HDC ADMINISTRATIVE APPROVALS

November 7th, 2018

- 1. 287 Maplewood Ave.
- 2. 170 Court Street
- 3. 238 Deer Street
- 4. 46-64 Maplewood Ave.
- 5. 299 Vaughan Street
- 6. 236 Union Street
- 7. 96 Chestnut Street
- 8. 75 Humphrey's Court
- 9. 135 Congress Street

- Recommend Approval
- TBD
- Recommend Approval
- Recommend Approval
- Recommend Approval

1. 287 Maplewood Ave. - Recommend Approval

Status: Field Changes / Compliance Issues - Minor Project

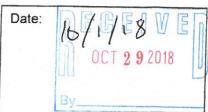
Background: The windows have been resized to 4/4 versus the 6/6 that was originally approved. The applicant claims the manufacturer does not produce a 6/6 window. This also caused a 24 lite window to replace the 32 lites that were approved.

Staff Recommendation: Other than this window issue this project is complete and all other items have been installed as approved.

Owner

Application for Approval - Administrative

Historic District Commission



Revised: 11 April 17

Owner: Evon Cooper	Applicant (if different): Joseph Pearson
Address: 16 Garland Kd-	Address: IDA EIM RO
Lincoln MA 0173	3 N. Hampton, NH 03862
(City, State, Zip)	(City State, Zip)
Phone: 78 - 259 - 9624	Phone: 603-498-2793
Signature:	
141	26 207 14 14 14
Cocation of Structure: Map 111 Lot	36 Street Address: 287 Maplewood Ave.
Building Permit #: 26085	11/11/200
To permit the following: USC 0-	
originally shown manufact	New addition) where 6/6 were,
The ortgin plan showe	over doesn't after 6/6 in correct size. 321/fegriss where we installed 24 life
1 - 11/1	indow the manufacturer couldn't do 321.7es =
Action Taken by H.D.C. at Publ	lic Meeting Administrative Use Only:
Date of Approval:	XC 100
Recommendation:	Date of Meeting: 11-7-) 8
Stipulations:	Payment: 100 -
	Payment Type: CC
	Index/Permit #:
Signature of Principal Planner:	

City of Portsmouth, NH





Vincent Hayes 🛇

Aug 20th 2018, 10:44am

Good morning Jason,

As discussed, I have conducted the land use compliance inspection last week. In doing so, I noted the following discrepancies:

- 1. On the side elevations, the double-hung windows have been changed to 4/4 light windows whereas 6/6 light windows are shown on the associated HDC approval. In addition, the center window on either side elevation is a 24 light whereas 32 light windows are shown on the associated HDC approval.
- 2. On the side elevations, corner boards have been omitted from the rear of the new addition (i.e. where the new addition connects to the existing home).

In speaking with Nick Cracknell, the staff liaison to the HDC, he felt as though these changes should be amended via an administrative approval. Please let me know if you require any assistance in submitting the application. The next HDC meeting is September 5th.

Best, Vincent



Vincent Hayes

Sep 4th 2018, 12:54pm

Good morning Jason,

I hope my previous comments found you well. I would appreciate any feedback you could provide on these matters. Please be advised, these are issues that need to be address as quickly as possible.



CITY OF PORTSMOUTH

Community Development Department (603) 610-7232

Planning Department (603) 610-7216

PLANNING DEPARTMENT HISTORIC DISTRICT COMMISSION CERTIFICATE OF APPROVAL

-	1111127	
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_	alt.	

February 14, 2014

To:

Evon Cooper 16 Garland Road Lincoln, MA 01773

Re:

287 Maplewood Avenue

The Historic District Commission considered your proposal at its meeting of February 12, 2014 wherein permission was requested to allow new construction to an existing structure (construct one story rear addition) as per plans on file in the Planning Department.

After due deliberation, the Commission voted that the request be approved as presented.

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
	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

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

Page 2

Re: 287 Maplewood Avenue

February 14, 2014

D	D .	a
ĸ.	Keview	Criteria:
200	ICCTICTY	CITECITA.

1	Vac 🗆	No	Consistent with special and d. C. i 1
	168	140 -	Consistent with special and defining character of surrounding properties
V	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: 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,

Joseph Almeida, Chairman Historic District Commission

JA/lg

cc:

Richard Hopley, Building Inspector Rosann Maurice-Lentz, Assessor Joseph A. Reynolds, Applicant

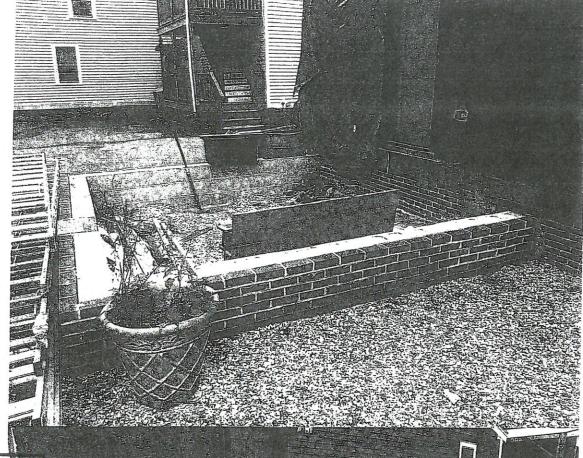


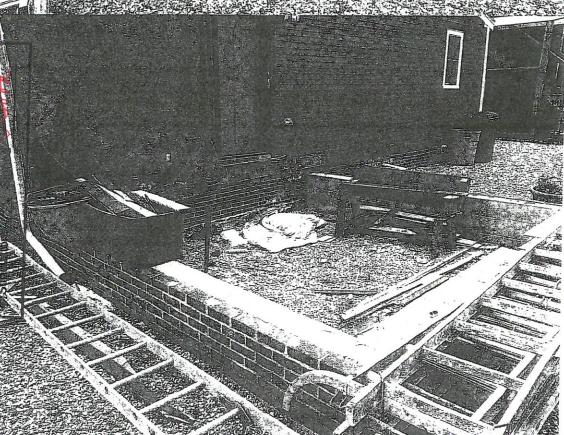




JAH 1 6 2014

12 pg.



