

HDC

ADMINISTRATIVE APPROVALS

March 8, 2017

1. 303 Islington Street (windows, trim & foundation) - Approved
2. 414 State Street (window) - Approved
3. 105 Daniel Street (doors) - Approved
4. 121 State Street (railing) - TBD

1. 303 Islington Street (windows, trim & foundation) - Approved

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 303 ISLINGTON ST.

Map/Lot: 144-11

Zoning District: C4-L2

Applicant/ Owner: 303 ISLINGTON ST. LLC

Applicant's Representative: J. JOHNSON

Contact Info: 603 430 0274

Proposed Project:

1. REVISE WINDOW LOCATION
2. SIMPLIFY TRIM DETAIL ON ORIEL
3. REMOVE PARQUET REQUIREMENT FOR THE EXPOSE FOUNDATION

Comments:

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

Date: 3-8-17

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303 ISLINGTON STREET

March 1, 2017 - Historic District Commission Administrative Approval

Request for Administrative Approval:

This project received HDC approval in May 2016, and has completed construction and received a Certificate of Occupancy as of Tuesday, February 28, 2017. Through the construction process a number of small items have arisen that will potentially conflict with the original approval. We request that you consider amending the approval to include the following:

- 1) Revised Window Location at Second Floor
- 2) Simplified Trim Detail Above Oriel Window
- 3) Exposed Concrete Foundation Wall at Addition Rather Than Stucco Parge Coat

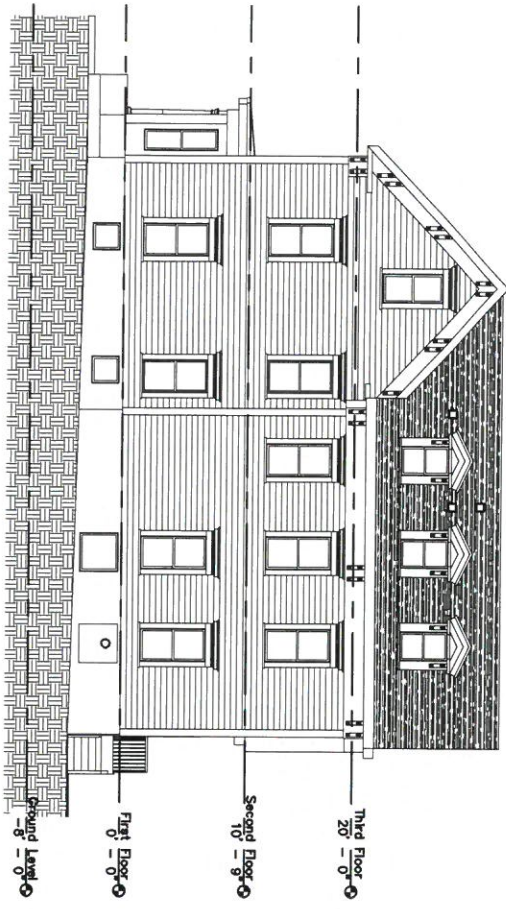


303 ISLINGTON STREET
Portsmouth, New Hampshire

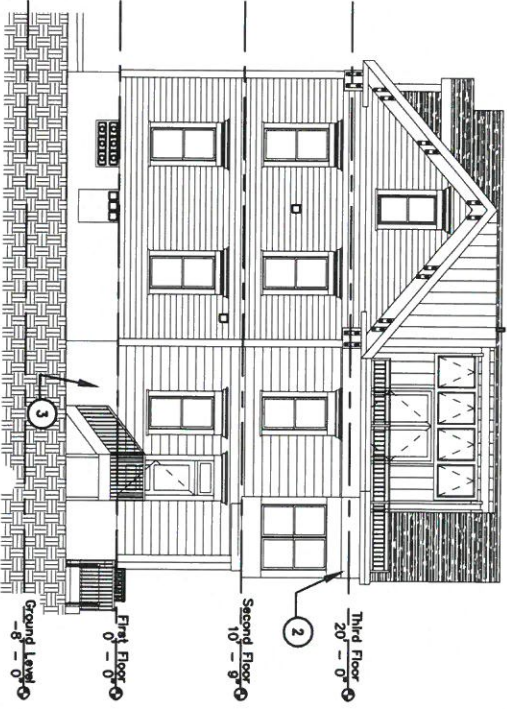
Historic District Commission- Administrative Approval, March 2017

