

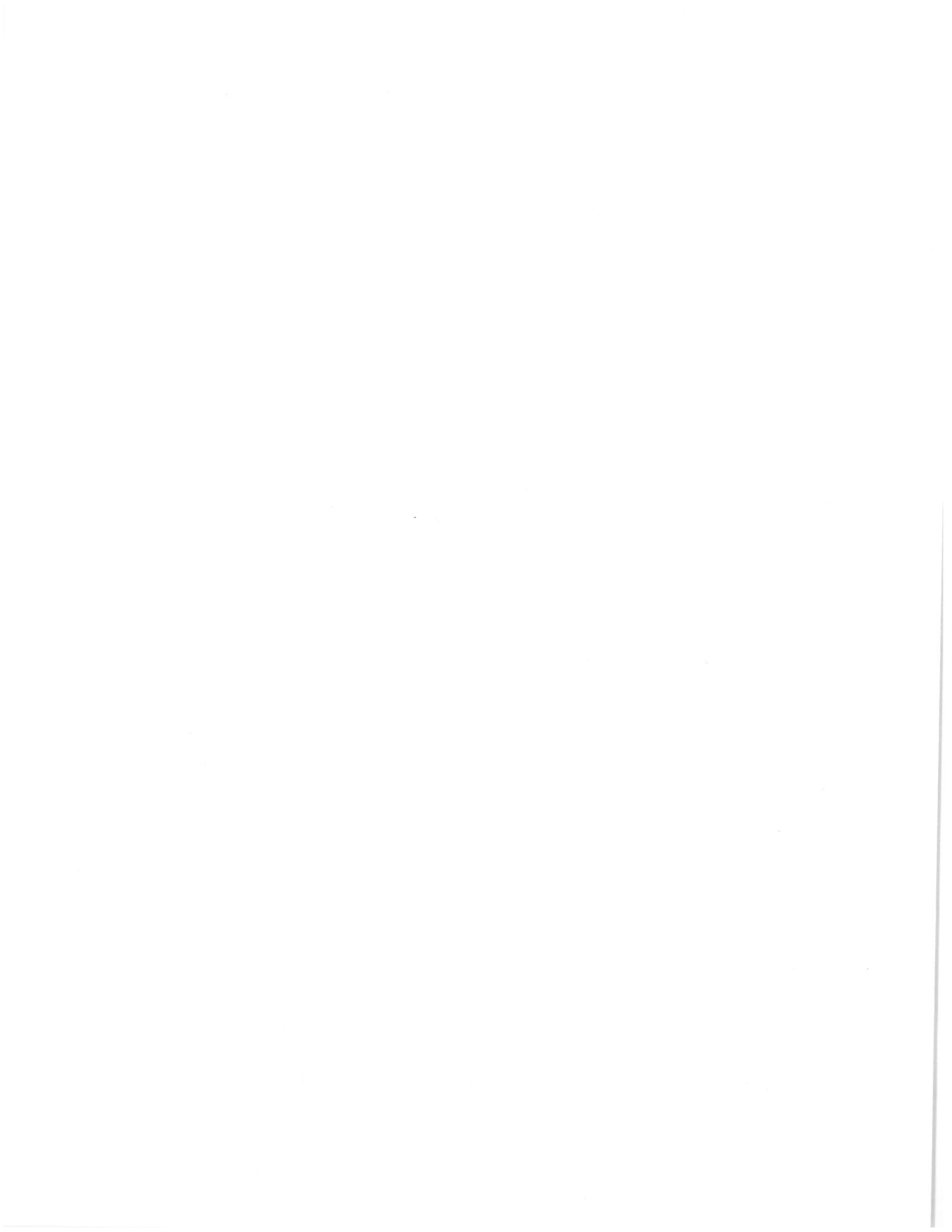
Nick's Copy  
(originals)

# HDC

## ADMINISTRATIVE APPROVALS

December 5<sup>th</sup>, 2018

- |                         |                      |
|-------------------------|----------------------|
| 1. 236 Union Street     | - Recommend Approval |
| 2. 124 State Street     | - Recommend Approval |
| 3. 179 Pleasant Street  | - Recommend Approval |
| 4. 220 South Street     | - Recommend Approval |
| 5. 403 Deer Street #7   | - TBD                |
| 6. 206 Court Street     | - Recommend Approval |
| 7. 5 Junkins Ave.       | - TBD                |
| 8. 229 Pleasant Street  | - Recommend Approval |
| 9. 420 Islington Street | - Recommend Approval |
| 10. 77 Daniel Street    | - TBD                |



## **1. 236 Union Street**

## **- Recommend Approval**

**Background:** This project was on March 9, 2016. The applicant is requesting several design modifications such as changing the granite steps to concrete, modifying the window casing, adding an additional gas meter, window size changes due to standard sizing, .

**Staff Recommendation:** The HDC should consider approving the proposed changes as this house is contemporary in design and these changes are generally consistent with the approved house design.



# Application for Approval - Administrative Historic District Commission

Owner: PIPER AULSON Applicant (if different): FUTURO CONSTRUCTION  
 Address: 658 SILVER ST. Address: 371A ISLINGTON ST  
(Street) (Street)  
ROLLINGFORD, NH PORTSMOUTH, NH 03801  
(City, State, Zip) (City, State, Zip)  
 Phone: \_\_\_\_\_ Phone: 603-294-4222  
 Signature: [Signature]

Location of Structure: Map 135 Lot 22 Street Address: 236 UNION ST  
 Building Permit #: BP 15-6  
 To permit the following: SEE ATTACHED LAND USE COMPLIANCE REVIEW.

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	<u>11.7.18</u>
Recommendation:	<u>POSTPONED</u>
Stipulations:	<u>—</u>
Signature of Principal Planner:	<u>[Signature]</u>

Administrative Use Only:	
Date of Meeting:	<u>11-7-18</u>
Payment:	<u>100-</u>
Payment Type:	<u>CU# 1047</u>
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 \_\_\_\_\_

**236 Union Street**

**Land Use Compliance Review**

02-03-16 Historic District Commission Approval: Sheet A-0.7

Alterations to the Approved Plan:

1. Casing is uniformly 3.5" (see item 4). ← Please Approve modification

02-03-16 Historic District Commission Approval: Sheet A-1.0a

To be Completed:

- A. New brick sidewalk w/ curb. ← Concrete on condocs, seeking approval.
- B. Ribbon drive proposed (must be installed to meet parking requirements).
- C. Wooden fence (along right lot line). ← To be installed at later date.
- D. Rooftop P.V. panels. ← To be installed at later date.

02-03-16 Historic District Commission Approval: Sheet A-2.1a

Alterations to the Approved Plan:

1. Granite steps changed to concrete. ← Changed per request from owner, seeking approval.
2. Rooftop baluster with cables deleted. ← To be installed at later date.
3. Acetylated wood jamb extension on eave window head detail deleted (see Sheet A-5.1).

To be Completed:

- A. Wooden fence/gate. ← To be installed at later date.
- B. Parge coating on concrete wall. ← Deleted
- ~~C. Break metal wrapped fascia and rake on awning (see Sheet A-2.1a).~~

02-03-16 Historic District Commission Approval: Sheet A-2.2a

Alteration to the Approved plan:

1. Additional gas meters added. ← 2 unit building, needs 2 meters, only place they could go, seeking approval
- ~~2. 113 window increased in dimension (now dimensioned the same as 114 window). UPDATE: approved administratively 9.22.16~~
3. 111,107,108 window bottom lights increased in dimension. ← Sizes changed to fit standard offering from window manufacturer, seeking approval

To be Completed:

- A. 209 window sill.
- B. Horizontal cladding.
- C. Vertical cladding.

02-03-16 Historic District Commission Approval: Sheet A-2.3a

To Be Completed:

1. Vertical cladding.

Alterations to the Approved Plan:

- A. ~~208 window now divided by mullion. UPDATE: approved administratively 9.22.16~~
- B. ~~Additional mullion creating third bottom light for 109 and 110 windows. UPDATE: approved administratively 9.22.16~~
- C. Bottom lights increased in dimension for 104,105,106 windows.

02-03-16 Historic District Commission Approval: Sheet A-2.4a

To be Completed:

- A. Break metal wrapped fascia and rake on awning (see Sheet A-2.1a).
- B. Horizontal cladding.



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7232

Planning Department  
(603) 610-7216

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

**Date:** March 14, 2016

**To:** Hayscales Real Estate Trust  
Robert Krieger, Trustee  
750 Lafayette Road  
Hampton, NH 03842

**Re:** 236 Union Street

The Historic District Commission considered your proposal at its meeting of March 9, 2016 wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a new two story, two unit building) 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 stipulation:

- 1) That the plans date stamped March 2, 2016 by the Planning Department are the approved plans.
- 2) The alternative options shown on pages A-2.1a, A-2.2a, A-2.3a, A-2.4a are the approved elevations.

**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: 236 Union Street

March 14, 2016

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

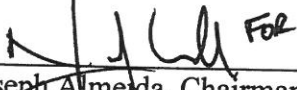
**B. Review Criteria:**

- 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:** 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.

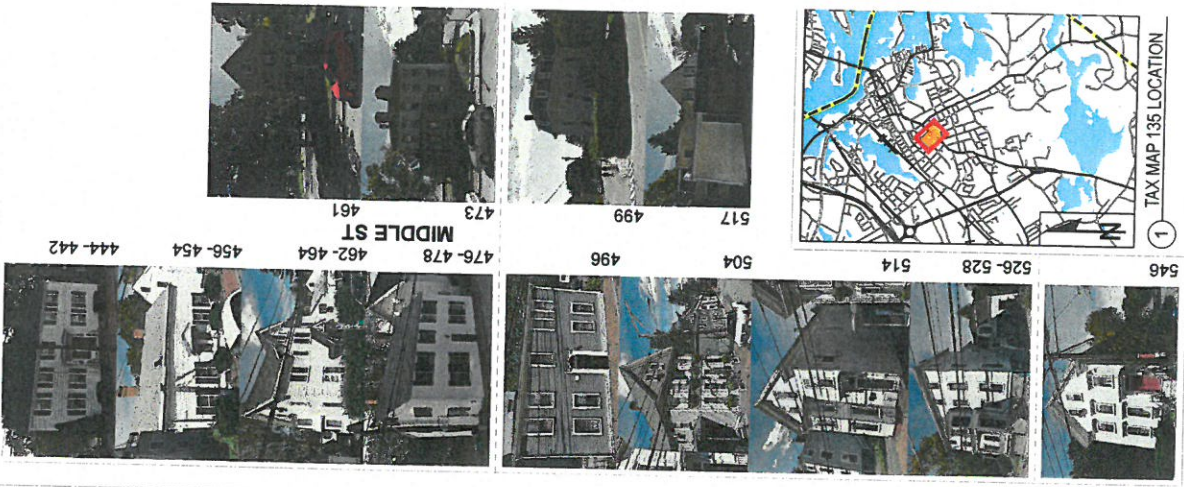
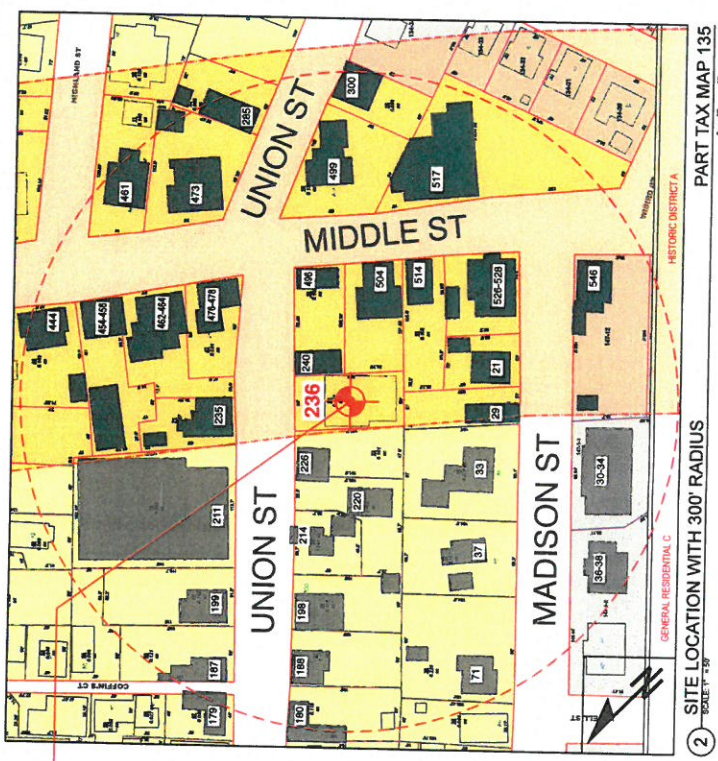
Respectfully submitted,



\_\_\_\_\_  
Joseph Almeida, Chairman  
Historic District Commission

cc: Robert Marsilia, Chief Building Inspector  
Rosann Maurice-Lentz, Assessor  
Richard Lo, Kaplan Thompson Architects





**KAPLAN THOMPSON**  
 ARCHITECTS  
 424 Fore St., Portland, ME 04103  
 207.652.8888 Fax: 603.328

# HDC APPLICATION

Project: **NEW HOUSE**  
 Neighborhood: **Weymouth Place Urban Trust**  
 Date: **SEPTEMBER 24, 2014**

Download: **HIGH-RESOLUTION CONTEXT**  
 Scale: **AS INDICATED**  
 Drawn by: **RTL**  
 Revised: **A-0.0**

GABLE PARALLEL TO STREET  
GABLE END TO STREET

ST	H	LAND USE				MULTI-FAMILY	SCALE/HEIGHT					AGE	STYLE	ALTERED NO. SIGHT LOT	DISTRICT SIGNIFICANCE			GARAGE OFF-STREET PARKING			
		RES.	COMM.	INDST.	MIXED		1	2	3	4	5				6	7	8		9	10	11
UNION	179					4															
	180																				
	187																				
	188					27															
	198					2															
	199																				
	211																				
	214																				
	220																				
	226																				
	233-235					2															
	236																				
	240					2															
	285																				
	300					±4															
MIDDLE	444-442					2															
	456-454					2															
	461																				
	462-464					8															
	473					5															
	476-478					2															
	496																				
	499					7															
	504																				
	514					2															
	517					5															
	526-528					2															
	546					3															
MADISON	21																				
	29																				
	30-34					3															
	33					2															
	36-38					2															
	37																				
	71																				

SUBJECT PROPERTY

HISTORIC ZONE  
PROPERTIES SIGHTING  
GREEN

# HDC APPLICATION



VIEW OF UNION ST. (LOOKING AWAY FROM MIDDLE ST.)



VIEW OF UNION ST. (LOOKING TOWARDS MIDDLE ST.)



VIEW OF 236 UNION ST. (NOVEMBER, 2014)

KAPLAN THOMPSON  
401 North Parkside Ave. #111  
207.842.2888 Fax: 402.228.1111

# HDC APPLICATION

Project: NEW HOUSE  
Address: 236 Union Street, Portsmouth, NH 03801  
Drawing: EXISTING PROPERTY  
Scale: Drawn by: JTL  
Date: DECEMBER 03, 2014  
Reviewed:



VIEW OF UNION ST. (SUPERIMPOSED BUILDING)  
LOOKING AWAY FROM MIDDLE ST.



VIEW OF UNION ST. (SUPERIMPOSED BUILDING)

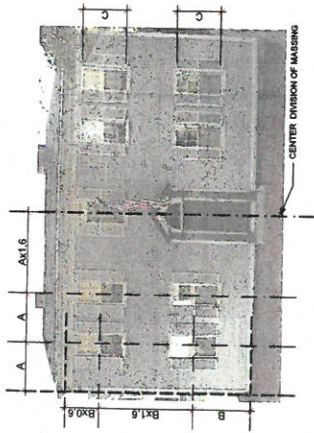


**KAPLAN THOMPSON**  
ARCHITECTS  
102 Exchange St., Portland, Me 04101  
207-842-2888 Fax: 842-2828

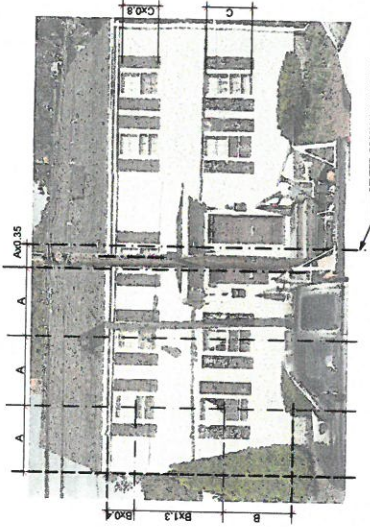
Project: **NEW HOUSE**  
for  
Heyscales Real Estate Trust  
at  
236 Union Street, Portsmouth, NH 03801

Drawing: **PROPOSED CONSTRUCTION** **HDC**  
Scale: **Drawn by: RTL / AFW**  
Date: **January, 15 2016** **Revised:**

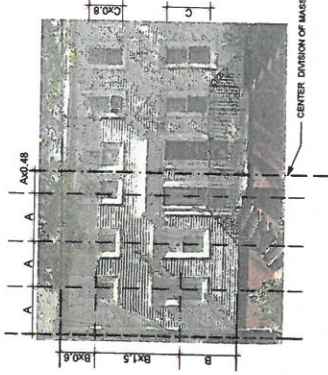
**A-0.3**



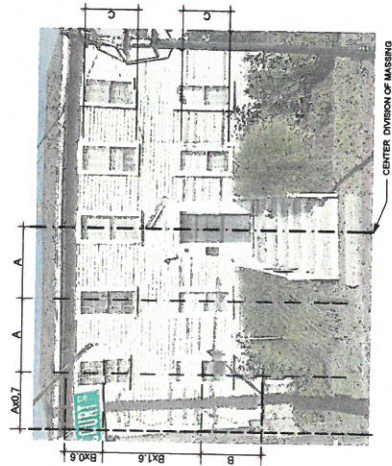
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SCALE: 3/32" = 1'-0"



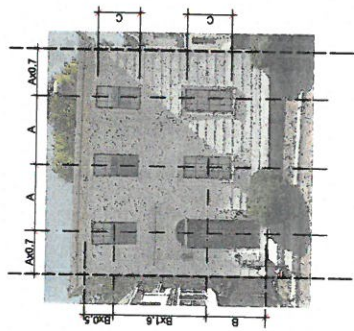
2 444-442 MIDDLE ST. - (HIST. DIST. WITHIN 300')  
SCALE: 3/32" = 1'-0"



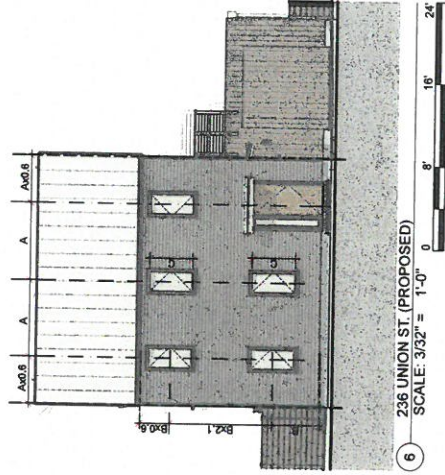
3 235 UNION ST. - (HIST. DIST. WITHIN 300')  
SCALE: 3/32" = 1'-0"



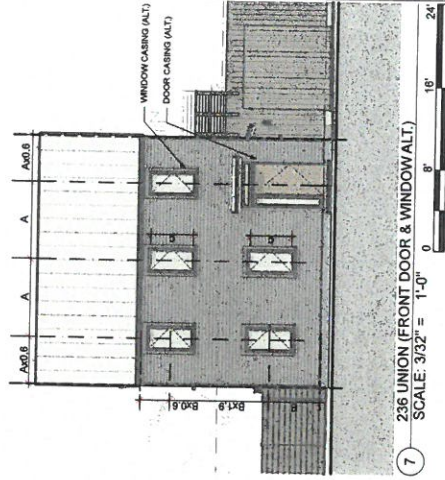
4 105 COURT ST. - (HIST. DIST. 2,200' FROM SITE)  
SCALE: 3/32" = 1'-0"



5 35 ROGERS ST. - (HIST. DIST. 2,100' FROM SITE)  
SCALE: 3/32" = 1'-0"



6 236 UNION ST. (PROPOSED)  
SCALE: 3/32" = 1'-0"



7 235 UNION (FRONT DOOR & WINDOW ALT.)  
SCALE: 3/32" = 1'-0"

**KAPLAN THOMPSON**  
ARCHITECTS  
102 exchange st., portland, me 04101  
207-842-2888 fax: 842-2828

project: **NEW HOUSE**  
for  
Heyscales Real Estate Trust  
at  
236 Union Street, Portsmouth, NH 03801

Drawing: **FACADE STUDY - WINDOW / WALL RHYTHM**

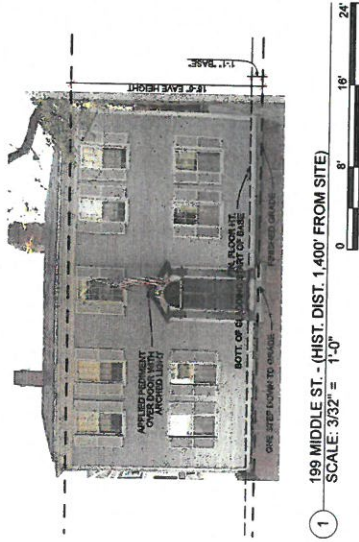
Scale: Drawn by: **RTL / AFW**

Date: **March 02, 2016**

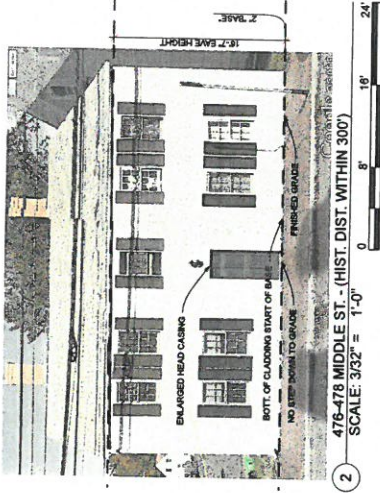
Revised:

**HDC PUBLIC HEARING**

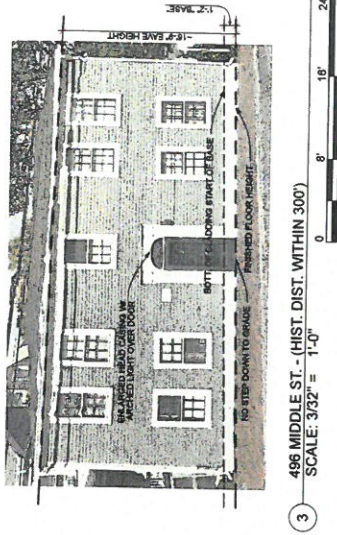
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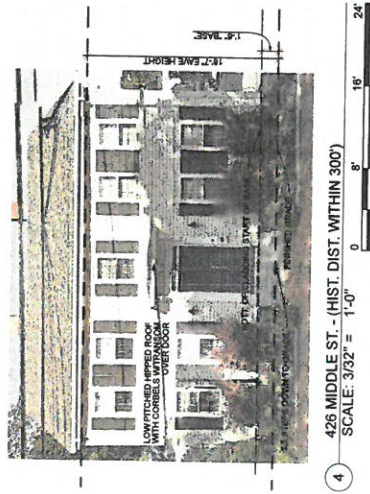
1 199 MIDDLE ST. - (HIST. DIST. 1,400' FROM SITE)  
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2 478-478 MIDDLE ST. - (HIST. DIST. WITHIN 300')  
SCALE: 3/32" = 1'-0"



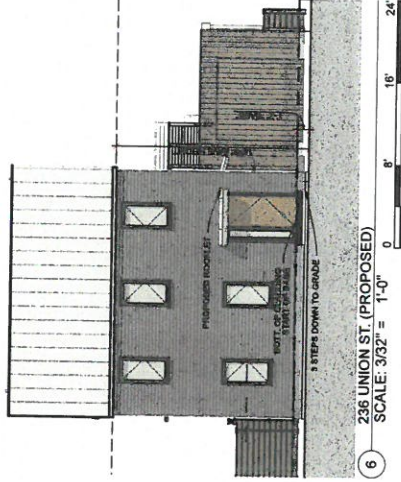
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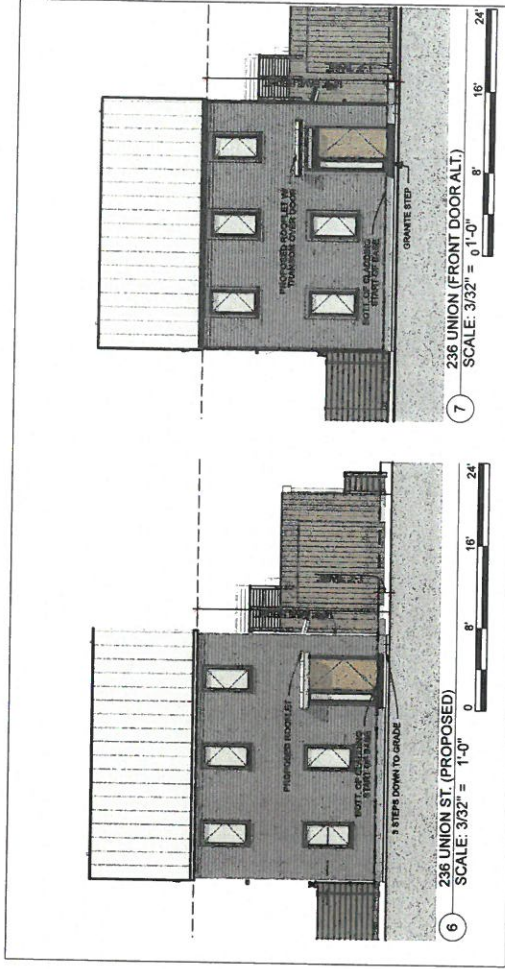
4 426 MIDDLE ST. - (HIST. DIST. WITHIN 300')  
SCALE: 3/32" = 1'-0"



5 35 ROGERS ST. - (HIST. DIST. 2,100' FROM SITE)  
SCALE: 3/32" = 1'-0"



6 236 UNION ST. (PROPOSED)  
SCALE: 3/32" = 1'-0"



7 236 UNION (FRONT DOOR ALT.)  
SCALE: 3/32" = 0'1"-0"

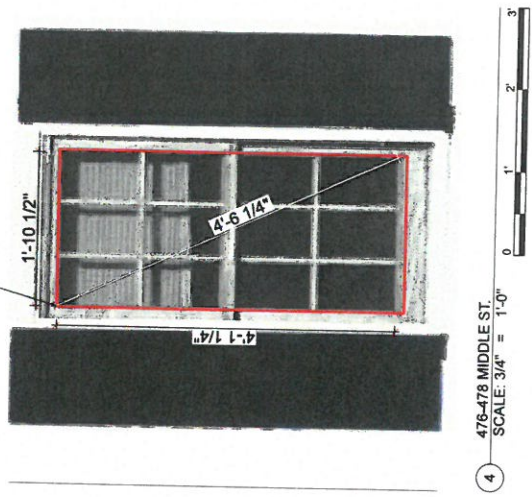
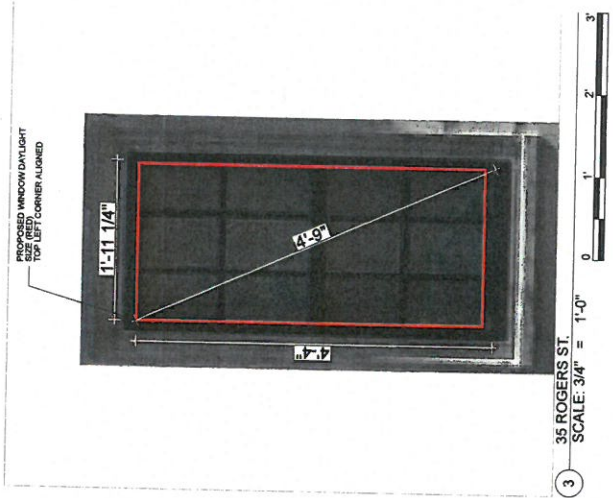
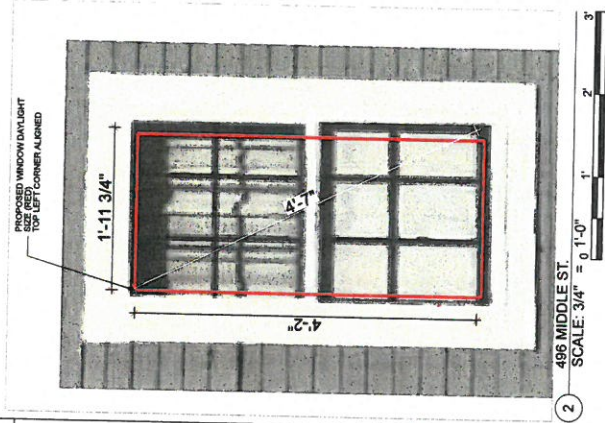
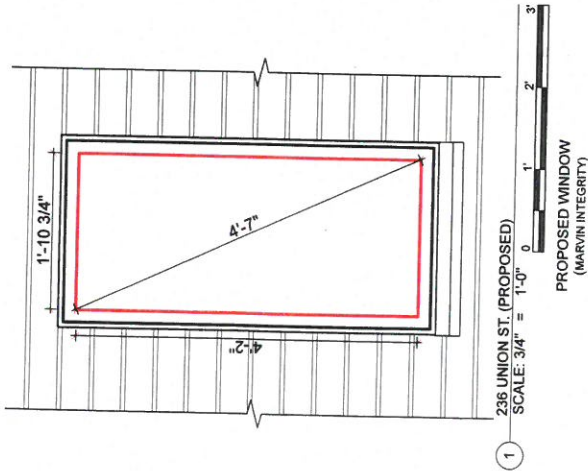
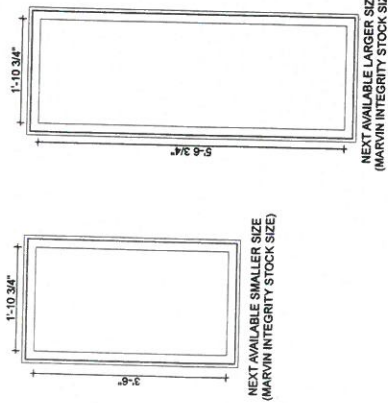
NOTE: ALL DIMENSIONS OF EXISTING PRECEDENT ANALYSIS ARE APPROXIMATE.

