

HDC

ADMINISTRATIVE APPROVALS

October 02, 2019

1. 333 New Castle Avenue (LUHD 52 - Window) - Rec. Approval
2. 199 Middle Street (LUHD 58 - Door) - Rec. Approval
3. 566 Islington Street (LUHD 66 - Awnings) - Rec. Approval
4. 39 New Castle Avenue (LUHD 54 - Windows) - T.B.D.
5. 206 Court Street (LUHD 55 - Entryway) - T.B.D.
6. 80 Hanover Street (LUHD 61 - Fence) - Rec. Approval
7. 15 Pleasant Street (LUHD 56 - Misc.) - Rec. Approval
8. 125 South Street (LUHD 57 - Deck) - Rec. Approval
9. 63 Congress Street (LUHD 59 - HVAC) - Rec. Approval
10. 366 Islington Street (LUHD 60 - Garage) - Rec. Approval
11. 99 Gates Street (LUHD63 - Fence) - Rec. Approval
12. 56 Middle Street (LUHD 65 - Rear Addition) - T.B.D.

1. 333 New Castle Avenue (LUHD 52 - Window)

- Rec. Approval

Background: The applicant is seeking approval to replace a large bay window with a picture window and two casement windows. Note that a darker version of the window specification will be provided in advance of the meeting.

Staff Comment: Recommend for approval.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-52

Applicant

Thomas Lyng
603-978-5175
@ trlyng@comcast.net

Location

333 NEW CASTLE AVE
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Our home has an addition off the back that was built in the 1990's. The bow window needs to be replaced. It's rotting, the windows don't open, leaks etc.

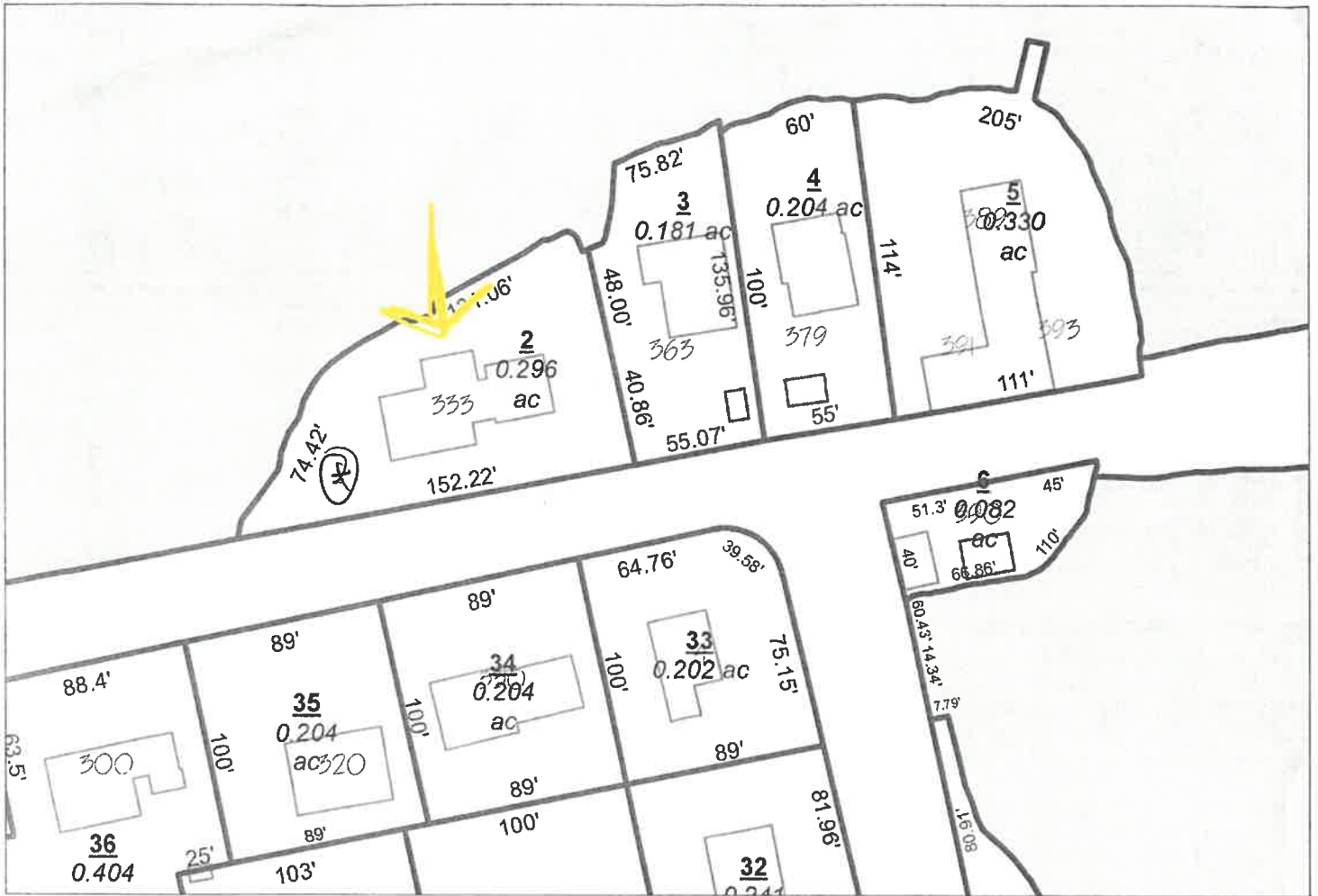
We're planning to replace it with a center picture window with a casement window on each side.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	--
Full Name (First and Last)	Business Name (if applicable)
Thomas Lyng	--
Mailing Address (Street)	City/Town
333 Newcastle Ave	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
6039785175	trlyng@comcast.net
Relationship to Project	If you selected "Other", please state relationship to project.
Other	Window supplier/ installer
Full Name (First and Last)	Business Name (if applicable)
Nick Moskevich	Nick's Door and Window
Mailing Address (Street)	City/Town
199 Constitution Ave	Portsmouth
State	Zip Code



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0002	1	WDH30510E-WPW56510-WDH30510E (AA-F-AA)		\$ 2277.10	\$ 2277.10

RO Size = 11' 11 5/8" W x 6' 0 7/8" H Unit Size = 11' 10 13/16" W x 6' 0 7/8" H

400 Series

Composite Unit, White/Clear Pine, High Performance Low-E4 Top/Bottom*High Performance Low-E4*High Performance Low-E4 Top/Bottom Glass, No Grille, Mulling Location: Job Site, Mull Type: Narrow Mull, Mull Priority: Vertical Equal Sash, Insect Screen, White

Temp G 1433

Viewed from Exterior

Zone: Northern
 Unit U-Factor SHGC ENERGY STAR® Certified

1	0.29	0.31	No
2	---	---	---
3	0.29	0.31	No



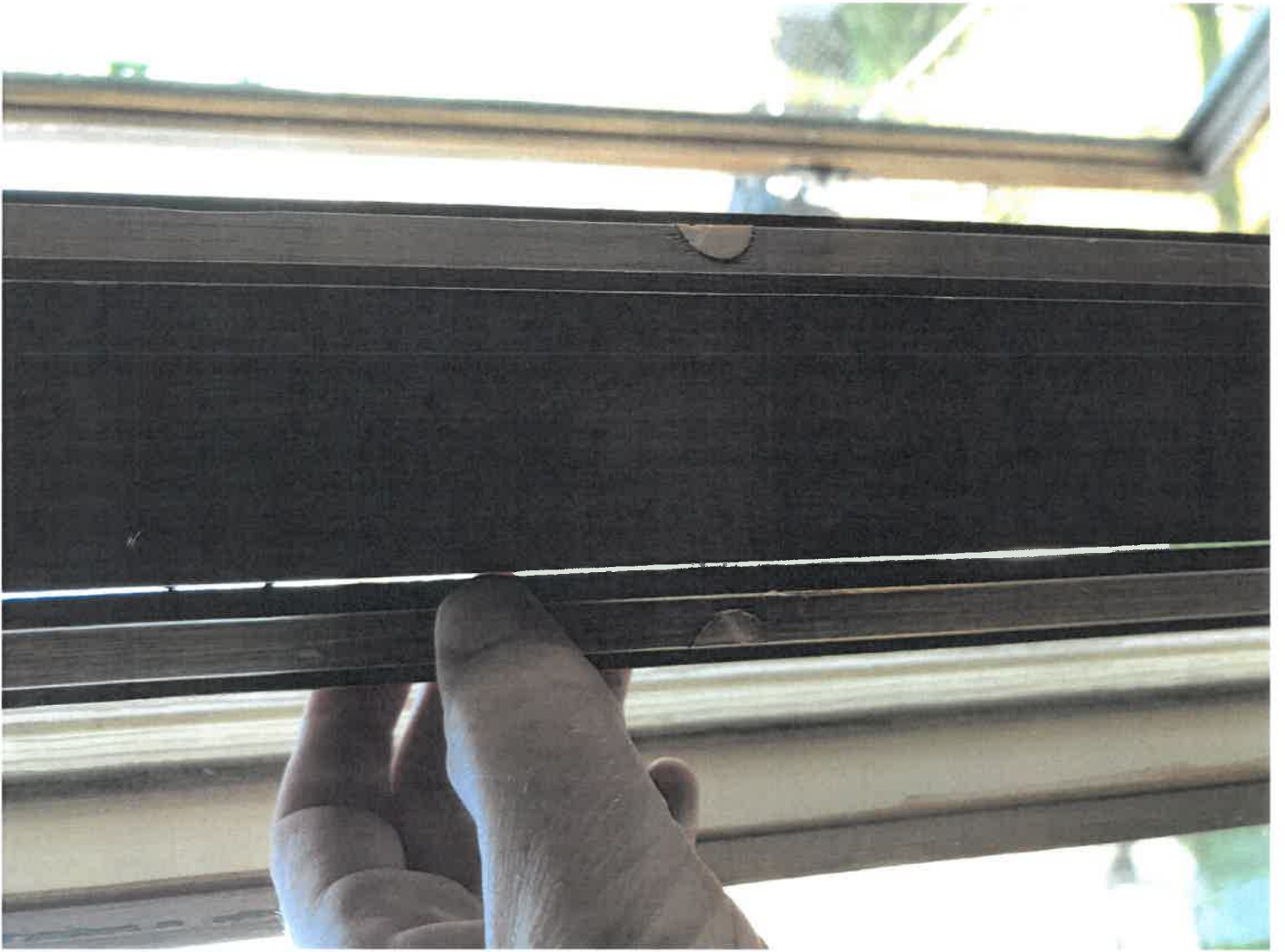












2. 199 Middle Street (LUHD 58 - Door)

- Rec. Approval

Background: The applicant is seeking approval to replace the wood panel door with a similar wood door. Note that the applicant will reinstall the existing historic lock and door knocker.

Staff Comment: Recommend for approval.


Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-58

Applicant

 Mark Wilbur
 2145363536
 makwilbur@gmail.com

Location

199 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace existing front door with one that truly fits and allows access from street level

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Attachment to application to replace front door on 199 Middle Street (Historic District)



REUSED DOOR
KNOCKER
MFW

There are multiple problems with my front door.

1. The simply doesn't properly fit the frame. To align a deadbolt lock we had to add ~5/8 inch thick wood block to the inside of the door frame. To enter our home there are only 2 steps for the front and 10 steps up for the back door. To get into the back door, the 10 steps are quite a challenge for elderly people (88 year old mother in law) and our old (14 & 15 year old) rescue dogs.
2. The current lock shown below is interesting from a historical perspective but rarely works and then only after large dosage of WD40



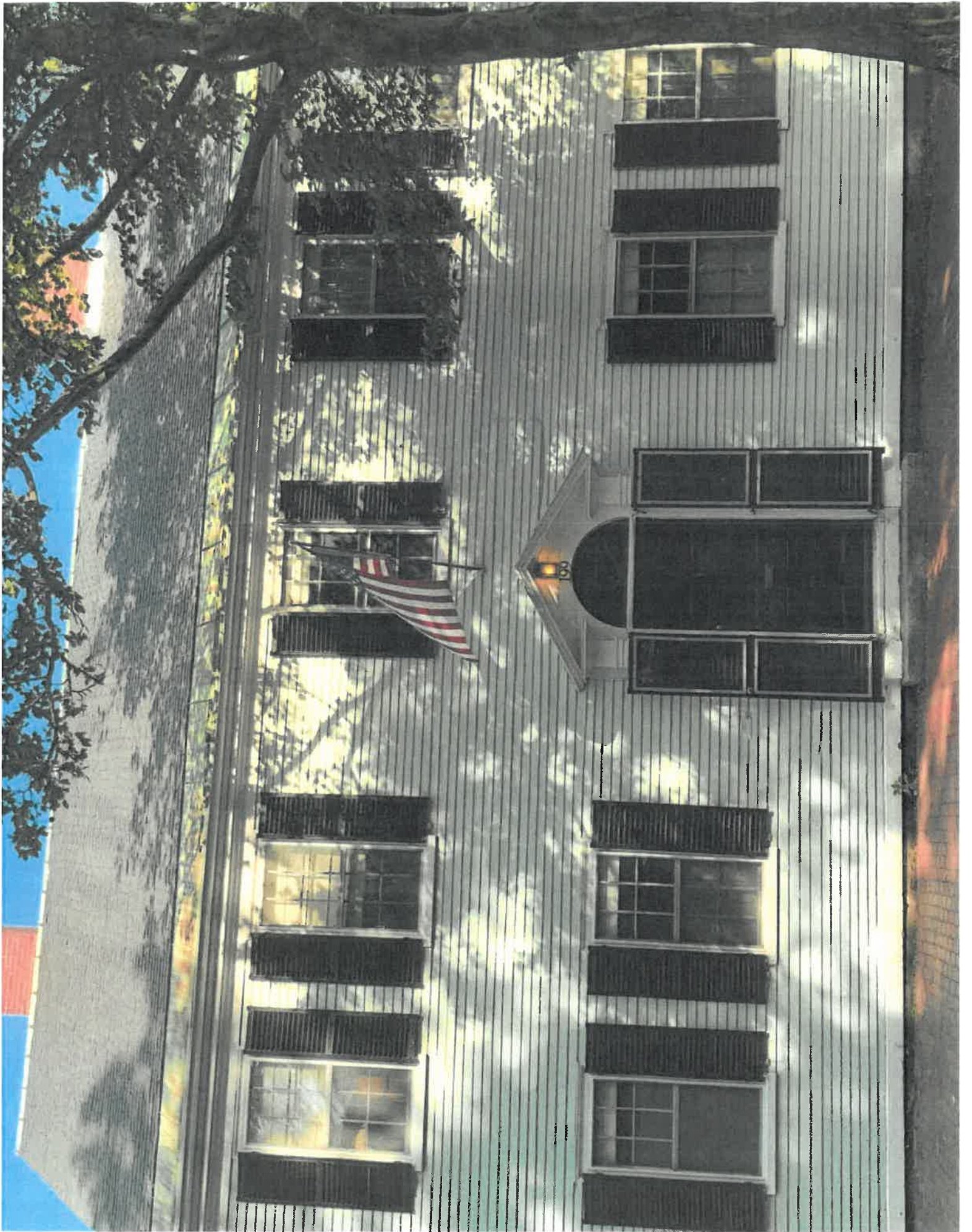
HISTORIC LOCK
TO BE REUSED
IN NEW DOOR
MFW

