

HDC

ADMINISTRATIVE APPROVALS

December 04, 2019

1. 401 State Street, Unit 204 (LUHD 78) -Recommended
Approval
2. 129 Daniel Street (LUHD 79) -Recommended
Approval
3. 303 Pleasant Street (LUHD) -Recommended
Approval
4. 410-430 Islington Street (LUHD) -Recommended
Approval
5. 401 State Street, Unit 405 (LU-19-253) -Recommended
Approval

1. 401 State Street, unit 204 - TBD

Background: The applicant is seeking approval to replace (3) windows with Harvey Majesty windows.

Staff Comment: A blanket approval was approved in 2011 that allowed for an Anderson 400 Series window in the building. The applicant has purchased Harvey replacement windows in order to replace the windows in kind. The existing windows are Harvey Majesty windows with wood interiors and aluminum clad exteriors.

Stipulations:

1. _____
2. _____
3. _____

November 21, 2019

Historic District Commission
1 Junkins Avenue
Portsmouth, NH 03801

Re: 401 State Street Unit 204 3 window replacements

Dear Chairman Lombardi:

As owners of Unit 204 at the Rockingham Building, 401 State Street we are seeking approval to replace 3 windows in kind. These windows need replacement as soon as possible for safety and fuel efficiency purposes. The windows we currently have in our unit are Harvey Majesty and we are seeking to replace in kind with Harvey Majesty wooden interior - Aluminum clad exterior without grids. The specifications of these windows have been submitted. Harvey replacement windows do not fall under the current blanket approval issued by the HDC for this building although they have been approved for use in other HDC buildings (59 Deer St) and these windows are consistent with the look, quality and design of the approved windows for the Rockingham. We have ordered and paid for the new Harvey replacement windows thinking they had been approved since they were ok'd at Deer St. They are ready to be installed immediately.

As background, on February 3, 2012 the HDC issued a blanket approval "for all double hung windows in the building provided they are consistent with the June 1, 2011 HDC approval for Andersen Woodright 400 Series full divided light with spacer barm Terratone (bronze) color, half screens" and replaced in kind.....in its original location with the same glass pane and the brick return exposed.". (copy of letter attached) The only units we know that have proceeded with this replacement are the first floor Library Restaurant and Unit 501. I recently photographed these windows for comparison.

Our request is that the HDC allow us to install the Harvey Majesty windows as there is no discernable difference between the Andersen and Harvey windows as evidenced by the photos submitted below (taken 11/21/19). We understand the commission seeks to preserve the integrity and consistency of our beautiful Portsmouth landmarks. We want the same thing - and would appreciate your approval of this installation.

Respectfully,

Becky and Mike Murray

In the first picture, our unit 204 comprises the set of windows on the second floor. We are replacing 3 windows: the one on the far right and the far left (2nd floor). and in the next picture, (our unit wraps around) we are replacing the second floor window on the far left.







This is a closeup of the Library Restaurant - with Andersen replacement windows.



This is the actual Harvey Majesty Window we want to put in our unit.

Next two photos show unit 501 with the Andersen window replacements - 5th floor top left unit.







CITY OF PORTSMOUTH

Community Development Department
(603) 810-7232

Planning Department
(603) 810-7232

PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: February 3, 2012

To: Rockingham House Condominium Association
Attn: Karen Andersen, President
401 State Street, Unit 207
Portsmouth, NH 03801

Re: 401 State Street, Unit M401

The Historic District Commission considered your proposal at its meeting of February 1, 2012 wherein permission was requested to allow exterior renovations to an existing structure (replace windows) as per plans on file in the Planning Department.

After due deliberation, the Commission voted to approve the application as presented with the following stipulation:

- 1) That a blanket approval is granted for all double hung windows throughout the building provided that they are consistent with the June 1, 2011 HDC approval (Andersen Woodwright 400 Series, full divided light with spacer bar, Terratone (bronze) color, half screens) and replaced in kind. Furthermore, the replacement window shall be placed in its original location, with the same glass plane, and the brick return exposed.

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

Respectfully submitted,

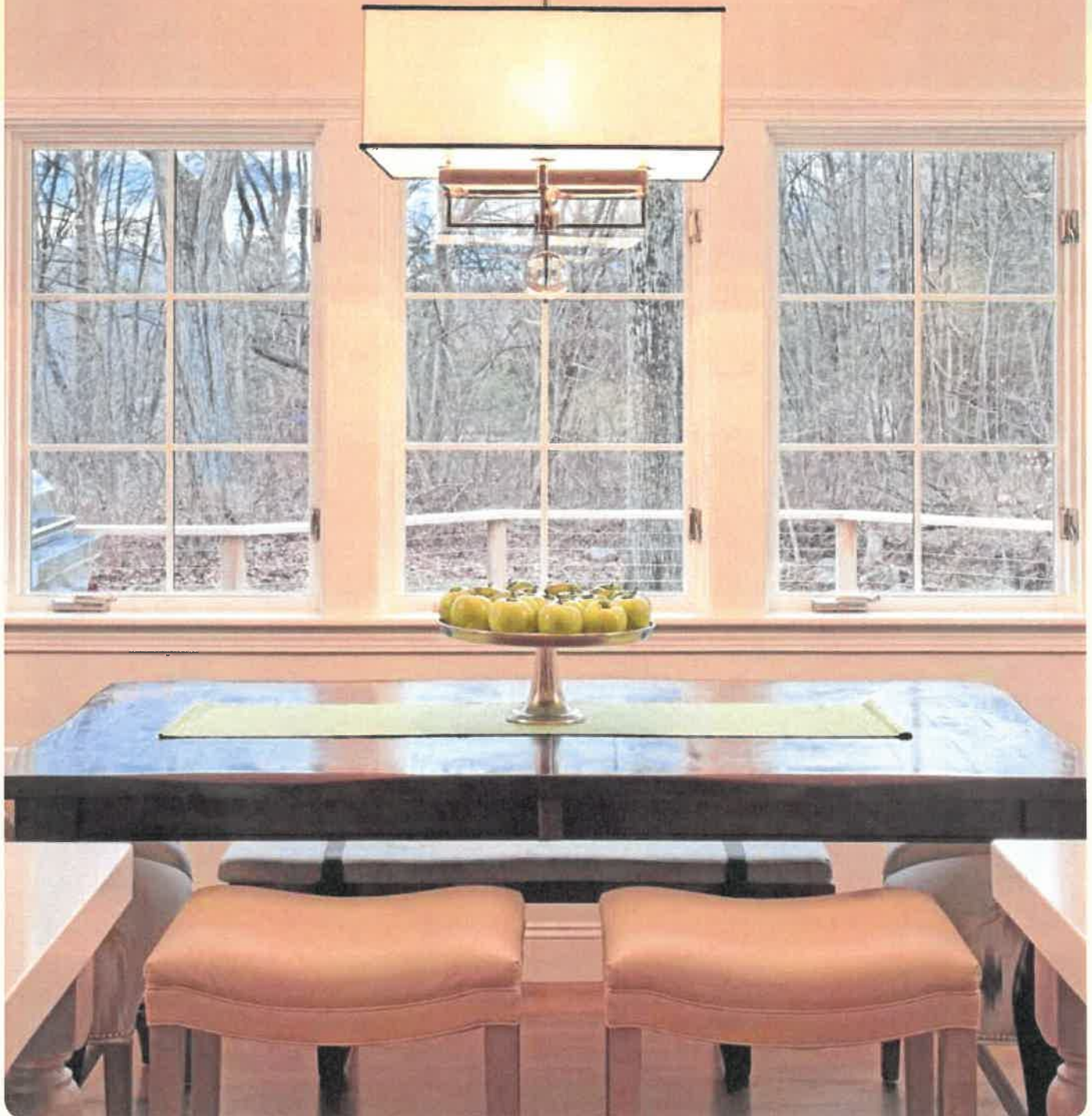

Richard Katz, Chairman
Historic District Commission

RK/lg
cc: Richard A. Hopley, Building Inspector
Rosann Maurice-Lentz, Assessor
Paris Khavari, condominium owner
Gene Fisk and Associates, Property Manager



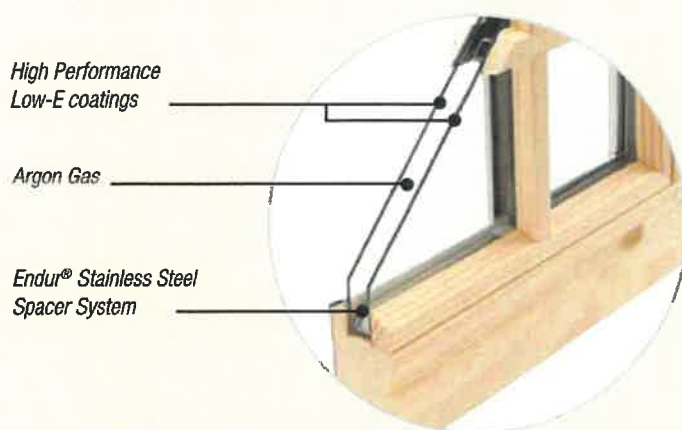
MAJESTY

Wood Windows and Patio Doors



The best components for the best performance.

