

HDC

ADMINISTRATIVE APPROVALS

January 2nd, 2019

- | | |
|-------------------------------------|---------------------------------|
| 1. 442 Middle Street (HVAC) | - Recommend Approval |
| 2. 24 Johnson Court (rear deck) | - Recommend Approval |
| 3. 129 Market Street | - Recommend Approval |
| 4. 501 Islington Street (penthouse) | - TBD |
| 5. 177 State Street (elevator door) | - Recommend Approval |

1. 442 Middle Street (HVAC)

- Recommend Approval

Background: The applicant is requesting administrative approval to add a condensing unit behind the existing structure (under the existing deck) and run the conduit from the basement to the attic level of the building.

Staff Comment: Provided the conduit is painted to match the siding it will not be visible from any public way.

Application for Approval – Administrative Approval

Historic District Commission

Owner: M. Swartz

Applicant (if different): J. Poussard

Address: 442 Middle Street
(Street)

Address: _____
(Street)

Portsmouth, NH 03801
(City, State, Zip)

(City, State, Zip)

Phone: _____

Phone: _____

Location of Structure: Map 135 / Lot 44
Building Permit #: 34385

Street Address: 442 Middle Street

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

To add a ducted air handler and running the conduit on the exterior of the rear wall from the attic to the basement.

Action Taken by Principal Planner	
Date of Approval	01-2-19
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

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



Rising Lines From ATTIC
TO Basement

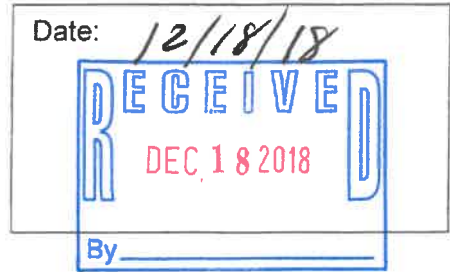
442 MIDDLE ST
(Back of Home)

2. 24 Johnson Court (rear deck) - Recommend Approval

Background: The applicant is requesting administrative approval to change the wood decking and railing system on the rear deck to a composite material.

Staff Comment: The deck will not be visible from any public way.

Application for Approval - Administrative Historic District Commission



Owner: SEAN + LINA TRACEY Applicant (if different): _____
 Address: 24 JOHNSON COURT Address: _____
(Street) (Street)
PORTSMOUTH, NH 03801 (City, State, Zip) (City, State, Zip)
 Phone: (h) 436-3219 Phone: cell 828-6010
 Signature:

Location of Structure: Map 102 Lot 047-0000 Street Address: 24 JOHNSON COURT
 Building Permit #: 35321

To permit the following:
Change of material on rear decks - flooring and railings.

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

Administrative Use Only:

Date of Meeting: 1-2-19

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: Sean Tracey sean@seantracey.com
Subject: 24 Johnson Court, Portsmouth - DECK Repair and replacement
Date: December 18, 2018 at 12:22 PM
To: Donald Dignan dpdignan@gmail.com, njcracknell@cityofportsmouth.com
Cc: Lina Tracey lina@seantracey.com



Hi Nicholas,

As you requested I have completed the attached HDC Application for Approval - Administrative form, and included spec sheets and code info and photos on the proposed materials.

I was hoping to come over to City Hall today and meet you and go over this document / application in person, but your vmail said you're out till Dec. 27th. So, I'm attaching it here in its entirety and will drop or mail a hard copy to City Hall too.

Please let me know in time before the Jan. 2nd HDC meeting that you have everything you need to submit this application. Please feel free to drop pages or photos, etc, if you think all the code info or anything else is too much (overkill) for this purpose.

FYI. We're also now submitting a request to approve the replacement of the railing system on the upper deck (change from wood to PVC) because on further inspection by the builder and I we see that it's rotted too.

I would appreciate if you contacted me ASAP to let me know that you have what you need from me.

Sincerely,
Sean Tracey



2018_12_18_11_4
0_50.pdf

Sean Tracey
email: sean@seantracey.com

Sean & Lina Tracey

24 JOHNSON COURT PORTSMOUTH, NH 03801

TEL 603-436-3219 FAX 603-427-2524

EMAIL sean@seantracey.com

Sunday, December 16, 2018

Nicholas Cracknell, Principal Planner
Portsmouth City Planning /HDC
1 Junkins Ave
Portsmouth, NH 03801, State Zip

Dear Mr Cracknell and HDC Committee,

Situation:

We have two decks on the back our our house. One is 1st floor level, the other a small deck on the 2nd floor. Please note that both decks are not at all visible to any street traffic or walkers on Johnson Court or South Street (see panoramic photo depicting the hidden nature of our decks). Also, neither of them are historic in any way. One was first added in 2003 by the previous owner. The other in 2008 by us during a renovation. They are currently built of pressure-treated wood and we would like to request a material change and use a PVC product (see below).

Concerning the upper 2nd story deck, there seems to be a problem with the rubber bladder under the deck, in that is is not shedding water correctly toward the outside, but instead toward the house. It needs to be fixed and replaced ASAP, as more damage is happening now with every rain or snow, and winter is approaching. You can now punch thru the pressure treated decking if you attempted to walk on it (a safety issue and so currently the deck is unusable). So, we have no 2nd means of egress on the 2nd floor with this deck damaged. Also, some of our corner boards and clapboards, and 2 windows on the 1st floor under this deck are rotting because of the water constantly coming off the upper deck.

