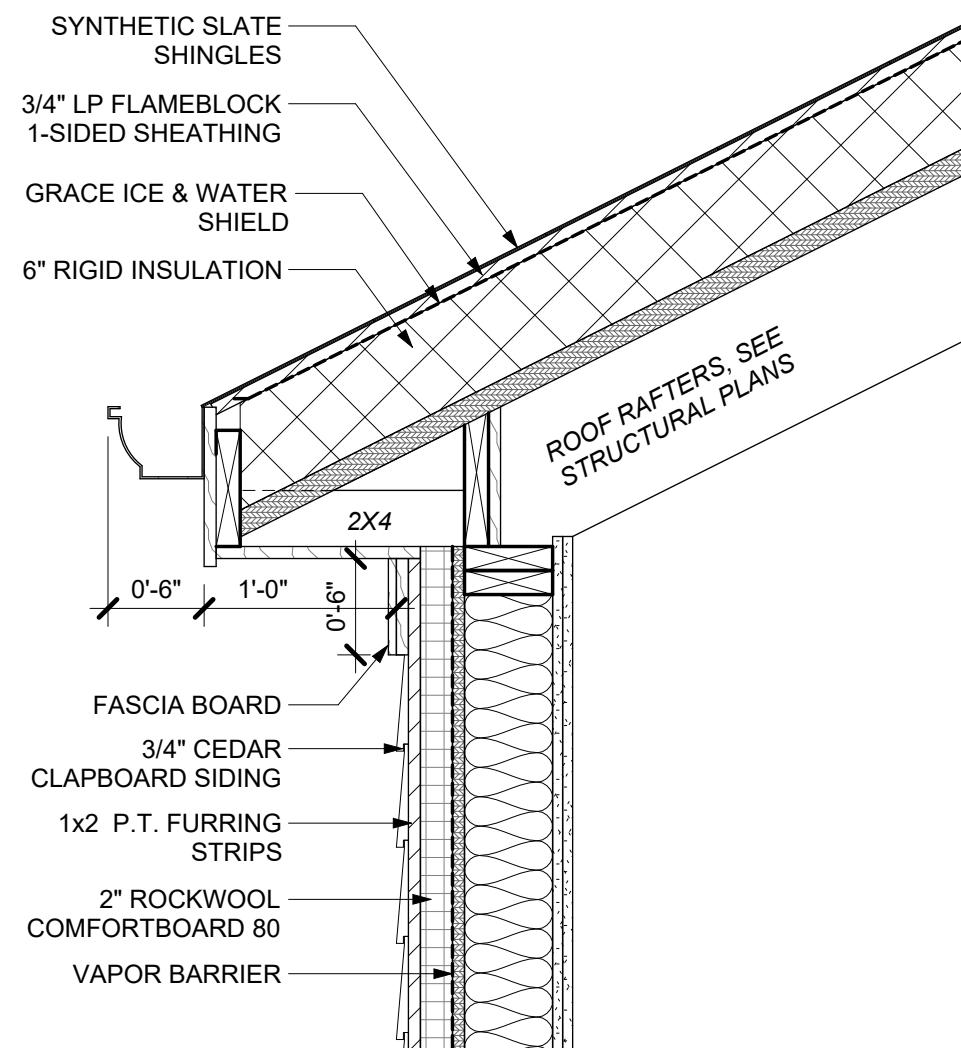


1 LOT LINE WINDOW SECTION DETAIL
3" = 1'-0"

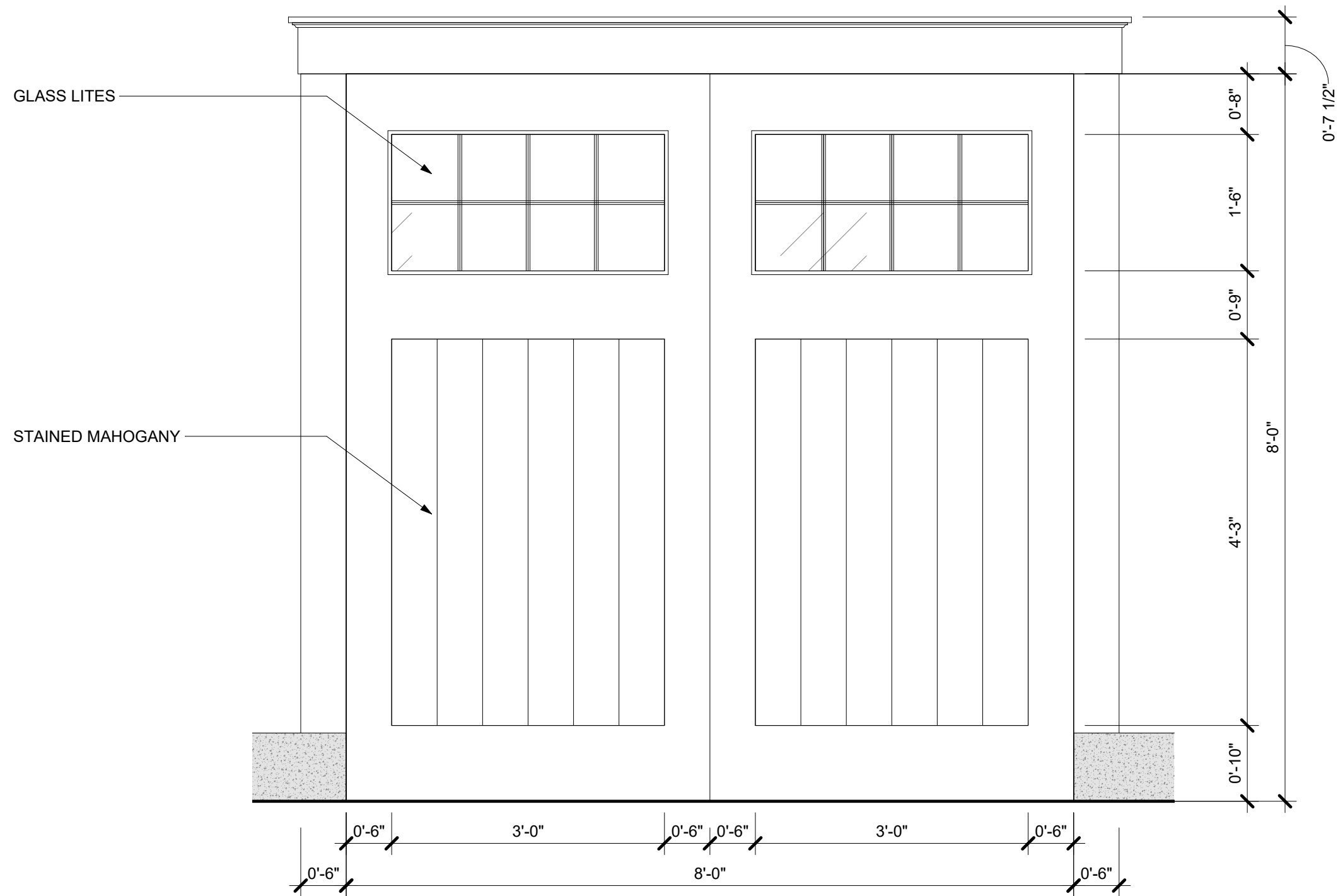
FIRE RATED WINDOW DETAIL



GRANITE BASE DETAIL



TYP. OVERHANG DETAIL



CUSTOM GARAGE DOOR

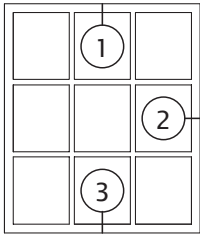
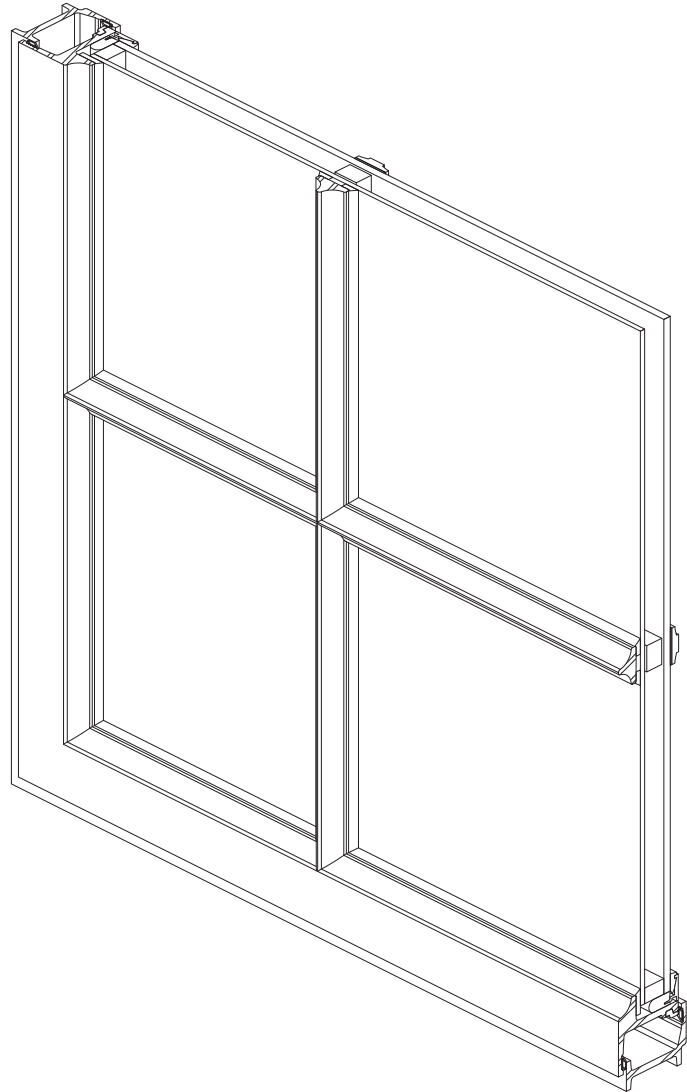
- SOLARIUM DOORS AND WINDOWS
- ARCHITECTURAL COLUMNS
- EXTERIOR LIGHTING
- MATERIALITY
- WOOD WINDOWS
- SYNTHETIC SLATE SHINGLES

MATERIALS AND SPECIFICATIONS

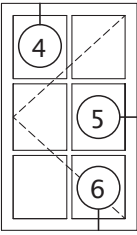
Hope's Old World Suite steel sections are specifically designed for projects calling for classical solid, hot-rolled steel windows with old world style three-point casement, or arrow-shaped, profiles. The fixed and operable configurations can be glazed with monolithic or insulated glass for energy efficiency.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

PRODUCT FEATURES

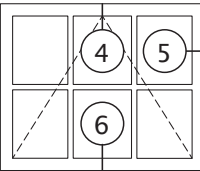
- Historically accurate sightlines and true divided lite or simulated divided lite muntins
- Unsurpassed strength of hot-rolled steel sections
- Accepts up to 7/8" thick insulating glass with simulated divided lites; up to 1/2" thick glass with true divided lites
- ASTM compliance for air infiltration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



