HDC

ADMINISTRATIVE APPROVALS

December 5th, 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:** Peter Austin  
**Address:** 658 Silver St.  
**City, State, Zip:** Rollinsford, NH  
**Phone:**

**Applicant (if different):**  
**Address:** 371A Islington St  
**City, State, Zip:** Portsmouth, NH 03801  
**Phone:** 603-294-4222

**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.*

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

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**Signature of Principal Planner:**

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**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
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. Parging 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). Sizes changed to fit standard approved administratively 9.22.16
3. 111,107,108 window bottom lights increased in dimension. 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.
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

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

[Signature]

Joseph Almeida, Chairman
Historic District Commission

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

**NEW HOUSE**

**Project:** Renovation

**Design:** HDC/4884/PROOF/CONCEPT/REVISED

**Sheet:** DEC 05/2001

**Date:** DECEMBER 01, 2014

**Version:** A-0.1
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 Roosevelt
Address: 124 State St
         Portland, OR 97201
Phone: 603-235-7688

Applicant (if different): Edward Sabatine
Address: 12 Olde Farnham Rd
         Alfred, ME 04002
Phone: 003-817-8300

Signature:

Location of Structure: Map 9007 Lot 356
Street Address: 124 State St

Building Permit #: 2016-00348

To permit the following: REUSE THE ATTIC DORE SYSTEM TO A
TRIPLE CONE MOUNTING THE PREVIOUSLY APPROVED
MANUFACTURE.

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

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Signature of
Principal Planner:

Administrative Use Only:

Date of Meeting: DEC 5, 2018
Payment: $0.00
Payment Type: O1#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

Revised: 11 April 17
EXISTING CHIMNEY
RE-POINT AND RAISE HEIGHT

NEW DOOR

REPLACEMENT WINDOW

PROPOSED NEW DECK

PREVIOUSLY APPROVED COURT ST. ELEVATION:

PROPOSED COURT ST. ELEVATION:

6' 8" Three-Panel Fixed-Active-Fixed
Opening 9' 0 3/4" (2.763)
Frame 9' 0" (2.743)

PELLA - ARCHITECT SERIES TRADITIONAL

PROPOSED DOOR CHANGE
124 STATE STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DOOR CHANGE
5 NOVEMBER 2018

D'A
D'AGOSTO ARCHITECTS
124 STATE STREET

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

PROJECT DESIGN INTENT

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.
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.

1 1/2" BRICK MOULD

3/4" SILL NOSING

GRANITE SILL

WINDOW TRIM EXAMPLE

Pella Retractable Screen
- Roll up and down like a shade on casement windows.
- Disappears when not in use, 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.

124 STATE STREET
Portsmouth, New Hampshire

PROPOSED WINDOWS AND CUT SHEETS

McHENRY ARCHITECTURE
Portsmouth, New Hampshire

HISTORIC DISTRICT COMMISSION, WORK SESSION, APRIL 6, 2016
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: JAY WENDY WONG
Address: 179 PLEASANT ST.
PORTSMOUTH, NH
Phone: 617 888-9896

Applicant (if different): Edward Sabatini
Address: 12 Old e Farnham Rd
Alfred MAINE 04002
Phone: 603 817 8300

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' 6" TO ENTIRE SIDE & INSTALL A CUSTOM OVERHEAD DOOR IN ITS PLACE

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

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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
EXISTING DOOR

PROPOSED DOOR

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 DESIGN FOR
179 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

PROPOSED DOOR REPLACEMENT

5 NOVEMBER 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
(Street)
PORTSMOUTH NH 03801
(City, State, Zip)

Phone: 603-828-5050

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

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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

Revised: 11 April 17
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 Pardue
Address: 3 Wallbach St - Box 11
New Castle, NH 03854
Phone: (603) 561-9999
Signature: 

Applicant (if different):
Address: 7 Wallingford Square, Unit 2099
Kittery, ME 03904
Phone: (207) 994-3104

Location of Structure: Map Lot Street Address: 403 Deer Street #7-13
(409 The Hill, Portsmouth, NH)

Building Permit #:

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


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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: 

Revised: 11 April 17
Double Hung Windows

A-Series double hung windows have two operating sashes that move up and down allowing for ventilation on the top, bottom or both. They 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.

