**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:*
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MEETING OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **October 07, 2026**

AGENDA(revised on October 5, 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. September 02, 2026
2. September 09, 2026

II. ADMINISTRATIVE APPROVALS

1. 31 Market Street
2. 6 Dearborn Street
3. 78 Fleet Street
4. 34 Highland Street
5. 244 New Castle Avenue
6. 93 Pleasant Street
7. 1 Raynes Avenue
8. 526 State Street
9. 44 Rogers Street
10. 53 Pray Street
11. 170 Gates Street
12. 38 Whidden Street
13. 357 Maplewood Avenue
14. 270 Cass Street
15. 25 South Mill Pond
16. 394 Pleasant Street
17. 303 Pleasant Street

III. CERTIFICATE OF APPROVAL- EXTENSION REQUESTS

1. Petition of Lorencic Revocable Trust, owner, for property located at 209 Marcy Street, wherein permission is requested for a 1-year extension of the Certificate of Approval originally granted on November 05, 2025, to allow new construction to an existing structure (construct a full 2nd story addition and 1-story front and side additions) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 2 and lies within the General Residence B (GRB) and Historic Districts.

IV. PUBLIC HEARINGS (OLD BUSINESS)

A. **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.

The applicant has requested to postpone the Public Hearing to the November 04, 2026, Historic District Commission meeting.

B. Petition of 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.

V. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of Walter Bardenwerper Revocable Trust of 2020, owner, for property located at 69 Hunking Street, wherein permission is requested to allow the replacement of the front door, both sidelights and storm door, with a new wood door and sidelights and a metal storm door as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 40 and lies within the General Residence B (GRB) and Historic Districts.

VI. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by Eightkph LLC, owner, for property located at 163 Deer Street, wherein permission is requested to allow the demolition of the existing structure and the new construction of a multi-story multi-unit building as per plans on file in the Planning Department. Said property is shown on Assessor Map 125-17 and Lot 2 and lies within the Character District 5 (CD5), Downtown Overlay and the Historic District.

B. Work Session requested by Todd Hudson, owner, for property located at 413 Islington Street, wherein permission is requested to allow for exterior renovations to the main structure (to include roof dormers), the demolition of the existing rear additions of the main structure (including the rear chimney), the new construction of a detached one car garage and the new construction of an attached one car garage as per plans on file in the Planning Department. Said

property is shown on Assessor Map and Lot and lies within the Character District 4-L2 (CD4-L2) and the Historic District.

C. Work Session requested by Double MC LLC, owner, for property located at 134 Pleasant Street, wherein permission is requested to allow the demolition of the existing structure down to the top of the first-floor slab and the construction of the previously approved new structure with minor adjustments as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 and Lot 30 and lies within the Character District 4 (CD4) and the Historic District.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

MINUTES OF
THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **September 02, 2026**

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members Dave Adams, Martin Ryan, Joy Curth, and Alternate Susan Strauss

MEMBERS EXCUSED: Dr. Dan Brown, Alternate Larry Booz

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

Chair Ruedig called the meeting to order at 6:30 p.m. She stated that alternate Susan Strauss would take a voting seat for the evening.

I. APPROVAL OF MINUTES

1. August 05, 2026

Chair Ruedig recused herself from the vote, and Vice-Chair Doering was Acting Chair.

Acting Chair Doering asked to amend her comment for the PNF petition under Decision of the Commission on page 4. She said she meant that the Commission had already given the applicant many extensions, not that she felt that the Commission would have a different view in a year. The amended sentence now reads: "Acting Chair Doering said the project had been discussed for a long time and the Commission had already it given many extensions".

Mr. Adams moved to approve the August 5 minutes as amended, seconded by Mr. Ryan. The motion passed with all in favor, 6-0, with Chair Ruedig recused.

II. ADMINISTRATIVE APPROVALS [Timestamp 5:34]

Items 8 and 10 were pulled for separate consideration and votes. Chair Ruedig recused herself from Item 6, 34 Highland Street. Later on in the meeting, Mr. Gilbo recommended that Items 4, 6, 14, and 16 be postponed to the September 9th meeting because they did not have enough information [Timestamp 42:08]. Items 8 and 10 were heard first.

Mr. Adams moved to postpone Items 4, 6, 14, and 16 to the September 9th meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, with Chair Ruedig recused on Item 6.

1. 99 Marcy Street [Timestamp 44:57]

The request was to install aluminum storm windows on the Players Ring theater building. Mr. Gilbo said the windows would be painted to match the green trim surround. Mr. Ryan said he was concerned that the proposed unit would aesthetically damage the historic fabric of the window because it looked like the texture would be glazed off. He said there were other types of storm windows that would work better. Mr. Adams said the window casings on the exterior had been restored well and he didn't see what else could be done other than an interior storm. It was further discussed. The project lead Dan Boyle was present and explained why the storms should be placed on the exterior of the windows. He said each storm window would be custom made.

2. 31 Market Street

Mr. Gilbo said the applicant for the former Cup of Joe Café wanted approval for the metal diamond grate flooring that was already installed in front of the entrance. The applicant's representative Mark Brenner said the chrome had not been installed yet but it was the same type of thing that had been there before. He said it would be bright aluminum and have a black mat over it. Councilor Cook asked why another material was not considered, noting that the proposed material would not normally be approved as a treatment for a porch or patio entry in the District. Mr. Brenner said the aluminum was a better choice. It was further discussed. Mr. Ryan said a black iron material would be more appropriate. Chair Ruedig suggested that the item be postponed to the September 9th meeting so that the applicant could work with Mr. Gilbo and come up with an appropriate material

Ms. Curth moved to postpone the item to the September 9th meeting, seconded by Mr. Adams. The motion passed with all in favor, 7-0.

3. 6 Dearborn Street

Mr. Gilbo said the request was to add a brick veneer to the bare foundation and to the front stairs that were installed. He said the applicant did not provide a spec. Chair Ruedig suggested postponing it to the September 9th meeting so that the Commission could see the spec.

The item was postponed to the September 9th meeting.

4. 78 Fleet Street

The item was postponed to the September 9 meeting as earlier voted upon.

5. 377 Maplewood Avenue

The request was to remove a bathroom window from an ADU and to change the siding on the main house to wood to match the ADU.

6. 34 Highland Street

The item was postponed to the September 9th meeting as earlier voted upon.

7. 9 Sheafe Street

The request was to install a cedar 8-ft tall privacy fence to replace the damaged existing one.

8. 179 Pleasant Street [Timestamp 6:15]

Chair Ruedig recused herself, and Vice-Chair Doering was Acting Chair. Mr. Gilbo said the request was for final modifications that were already installed, which he reviewed and showed photos of. Vice-Chair Doering said the Commission approved the project with the idea that the large addition on the back of the mansion would not be very visible. She said the back woods that protected the view of the property from Washington Street were cut down so that construction could take place, and no revegetation had been done even though it was shown on the plan. The project contractor David Calkins was present and said they removed six Norway maples. He said the back line had 14-ft Green Giant junipers that grow to 20 feet replanted with the exception of 16 feet for access to the back of the property, but those 16 feet would also be filled in with Green Giants as soon as the construction was completed. Mr. Ryan said he fully supported the renovations. Vice-Chair Doering questioned the landscaping shown on the plan. Mr. Calkins said the three trees depicted would not be planted, noting that the plan was an earlier one. Mr. Adams said he walked by the Washington Street façade that day and was struck by how the elaborate masonry on the first floor level deviated from the proposed masonry. He said he felt awkward approving something that was not brought before the Commission before and that would not have approved it. Ms. Curth said the section in the HD guidelines about trees and landscape was vague. Councilor Cook agreed that the back of the building was not appropriate for the neighborhood and thought there should be more screening of it, and she hoped the Green Giant trees would grow rapidly to provide the necessary screening.

Mr. Ryan moved to approve the item as presented, seconded by Councilor Cook. The motion passed by a vote of 5-1, with Acting Chair Doering voting in opposition.

9. 411 The Hill, Unit # 6-14 [Timestamp 1:10:40]

The request was to replace the existing arched top window with a custom fabricated wood window in a smaller dimension due to the roof below. He said the applicant also wanted to repair and replace the cedar roof to match existing, add a new copper gutter with one downspout, and repair other failing conditions on the property in kind. Mr. Adams asked to stipulate that a preconstruction meeting be held with the builder on site to review the proposed window details. The contractor Ben Auger was present and agreed. The window was further discussed.

Stipulation: There shall be a preconstruction meeting with Mr. Adams and Mr. Auger before the installation of the new custom window.

10. 420 Pleasant Street [Timestamp 27:33]

The request was to have three condensers installed, along with a wood fence screening with a gate. Mr. Gilbo said there were issues with the proximity of the location of the fence to the condensers, however, and that the fence obstructed the air flow. He said the applicant was

concerned about the condenser warranty issues and wanted to swap out the fence with evergreen trees that were 5-1/2 feet and grew up to 6 feet. Vice-Chair Doering said the plan depicted a solid fence, which would block air flow.

The applicant's representative Jeff Semprini was present and explained that an 80 percent air flow was required but the slotted fence would provide no privacy at all. He said the evergreens would be the same height as the previously-approved fence. The vegetation was further discussed. Mr. Ryan said he did not want to rely on vegetation to achieve the effect that the Commission was looking for. Mr. Semprini further explained the clearance around the condenser. Chair Ruedig suggested stipulating that the trees could be replaced if and when they died off and caused visibility of the condenser units.

*Mr. Adams moved to approve the item, with the following **stipulation**:*

1. *If and when the permanent vegetation die off and cause visibility for the condenser units, they shall be replaced or moved back.*

Vice-Chair Doering seconded. The motion passed with all in favor, 7-0.

11. 175 Fleet Street [Timestamp 1:14:52]

Mr. Gilbo said the request was approval for Gilley's kitchen exhaust vents and the ground-mounted air handler unit locations and the cedar fencing for it. Chair Ruedig asked if the vents had to be that large. The applicant's representative Tracy Kozak was present and said it was the minimum size allowed but that they hoped to recess it down into the attic and integrate it into the design so that it fit their caboose theme. Vice-Chair Doering said the vents didn't look like cabooses and that she just saw a 4-ft stack on top of a curved roof. Mr. Ryan asked if a loose enclosure could be placed on it to give it more of a round effect from the roof all the way up to hide the profile of the actual vent itself. Ms. Kozak said it came in two parts and that 10 feet of clearance was needed on all sides. She said the only other option was to have it come up on the side, but it would look more intrusive. The height and proportion of the vents were further discussed. Mr. Ryan said another layer of screening could go around the vent that would sell the caboose metaphor. Ms. Kozak said they could build the circular conic base around it but the top had to be free to get the air. She asked that the item be postponed to the next meeting.

Mr. Adams moved to postpone the item to the September 9th meeting, seconded by Vice-Chair Doering. The motion passed with all in favor, 7-0.

12. 280 Marcy Street

The request was approval for a granite sill replacement. Project architect Tracy Kozak was present and said they wanted to replace the actual stone granite in the same location, and she explained how it would be done.

13. 501 Islington Street [Timestamp 1:30:27]

The request was to change four windows that had incorrect measurements before. Mr. Gilbo said the measurements were corrected but that the grill patterns had to be modified. He said two

options were proposed: Option 1 for one large multipaned double hungs, or Option 2 for two double hung windows. The applicant's representatives Cheyenne McGrath and Sarah Hourihane of Lasser Architects were present. Ms. McGrath explained the options. Mr. Adams verified that the stucco finish would be painted to match the brick. Vice-Chair Doering asked if the applicant considered painting it black instead of trying to match the brick. Ms. McGrath said they did not because they felt that painting it red would help it fit in more with the thin brick. It was further discussed. Chair Ruedig asked if there were exterior muntins on the windows. Ms. McGrath said the windows would be simulated divided lights. Chair Ruedig asked if a more traditional-looking window would be considered instead. Ms. Hourihane agreed. Option 1 was favored.

14. 25 Cabot Street

The item was postponed to the September 9th meeting as earlier voted upon.

15. 244 New Castle Avenue

The request was to install a condenser unit with two vertical line sets that would be visible to only a few nearby homes. Mr. Gilbo suggested stipulating that the conduit would be covered and painted to match the siding and that the applicant would return with a screening option. He said he did not know if the tree would need to be removed. The Commission decided that more information was needed.

Mr. Ryan moved to postpone the item to the September 9th meeting so that more information could be provided. Ms. Curth seconded the motion. The motion passed with all in favor, 7-0.

16. 394 Pleasant Street

The item was postponed to the September 9th meeting as earlier voted upon.

DECISION OF THE COMMISSION [Timestamp 1:43:15]

Vice-Chair Doering moved to approve Items 1, 5, 7, 9, 12, and 13 with their respective stipulations. Mr. Ryan seconded. The motion passed with all in favor, 7-0.

Vice-Chair Doering moved to postpone Items 2, 3, 11, and 15 to the September 9th meeting. Councilor Cook seconded. The motion passed with all in favor, 7-0.

Chair Ruedig read the postponements that were voted upon before the meeting into the record.

III. PUBLIC HEARINGS (NEW BUSINESS) [Timestamp 1:48:05]

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.

SPEAKING TO THE PETITION

Architect Tracy Kozak was present on behalf of the applicant to address the previous comments that the Commission had about the project. She said the shed dormer on the house was narrower in the front and there was a flat roof in the back. She said the changes on the front façade included that the dormer was made narrower and the three smaller windows were mulled together. She said the first-floor level had the following changes: the façade was flattened out, the raised panel and trim were removed to simplify the façade; the recess at the front door was reduced to make it flatter and shallower, and a lot of dimensions were added. She said the house was now more in context with others on the street due to the changed ceiling levels and the 7-ft tall doors. She said the materials did not change.

[Timestamp 1:55:40] Vice-Chair Doering asked why the back windows on the garage were so small and high up. Ms. Kozak said they referenced the side elevation of the Sanders Lobster Pound. Mr. Adams asked if the roof line was about the same height on the new proposal. Ms. Kozak agreed and said the only thing they changed was the protrusion of the box bays. Mr. Adams said he measured the 17 Pray Street building and found that it was shorter than the proposed house. He said it was odd that the 2-story building would be smaller than a one-story building. Ms. Kozak said they relied on the City's 3D model. The heights of both buildings were further discussed. Mr. Ryan said it was a brand new home and a different time, and there were other houses on the street that averaged out to be a little larger than the 17 Pray Street home. The issue of whether new construction is compatible and appropriate to its surrounding was discussed. The chimney materials were discussed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION [Timestamp 2:16:20]

Sue Sterry of Broad Street said the pictures showed that there was nothing about the proposed house that made it stand out more than any of the other houses.

SPEAKING IN OPPOSITION TO THE PETITION

Tyler Markley of 475 Marcy Street said the outbuilding was proposed as an ADU to the Planning Department but was now being called an accessory space by the applicant.

Mark Mininberg of 437 Marcy Street said the issue caused a lot of division and anger in the town. He said his house was the big building that became the point of comparison, even though it was on Marcy Street. He suggested having another hearing where all the neighbors could be included in the discussion and arrive at a compromise.

Sally Elshout said she and her husband Bruce Addison owned 17 Pray Street. She showed the Commission photos that she took of the houses and views on Pray and Patridge Streets that were small and plain compared to 20 Pray Street. She said she wanted clarification on whether the accessory unit was an ADU or not. She said the height and mass of the proposed house was

significantly higher and more than her house and that there were also flooding issues. She asked why the proposed height was so high if the house was only one story.

Michelle McLaughlin of 469 Marcy Street said the depiction of 20 Gray Street was a misrepresentation. She said she was still concerned about the exterior of the garage/ADU and that it was not comparable to the lobster pound, which was in the Waterfront Business District. She said other concerns were with the proposed house's physical mass, visual scale, and compatibility with neighboring homes. She said the petition should be denied until a more appropriate mass and scale could be presented.

Bruce Addison of 17 Pray Street said he was confused about the height of 20 Pray Street. Mr. Adams said it was about 2-1/2 feet higher than Mr. Addison's house.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 2:43:28]

Ms. Kozak explained that the elevations shown were height above sea level and related to the average high tide, and it was not the proposed building's height as measured by grade. She said the zoning ordinance and building code stated that building height must be measured between average grade and average roof.

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

DECISION OF THE COMMISSION [Timestamp 2:45:57]

Mr. Ryan moved to grant the Certificate of Approval for the petition as presented, seconded by Ms. Strauss.

Mr. Ryan said the applicant had certain rights and should not be held to a standard of a very diminutive house across the street. He said the applicant had made many compromises, including making the front entry less pedestrian friendly. He said the proposed house was appropriately scaled and sized and that he supported it. Ms. Strauss said the appearance of the garage looked very utilitarian and not the way she would expect a garage to look, especially in that neighborhood. Vice-Chair Doering said the simplification of the façade had helped and that she liked the changes, but she did not find the aesthetic of the garage/outbuilding to her taste and thought the reference to the lobster pound was far away. She said simple changes in the windows as well as a few other tweaks would improve the project. She said the mass looked significant but it was a big lot. Councilor Cook said she felt that a lot of the neighbors' concerns were things that the Commission did not have authority over, like flooding. She said ADUs were allowed by right. She said lot coverage was determined by the zoning code, and the height of a house was allowed if it was similar to other properties in the neighborhood. Chair Ruedig said she agreed with the design improvements and thought the simplifications went a long way to ensure that the house was not out of character and was representative of a house built in the 21st century. She said there was a lot of focus and effort put into the project and that she would support it.

Mr. Ryan said the project would be compatible with the surrounding properties and consistent with the special and defining characters of the surrounding properties.

Ms. Curth said she had concerns about the massing, so she could not support it. She said there were great improvements made but the house was still not consistent with the historic character.

The motion passed 5-2, with Mr. Adams and Ms. Curth voting in opposition.

Note: at this point in the meeting, Mr. Adams left.

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.

SPEAKING TO THE PETITION [Timestamp 3:08:37]

Architects Mark Gianniny and Richard Desjardins were present on behalf of the applicant. Mr. Gianniny said the former Portsmouth Brewery was bought in June and that the new owner wanted to keep the program elements of the use similar. He said the plan was for a restaurant on the main floor and a lounge and kitchen on the lower floor. He said the second floor would remain two residential units. Mr. Desjardins said they planned to remove all the storefront glazing, the horizontal and vertical mullions, the beer mosaic, and the main entry door but keep the two pilasters. He said the soffit would be refinished. He said they would remove the windows and upper transoms because the brewery signage was etched in the glass. Mr. Gianniny said the two cast iron ¾ round pilasters in the interior corners would remain and the paneling below would be repaired in kind. Mr. Desjardins reviewed the two options. He said Option 1 would have the same look with different manufacturers; Option 1A would have all Sierra Pacific window and door products and all wood; and Option 1B would have a nano wall with Marvin Ultimate windows and a Marvin painted wood door. He said Option 1 would replace the two main storefronts with in-swinging bifold doors, which he further explained. He said Option 2 was to replace the storefront with 5'x8', 8 over 8 double hung windows facing the street and 8' tall, 6 over 6 windows in the recessed entry. He said they would be all Marvin Ultimate wood window and the door would be a True Style Marvin painted door. He said they also wanted to have black fabric awnings for both options.

[Timestamp 3:17:32] Mr. Ryan said the option with the double hung windows seemed more appropriate. Councilor Cook said she preferred the long skinny window in that style of building because a lot of the buildings on that side of the street had large picture windows. Vice-Chair Doering said she preferred the windows instead of the nano wall for peace and quiet but that either option was fine. The windows were further discussed. Ms. Curth said replacing the door and windows would lose some of the history, and she thought the vertical windows were very large and modern compared to other buildings in the area. Chair Ruedig said she did not think that either option was appropriate because of the operable windows. It was further discussed.

There was no public comment.

DECISION OF THE COMMISSION [Timestamp 3:33:27]

Ms. Curth moved to continue the petition to the October 7th meeting, seconded by Councilor Cook. The motion passed with all in favor, 6-0.

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.

SPEAKING TO THE PETITION [Timestamp 3:34:43]

Architect Howard Spivak was present, with the owner Bill Dole. Mr. Spivak explained that the project was approved in 2022 but the owner could not pull a building permit then, so they were asking that what was approved then be approved again. He said the only difference was that the original house was allowed to have an overhang when it was built, but now there had to be two feet from the overhang to the property line. He said they also had an alternate option with no overhang. He reviewed the history of the house and the 2022 approval.

[Timestamp 3:41:59] Ms. Strauss said she went by the property and saw that the two buildings were right next to each other, and she asked if that would impact the adjoining property. She also said there were two chimneys, including one that was shared with the other owner. Mr. Spivak said the two buildings were now condo units and that the wall dividing the two units was not a party wall, so the roof on the other condo was independent of his client's side. Vice-Chair Doering asked Mr. Spivac why he thought the size of the addition was appropriate for the building. Mr. Spivac said what was important was the view from State Street and the way the addition worked with State Street. He said that piece was designed almost as a garden house to keep the façade of the brick house independent of the addition. He said the view from Sheafe Street was in keeping with the scale of other buildings along the street. Vice-Chair Doering said the addition obscured the brick building from Sheafe Street almost entirely. She asked what the difference in mass was between the proposed addition and the original building. Mr. Spivac said the addition would be much smaller but that he didn't have the exact square footage. Vice-Chair Doering asked how the two buildings related to each other in style architecturally. Mr. Spivac said his client preferred to have the addition contrast the original house and not be in brick. He said the wood texture was similar to other houses in the neighborhood. Vice-Chair Doering said she saw a simple rectangle in the old house with very few peaks and valleys, but the addition had peaks, valleys, gables, and so on. Mr. Spivac explained how the addition would be kept in scale, and he said the addition's style made the house better. Vice-Chair Doering said she reluctantly approved the project in 2022 and only did so because it was already there and the damage had been done. Ms. Strauss said the images that were provided were all from one direction and did not show what the view and impact would be from the neighboring property looking toward the new addition. Mr. Spivac said they could do a 3D image. Ms. Strauss said the addition looked like a big black block and did not fit into the neighborhood at all. She also was concerned about

the lack of setbacks. Councilor Cook asked what the reason for the skylights was. Mr. Spivac said the client wanted them and thought they were in keeping with the design of the house.

Note: At this point in the meeting, Ms. Curth left the meeting.

Councilor Cook said she could not tell if it was a second-story addition behind the carriage house building. She asked if it was part of the main house or on top of it. Mr. Spivac said the attic space would become usable space and there was a pop-up roof. He said the other roofline was an extension of the third floor that was added to the back structure. Mr. Ryan said the criteria was whether the addition is acceptable and compatible with the Historic District. The outside scrolls and pediments on the existing building were discussed.

Chair Ruedig opened the public hearing.

SPEAKING IN FAVOR OF THE PETITION

No one spoke.

SPEAKING IN OPPOSITION TO THE PETITION [Timestamp 4:07:20]

Marc Bodie of 121 State Street said the project had gone through two architects, three buildings, five attorneys, and the Planning and Building Departments and that it was highly controversial. He said Mr. Spivac's statement about the project being delayed due to circumstances beyond his control was not true. He said the applicant failed to meet one of the requirements for HDC approval and it was then determined that the permit was not valid and they had to start from scratch. He said the existing condition had lasted for four years and the construction could have started much earlier. He said the current plan doubled the size of the previous addition and the actual dimensions were not shown. He asked that the petition be rejected or tabled and that a task force made up of the Legal and Planning Departments do another site visit.

Michael Febonio of 9 Sheafe street said the street was a walkable one and the buildings were all very visible. He said the petition was a clear example of someone who stuffed as much as they could on the lot and that it would completely change the view of Sheafe Street.

Jim Keene of 123 State Street said the applicant submitted a full set of construction plans to the Building Inspector, who asked questions that were never answered. He said the applicant broke through the north brick wall to add the addition but now wanted to take down that wall and remove the roof structure and every floor system. He said the applicant wanted to remove half of a chimney, which was not shown on the plans. He said one wall of the addition would be built on his property. He said the soffit on the other side was not negotiable because it was against the International Building Code. He said the Commission needed a set of real plans

SPEAKING TO, FOR, OR AGAINST THE PETITION

Property owner Bill Doyle said he had the Commission's approval to build what was shown. He said the Building Department had only two issues, the overhangs and the obstruction from the

neighbors to put the equipment in place to dig the foundation hole. He said the new plan eliminated the overhangs and that the addition would be beautiful if not for the obstruction.

Mr. Bodie said the owner was a venture capitalist who wanted to build the thing at any cost.

Marie Bodie of 121 State Street (via Zoom) explained why the architect's representation was erroneous. She said the addition that the neighborhood would have supported was demolished without any notice to the abutters, and she could not believe that a professional architect did not know his dates, times, or square footages or that the depicted renderings lacked so much detail.

Jonathan Sobel of 47 Sheafe Street (via Zoom) said the massing was out of proportion with the neighborhood and that the addition was a dominant building instead of a subordinate one to the main house. He said the pediments should be retained and the proposal should be rejected.

John Hammer of 49 Sheafe Street said the proposed architect was not Portsmouth Colonial architecture and that he would like to see something better in front of his house.

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

DECISION OF THE COMMISSION [Timestamp 4:39:51]

Vice-Chair Doering said making a decision that night would not be reasonable for the applicant or the Commission due to the late hour, all the discussion, and how important the project was to the neighborhood. She said it should be postponed.

Vice-Chair Doering moved to postpone the petition until the October 7th meeting. Councilor Cook seconded.

Chair Ruedig said the application was one that the Commission spent a lot of time on several years ago. She said it deserved a second look and a lot more discussion. She also noted that there were new members on the Commission and new existing conditions.

The motion passed with all in favor, 5-0.

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 previously postponed to the October 7th 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.

The Work Session was previously postponed to the October 7th meeting.

VI. OTHER BUSINESS [Timestamp 4:42:12]

Chair Ruedig said the Commission would meet with the Master Plan consultant at the September 9th meeting and would also review some administrative approval items. Mr. Gilbo said the Boundary Revision process was accepted by the Planning Board and forwarded to the City Council's September 14th meeting for first reading. Chair Ruedig said the Commission's training session would be on October 2nd and there would be two HDC meetings in October, the second of which would be a joint meeting with the Planning Board to discuss the McIntyre project.

VII. ADJOURNMENT

The meeting adjourned at 11:15 p.m.

Submitted,

Joann Breault
HDC Meeting Minutes Taker

THE HISTORIC DISTRICT COMMISSION

PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m. **September 09, 2026**

MEMBERS PRESENT: Chair Reagan Ruedig; Vice-Chair Margot Doering; City Council Representative Kate Cook; Members Martin Ryan, Joy Curth, and Alternates Larry Booz and Susan Strauss

MEMBERS EXCUSED: Dave Adams, Dr. Dan Brown

ALSO PRESENT: Izak Gilbo, Planner 1, Planning Department

Chair Ruedig called the meeting to order at 6:30 p.m. Both alternates took voting seats for the evening. Ms. Curth and Ms. Strauss arrived later in the meeting.

Vice-Chair Doering moved to address Section II, Administrative Approvals, first. Mr. Ryan seconded. The motion passed unanimously, 5-0.

I. WORK SESSION

A. Master Plan Review with Consultant, Utile [Timestamp 26:26]

Utile Master Plan Project Manager Zoe Mueller presented the Master Plan updates and the key recommendations. She said Utile was at the conclusion of the most intensive engaging and analysis work and shifting to documentation of the plan and that they wanted to present it to the public in a few months. She reviewed the Master Plan vision, values, goals, and core values. Other topics she discussed were the degree of change in Portsmouth and how to steward neighborhoods that had historical development patterns but were not under the Historic District's designation. She discussed the vision for neighborhood centers outside of the downtown core where people could gather and find amenities. She discussed the strategies to support the bigger goals of value and vision, like how to safeguard and steward Portsmouth's historic sites and how to uplift under-represented histories, like maritime histories. She discussed how new development interacts with historic resources and patterns. Chair Ruedig asked what other areas Utile was identifying as maritime areas that were not already in the Historic District. Ms. Mueller said it was about port industrial use and active industrial use, like storytelling and actual uses. Vice-Chair Doering said the viewsheds and shores along the North Mill Pond seemed to be a forgotten maritime area. Ms. Mueller agreed and said there were other places that might be highlighted and made to be more robust. Mr. Booz said the North Mill Pond development ignored the fact that the area was one of five major shipbuilding areas in Portsmouth, and he thought some consideration should be given to preserving that area instead of building parking lots. It was further discussed. Ms. Mueller explained how to retain and create diverse housing and how zoning could facilitate it. She said ways to do that included supporting people with more resources, using small multifamily

rental protection programs, using oversized housing stock as an adaptive use, and having a housing stock preservation program.

[Timestamp 53:30] Councilor Cook said zoning should be changed to allow for conversions but also to balance the preservation of the neighborhood. She said the city would need help in moving from Utile's recommendations into the zoning code. She said she had asked for a housing preservation grant program several years ago for people who wanted to stay in their homes but could not afford the cost of improvements. Ms. Mueller said the Master Plan was designed to provide a platform for those zoning updates. Form-based zoning was discussed. Chair Ruedig said there were neighborhoods that could use form-based zoning, like Atlantic Heights, and help prevent teardowns and inappropriate infill replacements that diminish property values. Ms. Mueller said the preservation programs would help and that incentives could be in the zoning that would allow someone to build more units if they preserved the existing building. Other discussions included single-family homes in the North End being replaced by multi-million dollar condos, development patterns that contribute to fiscal health, funding and technical resources for meeting flood zone regulations, and business zoning for vacant spaces and how to activate ground floor retail.

[Timestamp 1:19:00] Chair Ruedig asked that the HDC's 2910 joint study with the Conservation Commission pertaining to flooding in Historic District properties be referenced. Ms. Mueller said it was included in the program. Mr. Ryan asked what the Heritage Commission meant in terms of Portsmouth. Ms. Mueller said it would be a tool to have a broader set of resources that is not just limited to the Historic District but is more holistic. She said it would strike a balance between protecting historic resources and patterns without adding too much burdening regulation. Chair Ruedig noted that the city could set up whatever parameters they wanted to for the Heritage Commission and that it could take on extra work that the HDC did not have time to do. She said the Heritage Commission could get grants and do studies not just for the Historic District but for the whole city. Mr. Ryan asked if there was a point when the Master Plan could consider a community becoming overgrown by congestion, traffic, and so on. Ms. Mueller said most communities were experiencing a lot of investment and growth, and that it was not about the number of people but how they were getting around and how things related to one another. She said what came out of the process was the duality of Portsmouth's downtown vs. the relative lack of amenities and resources that were clustered and supported the same kind of lifestyle as downtown. She said the city had to think about how to serve people's needs in neighborhoods. The topic of vacant downtown storefronts due to high rents was discussed as well as the high cost of housing. Ms. Mueller said there were programs that could help reduce the cost of commercial spaces, and incentives and programs could be created to support people and create alternatives. Councilor Cook said higher-risk neighborhoods like Little Harbour and Islington Creek were areas that were having the greatest loss of historic buildings, with no means to protect them. She said a major concern was the changing nature of the neighborhoods due to teardowns and rebuilding with housing stock that did not match the existing housing. Ms. Mueller discussed expanding options yet allowing for preservation. Councilor Cook said the issue of flooding should be highlighted and that it was the city's responsibility as well as the responsibility of the homeowner or business owner to deal with it, so she wanted to see a recommendation of a

historic property flooding adaptation program. Ms. Mueller said there were budget constraints but that the plan could provide a platform to pursue grants.

[Timestamp 1:39:38] Vice-Chair Doering said she felt that instead of trying to force modern zoning expectations onto older nonconforming neighborhoods, the city should conform to them. She said there were areas of opportunities for the variety of housing stock needed to support various family income levels, but it would also save some of the districts that were in most jeopardy, like non-owner occupied rentals. She said an Airbnb should be regulated and should be allowed when someone was living in the building so they could police it and protect the building and the neighborhood. She said it would also allow some of the apartment stock to stay. She said parking requirements, public transportation, and ride share all played into neighborhood density, noting that even in the Historic District it was difficult for people to live there due to the parking requirements. Ms. Mueller said the West End was the closest thing to having a functioning neighborhood center and was an indication of what was possible outside of downtown Portsmouth. She said capital investments and decisions about community amenities had to be connected to transportation centers. A grant program that would help people fix their homes, retail building footprints, and legal protection for having the Historic District were discussed.

[Timestamp 2:00:08] Chair Ruedig said there was much in the Master Plan's language that was about Portsmouth's authenticity and historic character. She said early Portsmouth was poor and did not have a lot of resources for a long time, which prevented a lot of new development over time and which is why there were still historic buildings. She said all the neighborhood districts that the Master Plan was working toward were a reflection of a traditional historic development of a neighborhood. Ms. Mueller said the challenge was figuring out how to hold onto things that people love about Portsmouth yet allow enough change so that it did not become a museum. Chair Ruedig said it was time to revisit the Historic District's current boundaries because there were areas that did not need the HDC's oversight anymore, like the North End, and she wanted it discussed in the Master Plan. She said the HDC needed better support and momentum. Ms. Mueller said there was a lot of regulation that people felt was a deterrent and there were no design-based regulations, so it would take a while to find a middle ground. Chair Ruedig said New Hampshire had a Neighborhood Heritage District that was currently only in Stratham and she thought it was something that Ms. Mueller should research. It was further discussed.

Public Comment [Timestamp 2:10:30]

Sue Sterry of Broad Street asked who decided the process of having a Heritage Commission. Councilor Cook said the City Council already voted to ask the Planning Board to make a recommendation, and the Planning Board discussed it and would forward a recommendation to the City Council, after which the Council would vote and have a public hearing. Ms. Sterry asked who oversaw the Master Plan. Chair Ruedig said the City Staff and the City Council did. Councilor Cook said the Master Plan was a guideline to develop new maps of expectations around zoning and that development was guided by those zoning changes.

No one else spoke, and the Public Comment session ended. Ms. Mueller asked the Commission to forward their ideas to her to incorporate them in the public comment draft.

II. ADMINISTRATIVE APPROVALS [Timestamp 6:38]

At this point in the meeting, Ms. Curth arrived. Chair Ruedig read the three postponed items into the record but noted that the 34 Highland Street request could still be discussed.

*Councilor Cook moved to **postpone** Items 3, 378 Fleet, and Item 6, 244 New Castle Ave to the October 7th meeting. Vice-Chair Ruedig seconded. The motion passed unanimously, 6-0.*

Mr. Gilbo said he did not receive updated or new information from the applicants for Item 1, 31 Market Street; Item 2, 6 Dearborn Street; and Item 7, 394 Pleasant Street. He suggested postponing them to the October 7th meeting.

*Vice-Chair Doering moved to **postpone** Items 1, 2, and 7 to the October 7th meeting. Councilor Cook seconded. Councilor Cook asked that the Committee ensure that the Compliance Officer confirm that there was no movement forward made on Item 1, 31 Market Street.*

The motion passed unanimously, 6-0.

Note: the Commission addressed Items 5 and 8 first.

1. 31 Market Street

The meeting was postponed to the October 7th meeting.

2. 6 Dearborn Street

The meeting was postponed to the October 7th meeting.

3. 78 Fleet Street - REQUEST TO POSTPONE

The meeting was postponed to the October 7th meeting.

4. 34 Highland Street - REQUEST TO POSTPONE [Timestamp 19:40]

Chair Ruedig recused herself, and Vice-Chair Doering was Acting Chair.

Mr. Gilbo said the applicant was before the Commission the previous week and wanted to add four condensers to the rear of the building that would be hidden from public view, but the Commission had been unclear about whether vertical line sets would be needed to externally go up to the second floor. Mr. Gilbo said the four condensers could be approved as if all conduit lines would run internally from the base of the condenser, and if they needed to run vertically, the applicant could return to the October meeting for approval of the location. It was further discussed. Most of the Commission was in favor of granting the approval for the condensers and

stipulating that the line sets would have to come back if they appeared on the exterior, except for Ms. Curth, who noted that the Commission had past issues with line sets running up buildings and applicants not returning for approval. Councilor Cook said it was important to allow the project to go forward because the contractor might not return for months.

*Mr. Ryan moved to allow the applicant to install the condensers as noted in the site plan with the following **stipulation**:*

- *The line sets shall be submitted to the Commission for approval at a later date.*

Councilor Cook seconded the motion. The motion passed by a vote of 4-1, with Ms. Curth voting in opposition and Chair Ruedig recused.

5. 25 Cabot Street [Timestamp 9:35]

Mr. Gilbo said the request was to replace the front stairs, deck stairs, and railing system. He said the deck stairs and railing would be replaced in kind with wood and that the applicant wanted a TREX Transcend railing system option that would match the existing wood profile of the front porch. He said the dimensions of the railing system or stairs would not change. Councilor Cook asked if the scrolling at the top of the porch would be removed. Mr. Gilbo said it would not. Councilor Cook said the deck wrap around the back was listed as lattice in the packet but was not what the applicant proposed. Mr. Gilbo said the applicant wanted to put lattice on the bottom but that he would speak to the client about keeping the more traditional slat instead.

6. 244 New Castle Avenue - REQUEST TO POSTPONE

The meeting was postponed to the October 7th meeting.

7. 394 Pleasant Street

The meeting was postponed to the October 7th meeting.

8. 175 Fleet Street [Timestamp 12:47]

Mr. Gilbo said the applicant submitted a cylindrical option for the exhaust fan hood. Project architect Tracy Kozak was present and said two changes were made to the exhaust fans: they were three inches shorter and the base was now a cone instead of a box. She said the cone was made out of custom-fabricated steel and painted with the same paint as the fan. Ms. Strauss asked if the existing Gilley's structure would also be painted to match. Ms. Kozak said it could be. She said the applicant decided to stay with the round style fan. It was further discussed.

DECISION OF THE COMMISSION [Timestamp 19:14]

*Vice-Chair Doering moved to **approve** Items 5 and 8. Councilor Cook seconded. The motion passed unanimously, 6-0.*

III. OTHER BUSINESS [Timestamp 2:19:28]

Vice-Chair Doering brought up the issue of how to enforce screening methods for condensers in the Historic District. She said it was discussed at the previous meeting and addressed what ability the Commission had to enforce vegetative screening using trees or shrubs and also what to do if the trees died or some other screening method failed. She showed a photo of a roof in the Piscataqua Bank parking lot area that had screening that was approved by the Commission but the tarping fabric was in poor condition, and she said it was an example of a screening that was previously approved vs. its current condition. She cited another example of a restaurant owner who put up two orange construction cones on a roof that were not approved and were very visible from the street. Mr. Gilbo said there might be more leeway for the bank parking lot screening issue because the Commission approved a clear fencing system. He said it could also be a safety hazard. He said he would look into it. Regarding the cones, he said he would find out if they were left on the roof by accident or if they were required for safety reasons. He said the Commission might be able to ask the applicant to return with a safety screening. Chair Ruedig said she would raise the issue at the upcoming training session, and she asked what would be reasonable for the Commission to ask regarding changes to screening. Mr. Gilbo said that in cases where it was a maintenance issue, like vegetative screening vs. wood, he thought the Commission could stipulate in the future that approved screening would have to be maintained and its appearance kept up even if it was a vegetative one. The issues of screening enforcement and using vegetation as screening were further discussed.

IV. ADJOURNMENT

The meeting adjourned at 9:04 p.m.

Submitted,
Joann Breault
HDC Meeting Minutes Taker

HDC

ADMINISTRATIVE APPROVALS

October 07, 2026

1. **31 Market Street**
2. **6 Dearborn Street**
3. **78 Fleet Street**
4. **34 Highland Street**
5. **244 New Castle Avenue**
6. **93 Pleasant Street**
7. **1 Raynes Avenue**
8. **526 State Street**
9. **44 Rogers Street**
10. **53 Pray Street**
11. **170 Gates Street**
12. **38 Whidden Street**
13. **357 Maplewood Avenue**
14. **270 Cass Street**
15. **25 South Mill Pond**
16. **394 Pleasant Street**
17. **303 Pleasant Street**

1. 31 Market Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the replacement of the storefront entry way flooring.

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

Stipulations:

1. _____
2. _____
3. _____

Outlook

Re: October 7 Historic District Commission meeting (31 Market Street entryway)

From Izak Gilbo <igilbo@portsmouthnh.gov>
Date Mon 9/28/2026 4:33 PM
To Reagan Ruedig <rruedig@preservationcompany.com>; rbaydoun <rbaydoun@gmail.com>

Thank you, Reagan!

Izak Gilbo
Planner 1
Portsmouth Planning Department
1 Junkins Avenue
Portsmouth, NH 03801
Tel: (603)-610-7235

From: Reagan Ruedig <rruedig@preservationcompany.com>
Sent: Saturday, September 26, 2026 11:17 AM
To: rbaydoun <rbaydoun@gmail.com>; Izak Gilbo <igilbo@portsmouthnh.gov>
Subject: Fw: October 7 Historic District Commission meeting (31 Market Street entryway)

You don't often get email from rruedig@preservationcompany.com. Learn why this is important

Reagan Ruedig
Preservation Company
603-502-9247

From: MARK BRENNER <mbre51@aol.com>
Sent: Friday, September 25, 2026 1:28 PM
To: Reagan Ruedig <rruedig@preservationcompany.com>
Subject: October 7 Historic District Commission meeting (31 Market Street entryway)

Hello Reagan,
I cannot attend the October 7 meeting as I'll be in Florida.
First I am sending you some pictures to help prove my case of replacing the front entryway with aluminum diamond plate.
This is Commercial Alley which my building is on and it is the back entrance to the retail space at 31 Market Street.
Please note the 5 silver light fixtures and the silver tops on the heaters.
The permanent silver light fixtures were previously approved!!
The Aluminum Diamond Plate which is to be used for the front entry will be silver at first and will dull over time.
The next two pictures are the entry ways to my next door neighbor on Market Street.
As you can see, they are a light color and were changed from the original entryways and far far from being
historic!!!
I am replacing the entry way exactly how it was with aluminum diamond plate, which looks great and will not rust. It will dull over time!!!
The metal (aluminum is a metal) that I am replacing was dangerous,rusted with holes throughout.
When the installer was laying out the aluminum, everyone walking by said it looked great and goes well with the red paint all around it.
Let me remind you that according to your rules, there are no restrictions to the color of structure.
The entryway is structure and technically could be painted silver!!
I'm asking you to please share this with the other members on the Board.
Why the Board would not approve this is beyond comprehension!!
Please let me know that you received this.
Thank you for your attention to this matter.
Mark H. Brenner
603-234-4878


AZEL
Boutique
RPSICHORE
WOMEN'S APPAREL
CAVA
ELEPHANTINE
BAKERY


25
25 Market Street




LeRoux
KITCHEN
23



Sent from my iPhone





2. 6 Dearborn Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of brick veneer to the exposed foundation and staircase.

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

Stipulations:

1. _____
2. _____
3. _____


AI generated content

AI-generated content

3. 78 Fleet Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval of the installation of HVAC equipment with screening.

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

Stipulations:

1. _____
2. _____
3. _____

78 Fleet Street HVAC & Encasement Proposal

1. PROJECT DESCRIPTION & EQUIPMENT

PROJECT

The existing space is served by a 20+ year-old water-cooled HVAC system that has expired and will has not functioned since June 10, 2026.
There is currently no exterior condenser serving this unit.
The proposed work replaces the failed water-cooled system with a Samsung split heat-pump system and adds one new exterior condenser.

PROPOSED LOCATION

One wall-mounted condenser, centered above the small recessed black door.
Proposed bottom of architectural screen: 8'-6" above finished grade (A.F.G.).
Approximate roof peak: 13'-6" A.F.G. This keeps the assembly above the doorway while remaining below the second-story sill line.

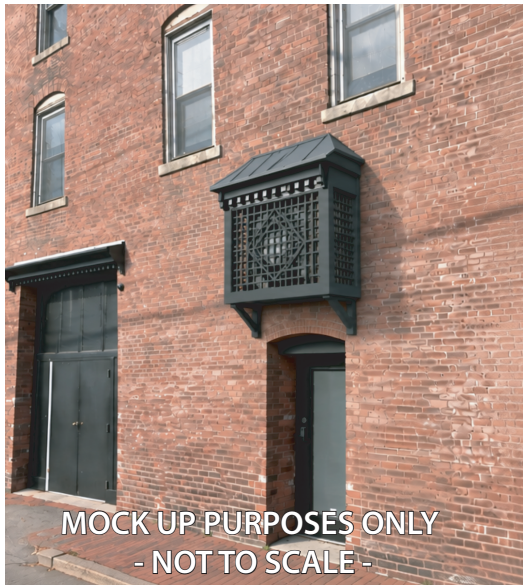
SAMSUNG OUTDOOR UNIT

Model AR24DXDACWKXCV (RXX24ACD) | 22,000 Btu/h cooling / 25,000 Btu/h heating | 208-230V, 1-phase, 60 Hz | MCA 21A | max. breaker 30A | R-32 refrigerant | 54 dB(A) cooling sound pressure | 150.4 lb.

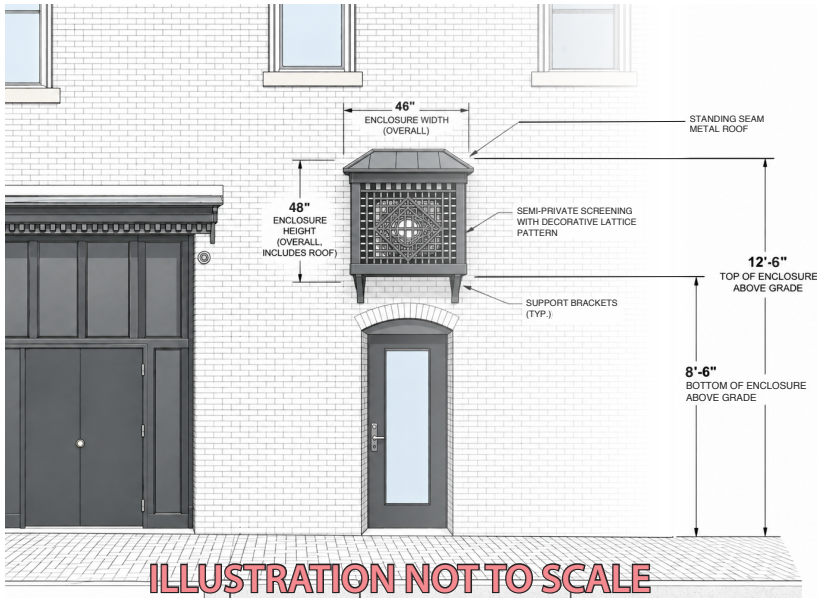
OUTDOOR UNIT SIZE

37" W x 39-5/16" H x 13" D. Samsung lists CKN-250 as the outdoor-unit wall-bracket accessory. Final equipment clearances and anchorage are to follow the manufacturer's installation instructions and field conditions.

2. PROPOSED APPEARANCE



3. PROPOSED ELEVATION & DIMS



4. TECHNICAL DESIGN INTENT

The enclosure is conceived as a small black architectural canopy/screen rather than a utility cage. It is centered on the small door and visually references the existing black canopy over the larger adjacent opening.

SCREEN

Black semi-private open lattice with a centered nested-diamond motif. Front face remains substantially open for condenser discharge air. Side panels use the same restrained vertical/grid.

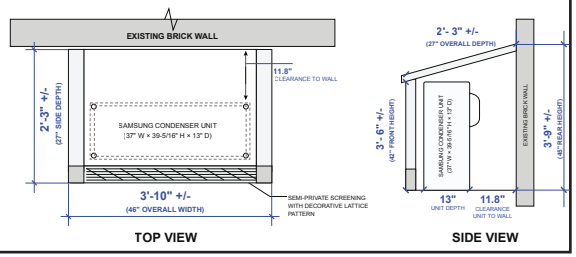
ROOF / TRIM

Shallow black/charcoal standing-seam-style metal cap with projecting fascia and trim proportioned to the neighboring door canopy. Roof slopes away from masonry.

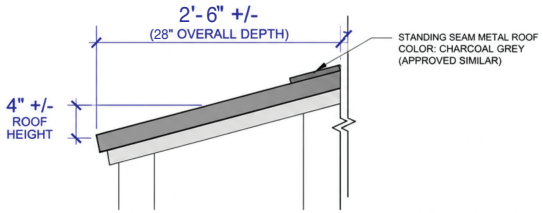
SUPPORT

Condenser support is independent of decorative screening. Use exterior-rated wall brackets anchored to sound masonry; screening frame may use concealed aluminum reinforcement. Final anchor type/embedment and vibration isolation by installer/engineer.

5. ENCASEMENT PLAN VIEW



6. ROOF SPECS



Provide positive drainage away from brick and removable access for service.

7. EQUIPMENT SPECS



Samsung Digital Inverter outdoor condenser

Unit size: 37 in W x 39-5/16 in H x 13 in D
(3.08 ft x 3.28 ft x 1.08ft).

Outdoor unit to be wall mounted on exterior-rated structural brackets. Final bracket rating, vibration isolation, required rear/side/top clearances, service access, line-set routing and electrical disconnect location are by HVAC installer.

