HDC

ADMINISTRATIVE APPROVALS

November 7th, 2018

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

Historic District Commission

Owner: Evon Cooper
Address: 16 Garland Rd.
Lincoln, MA 01773
Phone: 781-259-9024

Applicant (if different): Jason Pearson
Address: 12A Elm Rd.
N. Hampton, NH 03862
Phone: 603-498-2793

Location of Structure: Map 141 Lot 36
Street Address: 287 Maplewood Ave.
Building Permit #: 26085

To permit the following:

- Use of 4/4 grids for smaller flanking windows on new addition where 6/6 were originally shown. Manufacturer doesn't offer 6/6 in correct size.
- The original plan showed 32 grids where we installed 24 grids due to size of window the manufacturer couldn't do 32.4 tiles.

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

Date of Approval: 
Recommendation: 
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

Revised: 11 April 17
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

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.
PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: 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
   □ 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

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

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: 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
    Joseph A. Reynolds, Applicant
Scale 1" = 2' 

- 16" Vent
- Old historic window
- 35yr architectural shingles
- 1x8 fascias & rakes / 1x3 shadow boards
- Soffit vent match existing
- 5/4" x 6" corner boards
- Brosco thermapane window to match existing window
- 4" cedar clapboards to match existing siding

Granite steps to match existing

3'0" x 6'8" wood exterior door (all aboard existing)
**Trim Section**

3\(\frac{1}{2}\)" overhang to

match existing house

1\%8 shadow & 1\%8 fascia

Soffit vent
## BROSCO Window Units

### AUTHENTIC DIVIDED LIGHT (SSB)

#### 6/1 LIGHT

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>Sash Opening</th>
<th>*Glass Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>4'-1&quot;</td>
<td>3'-9&quot;</td>
<td>20&quot;</td>
</tr>
<tr>
<td>4'-5&quot;</td>
<td>4'-1&quot;</td>
<td>22&quot;</td>
</tr>
<tr>
<td>4'-9&quot;</td>
<td>4'-5&quot;</td>
<td>24&quot;</td>
</tr>
<tr>
<td>5'-1&quot;</td>
<td>4'-9&quot;</td>
<td>26&quot;</td>
</tr>
<tr>
<td>5'-5&quot;</td>
<td>5'-1&quot;</td>
<td>28&quot;</td>
</tr>
</tbody>
</table>

#### 8/8 LIGHT

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>Sash Opening</th>
<th>*Glass Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'-5&quot;</td>
<td>3'-1&quot;</td>
<td>8&quot;</td>
</tr>
<tr>
<td>3'-9&quot;</td>
<td>3'-5&quot;</td>
<td>9&quot;</td>
</tr>
<tr>
<td>4'-1&quot;</td>
<td>3'-9&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>4'-5&quot;</td>
<td>4'-1&quot;</td>
<td>11&quot;</td>
</tr>
<tr>
<td>4'-9&quot;</td>
<td>4'-5&quot;</td>
<td>12&quot;</td>
</tr>
</tbody>
</table>

#### 9/9 and 12/12 LIGHT

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>Sash Opening</th>
<th>*Glass Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>4'-9&quot;</td>
<td>4'-5&quot;</td>
<td>8&quot;</td>
</tr>
<tr>
<td>5'-3&quot;</td>
<td>4'-11&quot;</td>
<td>9&quot;</td>
</tr>
<tr>
<td>5'-9&quot;</td>
<td>5'-5&quot;</td>
<td>10&quot;</td>
</tr>
</tbody>
</table>

#### COTTAGE STYLE (unevenly divided)

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>Sash Opening</th>
<th>*Glass Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>4'-1&quot;</td>
<td>3'-9&quot;</td>
<td>8&quot;</td>
</tr>
<tr>
<td>4'-6&quot;</td>
<td>4'-2&quot;</td>
<td>9&quot;</td>
</tr>
<tr>
<td>4'-11&quot;</td>
<td>4'-7&quot;</td>
<td>10&quot;</td>
</tr>
</tbody>
</table>

#### 3 LIGHT RECTANGULAR TRANSOM

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>*Glass Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>2'-0&quot;</td>
<td>6'</td>
</tr>
<tr>
<td>2'-3&quot;</td>
<td>7'</td>
</tr>
<tr>
<td>2'-6&quot;</td>
<td>8'</td>
</tr>
<tr>
<td>2'-9&quot;</td>
<td>9'</td>
</tr>
<tr>
<td>3'-0&quot;</td>
<td>10'</td>
</tr>
</tbody>
</table>

*Combined Transom/Double-Hung
Rough Opening height formula:
Overall Transom glass height plus overall Double-Hung glass height plus 13 ¾".