COVER | MCHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

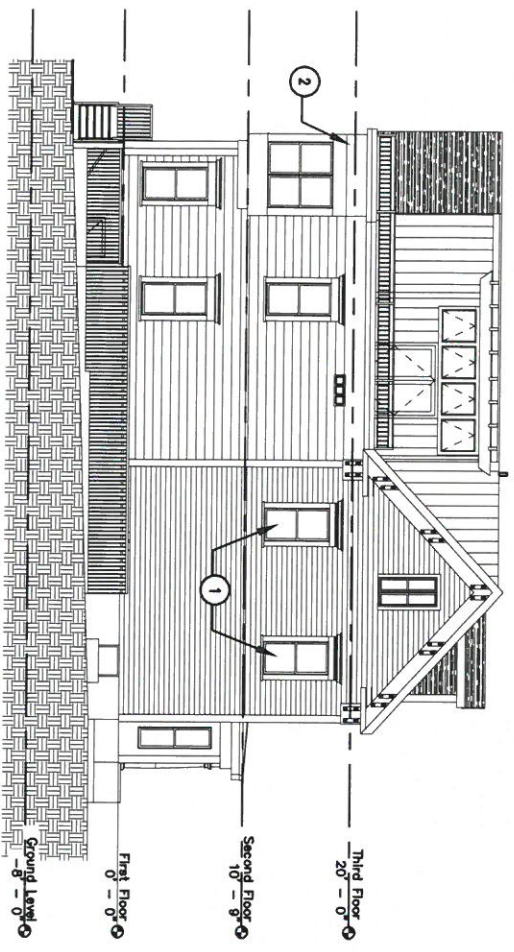
1 | MAY 2017
Scale: MCHA, MB
NYS
Amendments



Side Elevation- Rockingham Street



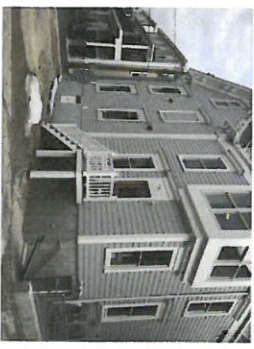
Rear Elevation



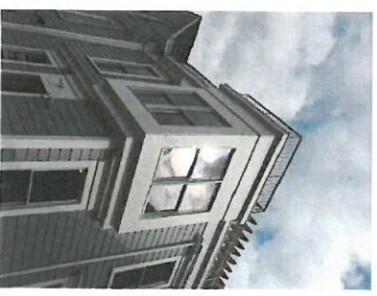
Side Elevation- Alley



1) Revised Window location at Second Floor



3) Exposed Concrete Foundation Wall at Addition Rather Than Stucco Parge Coat



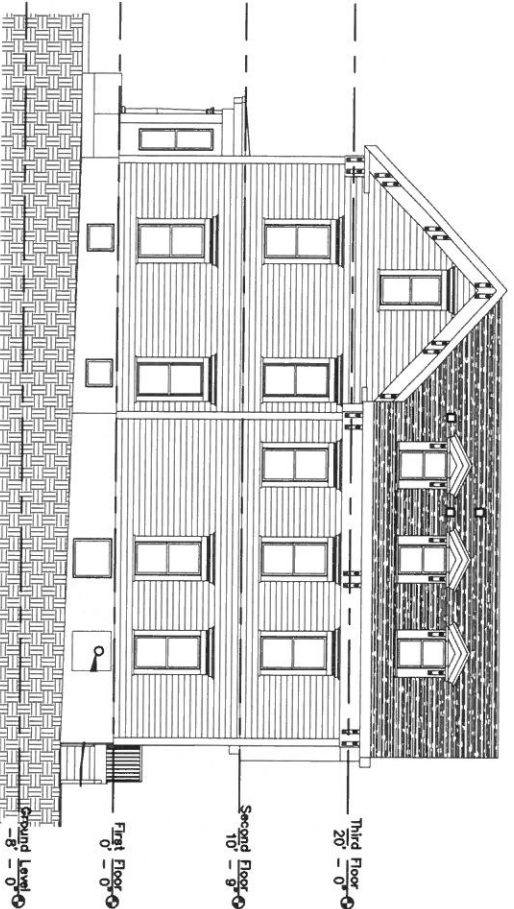
2) Trim Detail Above Oriel Window Deleted

303 ISLINGTON STREET
Portsmouth, New Hampshire

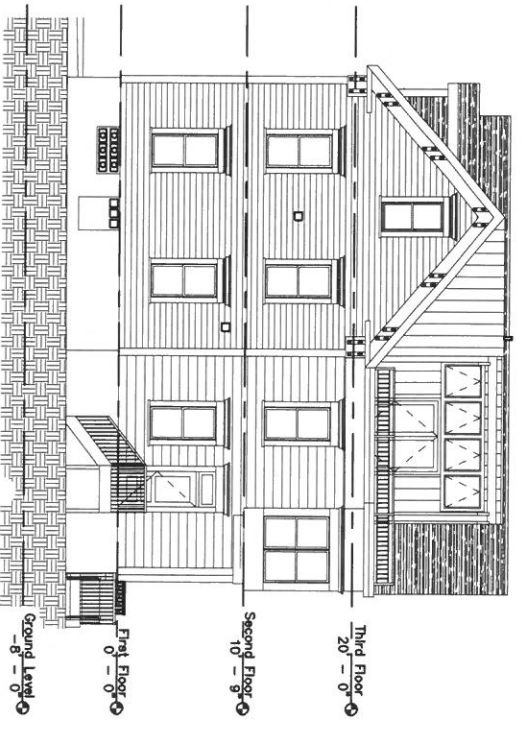
Historic District Commission- Administrative Approval, March 2017