6. PROJECT KEYNOTES

Existing brick masonry wall to remain.
Install Samsung Digital Inverter Condenser centered over recessed side door on Porter Street.
Encase condenser with a Semi-private ventilated screening.
Black finish to match existing doors / exterior trim.
Shallow standing-seam-style metal roof/cap, black-charcoal.
Projecting fascia / trim coordinated with adjacent door canopy.
Exterior-rated brackets and masonry anchorage; final engineering by contractor.

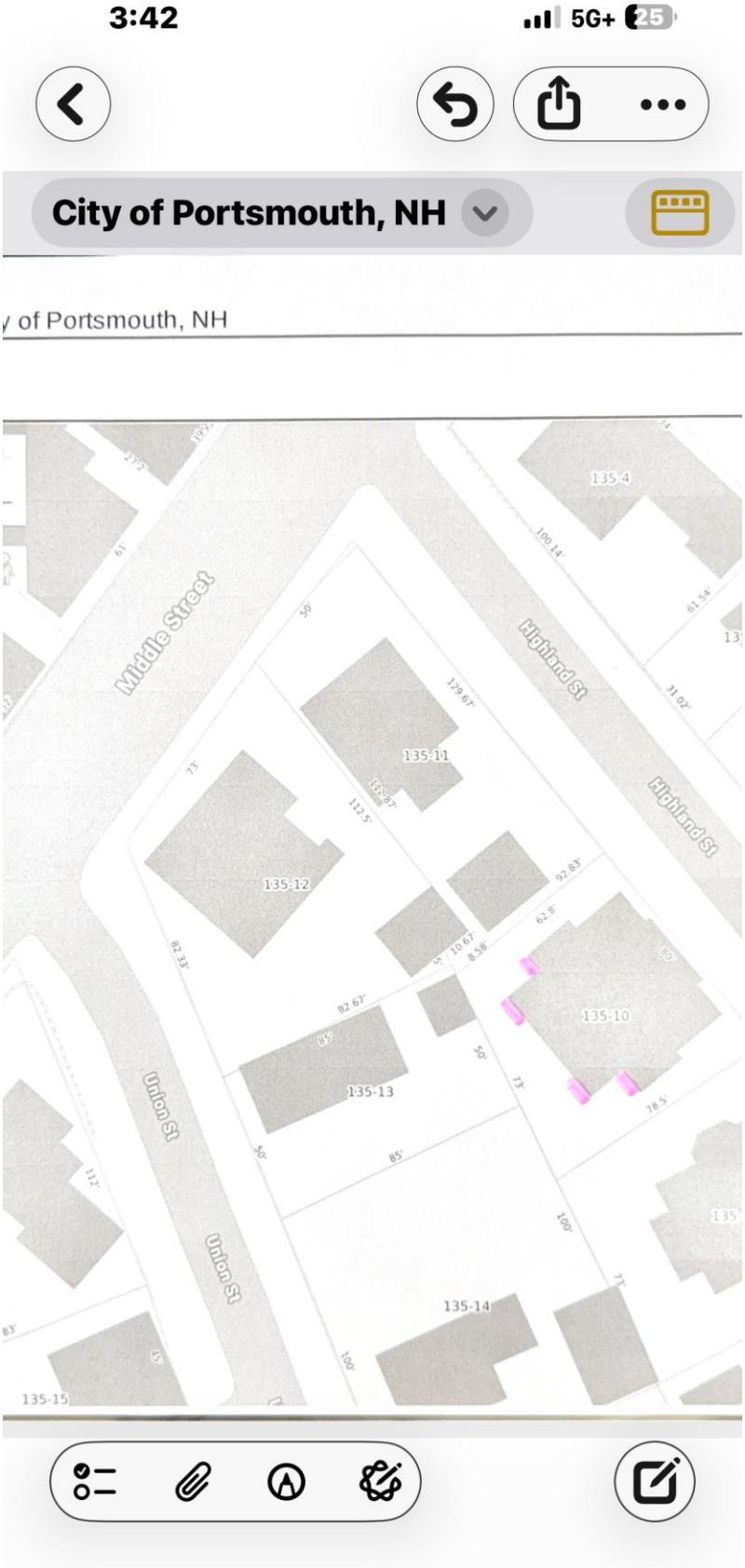
4. 34 Highland Street -Recommended Approval

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

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


3:42
5G+
City of Portsmouth, NH
of Portsmouth, NH
Middle Street
Highland St
Highland St
Union St
Union St
135-4
135-11
135-12
135-10
135-13
135-14
135-15













5. 244 New Castle Avenue -Recommended Approval

<u>Background</u>: The applicant is seeking approval for the installation of HVAC equipment with screening and window modifications.

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

Stipulations:

1. _____
2. _____
3. _____

244 NEW CASTLE AVENUE

HISTORIC DISTRICT COMMISSION ADMIN APPROVAL - OCTOBER 2026, PORTSMOUTH NH

PROPOSED WORK:

- WINDOW IN POWDER ROOM ON EAST FACADE
- LARGER WINDOW ABOVE SINK IN KITCHEN- SOUTH FACADE
- ADDED WINDOW AT COUNTER HEIGHT IN KITCHEN - SOUTH FACADE
- CONDENSER WITH SCREENING ON SOUTH FACADE



NORTH VIEW FROM NEW CASTLE AVENUE



WEST VIEW FROM DRIFTWOOD LANE



SOUTH VIEW FROM REAR YARD



VIEW OF REAR YARD



SOUTH VIEW FROM REAR YARD

© 2026 Portsmouth Architects

SINGLE FAMILY RENOVATION

244 NEWCASTLE AVE
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION - ADMIN APPROVAL
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

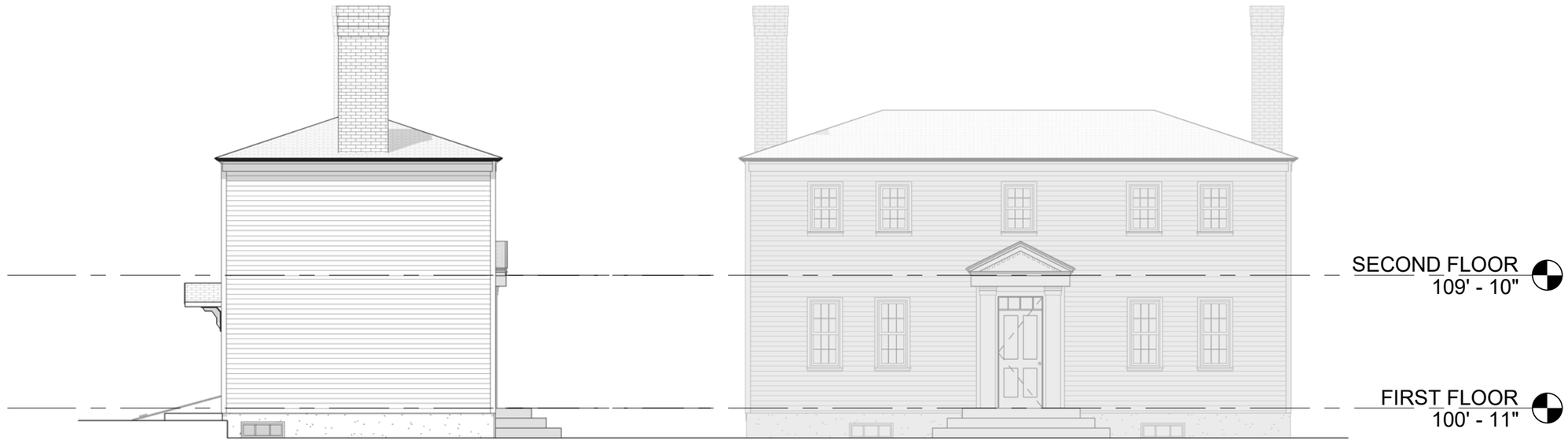
A0

09/25/2026
PA: MM / MG
Project Number: 26091
NOT TO SCALE



4 EXISTING WEST ELEVATION
1/8" = 1'-0"

3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



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

1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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SINGLE FAMILY RENOVATION

244 NEWCASTLE AVE
PORTSMOUTH, NH 03801

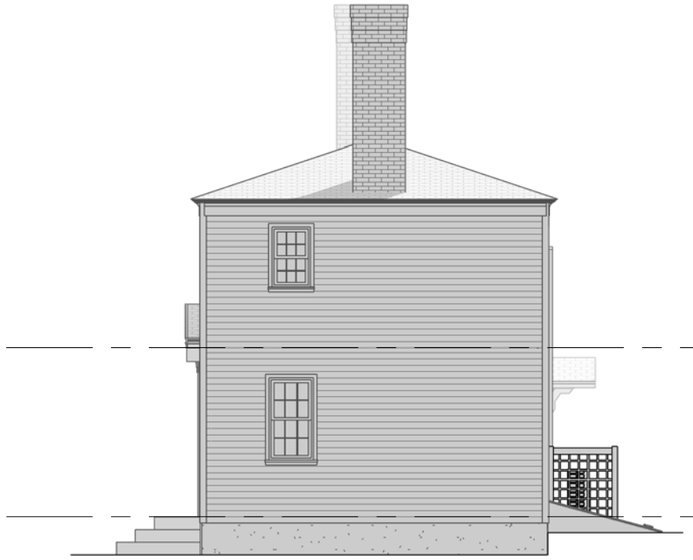
EXISTING ELEVATIONS

HISTORIC DISTRICT COMMISSION - ADMIN APPROVAL
OCTOBER 2026

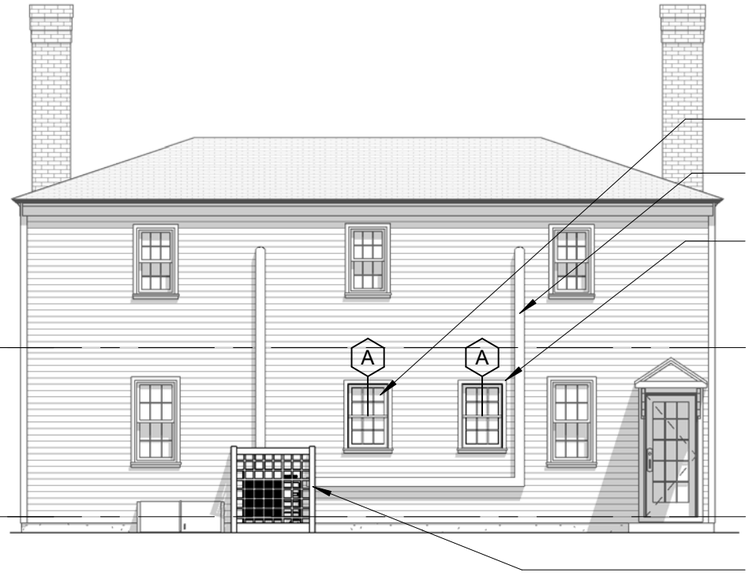
4 Market Street
Portsmouth, New Hampshire
603.430.0274
brought to you by McHENRY ARCHITECTURE

A1

09/25/2026
PA: MM / MG
Project Number: 26091
NOT TO SCALE



4 WEST ELEVATION
1/8" = 1'-0"



WINDOW ABOVE COUNTER

CONDENSER LINE HOUSING, PNT TO MATCH SIDING

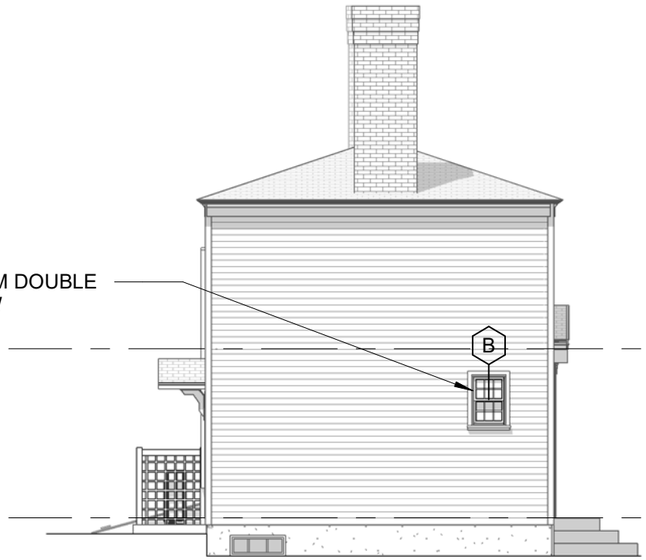
MATCH EXISTING WINDOW TRIM, TYP.

SECOND FLOOR
109' - 10"

FIRST FLOOR
100' - 11"

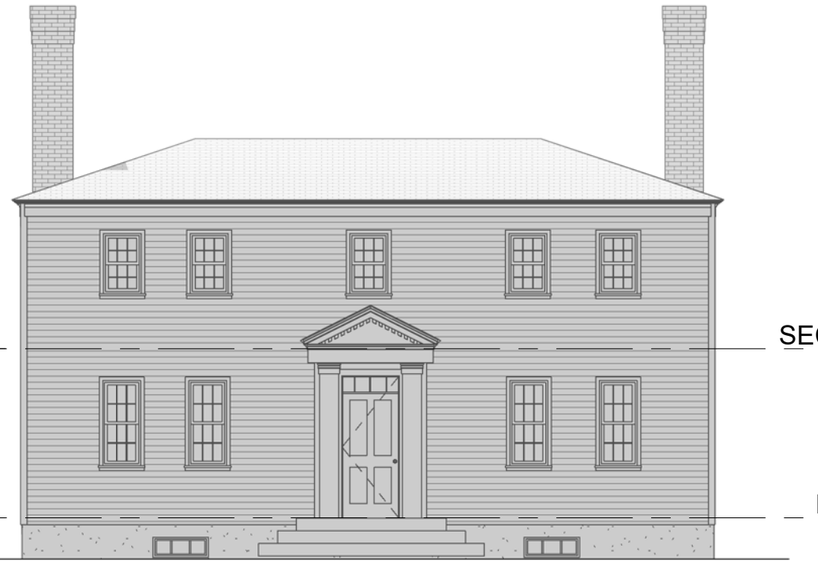
CONDENSER WITH SQUARE LATTICE SCREENING SIMILAR TO EXISTING TRELLIS

3 SOUTH ELEVATION
1/8" = 1'-0"



POWDER ROOM DOUBLE HUNG WINDOW

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



SECOND FLOOR
109' - 10"

FIRST FLOOR
100' - 11"

1 NORTH ELEVATION
1/8" = 1'-0"

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SINGLE FAMILY RENOVATION

244 NEWCASTLE AVE
PORTSMOUTH, NH 03801

PROPOSED ELEVATIONS

HISTORIC DISTRICT COMMISSION - ADMIN APPROVAL
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by McHENRY ARCHITECTURE

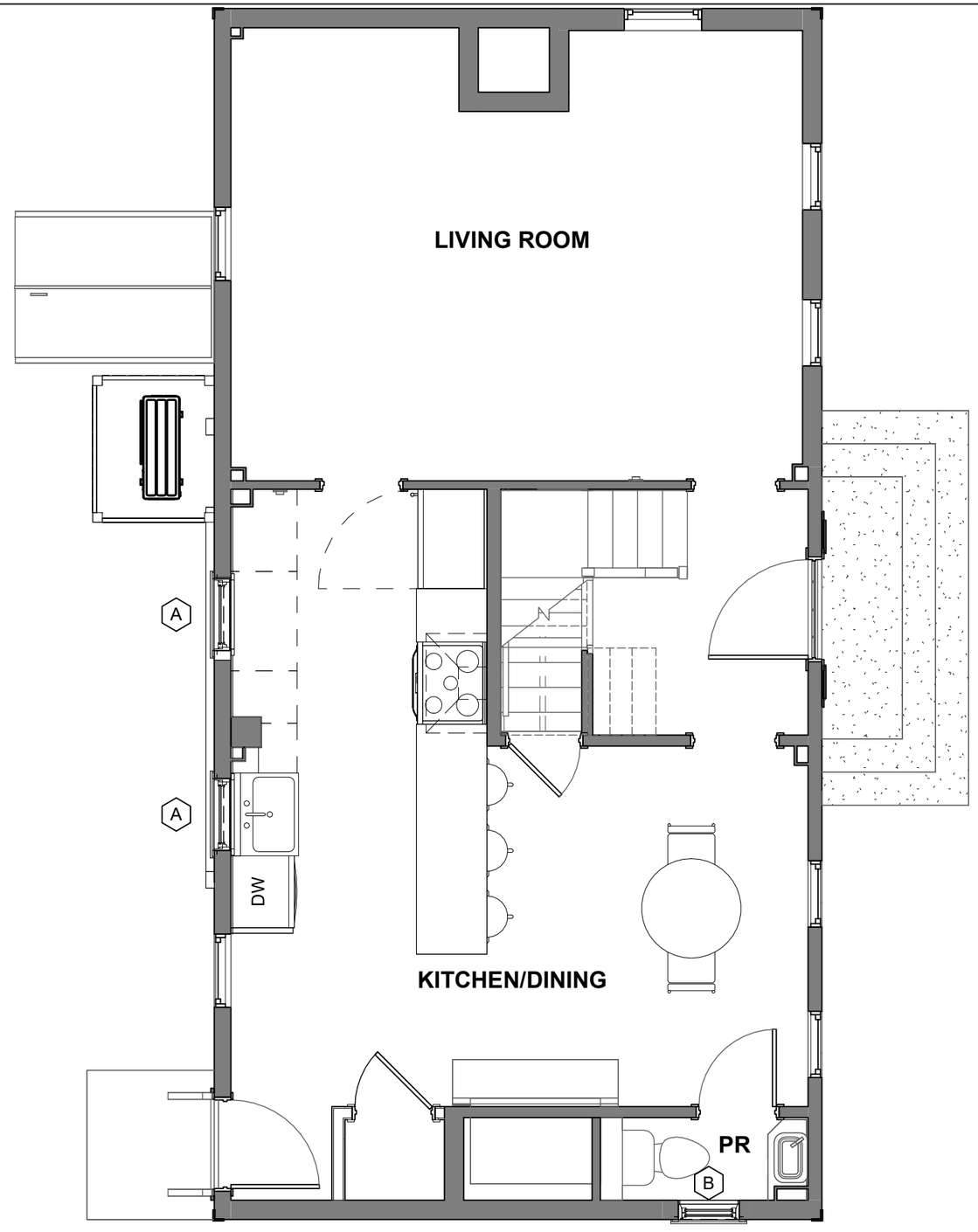
A2

09/25/2026
PA: MM / MG
Project Number: 26091
NOT TO SCALE



WINDOWS (A) - MARVIN ULTIMATE VENTING PICTURE WINDOW
- SIMULATED DIVIDED LITES WITH 6/6 PATTERN
- SIMULATED CHECK RAILS
- SIZE: 2'-2" x 3'-5"

WINDOW (B) - MARVIN ULTIMATE DOUBLE HUNG
- SIMULATED DIVIDED LITES WITH 6/6 PATTERN
- SIZE: 1'-10" x 2'-8"
- HALF SCREEN



N

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SINGLE FAMILY RENOVATION

244 NEWCASTLE AVE
PORTSMOUTH, NH 03801

PROPOSED FIRST FLOOR PLAN

HISTORIC DISTRICT COMMISSION - ADMIN APPROVAL
OCTOBER 2026

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

A3

09/25/2026
PA: MM / MG
Project Number: 26091
NOT TO SCALE

6. 93 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of a traffic safety displace monitor.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

93 Pleasant Street
Treadwell Mansion

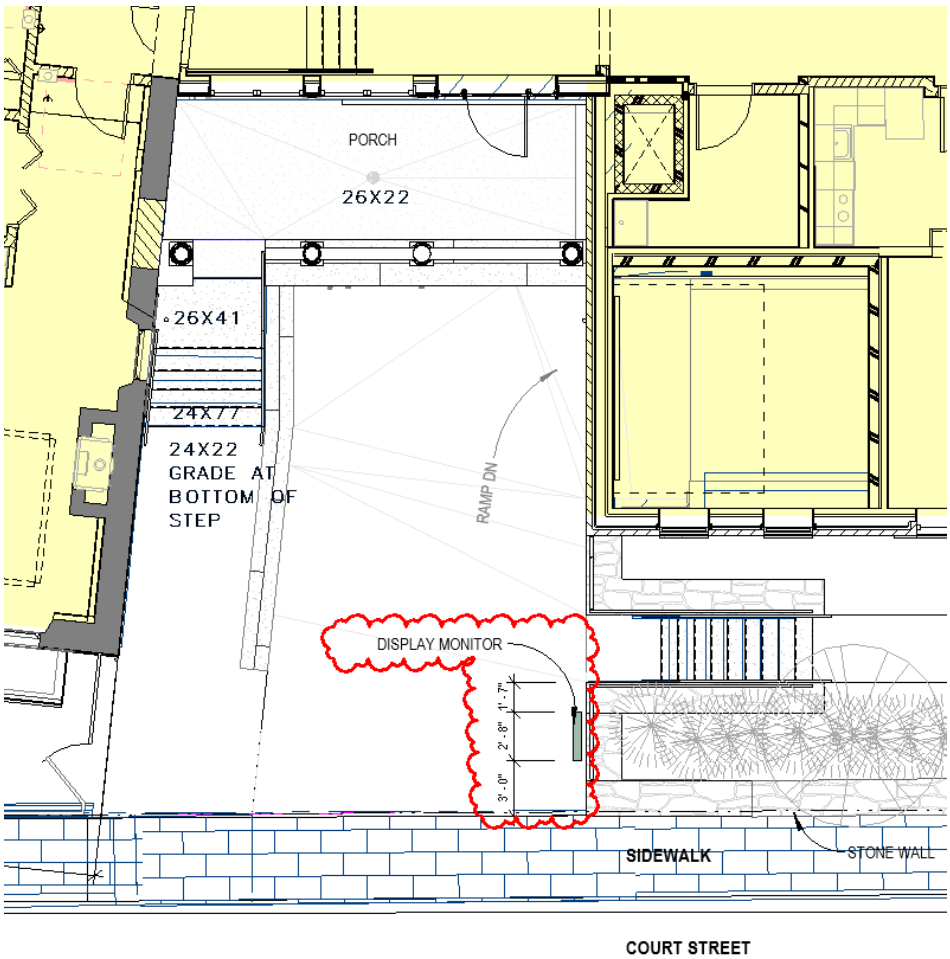
HDC 9/18/2026
Revision 17: Traffic Display Monitor

Revision to previously approved HDC application: TRAFFIC DISPLAY MONITOR

A digital traffic monitor display has been mounted to the side of the stone wall where the garage ramp meets the sidewalk. This portion of stone wall faces towards the side of the ramp (not facing the street).

The purpose of this display monitor is to alleviate the blind spot between an exiting driver and passing pedestrian or on-coming traffic, for safety purposes. The applicant was hoping to use a typical concave traffic mirror mounted across the street but was unable to locate it properly off of their property. This monitor is an effective safety solution and is essential due to the blind conditions at the stone wall.

The bracket is bolted into the stone wall with a threaded rod connection. Hardwood trim painted black will be added to cover the exposed plywood. This monitor and bracket may be removed in the future if needed without compromising the wall.



NOT TO SCALE







7. 1 Raynes Avenue -Recommended Approval

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

1. Minor Plan Updates - Unit demising walls have been updated to coordinate with Construction Documents. - Minor adjustments have been made to perimeter dimensions at upper floors during Design Development.

2. Miscellaneous Window and Door Updates - Window sizing has been adjusted for compatibility with the developing structure, bracing, and interior floor plans. - Some locations have also been updated to coordinate with final Construction Documents.

3. Cornice Detail Development - Design Development of Cornice systems for constructability and material compatibility.

4. Aluminum Composite Panel Clarification - Three options for ACM panel were approved. The rendering and elevations have consistently depicted a single charcoal grey finish. - A single charcoal grey ACM panel is proposed to align with the approval.

5. Metal Railing Inset Panels - The construction of the railing profile is unchanged in all locations. - The approved perforated inset panels are to remain on lower levels. - Mesh inset panels are proposed on some upper level deck areas. (Shown shaded blue)

6. Lighting - Previously approved light fixture locations were not finalized, and two fixtures were not dark-sky compliant. - Proposed light fixture locations have been identified, and all fixtures are dark-sky compliant.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

RAYNES AVE - HDC APPLICATION FOR ADMINISTRATIVE APPROVAL

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

1. Minor Plan Updates
- Unit demising walls have been updated to coordinate with Construction Documents.
- Minor adjustments have been made to perimeter dimensions at upper floors during Design Development.

2. Miscellaneous Window and Door Updates
- Window sizing has been adjusted for compatibility with the developing structure, bracing, and interior floor plans.
- Some locations have also been updated to coordinate with final Construction Documents.

3. Cornice Detail Development
- Design Development of Cornice systems for constructability and material compatibility.

4. Aluminum Composite Panel Clarification
- Three options for ACM panel were approved. The rendering and elevations have consistently depicted a single charcoal grey finish.
- A single charcoal grey ACM panel is proposed to align with the approval.

5. Metal Railing Inset Panels
- The construction of the railing profile is unchanged in all locations.
- The approved perforated inset panels are to remain on lower levels.
- Mesh inset panels are proposed on some upper level deck areas. (Shown shaded blue)

6. Lighting
- Previously approved light fixture locations were not finalized, and two fixtures were not dark-sky compliant.
- Proposed light fixture locations have been identified, and all fixtures are dark-sky compliant.

Thank you for your consideration.
Sincerely,

Carla Goodknight, AIA
Principal, CJ Architects LLC

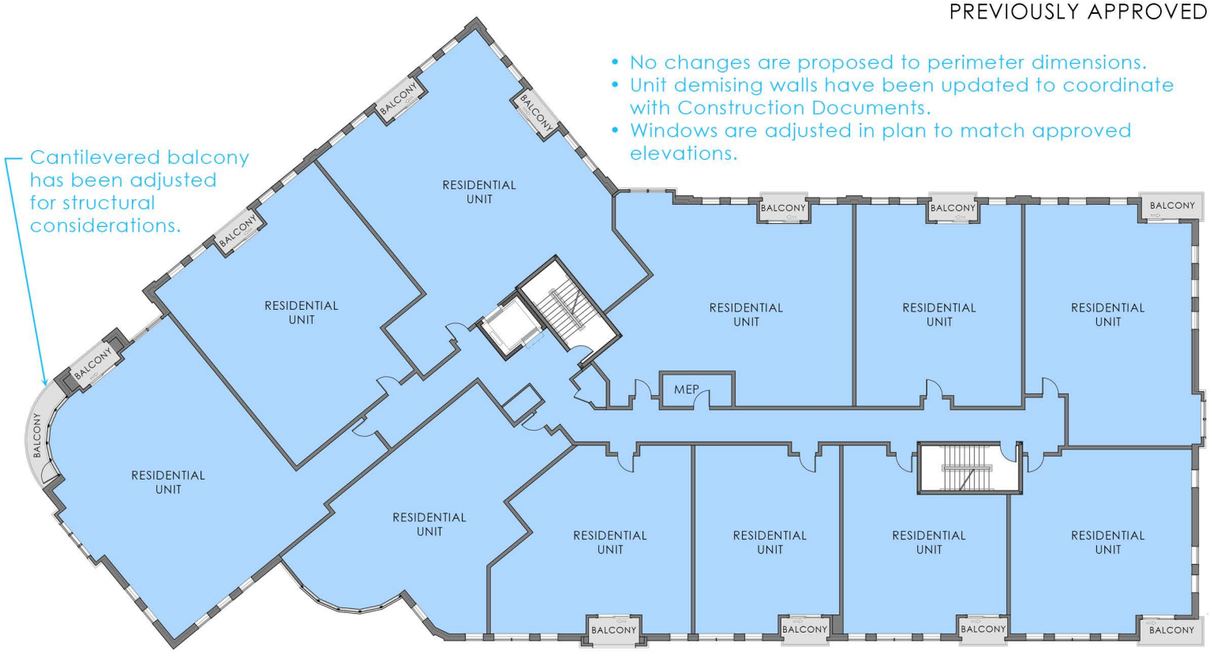




SECOND & THIRD FLOOR PLANS
PREVIOUSLY APPROVED

- No changes are proposed to perimeter dimensions.
- Unit demising walls have been updated to coordinate with Construction Documents.
- Windows are adjusted in plan to match approved elevations.

Cantilevered balcony has been adjusted for structural considerations.



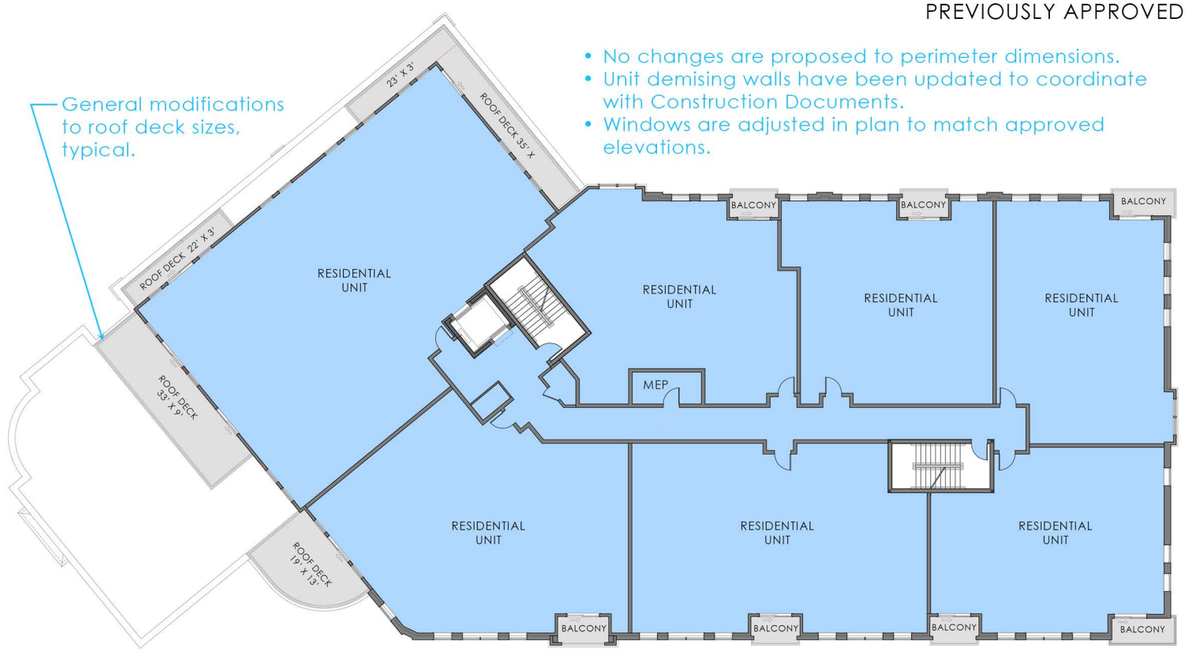
SECOND & THIRD FLOOR PLANS
PROPOSED



FOURTH FLOOR PLAN
PREVIOUSLY APPROVED

- No changes are proposed to perimeter dimensions.
- Unit demising walls have been updated to coordinate with Construction Documents.
- Windows are adjusted in plan to match approved elevations.

General modifications to roof deck sizes, typical.



FOURTH FLOOR PLAN
PROPOSED

RAYNES AVENUE

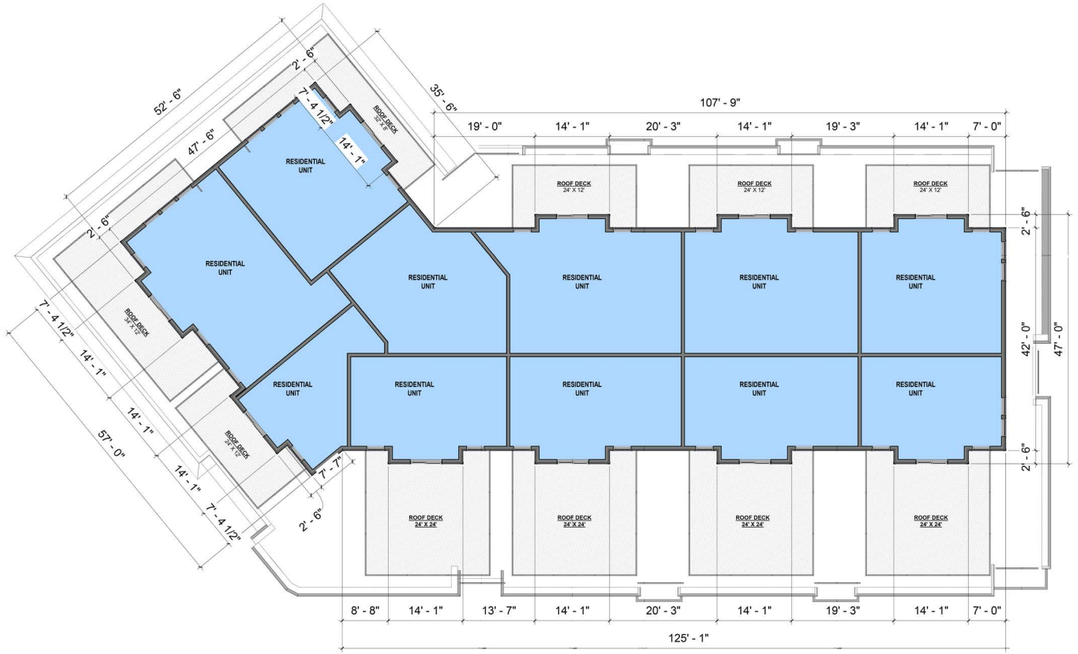
PORTSMOUTH, NEW HAMPSHIRE

SECOND, THIRD & FOURTH FLOOR PLANS

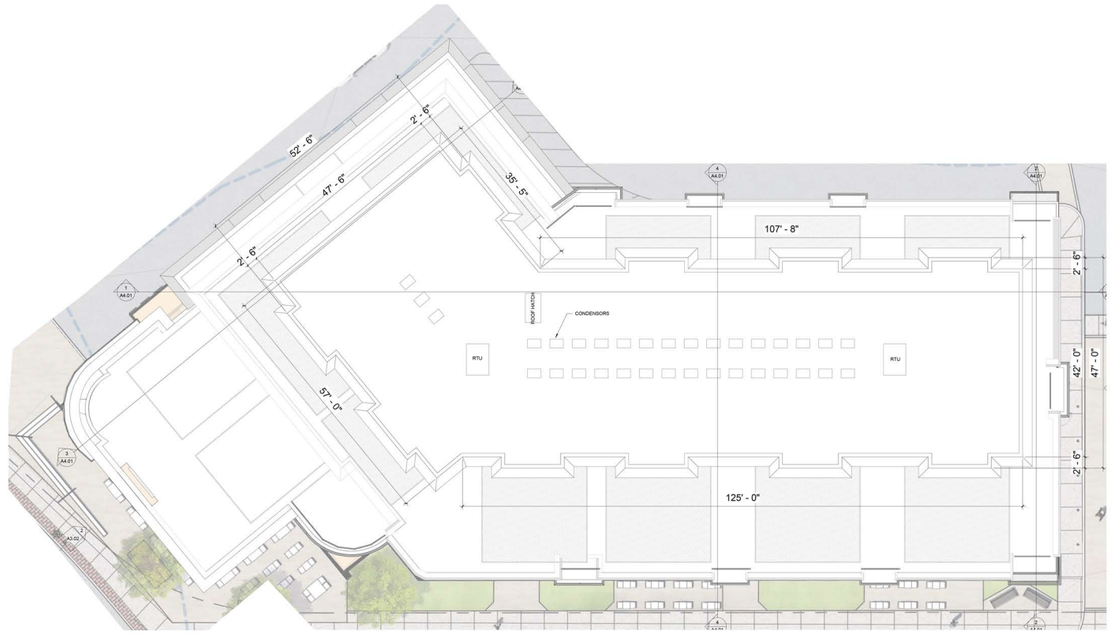
HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

CJ ARCHITECTS

1.0



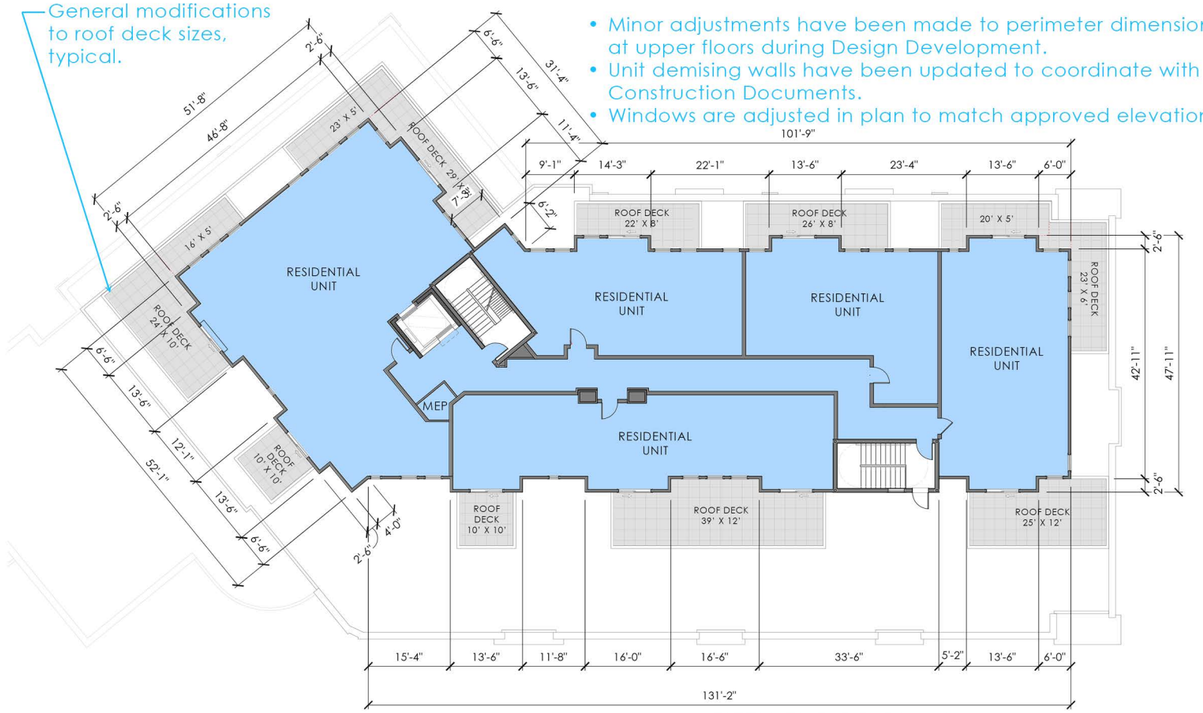
FIFTH FLOOR PLAN
PREVIOUSLY APPROVED



ROOF PLAN
PREVIOUSLY APPROVED

General modifications to roof deck sizes, typical.

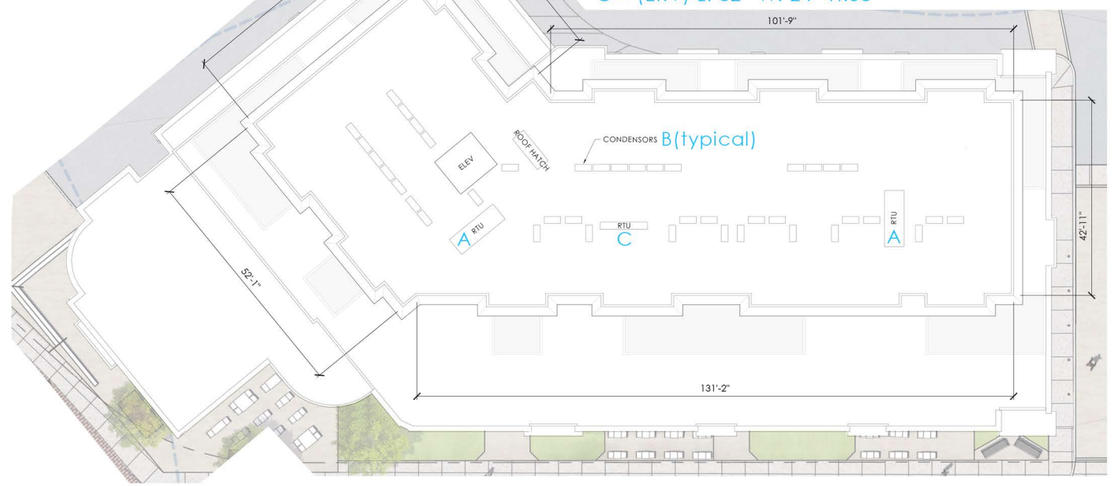
- Minor adjustments have been made to perimeter dimensions at upper floors during Design Development.
- Unit demising walls have been updated to coordinate with Construction Documents.
- Windows are adjusted in plan to match approved elevations.



FIFTH FLOOR PLAN
PROPOSED

- Mechanical equipment has been updated to match Mechanical Engineering locations required.

A = (ERV) L: 149.5" W: 52.5" H:60.2"
B = (Condenser) L: 43.5" W: 20.5" H:34.5"
C = (ERV) L: 82" W: 24" H:58"



ROOF PLAN
PROPOSED

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

FIFTH FLOOR & ROOF PLANS

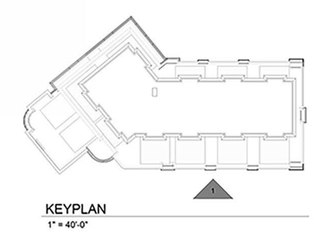
HDC APPLICATION FOR ADM ISTRATIVE APPROVAL: OCTOBER 7, 2026

CJ ARCHITECTS

1.1



1 PREVIOUSLY APPROVED SOUTHEAST ELEVATION
1/8" = 1'-0"



PREVIOUSLY APPROVED WINDOWS

- A 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- B 1'-9" x 4'-7 5/8" MARVIN ELEVATE DOUBLE HUNG WINDOW
- C 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- D 3'-4" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW
- E 3'-0" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW

PREVIOUSLY APPROVED LIGHTING
NOT LOCATED IN ELEVATION, SEE TYPES ON SHEET 4.0

PROPOSED MESH INFILL SHADED BLUE
SEE DETAILS ON SHEET 4.0



2 PROPOSED SOUTHEAST ELEVATION
1/8" = 1'-0"

SEE 3.0 FOR DETAILS

PROPOSED WINDOWS

- A 3'-0" x 7'-0" MARVIN ELEVATE CASEMENT OVER FIXED WINDOW
- B 1'-9" x 3'-11 5/8" MARVIN ELEVATE CASEMENT WINDOW
- C 2'-6" x 7'-0" MARVIN ELEVATE CASEMENT OVER FIXED WINDOW
- D 3'-1" x 5'-11 5/8" MARVIN ELEVATE CASEMENT WINDOW
- E 3'-0" x 6'-8" MARVIN ELEVATE DOUBLE HUNG WINDOW

PROPOSED LIGHTING
SEE TYPES ON SHEET 4.0

- 1 RESIDENTIAL ENTRY | MODERN FORMS - SUSPENSE (13.5"x17")
- 2 COMMERCIAL ENTRY | MODERN FORMS - URBAN (8"x22")
- 3 BALCONY | MODERN FORMS - URBAN (7"x10")

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

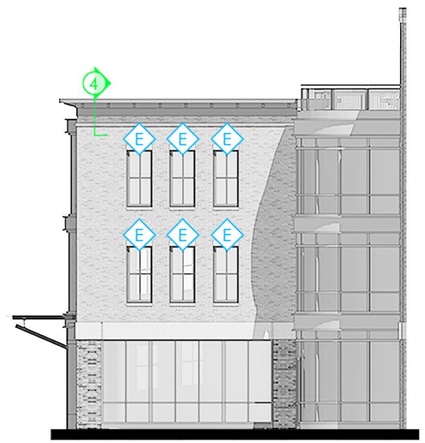
SOUTHEAST ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

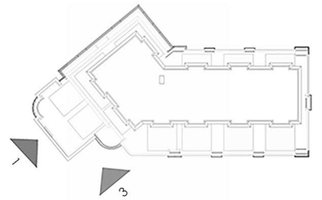
CJ ARCHITECTS



1 PREVIOUSLY APPROVED SOUTH ELEVATION
1/8" = 1'-0"



3 PREVIOUSLY APPROVED EAST ELEVATION
1/8" = 1'-0"



KEYPLAN
1" = 40'-0"

PREVIOUSLY APPROVED WINDOWS

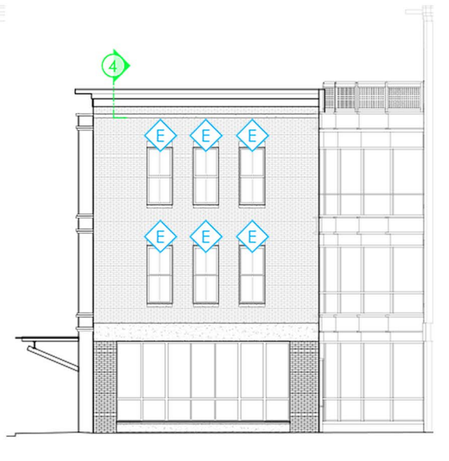
- A 3'-2 1/2" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
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- D 3'-4" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW
- E 3'-0" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW

PREVIOUSLY APPROVED LIGHTING
NOT LOCATED IN ELEVATION, SEE TYPES ON SHEET 4.0

PROPOSED MESH INFILL SHADED BLUE
SEE DETAILS ON SHEET 4.0



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



4 PROPOSED EAST ELEVATION
1/8" = 1'-0"

SEE 3.0 FOR DETAILS

PROPOSED WINDOWS

- A 3'-0" x 7'-0" MARVIN ELEVATE CASEMENT OVER FIXED WINDOW
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- C 2'-6" x 7'-0" MARVIN ELEVATE CASEMENT OVER FIXED WINDOW
- D 3'-1" x 5'-11 5/8" MARVIN ELEVATE CASEMENT WINDOW
- E 3'-0" x 6'-8" MARVIN ELEVATE DOUBLE HUNG WINDOW

PROPOSED LIGHTING
SEE TYPES ON SHEET 4.0

1. RESIDENTIAL ENTRY | MODERN FORMS - SUSPENSE (13.5"x17")
2. COMMERCIAL ENTRY | MODERN FORMS - URBAN (8"x22")
3. BALCONY | MODERN FORMS - URBAN (7"x10")

SOUTH & EAST ELEVATIONS

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

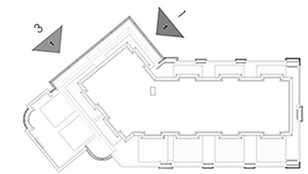
CJ ARCHITECTS



1 PREVIOUSLY APPROVED NORTH ELEVATION
1/8" = 1'-0"



3 PREVIOUSLY APPROVED WEST ELEVATION
1/8" = 1'-0"



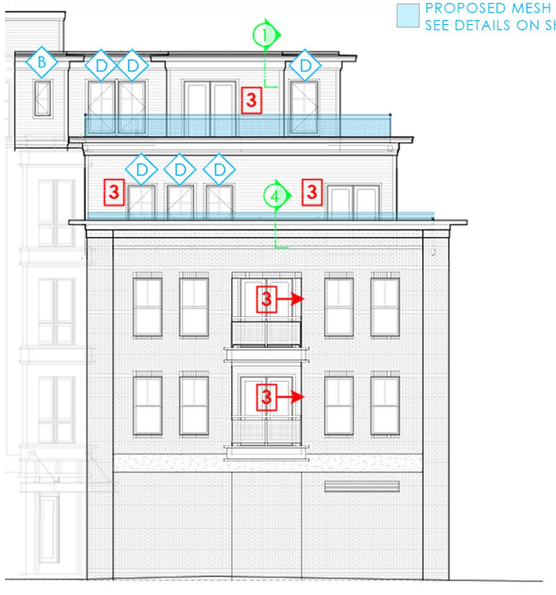
KEYPLAN
1" = 40'-0"

PREVIOUSLY APPROVED WINDOWS

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PREVIOUSLY APPROVED LIGHTING
NOT LOCATED IN ELEVATION, SEE TYPES ON SHEET 4.0

PROPOSED MESH INFILL SHADED BLUE
SEE DETAILS ON SHEET 4.0



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
1/8" = 1'-0"

SEE 3.0 FOR DETAILS

PROPOSED WINDOWS

- A 3'-0" x 7'-0" MARVIN ELEVATE CASEMENT OVER FIXED WINDOW
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PROPOSED LIGHTING
SEE TYPES ON SHEET 4.0