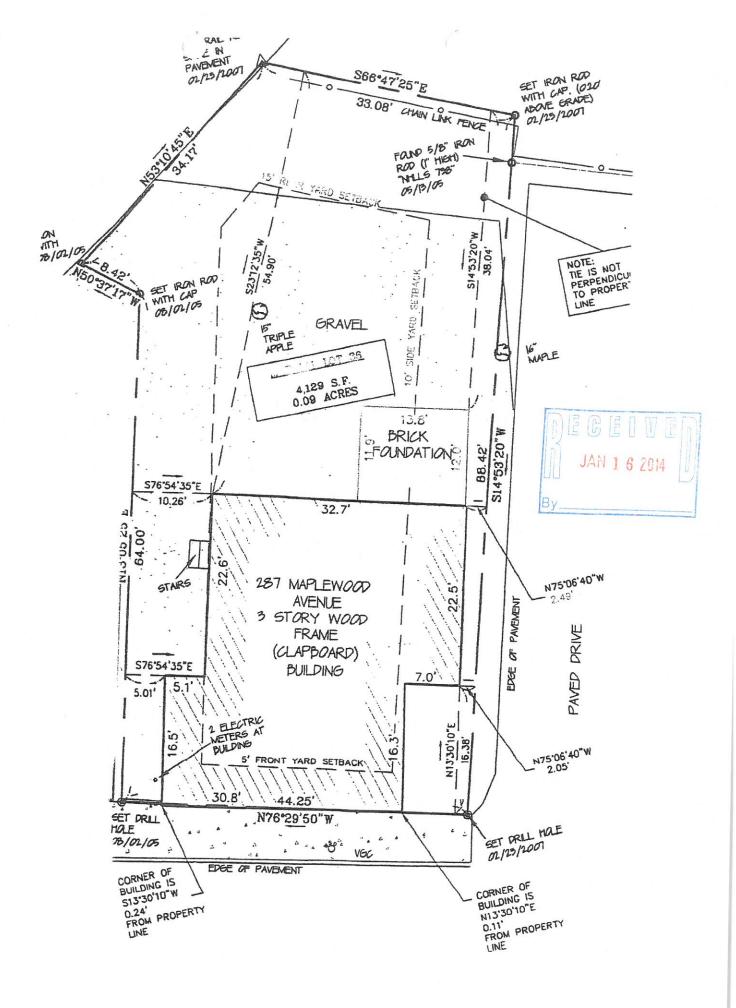


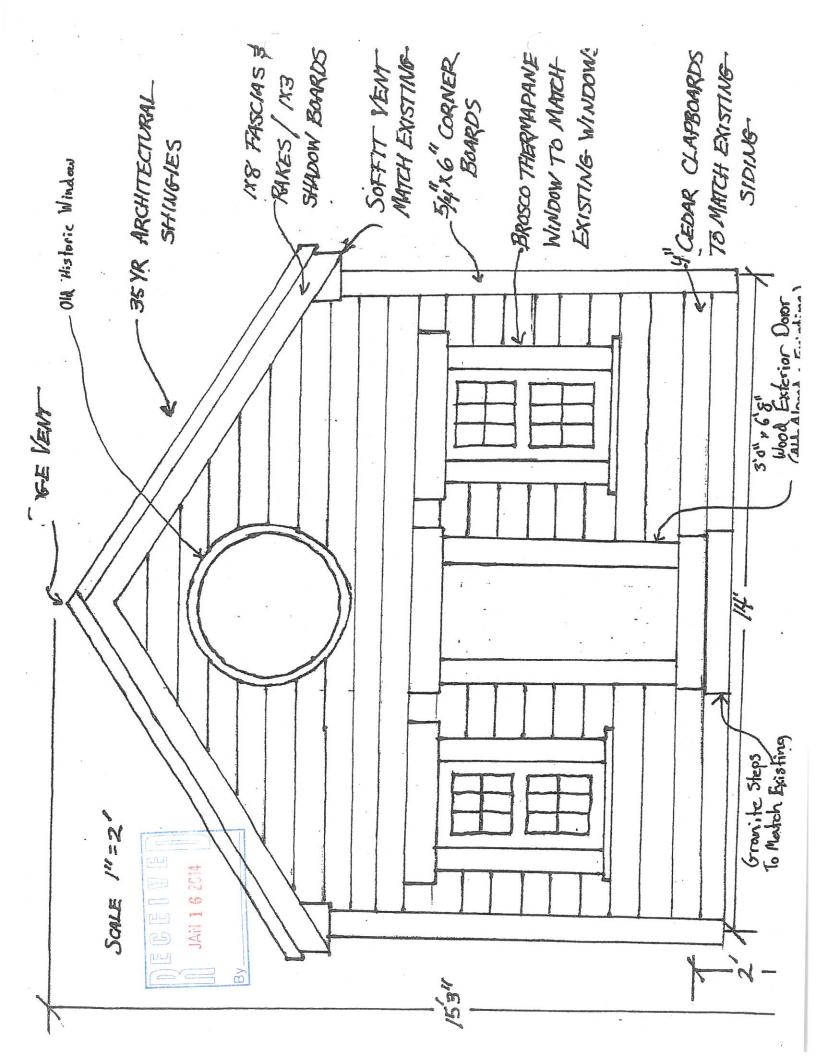
HISTORIC DISTRICT COMMISSION

Approved (date of meeting) A - |A - | +

As Presented L

As Advertised L







ENSTING HOUSE

Brosco Thermapane Windows to Makh Existing Vindow John Window

Acture Window
Tru-Anded Light
5'8" x 4'9"

SIDE ELEVATION

ENSTING HOUSE

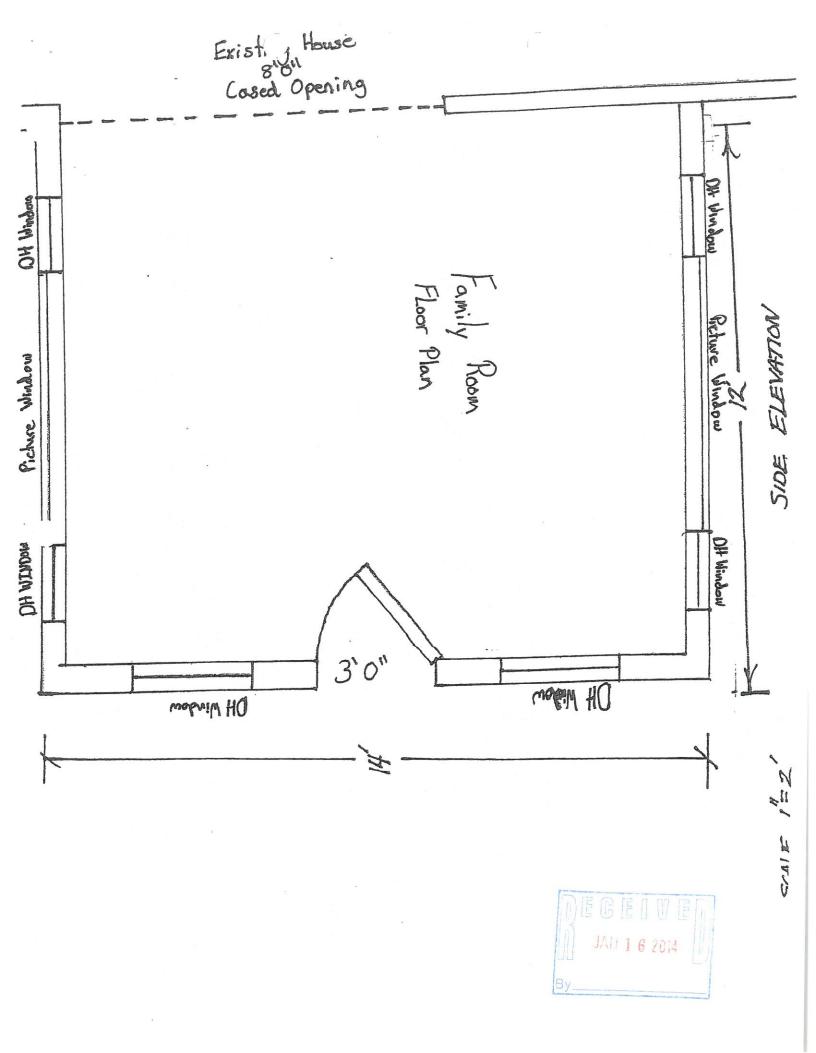
TRIM SECTION

32" OVERHANG TO 33

SOFFIT VENT

INS SHADOW \$ IN3 FASCIA







BROSCO Window Units



AUTHENTIC DIVIDED LIGHT (SSB)



	8/8 LIGHT									
		ning pening Glass Size	2'-6" 2'-3 ⁵ /8" 6"	2'-10" 2'-7 ⁵ /8" 7"	3'-2" 2'-11 ⁵ /8" 8"	3'-6" 3'-3 5/8" 9"				
3'-5"	3'-1"	8"	6" x 8"	-	8" x 8"	-				
3'-9"	3'-5"	9"	-	7° x 9"	-	_				
4'-1"	3'-9"	10"	-	-	8" x 10"	-				
4'-5"	4'-1"	11"	-	-	8" x 11"	9" x 11"				
4'-9"	4'-5"	12"	-	-	8" x 12"	9" x 12"				

9/9 and 12/12 LIGHT

	gh Oper Sash Op *GI	100	2'-3" 2'-0 5/8" 7"	2'-6" 2'-3 5/8" 6"	2'-10" 2'-7 ⁵ / ₈ " 7"	3'-2" 2'-11 5/6" 8"
4'-9"	4'-5"	8"	_	6" x 8"	-	-
5'-3"	4'-11°	9°	7° x 9° .	-	7° x 9°	-
5'-9"	5'-5"	10"	-	-	-	8° x 10

Unit Dimensions, other Rough Openings and Unit Options can be found at the end of this Double-Hung Section.