When we do the repairs, we would like to replace this upper deck with a PVC material manufactured by Duralife in Biddeford, Maine (product Specs, Drawings, and Code Compliance info attached). The Duralife product (details at-

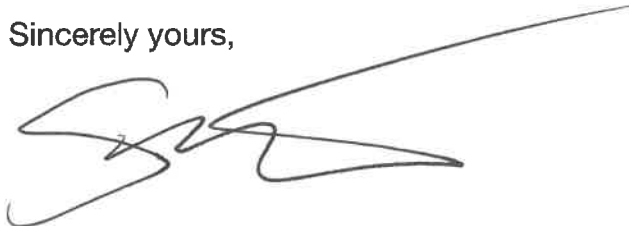
tached) is much more attractive, looks like real wood and the design is more accurate to our area's historic design than our existing pressure-treated wood.

We want to use PVC instead of the pressure treated because we know it will be more durable, not rot, and be more attractive than pressure treated now and in the future. This area sees a lot of rainwater shedding off the roof above and extreme heat/sun in the summer, which caused the original pressure treated wood not to last or perform well. Again, this material change will be completely invisible to anyone from the streets, or even from our back yard.

Concerning the 1st floor deck: A portion of our lower (1st floor) deck is sinking into the ground /and not level. This pressure treated deck is also cupping, warping and heaving in the changing conditions of the seasons. The uneven nature of the decking boards have caused some guests to trip. Luckily, no falls to date. We would like to replace this deck with the same PVC product so it will match the repair on the 2nd floor.

The existing railings have also rotted on the 2nd floor deck. We've replaced them twice already in 10 years since this deck was constructed, and had to repaint them every other year. It seems that the quality of the wood available locally is not seasoned enough to last. We would like to replace this also with a PVC based railing system also available from Duralife, designed and manufactured in Biddeford, Maine (details attached). This railing will be identical in look from the ground as the railing that is there now. And as mentioned, not visible from any street.

Sincerely yours,

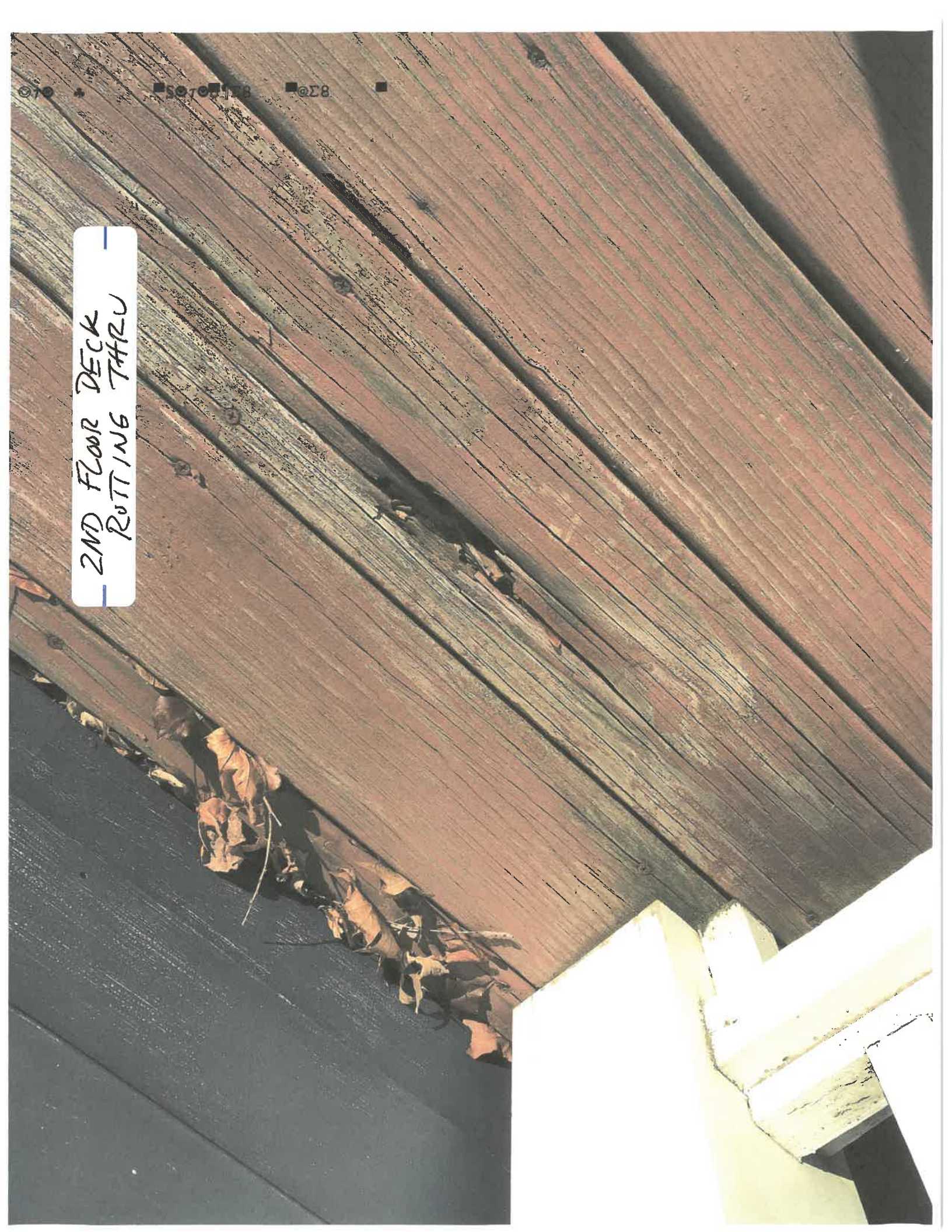
A handwritten signature in black ink, appearing to read 'Sean & Lina Tracey', with a long horizontal flourish extending to the right.