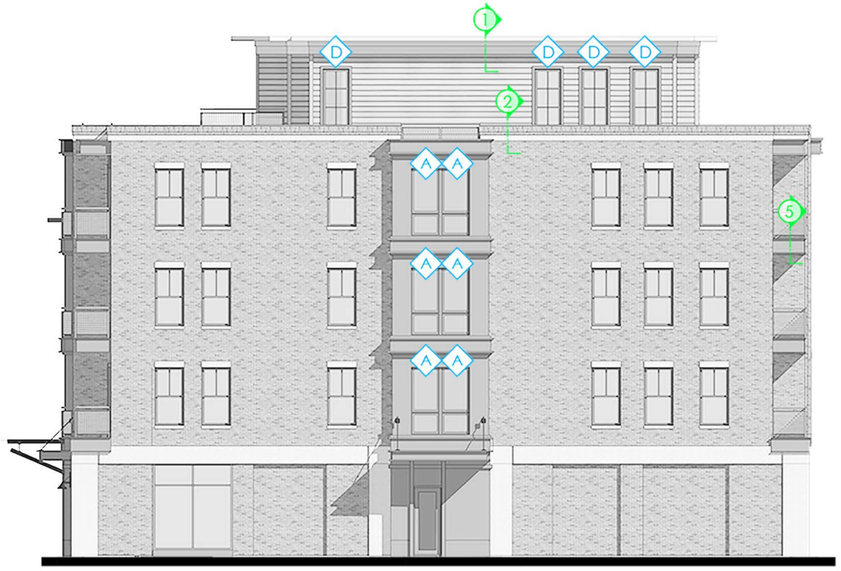
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RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

NORTH & WEST ELEVATIONS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

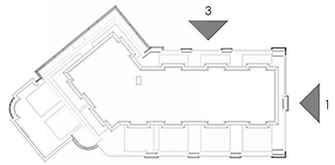
CJ ARCHITECTS



1 PREVIOUSLY APPROVED NORTHEAST ELEVATION
1/8" = 1'-0"



3 PREVIOUSLY APPROVED NORTHWEST ELEVATION
1/8" = 1'-0"



PREVIOUSLY APPROVED WINDOWS

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- C 2'-6" x 7'-6" MARVIN ELEVATE FIXED OVER AWNING WINDOW
- D 3'-4" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW
- E 3'-0" x 6'-8" MARVIN ELEVATE CASEMENT WINDOW

PREVIOUSLY APPROVED LIGHTING

NOT LOCATED IN ELEVATION, SEE TYPES ON SHEET 4.0

PROPOSED MESH INFILL SHADED BLUE
SEE DETAILS ON SHEET 4.0



2 PROPOSED NORTHEAST ELEVATION
1/8" = 1'-0"



4 PROPOSED NORTHWEST ELEVATION
1/8" = 1'-0"

SEE 3.0 FOR DETAILS

PROPOSED WINDOWS

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PROPOSED LIGHTING

SEE TYPES ON SHEET 4.0

1. RESIDENTIAL ENTRY | MODERN FORMS - SUSPENSE (13.5"x17")
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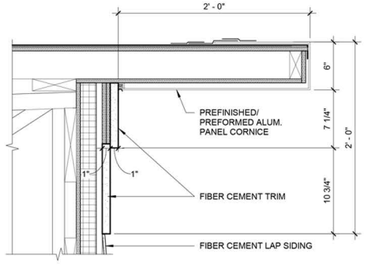
RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

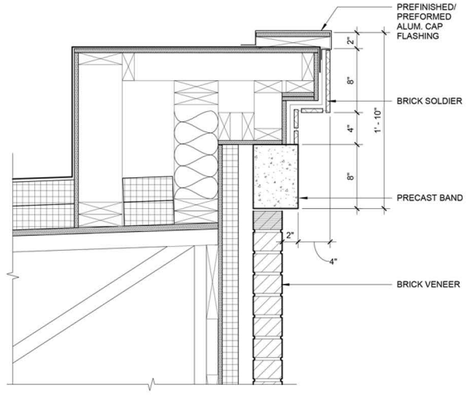
NORTHEAST & NORTHWEST ELEVATION

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

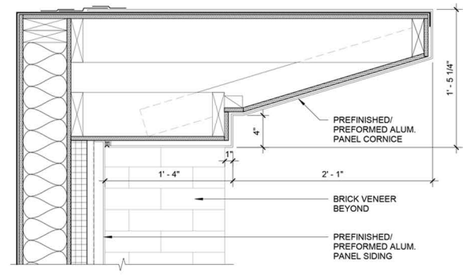
CJ ARCHITECTS



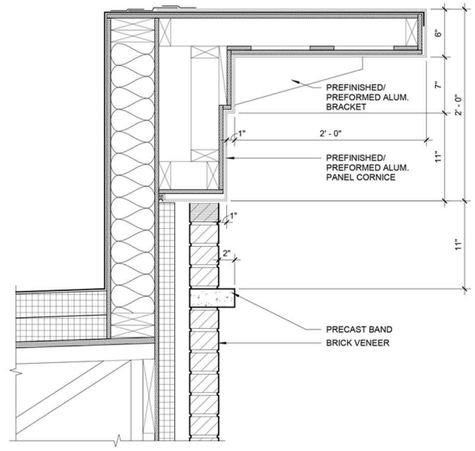
CORNICE AT 5TH FLOOR ROOF
PREVIOUSLY APPROVED
1



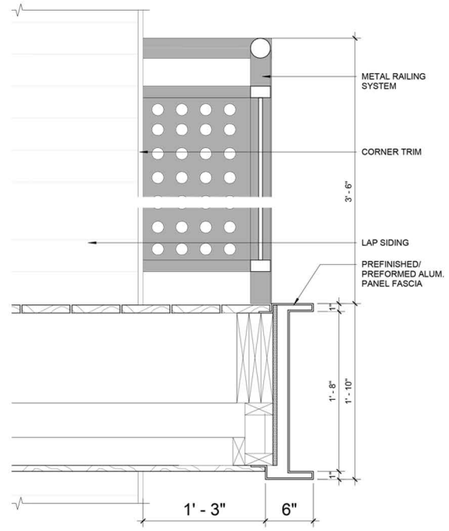
BRICK CORNICE AT 4TH FLOOR ROOF
PREVIOUSLY APPROVED
2



ALUMINUM CORNICE @ CURVED STOREFRONT
PREVIOUSLY APPROVED
3



ALUMINUM CORNICE
PREVIOUSLY APPROVED
4

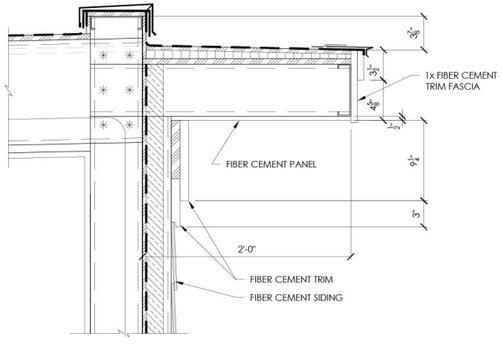


BALCONY EDGE
PREVIOUSLY APPROVED
5

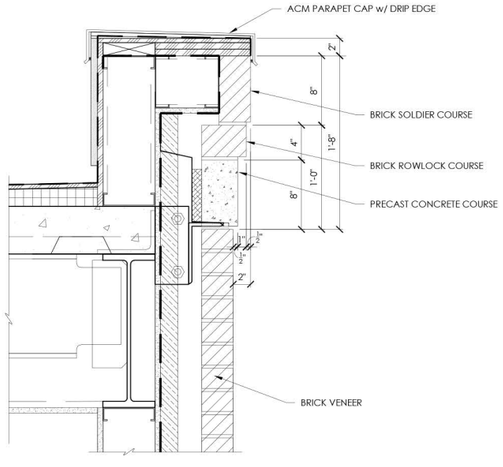
SEE ELEVATIONS FOR PREVIOUSLY APPROVED & PROPOSED LOCATIONS

4. Aluminum Composite Panel Clarification

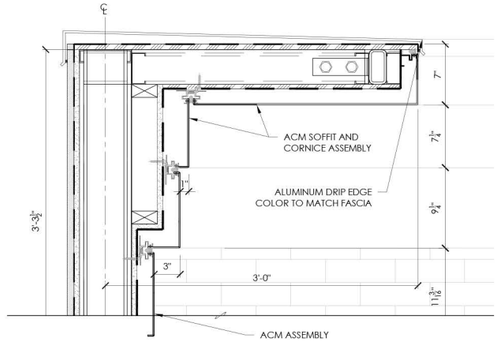
- Three options for ACM panel were approved. The rendering and elevations have consistently depicted a single charcoal grey finish.
- A single charcoal grey ACM panel is proposed to align with the approval.



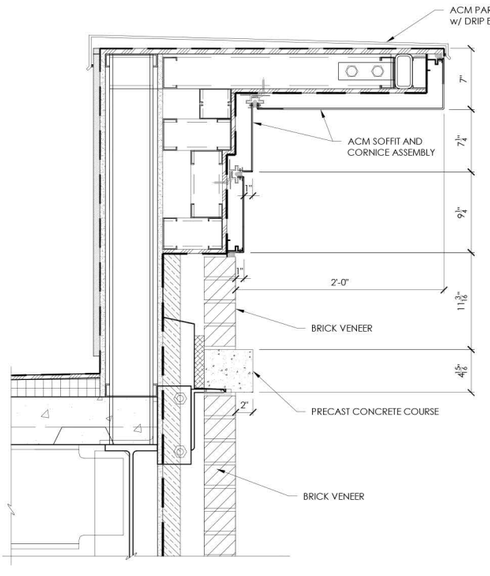
CORNICE AT 5TH FLOOR ROOF
PROPOSED
1



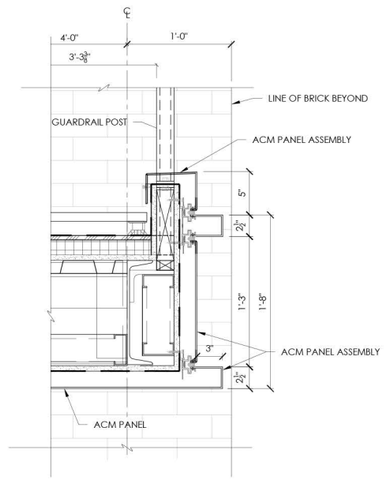
BRICK CORNICE AT 4TH FLOOR ROOF
PROPOSED
2



ALUMINUM CORNICE @ CURVED STOREFRONT
PROPOSED
3



ALUMINUM CORNICE
PROPOSED
4



BALCONY EDGE
PROPOSED
5

RAYNES AVENUE

PORTSMOUTH, NEW HAMPSHIRE

CORNICE & ACM DETAILS

HDC APPLICATION FOR ADMINISTRATIVE APPROVAL: OCTOBER 7, 2026

CJ ARCHITECTS

3.0

PERFORMED ALUMINUM PANEL
MANUFACTURER: VITRABOND
(NO CHANGES TO MANUFACTURER)





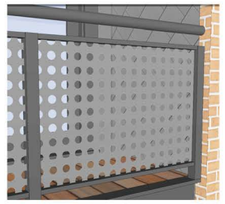


PREVIOUSLY APPROVED COLORS
A = FAUX ZINC LIGHT
D = DARK GREY METTALIC
G = BLACK

4. Aluminum Composite Panel Clarification
- Three options for ACM panel were approved. The rendering and elevations have consistently depicted a single charcoal grey finish.
- A single charcoal grey ACM panel is proposed to align with the approval.



PROPOSED COLOR
ANODIC SATIN BLACK





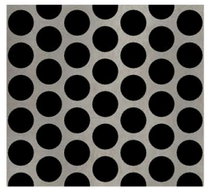


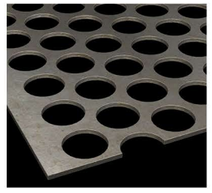
MIXED-USE BALCONY RAILING
MANUFACTURER: METALS DEPOT
STYLE: 1" HOLE - PS111
COLOR: KYNAR - PEWTER SILVER

PREVIOUSLY APPROVED RAILING

5. Metal Railing Inset Panels
- The construction of the railing profile is unchanged in all locations.
- The approved perforated inset panels are to remain on lower levels.
- Mesh inset panels are proposed on some upper level deck areas. (Shown shaded blue)

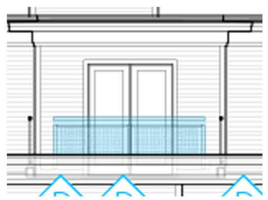


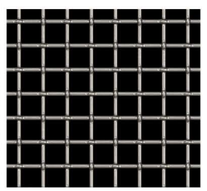


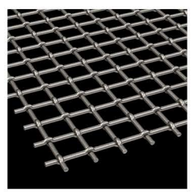


(NO CHANGES TO APPROVED STYLE)

BALCONY PERFORTATED RAILING
MANUFACTURER: McNICHOLS
STYLE: 1" HOLE - 16019211
COLOR: BLACK POWDER COAT







ROOF DECK MESH RAILING
MANUFACTURER: McNICHOLS
STYLE: 1" LOCK CRIMP WEAVE - 3691920041
COLOR: BLACK POWDER COAT

PROPOSED RAILINGS
(SEE ELEVATIONS FOR NEW LOCATIONS)



RESIDENTIAL ENTRY (13.5"x17")
MODERN FORMS - SUSPENSE
(NO CHANGE)



MIXED-USE ENTRY LIGHT
MANUFACTURER: MODERN FORMS
MODEL: MIDNIGHT
COLOR: BLACK
(NOT DARK SKY COMPLIANT)



MIXED-USE ENTRY LIGHT
MANUFACTURER: MODERN FORMS
MODEL: BLADE
COLOR: BLACK
(NOT DARK SKY COMPLIANT)

PREVIOUSLY APPROVED FIXTURES

6. Lighting
- Previously approved light fixture locations were not finalized, and two fixtures were not dark-sky compliant.
- Proposed light fixture locations have been identified, and all fixtures are dark-sky compliant.



1 RESIDENTIAL ENTRY (13.5"x17")
MODERN FORMS - SUSPENSE
(NO CHANGE)



2 COMMERCIAL ENTRY (8"x22")
MODERN FORMS - URBAN (LARGE)
(DARK SKY COMPLIANT)



3 BALCONY (7"x10")
MODERN FORMS - URBAN (SMALL)
(DARK SKY COMPLIANT)

PROPOSED FIXTURES

RAYNES AVENUE
PORTSMOUTH, NEW HAMPSHIRE

ALUMINUM PANEL COLOR, RAILINGS & LIGHTING

HISTORIC DISTRICT COMMISSION APPLICATION FOR APPROVAL:
OCTOBER 7, 2026

CJ ARCHITECTS

4.0

8. 526 State Street -Recommended Approval

Background: The applicant is seeking approval for changes to a previously approve design: The completed work includes western red cedar clapboard siding in place of the approved cedar shingles and flat exterior casing at the side entrance in place of the separate backband/crown detail. At the front entrance, the non-original outer door that projected over the sidewalk was removed, restoring the recessed historic entrance alcove, and the interior door was replaced with a new door matching the approved rear door.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

HISTORIC DISTRICT COMMISSION

526 State Street HDC Administrative Approval

Revisions to HDC Approval LUHD 950

Property	526 State Street, Portsmouth, New Hampshire 03801
Existing approval	LUHD-950
Submitted by	Edward L. Fitzemeyer Jr.
Submission date	September 18, 2026

Purpose and request

This addendum responds to questions raised during the final HDC inspection and documents the completed exterior conditions. Administrative approval is requested for three as-built revisions to HDC Approval LUHD-950:\

Painted western red cedar clapboard siding in place of the approved cedar shingles on the addition. Flat exterior casing at the side entrance without the separate backband and crown detail described in the written specification. Removal of the non-original outer door at the front entrance to restore the existing ornate recessed alcove, and replacement of the interior door with a new door matching the approved rear-door design.

The original approved submission remains unchanged and should be read together with this addendum.

Requested action

- Approve the installed painted western red cedar clapboard siding on the addition.
- Approve the installed flat exterior casing at the side entrance.
- Approve the deletion of exterior door to expose existing ornate alcove, addition of new door matching the approved rear door.

1 Response to inspector questions

The following table distinguishes the two requested administrative approvals from the supporting clarifications.

Item	Inspector item	Completed condition and response	Requested action
1	**Addition siding** **Photos 1 and 2**	Painted western red cedar clapboards were installed instead of the approved western red cedar shingles. The clapboards retain the approved cedar material and provide a historically compatible appearance.	**Administrative approval requested.**
2	**Side entrance casing** **Photo 3**	The written specification described flat casing with a separate backband and crown. The completed entrance has flat exterior casing without the separate backband or crown.	**Administrative approval requested.**
3	**Front entrance** **Photos 4 and 5**	The non-original outward-swinging outer door was removed, restoring the recessed entrance alcove. The interior-grade door within the alcove was replaced with a painted wood door matching the approved rear-door design. The historic surround and architectural detailing were retained.	**Administrative approval requested.**

1 Painted western red cedar clapboard siding

Administrative approval is requested for the installed painted clapboard siding on the side and rear addition.

Approved condition. Western red cedar shingles on the addition.

Completed condition. Painted western red cedar clapboards with coordinated corner boards and window and door trim.

Reason for revision. The clapboards were selected during construction as a historically compatible treatment that relates well to the existing building while retaining the approved use of western red cedar.



PHOTO 1 ADDITION AND SIDE ENTRANCE

Overall view of the completed addition showing the installed cedar clapboards, side entrance, trim, granite steps and railing.



PHOTO 2 CLAPBOARD SIDING AND WINDOW TRIM

Opposite-side view showing the completed clapboard siding, corner treatment and trim around the window in the former door opening.

Requested action. Approve the installed painted western red cedar clapboard siding as an amendment to HDC Approval LUHD-950.

2 Side entrance casing

Administrative approval is requested for the installed flat casing at the relocated side entrance.

Approved written specification. 5 1/4 inch flat wood casing with a 3/4 inch backband and crown molding at the head.

Completed condition. Flat exterior casing was installed around the door without a separate backband or crown molding. The casing is painted to coordinate with the other trim and the door proportions remain consistent with the approved design.

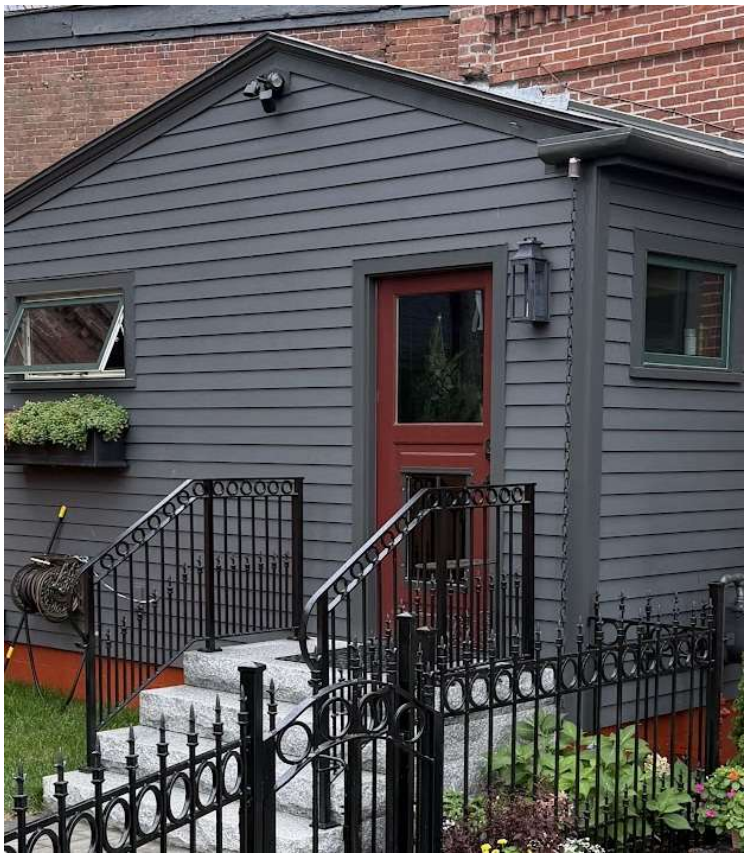


PHOTO 3 SIDE ENTRANCE OVERALL

The relocated entrance with the installed flat casing, stained wood door, granite steps and metal railing.

Requested action. Approve the installed flat exterior casing without a separate backband or crown detail as an amendment to HDC Approval LUHD-950.

3 Front entrance clarification

The completed front entrance restores the recessed alcove and retains its historic architectural surround.

The removed outer door was a non-original installation that enclosed the recessed entrance and swung outward across the sidewalk. Removing it restored the recessed alcove and eliminated the outward-swinging condition. The interior-grade door located within the alcove was replaced with a stained wood door matching the approved rear-door design. The existing pilasters, paneled surround, head trim and dentil course were retained and refinished.



PHOTO 4 COMPLETED FRONT ENTRANCE

Overall view of the restored recessed entrance, stained wood door, retained surround and steps.



PHOTO 5 FRONT DOOR AND SURROUND

Closer view documenting the door glazing, hardware, paneled enclosure and retained architectural detailing.

Requested review. Confirm the completed front-entrance condition as documented, or include it within this administrative approval if staff determines that a formal amendment is required.

4 Overall Completed Project

The following photographs provide overall views of the completed exterior work and its relationship to the historic building.



PHOTO 6 OVERALL SIDE AND ADDITION VIEW

Overall view showing the completed painted clapboard addition, side entrance, rear elevation and site improvements.



PHOTO 7 OVERALL SIDE FRONT

Overall view showing the side elevation and the relationship of the completed work to the historic building.

Applicant statement

The photographs in this addendum document the completed exterior work at 526 State Street. Administrative approval is respectfully requested for the installed painted western red cedar clapboard siding and side-entrance casing. The window, window-box and front-entrance information is provided to resolve the remaining inspection questions and complete the HDC record.

Submitted by	Edward L. Fitzemeyer Jr.
Date	September 18, 2026

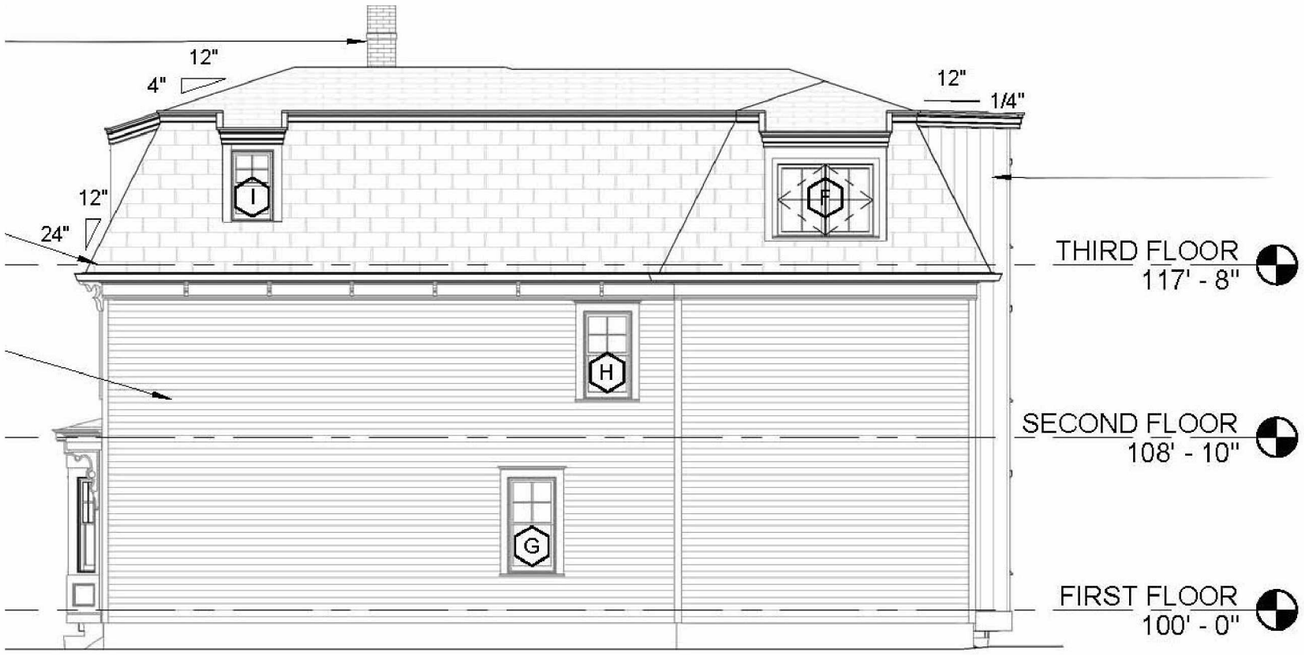
9. 44 Rogers Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval for: Minor modifications to the previously approved north building elevation. The removal of two dormers and the addition of shutters to two existing windows.

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

Stipulations:

1. _____
2. _____
3. _____



1 NORTH ELEVATION - PREVIOUSLY APPROVED

- APPROVED AT HDC PUBLIC HEARING - 06/03/26
- LU-26-55: SHEET A5, DATED 04/17/2026



2 NORTH ELEVATION - PROPOSED

1/8" = 1'-0"

© 2026 Portsmouth Architects

ROGERS HOUSE RESTORATION

44 ROGERS STREET
PORTSMOUTH, NH 03801

ELEVATIONS

HDC ADMINISTRATIVE APPROVAL - OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

A5

09/17/2026
PA: MM / MG
Project Number: 26031
NOT TO SCALE

10. 53 Pray Street -Recommended Approval

Background: The applicant is seeking approval for: Minor Amendments to the previously approved application for (1) door and (2) window locations.

Staff Comment: Recommended Approval

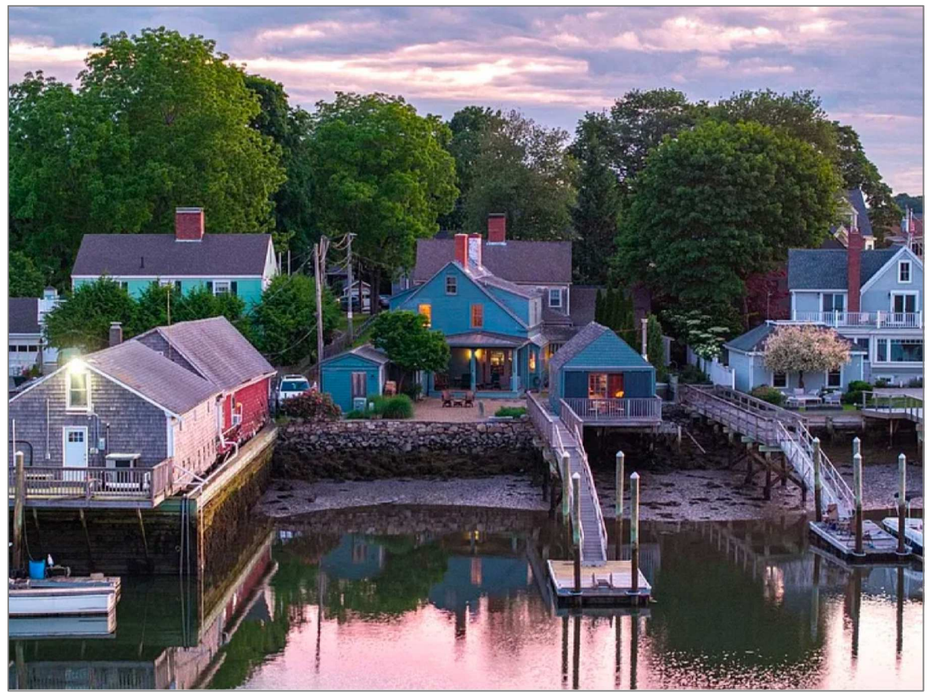
Stipulations:

1. _____
2. _____
3. _____



Pray Street View

Credit: Real Estate Listing



Waterside Aerial View

Credit: Real Estate Listing

Table of Contents

Cover Sheet
1. Previously Approved and Proposed Water Elevations
2. Previously Approved and Proposed Back Yard Elevations

Project Summary

- Replace existing garage man-door with (2) previously approved windows
- Replace (1) window with new custom door.

Cover Sheet

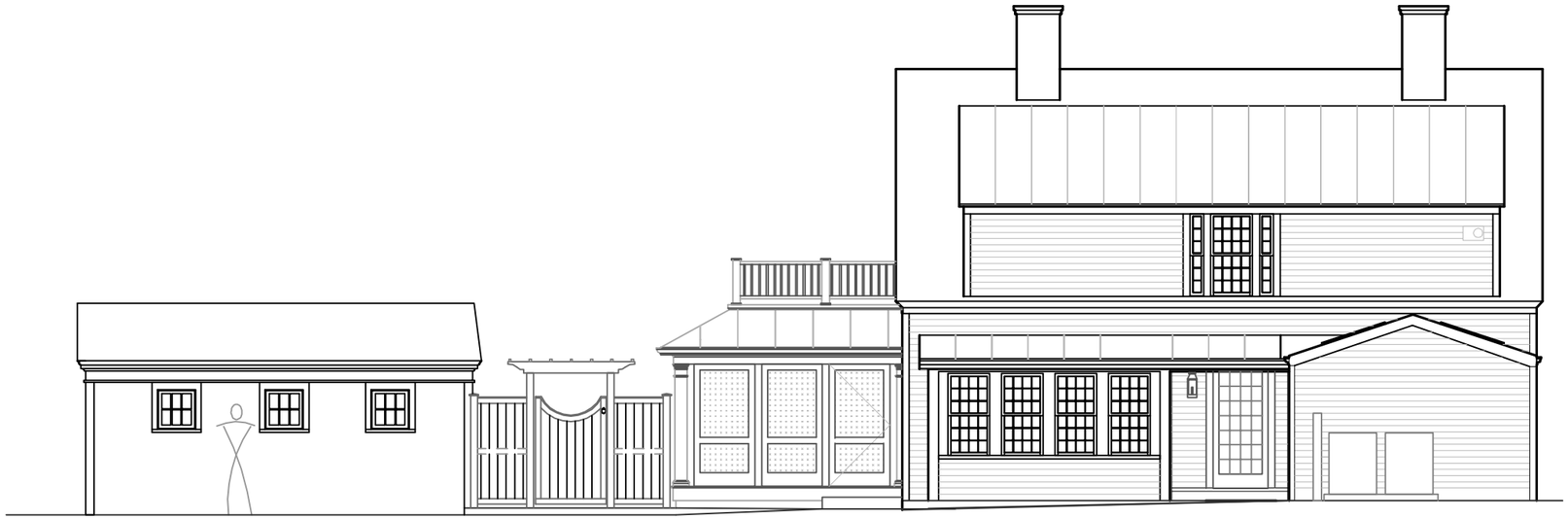
53 Pray Street, Portsmouth, New Hampshire



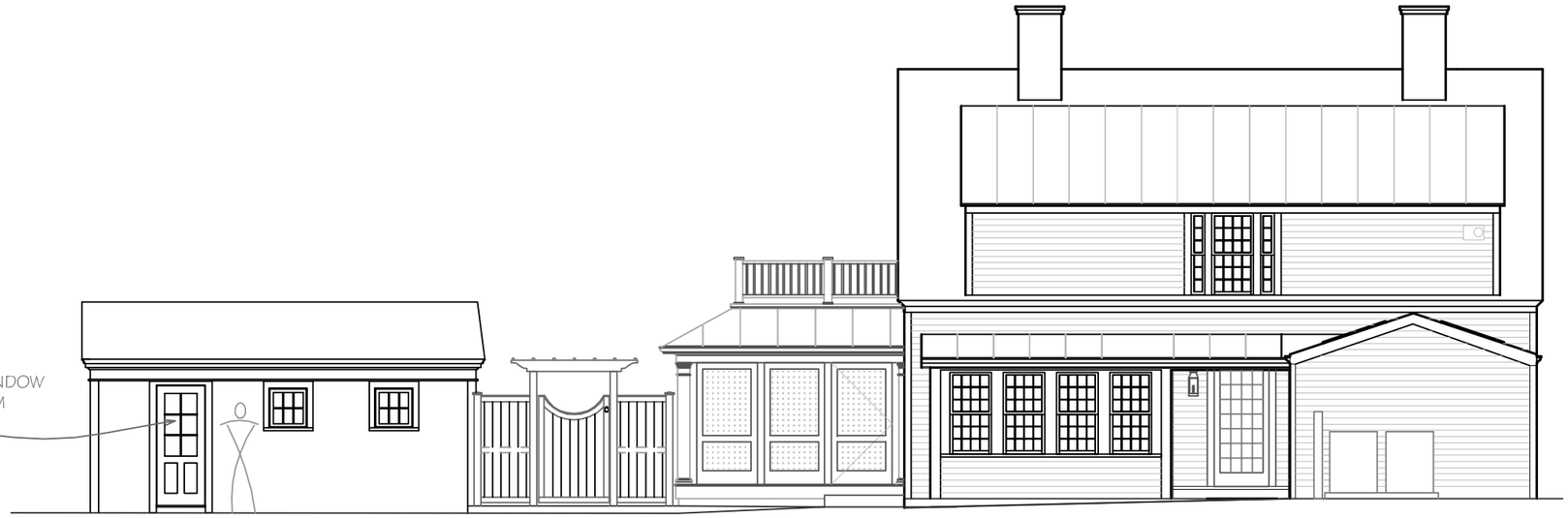
Previously Approved Water Elevation



Proposed Water Elevation



Previously Approved Water Elevation



Proposed Water Elevation

NEW CUSTOM DOOR:

-DIMENSIONS TO MATCH PREVIOUSY APPROVED DOOR (SEE SHEET 2)
-TOP PANELS TO BE GLASS
-BOTTOM PANELS TO REMAIN
-PAINTED TO MATCH TRIM, TYP.

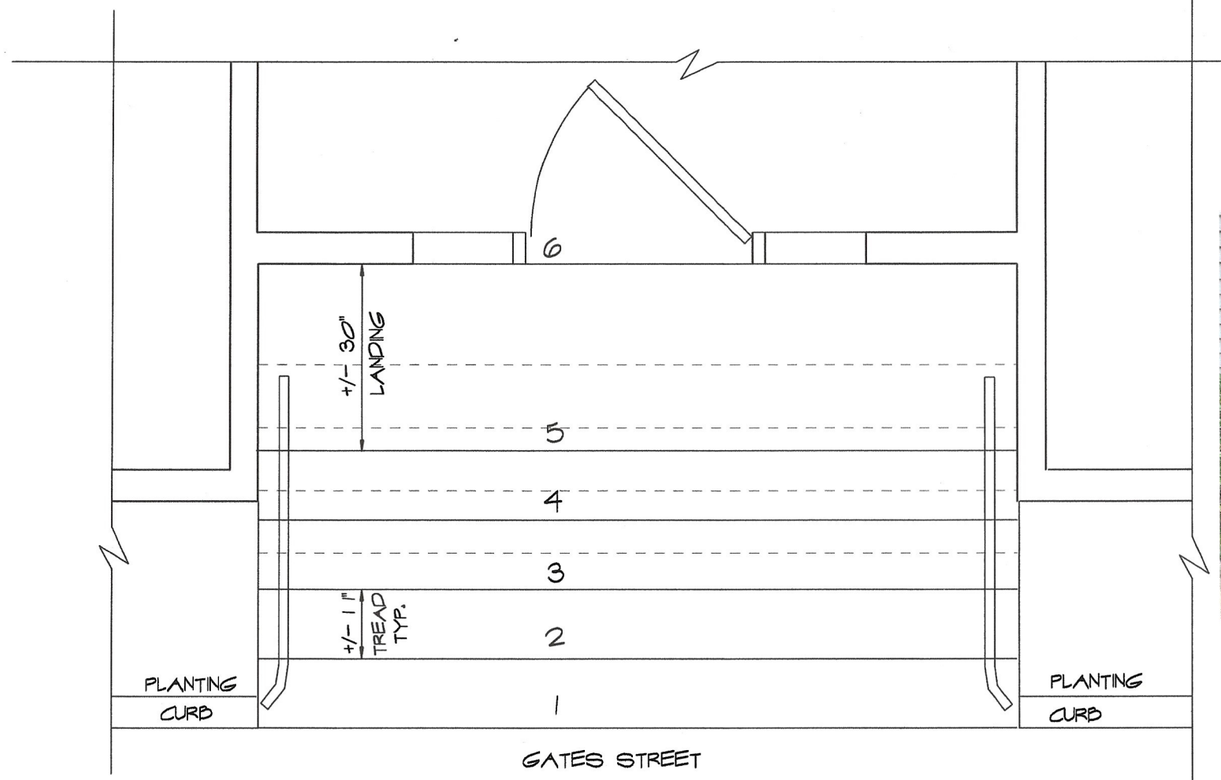
11. 170 Gates Street -Recommended Approval

<u>Background</u>: The applicant is seeking approval to: Replace and reconfigure the existing front entry steps. The existing steps are wood with a top landing of 15" and a bottom concrete step. The new steps will be granite with a top landing of 30" and will extend to the curb with wrought Iron railings on each side. The proposal also includes in the installation of a copper gutter system.

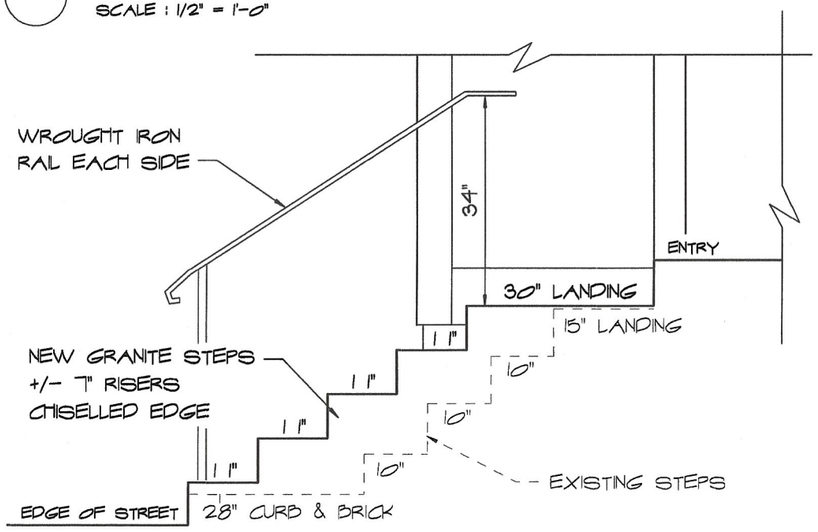
<u>Staff Comment</u>: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



GRANITE ENTRY STEPS PLAN
SCALE : 1/2" = 1'-0"



GRANITE ENTRY STEPS SECTION
SCALE : 1/2" = 1'-0"

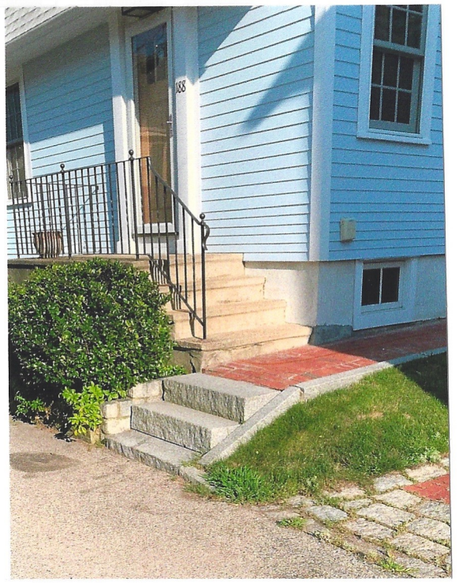


VIEW OF EXIST. ENTRY STEPS



SIMILAR GRANITE STEPS





NEXT 2 RESIDENCES SOUTH SIDE GATES STREET, 182 & 188

GRANITE ENTRY STEPS

BRADFORD RESIDENCE

172 GATES STREET PORTSMOUTH, NH

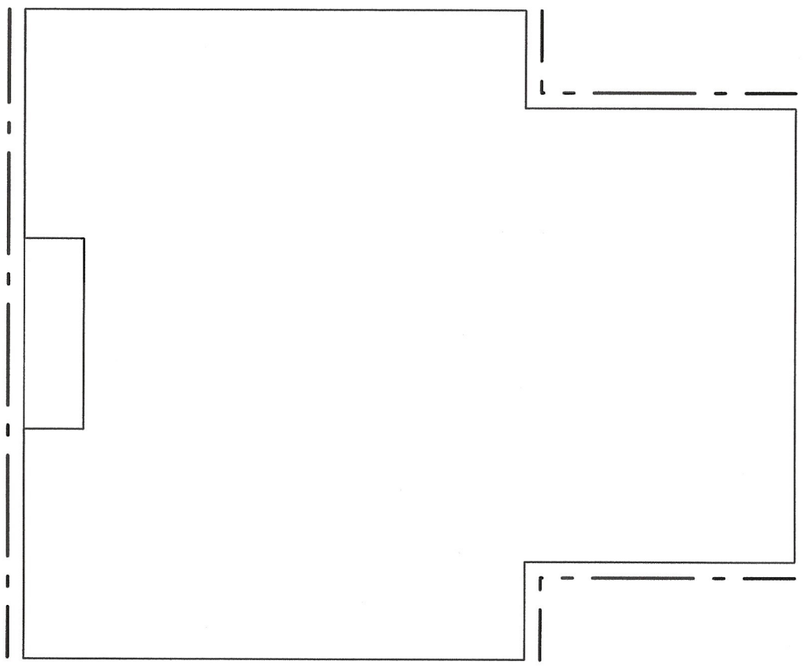
801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

Project: # 2309

Revisions:

Date: 8/18/26



COPPER GUTTER LOCATIONS

5", 1/2 ROUND COPPER GUTTERS WITH 3" COPPER DOWNSPOUTS



5" 1/2 ROUND COPPER GUTTER





COPPER GUTER AT FRONT EVE

801 Islington St, Suite 32
Portsmouth NH 03801
603-502-4387
archwhit@aol.com

ANNE WHITNEY ARCHITECT

COPPER GUTTERS

BRADFORD RESIDENCE

172 GATES STREET PORTSMOUTH, NH

Project: #2309

Revisions:

Date: 9/17/26

12. 38 Whidden Street -Recommended Approval

Background: The applicant is seeking approval for the removal of the failing cinder block chimney.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____











13. 357 Maplewood Avenue -Recommended Approval

Background: The applicant is seeking approval for:

Exterior Repairs to building include: replacing rotted/missing siding with in-kind wood lap siding. Rotted exterior trim including window/door trim, soffit, rakes, eaves to be replaced with in-kind wood trim boards. Trim and siding to be painted after repairs.

Replace front door to the property with a new wood finish door. Door sizing will not change.

Repair rear wood deck, side and front stairs with in-kind pressure treated deck boards and railings where needed.

Repoint/repair foundation brick walls, retaining walls, and chimneys.

Remove fence panels on front of property and by driveway

Replace current fence on right side of property near retaining wall with pressure treated stockade fence. This will serve as a fall prevention/safety measure by retaining wall

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission (HDC) Exterior Renovation & Repair Proposal

357 Maplewood Ave, Portsmouth, NH



1. Executive Summary & Intent

This proposal details the planned exterior restoration, repair, and site safety improvements for the residential property located at 357 Maplewood Ave, Portsmouth, NH. The objective of this project is to preserve and enhance the historic architectural character of the structure through high-quality, in-kind material replacements, comprehensive exterior refinishing, and necessary site safety enhancements. All work is designed to maintain historical fidelity while ensuring long-term structural integrity and compliance with local Historic District Commission guidelines.

2. Existing Site Conditions

Current Condition Photos:




GRACE
TRI-FLEX









Backyard



Side Fence



Rear Deck



Studio Entry Door

3. Detailed Scope of Proposed Work

Siding & Exterior Trim

Exterior repairs to the building include replacing rotted or missing siding with in-kind wood lap siding. Rotted exterior trim including window/door trim, soffit, rakes, and eaves will be replaced with matching in-kind wood trim boards. All siding and trim will be fully painted following repair work.

Doors

Replace front door slab with a new wood finish door. Door sizing will remain unchanged; door slab to be replaced only, while surrounding trim and transom window above will remain intact. Additionally, replace the Studio unit entry door on the right side and the secondary entry door into the main unit at the rear of the building (noting existing side and rear doors are steel/fiberglass).

Windows

Existing windows are vinyl replacement units and will not be changed; new window screens will be installed.

Decking & Stairs

Repair rear wood deck, side stairs, and front stairs using in-kind pressure-treated deck boards and railings where needed.

Masonry & Chimneys

Repoint and repair foundation brick walls, retaining walls, and chimneys. Chimneys will strictly be repointed and repaired, not removed.

Fencing & Site Safety

Remove fence panels on the front of the property and adjacent to the driveway. Replace current fence on the right side near the retaining wall with a pressure-treated stockade fence to serve as a fall prevention and safety measure.