**KAPLAN THOMPSON**  
ARCHITECTS  
102 exchange st., portland, me 04101  
207-842-2888 fax: 842-2828

project: **NEW HOUSE**  
for  
Heyscales Real Estate Trust  
at  
236 Union Street, Portsmouth, NH 03801

Drawing: **FACADE STUDY - BASE & FRONT DOOR TREATMENT** **HDC PUBLIC HEARING**  
Scale: Drawn by: RTL / AFW  
Date: March 02, 2016 Revised:

**A-0.5**



1 236 UNION ST. (PROPOSED)  
SCALE: 3/4" = 1'-0"

2 495 MIDDLE ST.  
SCALE: 3/4" = 1'-0"

3 35 ROGERS ST.  
SCALE: 3/4" = 1'-0"

4 478-478 MIDDLE ST.  
SCALE: 3/4" = 1'-0"

PRECEDENT WINDOW STUDIES

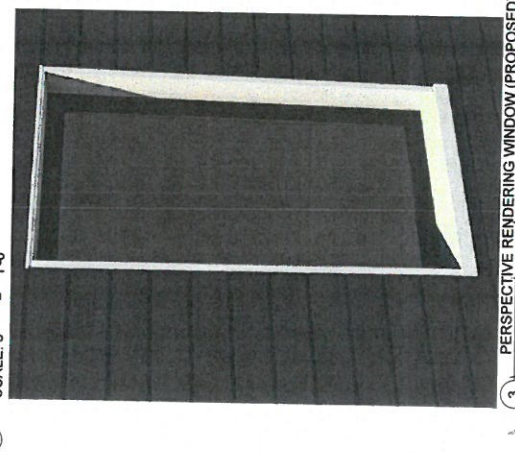
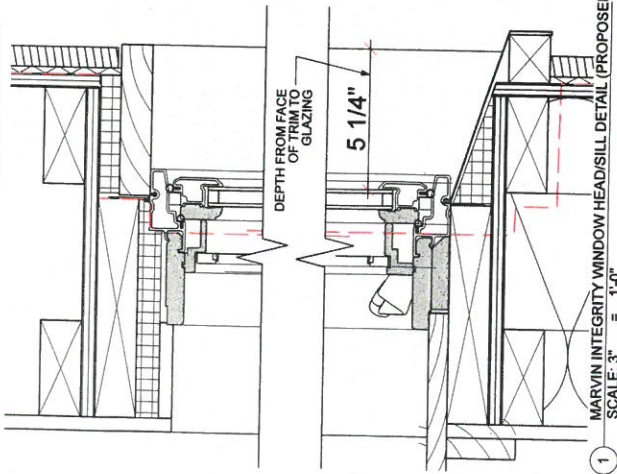
NOTE: ALL DIMENSIONS OF EXISTING PRECEDENT ANALYSIS ARE APPROXIMATE (DAYLIGHT DIMENSION)

**KAPLAN THOMPSON**  
ARCHITECTS  
102 exchange st., portland, me 04101  
207-462-2888 fax:342-2828

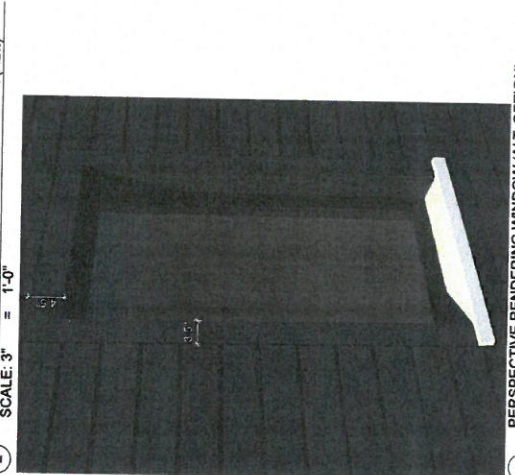
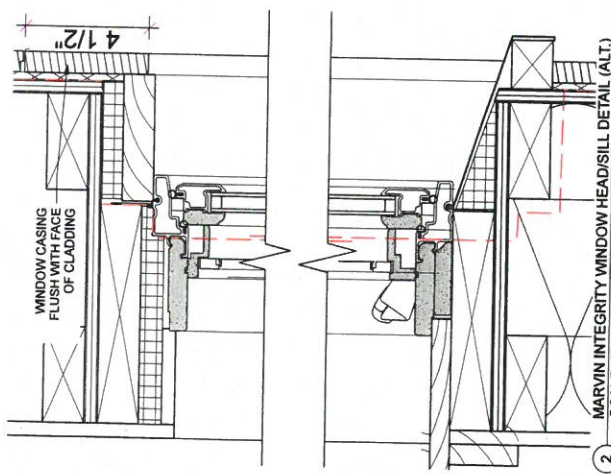
Project: **NEW HOUSE**  
for  
Hayscales Real Estate Trust  
at  
236 Union Street, Portsmouth, NH 03801

Drawing: **WINDOW STUDY - SIZE & PROPORTION** **HDC PUBLIC HEARING**  
Scale: Drawn by: **RTL / AFW**  
Date: **March 02, 2016** Revised:

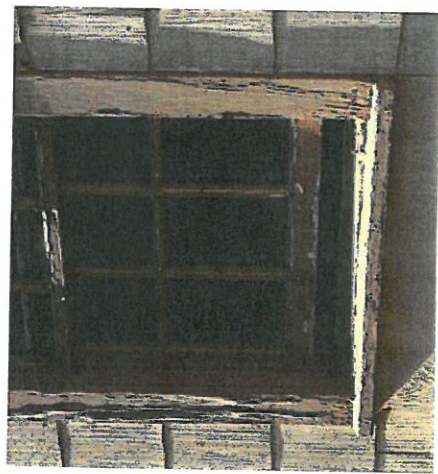
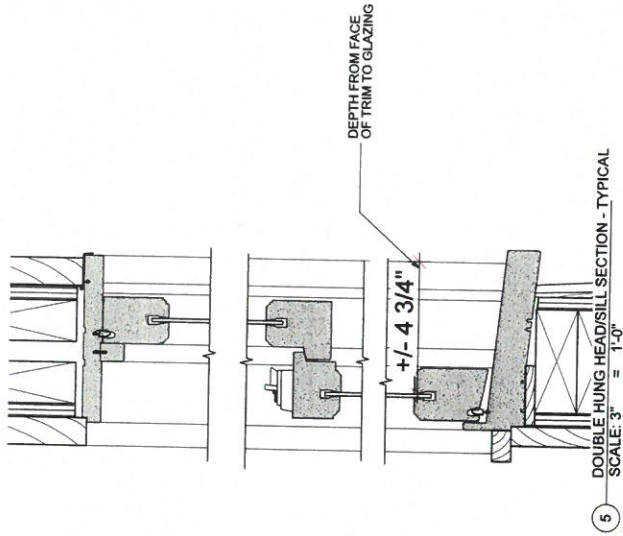
**A-0.6**



**KAPLAN THOMPSON**  
ARCHITECTS  
102 exchange st., portland, me 04101  
207-842-2885 fax:842-2828



project: **NEW HOUSE**  
for  
Hayscales Real Estate Trust  
at  
236 Union Street, Portsmouth, NH 02801



Drawing: WINDOW STUDY - JAMB DEPTH  
Scale:  
Date: March 02, 2016  
Drawn by: RTL / AFW  
Revised:



**NOTES:**

- OWNER OF RECORD: HAYSCALES TRUST  
DEED REFERENCE: 157-22-131  
TRUST SET / LOT: 157-22-131  
PARCEL AREA: 2,064 S.F.
- MINIMUM LOT AREA: 3,500 S.F.  
FRONT YARD SETBACK: 5'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 10'  
SUBJECT PARCEL LIES IN HISTORIC A DISTRICT OVERLYING APPROXIMATELY 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL UTILITY COMPANIES. THE LOCATION OF ALL UTILITY COMPANIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION WORK. ANY CALL OR "CALL BEFORE YOU DIG" SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY AGENCIES PRIOR TO ANY EXCAVATION WORK. ANY CALL OR "CALL BEFORE YOU DIG" SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY AGENCIES PRIOR TO ANY EXCAVATION WORK.
- ELEVATION DATUM: NAD 1988
- PRIMARY B.M. CITY BENCHMARK "ALBA"
- VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS TO BE REPORTED TO JAMES VERRA AND ASSOC., INC. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.

**REFERENCE PLANS:**

- PLAN OF LAND FOR DECAT ELECTRIC COMPANY, INC. 236 UNION STREET, PORTSMOUTH, N.H., DATED 3/14/1996, BY AMEY SURVEY, NOT RECORDED.
- CONDOMINIUM SITE PLAN OF 33 MANSION STREET CONDOMINIUMS, 33 MANSION STREET, PORTSMOUTH, N.H., DATED 4/20/1989, RHD PLAN D-19424.
- CONDOMINIUM SITE PLAN OF 33 MANSION STREET CONDOMINIUMS, 33 MANSION STREET, PORTSMOUTH, N.H., REVISED TO 6/22/2002, RHD PLAN D-30227.

**PURSUANT TO RSA 876:18(III) AND RSA 672:14**

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO RSA 876:18(III) AND THAT THE BOUNDARIES AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

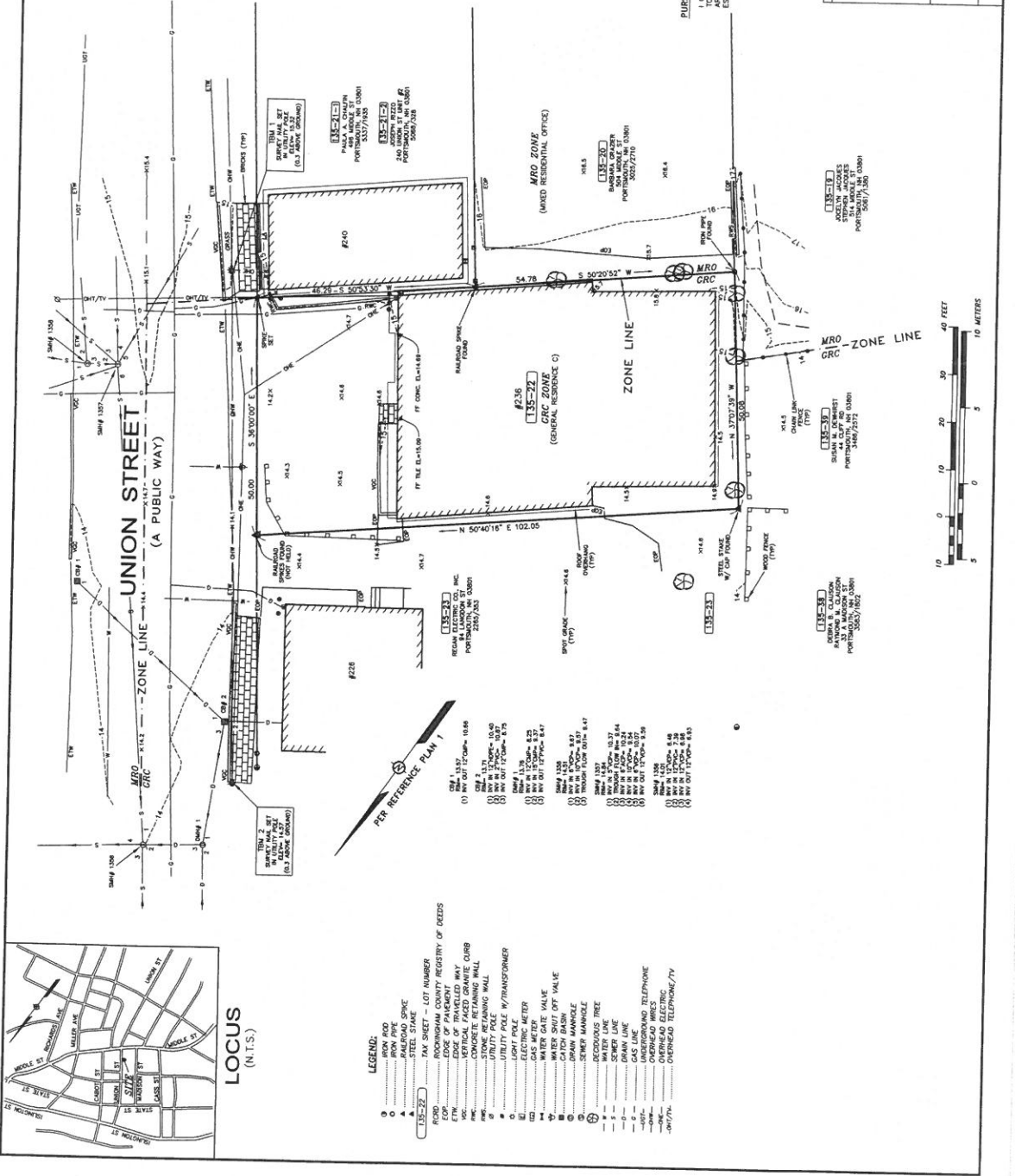
JAMES VERRA \_\_\_\_\_ DATE \_\_\_\_\_

REV. NO.	DATE	DESCRIPTION	APP'D

**EXISTING CONDITIONS PLAN**  
**236 UNION STREET**  
**PORTSMOUTH, NEW HAMPSHIRE**  
**ASSESSOR'S PARCEL 135-22**  
**FOR HAYSCALES TRUST**  
**ROBERT KRIEGER, TRUSTEE**

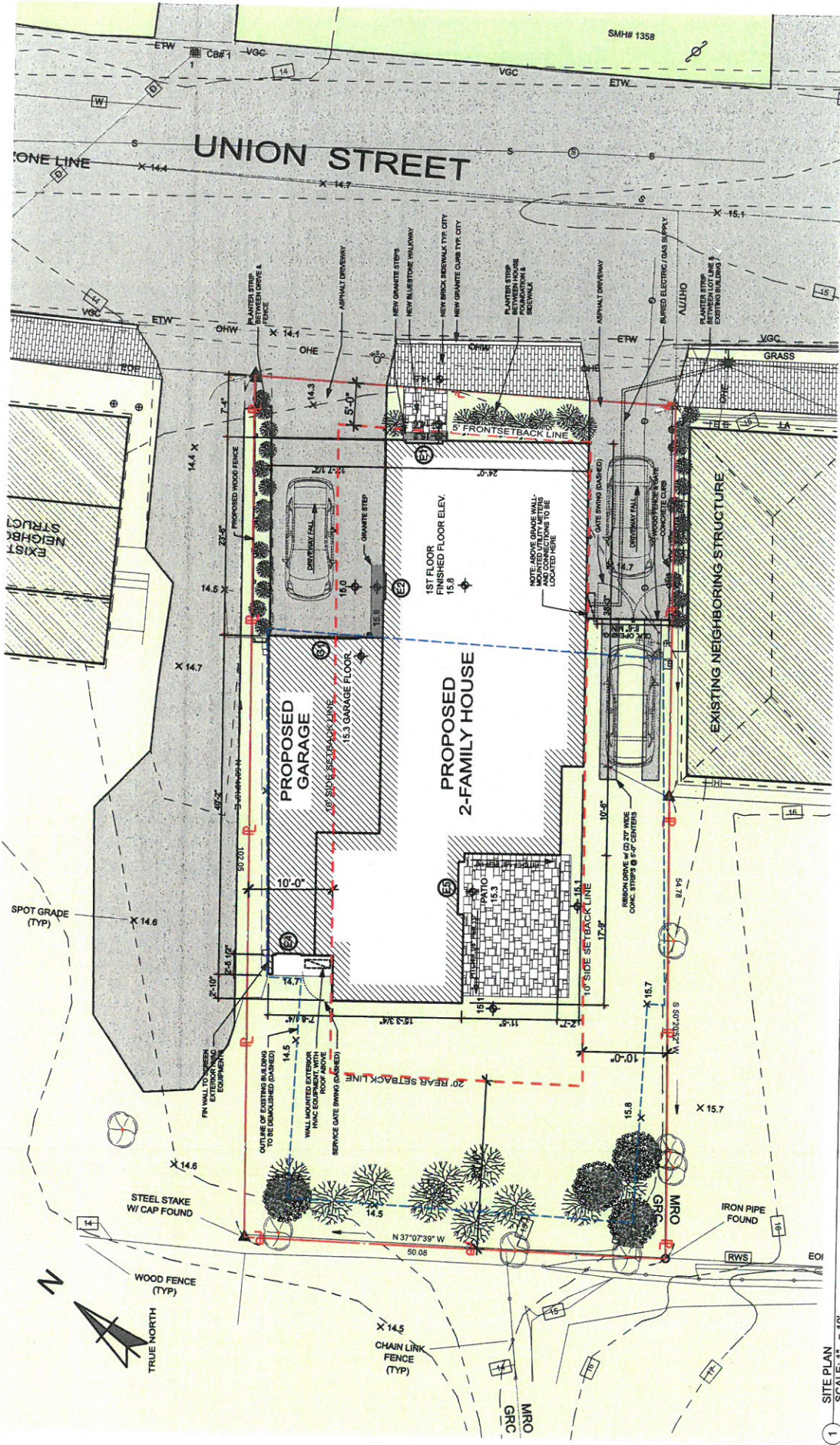
JAMES VERRA and ASSOCIATES, INC.  
 101 BATHURST AVENUE  
 PORTSMOUTH, N.H. 03801-7978  
 603-438-3337

DATE: 11-11-2014  
 JOB NO: 23561  
 SCALE: 1" = 10'  
 DWP NAME: 23561  
 PLAN NO: 23561  
 SHEET: 1 of 1



- LEGEND:**
- IRON ROD
  - STEEL STAKE
  - ▲ RAILROAD SPIKE
  - TAX SHEET - LOT NUMBER
  - DOVERSHIRE COUNTY REISTRY OF DEEDS
  - E.P. EDGE OF TRAVELED WAY
  - VERTICAL FACED GRANITE CURB
  - STONE RETAINING WALL
  - UTILITY POLE
  - LIGHT POLE
  - ELECTRIC METER
  - GAS METER
  - WATER SHUT OFF VALVE
  - CATCH BASIN
  - SEWER MANHOLE
  - ACCIDENTOUS TREE
  - WATER LINE
  - GAS LINE
  - OVERHEAD WIRE
  - OVERHEAD ELECTRIC
  - OVERHEAD TELEPHONE

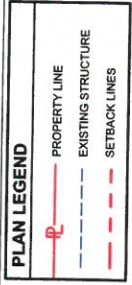
- PER REFERENCE PLAN 1**
- ① INV OUT 12' TO 10' - 10.68
  - ② INV IN 12' TO 10' - 10.68
  - ③ INV IN 12' TO 10' - 10.68
  - ④ INV IN 12' TO 10' - 10.68
  - ⑤ INV IN 12' TO 10' - 10.68
  - ⑥ INV IN 12' TO 10' - 10.68
  - ⑦ INV IN 12' TO 10' - 10.68
  - ⑧ INV IN 12' TO 10' - 10.68
  - ⑨ INV IN 12' TO 10' - 10.68
  - ⑩ INV IN 12' TO 10' - 10.68
  - ⑪ INV IN 12' TO 10' - 10.68
  - ⑫ INV IN 12' TO 10' - 10.68
  - ⑬ INV IN 12' TO 10' - 10.68
  - ⑭ INV IN 12' TO 10' - 10.68
  - ⑮ INV IN 12' TO 10' - 10.68
  - ⑯ INV IN 12' TO 10' - 10.68
  - ⑰ INV IN 12' TO 10' - 10.68
  - ⑱ INV IN 12' TO 10' - 10.68
  - ⑲ INV IN 12' TO 10' - 10.68
  - ⑳ INV IN 12' TO 10' - 10.68



**HDC PUBLIC HEARING**

project: **NEW HOUSE**  
 for: Hayscales Real Estate Trust  
 at: 238 Union Street, Portsmouth, NH 03801

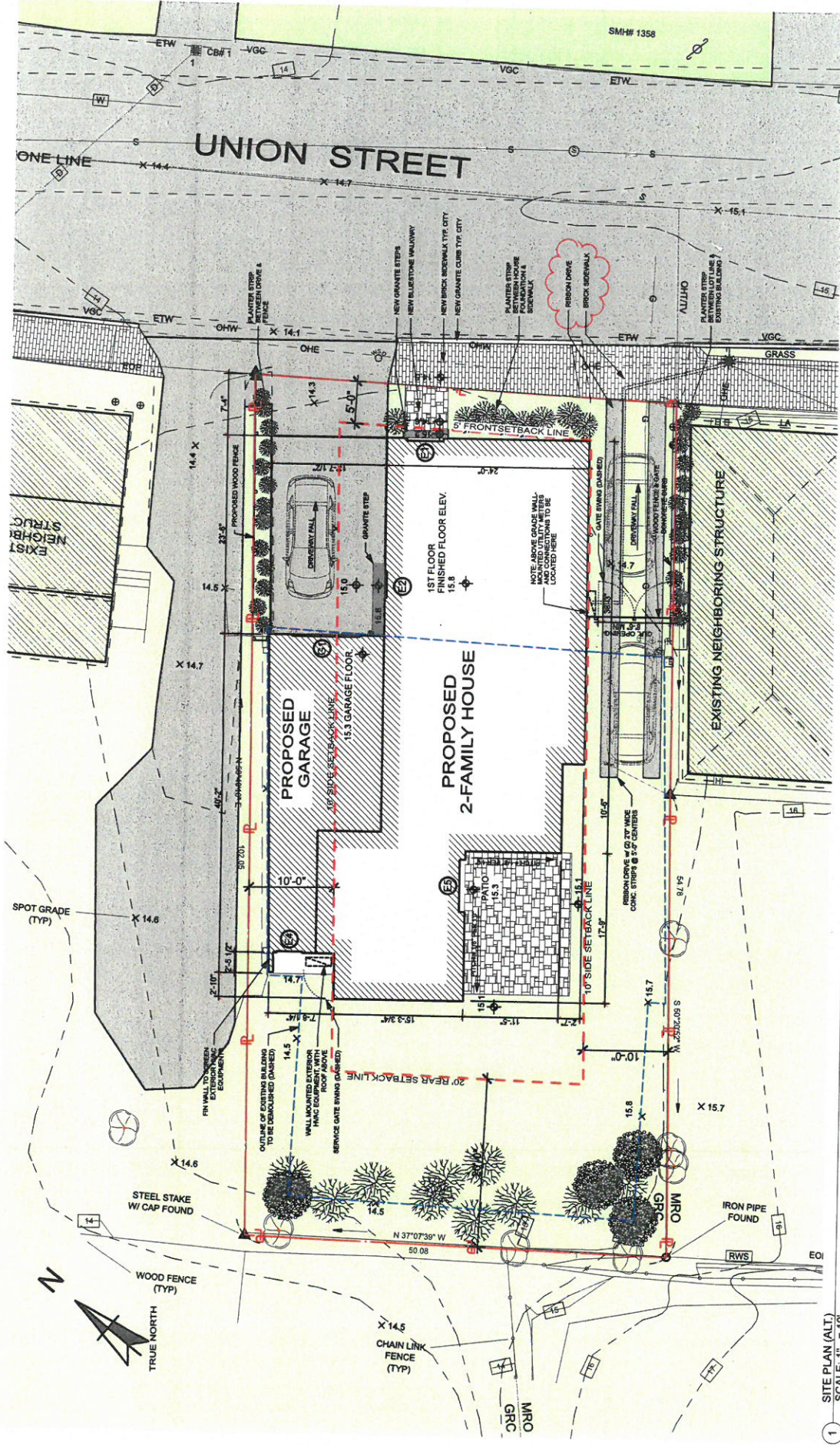
Drawing: **SITE PLAN**  
 Scale: Drawn by: **RTL/AFW**  
 Date: February 03, 2016 Revised:



**KAPLAN THOMPSON**  
 ARCHITECTS  
 102 exchange st., portland, me 04101  
 207-842-2888 fax:842-2828

**C-1.0**

1 SITE PLAN  
 SCALE: 1" = 10'



**PLAN LEGEND**

- PROPERTY LINE
- EXISTING STRUCTURE
- SETBACK LINES

**1 SITE PLAN (ALT.)**  
SCALE: 1" = 10'

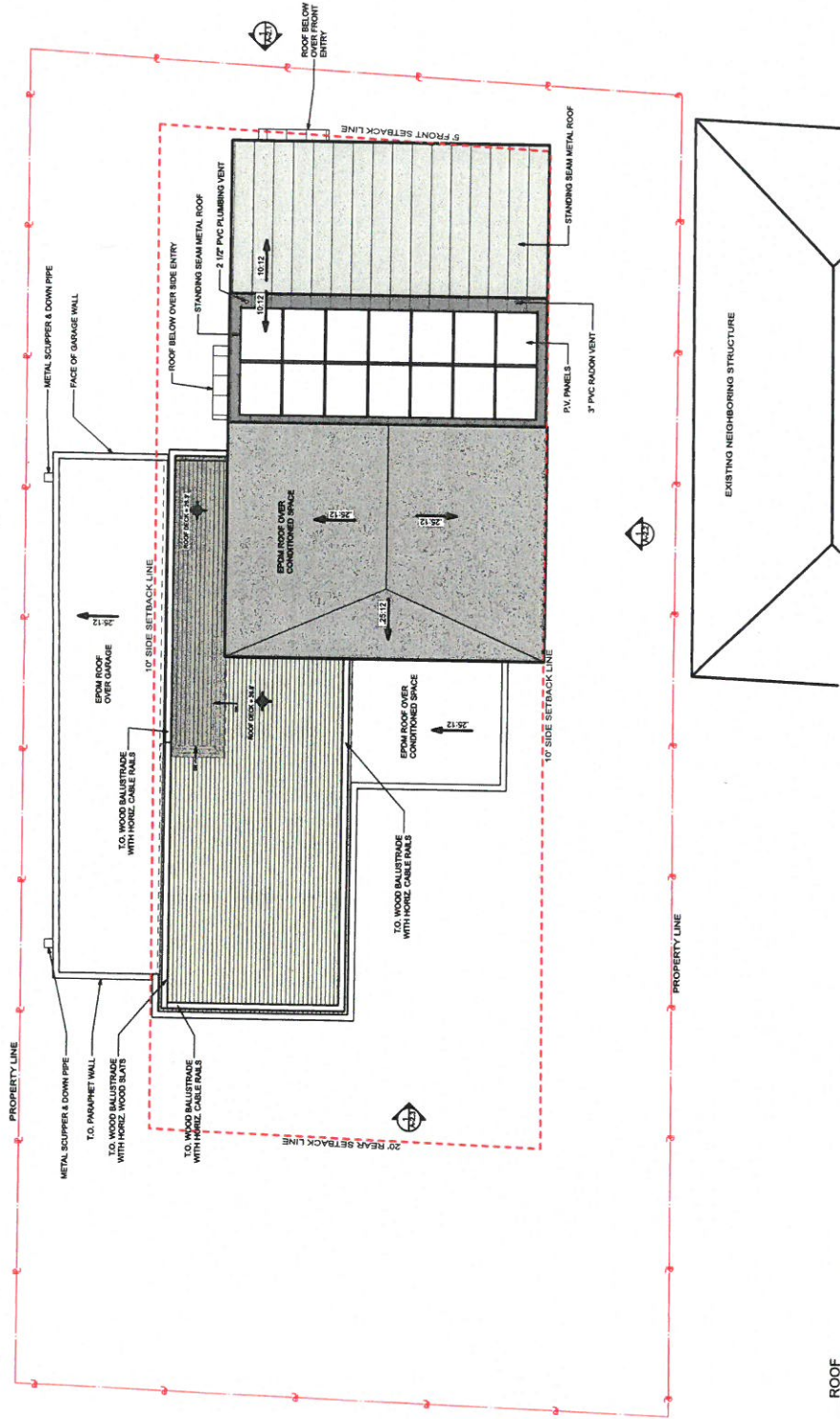
**KAPLAN THOMPSON ARCHITECTS**  
102 exchange st., portland, me 04101  
207-842-2888 fax: 842-2828

**Project:** NEW HOUSE  
for: Heyscales Real Estate Trust  
at: 238 Union Street, Portsmouth, NH 03801

**Drawing:** SITE PLAN (ALT.)  
**Scale:**  
**Date:** March 02, 2016  
**Drawn by:** RTL / AFW  
**Revised:**

**HDC PUBLIC HEARING**

**C-1.0a**



1 ROOF SCALE: 1/8" = 1'-0"

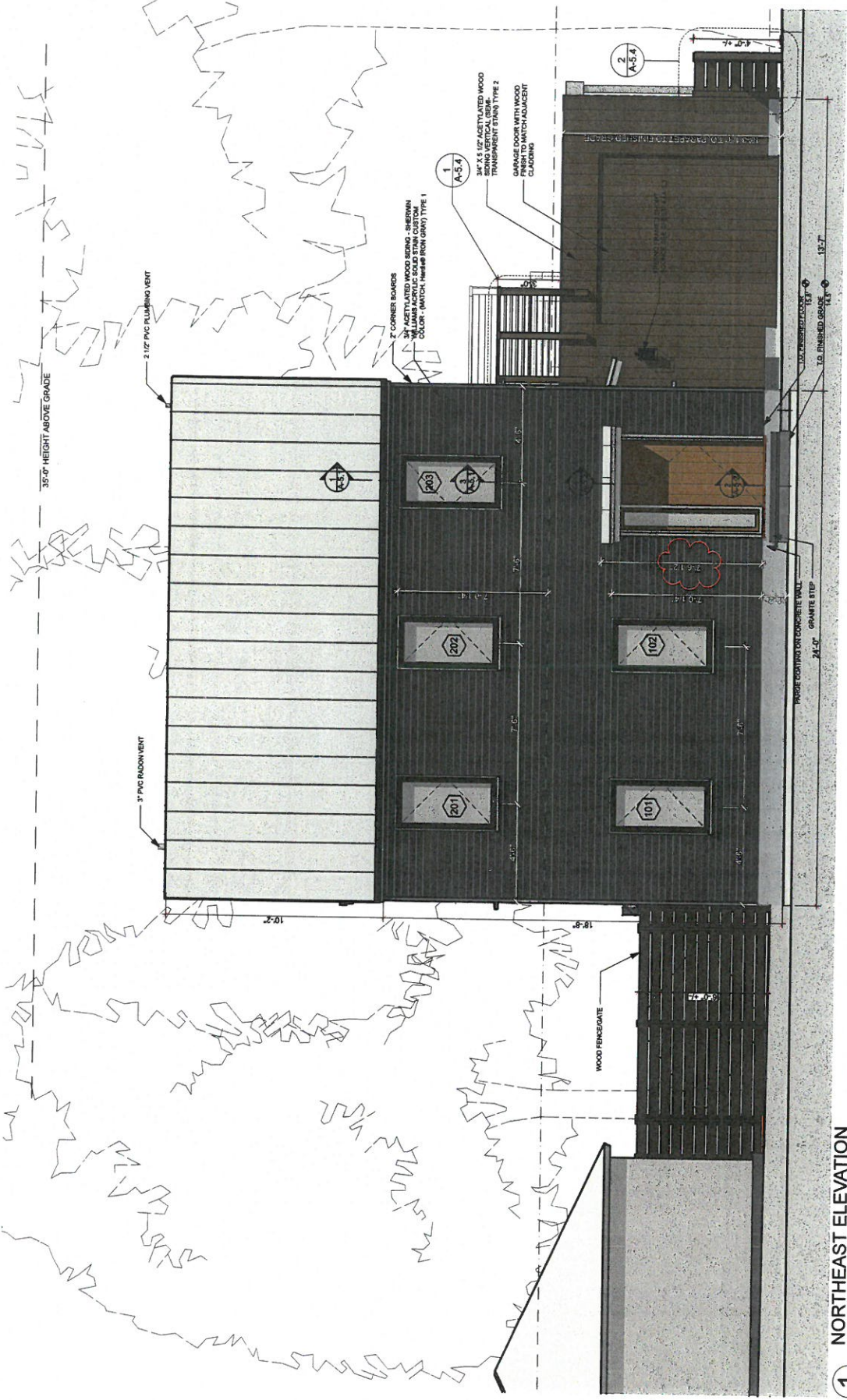


**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 exchange st., portland, me 04101  
 207-842-2888 fax:842-2828

Project: **NEW HOUSE**  
 for: **Heyscales Real Estate Trust**  
 at: **238 Union Street, Portsmouth, NH 03801**

