

# HDC

## ADMINISTRATIVE APPROVALS

June 7<sup>th</sup>, 2017

- |    |                          |            |
|----|--------------------------|------------|
| 1. | 138-140 Maplewood Avenue | - TBD      |
| 2. | 404 Middle Street        | - Approved |
| 3. | 540 Marcy Street         | - Approved |
| 4. | 160 Middle Street        | - Approved |
| 5. | 143 Daniel Street        | - Approved |
| 6. | 33 Deer Street           | - Approved |
| 7. | 314 Court Street         | - Approved |
| 8. | 18 Sheafe Street         | - Approved |
| 9. | 239 Islington Street     | - Approved |



1. 138-140 Maplewood Avenue - TBD

Date Application Rec'd \_\_\_\_\_

### Application for Administrative Approval

# Historic District Commission

Administrative Use Only:
Date of Meeting: <u>6-7-17</u> <del>5-10-17</del>
Payment: <u>\$100.00</u>
Payment Type: <u>Ch.# 14153</u>
Index/Permit #: _____



Owner: George + Donna  
Pantelakos  
different): Docham Builders

Address: 2069 Lafayette  
(Street)  
Portsmouth, NH. 03801  
(City, State, Zip)

Phone: (603) 775-7035

Signature: [Signature]

Address: \_\_\_\_\_  
(Street)

\_\_\_\_\_  
(City, State, Zip)

Phone: \_\_\_\_\_

Location of Structure: Map \_\_\_\_\_ Lot \_\_\_\_\_ Street Address: 138-140 Maplewood ave.

Description of Existing Structure: 2 unit residential home

To permit the following: Full screens, No shutters, moving of window locations, stairs widened, grille pattern change on french doors, trim detail, Awnings over doors  
(See attached email for more detail.)

Action Taken by H.D.C.	
Date:	
As Per Plan:	
Stipulations:	
Revisions #1:	
Revisions #1:	
Other:	
Signature of Principal Planner:	

If approved, please acknowledge below:

*I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.*

Revised: 11 April 17

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Owner



Keith Dockham <keith@dockhambuilders.com>

## RE: 138 Maplewood Ave: Land Use Compliance

Keith Dockham <keith@dockhambuilders.com>

Mon, Apr 17, 2017 at 1:29 PM

To: "Vincent J. Hayes" <vjhayes@cityofportsmouth.com>

Cc: Donna <donna92@live.com>, Kathy Dockham <office@dockhambuilders.com>, "Nicholas J. Cracknell" <njcracknell@cityofportsmouth.com>

Bcc: Bob Dockham <bob@dockhambuilders.com>

Hi Vincent,

We are planning to start the painting around the beginning to middle of May and will be replacing basement windows and building new side entry steps at the same time. Owners have decided to use PVC decking (same as back deck) instead of granite steps on side entry.

Do I need to come to the town hall to apply for administrative approval or can I do it online and bring the payment in and drop it off?

I will try to provide short answers to the points from your review below. Please let me know if what the next steps need to be for compliance.

### Front Elevation:

- 1) Full screens added (all elevations) *Not sure on this detail, but if it wasn't approved already. Administrative approval requested.*
- 2) Shutters ( All elevations, *uncompleted*) Owner doesn't want to add shutters. Administrative approval requested.
- 3) Repoint, re-flash, repaint chimney (*uncompleted*) Done when roof was done last fall.

### Left Elevation:

- 1) The egress window on the 2<sup>nd</sup> Floor has been relocated from the approved location on the 6-8-16 administrative approval. *Administrative approval requested.*
- 2) The 2<sup>nd</sup> floor window, located nearest to balcony, has moved to the left from where it is shown on the approved elevations. *Administrative approval requested.*
- 3) Window added on 1<sup>st</sup> Floor, near rear addition. *I am not aware of any windows being added that didn't already exist.*

### Rear Elevation:

- 1) Stairs widened. *Not sure about this either, but ....Administrative approval requested.*
- 2) Crawl Space door added. *There was an existing door, we just replaced it with a new weather sealed door.*
- 3) 2<sup>nd</sup> floor French doors on balcony changed from rows of 2-light to 3-light. *Administrative approval requested.*
- 4) Trim detail between existing and new deck deleted. *Not clear on what detail this is?*
- 5) Awnings added over the two rear doors. *Administrative approval requested.*
- 6) 2<sup>nd</sup> floor window over existing deck relocated further to the left ( and down?) from where it is shown on the approved elevations. *Again not sure on this one, but...Administrative approval requested.*
- 7) 1<sup>st</sup> floor window added over existing deck. *I am not aware of any windows being added that didn't already exist.*

- 8) Basement window added. I am not aware of any windows being added that didn't already exist.
- 9) Partition (*uncompleted*) If this is the screen partition on deck to separate from the apartment, the owners plan to renovate the apartment this summer and are waiting until that is done to complete this.

Right Elevation:

- 1) New side door. Replaced in kind as approved.
- 2) Awning added over side door. Administrative approval requested.

Thank you  
Keith Dockham  
Project Manager  
DOCKHAM BUILDERS- <http://www.dockhambuilders.com>  
2069 Lafayette rd, unit B  
Portsmouth, NH.  
03801  
(603) 775-7035 Office (8am - 4pm M-F)  
(603) 670-5372 Cell (7:30am - 5pm M-F)  
[keith@dockhambuilders.com](mailto:keith@dockhambuilders.com)  
Like us on Facebook

[Quoted text hidden]

**City of Portsmouth  
 Planning & Inspection Departments  
 1 Junkins Ave  
 Portsmouth, NH 03801  
 Phone: 603-610-7216**

Receipt #: 125808

Date: 5/04/2017

PLANNING

**Paid By:**

**Transaction Receipt**

Dockham Builders, LLC  
 138-140 Maplewood Avenue  
 HDC admin approval fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-48807	100.00	0.00	0.00	100.00
	George and Donna Pantelakos/Planning / H 0			0.00
<b>Total Applied:</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	14153	0.00	100.00	100.00
				0.00

















**2. 404 Middle Street**

**- Approved**



# Application for Administrative Approval

## Historic District Commission

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

Owner: Mark & Deb Craig

Applicant (if different): \_\_\_\_\_

Address: 404 Middle St

Address: same

Portsmouth NH 03801

(City, State, Zip)

Phone: 603 436 7344

Phone: \_\_\_\_\_

Signature: [Signature]

Location of Structure: Map , Lot \_\_\_\_\_ Street Address: 21 Cabot Street

To permit the following: Light additions Garage Hardware  
Cable rail used on N elevation matching cable rail on S elevation  
flagstone patio used instead of decking  
North elevation check height difference explained

fencing request for Middle St side of property - in kind  
fencing request for West side of property. Examples included

Action Taken by H.D.C.	
Date:	
As Per Plan:	
Stipulations:	
Signature of Principal Planner:	

**If approved, please acknowledge below:**

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner \_\_\_\_\_

## Chag Barn Project

Enclosed are photos of hardware and light choices.

### Page 1 South Elevation

Garage door hardware

light choice for light placement on each side of garage doors. Refer to drawing.

### Page 2 North Elevation

Light choice for light placement on upper deck and ground floor. Refer to drawing.

Cable rail is used for entire upper deck rail.

Deck height

As shown in picture the deck does not line up with the fascia of the outbuilding as called for in the original plan. Due to the location of the door to the interior, the deck had to be located above the fascia line to allow for rail and door to be installed and the deck to be built without compromising the roof and allowing a space for runoff from the roof to be collected by a gutter as was originally intended. The door location was determined by the stairs on the interior and had to be located exactly where it is to comply with code regulations and proximity to interior top step. The original deck had two risers to the exterior and now only one.

### Below the deck

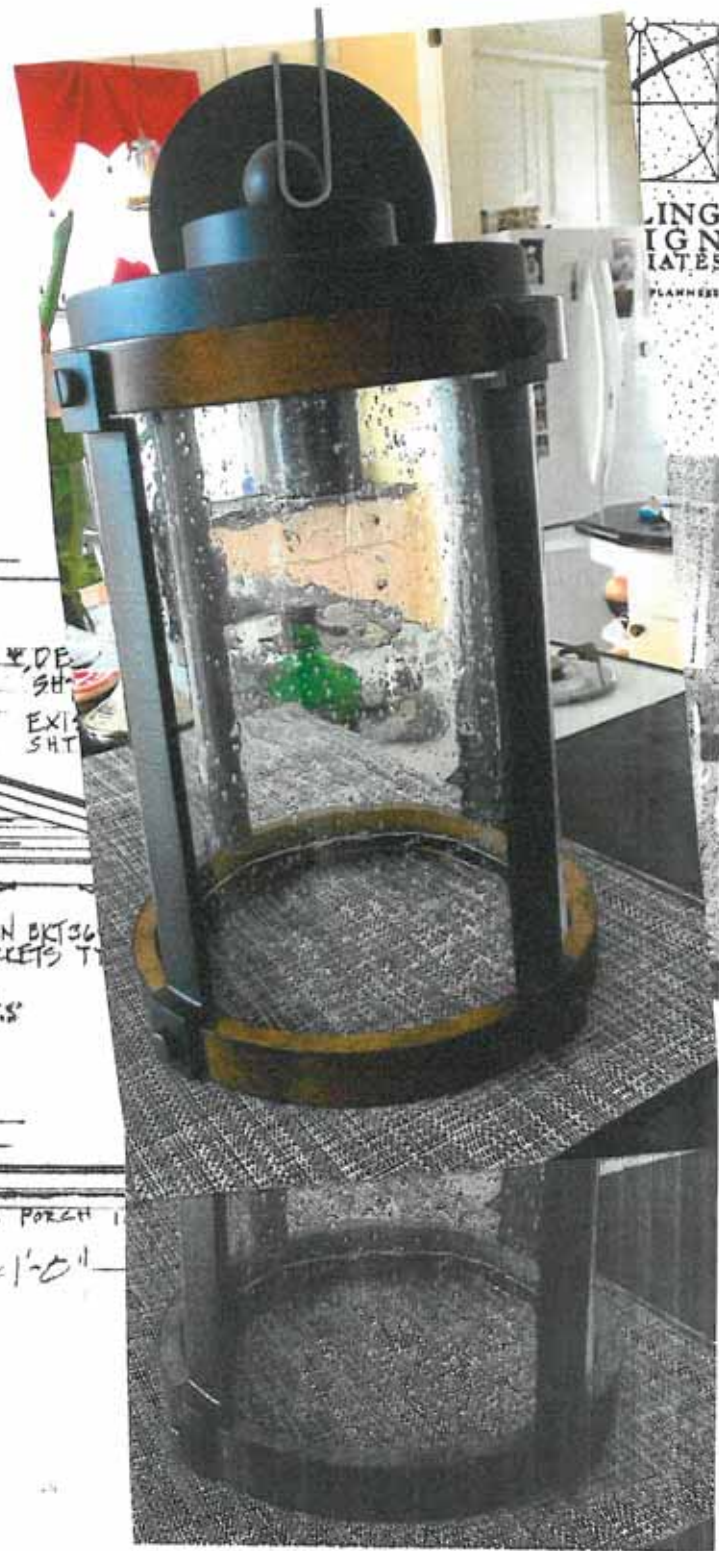
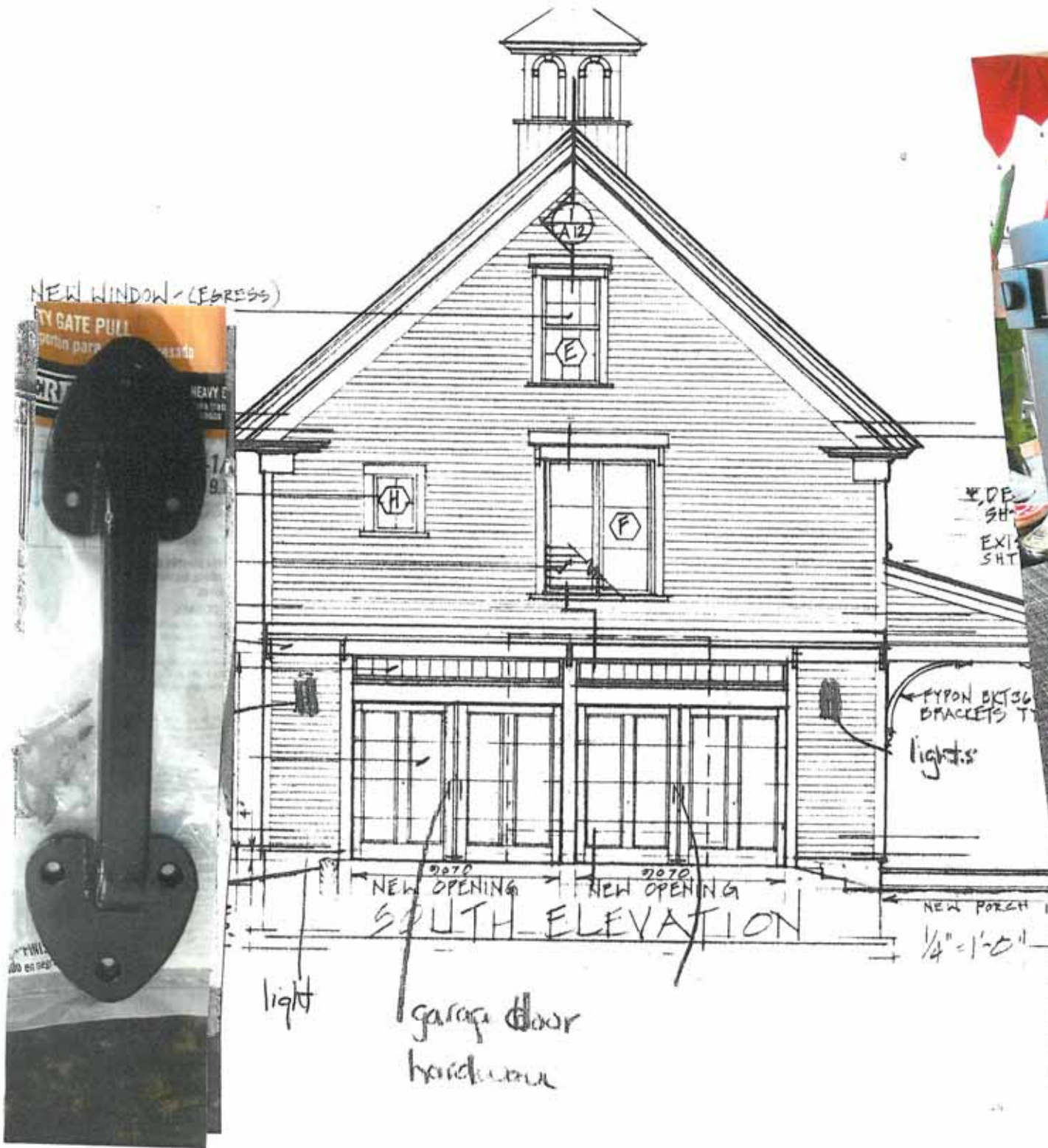
The plans call for a “deck” in the rear under the second floor deck. Due to the steep grade on the adjacent property behind the fence, the finish grade to the barn had to be raised where the deck was to be built, to prevent drainage from running into new foundation and being able to guide it properly around the building. We propose to change that “deck” to a stone patio to allow proper drainage around the barn.

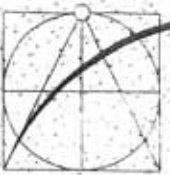
### Fence Request

#### Page 3 West and East Elevation

Enclosed is a photos of existing fence structure that will be replaced in kind on Middle Street.

Request to build a 5 foot fence on the W elevation between the Spiller property and Chags. Enclosed is a photo of the Rundlet May fence that runs the length of both properties on the N elevation. The same fence design is requested to be used.

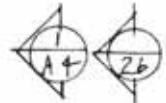




**RAWLING  
DESIGN  
ASSOCIATES**  
DESIGNERS - PLANNERS

411 Middle Street  
Portsmouth NH 03801  
603.430.4013

\* DETAILS  
SHT. 29  
\* EXISTING  
SHT. 23



deck elevation  
CHAS. PRES. DECK  
404 MIDDLE STREET  
PORTSMOUTH, NH  
EAST ELEVATION



A092115  
08.05.15



NEW OPENINGS

NEW SYNTHETIC SLATE

POTTING SHED  
RECONSTRUCTION

NEW SYNTHETIC SLATE

deck  
elevation

NEW PORCH  
9'-0"

LYON  
BKT. 3612  
TYP.

PORCH ADDITION

EAST ELEVATION

20'-0"

PARGED CONC. TIP.