In keeping with traditional wood windows, Majesty windows withstand the elements and operate smoothly for a lifetime. Made in the USA, Majesty combines its impressive energy efficient glazing with a well-built, durable aluminum clad wood frame and sash – manufactured by folks who have been making windows for more than 50 years. That level of expertise is what sets Majesty apart; the perfect combination of state-of-the-art engineering, energy-saving value, and stylish elegance.



MAJESTY PREMIUM GLASS

Majesty double hung windows come standard with our Premium glass, which incorporates two panes of glass, high-performance double Low-E coatings, stainless steel spacer system, and argon gas. This glass system meets the most stringent ENERGY STAR® requirements which will significantly enhance the comfort in your home and help save you money on your home energy costs.



SOLID PONDEROSA PINE

The wood components of Majesty products resist rot, degradation, splitting, warping, and mildew through a controlled treatment process that immerses Ponderosa Pine in a special preservative similar to high quality deck sealant applications.



Strong and straight grained Ponderosa pine with exceptional beauty and strength

ALUMINUM CLADDING

The extruded 0.050" wall thickness of the frame provides strength, while the 0.024" wall thickness of the sash allows the cladding to be precision molded to protect the window sash and patio door panels from exterior environmental conditions. The result is eye catching, beautiful bevels and the sought-after aesthetics of custom wood windows.



Aluminum Clad Exterior shown in Forest Green (See options page for additional colors)

An electrostatic paint process adheres paint evenly onto all surfaces, ensuring an extremely durable finish that resists fading.

WEATHERSEALS

Concerned about installing wood windows in your climate? Don't be! Majesty seals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window and patio door operation.



Foam-Tite compression bulb seals provide maximum protection from air and water

An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.



PVC Jamb Liner available in both White or Almond

PVC JAMB LINER

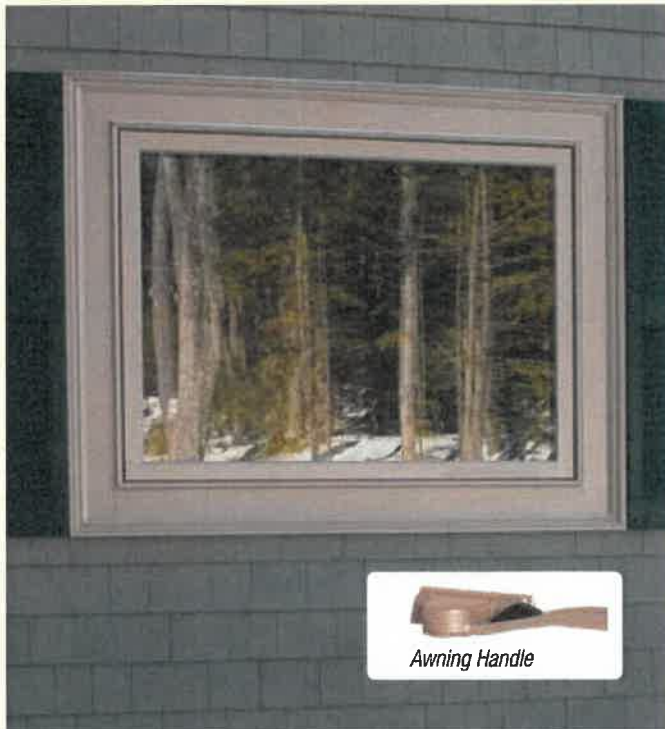
The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.

Products for every application



PICTURE WINDOW

Whether you're replacing an old window or installing a new one, Majesty picture wood windows can make a dramatic difference. If you are opening up a room to a spectacular view, picture windows are a great choice. When paired with Majesty awning windows, the combination optimizes visible light with ability to vent fresh air into the room.



Awning Handle

AWNING WINDOW

When you need added ventilation, Majesty awning wood windows hinge at the top and open outward, allowing fresh air into the room while deflecting rain away from your property.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



**SASH LIFT
OPTIONS**

*Routed Top
Sash standard;
Bottom optional*



Hook



Loop



MAJESTY DOUBLE HUNG

Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. Full weatherstripping around both sash prevents air infiltration and eliminates drafts. Caring for your Majesty double hung windows is a snap: both the top and bottom sash tilt in for easy cleaning.

**HARDWARE
FEATURES**

*Compact
Folding
Handle*



MAJESTY CASEMENT

An easy to open casement window is ideal over the kitchen sink, and casements are also favored in contemporary homes for their sleek, unobstructed expanses of glass. Full weatherstripping around the sash keeps your home comfortable, and the dual operating lock system keeps your home secure.

**HARDWARE
FEATURES**

*Recessed
Sash Lock*



MAJESTY GLIDING

The gliding window is an excellent choice for rooms facing walkways, porches or patios. Optimize fresh air and sunlight without compromising space or energy efficiency. Our gliding window features a recessed lock and routed operable sash to provide an enhanced view, a clean look, and a secure lock each time.



HINGED AND GLIDING PATIO DOORS

Your patio is an extension of your home, and your home is an extension of yourself and your style. Enjoy the peace of mind that comes with a low-maintenance, durable, and secure aluminum clad wood frame and bring a bit of functional charm to your outdoor space!

Majesty Gliding Patio doors offer contemporary hardware options and narrow door stiles save space while delivering a sleek, casual look. Available in 2, 3 and 4-Lite design options, the door glides effortlessly along a continuous fiberglass sill. The heavy-duty weatherstripping ensures your patio door will open without a hitch, regardless of the season.

Majesty Hinged Patio doors' classic hardware and French panel design offer accessible entryways that swing in, inviting the outdoors into your home, or swing out, extending your home to the outdoors. Hinged patio doors offer a traditional, elegant style and are available in 1, 2, 3 or 4-Lite panel design options. The integral frame drip edge enhances water protection and a dual seal frame weatherstripping optimizes air and thermal performance.



GLIDING
Includes
D-shaped
Handle



HINGED

Includes
Contemporary
Handle



Adjustable
Guide
Hinge



Adjustable
Set
Hinge

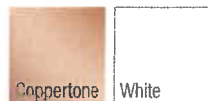
Window & Door Options

HARDWARE FINISHES

PREMIUM



STANDARD



EXTERIOR COLORS



INTERIOR WOOD OPTIONS



Warm, unfinished pine ready for you to stain or paint once installed.



Professionally prefinished for no mess or hassle post-installation. 10 year warranty. Gliding window only available in factory primer.

Due to printing limitations, finishes and colors shown are for representation only.

GRIDS

GRIDS BETWEEN GLASS

Sealed between the panes of glass, GBG is easy to clean.



SIMULATED DIVIDED LITES

The most authentic look of divided lites to complement traditional architecture



ADDITIONAL OPTIONS

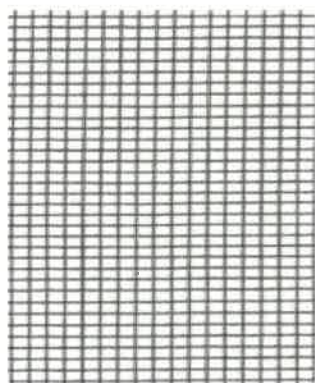
- Obscured glazing
- Tempered glazing
- Jamb line available in White or Almond

SCREEN OPTIONS

- Extruded Aluminum
- Fiberglass Wire (std.)
- Aluminum Wire
- VIEWS (premium)

INSTALLATION OPTIONS

- 4-9/16" jamb depth
- 6-9/16" factory applied ext. jamb option



Premium VIEWS (Virtually Invisible) Screens

Upgrade to GREENGUARD certified VIEWS screens to enjoy 15% greater openness providing 25% better airflow.

25% more optical clarity means you can focus on a crisper, brighter view.

THERMAL PERFORMANCE

For the most up to date structural and thermal performance values, as well as other product specifications, visit harveybp.com.


| GLAZING | U-FACTOR | SHGC | VT | ENERGY STAR COMPLIANCE |
|-----------------|----------|------|------|------------------------|
| Double Hung | 0.27 | 0.26 | 0.49 | All Zones |
| Picture | 0.25 | 0.27 | 0.51 | All Zones |
| Casement/Awning | 0.26 | 0.22 | 0.38 | All Zones |

| GLAZING | U-FACTOR | SHGC | VT | ENERGY STAR COMPLIANCE |
|--------------------|----------|------|------|-------------------------------|
| Gliding Window | 0.28 | 0.45 | 0.55 | Northern Zones |
| Gliding Patio Door | 0.29 | 0.32 | 0.54 | North Central, Northern Zones |
| Hinged Patio Door | 0.29 | 0.36 | 0.43 | North Central, Northern Zones |

U-factor measures the rate of non-solar heat transfer from one side of the window to the other. Heat transfer implies both heat loss out of a living space during cold weather and non-solar heat gain during hot summer months. The lower the U-factor, the better the performance.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the SHGC, the better a product is at blocking unwanted heat gain.

Visible Transmittance (VT) measures how much light comes through a product. The higher the VT, the more light that comes through.

 **ENERGY STAR:** This package includes everything that is needed for a product to meet ENERGY STAR requirements. Glazing, gas, glass thickness, etc. will vary by window and usually includes Low-E coating and Argon gas. This glazing package *does* qualify for ENERGY STAR.