Drawing: **ROOF PLAN**  
 Scale: **1/8" = 1'-0"**  
 Date: **February 03, 2016**  
 Drawn by: **RTL / AFW**  
 Revised:

**HDC PUBLIC HEARING**  
**A-1.0**



1 NORTH EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 exchange st., portland, me 04101  
 207-842-2888 fax: 842-2828

project:  
**NEW HOUSE**  
 for  
 Hayscales Real Estate Trust  
 at  
 234 Union Street, Portsmouth, NH 03801

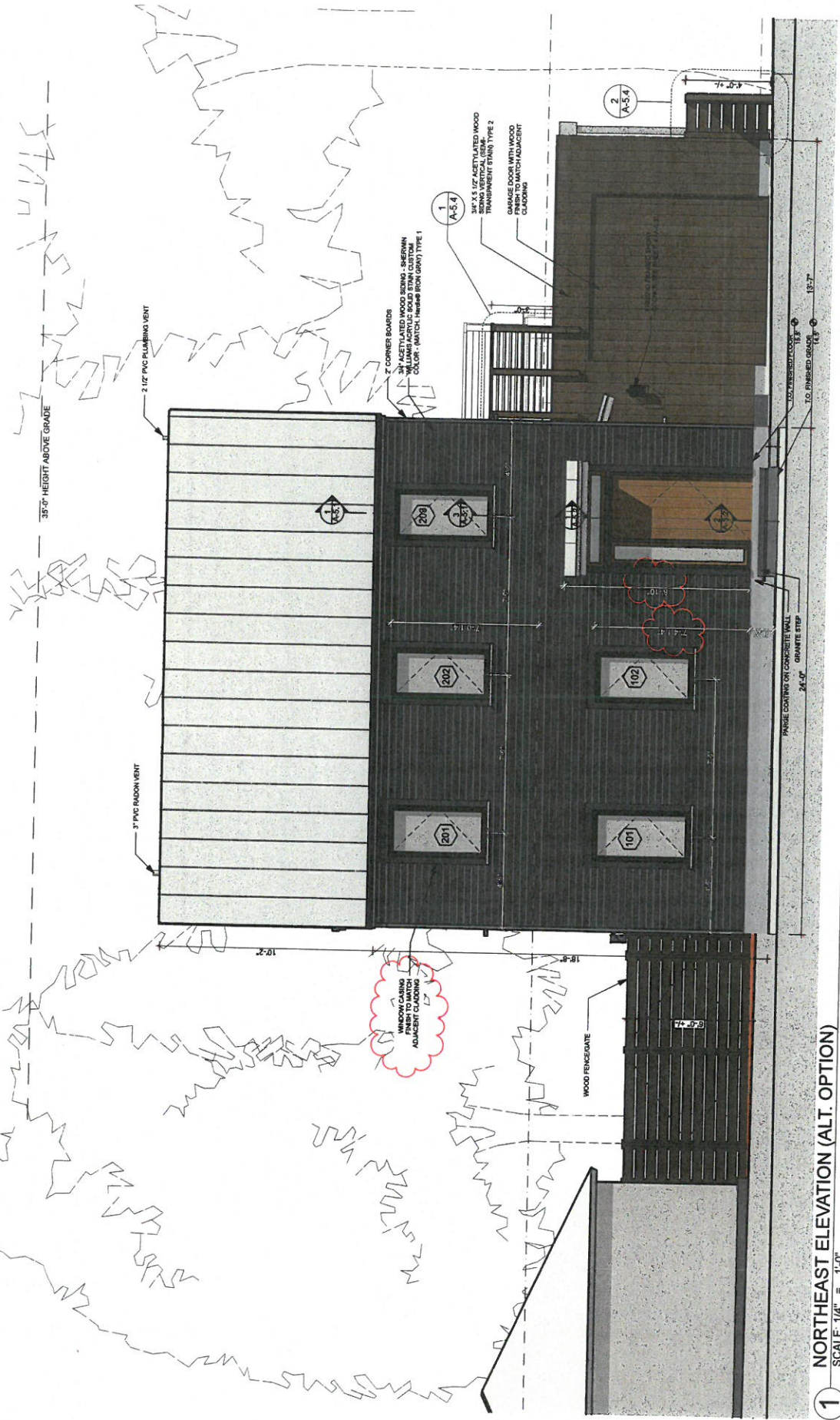
Drawing: NORTHEAST ELEVATION

Scale: Drawn by: RTL / AFW

Date: February 03, 2016 Revised: March 02, 2016

HDC PUBLIC HEARING

**A-2.1**



1 **NORTHEAST ELEVATION (ALT. OPTION)**  
SCALE: 1/4" = 1'-0"

**KAPLAN THOMPSON**  
**ARCHITECTS**  
102 exchange st., portland, me 04101  
207-542-2888 fax: 842-2828

Project: **NEW HOUSE**  
for  
Heyscales Real Estate Trust  
at  
238 Union Street, Portsmouth, NH 03801

Drawing: **NORTHEAST ELEVATION (ALT.)**

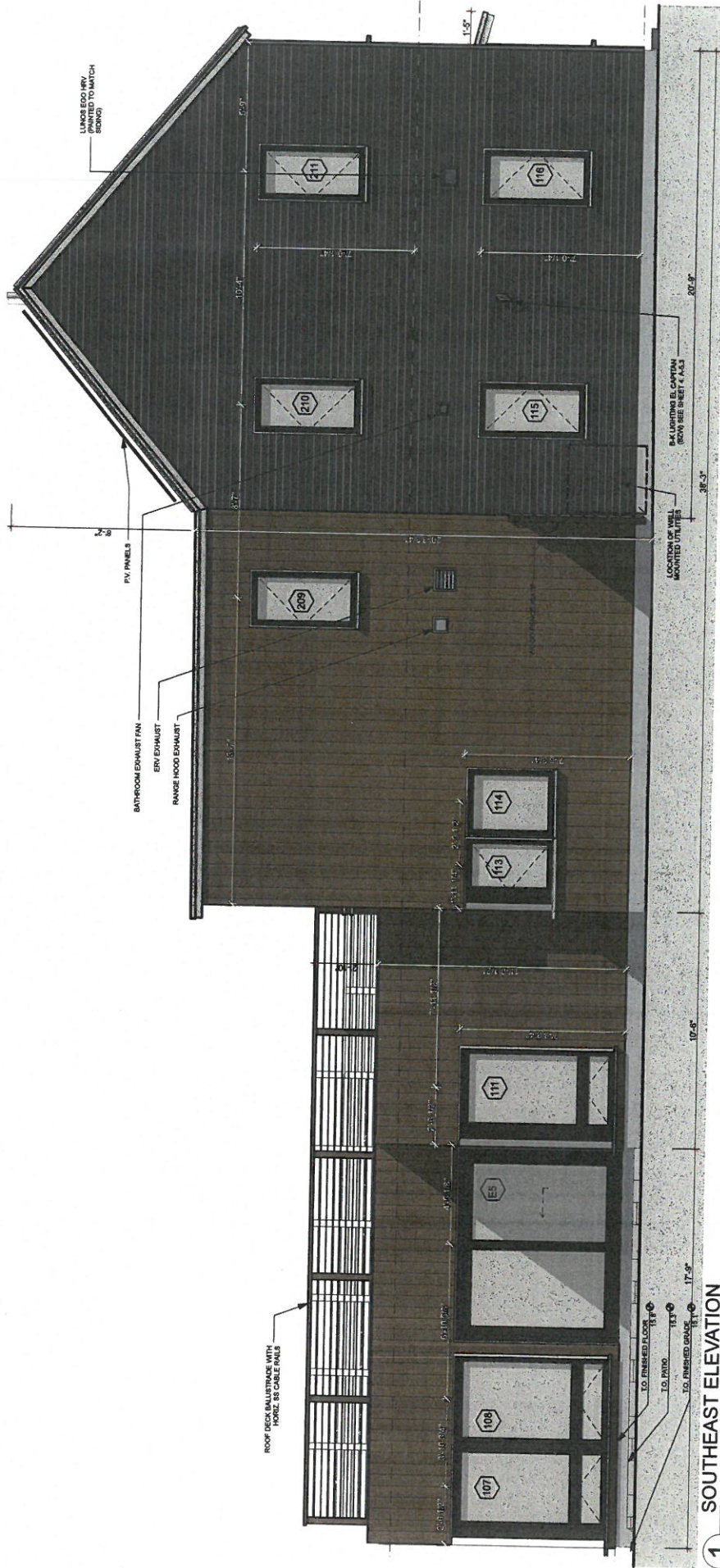
Scale: **Drawn by: RTL / AFW**

Date: **March 02, 2016** Revised:

**HDC PUBLIC HEARING**

**A-2.1a**

35'-0" HEIGHT ABOVE GRADE



0 2' 4' 8'

Project: **NEW HOUSE**  
 for: **Heyscales Real Estate Trust**  
 at: **238 Union Street, Portsmouth, NH 03801**

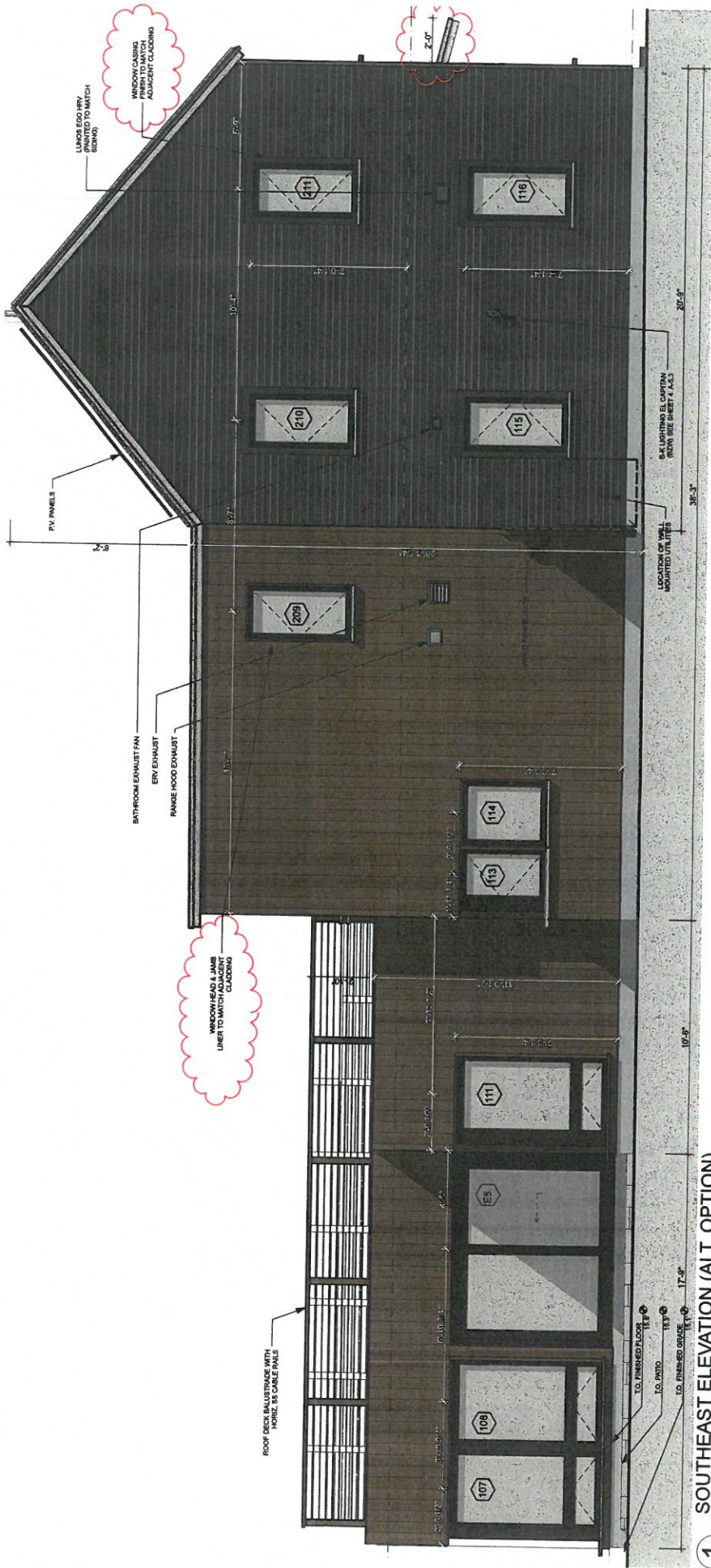
Drawing: **SOUTHEAST ELEVATION**  
 Scale: **1/4" = 1'-0"**  
 Date: **February 03, 2016**

Drawn by: **RTL / ARW**  
 Revised: **March 02, 2016**

**A-2.2**

**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 Exchange St., Portland, ME 04101  
 207-542-2888 Fax: 207-542-2828

35'-0" HEIGHT ABOVE GRADE



1 SOUTHEAST ELEVATION (ALT. OPTION)

SCALE: 1/4" = 1'-0"

**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 exchange st., portland, me 04101  
 207-842-2885 fax: 842-2828

project: **NEW HOUSE**  
 for: **Heyscales Real Estate Trust**  
 at: **238 Union Street, Portsmouth, NH 03801**

Drawing: **SOUTHEAST ELEVATION (ALT.)**

Scale: **Drawn by: RTL / AFW**

Date: **February 03, 2016** Revised: **March 02, 2016**

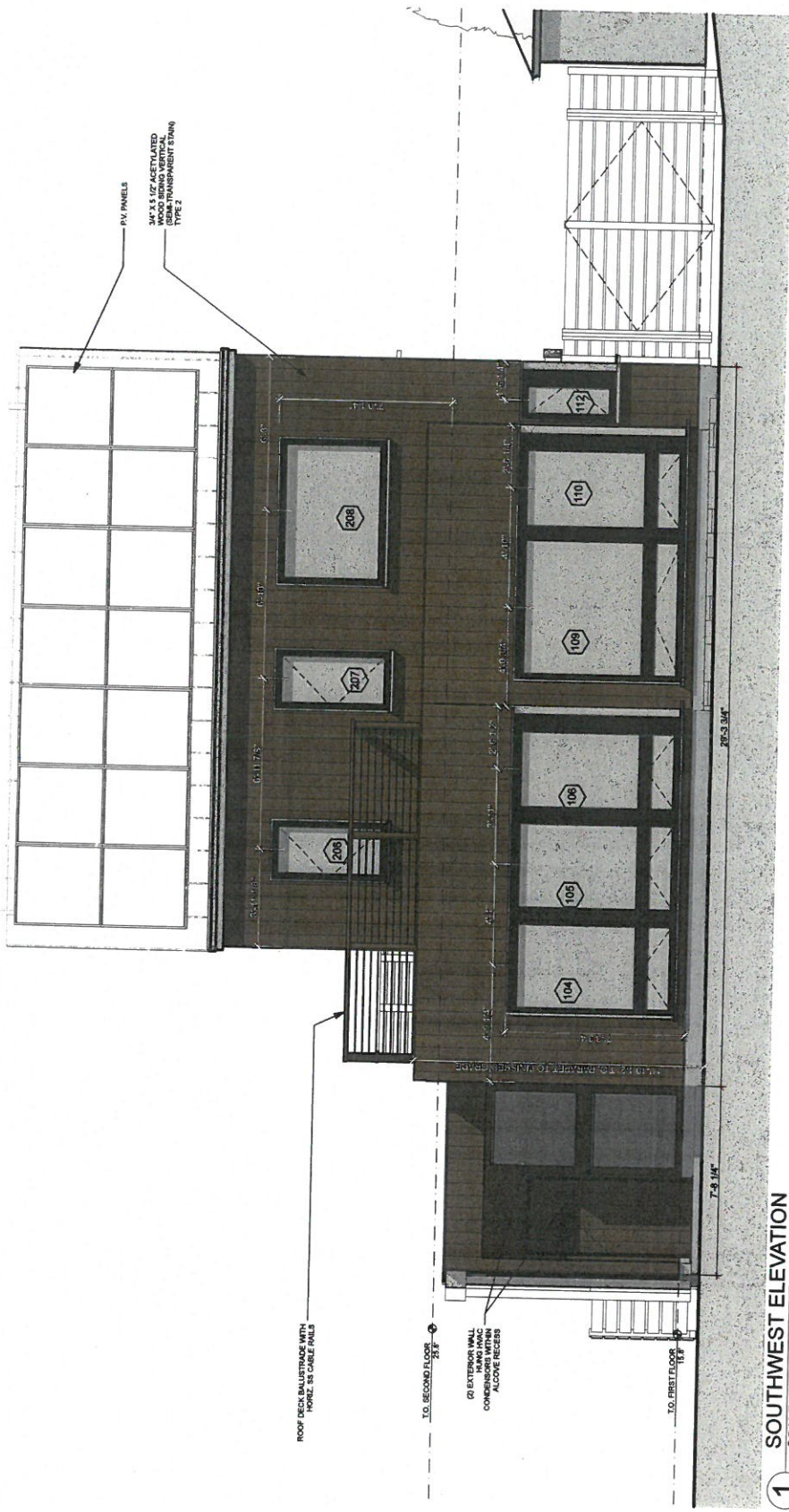
HDC PUBLIC HEARING

**A-2.2a**





35'-0" HEIGHT ABOVE GRADE



1 SOUTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"




**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 Exchange St., Portland, ME 04101  
 207-842-2888 fax: 842-2828

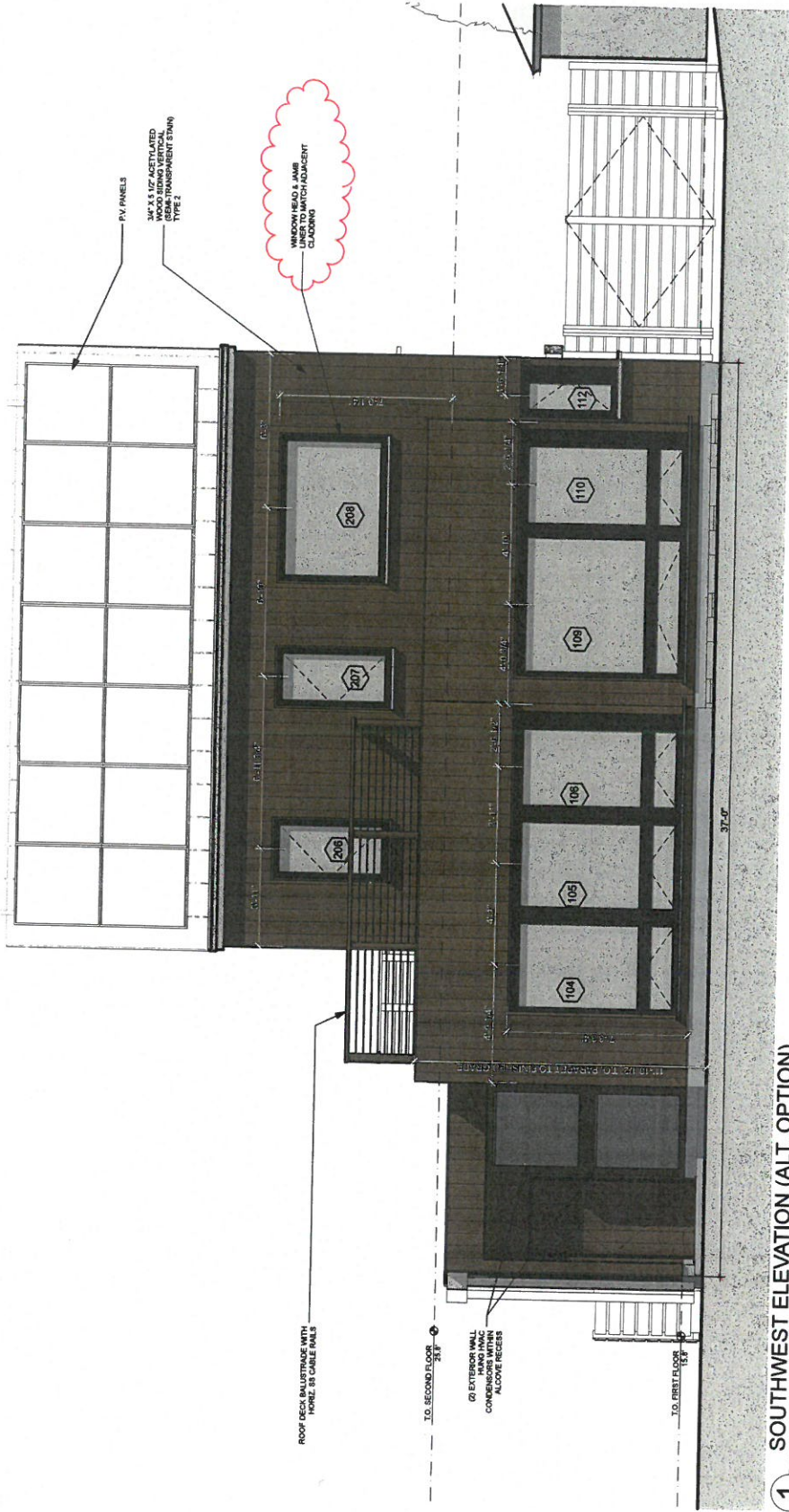
project: **NEW HOUSE**  
 for: **Heyscales Real Estate Trust**  
 at: **236 Union Street, Portsmouth, NH 03801**

Drawing: **SOUTHWEST ELEVATION**  
 Scale: **Drawn by: RTL / AFW**  
 Date: **February 03, 2016**      Revised: **March 02, 2016**

**A-2.3**

HDC PUBLIC HEARING

35'-0" HEIGHT ABOVE GRADE



1 SOUTHWEST ELEVATION (ALT. OPTION)  
SCALE: 1/4" = 1'-0"




**KAPLAN THOMPSON**  
 ARCHITECTS  
 102 exchange st., portland, me 04101  
 207-842-2888 fax: 842-2828

project: **NEW HOUSE**  
 for  
 Hayscales Real Estate Trust  
 at  
 238 Union Street, Portsmouth, NH 03801

Drawing: SOUTHWEST ELEVATION (ALT.)

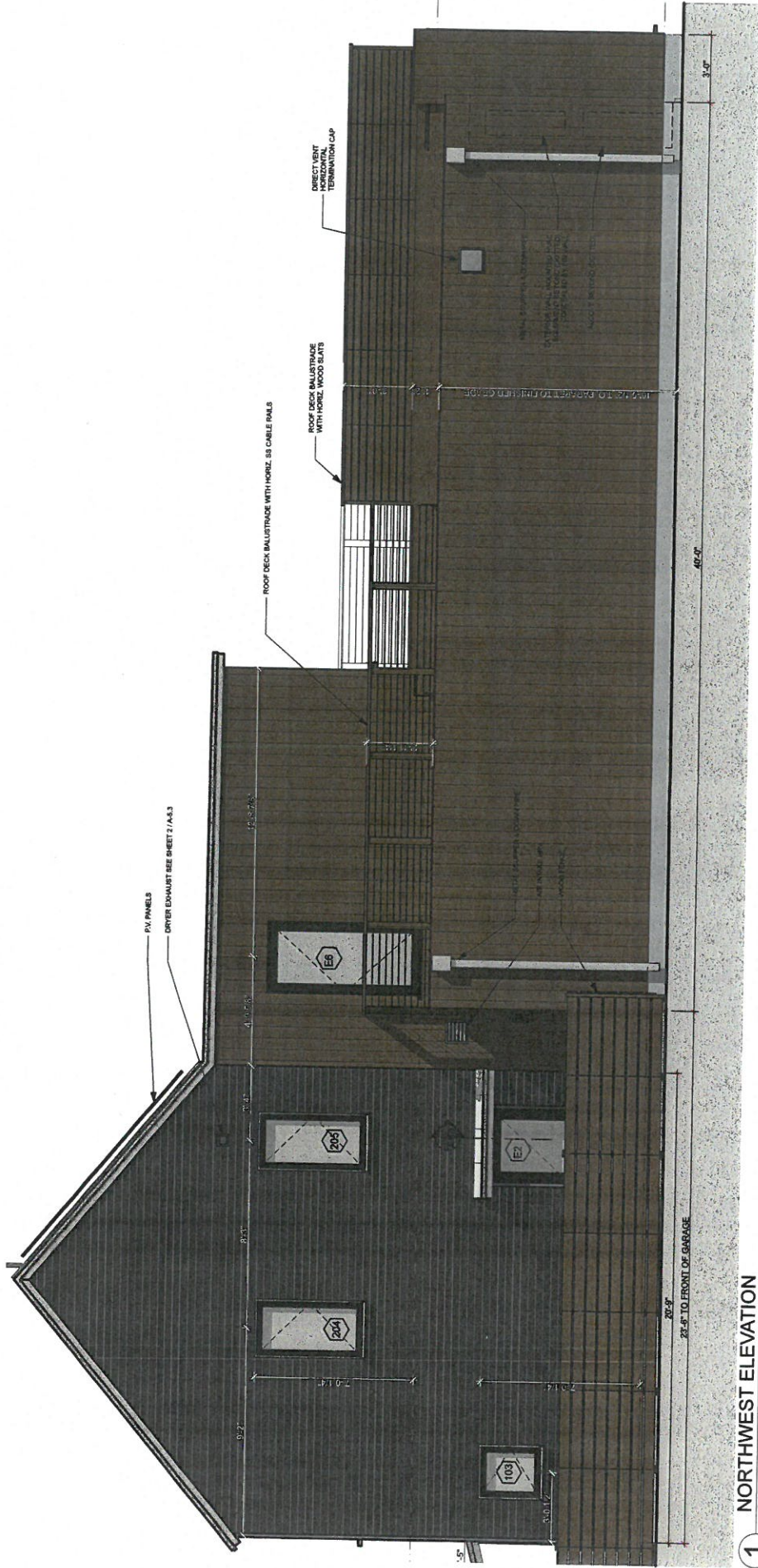
Scale: Drawn by: RTL/AFW

Date: March 02, 2016 Revised:

HDC PUBLIC HEARING

A-2.3a

35'-0" HEIGHT ABOVE GRADE



1 NORTHWEST ELEVATION  
SCALE: 1/4" = 1'-0"


**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 Exchange St., Portland, ME 04101  
 207-842-2888 fax: 842-2828

project: **NEW HOUSE**  
 for **Haystacks Real Estate Trust**  
 at **238 Union Street, Portsmouth, NH 03801**

Drawing: **NORTHWEST ELEVATION**  
 Scale:  
 Date: **February 03, 2016**

Drawn by: **RTL/AFW**  
 Revised: **March 02, 2016**



HDC PUBLIC HEARING

A-2.4

35'-0" HEIGHT ABOVE GRADE



1 NORTHWEST ELEVATION (ALT. OPTION)

SCALE: 1/4" = 1'-0"


**KAPLAN THOMPSON**  
**ARCHITECTS**  
 102 Exchange St., Portland, ME 04101  
 207-842-2888 fax: 842-2828

Project: **NEW HOUSE**  
 for **Heyscales Real Estate Trust**  
 at **238 Union Street, Portsmouth, NH 03801**

Drawing: NORTHWEST ELEVATION (ALT.)