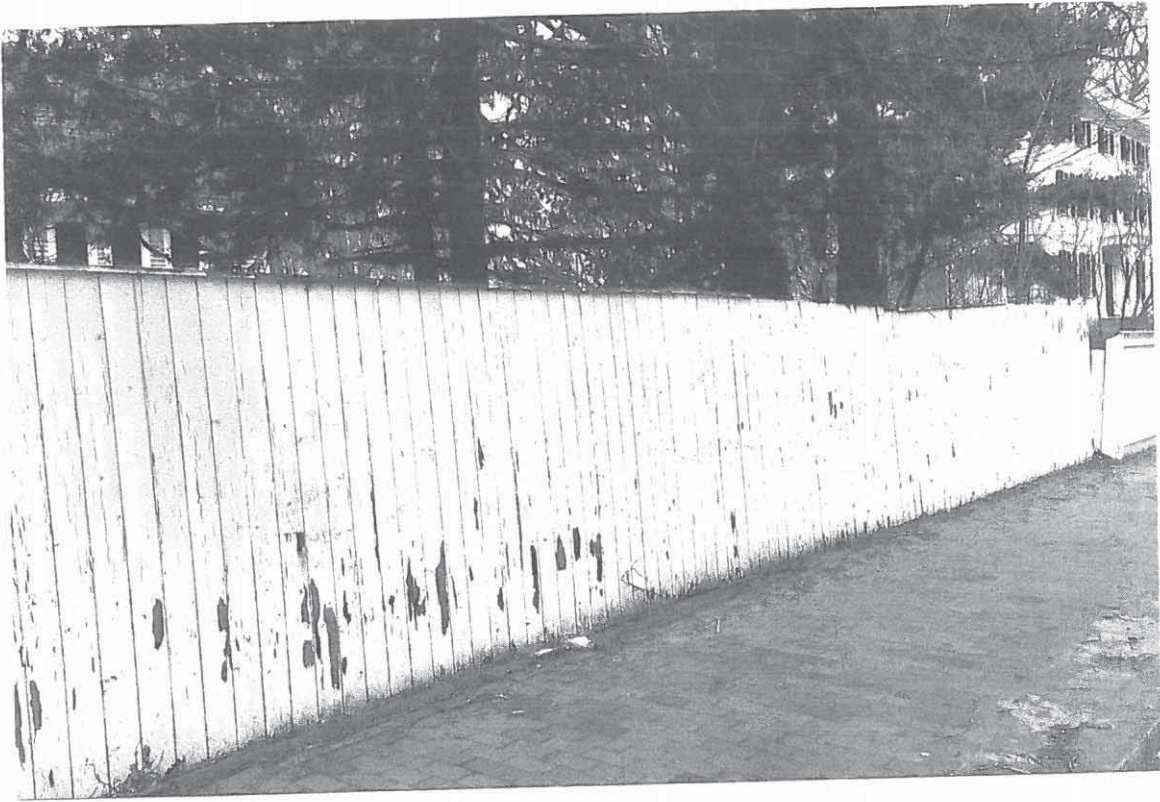
NEW PAVED DECK  
10'-0"

shorter column  
base

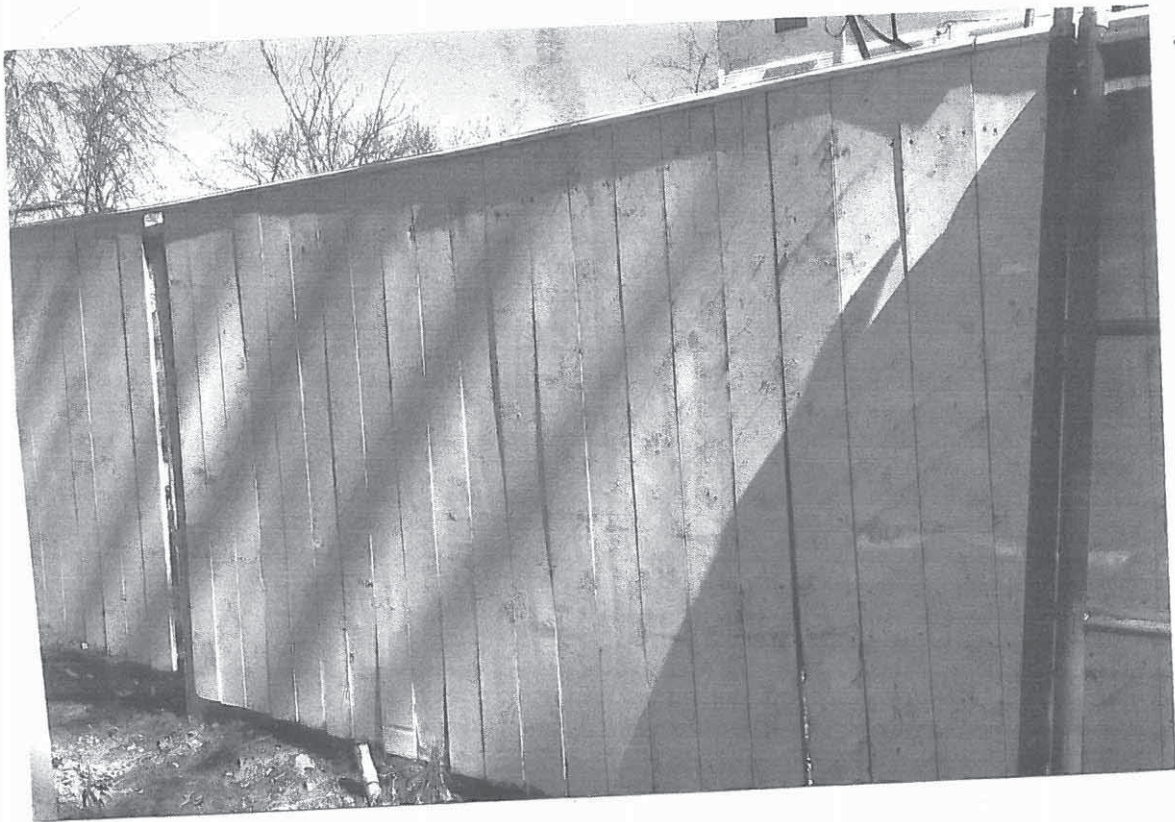
flag stone patio  
with column base  
to match porch

4'-0"  
TYP.





Middle St.  
Fence  
replace  
in kind  
with new  
fence



Rundlet  
May  
Fence  
example  
We would  
use same  
fence  
design  
for West  
elevation  
5 ft  
fence

**3. 540 Marcy Street**

**- Approved**

Date Application Rec'd \_\_\_\_\_

*Application for Administrative Approval*

# Historic District Commission

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

Owner: Eric Landis

Applicant (if different): \_\_\_\_\_

Address: 540 Marcy Street  
\_\_\_\_\_  
(Street)

Address: \_\_\_\_\_  
\_\_\_\_\_  
(Street)

Portsmouth, NH 03801  
(City, State, Zip)

\_\_\_\_\_  
(City, State, Zip)

Phone: 603.431.8701

Signature: \_\_\_\_\_

Building Permit #: \_\_\_\_\_

To permit the following: **Remove handrail and bracket from the entrance to the garage.**

Action Taken by H.D.C.	
Date:	6-7-17
Status:	
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

***If approved, please acknowledge below:***

*I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.*

\_\_\_\_\_  
Owner

## Nicholas J. Cracknell

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**From:** Eric Landis <eslmd@hotmail.com>  
**Sent:** Monday, May 22, 2017 2:19 PM  
**To:** Nicholas J. Cracknell  
**Subject:** 540 Marcy Administrative approval  
**Attachments:** LANDIS-HDC-050416[1095].pdf

Good afternoon,

I am requesting an administrative approval for our garage project. We wish to not install the handrail and bracket at the entrance as seen on pages 3 and 7 of the approval given at the May 2016 meeting. Also, we are pouring a stamped concrete driveway to the opening of the garage so we may access the garage with our cars and a similar perimeter around the base of the garage as a walkway. Do we need an approval for this as well? It will all be flat except for the grade to the garage. If we do need the approval can this be done administratively as well?

Thank you,  
Eric Landis

Sent from [Mail](#) for Windows 10

③







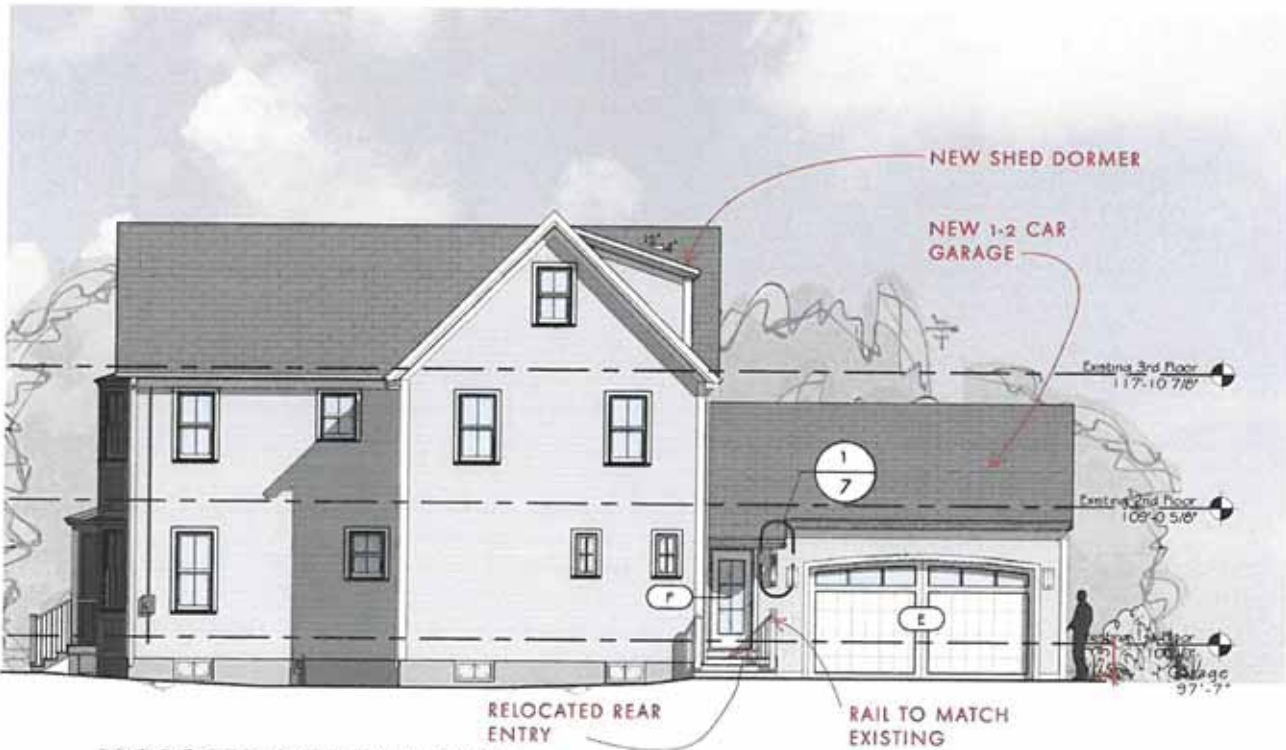
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



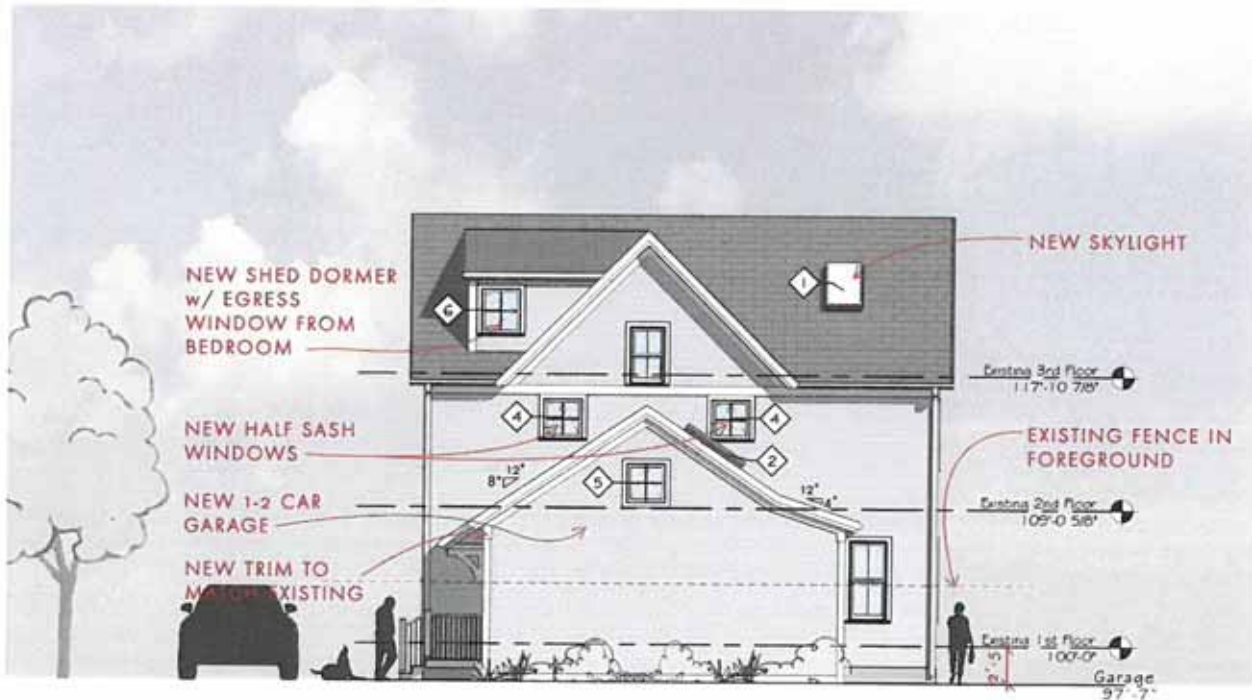
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