3. After exploring the Historic District, we found a door which is inline with the age of the property and compatible with the neighborhood. It is shown below. Since little in the house is of standard size, we have had discussion with a custom door maker, Nat Maness, about building a door for us. The example door is shown below;

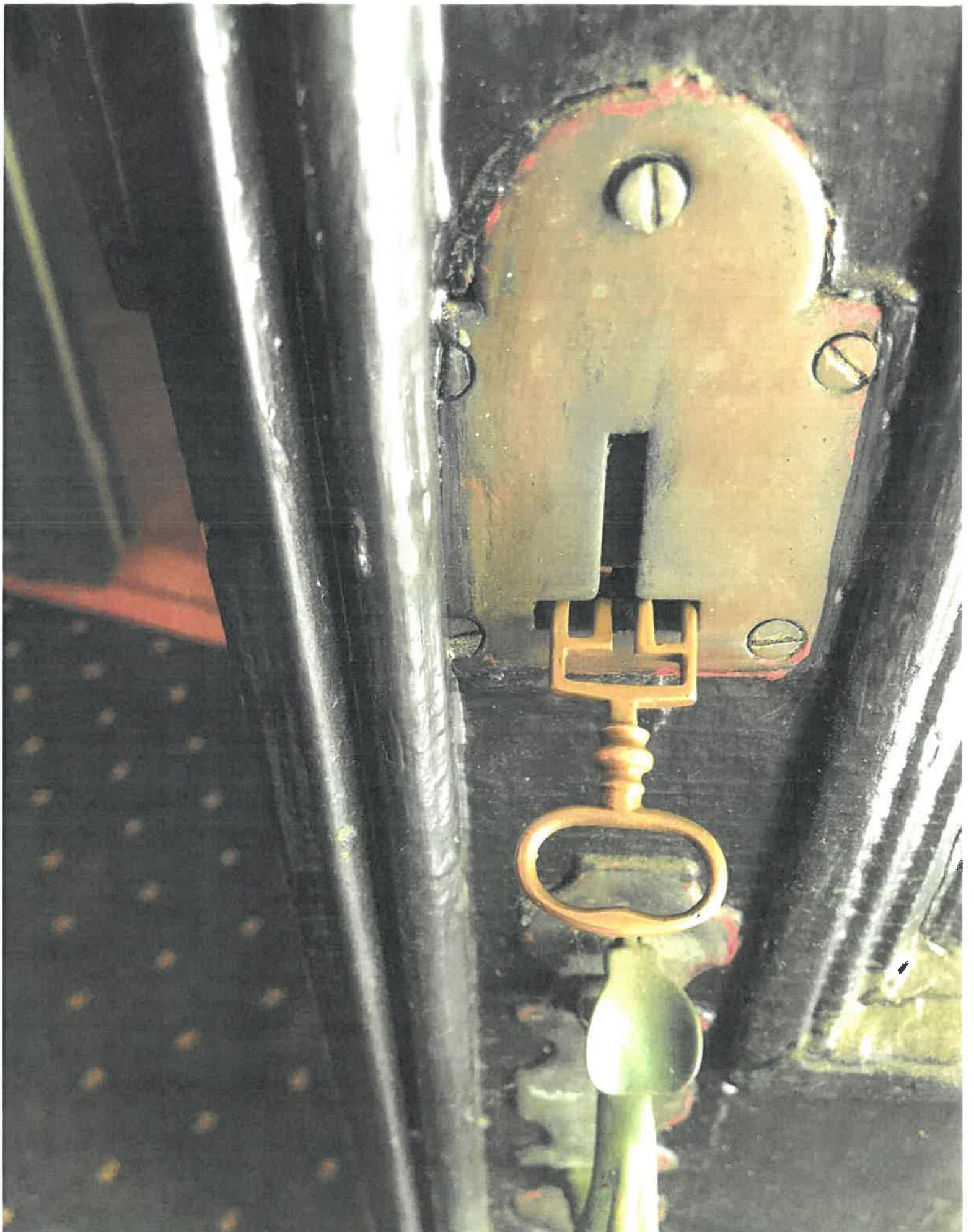


MANAGONY DOOR
MFW

NO LETTER SLOT
MFW









3. 566 Islington Street (LUHD 66 - Awnings) - Rec. Approval

Background: The applicant is seeking approval to install a new metal awning as previously-approved in September 2017.

Staff Comment: Recommend for approval.




Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-66

Applicant

 Catherine Howard
 6034368222
 catherine@drclarizio.com

Location

566 ISLINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Exterior renovations to an existing structure (install metal awnings, paint, lighting) as noted in (previously approved) permit #5357

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

Full Name (First and Last)

Catherine Howard

Mailing Address (Street)

566 Islington Street

State

NH

Phone

6034368222

If you selected "Other", please state relationship to project.

Employee

Business Name (if applicable)

Louis F. Clarizio, DDS PA

City/Town

Portsmouth

Zip Code

03801

Email Address

catherineh@drclarizio.com

Relationship to Project

Other

Full Name (First and Last)

John Whiteman

Mailing Address (Street)

32 Laurel Lane

State

NH

Phone

If you selected "Other", please state relationship to project.

Contractor

Business Name (if applicable)

--

City/Town

Somersworth

Zip Code

03878

Email Address

6033194689

john.whiteman@yahoo.com

Relationship to Project

Other

If you selected "Other", please state relationship to project.

Contractor

Full Name (First and Last)

John

Business Name (if applicable)

LaFrenier

Mailing Address (Street)

32 Laurel Lane

City/Town

Somersworth

State

NH

Zip Code

03878

Phone

6039787237

Email Address

john.lafrenier@gmail.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am

Other

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Louis Clarizio's Business Administrator

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address State

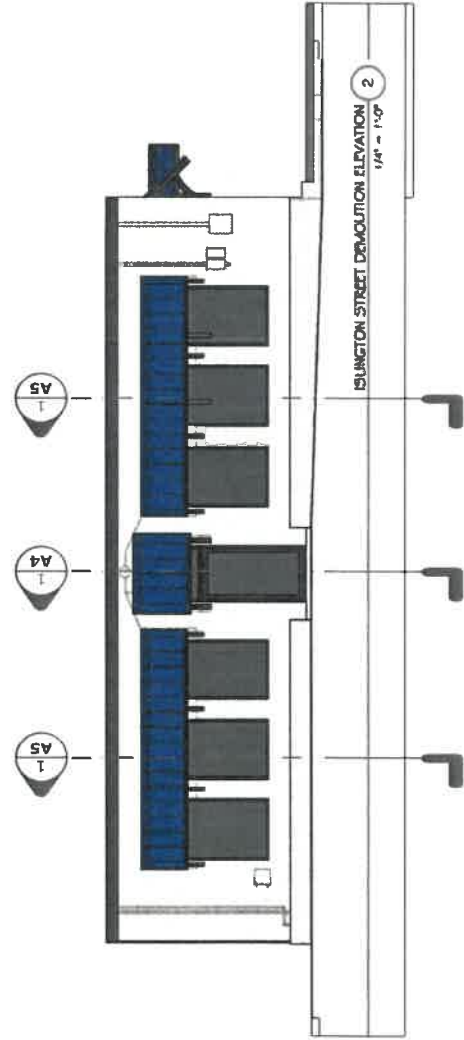
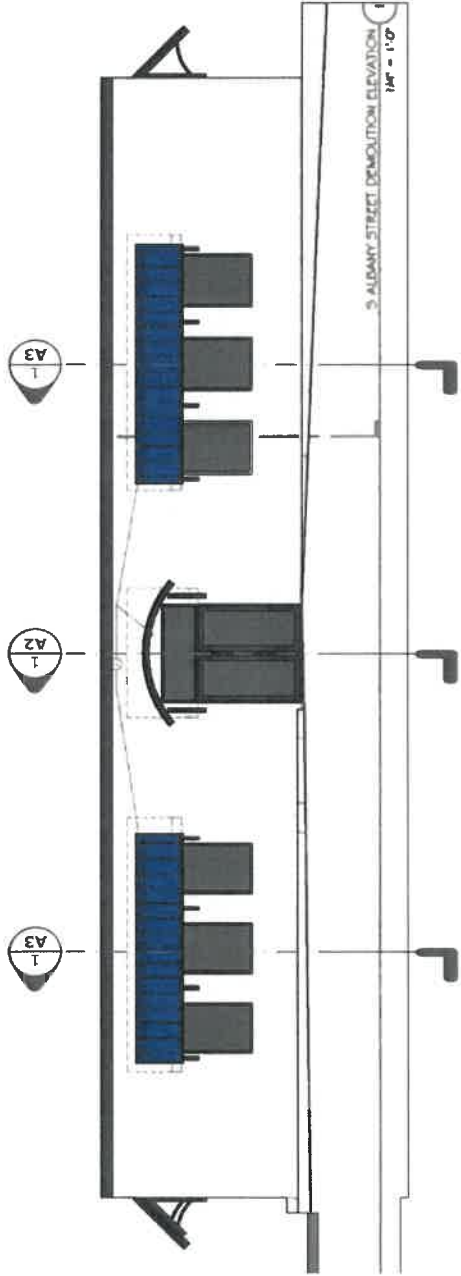
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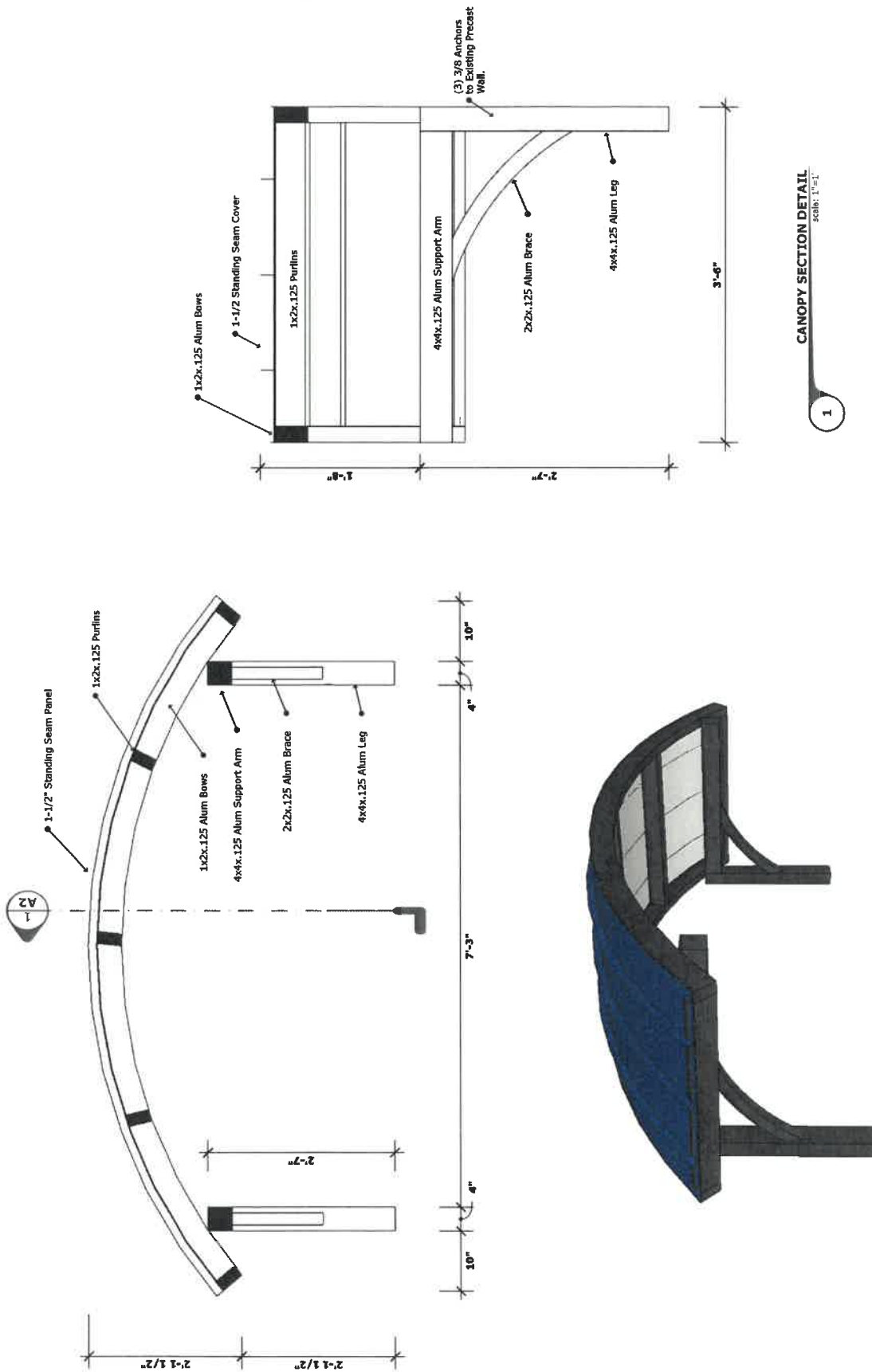
Owner Address Zip