Scale: Drawn by: RTL / AFW

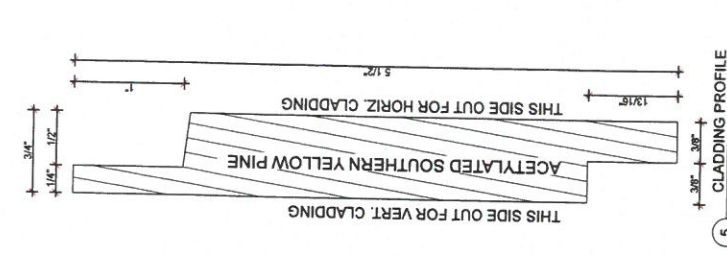
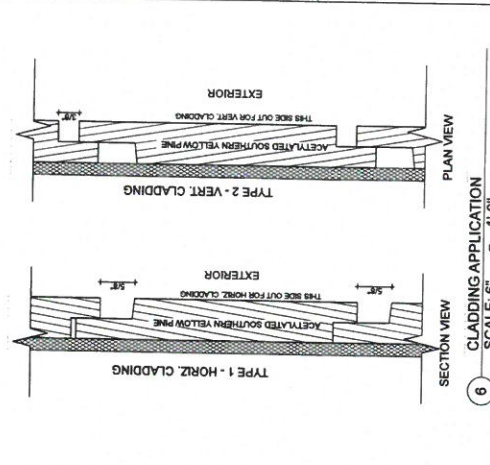
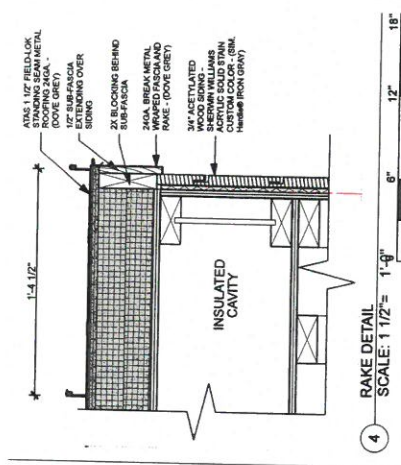
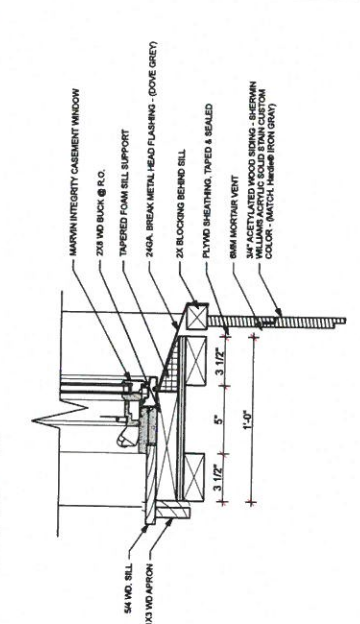
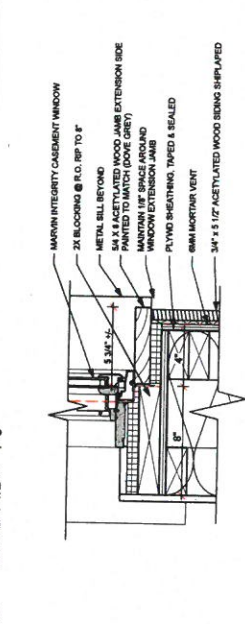
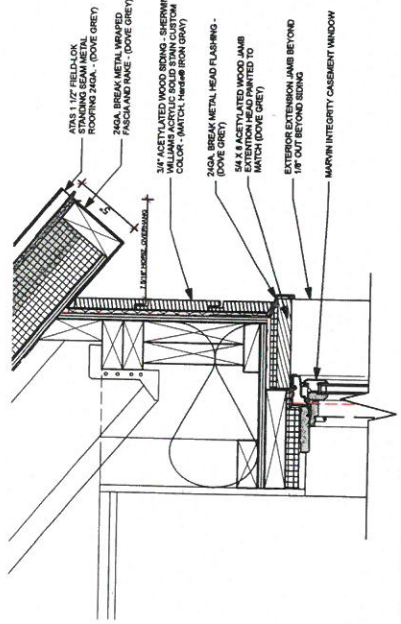
Date: March 02, 2016 Revised:



HDC PUBLIC HEARING

A-2.4a

ID	Elevation	Width	Height	Quantity	Area	Type	Manufacturer
101		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
102		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
103		2'-4"	2'-10"	1	6.78	CASEMENT	MARVIN
104		4'-0"	6'-10"	1	28.50	FIXED / AWNING	MARVIN
105		4'-0"	6'-10"	1	28.50	FIXED / AWNING	MARVIN
106		3'-8"	6'-10"	1	31.12	FIXED / AWNING	MARVIN
107		3'-8"	6'-10"	1	31.12	FIXED / AWNING	MARVIN
108		4'-0"	8'-10"	1	28.50	FIXED / AWNING	MARVIN
109		6'-0"	8'-10"	1	42.02	FIXED / AWNING	MARVIN
110		3'-8"	6'-10"	1	30.88	FIXED / AWNING	MARVIN
111		3'-8"	8'-10"	1	31.12	FIXED / AWNING	MARVIN
112		1'-8"	3'-11 1/2"	1	6.77	CASEMENT	MARVIN
113		2'-6"	3'-11 1/2"	1	13.54	CASEMENT	MARVIN
114		3'-0"	4'-0"	1	12.23	FIXED	MARVIN
115		2'-0"	4'-10"	1	12.34	CASEMENT	MARVIN
116		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
201		2'-6"	4'-10"	1	12.34	CASEMENT	MARVIN
202		2'-5"	4'-10"	1	12.34	CASEMENT	MARVIN
203		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
204		2'-6"	4'-10"	1	12.34	CASEMENT	MARVIN
205		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
206		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
207		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
208		6'-0"	4'-4"	1	27.31	FIXED	MARVIN
209		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
210		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
211		2'-4"	4'-10"	1	12.34	CASEMENT	MARVIN
				27	483.88 sq ft		



CLADDING COLOR TO MATCH (Hardie® Iron Gray)  
**TYPE 1 - HORIZONTAL**

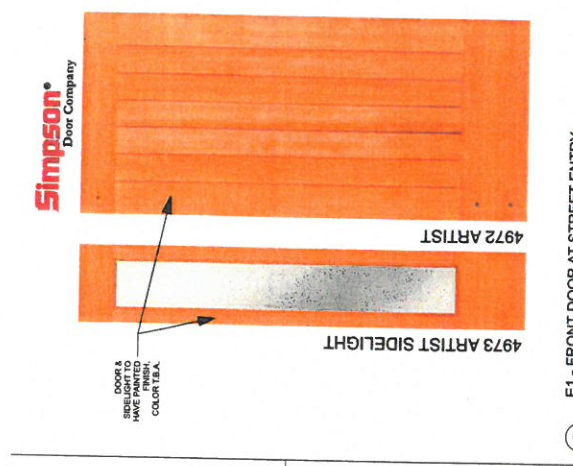
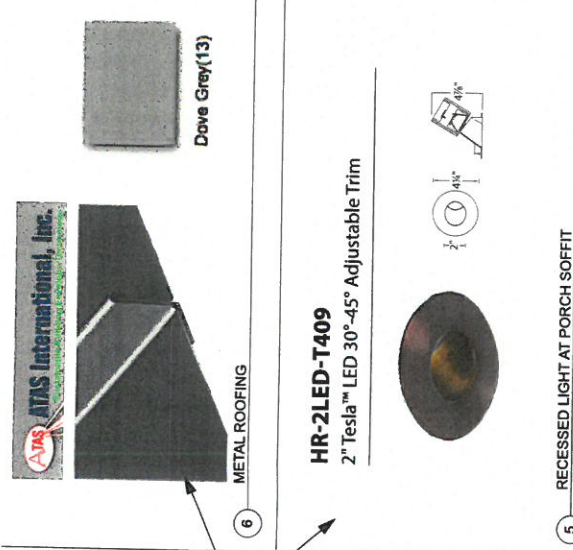
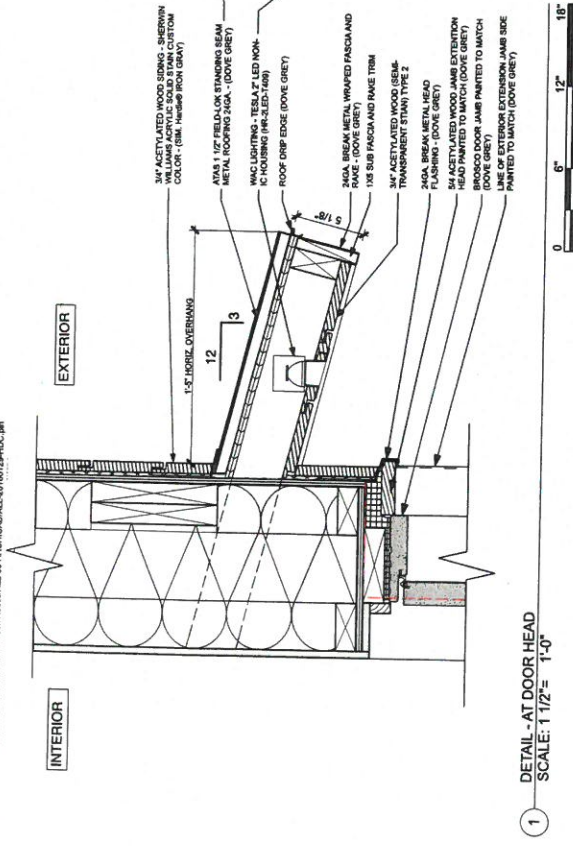
CLADDING COLOR SHERWIN WILLIAMS SW 3521 (OR SIMILAR)  
**TYPE 2 - VERTICAL**

Project: **NEW HOUSE**  
for: **Haystacks Real Estate Trust**  
at: **238 Union Street, Portsmouth, NH 03801**

Drawing: **DETAILS - WINDOWS**  
Scale: **Drawn by: RTL / AFW**  
Date: **February 03, 2016** Revised: **March 02, 2016**

**HDC PUBLIC HEARING**

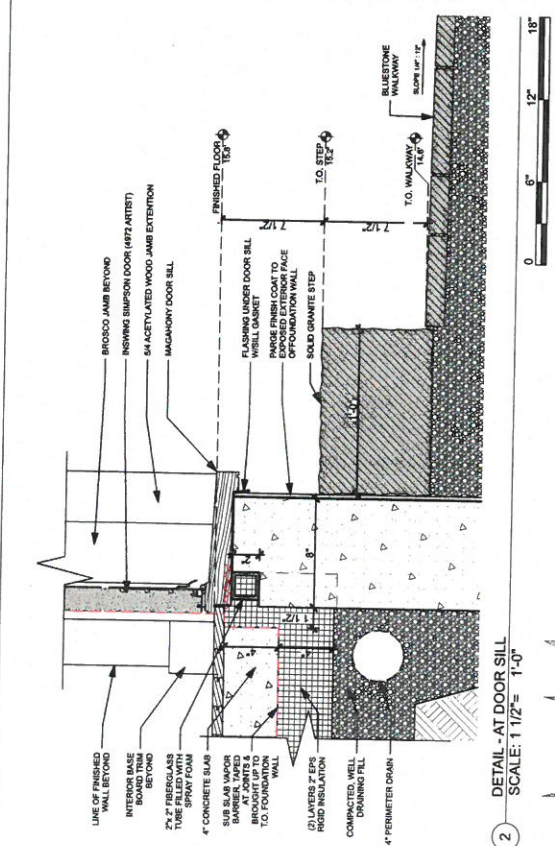
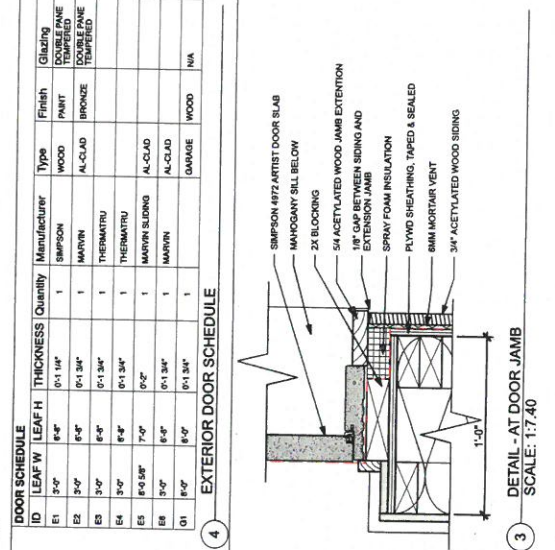
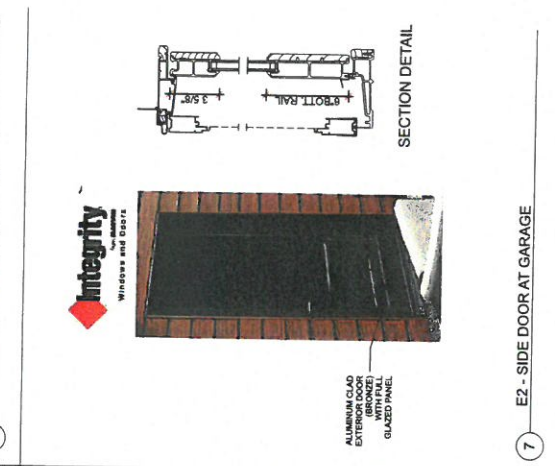
**A-5.1**



**5** RECESSED LIGHT AT PORCH SOFFIT

**4** EXTERIOR DOOR SCHEDULE

ID	LEAF W	LEAF H	THICKNESS	Quantity	Manufacturer	Type	Finish	Glazing
E1	3'-0"	8'-4"	0'1 1/4"	1	SIMPSON	WOOD	PAINT	DOUBLE PANE TEMPERED
E2	3'-0"	8'-4"	0'1 3/4"	1	MARVIN	AL-CLAD	BRONZE	DOUBLE PANE
E3	3'-0"	8'-4"	0'1 3/4"	1	THEMATRU	AL-CLAD	BRONZE	DOUBLE PANE
E4	3'-0"	8'-4"	0'1 3/4"	1	THEMATRU	AL-CLAD	BRONZE	DOUBLE PANE
E5	8'-0 3/8"	7'-0"	0'2"	1	MARVIN SLIDING	AL-CLAD		
E6	3'-0"	8'-4"	0'1 3/4"	1	MARVIN	AL-CLAD		
E7	8'-0"	8'-0"	0'1 3/4"	1		GARAGE	WOOD	N/A



Project: **NEW HOUSE**  
for: **Heyscales Real Estate Trust**  
at: **236 Union Street, Portsmouth, NH 03801**

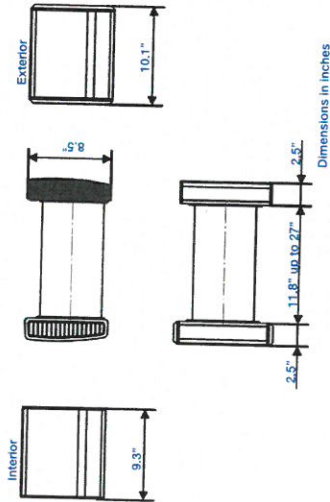
Drawing: **DETAILS - DOORS**  
Scale: **HDC PUBLIC HEARING**  
Date: **February 03, 2016**

Drawn by: **RTL / AFW**  
Revised:

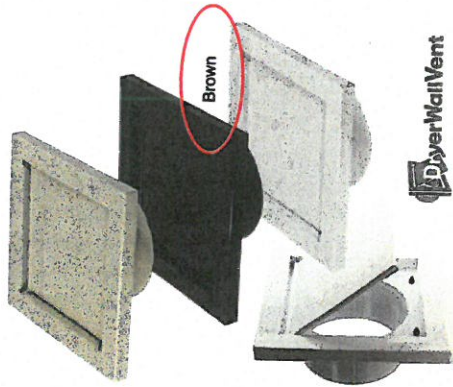
**KAPLAN THOMPSON ARCHITECTS**  
102 exchange st., portland, me 04101  
207-842-2888 fax:842-2828

**A-5.2**

Dimensions	
Heat Recovery Core Diameter	5.9 inches (150mm)
Heat Recovery Core Length	9.6 inches (245mm)
Minimum Wall Thickness	11.8 inches (300mm)
Interior Cover	8.3" x 8.5" x 2.5" (217 x 217 x 63 mm)
Exterior Cover	10.1" x 8.5" x 2.5" (257 x 217 x 63 mm)
Installation Tube Bore Diameter	6.37 inches (162mm)
Installation Tube Length	Installation tube may be cut to length to make for each individual installation. The 19.7 inch tube may be cut to any length. A 1.5 inch additional length is required. A 27 inch tube may be custom ordered.



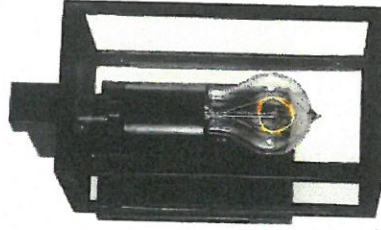
1 HEAT RECOVERY VENT AT SOUTHEAST ELEVATION



2 METAL DRYER VENT COVER

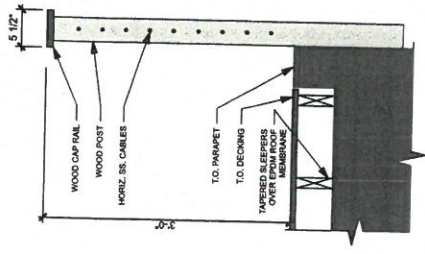


3 EXTERIOR WALL LIGHT SOUTHEAST ELEVATION



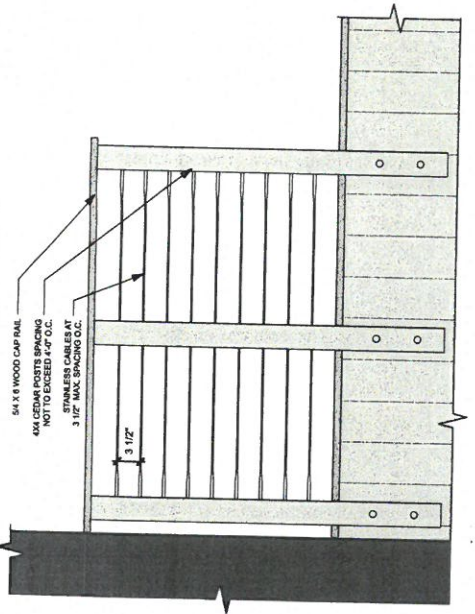
4 EXTERIOR WALL LIGHT AT SIDE ENTRY

**CROSS SECTION**

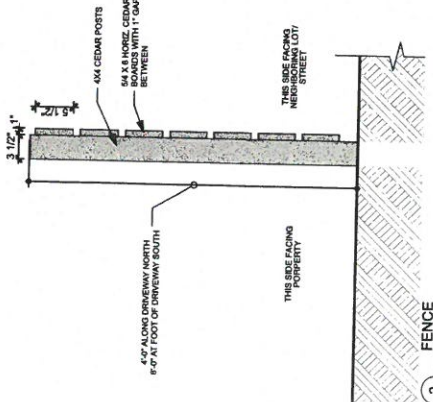


1 ROOF DECK BALUSTRADE WITH CABLE RAIL  
SCALE: 3/4" = 1'-0"

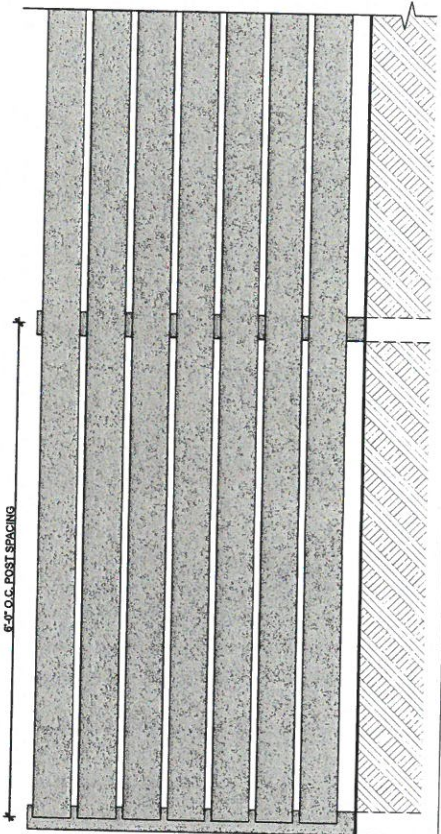
**ELEVATION (VIEWED FROM STREET)**



0 1 2 3  
SCALE: 3/4" = 1'-0"



2 FENCE  
SCALE: 3/4" = 1'-0"



0 1 2 3  
SCALE: 3/4" = 1'-0"

**KAPLAN THOMPSON**  
ARCHITECTS  
102 exchange st., portland, me 04101  
207-542-2888 fax:842-2828

Project: **NEW HOUSE**  
for **Haystacks Real Estate Trust**  
at **236 Union Street, Portsmouth, NH 03801**

Drawing: **DETAILS - FENCE AND ROOF DECK BALUSTRADE** **HDC PUBLIC HEARING**  
Scale: **Drawn by: RTL/AFW**  
Date: **February 03, 2016** Revised:

**A-5.4**



## **2. 124 State Street**

**- Recommend Approval**

**Background:** The HDC recently approved this project on 4-13-16. The applicant is seeking to revise and modify the attic door on the rear elevation.

**Staff Recommendation:** The HDC should consider approving the application as the change is relatively minor and the window pattern appears more consistent with the age and style of this historic building.

# Application for Approval - Administrative Historic District Commission



Owner: BRADLEY BOOSVELT Applicant (if different): Edward Sabatino  
 Address: 124 STATE ST Address: 12 Old Farnham Rd  
(Street) (Street)  
POULSBOURNE NJ 03801 Alfred Maine 04002  
(City, State, Zip) (City, State, Zip)  
 Phone: 603-235-7688 Phone: 603-817-8300  
 Signature: [Signature]

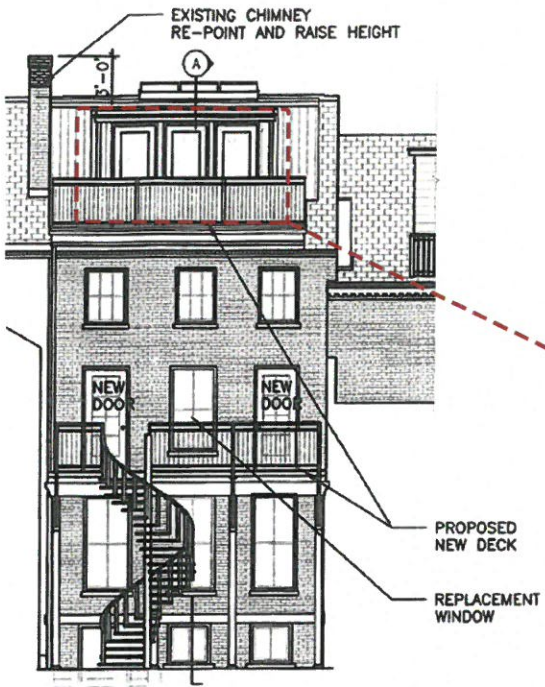
Location of Structure: Map 0107 Lot 056 Street Address: 124 STATE ST  
 Building Permit #: 2016-00348  
 To permit the following: REALISE THE ATTIC DOOR SYSTEM TO A TRIPLE SLIDER MATCHING THE PREVIOUSLY APPROVED MANUFACTURER.

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

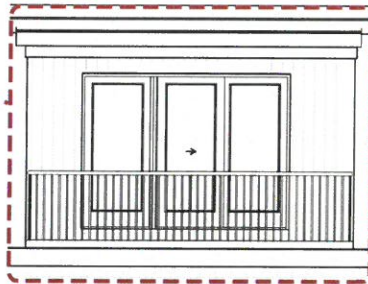
Administrative Use Only:  
 Date of Meeting: Dec 5, 2018  
 Payment: 100-  
 Payment Type: CK# 0196  
 Index/Permit #: \_\_\_\_\_

**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



PREVIOUSLY APPROVED COURT ST. ELEVATION:



PROPOSED COURT ST. ELEVATION:

6' 8" Three-Panel Fixed-Active-Fixed

Opening	9' 0 3/4" (2 762)
Frame	9' 0" (2 743)

6' 8" (2 032)	
6' 7 1/2" (2 019)	

3 PANEL (OXO)  
10880

PELLA - ARCHITECT SERIES TRADITIONAL

PROPOSED DOOR CHANGE FOR  
124 STATE STREET  
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DOOR CHANGE

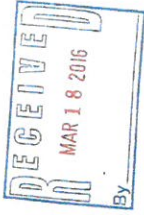
5 NOVEMBER 2018



# 124 STATE STREET

April 6, 2016 - Historic District Commission, Work Session, Portsmouth, New Hampshire

**HISTORIC DISTRICT COMMISSION**  
 Approved (date of meeting) 4-13-16  
 As Advertised  As Presented   
 w/ stipulations  Signed [Signature]



*3 Strip. See L.O.D.*

PROJECT DESIGN INTENT

- HDC Approval History**- This project was approved exactly as presented herein in April 2014. There were four work sessions preceding the final public hearing. The owner eventually decided to delay construction for a time period, and the HDC approval lapsed.
- Purpose** - The goal is to completely renovate an existing residence and office at 124 State Street throughout the interior as well as add a dormer, skylights, and windows with a walk-out roof deck above a second level deck on the rear of the building. The multi-level deck will create direct access from the yard to the second floor.
- Removals** - Includes the partial roof removal to allow for adequate headroom on the top level and for the proposed walk out dormer. The second level also replaces a window opening with doors to access the deck. The remainder of the windows are proposed to be replaced with a 2 over 2 style within the existing openings.
- Current Zoning** - The site is within the CD4 Zone and the Historic District. CD4 requirements are 0' setbacks, 40' height, 90% coverage and 10% open space.
- Context** - Along State Street, there are a wide range of building types and scale, primarily consisting of multi-level brick buildings with multiple occupancies. A character defining feature on State Street is the varying height of the ridge lines and fire wall treatments that create a random undulating pattern to the skyline.

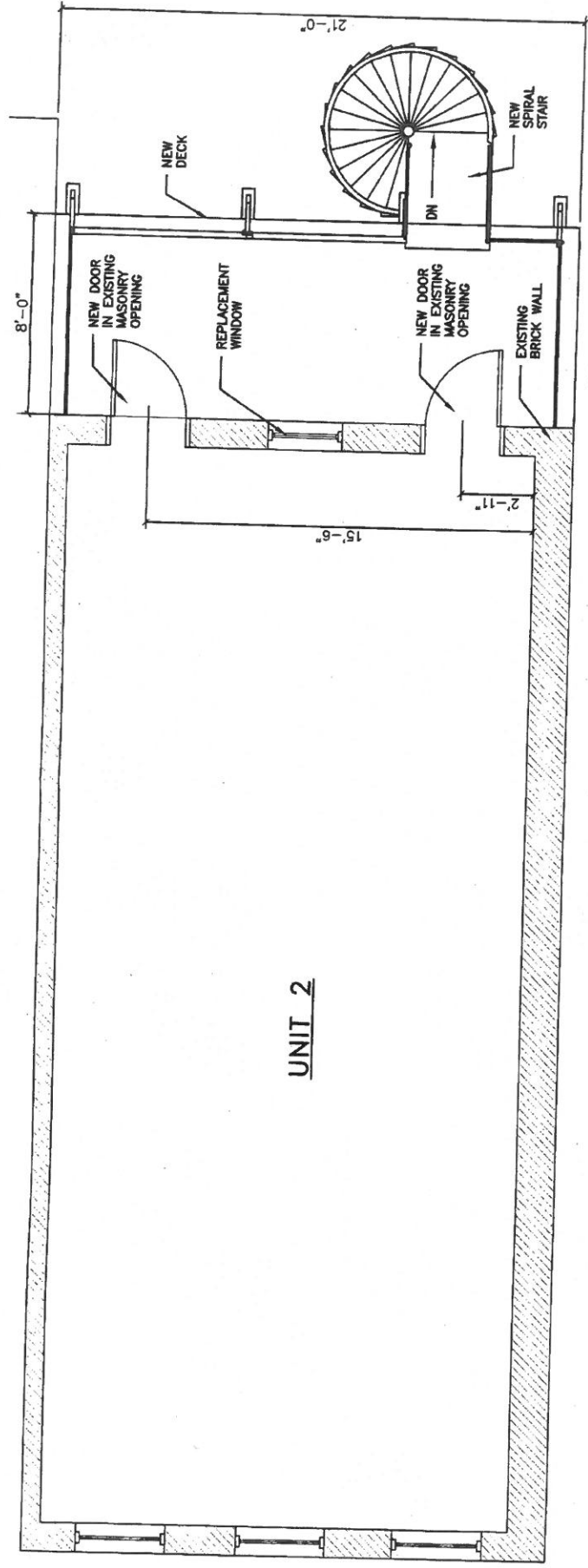


124 STATE STREET  
 Portsmouth, New Hampshire

McHENRY ARCHITECTURE  
 4 Market Street  
 Portsmouth, New Hampshire

COVER  
 Historic District Commission, Work Session, April 6, 2016

6 APR 2016  
 MCHA: KT  
 Scale: AS NOTED

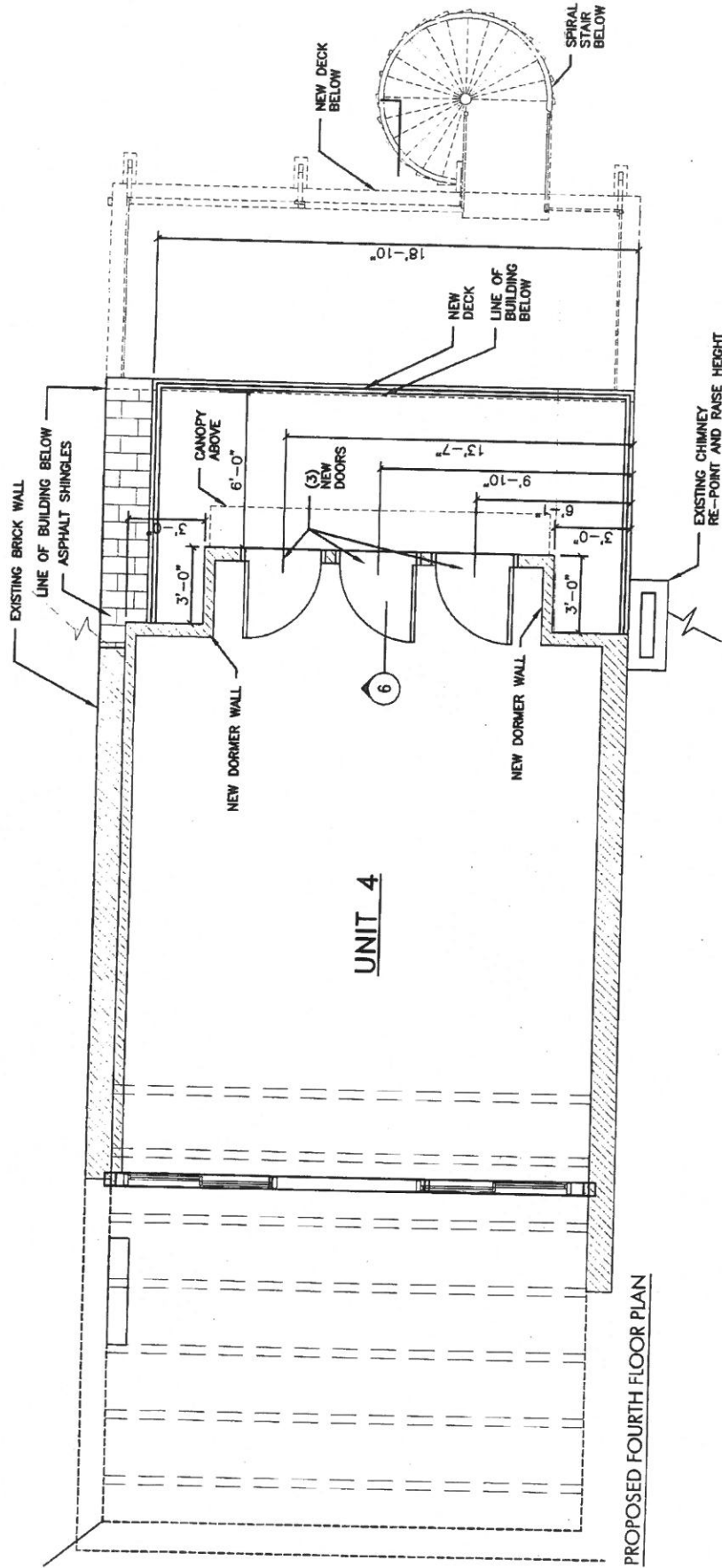


PROPOSED SECOND FLOOR PLAN

124 STATE STREET  
Portsmouth, New Hampshire

PROPOSED SECOND FLOOR PLAN  
Historic District Commission, Work Session, April 6, 2016

