

August 14, 2019

HDC Proposal for: 35 Mark St. Portsmouth NH

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We are proposing alterations to a non-historic structure – a detached garage built in 2001. Alterations include raising the existing roof structure 36” to provide additional headroom on the second floor. We also propose replacing the windows to match the windows in the main home.

The existing structure has a full second floor with very limited headroom which make the space unsuitable for intended use as a play/exercise room. The current staircase does not have enough headroom at the top to meet code because the existing roof is too low. Similarly, we are not able to configure a suitable powder-room layout that provides enough headroom to meet code. The current garage is uninsulated and unfinished, and before investing in those efforts we want to maximize the utility of the structure with minimal outside changes. Previously (2015) the HDC approved a proposal for front and rear shed dormers on this structure, but that design was never implemented because of cost issues and functional issues – that proposal did not solve the aforementioned issues of headroom over the staircase or the bathroom area because both of those areas were at the gable ends where the dormers do not extend.

This new proposal simply raises the existing roof structure 36” and inserts a ring of kneewalls around the perimeter. Exterior appearance changes and costs are minimized while providing the required functional improvements to headroom to allow code compliance. The gable-end view in particular looks much better in the modified state as you will see from the attached photos and elevations.

Regarding window replacements – the existing garage windows are single-pane glass with applied storm panels which cover only the glass portion of each sash, not the entire window. We would like to replace these windows with Anderson E-series (formerly Eagle brand) clad windows which are identical to those installed on portions of the main house in 2015. These windows will provide better energy efficiency and reduce maintenance costs. Window size and light configuration will be the same.

Thank you for your time and consideration in evaluating this proposal.

Sincerely,

Jason & Katie Jenkins

35 Mark St. Portsmouth NH 03801



35 Mark St. Garage. Existing Condition (above) vs. Proposed (below)





Existing Conditions

2 GARAGE: SIDE ELEVATION (PLAY YARD)
1/4" = 1'-0"



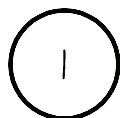
Proposed

2 GARAGE: SIDE ELEVATION (PLAY YARD)
1/4" = 1'-0"

2nd FLR.
T.O. SUBFLR.
(EXIST'G)



Existing Conditions



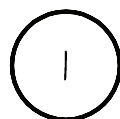
GARAGE: FRONT ELEVATION (MARK ST.)

1/4" = 1'-0"

2nd FLR.
T.O. SUBFLR.
(EXIST'G)