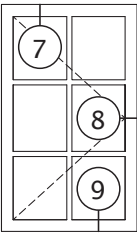
Fixed Window



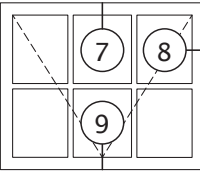
Swing-Out Casement Window



Awning Window

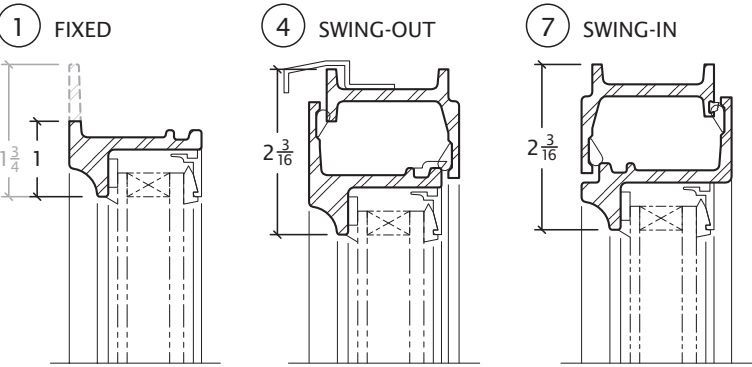


Swing-In Casement Window

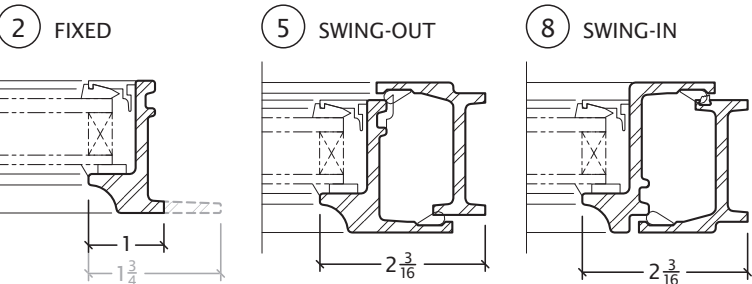


Hopper Window

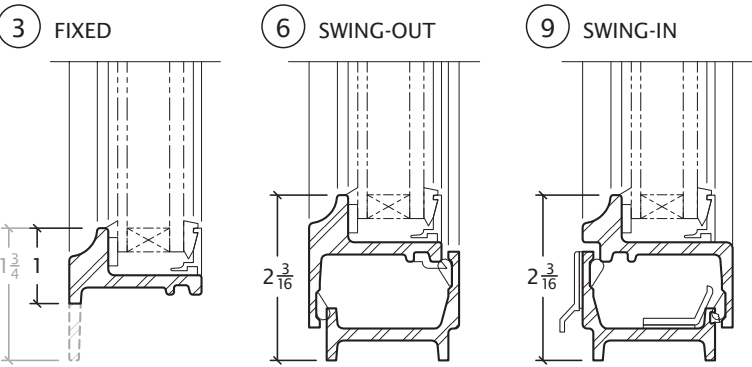
TYPICAL HEAD DETAILS



TYPICAL JAMB DETAILS



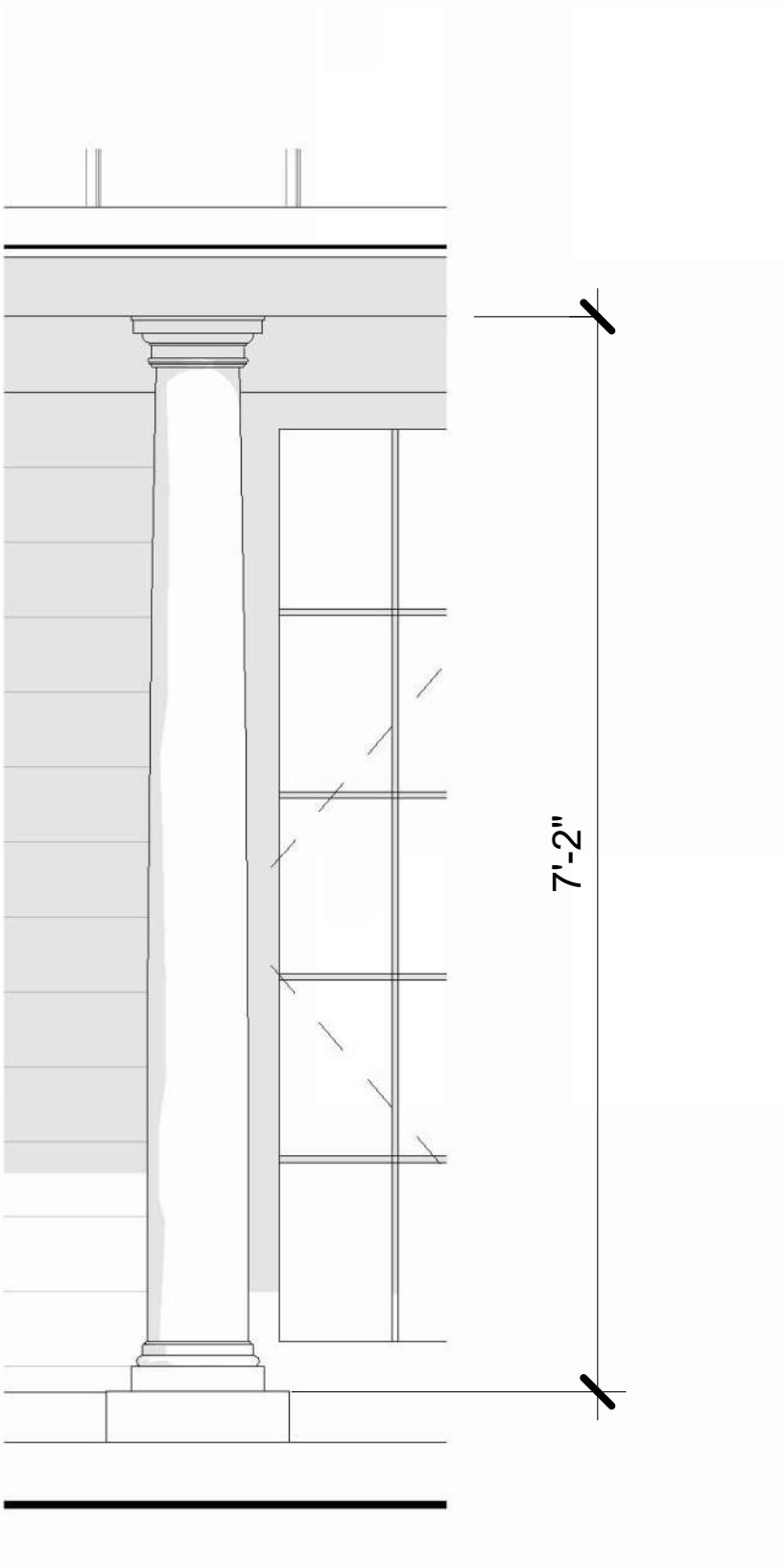
TYPICAL SILL DETAILS



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 1/4"	1 1/4"	3/4"	3/4"	1 1/4"	1 1/4"	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"	3/4"	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"	3/4"	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 3/4"	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"

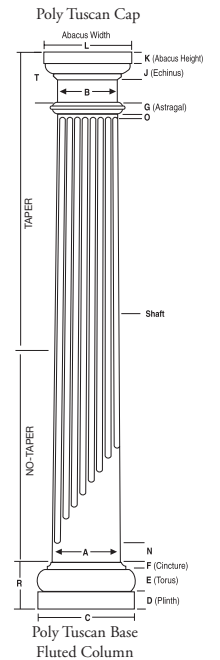
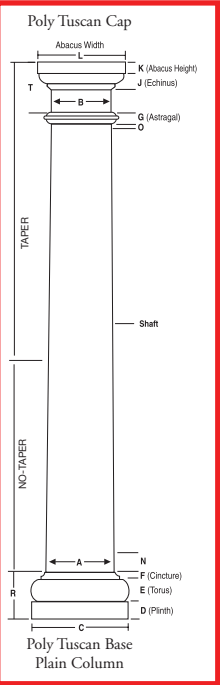
*Plain columns only

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.

