HDC

ADMINISTRATIVE APPROVALS

March 1, 2017

1. 36 Market Street (window)  - Approved
2. 414 State Street (chimney removal)  - Approved
3. 500 Market Street (doors and trim)  - Approved
4. 33 Howard Street (utility screen)  - TBD
5. 238 State Street (storefront windows)  - Approved
1. 36 Market Street (HVAC) - Approved
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: 

Property Address: 36 MARKET ST. 
Map/Lot: 117/29 
Zoning District: BDS  

Applicant/Owner: 36 MARKET ST. 0000 ASSM 
Applicant’s Representative 
Contact Info:  

Proposed Project: 
INSTALLED PREVIOUSLY APPROVED WINDOW ON SOUTH ELEVATION ALONG LAND ST. 

Comments:  
SAME DESIGN AS PREVIOUSLY APPROVED ON 7/10/13 

Exemption Reference: 10.633.30  

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

Local Code Official: 
Date: 2/23/17  

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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 njcracknell@cityofportsmouth.com or Mr. Hayes at vihayes@cityofportsmouth.com
PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: July 11, 2013

To: John A. Brady
9 Ladd Street
Portsmouth, NH 03801

Re: 36 Market Street (also 9 Ladd Street)

The Historic District Commission considered your proposal at its meeting of July 10, 2013 wherein permission was requested to allow new construction to an existing structure (add one window to the south façade and two windows to the west façade) 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 amendment:
1) That a wall-mounted vent is approved and shall be made of copper and mounted at the location shown on the submitted plan.

PLEASE NOTE: Prior to the issuance of a building permit, the Building Inspector will need to review and approve construction drawings/sketches so work shall not commence until the review process is complete. Applicants should note that approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.

The minutes and tape recording of the meeting may be reviewed in the Planning Department.

Respectfully submitted,

[Signature]
Joseph Almeida, Chairman
Historic District Commission

JA/lg

cc: Richard Hopley, Building Inspector
Rosann Maurice-Lentz, Assessor

1 Junkins Avenue
Portsmouth, New Hampshire 03801
Fax (603) 427-1593
## FEATURES

<table>
<thead>
<tr>
<th>Frame</th>
<th>70 SERIES</th>
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<tr>
<td>Insect Screen</td>
<td>Locking insect screen</td>
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</table>

### HISTORIC DISTRICT COMMISSION

Approved (date of meeting) 7-10-13
As Advertised ✔ As Presented ✔
w/Stipulations Signed 2/4/14

All products ordered with Low-E3 argon glass meet ENERGY STAR® performance criteria in all 50 states.
Double-hung replacement windows are by far the most popular type of windows in American homes today. Their enduring style blends with and complements a wide variety of architectural styles.
WHAT MAKES AMERICAN CRAFTSMAN® WINDOWS AND DOORS THE IDEAL VALUE FOR YOUR HOME?

Whether you're replacing existing windows, adding a new room or building a new home, you'll be glad to discover that American Craftsman® - an Andersen Company - offers a full line of premium quality, energy efficient, low-maintenance vinyl products at an uncompromising value.

At American Craftsman, our heritage of quality and dependability began more than 60 years ago. In those six decades, much has changed, but one thing hasn't: Our commitment to providing our customers quality they can count on. So if you're considering vinyl windows and patio doors for your home, the smart choice is American Craftsman®.

If there was ever a vinyl window right for the times, it's American Craftsman.

ENERGY EFFICIENCY

American Craftsman is recognized as an ENERGY STAR® partner, which means many of our products meet strict energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. In fact, many of our products meet or exceed ENERGY STAR qualifications in all 50 states and can help you reduce your monthly energy bills by up to 15%.* A variety of glass options is available to maximize energy efficiency and help cut your heating and cooling bills even further.

LOW-MAINTENANCE VINYL

Weekends weren't meant for working. That's the beauty of American Craftsman vinyl windows and doors. They're all low maintenance — making scraping, sanding, painting and lost weekends a thing of the past. Routine wear is almost invisible. Even scratches go virtually undetected; because the color is continuous throughout the vinyl material.

QUALITY AND CRAFTSMANSHIP

Our windows and patio doors are built to exacting window industry standards. We use proven, high-tech processes such as fusion-welding for bonds twice as strong as the original material, resulting in durable, weather-tight products.

All American Craftsman products are rigorously tested and independently certified for reliable performance. We're so certain of our product quality, we back each product with a Limited Lifetime Warranty.†

CHOICES

Your new windows should look like they were made for your home. That's why we offer a diverse selection of styles, shapes and sizes, as well as a wide variety of options that help you create just the right window for each room.