Sean & Lina Tracey





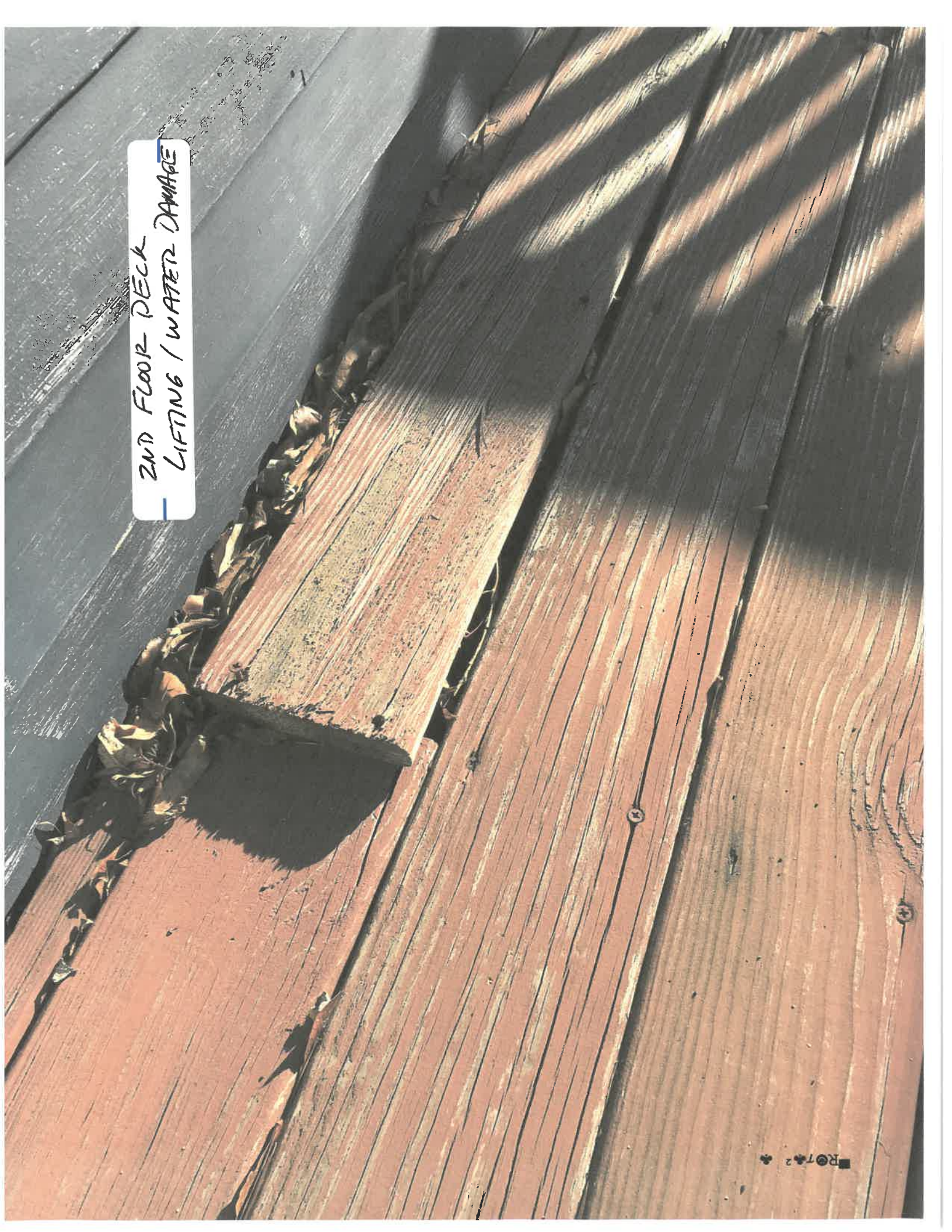
2ND FLOOR DECK
ROTTING THRU



1ST FLOOR DECK
ROT / SPUNTER



2ND FLOOR DECK
LIFTING / WATER DAMAGE



GROUND FLOOR DECK



PANORAMA OF REAR DECK
SHOWING THAT IT IS NOT
VISIBLE FROM ANY CITY
STREET — ITS
BLOCKED BY NEIGHBORING
HOMES.

82300700528



* SPECS OF NEW PVC DECKING

COMPOSITE DECKING 06 73 00



DuraLife Decking & Railing



1. Product Name

DuraLife™ MVP™

2. Manufacturer

Integrity Composites, LLC
dba DuraLife Decking & Railing
8 Morin Street
Biddeford, Maine 04005
Phone: 800-866-8101
Email: info@duralifedecking.com
Web: www.duralifedecking.com

3. Product Description

DuraLife manufactures composite decking and docking systems with outstanding aesthetics, performance, durability and strength. Comprised of durable polypropylene and hardwood fiber, the proven formula and versatility of DuraLife decking outperform both polyethylene composite and PVC decking.

Basic Use

DuraLife MVP is an economical and eco-friendly composite decking with a natural wood appearance designed to complement outdoor spaces. With recycled content and a durable, multi-layered finishing system that resists fading over time, DuraLife MVP is suited for exterior walkways, pathways, decks, balconies and other applications where maximum value is a priority.

DuraLife MVP is suited for commercial and residential new construction and renovation projects.

Types

- Grooved - grooved on each edge
- Starter - Solid on one edge for outer perimeter; grooved on interior edge

Composition and Materials

DuraLife MVP is a co-extruded composite of wood fiber and polypropylene with a propylene capstock. MVP is manufactured without toxic chemicals or preservatives and uses both post-industrial and post-consumer recycled content, up to 90% by weight. Three surfaces are capped.

Colors

Landscapes Collection

- Coastal Grey
- Mahogany
- Pebble
- Slate

Hardwoods Collection

- Brazilian Cherry
- Garapa Gray
- Golden Teak
- Tropical Walnut

Sizes

See Table 1.