*Glass sizes are approximate.

Replacement Sash Available

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

### AUTHENTIC DIVIDED LIGHT (SSB)

#### 4 LIGHT RECTANGULAR TRANSOM

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>2'-6&quot;</th>
<th>2'-10&quot;</th>
<th>3'-2&quot;</th>
<th>3'-5&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Glass Size</td>
<td>6&quot;</td>
<td>7&quot;</td>
<td>8&quot;</td>
<td>9&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Varies †</td>
<td>8&quot;</td>
<td>6' x 8&quot;</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>9&quot;</td>
<td>7' x 9&quot;</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>10&quot;</td>
<td>-</td>
<td>8' x 10&quot;</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>12&quot;</td>
<td>-</td>
<td>-</td>
<td>9' x 12&quot;</td>
</tr>
</tbody>
</table>

† Combined Transom/Double-Hung Rough Opening height formula:
Overall Transom glass height plus overall Double-Hung glass height plus 13 1/2".

#### 6 LIGHT RECTANGULAR TRANSOM

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>2'-3&quot;</th>
<th>2'-6&quot;</th>
<th>2'-9&quot;</th>
<th>3'-0&quot;</th>
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</thead>
<tbody>
<tr>
<td>&quot;Glass Size</td>
<td>7&quot;</td>
<td>8&quot;</td>
<td>9&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Varies †</td>
<td>9&quot;</td>
<td>7' x 9&quot;</td>
<td>8' x 9&quot;</td>
<td>9' x 9&quot;</td>
</tr>
<tr>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>10' x 9&quot;</td>
</tr>
</tbody>
</table>

### PICTURE WINDOWS with FLANKERS

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>6'-11 1/2&quot;</th>
<th>7'-4 1/4&quot;</th>
<th>8'-6 1/4&quot;</th>
<th>9'-4 1/4&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>3'-5&quot;</td>
<td></td>
<td>16'x16'7/8&quot;-6'3&quot;x-1'11/16&quot;x16&quot;</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>4'-1&quot;</td>
<td></td>
<td>16'x20'3/8&quot;-8'3&quot;x-9'11/16&quot;x20&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4'-5&quot;</td>
<td>15'2&quot;2/8&quot;-3'3/4&quot;x-1'11/16&quot;x22&quot;</td>
<td>16'x22'4/8&quot;-8'3&quot;x-1'11/16&quot;x22&quot;</td>
<td>16'x22'4/8&quot;-8'3&quot;x-1'11/16&quot;x22&quot;</td>
<td></td>
</tr>
<tr>
<td>4'-9&quot;</td>
<td>15'2&quot;4/8&quot;-3'3/4&quot;x-5'1/16&quot;x24&quot;</td>
<td>16'x24'4/8&quot;-8'3&quot;x-5'1/16&quot;x24&quot;</td>
<td>16'x24'4/8&quot;-8'3&quot;x-5'1/16&quot;x24&quot;</td>
<td></td>
</tr>
</tbody>
</table>

#### Picture Window Unit Dimensions (w/flankers)

<table>
<thead>
<tr>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Casing</td>
<td>Rough Opening minus</td>
</tr>
<tr>
<td>Brickmould Casing</td>
<td>Rough Opening plus</td>
</tr>
<tr>
<td>Flat Casing</td>
<td>Rough Opening plus</td>
</tr>
<tr>
<td>Cape Cod Casing</td>
<td>Rough Opening plus</td>
</tr>
</tbody>
</table>