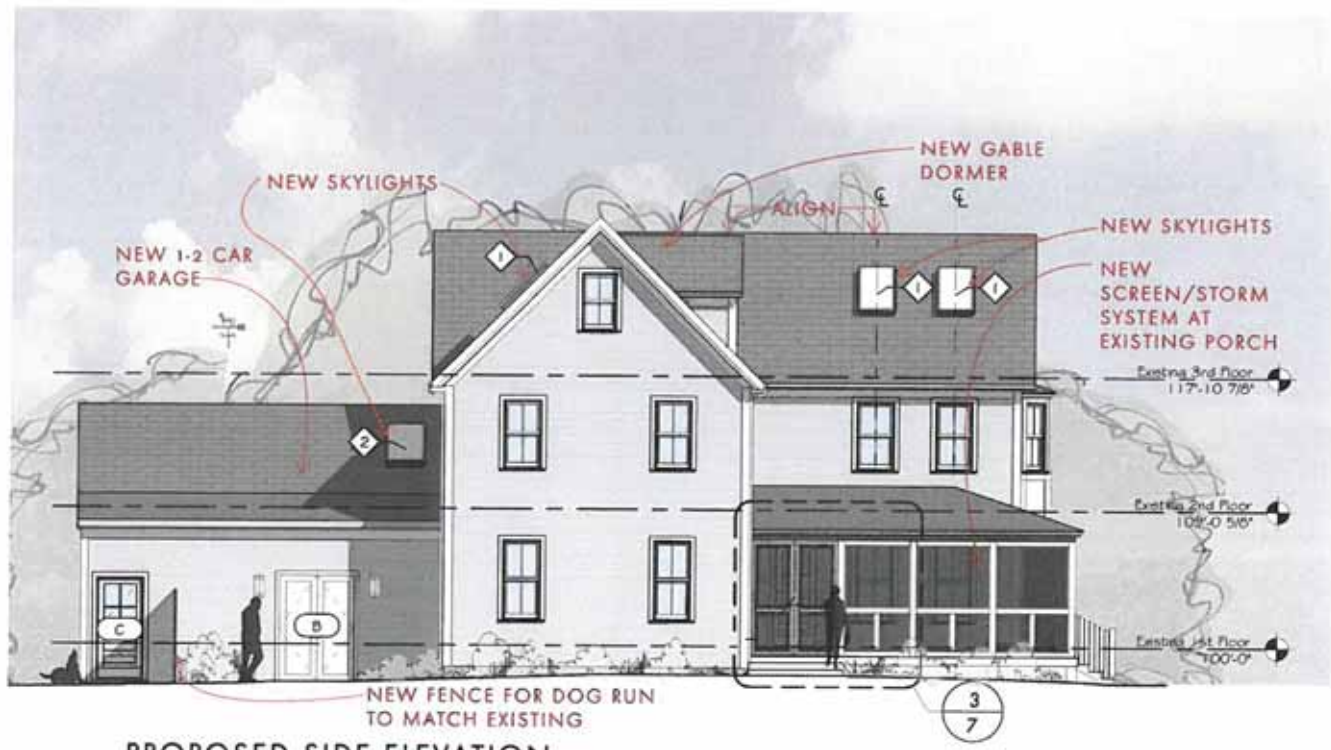
EXISTING REAR ELEVATION



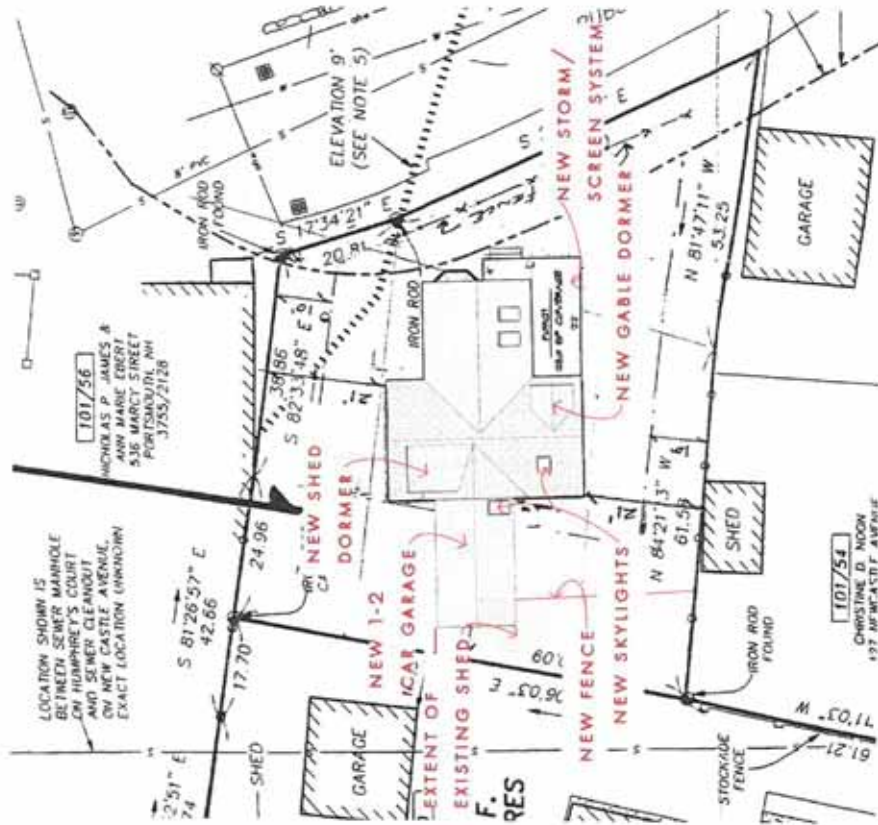
PROPOSED REAR ELEVATION



**EXISTING SIDE ELEVATION**



**PROPOSED SIDE ELEVATION**



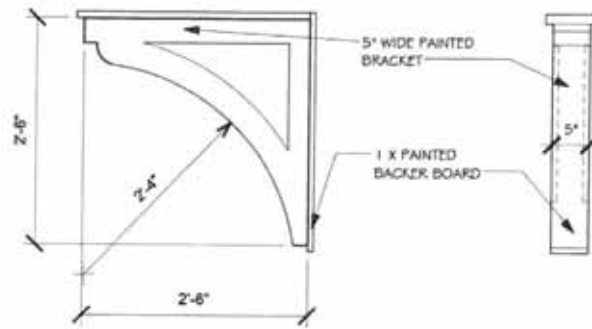
101/54  
CHRISTINE D. MOON  
497 WILKINSON AVENUE

ROOF PLAN  
1" = 20'-0"

PROPOSED ADDITIONS AND RENOVATIONS OF THE  
LANDIS RESIDENCE  
340 MARCY STREET, PORTSMOUTH, NEW HAMPSHIRE

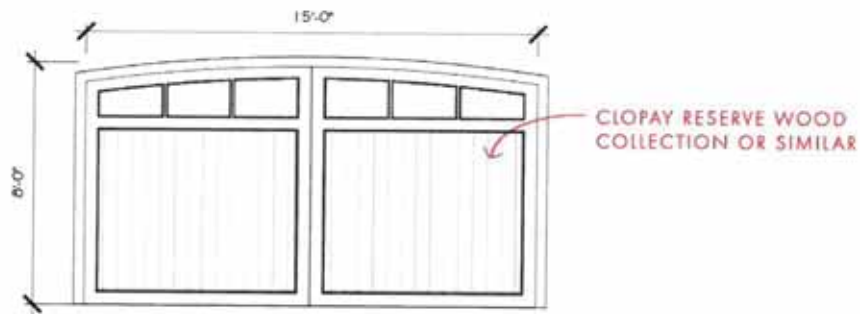
sheet 5 of 8  
4 MAY 2016

101/54



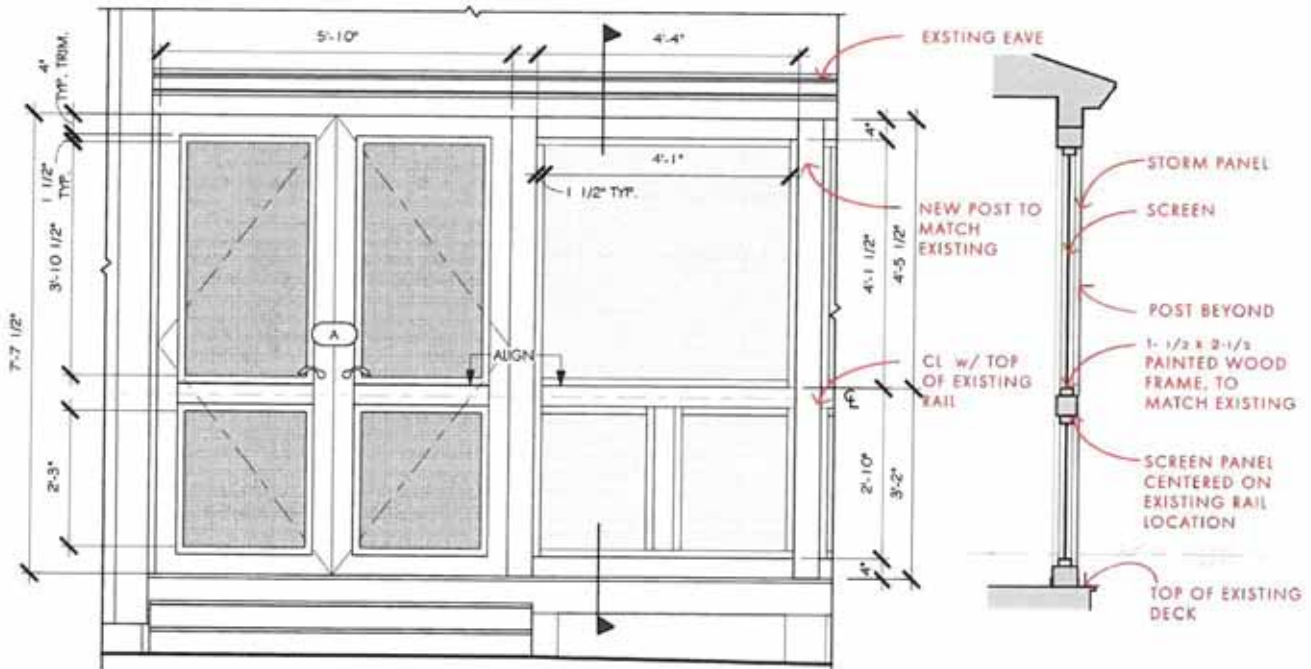
**1. BRACKET AT MUDROOM ENTRY**

3/4" = 1'-0"



**2. GARAGE DOOR**

1/4" = 1'-0"



**3. SUNPORCH ELEVATION & WALL SECTION**

1/2" = 1'-0"

# Solar Powered "Fresh Air" Skylights

Deck mounted - VSS  
Curb mounted - VCS

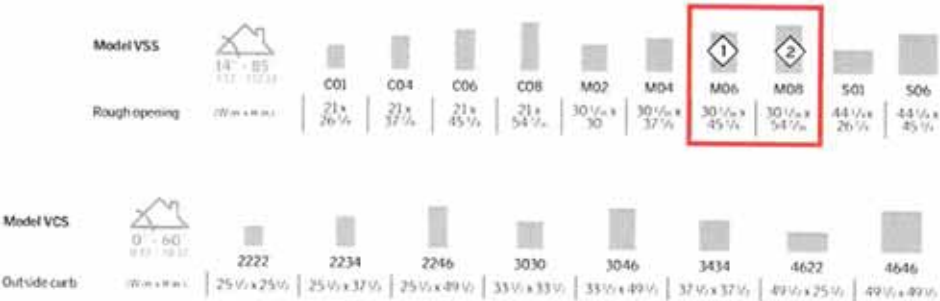
**No Leak Warranty**  
For complete information visit  
[www.veluxskylight.com](http://www.veluxskylight.com)  
VELUX flashing required



## Benefits:

- With a 30% federal tax credit, homeowners will receive an average of \$850\* with federal tax credit eligibility, which makes this product very affordable.
- Features a solar panel that captures any available daylight to recharge a highly efficient, fully concealed battery powered operator and control system.
- Replace a fixed or manual skylight easily because no wiring is required.
- Available in deck and curb mounted applications.

\*For more information visit [www.velux.com/taxcredits](http://www.velux.com/taxcredits)



Please reference the price list for a full description of all sizes and glass options.

# Andersen WOODWRIGHT® FULL-FRAME WINDOWS

## 400 SERIES

Table of Woodwright® Double-Hung Window Sizes  
Scale 1/8" (3) = 1'-0" (305) = 1:96

Window Dimension	1'-9 1/4" (549)	2'-1 1/4" (651)	2'-5 1/4" (732)	2'-7 1/4" (803)	2'-9 1/4" (854)	2'-11 1/4" (905)	3'-1 1/4" (956)	3'-5 1/4" (1057)	3'-9 1/4" (1158)				
Minimum Rough Opening	2'-10 1/4" (562)	2'-2 1/4" (664)	2'-6 1/4" (765)	2'-8 1/4" (816)	2'-10 1/4" (867)	2'-12 1/4" (917)	3'-2 1/4" (968)	3'-6 1/4" (1069)	3'-10 1/4" (1170)				
Unobstructed Glass (See note 8)	15 1/4" (387)	19 1/4" (496)	23 1/4" (600)	25 1/4" (651)	27 1/4" (702)	29 1/4" (752)	31 1/4" (803)	35 1/4" (905)	39 1/4" (1006)				
CUSTOM WIDTHS - 2'-4 1/4" to 3'-8 1/4"													
CUSTOM HEIGHTS - 2'-0" to 6'-4 1/4"													
3'-0 1/4" (831)	WDH1821	WDH2021	WDH2221	WDH2421	WDH2621	WDH2821	WDH3021	WDH3221	WDH3421	WDH3621	WDH3821		
3'-4 1/4" (1038)	WDH1832	WDH2032	WDH2232	WDH2432	WDH2632	WDH2832	WDH3032	WDH3232	WDH3432	WDH3632	WDH3832		
3'-8 1/4" (1140)	WDH1836	WDH2036	WDH2236	WDH2436	WDH2636	WDH2836	WDH3036	WDH3236	WDH3436	WDH3636	WDH3836		
4'-0 1/4" (1241)	WDH1838	WDH2038	WDH2238	WDH2438	WDH2638	WDH2838	WDH3038	WDH3238	WDH3438	WDH3638	WDH3838		
4'-4 1/4" (1342)	WDH1842	WDH2042	WDH2242	WDH2442	WDH2642	WDH2842	WDH3042	WDH3242	WDH3442	WDH3642	WDH3842		
4'-8 1/4" (1443)	WDH1846	WDH2046	WDH2246	WDH2446	WDH2646	WDH2846	WDH3046	WDH3246	WDH3446	WDH3646	WDH3846		
5'-0 1/4" (1544)	WDH1848	WDH2048	WDH2248	WDH2448	WDH2648	WDH2848	WDH3048	WDH3248	WDH3448	WDH3648	WDH3848		
5'-4 1/4" (1645)	WDH1852	WDH2052	WDH2252	WDH2452	WDH2652	WDH2852	WDH3052	WDH3252	WDH3452	WDH3652	WDH3852		
5'-8 1/4" (1746)	WDH1856	WDH2056	WDH2256	WDH2456	WDH2656	WDH2856	WDH3056	WDH3256	WDH3456	WDH3656	WDH3856		
6'-0 1/4" (1847)	WDH1858	WDH2058	WDH2258	WDH2458	WDH2658	WDH2858	WDH3058	WDH3258	WDH3458	WDH3658	WDH3858		
6'-4 1/4" (1948)	WDH1862	WDH2062	WDH2262	WDH2462	WDH2662	WDH2862	WDH3062	WDH3262	WDH3462	WDH3662	WDH3862		
6'-8 1/4" (2049)	WDH1866	WDH2066	WDH2266	WDH2466	WDH2666	WDH2866	WDH3066	WDH3266	WDH3466	WDH3666	WDH3866		
7'-0 1/4" (2150)	WDH1870	WDH2070	WDH2270	WDH2470	WDH2670	WDH2870	WDH3070	WDH3270	WDH3470	WDH3670	WDH3870		
7'-4 1/4" (2251)	WDH1874	WDH2074	WDH2274	WDH2474	WDH2674	WDH2874	WDH3074	WDH3274	WDH3474	WDH3674	WDH3874		
7'-8 1/4" (2352)	WDH1878	WDH2078	WDH2278	WDH2478	WDH2678	WDH2878	WDH3078	WDH3278	WDH3478	WDH3678	WDH3878		
8'-0 1/4" (2453)	WDH1882	WDH2082	WDH2282	WDH2482	WDH2682	WDH2882	WDH3082	WDH3282	WDH3482	WDH3682	WDH3882		
8'-4 1/4" (2554)	WDH1886	WDH2086	WDH2286	WDH2486	WDH2686	WDH2886	WDH3086	WDH3286	WDH3486	WDH3686	WDH3886		

• "Window Dimension" sizes refer to outside finish to frame dimension.  
• "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panelling, brackets, fasteners or other items.  
• Dimensions in parentheses are in millimeters.  
• Glass is shown clear opening area of 1 1/4" x 1 1/4" or 6.53 sq. clear opening with a 20° (26) and clear opening height of 24" (210).



CASEMENT/AWNING WINDOWS

Table of Casement and Transom Window Sizes  
Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"	2'-9 1/4"	2'-4 3/4"	4'-0"	4'-8 1/2"
Minimum Rough Opening	1'-5 1/2" (445)	1'-9" (533)	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)	2'-10 1/4" (870)	2'-5 1/4" (1048)	4'-0 1/2" (1232)	4'-9" (1448)
Unobstructed Glass (measured, single sash only)	12 1/4" (321)	18 1/4" (470)	19 3/4" (502)	24" (610)	27 1/4" (689)	31 1/4" (802)	12 1/4" (321)	18 1/4" (470)	19 3/4" (502)	24" (610)
Unobstructed Glass (measured, single sash only)	37 1/4" (930)	35 1/4" (898)	19 3/4" (499)	23 1/4" (596)	26 1/4" (678)	31 1/4" (789)	28 1/4" (735)	35 1/4" (898)	43 1/4" (1097)	51 1/4" (1313)

**CUSTOM WIDTHS - 1'-5" to 2'-11 1/4"**

Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"
Minimum Rough Opening	1'-5 1/2" (445)	1'-9" (533)	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)
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Window Dimension	1'-5"	1'-8 1/2"	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"
Minimum Rough Opening	1'-5 1/2" (445)	1'-9" (533)	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)
Unobstructed Glass (measured, single sash only)	12 1/4" (321)	18 1/4" (470)	19 3/4" (502)	24" (610)	27 1/4" (689)	31 1/4" (802)

\* "Window Dimension" always refers to outside frame to frame dimension.  
 \* "Minimum Rough Opening" dimensions may need to be increased to allow for use of flashing wraps, flashing, sill paning, brackets, fasteners or other items.  
 \* Dimensions in parentheses are in millimeters.  
 † Must exceed clear opening area of 5.7 sq. ft. or 0.53 m<sup>2</sup>; clear opening height of 20" (508) and clear opening width of 24" (610) with appropriate hardware, straight or split arm operator specified.  
 \*\* Must clear opening width of 20" (508) using all type control bracket with split arm operator specified (bracket can be precast for clearing packages) and must clear opening width of 22" (559) with straight arm operator specified.  
 \*\*\* Available with straight arm operators only.