Benefits

- Provides premium aesthetics at an affordable price
- Resists spills and wear
- No need for annual staining or sealing
- Resists mold and mildew
- Minimizes sagging and flex between joists for improved aesthetics and integrity
- UV inhibitors increase color retention and eliminate graying
- Thermal resistance minimizes expansion and contraction damage
- Protective film adds protection onsite and during delivery
- Wide range of colors and collections increase design options
- Capped for protection from elements

Table 1 - Sizes, Physical Characteristics			Table 2 - Technical Properties		
Product	MVP	Starter	Test	Standard	Result
Material	Polypropylene Hardwood composite	Polypropylene Hardwood composite	Modulus of Elasticity	ASTM D6109	430,000 psi
Surface	Capped	Capped	Modulus of Rupture	ASTM D6109	2700 psi
Dimension	0.9" thick x 5.5" wide	0.9" thick x 5.5" wide	Peak Load	ASTM D6109	700 lbf
Lengths*	12', 16', 20'	16'	Specific Gravity	ASTM D6111	1.15 g/cc
Weight	1.6 lbs/linear foot	2.16 lbs/linear foot	Coefficient of Friction, Dry	ASTM D2394	0.68
Grain	Straight and wood grain	Straight and wood grain	Coefficient of Friction (Wet)	ASTM D2394	0.66
Fastening system	Fastenator Hidden Fastening System, composite deck screws	Fastenator Hidden Fastening System, composite deck screws	Coefficient of Thermal Expansion		1.5 x 10 ⁻⁵ in/in F
Joist span	16" on-center (90 degrees) 12" on-center (45 degrees)	20" on-center (90 degrees) 16" on-center (45 degrees)	Heat Distortion	ASTM D648	210 degrees F
Stair tread span	8" on-center	12" on-center	Screw Withdrawal	ASTM D1761	1416 lbs
Fascia/riser length	12'		Termite Resistance	AWPA EI-72	9.5
Fascia/riser dimensions	1/2"		Fungal Resistance	ASTM D1413	No decay
Fascia width/ riser width	11 1/2" 7.5"	8"			

*Custom lengths and colors are available; contact the manufacturer for availability.

Options, Accessories

- Fastenator™ hidden fastening clips
- Color-matched deck board end caps
- Color-matched (plus white) fascia and stair riser
- Rockport railing
- Railways railing

4. Technical Data

Applicable Standards

ASTM International

- **ASTM A6111** Standard Test Method for Bulk Density And Specific Gravity of Plastic Lumber and Shapes by Displacement
- **ASTM D648** Standard Test Method for Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position

- **ASTM D6109** Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastic Lumber and Related Products
- **ASTM D2394** Standard Test Methods for Simulated Service Testing of Wood and Wood-Base Finish Flooring
- **ASTM D1761** Standard Test Methods for Mechanical Fasteners in Wood
- **ASTM D1413** Standard Test Method for Wood Preservatives by Laboratory Soil-Block Cultures

American Wood Protection Association

- **AWPA EI-72** Standard Method for Laboratory Evaluation to Determine Resistance to Subterranean Termite

Technical Properties

See Table 2.

Safety Data Sheets

- DuraLife MVP, Integrity Composites Safety Data Sheet

5. Installation

Install these products in accordance with the manufacturer's written instructions and procedures.

Preparatory Work

Deliver and handle this product according to recommendations of the manufacturer.

Decking should be off-loaded by forklift or by hand. Store decking on a level area on wood supports placed every 3 feet. Store product protected from exposure to harmful environmental conditions and at temperature and humidity conditions within the guidelines recommended by the manufacturer.

DuraLife MVP has a protective film to keep deck boards clean and protected during shipping and storage. Remove factory applied protective film on deck boards within 30 days after installation.

DuraLife decking must be installed with proper drainage and ventilation. Verify site conditions are acceptable for installation. Do not proceed until unacceptable conditions are corrected.

Precautions

DuraLife decking must be installed with proper drainage and ventilation.

Never attach DuraLife decking to any solid surface, watertight membrane, concrete or existing decking.

Ensure that:

- Joists are level across each span, with a slight slant (1/8" (3 mm) for every 8 feet (2.4 m))
- Substructure has at least 2" (51 mm) clearance from grade
- Skirting does not impede airflow under the deck

To avoid accumulation of moisture and humidity where ventilation is minimal or obstructed, flow through or soffit venting must be added around the perimeter of the deck.

Methods

Install vapor retarders in accordance with manufacturer's instructions.

Complete installation instructions are available online:

- Installation guide: www.duralifedecking.com
- Videos: www.duralifedecking.com/resources/installation

Framing

A picture-frame method is recommended.

DuraLife Starter Board profile is available to provide a clean, finished edge around the perimeter of the deck and on stair treads.



When a picture-frame technique is not employed, color-matched deck board end caps are available to cover the exposed end cuts.

Fastening

Two methods are available:

- Proprietary Fastenator hidden fastening system, used with grooved decking to set a level, uniform 3/16" spacing between deck boards
- Capped composite decking screw fasteners (#10 x 2 3/4")

Spacing

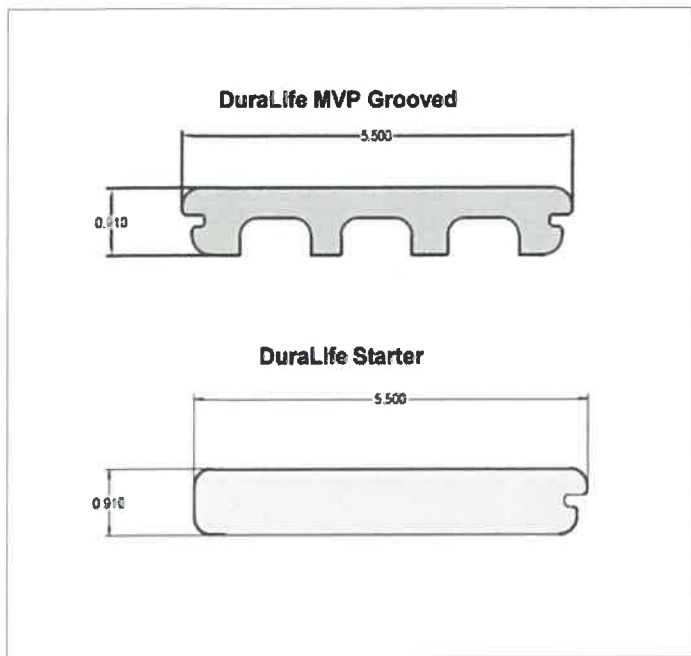
Around column platforms, always allow the greater of a 1/4" gap or the value from the Table 3 chart.