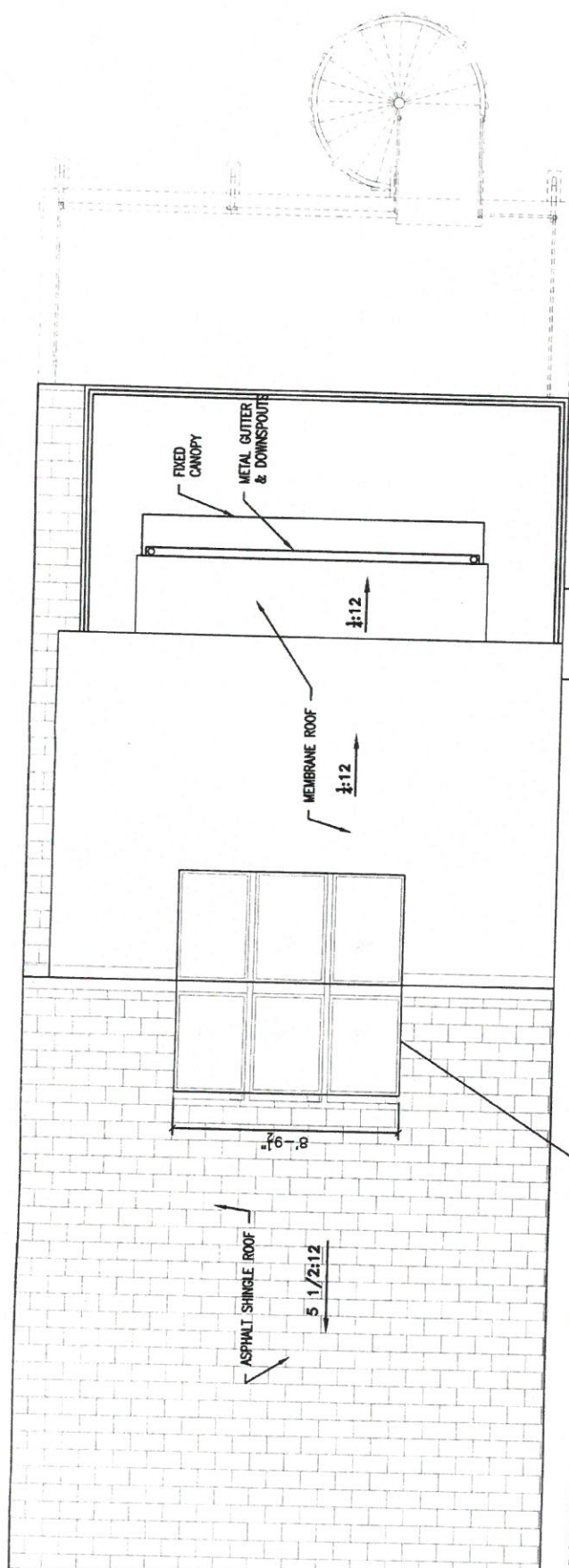
McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire



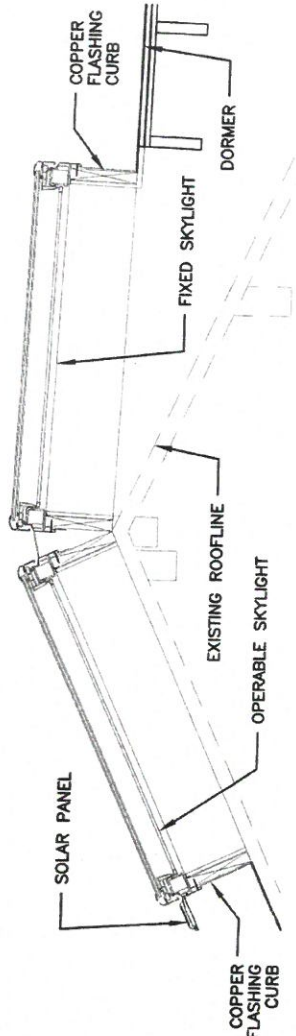
124 STATE STREET  
Portsmouth, New Hampshire

PROPOSED FOURTH FLOOR PLAN  
Historic District Commission, Work Session, April 6, 2016

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire



PROPOSED ROOF PLAN



124 STATE STREET  
Portsmouth, New Hampshire

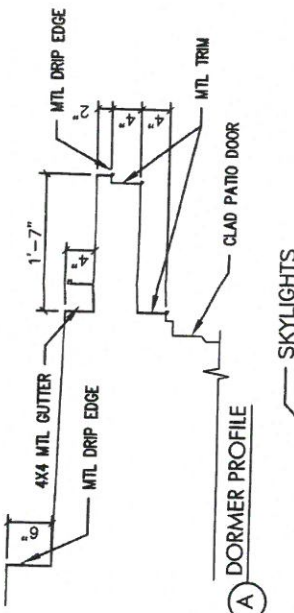
PROPOSED ROOF PLAN

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

April 2016  
MCHA, RI  
Scale 1/4"=1'-0"



PROPOSED STATE ST ELEVATION

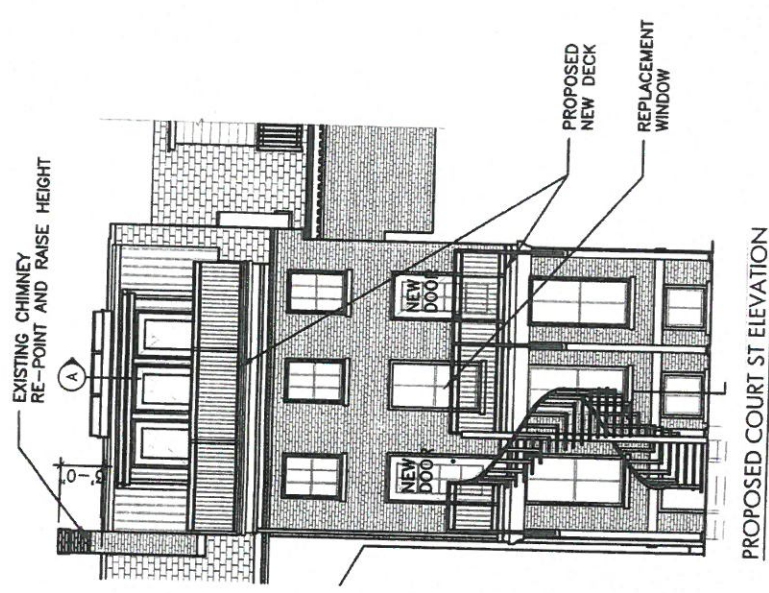


(A) DORMER PROFILE

SKYLIGHTS



SPIRAL STAIR TO SECOND FLOOR



PROPOSED COURT ST ELEVATION

124 STATE STREET  
Portsmouth, New Hampshire

PROPOSED ELEVATIONS  
Historic District Commission, Work Session, April 6, 2016

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

6/24/2016  
MCHA, RTU  
Scale: 1/8"=1'-0"  
P





RIDGE MOUNT STYLE



VIEW FROM PARK



BRONZE FINISH



COPPER FLASHING

TOP OF SKYLIGHT  
43'-6"

EXISTING RIDGE  
42'-4"

PROPOSED SKYLIGHTS

NEW DORMER  
GUTTER  
NEW AWNING

NEW SKYLIGHTS

EXISTING ROOF

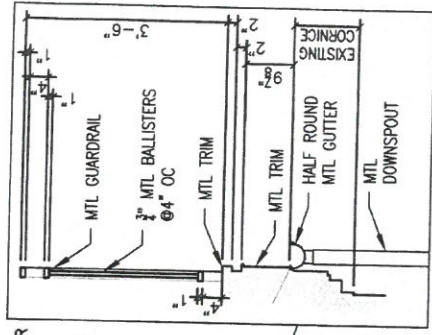
4TH LEVEL  
28'-7 3/4"

3RD LEVEL  
19'-9 1/2"

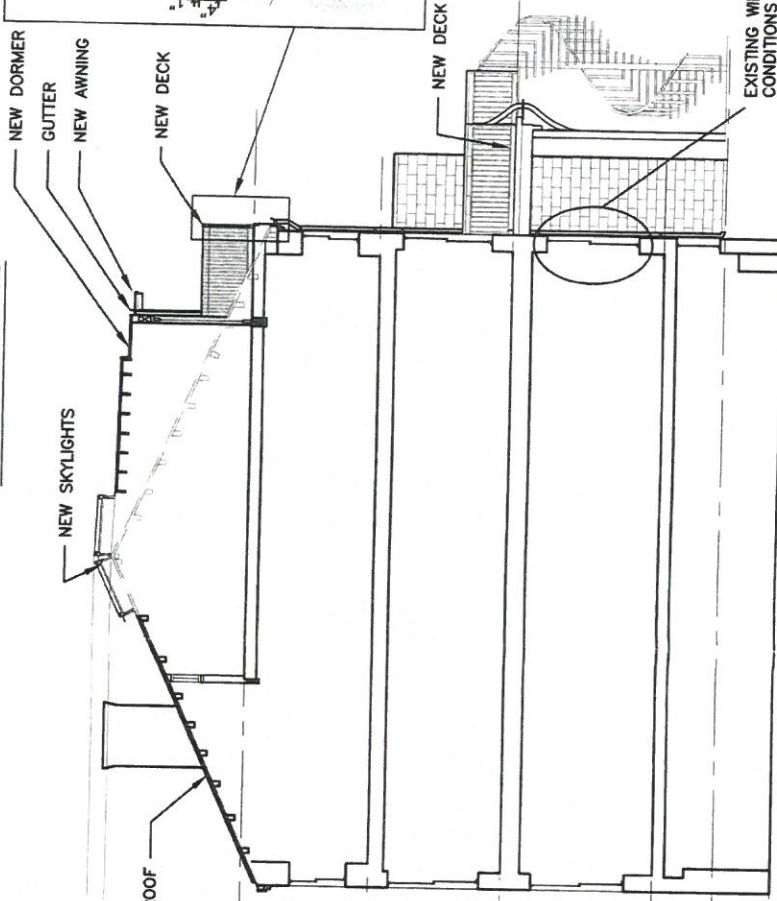
2ND LEVEL  
10'-7 1/2"

1ST LEVEL  
0'-0"

GRADE  
-4'-2 3/4"



DECK PROFILE

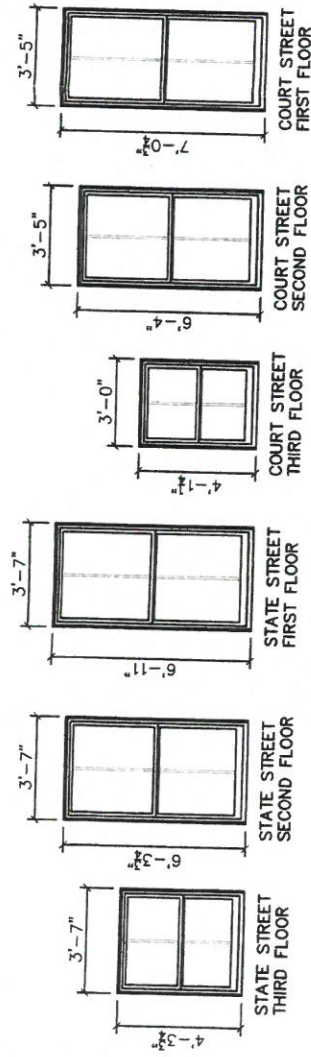


PROPOSED SECTION

124 STATE STREET  
Portsmouth, New Hampshire

PROPOSED SECTION  
Historic District Commission, Work Session, April 6, 2016

McHENRY ARCHITECTURE  
4 Market Street  
Portsmouth, New Hampshire

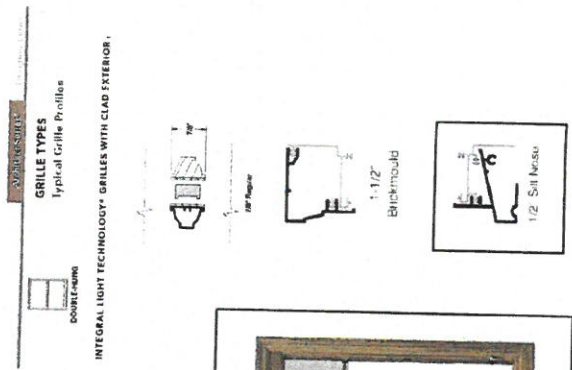


**NOTE:**  
 ALL WINDOWS TO BE PELLA ARCHITECTURAL SERIES, ALUMINUM CLAD, WOOD WINDOWS WITH 7/8" INTEGRAL LIGHT TECHNOLOGY GRILLES, LOW-E GLAZING, 1 1/2" BRICK MOULD, 3/4" SILL NOSE.



**WINDOW TRIM EXAMPLE**

- Pella Retractable Screens**
- Roll up and down like a shade on casement windows.
  - Disappear when they aren't being used, allowing more light to flow into a room.
  - When rolled away, they're completely protected from the elements — helping reduce maintenance costs.
  - Available as an optional feature on Architect Series and Designer Series wood and aluminum-clad wood casement windows.
  - Made with conventional fiberglass screen cloth.



**DETAILED PRODUCT DESCRIPTIONS**  
 Aluminum Clad Wood  
 1X and SE Double Hung

**FRAME**

- Select solid wood window frames. Choose exterior finished with exterior grade wood preservative in accordance with AWPA 115.4. Interior finish is a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- All window frames are finished with a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- Exterior finish is a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- All window frames are finished with a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- Exterior finish is a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- All window frames are finished with a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.
- Exterior finish is a high quality wood stain or paint. The interior finish is applied to the wood before the exterior finish is applied.

**GLASS**

- Select low-E, argon-filled, double-pane insulated glass units (IGUs) with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater.
- Select low-E, argon-filled, double-pane insulated glass units (IGUs) with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater.
- Select low-E, argon-filled, double-pane insulated glass units (IGUs) with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater. The IGU is constructed with a maximum visible light transmittance of 0.70 or greater.

**WEATHERSTRIPPING**

- Select weatherstripping that is compatible with the window frame and glass. The weatherstripping is applied to the window frame and glass. The weatherstripping is applied to the window frame and glass.
- Select weatherstripping that is compatible with the window frame and glass. The weatherstripping is applied to the window frame and glass. The weatherstripping is applied to the window frame and glass.
- Select weatherstripping that is compatible with the window frame and glass. The weatherstripping is applied to the window frame and glass. The weatherstripping is applied to the window frame and glass.

**SCREENS**

- Select retractable screens that are compatible with the window frame and glass. The screens are applied to the window frame and glass. The screens are applied to the window frame and glass.
- Select retractable screens that are compatible with the window frame and glass. The screens are applied to the window frame and glass. The screens are applied to the window frame and glass.
- Select retractable screens that are compatible with the window frame and glass. The screens are applied to the window frame and glass. The screens are applied to the window frame and glass.

**OPTIONAL FEATURES**

- Select optional features that are compatible with the window frame and glass. The optional features are applied to the window frame and glass. The optional features are applied to the window frame and glass.
- Select optional features that are compatible with the window frame and glass. The optional features are applied to the window frame and glass. The optional features are applied to the window frame and glass.
- Select optional features that are compatible with the window frame and glass. The optional features are applied to the window frame and glass. The optional features are applied to the window frame and glass.

### **3. 179 Pleasant Street**

**- Recommend Approval**

**Background:** The applicant is proposing to increase the size of the garage door by 6 inches on either side and install a custom overhead door in its place. The style, color, and outward appearance from the street will remain.

**Staff Recommendation:** The HDC should consider approval of the proposed door given its location on the lot.

# Application for Approval - Administrative Historic District Commission



Owner: ALAN & WENDY WONG Applicant (if different): Edward Sabatini  
 Address: 179 PLEASANT ST. Address: 12 Old e Farnham Rd  
(Street) (Street)  
PORTSMOUTH, NH Alfred Maine 04002  
(City, State, Zip) (City, State, Zip)  
 Phone: 607 888-9896 Phone: 603 817 8300  
 Signature: [Handwritten Signature]

Location of Structure: Map \_\_\_\_\_ Lot \_\_\_\_\_ Street Address: 179 PLEASANT ST

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

To permit the following: INCREASE THE SIZE OF A GARAGE DOOR 6" TO EITHER SIDE & INSTALL A CUSTOM OVERHEAD DOOR IN ITS PLACE

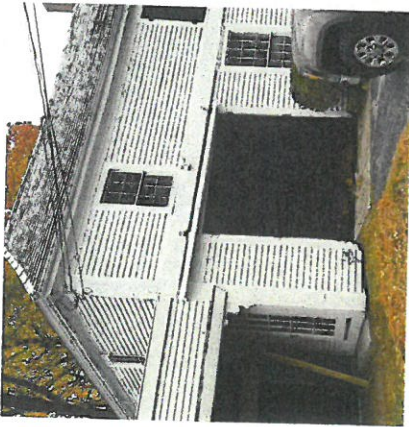
Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:  
 Date of Meeting: Dec 5, 2018  
 Payment: 100-  
 Payment Type: CL# 0197  
 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 \_\_\_\_\_



CONTEXT PHOTOS

PROPOSED DESIGN FOR  
**179 PLEASANT STREET**  
 PORTSMOUTH, NEW HAMPSHIRE

WIDER TIN HOOD TO  
 MATCH EXISTING IN  
 KIND

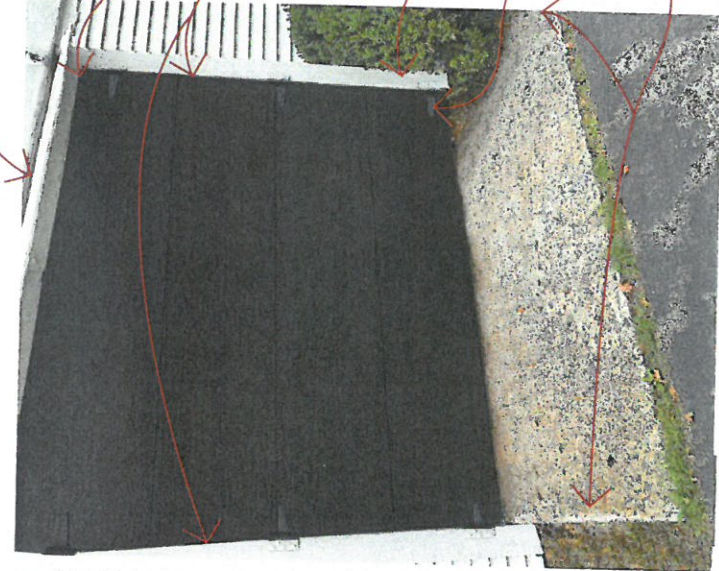
HEIGHT TO MATCH  
 EXISTING

NEW PAINTED PINE  
 OVERHEAD  
 DOOR. WIDTH TO  
 INCREASE BY 6" AT  
 EACH SIDE

NEW TRIM TO MATCH  
 EXISTING

NEW FALSE HINGES TO  
 MATCH EXISTING

INCREASE APRON 6"  
 AT EACH SIDE



PROPOSED DOOR



EXISTING DOOR



5 NOVEMBER 2018

© 2018

## **4. 220 South Street**

**- Recommend Approval**

**Background:** The HDC recently approved this application with a stipulations that the porch stairs, railing and screen wall under the porch be submitted for review and administrative approval. The stairs, railing and screen wall are all field-painted wood.

**Staff Recommendation:** The HDC should consider approval of this application.

# Application for Approval - Administrative Historic District Commission

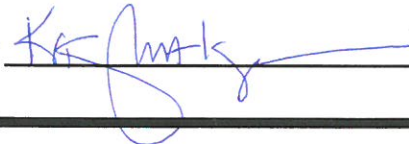


Owner: KRISTINA LOGAN Applicant (if different): \_\_\_\_\_

Address: 220 SOUTH STREET Address: \_\_\_\_\_  
(Street) (Street)

PORTSMOUTH NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

Phone: 603-828-5050 Phone: \_\_\_\_\_

Signature: 

Location of Structure: Map 111 Lot 1 Street Address: 220 SOUTH STREET

Building Permit #: 1288

To permit the following: FOR ADMINISTRATIVE APPROVAL FOR STAIRS, RAILING AND SCREEN WALL UNDER THE PORCH.

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

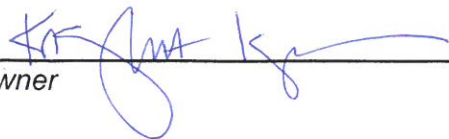
Payment: \_\_\_\_\_

Payment Type: \_\_\_\_\_

Index/Permit #: \_\_\_\_\_

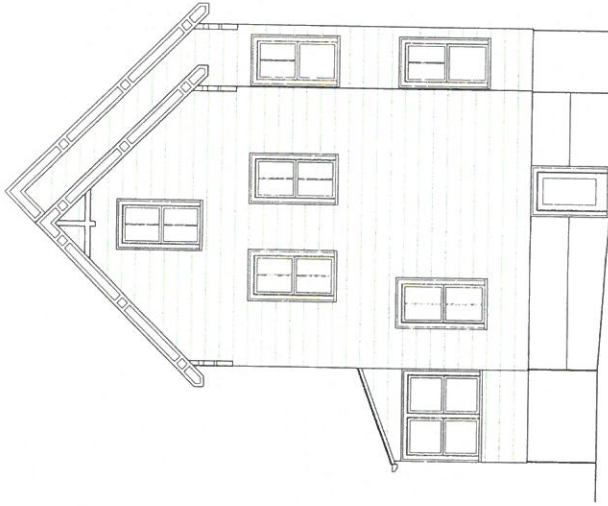
**If approved, please acknowledge below:**

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

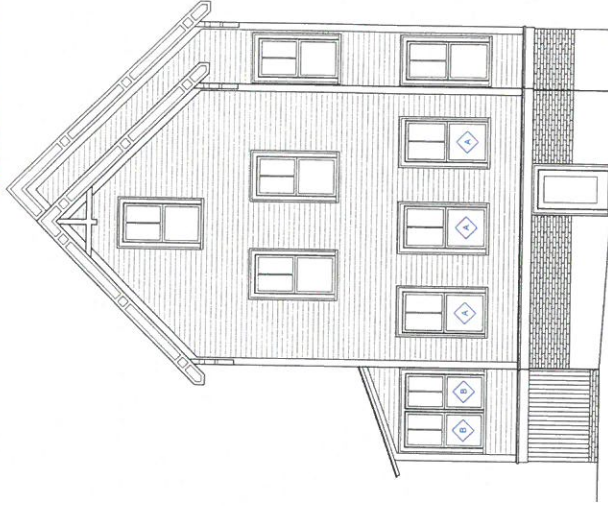
  
Owner



1 Photograph of East Elevation  
Scale: NA



2 Existing East Elevation  
Scale: 1/8" = 1'-0"



3 Proposed East Elevation  
Scale: 1/8" = 1'-0"

RECEIVED  
NOV 02 2018  
By

CONSTRUCTION  
DRAWINGS  
17 November 2017

ARCHITECT  
Michael Graf, RA  
31 Lewis Street  
Northampton, MA 01060  
P: 413.533.0588  
M: 413.533.0588  
WWW: michaelgrafarchitect.com

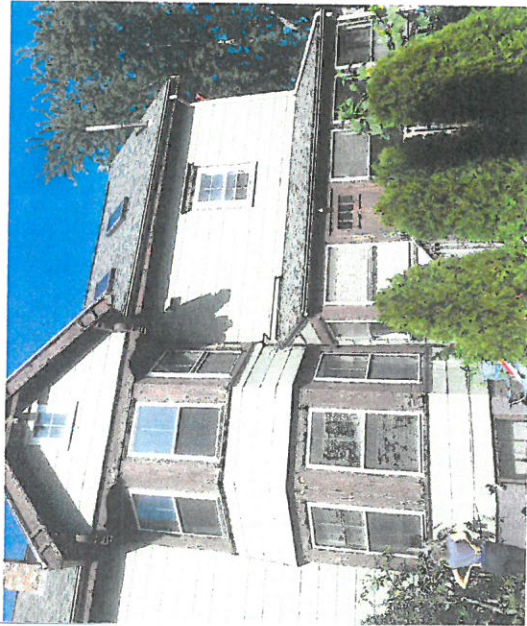
PROJECT  
Logan Residence  
222 222 South Street  
Northampton, MA 01060

REVISIONS

PROJECT NO: 17-000000-01  
DATE: 11/02/2017  
DRAWN BY: Michael Graf  
CHECKED BY: Michael Graf  
EXISTING + PROPOSED  
East Elevations

A03





1 Photograph of South Elevation  
Scale: NA



2 Existing Partial South Elevation  
Scale: 1/8" = 1'-0"



3 Proposed Partial South Elevation  
Scale: 1/8" = 1'-0"



CONSTRUCTION DRAWINGS  
15 December 2014

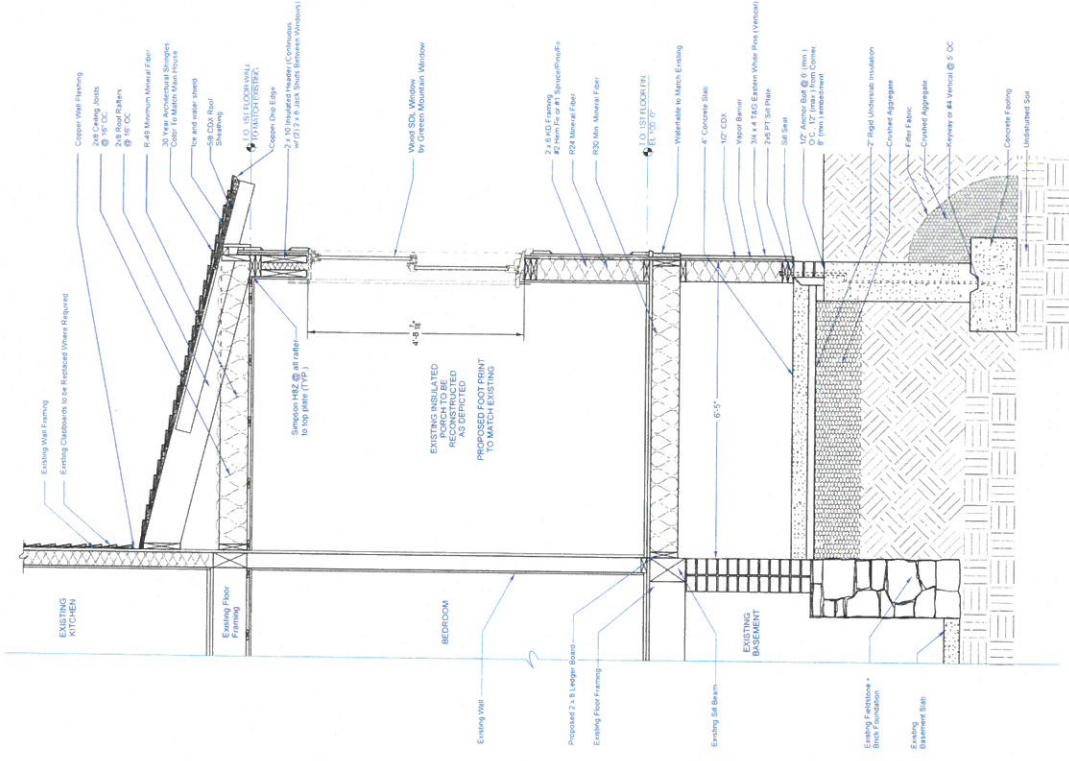
ARCHITECT  
Michael Graf, RA  
210 West 11th Street  
New York, NY 10014  
T: 212.924.8000  
E: mgraf@architect.com  
WWW: michaelgraf.com

PROJECT  
Logan Residence  
200 E. 50th Street  
New York, NY 10022

REVISED

Project No. 2012  
Scale: As Shown  
02 February 2014  
Existing + Proposed  
First Floor Plans

A05



1 Proposed Wall Section  
Scale: 3/4" = 1'-0"

## **5. 403 Deer Street #7**

**- TBD**

**Background:** The HDC recently approved this project and stipulated that the applicant return with a modified dormer design for both roof elevations. The proposed dormer design has been modified to address constructability issues with the structural framing of the roof.

**Staff Recommendation:** The HDC should consider approval of the southern roof dormers as designed but should consider using a three-gabled dormer with shorter connecting walls and a window for the northern roof elevation. The proposed design, while better, appears flat with too much blank wall surface between the gables.

# Application for Approval - Administrative Historic District Commission

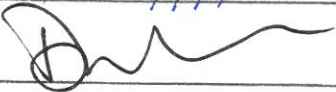


Owner: Douglas Palardy Applicant (if different): \_\_\_\_\_

Address: 3 Walbach St - Box 11 Address: 7 Wallingford Square, Unit 2099  
(Street) (Street)

New Castle, NH 03854 Kittery, ME 03904  
(City, State, Zip) (City, State, Zip)

Phone: (603) 501-9999 Phone: (207) 994-3104

Signature: 

Location of Structure: Map  Lot \_\_\_\_\_ Street Address: 403 Deer Street #7-15  
(409 The Hill, Portsmouth, NH)  
Building Permit #: \_\_\_\_\_

To permit the following: Previously Approved Stipulations - Change in window specifications, change in back facade dormers, change in ext. finish of back dormers, relocation of two south elevation dormers to retain historic roof timbers.