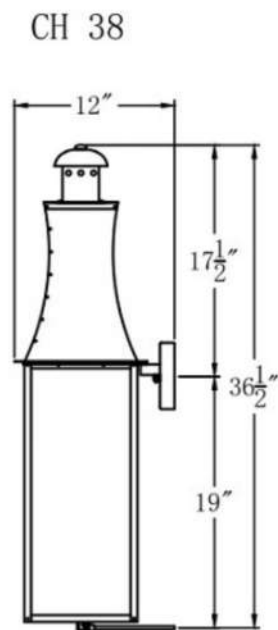
ROUND PERMACAST® PORCH INSTALLATION BRACKET

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

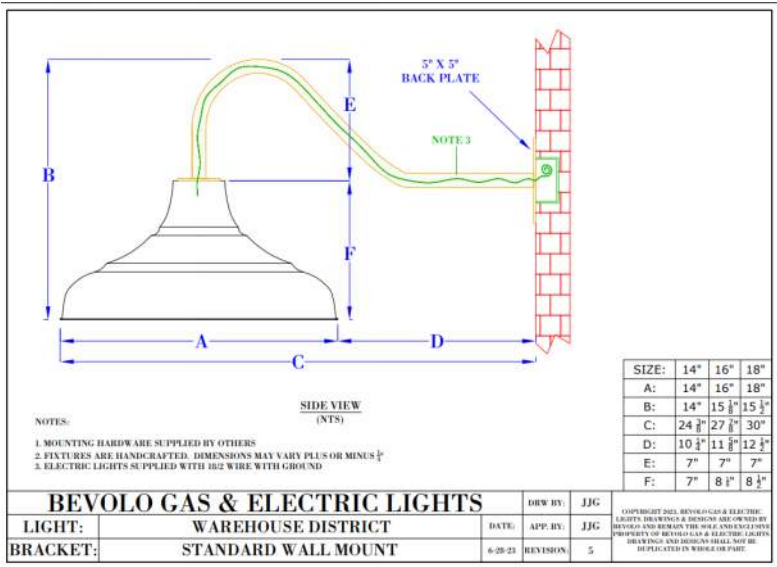
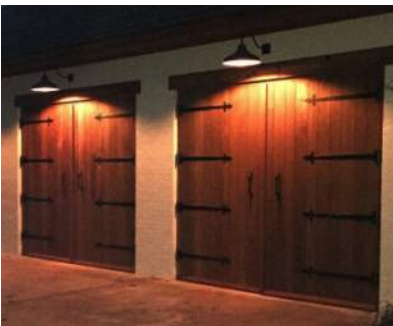
- Manufacturer: The Coppersmith
- Series: Churchill
- Model Number: CH38
- Electric: Triple 60w Candelabra Bulbs
- Natural Gas or Propane Gas: Single Open Flame Burner
- Finish: Antique Copper
- Solid 20 oz Copper Construction
- Riveted & Soldered Construction
- Solid Brass Hinges, Door Latches & Hardware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