4. Proposed Architectural Vision & Renderings

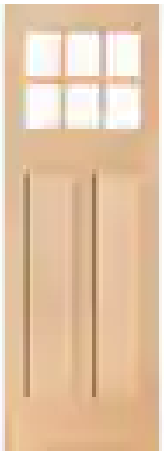
AI-Generated Proposed Completion Rendering:



5. Proposed Materials & Product Specifications

a. Front Door

Product: 36 in. x 80 in. Craftsman Universal/Reversible 6 Lite Beveled Clear Glass Window Unstained Hemlock Wood Front Door Slab
Link: Exterior Door Slab



Dimensions

Door Height (in.)	80 in
Door Thickness (in.)	1.75 in
Door Width (in.)	36 in
Nominal Door Height (in.)	80 in
Nominal Door Width (in.)	36 in

Details

Color Family	Light Brown Wood
Color/Finish	Unstained
Door Configuration	Single Door
Door Handing	Universal/Reversible
Door Style	Craftsman, Mid Century, Traditional
Door Type	Exterior Slab
Features	Glass Panel, No Additional Features
Finish Type	Unfinished
Glass Caming Finish	No caming
Glass Layout	6 Lite
Glass Shape	Square Lite

Glass Style	Clear Glass
Included	No Additional Items Included
Material	Wood
Number of Lites	6 Lite
Panel Type	2 Panel
Returnable	90-Day
Solar Heat Gain Coefficient	0.07
Suggested Application	Back, Front, Garage Entry, Side
U-Factor	0.42

b. Studio & Secondary Entry Exterior Doors

Product: 36 in. x 80 in. Craftsman Knotty Alder Right-Hand/Inswing 6 Lite Beveled Clear Glass Unfinished Wood Prehung Front Door
Link: [Home Depot Door]





Dimensions

Door Height (in.)	80 in
Door Thickness (in.)	1.75 in
Door Width (in.)	36 in
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in

Nominal Door Width (in.)	36 in

Details

Color Family	Alder
Color/Finish	Unfinished Wood
Door Configuration	Single Door
Door Handing	Right-Hand/Inswing
Door Style	Craftsman, Mid Century, Traditional
Door Type	Exterior Prehung
Features	Glass Panel, Lockset Bore (Double Bore), No Additional Features, Weatherstripping
Finish Type	Unfinished
Frame Material	Wood

Glass Caming Finish	No caming
Glass Layout	1/4 Lite
Glass Shape	Square Lite
Glass Style	Clear Glass
Included	Instructions, No Additional Items Included
Material	Wood
Number of Lites	6 Lite
Panel Type	2 Panel
Returnable	90-Day
Solar Heat Gain Coefficient	0.07
Suggested Application	Front

U-Factor	0.42

c. Lap Siding

Product: 1/2 in. x 6 in. x 16 ft. Clear Grade Finger Joint Primed Bevel Siding
Link: Siding





Dimensions

Actual Product Length (in.)	192.00 in
Actual Product Thickness (in.)	3.75 in
Actual Product Width (in.)	5.5
Coverage Area (sq. ft.)	53.3 sq ft
Nominal Product Length (in.)	192
Nominal Product Thickness (in.)	5.0

Nominal Product Width (in.)	6.0 in

Details

Color Family	White
Color/Finish	white
Finish Type	Primed
Lumber Wood Species	Pine
Material	Wood
Product Weight (lb.)	60 lb
Profiles	Bevel
Siding Features	Kiln-Dried Boards, Pre-Primed

d. Paint Palette

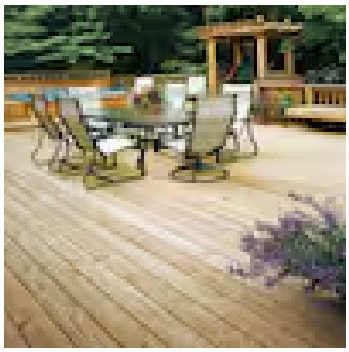
Siding: Exterior Grade Slate Grey (HEX #6F7F87)
Trim, Soffit, Eaves, Rakes, Window & Door Trim: Exterior Grade Semi-Gloss White

e. Decking

Product: 5/4 in. x 6 in. x 16 ft. Ground Contact Pressure-Treated Premium Southern Yellow Pine Decking Board

Link: Decking





Dimensions

Actual Product Length (ft.)	16 ft
Actual Product Thickness (in.)	1
Actual Product Width (in.)	5.5
Approximate Weight (lb)	33
Nominal Product Length (ft.)	16 ft
Nominal Product Length (in.)	192.0 in
Nominal Product Thickness (in.)	5/4

Nominal Product Width (in.)	6 in

Details

Contact Type Allowed	Ground Contact
Features	Paintable, Pressure Treated, Stainable

f. Stair Railings

Product: 3 ft. x 6 ft. Pressure-Treated Pine Wood Deck Stair Railing Kit with B2E Balusters
Link: Stair Railing





Dimensions

Assembled Height (in.)	36 in
Assembled Width (in.)	72 in
Nominal Product Length (ft.)	6 ft

Details

Material	Wood (Pressure-Treated Pine)
Baluster Type	B2E Balusters
Features	Pressure Treated, Paintable, Stainable

g. Safety Stockade Fence

Product: 4.0-ft x 8.0-ft 32-Picket Cedar Stockade Fence Panel Assembled Link: Lowes-Fence



Dimensions

Actual Height (ft.)	3.95 ft
Actual Width (ft.)	8 ft

Nominal Panel Size	4-ft x 8-ft

Details

Material	Cedar
Picket Count	32 Pickets
Fence Style	Stockade Panel (Assembled)

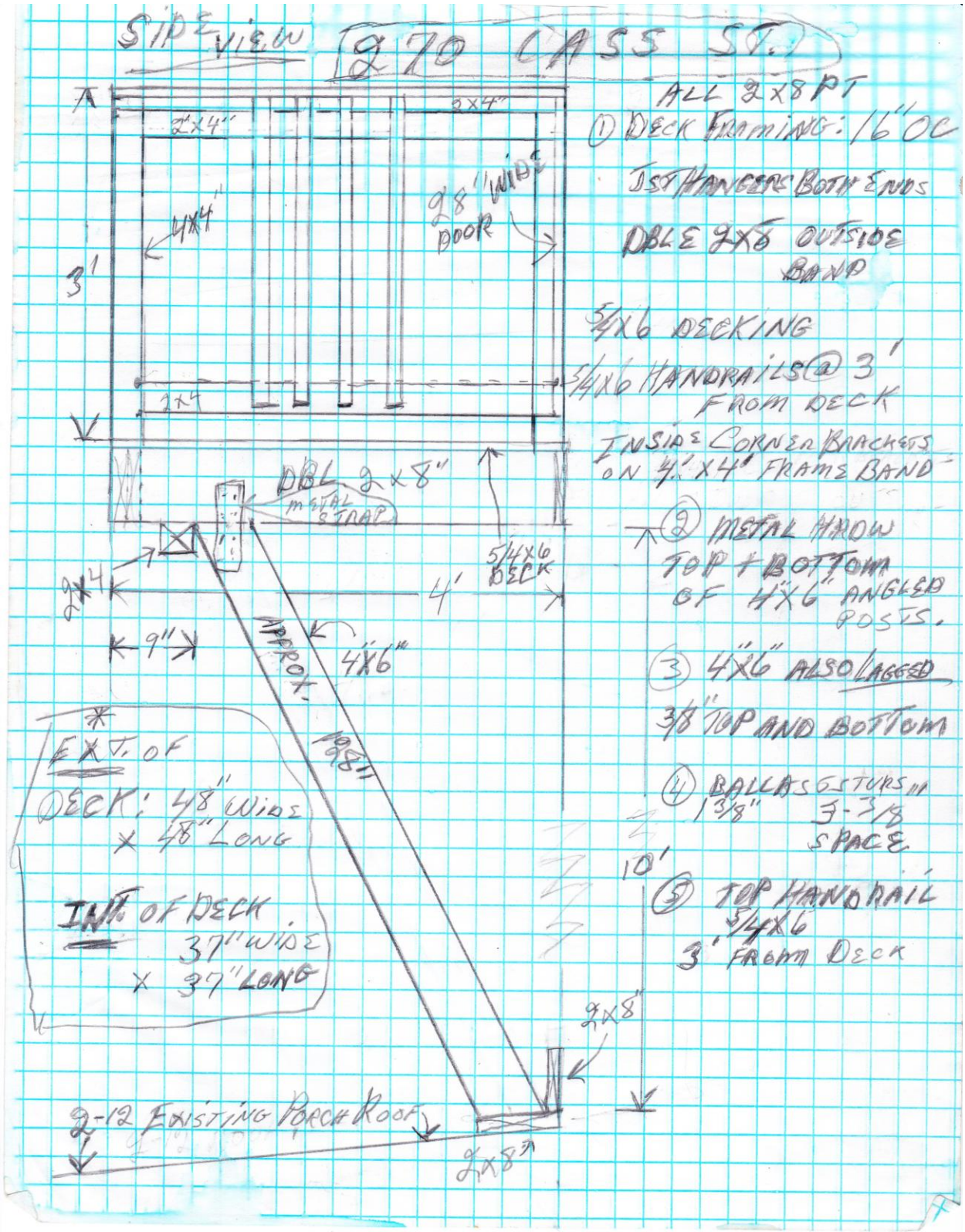
14. 270 Cass Street -Recommended Approval

Background: The applicant is seeking approval for the removal of the existing and failing fire escape stair case and the new construction of a new life safety balcony on the rear of the structure.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____


SIDE VIEW @ 70 GLASS ST.
ALL 2x8 PT
① DECK FRAMING: 16" OC
JST HANGERS BOTH ENDS
DBLE 2x8 OUTSIDE BAND
5/4x6 DECKING
5/4x6 HANDRAILS @ 3' FROM DECK
INSIDE CORNER BRACKETS ON 4'x4' FRAME BAND
② METAL HROW TOP + BOTTOM OF 4"x6" ANGLED POSTS.
③ 4"x6" ALSO LAGGED 3/8" TOP AND BOTTOM
④ BALLASTERS 1 3/8" 3-3/8 SPACE
⑤ TOP HANDRAIL 5/4x6 3' FROM DECK
A
2"x4"
2x4"
4x4"
3'
98" WIDE DOOR
DBL 2x8" METAL STRAP
5/4x6 DECK
4'
2x4
9"
APPROX.
4x6"
98"
10'
2x8"
2-12 EXISTING PORCH ROOF
2x8"
EXT. OF DECK: 48" WIDE x 48" LONG
INT. OF DECK 37" WIDE x 37" LONG





15. 25 South Mill Pond -Recommended Approval

<u>Background</u>: The applicant is seeking approval to: Replace all three exterior faux wood doors with Fir Doors, add window to rear of building, replace existing fence and add gate to the right of the house to hide condenser, and add second set of stairs to right of entryway to match the left side.

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

Stipulations:

1. _____
2. _____
3. _____

Supporting Images for Admn. Approval request for 25 S. Mill Street.
Submitted by Laura & Greg Ludes – owners; 10/2/2026

Replace faux wood doors with solid fir doors.

Front and Side Doors:



Rear Door:



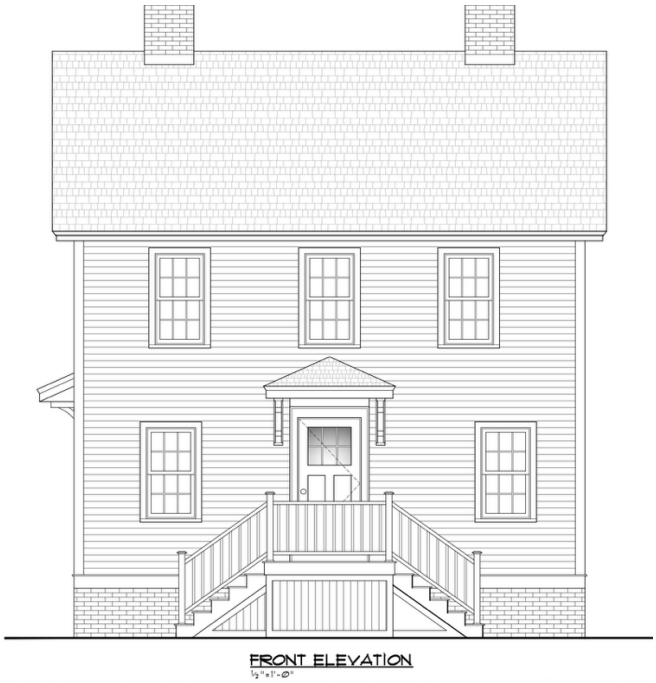
Add steps to right-side of entryway & replace plastic trellis under steps/landing with vertical 1x 3” boards:

Existing:



Proposed:





Add window to rear of the building – Andersen Architectural to match existing windows.

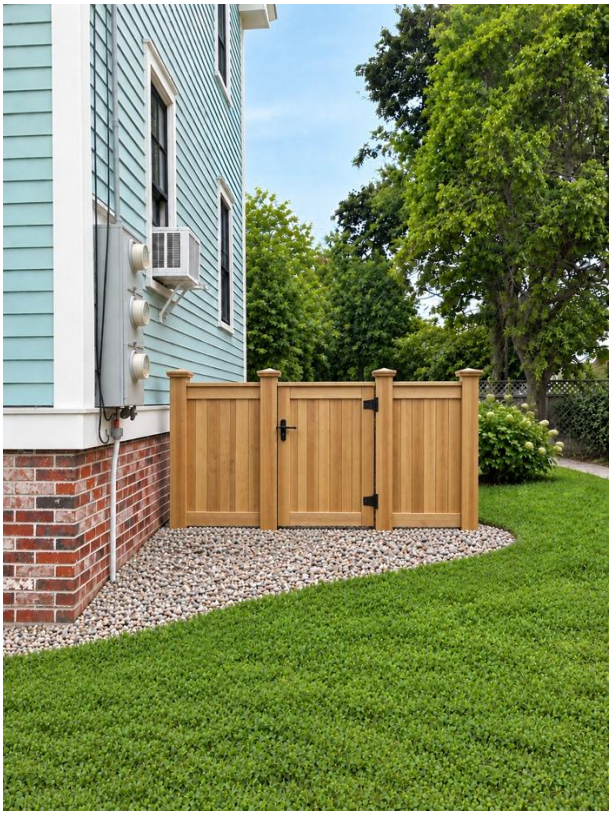


Replace existing fence tall picket fence (which is deteriorating) with cedar fence and add gate to block condenser and boiler exhaust/gas meters from street view. Fence will have same starting point and match existing tapered height.

Existing:



Proposed:



16. 394 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for chimney repairs.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Subject: Proposal attachment
Date: Apr 9, 2026 at 3:07:15 PM

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 Ben Gilmartin 02/18/2026

Proposal acceptance C M Anderson DATE

Seacoast Maine and New Hampshire and Greater Manchester







17. 303 Pleasant Street -Recommended Approval

Background: The applicant is seeking approval for the installation of an aluminum fence on the side yard with gate(s).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

ESTIMATE

Brentwood Fence
300 Route 125
Brentwood, NH 03833
(603) 867-7856

Sales Representative
Matt Souther
(603) 773-8944
matt@brentwoodfence.com

Karen Beals
Job #1489 - Karen Beals Portsmouth House
303 pleasant st
Portsmouth, NH

Estimate #	7857
Date	8/19/2026

Item	Description	Unit of Measure	Qty	Amount
Miscellaneous Install	3131 36" tall black aluminum to close in the garden area on the corner of pleasant st and Washington st Including 1-3' wide single walk gate 1-4' wide single walk gate	Items	132.00	$9,985.80



PLEASE SEE SECOND PAGE FOR WARRANTY AND INSTALLATION DATES

NOTE: If Ledge Drilling or Jack Hammering is needed for holes, an up-charge of $75 per hole will be added to the final invoice.
There is 3% surcharge for all credit card processing,
You can avoid the surcharge by using E-Check or Debit card.
****Final payment due on day of install, please pay foreman or call the office with payment.**
Thank You

Sub Total	$9,985.80
Total	$9,985.80

SPECIAL INSTRUCTIONS

Sent 8/19/24

Brick House on Corner

Name: Karen Beals Street: 303 Pleasant St. Town/State: Portsmouth, NH

Phone: 603-370-0862 Cell: _____ Email: _____

Style 1: BLK Alum to Match

Style 2: * NO TRAILERS *

Sections: ☐ Gate posts: ☐ Hinges: ☐ Date: _____

Lines: ☐ Corners: ☐ Locking device: ☐ Gate 1: _____

Ends: ☐ Caps: ☐ Drop Rod: ☐ Gate 2: _____

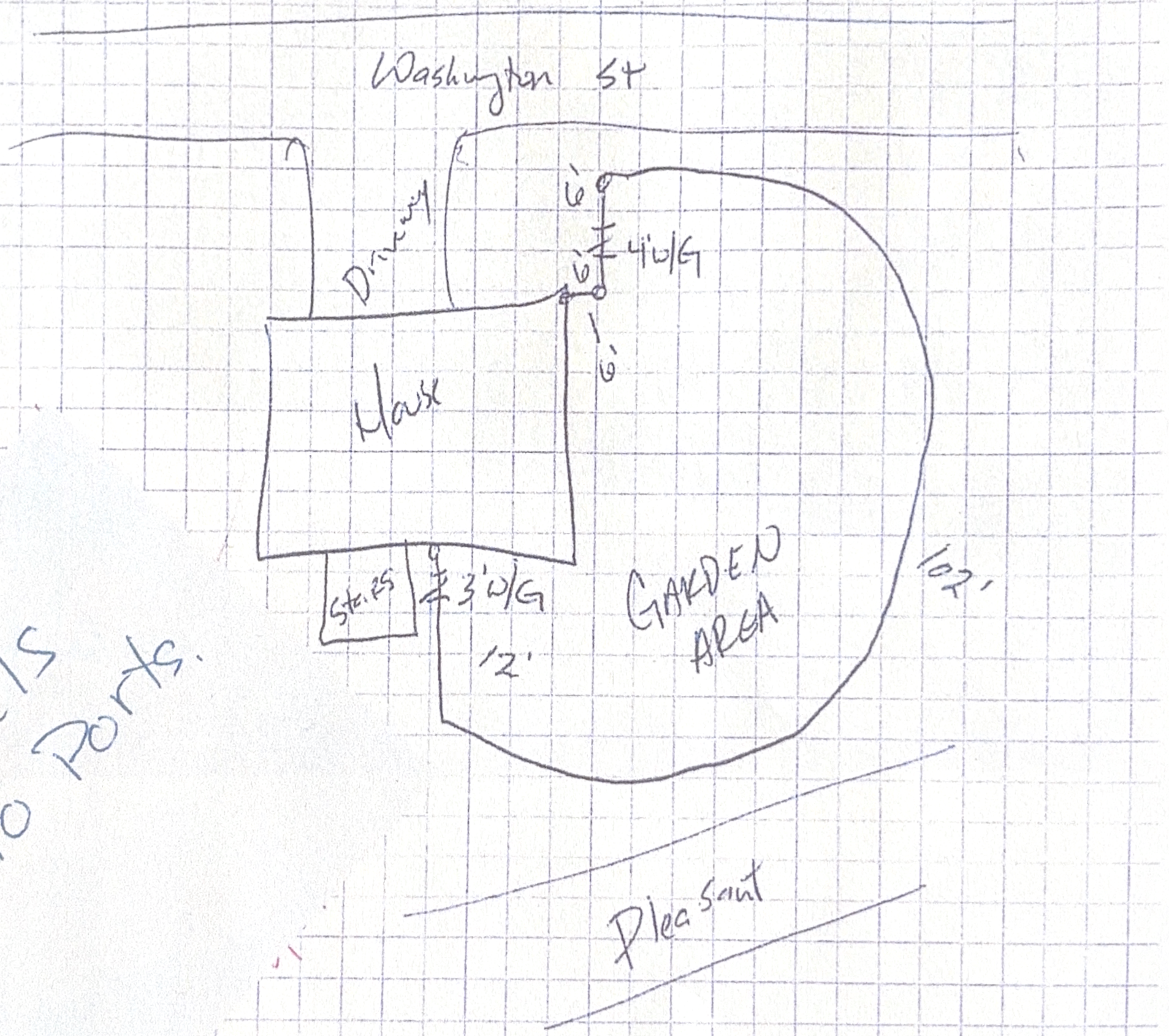
Ledge: ☐

Notes: 3' Tall Spear Top Straight ALUM

BLK Alum

Price Quote 1:

Price Quote 2:





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Historic District Commission

Staff Report

Wednesday, October 07, 2026

Project Address: **56 Market Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing A**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- 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

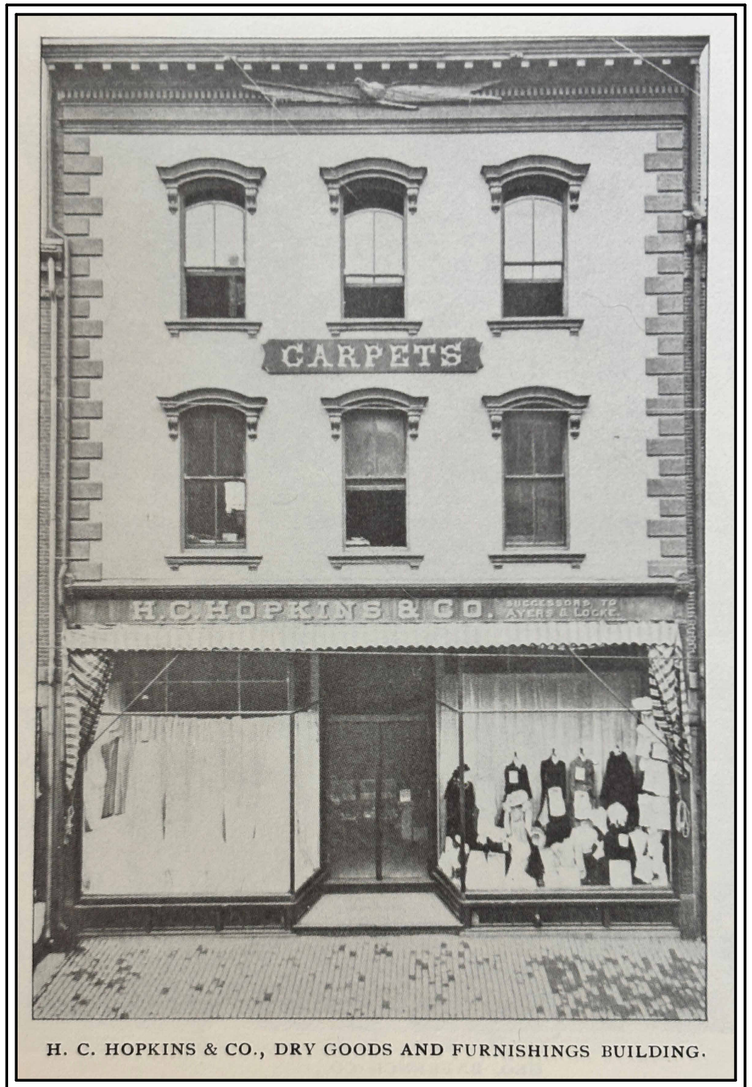
56 MARKET STREET STOREFRONT

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026, PORTSMOUTH, NEW HAMPSHIRE

PROPOSED WORK:

- REFINISHING OF EXISTING WOOD STOREFRONT
- REMOVE TWO ETCHED GLASS TRANSOM PANES, REPLACE WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
- 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 CLEANED
- EXISTING SOFFIT AT RECESSED ENTRY TO BE REFINISHED
- EXISTING PANELING AT STOREFRONT TO BE REFINISHED

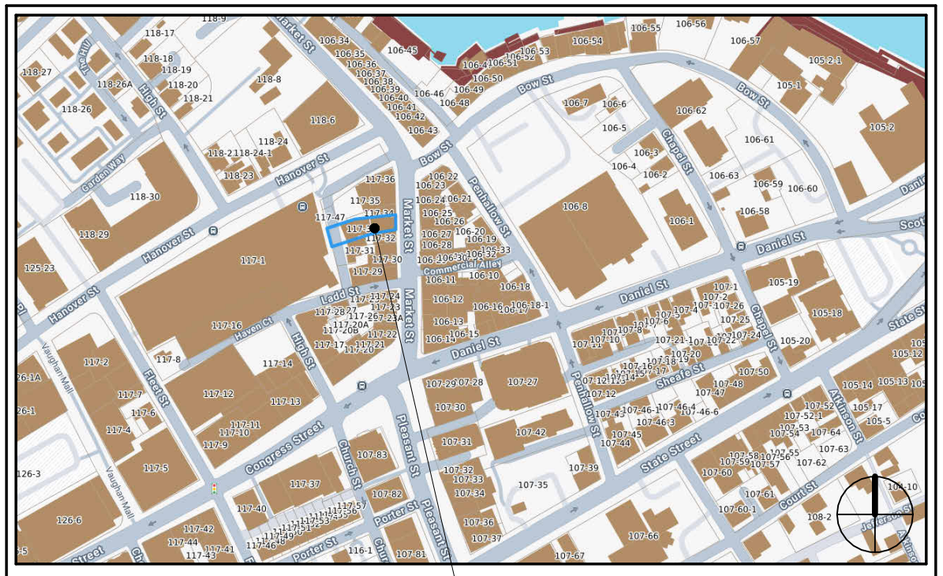
SHEET LIST - HDC	
Sheet Number	Sheet Name
C	COVER
A1	EXISTING STOREFRONT
A2	STOREFRONT ELEVATION
APPENDIX A	LIGHT FIXTURE



H. C. HOPKINS & CO., DRY GOODS AND FURNISHINGS BUILDING.

PORTSMOUTH HISTORIC AND PICTURESQUE
C.S. GURNEY





56 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

© 2026 Portsmouth Architects

MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

COVER

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

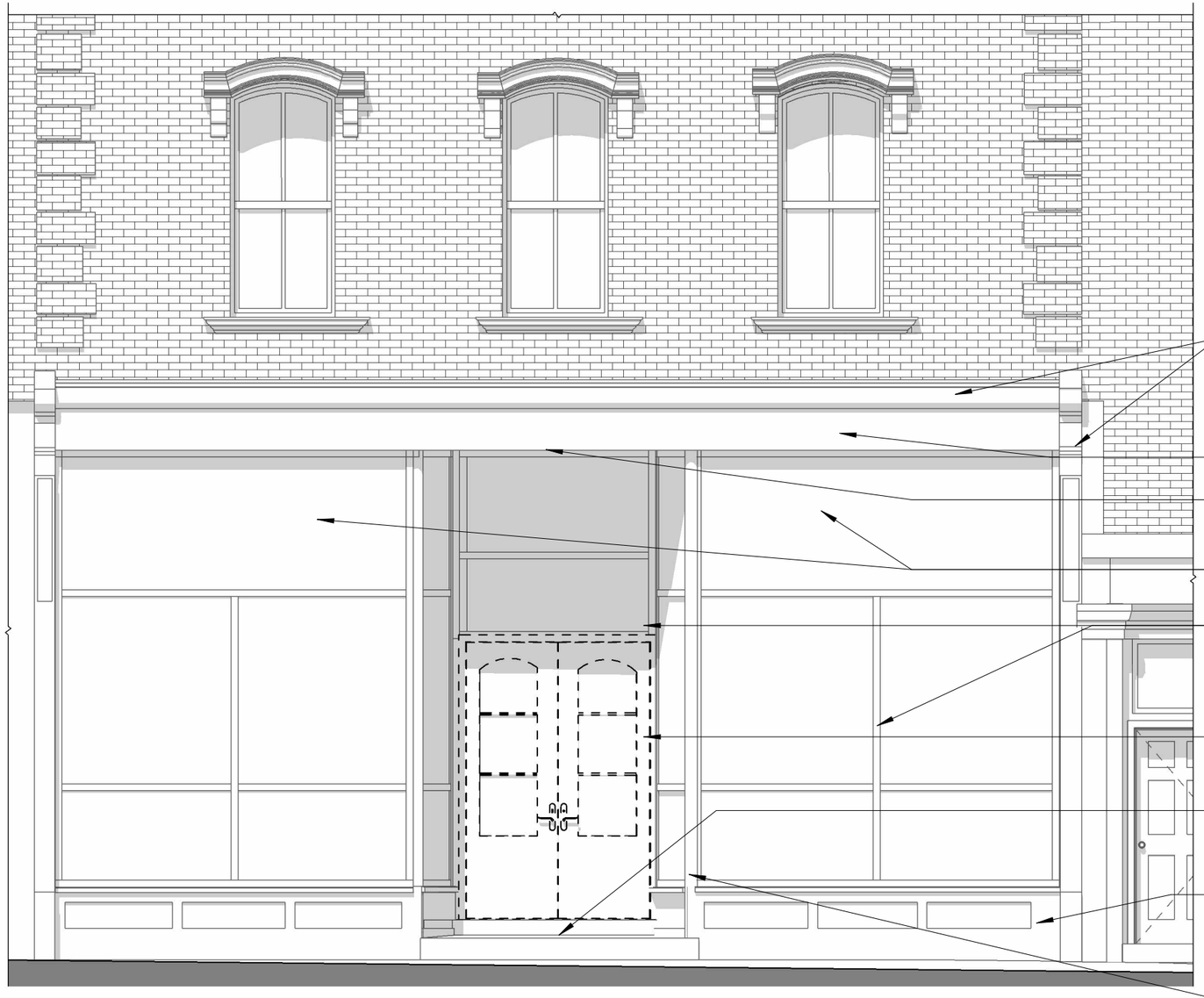
4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

C

09/15/2026
PA: RD / MG
Project Number: 26053
NOT TO SCALE

Z:\Active Project Files\26053-56 MARKET\Dwgs\2-SD\26053-56 Market St-SD.rvt



REPAIR, CLEAN, AND REFINISH EXISTING PILASTERS AND CORNICE

REFINISH EXISTING FREEZE BOARD

EXISTING RECESSED ENTRY SOFFIT TO BE REFINISHED

REMOVE TWO ETCHED GLASS TRANSOM PANES

EXISTING SINGLE PANE WOOD STOREFRONT TO BE REFINISHED

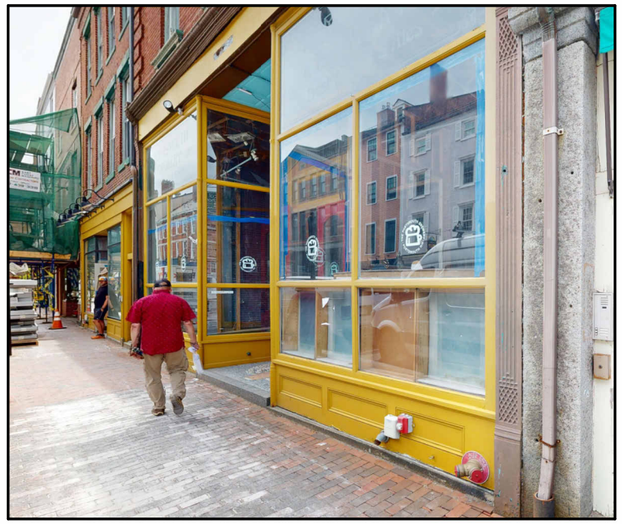
EXISTING WOOD ENTRY DOORS TO BE REMOVED

EXISTING MOSAIC TO BE CLEANED

EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISHING

EXISTING CORNER PILASTERS TO REMAIN, REFINISHING

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



EXISTING STOREFRONT LOOKING SOUTHWEST



EXISTING STOREFRONT LOOKING NORTH WEST

© 2026 Portsmouth Architects

MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

EXISTING STOREFRONT

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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McHENRY ARCHITECTURE

A1

09/15/2026
PA: RD / MG
Project Number: 26053
AS INDICATED

Z:\Active Project Files\26053-56 MARKET\Dwgs\2-SD\26053-56 Market St-SD.rvt



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



2 EXTERIOR STOREFRONT PERSPECTIVE - OPTION 01

- BLACK FABRIC RETRACTABLE AWNING WITH SCALLOPED VALANCE, BLACK HARDWARE
- FOURTEENTH COLONY LIGHTING, 7721-1, ANTIQUE COPPER PENDANT
- REMOVED ETCHED GLASS PANES TO BE REPLACED WITH GLAZING TO MATCH REMAINING STOREFRONT GLAZING
- EXISTING STOREFRONT TO REMAIN, REFINISH
- HALF-LITE, 2 PANEL WOOD DOOR. PANELING AND STICKING PROFILES TO MATCH EXISTING STOREFRONT PANELING AND STICKING PROFILES
- EXISTING WOOD STOREFRONT PANELING TO REMAIN, REFINISH
- EXISTING CORNER PILASTERS TO REMAIN, REFINISH
- EXISTING MOSAIC TO REMAIN, CLEAN

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MARKET STREET RENOVATION

56 MARKET STREET
PORTSMOUTH, NH 03801

STOREFRONT ELEVATION

HISTORIC DISTRICT COMMISSION PUBLIC HEARING
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

brought to you by
McHENRY ARCHITECTURE

A2

09/15/2026
PA: RD / MG
Project Number: 26053
AS INDICATED

APPENDIX A - LIGHT FIXTURE SELECTION

FOURTEENTH COLONY LIGHTING

HANDCRAFTED LIGHT FIXTURES MADE IN MEMPHIS, TENNESSEE

7721-1

19.5 H x 18 W



Standard	Glass Options	Lamp Options	Finish Options
1-60W Medium	n/a	n/a	Raw Brass (RWB)
8" Opal Globe			Antique Brass (AB)
Canopy 5" Round			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*

Project Address: **69 Hunking Street**

Permit Requested: **Certificate of Approval**

Application: **Public Hearing #1**



A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 1,778 SF +/-
- Estimated Age of Structure: 1750
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: Focal
- Public View of Proposed Work: Hunking Street and Mechanic Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work:

The replacement of the existing front door and side lights.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement of the front door and side lights.



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



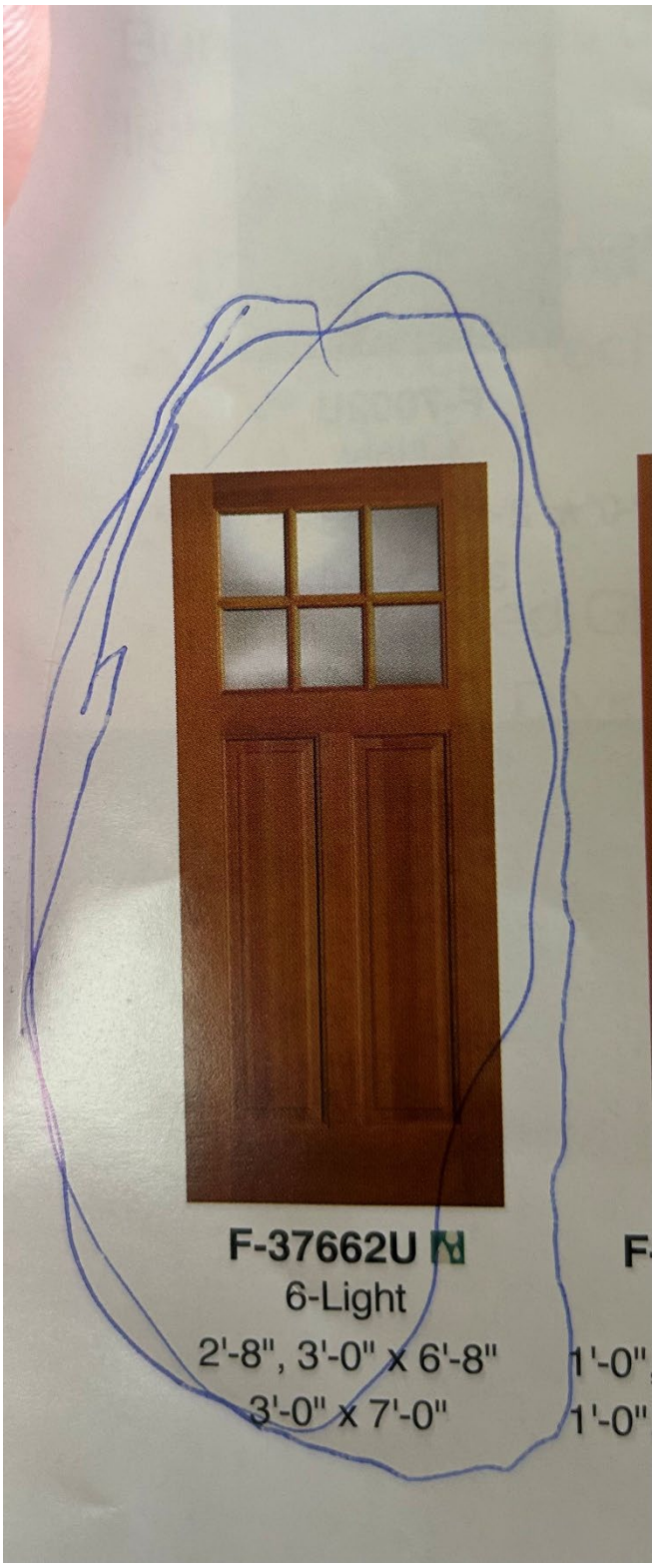
Existing conditions











Proposed new wood door, similar to the existing door.



Proposed side lights, similar to the existing



Proposed aluminum storm door

10 SERIES FULLVIEW INTERCHANGEABLE



10 Series Fullview Interchangeable storm door in black.

VENTILATION

Our Innovative Quick Change System allows you to go from full ventilation with our SpineLoc® Insect Screen to full glass in less than a minute with a simple flip of the handle.





Carefully store the panel when not in use.

OPERATION

For advanced operation, this door includes our new SmoothControl Plus™ Close System. The built-in dual closer system allows for more consistent latching and a smoother close motion. It also has an easy-to-use hold-open feature and simple close speed adjustment.

NEW! SMOOTH CONTROL+™



- 50% stronger than standard dual closers*
- Commercial-grade steel closer arm
- More consistent latch
- Easy to use hold-open feature
- Simple close speed adjustment

Project Address: **163 Deer Street**

Permit Requested: **Work Session**

Application: **Work Session A**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5) and Downtown Overlay
- Land Use: Commercial
- Land Area: 18, 295 SF +/-
- Estimated Age of Structure: 1995
- Building Style: Modern colonial revival commercial
- Number of Stories: 1.5
- Historical Significance: N/A
- Public View of Proposed Work: Deer Street
- Unique Features: N/A
- Neighborhood Association: Downtown

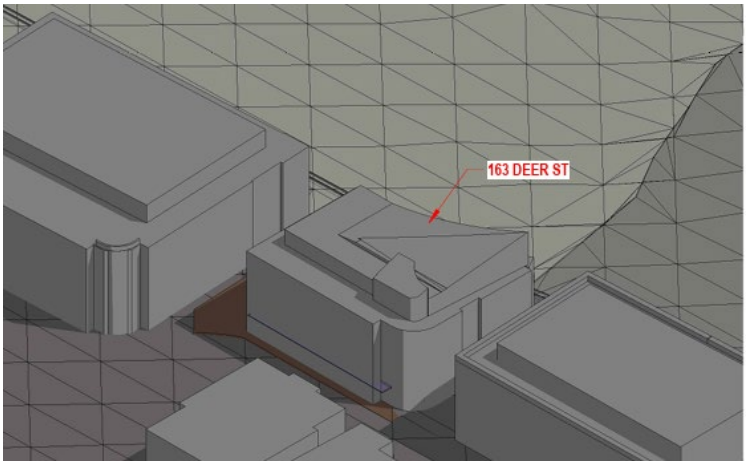
B. Proposed Work:

The demolition of the existing structure and the construction of a new multi-story building

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of the existing structure
- New construction of a multi-story building



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

DRAWING INDEX

HN0.01 - COVER
HN0.10 - HISTORIC / CURRENT MAP OVERLAY
HN0.11 - HISTORIC CONDITIONS
HN0.12 - HISTORIC CONDITIONS
HN0.21 - EXISTING CONDITIONS
HN0.22 - EXISTING CONDITIONS
HN0.30 - CONTEXT MAP
HN0.31 - NEIGHBORHOOD CONTEXT
HN0.32 - NEIGHBORHOOD CONTEXT
HN1.00 - HISTORIC REFERENCE
HN1.01 - SITE SURVEY, EXISTING
HN1.02 - SITE PLAN, PROPOSED
HN2.01 - SITE SECTIONS, PROPOSED
HN2.02 - SITE SECTIONS, PROPOSED
HN2.03 - SITE SECTIONS, PROPOSED
HN3.01 - MASSING PERSPECTIVE, STREET VIEWS
HN3.02 - MASSING PERSPECTIVE, STREET VIEWS
HN3.03 - AXONOMETRIC AERIAL VIEWS
HN3.04 - AXONOMETRIC AERIAL VIEWS

PROJECT SUMMARY

THIS APPLICATION FOR A FIRST WORK SESSION INTRODUCES THE PROPOSED NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING.

THE SITE AT 163 DEER STREET IS LOCATED IN THE NORTH END, BETWEEN THE RAILROAD TRACKS AND DEER STREET, BETWEEN MAPLEWOOD AVE AND BRIDGE STREETS, AT THE EAST END OF FOUNDRY PLACE.

THE SITE HAS AN EXISTING BUILDING ON IT, CURRENTLY VACANT, BUILT PRIMARILY IN 1995, WHICH IS PROPOSED TO BE DEMOLISHED AND REPLACED WITH THE NEW BUILDING.

THIS SITE WAS PREVIOUSLY APPROVED IN 2018 BY HDC AND PLANNING BOARD FOR DEMOLITION OF THE EXISTING BUILDING WITH NEW CONSTRUCTION OF A FOUR STORY BUILDING, WHICH WAS NOT BUILT.

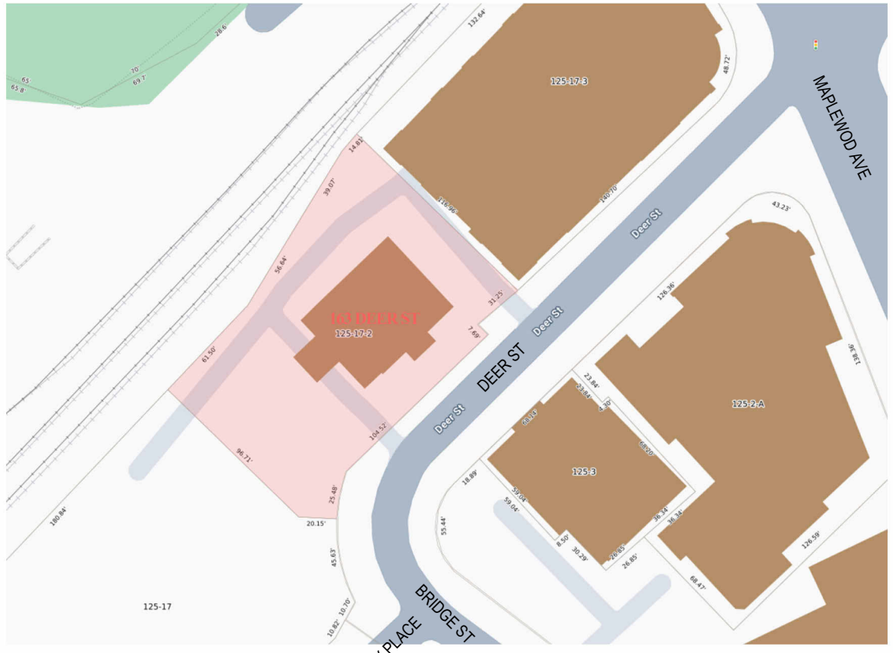
AS AN INITIAL STEP OF THE HDC WORK SESSION PROCESS, THIS APPLICATION FOCUSES ON THE HISTORY OF THE SITE, EXISTING CONTEXT, AND PROPOSED MASSING.

163 DEER ST

(MAP 125 - LOT 17-2)





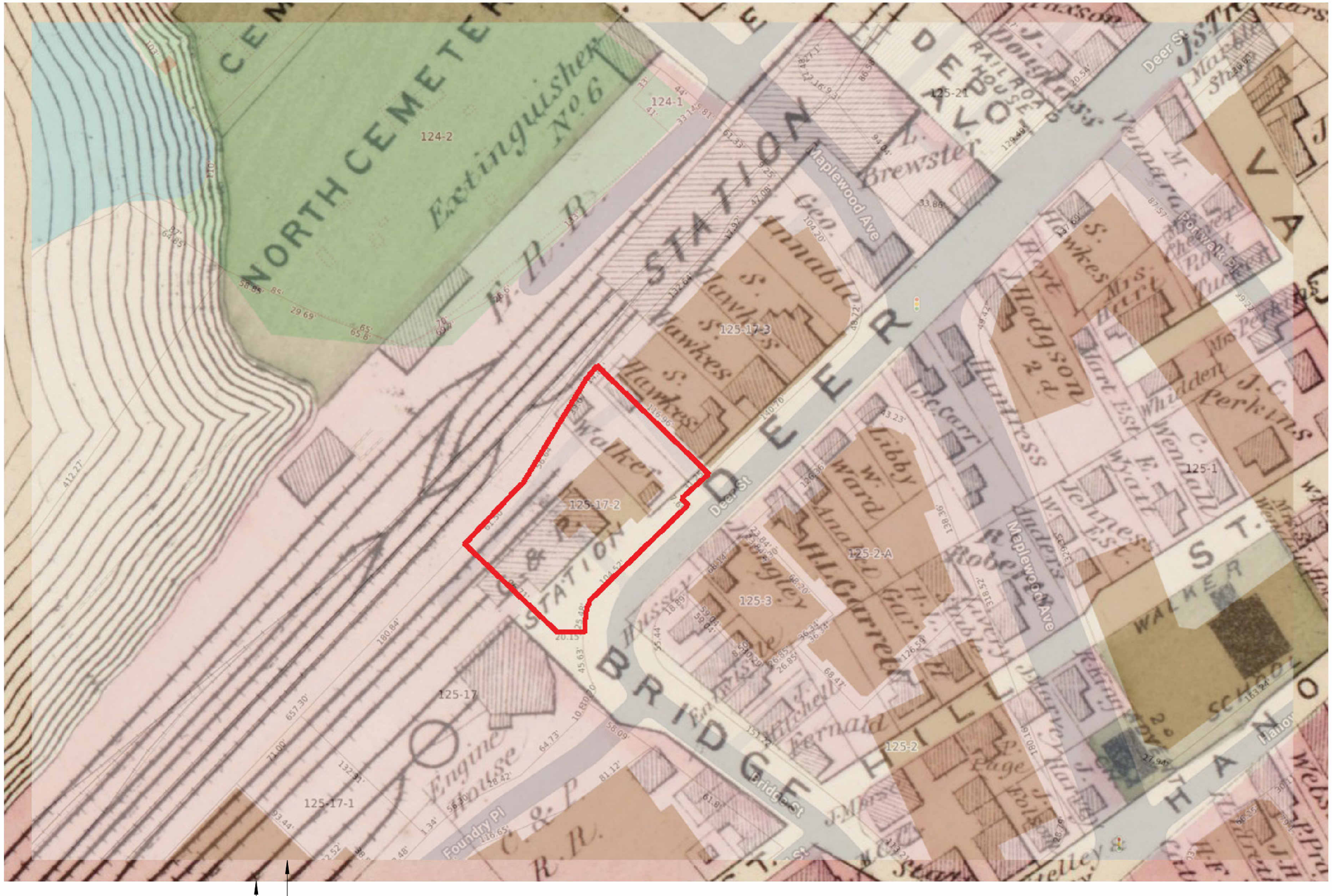


ARCOVE ARCHITECTS

NEW CONSTRUCTION

OneKPH, LLC

HISTORIC DISTRICT COMMISSION
WORK SESSION 1
OCTOBER 2026

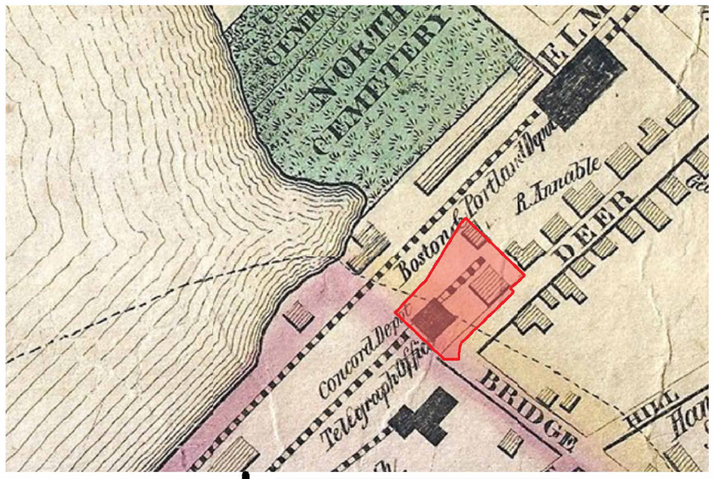


CURRENT - 2026 TAX MAP

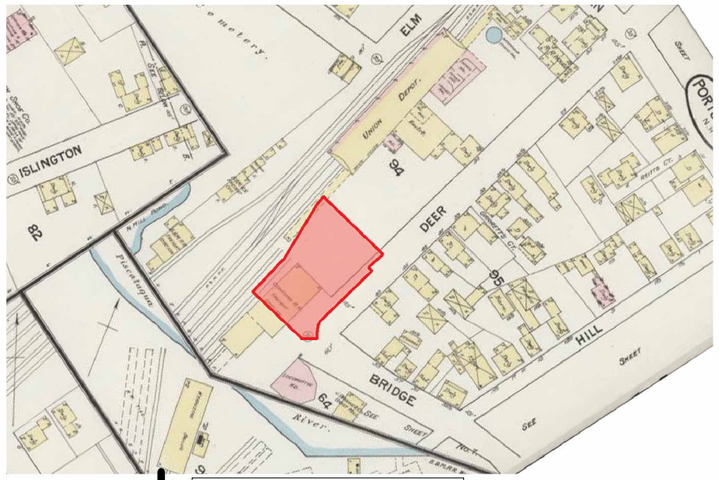
HISTORIC - 1876 BEERS MAP

ARCOVE ARCHITECTS

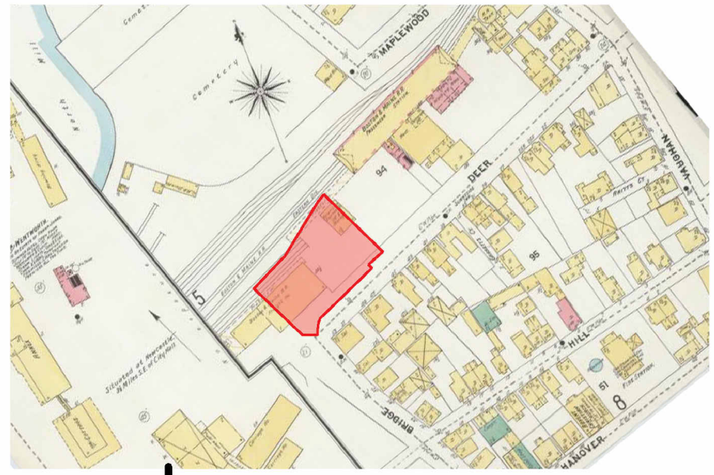
SITE EVOLUTION 1850-1920



1850 WALLING MAP
C & P STATION
TELEGRAPH OFFICE
RESIDENCE

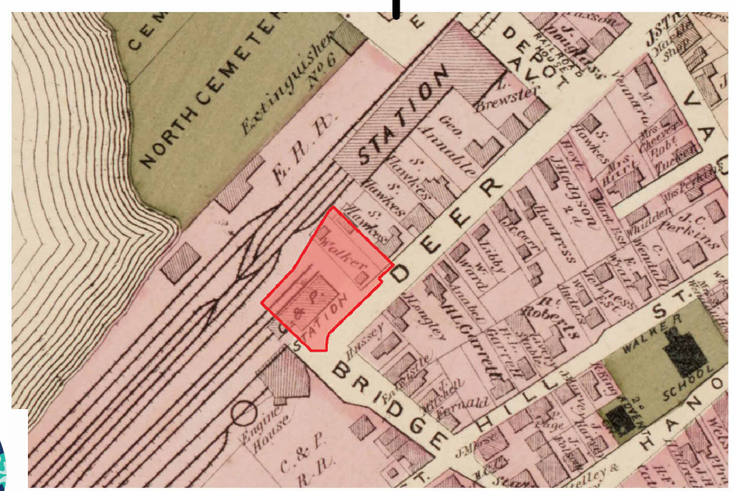


1887 SANBORN MAP
C & P STATION

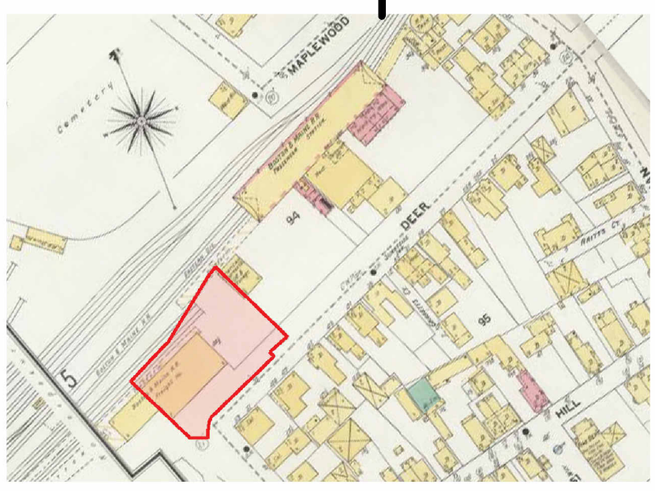


1910 SANBORN MAP
BOSTON & MAINE FREIGHT

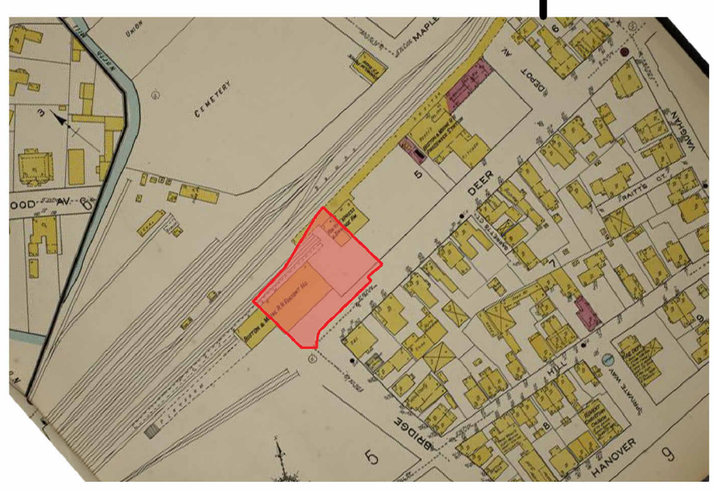
1876 BEERS MAP
C & P STATION
RESIDENCE



1904 SANBORN MAP
C & P STATION

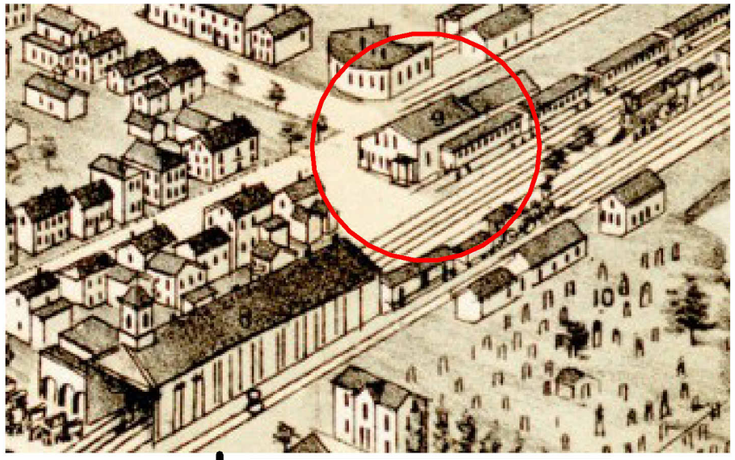


1920 SANBORN MAP
BOSTON & MAINE
FREIGHT

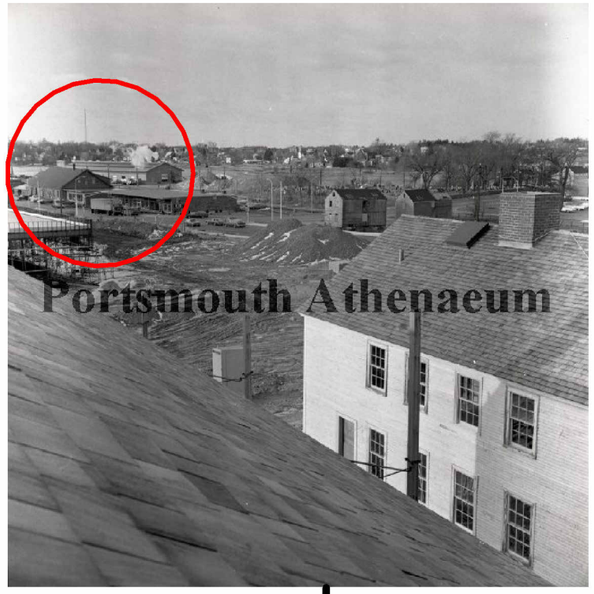


ARCOVE ARCHITECTS

SITE EVOLUTION 1877-1982



1877 Map - D. Bremner & Co
C & P STATION
RESIDENCE



1973
PREVIOUS FREIGHT DEPOT

1958
PREVIOUS FREIGHT DEPOT



1982
GARDEN SUPPLY
PREVIOUS FREIGHT DEPOT



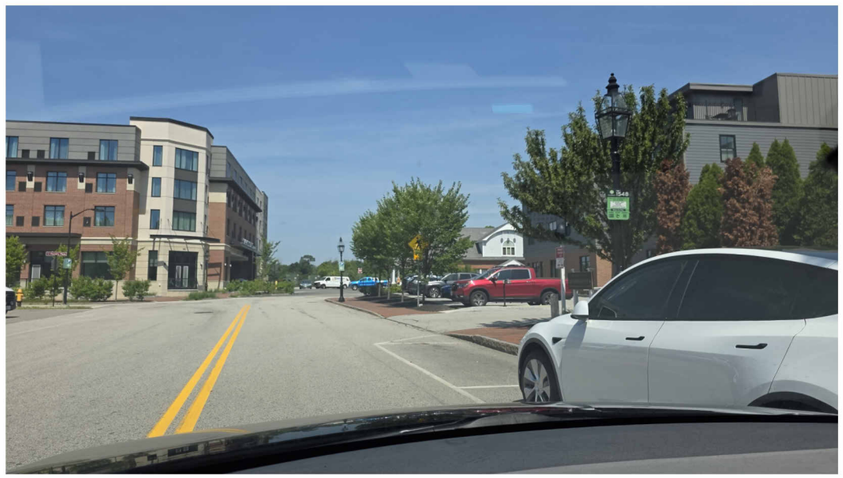
ARCOVE ARCHITECTS













ORIGINAL HISTORIC BUILDING WAS MOSTLY DEMOLISHED & HEAVILY ALTERED, THE LEFT PORTION IS ASSUMED TO BE WHAT IS REMAINING FROM THE ORIGINAL