### STATIONARY PICTURE WINDOWS

<table>
<thead>
<tr>
<th>Rough Opening</th>
<th>Sash Opening</th>
<th>3'-6 1/2&quot;</th>
<th>3'-10 1/2&quot;</th>
<th>4'-6 1/2&quot;</th>
<th>5'-2 1/2&quot;</th>
<th>5'-10 1/2&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;Glass Size</td>
<td>9&quot;</td>
<td>3'-3 1/8&quot;</td>
<td>3'-6&quot;</td>
<td>4'-4&quot;</td>
<td>5'-0&quot;</td>
<td>5'-8&quot;</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3'-5&quot;</td>
<td>3'-1&quot;</td>
<td>9&quot;</td>
<td>3'-8&quot; x 3'-1&quot;</td>
<td>4'-4&quot; x 3'-1&quot;</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4'-1&quot;</td>
<td>3'-9&quot;</td>
<td>10&quot;</td>
<td>3'-6&quot; x 3'-9&quot;</td>
<td>4'-4&quot; x 3'-9&quot;</td>
<td>5'-0&quot; x 3'-9&quot;</td>
<td>-</td>
</tr>
<tr>
<td>4'-5&quot;</td>
<td>4'-1&quot;</td>
<td>11&quot;</td>
<td>3'-3 3/4&quot; x 4'-1&quot;</td>
<td>4'-4&quot; x 4'-1&quot;</td>
<td>5'-0&quot; x 4'-1&quot;</td>
<td>5'-8&quot; x 4'-1&quot;</td>
</tr>
<tr>
<td>4'-9&quot;</td>
<td>4'-5&quot;</td>
<td>12&quot;</td>
<td>3'-3 3/8&quot; x 4'-5&quot;</td>
<td>-</td>
<td>4'-4&quot; x 4'-5&quot;</td>
<td>5'-0&quot; x 4'-5&quot;</td>
</tr>
<tr>
<td>5'-1&quot;</td>
<td>4'-9&quot;</td>
<td>13&quot;</td>
<td>3'-9&quot; x 4'-9&quot;</td>
<td>4'-4&quot; x 4'-9&quot;</td>
<td>5'-0&quot; x 4'-9&quot;</td>
<td>5'-8&quot; x 4'-9&quot;</td>
</tr>
</tbody>
</table>

Low "E" Panels not available for Picture Windows.

*Glass sizes are approximate.*
Casing Options (Primed)

- Brickmould Casing (standard)
  1¾" x 2"
  (Primed Composite)

- Flat Casing
  1⅛" x 3¾" Head & Sides
  (Primed Composite)

- Flat Cape Cod Casing
  1⅛" x 4½"
  (Primed Composite)

  1½" x 5½" Head & Sides

- 1½" x 5½" Head Casing
  w/ 1½" x 3¾" Sides
  (Primed Pine)

Options

- Clear Cedar

  - Flat Casing
    1⅛" x 3¾" Head & Sides
    1½" x 3¾" Head Casing
    w/ 1½" x 3¾" Sides

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

Main Sill w/Standard Sill Nosing/Connector
(Primed Composite)
(Included with Basic Unit)

Main Sill w/Optional Historic Sill Nosing/Connector
(Primed Composite)

Moulded Urethane Window Head & Trim

Extension Jambs
(Clear Pine)

6⅛" Wall
(applied or K.D.)

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

Long Sill Horns

On "NO CASING" orders, 3¾" horns will be used unless otherwise specified.

Cam Sash Lock

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

Background: 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 PORTSMOUTH  Applicant (if different): DAN HARTREY
Address: 1 JUNKINS AVE  Address: 1 JUNKINS AVE
PORSTMOUTH 03801  PORTSMOUTH NH
(City, State, Zip)
(City, State, Zip)

Phone: 603-610-7299

Signature: Dan Hartrey

Location of Structure: Map 116 Lot 316  Street Address: 170 COURT ST
Building Permit #: 33360

To permit the following:
ALLOW REPLACEMENT IN KIND OF 8'x22'
REAR DECK TO CORRECT FAILED STAIRS AND ALLOW FOR
A LARGER GENERATOR. DECK IS WOOD FRAME WITH
COMPOSITE RAILS + DECKING AND WILL BE REPLACED WITH
SAW

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

<table>
<thead>
<tr>
<th>Date of Approval:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stipulations:</th>
</tr>
</thead>
</table>

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

Administrative Use Only:

<table>
<thead>
<tr>
<th>Date of Meeting: Nov. 7, 2018</th>
</tr>
</thead>
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<td>Payment:</td>
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<tr>
<td>Payment Type:</td>
</tr>
<tr>
<td>Index/Permit #:</td>
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</tbody>
</table>

Revised: 11 April 17
EXISTING CONDITIONS
Proposed:

AZEK ISLAND
Post Cap
AZEK PREMIER
Railing System with square balusters

170 Court Street rear deck
3. 238 Deer Street - Recommend Approval

**Status:** Field Changes / Compliance Issues – Minor Project

**Background:** 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.

**Staff Recommendation:** 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: Statey Bar & Grill
Address: 238 Deer Street
Portsmouth, NH 03801
Phone: 603-817-6304
Signature: 

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

Location of Structure: Map 125 Lot 3 Street Address: 238 Deer Street
Building Permit #: 31599
To permit the following: See attached.

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

Date of Approval:
Recommendation:
Stipulations:

Signature of Principal Planner:

Administrative Use Only:
Date of Meeting: Nov. 7, 2018
Payment: 100 - Cash
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 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 7th, 2018, the deadline for which is October 19th.