ABOUT HARVEY BUILDING PRODUCTS

Harvey has built a solid reputation as a leading manufacturer and distributor of quality building products. A privately owned and operated business with over 50 years' experience, Harvey Building Products is known for outstanding craftsmanship and superior service as well as standing behind every product we make. In addition to manufacturing durable, attractive windows, doors and porch enclosures, Harvey distributes a full line of highly respected building products to professional contractors and builders throughout the Northeast.

Install Confidence.[®]



Harvey Building Products
 1400 Main Street
 Waltham, MA 02451-1623 USA
 800-9HARVEY (800-942-7839)



2. 129 Daniel Street

- Recommended Approval

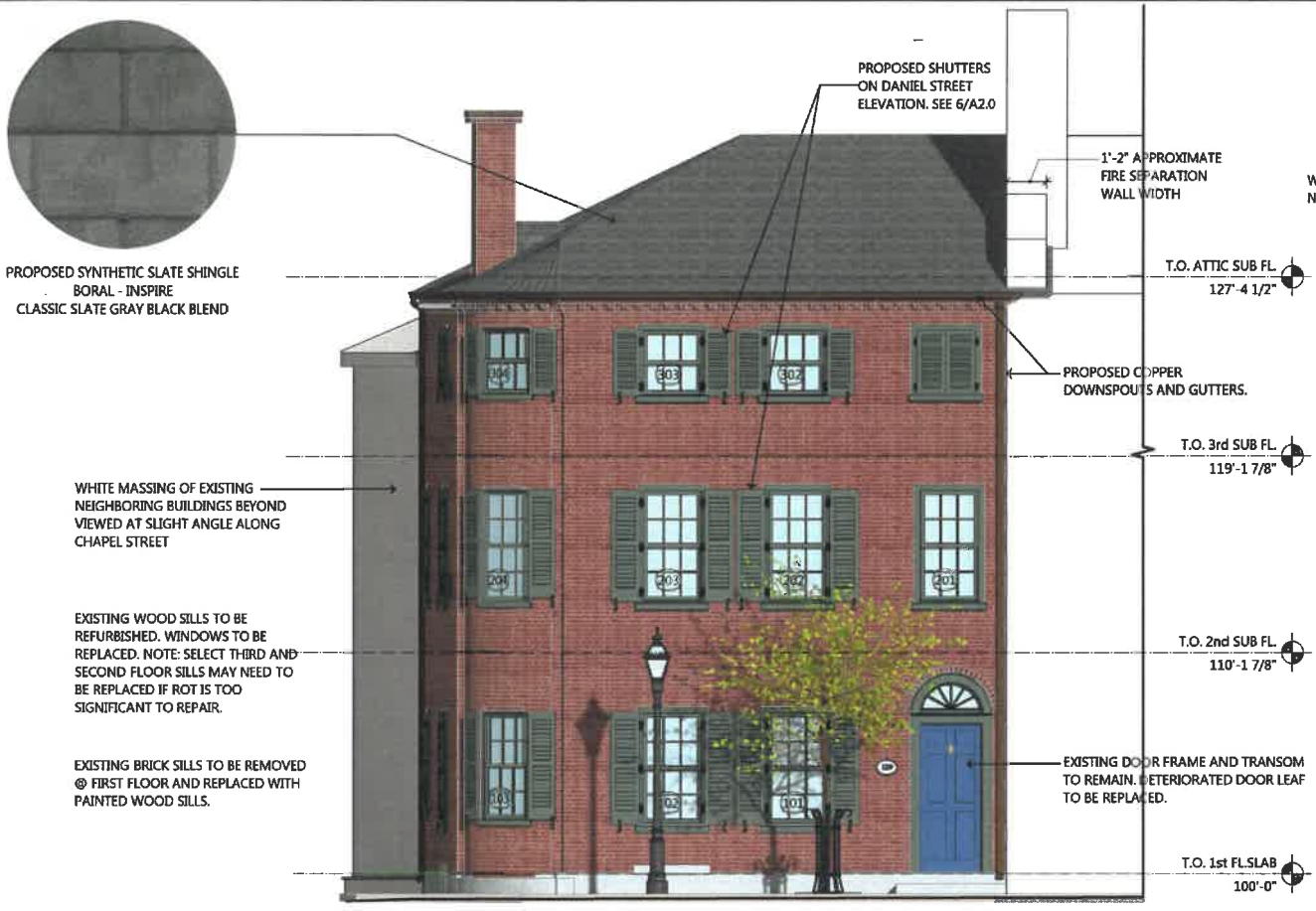
Background: The applicant is seeking approval to amend a previously approved design. Specifically, they are seeking approval for:

1. Adjusting the height of window 105 on Chapel Street and window 106 in the driveway slightly shorter to accommodate the counter height in the kitchen on the interior side of these windows. The existing window masonry openings in these locations were actually already more narrow in width than their adjacent counterparts, and making the height a tad smaller will keep them in the same proportion now.
2. To fill in the existing narrow window well on Chapel Street and replace with granite veneer as shown to match the already filled window wells on Daniel Street. We would like to do this as we are finding this to be a sanitary / vandalism issue related to late night activities in the area currently. The contractor has reported a few times alcohol bottles and human waste at the bottom of the well, which we know has percolation issues since there is no drain tie in at the bottom and is difficult to clean due to its small size.
3. Related to the vandalism passing by, the owner would like to change the entry door at the driveway side to be a solid wood door, as shown. This would be a 6 panel door and match the 6 panel wood entry door currently existing and approved on Daniel Street.

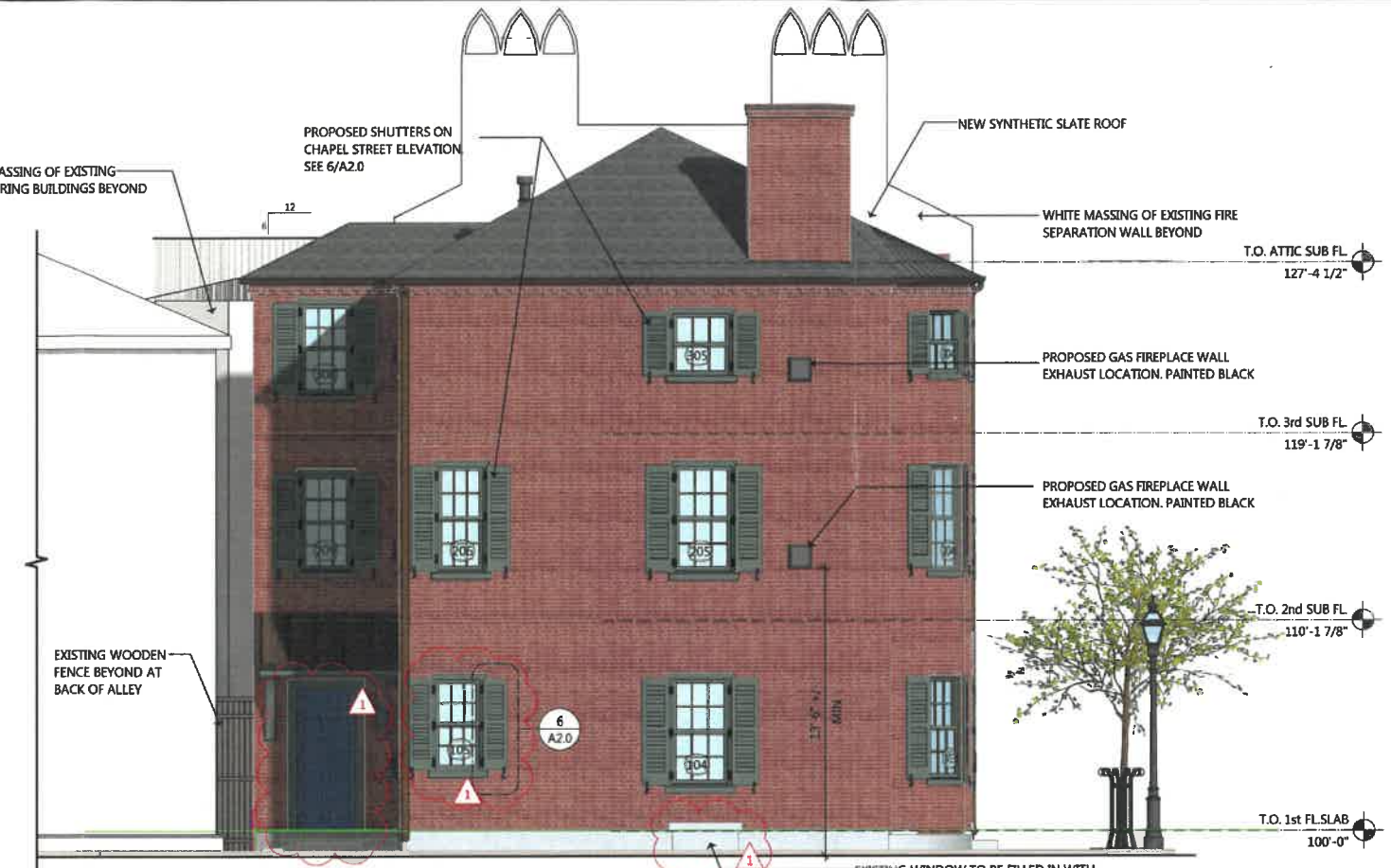
Staff Comment: Recommended Approval

Stipulations:

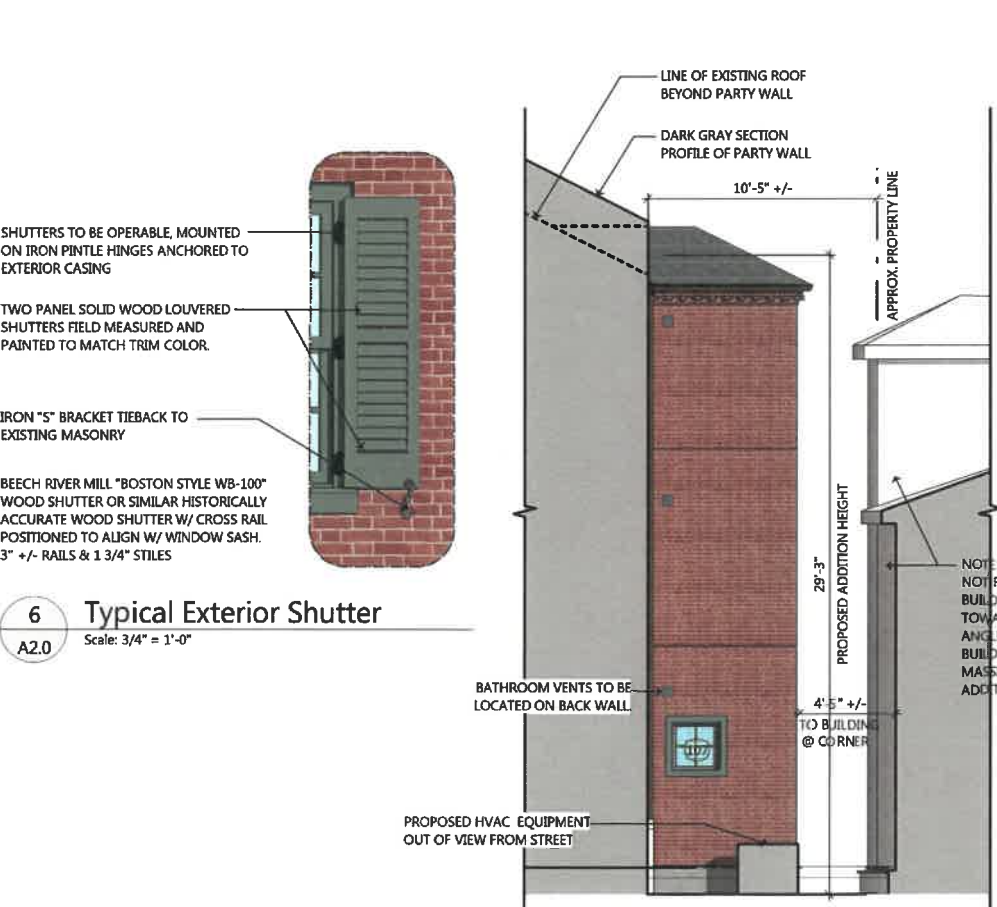
1. _____
2. _____
3. _____



1 PROPOSED DANIEL STREET ELEVATION
A2.0 Scale: 1/4" = 1'-0"



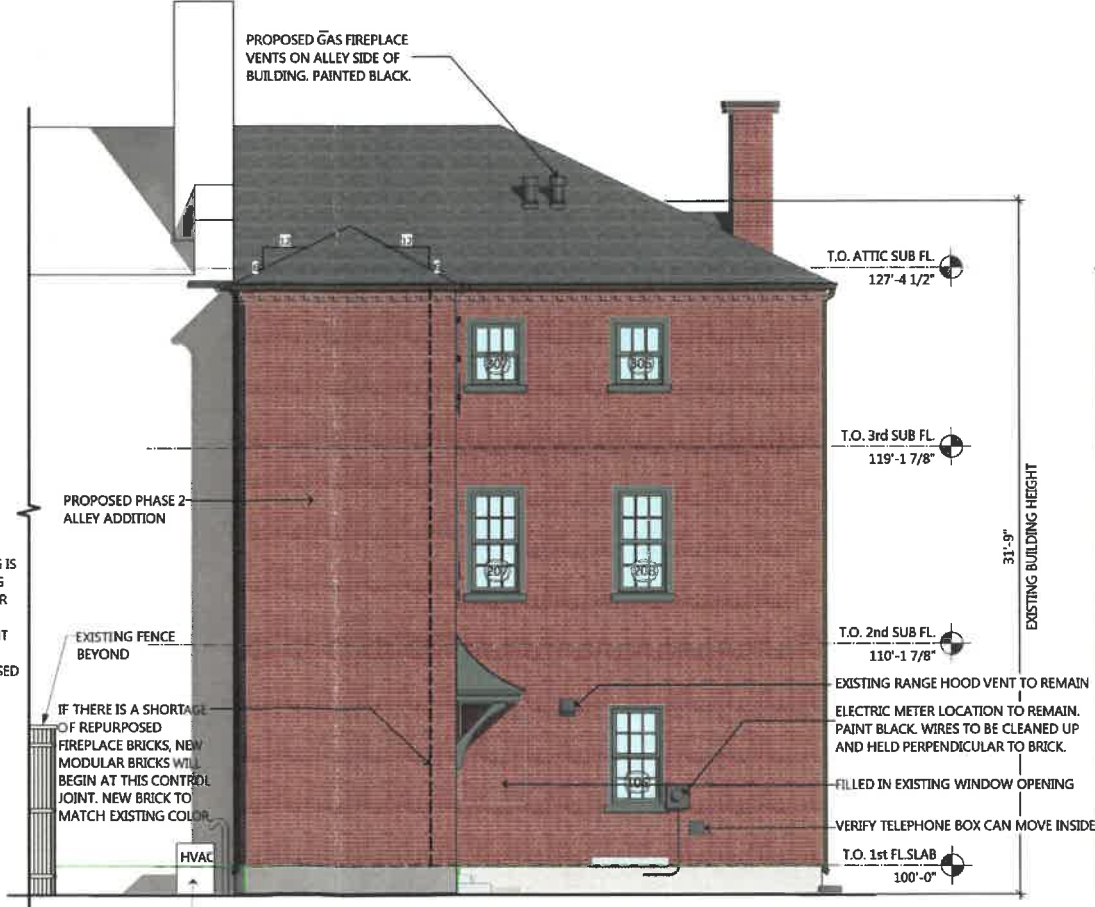
2 PROPOSED CHAPEL STREET ELEVATION
A2.0 Scale: 1/4" = 1'-0"



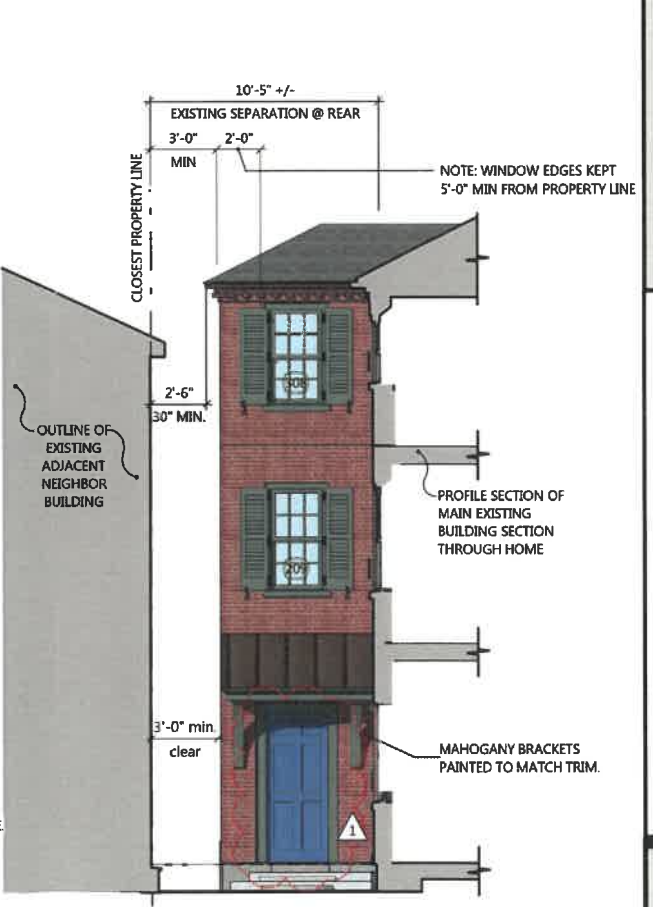
6 Typical Exterior Shutter
A2.0 Scale: 3/4" = 1'-0"



5 Back Alley Elevation
A2.0 Scale: 1/4" = 1'-0"



3 PROPOSED ALLEYWAY ELEVATION
A2.0 Scale: 1/4" = 1'-0"



4 Partial Elevation @ Alley Addition
A2.0 Scale: 1/4" = 1'-0"





DANIEL STREET CIRCA LATE 1800'S (PHOTO COURTESY OF PORTSMOUTH ATHENAEUM)



129 DANIEL STREET "DANIEL STREET GROCERY" CIRCA 1970'S (PORTSMOUTH HISTORIC DISTRICT SURVEY 1979)



EXISTING WINDOW PHOTO 3

NON-ORIGINAL WINDOWS CURRENTLY IN WINDOW WITH VINYL SASHES PROPOSED TO BE REPLACED W/ MORE HISTORICALLY ACCURATE WOOD DOUBLE HUNG WINDOWS