Environmental Considerations

Temperature range for structural performance is 20–125 degrees F. Ideal installation for Fastenator clips is 40–80 degrees F.

Building Codes

Ensure installation complies with the requirements of all applicable local, state and federal code jurisdictions.



For questions about specifications, code regulations, product usage or installation, contact DuraLife Decking & Railing or visit www.duralifedecking.com.

10. Filing Systems

- CMD
- Additional product information is available from the manufacturer upon request ↗

6. Availability and Cost

Availability

DuraLife products are available throughout the United States and internationally through a network of distributors and retailers.

Cost

Cost information for a specific region may be obtained from a local distributor or retailer of DuraLife products.

7. Warranty

Used and installed as directed, DuraLife Decking & Railing offers a 10 year commercial stain, fade and performance warranty against manufacturer defects and a 25 year residential warranty.

8. Maintenance

Sweep periodically and clean spills with soap and water. Only use pressure washers 1500 psi or less with fan tip. Test all cleaning products on an inconspicuous area before using on the entire deck surface.

Additional care and cleaning instructions are available online at www.duralifedecking.com.

9. Technical Services

DuraLife Decking & Railing has experienced teams of professionals who can provide detailed information, product literature, test results, project lists and assistance with project specifications.

3. 129 Market Street

- Recommend Approval

Background: The applicant is no longer seeking administrative approval to change the rear door of the building.

Staff Comment: No action is required at this time.

4. 501 Islington Street (penthouse) - TBD

Background: The applicant is seeking administrative approval to change the cladding on the penthouses from stucco to metal panels. An aluminum railing was also changed to a pressure treated wood railing.

Staff Comment: Unsure of the appropriateness of the pressure treated railing - TBD

Application for Approval - Administrative Historic District Commission



Owner: Todd Baker Applicant (if different): Dave Greque
 Address: 953 Isington St. Address: 953 Isington St.
(Street) (Street)
Parkman North Parkman North
(City, State, Zip) (City, State, Zip)
 Phone: 603-425-8598 Phone: 603-312-1707
 Signature: [Signature]

Location of Structure: Map 157 Lot 4 Street Address: 501 Isington St.
 Building Permit #: 6852
 To permit the following: stair penthouses up to roof top deck.
Originally the penthouses were going to be stucco clad it was changed to azek panels.
An aluminum railing was changed to a pt. wood railing

