HDC

ADMINISTRATIVE APPROVALS

March 13th, 2019

1. 177 Daniel Street (HVAC) - Recommend Approval
2. 48 Market Street (windows) - Recommend Approval
3. 27 Rogers Street (chimney) - TBD
1. 177 Daniel Street (HVAC) - Recommend Approval

Background: This project was originally approved on March 7th, 2018. During construction several field changes were made to the building design. The applicant is seeking approval for two copper wall vents on the northwest façade elevation.

Staff Comment: Recommend for Approval.
Application for Approval - Administrative

Historic District Commission

Owner: Irreconcilable Trust of 2012
Address: 8213 Pembroke Rd
Richmond, VA 23227

Applicant (if different):
Address:

Phone:

Signature:

Location of Structure: Map 107 Lot 44
Street Address: 177 Stack Street

Building Permit #:

To permit the following: The addition of (2) copper cisterns to the northwest facade of the building.

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

Signature of Principal Planner:

If approved, please acknowledge below:
I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner

Revised: 11 April 17
During a recent plumbing inspection by the City of Portsmouth it was realized that (2) copper dryer vents (pictured below) had been installed on the northwest facade of the building - these vents were not originally approved by the HDC. Therefore we are asking that you consider approving these vents as an administrative approval.
2. 48 Market Street (windows) - Recommend Approval

Background: This project was approved on 3-6-19. The approval included a stipulation that the mullion be 5/8ths of an inch. The window manufacturer does not provide a 5/8ths of an inch mullion so the 7/8ths of inch mullion is proposed as originally requested.

Application for Approval – Administrative Approval

Historic District Commission

Owner: **Fifty Fifty Two Market Street Real**  Applicant (if different): __________________________

Address: **48 Market Street**  Address: __________________________

  (Street)  (Street)

  Portsmouth, NH 03801  __________________________

  (City, State, Zip)  (City, State, Zip)

Phone: __________________________  Phone: __________________________

---

Location of Structure: Map 117 / Lot 32  Street Address: 48 Market Street

Building Permit #: __________________________

To permit the following (please include photos of the existing conditions and clear description of the proposed work):

**Modify rear windows to allow for 7/8ths mullion.**

<table>
<thead>
<tr>
<th>Action Taken by Principal Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Date of Approval</strong></td>
</tr>
<tr>
<td><strong>Stipulations:</strong></td>
</tr>
<tr>
<td><strong>Signature of Principal Planner:</strong></td>
</tr>
</tbody>
</table>

If approved, please note that:

Any and all changes or modifications in the design as approved shall require further review and approval.

Revised: 11 April 17
March 12, 2019

Peter Engelston
56 Market Street
Portsmouth, NH 03801

48 Market Street

The Historic District Commission considered your proposal at its meeting on March 06, 2019 wherein permission is requested to allow exterior renovations to an existing structure (the replacement of 4 existing windows and the addition of a gutter system on the rear elevation) as per plans on file in the Planning Department.

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

1. The applicant shall use 5/8” mullions on the windows.
2. 6 windows shall be replaced with the Marvin Integrity fiberglass windows as presented.

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

A. Purpose and Intent:
✓ Yes ☐ No - Preserve the integrity of the District
☐ Yes ☐ No - Maintain the special character of the District
☐ Yes ☐ No - Assessment of the Historical Significance
☐ Yes ☐ No - Complement and enhance the architectural and historic character
☐ Yes ☐ No - Conservation and enhancement of property values
☐ Yes ☐ No - Promote the education, pleasure & welfare of the District to the city residents and visitors.

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

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

PLEASE NOTE THE FOLLOWING:

- **Other Approvals** - Approvals may also be required from other Committees and/or Boards prior to the issuance of a Building Permit.
- **Construction Drawings** - Prior to the issuance of a Building Permit the Building Inspector will review and approve construction drawings/sketches so work shall not commence until the review process is complete and a Building Permit issued.
- **Design Modifications and Fees** - Please note that any changes or modifications to this approval require review and approval from the HDC prior to implementation. Starting July 1st, 2016, a $100 fee will be required for any subsequent Administrative Approvals for work not yet completed and a $500 fee will be assigned for any work completed prior to approval.
- **Site Inspections and Compliance Review** - The City’s Land Use Compliance Agent, Vincent Hayes, will be inspecting the work during construction and will be available to assist you in making any other requests or inquiries on this matter. If you have any questions please feel free to contact the Principal Planner, Nick Cracknell at njcracknell@cityofportsmouth.com or Mr. Hayes at vihayes@cityofportsmouth.com.