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:

Date of Meeting: Dec. 5, 2018


Payment: \_\_\_\_\_

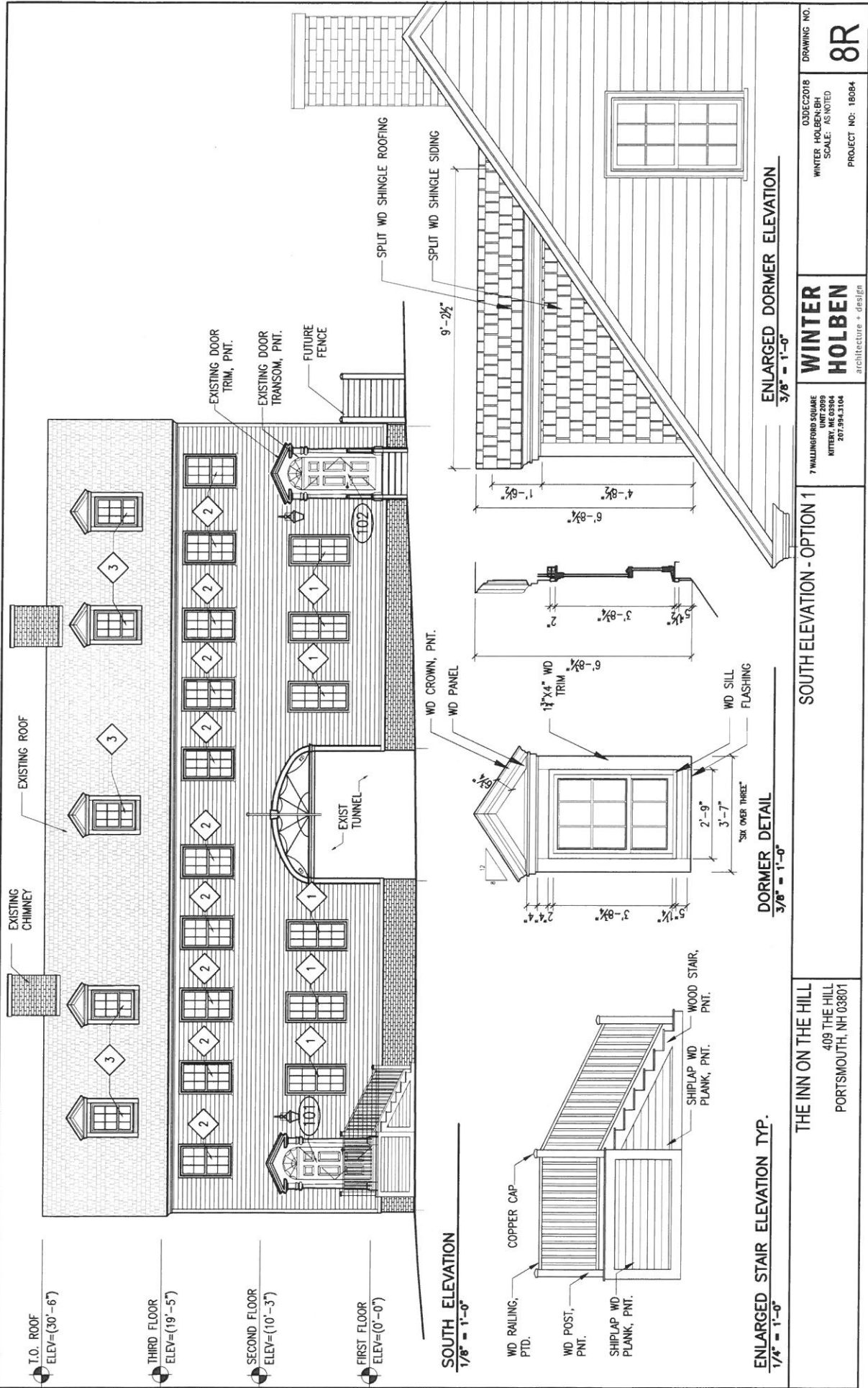
Payment Type: \_\_\_\_\_

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



I.O. ROOF  
ELEV=(30'-6")

THIRD FLOOR  
ELEV=(19'-5")

SECOND FLOOR  
ELEV=(10'-3")

FIRST FLOOR  
ELEV=(0'-0")

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

**ENLARGED STAIR ELEVATION TYP.**  
1/4" = 1'-0"

**DORMER DETAIL**  
3/8" = 1'-0"

**ENLARGED DORMER ELEVATION**  
3/8" = 1'-0"

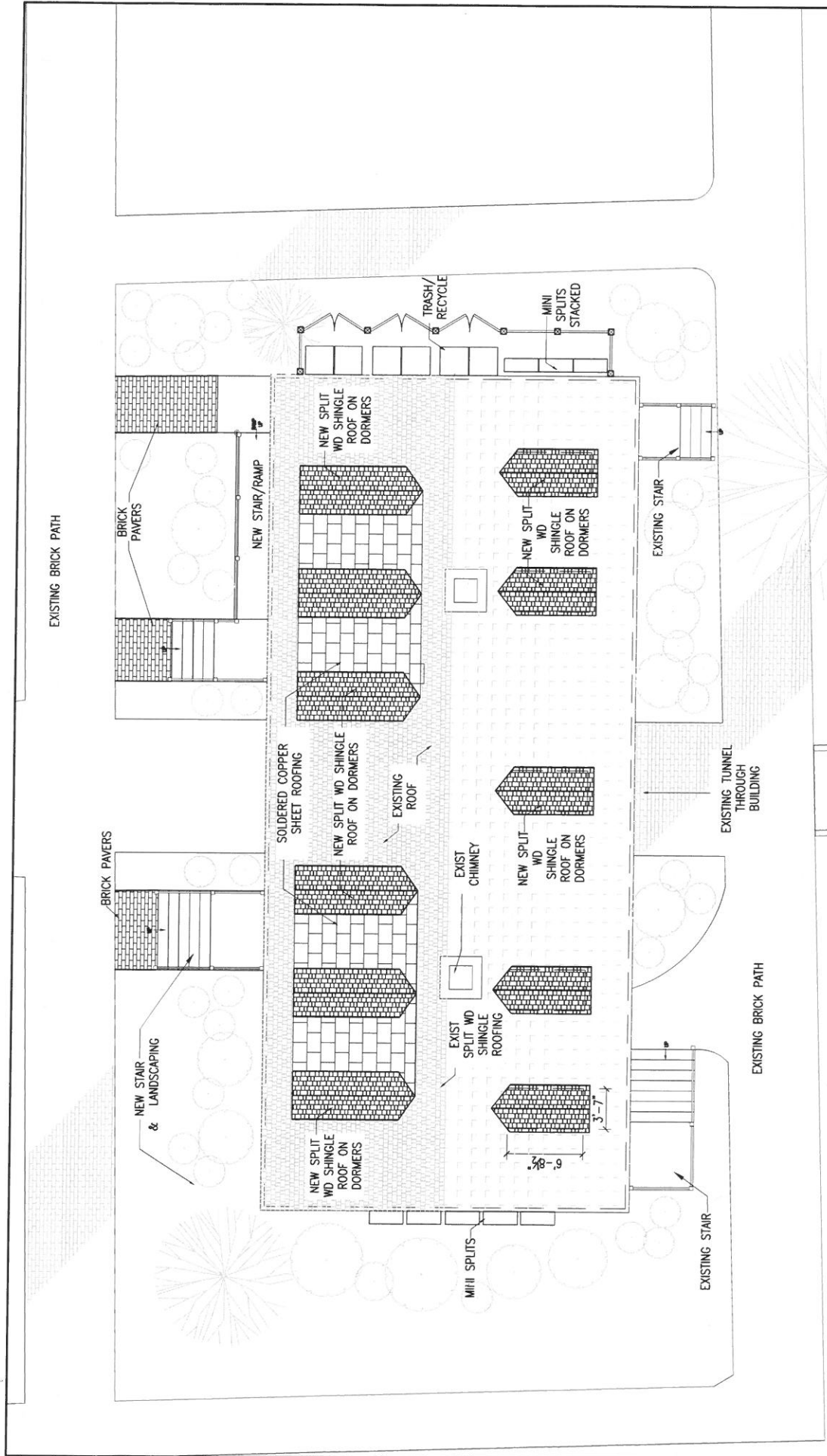
THE INN ON THE HILL  
409 THE HILL  
PORTSMOUTH, NH 03801

SOUTH ELEVATION - OPTION 1

7 WALLINGFORD SQUARE  
UNIT 2099  
WINTER HOLBEN  
201.954.3104  
architecture + design

03DEC2018  
WINTER HOLBEN  
SCALE: AS NOTED  
PROJECT NO: 18084

DRAWING NO:  
**8R**



<p>THE INN ON THE HILL 409 THE HILL PORTSMOUTH, NH 03801</p>	<p>ROOF/SITE PLAN</p>	<p>7 WALLINGFORD SQUARE UNIT 2099 KITTSY, VT 207.954.3104</p>	<p>WINTER HOLBEN architecture + design</p>	<p>03DEC2018 WINTER, HOLBEN, BH SCALE: 1/8"=1'-0" PROJECT NO: 18084</p>	<p>DRAWING NO. <b>12R</b></p>
--	-----------------------	---	--	---	-----------------------------------

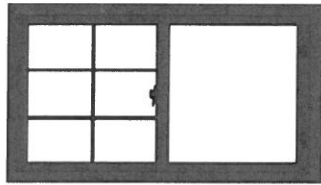


A-SERIES

### Double-Hung Window

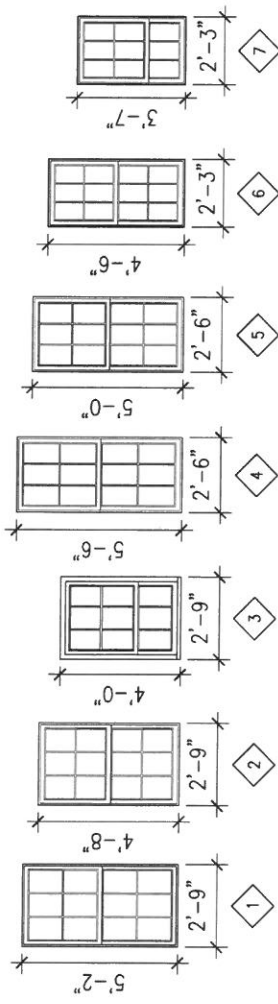
A-Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by fiberglass and Fibrex® composite material, it's our best-performing double-hung window.

- Our best-performing double-hung
- Wood protected by fiberglass and Fibrex® composite material
- Designed for architectural authenticity
- Standard sizes up to 4' wide and 8' high. Custom sizes available.

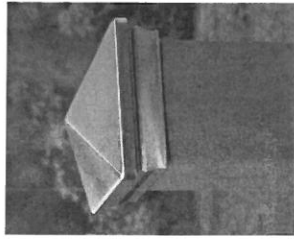


### DOUBLE HUNG WINDOWS

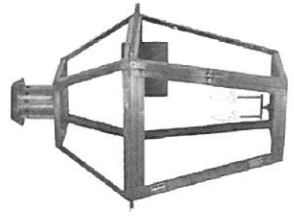
NOTE: ALL NEW TRIMS, MOLDINGS AND SIDING (EXCEPT SPLIT SHINGLES) TO BE PAINTED SOLID WOOD.



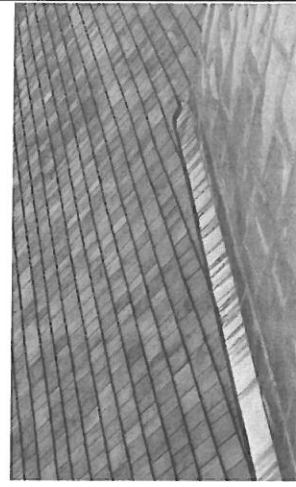
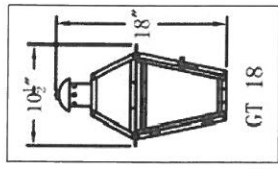
WINDOW TYPES  
1/4" = 1'-0"



COPPER POST CAP



THE COPPER SMITH GEORGETOWN  
GT 18 WALL SCONCE



SOLDERED SEAM COPPER LOW SLOPE ROOF

CEDAR SHAKE SLOPED ROOF

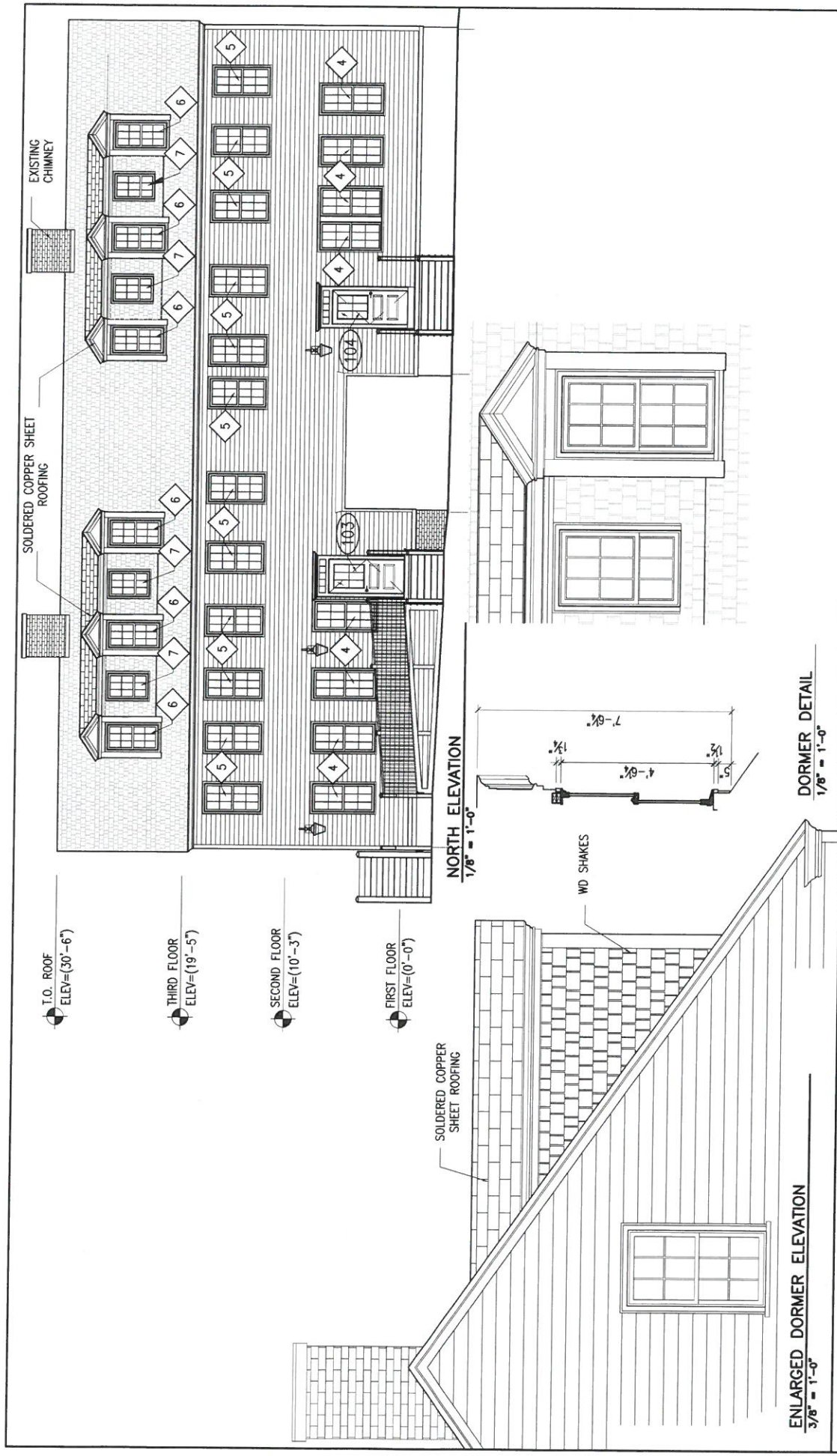
THE INN ON THE HILL  
409 THE HILL  
PORTSMOUTH, NH 03801

### PROPOSED MATERIALS

7 WALLINGFORD SQUARE  
UNIV 2099  
MIDDLETOWN, NH  
807.954.3104

WINTER  
HOLBEN  
architecture + design

OSDEC2018  
WINTER HOLBEN-SH  
SCALE: NO SCALE  
PROJECT NO: 18084  
DRAWING NO:  
**16R**



THE INN ON THE HILL  
 409 THE HILL  
 PORTSMOUTH, NH 03801

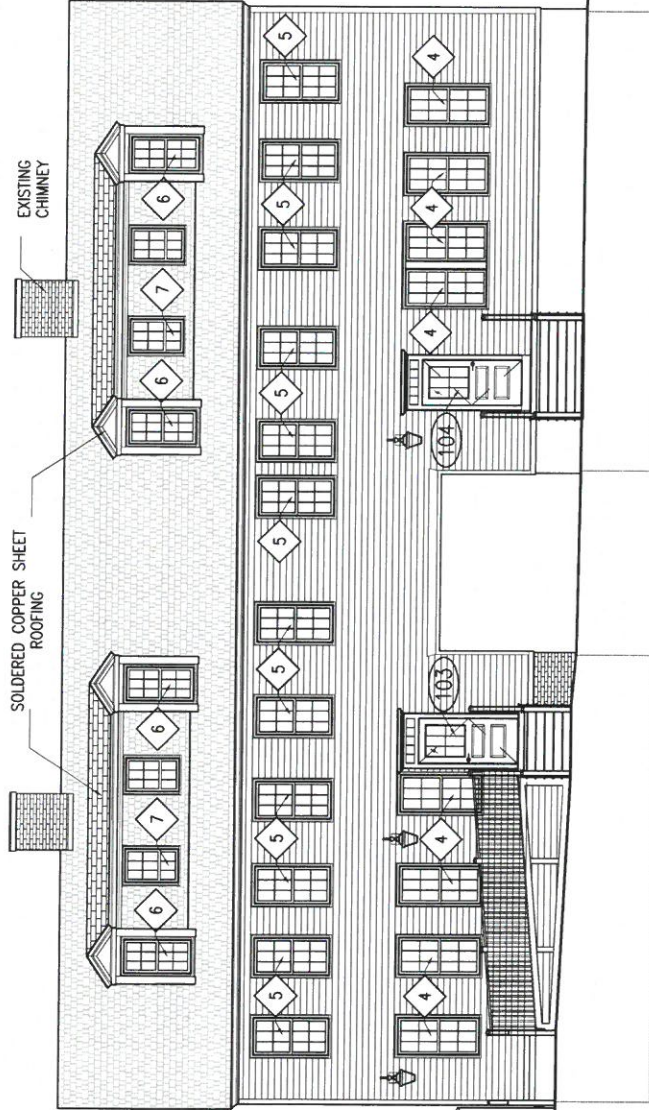
WINTER HOLBEN  
 architecture + design  
 1 WALLINGFORD SQUARE  
 UNIT 2059  
 KITTERY, ME 03904  
 207.394.3104

03DEC2018  
 WINTER HOLBEN:BH  
 SCALE: 1/8"=1'-0"  
 PROJECT NO: 18084

DRAWING NO.  
**10R**

OPTION 1





T.O. ROOF  
ELEV=(30'-6")

THIRD FLOOR  
ELEV=(19'-5")

SECOND FLOOR  
ELEV=(10'-3")

FIRST FLOOR  
ELEV=(0'-0")

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

OPTION 2

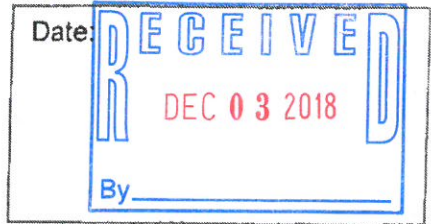
## **6. 206 Court Street**

## **- Recommend Approval**

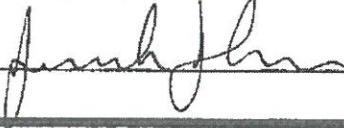
**Background:** The HDC recently approved this project and stipulated that the parapet wall design be submitted for administrative approval. As an aside, the five rear facing windows will be constructed with fire-rated glass.

**Staff Recommendation:** The HDC should consider approval of this application as submitted.

\*Not for Public Hearing



**Application for Approval - Administrative**  
**Historic District Commission**

Owner: 206 Court St. LLC Applicant (if different): \_\_\_\_\_  
 Address: 636 Portland Ave Address: \_\_\_\_\_  
(Street) (Street)  
Rollinsford, NH 03869 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
 Phone: 603-430-0274 Phone: \_\_\_\_\_  
 Signature: 

Location of Structure: Map 116 Lot 34 Street Address: 206 Court Street  
 Building Permit #: \_\_\_\_\_

To permit the following: Replace approved windows on west wall w/ fire rated windows  
due to building's proximity to the lot line, parapet wall detail @ mechanical  
units, parapet wall detail @ remaining roof, entry door elevation (parapet + entry  
door were stipulations of original approval)

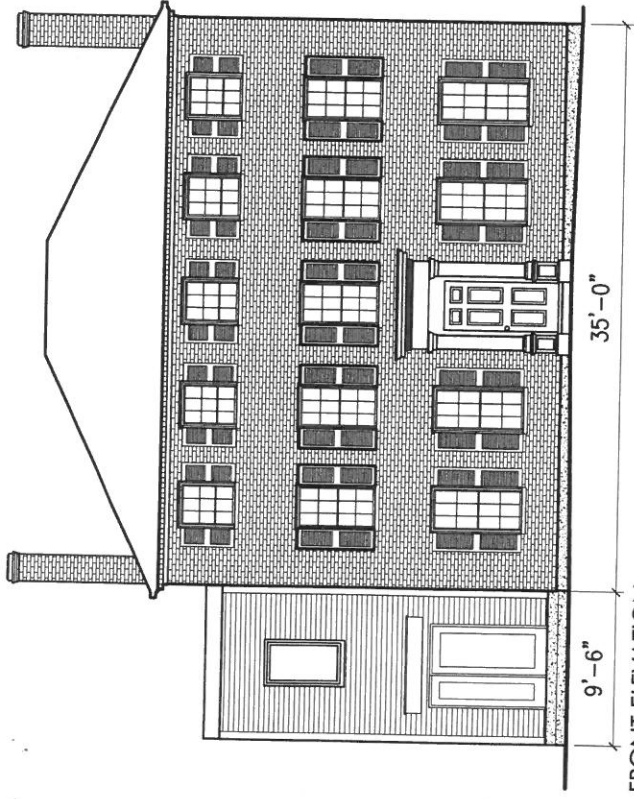
Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:  
 Date of Meeting: Dec. 5, 2018  
 Payment: \_\_\_\_\_  
 Payment Type: \_\_\_\_\_  
 Index/Permit #: \_\_\_\_\_

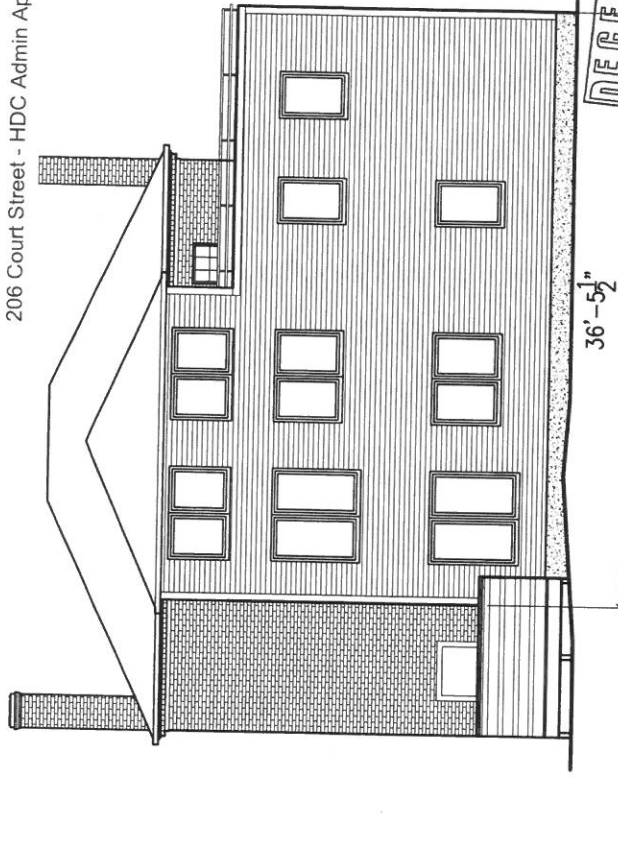
**If approved, please acknowledge below:**

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

\_\_\_\_\_  
 Owner

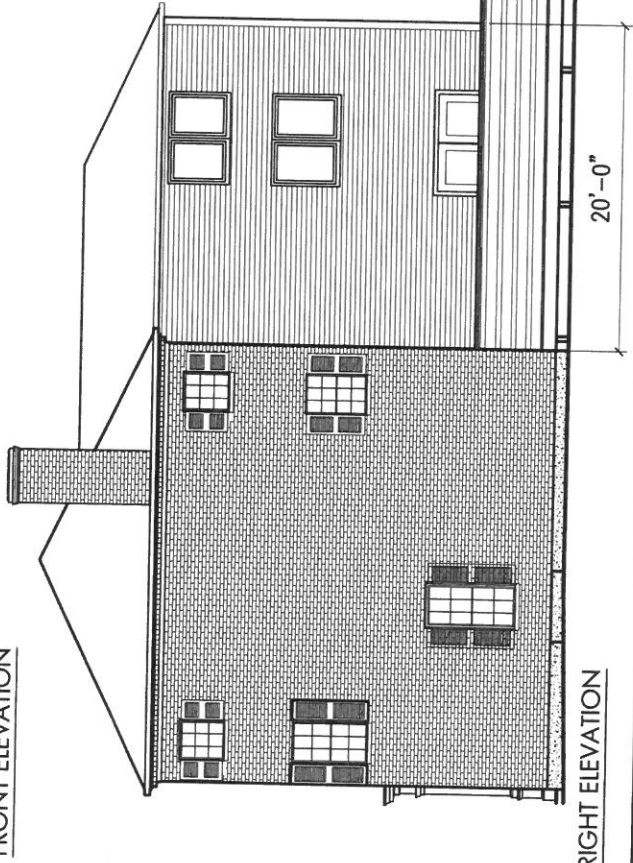


FRONT ELEVATION

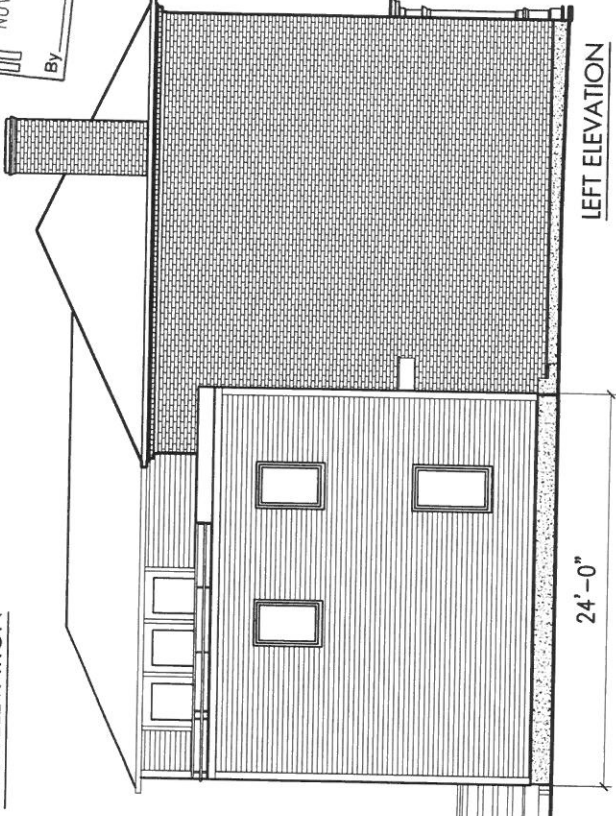


BACK ELEVATION

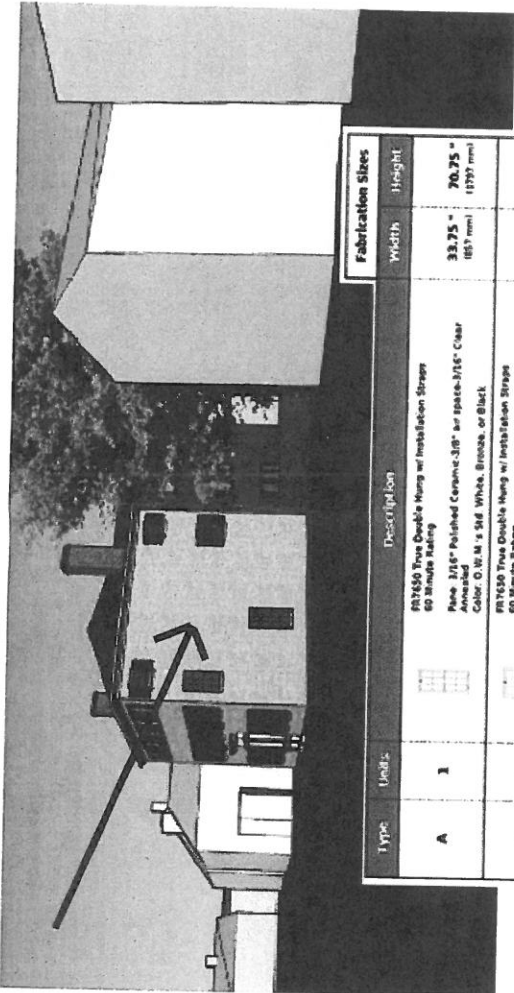
RECEIVED  
NOV 28 2018  
By



RIGHT ELEVATION



LEFT ELEVATION



Type	Units	Description	Width	Height
A	1	FR7650 True Double Hung w/ Installation Straps 60 Minute Rating Pane: 3/16" Polished Ceramic-3/8" air space-3/16" Clear Color: D.W.M.'s Std. White, Bronze, or Black	33.75" = 857 mm	76.75" = 1957 mm
B	2	FR7650 True Double Hung w/ Installation Straps 60 Minute Rating Pane: 3/16" Polished Ceramic-3/8" air space-3/16" Clear Color: D.W.M.'s Std. White, Bronze, or Black	31.75" = 804 mm	51" = 1295 mm
C	2	FR7650 True Double Hung w/ Installation Straps 60 Minute Rating Pane: 3/16" Polished Ceramic-3/8" air space-3/16" Clear Color: D.W.M.'s Std. White, Bronze, or Black	31.5" = 800 mm	40.75" = 1035 mm

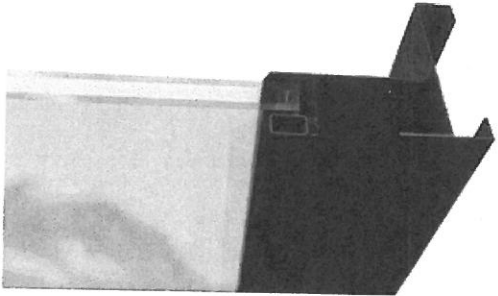
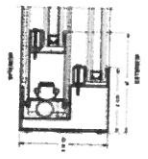
Green Mountain Windows have been previously approved to replace the windows in the existing building at 206 Court Street. Due to the west wall being located directly on the property line the building code requires that the wall and all openings within it have a 1HR fire resistance rating. We are requesting approval for replacing these 5 windows with fire rated metal windows that match in color to the rest of the windows in the building.

