



22 Ladd Street
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603.431.8701
DeStefanoArchitects.com

January 16, 2019

124 State Street

RE: February 2019 HDC

We are submitting documents from an expired approval for 124 State Street. The design was presented by McHenry Architecture and was approved April 13, 2016.

On December 19, 2019, the property was purchased by Portsmouth Strategic Partners.

Because construction at the building was underway but not completed, we and our client were believed that the building permit and the HDC approval were still active. Based on that understanding, during the closing process, we submitted an administrative approval for a revision to the design. This was approved in December of last year. We are also submitting those documents for your review.

After the closing, we learned that the permit was not active and that we need to reapply for the building permit and HDC.

We are attaching 2 files in addition to this summary. The first is the originally approved package from April of 2016 and the second is the administrative approval from December of 2018.

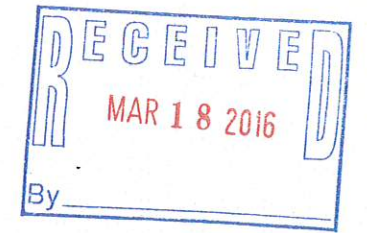
Please contact me if you have any questions. Thank you!

Juli MacDonald, AIA
DeStefano Architects

124 STATE STREET

April 6, 2016 - Historic District Commission, Work Session, Portsmouth, New Hampshire

HISTORIC DISTRICT COMMISSION	
Approved (date of meeting) <u>4-13-16</u>	
As Advertised _____	As Presented <input checked="" type="checkbox"/>
w/Stipulations <input checked="" type="checkbox"/>	Signed <u>L. Wood</u>



3 steps. See LOD.

PROJECT DESIGN INTENT

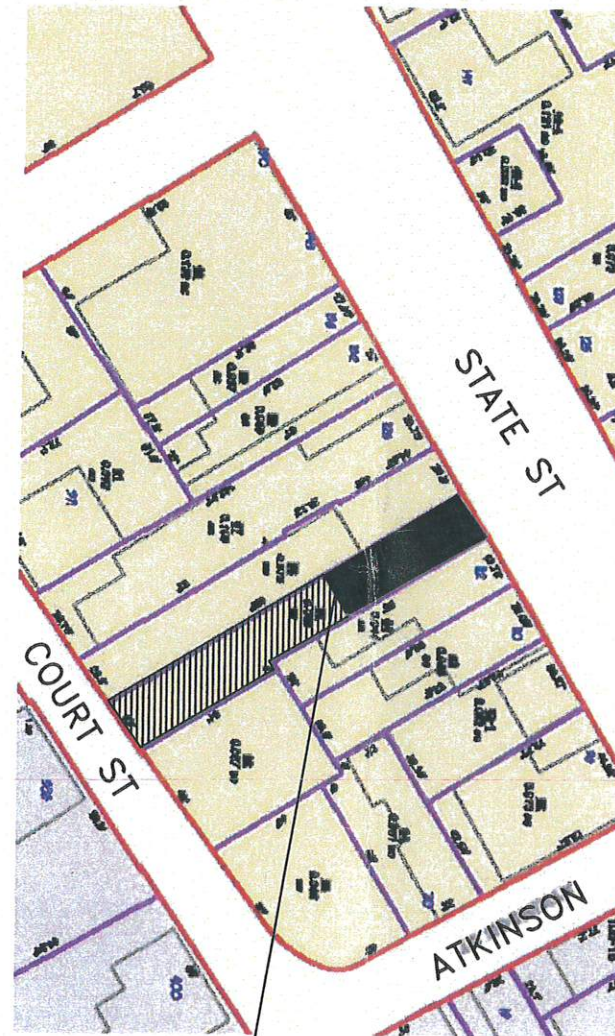
1. HDC Approval History- This project was approved exactly as presented herein in April 2014. There were four work sessions preceding the final public hearing. The owner eventually decided to delay construction for a time period, and the HDC approval lapsed.

2. Purpose - The goal is to completely renovate an existing residence and office at 124 State Street throughout the interior as well as add a dormer, skylights, and windows with a walk-out roof deck above a second level deck on the rear of the building. The multi-level deck will create direct access from the yard to the second floor.

3. Removals - Includes the partial roof removal to allow for adequate headroom on the top level and for the proposed walk out dormer. The second level also replaces a window opening with doors to access the deck. The remainder of the windows are proposed to be replaced with a 2 over 2 style within the existing openings.

4. Current Zoning - The site is within the CD4 Zone and the Historic District. CD4 requirements are 0' setbacks, 40' height, 90% coverage and 10% open space.