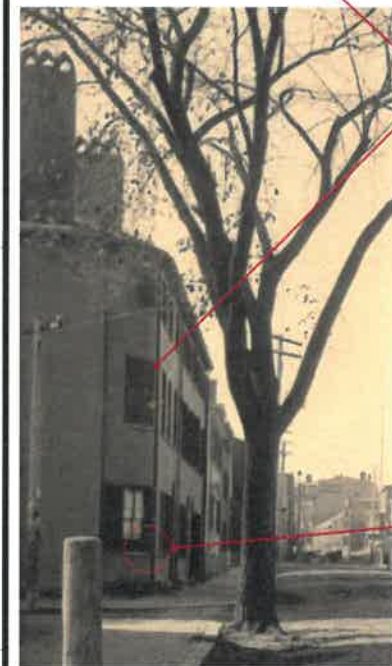
EXISTING PHOTO 1

EXISTING FIRST FLOOR WINDOWS WITH NO MUNTIN



EXISTING PHOTO 2

EXISTING GLASS BLOCK WINDOWS



BUILDING HISTORICALLY HAD 2 PANEL LOUVERED SHUTTERS



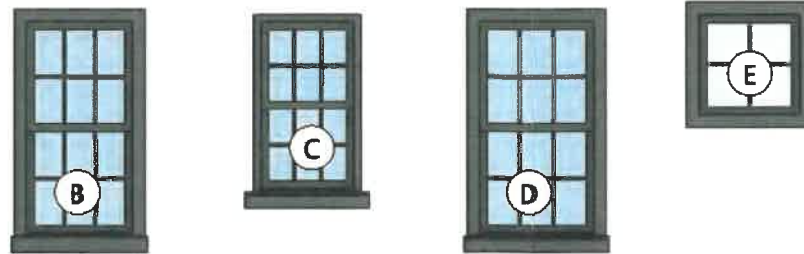
EXISTING WINDOW PHOTO 4

EXAMPLE OF EXISTING DETERIORATED WINDOW PROPOSED TO BE REPLACED WITH WOOD HUNG WINDOW

| WINDOW SCHEDULE | | | | | | | |
|---------------------|------|---------------------|-----------|---------------------------|-----------|-------------|---------------------------------------|
| # | TYPE | FRAME SIZE (INCHES) | | ROUGH OPENING SIZE (FEET) | | WINDOW DATA | |
| | | WIDTH | HEIGHT | WIDTH | HEIGHT | SASH | COMMENTS |
| BASEMENT | | | | | | | |
| FIRST FLOOR | | | | | | | |
| 101 | B | 33 3/4" | 62 1/16" | 2'10 3/4" | 5'2 5/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 102 | B | 33 3/4" | 62 1/16" | 2'10 3/4" | 5'2 5/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 103 | C | 30 1/2" | 59 1/2" | 2'7 1/2" | 5'0" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 104 | B | 33 3/8" | 62 1/16" | 2'10 3/8" | 5'2 5/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 105 | C | 27 1/4" | 53 1/16" | 2'4 1/4" | 4'5 5/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 106 | D | 27 3/4" | 53 1/16" | 2'4 3/4" | 4'5 5/8" | Double Hung | VERIFY AND MATCH EXL SEE NOTE BELOW O |
| 107 | E | 28" | 28" | 2'5" | 2'4 1/2" | Awning | VERIFY AND MATCH EXL SEE NOTE BELOW O |
| SECOND FLOOR | | | | | | | |
| 201 | F | 33 3/8" | 61 13/16" | 2'10 3/8" | 5'2 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 202 | F | 33 3/8" | 61 13/16" | 2'10 3/8" | 5'2 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 203 | F | 33 3/8" | 61 13/16" | 2'10 3/8" | 5'2 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 204 | F | 33 3/8" | 61 13/16" | 2'10 3/8" | 5'2 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 205 | F | 33 3/8" | 61 13/16" | 2'10 3/8" | 5'2 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 206 | G | 27 1/2" | 61 5/16" | 2'4 1/2" | 5'1 7/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 207 | G | 27 1/4" | 55 13/16" | 2'4 1/4" | 4'8 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 208 | G | 27 1/4" | 55 13/16" | 2'4 1/4" | 4'8 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 209 | H | 29 5/8" | 56 3/8" | 2'6 5/8" | 4'8 7/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| THIRD FLOOR | | | | | | | |
| 302 | I | 33 1/4" | 36 11/16" | 2'10 1/4" | 3'1 1/4" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 303 | I | 33 1/4" | 36 11/16" | 2'10 1/4" | 3'1 1/4" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 304 | I | 33 1/2" | 37 1/4" | 2'9 1/2" | 3'1 3/4" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 305 | I | 33 3/4" | 36 11/16" | 2'10 3/4" | 3'1 1/4" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 306 | J | 27 1/4" | 34 5/16" | 2'4 1/4" | 2'10 7/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 307 | J | 27 1/4" | 34 5/16" | 2'4 1/4" | 2'10 7/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |
| 308 | K | 29 5/8" | 52 7/8" | 2'6 5/8" | 4'5 3/8" | Double Hung | VERIFY AND MATCH EXISTING WINDOW MO |

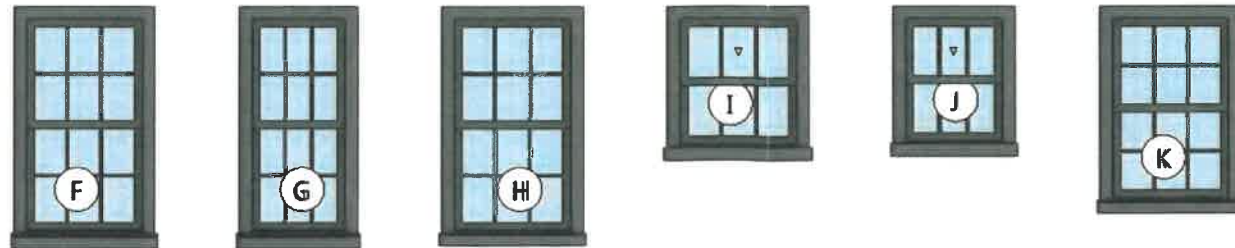
NOTE: WINDOWS 105 AND 106 SILL HEIGHT TO BE RAISED TO FIT ABOVE 3'-0" COUNTERTOP HEIGHT. WINDOW HEAD HEIGHT AND WIDTH TO MATCH EXISTING.

WINDOWS REMOVED



EXTERIOR TRIM PAINT
BENJAMIN MOORE
692 JACK PINE

EXTERIOR DOOR PAINT
ROMAN VIOLET
PPG1170-7

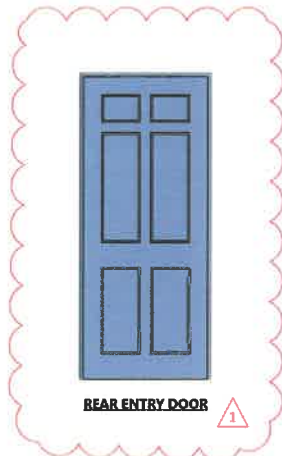


GENERAL WINDOW NOTES

- EXTERIOR WINDOWS TO BE WOOD (PAINTED TO MATCH TRIM) WITH NO ATTACHED FACTORY EXTERIOR TRIM WITH PAINTED SELECT PINE INTERIOR U.N.O. (COLOR TBD WITH INTERIOR DESIGNER). INSULATED LOW E 11 GLAZING W/ 7/8" SDL MUNTINS W/ INTERNAL SPACER BARS (AS SHOWN ON ELEVATIONS AND TYPES)-(U.N.O. ON WINDOW TYPES / SCHEDULE), FACTORY PROVIDED HARDWARE TO BE OIL RUBBED BRONZE FINISH UNLESS NOTED OTHERWISE. ROLL SCREENS FROM INTERIOR.
- G.C. AND WINDOW REP. TO FIELD VERIFY M.O.'S AND ADJUST WINDOW SIZES AS NECESSARY TO FIT EXISTING OPENINGS PRIOR TO WINDOW ORDER. ARCHITECT TO BE NOTED OF ADJUSTED SIZES IN WRITING
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION. ANY CHANGES MADE TO WINDOW DIMENSIONS OR CALLED OUT SPECIFICATIONS SHOULD BE REVIEWED AND APPROVED IN WRITING BY THE ARCHITECT PRIOR TO SUBMISSION OF WINDOW SHOP DRAWINGS FOR FINAL APPROVAL.
- G.C. TO FIELD VERIFY WINDOW AND DOOR ROUGH OPENINGS ON SCHEDULES WITH FLOOR PLANS, SECTIONS AND MANUF. SUGGESTED SIZES PRIOR TO FRAMING, G.C. TO COORDINATE WITH WINDOW MANUF. REP. AS RECOMMENDED BY MANUF. FOR SILL PAN FLASHING, BITUMINOUS MEMBRANE, ETC.. AS INDICATED ON ARCHITECTURAL DETAILS AND SECTIONS, WHERE NOT TAKEN INTO ACCOUNT BY WINDOW MANUF. SUGGESTED R.O.'S. CONSULT W/ ARCHITECT WITH ANY DISCREPANCIES PRIOR TO PLACING WINDOW ORDER.
- MUNTINS SPACED TO CREATE EQUAL EXPOSED GLASS DIMENSIONS UNLESS OTHERWISE NOTED.
- REFER TO ELEVATIONS FOR WINDOW OPERATION AND HINGE DIRECTIONS.
- CONTRACTOR TO VERIFY AREAS OF TEMPERED GLASS ON UNITS AND R.O. DIMENSIONS FOR REQUIRED EGRESS WINDOWS WHERE REQUIRED BY CODE AND/OR NOTED ON DRAWINGS PRIOR TO FRAMING THE OPENING OR PLACING WINDOW ORDER. REFER TO TEMPERED GLAZING NOTES BELOW.