ELEVATIONS

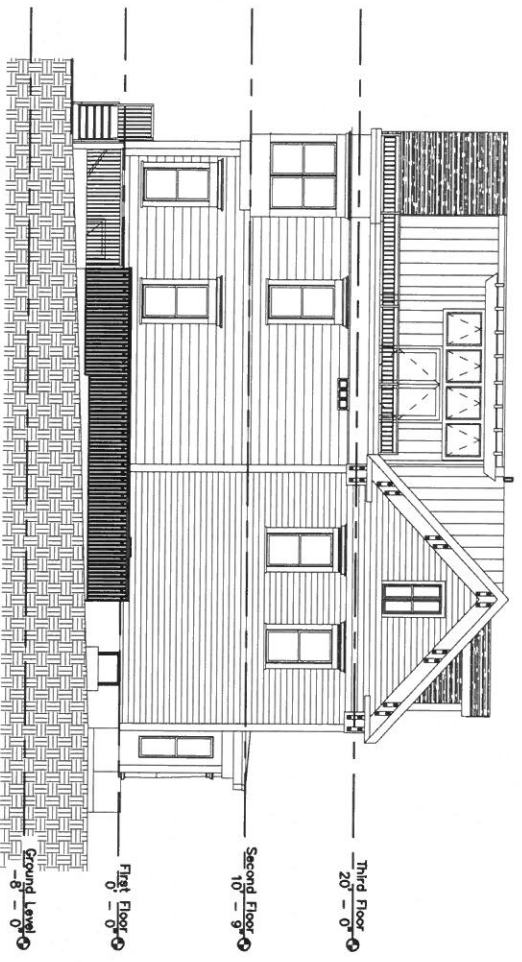
McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire



Side Elevation- Rockingham Street



Rear Elevation



Side Elevation- Alley

303 ISLINGTON STREET
Portsmouth, New Hampshire

PREVIOUSLY APPROVED ELEVATIONS
Historic District Commission- Administrative Approval, March 2017

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

2. 414 State Street (window)

- Approved

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 414 STATE ST.

Map/Lot: 116-13

Zoning District: CD4-L1

Applicant/ Owner: P. MESSIER FOR

Applicant's Representative P. MESSIER

Contact Info: peness@icloud.com

Proposed Project:

REMOVE & REPLACE ONE WINDOW
ON THE REAR ELL

Comments:

- THE EXISTING WINDOW IS A
SINGLE PANE WITH APPLIED GRILL.

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

Date: 3-8-17

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Nicholas J. Cracknell

From: Paul Messier <pemess@icloud.com>
Sent: Wednesday, March 08, 2017 2:29 PM
To: Nicholas J. Cracknell
Subject: Re: New window

The long/tall window will look EXACTLY as it is now, NO change in appearance. It is on the back of the house. Will send a photo of a neighbors' window ASAP

Sent from my iPhone

> On Mar 8, 2017, at 1:31 PM, Nicholas J. Cracknell <njcracknell@cityofportsmouth.com> wrote:

>

> Paul,

>

> Which window are you proposing to replace and with what window type. You should really give me a spec on the window and a clear email description of the proposed window replacement.

>

> Please respond ASAP as there is not enough information here to process this (unless I've missed another email so then resend).

>

> Thanks,

>

> Nick

>

> -----Original Message-----

> From: Paul Messier [mailto:pemess@icloud.com]