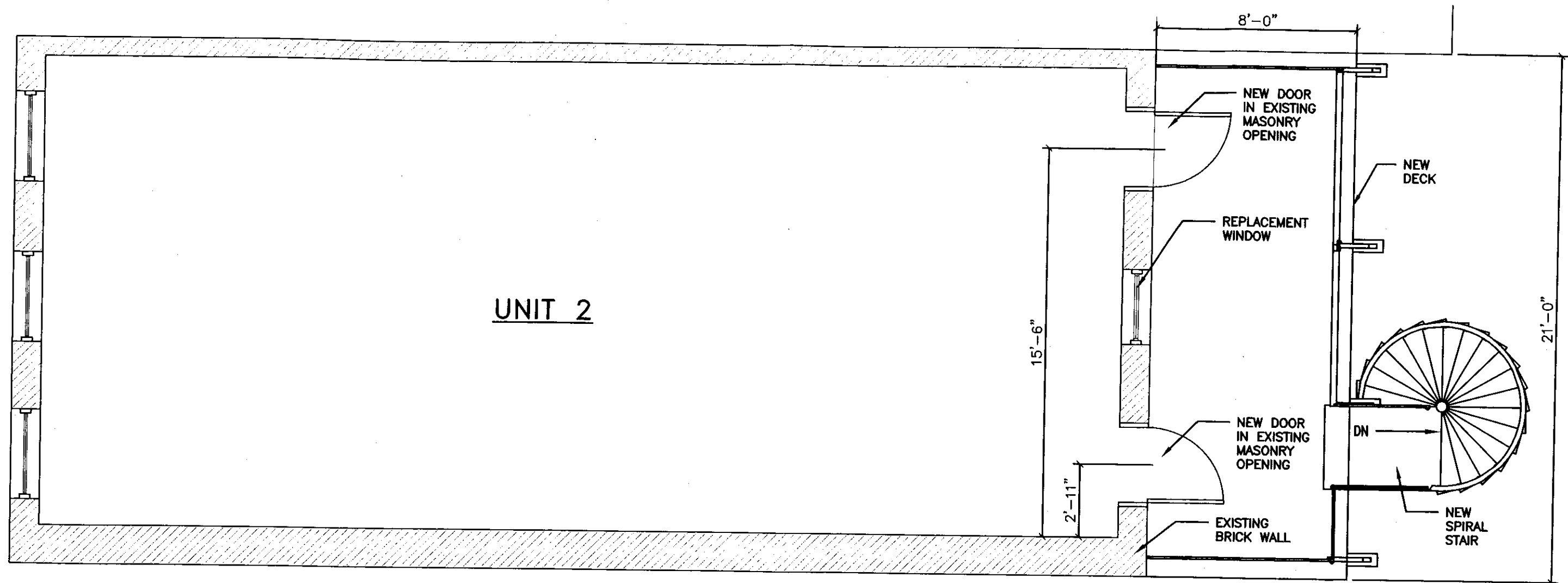
5. Context - Along State Street, there are a wide range of building types and scale, primarily consisting of multi-level brick buildings with multiple occupancies. A character defining feature on State Street is the varying height of the ridge lines and fire wall treatments that create a random undulating pattern to the skyline.