CASEMENT/AWNING WINDOWS

Table of Awning Window Sizes  
Scale 1/8" (3) = 1'-0" (305) - 1:96

Window Dimension	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"	3'-4 1/4"	4'-0"	4'-4 1/4"	4'-11 1/4"	5'-4 1/4"	5'-11 1/4"
Minimum Rough Opening	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)	3'-5 1/4" (1051)	4'-0 1/2" (1232)	4'-5 1/4" (1358)	5'-0 1/2" (1534)	5'-4 1/4" (1660)	5'-11 1/4" (1832)
Unobstructed Glass (measured, single sash only)	19 3/4" (499)	23 1/4" (588)	26 1/4" (678)	31 1/4" (791)	36" (914)	43 1/4" (1097)	48" (1219)	55 1/4" (1399)	60" (1524)	67 1/4" (1703)

**CUSTOM WIDTHS - 2'-0 1/4" to 6'-11 1/4"**

Window Dimension	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"	3'-4 1/4"	4'-0"	4'-4 1/4"	4'-11 1/4"	5'-4 1/4"	5'-11 1/4"
Minimum Rough Opening	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)	3'-5 1/4" (1051)	4'-0 1/2" (1232)	4'-5 1/4" (1358)	5'-0 1/2" (1534)	5'-4 1/4" (1660)	5'-11 1/4" (1832)
Unobstructed Glass (measured, single sash only)	19 3/4" (499)	23 1/4" (588)	26 1/4" (678)	31 1/4" (791)	36" (914)	43 1/4" (1097)	48" (1219)	55 1/4" (1399)	60" (1524)	67 1/4" (1703)

**CUSTOM WIDTHS - 2'-0 1/4" to 4'-0" stationery only**

Window Dimension	2'-0 1/4"	2'-4 1/4"	2'-7 1/2"	2'-11 1/4"
Minimum Rough Opening	2'-0 1/2" (625)	2'-4 1/2" (733)	2'-8" (813)	2'-10 1/2" (827)
Unobstructed Glass (measured, single sash only)	19 3/4" (499)	23 1/4" (588)	26 1/4" (678)	31 1/4" (791)

**CUSTOM WIDTHS - 2'-0 1/4" to 4'-0" venting only**

Window Dimension	2'-0 1/4"	2'-11 1/4"
Minimum Rough Opening	2'-0 1/2" (625)	2'-10 1/2" (827)
Unobstructed Glass (measured, single sash only)	19 3/4" (499)	31 1/4" (791)

**CUSTOM WIDTHS - 2'-0 1/4" to 6'-11 1/4" stationery only**

Window Dimension	2'-0 1/4"	2'-11 1/4"	3'-4 1/4"	4'-0"	2'-0 1/4"	2'-11 1/4"
Minimum Rough Opening	2'-0 1/2" (625)	2'-10 1/2" (827)	3'-5 1/4" (1051)	4'-0 1/2" (1232)	2'-0 1/2" (625)	2'-10 1/2" (827)
Unobstructed Glass (measured, single sash only)	19 3/4" (499)	31 1/4" (791)	36" (914)	43 1/4" (1097)	19 3/4" (499)	31 1/4" (791)

\* "Window Dimension" always refers to outside frame to frame dimension.  
 \* "Minimum Rough Opening" dimensions may need to be increased to allow for use of flashing wraps, flashing, sill paning, brackets, fasteners or other items.  
 \* Dimensions in parentheses are in millimeters.

**20 — TRADITIONAL PANEL**

(B)



**SERIES:** Traditional Exterior Doors  
**TYPE:** Exterior Traditional  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panel:** 3/8" VG FP (std), 1-1/4" RP (option), 3/4" RP (option)

**Profile:** Ovolo Sticking

**STANDARD FEATURES**

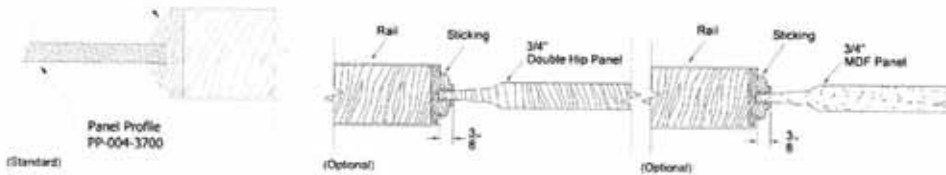
- Any Wood Species
- Virtually Any Size

**DETAILS**

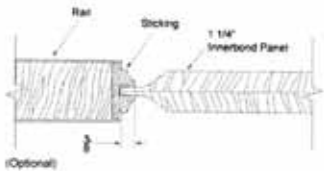
1 3/4" Door with 3/8" Flat Panel (FP)

SD-0300-045

Double Sticking  
PP-006-0300



Panel Profile  
PP-004-3700



**7418 — THERMAL SASH (TDL)**

(C)



**SERIES:** Exterior French & Sash Doors  
**TYPE:** Exterior French & Sash  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

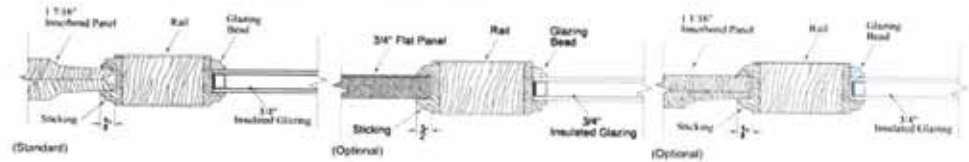
**Panel:** 1-7/16" Insulbond® Double Hip-Raised Panel (std), 3/4" FP (option)

**Glass:** 3/4" Insulated Glazing

**STANDARD FEATURES**

- Any Wood Species
- Virtually Any Size
- Glass Options
- Privacy Rating: 1

**DETAILS**



**77108 — NANTUCKET®**



**SERIES:** Nantucket® Collection  
**TYPE:** Exterior French & Sash  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:** Two-Piece Laminated Wood Stiles and Rails with Modified Mortise-and-Tenon Stile/Rail Joinery

**Profile:** Ovolo Sticking or Shaker Sticking

**Glass:** 3/4" Insulated Glazing

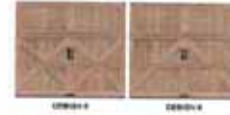
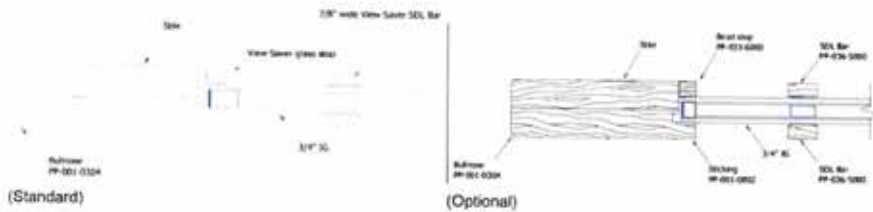
**STANDARD FEATURES**

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

TWO PANELS FOR USE IN DOOR TYPE E



**DETAILS**



For more information regarding construction options per panel click [CALL US](#)

**TOP SECTIONS**

**SOLID**



**WINDOW DESIGNS**



**WOOD OPTIONS**

High Pressure Lamination panel Material is Same as Door Panels

**PAINt GRADE**



**STAIN GRADE**



**COLORS**



WHITE PAINT OPTION



**4. 160 Middle Street**

**- Approved**

Date Application Rec'd \_\_\_\_\_

# Application for Administrative Approval Historic District Commission

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

Owner: William/ Linda Ceruzzi

Applicant (if different): \_\_\_\_\_

Address: 160 Middle Street  
(Street)

Address: \_\_\_\_\_  
(Street)

Portsmouth, NH 03801  
(City, State, Zip)

\_\_\_\_\_  
(City, State, Zip)

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Location of Structure: Map 127 / Lot 09 Street Address: 160 Middle Street  
Building Permit #: \_\_\_\_\_

To permit the following: 1) In-kind replacement of storm windows, and 2) Tune-up of 27 windows & restoration of 2 windows.

Action Taken by H.D.C.	
Date:	6-7-17
Status:	
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

**If approved, please acknowledge below:**

*I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.*

\_\_\_\_\_  
Owner

**City of Portsmouth  
 Planning & Inspection Departments  
 1 Junkins Ave  
 Portsmouth, NH 03801  
 Phone: 603-610-7216**

Receipt #: 132567

Date: 5/25/2017

PLANNING

**Paid By:**

**Transaction Receipt**

William/Linda Ceruzzi  
 160 Middle Street  
 HDC admin approval fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-52135	100.00	0.00	0.00	100.00
	William/Linda Ceruzzi/Planning / HDC	0		0.00
<b>Total Applied:</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	3132	0.00	100.00	100.00
				0.00

## Lizbeth Good

---

**From:** Linda Ceruzzi <ljceruzzi@comcast.net>  
**Sent:** Tuesday, May 09, 2017 10:55 AM  
**To:** Lizbeth Good  
**Subject:** 160 Middle St restore windows

Ms Good,

I have submitted an application form for a minor construction permit for

160 Middle Street

Portsmouth NH 03801

to have in-kind replacement storm windows for 41 windows, the work to be done by

David Buffinton

Portland Glas

Portsmouth, NH 03801

603-610-7216

and tune-up of 27 windows, restoration of 2 windows, the work to be done by

Alison Hardy

Window Woman of New England

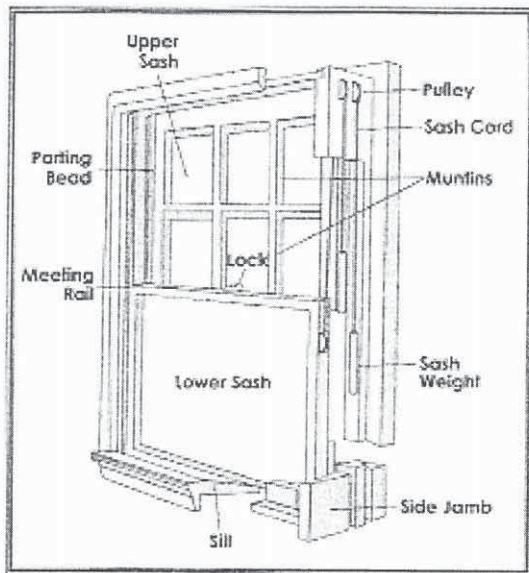
44 R Elm St

Amesbury, MA 01913

978-532-2070.

I have attached copies of brochures and specs by the contractors.





WINDOW WOMAN OF NEW ENGLAND



CALL FOR A FREE ESTIMATE  
**978.532.2070**

WINDOW WOMAN OF NEW ENGLAND

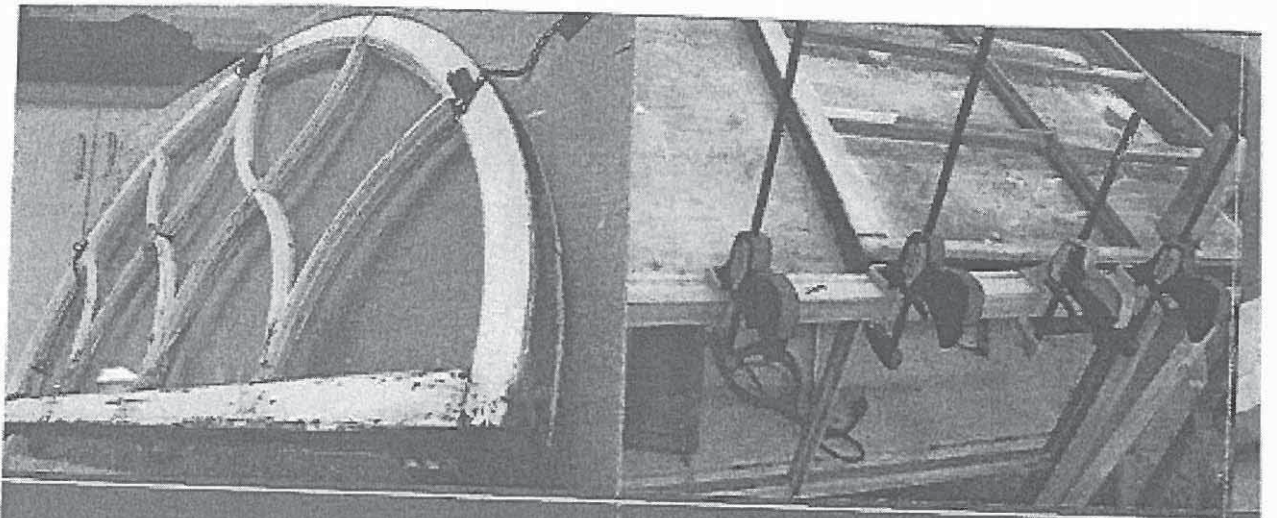


44 Elm Street, Amesbury, MA 01913  
[www.window-woman-ne.com](http://www.window-woman-ne.com)

Together We Are Saving Original Windows

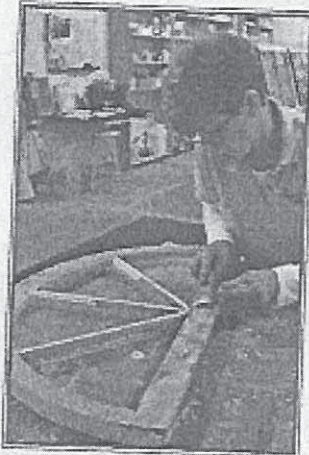
*The Art of*  
**Window Restoration**

RESTORATION  
NOT REPLACEMENT



## WHY RES

Your original windows add a lot of character and charm to your home. They have weathered more than 50 years of use and can have a much longer life span with some maintenance. Chances are they have survived as they are made from some very solid, high quality wood assembled with fine craftsmanship. Replacement windows cannot compete on longevity, plus they are designed to fit **INSIDE** the existing window openings making your visible light less.



### MATERIALS

Antique windows are made of old growth wood which is more dense and rot resistant. Joints may loosen up or rot may be present, but all can, and was designed to be repaired indefinitely.

### APPEARANCE

It's easy to take a driving tour of bad replacement windows – shiny white vinyl, stuck on muntin bars, and flat glass. The proportion, shapes, and wavy glass in older homes is part of the beauty and character that makes these homes so appealing.

SAVE MONEY • SAVE ENERGY  
[www.window-woman.com](http://www.window-woman.com)

**WINDOW  
WOMAN**  
OF NEW ENGLAND



448 Elm Street  
Amesbury, MA 01913  
Tel: 978-532-2070  
Fax: 978-532-0040

Alison Hardy  
Owner

[ahardy@window-woman-ne.com](mailto:ahardy@window-woman-ne.com)

[www.window-woman.com](http://www.window-woman.com)

**WINDOW  
WOMAN**  
OF NEW ENGLAND



41R Elm Street  
Amesbury, MA 01915  
Tel: 978-532-2070  
Fax: 978-532-0040

Alison Hardy  
Owner

ahardy@window-woman-nec.com

[www.window-woman-nec.com](http://www.window-woman-nec.com)  
*Specialists in the Repair and Restoration of Wooden Windows*



## RESTORE?

Why have  
you been  
in with  
old  
as they  
improved  
embled  
cannot  
INSIDE  
if less.

### EFFICIENCY

Older windows can be just as energy efficient as new windows. Through a combination of repairs and weather stripping we can make the windows snug and weather tight again. Ask any energy auditor – new thermal imaging technology can provide insight on where energy loss is happening before assuming it's the windows.

### COST

With replacement windows it's all or nothing. With repair and restoration we can do as little or as much as needed. Services like replacing broken panes and cords is inexpensive and quick. Even with complete restoration our services are often less costly than wasteful window replacement.



Thermal imaging shows that air leakage at the floor joint is much more significant than in the window.

Which is  
it may  
paired

vinyl,  
older  
aling.

Read the Window Preservation Alliance  
**Top 10 Reasons to Restore or Repair Wood Windows**  
at <http://windowpreservationalliance.org/resources/Documents/WPATopTenReasonstoRestoreorRepairWindows.rev.pdf>

SAVE ENERGY • SAVE HISTORY  
[window-woman-nec.com](http://window-woman-nec.com)

## ABOUT US

Window Woman of New England was established in 2003 by Alison Hardy.

The Window Woman team all bring a variety of skills from their "former lives" and all share a passion for doing quality work. We are constantly learning from each other, and from the wide variety of windows we encounter. Last year we restored over 600 windows and repaired another 700+ windows.

Our headquarters is located in the town of Amesbury, MA which is north of Boston. We service the North Shore of Boston, the Merrimac Valley and Southern New Hampshire areas. We also have had windows delivered to our workshop for restoration. We are very happy to teach homeowners who want to try it themselves and can supply some hard to find materials and advice.

