

Dear Historical District Commission,

We are requesting your approval for the following improvements that we are making to our residence at 45 Gardner St.



No changes to front facing Gardner St.



No changes facing Walton Alley.



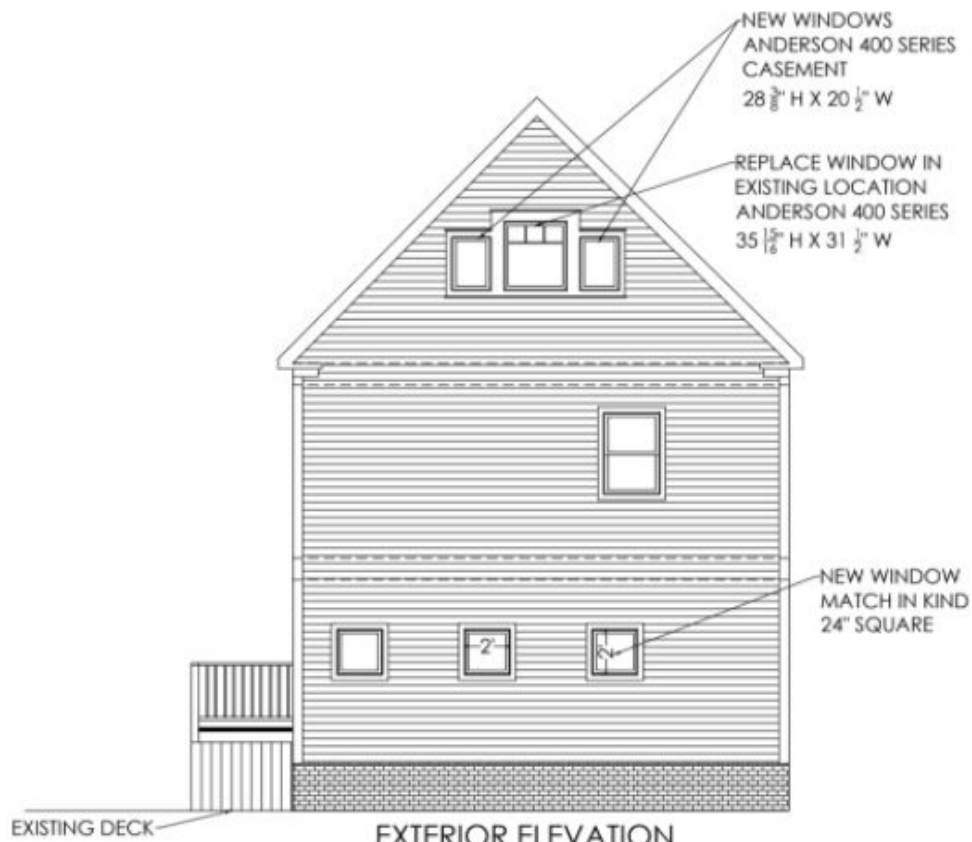
Changes made to back
of house - barely visible
from the alley

1. 3rd Floor - add 2 windows to backside of house, facing away from the street

- a. Renovations to an enhanced 3rd floor bathroom include 2 additional windows as can be seen here in image below. These are located on the 3rd floor and face away from any street. This would also remove the “in the wall” box air conditioner that is included year round, improving the exterior appearance. The window would only be visible from Walton Alley, a side alley.
 - i. These are similar to other windows found in the neighborhood and will specifically be added with the dimensions noted in image below.
 - ii. The windows will be Anderson 400 series encasement windows with a simulated divided

2. Kitchen - add 1 window similar in kind to current windows

- a. One window will be added to create symmetry with two other existing windows in the kitchen. The new window will match existing windows in dimensions and material.