### FR7650TSH Features

Hardware Options

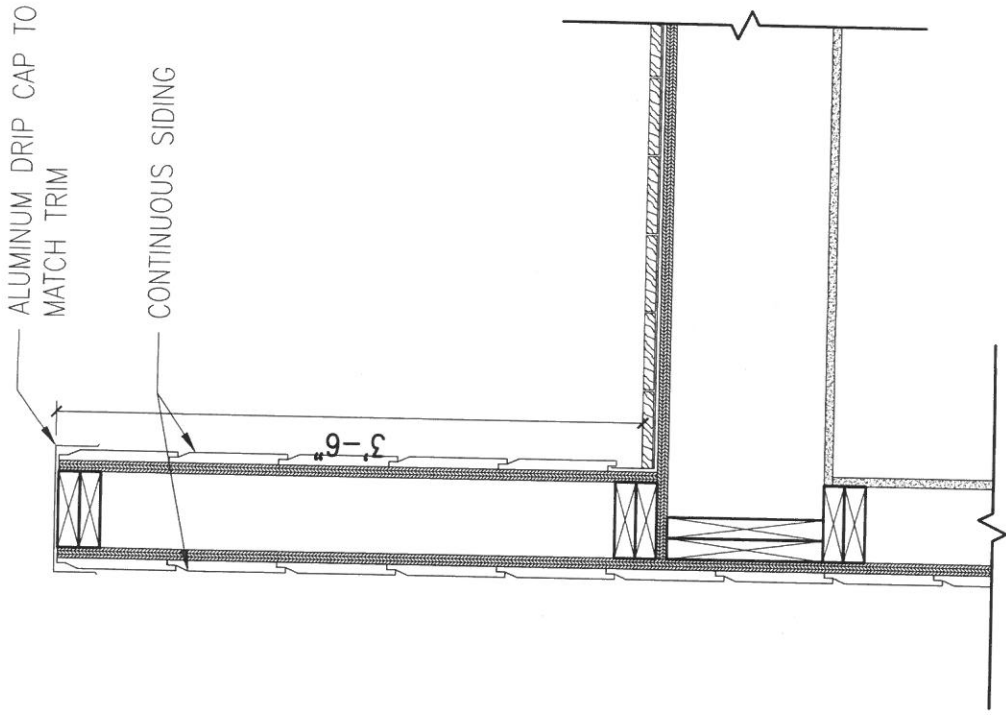
TYPES	FEATURES	SPECS
-------	----------	-------

- 45 min rating w/ Wire Gable
- 90 min rating w/ Ceramic Glazing
- All Cold Rolled sections are formed from GALVANIZED STEEL
- UL (Underwriters Laboratories) Listed and Certified
- EPPM and Silicone Plus Weather-Stripping
- Frames are coated and mechanically assembled
- 4 1/4" exterior frame depth
- Glazing is held in place via mechanically fastened steel glazing beads
- Can accommodate glazing ranging from 3/16" to 3/4" in O.A.
- Insulated glazing available for this series
- All FR7650TSH windows will be factory glazed
- One sweep lock at center of sash up to 30"
- Two sweep locks over 30"
- One lift handle per lower sash up to 23"
- Standard Opium Window colors (refer to OWM color chart)
- Units arrive with installation straps



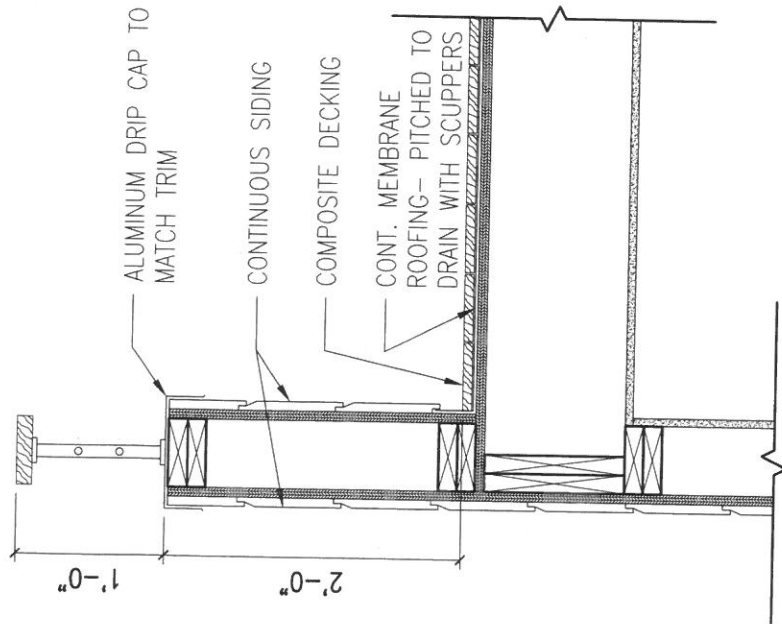
Item #1

Parapet Wall Details

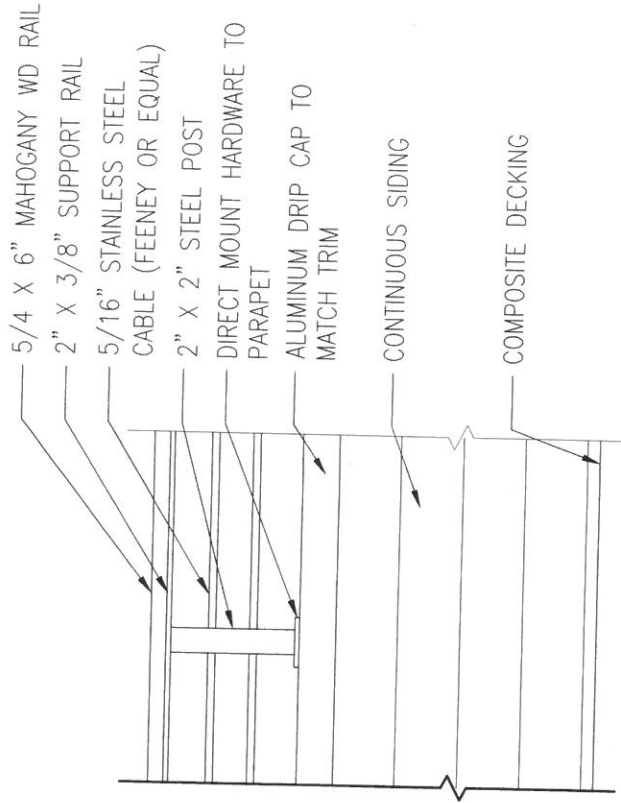


3 PARAPET WALL AT MECHANICAL UNITS  
1" = 1'-0"

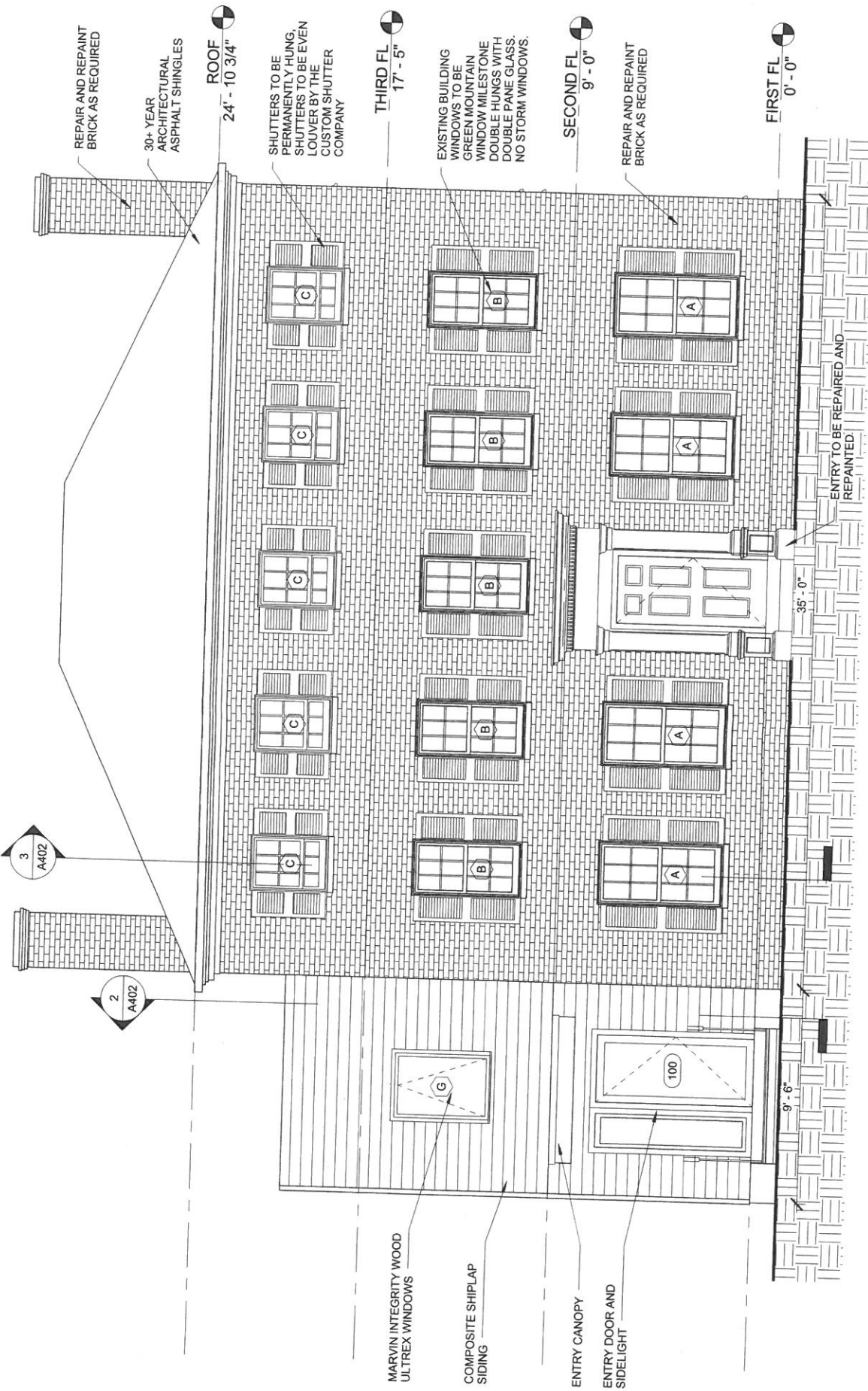
Item #2



1 CUSTOM RAILING AT PARAPET-- SECTION  
1" = 1'-0"



2 CUSTOM RAILING AT PARAPET-- ELEVATION  
1" = 1'-0"





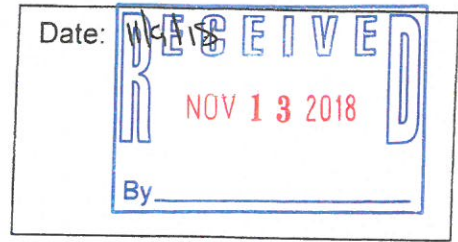
## 7. 5 Junkins Ave.

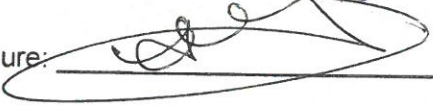
- TBD

**Background:** The HDC recently approved window replacement for most of the existing windows in the building. This application is seeking to replace the existing wood columns at the main entrance with composite columns that have the same appearance.

**Staff Recommendation:** The HDC should consider the appropriateness of this application given the age, conditions and significance of this contributing building.

# Application for Approval - Administrative Historic District Commission



Owner: Portsmouth Housing Authority Applicant (if different): Michael Gingras  
 Address: 245 middle st. Address: \_\_\_\_\_  
(Street) (Street)  
portsmouth NH 03801 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)  
 Phone: 603-957-8086 Phone: \_\_\_\_\_  
 Signature: 

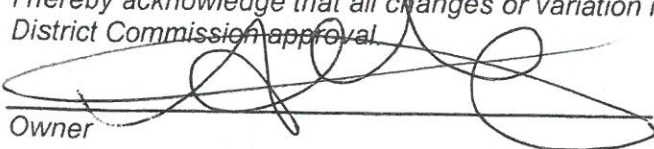
Location of Structure: Map 110-1 Lot \_\_\_\_\_ Street Address: 5 Junkins Avenue  
 Building Permit #: 34818  
 To permit the following: Replace 2 <sup>(Fluted)</sup> wooden Column with 2 <sup>(Fluted)</sup> Permacast columns w/ Scamozzi Tops and Doric Bases to make existing.

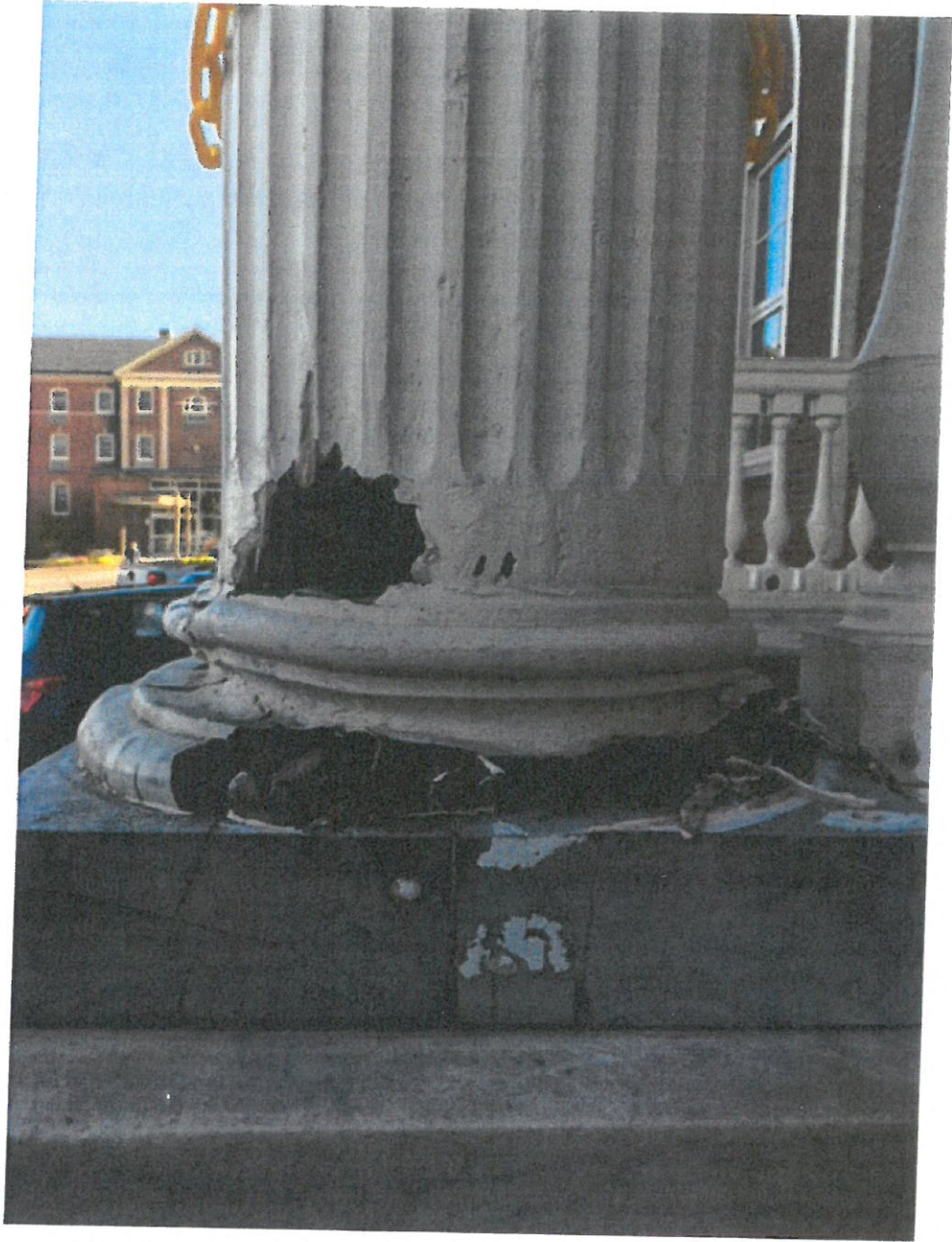
Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

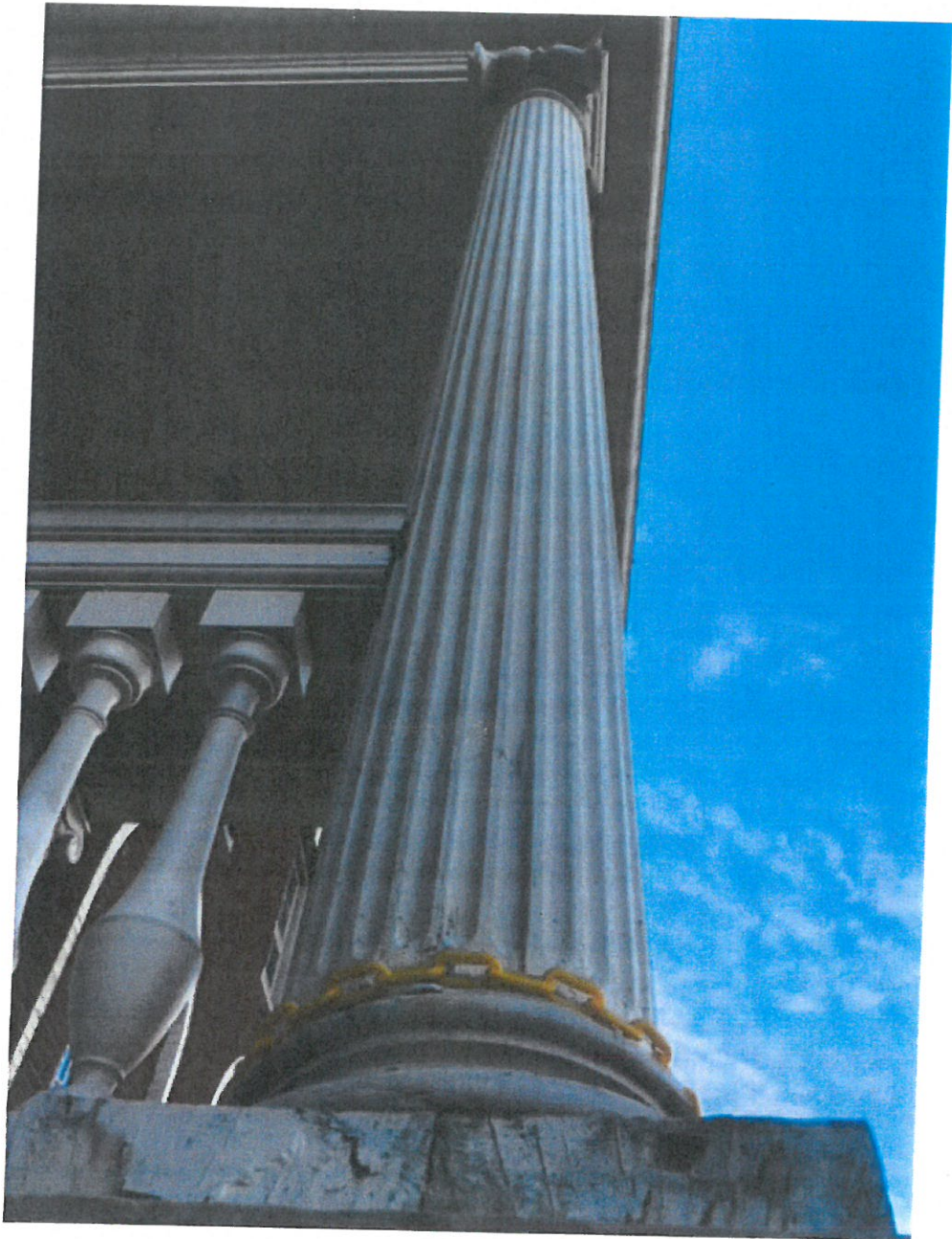
Administrative Use Only:
Date of Meeting: <u>Dec. 5, 2018</u>
Payment: _____
Payment Type: _____
Index/Permit #: _____

**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







## **8. 229 Pleasant Street**

**- Recommend Approval**

**Background:** This application seeks to add a ground-mounted condensing unit along the Richmond Street facade. The location is already well buffered with vegetation along the street edge.

**Staff Recommendation:** The HDC should consider approving the application as submitted and potentially stipulate for additional screening directly in front of the unit if necessary.

# Application for Approval - Administrative Historic District Commission



Owner: Judith Castle Applicant (if different): Strogen's HVAC  
 Address: 229 Pleasant St. Address: 113 Milton Rd  
(Street) (Street)  
Portsmouth, NH 03801 Rochester, NH 03839  
(City, State, Zip) (City, State, Zip)  
 Phone: 978.270.4262 Phone: 603.330.0627  
 Signature: \_\_\_\_\_

Location of Structure: Map 0108 Lot 0004 Street Address: 229 Pleasant St. Unit 1  
 Building Permit #: 34528

To permit the following: Install outdoor condensing unit on  
and two (2) straight lines of line hide (covers the  
(3/2" wide - white) Refrigeration lines)

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>Dec 05, 2018</u>
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

From: Stroger's HVAC

To: Portsmouth HDC

Subj: Installation of a Mitsubishi Ductless Mini-Split at 229 Pleasant St.

To whom it may concern:

We, Stroger's HVAC, are requesting approval to install a Mitsubishi Ductless Mini-Split:

The outdoor unit is 31 inches tall x 37 inches wide x 13 deep. It will be on a 3" tall pad and 12" tall stand (so the top of the unit will be less than 4 feet off the ground). A visual screen, such as low landscaping would be set in place to hide the outdoor unit if required.

The line hide track and cover we use is 3 1/2 inches wide and will be a straight line from the air handler inlet to the basement sill (see pictures).

The refrigerant and electrical lines will go from the outdoor unit into the basement (for the air handler in the bedroom) and be attached to the joists until they come out under the bedroom and up to the air handle inlet. The lines for the air handler in the living room will come straight down from the air handler inlet to the condenser. These are insulated lines that are about 1 1/2 inches in diameter.

Sincerely,  
Stroger's HVAC

A handwritten signature in blue ink, appearing to be 'Shy', with a long horizontal flourish extending to the right.



\*Not for Public Hearing

# Application for Approval - Administrative Historic District Commission

Date: 11/5/2018

Owner: JUDITH CASTLE Applicant (if different): STROGEN'S HVAC  
Address: 229 PLEASANT ST Address: 113 MILTON RD  
POBTSmouth, NH 03801 Rochester, NH 03879  
(City, State, Zip) (City, State, Zip)  
Phone: 978.270.4262 Phone: 603.330.0627  
Signature: [Signature]

Location of Structure: Map 0108.0006.0001 Lot \_\_\_\_\_ Street Address: 229 PLEASANT ST UNIT 1  
Building Permit #: 34527

To permit the following: INSTALL OUTDOOR CONDENSING UNIT ON GRASS  
AND TWO (2) STRAIGHT LINES OF LINE HIDE (COVERS THE  
0 1/2" WIRE - WHITE) REFRIGERANT LINES)

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:

Date of Meeting: \_\_\_\_\_

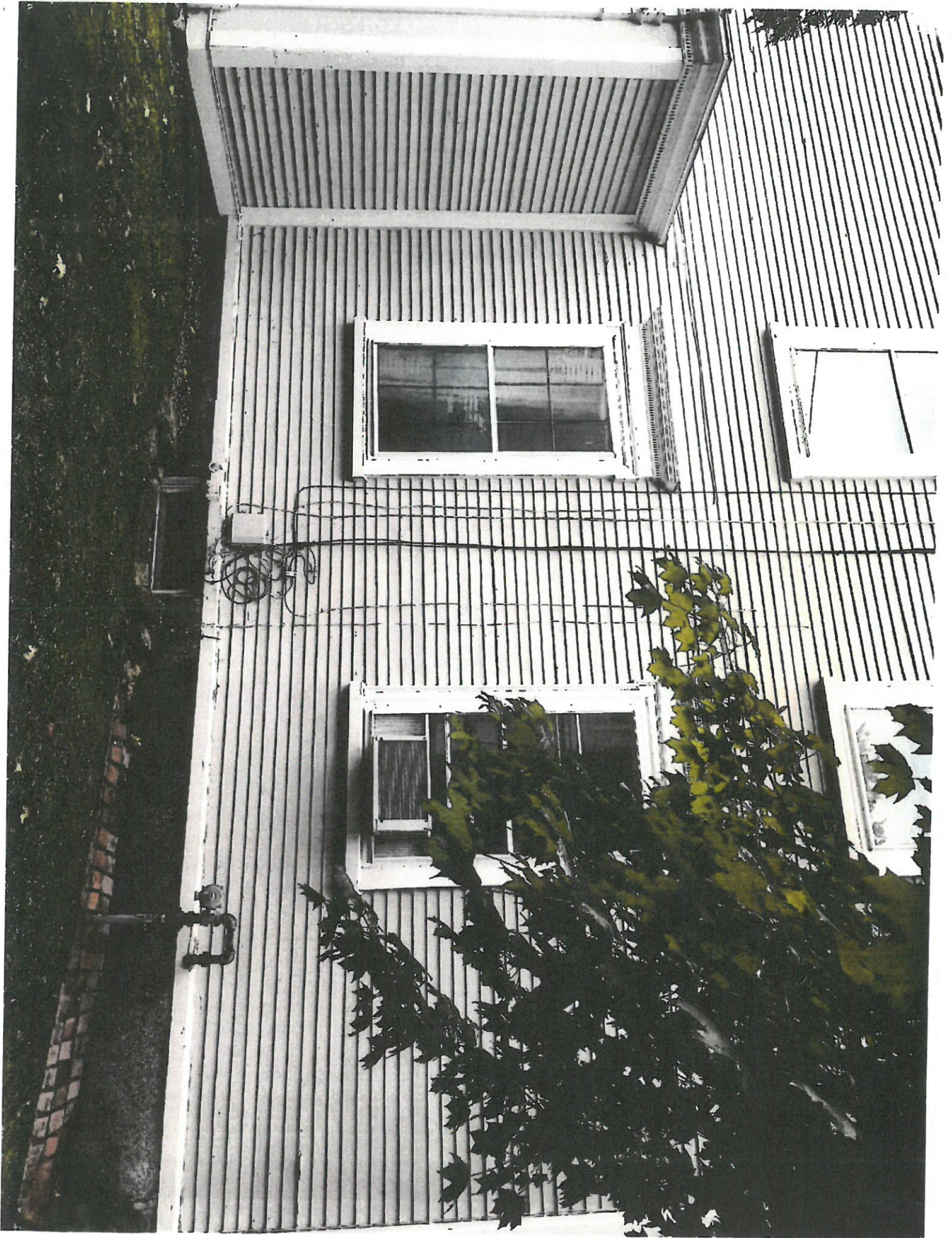
Payment: \_\_\_\_\_

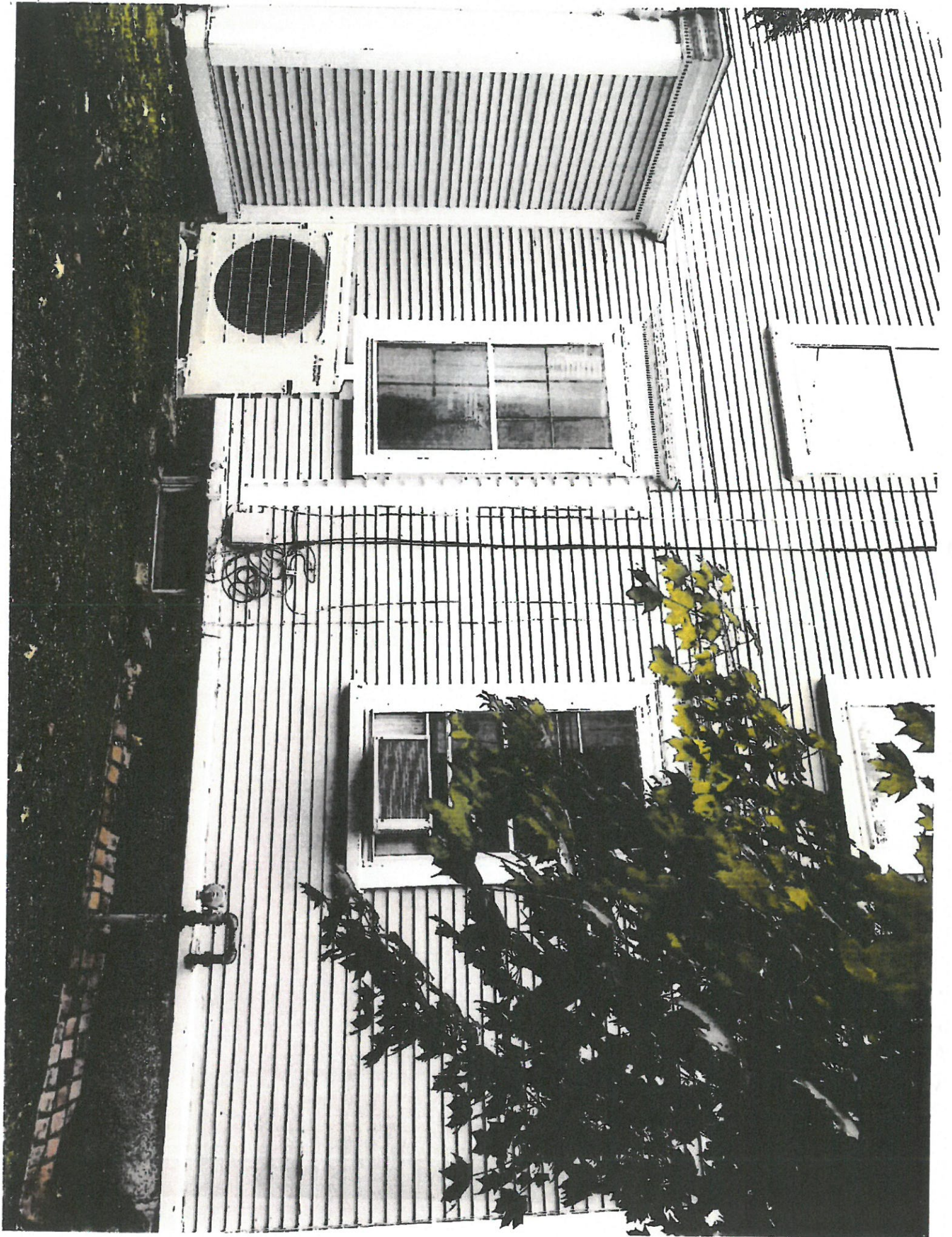
Payment Type: \_\_\_\_\_

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.  
Judith Castle  
Owner

Revised 11 April 17









From Driveway Next Door



Pleasant  
From Street











Job Name:

System Reference:

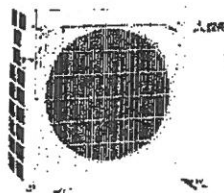
Date:

### GENERAL FEATURES

- Quiet Operation
- Optional base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressors

### ACCESSORIES

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Base Heater (PAC-645BH-E)



Outdoor Unit: MXZ-3C24NA

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

Specifications			Model Name
Unit Type			MXZ-3C24NA
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,800
	Capacity Range	Btu/h	12,600-22,000 / 12,600-25,500
	Rated Total Input	W	1,620 / 2,100
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	11,400-30,600 / 11,400-29,400
	Rated Total Input	W	1,750 / 1,900
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Rated Total Input	W	2,120 / 2,230
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			INVERTER-driven Scroll Hermetic
Fan Motor (ECM)			F.L.A.
Sound Pressure Level (Non-ducted/Ducted)	Cooling		1.9
	Heating	dB(A)	51
External Dimensions (H x W x D)			55
Net Weight			31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
External Finish			Lbs (kg)
Refrigerant Pipe Size O.D. — Eight Ports			135 (61)
Max. Refrigerant Line Length	Liquid (High Pressure)	In (mm)	Munsell 3.0Y 7.8/1.1
	Gas (Low Pressure)		1/4 (6.35)
Max. Piping Length for Each Indoor Unit			A Port: 1/2 (12.7) ; Other: 3/8 (9.52)
Max. Refrigerant Pipe Height Difference			230 (70)
Connection Method	If IDU is Above ODU	Ft (m)	82 (25)
	If IDU is Below ODU	Ft (m)	49 (15)
Refrigerant			49 (15)
			Flared/Flared
			R410A

\* Rating Conditions per AHRI Standard:

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

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

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

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

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

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

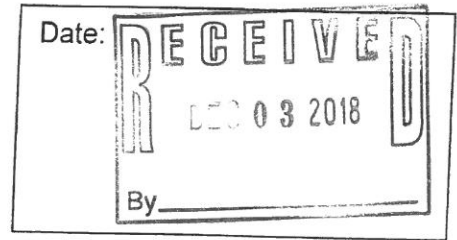
## **9. 420 Islington Street**

## **- Recommend Approval**

**Background:** The HDC recently approved this project as part of a larger housing development. The applicant has performed a structural evaluation of the existing chimney and determined that it is hazardous and needs replacement. It is a non-functioning chimney so the applicant is proposing to install a veneer chimney above the roof line.