### THE CREW



## OUR SERVICES

We tailor our services to the particular needs of your windows. Often in older homes some windows need more attention and others, just simple repairs.

### BASIC SERVICE

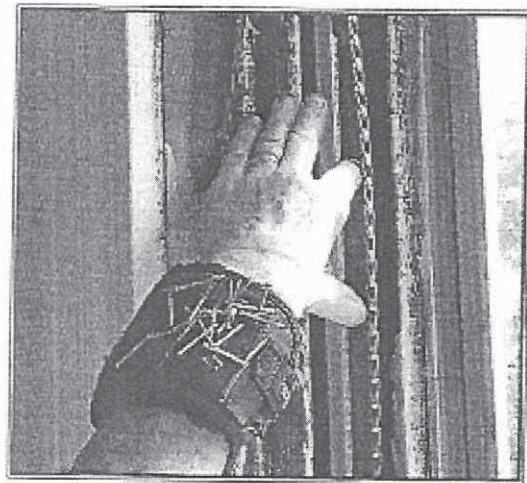
Tune Up: Focuses on functionality of a window – replacing broken panes, broken sash cords, getting the window to open, close, and lock.

### BETTER SERVICE

Renovation: All services of a Tune Up plus painting of the exterior of the window sash which is often neglected, or done poorly by house painters.

### BEST SERVICE

Restoration: All paint safely removed, all rot and damage repaired, all fully restored to how the window looked and worked originally.



160 Middle Street Portsmouth NH

Open in browser tab

William Ceruzzi  
To: Linda Ceruzzi  
3 attachments

Details

3:57 PM



Name: 160 Middle Street Portsmouth NH.pdf  
Size: 507 KB  
Modified: Linda Ceruzzi  
44R Elm Street - Amesbury, MA 01913  
Phone: (978) 532-2070 - Fax: (978) 532-0040  
<http://www.window-woman-ne.com/>

Begin forwarded message

From: Alison Hardy <  
Subject: window est  
Date: April 25, 2017  
To: "windowwomanne"  
Return-Path: alhardy

Attached is estimate

Alison Hardy

April 25, 2017

Bill Ceruzzi  
160 Middle Street  
Portsmouth, NH 03801

Dear Bill,

Thank you for asking me to look at your windows. They are a mixed bag of styles, but are in structurally good condition and worth restoring to working order.

First, I would strongly recommend storm windows. I recommend Harvey Tru Channel storm windows or the Ron Het who installed the storm windows that are on their now.

We have three levels of service - Tune Up, Renovation, and Full Restoration. Below, I've outlined what each service includes. The majority of your windows need Tune Up, but some like the three in the dining room and the one on the driveway side really need Restoration.

Item	Tune Up	Renovation	Restoration
Chip and remove loose, flaking glazing putty	✓	✓	
Remove all glazing putty			✓
Replace broken panes	✓	✓	✓
Replace sash cords with new sash cord*	✓	✓	✓
Install spring bronze weather stripping	✓	✓	✓
Replace parting stops or buck stops	✓	✓	✓
Remove all paint from interior			✓
Remove paint from exterior		✓	✓
Full lead paint removal from sash			✓
Repair weak joints, surface damage		✓	✓
Repair any rot			✓
Prime and paint interior			✓
Prime and paint exterior		✓	✓
Install new sash locks if missing	✓	✓	✓
Clean and polish antique hardware			✓
Clean, wax, re-install	✓	✓	✓
Estimated Cost Per Window	\$ 375	\$575	\$1400

\*For windows that don't have ropes/pulleys install catch to hold window open safely.



Window Woman of N  
44R Elm Street  
Amesbury, MA 01913  
978-532-2070  
[www.window-woman-ne.com](http://www.window-woman-ne.com)



To restore the proven efficiency of original

ADT  
Connectivity.com/submit/submit/submit

075  
06004  
1.28  
201702

Fwd: Window estimate 150 Middle Street Portsmouth NH

Open in browser tab

William Ceruzzi  
To: Linda Ceruzzi  
3 attachments  
150 Middle... Portsmouth

Replace parting stops or back stops	✓	✓	✓
Remove all paint from interior			Details
Remove paint from exterior		✓	✓
Full lead paint removal from sash			Name
Repair weak joints, surface damage		✓	See ✓
Repair any rot			ModMed
Prime and paint interior			✓
Prime and paint exterior		✓	✓
Install new sash locks if missing	✓	✓	✓
Clean and polish antique hardware			✓
Clean, wax, re-install	✓	✓	✓
Estimated Cost Per Window	\$ 375	\$575	\$1400

3:57 PM  
150 Middle Street Portsmouth NH.pdf  
507 KB  
Linda Ceruzzi

Begin forwarded message

From: Alison Hardy  
Subject: window est  
Date: April 26, 2017  
To: "lceruzzi@earthlink.net"  
Return-Path: attached

Attached is estimate

Alison Hardy



Window Woman of New England, Inc.  
418 Elm Street  
Groesbeek, ME 01913  
978-532-2170  
www.windowwoman.net



To inspire the present  
efficiency of original

\*For windows that don't have ropes/pulleys install catch to hold window open safely.

**Work Schedule**

For Tune Up – windows are done on site, removed and re-installed same day and generally my crew can complete 4-5 windows in a day.

For Renovation we prefer to bring the windows to our shop where we can control the paint environment. Windows are generally out for one week.

Full Restoration is done in our shop and windows are out for 2-3 weeks. The storm windows provide weather protection while the windows are out, so if planning on new storm windows I would do those first before interior window work.

We need an area about 3 x 6 cleared in front of the windows. Window treatments should be removed, any small items in front of or on windows should be removed.

**Payment Schedule**

A deposit of one third of the estimated total is required to book time in our calendar. Balance is due as windows are completed.

**Warranty**

We are committed to your satisfaction, and we stand behind the quality of our work. We will use our best efforts to perform our obligations under this agreement. Often the fit of windows changes from season to season, we are always happy to tweak the fit in the first year after work is completed at no additional charge.

We do not use chemical paint strippers, only heat, steam, and manual removal. We practice safe lead paint handling and removal processes. Our team has completed the EPA RPP certification training and we have received our Certification to Conduct Lead Based Paint Activities and Renovations.

**About our company**

Window Woman of New England was established in 2003. A list of references is available on request. Home Improvement Contractor registration #166056. We are fully insured.

If any further information or clarification is needed please don't hesitate to contact me at 978-

532-7070 or via email at alison@windowwoman.net or alison@windowwoman.com

Get info about your contact information

proposal Proposal.doc

Open in browser tab

hop0360  
jceruzzi@comcast.net  
1 Attachment View  
220 Proposal.doc (24...

Linda Ceruzzi  
160 middle st  
Portsmouth NH 03801  
Tel: 866-838-8364  
E: jceruzzi@hotmail.com  
8364

Details  
Name ceruzzi Proposal.doc  
Size 244 KB  
Modified Linda Ceruzzi



Portland Glass  
70 Heritage Avenue  
Portsmouth NH 03801  
(603) 431-1500 (ph)  
(603) 431-1322 (fax)  
(mailto:PGShop0360@portlandglass.com)

Apr 27<sup>th</sup> 2017

This is a proposal:

- 41 almond tru-channel Harvey double hung storm windows.

\$14,420.00 installed

- Price includes installation
- Taxes, bonds, permits, etc. not included

\*Please allow an estimated 2-3 week lead time for materials once ordered

For the above we are pleased to quote the following:

SEE ABOVE

\*Price good for 30 days from above date.  
\*Please sign and return one copy with 50% deposit, at that time material will be ordered  
\*Down Net 30 for account holders. COD upon completion of work for others

Accepted: \_\_\_\_\_ By Portland Glass Co.  
Forward: \_\_\_\_\_  
Date: \_\_\_\_\_

Information contained in this e-mail is confidential and intended only for the individual named. If you have received this e-mail in error, please notify the system manager. This e-mail and any files transmitted with it are confidential. Thank you.

DAVID BUFFINTON  
Sales Representative

70 Heritage Avenue  
Portsmouth, NH 03801  
(603) 431-1500  
cell (603) 293-2937  
fax (603) 431-1322  
david@portlandglass.com

PG  
Portland Glass:  
WWW.PORTLANDGLASS.COM  
866-838-GLASS(4527)

Follow us on:

Additional info  
http://www.portlandglass.com

cc  
c2  
3e5264  
L21  
201707  
1/1



## Tru-Channel Storm Window

Harvey Tru-Channel storm windows provide additional protection against damage to single-pane windows.

When replacing your windows is not an option, whether for budgetary or historical preservation reasons, Harvey Tru-Channel aluminum storm windows are an excellent solution. Tru-Channel provides maximum energy efficiency and is one of the top performing storm windows in the marketplace today.

Tru-Channel storm windows are easy to operate, self-contained units: custom made and installed on the exterior of your existing windows, they'll provide an extra layer of insulation to your home.





TELL A FRIEND

 (<https://www.facebook.com/sharer/sharer.php?u=http://www.harveybp.com/our-products/windows/tru-channel-storm-window/>)
  (<https://pinterest.com/pin/create/button/?url=http://www.harveybp.com/our-products/windows/tru-channel-storm-window/&media=&description=Tru-Channel+Storm+Window>)
  (<https://twitter.com/intent/tweet?text=Tru-Channel+Storm+Window&url=http://www.harveybp.com/our-products/windows/tru-channel-storm-window/>)

FEATURES



- Twice the weatherstripping as ordinary storm windows
- Both sash interlock with a sturdy frame tie bar for maximum wind resistance
- Triple-Track "combination" design for self storage of sash and screen and sash tilt-in capability
- Fiberglass screen included; upgrade options available
- Among the lowest air infiltration rates (.05 CFM/FT) of any storm window made
- Approved for Airport Sound Abatement Programs nationally
- Marine glazing seals keep the glass tight and secure in its frame
- Optional steep slope expander available

FINISHES



ALUMINUM CLADDING/FINISH

Bronze

Almond

Black

White

DOWNLOAD A BROCHURE



**STORM WINDOWS & DOORS >**  
 (HTTP://CDN.HARVEYBP.COM/WP-CONTENT/UPLOADS/2016/08/STORM-WINDOWS-AND-DOORS-BROCHURE.PDF?X66245)

YOU MIGHT ALSO LIKE





Windows

[STORM PICTURE WINDOW >](http://www.harveybp.com/our-products/windows/picture-deadlite-storm-windows/)  
([HTTP://WWW.HARVEYBP.COM/OUR-PRODUCTS/WINDOWS/PICTURE-DEADLITE-STORM-WINDOWS/](http://www.harveybp.com/our-products/windows/picture-deadlite-storm-windows/))



Windows

[ROLLING STORM WINDOW >](http://www.harveybp.com/our-products/windows/rolling-storm-window/)  
([HTTP://WWW.HARVEYBP.COM/OUR-PRODUCTS/WINDOWS/ROLLING-STORM-WINDOW/](http://www.harveybp.com/our-products/windows/rolling-storm-window/))

## FIND A HARVEY CONTRACTOR

Our contractor referral program, HBP ProZone®, connects homeowners like you with professional contractors in your area.

[FIND A PRO > \(/PROZONE\)](/prozone)

## READY FOR THE NEXT STEP?

Proper installation is vital to getting the most from quality building products, so selecting the right contractor for your project is an important part of the process. Learn more about the factors to consider before signing a contract.

[LEARN MORE > \(HTTP://WWW.HARVEYBP.COM/SUPPORT-CENTER/WORKING-WITH-A-CONTRACTOR\)](http://www.harveybp.com/support-center/working-with-a-contractor)

## WHO WE ARE

We may sell replacement windows, doors, and other quality building products, but that's not what our customers are buying. They're buying the peace of mind that comes from working with a company that stands behind every product, every day. So you aren't just installing windows or siding or shingles. You're installing confidence.

[SEE THE WHOLE STORY > \(/ABOUT-HARVEY\)](/about-harvey)

 ([HTTPS://WWW.YOUTUBE.COM/C/HARVEYBUILDINGPRODUCTS](https://www.youtube.com/c/HARVEYBUILDINGPRODUCTS)) 

([HTTPS://WWW.FACEBOOK.COM/HARVEYBUILDINGPRODUCTS](https://www.facebook.com/HARVEYBUILDINGPRODUCTS)) 

([HTTPS://WWW.INSTAGRAM.COM/HARVEYBUILDINGPRODUCTS/](https://www.instagram.com/HARVEYBUILDINGPRODUCTS/))  ([HTTPS://TWITTER.COM/HARVEYBP](https://twitter.com/HARVEYBP))

 ([HTTPS://PLUS.GOOGLE.COM/109282921211331947349/POSTS](https://plus.google.com/109282921211331947349/posts))

[CAREERS \(/CAREERS/\)](/careers/) > [CONTACT US \(/CUSTOMER-SERVICE/\)](/customer-service/) > [BLOG & NEWS \(/BLOG-AND-NEWS/\)](/blog-and-news/) >  
[ABOUT US \(/ABOUT-HARVEY/\)](/about-harvey/) > [PRIVACY POLICY \(HTTP://WWW.HARVEYBP.COM/PRIVACY-POLICY/\)](http://www.harveybp.com/privacy-policy/) >  
[TERMS AND CONDITIONS \(HTTP://WWW.HARVEYBP.COM/TERMS-AND-CONDITIONS/\)](http://www.harveybp.com/terms-and-conditions/) >

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**5. 143 Daniel Street**

**- Approved**



*Application for Certificate of Approval*

# Historic District Commission

(For projects over \$25,000; Work Sessions are strongly recommended)

Owner: 143 Daniel Street LLC Applicant (if different) CJ ARCHITECTS

Address: 41 Industrial Drive Address: 233 VAUGHAN STREET, SUITE 101  
(Street) (Street)

Exeter, NH 03833 PORTSMOUTH, NH, 03801  
(City, State, Zip) (City, State, Zip)

Phone: 603 778 9999 Phone: 603 431 2808

Signature: \_\_\_\_\_

Date of Hearing	Fee	Plans, Photos, etc.	Index/Permit #:

Location of Structure: Map 105 Lot 19 Street Address: 143 Daniel Street

Description of Existing Structure: \_\_\_\_\_

To permit the following: \_\_\_\_\_

Requesting Administrative Approval of amendment to approved design to remove plaza ramp and add a granite curb, and to add a granite screen in front of gas meters.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Action Taken at Public Hearing	
Date:	
As Per Plan:	
Stipulations:	
Revisions #1:	
Revisions #1:	
Other:	
Signature of Chairman:	

***If approved, please acknowledge below:***

*I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.*

Owner \_\_\_\_\_

**City of Portsmouth**  
**Planning & Inspection Departments**  
 1 Junkins Ave  
 Portsmouth, NH 03801  
 Phone: 603-610-7216

Receipt #: 130045

Date: 5/19/2017

PLANNING

**Paid By:**

**Transaction Receipt**

Steven P. Wilson  
 143 Daniel Street  
 HDC admin approval fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-51125	100.00	0.00	0.00	100.00
	143 Daniel Street, LLC/Planning / HDC 0			0.00
<b>Total Applied:</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	1254	0.00	100.00	100.00
				0.00



CJ Architects  
233 Vaughan Street, Suite 101  
Portsmouth NH 03801  
(603) 431 2808

City of Portsmouth  
Historic District Commission & Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

May 19, 2017



143 Daniel Street - HDC Application for Administrative Approval

We respectfully submit this Application for Administrative Approval for the following amendments to the approved design, as shown in the attached submission:

- 1) Remove approved ramp from raised plaza and add granite curb.
- 2) Add granite screen in front of gas meters at building corner.

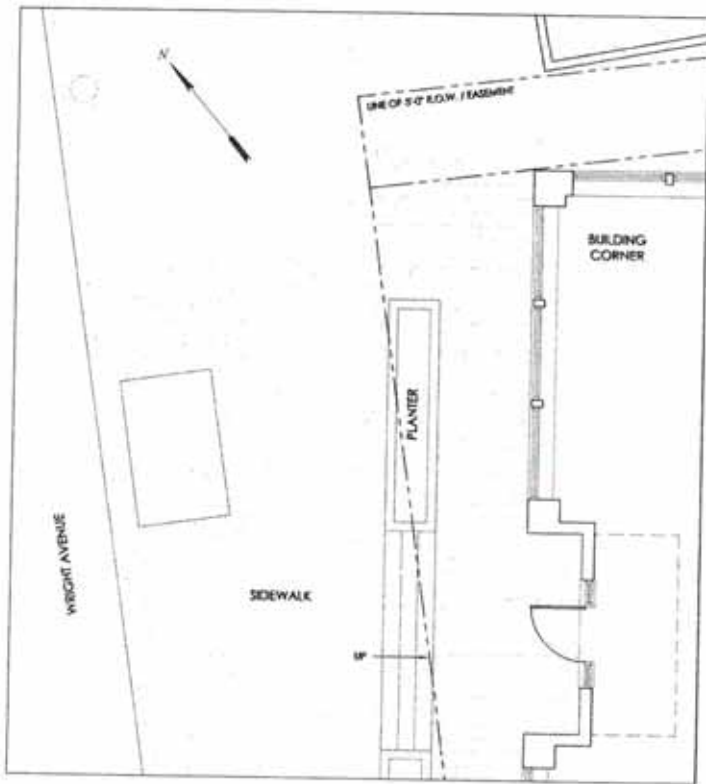
Thank you for your consideration.