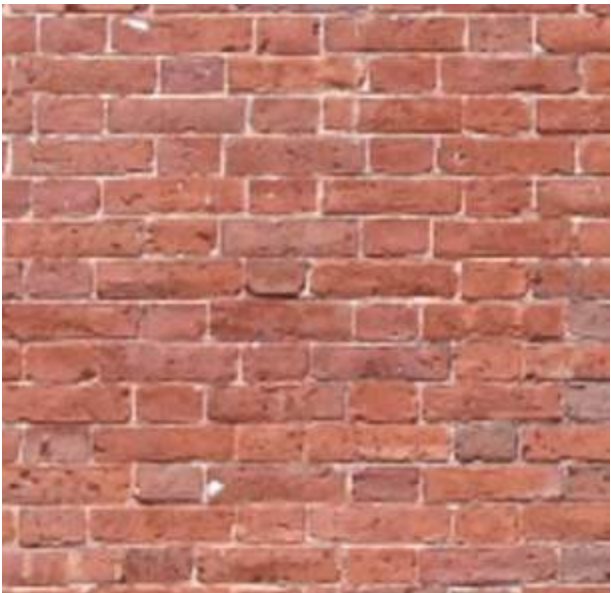
STAINED CEDAR CLAPBOARD SIDING



STANDING SEAM LEAD COATED COPPER ROOF



GRANITE BASE



BRICK

MATERIALITY

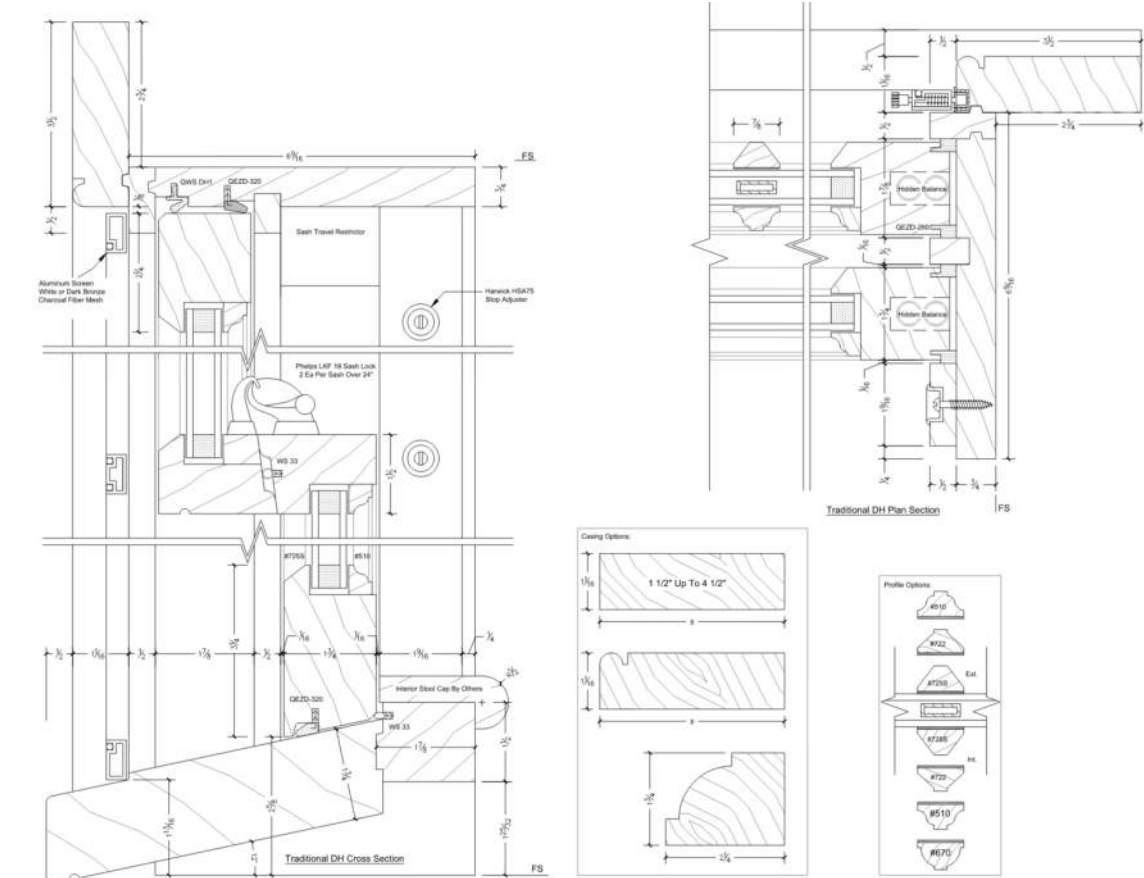