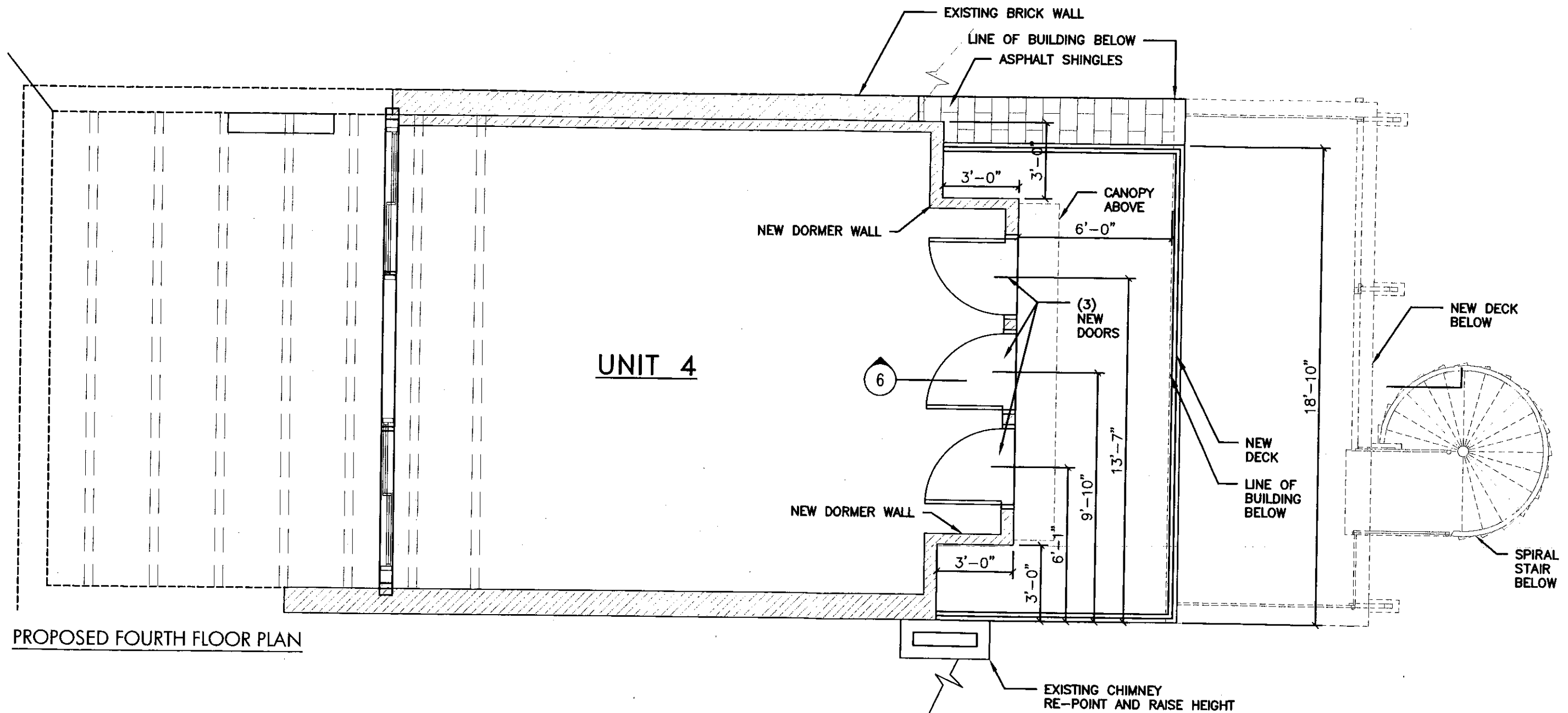


124 STATE STREET

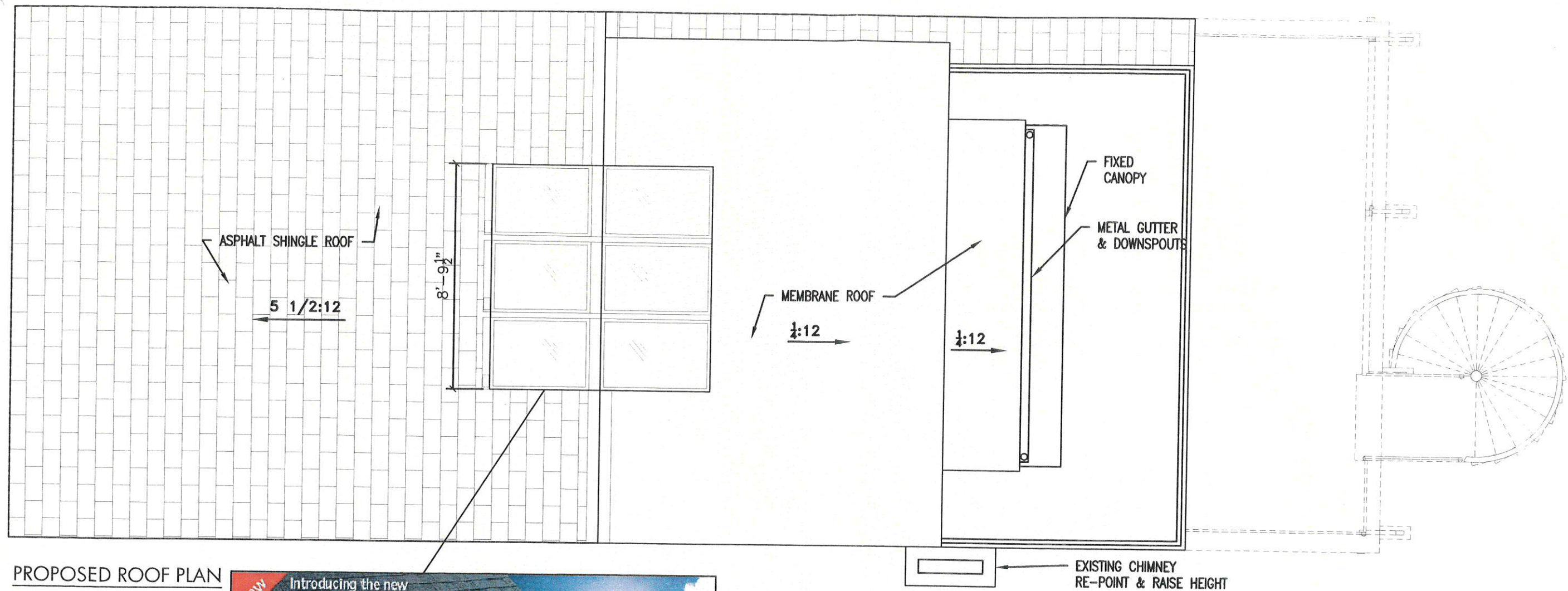


124 STATE STREET

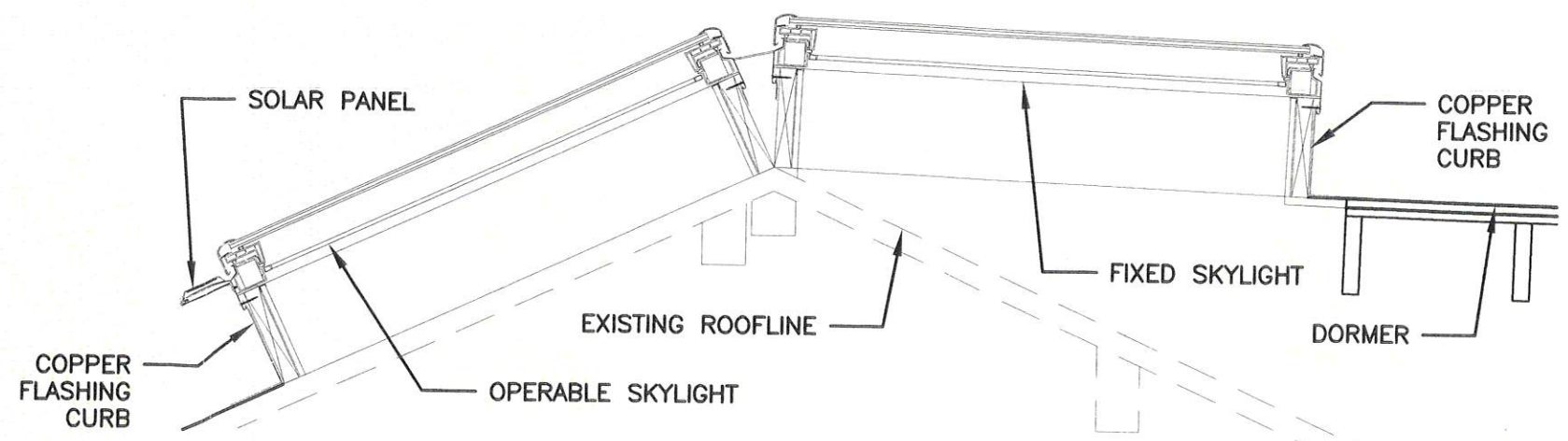




PROPOSED FOURTH FLOOR PLAN

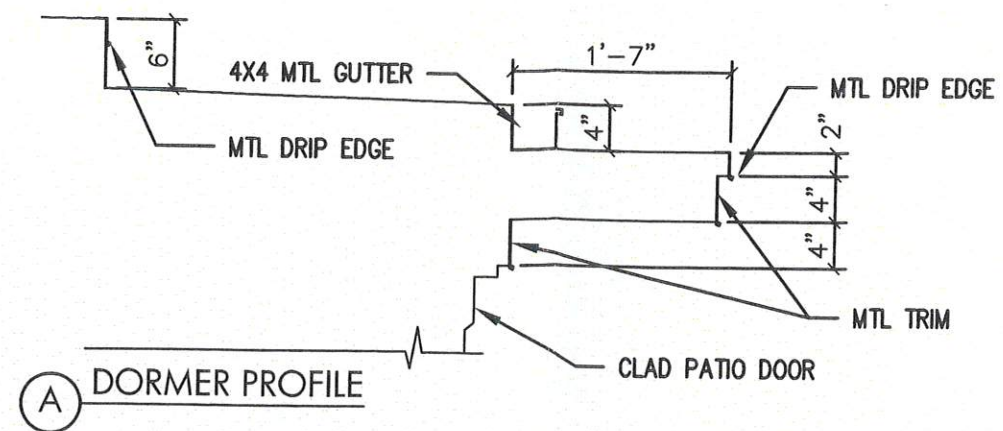


PROPOSED ROOF PLAN

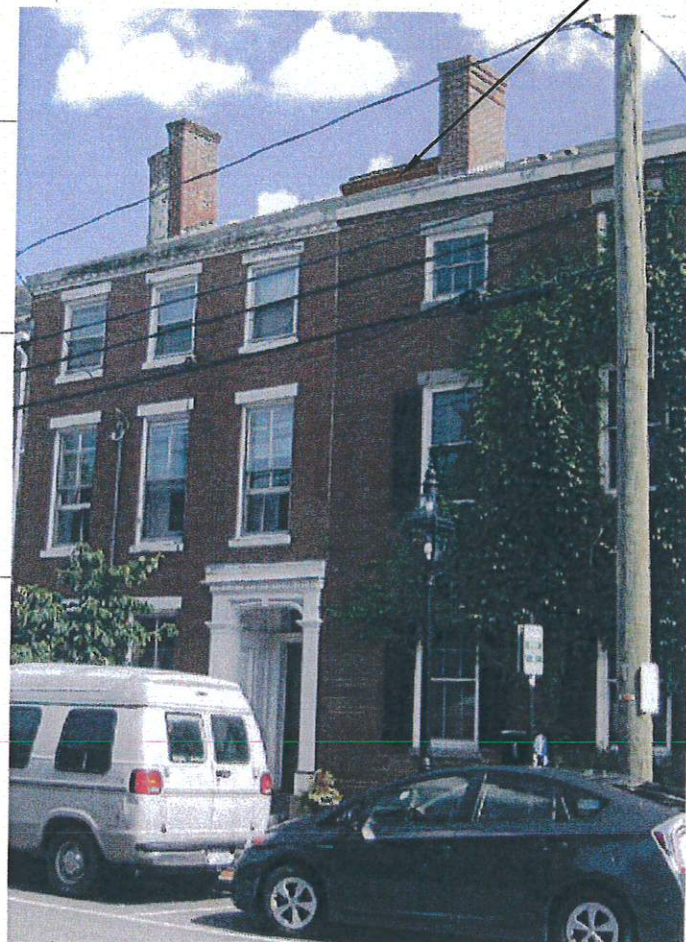