Sincerely,

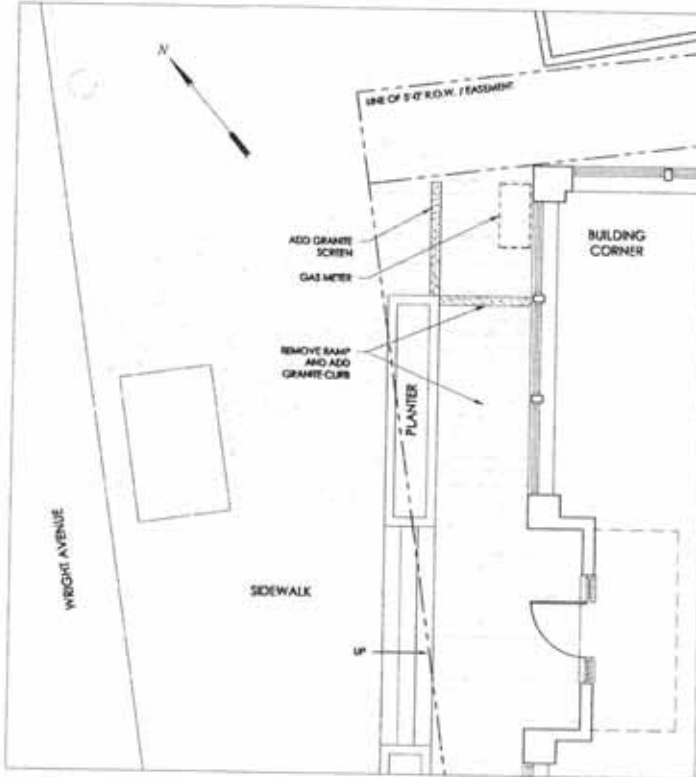
A handwritten signature in black ink, appearing to read 'Carla'.

Carla Goodknight AIA  
CJ Architects





APPROVED



PROPOSED



VIEW OF PLAZA CORNER



REVISED RAMP



PROPOSED GRANITE SCREEN

143 DANIEL STREET  
PORTSMOUTH, NEW HAMPSHIRE

DANIEL STREET BUILDING  
PROPOSED PLAZA AMENDMENTS

HISTORIC DISTRICT COMMISSION APPLICATION FOR AMENDED APPROVAL: JUNE 7, 2017



233 VAUGHAN STREET, SUITE 101  
PORTSMOUTH, NH 03801  
T 603-431-2808 F 603-431-2809  
cjarchitects.net

6. 33 Deer Street

- Approved



Admin. Approval

Date Application Rec'd

Application for Certificate of Approval



Historic District Commission

(For projects over \$25,000; Work Sessions are strongly recommended)

Owner: PAUL YOUNG Applicant (if different) CJ ARCHITECTS
Address: 33 DEER STREET, UNIT 512 Address: 233 VAUGHAN STREET, SUITE 101
PORTSMOUTH, NH, 03801 PORTSMOUTH, NH, 03801
Phone: 603 431 2808 Phone: 603 431 2808

Signature:

Table with 4 columns: Date of Hearing, Fee, Plans, Photos, etc., Index/Permit #. Handwritten entries: 6-7-17, \$100.00 ck. # 5144, Submitted, submitted.

Location of Structure: Map 118 Lot 119-1B Street Address: 33 Deer Street, Unit 512

Description of Existing Structure:

To permit the following:

Requesting administrative approval to replace (6) windows and (1) door as shown.

Action Taken at Public Hearing table with rows for Date, As Per Plan, Stipulations, Revisions #1, Other, and Signature of Chairman.

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner



CJ Architects  
233 Vaughan Street, Suite 101  
Portsmouth NH 03801  
(603) 431 2808

City of Portsmouth  
Historic District Commission & Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801



May 19, 2017

33 Deer Street Unit 512 - HDC Application for Administrative Approval

We respectfully submit this Application for Administrative Approval for the replacement of existing door and windows for the condo at 33 Deer Street unit 512. As follows:

1. Replace (6) existing aluminum windows with new white Anderson a-series fibrex replacement double hung windows to match. Existing and proposed units have no grilles.
2. Replace (1) existing aluminum door with new white Therma-Tru fiberglass full light glazed exterior door to match. Existing and proposed units have no grilles.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Paul Young', written over a horizontal line.

CJ Architects  
Representing Owner: Paul Young



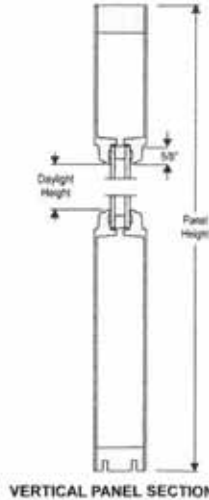
SHERATON COURTYARD ELEVATION



AERIAL VIEW

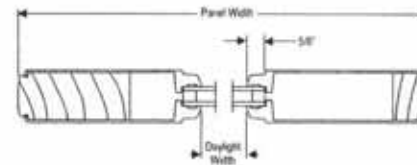


DEER STREET ELEVATION

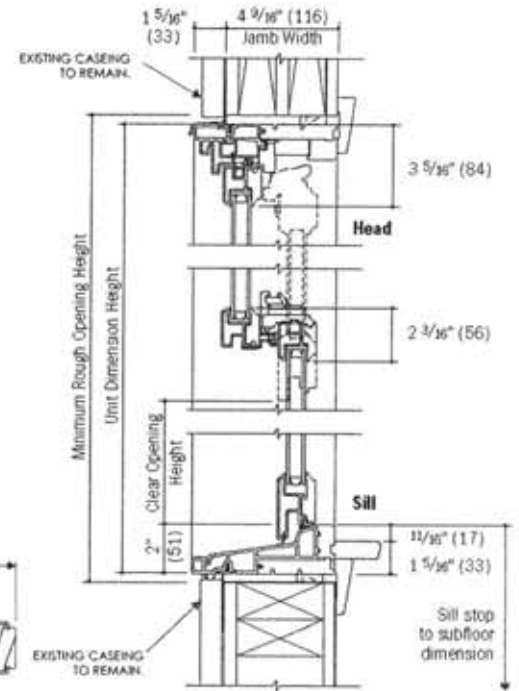


VERTICAL PANEL SECTION

NEW WHITE WINDOW TO MATCH EXISTING DOUBLE HUNG. NEW WHITE EXTERIOR DOOR TO MATCH EXISTING FULL LIGHT GLASS. EXISTING AND PROPOSED UNITS HAVE NO GRILLES.



HORIZONTAL PANEL SECTION



Vertical Sections

THERMA-TRU FIBERGLASS FULL LIGHT GLAZED EXTERIOR DOOR

ANDERSON A SERIES FIBREX WINDOW

33 DEER STREET, UNIT 512  
PORTSMOUTH, NEW HAMPSHIRE

EXTERIOR WINDOWS AND DOOR  
ELEVATIONS

HISTORIC DISTRICT COMMISSION APPLICATION FOR ADMINISTRATIVE APPROVAL: JUNE 7, 2017

CJ ARCHITECTS



233 VAUGHAN STREET, SUITE 101  
PORTSMOUTH, NH 03801  
T 603-431-2808 F 603-431-2809  
cjarchitects.net

**City of Portsmouth**  
**Planning & Inspection Departments**  
**1 Junkins Ave**  
**Portsmouth, NH 03801**  
**Phone: 603-610-7216**

Receipt #: 130995

Date: 5/23/2017

PLANNING

**Paid By:**

**Transaction Receipt**

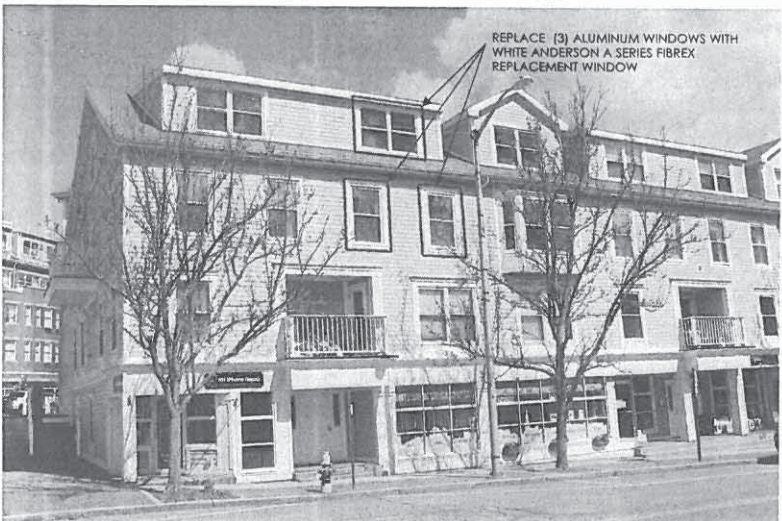
Paul /Anne Young  
 33 Deer Street  
 HDC admin approval fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-51601	100.00	0.00	0.00	100.00
		0		0.00
	<b>Total Applied:</b>			<b>100.00</b>

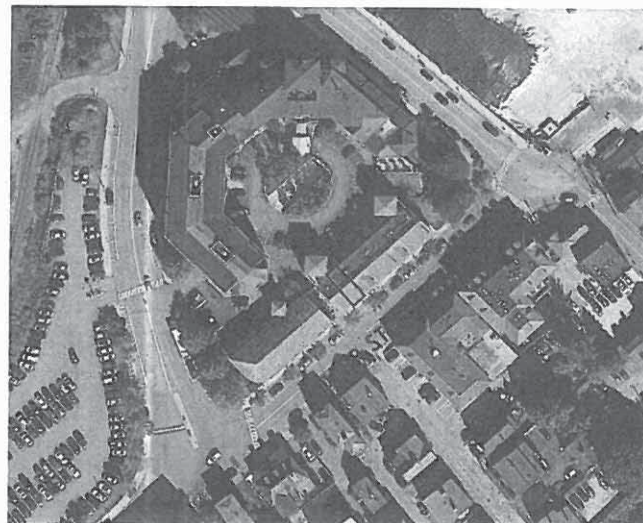
----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	5444	0.00	100.00	100.00
				0.00



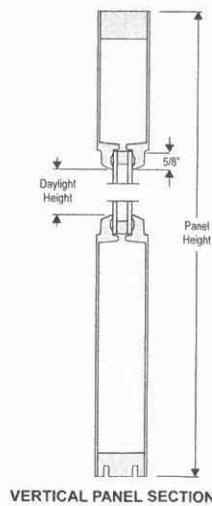
SHERATON COURTYARD ELEVATION



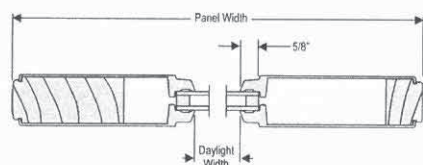
DEER STREET ELEVATION



AERIAL VIEW



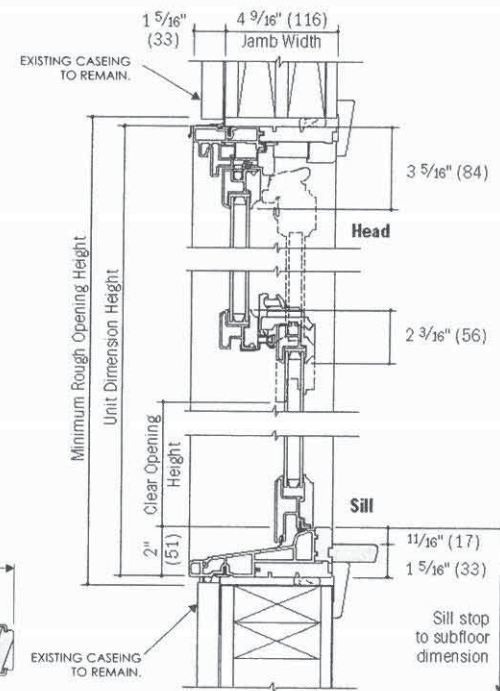
VERTICAL PANEL SECTION



HORIZONTAL PANEL SECTION

NEW WHITE WINDOW TO MATCH EXISTING DOUBLE HUNG. NEW WHITE EXTERIOR DOOR TO MATCH EXISTING FULL LIGHT GLASS. EXISTING AND PROPOSED UNITS HAVE NO GRILLES.

THERMA-TRU FIBERGLASS FULL LIGHT GLAZED EXTERIOR DOOR



Vertical Sections

ANDERSON A SERIES FIBREX WINDOW

33 DEER STREET, UNIT 512  
PORTSMOUTH, NEW HAMPSHIRE

EXTERIOR WINDOWS AND DOOR  
ELEVATIONS

HISTORIC DISTRICT COMMISSION APPLICATION FOR ADMINISTRATIVE APPROVAL: JUNE 7, 2017



233 VAUGHAN STREET, SUITE 101  
PORTSMOUTH, NH 03801  
T 603-431-2808 F 603-431-2809  
cjarchitects.net



**7. 314 Court Street**

**- Approved**



Date Application Rec'd \_\_\_\_\_

ADMINISTRATIVE

Application for ~~Certificate of Approval~~



Historic District Commission

(For projects over \$25,000; Work Sessions are strongly recommended)

Owner: Sarah O'Donnell Applicant (if different) Jay McSharry
Address: 314 Court Street Address: 58 Pleasant Point Drive
Portsmouth, NH 03801 Portsmouth, NH 03801
Phone: 603-205-7242 Phone: 603-498-6476
Signature: [Handwritten Signature]

Table with 4 columns: Date of Hearing (6-7-17), Fee # (\$100.00 pd. 445), Plans, Photos, etc., Index/Permit #.

Location of Structure: Map 108 Lot 11 Street Address: 314 Court Street
Description of Existing Structure: 2 Story Clapboard Inn

To permit the following:
Installation of 3 Mitsubishi outdoor condensers within the wooden fence on the eastern side of the Inn and not visible by the street or adjoining lot. The 3 Mitsubishi condensers maximum output is between 51 and 54 Decibels.

Action Taken at Public Hearing table with rows for Date, As Per Plan, Stipulations, Revisions #1, Other, and Signature of Chairman.