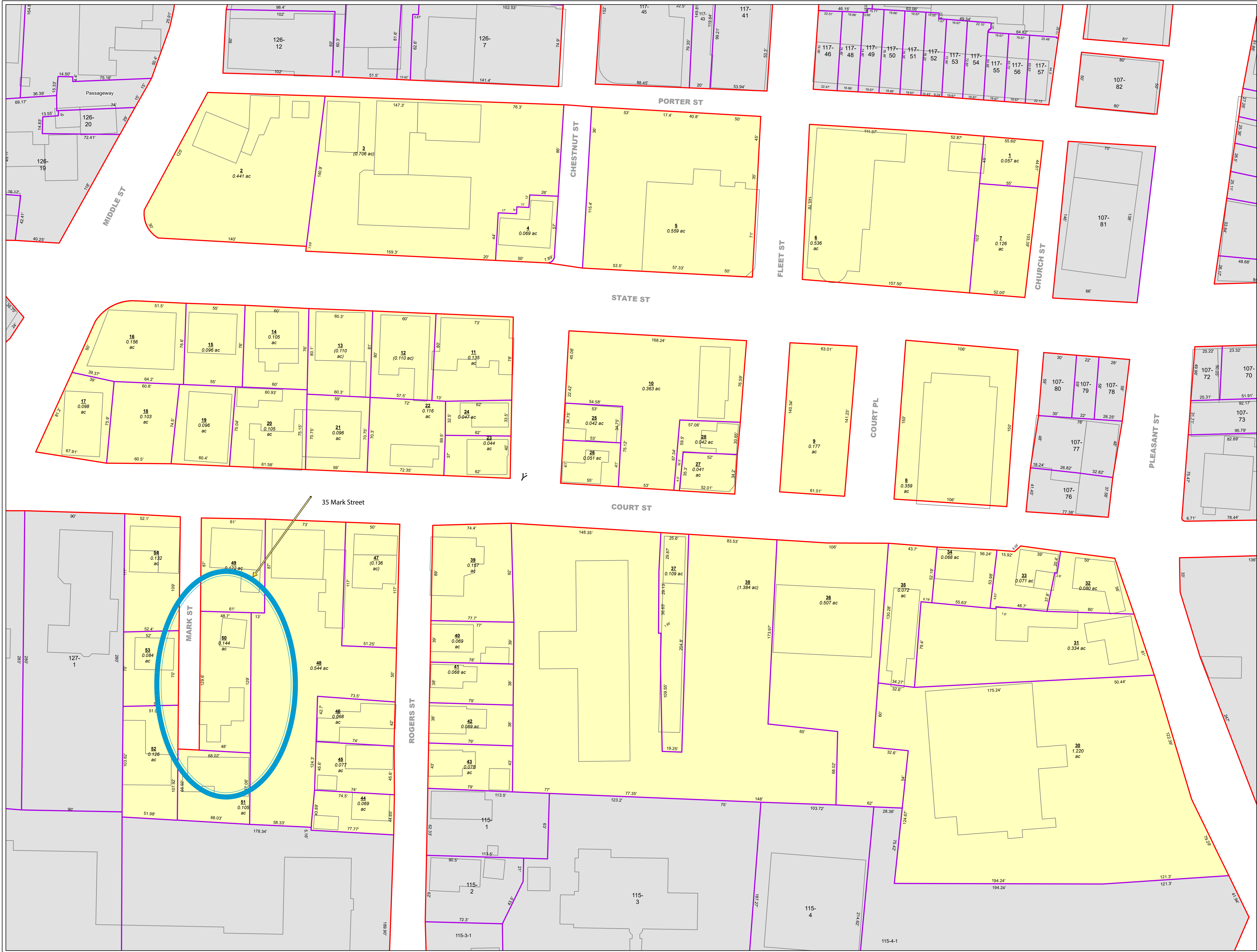


Proposed



GARAGE: FRONT ELEVATION (MARK ST.)

1/4" = 1'-0"



Partial Legend

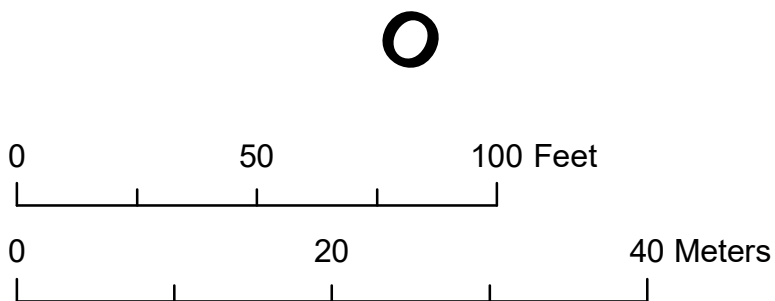
See the cover sheet for the complete legend.

7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf)
Address number
233-137 Parcel number from a neighboring map
68' Parcel line dimension
Street name