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

Respectfully submitted,

[Signature]

Vincenzo Lombardi, Chairman
Historic District Commission

cc: Robert Marsilia, Building Inspector
    Rosann Maurice-Lentz, Assessor
    Fifty-Fifty Two Market Street Realty, Owner
    Peter Engelson, Applicant
<table>
<thead>
<tr>
<th>ITEM</th>
<th>BRANDED ITEM</th>
<th>NET PRICE</th>
<th>EXT NET PRICE</th>
<th>TOTAL UNIT QTY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Wood-Like, Traditional Double Hung</td>
<td>3.729 USD</td>
<td>3.729 USD</td>
<td>4</td>
</tr>
</tbody>
</table>

*Additional charges, tax, or Terms and Conditions may apply. Detail pricing is per unit.*

*Quotes.*

The following is a schedule of the windows and doors for this project. For additional unit details, please see line item.
# LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

<table>
<thead>
<tr>
<th>Line #1</th>
<th>Mark Unit:</th>
<th>Net Price:</th>
<th>Ext. Net Price:</th>
<th>USD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Qty: 4</td>
<td></td>
<td>932.29</td>
<td>3,729.16</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stone White Exterior</td>
<td>932.29</td>
<td>3,729.16</td>
<td></td>
</tr>
<tr>
<td></td>
<td>White Interior</td>
<td>43.94</td>
<td>43.94</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Integrity Traditional Double Hung</td>
<td>757.25</td>
<td>757.25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wood-Ultrex</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Frame Size 39 1/2&quot; X 77&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rough Opening 40 1/2&quot; X 77 1/2&quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Top Sash</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>IG</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low E2 w/Argon</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stainless Perimeter and Spacer Bar</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7/8&quot; SDL - With Spacer Bar - Stainless</td>
<td>35.89</td>
<td>35.89</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rectangular - Special Cut 2W1H</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stone White Ext - White Int</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bottom Sash</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>IG</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Low E2 w/Argon</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stainless Perimeter and Spacer Bar</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7/8&quot; SDL - With Spacer Bar - Stainless</td>
<td>35.89</td>
<td>35.89</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rectangular - Special Cut 2W1H</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stone White Ext - White Int</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>White Interior Weather Strip Package</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>White Window Opening Control Device</td>
<td>21.24</td>
<td>21.24</td>
<td></td>
</tr>
<tr>
<td></td>
<td>White Sash Lock</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>White Window Opening Control Device</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exterior Aluminum Screen</td>
<td>38.08</td>
<td>38.08</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Stone White Surround</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Charcoal Fiberglass Mesh</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>3/16&quot; Jamb Installation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Note: Divided lite cut alignment may not be accurately represented in the</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>OMS drawing. Please consult your local representative for exact specifications.</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Note: Unit Availability and Price is Subject to Change</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Project Subtotal Net Price:** USD 3,729.16  
**0.000% Sales Tax:** USD 0.00  
**Project Total Net Price:** USD 3,729.16
3. 27 Rogers Street (chimney) - TBD

Background: This project requests removal of an existing chimney and restoration of all exterior siding and trim to match the existing siding a trim.

Staff Comment: TBD.
Application for Approval - Administrative

Historic District Commission

Owner: Joseph & Zulmira Almeida
Applicant (if different):

Address: 27 Rogers Street
(Street)
Portsmouth, NH 03801
(City, State, Zip)
Phone: 603 502 8607

Signature:

Location of Structure: Map 116 Lot 41
Street Address: 27 Rogers Street

Building Permit #:

To permit the following: removal of an existing, non contributing chimney, and restoration of all siding and trim beneath, in kind.

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.

Owner

Revised: 11 April 17
Hi Nick,
Please see documents attached showing the secondary, (non-contributing) chimney on the side of my mothers house on Rogers Street.
The chimney is non-functioning, poorly constructed, and suspected of being over the property line. It is also creating water management issues for the gutters, and is currently leaking causing water infiltration and damage to the historic structure.
The other larger chimney on the main roof of the house will remain.
Thanks,
Joe Almeida