If approved, please acknowledge below:

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

[Handwritten Signature]
Owner

**City of Portsmouth  
 Planning & Inspection Departments  
 1 Junkins Ave  
 Portsmouth, NH 03801  
 Phone: 603-610-7216**

Receipt #: 129990  
 Date: 5/19/2017  
 JMSHOUSE  
 PLANNING3

**Paid By:**

**Transaction Receipt**

James McSharry  
 244 South Street  
 Portsmouth, NH 03801

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-51111	100.00	0.00	0.00	100.00
	Jay McSharry/Planning / HDC	0		0.00
<b>Total Applied:</b>		<b>100.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>100.00</b>		

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	445	0.00	100.00	100.00
				0.00

Job Name: **The Inn at Strawberry Banke**

System Reference: **First floor outdoor unit**

Date: **5-18-17**

*1 unit of this*



Outdoor Unit: MXZ-8C48NAHZ

**ACCESSORIES**

- Three-port Branch Box (PAC-MKA30BC)
- Five-port Branch Box (PAC-MKA50BC)
- Distribution Pipe for Flare Connection (MSDD-50AR; necessary for installing two branch boxes)
- Distribution Pipe for Brazed Connection (MSDD-50BR; necessary for installing two branch boxes)
- 3/8" x 1/2" Port Adapter (MAC-A454JP)
- 1/2" x 3/8" Port Adapter (MAC-A455JP)
- 1/2" x 5/8" Port Adapter (MAC-A456JP)
- 1/4" x 3/8" Port Adapter (PAC-493PI)
- 3/8" x 5/8" Port Adapter (PAC-SG76RJ)
- Airflow Guide (PAC-SH96SG-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-8C48NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	48,000 / 48,000
	Capacity Range	Btu/h	6,000 - 48,000
	Rated Total Input	W	4,000 / 5,050
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	54,000 / 54,000
	Capacity Range	Btu/h	7,200 - 54,000
	Rated Total Input	W	4,220 / 4,990
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	40,000 / 43,000
	Maximum Capacity	Btu/h	54,000 / 54,000
	Rated Total Input	W	4,340 / 5,250
Heating at 5°F*	Maximum Capacity	Btu/h	54,000
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	50
	MCA	A	42
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			Hermetic
Fan Motor (ECM)		F.L.A.	0.4+0.4
Sound Pressure Level	Cooling	dB(A)	51
	Heating		54
External Dimensions (H x W x D)		In / mm	52-11/16 x 41-11/32 x 13+1 1338 x 1050 x 330+25
Net Weight		Lbs / kg	276 / 125
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	3/8 / 9.52
	Gas (Low Pressure)		5/8 / 15.88
Max. Refrigerant Line Length		Ft / m	492 (150)
Max. Piping Length between outdoor unit and branch boxes		Ft / m	180 (55)
Max. Piping Length after branch box		Ft / m	82 (25)
Max. Total Piping Length between branch boxes and indoor units		Ft / m	311 (95)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	131 (40)
	If IDU is Below ODU		164 (50)
Connection Method			Flared/Flared
Refrigerant			R410A

\* Rating Conditions per AHRI Standard:

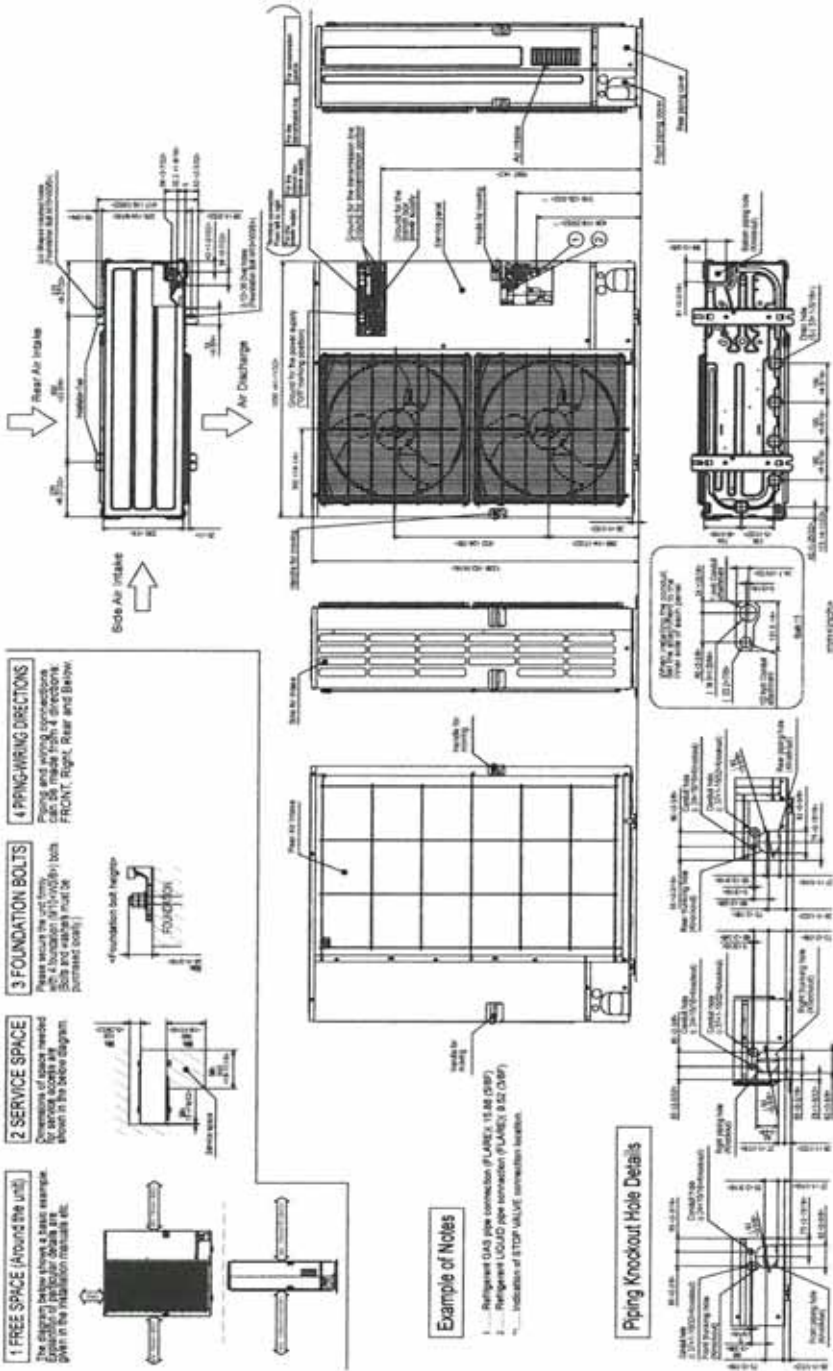
Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB  
Cooling | Outdoor: 95° F (35° C) DB / 75° F (24° C) WB

Heating at 47°F | Indoor: 70° F (21° C) DB  
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB  
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

# DIMENSIONS: MXZ-8C48NAHZ

Unit: mm <in>



1340 Satellite Boulevard, Suwanee, GA 30024  
Toll Free: 800-433-4822 www.mehvac.com



Job Name: The Inn at Strawberry Bank

System Reference: second and back section outdoor units

Date: 5-18-17

*2 units of this*



Outdoor Unit: MXZ-3C30NAHZ2

### ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- 1/4" x 3/8" Port Adapter (PAC-493PI)
- 3/8" x 5/8" Port Adapter (PAC-SG76RJ-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Airflow Guide (PAC-SH96SG-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C30NAHZ2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,400 / 27,400
	Capacity Range	Btu/h	6,000 - 28,400
	Rated Total Input	W	2,272 / 2,661
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	28,600 / 27,600
	Capacity Range	Btu/h	7,200 - 36,000
	Rated Total Input	W	2,096 / 2,187
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	18,000 / 16,500
	Maximum Capacity	Btu/h	28,600 / 27,600
	Rated Total Input	W	1,991 / 1,993
Heating at 5°F*	Maximum Capacity	Btu/h	28,600
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	40
	MCA	A	30.5
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			DC INVERTER-driven Twin Rotary
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level	Cooling	dB(A)	54
	Heating		58
External Dimensions (H x W x D)		In / mm	41-9/32 x 37-13/32 x 13 1048 x 950 x 330
Net Weight		Lbs / kg	189 / 86
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D. — Eight Ports	Liquid (High Pressure)	In / mm	1/4 / 6.35
	Gas (Low Pressure)		A: 1/2 / 12.7 ; B,C: 3/8 / 9.52
Max. Refrigerant Line Length		Ft / m	230 / 70
Max. Piping Length for Each Indoor Unit		Ft / m	82 / 25
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	49 / 15
	If IDU is Below ODU		49 / 15
Connection Method			Flared/Flared
Refrigerant			R410A

\* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB

Cooling | Outdoor: 95° F (35° C) DB / WB, 23.9° C (75° F)

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB

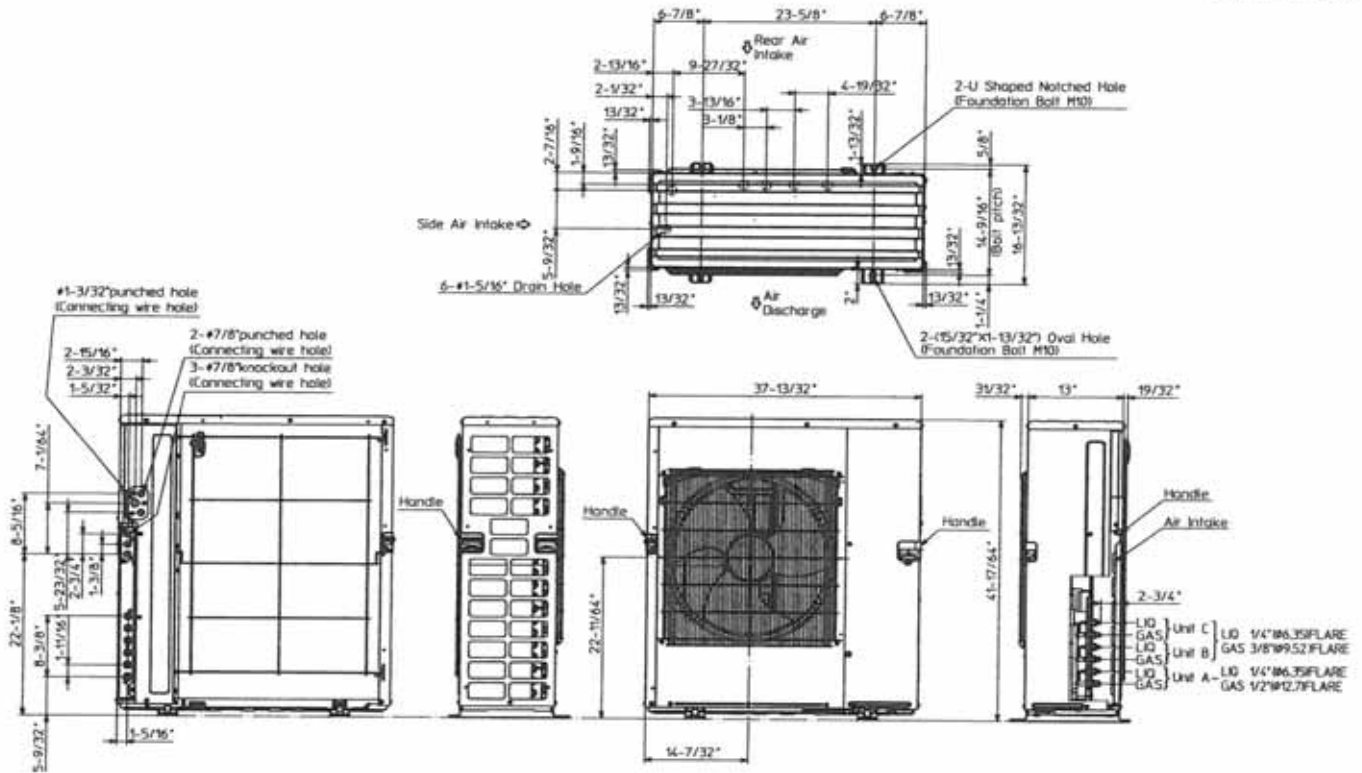
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB

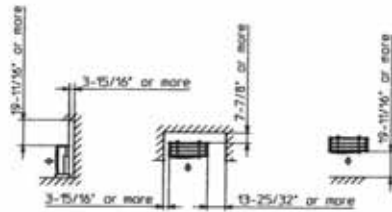
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

# DIMENSIONS: MXZ-3C30NAHZ2

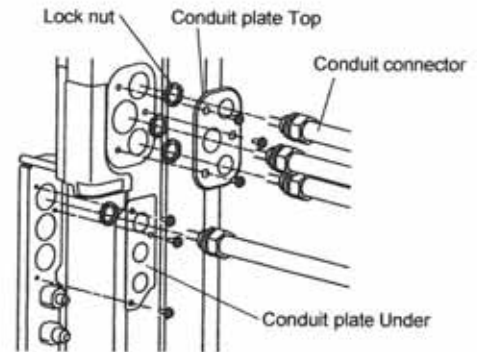
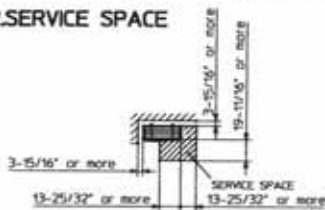
Unit: inch (mm)



## 1. FREE SPACE



## 2. SERVICE SPACE



1340 Satellite Boulevard, Suwanee, GA 30024  
Toll Free: 800-433-4822 www.mehvac.com







Eastern Side Entrance

Front of Inn from Court Street  
Picture taken from the East



Eastern Side Rear – Basement Access



Eastern Side Rear from Parking Lot

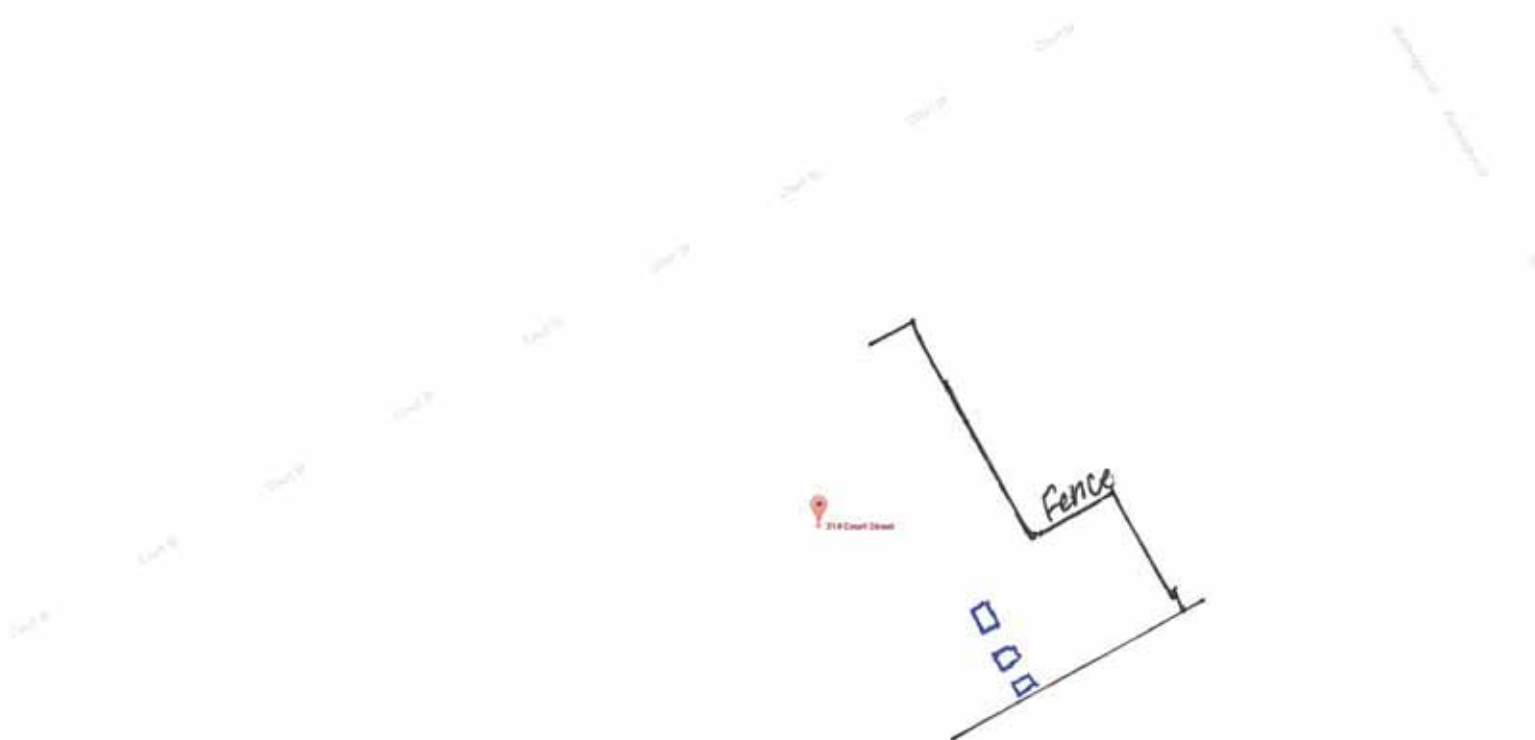


Exterior Staircase on Eastern Side



Exterior Staircase from Parking Lot

Google Maps 314 Court St



\* Condensers location NOT TO SCALE

Map data ©2017 Google 20 ft \_\_\_\_\_

**8. 18 Sheafe Street**

**- Approved**

*Administrative Approval*

Application for ~~Certificate of Approval~~



# Historic District Commission

(For projects over \$25,000; Work Sessions are strongly recommended)

Owner: Sheafe Street Properties Applicant (if different) \_\_\_\_\_  
*Matt Ralph*

Address: 18 ~~1111~~ Sheafe Street Address: \_\_\_\_\_  
(Street) (Street)  
Portsmouth NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

Phone: 603-944-0072 Phone: \_\_\_\_\_

Signature: *Matt Ralph*

Date of Hearing	Fee	Plans, Photos, etc.	Index/Permit #:
6-7-17	\$100.00 ch. 813	Submitted	

Location of Structure: Map \_\_\_\_\_ Lot \_\_\_\_\_ Street Address: 18-20 Sheafe Street  
*107-46-1 and 107-46-2*

Description of Existing Structure: Residential Brick Building

To permit the following: \_\_\_\_\_  
Design change from 6-lite 2-panel fiberglass door to 6-panel (no lite) fiberglass door.  
6-panel style is consistent with two existing doors on the building

Action Taken at Public Hearing	
Date:	
As Per Plan:	
Stipulations:	
Revisions #1:	
Revisions #1:	
Other:	
Signature of Chairman:	

**If approved, please acknowledge below:**

I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner \_\_\_\_\_

**City of Portsmouth**  
**Planning & Inspection Departments**  
 1 Junkins Ave  
 Portsmouth, NH 03801  
 Phone: 603-610-7216

Receipt #: 129703

Date: 5/18/2017

PLANNING

**Paid By:**

**Transaction Receipt**

Diane/Matthew Ralph  
 18 Sheafe Street  
 HDC admin. approval fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2017 OC-PLAPP-MS-50949	100.00	0.00	0.00	100.00
	Diane/Matthew Ralph/Planning / HDC	0		0.00
<b>Total Applied:</b>	<b>100.00</b>	<b>0.00</b>	<b>0.00</b>	<b>100.00</b>

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	813	0.00	100.00	100.00
				0.00

18 Sheafe Street — field painted door

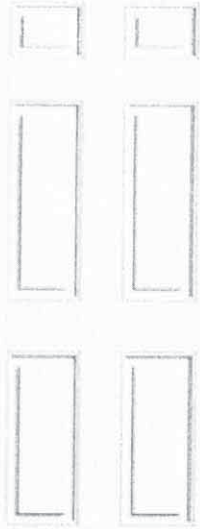




# Door Details



Save My Door







Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of [fiberglass](#). From curb appeal to convenience, Smooth-Star entry doors are made to keep up with your lifestyle.