SIMS AVE

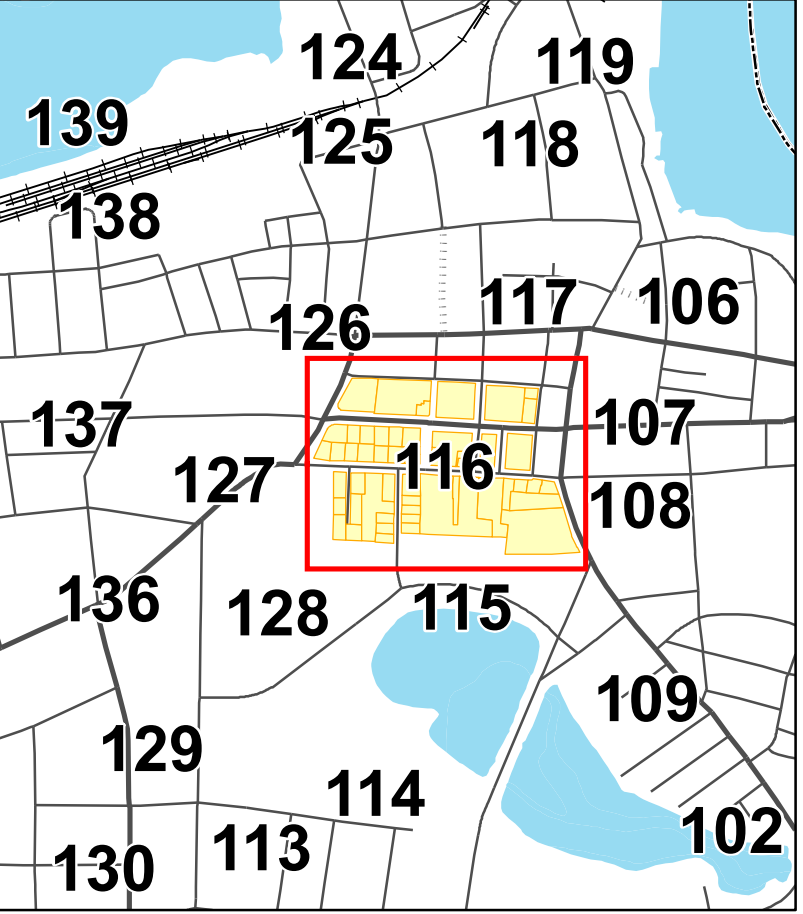
Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