ARCOVE ARCHITECTS

EXISTING CONDITIONS

163 DEER ST

HN0.21

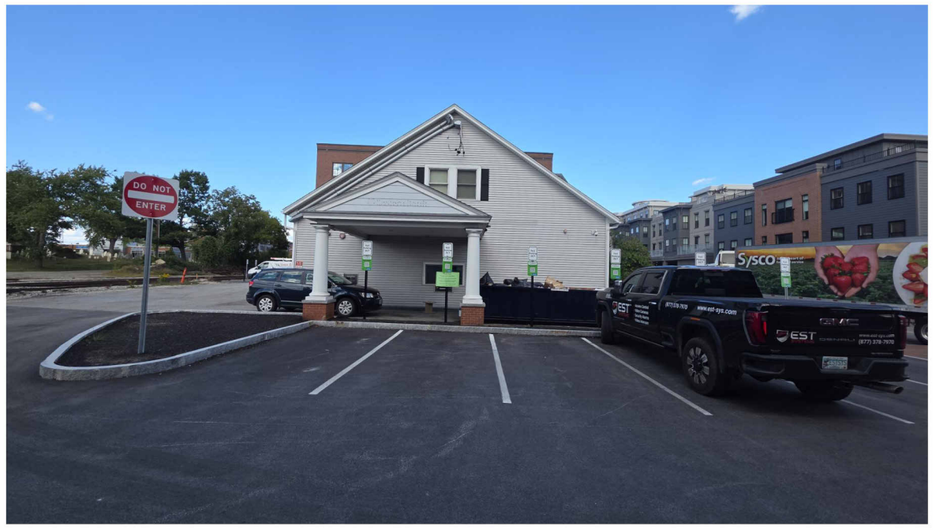
09/18/2026

PROJECT NO:1048









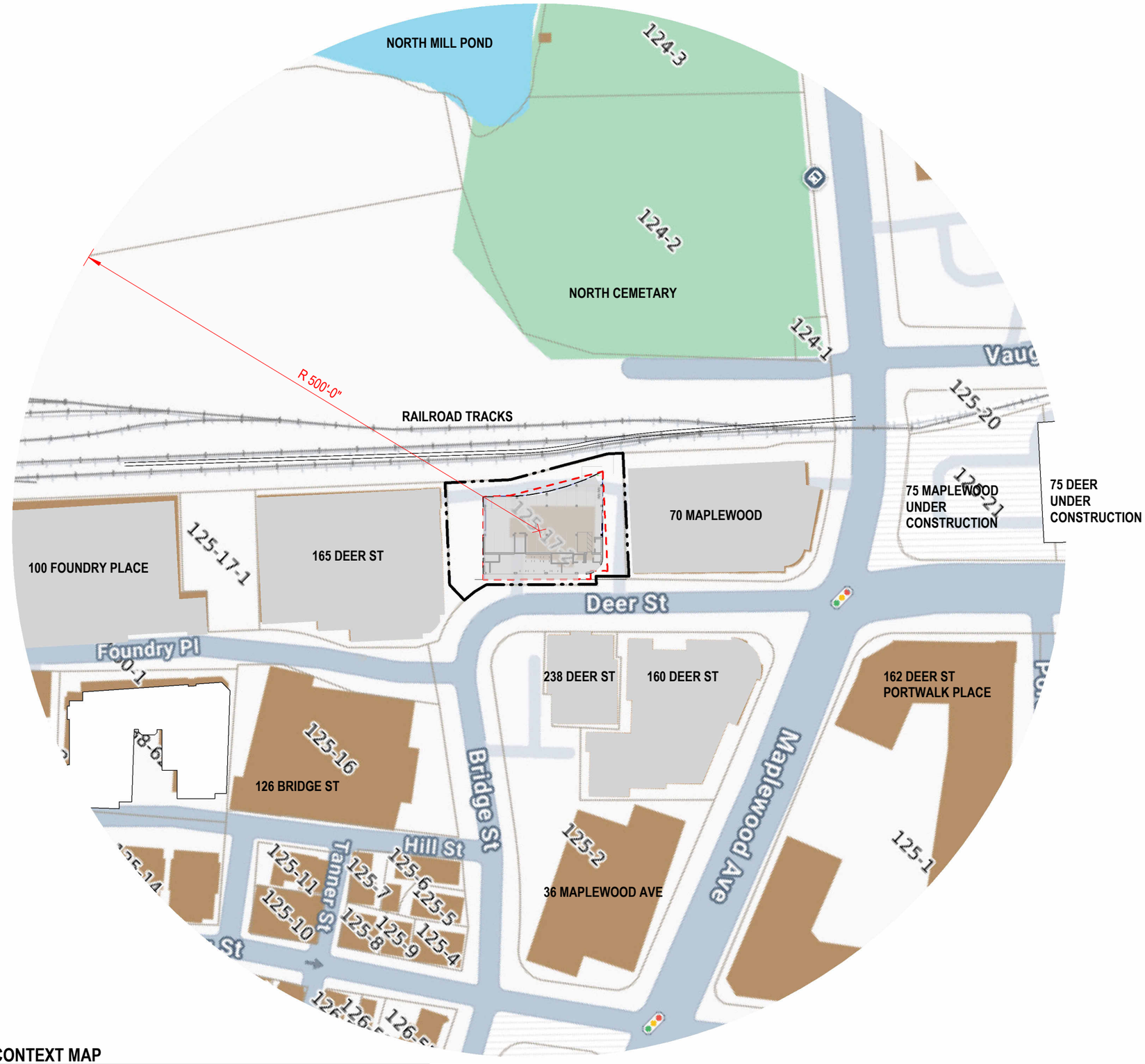
ARCOVE
ARCHITECTS

EXISTING CONDITIONS

163 DEER ST

HN0.22

09/18/2026
PROJECT NO:1048



ARCOVE ARCHITECTS

N

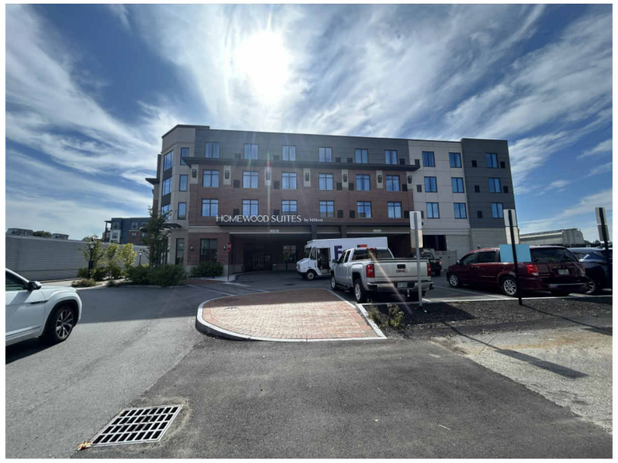
1 **HDC CONTEXT MAP**
1" = 100'-0"

CONTEXT MAP
163 DEER ST

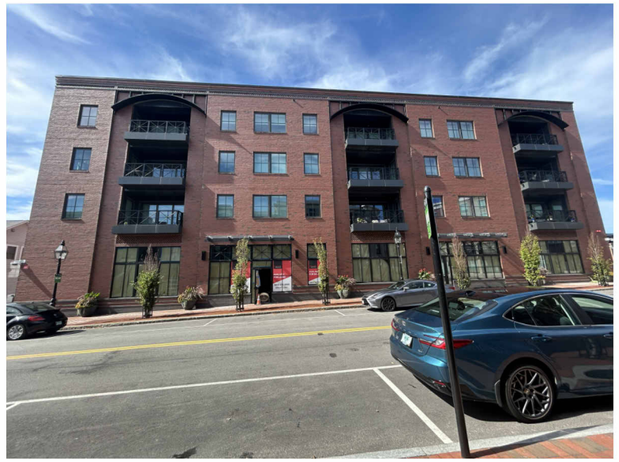
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09/18/2026
PROJECT NO:1048



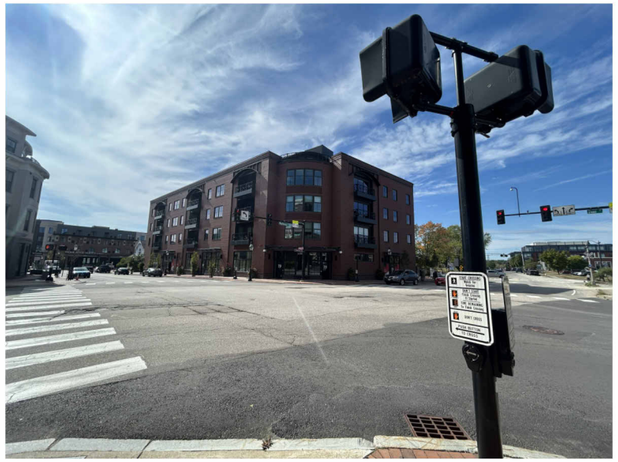
165 DEER ST



165 DEER ST



70 MAPLEWOOD AVE



70 MAPLEWOOD AVE



75 DEER ST (IN CONSTRUCTION), 70 MAPLEWOOD AVE, & 162 DEER ST



162 DEER ST, 160 DEER ST, & 70 MAPLEWOOD AVE

ARCOVE ARCHITECTS



160 DEER ST & 70 MAPLEWOOD AVE



160 DEER ST & 238 DEER ST



238 DEER ST



160 DEER ST



126 BRIDGE ST



36 MAPLEWOOD AVE

ARCOVE
ARCHITECTS



UNION STATION 1900



BOSTON & MAINE RAILROAD DEPOT 1864



UNION STATION 1910



BOSTON & MAINE ROUNDHOUSE, 1900 (RECENTLY DEMOLISHED WEST OF OUR SITE)

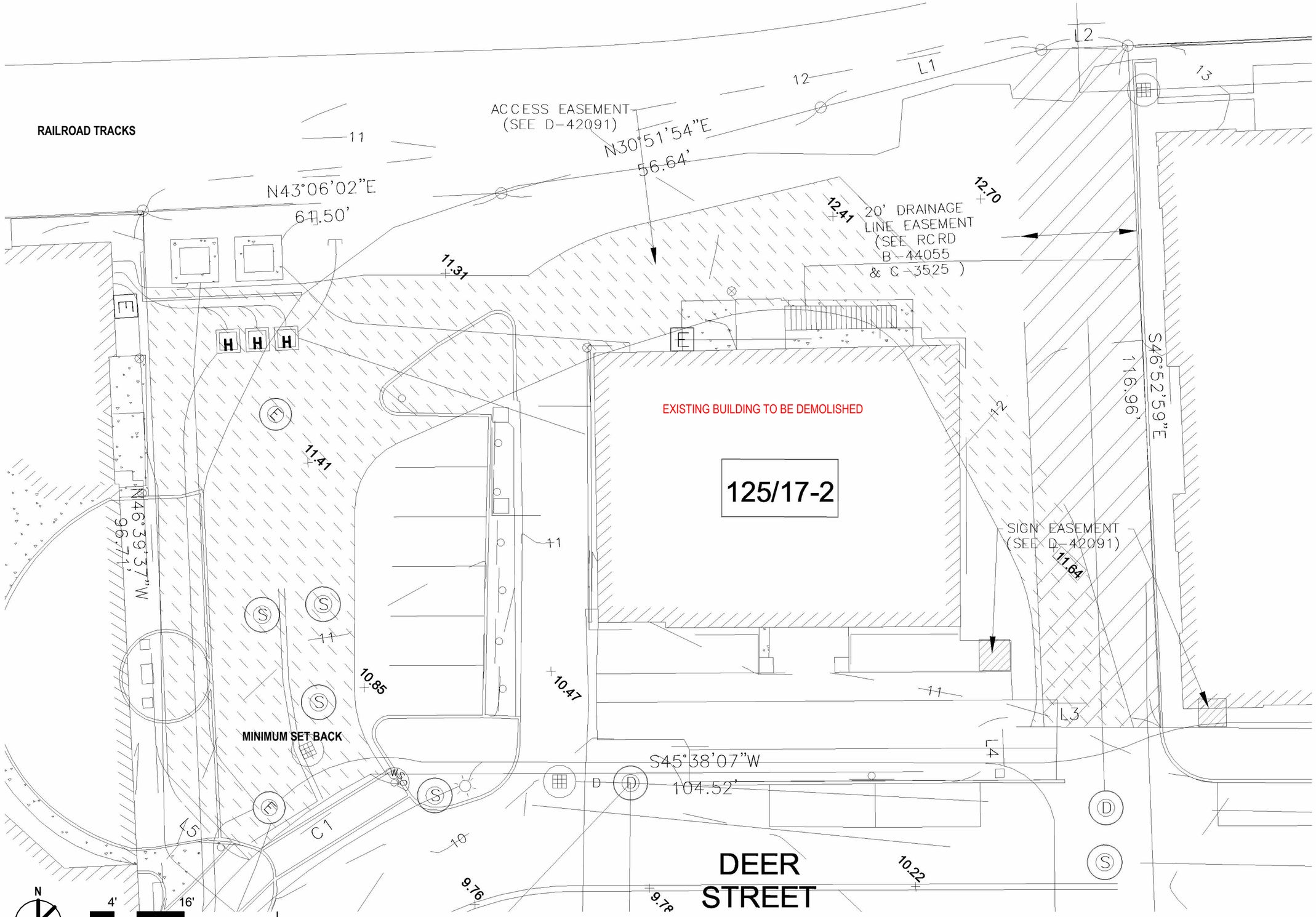


FREIGHT DEPOT ALTERED AS GROCERY STORE 1982



C.1877 D. Bremner Map: ROUND HOUSE ACROSS FROM 163 DEER STREET

ARCOVE ARCHITECTS



N

0' 4' 8' 16' 32'

ARCOVE ARCHITECTS

SITE SURVEY, EXISTING

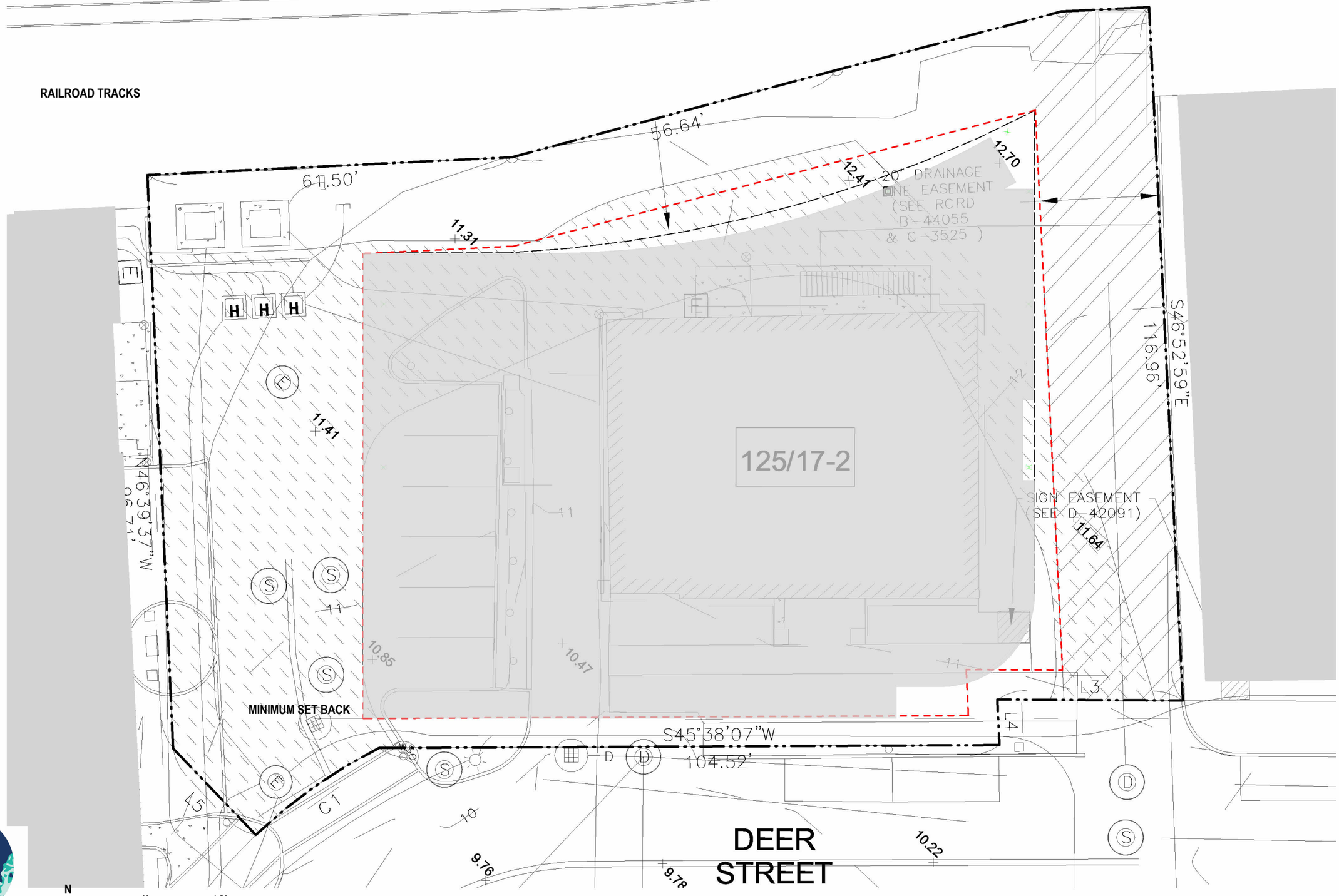
163 DEER ST

1 **HDC EXISTING SITE SURVEY**
1/16" = 1'-0"

HN1.01

09/18/2026
PROJECT NO:1048

RAILROAD TRACKS



N

4' 16'

0' 8' 32'

1 **HDC SITE PLAN**
1/16" = 1'-0"

ARCOVE ARCHITECTS

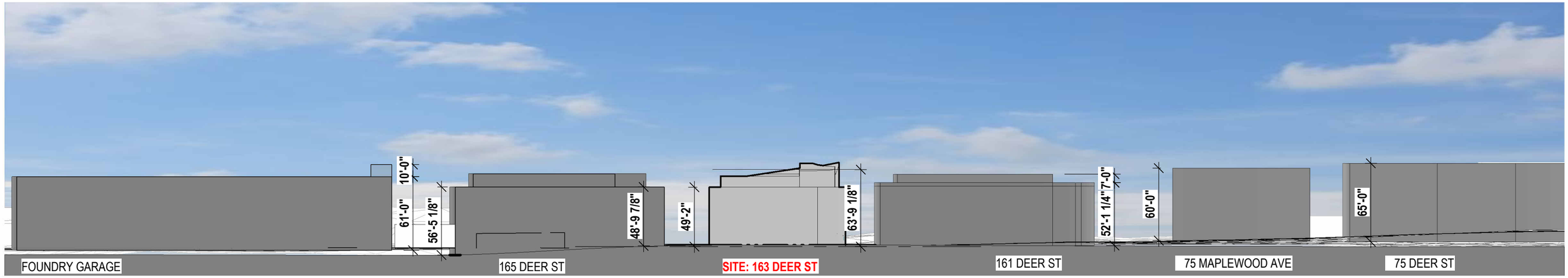
SITE PLAN, PROPOSED

163 DEER ST

HN1.02

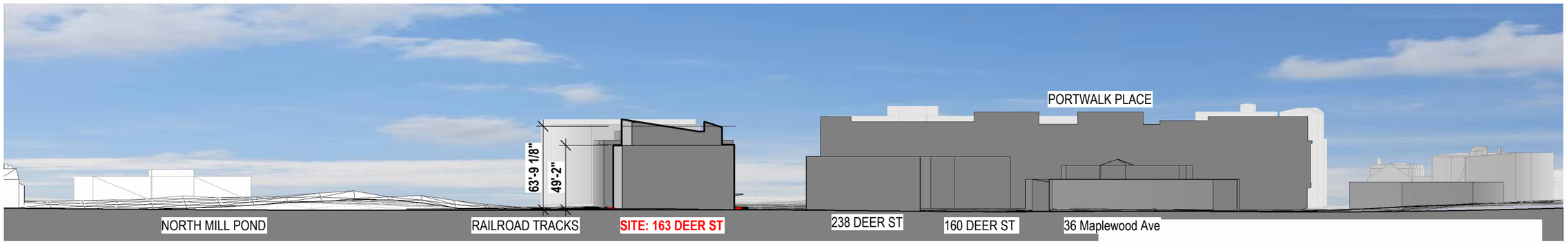
09/18/2026

PROJECT NO:1048



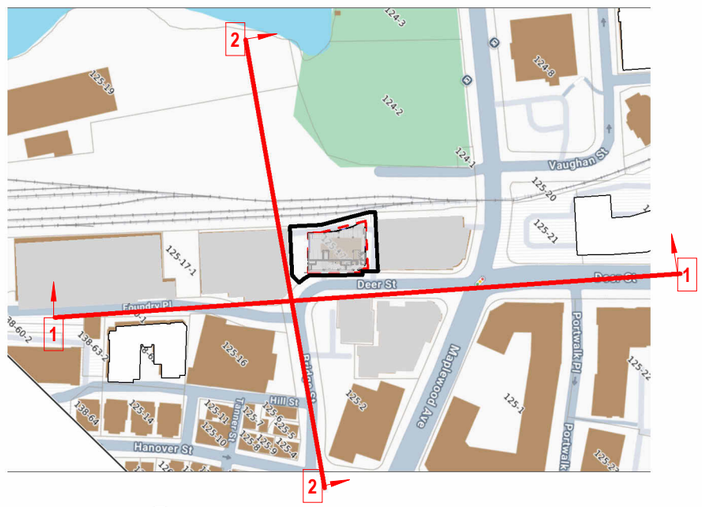
1 Along Deer St & Foundry Place Looking North

1" = 80'-0"



2 Along Bridge street looking east

1" = 80'-0"



3 KEY PLAN

1" = 300'-0"

ARCOVE ARCHITECTS

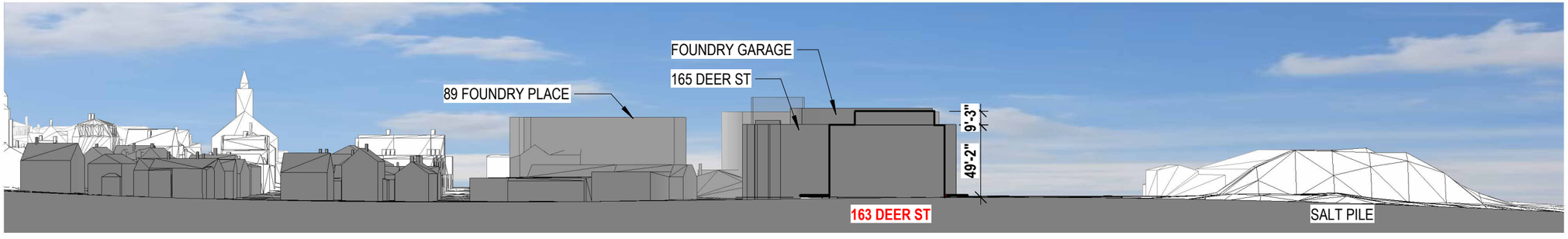
SITE SECTIONS, PROPOSED

163 DEER ST

HN2.01

09/18/2026

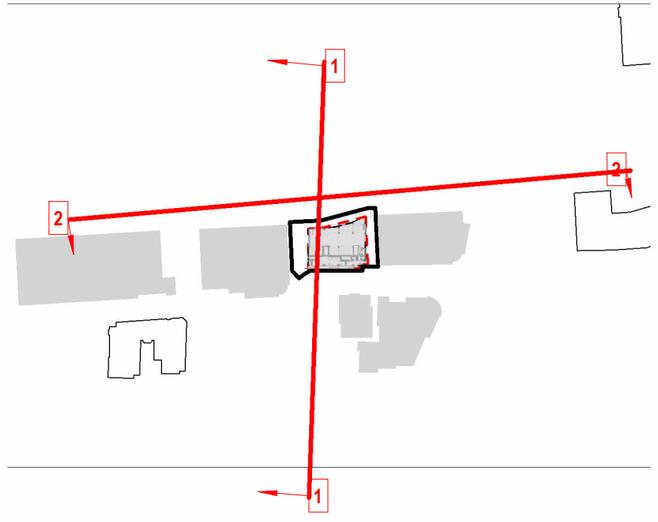
PROJECT NO:1048



1 **Along Bridge St Looking West**
1" = 80'-0"



2 **Along RR Tracks Looking South**
1" = 80'-0"

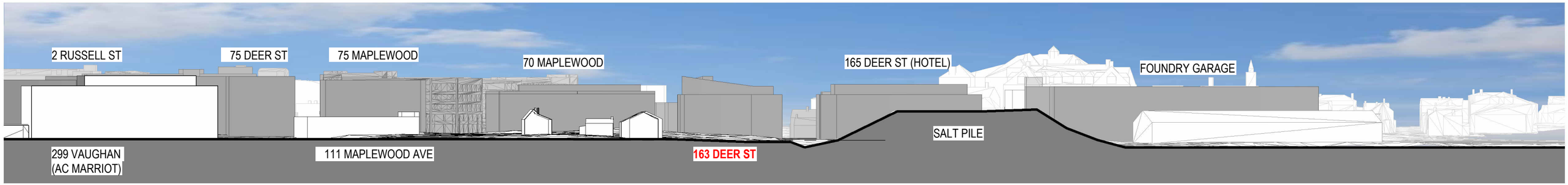


3 **KEY PLAN**
1" = 300'-0"

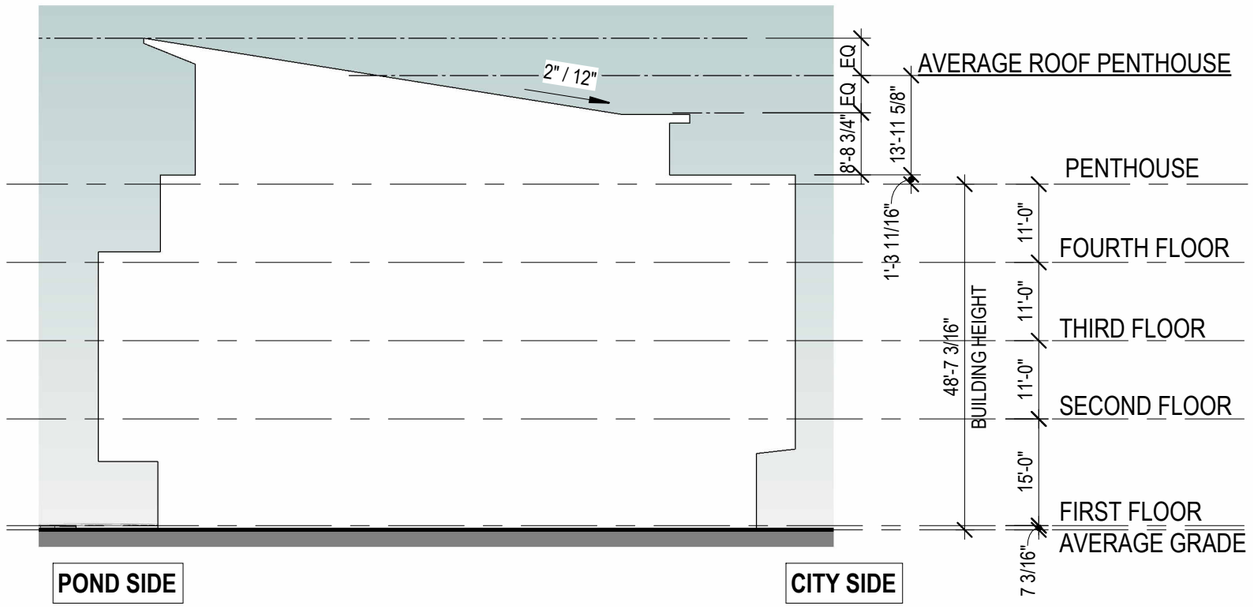
ARCOVE ARCHITECTS

SITE SECTIONS, PROPOSED
163 DEER ST

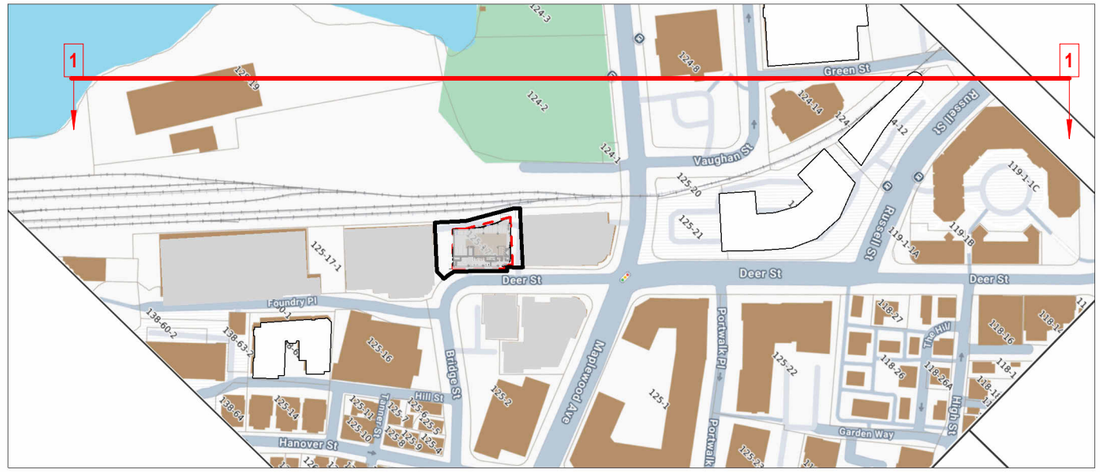
HN2.02
09/18/2026
PROJECT NO:1048



1 **From Maplewood Looking South**
1" = 100'-0"



3 **HDC BUILDING SECTION**
3/64" = 1'-0"



2 **KEY PLAN**
1" = 300'-0"

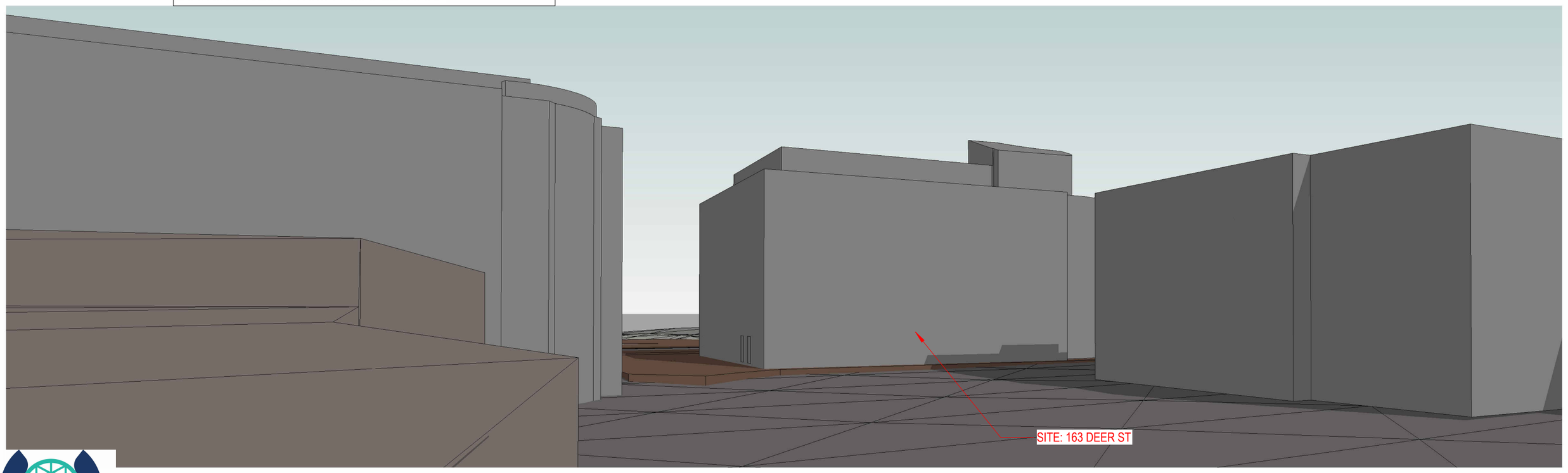
ARCOVE ARCHITECTS

SITE SECTIONS, PROPOSED
163 DEER ST

HN2.03
09/18/2026
PROJECT NO:1048



LOOKING WEST FROM 70 MAPLEWOOD



LOOKING NORTH FROM BRIDGE STREET

ARCOVE ARCHITECTS

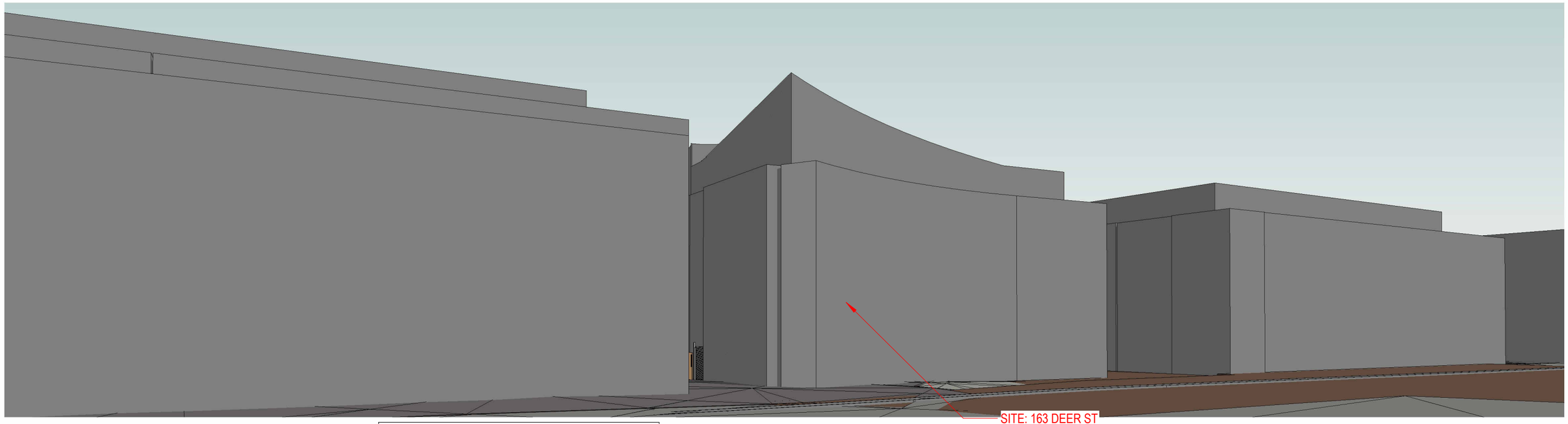
MASSING PERSPECTIVE, STREET VIEWS

163 DEER ST

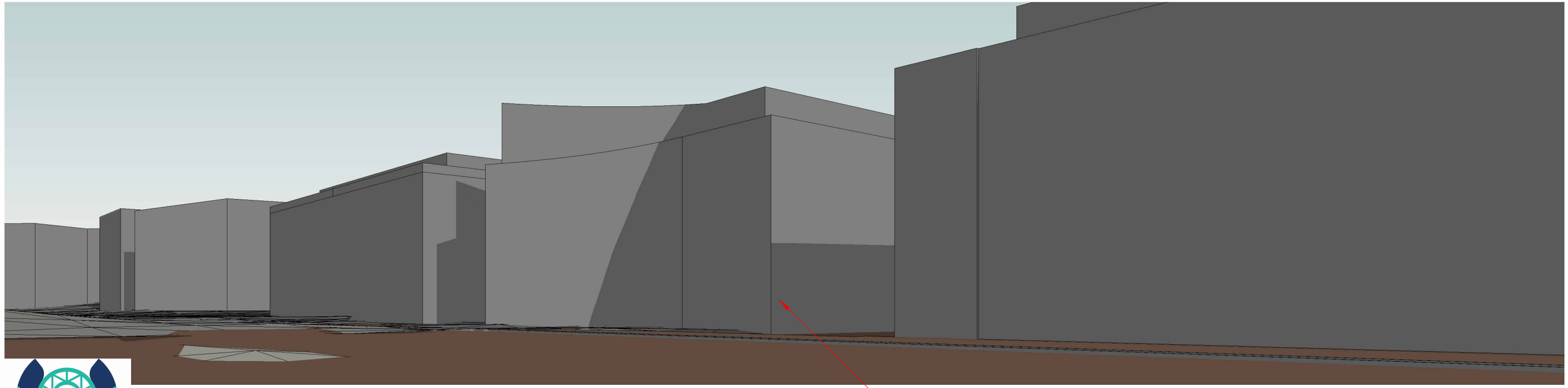
HN3.01

09/18/2026

PROJECT NO:1048



LOOKING SOUTH FROM RAILROAD



LOOKING EAST FROM RAILROAD

ARCOVE ARCHITECTS

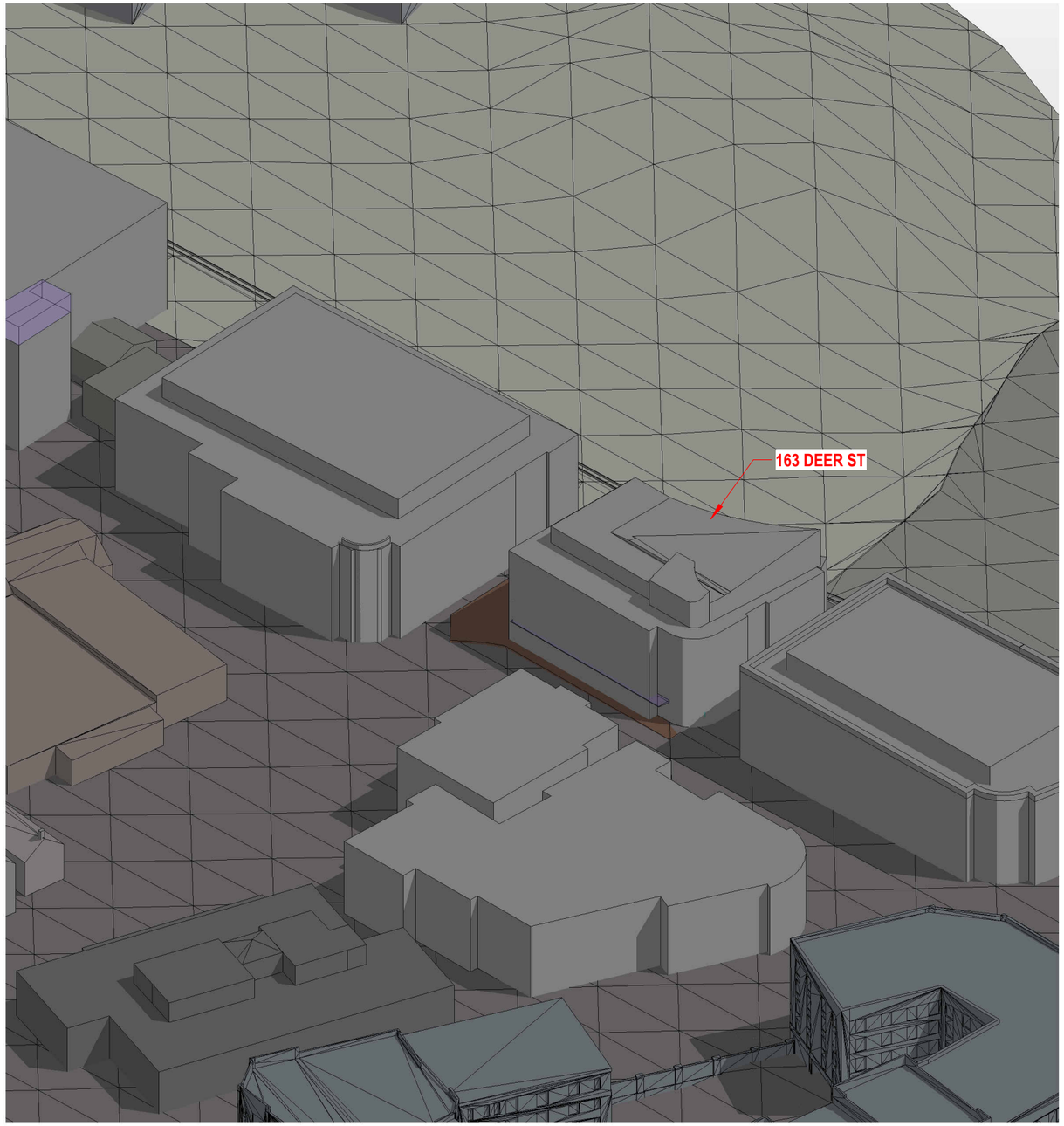
MASSING PERSPECTIVE, STREET VIEWS

163 DEER ST

HN3.02

09/18/2026

PROJECT NO:1048



AXONOMETRIC VIEW LOOKING NORTHWEST



AXONOMETRIC VIEW LOOKING SOUTHWEST

ARCOVE ARCHITECTS

AXONOMETRIC AERIAL VIEWS

163 DEER ST

HN3.03

09/18/2026

PROJECT NO:1048



1 **Aerial Axonometric Looking Southeast**

ARCOVE ARCHITECTS

AXONOMETRIC AERIAL VIEW

163 DEER ST

HN3.04

09/18/2026

PROJECT NO:1048

Project Address: **413 Islington Street**

Permit Requested: **Work Session**

Application: **Work Session B**



A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L2
- Land Use: Multi Family
- Land Area: 6,098 SF +/-
- Estimated Age of Structure: c.1832
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from Islington Street
- Unique Features: NA
- Neighborhood Association: West End

B. Proposed Work:

Renovations to an existing structure. The new construction of a detached garage and the new construction of an attached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Renovations to the existing structure
- New construction of an attached garage
- New construction of a 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

413 ISLINGTON STREET RENOVATION

HISTORIC DISTRICT COMMISSION WORK SESSION - OCTOBER 7TH, 2026

BUILDING HISTORY:

THE PROPERTY AT 413 ISLINGTON STREET IS AN EXISTING TWO-FAMILY GREEK REVIVAL RESIDENCE, ORIGINALLY CONSTRUCTED IN APPROXIMATELY 1835 ACCORDING TO CITY RECORDS. BASED ON A REVIEW OF HISTORIC SANBORN MAPS, THE ORIGINAL STRUCTURE CONSISTS OF THE EXISTING 2-1/2-STORY BUILDING ORIENTED TOWARD ISLINGTON STREET, WITH A SERIES OF SINGLE- AND TWO-STORY ADDITIONS CONSTRUCTED AT THE REAR OVER TIME. A SEPARATE DETACHED STRUCTURE LOCATED ALONG THE REAR PROPERTY LINE HAS BEEN PRESENT SINCE AT LEAST 1887 AND HAS ALSO UNDERGONE CHANGES TO ITS FOOTPRINT AND NUMBER OF STORIES OVER TIME.

GENERAL PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE EXISTING RESIDENCE WHILE MAINTAINING ITS HISTORIC CHARACTER AND EXISTING TWO-FAMILY RESIDENTIAL USE. THE WORK WILL INCLUDE THE FOLLOWING:

- FULL RENOVATION OF THE ORIGINAL 2-1/2-STORY 1835 STRUCTURE.
- REMOVAL OF THE EXISTING SINGLE- AND TWO-STORY REAR ADDITIONS AND CONSTRUCTION OF A NEW, EXPANDED 2-1/2-STORY ADDITION AT THE REAR OF THE ORIGINAL STRUCTURE.
- CONSTRUCTION OF TWO SINGLE-CAR ADDITIONS, INCLUDING ONE ATTACHED GARAGE AND ONE DETACHED GARAGE.
- RESTORATION AND REPLACEMENT IN KIND OF EXISTING HISTORIC EXTERIOR TRIM, MOLDINGS, AND ARCHITECTURAL DETAILS WHERE REQUIRED.
- REMOVAL OF EXISTING VINYL SIDING AND REPLACEMENT WITH WOOD CLAPBOARD SIDING.
- REMOVAL OF THE EXISTING REAR CHIMNEY WHILE RETAINING THE PROMINENT FRONT CHIMNEY.
- ADDITION OF DORMERS TO THE ROOF TO PROVIDE ADDITIONAL USABLE AREA WITHIN THE UPPER FLOOR.