**Staff Recommendation:** The HDC should consider approval of the project given the existing condition of the chimney.

# Application for Approval - Administrative Historic District Commission



Owner: Islington Commons Applicant (if different): Market Square Architects  
 Address: 410-430 Islington Street Address: 104 Congress St Suite 203  
(Street) (Street)  
Portsmouth NH 03801 Portsmouth NH 03801  
(City, State, Zip) (City, State, Zip)  
 Phone: 603-834-1453 Phone: 603-501-0202  
 Signature: Aran Howard

Location of Structure: Map 45 Lots 35 Street Address: 410-430 Islington Street  
 Building Permit #: \_\_\_\_\_  
 To permit the following: To remove existing deteriorated chimney & replicate with new faux chimney.

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:	
Date of Meeting:	<u>Dec. 5, 2018</u>
Payment:	<u>100'</u>
Payment Type:	<u>OC# 1592</u>
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 \_\_\_\_\_



November 30, 2018

Mr. Robert Harbeson, AIA  
Market Square Architects, LLC  
104 Congress Street, Suite 203  
Portsmouth, NH 03801

**RE: Structural Inspection  
420 Islington Street  
Portsmouth, NH**

Dear Mr. Harbeson:

In response to your request of Summit Engineering, PLLC (Summit), an inspection and evaluation of the existing chimney and structural framing at the above captioned address was performed on November 16, 2018. The residence was visually inspected, photographed, and field notes documenting pertinent information were prepared.

Wall, ceiling and floor finishes had been removed from the interior of the home prior to our arrival. The clay masonry chimney at the rear of the home was noted to be in a severe state of deterioration. Large holes through the masonry and significant deterioration was noted from the second floor.

It is our opinion that the chimney is not structurally sound or adequate for use. Due to the advanced state of deterioration it is our recommendation that the chimney be removed immediately to ensure the safety of the current construction workers and future occupants. Please do not hesitate to contact us should you have any questions or comments concerning this report.

Sincerely,

Robert R. Champagne, P.E.  
Summit Engineering, PLLC

Attachments: Photographs 1 through 4

**Photograph 1 -**

View of chimney on second floor.



**Photograph 2 -**

Close up view of hole through masonry at location of photograph 1.



**Photograph 3 -**

Close up view of deterioration of masonry at second floor ceiling elevation



**Photograph 4 -**

Close up view of right side of chimney at second floor ceiling/roof penetration location





# ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, DECEMBER 2018



**GENERAL PROJECT DESCRIPTION:**  
 THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 430 ISLINGTON STREET. THE LOTS CURRENTLY CONTAIN A TOTAL OF 7 EXISTING DWELLING UNITS. THE LOTS SHALL BE ADJUSTED TO ACCOMMODATE THE RENOVATION OF EACH EXISTING BUILDING SUCH THAT, THE NUMBER OF EXISTING UNITS WILL BE REDUCED TO FOUR (4) AND SEVEN (7) NEW DWELLING UNITS WILL BE ADDED. THE RESULT WILL BE A TOTAL OF 11 DWELLING UNITS ON THE SITE. THE EXISTING BUILDINGS WILL BE MODIFIED AS SUCH:

- 420 ISLINGTON - REMOVAL OF DETERIORATED CHIMNEY AND REPLACE WITH NEW FAUX CHIMNEY.

**ZONING SUMMARY:**

ZONING DISTRICT: CD4-L2

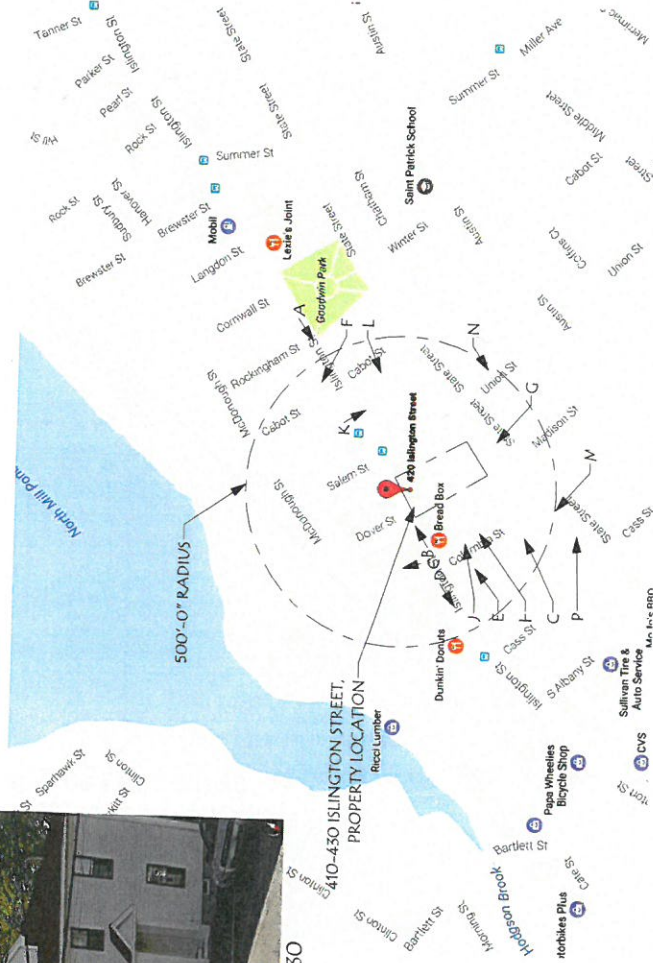
LOT SIZE: 40,075 SF

REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF

BUILDING HEIGHT: 35'-0" MAX

GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX

MIN GROUND STORY HEIGHT: 11'-0"



ISLINGTON COMMONS  
 410-430 ISLINGTON STREET  
 PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION  
 DECEMBER 2018



TITLE COVER

KEY:

SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:
	SNH	RJH	2017008	12/05/18

1

EXISTING WINDOWS TO HAVE SASH REPLACEMENT AS POSSIBLE OR FULL WOOD WINDOW REPLACEMENT IN KIND WITH HISTORIC PHOTO, TYP.

EXISTING  
PROPOSED

ORIGINAL WOOD SIDING, REPAIR AS FEASIBLE OR REPLACE IN KIND, PNT.

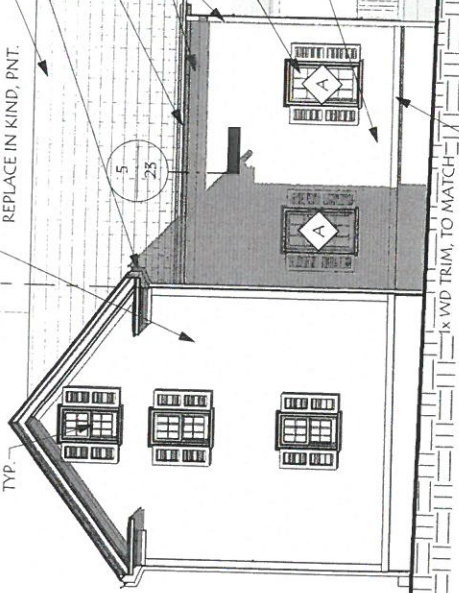
30 YR. ARCHITECTURAL SHINGLES  
MTL GUTTER & DOWNSPOUTS, TYP.

WD CROWN, TO MATCH EXISTING, PNT.  
1x WD TRIM, TO MATCH EXISTING, TYP., PNT.

ALUM CLAD DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LITES AND WD TRIM TO MATCH EXISTING  
WD CLAPBOARD SIDING, EXPOSURE TO MATCH EXISTING, PNT.

IRON RAILING WITH LAMBS TONGUE RETURN, PNT.

4 420- WEST ELEVATION  
1/8" = 1'-0"



PROPOSED | EXISTING

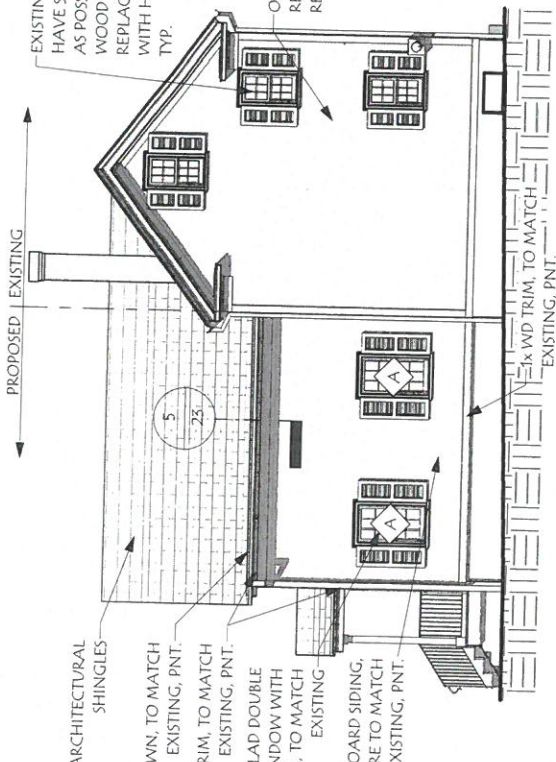
30 YR. ARCHITECTURAL SHINGLES

WD CROWN, TO MATCH EXISTING, PNT.  
1x WD TRIM, TO MATCH EXISTING, PNT.

ALUM CLAD DOUBLE HUNG WINDOW WITH WD TRIM, TO MATCH EXISTING

WD CLAPBOARD SIDING, EXPOSURE TO MATCH EXISTING, PNT.

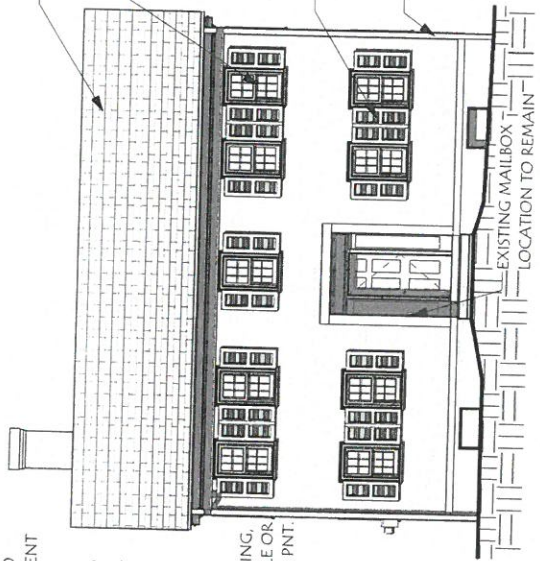
2 420- EAST ELEVATION  
1/8" = 1'-0"



EXISTING WINDOWS TO HAVE SASH REPLACEMENT AS POSSIBLE OR FULL WOOD WINDOW REPLACEMENT IN KIND WITH HISTORIC PHOTO, TYP.

ORIGINAL WD SIDING, REPAIR AS FEASIBLE OR REPLACE IN KIND, PNT.

3 420- SOUTH ELEVATION  
1/8" = 1'-0"



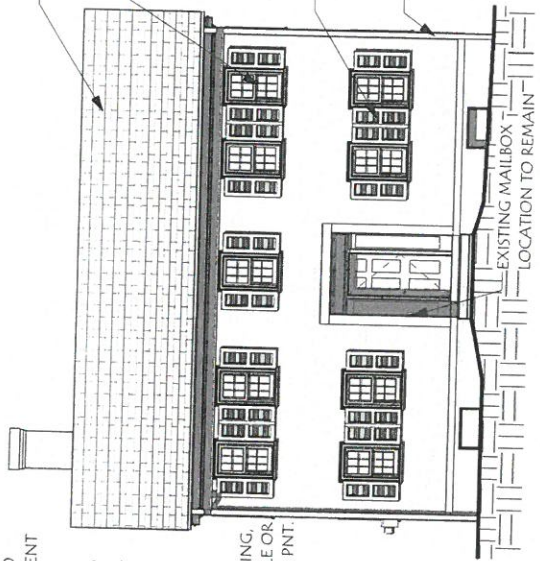
REPLACE WITH 30 YR ARCHITECTURAL SHINGLES

EXISTING WINDOWS TO HAVE SASH REPLACEMENT AS POSSIBLE OR FULL WOOD WINDOW REPLACEMENT IN KIND WITH HISTORIC PHOTO, TYP.

ORIGINAL WOOD SIDING, REPAIR AS FEASIBLE OR REPLACE IN KIND, PNT.

MTL GUTTER AND DOWNSPOUTS, PNT, TYP.

1 420- NORTH ELEVATION  
1/8" = 1'-0"



REPLACE WITH 30 YR ARCHITECTURAL SHINGLES  
WD CROWN, TO MATCH EXISTING, PNT.  
1x WD TRIM, PNT.  
WD CLAPBOARD SIDING, EXPOSURE TO MATCH EXISTING  
ALUM CLAD DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LITES AND WD TRIM, TO MATCH EXISTING  
FIBERGLASS ENTRY DOOR  
COMPOSITE DECKING  
IRON RAILING WITH LAMBS TONGUE RETURN, PNT.

EXISTING WINDOWS TO HAVE SASH REPLACEMENT AS POSSIBLE OR FULL WOOD WINDOW REPLACEMENT IN KIND WITH HISTORIC PHOTO, TYP.

REPLACE WITH 30 YR ARCHITECTURAL SHINGLES

WD CROWN, TO MATCH EXISTING, PNT.  
1x WD TRIM, PNT.

WD CLAPBOARD SIDING, EXPOSURE TO MATCH EXISTING

ALUM CLAD DOUBLE HUNG WINDOW WITH SIMULATED DIVIDED LITES AND WD TRIM, TO MATCH EXISTING  
FIBERGLASS ENTRY DOOR  
COMPOSITE DECKING  
IRON RAILING WITH LAMBS TONGUE RETURN, PNT.

AS APPROVED JANUARY 2018

# ISLINGTON COMMONS

410-430 ISLINGTON STREET  
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION  
WORKSESSION/  
PUBLIC HEARING/  
JANUARY 2018



DATE:	12/15/2018 10:55:08 AM
PROJECT NO.:	207008
CHECKED BY:	SNH
DRAWN BY:	SNH
SCALE:	As indicated

TITLE: PROPOSED ELEVATIONS-420  
21

2017 Market Square Architects

211

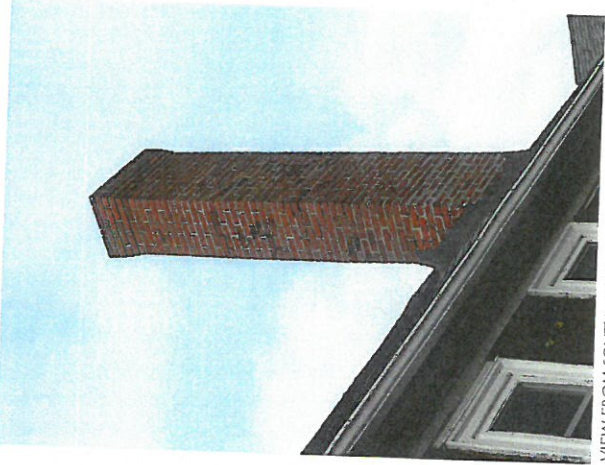
TITLE  
CONTEXT  
PHOTOS

2017 Market Square Architects 12/9/2018 3:12:52 PM

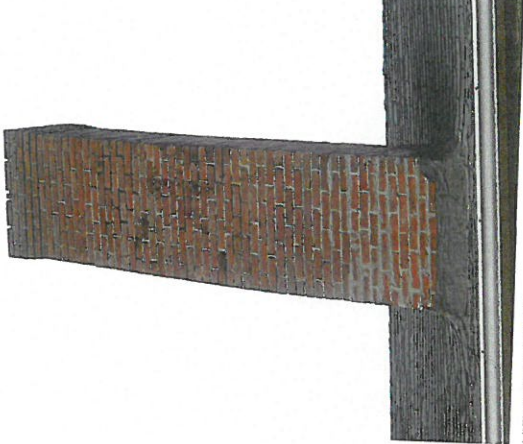
DATE:	12/03/18
PROJECT NO.:	2017008
CHECKED BY:	RJH
DRAWN BY:	SNH
SCALE:	KEY:

ISLINGTON COMMONS  
410-430 ISLINGTON STREET  
PORTSMOUTH, NH 03801

HISTORIC DISTRICT COMMISSION  
DECEMBER 2018



VIEW FROM SOUTH WEST



VIEW FROM SOUTH



EXAMPLE OF LEVEL OF DETERIORATION



VIEW FROM NORTH WEST

**10. 77 Daniel Street**

**- TBD**

**Background:** The HDC recently approved this project for a major renovation. The applicant is seeking to retro-actively approve a 6/6 third floor windows which were originally approved at 3/3.

**Staff Recommendation:** The HDC should consider the appropriateness of the design change given the horizontal alignment of the window panes.

# Application for Approval - Administrative Historic District Commission



Owner: 77 Daniel St, LLC Applicant (if different): \_\_\_\_\_

Address: 51 Exeter Rd. Address: \_\_\_\_\_  
(Street) (Street)

Exeter, NH 03862 \_\_\_\_\_  
(City, State, Zip) (City, State, Zip)

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

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

Location of Structure: Map 107 Lot 10 Street Address: 77 Daniel Street

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

To permit the following: To change the approved 3/3 Light windows on the front facade to 6/6 light, to have a jogged trim covered by downspout, and move 1 exterior rear door 5" to the North (5'6" from corner, where 5'11" to corner was approved and change 3rd floor door to 1 light from approved 4 light. Shutters to be moved up 9 3/4".

Action Taken by H.D.C. at Public Meeting	
Date of Approval:	
Recommendation:	
Stipulations:	
Signature of Principal Planner:	

Administrative Use Only:
Date of Meeting: <u>Dec. 5, 2018</u>
Payment: _____
Payment Type: _____
Index/Permit #: _____

**If approved, please acknowledge below:**

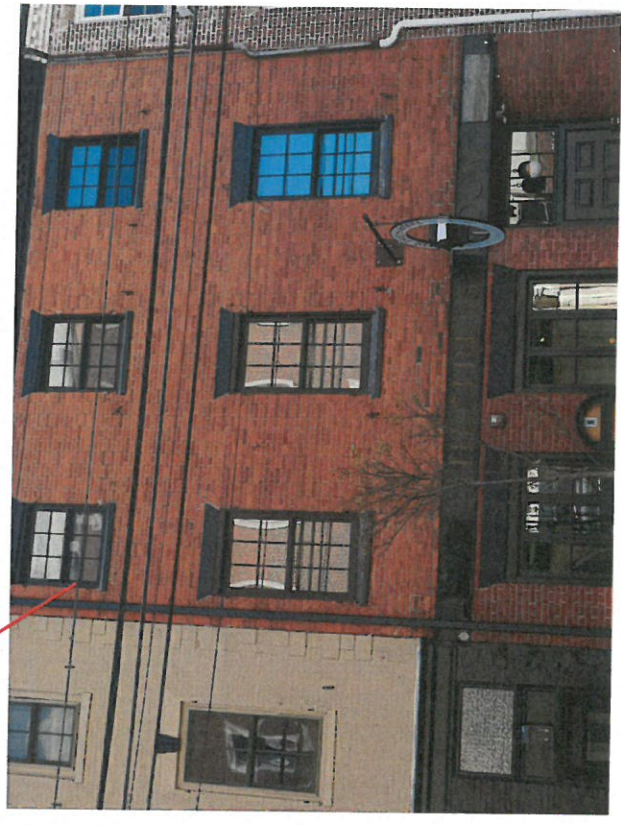
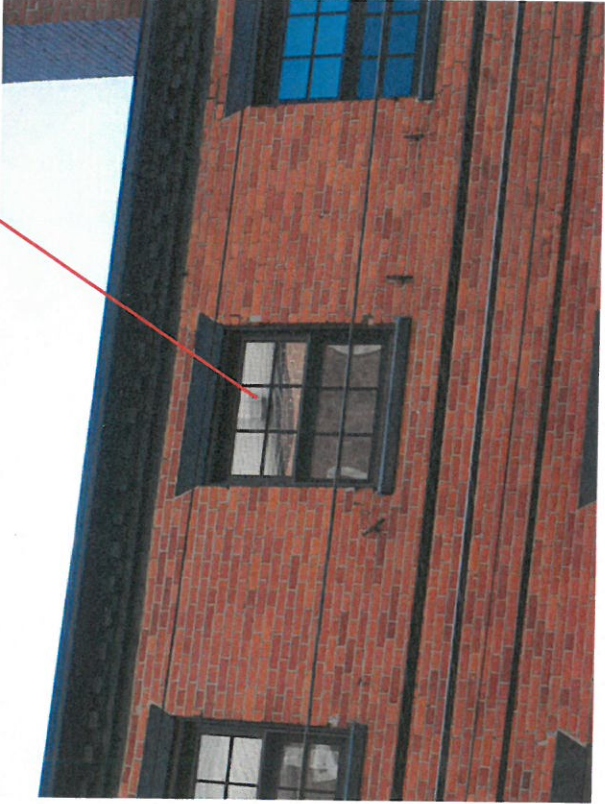
I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner \_\_\_\_\_

RECEIVED  
DEC 03 2018

By \_\_\_\_\_

3RD FLOOR WINDOWS INCREASED TO  
6/6 LIGHT (APPROVED AS 3/3 LIGHT)



The Press Room  
77 Daniel St.  
Portsmouth, NH 03801

FRONT FACADE 3RD FLOOR WINDOWS

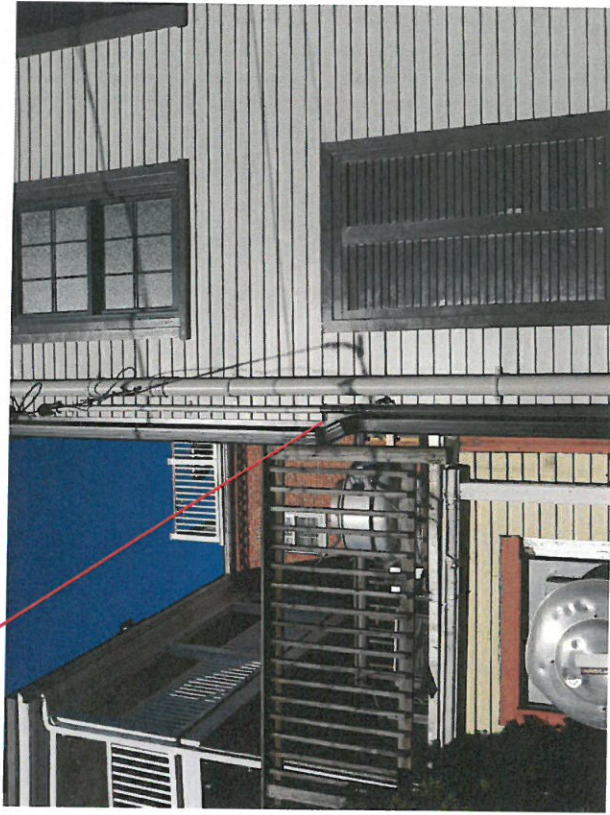
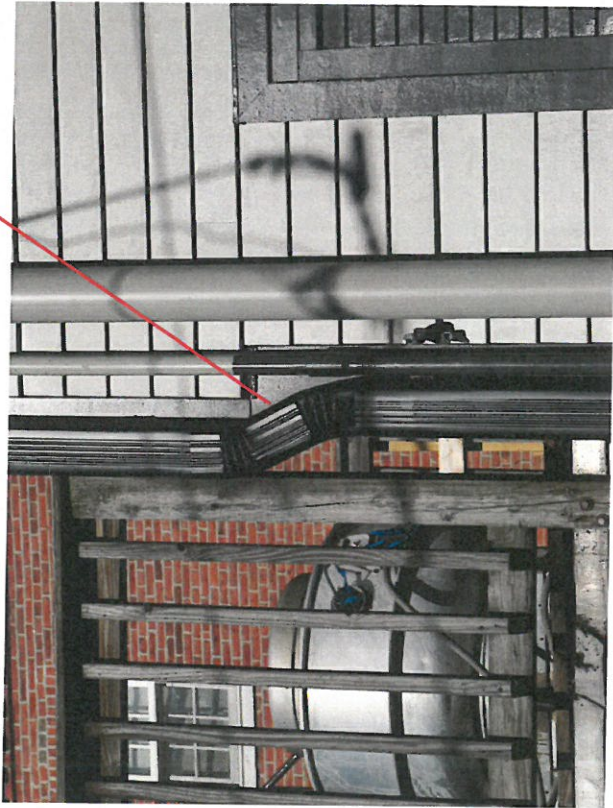
7 WALLINGFORD SQUARE  
UNIT 2099  
KITTERY, ME 03904  
207.294.3104

**WINTER  
HOLBEN**  
architecture + design

WINTER HOLBEN:MO  
SCALE: NTS  
PROJECT NO: 18084

DRAWING NO.  
**1**

JOGGED TRIM COVERED BY DOWNSPOUT



The Press Room  
77 Daniel St.  
Portsmouth, NH 03801

TRIM JOG/DOWNSPOUT DETAIL

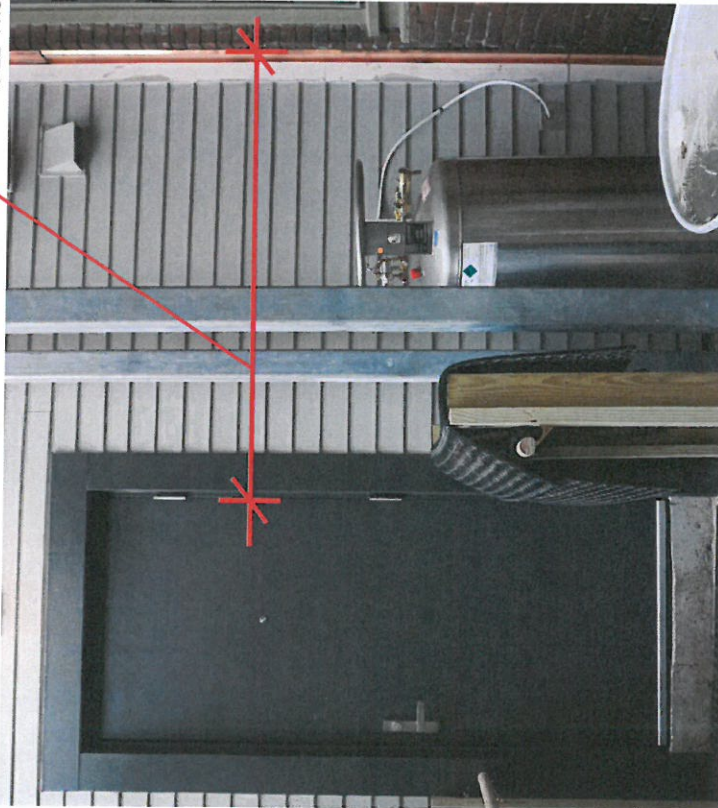
7 WALLINGFORD SQUARE  
UNIT 2099  
RITTY, ME 03804  
207.894.3104

**WINTER  
HOLBEN**  
architecture + design

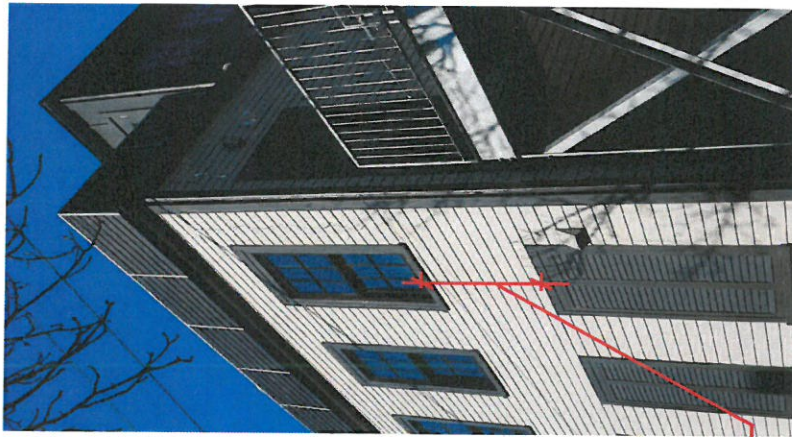
WINTER HOLBEN:HO  
SCALE: NTS  
PROJECT NO: 18094

DRAWING NO.  
**2**

1ST FLOOR EXTERIOR DOOR MOVED  
5" TO THE NORTH (MEASURED AT  
5'6" FROM CORNER, APPROVED AT  
5'11" FROM CORNER)



FAUX SHUTTERS MOVED UP 9 3/4"  
(MEASURED AT 3'4" FROM 2ND  
FLOOR SILL, APPROVED AT 4'1 3/4")



3RD FLOOR EXTERIOR DOOR RE-  
DUCED TO 1 LIGHT (APPROVED AS 4  
LIGHT)



**The Press Room**  
77 Daniel St.  
Portsmouth, NH 03801

**EXTERIOR BACK DOORS**

7 WALLINGFORD SQUARE  
UNIT 2068  
KITTERY, ME 03904  
207.394.3104

**WINTER  
HOLBEN**  
architecture + design

WINTER HOLBEN:MO  
SCALE: NTS  
PROJECT NO: 18084

DRAWING NO.  
**3**