*ENERGY STAR qualified windows, doors and skylights compared to non-qualified products. Savings vary geographically. www.energystar.gov. ENERGY STAR is a registered trademark of the U.S. Environmental Protection Agency.
†Visit americancraftsmannwindows.com for complete warranty details.
Looking west on Ladd Street

9 Ladd Street
Looking east on Ladd Street

Hanover Street Parking Garage
2. 414 State Street (chimney) - Approved
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: 

Property Address: 44 STATE ST. 
Map/Lot: 116173 
Zoning District: C4 

Applicant/Owner: M. DOWNING 
Applicant's Representative: P. MESSIER 
Contact Info: 603 502 8655 

Proposed Project: REMOVE PARTIAL CHIMNEY 

Comments: NON-FUNCTIONING & PARTIALLY DAMAGED & REMOVED 

Exemption Reference: 10-633.30 

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

Local Code Official: 
Date: 7/23/17 

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City of Portsmouth, NH  
1 Junkins Ave, (603) 610-7243  
www.cityofportsmouth.com

**Building Permit Application -- MINOR CONSTRUCTION / RENOVATION and MISCELLANEOUS ACTIVITIES**

<table>
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<tr>
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<tr>
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<td>Zoning District: ___ HD: ___ DOD: ___ Map #: ___ Lot #: ___ Building Permit #: ___</td>
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**Print in Ink or Type. Complete all blanks or indicate "N/A" if not applicable.**

**PROPERTY OWNER**

<table>
<thead>
<tr>
<th>Name: MARTA DOWNING</th>
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<tbody>
<tr>
<td>Address: 414 STATE STREET #1</td>
</tr>
<tr>
<td>City: Portsmouth State: NH Zip: 03801</td>
</tr>
<tr>
<td>Phone: 603-781-8046 Cell Phone:</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:downing.marta@gmail.com">downing.marta@gmail.com</a></td>
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Street Address of Property/Project: 414 STATE ST.  
Contractor Name: PAUL MESSIER  
Phone: 603-502-8553

**PERMIT APPLICANT**

<table>
<thead>
<tr>
<th>Name: PAUL MESSIER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 171 WALKER BUNGALOW</td>
</tr>
<tr>
<td>City: PORTSMOUTH State: NH Zip: 03801</td>
</tr>
<tr>
<td>Phone: 603-502-8553 Cell Phone:</td>
</tr>
<tr>
<td>E-mail: <a href="mailto:pmess@icloud.com">pmess@icloud.com</a></td>
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Existing Use of Property: Residence

**Description of Work** (Check all that apply)

- ☐ Reroofing in Historic District  
- ☐ Siding  
- ☐ Replacement Windows/Doors  
- ☐ Buried Tank(s)-Removal  
- ☐ Commercial Renovation (Plans Required)  
- ☐ Electrical Work (Separate Permit)  
- ☐ Plumbing Work (Separate Permit)  
- ☐ Other Activity - **Explain Fully Below**

Expanded Description of Work: **Remove damaged chimney, will not replace. Freshen existing rooms, renew tile & floors. Replace radiators with floor radiant, build new closet, replace one window, add window over bed.**

When doing remodeling, provide sketch of work area. If structural work is involved, provide framing information in sketch format, in plan view or with cross section(s).

I certify that the information given is true and correct to the best of my knowledge. *No change from the above information will be made without approval of the Building Inspector.* Construction activities shall not commence until the Building Permit is issued. I realize that when all necessary approvals have been acquired, a Building Permit may be granted by the Building Inspector to allow construction or remodeling in conformance with this application and the plans/specifications submitted in support of said construction or remodeling only.

Painting and remodeling in dwellings and commercial child care occupancies built before 1978 require all work to be in conformance with Federal EPA rules concerning lead paint. All contractors shall be certified as required by these rules.

I further acknowledge that the proposed structure or improvements shall not be occupied or otherwise utilized without the issuance of a Building Certificate of Occupancy and only after all necessary inspections have been requested and completed. I am also aware that the disposal of waste generated from this project is my responsibility and not part of the City's Trash/Recycling Program.

**Signature of Applicant**  
**Date**

---

**Contractor**

**If Not Owner, State Relationship**

---

Permit Issuance Approved by Building Inspector: ____________________________  
Date ____________________________
EXISTING CHIMNEY

EARLIER CONVERSION FROM SHED TO SPARE BEDROOM

CELLAR

1990'S CARRIAGE HOUSE CONVERTED TO MASTER BEDROOM

GROUND LEVEL

NICK @ PLANNING
## Bills Paid

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Total Applied: 100.00

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<td>102.95</td>
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Identifiers which will appear on your credit card statement reporting payments made today:

- CITY OF PORTSMOUTH - For the City Bill Amount
- IC FEE PRSTMH WEB PMT - For the Service Fee Amount -- 2.95% ($1.95 minimum fee)
3. 500 Market Street (doors and trim)  - Approved
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: 