> Sent: Monday, February 27, 2017 11:51 AM

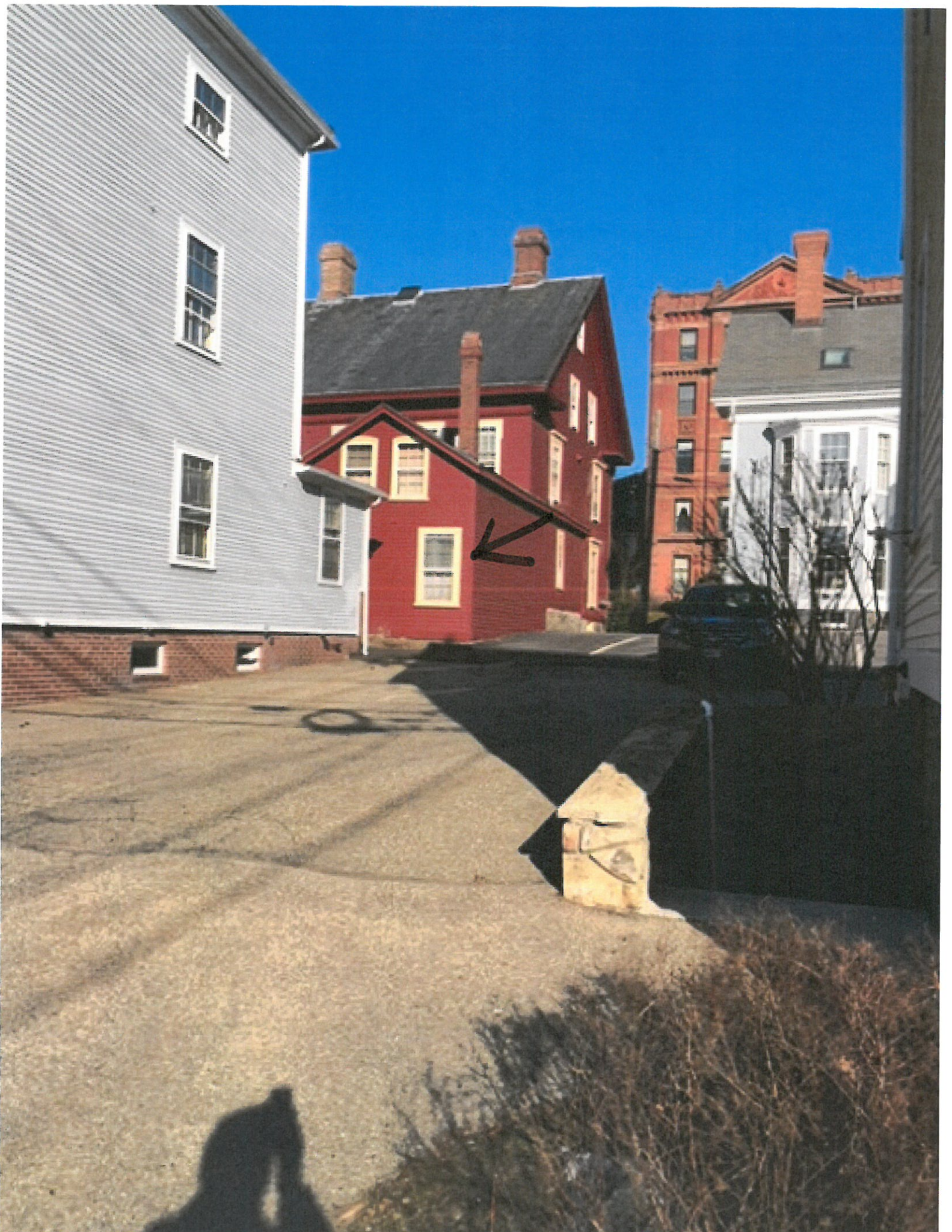
> To: Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>

> Subject: New window

>

>

>



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

OUR PREMIUM DOUBLE-HUNG REPLACEMENT WINDOW

With their authentic craftsmanship and beautiful details, Andersen Woodwright® double-hung windows allow you to retain or add charm to your home with beautiful wood interiors and a wide array of style options.

Authentic Craftsmanship

Woodwright® windows help replicate the look of classic architecture and integrate seamlessly with your existing interior trim.



Interior Options

Choose from three interior wood species or low-maintenance pre-finished White to closely match or replicate your current home decor.



Pine



Oak



Maple

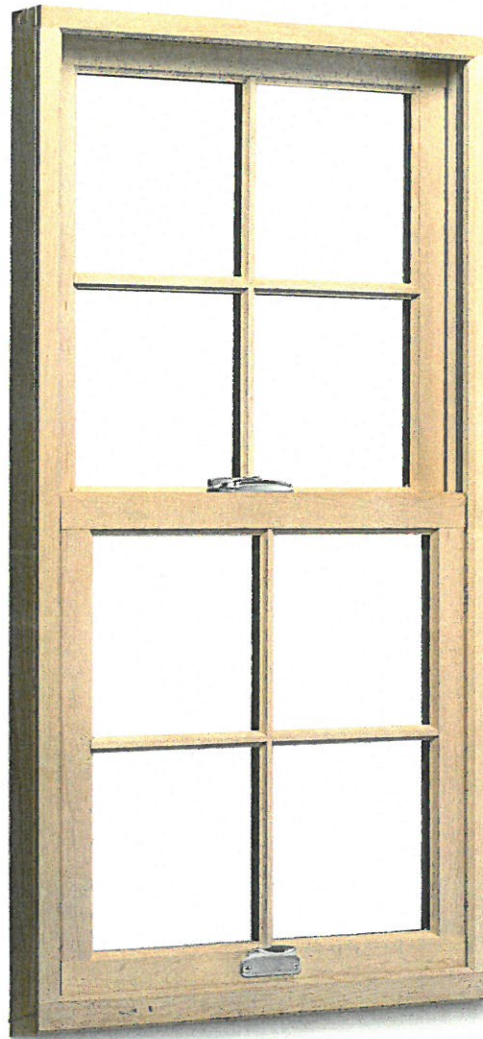
White

Tilt-In Feature

Easily tilt your sash in to clean your windows from inside your home.