FRONT ENTRY DOOR
DOOR LEAF TO MATCH
EXISTING DOOR



REAR ENTRY DOOR

2 DOOR TYPES
A3.0 Scale: 1/2" = 1'-0"

1 PROPOSED WINDOW TYPES
A3.0 Scale: 1/2" = 1'-0"

TMS architects
www.tmsarchitects.com
One Cary Street
Edinboro Park
Wilmington, DE 19804

MANN/HOLLISTER RESIDENCE
129 Daniel Street
Portsmouth, New Hampshire

EXISTING WINDOW REPORT AND EVALUATIONS

A3.0

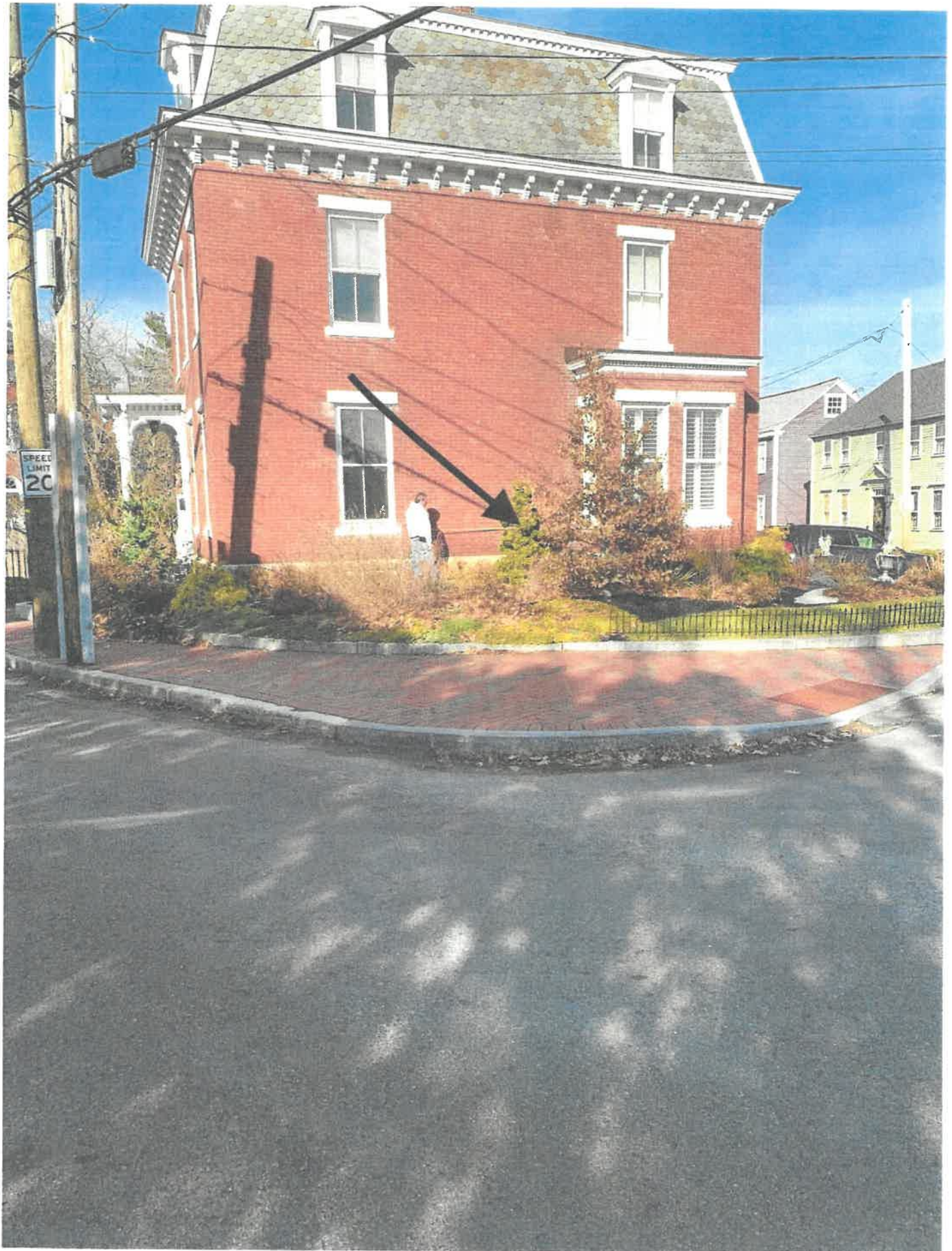
3. 303 Pleasant Street - Recommended Approval

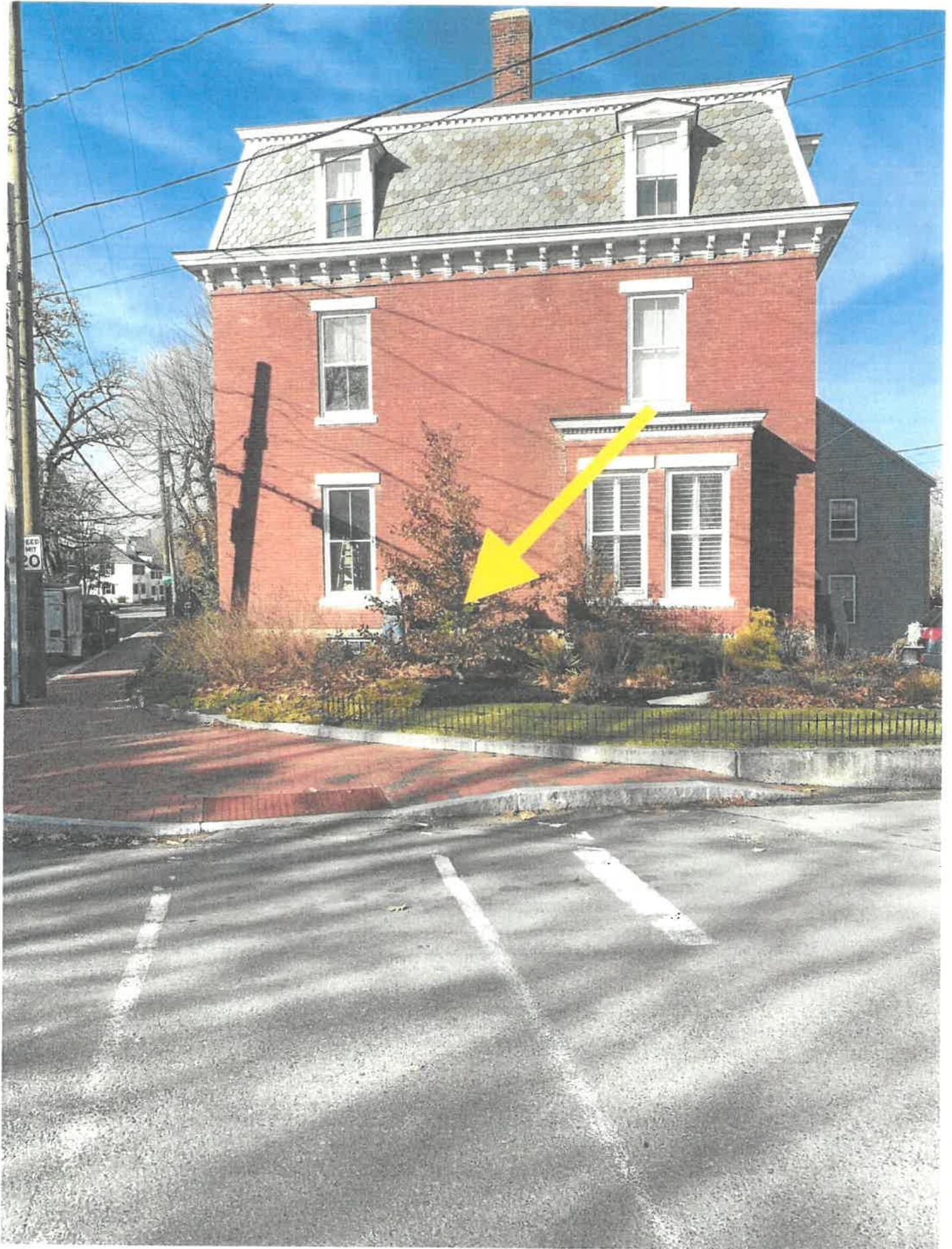
Background: The applicant is seeking approval to install a gas fireplace vent on the southeast side of the building.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