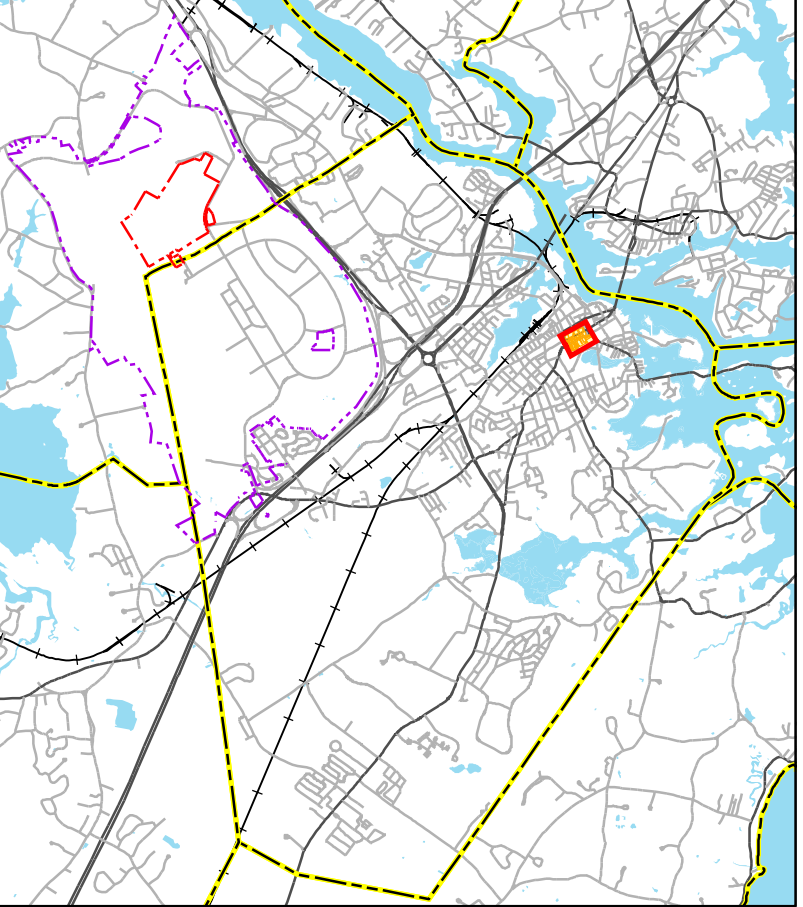


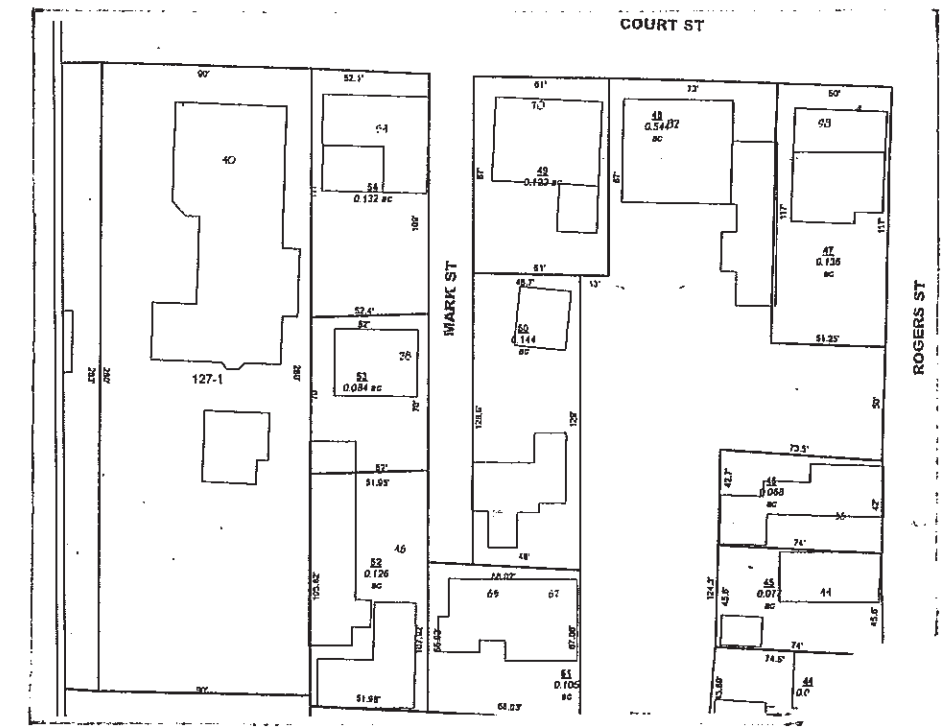
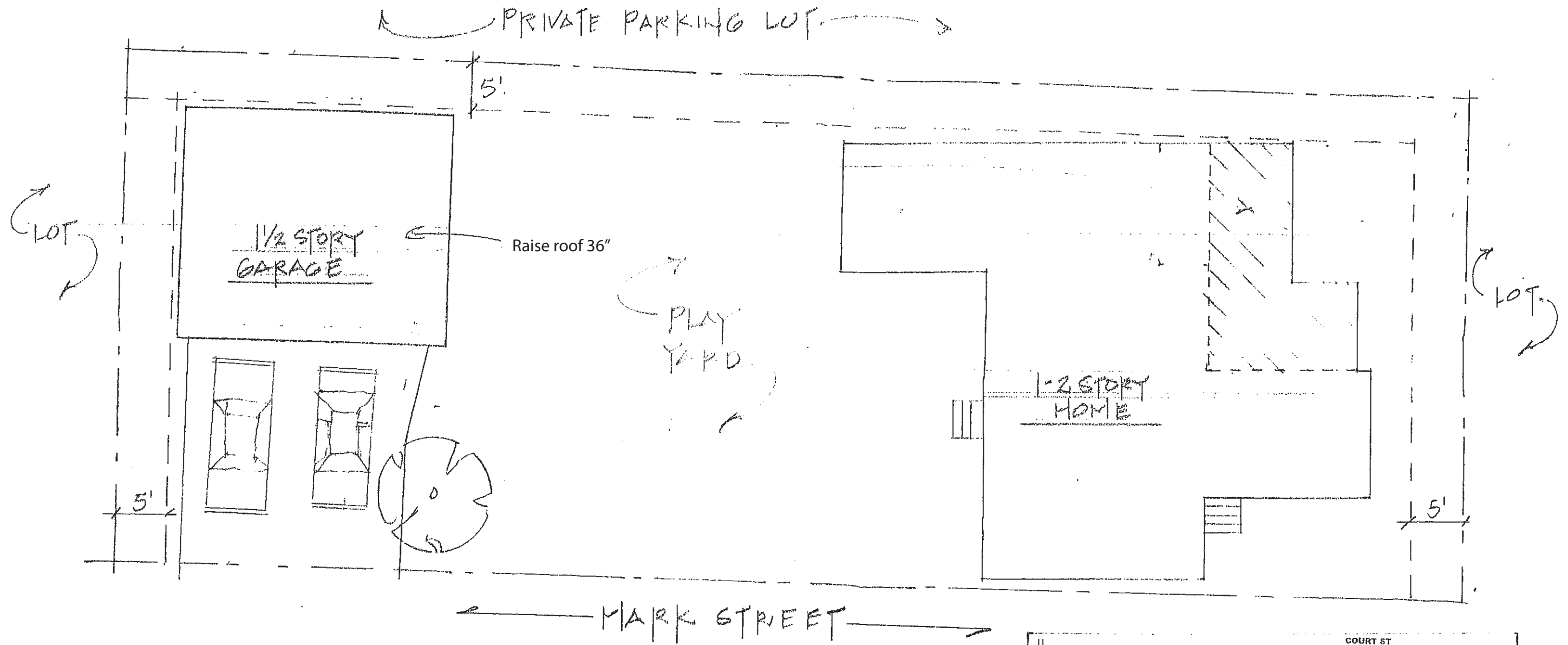
This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location