Replacement Sash Available

COTTAGE STYLE (unevenly divided)

Roug	h Ope	ning	2'-3"	2'-3"	2'-6"	2'-6"	2'-6"	2'-10"	2'-10"
9	Sash O	pening	2'-0 5/8"	2'-0 5/8"	2'-3 5/8"	2'-3 5/8"	2'-3 5/8"	2'-7 5/8"	2'-7 5/8"
	1 *6	lass Size	7"	7"	8"	8"	6"	7"	7".
			6/9 Light	9/6 Light	6/9 Light	9/6 Light	8/12 Light	8/12 Light	12/8 Light
4'-1"	3'-9"	8"	-	-	-	-	6" x 8"	-	-
4'-6"	4'-2"	9°	7° x 9°	7" x 9"	-	-,	-	7" x 9"	7" x 9"
4'-11"	4'-7"	10"	-	-	8" x 10"	8" x 10"	-	-	-

3 LIGHT RECTANGULAR TRANSOW

Rough Opening		2'-0"	2'-3"	2'-6"	2'-9"	3'-0"
	ss Size	6" 	7"	8"	9"	10"
Varies †	8"	6" x 8"			_	_
101103	9"		7" x 9"	-	-	-
	10"		-	8° x 10°	9° x 10°	10" x 10"

*Glass sizes are approximate.

† Combined Transom/Double-Hung Rough Opening height formula: Overall Transom glass height **plus** overall Double-Hung glass height **plus** 13¹/₄".





BROSCO Window Units



AUTHENTIC DIVIDED LIGHT (SSB)

4 LIGHT RECTANGULAR TRANSOM

Rough (Opening	2'-6"	2'-10"	3'-2"	3'-6"	
*G	lass Size	6"	7"	8"	9"	
Varies †	8"	6" x 8"	-	-	-	
	9"	-	7" x 9"	-	_	
	10"	-	-	8" x 10"	7	
	12"	-	-	-	9" x 12"	

6 LIGHT RECTANGULAR TRANSOM

Rough (Opening	2'-3"	2'-6"	2'-9"	3'-0"
*G	lass Size	7"	8"	9"	10"
\	\			211707	in the second
Varies †	9"	7" x 9"	8" x 9"	9" x 9"	10" x 9°

† Combined Transom/Double-Hung Rough Opening height formula: Overall Transom glass height **plus** overall Double-Hung glass height **plus** 13¹/₄".

PICTURE WINDOWS with FLANKERS

Rough Openi		7°-4 7/8°°	8'-0 ⁷ /8"	8'-8 7/8"	9'-4 ⁷ /8"
3'-5"	-	16"x16"/3'-8"x3'-1"/16"x16"	16"x16"/4'-4"x3'-1"/16"x16"	-	-
4'-1"	-	16"x20"/3'-8"x3'-9"/16"x20"	16"x20"/4'-4"x3'-9"/16"x20"	16"x20"/5'-0"x3'-9"/16"x20"	16"x20"/5'-8"x3'-9"/16"x20"
4'-5"	16°x22"/3'-35%"x4'-1"/16"x22"	16"x22"/3'-8"x4'-1"/16"x22"	16"x22"/4'-4"x4'-1"/16"x22"	16"x22"/5'-0"x4'-1"/16"x22"	16"x22"/5'-8'x4'-1"/16"x22"
4'-9"	16"x24"/3'-35%"x4'-5"/16"x24"	16"x24"/3'-8"x4'-5"/16"x24"	16"x24"/4'-4"x4'-5"/16"x24"	16"x24"/5'-0"x4'-5"/16"x24"	16"x24"/5'-8"x4'-5"/16"x24"

Picture Window Unit	Dimensions (w/flankers)	Width	Height
	Rough Opening minus	11/8"	1/8"
	Rough Opening plus	11/4"	5/8"
Flat Casing =	Rough Opening plus	51/16"	23/8"
Cape Cod Casing =	Rough Opening plus	65/8"	31/8"



STATIONARY PICTURE WINDOWS

		ening Opening Glass Size	3'-6 ¹ / ₆ " 3'-3 ⁵ / ₆ " 9"	3'-10 1/2" 3'-8" 10"	4'-6 1/2" 4'-4" 9"	5'-2 1/2" 5'-0" 9"	5'-10 1/2" 5'-8" 8"
*	4	*	16 Light	16 Light	20 Light	24 Light	32 Light
3'-5"	3'-1"	9"	-	3'-8" x 3'-1"	4'-4" x 3'-1"	-	_
4'-1"	3'-9"	10"	-	3'-8" x 3'-9"	4'-4" x 3'-9"	5'-0" x 3'-9"	
4'-5"	4'-1"	11"	3'-35/8" x 4'-1"	3'-8" x 4'-1"	4'-4" x 4'-1"	5'-0" x 4'-1"	5'-8" x 4'-1"
4'-9"	4'-5"	12"	3'-3 ⁵ /8" x 4'-5"	-	4'-4" x 4'-5"	5'-0" x 4'-5"	5'-8" x 4'-5"
5'-1"	4'-9"	13"	-	3'-8" x 4'-9"	4'-4" x 4'-9"	5'-0" x 4'-9"	5'-8" × 4'-9"

Low "E" Panels not available for Picture Windows.

^{*}Glass sizes are approximate.

Casing Options (Pr., ad)



Brickmould Casing (standard) 1¹/₄" x 2" (Primed Composite)



Flat Casing
- 1¹/₁₆" x 3³/₄" Head & Sides
(Primed Composite)



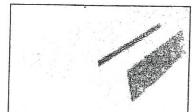
OPTIONS

Flat Cape Cod Casing 11/16" x 41/2" (Primed Composite)

- 1¹/₁₆" x 5¹/₄" Head & Sides - 1¹/₁₆" x 5¹/₄" Head Casing w/ 1¹/₁₆" x 3³/₄" Sides (Primed Pine)

(Primed Composite)





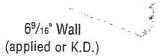
Extension Jambs (Clear Pine)

Main Sill w/Standard Sill

Nosing/Connector

(Primed Composite)

(Included with Basic Unit)



Wood Grilles



Shipped K.D. and Poly-bagged complete with fasteners (picture grilles are set-up).

Insect Screen



White aluminum full screen with plastic corners and charcoal fiberglass mesh

Cam Sash Lock



White is standard. Brasstone is optional.

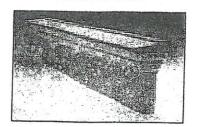
Clear Cedar



Flat Casing
- 1¹/₁₆" x 3³/₄" Head & Sides
- 1⁷/₁₆" x 3³/₄" Head Casing
W/ 1¹/₁₆" x 3³/₄" Sides

- Naturally decay resistant Clear Cedar Sill
- · Sill and casing completely caulked
- Casing applied with stainless steel fasteners

Moulded Urethane Window Head & Trim



Long Sill Horns

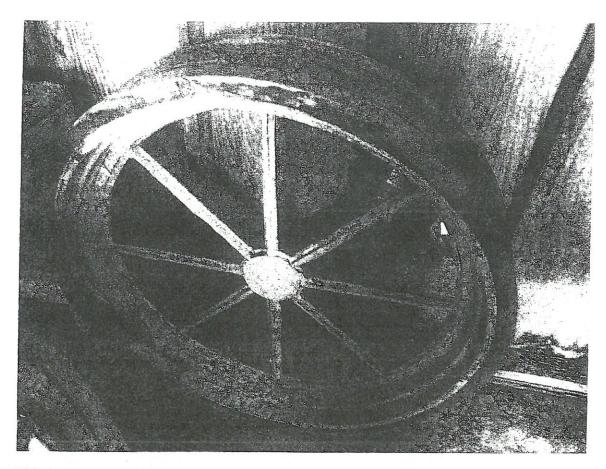


On "NO CASING" orders, 3³/₄" horns will be used unless otherwise specified.