Designed for Every Application

Available for easy replacement, insert windows are built to help save you time and money with minimal disruption to your home. Available in three sill angle options for a weathertight fit.



For new construction or remodeling projects, full-frame windows are available. These offer the maximum visible glass area and are a good option when wanting to change the size or shape of the existing window opening.

Beauty Is In the Details

Wood jamb liners and elegant hardware have been carefully crafted to create an authentic wood window appearance.

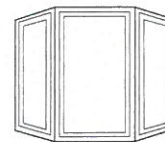


Long-Lasting,* Weathertight Performance

Our Perma-Shield® exterior cladding protects the unit and offers low maintenance. Dual-layer weatherstripping helps seal out dust, wind and water.

Consider Bay Windows

Bay window combinations are available for this product.



CUSTOM SIZES

Available for both insert and full-frame windows.

3. 105 Daniel Street (doors)

- Approved

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 105 DANIEL ST.

Map/Lot: 107-5

Zoning District: CD4

Applicant/ Owner: K. WIESE

Applicant's Representative _____

Contact Info: 207 686 3140

Proposed Project:

1. REPLACE SIDE DOOR
2. REPLACE FRONT DOUBLE DOOR (PREVIOUSLY APPROVED)

Comments:

- SIMILAR DOOR BUT WINDOW ADDED FOR VISIBILITY.

Exemption Reference: 10.633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: _____

Date: 3.8.17

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Nicholas J. Cracknell

From: Karen Wiese <karen@seacoastwaldorfschool.org>
Sent: Monday, March 06, 2017 5:07 PM
To: Nicholas J. Cracknell
Subject: 105 Daniel Street Door Replacements
Attachments: Scan 1.jpeg; Scan.jpeg

Hello Nick,

I am submitting four pages of photos and illustrations of the two doors that I would like to replace at 105 Daniel Street, Colby's Restaurant. The front door is the double door and a print of the exact door that will replace it. (This was approved last year but I never replaced it). The other photo is the side door entrance that is currently a door with a panel cut out with glass. I would like to replace it with a custom solid oak door with one single glass.
Please let me know if I have submitted all that is needed to seek approval.