--

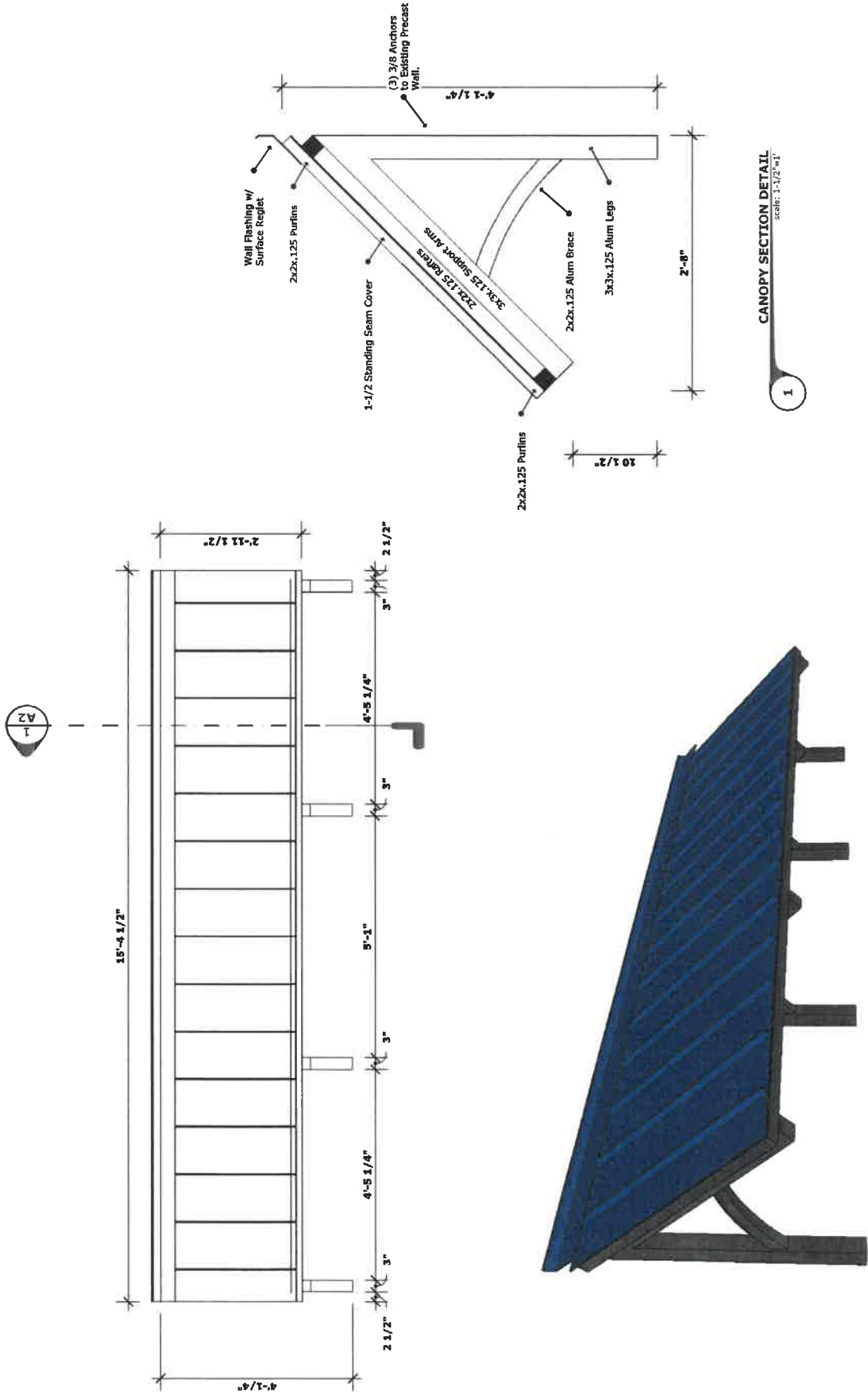
RE: (memo field)

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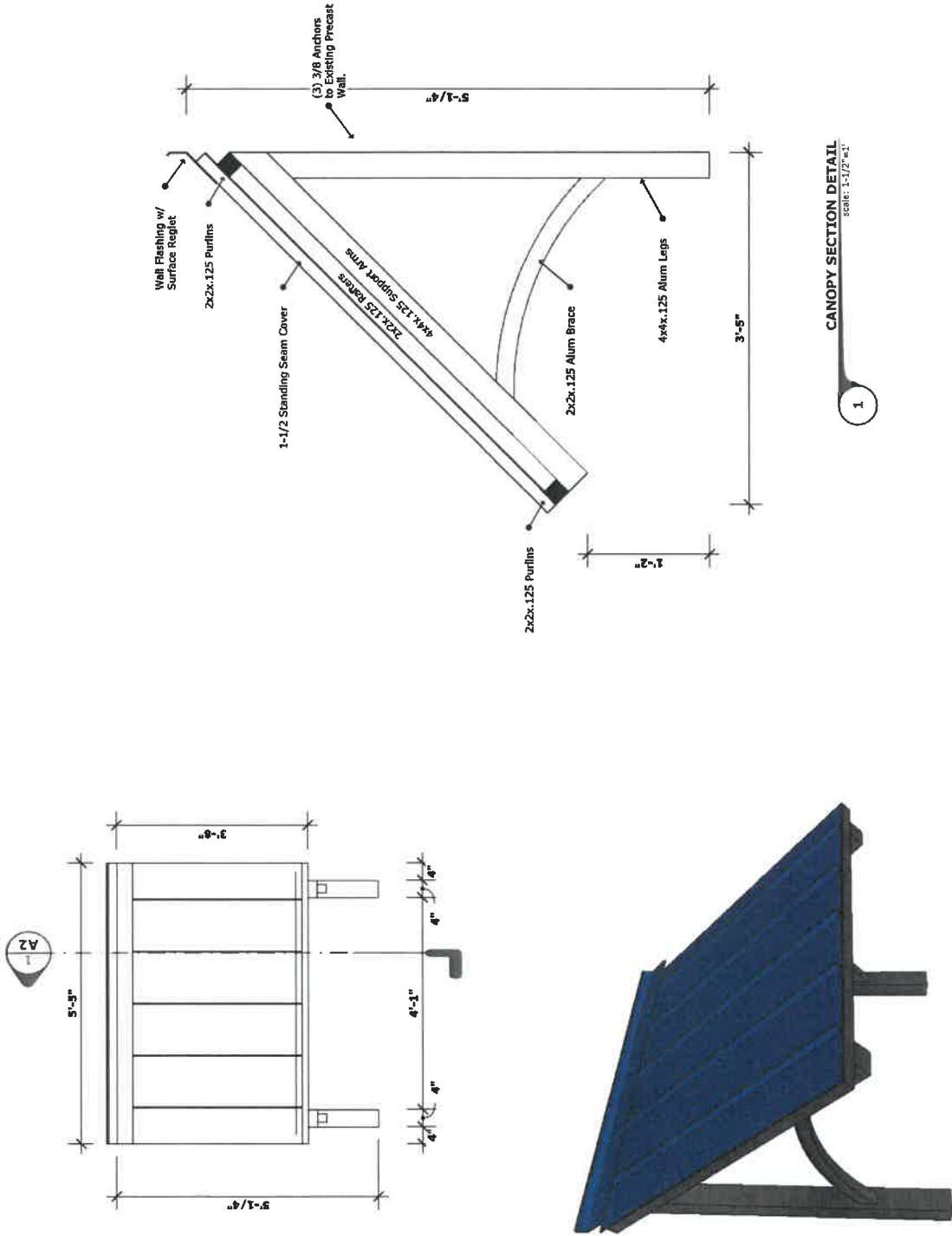


FRAME COLOR - Powder Coated Black
STANDING SEAM- Regal Blue with Factory Prime White Bottom

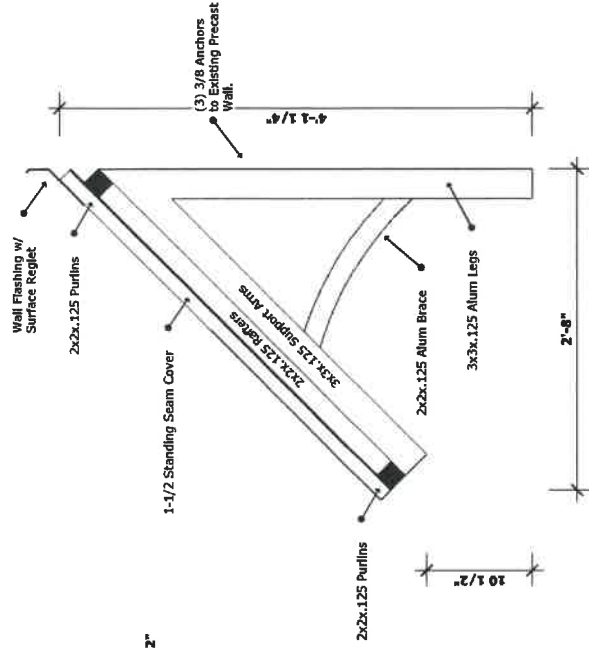
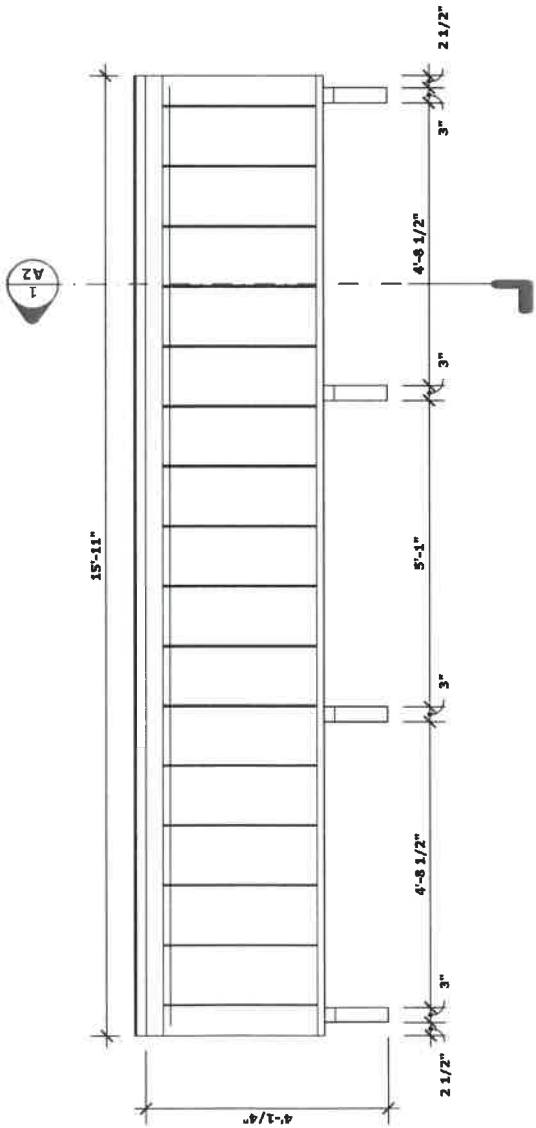


CANOPY SECTION DETAIL
 scale: 1-1/2"=1'

FRAME COLOR - Powder Coated Black
STANDING SEAM- Regal Blue with Factory Prime White Bottom



FRAME COLOR - Powder Coated Black
STANDING SEAM- Regal Blue with Factory Prime White Bottom



CANOPY SECTION DETAIL
 scale: 1-1/2"=1'



FRAME COLOR - Powder Coated Black
STANDING SEAM- Regal Blue with Factory Prime White Bottom



City of Portsmouth Building Permit

Inspection Department
1 Junkins Avenue
Portsmouth, NH 03801
603-610-7243

Permit Number:
5357
Date of Issue:
September 27, 2017
Expires:
09/26/2018
Const. Cost:
\$10000

Owner: CLARIZIO LOUIS F REVO TRUST 2000 & CLARIZIO LOUIS F TRUSTEE
Applicant: Joe Almeida
Contractor: TBD, Phone #:
Location: 566 ISLINGTON ST

Description of Work: Minor cosmetic improvements to existing building, including new awnings, trim work around windows, and at perimeter of coping, painting, and window film.

Base Zoning District(s): Character District 4-L2 Use Group: Commercial Remodel - no addition
(CD 4-L2) Constr. Type:
Map/Lot: 0156-0024-0000- Bldg. Code: IBC Edition: 2009
Design Occupancy Load:
Total # of Dwelling Units: 0

Remarks:

- All repairs listed on the application and permit shall be made with like materials, like dimensions and like appearance. Changes in any of these elements require Historic District Commission approval. It is **STRONGLY** suggested that a "photo history" be created to document the existing conditions.
- Separate electrical permit required for any new wiring or devices.

The PERMIT HOLDER has read this permit, the permit application, and the Building Official's marked-up plans and agrees to perform the work authorized including any conditions or requirements indicated thereon; and any stipulations imposed by a Land Use Board in conjunction with the project. The CONTRACTOR shall be responsible for notifying the Inspection Department 48 hours in advance, for FOUNDATION, FRAMING, and FINAL inspections. A Certificate of Occupancy is required for all Building Permits. Buildings shall not be occupied until ALL inspections (BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, and FIRE) are complete and Occupancy has been issued. By signing this permit, the owner or his/her representative (Permit Holder), authorizes property access by city officials to conduct interior and exterior inspections and property tax assessments during and/or after the construction process.

The Permit Card Shall Be Posted and Visible From the Street During Construction.

Code Official:

This is an e-permit. To learn more, scan this barcode or
visit portsmouthnh.viewpointcloud.com/#records/5357





CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: September 11, 2017

To: Louis F. Clarizio Revocable Trust 2000
Louis F. Clarizio, Trustee
566 Islington Street
Portsmouth, NH 03801

Re: 566 Islington Street

The Historic District Commission considered your proposal at its meeting of September 6, 2017 wherein permission was requested to allow exterior renovations to an existing structure (new exterior trim, awnings, light fixtures, sign lighting, parapet detail, and applied graphics to windows) 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) The rear door shall have an awning that shall match the proposed awnings.

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

4. 39 New Castle Avenue (LUHD 54 - Windows) - TBD

Background: The applicant is seeking approval to replace three broken windows with similar wood windows. Note that additional information on the proposed windows has been requested. It will be emailed to the HDC members in advance of the meeting.