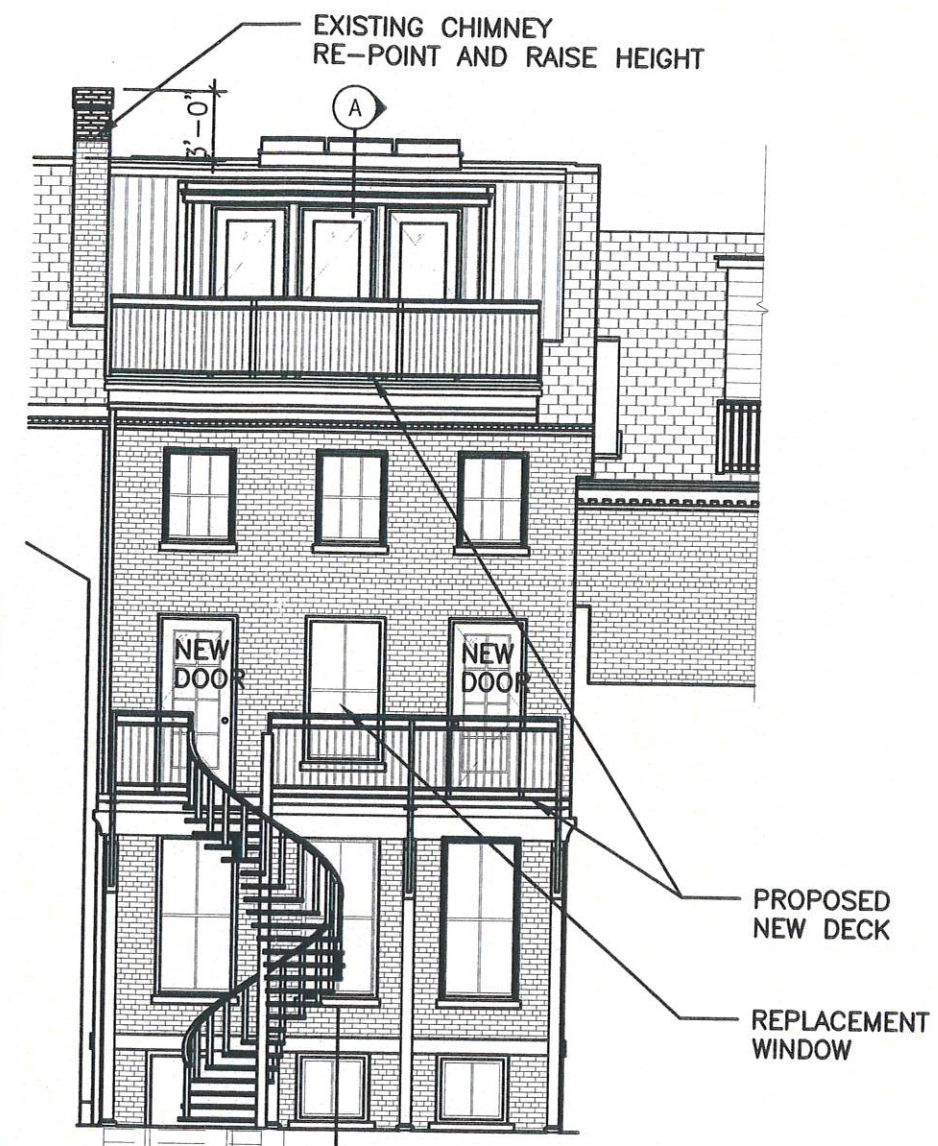
PROPOSED STATE ST ELEVATION



A DORMER PROFILE



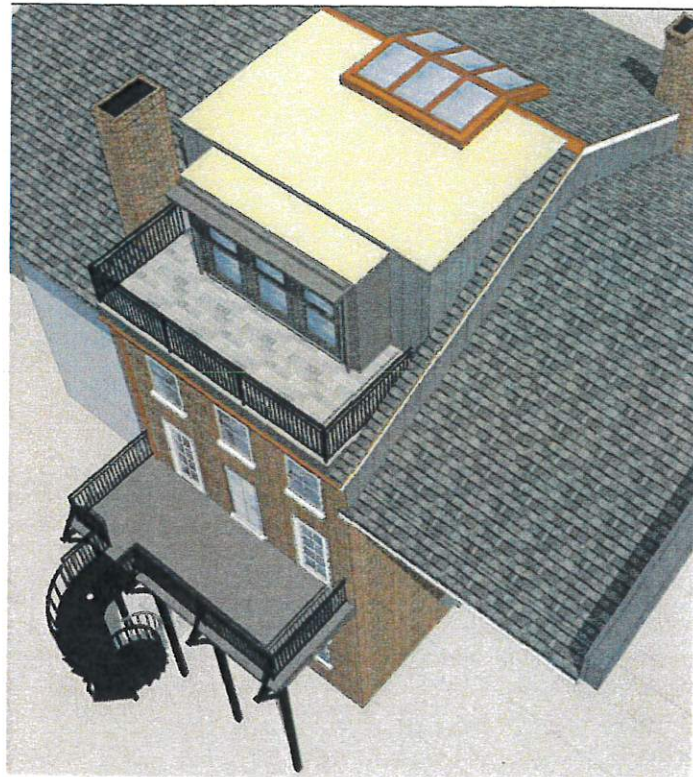
SPIRAL STAIR TO SECOND FLOOR



PROPOSED COURT ST ELEVATION



VIEW FROM PARK



RIDGE MOUNT STYLE



BRONZE FINISH



COPPER FLASHING

PROPOSED SKYLIGHTS