THE PROPOSED WORK IS INTENDED TO RETAIN AND RESTORE THE ARCHITECTURAL CHARACTER OF THE HISTORIC ISLINGTON STREET-FACING STRUCTURE WHILE ALLOWING THE PROPERTY TO ACCOMMODATE UPDATED RESIDENTIAL NEEDS. NEW ADDITIONS AND ALTERATIONS WILL BE DESIGNED TO COMPLEMENT THE SCALE, PROPORTIONS, MATERIALS, AND ARCHITECTURAL CHARACTER OF THE EXISTING HISTORIC RESIDENCE AND SURROUNDING NEIGHBORHOOD.

SHEET LIST

Sheet Number	Sheet Name
HDC	
A0	COVER
A1	EXISTING PHOTOGRAPHS
A2	CONTEXTUAL PHOTOS
A3	HISTORIC TIMELINE
A4	EXISTING FLOOR PLANS
A5	EXISTING FLOOR PLANS
A6	EXISTING FLOOR PLANS
A7	EXISTING ELEVATIONS
A8	FLOOR PLANS OPTION 1
A9	FLOOR PLANS OPTION 1
A10	FLOOR PLANS OPTION 2
A11	FLOOR PLANS OPTION 2
A12	FLOOR PLANS OPTION 2
A13	ELEVATIONS OPTION 1
A14	ELEVATIONS OPTION 1
A15	ELEVATIONS OPTION 2
A16	ELEVATIONS OPTION 2
A17	PERSPECTIVE VIEWS OPTION 1
A18	PERSPECTIVE VIEWS OPTION 2

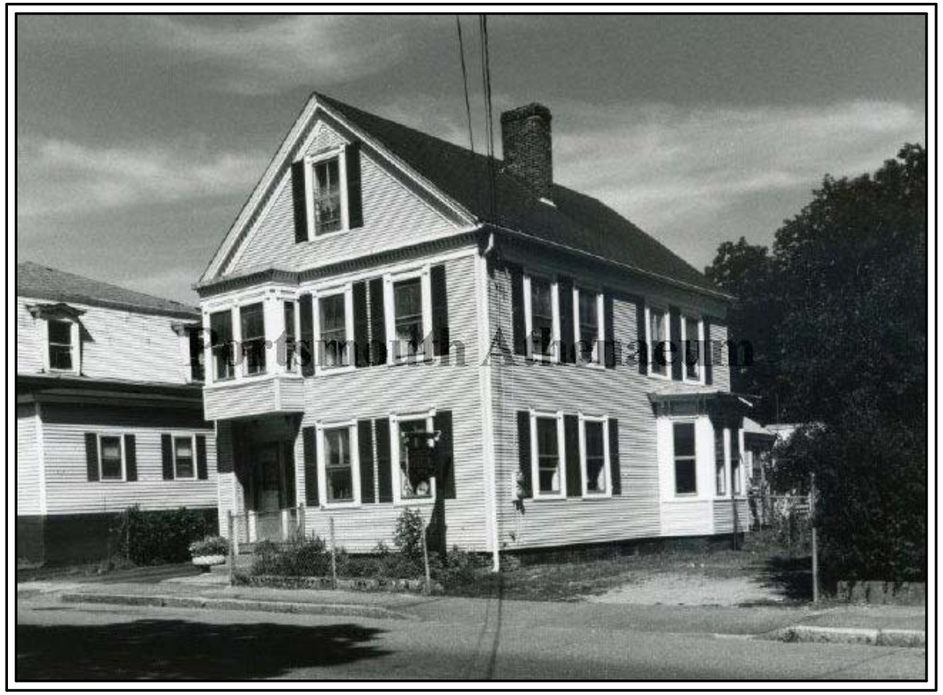
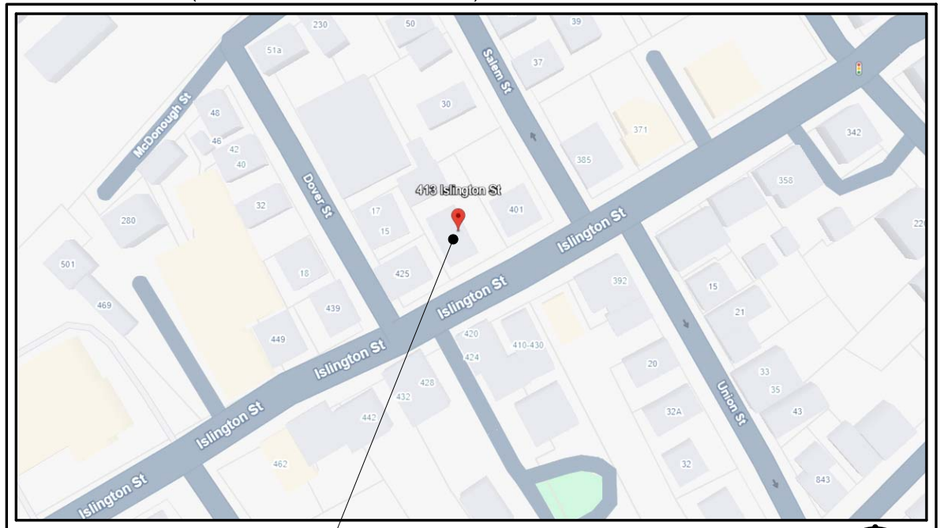


IMAGE FROM WEST END HISTORIC DISTRICT SURVEY
NOVEMBER 1991 (PORTSMOUTH ATHENAEUM)



413 ISLINGTON STREET
PORTSMOUTH, NH 03801

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ISLINGTON HOUSE RENOVATION
413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

COVER
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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

A0

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

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SOUTH VIEW FROM ISLINGTON STREET



VIEW FROM REAR YARD



EAST VIEW FROM ISLINGTON STREET



WEST VIEW FROM ISLINGTON STREET



VIEW OF SHED AND REAR OF HOUSE



VIEW OF MOLDING, FASCIA, AND TRIM

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING PHOTOGRAPHS

HISTORIC DISTRICT COMMISSION - WORK SESSION
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NOT TO SCALE



425 ISLINGTON FROM ISLINGTON



401 ISLINGTON FROM ISLINGTON



410 ISLINGTON STREET



420-430 ISLINGTON ACROSS ISLINGTON STREET



149 ISLINGTON FROM ISLINGTON



303 ISLINGTON FROM ISLINGTON AND ROCKINGHAM STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

CONTEXTUAL PHOTOS

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

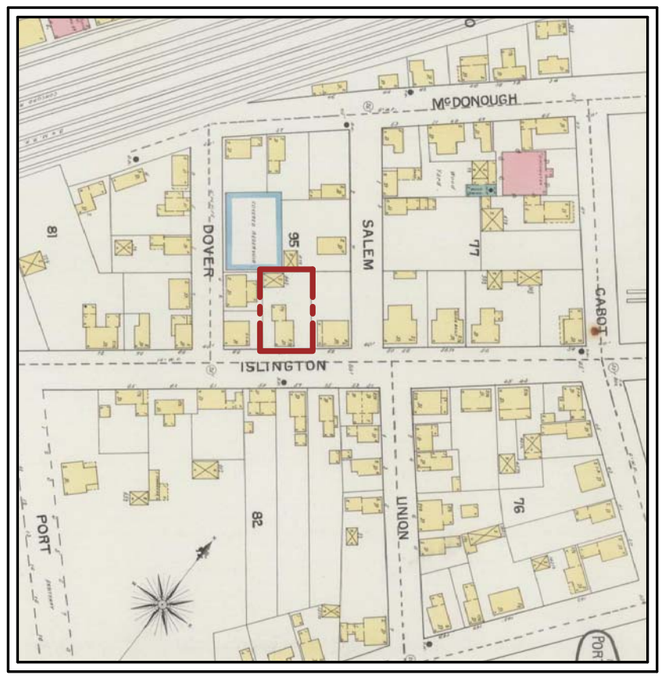
4 Market Street
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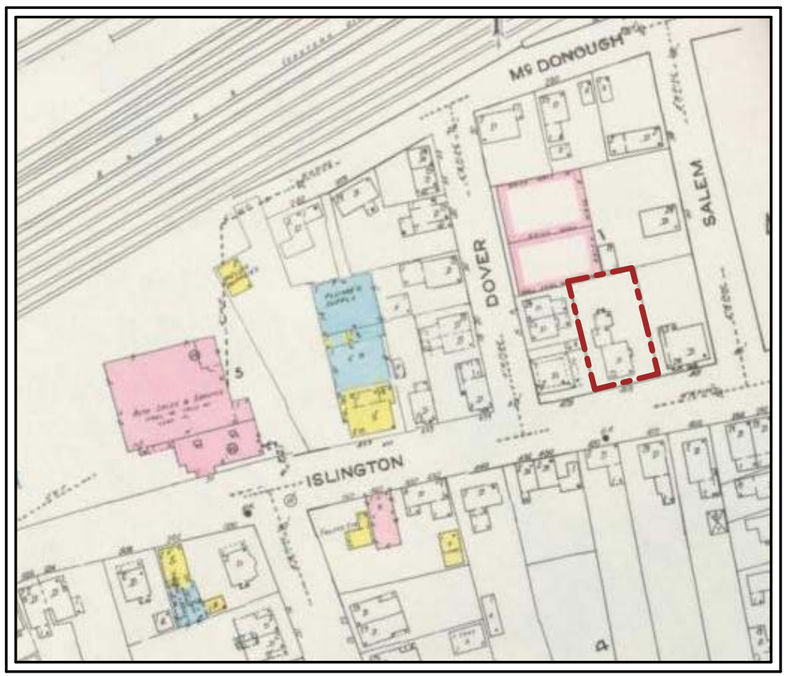
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	09/18/2026
PA:	MM / MG
Project Number:	26082
Scale:	

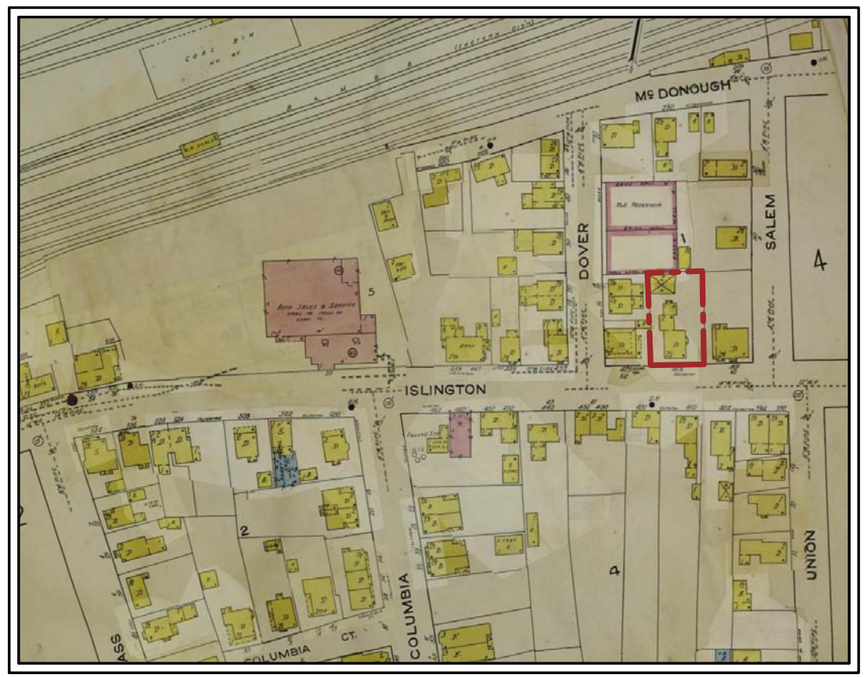
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SANBORN FIRE MAP - 1887



SANBORN FIRE MAP - 1920



SANBORN FIRE MAP - 1949

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

HISTORIC TIMELINE

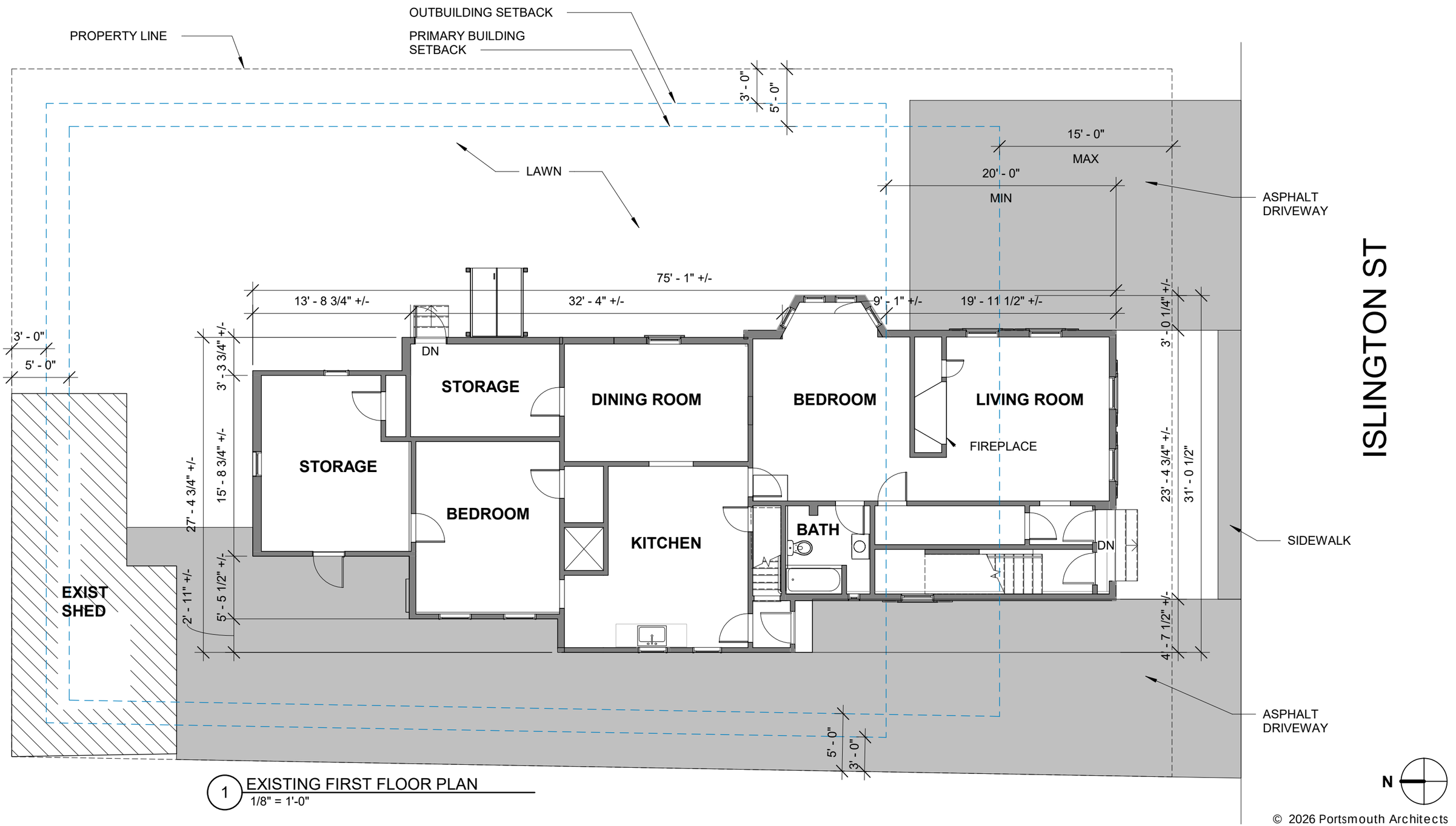
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A3

09/18/2026
PA: MM / MG
Project Number: 26082
Scale:

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

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING FLOOR PLANS

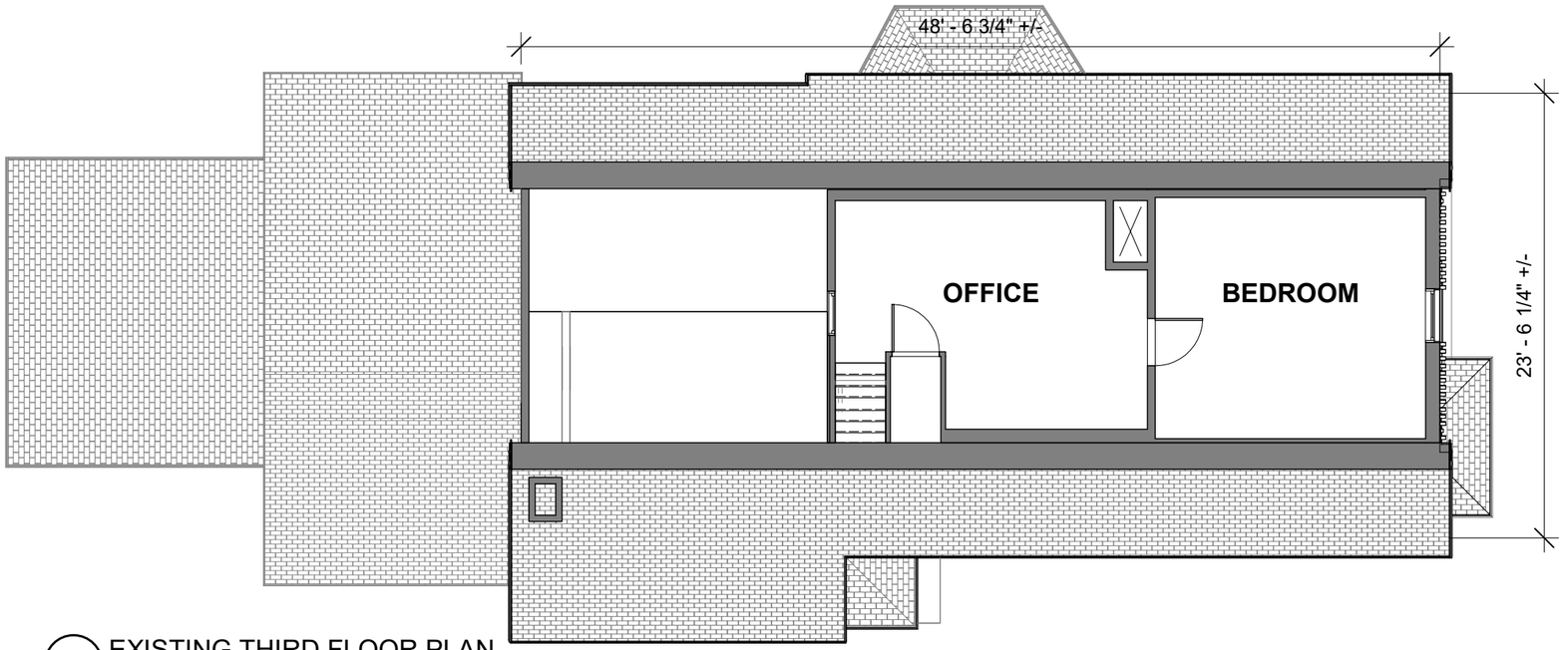
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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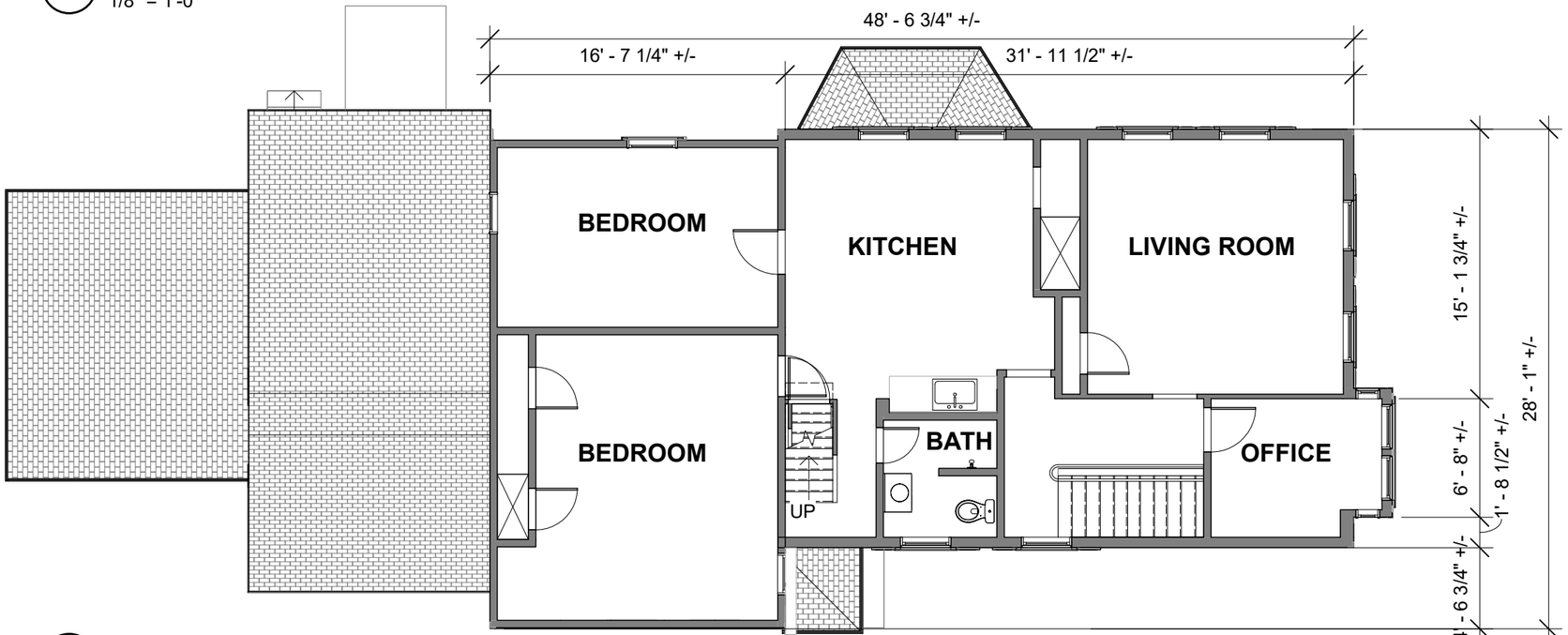
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	09/18/2026
PA:	MM / MG
Project Number:	26082
Scale:	1/8" = 1'-0"

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1 EXISTING THIRD FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

N

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413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

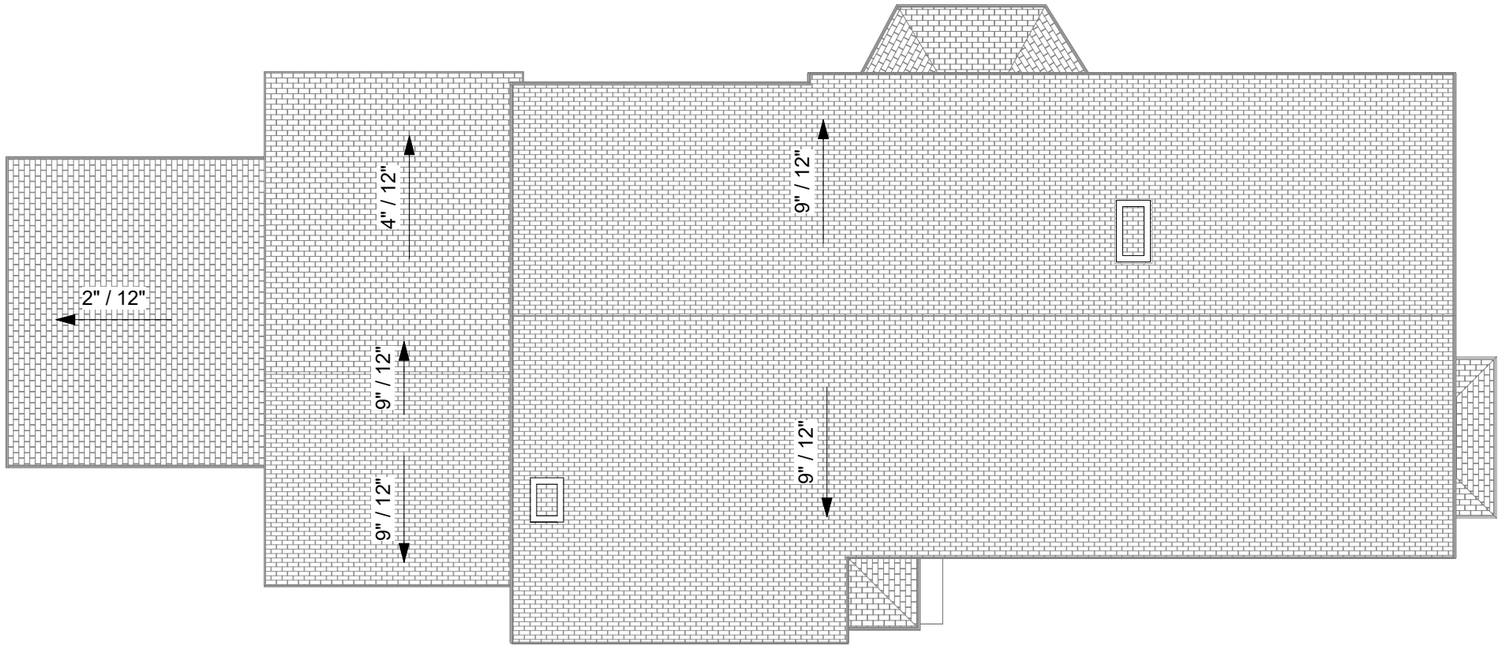
EXISTING FLOOR PLANS

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
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Scale: 1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"

N

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EXISTING FLOOR PLANS

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

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4 EXISTING WEST ELEVATION
1/8" = 1'-0"

3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



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

1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

EXISTING ELEVATIONS

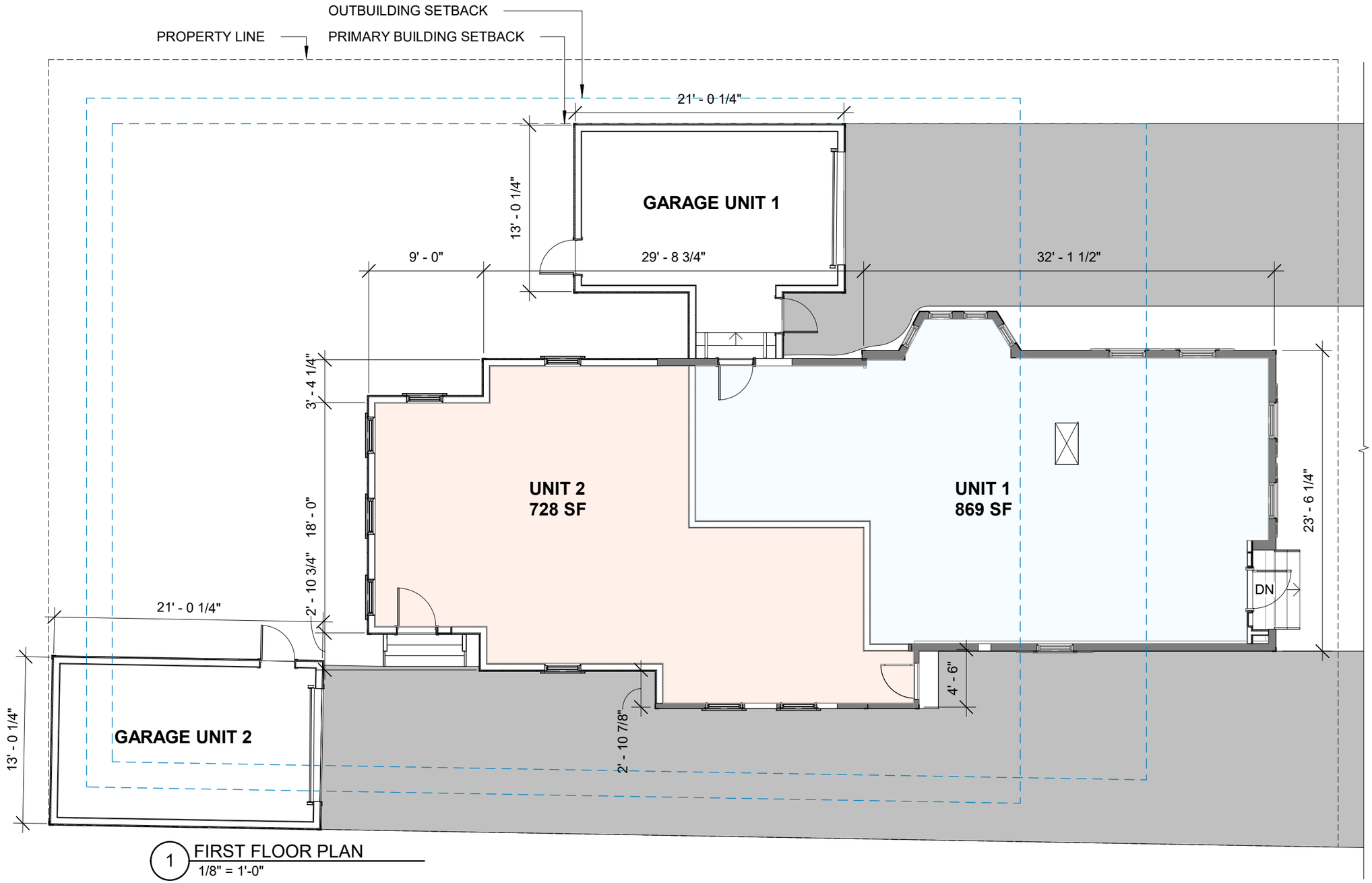
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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

A7

09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

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

UNIT AREAS:

UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 728 SF
2ND FLOOR: 712 SF
3RD FLOOR: 571 SF
TOTAL: 2011 SF

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLANS OPTION 1

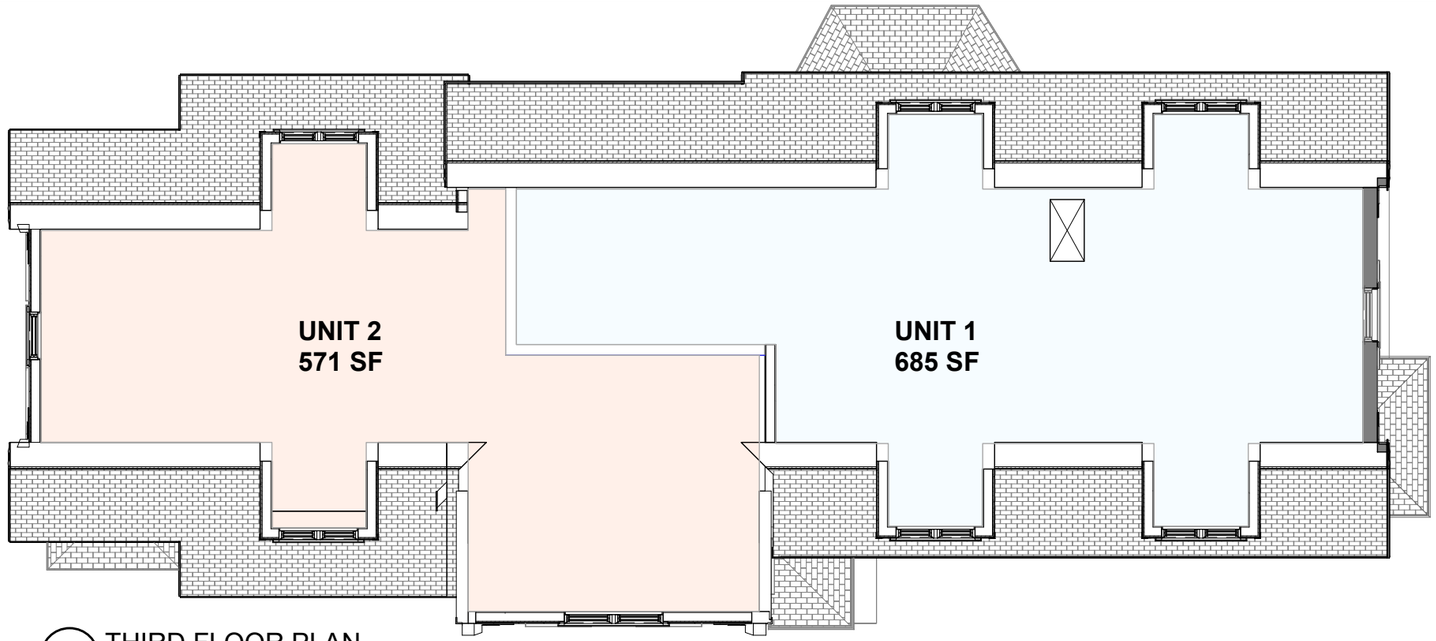
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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Portsmouth, New Hampshire
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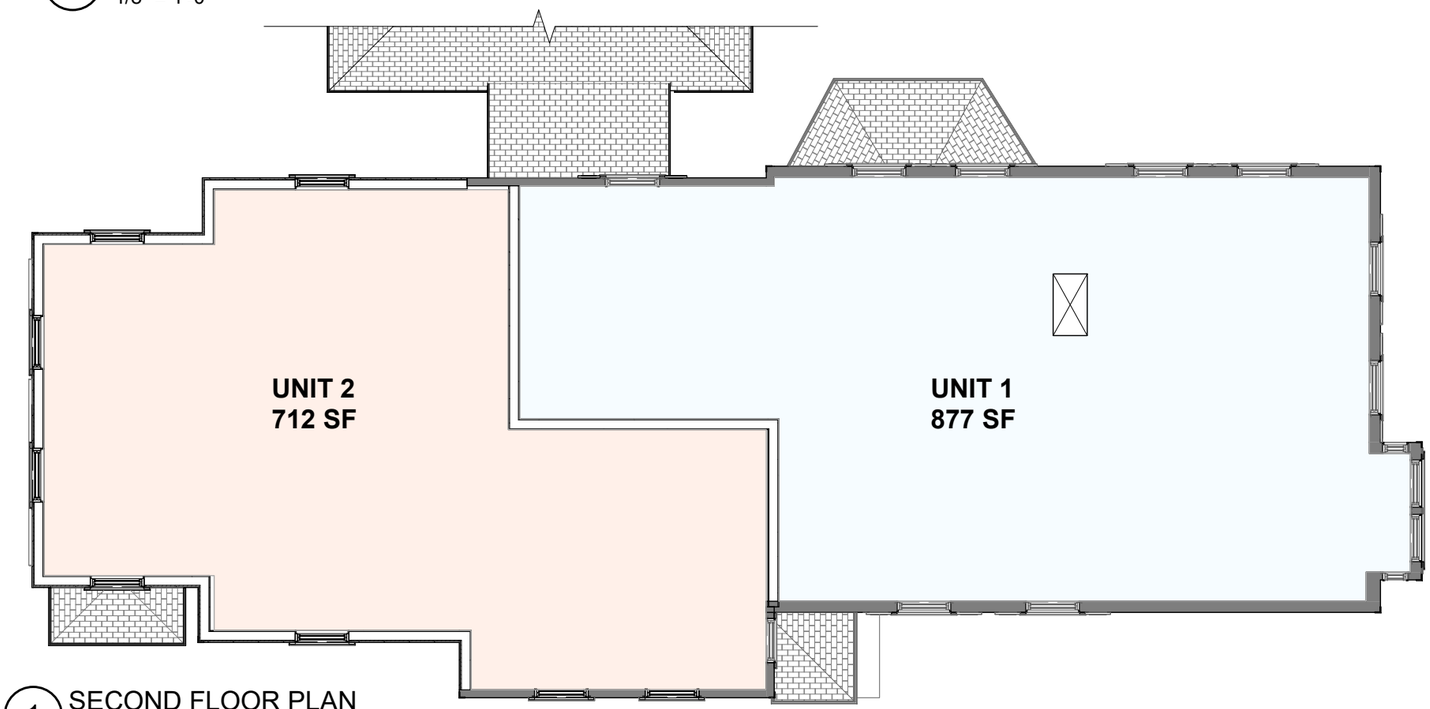
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09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

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2 THIRD FLOOR PLAN
1/8" = 1'-0"



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

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FLOOR PLANS OPTION 1

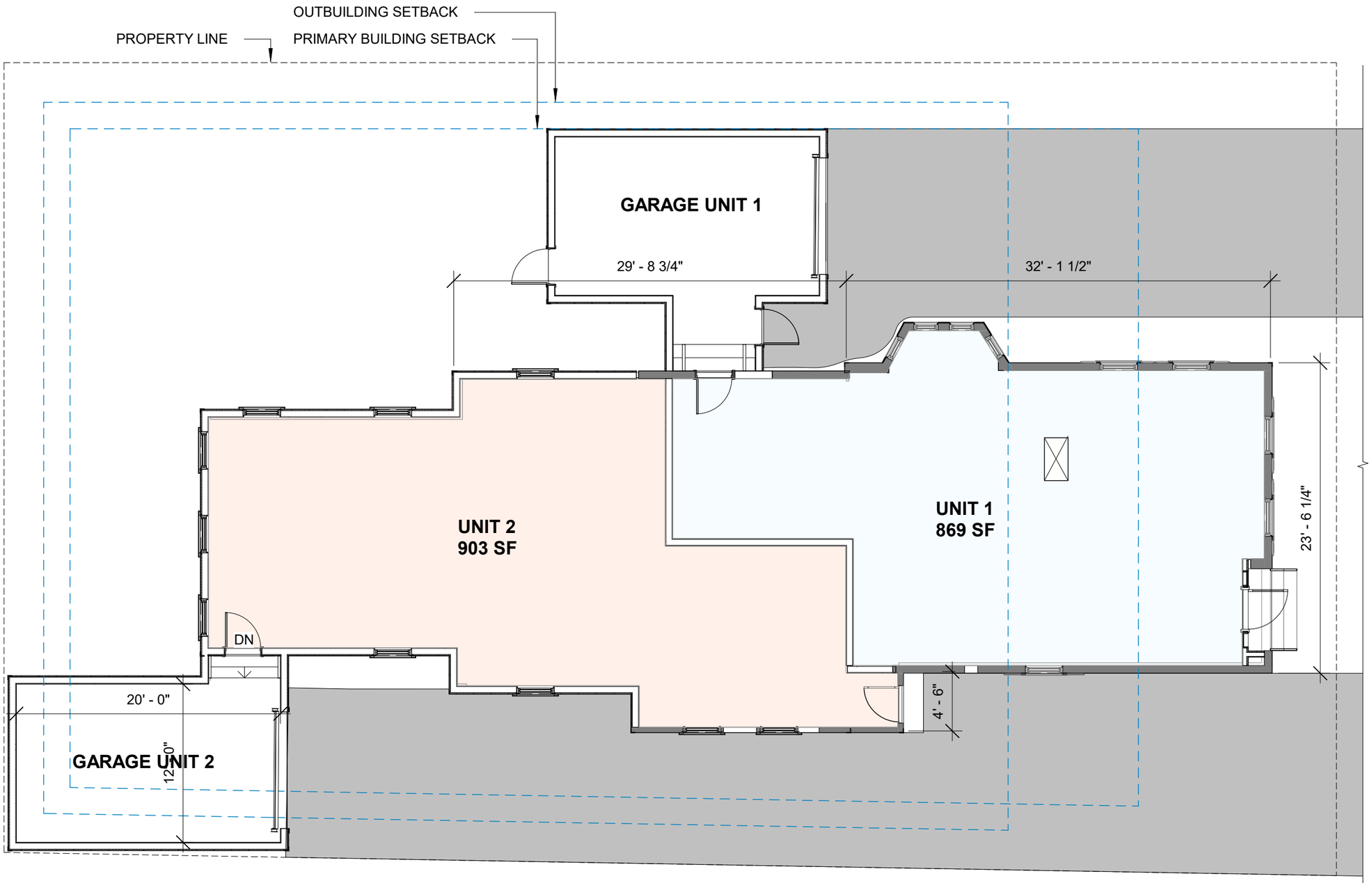
HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
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09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

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UNIT AREAS:

UNIT 1:
1ST FLOOR: 869 SF
2ND FLOOR: 877 SF
3RD FLOOR: 685 SF
TOTAL: 2,431 SF

UNIT 2:
1ST FLOOR: 903 SF
2ND FLOOR: 885 SF
3RD FLOOR: 685 SF
TOTAL: 2,473 SF

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

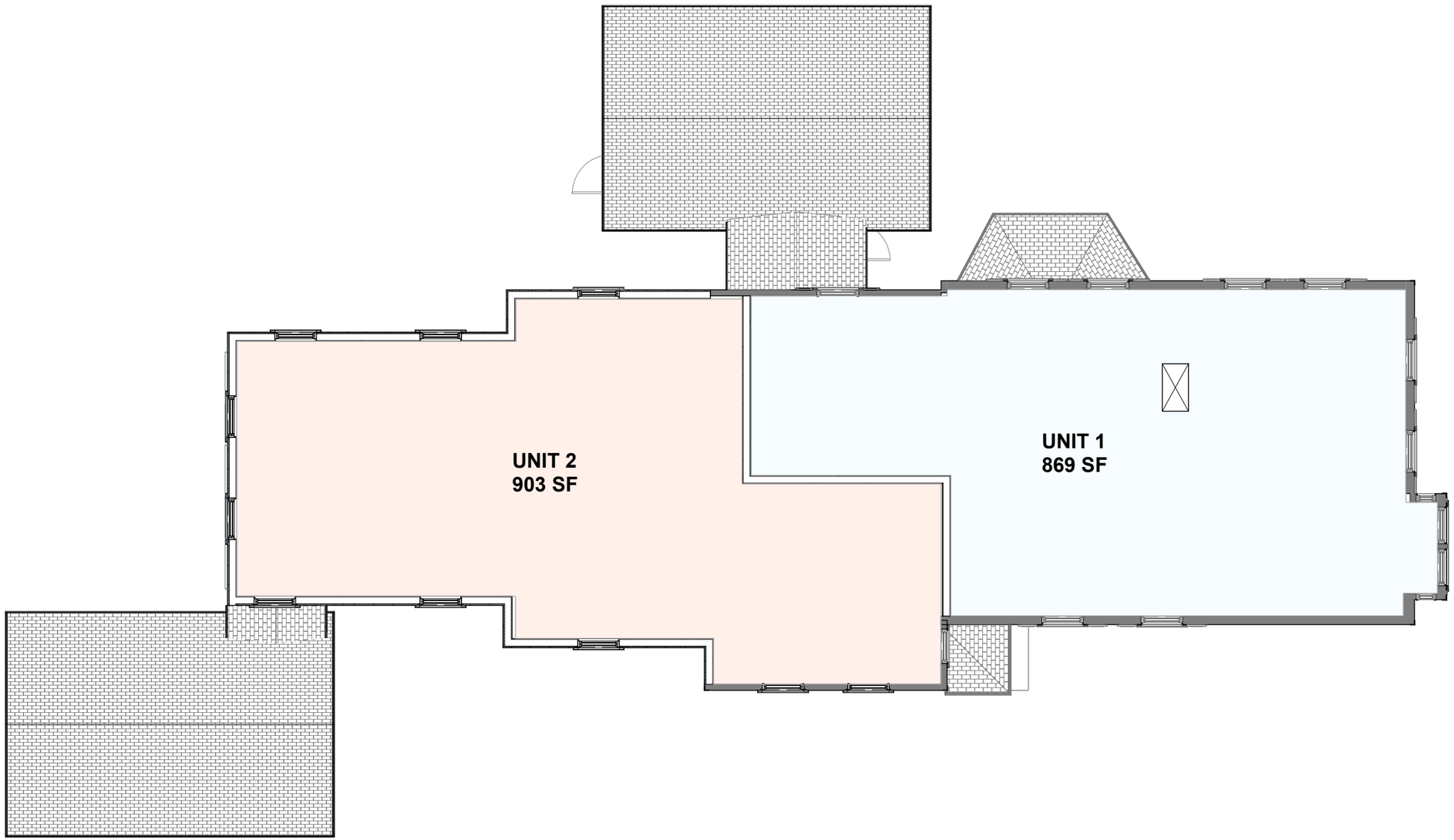
FLOOR PLANS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274
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A10

09/18/2026
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Project Number: 26082
Scale: 1/8" = 1'-0"



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

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

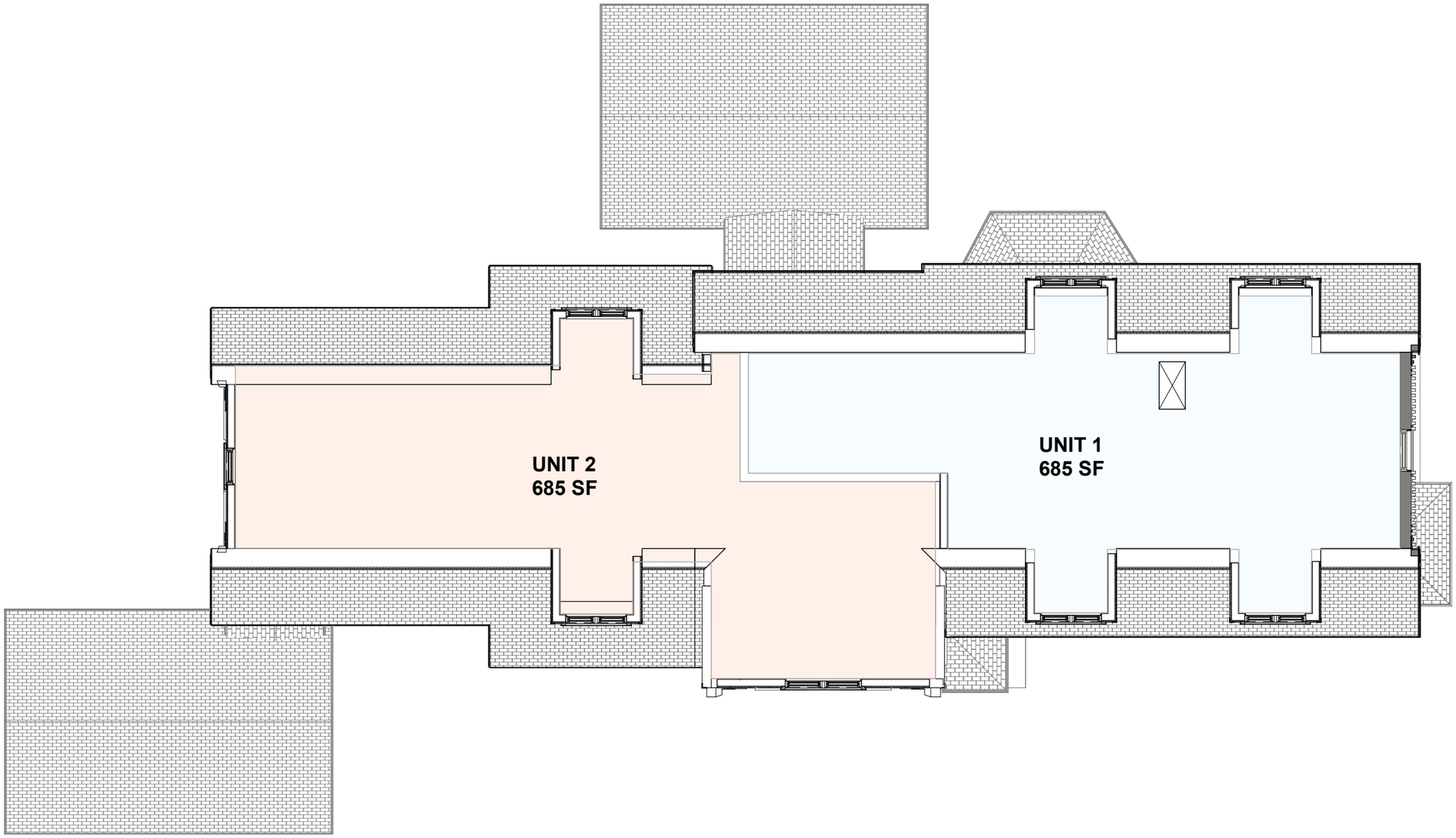
FLOOR PLANS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
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Scale: 1/8" = 1'-0"



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

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

FLOOR PLANS OPTION 2

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OCTOBER 2026

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A12

09/18/2026
PA: MM / MG
Project Number: 26082
Scale: 1/8" = 1'-0"

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2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

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A14

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



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



1 SOUTH ELEVATION
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
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A13

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



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



1 NORTH ELEVATION OPTION 2
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
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09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE



2 WEST ELEVATION OPTION 2
1/8" = 1'-0"



1 SOUTH ELEVATION OPTION 2
1/8" = 1'-0"

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

ELEVATIONS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
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09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

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SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS OPTION 1

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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A17

09/18/2026
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Project Number: 26082
NOT TO SCALE



SOUTH WEST VIEW FROM ISLINGTON STREET



SOUTH EAST VIEW FROM ISLINGTON STREET

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ISLINGTON HOUSE RENOVATION

413/415 ISLINGTON STREET
PORTSMOUTH, NH 03801

PERSPECTIVE VIEWS OPTION 2

HISTORIC DISTRICT COMMISSION - WORK SESSION
OCTOBER 2026

4 Market Street
Portsmouth, New Hampshire
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A18

09/18/2026
PA: MM / MG
Project Number: 26082
NOT TO SCALE

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Project Address: **134 Pleasant Street**

Permit Requested: **Work Session**

Application: **Work Session C**



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Commercial
- Land Area: 1.15 Acres +/-
- Estimated Age of Structure: c.1947 and rebuilt in 1978
- Building Style: Modern
- Number of Stories: 1
- Historical Significance: Not Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: The South End

B. Proposed Work:

Demolish the existing structure to the pad foundation and the new construction of a previously approved design (with minor changes).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolish the existing structure down to the first-floor pad foundation.
- New construction of a previously approved structure (with minor design changes).