Staff Comment: T.B.D.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-54

Applicant

 Rob Gagnon
 603-944-1631
 seacoastfive@comcast.net

Location

39 NEW CASTLE AVE
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace three existing broken windows with same wood inserts

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Other	Builder
Full Name (First and Last)	Business Name (if applicable)
Robbie Gagnon	Winnicunnet Builders
Mailing Address (Street)	City/Town
17 Elaine st	Hampton
State	Zip Code
NH	03842
Phone	Email Address
603 944 1631	seacoastfive@comcast.net

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

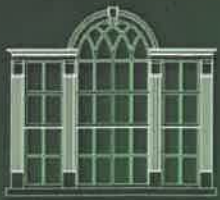
I hereby certify that as the applicant for permit, I am
Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--



GREEN MOUNTAIN
WINDOW & DOOR
COMPANY

News

HISTORIC REMODEL, HISTORIC REGISTRY & LANDMARK PROPERTY WINDOW REPLACEMENT



GREEN MOUNTAIN WINDOW SPECIALIZES IN WINDOW REPLACEMENT SOLUTIONS FOR THE NORTHEAST'S HISTORIC BUILDINGS. OUR WINDOWS ARE DESIGNED TO BLEND THE DETAILS AND PATTERNS ONCE USED BY LOCAL CRAFTSMAN IN NEW ENGLAND'S SASH MILLS WITH THE LATEST ENERGY PERFORMANCE TECHNOLOGY.



FOUR DIFFERENT REPLACEMENT SYSTEMS:

- FULL FRAME WINDOW
- INSERT "BOX" WINDOW
- SASH & TRACK BALANCE KIT
- SASH & CONCEALED BALANCE KIT



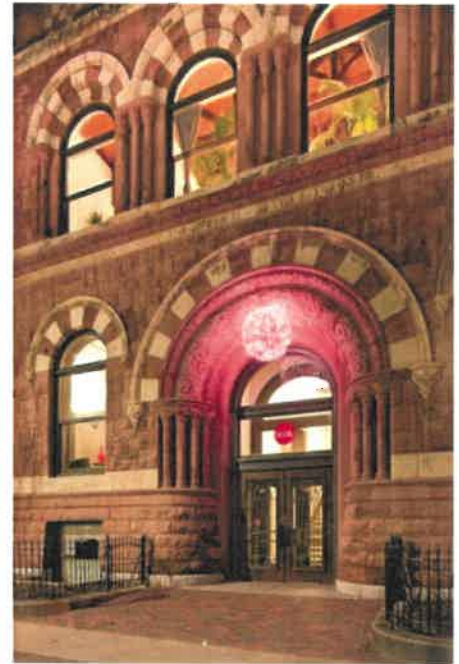
We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

2. Sash and concealed balance applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.



4. Insert or "box" window applications: With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.







5. 206 Court Street (LUHD 55 - Entryway)

- TBD

Background: The applicant is seeking approval for the revised entryway and façade improvements to the front entrance of the proposed addition.

Staff Comment: T.B.D.




Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-55

Applicant

 Jeremiah Johnson
 603-430-0274
 @jeremiah@mchenryarchitecture.com

Location

206 COURT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Revised information per HDC approval stipulations - entry façade window and canopy roof, roof edge profile, gutters and downspouts - mechanical penetrations to follow at a later date under separate admin application

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

Architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address

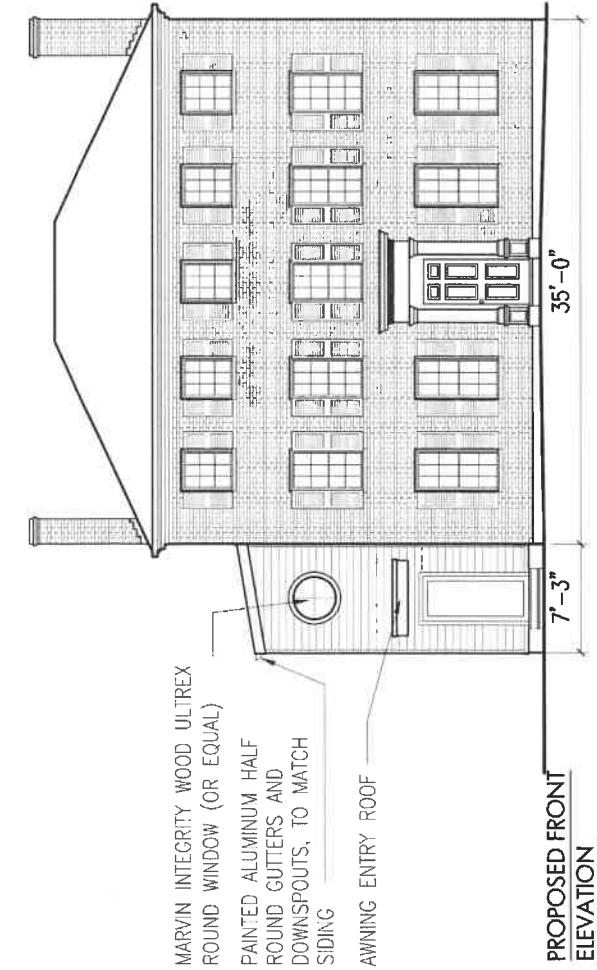
206 COURT STREET, PORTSMOUTH, NH

OCTOBER 2019 - Historic District Commission - Administrative Approval

PROJECT DESIGN INTENT

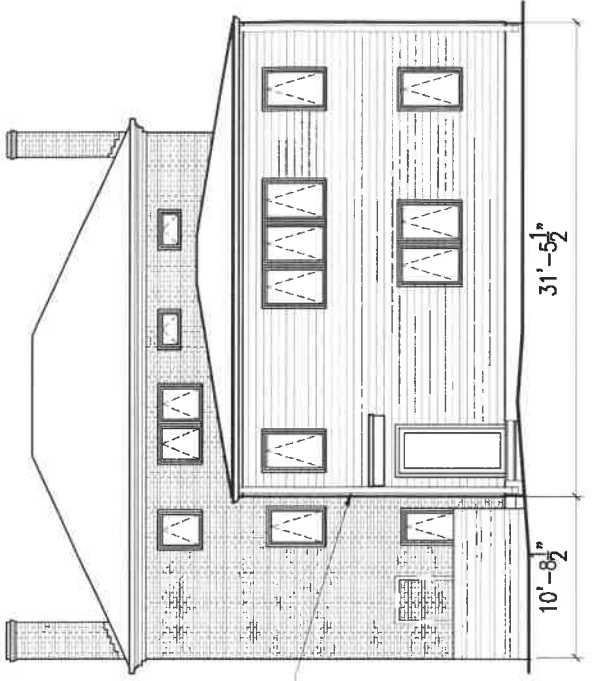
1. **Purpose** - The project is to renovate the existing building at 206 Court Street and to build an addition off the south elevation and southeast corner of the property. The purpose is to return the building to its original residential use. There will be 2 units, 1 on the first floor and the other on the second and third floors. This will require extensive renovations and repairs to the existing building and the construction of the new addition. The design intent is to bring the existing building to current standards on the interior while maintaining its historic exterior. The new addition is in contrast to the existing building. The placement of the addition, its smaller massing, visual separation and its use of contemporary materials and details are utilized to both respect the historic structure and be separate from it.
2. **Stipulations** - The proposed smaller addition was approved at the September HDC meeting with the following stipulations.
 - 2.1. All five (5) windows on the southwest side of the building shall remain as previously approved.
 - 2.2. A revised detail of the proposed 2-story side entrance along Court Street shall be submitted for Administrative Approval. Included in the modifications, a round window is preferred above the second floor over the proposed new entrance on Court Street and alternative designs shall be submitted for the front door, canopy, and roofline details.
 - 2.3. A revised detail shall be submitted for Administrative Approval that provides details for the roof line, gutters and downspouts, and all mechanical penetrations for both the historic structure and the proposed addition.





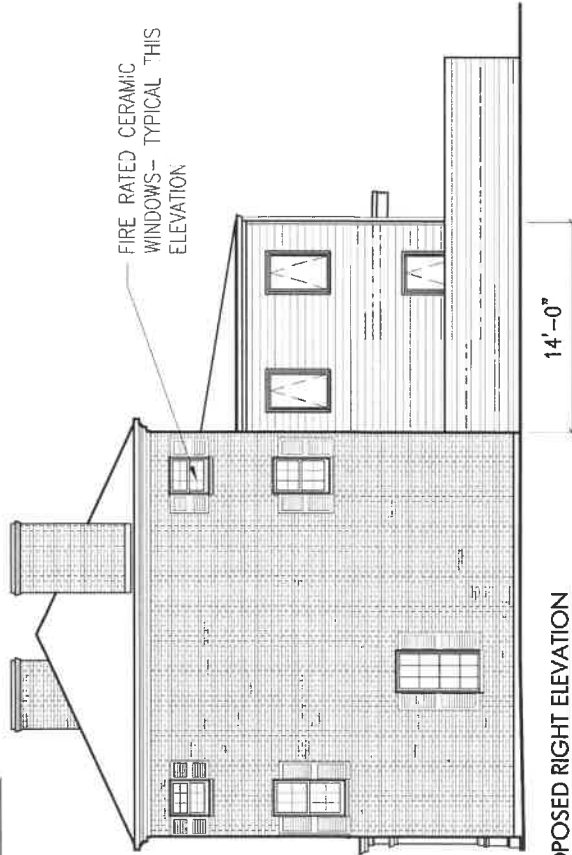
MARVIN INTEGRITY WOOD ULTIREX ROUND WINDOW (OR EQUAL)
 PAINTED ALUMINUM HALF ROUND GUTTERS AND DOWNSPOUTS, TO MATCH SIDING
 AWNING ENTRY ROOF

PROPOSED FRONT ELEVATION



PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, TO MATCH SIDING

PROPOSED BACK ELEVATION



FIRE RATED CERAMIC WINDOWS - TYPICAL THIS ELEVATION

PROPOSED RIGHT ELEVATION

6. 80 Hanover Street (LUHD 61 - Fence) - Recommend Approval

Background: The applicant is seeking approval to add a black metal fence to the new landscaped garden in front of the restaurant along the Vaughan Mall.

Staff Comment: Recommend for approval.




Stipulations:

- 1. _____
- 2. _____
- 3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-53

Applicant

 Randy Perin
 6037243973
 rperin1124@gmail.com

Location

80 HANOVER ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Remove existing shrubs and landscape block wall construct 17x30 brick patio, fenced in, with surrounding plantings,

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

If you selected "Other", please state relationship to project.

--

Full Name (First and Last)

Randy Perin

Business Name (if applicable)

--

Mailing Address (Street)

45 Nashua st

City/Town

Woburn

State

Ma.

Zip Code

01801

Phone

603-724-3973

Email Address

rperin1124@gmail.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

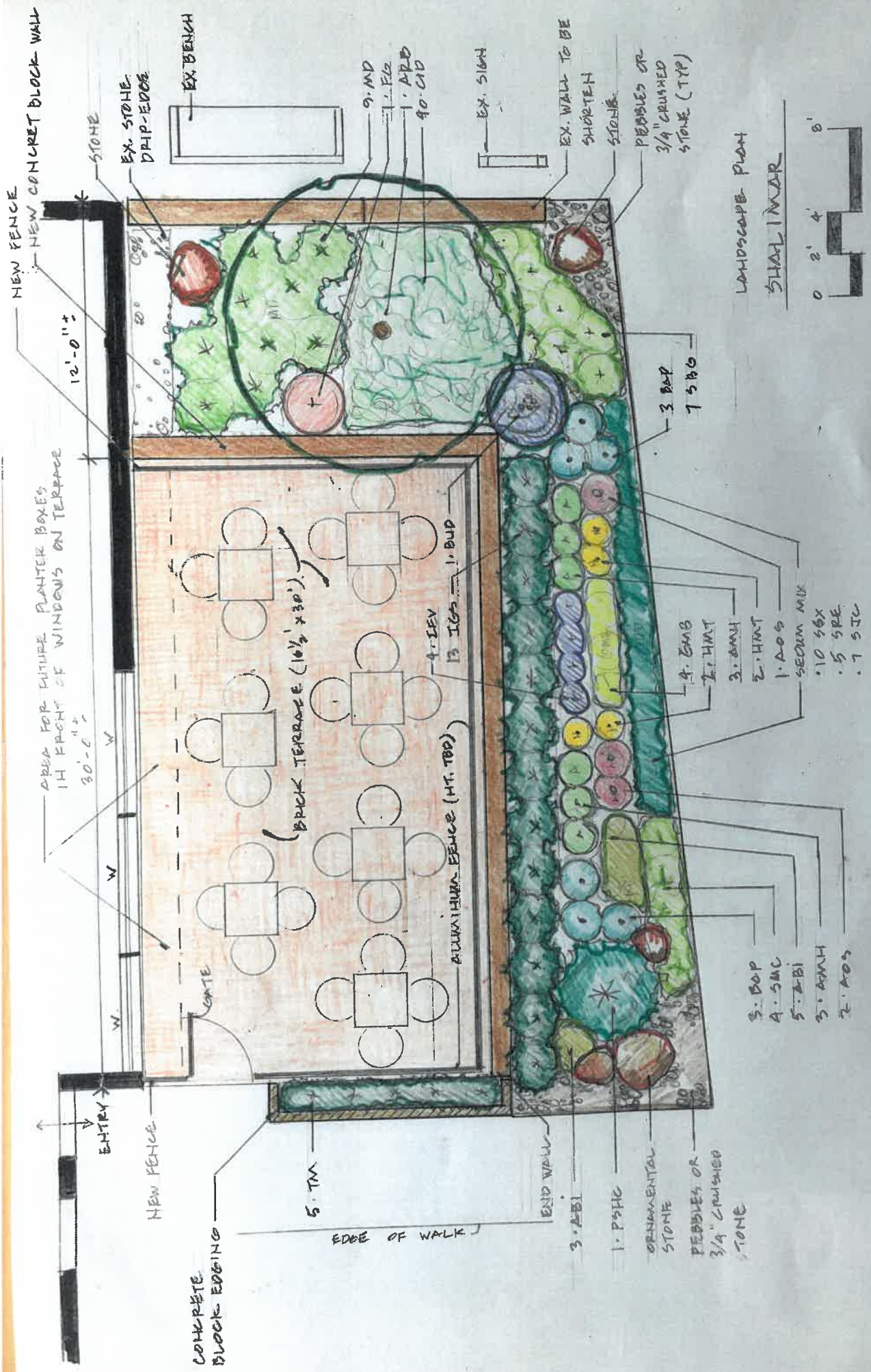
true

I hereby certify that as the applicant for permit, I am

Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

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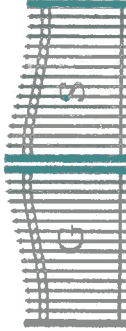
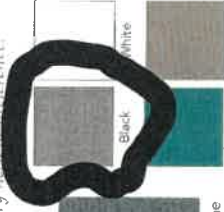
TERRAFIRMA LANDSCAPE ARCHITECTURE

Strength, beauty and durability

Now you can have it all!