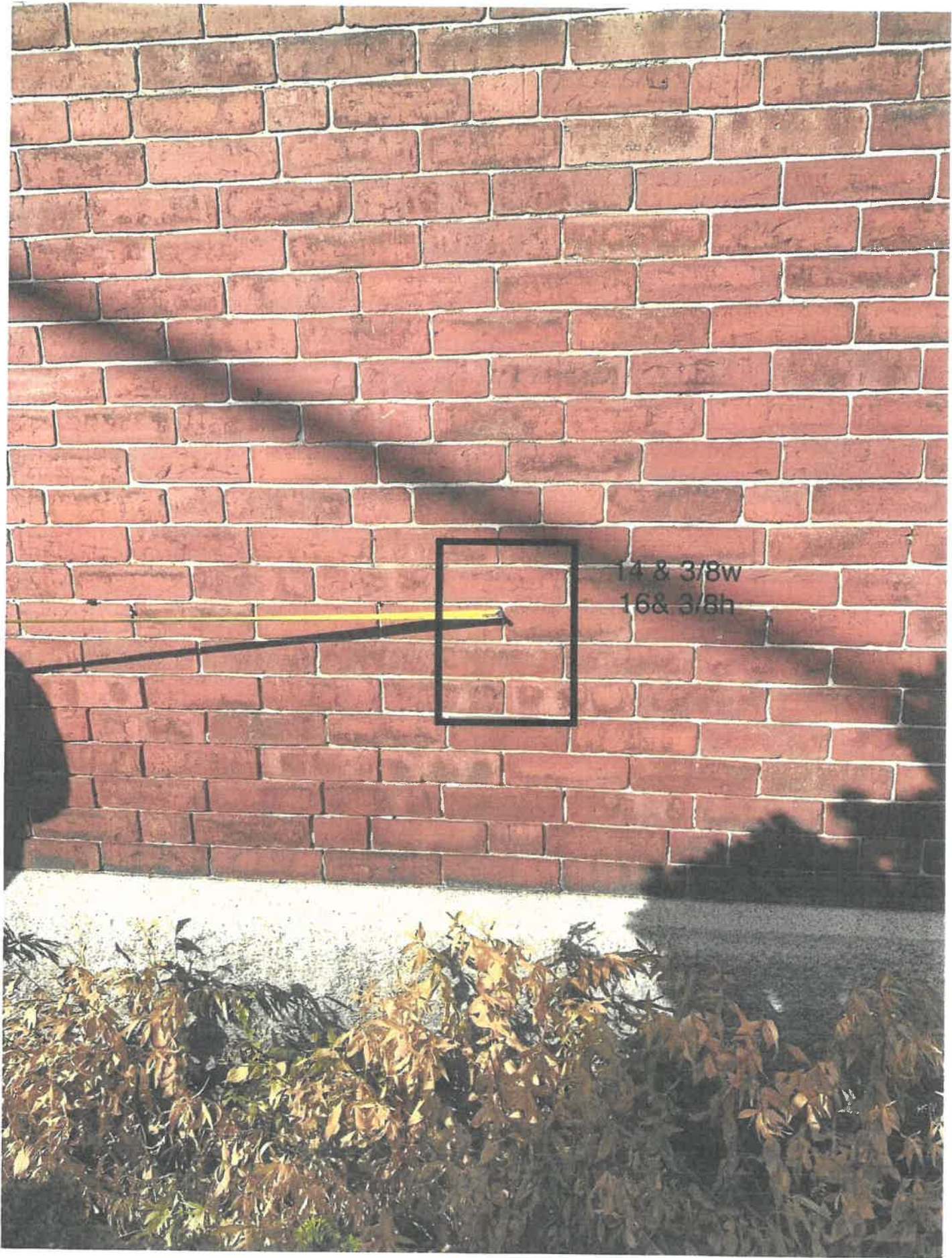




SEE
MIT
20

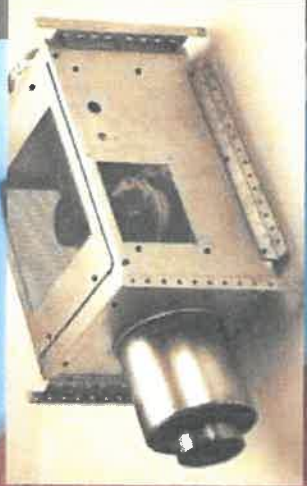


14 & 3/8w
16 & 3/8h



PVI-SLP

Power Vent Inline for
Direct Vent Gas Fireplaces



The most flexible
power vent inline system
with the longest vent runs
in the industry.

HEAT & GLO

No one builds a better fire

Power Vent Inline

The PVI-SLP Power Vent Inline allows gas fireplaces to be installed in applications from high rise multifamily buildings to difficult remodeling projects that were previously impossible. With unsurpassed flexibility, the PVI-SLP provides the longest vent runs in the industry, easy electrical plug-in connections, many wire harness options and easy installation and service.

PowerVent Inline



- Features**
- Longest vent runs in the industry - 110' to 140'
 - Easy install
 - allows up to 12 elbows
 - place anywhere in the vent run
 - includes easy electrical plug-in connections
 - Easy service - access, maintenance, cleaning
 - Venting - works with SLP pipe and certified Heat & Glo fireplaces
 - Termination caps - Select as desired:
 - Horizontal termination - SLP-TRAP, SLP-HRC, or SLP-HHW2
 - Vertical termination - SLP-TVHW
 - Low profile termination - SLP-LPC

Power Vent Inline Options

Low Profile Termination Cap
(see image at left)
SLP-LPC

- Low Profile Cap provides aesthetics architects want
- 14 3/8"W x 16 3/8"H

Wire Harnesses

- PVI-WH10 10' Wire Harness
- PVI-WH20 20' Wire Harness
- PVI-WH40 40' Wire Harness
- PVI-WH60 60' Wire Harness
- PVI-WH80 80' Wire Harness
- PVI-WH100 100' Wire Harness

Specifications

| MODEL | HEIGHT | WIDTH | DEPTH | SERVICE ACCESS |
|---------|---------------------------------|---------------------------------|-----------------------------|----------------------|
| PVI-SLP | ACTUAL 18-7/8 FRAMING 20-7/8 | ACTUAL 11-5/8 FRAMING 13-5/8 | ACTUAL 10-1/2 FRAMING 12 | HEIGHT 16 WIDTH 8 |

Certified Fireplaces

(See right matrices for horizontal and vertical term lengths)

| CATEGORY 1 | CATEGORY 1 & 2 |
|------------------------------|----------------|
| SL-550TR, SL-750TR, SL-950TR | SLR-B |
| 6000C, 6000CL, 6000CLX | RED40 |
| 8000C, 8000CL, 8000CLX | RED40ST |
| SL-550METRO | |
| DV3732SBI | |

Horizontal Termination*

Includes both horizontal and vertical section of pipe (feet)

| # of Elbows | TOTAL VENT LENGTH | | | | | | | | | | | | | |
|-------------|-------------------|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|
| | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 4 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 6 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 9 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 11 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 12 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

SHADED AREA = APPROVED VENTING LENGTH

*Refer to installation instruction for downward vent specifications

Vertical Termination

Includes both horizontal and vertical section of pipe (feet)

| # of Elbows | TOTAL VENT LENGTH | | | | | | | | | | | | | |
|-------------|-------------------|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|
| | 10 | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 | 100 | 110 | 120 | 130 | 140 |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 4 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 6 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 7 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 8 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 9 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 10 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 11 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 12 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

SHADED AREA = APPROVED VENTING LENGTH

Available From:



Hearth & Home Technologies
Lakeville, Minnesota
800-927-6941
fireplaces.com

Units shown above are in inches. Refer to installation manual for detailed specifications on installing this product. Hearth & Home Technologies reserves the right to update units periodically. Pictured in this brochure are not a true representation of the product. Actual product appearance, including flame, may differ from product images. *Please consult the MSPR book for a complete list of optional accessories. Limited Lifetime Warranty - For full warranty details, go to fireplaces.com.

4. 410-430 Islington Street - TBD

Background: The applicant is seeking approval to amend a previously approved design.
Specifically, the applicant is seeking to:

422 & 424 Islington Street:

1. Water table installed a few inches too high- proposing to install taller water table ex: go from 1x8 to 1x12
2. Trim detail at patio door in back of building: Rooflet covering patio door was installed 3" too high, proposing increasing flat stock trim to fill the gap
3. Gable window trim; window installed higher, proposing apron under window sill to fill gap to other trim.