TOP OF SKYLIGHT
43'-6"

EXISTING RIDGE
42'-4"

EXISTING ROOF

NEW SKYLIGHTS

NEW DORMER

GUTTER

NEW AWNING

NEW DECK

4TH LEVEL
28'-7 3/4"

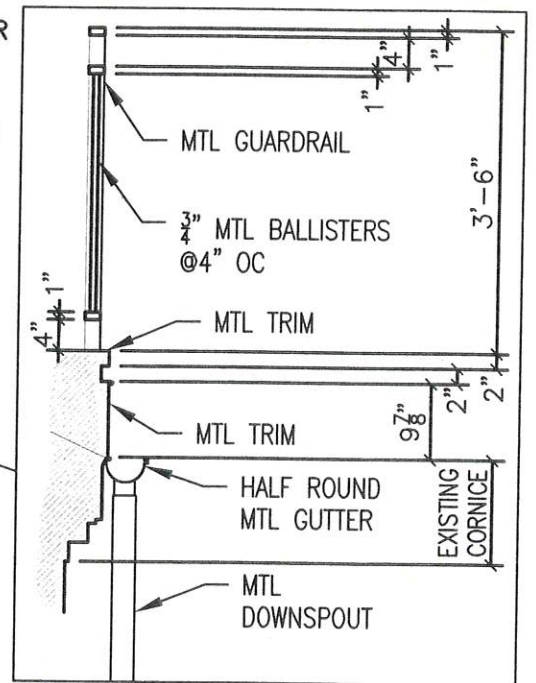
3RD LEVEL
19'-9 1/2"

2ND LEVEL
10'-7 1/4"

1ST LEVEL
0'-0"

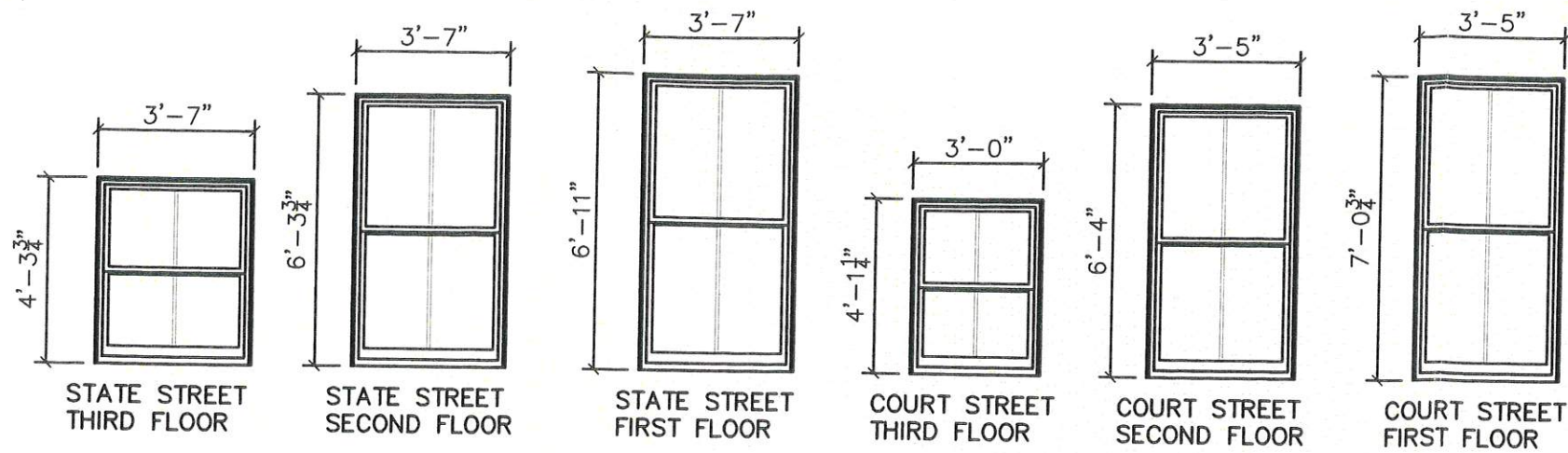
GRADE
-4'-2 3/4"