Simulated Divided Light Sash Available

Wood or Composite Sash

Contact your BROSCO Dealer



This is an original window from Yokens in Portsmouth. It is true divided light and will be trimmed with cedar to match existing.



2. 170 Court Street

- Recommend Approval

Status: Stair & Deck Replacement – Minor Project

<u>Background</u>: The applicant proposed to replace the existing wood (and concrete) stairs, railings, and decking with composite material.

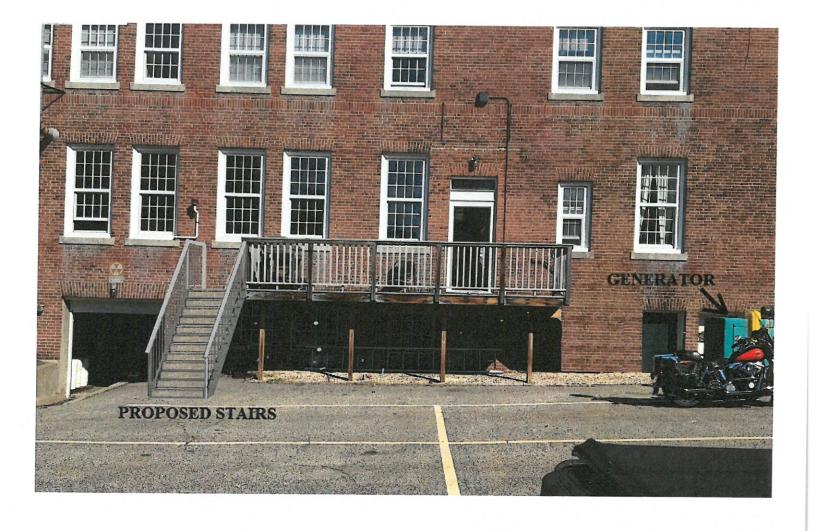
Staff Recommendation: The HDC should consider this as a back-of-house condition.

Application for Approval - Administrative

Historic District Commission



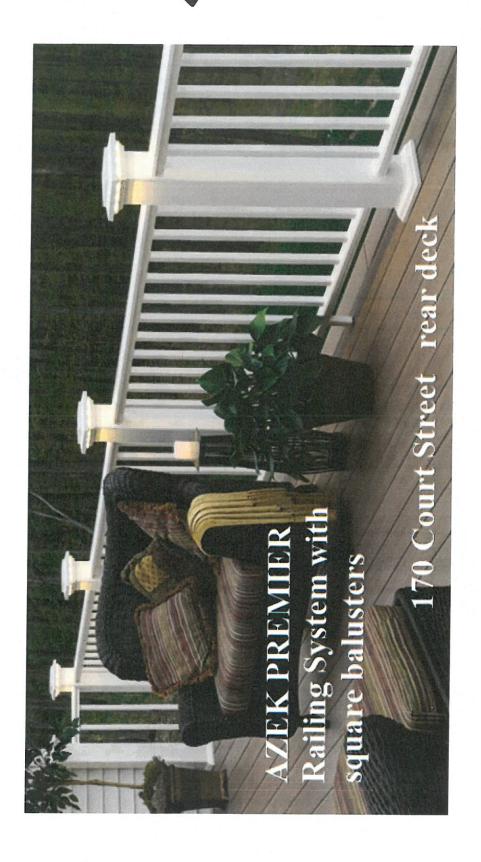
Owner: CITY OF PORTSMOU	Applicant (if different): DAN HARTIREY
Address: I JUNKINS A	WEAddress: 1 JUNKINS AVE
PORTS MOUTH	1 03801 PORTSMOUTH N
(City, State, Zip)	1 03801 PORTSMOUTH N
Phone:	(City, State, Zip) Phone: 603 - 610 - 7299
Signature: Dan Harten	, , ,
Location of Structure: Map 116 Lot	36 Street Address: 170 COURT ST
Building Permit #: 33360	
To permit the following: ALLOW RE	PLACEMENT IN KIND OF 8x 22
REAR DECK TO CORRECT	FAILED STAIRS AND ALIQUE FOR
	DECK IS WOOD FRAME WITH
COMPOSITE RAILS + DECK	KING AND WILL BE REPLACED WITH S
Action Taken by H.D.C. at Pub	Administrative Use Only:
Date of Approval:	rammstative ose only.
Recommendation:	Date of Meeting: Nov. 7, 208
Stipulations:	Payment:
	Payment Type:
	Index/Permit #:
Signature of	
Principal Planner:	
If approved, please acknowledge below:	
hereby acknowledge that all changes or va	ariation in the design as presented shall require further Historic
District Commission approval.	
Owner	Revised: 11 April 17
OWITE	





EXISTIMLA CONDITIONS





3. 238 Deer Street

- Recommend Approval

Status: Field Changes / Compliance Issues – Minor Project

<u>Background</u>: The HDC approved a wood railing system and composite was used. Additionally the screen wall is taller than approved, the lighting is also mounted higher on the building, the awning removed and only one set of gates was included under the deck.

<u>Staff Recommendation</u>: Understanding the front steps and railings are composite this side deck matches. Additionally the added height to the screen wall likely benefits the abutting property owners that request the screen wall.

Application for Approval - Administrative

Historic District Commission



Owner: Staty Bar & Grill	Applicant (if different):			
Address: 238 Deer Street	Address:			
Ponsmouth, NH 63801 (City, State, Zip)	(Street) (City, State, Zip)			
Phone: 403-1817-4304	Phone:			
Signature:				
Location of Structure: Map 175 Lot 3 Building Permit #: 31599	Street Address: 238 Deer Street			
To permit the following: See altache				
Action Taken by H.D.C. at Public	Meeting Administrative Use Only:			
Date of Approval:				
Recommendation:	Date of Meeting: Nov. 7, 2018			
Stipulations:	Payment: 100 - Cash			
j.	Payment Type:			
	Index/Permit #:			
Signature of				
Principal Planner:				
If approved, please acknowledge below:				
hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Comphission approval				
1// 1/// V	Revised: 11 April 17			
Owher				

Izak Gilbo

From:

Vincent J. Hayes

Sent:

Thursday, September 27, 2018 10:12 AM

To:

'jalmeida@destefanoarchitects.com'

Cc:

Nicholas J. Cracknell; Izak Gilbo; Robert T. Marsilia

Subject:

238 Deer Street: Land Use Compliance Review

Hi Joe,

As you know, last week I conducted my land use compliance review of the work associated with permit # 31599, i.e. the creation of a deck. In doing so, I identified several discrepancies that are inconsistent with the August 1st, 2018 Historic District Approval:

- 1. The deck rail & post are made of a synthetic material. The associated HDC approval indicated the rail & post were to be constructed with wood.
- 2. The sunsetter motorized XL model appears to have been forgone.
- 3. The wooden screen has increased to 8' in height whereas the associated HDC approval indicated the screen would be 6' in height.
- 4. The trimwork on the lower enclosure has been forgone.
- 5. The banding does not wrap around the deck per the "privacy screen elevation" provided within the approved plan set.

In speaking with Nick Cracknell, he felt as though another administrative approval to the Historic District Commission would be required in order to address these changes. The next HDC meeting is November 7^{th} , 2018, the deadline for which is October 19^{th} .

I would appreciate any feedback you could provide.