EXTERIOR ELEVATION
NORTH WEST SIDE

REVISIONS

TOMMY DESIGN GROUP
140 PLYMOUTH ST., SUITE 200
PORTSMOUTH, NH 03801
603.883.8888

LAURA KOULET
405 GARDNER ST
PORTSMOUTH, NH 03801

EXTERIOR ELEVATION





Remove

Add symmetrical windows

Replace existing window

Stove hood staying in roughly same location

Add third symmetrical window - similar in kind to current window

400 Series Casement Window



Interior



Exterior

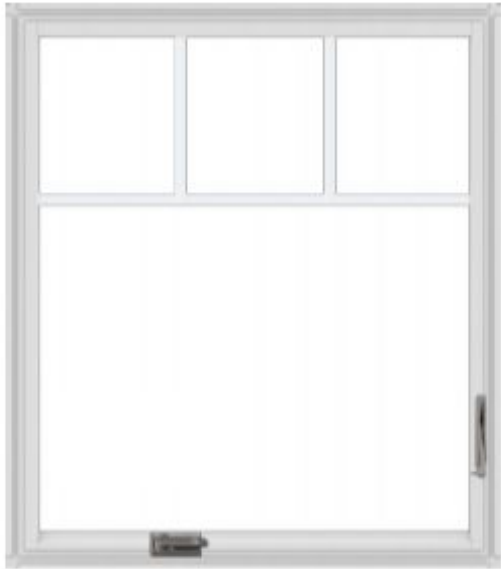
SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Casement Window
Product ID#	CN125
Unit Width	20 1/2"
Unit Height	28 3/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Contemporary Folding, Satin Nickel



400 Series Casement Window



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Product Name	400 Series Casement Window
Product ID#	CX13
Unit Width	31 1/2"
Unit Height	35 15/16"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Contemporary Folding, Satin Nickel
Grille Pattern	Short Fractional
Grille Width	3/4"
Exterior Color	White

<https://www.andersenwindows.com/ideas-and-inspiration/design-tool/400-series-casement-window/?width=31.5&height=35.9375&frameColor=Interior...>

3. Condensers - 2 added and hidden by deck

- a. A condenser for heating and cooling system for the 3rd floor to be added as currently no heat is available on the 3rd floor, the primary bedroom. The current cooling is available on the third floor is the wall unit external air conditioner, and therefore the replacement unit would be a Mitsubishi heat pump. As this condenser would be required, we will also replace our furnace system that is aging out with a full furnace and air conditioner unit. This will also utilize the condenser. The condenser will be placed in the side patio, with no view from the street, under the deck.

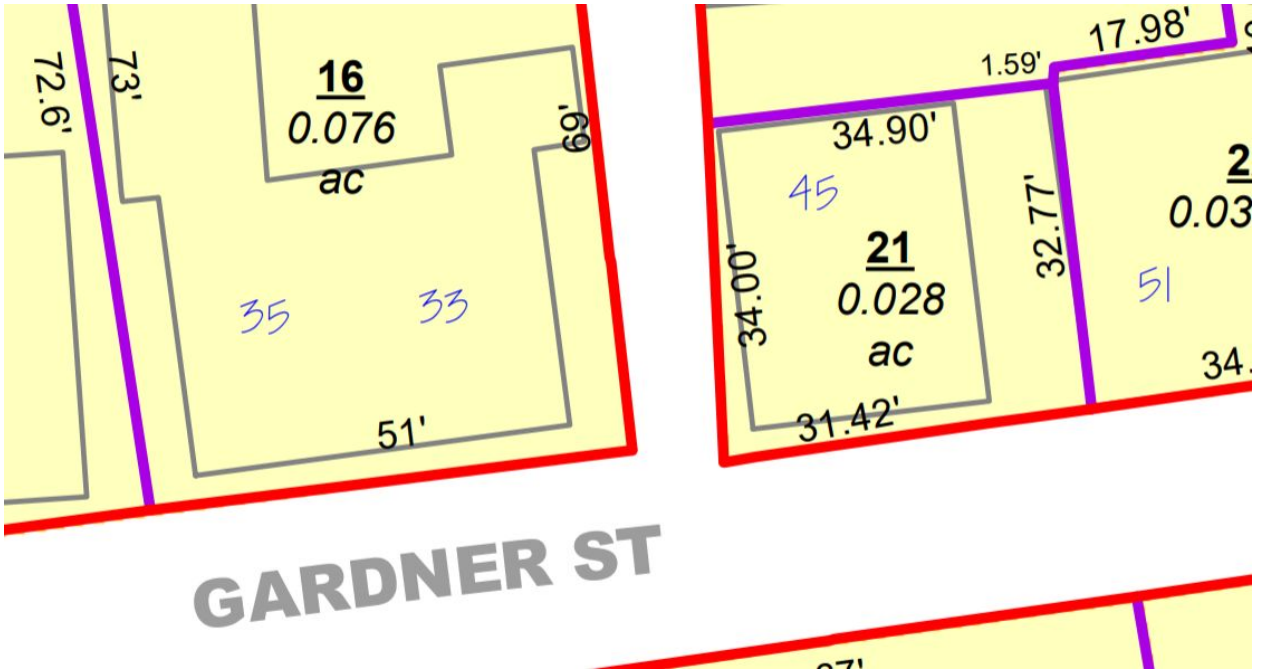


Side yard hidden by fence.