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: 100 Batch #

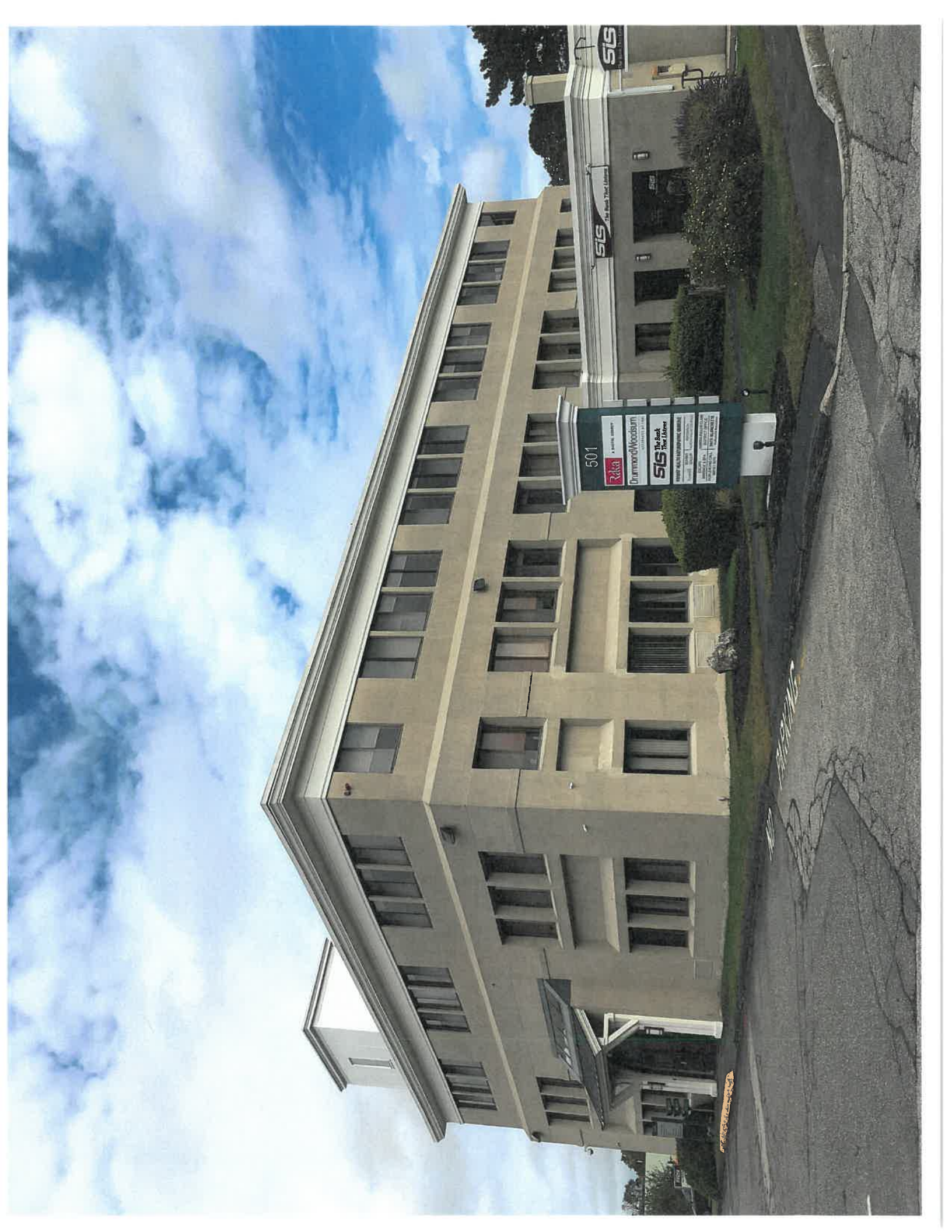
Payment Type: CC 3341371

Index/Permit #: _____

If approved, please acknowledge below:

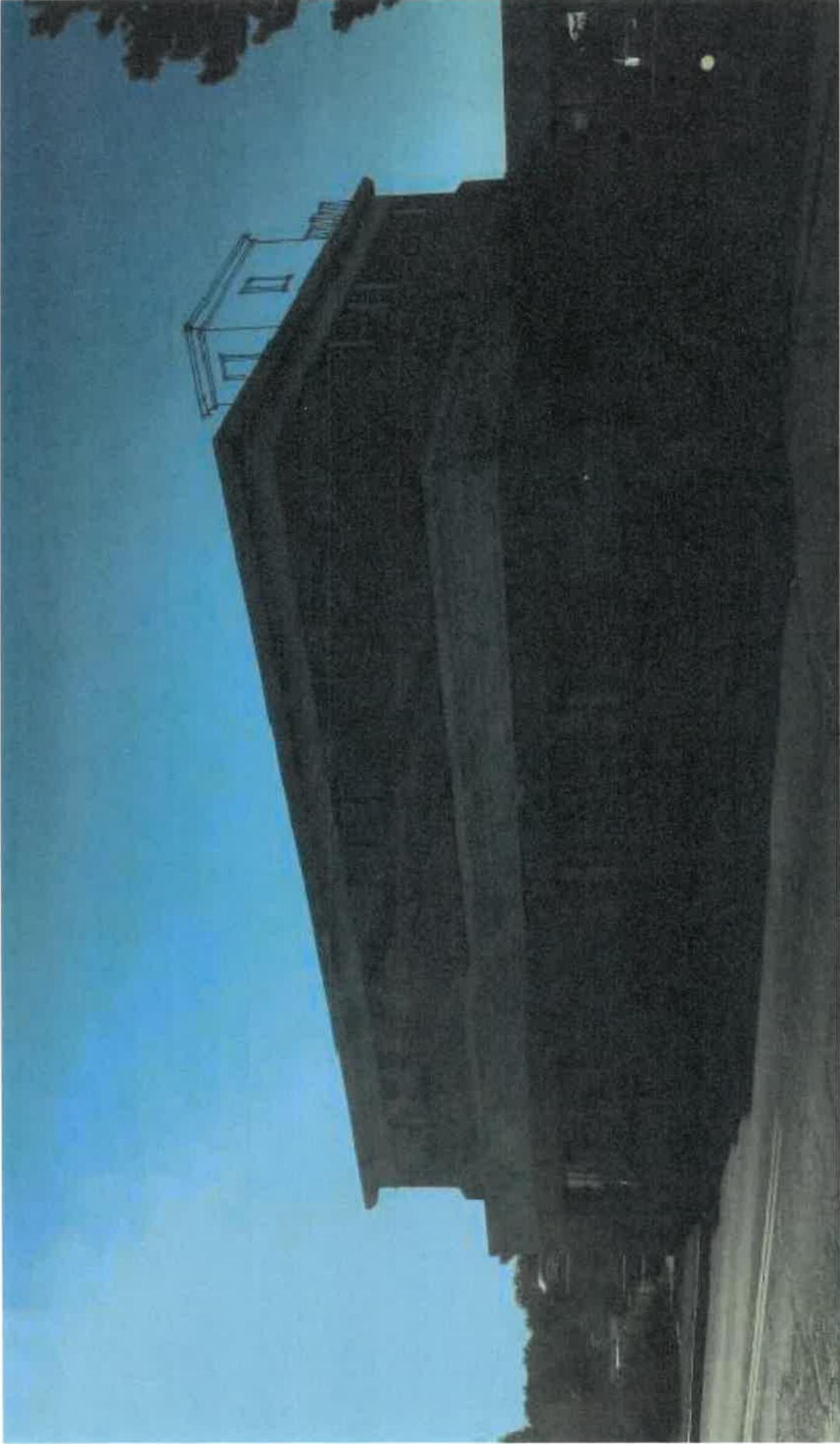
I hereby acknowledge that all changes or variation in the design as presented shall require further Historic District Commission approval.