Best,

Vincent Hayes



CITY OF PORTSMOUTH

Community Development Department (603) 610-7281

Planning Department (603) 610-7216

PLANNING DEPARTMENT

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROVAL

Date:

August 3, 2018

To:

Eli Sokorelis

238 Deer Street

Portsmouth, NH 03801

Re:

238 Deer Street

The Historic District Commission considered your proposal at its meeting on August 1, 2018 wherein permission was requested to allow the construction of a new deck measuring (8 feet, 3 inches by 30 feet, 11 inches) for restaurant dining as per plans on file in the Planning Department.

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

- 1. The revised plans dated July 18, 2018 shall represent the dimensions of the approved deck.
- 2. The wood privacy screen shall include a 1" x 2" cap.
- 3. The radiance rail-top shall be used.
- 4. The posts shall be 6" x 6" and the railing system shall be wood.
- 5. The door used shall be the door as shown on the specifications sheet, but the mullions and grill patterns shall be removed.
- 6. The conduit shall be painted to match the brick.
- 7. The lights shall be dark sky compliant.
- 8. No more than 3 operable doors shall be located under the approved deck.

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

A. Purpose and Intent:

V	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
V	Yes [No - Promote the education, pleasure & welfare of the District to the city residents
	and v	isi	itors.

Page 2

Re: 238 Deer Street

August 3, 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.
- <u>Construction Drawings</u> 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.
- <u>Site Inspections and Compliance Review</u> 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 <u>njcracknell@cityofportsmouth.com</u> or Mr. Hayes at <u>vjhayes@cityofportsmouth.com</u>.

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

Respectfully submitted,

cc:

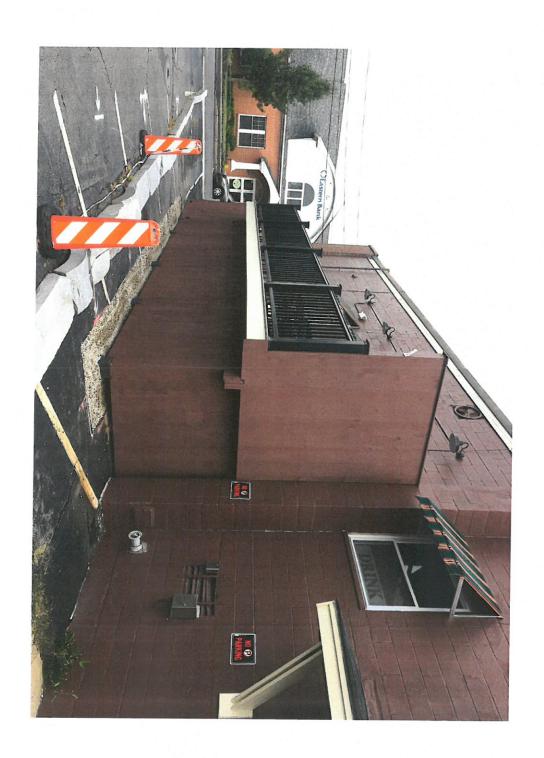
Vincent Lombardi, Chairman Historic District Commission

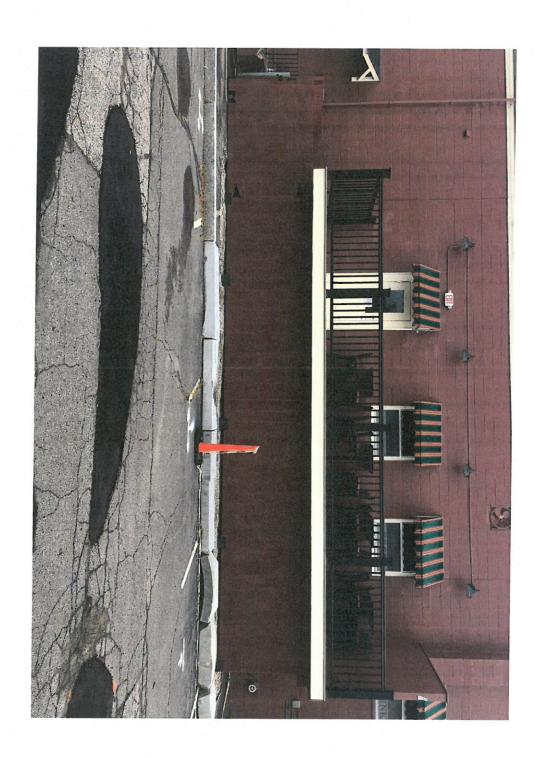
iistorie District Commission

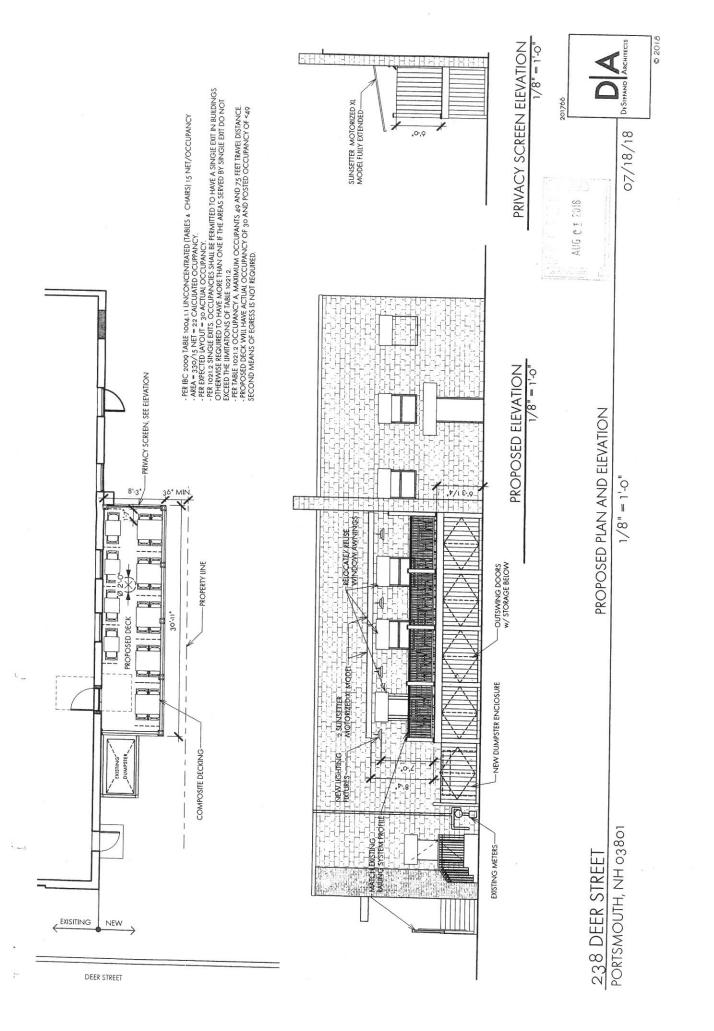
Robert Marsilia, Chief Building Inspector

FOR

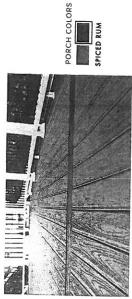
Rosann Maurice-Lentz, Assessor Joe Almeida, DeStefano Architects







TRANSCEND® COMPOSTE DECKING



TREX TRANSCEND* PORCH FLOORING IN SPICED BUM
As an alternative to cut freditional dock housel, we offer an indocestyle, stanted grove
point board for a virtually grap-tier lock Porch boards are available in Gravel Path and
Spiced Run.





T SOURSE BORE BOARD

1 de século Dispersions

2 de século Dispers al Como de c

Or squire ridy: bords rudio had fores; like woods with died science.

DECKING TYPE

SMOOTH-PRO FIBERGLASS OLASS PANEL EXTENOR F. ANNING & MOJECTS

IN JELDWEN















6" x 6" Skirt

6" x 6" Island Cap

3,-0.