PROPOSED SECTION



DECK PROFILE

EXISTING WINDOW
CONDITIONS VS NEW
SCREEN DETAIL
(PELLA "ROLSCREEN"
RETRACTABLE SCREEN)



NOTE:
ALL WINDOWS TO BE PELLA ARCHITECTURAL SERIES, ALUMINUM CLAD, WOOD WINDOWS WITH 7/8" INTEGRAL LIGHT TECHNOLOGY GRILLES, LOW-E GLAZING, 1 1/2" BRICK MOULD, 1/2" SILL NOSE.



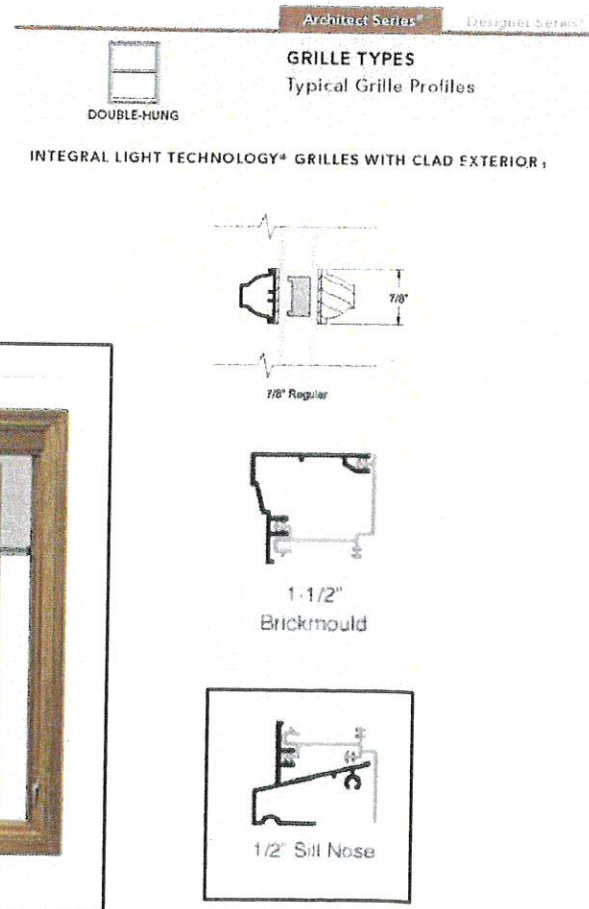
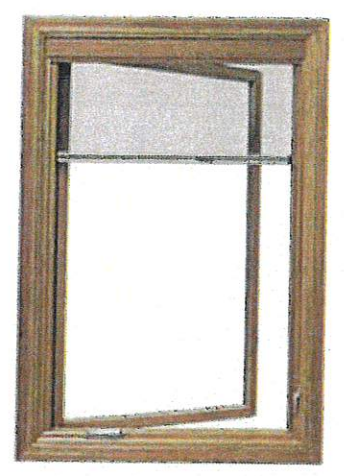
1 1/2" BRICK MOULD

1/2" SILL NOSING

GRANITE SILL

WINDOW TRIM EXAMPLE

- Pella Rolscreen® Retractable Screens**
- Roll up and down like a shade on casement windows.
 - Disappear when they aren't being used, allowing more light to flow into a room.
 - When rolled away, they're completely protected from the elements — helping reduce maintenance costs.
 - Available as an optional feature on Architect Series and Designer Series wood and aluminum-clad wood casement windows.
 - Made with conventional fiberglass screen cloth.



Architect Series®
Designer Series®
Pella® Profiles

DOUBLE-HUNG

DETAILED PRODUCT DESCRIPTIONS

Aluminum-Clad Wood IX and SE Double-Hung

FRAME

- Select softwood, water-repellent, preservative-treated with EnduraGuard® triple wood protection in accordance with WDMA 1,5,4. EnduraGuard triple protection formula includes water repellency, three active fungicides and an insecticide applied to the frame.
- Interior exposed surfaces are [LX] [pine] [mahogany] [alder] [douglas fir] [SE pine].
- Exterior surfaces are clad with aluminum.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-1 1/16" (94 mm).
- Optional factory applied jamb extensions available between 4-9/16" (116 mm) and 7-5/16" (183 mm) wall depths.
- Jamb liner is [wood / clad insert for LX] [vinyl for SE].
- Optional factory installed fold-out installation fins with flexible fin corners.

SASH

- Select softwood, water-repellent, preservative-treated with EnduraGuard triple wood protection in accordance with WDMA 1,5,4. EnduraGuard triple protection formula includes water repellency, three active fungicides and an insecticide applied to the sash.
- Interior exposed surfaces are [LX] [pine] [mahogany] [alder] [douglas fir] [SE pine].
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1 7/8" (47 mm).
- Upper sash has surface-mounted wash locks.
- Lower sash has concealed wash locks in lower check rail.