Owner



501
Zakia
Drummond Woodham
SIS The Book Post Office
PROPERTY MANAGEMENT
COMMERCIAL REAL ESTATE
RESIDENTIAL REAL ESTATE
CONSTRUCTION MANAGEMENT
GENERAL CONTRACTING
INTERIOR FINISHES
MECHANICAL CONTRACTING
ELECTRICAL CONTRACTING
PLUMBING CONTRACTING
PAINT CONTRACTING
ROOFING CONTRACTING
LANDSCAPE CONTRACTING
CONCRETE CONTRACTING
GLASS CONTRACTING
METAL CONTRACTING
MASONRY CONTRACTING
SMITH CONTRACTING
TERRAZZO CONTRACTING
WATERPROOFING CONTRACTING

SIS
SIS
SIS

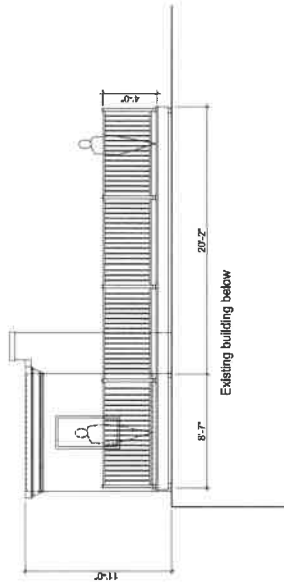


Perspective view of east roof top stair penthouse & railing

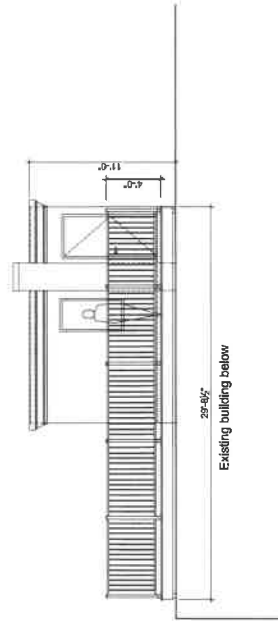
501 Islington Street Portsmouth, NH, 03801
Baker Properties

2017-10-5

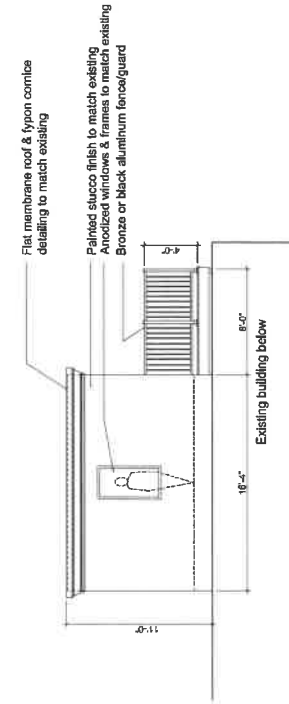
PORT CITY DESIGN
portcitydesignco.com
603.312.1707



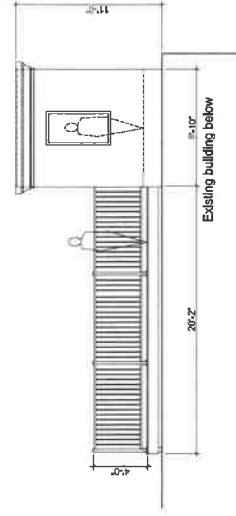
North Elevation - East Stair Penthouse



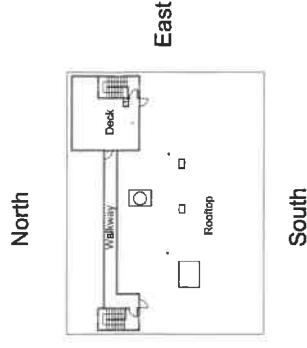
West Elevation - East Stair Penthouse



East Elevation - East Stair Penthouse



South Elevation - East Stair Penthouse

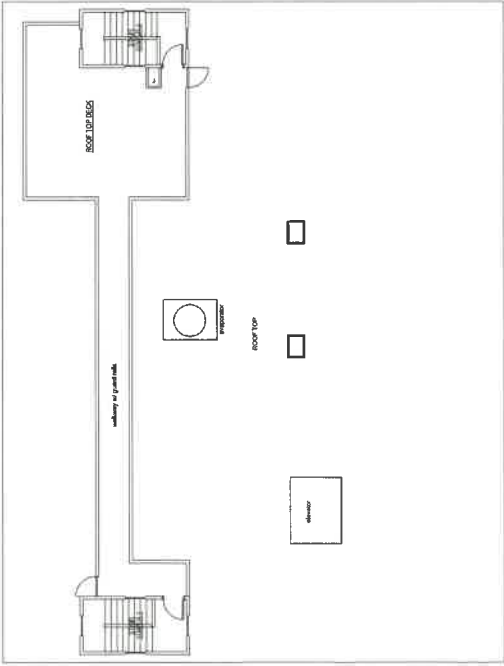


Roof Top Plan

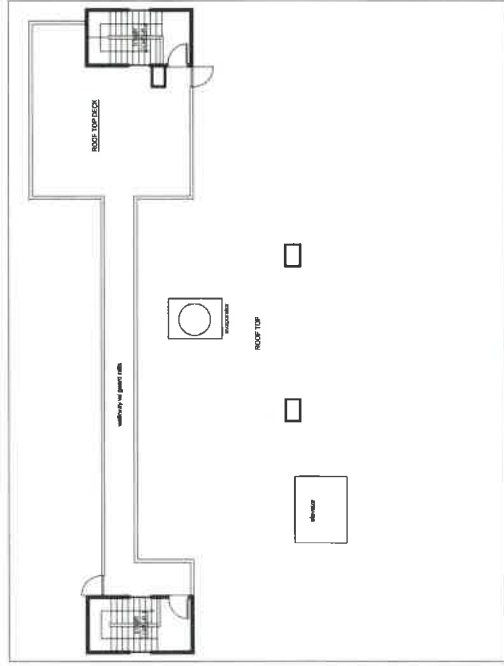
Roof Top - Stair Penthouse Elevations & Deck Railing