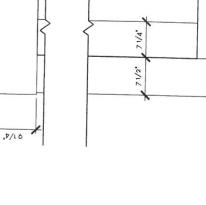
Protective Aluminum Hood

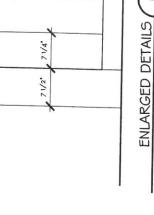












- WOOD BOTTOM RAIL

-WOOD SKIRT

Academy In Light LED Outdoor Wall Lantern

SPECIFICATION SHEET

WOOD TOP RAIL

DOOR TYPE

6x6 WOOD POST

For VISTA, Motorized and Motorized XL Awnings only,





1" = 1' - 0"



LIGHTING TYPE







1" = 1'0"

PORTSMOUTH, NH 03801 238 DEER STREET







@ 2018

4. 46-64 Maplewood Ave. - TBD

Status: Design Change - Minor Project

Background: The applicant proposes to increase the size of the 4th floor penthouse.

<u>Staff Recommendation</u>: As revised, the modified design only increases the penthouse along the rear elevation and is relatively diminimus in size.

Application for Approval - Administrative

Historic District Commission

Date:	EBETWEN	
	OCT 1 8 2018	

Owner: 30 HAPLEWOOD, LLC	Applicant (if diff	'a ra mál i
		erent):
Address: 36 HAPICHOOD AVE.	Address:	(Street)
POMISMOUTH NH 03901		(Street)
	_	(City, State, Zip)
Phone: (907. (910. 82.49)	Phone:	
Signature:		
- IIII		
Location of Structure: Map 125 Lot 2	Street Addre	ss: 46-64 Maplewood Ar
Building Permit #: 2297		
To permit the following: +D ALLOW FR	R THE UNDI	R ENIDALIGIAL
To permit the following: TO ALLOW FO	Pur / PENTHA	USE LIVABLE ALTA.
Action Tolanda U.S.O. a Saute		
Action Taken by H.D.C. at Public I	Meeting	Administrative Use Only:
Recommendation:		Date of Meeting: 11-7-18
Stipulations:		Payment: 100 -
Supurations.		Payment Type: CK# 1586
		Payment Type: CEAR 1300
		Index/Permit #:
0:		
Signature of Principal Planner:		
		5
fannroyad places selvended to be be		
horaby columnial and a that all a large		
hereby acknowledge that all changes or variati District Commission approval.	ion in the design as	s presented shall require further Historic
Dumos		Revised: 11 April 17







Neutronia (Principal Control C	

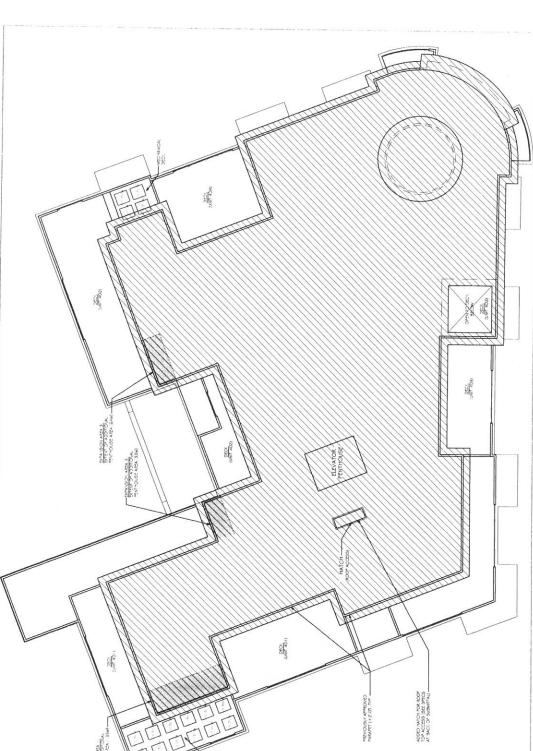
Previously Approved Roof Plan SCALE: # = 1-0"

46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

SCALE: AS NOTED 11.7.18 AA

SH. 1



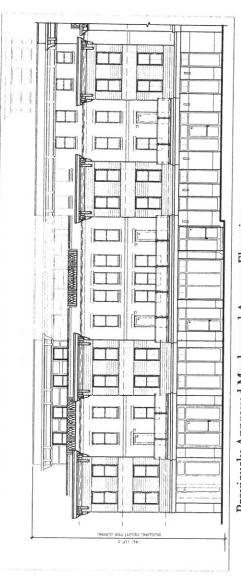


Proposed Roof Plan SCALE: # = 1'-0"

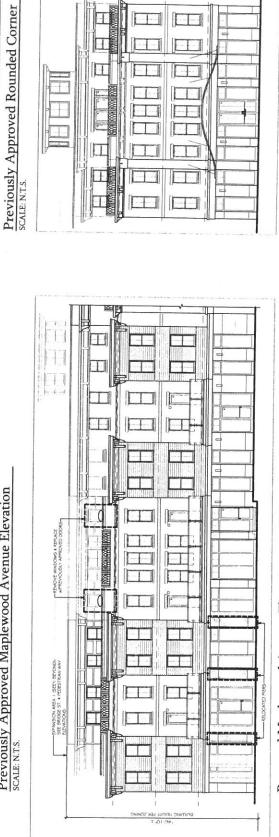
46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

11.7.18 SH. 2 AA

SCALE: AS NOTED



Previously Approved Maplewood Avenue Elevation SCALE N.T.S.



Proposed Maplewood Avenue Elevation SCALE: N.T.S.



11.7.18 SH. 3 SCALE: AS NOTED

AA

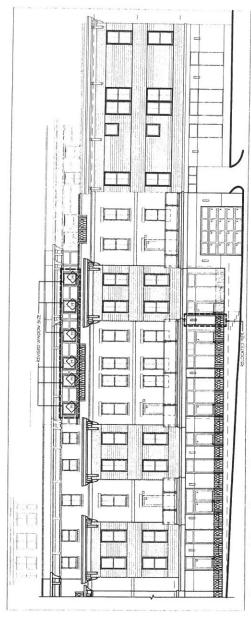
46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878





H 1.11

Previously Approved Deer Street Elevation SCALE: N.T.S.



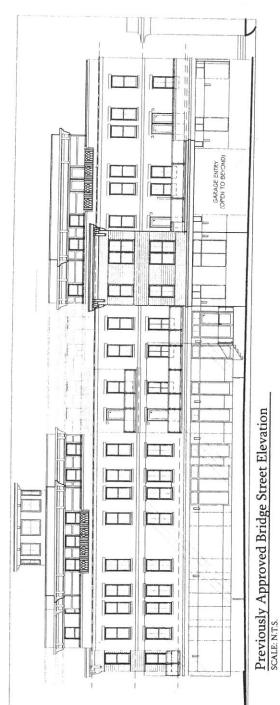
Proposed Deer Street Elevation SCALE: N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

SCALE: AS NOTED AA

11.7.18

SH. 4



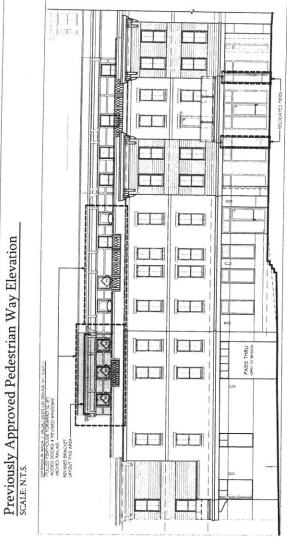
GARAGE ENTRY (OPEN TO BEYOND) - EUFANSION AREA 3: -FULLED PENTHOUSE FORWARD (S-CT)

Proposed Bridge Street Elevation SCALE. N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

AA SCALE: AS NOTED 11.7.18 SH. 5





PASS THRU

Proposed Pedestrian Way Elevation SCALE. N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/766.3760 Amoskeag Architectural 603/606.7878

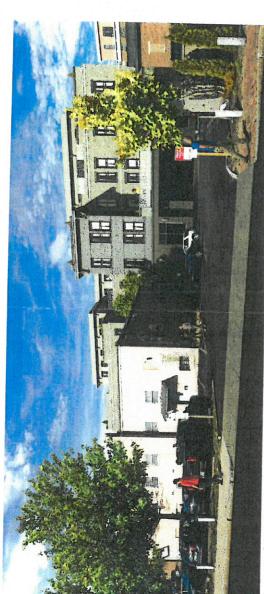
SH. 6







Previously Approved Building View SCALE. N.T.S.