GEMSTONE Ornamental Aluminum fencing provides the elegant look of traditional wrought iron, with the long-lasting durability of aluminum. With the widest selection of styles and colors, there is a GEMSTONE fence to meet every need or preference.

Over 40 Kolor King® Colors



Emerald Arch Double Swing with Pressed Points

NOW AVAILABLE:

Full Line of

PLATINUM SERIES

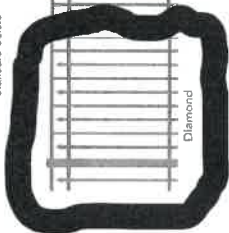
Commercial and Industrial

Arched Swing Gates

(openings up to 32 ft.)

GEMSTONE SPECIFICATIONS

Components	Residential	Commercial	Industrial
Pickets	5/8" sq. x .050 wall	3/4" sq. x .050 wall	1" sq. x .082 wall
Horizontal Rails	1" x 1"	1 1/4" x 1 3/8"	1 5/8" x 1 5/8"
Side Walls	.082 wall	.090 wall	.100 wall
Top Walls	.080 wall	.070 wall	.070 wall
Standard Posts	2" sq. x .080 wall	2 1/2" sq. x .075 wall	2 1/2" sq. x .075 wall
Gate Posts	2" sq. x .125 wall	3" or 4" sq. x .125 wall	3" or 4" sq. x .125 wall
Spacing Between Pickets			
Standard	3 13/16"	3 13/16"	4"
Tighter Spacing	1 5/8"	1 1/2"	1 1/2"
Maximum Post Spacing	72" on center	70 5/8" on center	72" 86" on center
Heights Available	36", 42", 48", 54", 60", 72"	36", 42", 48", 54", 60", 72"	36", 42", 48", 54", 60", 72", 84", 96"
Standard Colors	Black, White, Bronze, Green	Black, White, Bronze, Green	Black, White, Bronze, Green



Diamond

TO CHOOSE FROM!



Opal



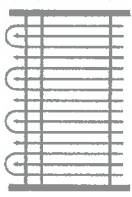
Jade



Emerald



Quartz



Amber



Ruby Concave



Ruby Convex



Topaz



Puppy Picket Option

Reliable
The Fence People

283 Salem Street • Woburn, MA 01801
1-800-321-9363 • Fax 781-933-9304
www.ReliableFenceBoston.com

7. 15 Pleasant Street (LUHD 56 – Misc.) - Recommend Approval

Background: The applicant is seeking approval for miscellaneous design changes made in the field for the project.

Staff Comment: Recommend for approval.




Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-56

Applicant

 Joe Almeida
 603-502-8605
 jalmeidanh@gmail.com

Location

15 PLEASANT ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Response to items listed in the land use compliance report.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	--
Full Name (First and Last)	Business Name (if applicable)
Rick Wallis	Piscataqua Savings Bank
Mailing Address (Street)	City/Town
15 Pleasant Street	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
436-5250	rwallis@piscataqua.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

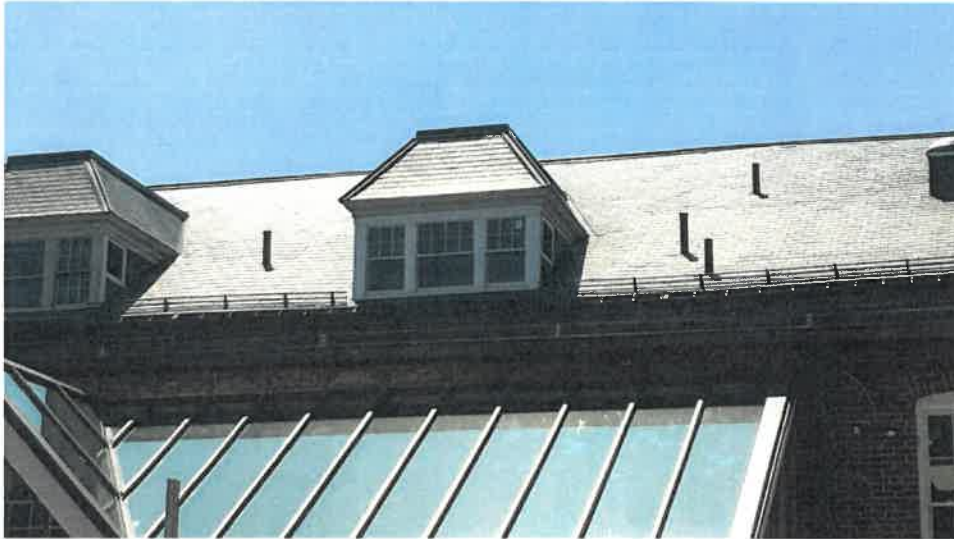
Bank Trustee, Board of Directors.

15 Pleasant Street
Land Use Compliance Report
Historic District Commission Approval(s)

February 1, 2017: HDC Approval - Page 2 of 7

To be Completed:

1. Field painting of metal louvers (both dormers) and trim (right dormer).
*Is the new window trim material wood or composite? *Wood.*



February 1, 2017: HDC Approval - Page 3 of 7

To be Completed:

1. Installation of black metal guardrail. *PSB has removed this scope from design.*
2. Photographic confirmation of new skylights. *Enclosed.*

February 1, 2017: HDC Approval - Page 4 of 7

To be Completed:

1. Installation of storm windows. *When painting is completed, storm windows will be installed.*

*This is true on all elevations (where asterisks appear).

Alterations to the Approved Plan:

- A. Drop box has been relocated to inside the conservatory. *Yes, small sign will cover 8" x 16" hole in masonry.*
- B. New wood trim and pilaster capital details on "Building 4" storefront.
*Please confirm whether this is an in-kind change. *Yes, In Kind.*

February 1, 2017: HDC Approval - Page 6A of 7

To be Completed:

1. Field painting of conservatory paneling and trim. *Complete.*
2. Blocking off the entablature corner trim (photograph below). *Complete.*
*Please see "E" detail on Page 6B of 7.



Alterations to the Approved Plan:

- A. Azek fascia added to conservatory pediment in lieu of metal. *No change, as designed.*
- B. Copper flashing added to brick cornice above conservatory. *Yes, as a decorative counter flashing detail.*



- C. Mullion width between new conservatory windows are larger than existing mullions. *very slight increase due to the slight difference in the muntin width, very minor.*



- D. Wood/azek trim added to ends of conservatory in lieu of 2" painted aluminum. *No change, as designed.*
- E. Gable ends of conservatory increased to 3 light. *Yes, minor change.*



March 7, 2018: HDC Approval - Page 2

To be Completed:

1. Please provide photographic confirmation of the 2nd floor windows. *Enclosed.*
2. Installation of "V" sconce lighting. *Installed as designed and approved.*

Alterations to the Approved Plan:

- A. "D" window changed to 8/8 light and reduced in width. *Interior windows.*

March 7, 2018: HDC Approval - Page 6 (Building 4, 1st Floor Windows) Alterations to the

Approved Plan:

- A. Windows changed to 6/1 light. *Installed as approved.*

Miscellaneous

To be Completed:

1. Please remove inlet controls (i.e. silt sack) from alley catch basin upon project completion and cleanout catch basin as needed. *Complete.*
2. Please confirm SDL have spacer bar per the window specs included in the March 7, 2018 HDC approval. *Yes, Confirmed.*
3. Please provide completed itemization of all window replacements and whether existing windows were vinyl. *Enclosed.*
4. Removal of construction materials and structures from site. *In Progress.*

8. 125 South Street (LUHD 57 - Deck) - Recommend Approval

Background: The applicant is seeking approval to replace a deteriorated pressure-treated deck with wood and use an azek railing system.

Staff Comment: Recommend for approval.



Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-57

Applicant

 Jim Sparrell
 603-498-2348
@ jimsparrell@gmail.com

Location

125 SOUTH ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Replace existing deck with new deck of the same size. Old decking was pressure treated. New decking will be Kebony, natural wood, with Trex rails and some PVC trim.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am
Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

Owner Contact Street Address

Jim Sparrell
 Katie Towler
 125 South Street
 Portsmouth, NH 03801
 (603) 498-2348

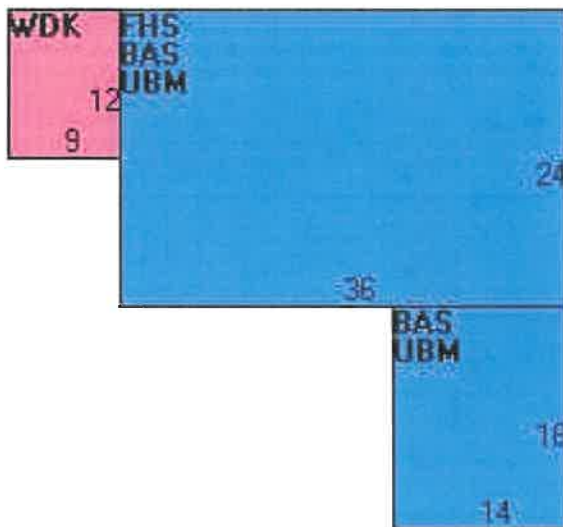
Contractor: Kule Construction

Project:

Replace existing pressure treated 9'x 12' deck and stairs with deck and stairs of the same dimensions. Surface of the new deck and stairs will be Kebony (natural wood). Railings of new deck will be Trex. Trim on stairs and skirt board around the deck will be PVC. Deck is not visible from the street.

Site plan showing deck:

Building Layout



Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,116	1,116
FHS	Half Story, Finished	864	432

UBM	Basement, Unfinished	1,116	0
WDK	Deck, Wood	108	0
		3,204	1,548

Pictures of current deck:



Photos of appearance of new deck, railings and trim from a similar project:



Estimate with materials description:

KULE CONSTRUCTION		Estimate		
kuleconstruction@comcast.net				
Cell: 603-834-1145				

Date	Estimate No.
08/02/19	700

Name/Address	
Jim Sparrell	
125 South St.	
Portsmouth, NH 03801	

Item	Description	Quantity	Cost	Total
Decks	Deck : Remove old deck. Build deck with pressure treated. Trex Island Mist decking.		1,950.00	1,950.00
Cement	Dig down 4 ft. Install 10 cement tubes. Pour cement pads for steps.		750.00	750.00
Trim	Trim: Install Trex white railing system. Install Pvc trim on stairs deck. Install vertical pvc skirt board around deck.		1,600.00	1,600.00
Materials	Materials: Lumber. Trex decking & railings. Pvc.		5,535.00	5,535.00
Permits	Permits: Draw prints. Pull permit.		300.00	300.00
Disposal	Disposal: Remove & dispose of old material.		350.00	350.00
			Total	\$10,485.00

Building permit issued with variance:

CITY OF PORTSMOUTH, NH
Date of Issue _____ Permit No. 5620
BUILDING PERMIT
Inspection Department
1 Junkins Ave., P.O. Box 628, Portsmouth, NH 03802-0628
431-2000 ext. 243

Owner: PATRICK HEALY Applicant: SAME

Location of Work: 125 SOUTH STREET
(No. and Street) (Unit or Building)

Description of Work: PERMIT EXISTING SHED & DECK

ZONING DATA: District(s): GR Map # : U10 Lot # : 9

CONSTRUCTION DATA: Use Group: R-3 Min. Type Constr.: 5B
(Ref. BOCA) (Ref. BOCA)

Design Occupant Load: _____ Total Number of Dwelling Units: 1
(Ref. BOCA)

Building / Addition: No Change in Footprint Irregular Size, See Plan

Length: _____ ft. Width: _____ ft. Height: _____ ft. # Stories: _____

Remarks / Conditions: PERMIT TO ESTABLISH EXISTING DECK & SHED TO
AT PRESENT LOCATIONS.

Addendum Attached

* The PERMIT HOLDER has read this permit, the permit application and the Code Official's marked-up plans and agrees to perform the work authorized including any conditions or requirements indicated thereon; and any stipulations imposed by a Land Use Board in conjunction with the project. The CONTRACTOR shall be responsible for notifying the Inspection Department 48 hours in advance, for FOUNDATION, FRAMING and FINAL Inspections. A Certificate of Occupancy is required for all building permits. Buildings shall not be occupied until ALL inspections (BUILDING, ELECTRICAL, PLUMBING, MECHANICAL & FIRE) are complete and a Certificate of Occupancy has been issued.

WHEN APPLICABLE, SEPARATE ELECTRICAL, PLUMBING, MECHANICAL
 AND FIRE PROTECTION SYSTEM PERMITS ARE REQUIRED.

★ Permit Holder: Patrick Healy
(Taking Responsibility For The Work)

Company/Affiliation: _____

Job Site Tele. #: 431-2000

Code Official: [Signature]

Construction Cost: \$ 0

Permit Fee: \$ 15.00

Check # _____ Cash

The Permit Card Shall be Posted and Visible from the Street During Construction.

PINK: File Copy YELLOW: Assessor Copy GREEN: Accounting Copy WHITE: Field Card



CITY OF PORTSMOUTH

Municipal Complex P.O. Box 628
Portsmouth, New Hampshire 03802-0628
(603) 431-2000 FAX (603) 427-1526

August 25, 1993

Mr. Patrick Healy
Ms. Priscilla Paisley
125 South Street
Portsmouth, NH 03801

RE: Property at 125 South Street

Dear Mr. Healy and Ms. Paisley:

The Board of Adjustment at its regular meeting of August 17, 1993 that was reconvened on August 24, 1993 and after due Public Hearing, completed its consideration of your application wherein the following were requested: 1) a Variance from Article III, Section 10-302 is requested to allow: a) a 9' x 12' side deck with a 10' side yard setback where 10' is the required minimum setback; and, b) an 8' x 8' garden shed with a 2.5' front yard and a 2.0' side yard where 20' and 10' respectively are minimum allowable setbacks; and, 2) a Variance from Article IV, Section 10-402(1) to allow said shed in the front yard of this property where no accessory building shall be located within the required front yard area.