Property Address: 500 MARKET ST.
Map/Lot: 120/2
Zoning District: CD4-11

Applicant/Owner: PMC REALTY TRUST
Applicant's Representative: C. JEAN BERGEY
Contact Info: 603 778 6300

Proposed Project:
1. REMOVE SLIDING DOORS & ADD SLEEPER & SHOWER DOORS
2. INCREASE ROOF SLOPE

Comments:
EXISTING DOORS ARE DAMAGED / ROTTED DUE TO CURRENT DESIGN

Exemption Reference: 10.633.30

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

Local Code Official: [Signature]
Date: 2/24/17

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ADMINISTRATIVE APPROVAL FORM
Nick,

Hope that all is well. I just wanted to touch base with you a project that we are working on at Nobles Island 500 Market Street. This is specifically 500 Market Street Building 2 and the elevation facing downtown. We have a similar issue with Sliders to the issues we had at Harbour Hill Condos that you assisted us with.

There are (3) wooden sliders that sit on a deck and the water sits on the deck and has rotten the wood out. There is no drainage. We are proposing to resolve in a similar manner to how we did the project at HHCA. We would like to remove the doors and add a sleeper below the door. The roof on this deck would get stripped and we intended to add a strong slope to the insulation to create that drainage.

This concept would shorten the door by 2-4 inches. The sliders window has limited view the lower portion of the sliders are blocked by the side wall of the building. The Nobles Sliders are clear glass without mullions or muntins. Therefore, no one from the street or adjacent property would be able to notice any modification.

The existing doors have rotted out beyond any chance of repair. As you can see from the attached photo the windows have been covered with plastic to protect the interior of the building. We would like to replace these in the early spring of this year.

So here is the question, would this be considered a like kind replace that we would be able to pull a permit or would we need to go through the Historical District Process.

The owners of the HHCA project are quite pleased and we have not had any leaks the way that the previous detail allowed. Our intent would be to accomplish the same here and make the NICA unit owner happy.

Thank you,
Chuck T

Charles Thibedeau, CCIM
Vice President
CPManagement, Inc.
11 Court Street, Suite 100
Exeter, NH 03833
P - (603) 778.6300
F - (603) 778.6331
To: Chuck Thibedeau <Chuckt@CPManagement.com>
Subject: Building 2 Exterior

I have a very similar 2nd shot.
4. 33 Howard Street (utility screen) - TBD
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: __________

Property Address: 33 HOWARD ST.
Map/Lot: 103/83
Zoning District: C0ZB

Applicant/Owner: L. ANDERSON
Applicant's Representative: D. PINCHIA
Contact Info: 603 828 6583

Proposed Project: ADD UTILITY SCREEN TO WEST WALL OF HOUSE

Comments:

Exemption Reference: 10-633-30

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

Local Code Official: __________________________
Date: 2/23/17

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ADMINISTRATIVE APPROVAL FORM
Dear Mr Cracknell,

I understand I may need some type of permission to cover my utility boxes on the side of my home as suggested last summer by Richard Shea. (picture enclosed)

I was hoping the unsightly boxes which dominates the view of my home looking up the Street from Washington Street could be covered by a lattice type painted wood with sloping cover matching the color of the townhouse.

I have included "Dave PIncha" (Carpenter) on this email who has agreed to doing the work provided we can get the right permits and permission and also so he can answer any questions about size and design.

Aslo had a brief chat about it with Liz (last Nov) who also suggested I would need a building permit and hoping the Foster's also included on this email would agree to this.

Thanks, Lynda Andersson (603 828-6583)
Mr. Cracknell,

In reference to your email dated Jan. 30th, please find attached my sketch for the proposed utility cover at 33 Howard St. I hope it's sufficient in detail. If you have any questions or concerns, please contact me.

Regards,
Dave Picha
Handyman
49 Post Rd.
Greenland, NH 03840
603-682-8637
5. 238 State Street (storefront windows) - Approved
ADMINISTRATIVE APPROVAL FORM
HISTORIC DISTRICT COMMISSION

Building Permit #: __________

Property Address: 238 STATE ST.
Map/Lot: 107-69
Zoning District: CD4

Applicant/Owner: K. Morgen
Applicant's Representative: J. Ricci
Contact Info: 603 234 9932

Proposed Project:
1. STOREFRONT & ROOF MODIFICATIONS

Comments: REPLACEMENT-IN-KIND ON STOREFRONT

Exemption Reference: 10.433.30

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

Local Code Official: [Signature]
Date: 7/25/17

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ADMINISTRATIVE APPROVAL FORM
Nick,

Good morning.

Attached we are sending photos of the existing storefront at 238 State Street (a/k/a the old Savario’s). We are removing and replacing (in like and in kind) the storefront. We plan on submitting on the final storefront layout/materials when I return to work on 2/6.

We want to confirm that this work can be approved administratively, by City Staff, as the work we are proposing includes:

1. **STOREFRONT:** We are replacing in kind (there will be slim line storefront framing to upgrade from the single pane butt glazed units that exists today) the storefront and aluminum front door with the a similar size opening and layout to maintain the character of the existing façade, while providing a more thermally efficient opening.

2. **ROOF VENTS:** Remove/cap/cover the two mechanical vents that go through the roof. NOTE these penetrations are not visible from any of the abutting streetscapes.

No changes are proposed for the main entry other than possibly repairing/Replacing any deleterious or rotted wood that we encounter.

My main objective of this e-mail is to confirm that this work can be approved administratively by the City/yourself and does not require any HDC hearings/meetings.

I am out of the office from 1/27 to 2/3. I am meeting with the Owner tomorrow and would like to confirm back to them that we are all set with submitting to an application to you and the City and getting this approved administratively.

Thank you and please call me on my cellphone with any questions or items that we can get addressed before I leave. You can reach me today at 603-234-9932.

John E. Ricci, P.E.
President
Ricci Construction Co., Inc.
225 Banfield Road
Portsmouth, NH 03801
Mobile (603) 234-9932
Office (603) 436-3112
www.ricciconstruction.com
Confidentiality Notice

This confidentiality notice is intended only for the use of the person to whom it is addressed. It may contain information that is privileged, confidential or protected from disclosure under applicable law. If you are not the intended recipient, any distribution, disclosure, copy or use of the communication or any of its contents is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.

From: John Ricci [mailto:ricci@ricciconstruction.com]
Sent: Tuesday, January 24, 2017 3:42 PM
To: bjjobin@interstatetglass.com
Cc: 'John Ricci' <jricci@ricciconstruction.com>
Subject: Ricci Construction :::: 238 State Street Portsmouth, NH

Bruce,

Here are some particulars on the attached photos:

1. Opening width is 6'8"
2. Opening height is 9'6"
3. Glass pieces from left to right (three pieces total):
   a. 21"
   b. 22"
   c. 24"
   d. Horizontal dimension where glass/front door is is 3'7".

We want to remove/replace "in kind" using a narrow framing, thermally broken, storefront system.

Please provide me with a budget estimate as soon as you can.

Thank you,

John E. Ricci, P.E.
President
Ricci Construction Co., Inc.
225 Banfield Road
Portsmouth, NH 03801
Mobile (603) 234-9932
Office (603) 436-3112
www.ricciconstruction.com

Ranked 12th in Business NH Magazine's 20 fastest Growing Family Businesses in New Hampshire
Sent from my Verizon Wireless 4G LTE Droid
3 EXISTING ELEVATION
A1.0 Scale: 1/4" = 1'

4 PROPOSED ELEVATION
A1.0 Scale: 1/4" = 1'
SAME AS EXISTING EXCEPT AS NOTED
NARROW STILE DOORS

STILES-2-1/8"  TOP RAIL-2-1/2"  BOTTOM RAIL-4"
ADD 5/8" FOR 1/4" GLAZING BEADS

SPECIFICATIONS FOR STANDARD DOORS AND FRAMES

Portal doors shall be constructed of extruded aluminum shapes for stiles and rails. All aluminum shall be 6063-T5 with all exposed surfaces given a #204 R1 clear anodized finish or #313 dark bronze anodized finish. Several standard painted finishes available also. Wall thickness of stiles and rails shall be a minimum of 3/8". The door thickness shall be 1 3/4". Stiles and rails shall be bolted and electric arc welded to heavy anchors at all four corners. Meeting stiles of all pairs of doors shall be weather-stripped. All center pivoting doors shall be weather-stripped on lock and pivot stiles. All glazing beads shall have neoprene inserts for clean, puttyless snap in glazing.

Exterior glazing beads shall be non removable. Butt hinged doors shall be furnished with 1/2" aluminum hinge reinforcing plates. All standard doors to be furnished with standard push-pull hardware, maximum security lock and adjustable door leveling screw for minimum clearance adjustments.

Frames shall be constructed of seamless extruded aluminum tubes of 6063-T5 with anodized or standard painted surface. The basic shapes shall measure 1 3/4" x 4 1/2". Frames for offset hung doors shall be furnished with 1/4" aluminum hinge reinforcement plates and weather-stripped doorstops.
SERIES 4600

2" X 4-1/2" THERMAL FLUSHGLAZED FOR 1" GLAZING

INDEX: ________________ 1
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JAMBS: ________________ 3
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ALT. HORIZONTALS: ________________ 5
TRANSOM BARS: ________________ 6
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