HISTORIC SURVEY RATING

NC

D. Purpose and Intent:

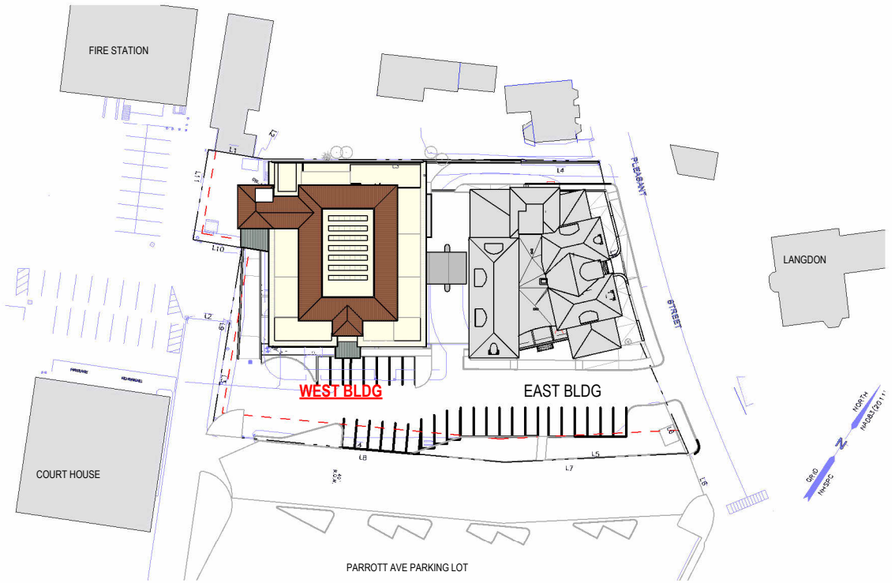
1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare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



DRAWING INDEX	
Sheet #	**Sheet Name**
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H0.02	HISTORIC NARRATIVE
H0.03	CONTEXT MAP & PHOTOS
H0.04	EXISTING BUILDING PHOTOS
H0.05	EXISTING ELEVATIONS
H0.06	EXISTING ELEVATIONS
H1.01	FIRST FLOOR PLAN
H1.02	ROOF PLAN - PROPOSED
H2.01	CONTEXT SITE SECTIONS
H2.02	CONTEXT SITE SECTIONS
H2.19	ELEVATIONS - PREVIOUSLY APPROVED
H2.20	ELEVATIONS - PROPOSED
H2.21	ELEVATIONS - PREVIOUSLY APPROVED
H2.22	ELEVATIONS - PROPOSED
H3.00	RENDERING
H3.01	RENDERING
H3.03	BIRDSEYE AXONOMETRIC
H4.01	ELEVATION DETAIL
H4.02	ELEVATION DETAIL
H4.03	ELEVATION DETAIL
H4.04	MATERIALS LEGEND
H4.05	MATERIALS - MASONRY
H4.06	MATERIALS - CLADDING
H4.07	MATERIALS - ROOFING
H4.08	MATERIALS - DOORS & STOREFRONTS
H4.09	MATERIALS - WINDOWS
H4.10	MATERIALS - METAL ACCESSORIES



1 **LOCUS PLAN**
1" = 100'-0"

134 PLEASANT STREET WEST

HISTORIC DISTRICT COMMISSION
WORK SESSION - OCTOBER 2026

REVISIONS TO PREVIOUSLY APPROVED DESIGN:

1. DEMOLISH EXISTING AND RE-BUILD UPPER FLOORS ACCORDING TO PREVIOUSLY APPROVED DESIGN, DUE TO STRUCTURAL REQUIREMENTS.

H0.00 **COVER SHEET**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26

134 Pleasant Street
HDC Work Session September 2026
West Building – Revisions to Previously Approved Design
September 18, 2026

Summary of Work

This application includes further revisions to the design of the West Building at 134 Pleasant Street as previously approved by HDC on January 7, 2026 with revisions as approved on April 1, 2026. The West Building includes renovations and additions to the existing "Citizens Bank" building.

The revisions proposed in this application pertain only to the West Building. Since the HDC's last approval, further existing conditions investigations and preliminary engineering were conducted. Selective interior finishes were removed, revealing concealed spaces with unforeseen conditions. These conditions are detailed in the following *JSN Structural Engineering Letter.* Remedying these conditions to make the building compliant with current safety regulations would result in comprehensive façade design changes, significantly altering the character of the building. The Historic District Commission dedicated multiple work sessions last year to help guide the character of the proposed design, and we do not wish to change that approved direction.

Due to structural necessities with the previously approved design, we propose to demolish the existing building down to the top of the first floor slab; and rebuild the previously approved design as new construction, adjusted slightly for floor to floor heights in compliance with current code and zoning regulations.

This approach preserves the building's original design character better than altering the existing structure, because codes have changed over the past 75 years. Rebuilding the upper floor as new enables the recreation of the original storefront windows. These storefront windows were the defining character of the original circa 1950 building, which was mostly lost in the extreme 1980's renovation. In accordance with the 2025 HDC Work Sessions, the design intent is to bring back the character of the 1950's design, adjusted for 2026 conditions. We cannot faithfully recreate the 1950's storefront patterns without obstructive structural reinforcements as required by current codes. Interior structural reinforcements would also obstruct required egress clearances, making most of the upper floor uninhabitable.

The current existing building is clad with circa 1980's granite veneer, and its current windows and doors are circa 1980's. The previously approved design included the removal and demolition of all of the 1980's façade treatments. This application continues that request, but additionally proposes to replace the substrates and structure behind them. The proposed materials and visible façade arrangements remain the same as previously approved.

The proposed footprint remains the same as previously approved. The existing first floor assembly and basement structure would remain in place. The proposed height of upper floors would be increased slightly to meet current building code (minimum ceiling height 7'-6") and CD4 zoning ordinance requirements. The proposed window heights are adjusted accordingly. The height of the existing building complies with neither code nor zoning, with the first-to-second floor at 9'-11" where 12'-0" is required, and the second-to-roof at 8'-9" where 10'-0" is required. Additionally, to improve compatibility with abutting structures, the proposed West cornice is now more closely aligned with the eaves of the approved East Building design, and is in closer scale with the abutting buildings to the west, such as the Court House and Fire Station.

Respectfully, we request approval to demolish and rebuild the upper floors of the West Building as detailed on these following pages.

Sincerely,

Tracy S Kozak, AIA
Principal, ARCove Architects

JSN Associates, LLC
One Autumn Street
Portsmouth, NH 03801
(603)433-8639
www.jsneng.com

September 17, 2026

Reagan Rudig, Chairperson
Historic District Commission
1 Junkins Avenue
City of Portsmouth, NH 03801

Cc: Peter Stith, Principal Planner, Peter Britz, Director of Planning and Sustainability
Tracy Kozak, Arcove Architects, John Chagnon, Haley Ward Engineering
Mark A. McNabb, McNabb Properties, Ltd.

Re: ***Existing Building Assessment***
134 Pleasant St. West Building, Portsmouth, NH

Dear Ms. Rudig,

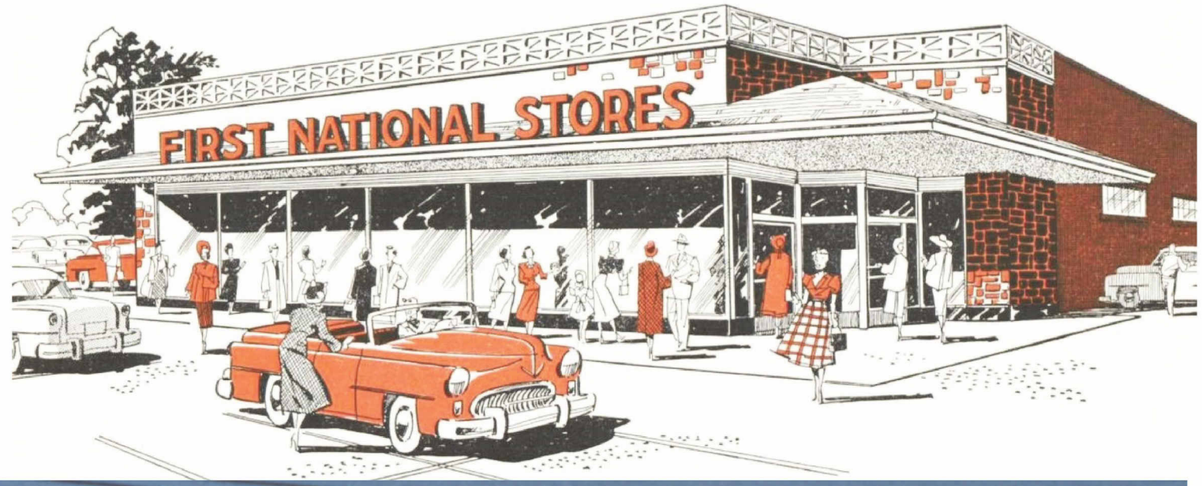
As the structural engineer of this project, I highly recommend the existing structure located at 134 Pleasant Street to be demolished down to the first floor level and be rebuilt with a new structure. There are a lot of reasons for this, including:

1. The extensive amount of rework of the building triggers compliance with seismic provisions of the International Building Code.
2. The current design requires extensive new exterior wall penetrations (for new windows and doors) essentially requiring "demolition in place" of the exterior walls. These walls are unreinforced masonry that are far from meeting any current codes.
3. Existing building is seismically unreinforced hollow cinderblock and brick. Required additional structural columns and diagonal bracing would conflict with HDC's previously approved facade designs and with required basement parking.
4. The column locations in the parking garage do not meet aisle and parking space dimensions requiring extensive structural alterations.
5. Existing structure would need to be reinforced for the rooftop addition, requiring transfer beams that would make the existing second floor space non-code compliant for minimum ceiling heights, due to the unusually deep existing roof structure.
6. The current design requires structurally compromising most of the building because the design requires the relocation of the majority of the existing load paths.

Consulting Structural Engineers

H0.01 **PROJECT SUMMARY**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

09/18/26

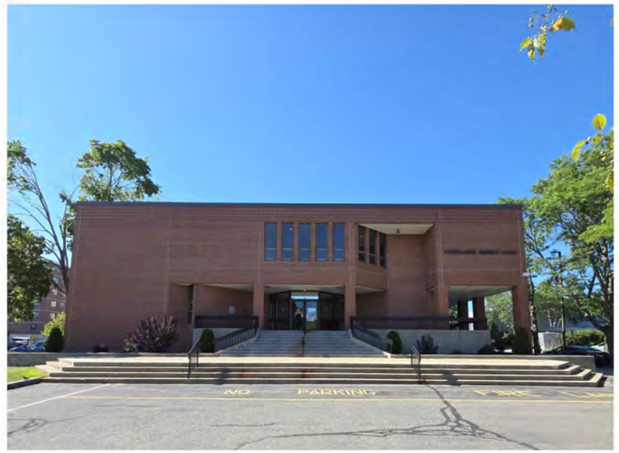




First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot large enough to support a modern grocery store with parking lot.

First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company {Connecticut} was acquired in 1929. The Nicholson-Thackray Company {Rhode Island}, Davey Brothers Company {Connecticut} and Modern Grocery Company {also of Connecticut}, were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became a basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with new "Finast" branding used.

In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Ave property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Porstmouth Trust sold to sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner & applicant (Double MC, LLC).



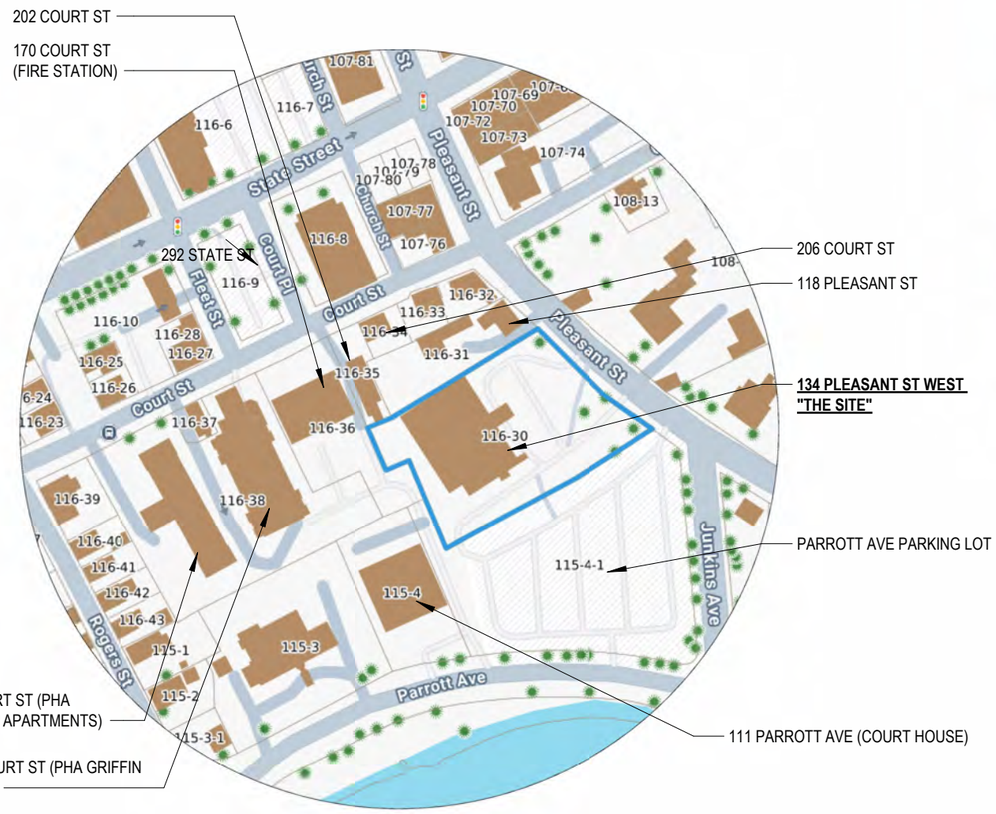
111 PARROTT AVE



118 PLEASANT ST



170 & 202 COURT ST



1 **CONTEXT MAP**
1" = 200'-0"



206 COURT ST



292 STATE ST



160 COURT ST



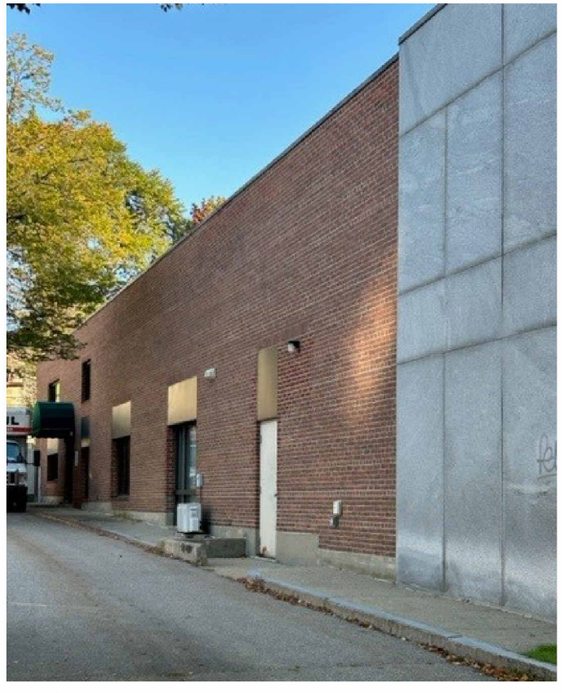
PARKING AT PARROTT AVE

H0.03

CONTEXT MAP & PHOTOS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



WEST



SOUTH



EAST



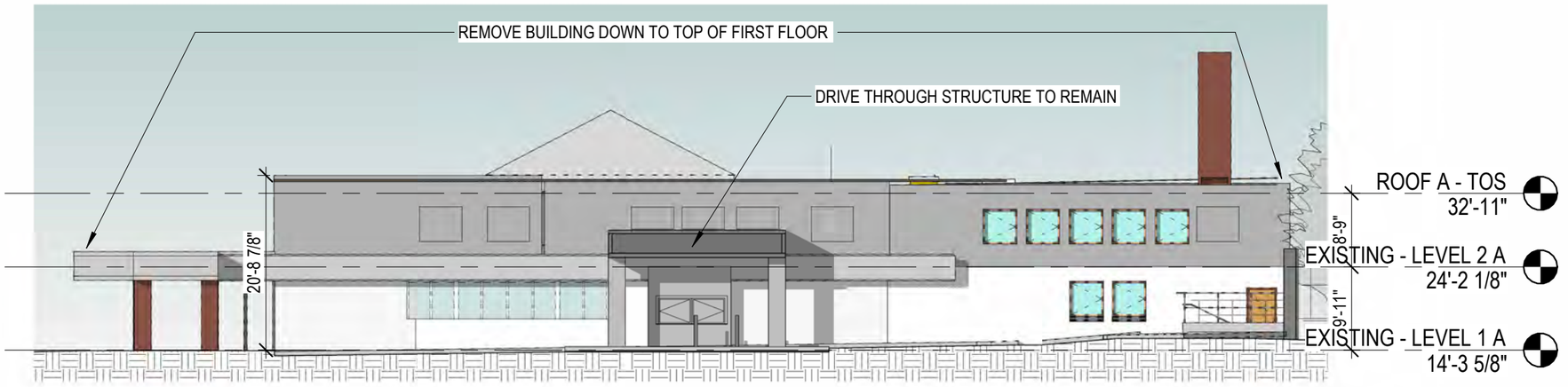
NORTH

H0.04

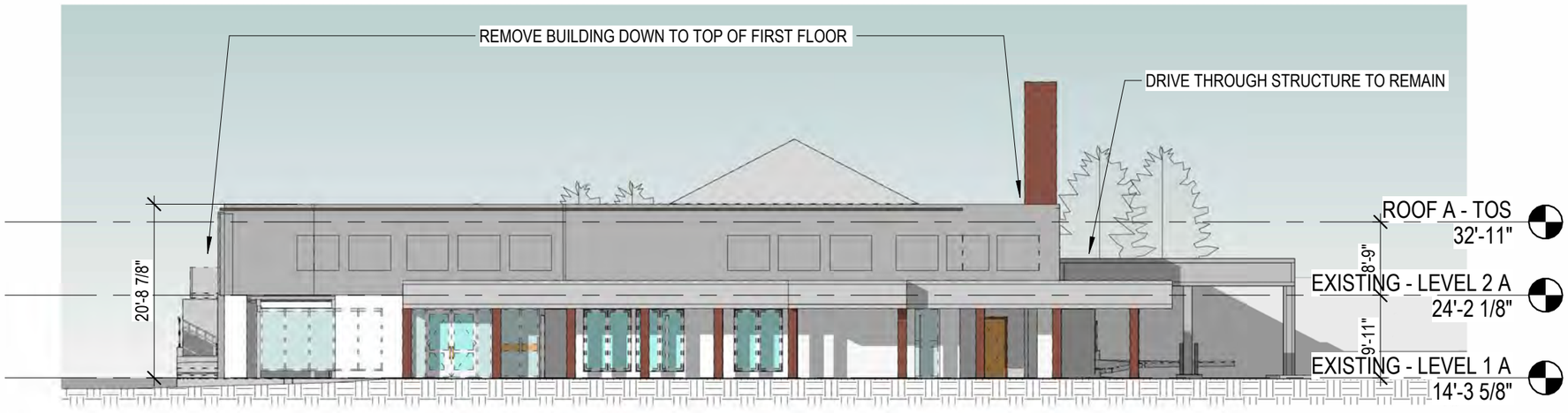
EXISTING BUILDING PHOTOS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



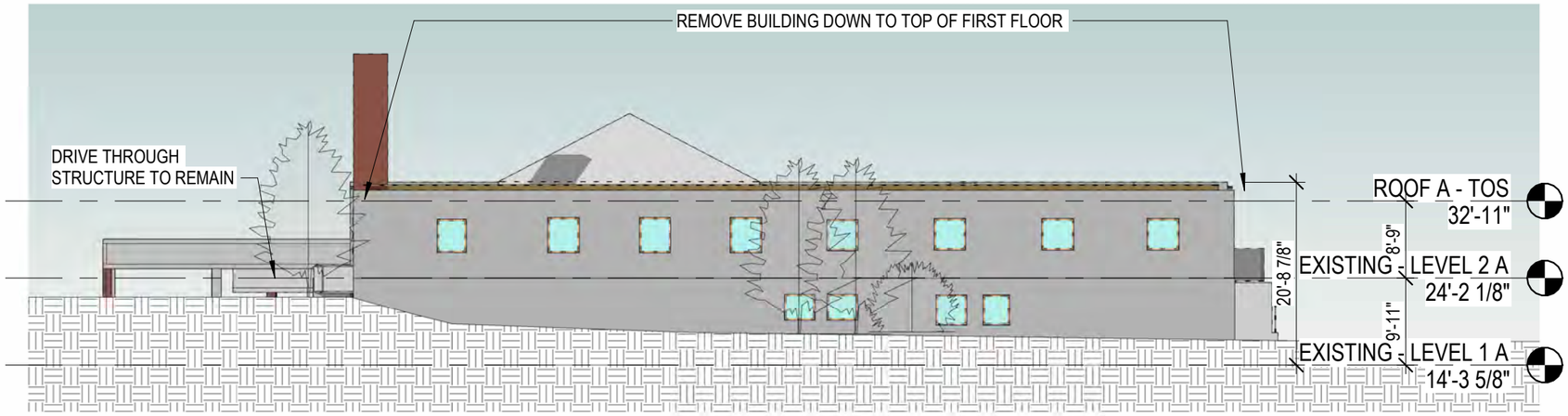
2 **HDC EXISTING ELEVATION EAST**
1/16" = 1'-0"



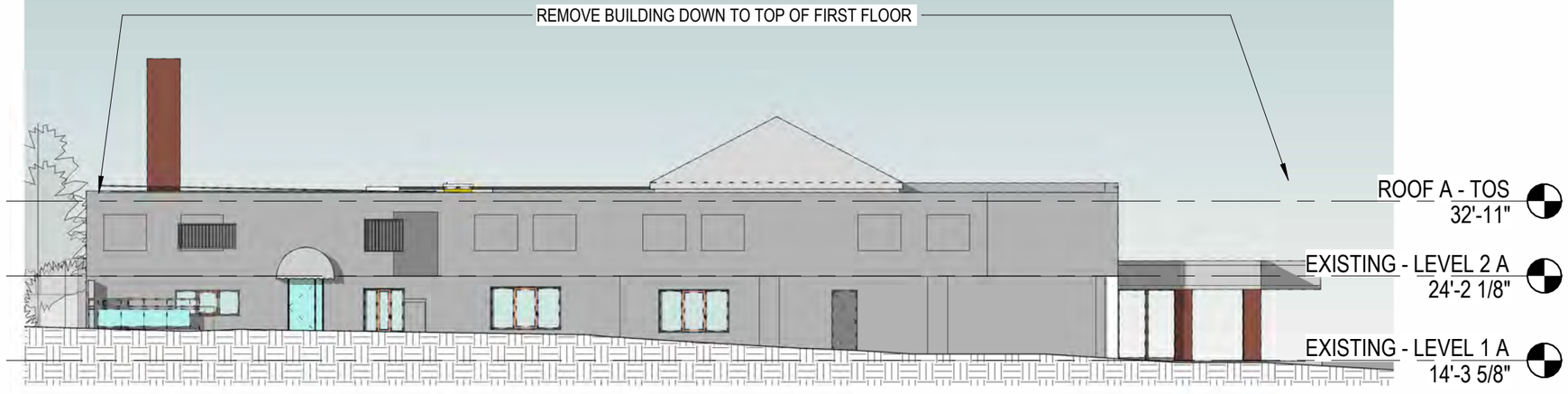
1 **HDC EXISTING ELEVATION SOUTH**
1/16" = 1'-0"

H0.05 **EXISTING ELEVATIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



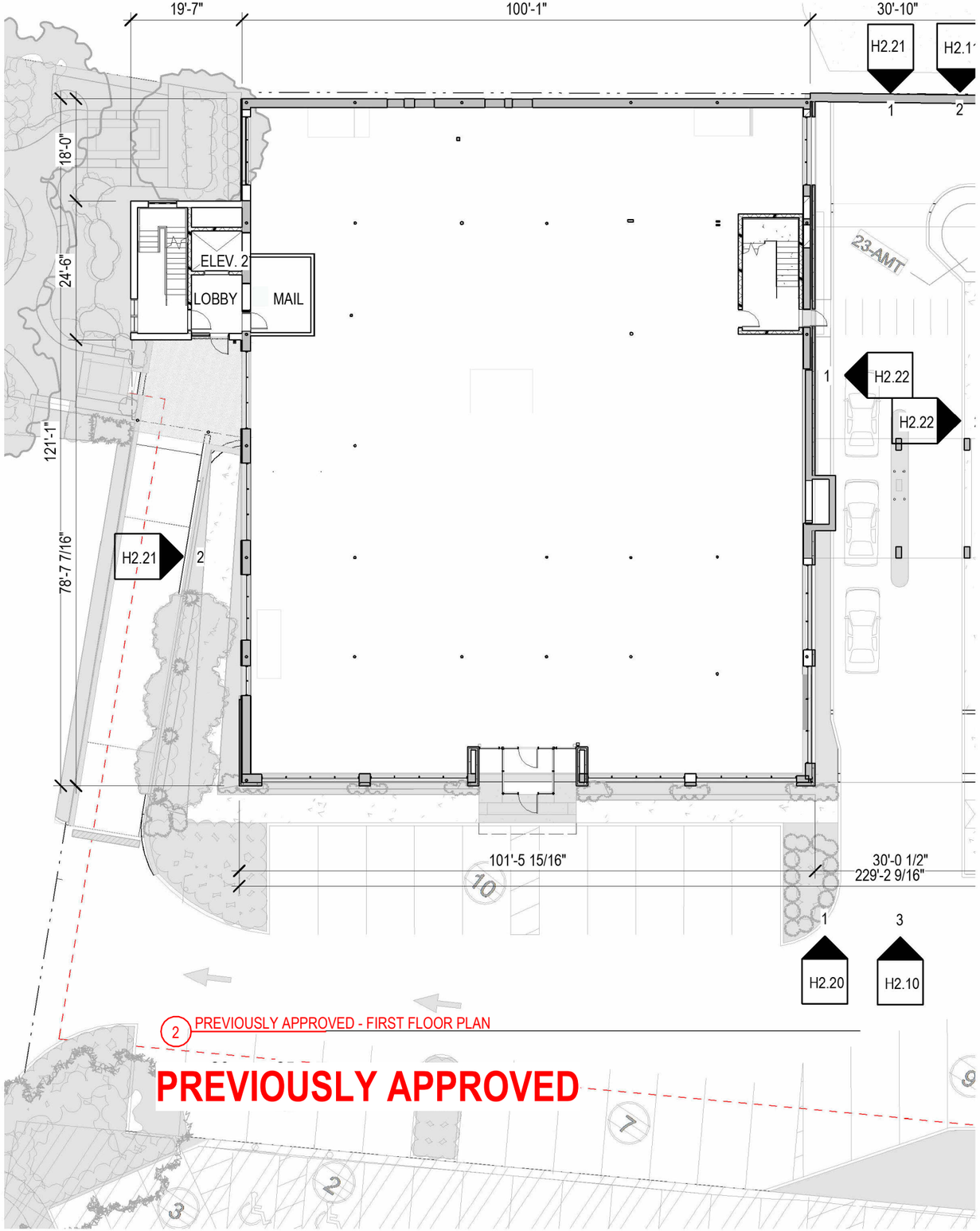
2 **HDC EXISTING ELEVATION NORTH**
1/16" = 1'-0"



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

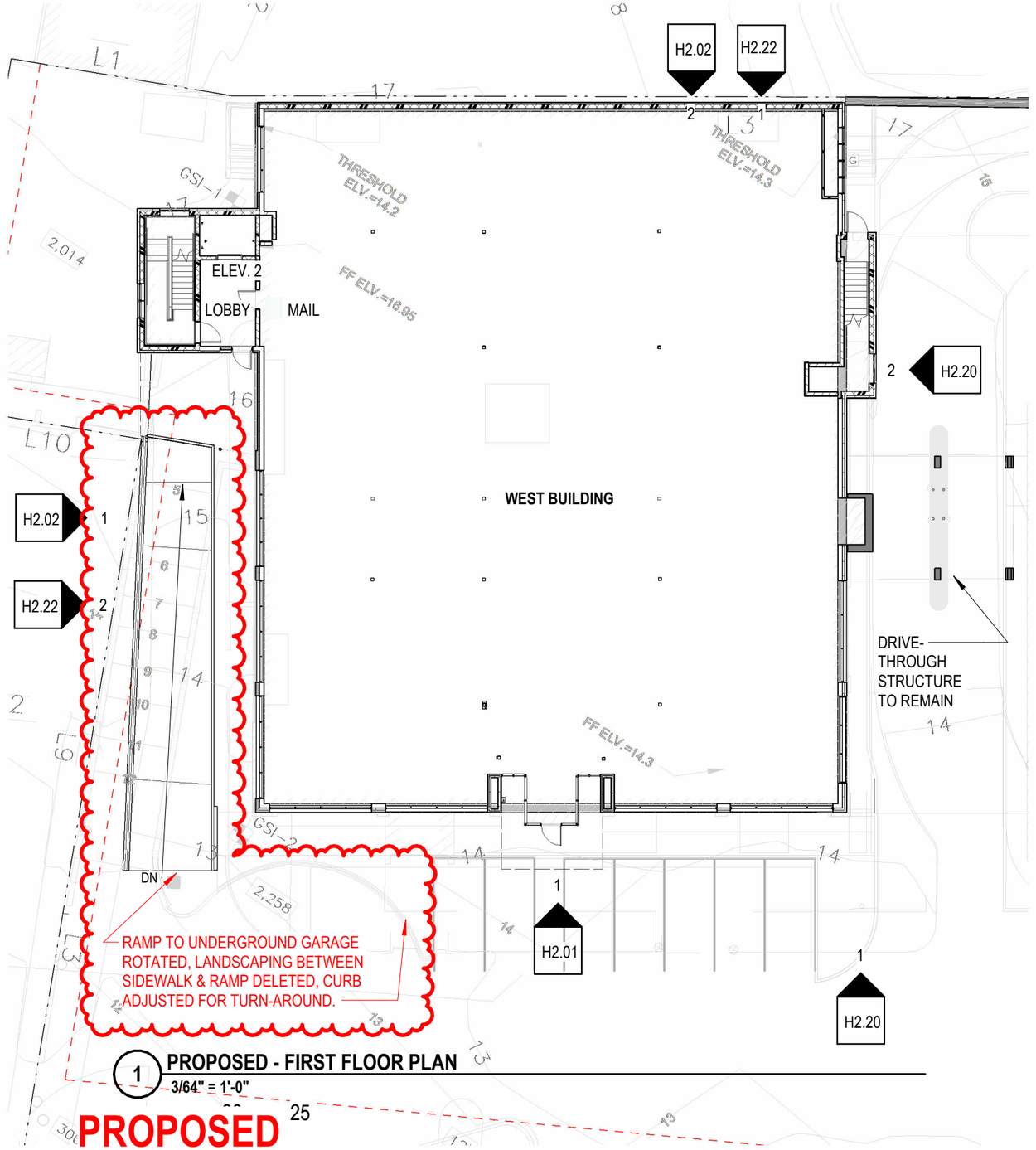
H0.06 **EXISTING ELEVATIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



2 PREVIOUSLY APPROVED - FIRST FLOOR PLAN

PREVIOUSLY APPROVED

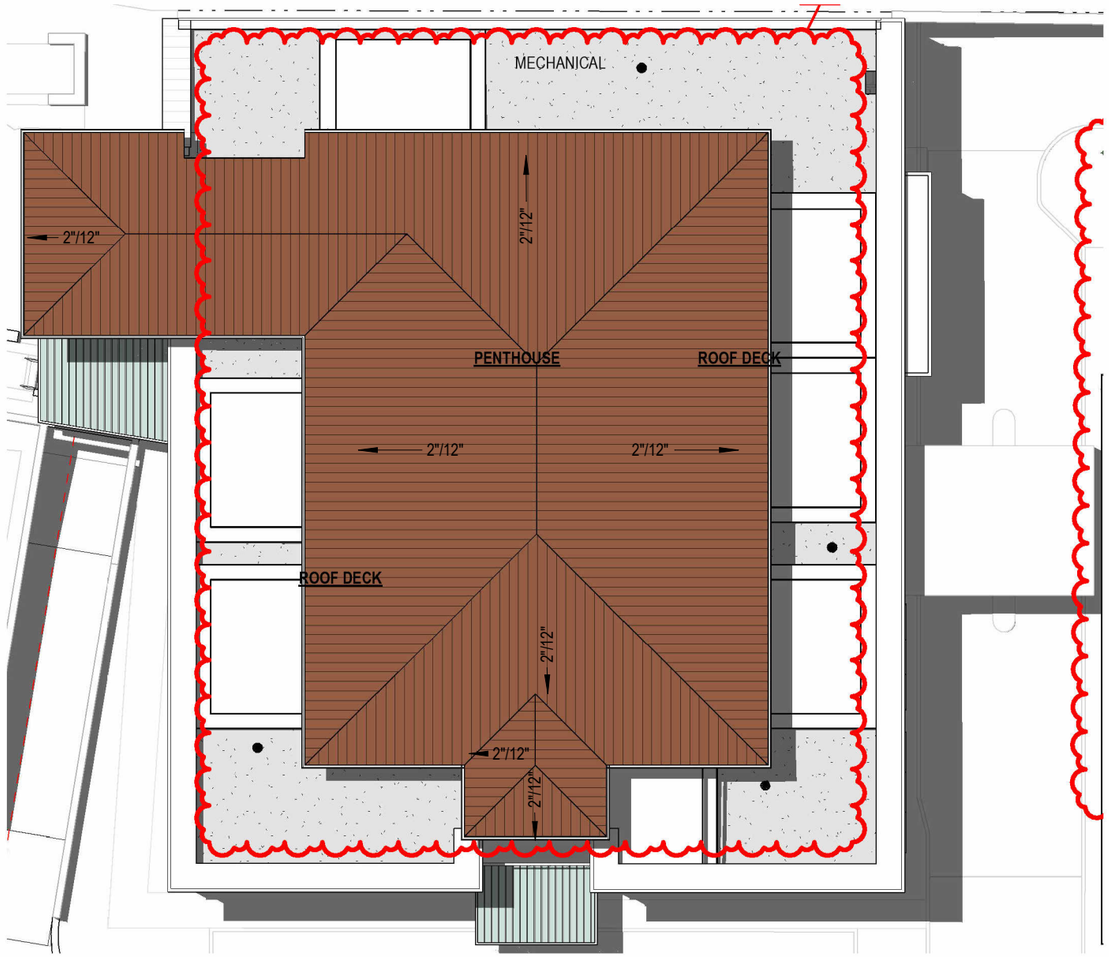


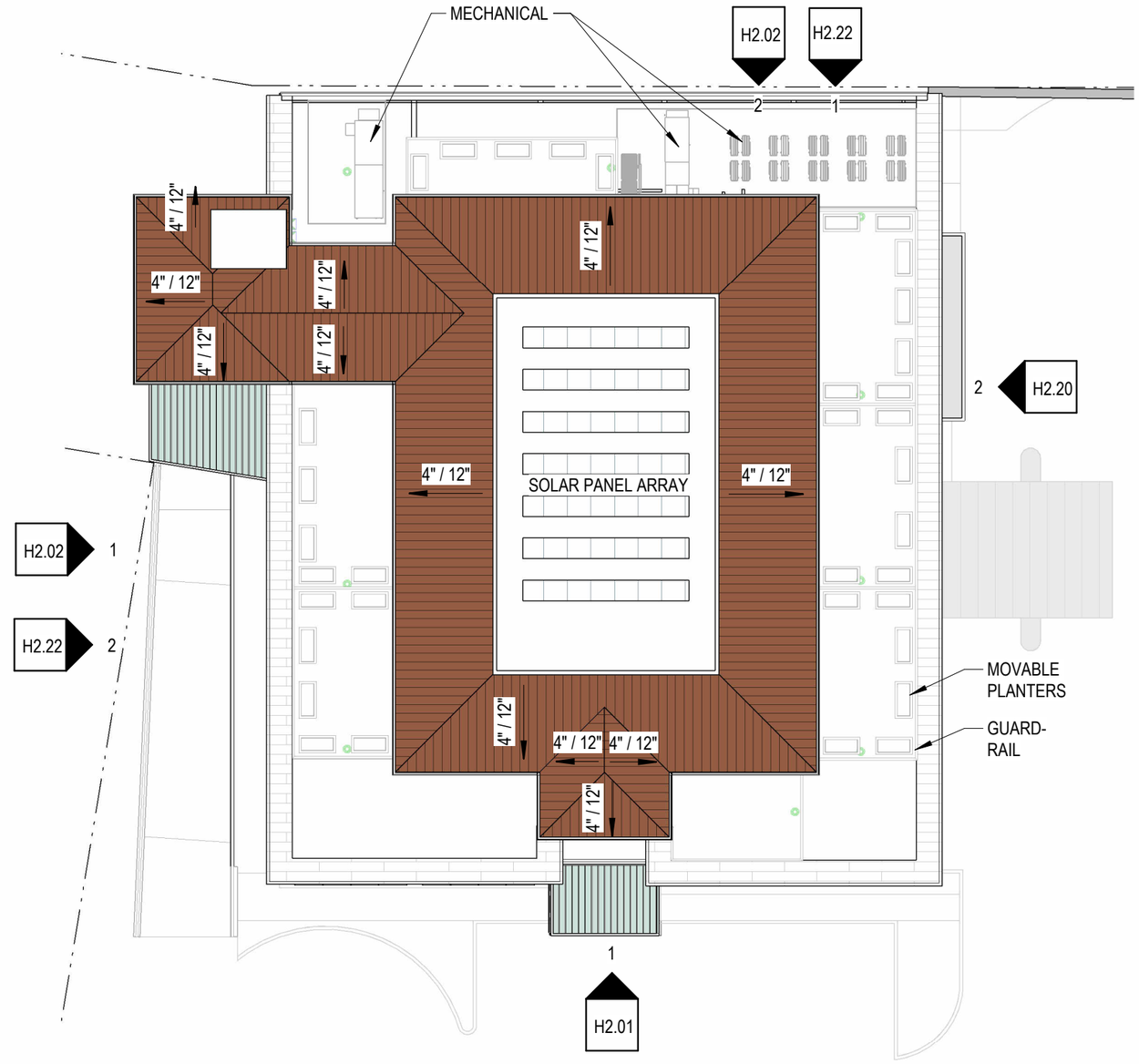
1 PROPOSED - FIRST FLOOR PLAN
3/64" = 1'-0"

PROPOSED

H1.01 FIRST FLOOR PLAN
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26





PREVIOUSLY APPROVED

PROPOSED

1 ROOF PLAN - PROPOSED
3/64" = 1'-0"

N

H1.02 ROOF PLAN - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26

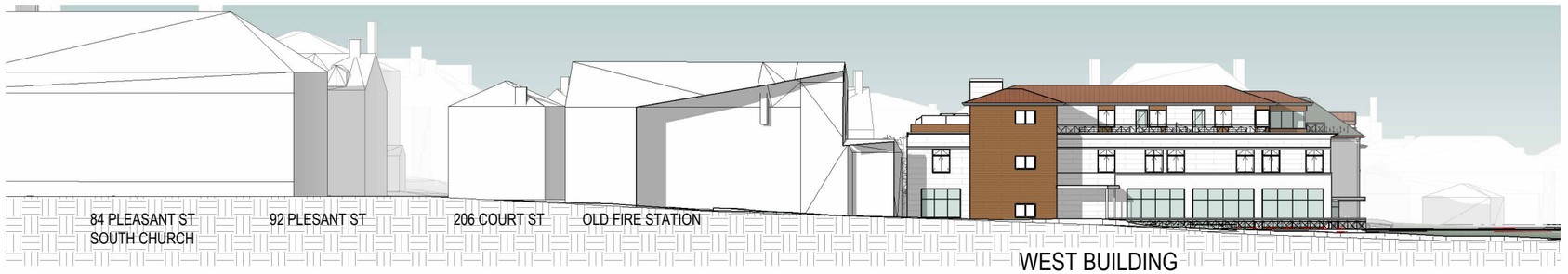


1 **SOUTH SITE SECTION**
1" = 40'-0"

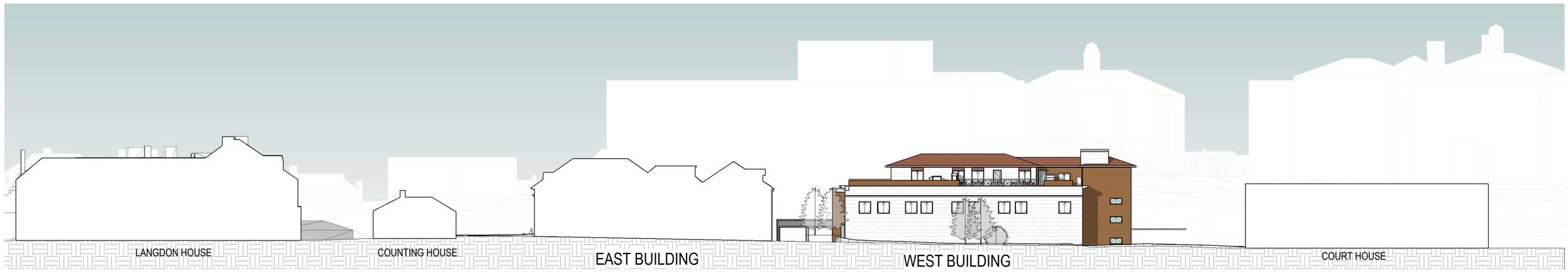
H2.01 **CONTEXT SITE SECTIONS**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



1 **WEST SITE SECTION**
1" = 40'-0"



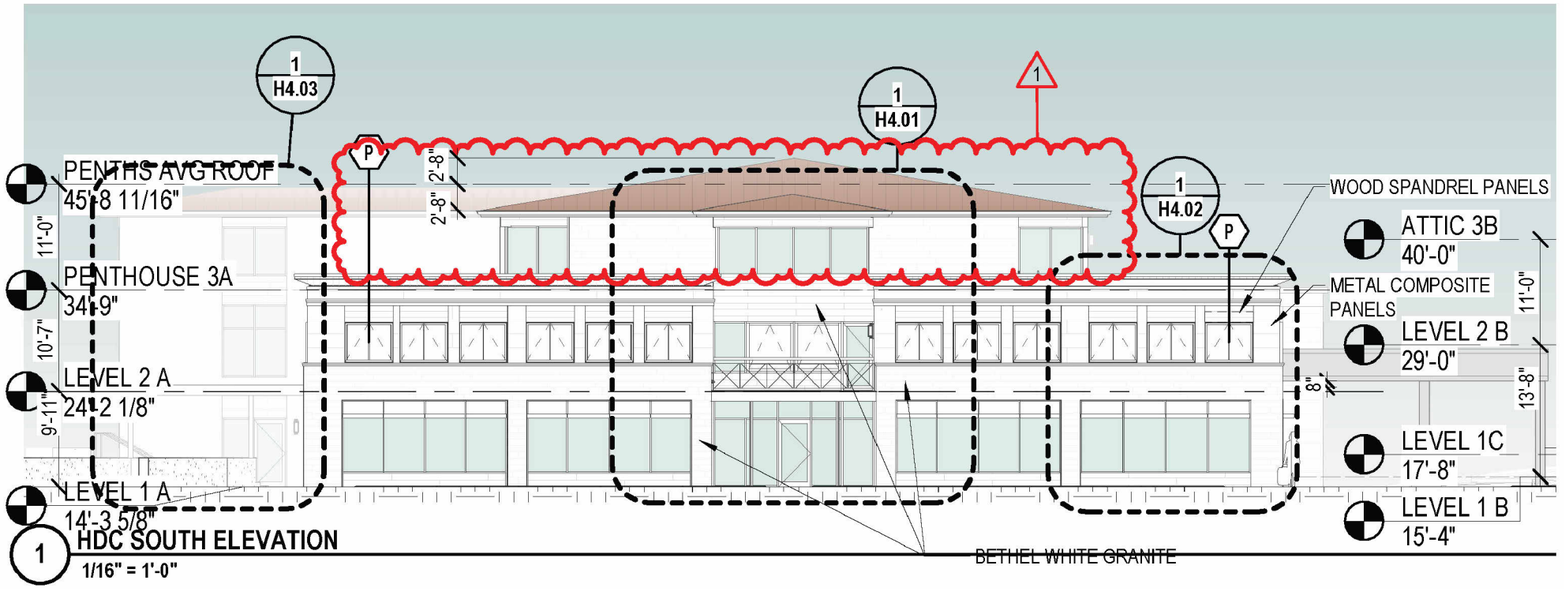
2 **NORTH SITE SECTION**
1" = 40'-0"