As a result of such consideration, it was voted that your request be granted as advertised and presented.

Please be advised that under NH RSA 677:2 any person or party to the action or proceeding of the Board of Adjustment may ask for a rehearing within twenty days of the decision or order of the Board of Adjustment.

Prior to the issuance of a building permit, the Building Inspector will need to review and approve construction drawings/sketches. Contact the Inspector at 431-2000, ext. 243 between 8:30-10:00 a.m. Applicants should also note that other approvals may also be required from other committees and/or boards prior to the issuance of a Building Permit.

Very truly yours,


Nathaniel Holloway, Chairman
Board of Adjustment

NH/jmw

cc: Richard A. Hopley, Building Inspector
Bernard Pelech, Esquire

1 Jenkins Avenue

9. 63 Congress Street (LUHD 59 - HVAC) - Recommend Approval

Background: The applicant is seeking approval to modify the previous-approved design for the HVAC equipment within the alleyway behind the building which connects the Vaughan Mall to Fleet Street. The revised location of the equipment is at least 7 feet above grade and is significantly smaller than the previously-approved equipment.

Staff Comment: Recommend for approval.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-59

Applicant

 Michael De La Cruz
 603-475-3510
 mike@franklinblock.com

Location

63 CONGRESS ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

In the alley behind the Franklin Block, replace four large 15' long x 8' tall Leibert Coolers with newer technology comprised of one very compact and energy efficient 13' long by 8.5' tall Modular Cooler; placed behind the alley fire stair landing and hidden from Pedestrian view.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

Full Name (First and Last)

Michael De La Cruz

Mailing Address (Street)

75 Congress Street

State

NH

Phone

603.475.3510

If you selected "Other", please state relationship to project.

--

Business Name (if applicable)

--

City/Town

Portsmouth

Zip Code

03801

Email Address

Mike@Franklinblock.com

Relationship to Project

Engineer

Full Name (First and Last)

Eric Flinkstrom

Mailing Address (Street)

--

State

If you selected "Other", please state relationship to project.

--

Business Name (if applicable)

Seacoast engineering

City/Town

--

Zip Code

--
Phone
1.207.251.9264

--
Email Address
EFlink@Comcast.net

Relationship to Project
Architect

If you selected "Other", please state relationship to project.
--

Full Name (First and Last)
Shannon Alther

Business Name (if applicable)
TMS Architects

Mailing Address (Street)
--

City/Town
--

State
--

Zip Code
--

Phone
603.436.4274

Email Address
shannon@tms-architects.com

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

I hereby certify that as the applicant for permit, I am
Owner of this property

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

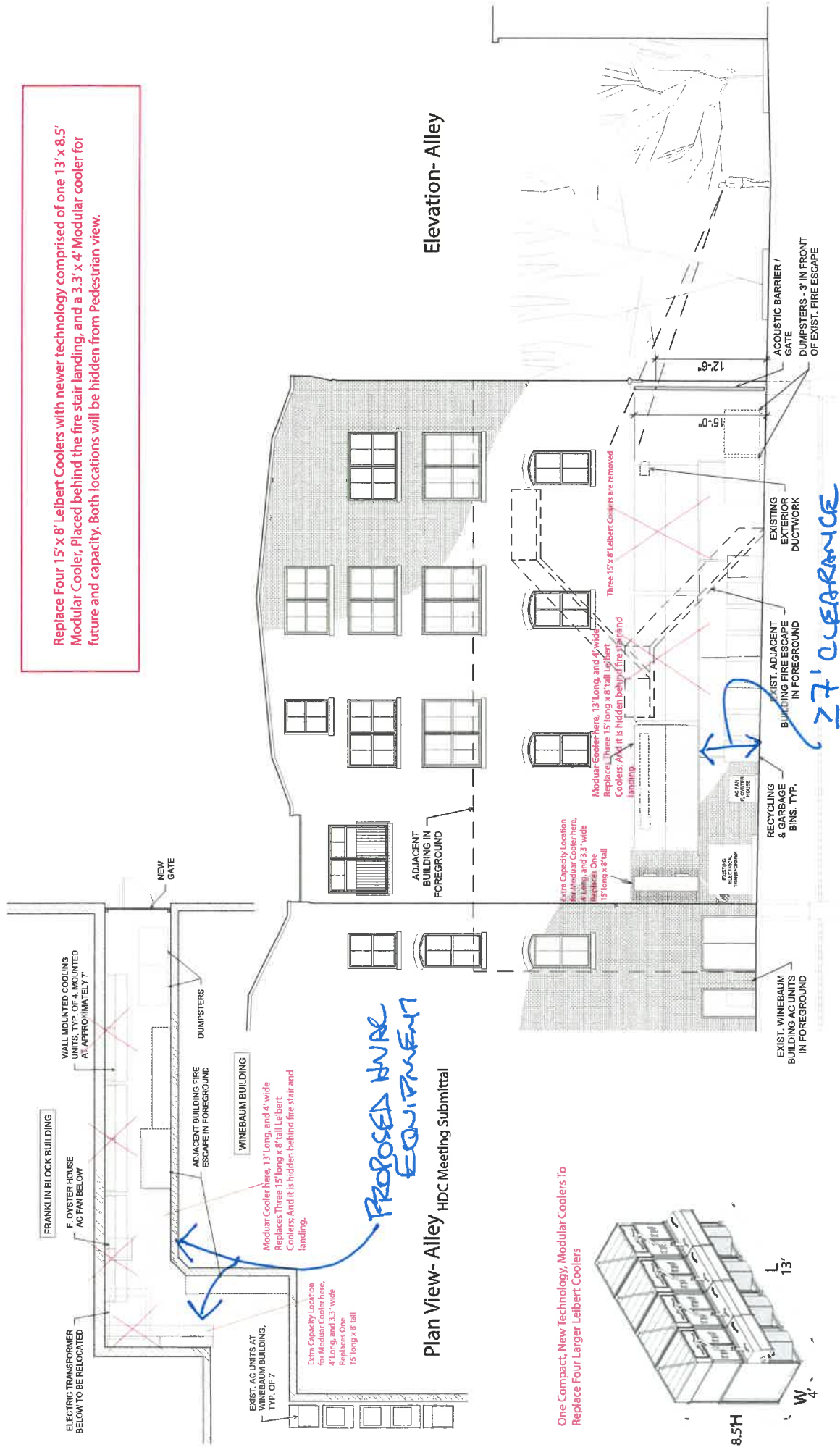
Owner Address City

--

Owner Address State

--

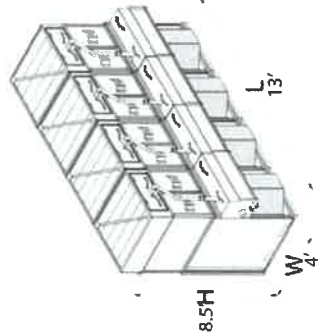
Replace Four 15' x 8' Leibert Coolers with newer technology comprised of one 13' x 8.5' Modular Cooler, Placed behind the fire stair landing, and a 3.3' x 4' Modular cooler for future and capacity. Both locations will be hidden from Pedestrian view.



Plan View-Alley HDC Meeting Submittal

Elevation-Alley

One Compact, New Technology, Modular Coolers To Replace Four Larger Leibert Coolers



Ben Franklin Block Buildings
75 Congress Street
Portsmouth, NH

Alley Plan & Elevation
Substitute New, Highly Compact Modular Cooling Technology for Very Large, Significantly Less Efficient Older Leibert Coolers

One Cubit LLC
75 Congress Street
Portsmouth, NH

HDC Meeting 10.4.19
Administrative Submittal

P S 1
Amended 10.4.19

10. 366 Islington Street (LUHD 60 - Garage) - Recommend Approval

Background: The applicant is seeking approval to reside the existing garage with cedar shingles and azek trim. The garage is located out of public view in the rearyard of the lot. The commission should inquire as to the proposal for the existing garage doors.




Staff Comment: Recommend for approval.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

Applicant

 Pete Caraviello
 6175990897
 peter.caraviello@gmail.com

Location

366 ISLINGTON ST
Portsmouth, NH 03801

LUHD-60

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We would like to re-side our existing garage. The garage is currently clad in tongue-and-groove board and typical trim detail. We plan to use un-painted, treated, cedar shakes to cover the existing boards and re-trim the structure using AZEK, white trim. We have attached photos of the structure in its present state along with an example of the "look" we wish to achieve with this project.

The building is more than 5 feet from our home.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information







Gambrick Construction

Detached Garage Ideas | Top Detached Garage designs | Gambrick

Images may be subject to copyright. [Learn More](#)



11. 99 Gates Street (LUHD63 - Fence) - Recommend Approval

Background: The applicant is seeking approval to replace the previously-approved shed with a wood fence area to store rubbish bins and recycling. The fence matches the existing approved fence.

Staff Comment: Recommend for approval.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-63

Applicant

 christer ericsson
 603-770-5637
 @erxn@live.com

Location

99 GATES ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

We have HDC approval for a shed, but we would like to request installing just a fence instead. the purpose is to provide screening for outdoor use (ie garbage cans, lawn and garden equipment etc)

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	--
Full Name (First and Last)	Business Name (if applicable)
--	--
Mailing Address (Street)	City/Town
--	--
State	Zip Code
--	--
Phone	Email Address
--	--

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am

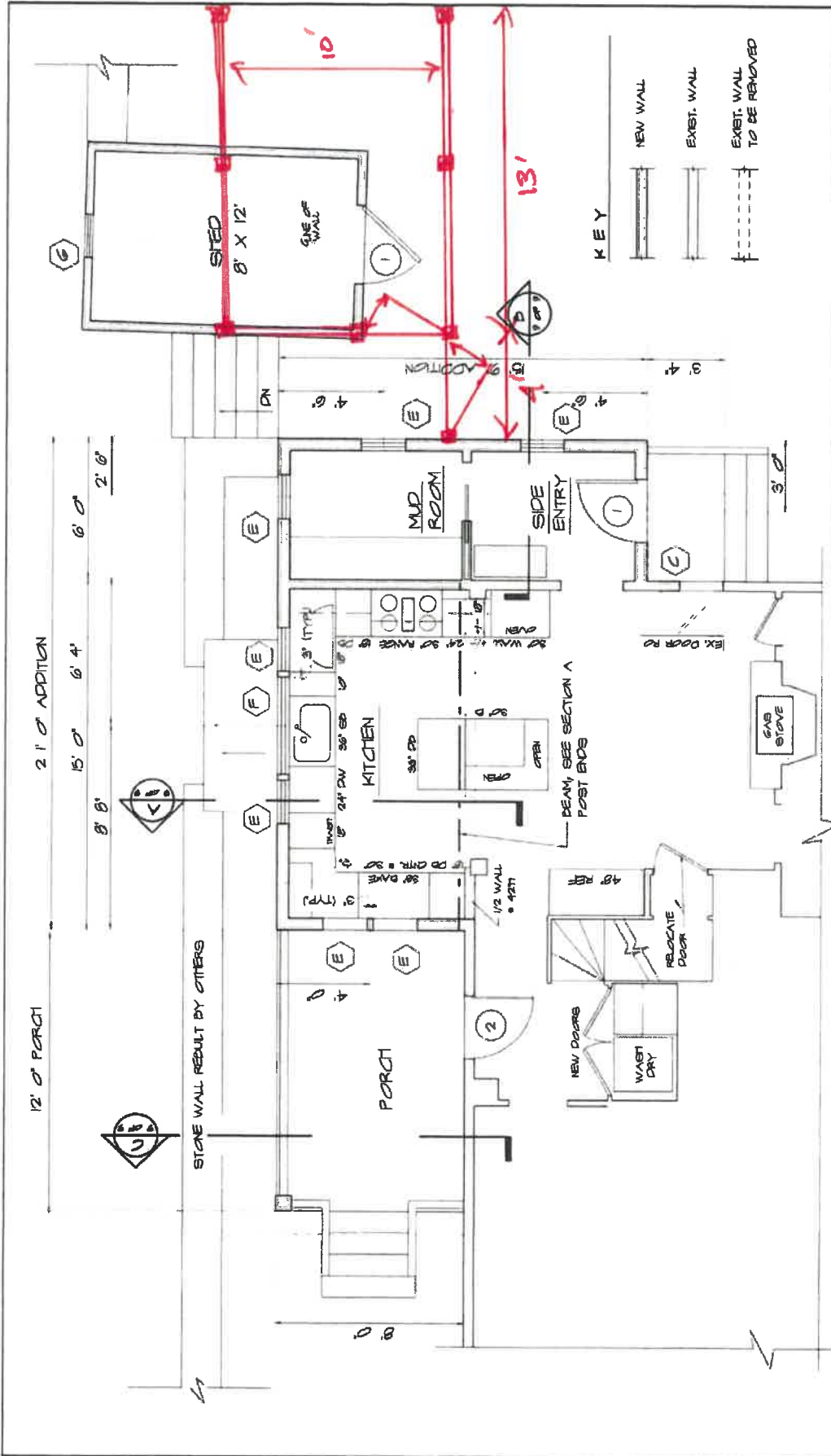
Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--



1ST FLOOR ADDITION PLAN
SCALE 1/4" = 1'-0"