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

WINDOW TYPES

1. 5-2’
2. 4-8’
3. 2-9’
4. 5-6’
5. 5-0’
6. 4-6’
7. 3-7’

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

PROPOSED MATERIALS

WINTER HOLBEN
ARCHITECTURE + INTERIORS

DRAWING NO. 16R
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.
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)

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 @ chimneys, roof entry door elevation (parapet & entry
door were stipulations of original approval)

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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Recommendation:</td>
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<tr>
<td>Stipulations:</td>
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</tbody>
</table>

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

Revised: 11 April 17
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Units</th>
<th>Description</th>
<th>Width</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>1</td>
<td>50/1600 Thin Double Hung w/ Installation Strap</td>
<td>33.75&quot;</td>
<td>70.75&quot;</td>
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<tr>
<td>B</td>
<td>2</td>
<td>50/1600 Thin Double Hung w/ Installation Strap</td>
<td>33.75&quot;</td>
<td>51&quot;</td>
</tr>
<tr>
<td>C</td>
<td>2</td>
<td>50/1600 Thin Double Hung w/ Installation Strap</td>
<td>31.5&quot;</td>
<td>40.75&quot;</td>
</tr>
</tbody>
</table>

**FR76050SH Features**

- 45 min rating w/ Window Glass
- 90 min rating w/ Ceramic Glazing
- All Cold-Formed Sections are formed from GALVANIZED STEEL
- UL (Underwriters Laboratories) Listed and Certified
- EPDM and Silicone Pile Weatherstripping
- Frames are coped and mechanically assembled
- 4 3/4" exterior frame depth
- Glazing is held in place via mechanically fastened steel glazing beads
- Can accommodate glazing ranging from 3/16" to 8/16" in O.A. thickness
- Insulated glazing available for this series
- All FR76050SH windows will be factory glazed
- One weep lock at center of sash up to 30”
- Two weep locks over 30”
- One Lift handle per lower sash up to 25”, Two handles over 25”
- Standard Optimum Window colors (refer to OWL color chart)
- Units arrive with installation strips
Parapet Wall Details

ALUMINUM DRIP CAP TO MATCH TRIM

CONTINUOUS SIDING

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"

Parapet Wall Details

5/4 x 6” MAHOGANY WD RAIL
2" x 3/8" SUPPORT RAIL
5/16” STAINLESS STEEL CABLE (FEENEY OR EQUAL)
2" x 2" STEEL POST
DIRECT MOUNT HARDWARE TO PARAPET
ALUMINUM DRIP CAP TO MATCH TRIM
CONTINUOUS SIDING
COMPOSITE DECKING
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
Address: 245 Middle St
Portsmouth, NH 03801
Phone: 603-954-8086

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

Signature: [Signature]

Location of Structure: Map 16-1 Lot 101
Street Address: 5 Junkins Avenue
Building Permit #: 34818

To permit the following: Replace 2 wooden column with 2 Permacast columns with 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: 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: 

Revised: 11 April 17
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**
Address: **229 Pleasant St.**
Phone: **978.270.4262**

Applicant (if different): **Strogen's HVAC**
Address: **113 Milton Rd**
Phone: **603.330.0427**

Location of Structure: Map 0108, Lot 0064
Building Permit #: 34528

Street Address: **229 Pleasant St. Unit 1**

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

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
From: Strogen's HVAC

To: Portsmouth HDC

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

To whom it may concern:

We, Strogen'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,

Strogen's HVAC

[Signature]
Application for Approval - Administrative

Historic District Commission

Owner: JUDITH CASTLE
Applicant (if different): STROHMIS HVAC
Address: 229 PLEASANT ST
Post Office Box, NH 03801
Rochester, NH 03839
Phone: 978.770.9662
Phone: 603.330.6427

Location of Structure: Map ___________ Lot ___________ Street Address: 229 PLEASANT ST Unit ___________

Building Permit #: ___________

To permit the following: ___________

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

Date of Approval: ___________
Recommendation: ___________

Signature: ___________

Stipulations: ___________

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

Date of Approval: ___________
Recommendation: ___________

Signature of P.D.C.: ___________

Signature of POTREM: ___________

Administrative Use Only:

Date of Meeting: ___________
Payment: ___________
Payment Type: ___________
Intent/Permit #: ___________

If necessary, 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: 11/4/11
GENERAL FEATURES
- Quiet Operation
- Optional base pan heater to prevent ice in drain pan
- Limited warranty: five years parts and seven years compressor

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-IF01MN7-E)
- Base Heater (PAC-645BH-E)

![Outdoor Unit MXZ-3C24NA](image)

