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: CM-12

Applicant/ Owner: 303 ISLINGTON ST, LLC
Applicant's Representative: J. JOHNSON
Contact Info: 603 430 0244

Proposed Project:

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

Comments:

Exemption Reference: 10.633.30

Decision: [ ] Grant  [x] Deny  [ ] Defer to HDC for Determination

Local Code Official: 
Date: 3.8.17

Other Permits - Approval of an Administrative Approval Form does not mean the proposed project is exempt from requiring a Building Permit from the Inspection Department. Please contact the Inspection Department directly if you have any questions regarding the procedures or submission requirements for a Building Permit. Also note that approval of an Exemption Form does not supersede any requirements of the International Building Code as administered by the Inspection Department.

Design Modifications & Fees - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1st, 2016, a $100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a $500 fee will be assigned for any work completed prior to approval.

Inspections & Compliance Review - The City’s Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquiries on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at ncracknell@cityofportsmouth.com or Mr. Hayes at vjhayes@cityofportsmouth.com
303 ISUNION STREET

March 7, 2017 - Historic District Commission Administrative Approval

Request for Administrative Approval:

The project received HDC approval in May 2016, and has completed construction and received

303 ISUNION STREET

[Diagram of building with architectural details]
Exterior Concrete Foundation Wall at

Return Window Location

10' Frt. Setback Above Grade

2' Front Door Above Grade

Addition Higher Than Suction Range Cock

Exposed Concrete Foundation Wall at
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-LI

Applicant/Owner: P. MESSIER
Applicant’s Representative: P. MESSIER
Contact Info: pemess@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 □ Deter to HDC for Determination

Local Code Official: [Signature]
Date: 3-8-17

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ADMINISTRATIVE APPROVAL FORM
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.

Beauty Is In the Details
Wood jamb liners and elegant hardware have been carefully crafted to create an authentic wood window appearance.

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

Long-Lasting* Weather Tight 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.

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 weather tight 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.

CUSTOM SIZES
Available for both insert and full-frame windows.

*See the limited warranty for details.
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: 10.655.30

Decision: [ ] Grant [ ] Deny [ ] Defer to HDC for Determination

Local Code Official: __________________________
Date: __________

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prior to approval.

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Hayes, will be inspecting the work during construction and will be available to assist
you in making any other requests or inquiries on this matter. If you have any questions
please feel free to contact the Principal Planner, Nick Cracknell at
nicracknell@cityofportsmouth.com or Mr. Hayes at vjhayes@cityofportsmouth.com
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.seacoastwaldorf.org  
Facebook: SeacoastWaldorfSchool

Donate today to our new middle school Capital Campaign at [Click here to donate now](#)!
Replacement door for side entrance to Colby's

105 Daniel Street

Custom made solid oak door

75" x 36"

Single glass w/ 2 panels
4. 121 State Street (railing) - TBD
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: 

Property Address: 121 STATE ST 
Map/Lot: 107-28
Zoning District: CD4

Applicant/Owner: M. BODI
Applicant’s Representative
Contact Info: 

Proposed Project:
REPLACE DECK (REAR) & RAILING WITH MAHOGANY/ IPE DECKING & AZEK RAILING.

Comments: 


Exemption Reference: 10.63.30

Decision: ☐ Grant ☐ Deny ☐ Defer to HDC for Determination

Local Code Official: [Signature] 3.8.17

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ADMINISTRATIVE APPROVAL FORM
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 and 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 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 stir 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,

Mark. M. Bodi

Enclosures: 2
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.