## Fiberglass Entry Door Systems: Smooth-Star

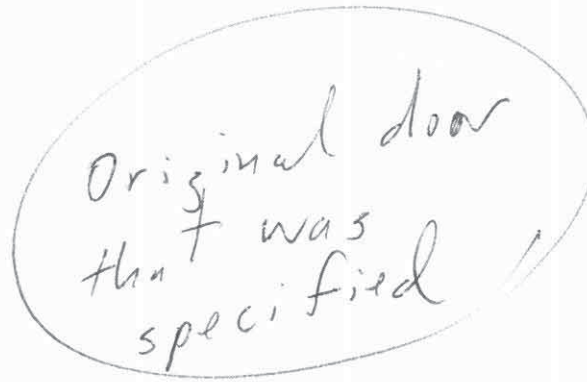
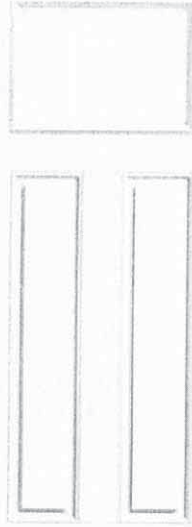
### About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

### Door

6 Panel Style IDs	Available Sizes	Available Options
S210	2'6" N x 6'8"	
	2'8" x 6'8"	
	2'10" x 6'8"	
	3'0" x 6'8"	
	2'8" x 7'0"	
	2'10" x 7'0"	
	3'0" x 7'0"	

**Finish Option:** Paintable



Create curb appeal with plenty of color options. Smooth-Star features crisp, clean lines with a smooth, paintable surface. A much more attractive and durable alternative to steel, it has the look of a real wood door with all the benefits of [fiberglass](#). From curb appeal to convenience, Smooth-Star entry doors are made to keep up with your lifestyle.

## Fiberglass Entry Door Systems: Smooth-Star

### About this entry door system

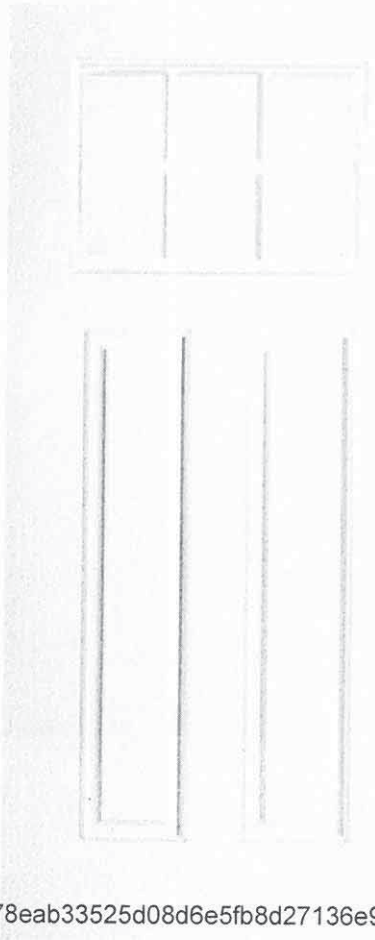
This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

### Door

Craftsman Lite 2 Panel Style IDs	Available Sizes	Available Options
S601	2'8" x 6'8" 2'10" x 6'8" 3'0" x 6'8"	Flat Lite Frame



**Finish Option:** Paintable



300x800/9df78eab33525d08d6e5fb8d27136e95/s/6/s608.jpg)

## SDL Low-E Craftsman 6 , Smooth Star, Single Door

Be the first to review this product (<http://www.doornmore.com/craftsman-6-lite-2-panel-smooth-star-single-door/reviews>)

Save

**SKU: S608-SDLLE\_1**

Get the look of fine painted wood and the strength from the Smooth-Star® Entry Door Collection. It's a fiberglass entry door, made of rugged compressor deep detailed panels. This design creates beautiful your door's surface.

This perfectly stylish yet rugged fiberglass front door stands up to the toughest of conditions from day-to-day traffic, and will never rust or

~~\$874.00~~ **\$830.30**

**Availability:** 10 Business Days; Pre-finished additional

Warranty Size Installation Guide Stain Resistant

Glass Type Performance Data Pickup Location

Prehung doors will ship knocked down to avoid damage during handling. These doors have been machined and the prehung parts have been applied. A knocked down door can be assembled into an assembled door in about 10 minutes.

Email to a Friend ([http://www.doornmore.com/sendfriend/product/S608-SDLLE\\_1](http://www.doornmore.com/sendfriend/product/S608-SDLLE_1))

Calculate Shipping Price

**Door Size (WxH) \***

-- Please Select --

**Jamb Size**



with 6-lite grille


REPLACE DOUBLETUNG WITH EGRESS WINDOW  
 MARVIN, INTEGRITY<sup>®</sup> CASHEMENT  
 SIZE = TO MATCH EXISTING WINDOW  
 EDL - 7/8" 6/6 LITES WITH 1/4" MEETING RAL EDL  
 TRM & BLL TO MATCH EXISTING



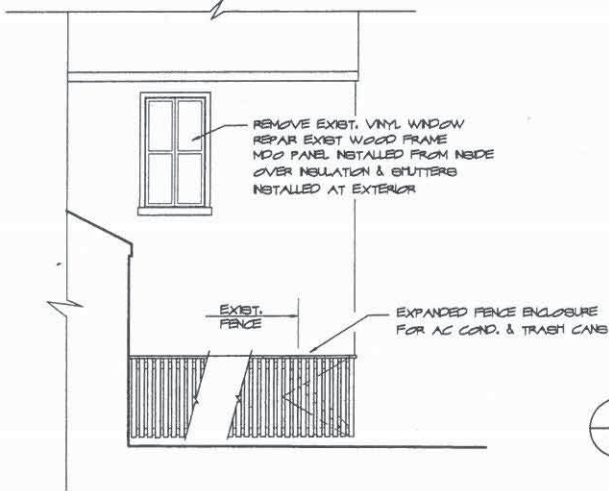
 EAST ELEVATION  
 SCALE: 3/16" = 1'-0"

REPLACE EXISTING DOOR  
 TERMA-TRU<sup>®</sup>, SMOOTH STAR FIBERGLASS  
 FLUSH GLAZED, MODEL # S 6 0 4, 6 LITE EDL



 PARTIAL WEST ELEVATION  
 SCALE: 3/16" = 1'-0"


REPLACE AWNING WITH EGRESS WINDOW  
 MARVIN WOOD CASHEMENT  
 SIZE = WUCAS2056 RD = 3' 1" X 4' 8"  
 EDL - 7/8" 6/6 LITES WITH 1/4" MEETING RAL EDL  
 3 1/2" TRM & BLL TO MATCH EXIST. AWNING



 REAR ELEVATION  
 SCALE: 3/16" = 1'-0"

REMOVE EXIST. VINYL WINDOW  
 REPAIR EXIST WOOD FRAME  
 MDO PANEL INSTALLED FROM INSIDE  
 OVER INSULATION & SHUTTERS  
 INSTALLED AT EXTERIOR

EXIST. FENCE  
 EXPANDED FENCE ENCLOSURE  
 FOR AC COND. & TRASH CANS

ELEVATIONS APPROVED BY HISTORIC COMMISSION RENOVATIONS, 18 - 20 CHEAFE STREET, PORTSMOUTH, NH FOR CHEAFE STREET PROPERTIES	9 Sheafe Street Portsmouth NH 03801 603-427-2832		Project: #1019	Date: 10/12/16
	ANNE WHITNEY ARCHITECT			
	Revisions: REV. 11/11/16 REV. 11/11/16			
	A-3			

**9. 239 Islington Street**

**- Approved**

Date Application Rec'd \_\_\_\_\_

# Application for Administrative Approval Historic District Commission

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

Owner: Islington Street Condo Assn

Applicant (if different): \_\_\_\_\_

Address: 239 Islington Street  
(Street)

Address: \_\_\_\_\_  
(Street)

Portsmouth, NH 03801  
(City, State, Zip)

\_\_\_\_\_  
(City, State, Zip)

Phone: 603 828 3486

Signature: \_\_\_\_\_

Location of Structure: Map 138 / Lot 45 Street Address: 239 Islington Street  
Building Permit #: \_\_\_\_\_

To permit the following: 1) Mock-Up approval of polycarbonate panel.

Action Taken by H.D.C.	
Date:	6-7-17
Status:	
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

***If approved, please acknowledge below:***

*I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.*

\_\_\_\_\_  
Owner



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7232

Planning Department  
(603) 610-7216

**PLANNING DEPARTMENT**  
**HISTORIC DISTRICT COMMISSION**  
**CERTIFICATE OF APPROVAL**

**Date:** April 14, 2017

**To:** Islington Street Condo Association  
Attn: E.J. Cheney, President  
134 Mayville Road  
Bethel, ME 04217

**Re:** 239 Islington Street

The Historic District Commission considered your proposal at its meeting of April 12, 2017 wherein permission was requested to allow exterior renovations to an existing structure (install steps, railings, planters, landscaping) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be **approved** as presented with the following stipulations:

- 1) Seven shade trees shall be included in the location as shown on the original plan (Sheet A2) and any modifications shall require an administrative approval.
- 2) A fabral standing seam metal roof over the canopies shall be used.
- 3) A mock-up of polycarbonate panels and details shall be submitted for administrative approval.
- 4) A 1" x 6" cladding of natural wood (Douglas Fir) shall be used on the wooden screen walls.
- 5) The vertical face and cap shall be a composite material.

**Findings of Fact:** The proposed application meets the following purposes of the Historic District Ordinance (as applicable):

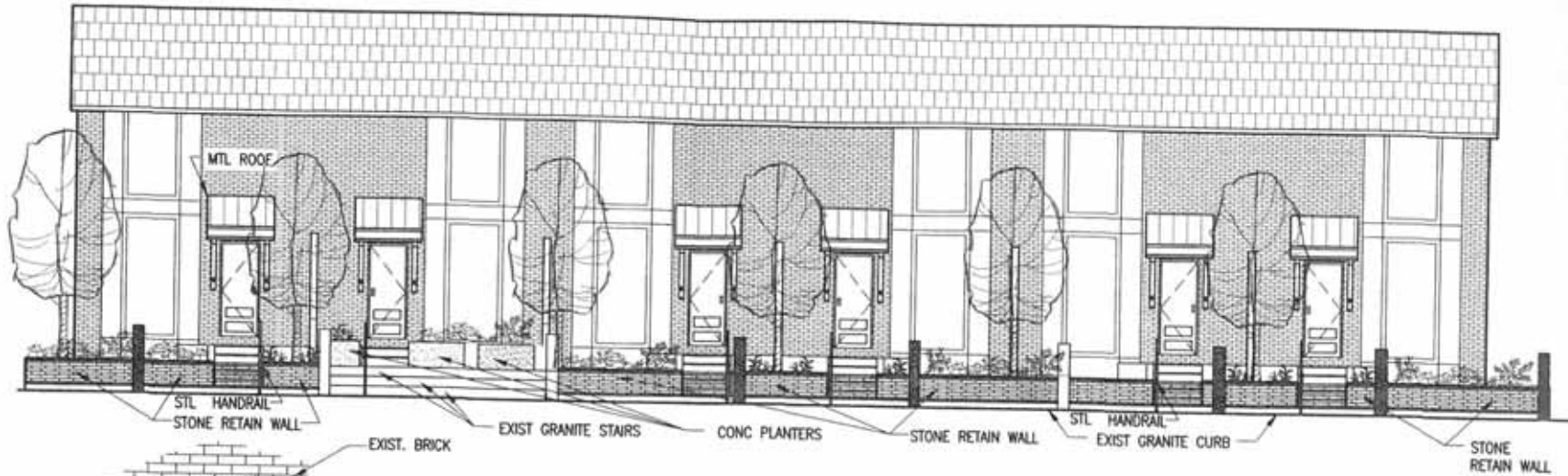
**A. Purpose and Intent:**

- Yes  No - Preserve the integrity of the District
- Yes  No - Maintain the special character of the District
- Yes  No - Assessment of the Historical Significance
- Yes  No - Complement and enhance the architectural and historic character
- Yes  No - Conservation and enhancement of property values
- Yes  No - Promote the education, pleasure & welfare of the District to the city residents and visitors

T.O. ROOF  
ELEV=27'-6"

1ST FLOOR  
ELEV=4'-1 1/2"

SIDEWALK  
ELEV=0'-0"

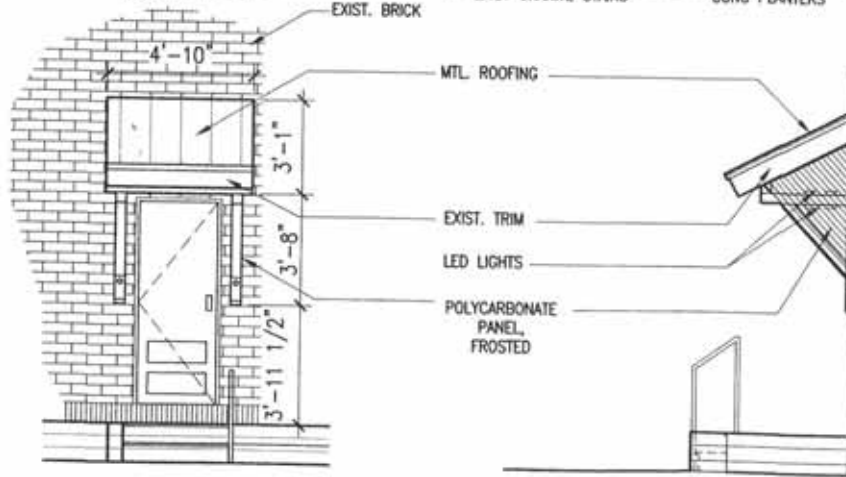


 **SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" 1



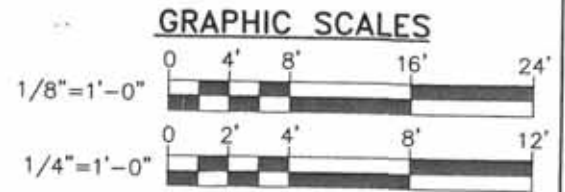
1ST FLOOR  
ELEV=4'-1 1/2"

PATIO  
ELEV=2'-2 1/2"



**ENTRY CANOPY, TYP.** 2  
SCALE: 1/4" = 1'-0"

**ENTRY CANOPY, TYP.** 3  
SCALE: 1/4" = 1'-0"



CHECK GRAPHIC SCALES BEFORE USING

**FACADE AND SITE IMPROVEMENTS**  
235 ISLINGTON STREET  
PORTSMOUTH, NH

**PROPOSED ENTRY CANOPY SECTION**

Historic District Commission, Public Hearing, April 2017

7 WALLINGFORD SQUARE  
LVT 2009  
KITTERY, ME 03904  
207.934.3104

**WINTER  
HOLBEN**  
architect + design

12APR2017  
WINTER HOLBEN/AD  
SCALE: NTS

PROJECT NO: 16121

DRAWING NO.

**7**



Actual panels will  
be 5/8" thick.



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