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
Owner

Full Name (First and Last)
Thomas Lyng

Mailing Address (Street)
333 Newcastle Ave

State
NH

Phone
6039785175

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

---

Business Name (if applicable)
---

City/Town
Portsmouth

Zip Code
03801

Email Address
trlyng@comcast.net

Relationship to Project
Other

Full Name (First and Last)
Nick Moskevich

Mailing Address (Street)
199 Constitution Ave

State

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

Window supplier/ installer

Business Name (if applicable)
Nick's Door and Window

City/Town
Portsmouth

Zip Code
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**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 Q1453**

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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

Applicant

Mark Wilbur
2145363536
makwilbur@gmail.com

Location
199 MIDDLE ST
Portsmouth, NH 03801

LUHD-58

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)

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

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;
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

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
Relationship to Project
Other

Full Name (First and Last)
John

Mailing Address (Street)
32 Laurel Lane

State
NH

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

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.
Louis Clarizio's Business Administrator

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted
--

Planning Staff Comments
--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title
--

Owner Organization / Business Name
--

Owner Address City
--

Owner Address Zip
--

Owner Addressee Prefix and Last Name
--

Owner Contact Street Address
--

Owner Address State
--

RE: (memo field)
--
STANDING SEAM - Regal Blue with Factory Prime White Bottom

FRAME COLOR - Powder Coated Black
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
503-610-7243

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
(DD 4-L2)

Use Group: Commercial Remodel - no addition
Constr. Type: IBC

Design Occupancy Load:
Total # of Dwelling Units:

BC

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
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

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
Other

Full Name (First and Last)
Robbie Gagnon

Mailing Address (Street)
17 Elaine st

State
NH

Phone
603 944 1631

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

Business Name (if applicable)
Winnicunnet Builders

City/Town
Hampton

Zip Code
03842

Email Address
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 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**

**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.
(Owner's Relationship)

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 southwest 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 rainwater 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.
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**

**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**

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<th>Relationship to Project</th>
<th>Owner</th>
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<tr>
<td>Full Name (First and Last)</td>
<td>Randy Perin</td>
</tr>
<tr>
<td>Mailing Address (Street)</td>
<td>45 Nashua st</td>
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<td>State</td>
<td>Ma.</td>
</tr>
<tr>
<td>Phone</td>
<td>603-724-3973</td>
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| Business Name (if applicable) | -- |

| City/Town | Woburn |
| Zip Code | 01801 |

| Email Address | rperin1124@gmail.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.
--
**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**

- Hammertone Black
- Hammertone Silver
- Hammertone Green
- Bronze

**NOW AVAILABLE:**
- Full Line of PLATINUM SERIES
- Commercial and Industrial
- Arched Swing Gates
  (openings up to 32 ft.)

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### GEMSTONE SPECIFICATIONS

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**TO CHOOSE FROM!**

- Diamond
- Topper
- Emerald
- Ruby Concave
- Ruby Convex

---

**Reliable**

The Fence People

263 Salem Street • Woburn, MA 01801
1-800-321-9363 • Fax 781-933-9904
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

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

Owner

Full Name (First and Last)
Rick Wallis

Mailing Address (Street)
15 Pleasant Street

State
NH

Phone
436-5250

Business Name (If applicable)
Piscataqua Savings Bank

City/Town
Portsmouth

Zip Code
03801

Email Address
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.

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 68 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.*
Land Use Compliance Report
15 Pleasant Street
Pittmann, NH 03866
July 2019

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.
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

Applicant

📍 Jim Sparrell
📞 603-498-2348
✉️ jimsparrell@gmail.com

Location
125 SOUTH ST
Portsmouth, NH 03801

LUHD-57

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

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

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
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 Layout Image]

**Building Sub-Areas (sq ft)**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Gross Area</th>
<th>Living Area</th>
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<tbody>
<tr>
<td>BAS</td>
<td>First Floor</td>
<td>1,116</td>
<td>1,116</td>
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<tr>
<td>FHS</td>
<td>Half Story, Finished</td>
<td>864</td>
<td>432</td>
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<tr>
<td>UBM</td>
<td>Basement, Unfinished</td>
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<td>---------------------</td>
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<tr>
<td>WDK</td>
<td>Deck, Wood</td>
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<td>0</td>
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<td>3,204</td>
<td>1,548</td>
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Pictures of current deck:
Photos of appearance of new deck, railings and trim from a similar project:
## Estimate with materials description:

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<th>Quantity</th>
<th>Cost</th>
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<tr>
<td></td>
<td><strong>Decks</strong></td>
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<tr>
<td></td>
<td>Deck:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Remove old deck</td>
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<td></td>
<td>Build deck with pressure treated.</td>
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<tr>
<td></td>
<td>Trex Island Mist decking.</td>
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<td></td>
<td></td>
<td></td>
<td>1,950.00</td>
<td>1,950.00</td>
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<td></td>
<td><strong>Concrete</strong></td>
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<tr>
<td></td>
<td>Dig down 4 ft, install 10 cement tubes.</td>
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<td>750.00</td>
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<tr>
<td></td>
<td>Pour cement pads for steps.</td>
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<td></td>
<td></td>
<td></td>
<td>1,950.00</td>
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<td></td>
<td><strong>Trim</strong></td>
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<td></td>
<td>Trim:</td>
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<tr>
<td></td>
<td>Install Trex white railing system.</td>
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<td>1,600.00</td>
<td>1,600.00</td>
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<td></td>
<td>Install PVC trim on stairs deck.</td>
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<tr>
<td></td>
<td>Install vertical PVC skirt board around deck.</td>
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<td>1,600.00</td>
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<td>Trex decking &amp; railings.</td>
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<td>PVC.</td>
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<td>Draw prints.</td>
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<td>Pull permit.</td>
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<td>Disposal: Remove &amp; dispose of old material.</td>
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<td>350.00</td>
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Building permit issued with variance:

CITY OF PORTSMOUTH, NH

Date of Issue: 

BUILDING PERMIT

Permit No.: 5620

Inspection Department
1 Junkins Ave., P.O. Box 828, Portsmouth, NH 03802-0828
431-2000 ext. 243

Owner: PATRICK HEALY
Applicant: SAME

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

Description of Work: PERMIT EXISTING DECK & SEED
(Unit or Building)

ZONING DATA:
District(s): GR
Map #: 010
Lot #: 4

CONSTRUCTION DATA:
Use Group: R-3
Min. Type Constr.: 5B
(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 & SEED 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 therein; 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.

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

* Permit Holder: 
Taking Responsibility For The Work

Code Official:

Construction Cost: $ 0

Company/Affiliation:

Permit Fee: $ 15.00

Job Site Tele. #: 2222

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: RedCard
August 25, 1995

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 302, to allow: a) a 9' x 12' side deck with a 1' 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 2.5' side yard where 10' and 11' respectively are minimum allowable setbacks; and, 2) a Variance from Article IV, Section 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 proposed.

Please be advised that under NH RSA 677:3, any person or party to the action or proceeding of the Board of Adjustment may file 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/specifications. 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 boards prior to the issuance of a Building Permit.

Very truly yours,

[Signature]
Chairman
Board of Adjustment

[Stamp]

cc: Richard A. Hopkins, Building Inspector
    Bernard Polich, Esq.

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. ________________________________________________
LUHD-59

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

<table>
<thead>
<tr>
<th>Relationship to Project</th>
<th>Full Name (First and Last)</th>
<th>Mailing Address (Street)</th>
<th>State</th>
<th>Phone</th>
<th>Email Address</th>
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<tbody>
<tr>
<td>Owner</td>
<td>Michael De La Cruz</td>
<td>75 Congress Street</td>
<td>NH</td>
<td>603.475.3510</td>
<td><a href="mailto:Mike@Franklinblock.com">Mike@Franklinblock.com</a></td>
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Relationship to Project

Engineer

Full Name (First and Last)

Eric Flinkstrom

Mailing Address (Street)

State

Zip Code

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

--

Business Name (if applicable)

Seacoast engineering

City/Town

Zip Code

Email Address

--
<table>
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<th>If you selected &quot;Other&quot;, please state relationship to project.</th>
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<td>Architect</td>
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<tr>
<td>Full Name (First and Last)</td>
<td></td>
</tr>
<tr>
<td>Shannon Alther</td>
<td></td>
</tr>
<tr>
<td>Mailing Address (Street)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Phone</td>
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</tr>
<tr>
<td>1.207.251.9264</td>
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</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:EFlink@Comcast.net">EFlink@Comcast.net</a></td>
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<tr>
<td>Business Name (If applicable)</td>
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<tr>
<td>TMS Architects</td>
<td></td>
</tr>
<tr>
<td>City/Town</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Zip Code</td>
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<td></td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:shannon@tms-architects.com">shannon@tms-architects.com</a></td>
<td></td>
</tr>
</tbody>
</table>

**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**

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<th>HDC Certificate of Approval Granted</th>
<th>HDC Approval Date</th>
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<table>
<thead>
<tr>
<th>Planning Staff Comments</th>
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**INTERNAL USE ONLY -- Letter of Decision Information**

<table>
<thead>
<tr>
<th>Owner Addressee Full Name and Title</th>
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</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Owner Organization / Business Name</th>
<th>Owner Contact Street Address</th>
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<table>
<thead>
<tr>
<th>Owner Address City</th>
<th>Owner Address State</th>
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</table>
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 S1
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 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
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

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<tr>
<th>Relationship to Project</th>
<th>If you selected &quot;Other&quot;, please state relationship to project.</th>
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<tr>
<td>Phone</td>
<td>Email Address</td>
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</table>

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.

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

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

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

**North Side (Proposed) 3/32" = 1'-0"**

---

**Proposed Exterior Views**

56 Middle Street IIC

---

**Sheet 2 of 3**

---
Proposed Exterior Views

56 Middle Street LLC

1. South Side (Previously Approved)
   - 3'-0" = 1'-0"

2. South West Side (Proposed)
   - 3'-0" = 1'-0"
   - Rotated ROOF LINE
   - 12"x 15" Exterior Door
   - Existing Windows to remain
   - 12"x 36" Exterior Door
   - Existing Windows to remain
   - Note: All windows to be same size, material, grid, and location as existing.
   - Note: This is not a final design. Styles may change. Please see attached.

3. South Side (Proposed)
   - 3'-0" = 1'-0"
   - Rotated ROOF LINE