I would appreciate any feedback you could provide.

Best,
Vincent Hayes
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:
✓ 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.
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 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 vjhayes@cityofportsmouth.com.

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

Respectfully submitted,

[Signature]

Vincent Lombardi, Chairman
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector
    Rosann Maurice-Lentz, Assessor
    Joe Almeida, DeStefano Architects
4. 46-64 Maplewood Ave. - TBD

**Status:** Design Change – Minor Project

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

**Staff Recommendation:** 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

Owner: 30 MAPLEWOOD, LLC
Address: 30 MAPLEWOOD AVE.
          PORTSMOUTH, NH 03801
Phone: (603) 610 8240
Signature: 

Applicant (if different): ____________________________
Address: ____________________________
(School) ____________________________
(City, State, Zip) ____________________________
Phone: ____________________________

Location of Structure: Map 125 Lot 2
Street Address: 46-64 Maplewood Ave.
Building Permit #: 2297

To permit the following: TO ALLOW FOR THE MINOR EXPANSION
OF THE 4TH FLOOR/ PENTHOUSE LIVING AREA.

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

Date of Approval: ____________________________
Recommendation: ____________________________
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 ____________________________

Revised: 11 April 17
SPECIFICATIONS:
1. COVER: 14 GA GALV STEEL COVER STIFFENED TO WITHSTAND A LIVE LOAD OF 40PSF WITH A MAX DEFORMATION OF 1/150 OF THE SPAN
2. LINER: 22 GA GALV STEEL
3. CURB AND COUNTERFLASH W/ EZ TAB: 14 GA GALV STEEL
4. FINISH: GRAY POWDER COAT
5. SPRING/HINGE ASSEMBLY: ZINC PLATED STEEL TAMPER PROOF HINGE CONTAINED WITHIN SPRING/HINGE ASSEMBLY, TELESCOPIC TUBES CONTAIN CORR STEEL COMPRESSION SPRINGS FOR LIFT ASSISTANCE
6. HOLD OPEN ARM: LOCKS COVER IN FULLY OPEN POSITION - ZINC PLATED STEEL WITH RED VINYL GRIP HANDLE PULL RELEASE
7. LATCH: 2 POINT ROTARY LATCH SLAM LATCH HOLDS COVER CLOSED AGAINST 90 PSI WIND UPLIFT, INTERNAL AND EXTERNAL TURN HANDLES WITH PADLOCK HASPS
8. INSULATION: POLYSTYRENE (R4) IN COVER AND POLYISO (R7.2) IN CURB
9. GASKET: ADHESIVE BACKED EPDM RUBBER EXTRUSION
10. SIZING: WIDTH X LENGTH DIMENSIONS ARE MEASURED INSIDE CURB TO INSIDE CURB WHERE THE WIDTH IS HINGE TO LATCH AND LENGTH IS HINGED SIDE WITH SPRINGS

ROOF HATCH SIZE:
- CLEAR OPENING: 21.75" (WIDTH) x 94.25" (LENGTH)
- ROUGH OPENING: 30" (WIDTH) x 96" (LENGTH)

TOP OF STAIRS THIS END

HOLD OPEN ARM

PROJECT: 
ARCHITECT: 
CONTRACTOR: RHPG30X96S1T 
TITLE: Roof Hatch, Personnel Series, Singl Dr, Zinc Hdw, Galv Steel, Gray Pwd, Singl Wall Curb

NAME DATE SIZE DWG. NO. REV
DRAWN ELW 9/10/12 A RHPG X S T-2PT A
RELEASED - - WEIGHT: VARIES SHEET 1 OF 2
5. **299 Vaughan Street** - Recommend Approval

**Status:** Design Changes – Minor Project

**Background:** 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.

**Staff Recommendation:** 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
Address: 299 & 225 Vaughan Street
Portsmouth, NH 03801
Phone: 617.742.6000
Signature:

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

Location of Structure: Map 123 15 Lot 10 and 11 Street Address: 299 & 225 Vaughan Street
Building Permit #: 25772

To permit the following: Add roof component to east side of rooftop bar. Adjust glass railings at meeting room and bar terraces from 48" high to 54" high. Remove granite base at north elevation within the transformer/generator area.
See attachment for Certificate of Appropriateness requests for signage requiring a variance from the Board of Adjustment

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

Date of Approval:
Recommendation:
Stipulations:
Signature of Principal Planner:

Administrative Use Only:
Date of Meeting: 11-7-18
Payment: $100
Payment Type: CYH 303585
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

[Signature]
ATTACHMENT

To permit the following:

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 19 2018
BY: ____________________
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