Thank you,
Karen Wiese

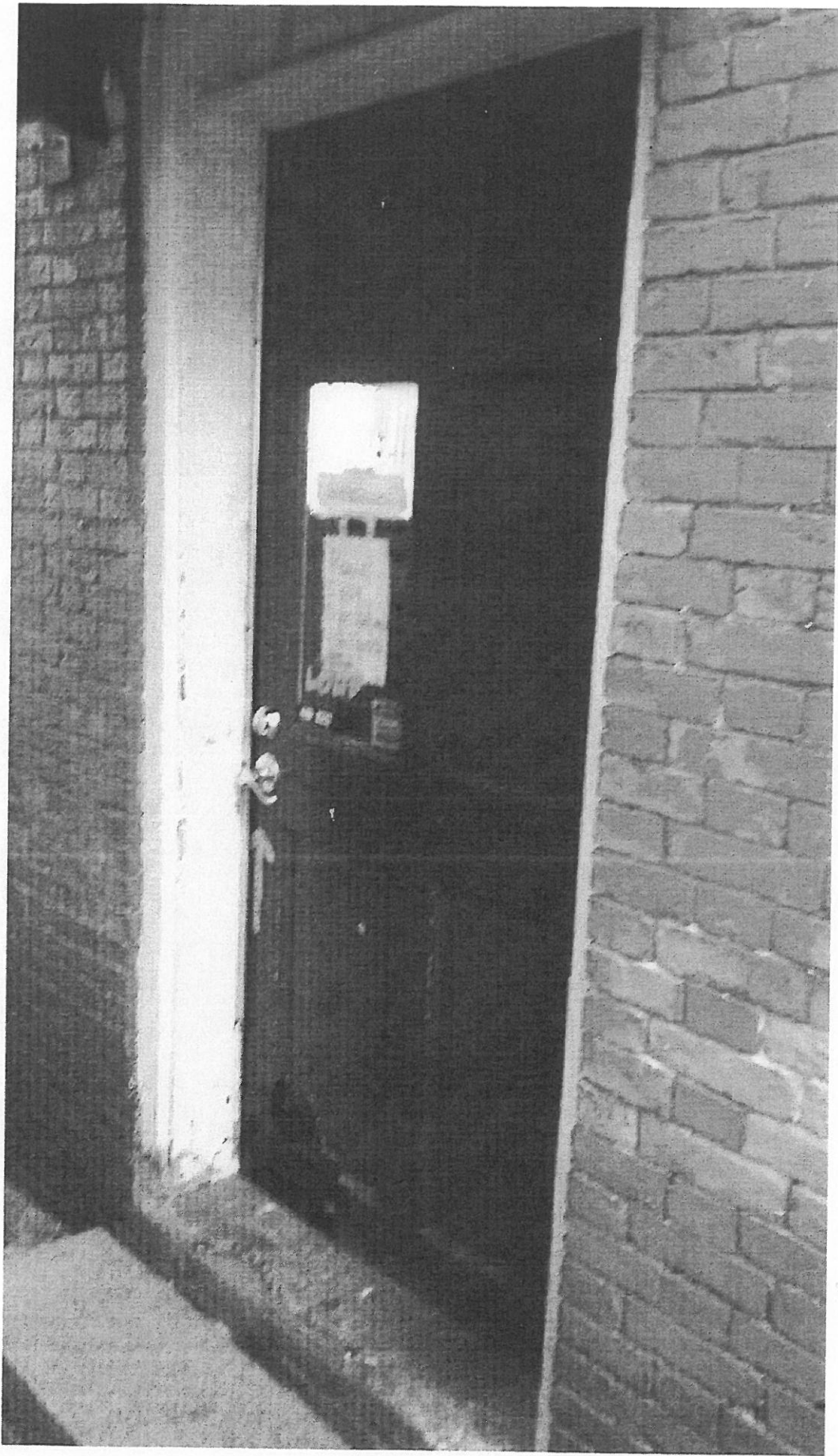
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Karen Wiese
Operations Manager
Seacoast Waldorf School
403 Harold L Dow Hwy
Eliot, ME 03903
207-686-3140

www.seacoastwaldorfschool.org

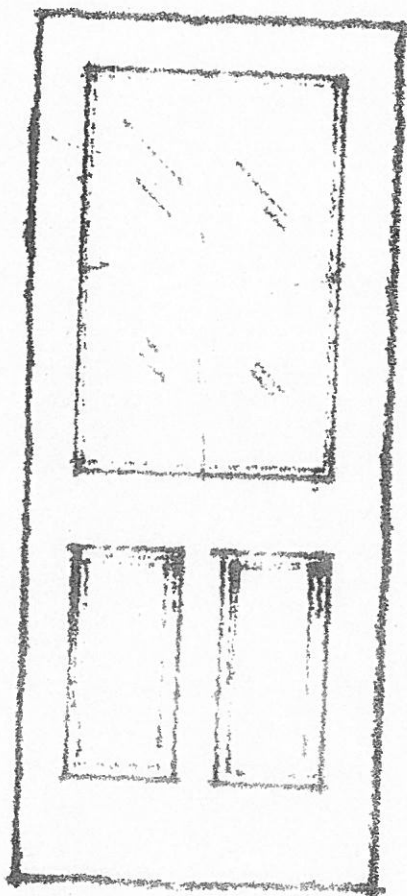
Facebook: [SeacoastWaldorfSchool](https://www.facebook.com/SeacoastWaldorfSchool)

Donate today to our new middle school Capital Campaign at [Click here to donate now!](#)



①

1



Replacement door for
side entrance to Colby's
105 Daniel Street.

Custom made solid oak door
75" x 36"
single glass w/ 2 panels.