501 Islington Street
Portsmouth, NH, 03801
Baker Properties

2017-9-15
PORT CITY DESIGN
portcitydesignco.com

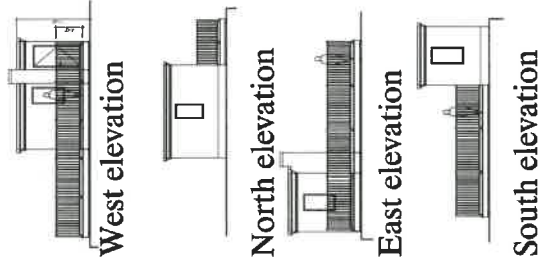


Original HDC approved plan & elevations



As-built plan & elevations

Original HDC approved plan & elevations v as-built plan & elevation

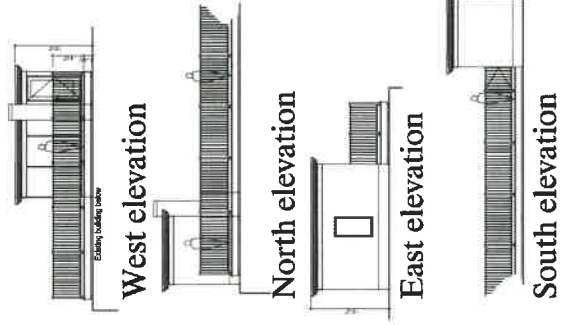


West elevation

North elevation

East elevation

South elevation



West elevation

North elevation

East elevation

South elevation



View from Islington St.

The substantive differences between the approved plans & what was built are the the cladding on the penthouses, the guard rails & windows. The original plans called for stucco to match the existing building, aluminum railings & windows on 4 sides. What was built used azek panels, p.t. railings and 1 window on the primary elevations & a french door out to the deck.

2019-1-2

PORT CITY DESIGN
portcitydesignco.com

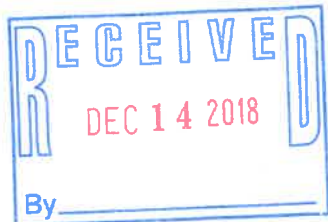
501 Islington Street
Portsmouth, NH, 03801
Baker Properties

5. 177 State Street (elevator door) - Recommend Approval

Background: The applicant is seeking administrative approval to add a door from the elevator overrun to the roof. The proposed door is custom wood painted black. 3 copper wall scones will also be added to the exterior.

Staff Comment: This is a high quality renovation. Recommend Approval

*Not for Public Hearing



Date: _____

Application for Approval - Administrative Historic District Commission

Owner: Fabricatore Robert J Applicant (if different): _____
Irrevocable Trust 2012

Address: 8213 Pembert Road Address: _____
(Street) (Street)

Richmond, Va 23227 _____
(City, State, Zip) (City, State, Zip)

Phone: 603-430-0274 Phone: _____

Signature:

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

Building Permit #: _____

To permit the following: Add elevator door access to roof deck

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

Administrative Use Only:

Date of Meeting: 1-2-19

Payment: 100 -

Payment Type: CL# 5839

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 _____



**City of Portsmouth
 Planning & Inspection Departments
 1 Junkins Ave
 Portsmouth, NH 03801
 Phone: 603-610-7216**

Receipt #: 339566
 Date: 12/14/2018
 MEKOEPENICK
 PLANNING

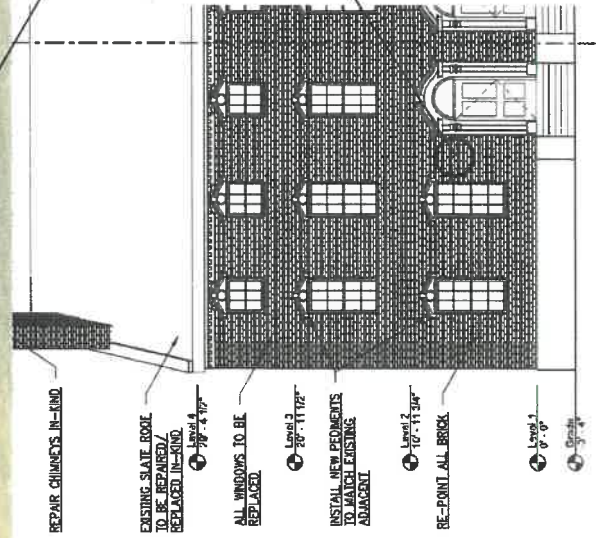
Paid By:

Transaction Receipt

McHenry Architecture
 177 State Street-HDC App. Fee

----- Bills Paid -----				
Invoice #	Principal	Costs	Interest	Amount Applied
	Description / Location			Balance Due
2018 OC-PLAPP-MS-134427	100.00	0.00	0.00	100.00
	McHenry Architecture PLLC/Planning / HDC			0.00
Total Applied:	100.00	0.00	0.00	100.00

----- Payments -----				
Type	Reference	Fees	Amount	Total Paid
CHECK	5839	0.00	100.00	100.00
				0.00



LEGENDARY LIGHTING MODELS ONLY

INSTALLATION INSTRUCTIONS FOR Wall Mount Support Bracket



Mount the WSB at the desired location using the four (4) 1/4" x 1 1/2" bolts supplied. If mounting on brick, stone or stucco, masonry anchors or other mounting hardware may be needed. (Legendary Lighting does not supply masonry anchors.)

Position the light bracket on top of the WSB. Secure in place using one bolt through the far left or far right hole in the top of the lantern bracket and through the curved slot at the top of the WSB. Secure the bolt with lock nut; *make sure to leave the bolt and nut loose enough to be able to rotate or twist the lantern bracket.*



After connecting to gas and/or electricity, rotate the lantern bracket into final position and install one bolt at top center and one bolt at bottom right. If a top curl is used, assemble it while installing the top center bolt.



For technical assistance, please call 1-800-235-6725



E-Z Wall Support Mount Bracket

COPPER WALL SCONCE

177 STATE STREET
Portsmouth, New Hampshire

THREE COPPER WALL SCONCES
Historic District Commission Administrative Approval, January 2019

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire