HDC

ADMINISTRATIVE APPROVALS

October 3rd, 2018

1. 348 Maplewood Ave. - TBD
2. 8 Bow Street - Recommend Approval
3. 77 Daniel Street - Recommend Approval
4. 2 Jackson Hill Road - Recommend Approval
5. 37 Hanover Street - Recommend Approval
6. 175 Market Street - Recommend Approval
1. 348 Maplewood Ave. - TBD

**Background:** The HDC recently approved this project for window replacement of all the windows not located on the front façade and required restoration of the windows on the façade. Primarily due to a preference for consistency, the Condo Association is now seeking to replace all the façade-facing windows with the same Marvin replacement window.

**Staff Recommendation:** The HDC should consider the condition of the existing historic windows and determine whether the consistency of the windows on the building is more appropriate that having authentic historic windows on the façade facing Maplewood Ave.
Application for Approval - Administrative

Historic District Commission

Owner: OLD FRANKLIN SCHOOL COME
Applicant (if different): M. Jerry Johnson

Address: 348 MAPLEWOOD AVE
Street: Same
City, State, Zip:

Phone: (603) 728-8258

Signature:

Location of Structure: Map 141 Lot 2 Street Address: 348 MAPLEWOOD AVE
Building Permit #: 30921
To permit the following: SEE ATTACHED

Action Taken by H.D.C. at Public Meeting

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Stipulations:

Signature of Principal Planner:

Administrative Use Only:

Date of Meeting: 10-3-18
Payment:
Payment Type:
Index/Permit #:

If approved, please acknowledge below:

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

Owner

Revised: 11 April 17
The Old Franklin School Condominium Association is requesting to revise our application of 06/18/18. At the 7/13/18 meeting, the Commission approved our request to replace some windows and restore others.

The Association now requests to replace all windows rather than a mix of restore some and replace others. After lengthy discussions we prefer to keep the windows consistent throughout the building. This would also alleviate the need for storm windows on any of the windows.

The attached pictures show the windows that have been approved for restoration that we now request to replace. All the windows in the building would then be the Marvin 12 over 12 double hung with Bahama Brown Clad Exterior.

M. Jerry Johnson
Franklin School Condominium Association

(603) 828-8258
PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date:    July 13, 2018

To:      Jerry Johnson, President
          Old Franklin School Condo, Assoc.
          348 Maplewood Avenue
          Portsmouth, NH 03801

Re:      348 Maplewood Avenue

The Historic District Commission considered your proposal at its meeting on July 11, 2018
wherein permission was requested to allow the replacement and restoration of multiple windows
as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be approved with the following
stipulation:

1. Half screens shall be used and the windows shall be field painted.

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.
Page 2
Re: 348 Maplewood Avenue
July 13, 2018

The proposed application also meets the following review criteria of the Historic District Ordinance (as applicable):

B. Review Criteria:
✓ Yes □ No - Consistent with special and defining character of surrounding properties
□ Yes □ No - Relation to historic and architectural value of existing structures
□ Yes □ No - Compatibility of design with surrounding properties
□ Yes □ No - Compatibility of innovative technologies with surrounding properties

PLEASE NOTE THE FOLLOWING:

- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1st, 2016, a $100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a $500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and 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 inquires 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 vjhayes@cityofportsmouth.com.

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

Respectfully submitted,

[Vincent Lombardi, Chairman]
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
Rosann Maurice-Lenz, Assessor
Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Clad Ultimate Insert Double Hung
inside Opening 36 1/4" X 71 7/8"
8 Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless,
Rectangular - Special Cut 4W3H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ovolo Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless,
Rectangular - Special Cut 4W3H
Bahama Brown Clad Ext - Painted Interior Finish - White - Pine Int
Ovolo Interior Glazing Profile
White Sash Lock
White Jamb Hardware
These 6 front windows were approved for restoration, now requesting replacement. All replacement windows will be the same as the Marvin windows previously approved.

Unit 4  Front upper level
       Restore 36x72  (3 windows)

Unit 2  Front lower level
       Restore 36x72  (3 windows)
The Unit 4 and front hall previously approved for restoration, now requesting replacement. (No change in Unit 5 replacement window).

Unit 4 36x72
Replace (building side)

Unit 5 36x72
Replace (building side)

Front hall common area
Restore 36x72 (building side)
Previously approved for restoration, now requesting replacement.

Unit 1 front lower level
Restore 66x36
Previously approved for restoration,
now requesting replacement.

Front basement
60x36 Restore
2. 8 Bow Street - Recommend Approval

**Background:** The HDC recently approved this project for a variety of storefront and upper floor alterations. The Applicant is seeking to request the revised front door design, window sill restoration/ replacement, a revised side door dimension, and infilling a small masonry opening in the alleyway.

**Staff Recommendation:** The HDC should request more detail on the window sill restoration/ replacement method as that detail does not appear in the submitted application for Administrative Approval. Please note that some of the sills are currently wood (and some have been recently infilled with PT wood during the renovations) so the HDC should determine the appropriate sill material and profile. The applicant just requested that this item be deferred until a subsequent application as they have not finalized their request for the sill repair/ replacement. Thus, there are only 3 items in this request.
Application for Approval - Administrative

Historic District Commission

Owner: Sindik McQueen III LLC
Address: P.O. Box 1267
Portsmouth, NH 03801
Phone: N/A
Signature:

Applicant (if different): __________
Address: __________
(Street) __________
(City, State, Zip) __________
Phone: __________

Location of Structure: Map 106 Lot 22
Street Address: 8 Bow Street
Building Permit #: 38588

To permit the following:
1. Approval of front door design
2. Window sill restoration/replacement
3. Revised side door dimensions
4. Infill of small masonry opening at alley

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Action Taken by H.D.C. at Public Meeting

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Signature of Principal Planner:

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Administrative Use Only:
Date of Meeting: 10-3-18
Payment: 100
Payment Type: CV # 5730
Index/Permit #: __________

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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

Revised: 11 April 17
Requested Revisions:
1. Approval of front door.
2. Revised side door dimensions.
3. Infill of small masonry opening at alley.
3. 77 Daniel Street - Recommend Approval

**Background:** The HDC recently approved this project for a wide variety of alterations to the building. Importantly, due to the limited land area outside the existing building footprint, all of the proposed mechanical equipment was added to the second and third floor roof. Visual screening was included in the approval. Unfortunately, the inspection department determined (through a code review) that the mechanical screen was too tall to provide adequate ventilation for the HVAC equipment so some components would need to be elevated above the screen.

**Staff Recommendation:** I have spoken with the Plumbing Inspector and it appears that no other alternative locations or configurations of the HVAC equipment will meet the dimensional code requirements.
Application for Approval - Administrative

Historic District Commission

Owner: Chris Greiner / 77 Daniel Street LLC
Address: 51 Exeter Road (Street)
North Hampton, NH 03862 (City, State, Zip)
Phone: 603-205-6439

Applicant (if different):
Address:

(Signature)

Location of Structure: Map 0107 Lot 0010 Street Address: 77 Daniel Street
Building Permit #: 3471

To permit the following:
During construction and systems fabrication, it was realized several pieces of the mechanical equipment require relocation in plan or elevation from the original locations in drawings presented to the HDC. Assumptions during the design phase (which included HDC approval) were not all feasible/permittable at time of final engineering and construction. We are seeking approval of the current HVAC configuration as shown in attached images.

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If approved, please acknowledge below:
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Owner

Administrative Use Only:
Date of Meeting: 10-3-18
Payment: $100
Payment Type: CHK 2010
Index/Permit #: 

Revised: 11 April 17
ELEVATION VIEW

VIEW #3
AS APPROVED

REVISION TO MECHANICAL EQUIPMENT INSTALLATION
77 DANIEL STREET
HDC ADMINISTRATIVE APPROVAL
12 SEPT 2018

WINTER HOLBEN
architecture + design
4. 2 Jackson Hill Road - Recommend Approval

**Background:** Eversource has been working with the Planning Department and the abutting neighborhood for over 6 months to produce this plan. The plan seeks to improve the appearance of the Jackson Hill Sub-Station.

**Staff Recommendation:** I have been communicating with the neighbors as well as the applicant and believe there is strong support for this project. The HDC’s jurisdiction is limited to the fence and gate replacement.
Application for Approval - Administrative

Historic District Commission

PSNH D/B/A
Eversource

Owner:

Address: P.O. BOX 270
Hartford, CT, 06141

(Applicant (if different):
DANIEL STИL
Eversource

Address: 780 NORTH COMMERCIAL STREET
Manchester, NH 03101

Street Address: 2 Jackson Hill Street

Phone:

Phone: (603) 634-2078

Signature:

Location of Structure: Map 141 Lot 31

To permit the following:
Fence Modifications, Landscaping, Erosion Repairs.

Action Taken by H.D.C. at Public Meeting

Date of Approval: 10-3-18

Recommendation:

Stipulations:

Signature of Principal Planner:

Administrative Use Only:

Date of Meeting: 10-3-18

Payment: CC 100

Payment Type: Ref. 567029

Index/Permit #:

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

Revised: 11 April 17
September 12, 2018

City of Portsmouth Planning Department  
Attn: Nick Cracknell  
Portsmouth City Hall  
1 Junkins Ave, 3rd Floor  
Portsmouth, NH 03801

Dear Mr. Cracknell,  

The attached narrative and plans have been prepared to describe the intended scope of Eversource’s fence replacement project at our Jackson Hill Substation property (tax map 141, lot 31). There are several issues this project is intended to address including fencing, landscaping, drainage, grounding and the overall appearance of the site.

I understand that due to the location of the site there is a Historic District Commission review process needed for this project. I look forward to working with you on that and any other permitting issues.

If you have any questions or comments please contact me at (603) 634-2078 or at David.Still@Eversource.com.

Sincerely,

[Signature]
David M. Still, P.E.
Engineer – Substation Engineering
PROJECT NARRATIVE

SITE HISTORY - The Jackson Hill substation has been part of the electrical infrastructure in Portsmouth since the 1920s. The layout and types of equipment in use at this location has changed significantly over time as technology and electrical needs have evolved. A 2008 project removed most of the steel and equipment leaving the yard as it exists to today with a transformer, a control house, some conduits, risers and poles. In the photo below (circa 1987) the extent of equipment and structures prior the removal project can be seen.

![Jackson Hill Substation yard and control house ~ 1987](image)

While the yard is largely vacant today it remains a critical part of the electrical system in the Portsmouth area and provides essential capacity and reliability benefits that cannot be replaced. There are no short-term plans to add major equipment at this location or re-install the steel structures. However, as with all our facilities, evolving energy needs over time may someday create the need for more equipment on site in the future.

CURRENT PROPOSAL - This project does not involve the addition or removal of any significant electrical equipment and there are no significant changes proposed to the general layout or operation of the site. The goal of this project is to address issues related fencing, landscaping, drainage, grounding and the overall appearance of the site.

Specifically, the following modifications are proposed:
Fencing – As shown on the attached plan, the existing fence will be replaced and relocated further from the edge of the street. Generally, the fence will move approximately 6’ from the current location along Jackson Hill Street, 3’ along Marsh Lane, 3’ along the shared lot line and follow a new alignment along Marsh Lane. The fence will be like what exists today which is 8’ tall with an additional 1 foot of barbed wire. A coated (black) fence mesh is proposed.

Landscaping – Approximately 20 total new plantings are proposed for the areas along Northwest Street and Jackson Hill Street. The area along Marsh Lane does not include any proposed plantings because with the fence relocation the area along the street may be needed for access to the poles in the yard. Additionally, some plantings will be installed along the rear lot line.

Ground grid – The ground grid inside the property will be modified to connect to the proposed fence and gates. All ground grid modifications will be inside the property.

Eroded soil repairs – The slope along Northwest Street will be repaired to fix an erosion issues that is depositing fill in the yard and on the transformer pad. No major grading changes are proposed, this is to correct an existing issue.

Other modifications – A small section of the existing, non-security, fence along Northwest Street will be removed for grounding reasons near the substation. The remainder of the fence will be left in place. The stones that have fallen out of the wall along Northwest Street will be reset, and one dead/dying tree will be removed from the rear property line. The other trees will not be impacted by the project. Lastly, the steel pole along Marsh Lane near the substation corner will be removed.

The more general aspects of the site such as overall grading, access locations, electrical use, etc. are intended to continue as per the existing conditions.
5. 37 Hanover Street - Recommend Approval

**Background**: This application is to replace the rear deck with composite material, extend a retaining wall along the side elevation and add a stone veneer to the existing concrete retaining wall.

**Staff Recommendation**: Consideration should be given for a darker color on the composite railings so they blend better with the building. Additionally, the rear deck is not in public view. The side window is also not in public view from Hanover Street. The proposed stone veneer wall appears to be in keeping with the style and age of this c. 1830 "focal" Federal structure.
Application for Approval - Administrative

Historic District Commission

Owner: Jeffery H. Marple
Address: P.O. Box 4130, Portsmouth, NH 03801
Phone: __________________________
Signature: _______________________

Applicant (if different): Bill Marple - Repeples
Address: __________________________
Phone: 858-752-8606

Location of Structure: Map 118 Lot 24 Street Address: 37 Hanover Street
Building Permit #: __________________
To permit the following: deck replacement, retaining wall back fill, and retaining wall veneer.

Action Taken by H.D.C. at Public Meeting

Date of Approval: __________________
Recommendation: __________________
Stipulations: ______________________
Signature of Principal Planner: ______

Administrative Use Only:
Date of Meeting: 10-3-18
Payment: ______________
Payment Type: ______________
Index/Permit #: ______________

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

Revised: 11 April 17
Hi Nick,

Thanks for your input yesterday. Here is the request for the work we would like to do at 37 Hanover St, including deck replacement, retaining wall back fill, and retaining wall veneer. I will be bringing the application for approval by separately, followed by a check for the filing fee next week(Tuesday).

If you have any questions, I will be on the road today heading out of town for some business, and can be reached by phone at 858 752 8606. Appreciate your help.

Regards,

Bill Marple
Marple Properties
Historic District Committee Request
51 and 37 Hanover Street
26 September 2018

To Whom it May Concern,

Marple Properties requests permission from the Historic District Committee of Portsmouth to complete exterior replacements and improvements in and around the buildings located at 51 and 37 Hanover Street in Portsmouth, NH.

This work will include a) replacing the deck in the rear building parking lot with materials that will be more robust than the current wooden structure, but with little to no visual variation b) back filling the current left side retaining wall in order to present a more clean appearance, and prevent damage to the exterior brick wall and granite lintel, and c) adding a stone veneer to the current poured concrete retaining wall that will present a clean and attractive appearance to the frontage of the building in a way which is concurrent with the historic period in which the building was constructed.

All work will be done in accordance with the following exhibits:

Exhibit A) Deck Replacement Project
Exhibit B) Retaining Wall Back Fill Project
Exhibit C) Retaining Wall Veneer Project

Questions regarding the scope of this work may be directed to Mr. Bill Marple. He may be reached via email at marpleproperties.bill@gmail.com or on his cell phone at 858 752 8606.

Regards,

Bill Marple
Owner, Marple Properties
Exhibit A-Deck Replacement Project

The deck in the rear building parking lot is currently constructed out of pressure treated wood with support poles and railings painted white, and no stain or varnish protecting the decking itself. Overall, the deck is partially dilapidated with some materials beginning to rot, and paint peeling in many places.

Rear of 37 Hanover Street, showing current deck.

Photo of current painted railing. Railings are composed of 2x4's painted white and square balusters, with accompanying 4x4 posts painted white.

Photo of existing decking. Deck is composed of 5/4x6 pressure treated lumber.
Exhibit A-Deck Replacement Project

We propose the following changes:

Railings and balusters to be replaced by Azek Classic Profile PVC.

Posts to be replaced by Azek Classic Profile PVC sleeves.

All Railings, Balusters, and Posts to come in white color, identical to provided picture.

Decking to be replaced by Mahogany colored Azek decking, identical to provided picture.

*Note: All materials used as replacements will match current dimensions of railings, balusters, and boards.
Exhibit B-Retaining Wall Back Fill Project

The current retaining wall for 37 Hanover Street “bumps-in” on the left driveway side of the building to make way for an unneeded basement window. This “bump-in” has caused the granite lintel to crack under the weight of the building. It is currently being support by two rusted bottle jacks.

We propose back filling the “bump-in,” creating a poured concrete retaining wall that runs straight and unimpeded from the rear of the building to the front, parallel with the driveway. All dimensions and materials will be the same as existing structure, and present a square, in line wall throughout, eliminating the “bump-in.” This retaining wall will then be faced with stone veneer (see Exhibit C).

Photo showing left side of building, including retaining wall that runs along driveway. Arrow points to location of “bump-in.”

“Bump-In” close-up, showing crack in granite lintel, with jacks supporting.
Exhibit C - Retaining Wall Veneer Project

The current retaining wall is made from poured concrete. We propose facing the side and top of the retaining wall with an American Mist granite veneer, in order to present an attractive frontage that has the look and feel of an authentic New England stone wall common during the time period this building was constructed.

Photo showing current poured concrete retaining wall.

Photo showing an example of an authentic New England stone wall using stone similar to what will be used for the project. Although we propose veneer stones, the retaining wall should appear very similar to this one, complete with "squared off" top, with no cap.

Photo showing exact stones (American Mist), veneer to be used in order face existing poured concrete retaining wall.
6. 175 Market Street - Recommend Approval

**Background:** This project was approved by the HDC without a complete HVAC plan for the roof level of the structure. Thus, this request seeks to add several mechanical screens, guardrails, and access stairs to the roof in order to meet the code requirements as well as reduce the visual impacts to Market and Ceres Streets.

**Staff Recommendation:** I have worked closely with the applicant and the units cannot be lowered due to snow loading issues on the flat roof. However, several units were relocated away from the roof edge in order to reduce the visual impact on Market Street when approaching from the north.
Application for Approval - Administrative  
Historic District Commission

Owner: E-port Properties 1, LLC  
Applicant (if different): Bill Barrell - CJ Architects

Address: P.O. Box 847  
Address: 233 Vaughan Street, Suite 101

Portsmouth, NH 03801  
Portsmouth, NH 03801

Phone:  
Phone: 603-431-2808

Signature: ________________________________

Location of Structure: Map 18 Lot 3  
Street Address: 175 Market Street

Building Permit #: _______________________

To permit the following: To amend a previously approved design to 
allow for mechanical and equipment screening.

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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

Revised: 11 April 17
Hi Nick -

I have attached a PDF of the application for administrative approval of the mechanical equipment and screening at the 175 Market Street project as discussed.

Carla would be happy to meet at your convenience to review if needed.

Thanks,

Bill Bartell
bill@cjarchitects.net