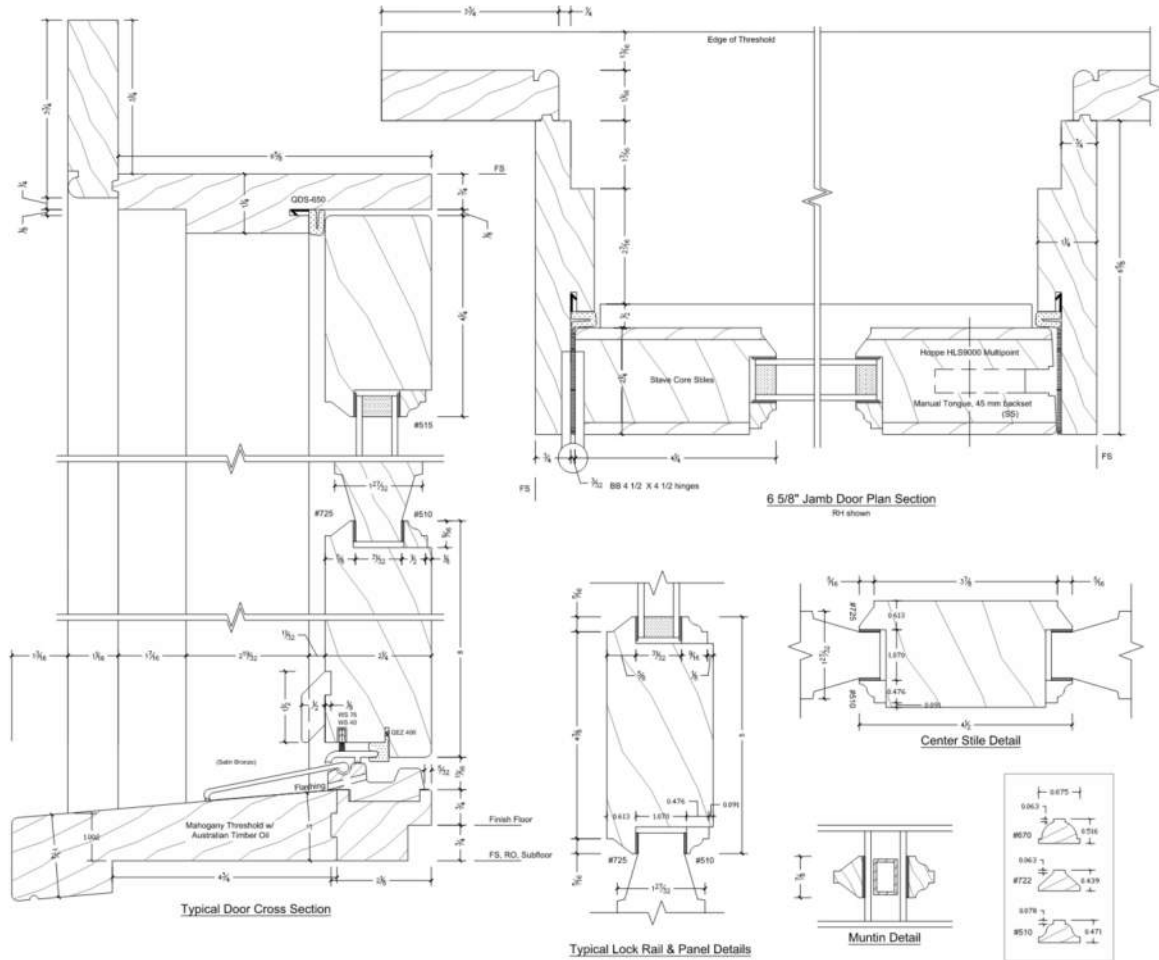
Little Harbor Window
company
P.O. Box 1188, 11 Little Harbor Rd., Barwick, Maine 03901
Tel: (800) 597-6344 www.littleharborwindow.com Fax: (207) 634-8008