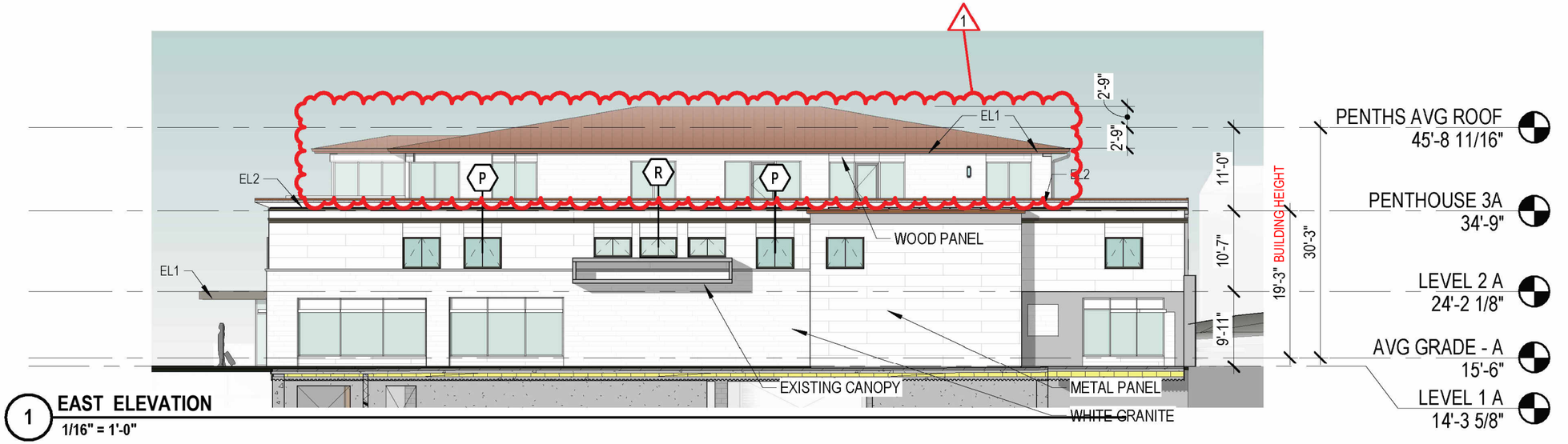
H2.02

CONTEXT SITE SECTIONS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



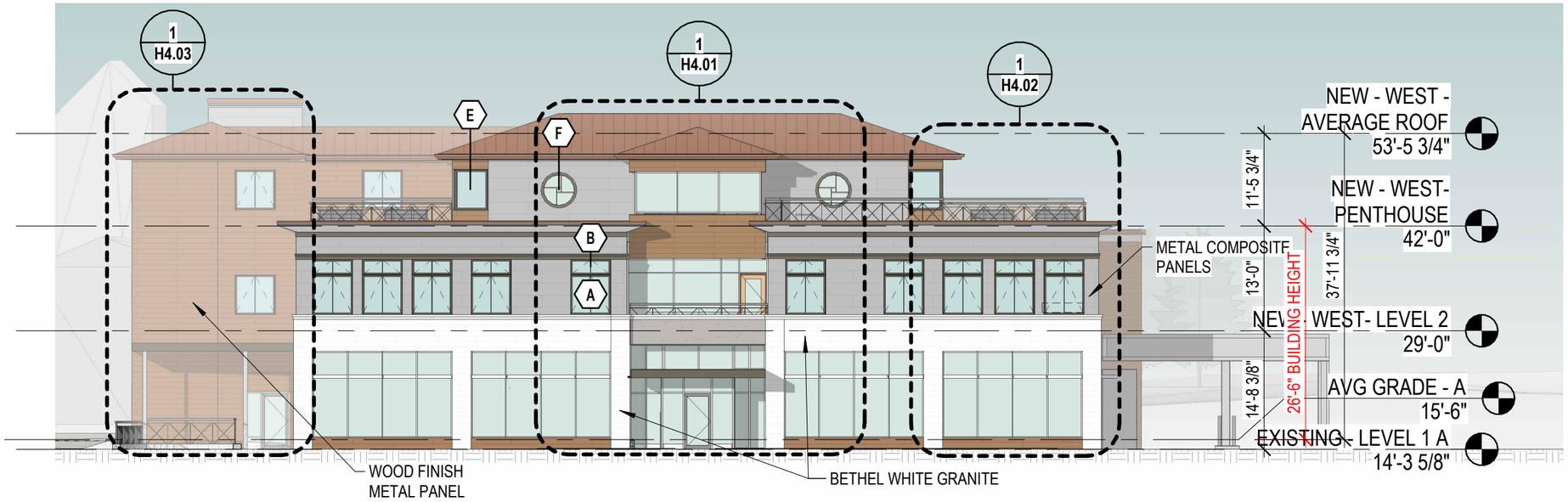


PREVIOUSLY APPROVED

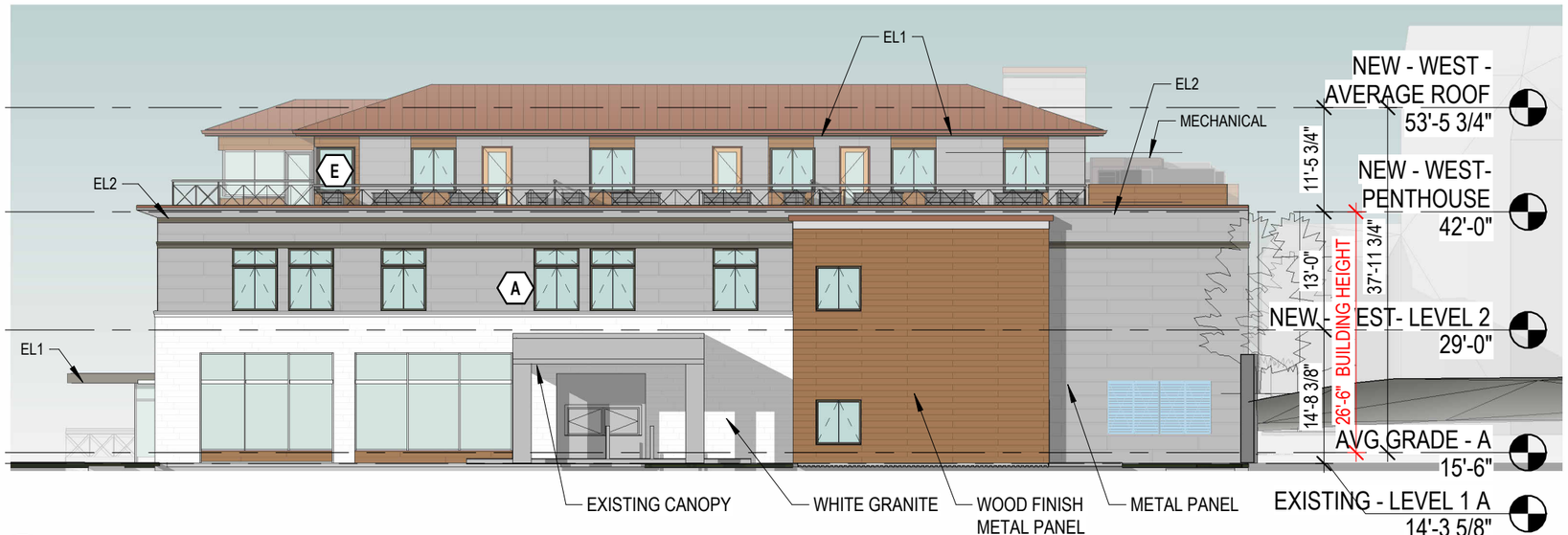
H2.19 **ELEVATIONS - PREVIOUSLY APPROVED**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



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



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

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH ALUM. PANEL
- ALUMINUM SOFFIT PANELS
- COPPER COLORED METAL ROOFING

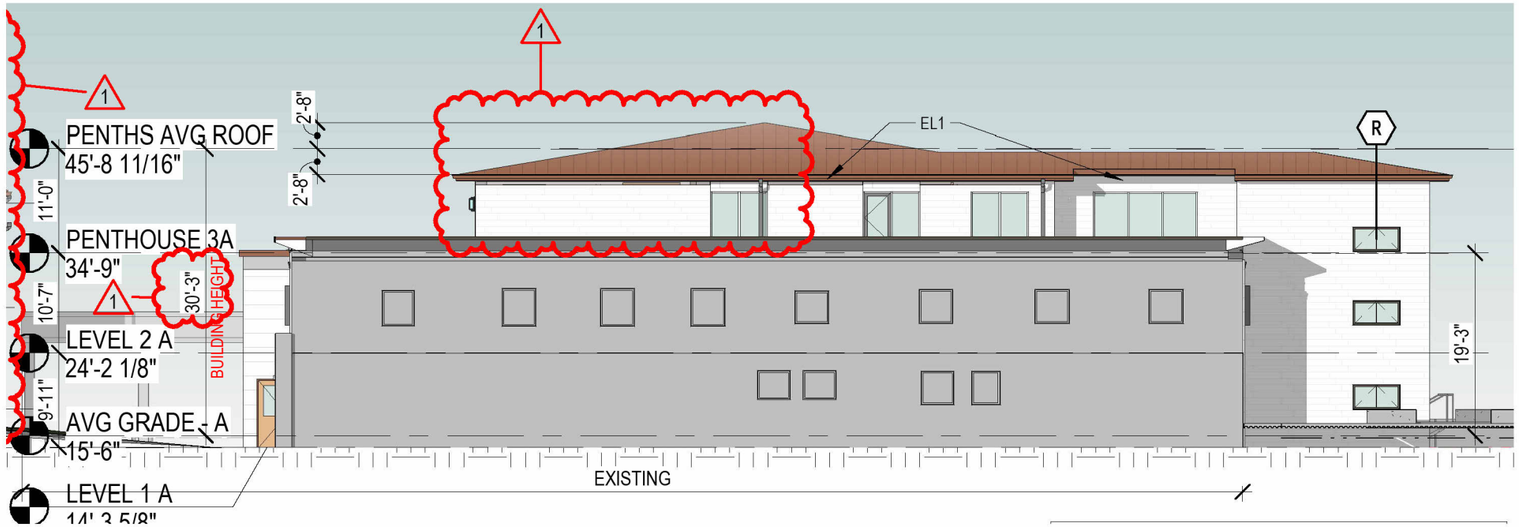
EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

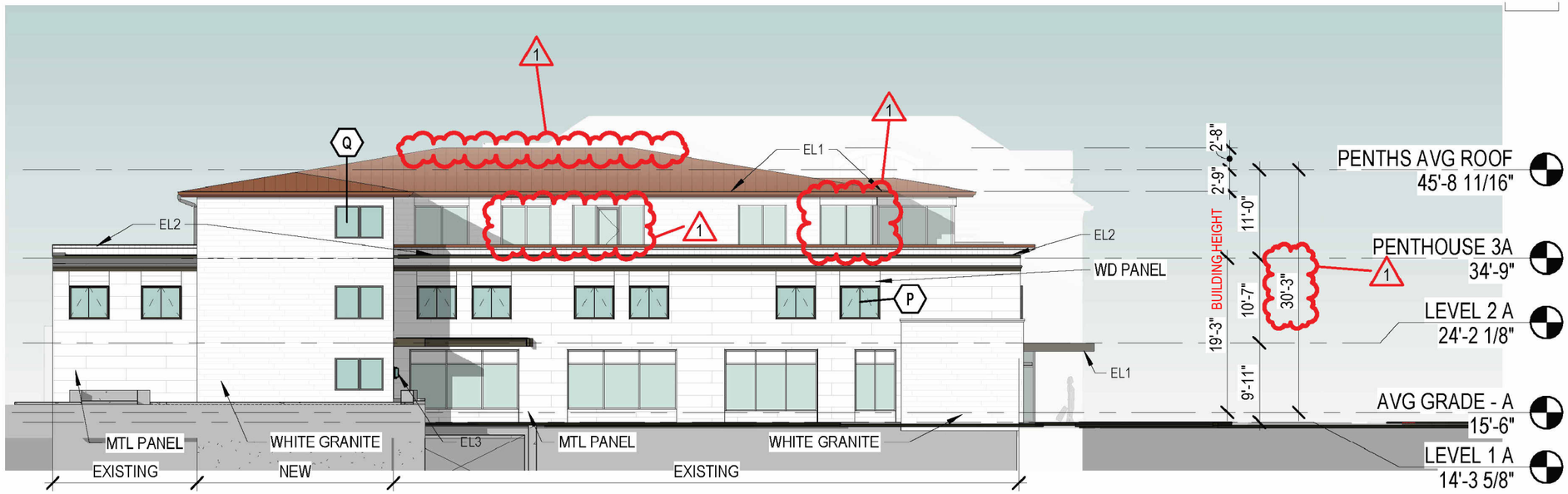
PROPOSED

H2.20 **ELEVATIONS - PROPOSED**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



1 NORTH ELEVATION

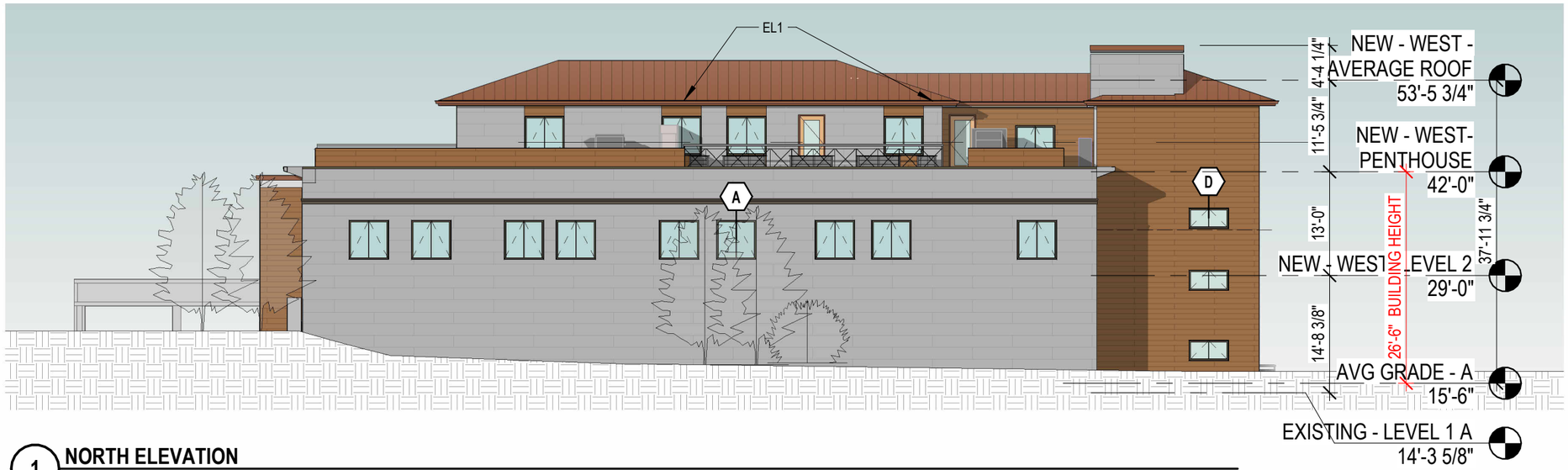


2 WEST ELEVATION
1/16" = 1'-0"

PREVIOUSLY APPROVED

H2.21 ELEVATIONS - PREVIOUSLY APPROVED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



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



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

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH ALUM. PANEL
- ALUMINUM SOFFIT PANELS
- COPPER COLORED METAL ROOFING

EXTERIOR LIGHTING LEGEND

- EL1 LINEAR RECESSED LIGHTING
- EL2 LINEAR SURFACE MOUNT LIGHTING
- EL3 WALL SCONCE
- EL4 PENDANT LIGHTING
- EL5 WALL SCONCE

PROPOSED

H2.22 ELEVATIONS - PROPOSED
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



PREVIOUSLY APPROVED



PROPOSED SOUTH VIEW FROM PARROTT AVE PARKING LOT

H3.00

RENDERING

134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26





PROPOSED - VIEW FROM SOUTH AT COURTHOUSE

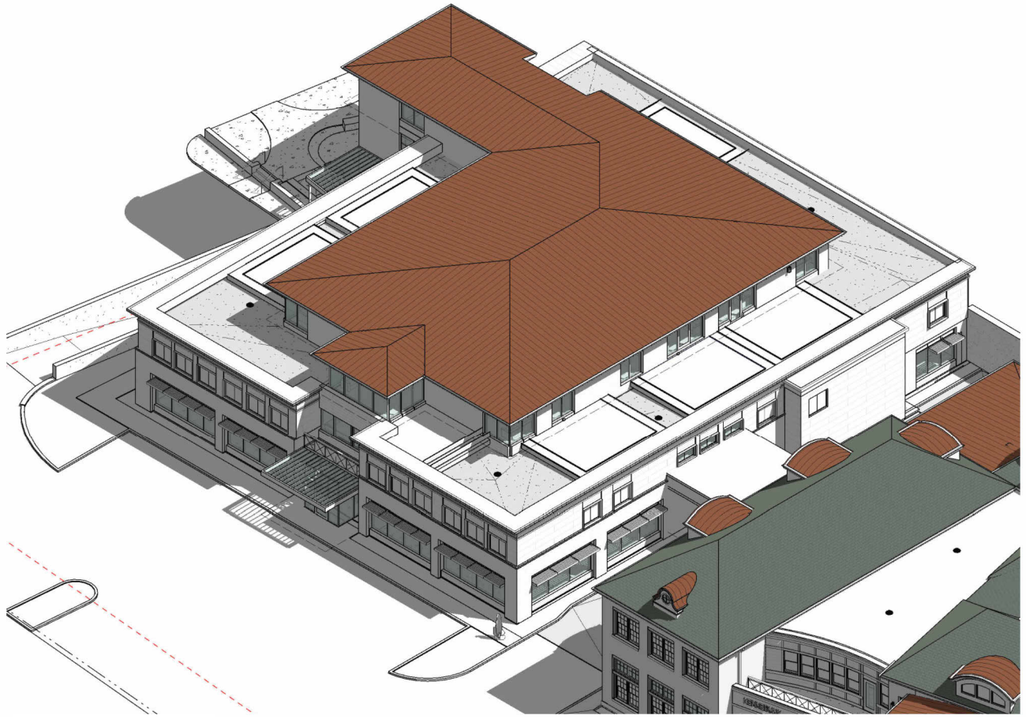
H3.01

RENDERING

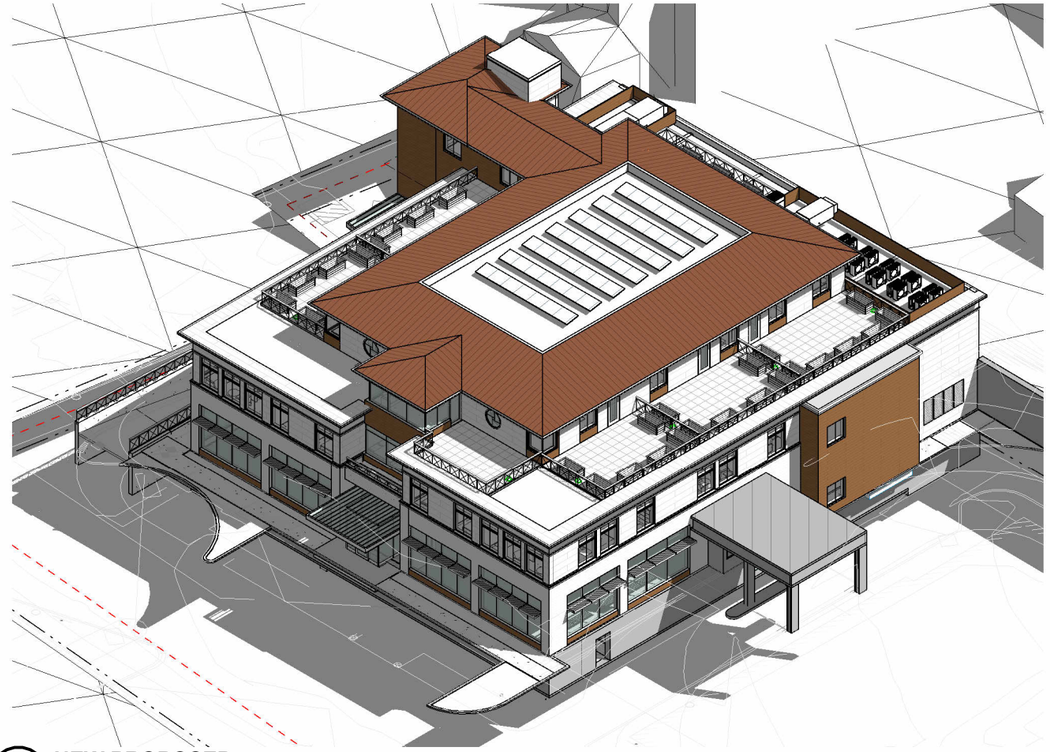
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



PREVIOUSLY APPROVED



1 NEW PROPOSED

PREVIOUSLY APPROVED

PROPOSED

H3.03

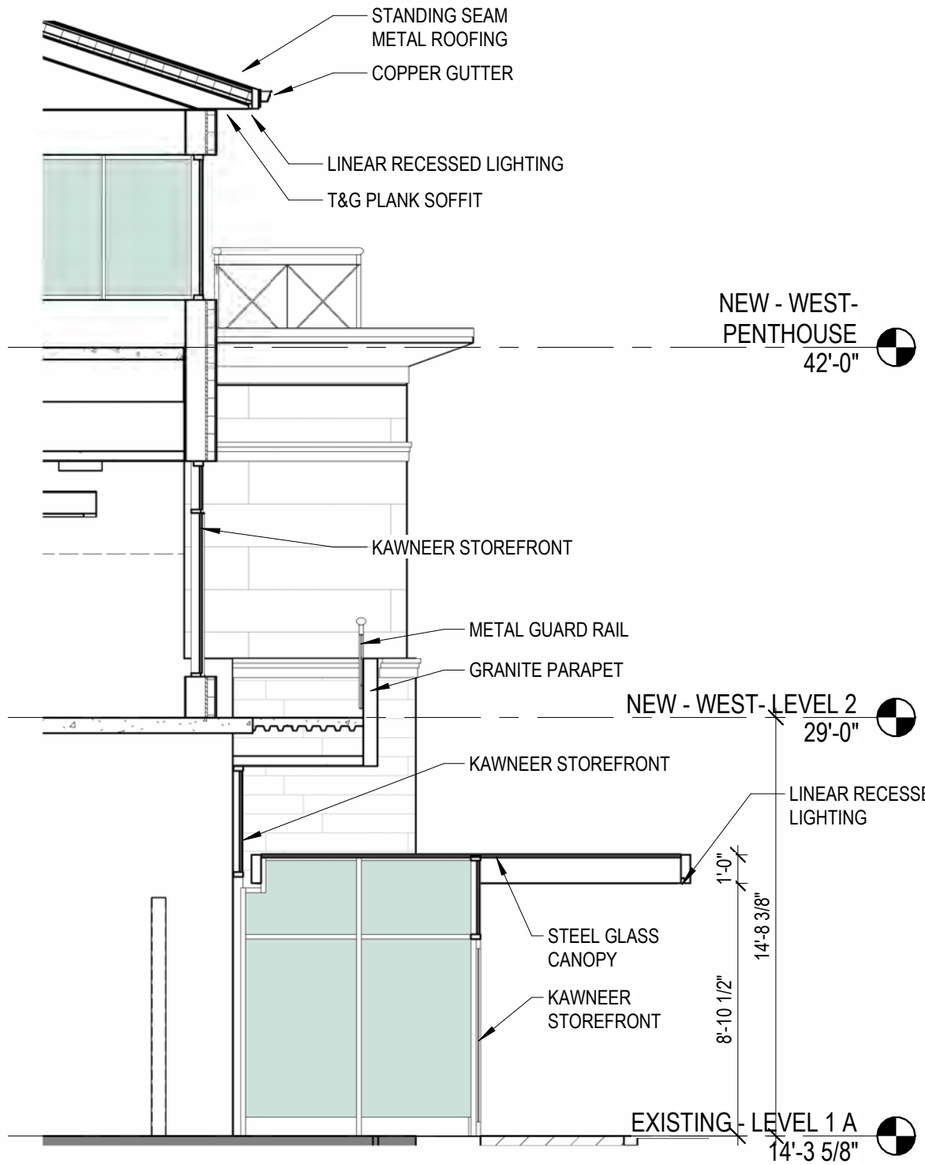
BIRDSEYE AXONOMETRIC
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26



1 ELEVATION - ENTRANCE
3/16" = 1'-0"



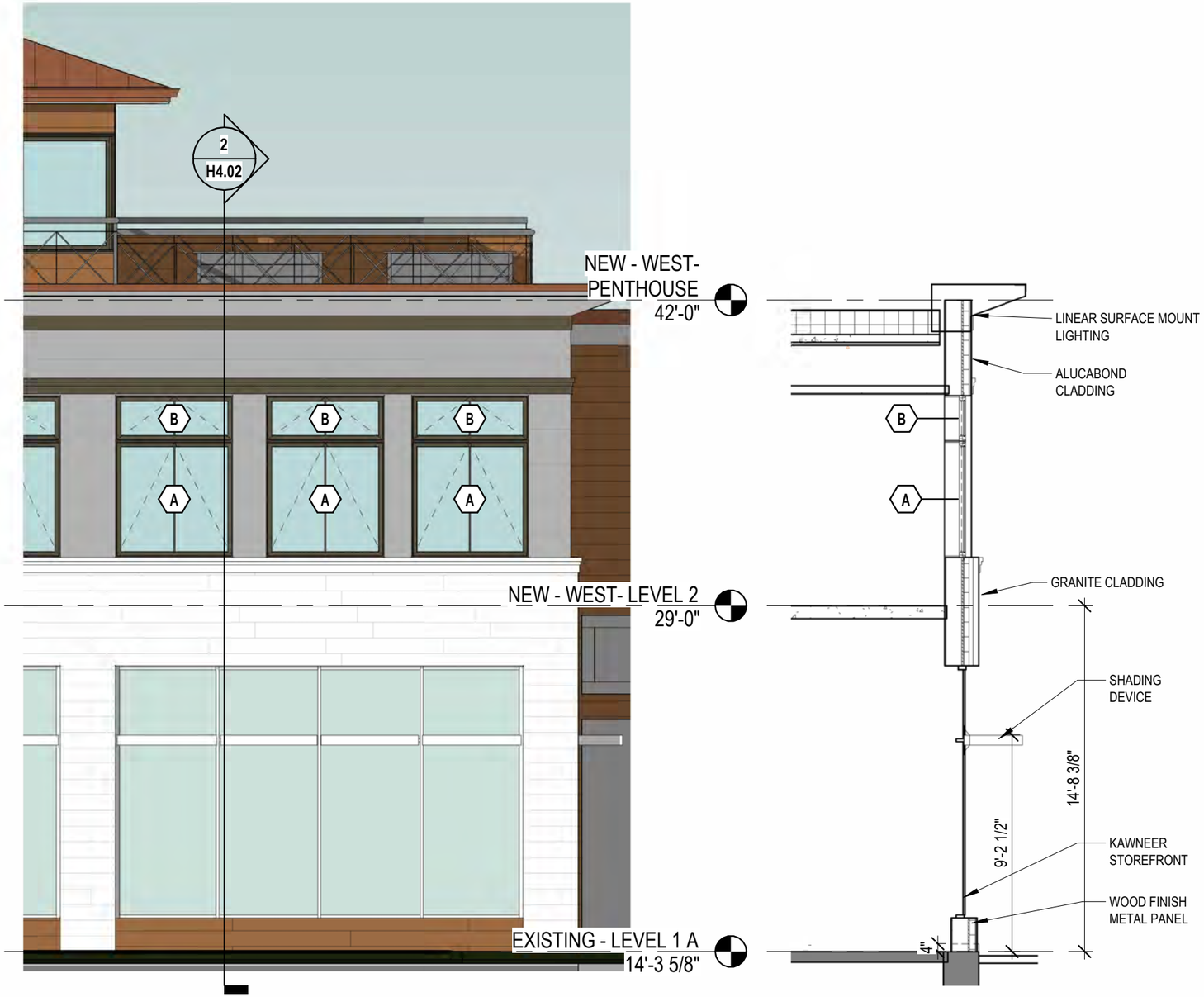
2 SECTION - ENTRANCE
3/16" = 1'-0"

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

H4.01 ELEVATION DETAIL
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



1 **ELEVATION - FRONT - EXISTING BUILDING**
3/16" = 1'-0"

2 **SECTION- FRONT - EXISTING BUILDING**
3/16" = 1'-0"

ELEVATION KEY NOTES

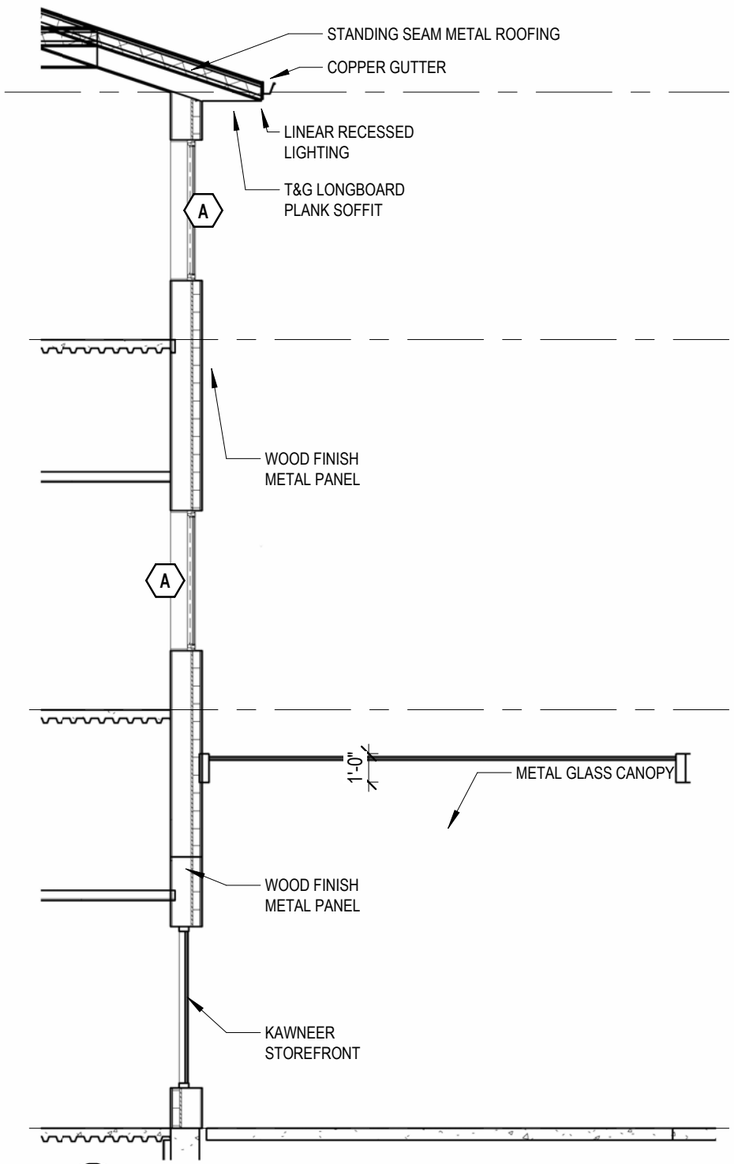
- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

H4.02 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26



1 **ELEVATION - BACK ENTRANCE AND STAIR**
3/16" = 1'-0"



2 **SECTION - BACK ENTRANCE AND STAIR**
3/16" = 1'-0"

ELEVATION KEY NOTES

- WHITE GRANITE
- COMPOSITE METAL PANEL
- WOOD FINISH METAL PANEL
- ALUMINUM SOFFIT PANELS

H4.03 **ELEVATION DETAIL**
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS
09/18/26

WEST BUILDING				
H4.05	Granite	Rock of Ages, Vermont	Bethel White	Thermal Finish
H4.06	Composite Metal Panel	Alucobond	FaceFastened	Zinc
H4.06	Composite Metal Panel	L&L Longboard	Shiplap	Light Cherry
H4.07	Metal Roofing	ATAS International Inc.	Standing Seam	Cinnamon
H4.08	Storefronts, Doors Entry and roof decks	Kawneer	Trifab VersaGlaze 451/451T	Classic Bronze
H4.09	Windows	Pella	Reserve – Contemporary - Awning	Brown
H4.10	Sun shades	Kawneer	Versoleil	Classic Bronze

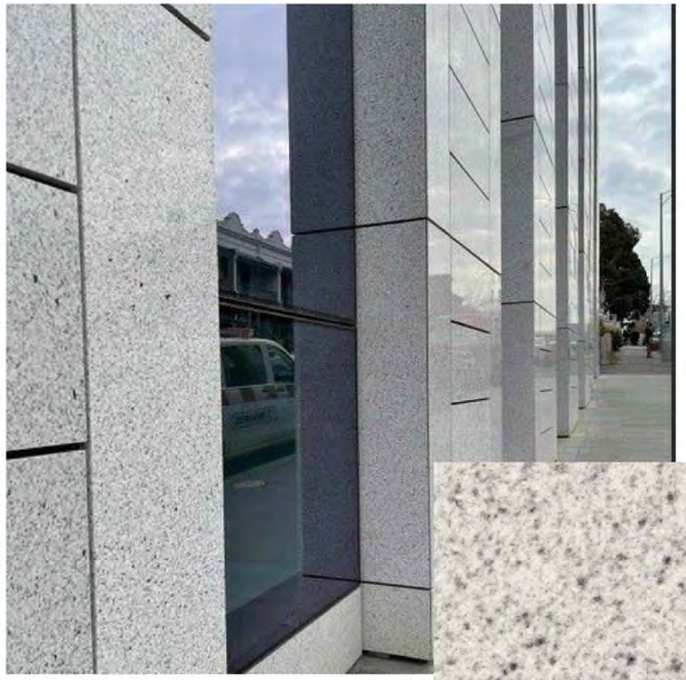
H4.04

MATERIALS LEGEND
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26

GRANITE
BETHEL WHITE
THERMAL FINISH





H4.05

MATERIALS - MASONRY
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26

METAL SIDING

ALUCOBOND® FaceFastened

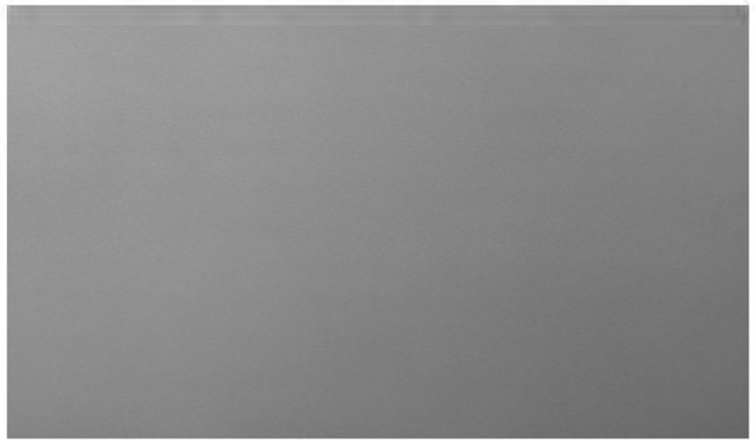
ALUCOBOND FaceFastened is a simple, but high-performance architectural cladding system that combines a sleek, modern aesthetic with superior durability and ease of installation.

- Designed for use in a wide range of applications, this simple screwed ACM system utilizes ALUCOBOND FaceFastened Attachment Rails and ALUCOBOND FaceFastened Attachment Screws to create a seamless, flush-mounted appearance that is both visually striking and highly functional.
- Whether you're looking to create a dramatic, eye-catching façade or simply seeking a reliable, cost-effective cladding solution, ALUCOBOND FaceFastened is the perfect choice.



ZINC

"An exotic silver with blue undertones reminding us of India's zinc mines, quintessential land
of maharajas, medieval forts, age-old opulence and grandeur."



WOOD FINISH METAL SIDING & SOFFIT PANELS

LIGHT CHERRY, 6" V-GROOVE PLANK



6" V-Groove Plank

PRODUCT COMPONENTS

V-Groove Planks

Dimensions	12' *	24' *	12' Perf *	24' Perf *
2½"	3V.145		3VP.145	
4"	4V.145	4V.289	-	-
6"	6V.145	6V.289	6VP.145	6VP.289



H4.06

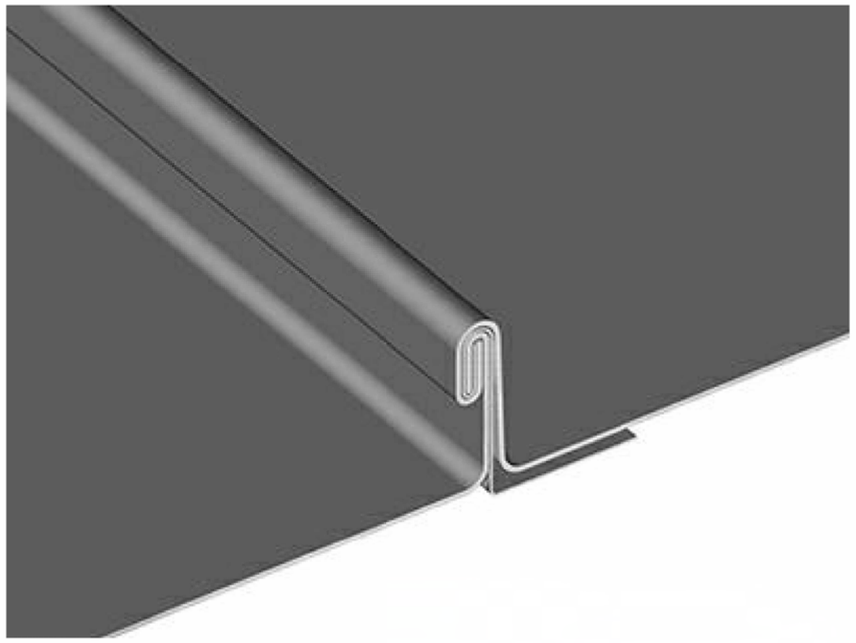
MATERIALS - CLADDING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26

PAINTED STANDING SEAM METAL ROOFING

PREVIOUSLY APPROVED ROOFING MATERIAL WAS MILL FINISH NATURAL COPPER





CINNAMON

LOW SUPPLIES: PLEASE CALL

MATERIALS AVAILABILITY

H4.07

MATERIALS - ROOFING
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26

STOREFRONTS

DOORS - ENTRANCE

DOORS - ROOF DECKS

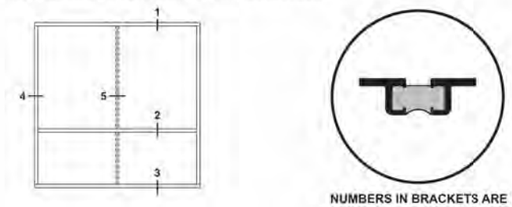
Trifab® VersaGlaze® 451/451T Framing System

APRIL, 2024

BASIC FRAMING DETAILS (FRONT)

EC 97911-316

Additional information and CAD details are available at www.kawneer.com

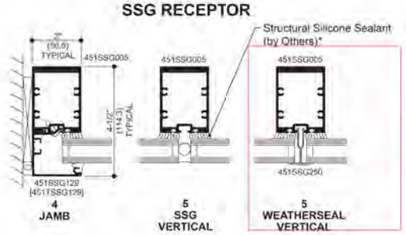


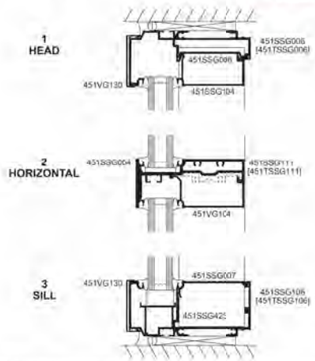
ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

STICK (INSIDE GLAZED)
TWO COLOR OPTION

SSG RECEPTOR





* **INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulating Glass Unit Manufacturer.

KAWNEER

ADMC040EN

kawneer.com

Laws and building and safety codes governing the design and use of Kawneer products, such as glazing thickness and design, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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190/350/500 Standard Entrances

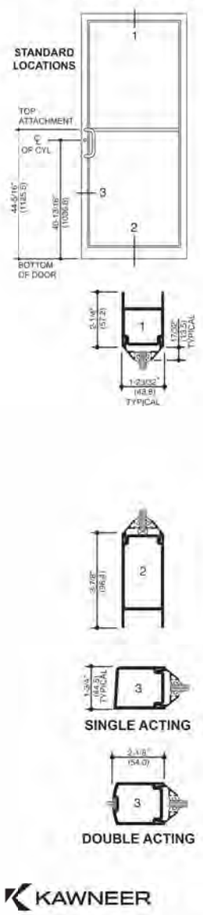
AUGUST, 2024

DOOR TYPES/SECTION DIMENSIONS

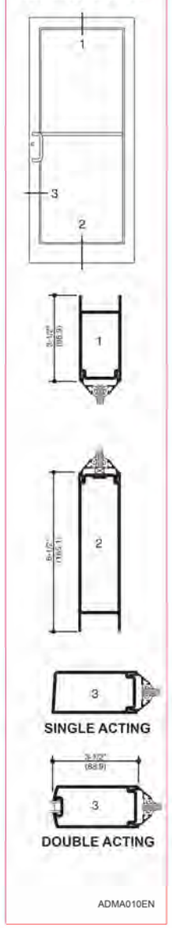
EC 97911-323

Additional information and CAD details are available at www.kawneer.com

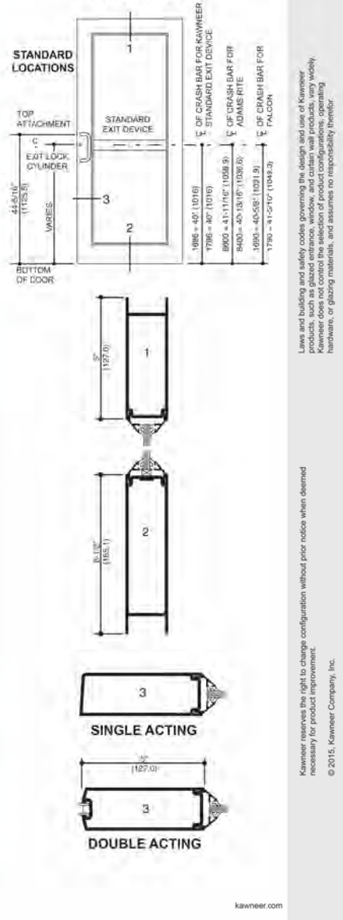
190 NARROW STILE



350 MEDIUM STILE



500 WIDE STILE



KAWNEER

ADMA010EN

kawneer.com

Laws and building and safety codes governing the design and use of Kawneer products, such as glazing thickness and design, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

© 2015, Kawneer Company, Inc.

NX-8900 Architectural Thermal Aluminum Terrace Door

AW-PG50-ATD

FEATURES:

- NexGen™ Thermal Barrier System
- Integral Sidelite or Transom
- Stainless Steel Hardware
- Innovative Multi-Point Lock System
- 3 Way Adjustable Hinges
- 1" Insulating Glass Unit
- Concealed Limit Device with Door Stop

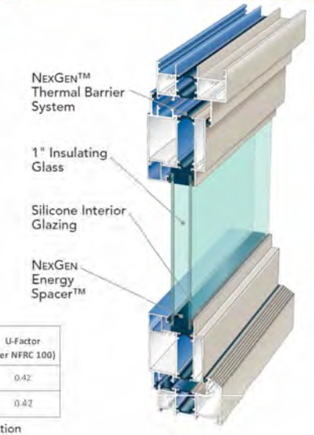
BENEFITS:

- Unmatched energy efficiency
- Outstanding air and water performance
- Versatility to accommodate custom field applications
- Durable non-corrosive hardware
- Dual color or dual finish available

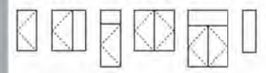
OPTIONS:

- Outswing (NX-8910) or Inswing (NX-8920)
- 4-5/8" Equal Leg Frame
- Variety of Handle Set Styles and Finishes
- Exterior and Interior Muntins
- Low "ADA" Sill
- Kick Panel





STANDARD CONFIGURATIONS



PERFORMANCE

Model	Function	AAMA/WDMA/CSA 101/I.S.2/A440 Designation	Baseline Water Performance*	U-Factor (Per NFRC 100)
NX-8910	Outswing Hinged	AW-PG50-ATD	10 psf	0.42
NX-8920	Inswing Hinged	AW-PG50-ATD	10 psf	0.42

* Water performance my vary depending on configuration and options.

KAWNEER

PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

H4.08

MATERIALS - DOORS & STOREFRONTS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26

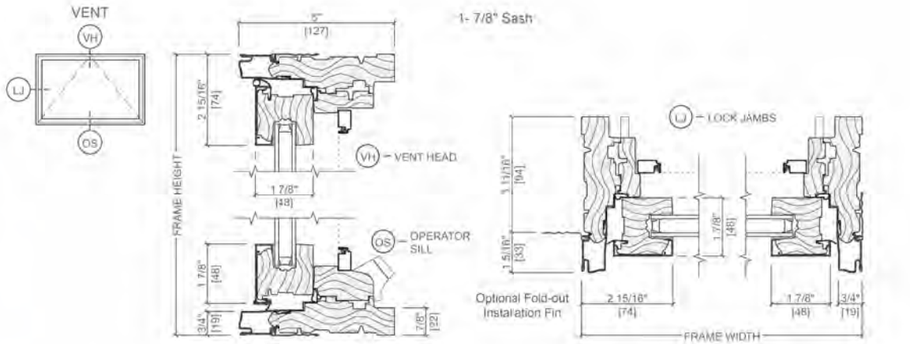
WINDOWS

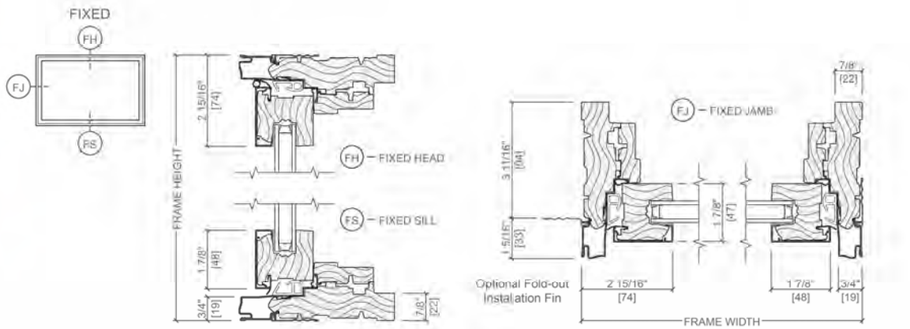
STYLE AND COLOR UNCHANGED FROM PREVIOUSLY APPROVED
PELLA RESERVE – CONTEMPORARY
ALUMINUM CLAD WOOD
COLOR: BROWN

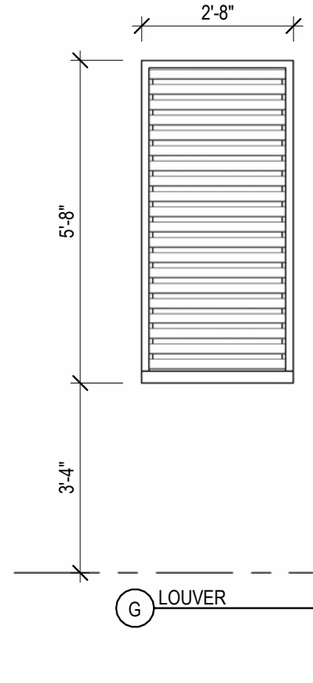


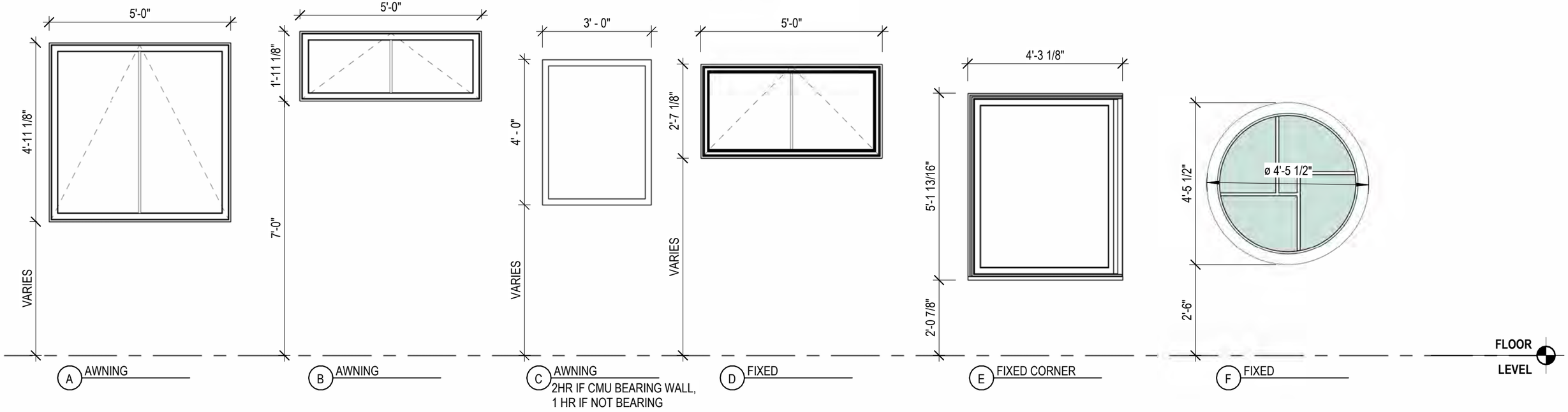
Brown











WINDOW SCHEDULE - WEST BLDG

H4.09

MATERIALS - WINDOWS
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

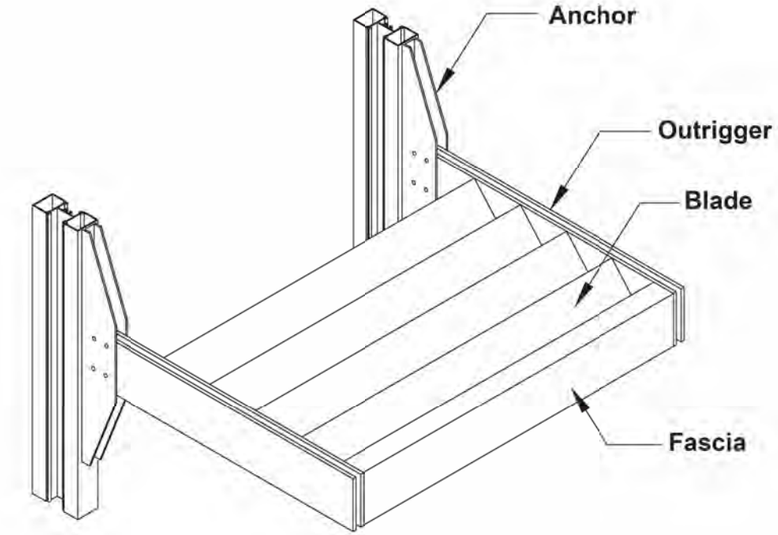
ARCOVE ARCHITECTS

09/18/26

SHADING DEVICE - KAWNEER

Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



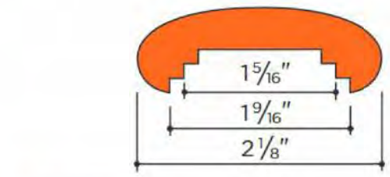
PROPOSED AS PREVIOUSLY APPROVED, NO CHANGES

GUARDRAILS AT ROOF DECKS



TOP RAIL

Shape: Elliptical
Materials: Bronze

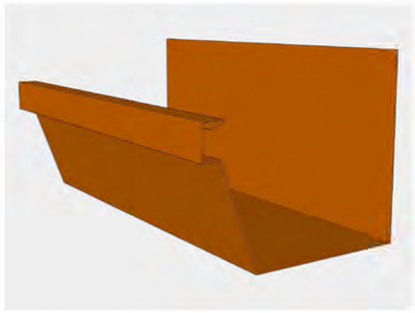


4535 Bronze 3.35 lb/ft

Fittings: B-C-CC-CL-CR-GL-GR-N-S-T-V

COPPER GUTTERS AND DOWNSPOUTS

F Style Gutter



Plain Round Copper Downspout



H4.10

MATERIALS - METAL ACCESSORIES
134 PLEASANT STREET, WEST BLDG
PORTSMOUTH, NH 03801

ARCOVE ARCHITECTS

09/18/26