35 Mark Street Portsmouth, New Hampshire

Site and Context

WS/PH
FEB 2015
PG 1



Double-Hung Windows

Andersen® E-Series double-hung windows come in custom colors, unlimited interior options and dynamic sizes and shapes. Every E-Series double-hung window is made to your exact specifications, giving you unmatched freedom.



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- Exteriors never need painting and won't crack, peel, flake or blister*
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- Weather-resistant construction for greater comfort and energy efficiency
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- Extensive hardware selection, grilles, decorative glass options and more



*Visit andersenwindows.com/warranty for details.

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- Energy-efficient & decorative glass options
- Stormwatch® protection for coastal areas
- VeriLock® security sensors
- Wide variety of hardware styles & finishes
- Variety of grille styles & sizes
- Exterior trim options

EXTERIOR COLOR OPTIONS

Colony White	White	Abalone	Balsa White	Canvas	Maple Syrup	Harvest Gold	Prairie Grass	Flagstone	Sandtone
Pebble Tan	Carmel	Terratone	Hot Chocolate	Bourbon	Acorn	Coffee Bean	Cocoa Bean	Sierra Bronze	Dark Bronze
Clay Canyon	Red Rock	Cardinal	Bing Cherry	Fire Engine Red	Cinnamon Toast	Olive	Sage	Billiard Green	Moss
Forest Green	Mallard Green	Spearmint	Aquamarine	Patina	Sky Blue	Country Blue	Blue Denim	Watercolor Blue	Caribbean Blue
Slate	Moody Blue	Stormy Blue	Dove Gray	Harbor Mist	Yorktown Pewter	Smokey Gray	Mystic Gray	Dark Ash	Black

Anodized Finishes

Clear Anodized	Champagne	Light Bronze	Medium Bronze	Copper	Dark Bronze	Black

Printing limitations prevent exact duplication of colors and replication of finishes. See your Andersen dealer for actual color and finish samples. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a painted interior is specified.

INTERIOR OPTIONS

Wood Species

Pine	Mixed Grain Douglas Fir	Oak	Maple	Alder	Hickory	Mahogany*	Vertical Grain Douglas Fir	Walnut	Cherry

Interior Finishes & Painted Options

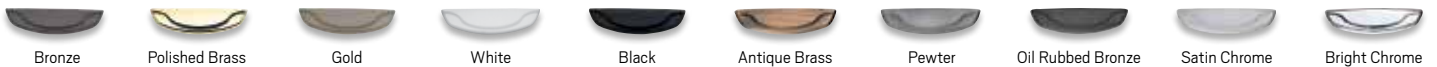
Clear Coat	Wheat	Autumn Oak	Golden Hickory	Honey	Cinnamon	Russet	Mocha	Espresso	White
Birch Bark	Primed (for paint)	Canvas	Sandtone	Terratone	Forest Green	Dark Bronze	Dove Gray	Prairie Grass	Red Rock
Cocoa Bean	Black	Anodized Silver							

HARDWARE FINISHES

Sash Locks



Optional Sash Lifts



Andersen
ARCHITECTURAL
COLLECTION