Traditional Series

Solid Mahogany Windows & Doors

- 1-3/4" SASH THICKNESS
- 5/8" HIGH PERFORMANCE LOW-E GLASS
- 1 3/4" SILL THICKNESS
- JAMB DEPTH TO 6-5/8"
- CHOICE OF THREE MUNTIN PROFILES
- CHOICE OF THREE CASING PROFILES
- BLOCK AND TACKLE CONCEALED BALANCES
- PHILIPS L&P 18 SASH LOCKS
- TRUTH ENCORE / MIRAGE CASEMENT HARDWARE
- 2 COATS PREMIUM OIL BASED PRIMER

- 2 1/4" DOOR THICKNESS
- STAVE CORE STILES
- STANDARD STILE AND RAIL DIMENSIONS
- 7/8" HIGH PERFORMANCE LOW-E GLASS
- JAMB DEPTH TO 6-5/8"
- CHOICE OF THREE MUNTIN PROFILES
- CHOICE OF THREE CASING PROFILES
- EPOXY COATED TOP/BOTTOM DOOR LEAF
- MAHOGANY THRESHOLD W/TIMBER OIL
- BRONZE SADDLE WITH THERMAL BREAK
- COMPRESSION WEATHERSEALS
- HAGER BALLBEARING HINGES
- 2 COATS PREMIUM OIL BASED PRIMER
- HOPPE MULTI POINT LOCKS AVAILABLE



WOOD WINDOWS & DOORS

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)



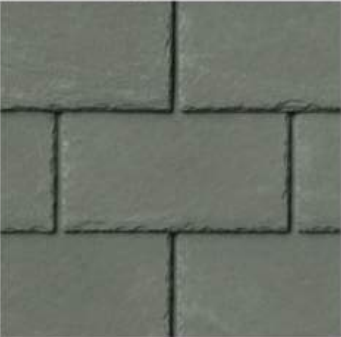
A* CRRC: 0942-0208/Ref: .36/Emi: .93/SRI: 41
C* CRRC: 0942-0202/Ref: .34/Emi: .89/SRI: 37

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