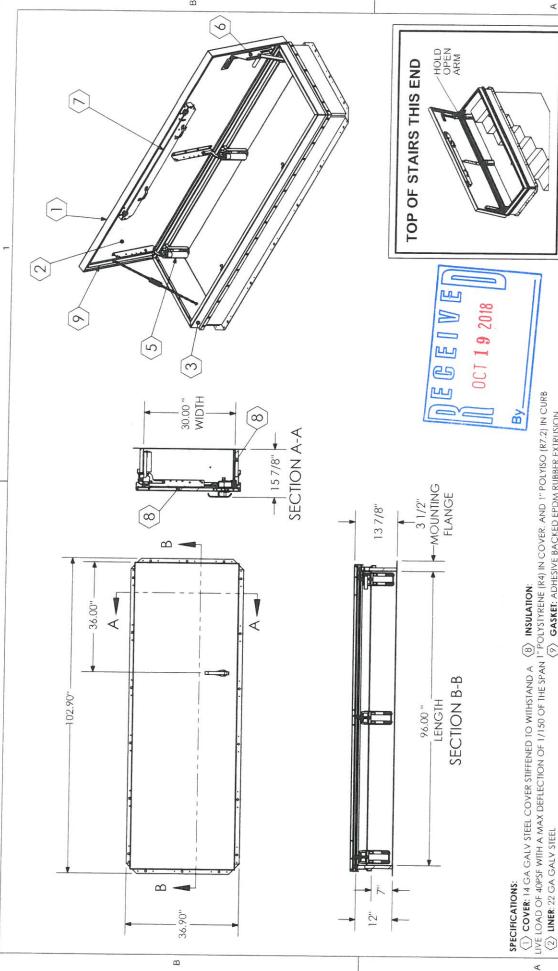
Proposed Building View SCALE: N.T.S.

46 Maplewood Avenue, Portsmouth, New Hampshire SOMMA Studios 603/66.3760 Amoskeag Architectural 603/606.7878

AA

SCALE: AS NOTED

11.7.18 SH. 7



(9) GASKET: ADHESIVE BACKED EPDM RUBBER EXTRUSION 10 SIZING: WIDTH X LENGTH DIMENSIONS ARE MEASURED INSIDE CURB IO INSIDE CURB WHERE THE WIDTH IS HINGE TO LATCH AND LENGTH IS HINGED SIDE WITH SPRINGS

(3) CURB AND COUNTERFLASH W/ EZ TAB: 14 GA GALV STEEL

FINISH: GRAY POWDER COAT

4

(5) SPRING/HINGE ASSEMBLY: ZINC PLATED STEEL TAMPER-PROOF HINGE CONTAINED WITHIN SPRING/HINGE ASSEMBLY. TELESCOPIC TUBES CONTAIN COIL STEEL COMPRESSION SPRINGS FOR LIFT ASSISTANCE

ZINC PLATED STEEL WITH RED VINYL GRIP HANDLE PULL RELEASE $\langle \overline{\gamma} \rangle$ Latch: 2 point rotary latch slam latch holds cover (6) HOLD OPEN ARM: LOCKS COVER IN FULLY OPEN POSITION -

CLOSED AGAINST 90 PSF WIND UPLIFT. INTERNAL AND EXTERNAL TURN HANDLES WITH PADLOCK HASPS

" (LENGTH) CLEAR OPENING 21.75 " (WIDTH) $\times~94.25$ " (LENGTH) 30 " (WIDTH) × 96 " (WIDIH) × 96 30 ROUGH OPENING ROOF HATCH SIZE

Sngl Dr, Zinc Hdw, Galvn Steel, Gray Pwd, Sngl Wall Curb, TITLE: Roof Hatch, Personnel Series, RHPG X S T-2PT A RI WEIGHT: VARIES DWG. NO. SIZE nystrom ELW 9/10/12 9300 73rd Avenue North Minneapolis, MN 55428 NAME DATE DRAWN PROPRETARY AND COMFIDENTAL. HE INFORMATION CONTAINED IN 1HS DRAWING IS THE SOLE PROPERTY OF INSTROM. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN FERMISSON OF INSTROM IS PROHIBIED. " (LENGTH)

RHPG30X96S1T

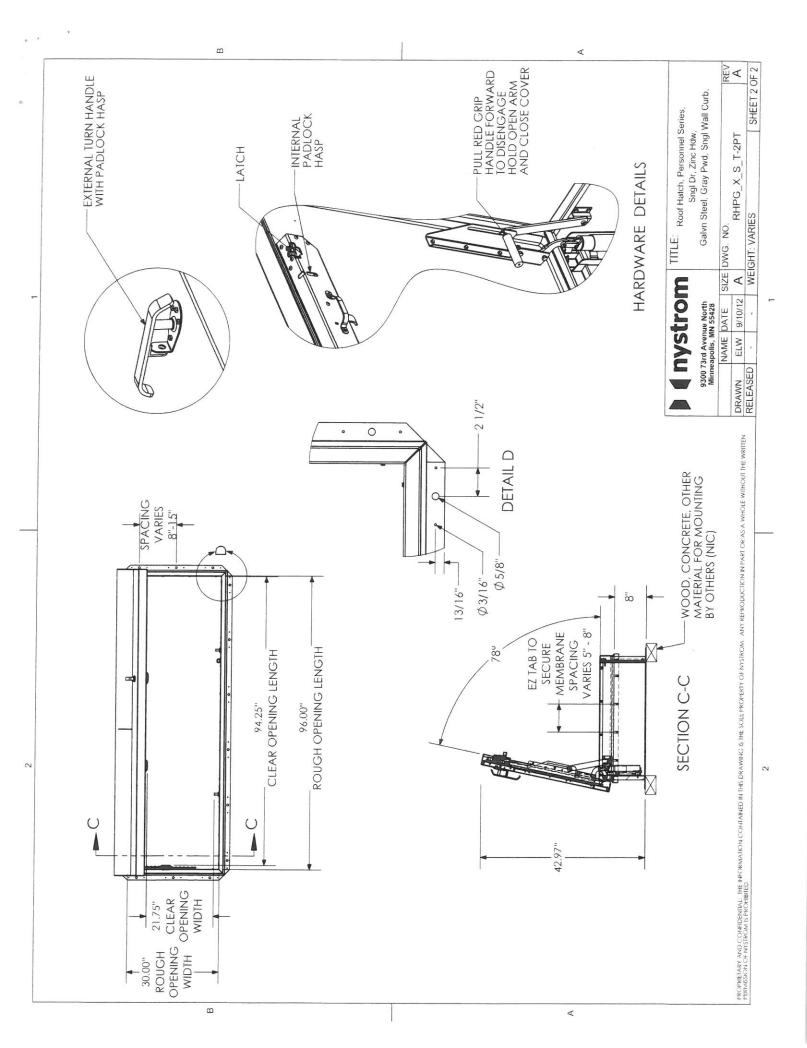
CONTRACTOR ARCHITECT

PART#: QTY:

PROJECT

REV

SHEET 1 OF 2



5. 299 Vaughan Street

- Recommend Approval

Status: Design Changes – Minor Project

<u>Background</u>: The design has been modified to add a roof component to the east side of the rooftop bar, increase the height of the glass railings, and remove the granite bollard on the north elevation.

<u>Staff Recommendation</u>: These changes are minor and will enhance the functionality of the rooftop bar. Thus, I would recommend approval.