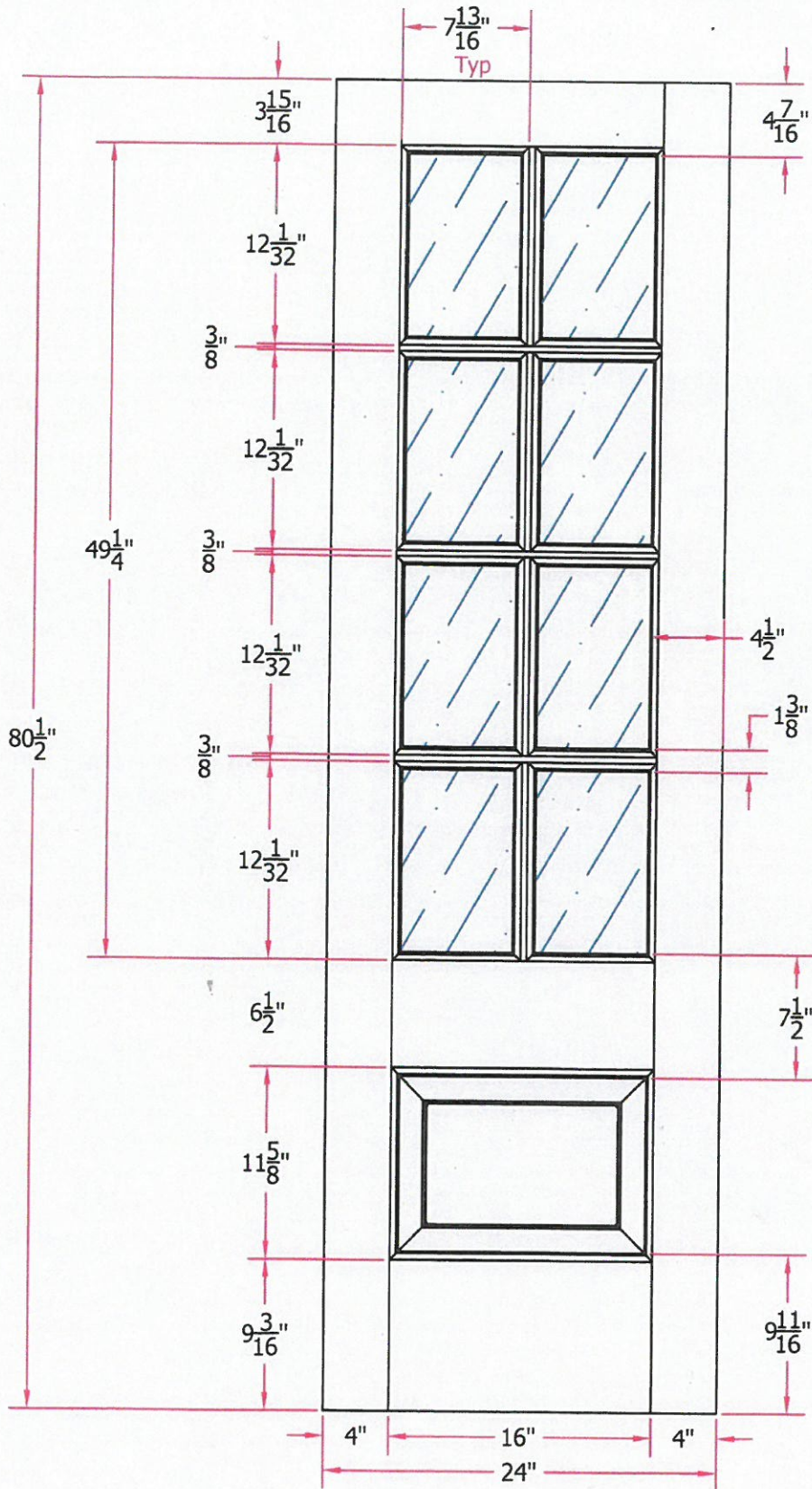
2.

MasterCard
VISA

Colby's
Please Use Side
Entrance →

EXISTING

2.



PREVIOUSLY APPROVED

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TITLE 7508 2/0 x 6/8.5
Customer Layout

DRAWING NO. D-7508-200-608.5-0700

LAYOUT 00 SCALE NTS BORE PATTERN # NA

DRAWN BY: J. Decker DATE 04/07/06

Simpson[®]

Revisions

Rev. #	Description	Date	by Whom

4. 121 State Street (railing)

- TBD

ADMINISTRATIVE APPROVAL FORM

HISTORIC DISTRICT COMMISSION



Building Permit #: _____

Property Address: 121 STATE ST.

Map/Lot: 107-48

Zoning District: CD4

Applicant/ Owner: M. BOBI

Applicant's Representative _____

Contact Info: _____

Proposed Project:

REPLACE DECK (REAR) & RAILING WITH
MAHAGONEY / IPE DECKING & AZEK RAILING.

Comments:

Exemption Reference: 10-633.30

Decision: Grant Deny Defer to HDC for Determination

Local Code Official: [Signature]

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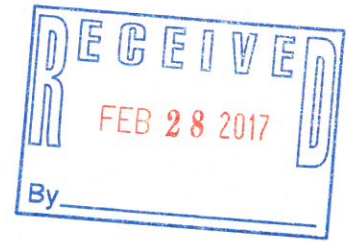
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MARK M. BODI

121 STATE STREET PORTSMOUTH, NH, 03801
MBODI@ICLOUD.COM • 603-440-8339



February 28, 2017

Mr. Nicholas J. Cracknell, AICP
Principal Planner
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH, 03801

By Email & Hand Delivered

Dear. Mr. Cracknel,

I am writing to request administrative approval for a change of materials associated with repairs on my deck located at 121 State Street and the common area stairs shared by 121 &123 State Street Condominium Association.