WEATHERSTRIPPING

- Water stop, sento prene wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip coating set into Low-E sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

GLAZING SYSTEM

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 1 1/16" dual-seal insulating glass [annealed] [tempered] [clear] [Advanced] [SunDefense™] [Advanced Comfort] [NaturalSun] Low-E coated, with argon [bronze] [gray] [green].
- Advanced Low-E coated, with argon.
- Custom and high altitude glazing available.

EXTERIOR

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Brown] [Putty] [features] [custom].

ALUMINUM-CLAD EXTERIORS SHALL BE FINISHED WITH ENDURACLAD PLUS PROTECTIVE FINISH WITH 70% FLUOROPOLYMER RESIN IN A MULTI-STEP, BAKED-ON FINISH.

- Color is [White] [Tan] [Brown] [Putty] [features] [custom].

INTERIOR

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished] [White] [Linen White] [Bright White] [stain].

HARDWARE

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard] or [spoon-shaped]. Two sash locks on units with frame width 37" and greater.
- Finish is [baked enamel] [Champagne] [White] [Brown] [Bright Brass] [Satin Nickel] [Oil Rubbed Bronze].
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Finish is [baked enamel] [Champagne] [White] [Brown] [Bright Brass] [Satin Nickel] [Oil Rubbed Bronze].
- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.

OPTIONAL PRODUCTS

Grilles

- Integral Light Technology® grilles
- Grilles are solid [7/8"] [1 1/4"] [2"] regular profile [LX] [pine] [mahogany] [alder] [douglas fir] [SE pine].
- Patterns are [Traditional] [Prairie] [Top Rail] [New England] [Victorian].
- Exterior surfaces are extruded aluminum to match window cladding.
- Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine, factory prefinished] [White] [Linen White] [Bright White] [stain].
- Insulating glass contains non-glare spacer grid between two panes of glass. Non-glare spacer is adhered to the glass.
- Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

Grilles-Between-the-Glass®

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [Prairie] [Top Rail] [New England] [Victorian].
- Interior color is [White] [Tan] [Brown] [Putty] [features] [custom].
- Exterior color is [White] [Tan] [Brown] [Putty] [features] [custom].

Removable grilles

- [3/4"] [1 1/4"] [2"] regular [1 1/4"] [2"] colonial profile, with [Traditional] [Prairie] patterns that are removable solid pine wood. Grilles steel-pinned at joints and fitted to sash with steel clips and latches.
- Interior [unfinished, ready for site finishing] [factory primed] [pine, factory prefinished] [White] [Linen White] [Bright White] [stain].
- Exterior [unfinished, ready for site finishing] [factory primed] [finish color matched to exterior claddings].

Screens

- InView™ screens
- [Half Size] [Full Size] black vinyl coated 16/18 mesh fiberglass screen cloth complying with SFA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
- Full screen spreader bar placed on units > 37" width or > 65" height.
- Screen frame finish is baked enamel color to match window cladding.

View-View® screens

- [Half Size] [Full Size] PVDF 21 x 17 mesh, minimum 78 percent light transmittance screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
- Full screen spreader bar placed on units > 37" width or > 65" height.
- Screen frame finish is baked enamel color to match window cladding.

(1) Contact your local Pella sales representative for current color options.

(2) Available in clear or Low-E insulating glass only. White exterior grille color is the only option for clear insulating glass.

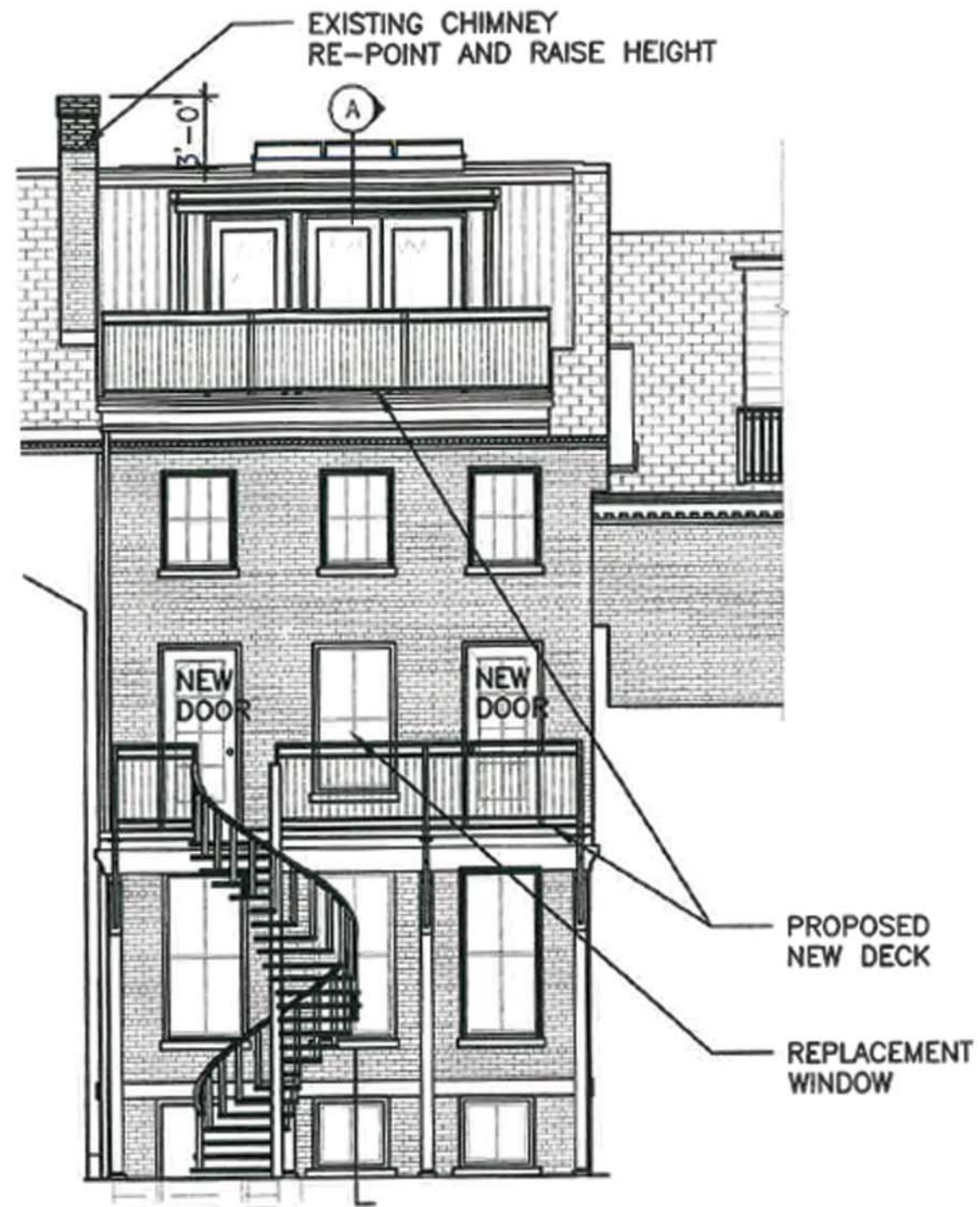
(3) Tan and Brown interior GEG colors are available in single-tone (Brown/Brown or Tan/Tan). Other interior colors are also available with Tan or Brown exterior.