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

<table>
<thead>
<tr>
<th>Specifications</th>
<th>Model Name</th>
</tr>
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<tbody>
<tr>
<td><strong>Cooling</strong></td>
<td>MXZ-3C24NA</td>
</tr>
<tr>
<td>(Non-ducted / Ducted)</td>
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<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
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<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td><strong>Heating at 47°F</strong></td>
<td></td>
</tr>
<tr>
<td>(Non-ducted / Ducted)</td>
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<tr>
<td>Rated Capacity</td>
<td>Btu/h</td>
</tr>
<tr>
<td>Rated Total Input</td>
<td>W</td>
</tr>
<tr>
<td><strong>Electrical Requirements</strong></td>
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<tr>
<td>Voltage</td>
<td>Indoors - Outdoor S1-S2</td>
</tr>
<tr>
<td></td>
<td>Indoors - Outdoor S2-S3</td>
</tr>
<tr>
<td>Power Supply</td>
<td>Btu/h</td>
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<tr>
<td>Recommended Fuse/Breaker Size</td>
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<tr>
<td>Voltage, Phase, Hertz</td>
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<td>Compressor</td>
<td>INVERTER-driven Scroll Hermetic</td>
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<tr>
<td>Sound Pressure Level</td>
<td>Cooling</td>
</tr>
<tr>
<td>(Non-ducted/Ducted)</td>
<td>Heating</td>
</tr>
<tr>
<td>External Dimensions (H x W x D)</td>
<td>Indoor - Outdoor S1-S2</td>
</tr>
<tr>
<td></td>
<td>Indoor - Outdoor S2-S3</td>
</tr>
<tr>
<td>Net Weight</td>
<td>Indoor - Outdoor S1-S2</td>
</tr>
<tr>
<td>External Finish</td>
<td>Indoor - Outdoor S2-S3</td>
</tr>
<tr>
<td>Refrigerant Pipe Size O.D.</td>
<td>Liquid (High Pressure)</td>
</tr>
<tr>
<td>Eight Ports</td>
<td>Gas (Low Pressure)</td>
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<tr>
<td>Max. Refrigerant Line Length</td>
<td>Ft (m)</td>
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<tr>
<td>Max. Piping Length for Each Indoor Unit</td>
<td>Ft (m)</td>
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<tr>
<td>Max. Refrigerant Pipe Height Difference</td>
<td>Ft (m)</td>
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<td>Connection Method</td>
<td>IFIDU is Below ODU</td>
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<td>Refrigerant</td>
<td>Flammable</td>
</tr>
</tbody>
</table>

* Rating Conditions per AHRI Standard:
  - Cooling: Indoor: 80°F (26°C) DB / 67°F (19°C) WB
  - Cooling: Outdoor: 69°F (20°C) DB / 95°F (35°C) WB
  - Heating: Indoor: 70°F (21°C) DB / 60°F (16°C) WB
  - Heating: Outdoor: 41°F (5°C) DB / 43°F (6°C) WB

© 2015 Mitsubishi Electric US, Inc.

Specifications are subject to change without notice.
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
Address: 410-430 Islington Street
Portsmouth NH 03801
Phone: 603-834-1453
Signature: [Signature]

Applicant (if different): Market Square Architects
Address: 104 Congress St Suite 203
Portsmouth NH 03801
Phone: 603-521-0202

Location of Structure: Map 145 Lots 35
Building Permit #:
Street Address: 410-430 Islington Street

To permit the following: To remove existing deteriorated chimney & replicate with new faux chimney.

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

<table>
<thead>
<tr>
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</table>

Stipulations:

Signature of Principal Planner: [Signature]

Administrative Use Only:

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<td>041 1592</td>
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<tr>
<td>Index/Permit #:</td>
<td></td>
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</tbody>
</table>

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
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,

[Signature]

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 LOT LINES 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"
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
Address: 51 Exeter Rd.
Exeter, NH 03832
Phone: ______________________
Signature: ______________________

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

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 1/1 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. Shutter to be moved up.

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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
3RD FLOOR WINDOWS INCREASED TO 6/6 LIGHT (APPROVED AS 3/3 LIGHT)
1ST FLOOR EXTERIOR DOOR MOVED 5' TO THE NORTH (MEASURED AT 5'6" FROM CORNER, APPROVED AT 5'11" FROM CORNER)

3RD FLOOR EXTERIOR DOOR REDUCED TO 1 LIGHT (APPROVED AS 4 LIGHT)

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