Although I have been granted HDC approval to extend my common area deck I have postponed construction in an effort to reach a possible staircase reconfiguration that would be agreeable to my neighbor. In the meantime the existing deck surface and staircase is in significant need of repair.

We are considering upgrading the repair materials which would be more in keeping with recently constructed stairs and deck surfaces in our neighborhood: such as the new condominium decks at Piscataqua Landing on Chapel Street.

Specifically, I am requesting approval to replace the existing pressure treated wood of my limited common area deck with Mahogany, or Ipe decking. In addition, any rotten railing, trim and molding on the portions of the limited common area deck would be repaired with Azek materials. There would be no change whatsoever in the size or design configuration of the deck. In addition, any replaced trim would be repainted in the same colors that exist presently.

Regarding the common area staircase, as President of the Association I write for administrative approval to replace the existing stair treads which is now pressure treated material with Magogany, Ipe or Azek decking as the association may agree. Rotten pieces of the staircase railing, trim and molding would be replaced with Azek materials, again as the association members may agree subject to budgetary review. There would be no change whatsoever in the size or design configuration of the staircase (except for a slight banister height adjustment that may be required by Portsmouth Building Code).

Thank you for your assistance and please do not hesitate to call or email me with any questions you might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark M. Bodi", with a long horizontal flourish extending to the right.

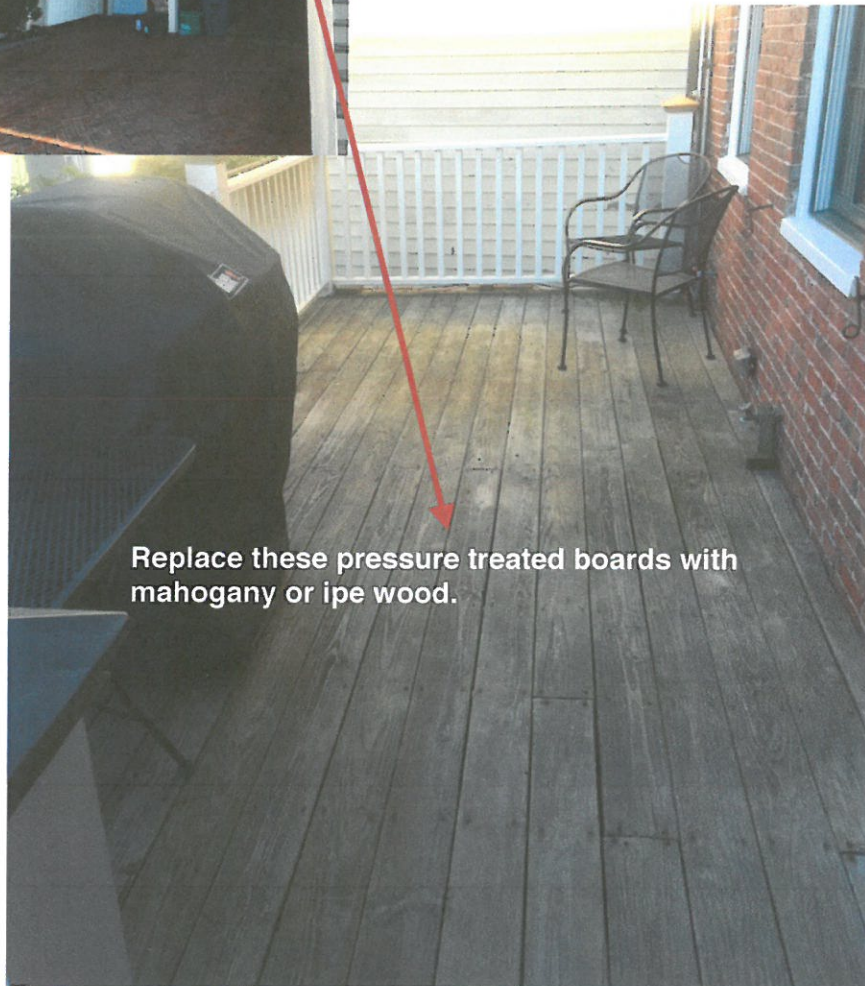
Mark. M. Bodi

Enclosures: 2

Limited Common Area Deck of Mark M. Bodi 121 State Street

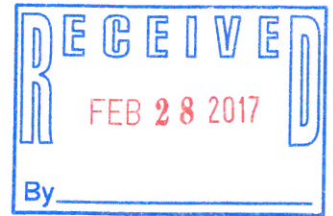


Replace rotten railing, trim and molding with Azek as may be needed.



Replace these pressure treated boards with mahogany or ipe wood.

Replace these pressure treated stair boards with Mahogany or Ipe wood in accordance with the authorization of the Association.



**Replace rotten pine trim with Azek.
All areas repainted same color.**