1ST FLOOR ADDITIONS & KITCHEN RENOVATION PLAN
ADDITIONS & RENOVATIONS, BRICSSON RESIDENCE
99 GATES STREET PORTSMOUTH, NH

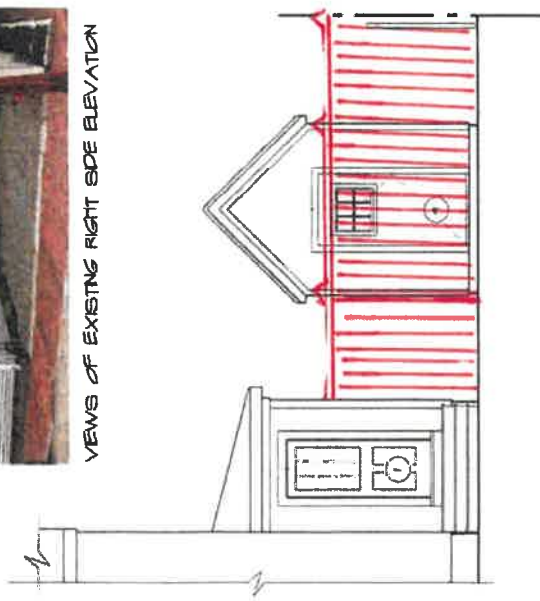
ANNE WHITNEY ARCHITECT

Project: #1804
Date: 5/2/18
Revisions: 6/28/18
9 OF 9



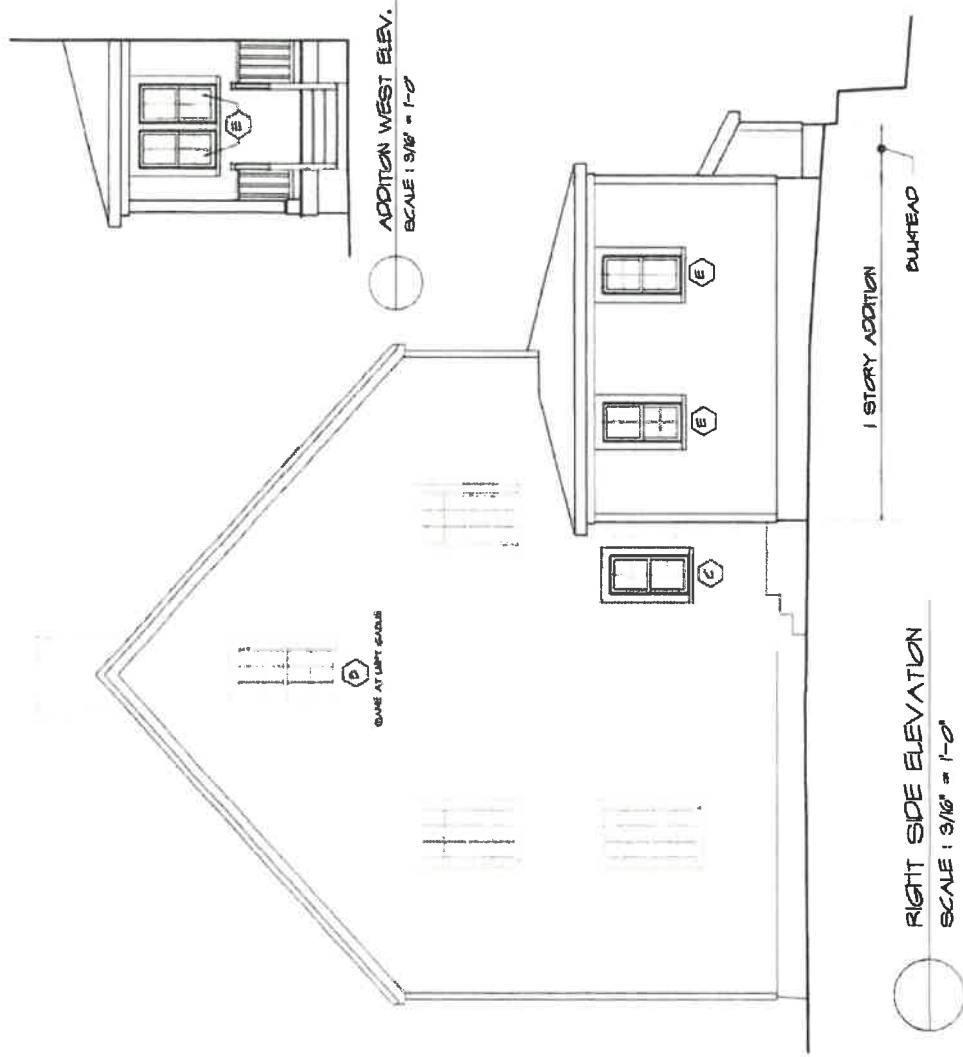


VEWS OF EXISTING RIGHT SIDE ELEVATION



FRONT ELEVATION

SCALE : 3/16" = 1'-0"



RIGHT SIDE ELEVATION

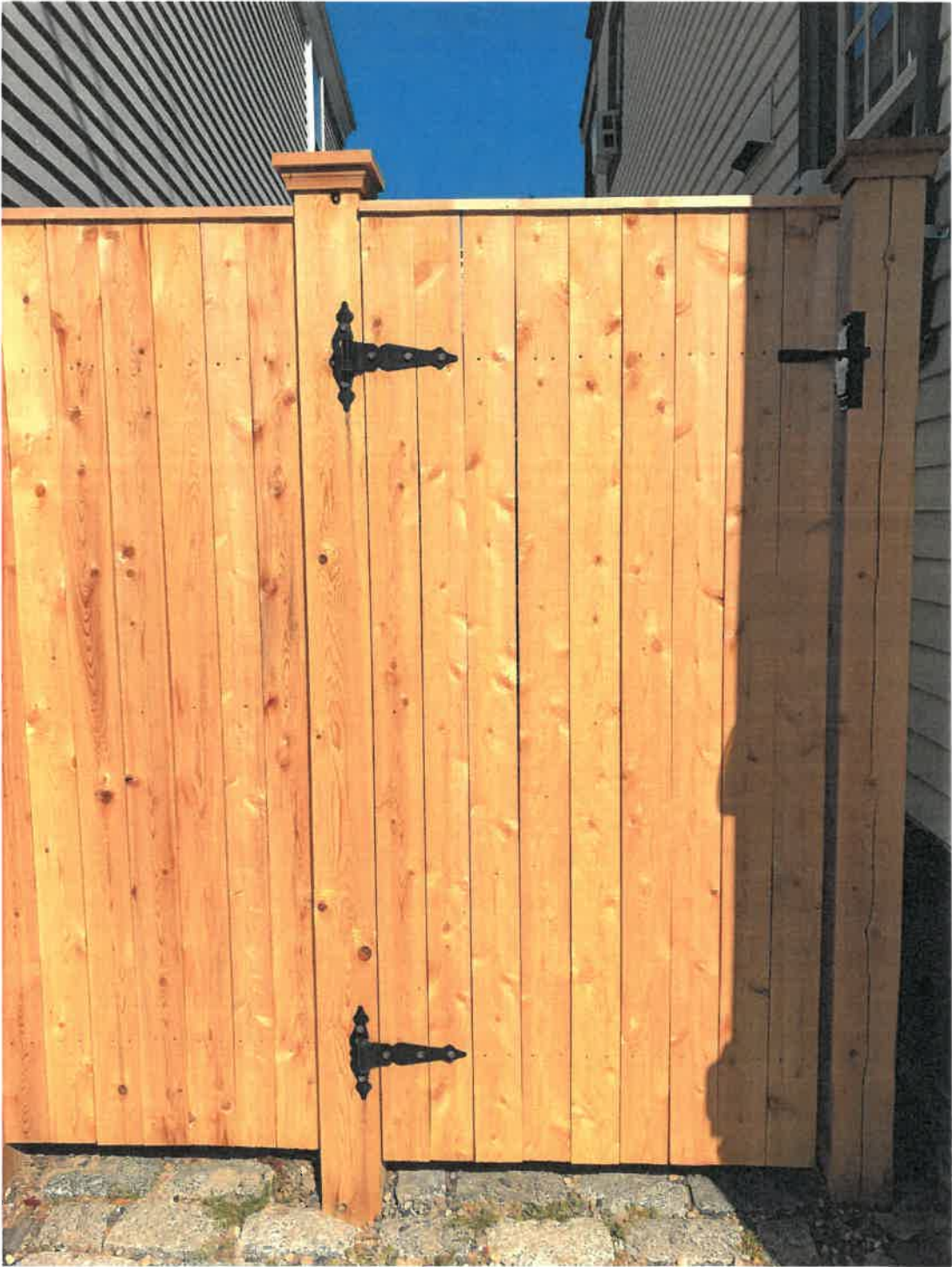
SCALE : 3/16" = 1'-0"

GRADE AT LEFT SIDING

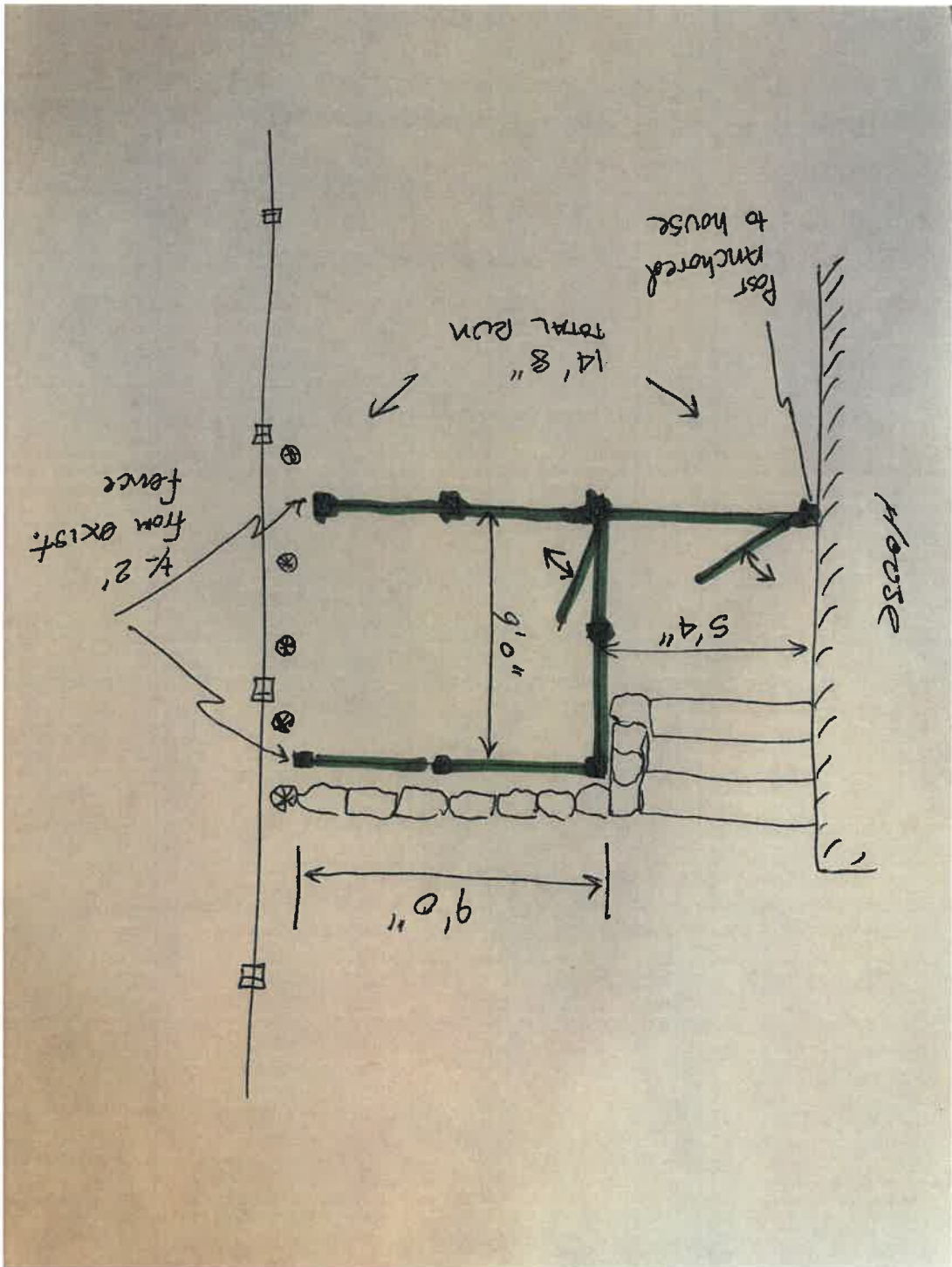
ADDITION WEST ELEV.

SCALE : 3/16" = 1'-0"

	Project: 11004 Revision: 6/20/18	Date: 5/17/18 5 OF 9
	ANNE WHITNEY ARCHITECT ADDITIONS & RENOVATIONS, ERICSSON RESIDENCE 30 PRAY STREET PORTSMOUTH, NH	







12. 56 Middle Street (LUHD 65 – Rear Addition) - TBD

Background: The applicant is seeking approval to modify the previously-approved design by rotating the roof ridge on the new addition in order to modify the former garage into living space. Additionally, basement access is being added and adjustments were made to the shed dormer on the façade facing State Street on the main historic structure.

Staff Comment: T.B.D.