(4) Full screens are available on units > 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

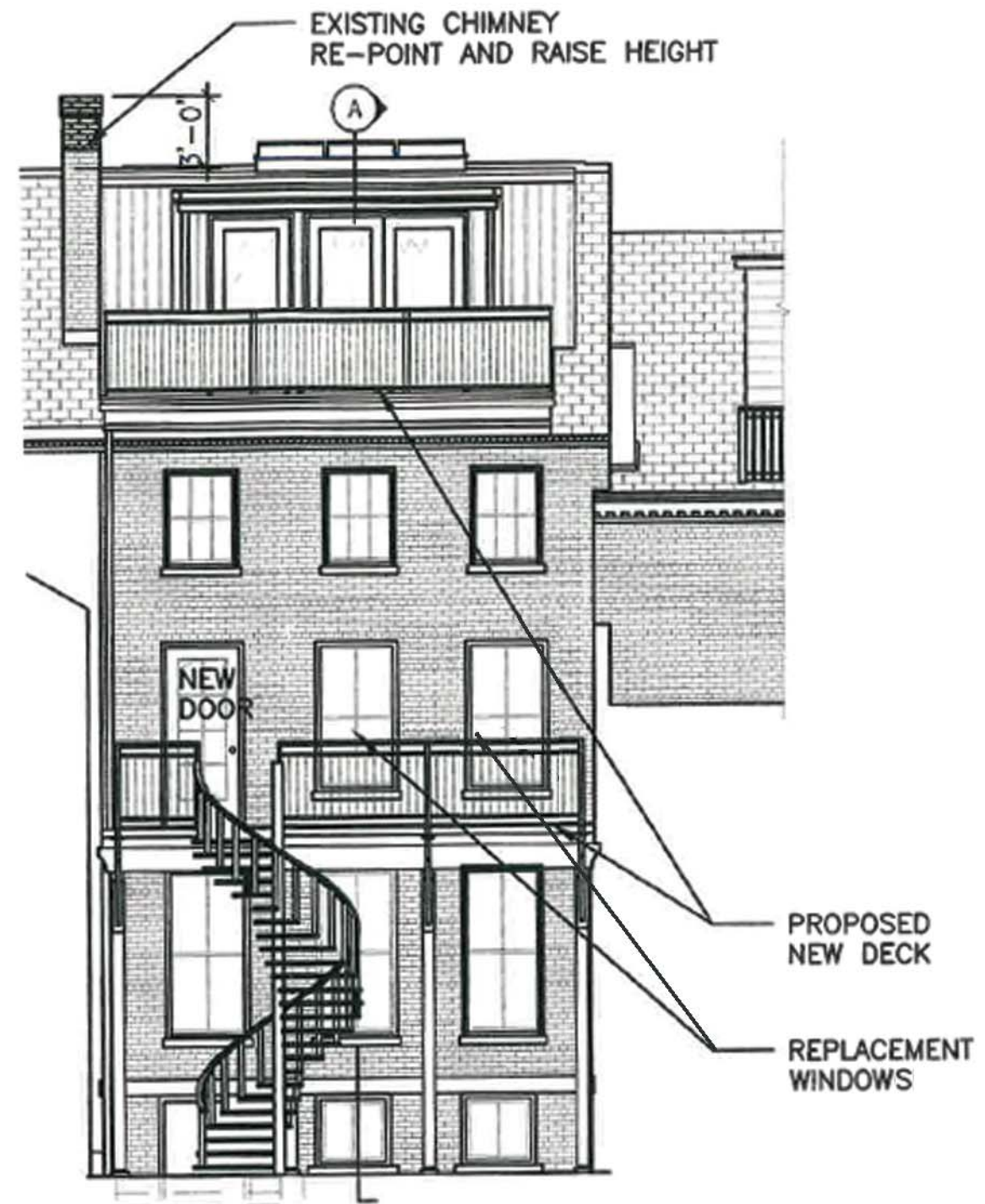
Pella 2014 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.Pella.com

W HG 42



PREVIOUSLY APPROVED COURT ST. ELEVATION

LOFT LEVEL SLIDING DOORS RECEIVED HDC ADMIN. APPROVAL DECEMBER 2018



PROPOSED COURT ST. ELEVATION:

REPLACEMENT WINDOW IN LIEU OF NEW DOOR

PROPOSED DOOR/WINDOW CHANGE FOR
124 STATE STREET
 PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DOOR/WINDOW CHANGE

6 FEBRUARY 2019