Application for Approval - Administrative

Historic District Commission



Owner: Vaughan Street, LLC	Applicant (if different):
Address: 299 & 225 Vaughan Stre	Address:
(Street) Portsmouth , NH 03801	(Street)
(City, State, Zip)	(City, State, Zip)
Phone: 617.742.6000	Phone:
Signature:	
Location of Structure: Map 124 Building Permit #: 25772	15 10 and 11 Street Address: 299 & 225 Vaughan Street
	nent to east side of rooftop bar. Adjust glass railings at meeting 4" high. Remove granite base at north elevation within the
transformer/generator area.	4 High. Remove granite base at north elevation within the
	riateness requests for signage requiring a variance from the
Board of Adjustment	teres requests for eighting requiring a variance from the
Action Taken by H.D.C.	thlic Meeting
Date of Approval:	Administrative Use Only:
Recommendation:	Date of Meeting: 11-7-18
Stipulations:	Payment: 100
	Payment Type: CY # 303585
	Index/Permit #:
Signature of Principal Planner:	
Signature of Principal Planner: approved, please acknowledge	v:
hereby acknowledge that all chang istrict Commission approval.	variation in the design as presented shall require further Historic
wner	RECEIVED Revised: 11 April 17

BY:

ATTACHMENT

	To permit the following:	
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Pursuant to 10.1221.30 of the City Code we are Requesting a Certificate of Appropriateness for signage requiring a Variance from the Board of Adjustment:

- 1) To install a 110 SF (AC Hotels Marriott" Wall sign facing Vaughan St.
 - 10.1251.20 the sign exceeds the permitted maximum sign area for a wall sign in Sign District 3
- 2) To install 60 SF projecting sign on the Vaughan St elevation for the Event Center and Rooftop bar
 - 10.1251.20 the sign exceeds the permitted maximum sign area for a projecting sign in Sign District 3

RECEIVED

OCT 1 9 2018

BY:____

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KECEINED

CATHARTES

SOUTH ELEVATION

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

PROPOSED

PORTSMOUTH, NEW HAMPSHIRE 299 VAUGHAN STREET

PREVIOUSLY APPROVED

BK:

OCL I 9 2018

RECEIVED



ILL CATHARTES

PREVIOUSLY APPROVED

TRASH + GAS METER ENCLOSURE GENERATOR
TRANSFORMER

GENERATOR
TRANSFORMER PROPOSED

299 VAUGHAN STREET

NORTH ELEVATION

TRASH + GAS METER ENCLOSURE

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

PORTSMOUTH, NEW HAMPSHIRE





WEST ELEVATION

DRAFT HDC APPLICATION FOR AMENDED APPROVAL; OCTOBER 19, 2018

CATHARTES

PORTSMOUTH, NEW HAMPSHIRE 299 VAUGHAN STREET

Nicholas J. Cracknell

From:

Eben Tormey <etormey@xsshotels.com>

Sent:

Friday, October 26, 2018 10:20 AM

To:

Nicholas J. Cracknell

Cc:

Kent Beirne, AIA; Adam Morrill; Vincent J. Hayes

Subject:

2018-10-19_HDC Administrative Approval_Exhibit_Rev1.pdf

Attachments:

2018-10-19_HDC Administrative Approval_Exhibit_Rev1.pdf; ATT00001.txt

Nick,

Good morning. Please find attached a PDF of the administrative approval package including some precedent images for the rooftop bar roof addition. We also added a note about the finish material on the roof we are proposing to add - ACM to match the other previously approved dark grey ACM on the building. Let me know if we need to call out the signs or provide any additional information on them for the Certificate of Appropriateness for the variance on the signs that we will be requesting from the BOA.

This package replaces the hard copy plans I delivered with the Application last Friday.

Let me know if you have any questions.

Thanks.

Eben



Eben Tormey Project Manager

603.518.2132 etormey@xsshotels.com www.xsshotels.com



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PREVIOUSLY APPROVED

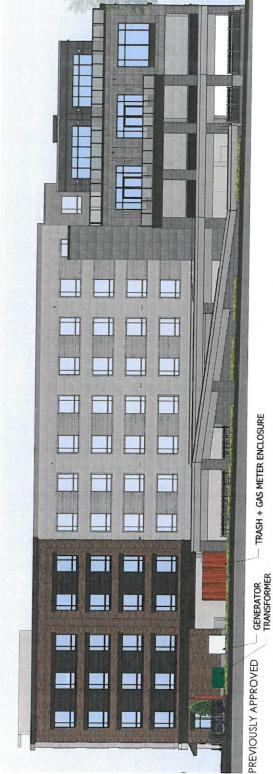
-ALUMINUM COMPOSITE MATERIAL

PROPOSED

299 VAUGHAN STREET PORTSMOUTH, NEW HAMPSHIRE

SOUTH ELEVATION

DRAFI HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018





PROPOSED

299 VAUGHAN STREET

GENERATOR
TRANSFORMER

NORTH ELEVATION

TRASH + GAS METER ENCLOSURE

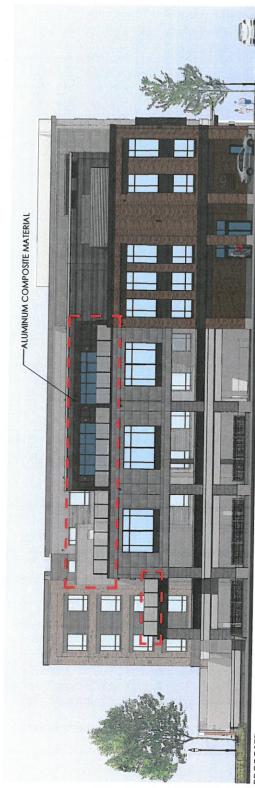
PORTSMOUTH, NEW HAMPSHIRE

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

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PROPOSED

299 VAUGHAN STREET

DRAFT HDC APPLICATION FOR AMENDED APPROVAL; OCTOBER 19, 2018

WEST ELEVATION

PORTSMOUTH, NEW HAMPSHIRE



ROOFTOP BAR PRECEDENT IMAGE

DRAFI HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

299 VAUGHAN STREET PORTSMOUTH, NEW HAMPSHIRE

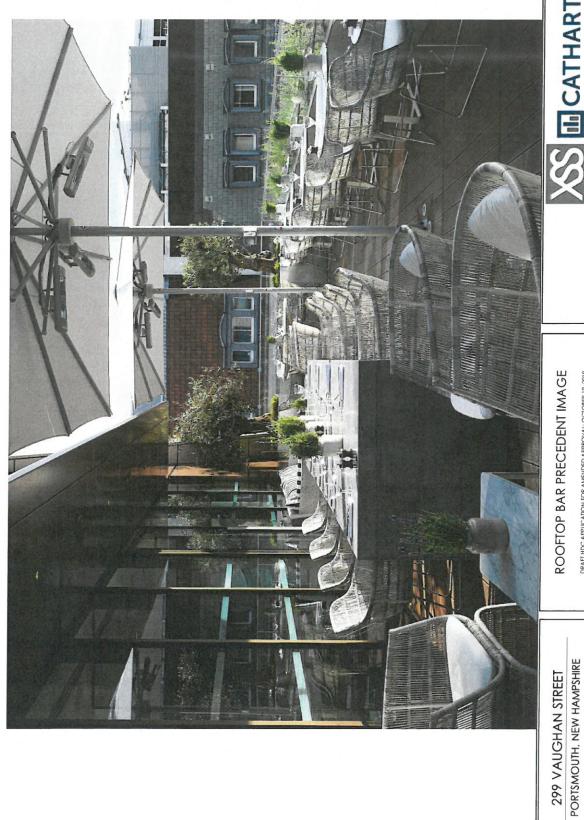


ROOFTOP BAR PRECEDENT IMAGE

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

CATHARTES

299 VAUGHAN STREET PORTSMOUTH, NEW HAMPSHIRE



ROOFTOP BAR PRECEDENT IMAGE

DRAFT HDC APPLICATION FOR AMENDED APPROVAL: OCTOBER 19, 2018

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