Stipulations:

1. _____
2. _____
3. _____

**Historic District Commission Work
Session or Administrative Approval
Application**

LUHD-65

Applicant

👤 Jason Theodore (for 56 Middle St
LLC)
☎ 603-661-6823
@ barbaratheodore@comcast.net

Location

56 MIDDLE ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

- 1. Rotated the roof ridge on the new addition.**
 1. As noted on sheets 1,2,& 3
- 2. Exterior Elevations were modified from a garage use to a dwelling unit use.** (removal of garage doors, and adjusted window placement, etc were revised at addition only to accommodate a dwelling use)
 1. As seen, noted and labeled on sheets 2&3 with "previously approved" and "Proposed".
- 3. Added exterior basement access in the rear courtyard area.**
 1. As noted on sheet 1
- 4. Adjustments were made to the shed dormer on the Gothic structure facing State street.** Adjusted the cheek wall of shed dormer 3" away from the side set back so as not to require BOA variance.
 1. Seen but not noted on View "1" of Sheet 3. As it had such a minimal visual impact.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

I certify that the information given is true and correct to the best of my knowledge.

true

I hereby certify that as the applicant for permit, I am
Owner of this property

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

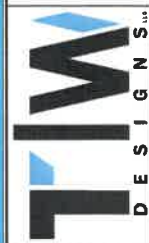
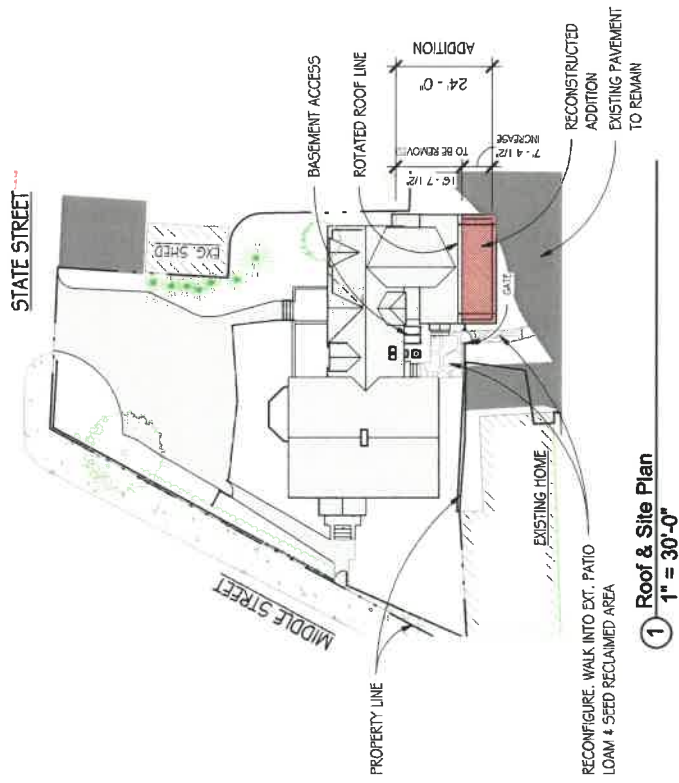
56 Middle Street - Portsmouth, NH

HDC - Work Session|Public Hearing #1 - October 2nd, 2019 - Portsmouth, NH

Zoning: Mixed Residential Business (MRB) - CD4-L1

Project Description:

56 Middle Street Ilc is a renovation and addition to an existing tudor style home. The previously approved design consisted of a two story addition. The new proposed redesign will include living spaces on both floors and no garage, making the home a duplex. The roof ridge of the previously approved design has been rotated 90 degrees thus giving the addition a more functional layout.



Sheet Name:

Project Name:

Cover Sheet

56 Middle Street Ilc

Project Address:

56 Middle St.
Portsmouth, NH

Scale:

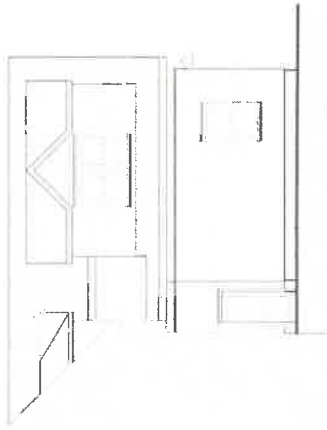
1" = 30'-0"

Date:

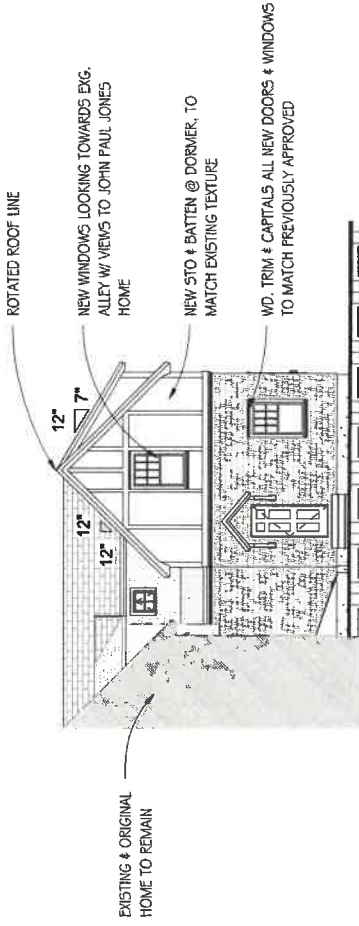
N.F.C.

Sheet #:

1

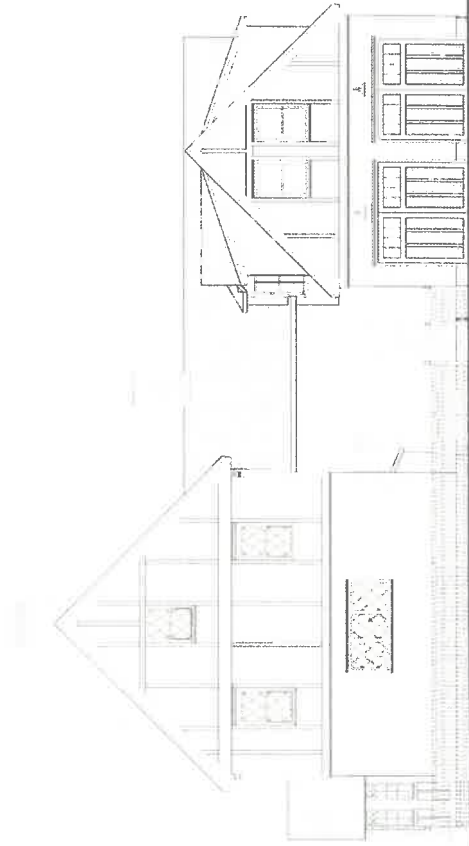


① East Side @ Middle Street (Previously Approved)
3/32" = 1'-0"

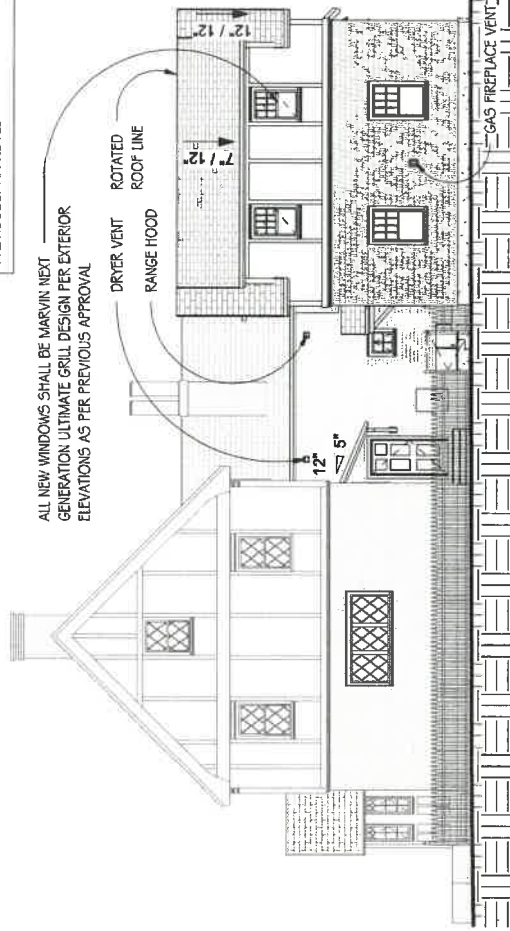


② East Side @ Middle Street (Proposed)
3/32" = 1'-0"

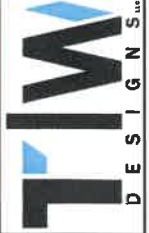
NOTE: ALL WINDOWS TO BE SAME SIZE, MANUFACTURER, MATERIAL & GRID PATTERN AS PREVIOUSLY APPROVED



① North Side (Previously Approved)
3/32" = 1'-0"



④ North Side (Proposed)
3/32" = 1'-0"



Sheet Name:
Project Name:

Proposed Exterior Views

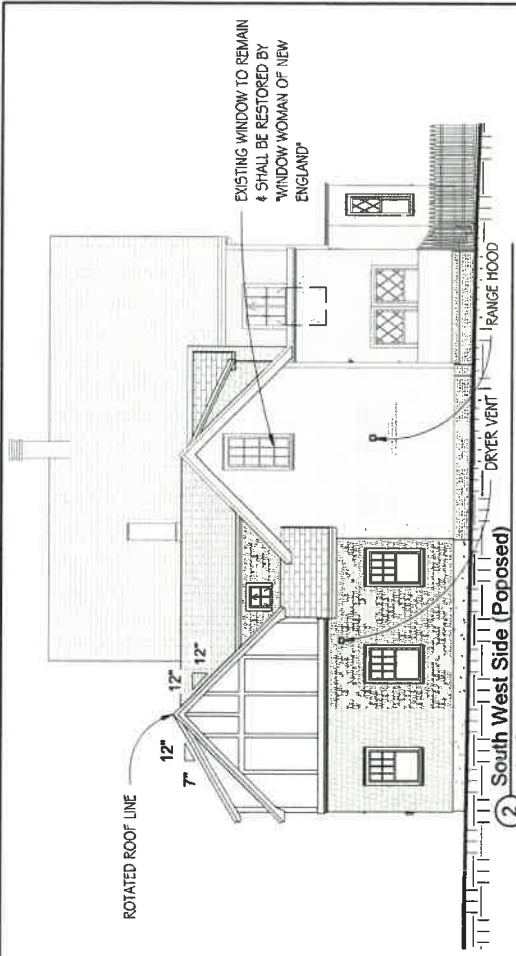
56 Middle Street Ilc

Project Address:
56 Middle St.
Portsmouth, NH

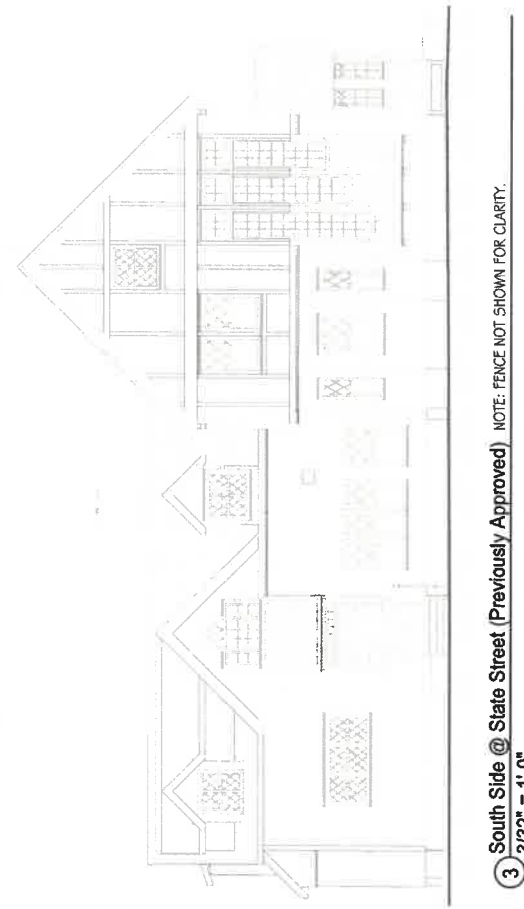
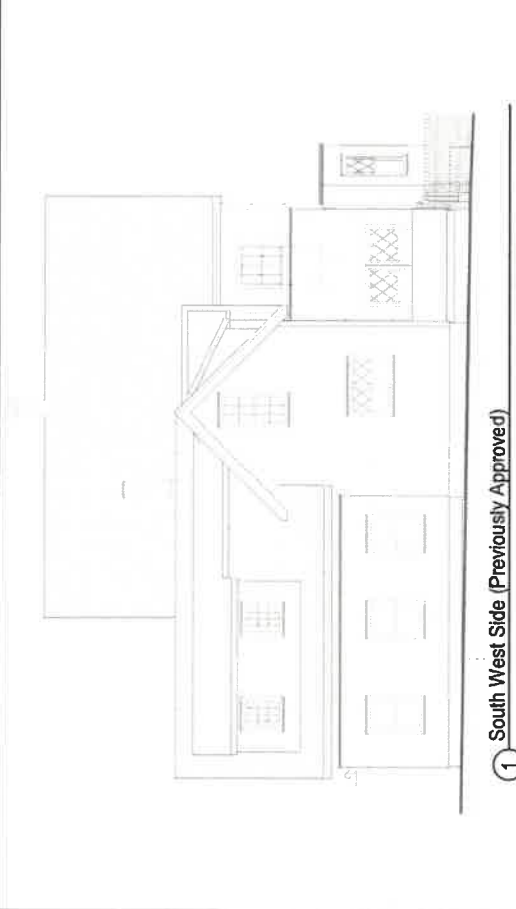
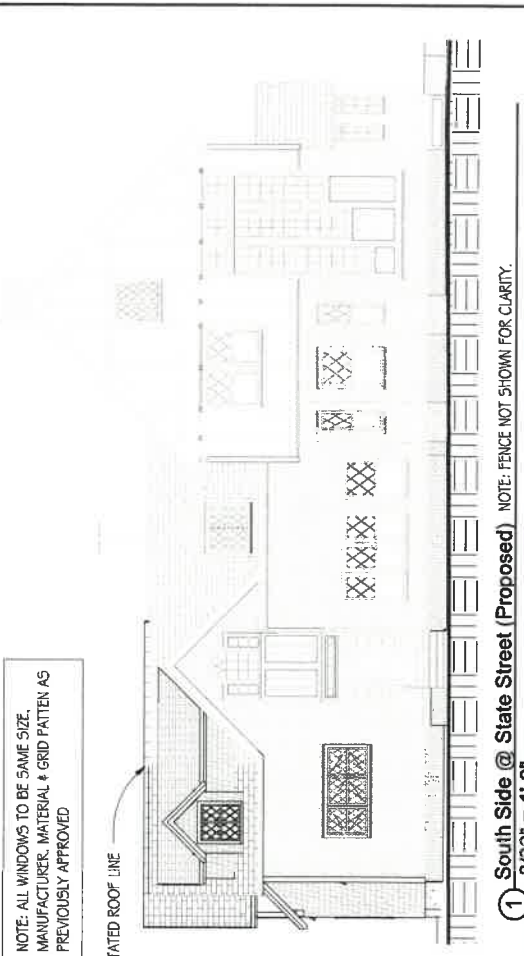
Scale:
3/32" = 1'-0"

Date:
N.F.C.

Sheet #:
2



NOTE: ALL WINDOWS TO BE SAME SIZE
 MANUFACTURER, MATERIAL & GRID PATTERN AS
 PREVIOUSLY APPROVED



	Sheet Name:	Proposed Exterior Views	
	Project Name:	56 Middle Street Ilc	
Project Address:	56 Middle St. Portsmouth, NH	Date:	N.F.C.
Scale:	3/32" = 1'-0"	Sheet #:	3

Sheet 3 of 3 9/12/2019