Condensers hidden by fence, and again by deck.

SitePlan:



45 Gardner

Property Location: 45 GARDNER ST
Vision ID: 32977

Account #32977

MAP ID: 0103/ 0021/ 0000/ /

Bldg #: 1 of 1

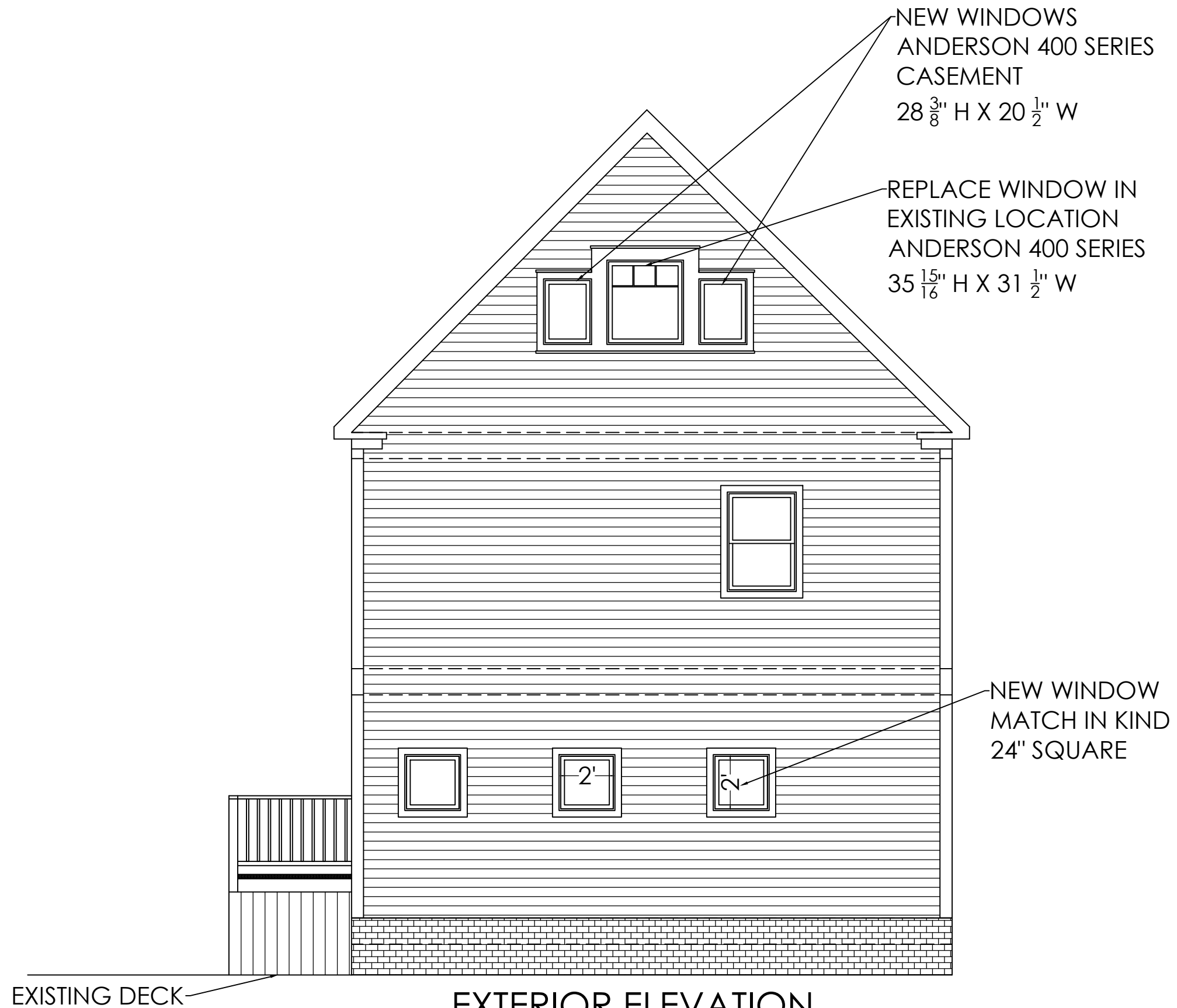
Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1010

Print Date: 09/27/2019 22:31

[illegible]



EXTERIOR ELEVATION
NORTH WEST SIDE

REVISIONS:

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EXTERIOR ELEVATION

ID-4

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