410 Islington Street:

1. Window trim on addition windows; should have matched existing, installed as flat stock. Would like approval as installed.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, DECEMBER 2019



#410

#412

#430

GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 430 ISLINGTON STREET. THE LOTS CURRENTLY CONTAIN A TOTAL OF 7 EXISTING DWELLING UNITS. THE LOT LINES SHALL BE ADJUSTED TO ACCOMMODATE THE RENOVATION OF EACH EXISTING BUILDING SUCH THAT, THE NUMBER OF EXISTING UNITS WILL BE REDUCED TO FOUR (4) AND SEVEN (7) NEW DWELLING UNITS WILL BE ADDED. THE RESULT WILL BE A TOTAL OF 11 DWELLING UNITS ON THE SITE. THE FOLLOWING IS INCLUDED IN THIS PACKAGE:

- ◊ 410 WINDOW TRIM AT NEW ADDITION
 - ◊ 410 SIDING FROM GRADE AT NEW ADDITION
 - ◊ 422/424 GABLE WINDOW TRIM
 - ◊ 422/424 INCREASE WATERTABLE SIZE AT PORCHES
 - ◊ 422/424 TRIM AT REAR ROOF ABOVE PATIO DOOR E105
- CURRENT SCOPE

ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

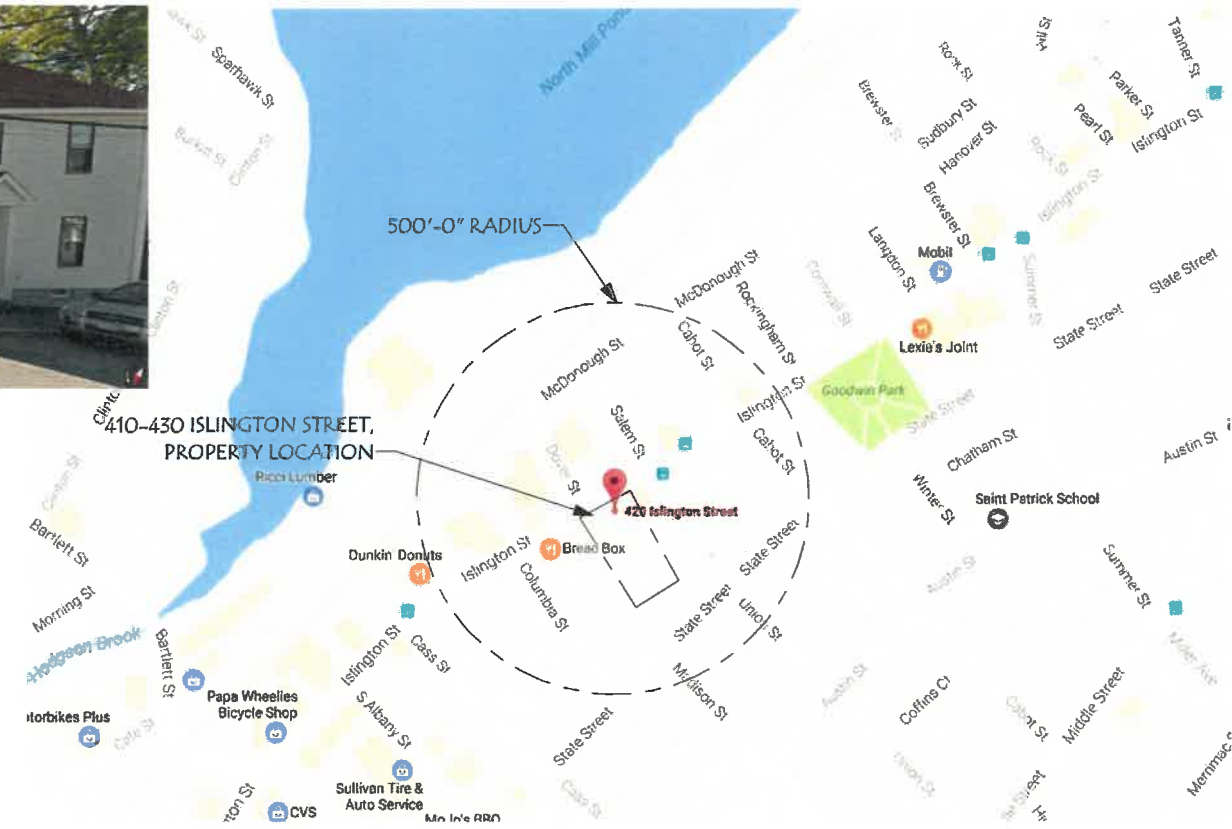
LOT SIZE: 40,075 SF

REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF

BUILDING HEIGHT: 35'-0" MAX

GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX

MIN GROUND STORY HEIGHT: 11'-0"



410 ISLINGTON STREET



422/424 ISLINGTON STREET



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER, 2019

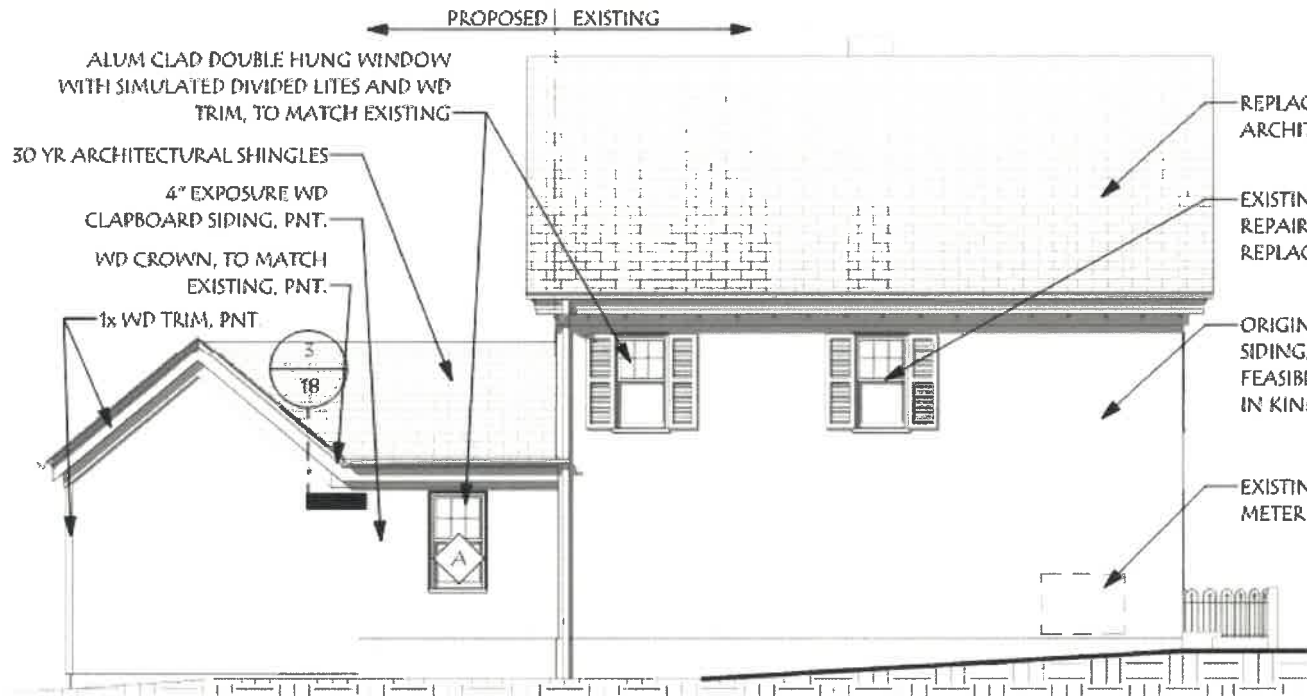
ISLINGTON COMMONS
422/424 ISLINGTON STREET
PORTSMOUTH, NH

| Revisions: | Description | Date |
|------------|-------------|------|
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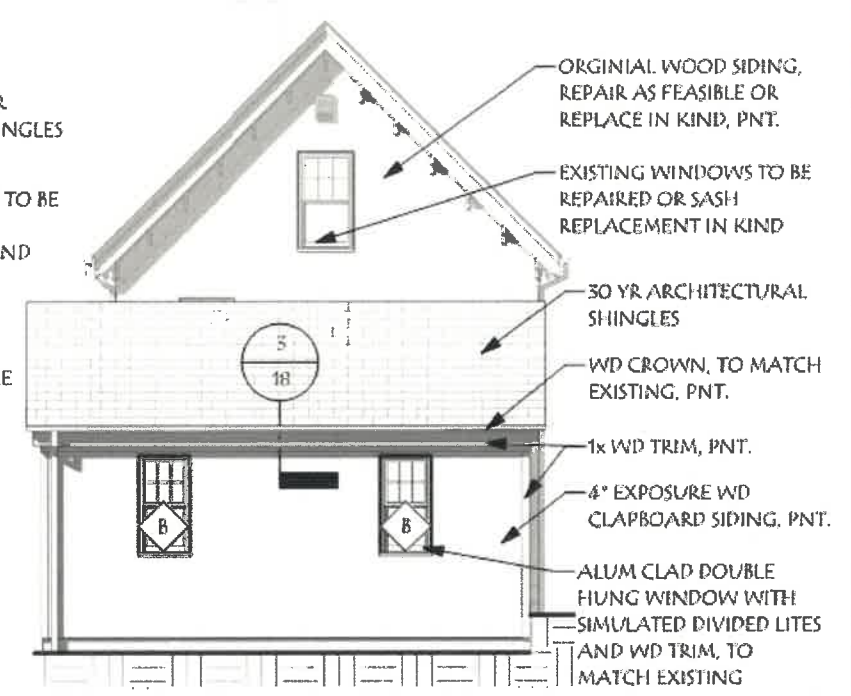
| | | | | |
|--------|---------------|------------------|---------------------|----------------|
| SCALE: | DRAWN BY: SNH | CHECKED BY: R/JH | PROJECT NO.: 207008 | DATE: 12/01/19 |
|--------|---------------|------------------|---------------------|----------------|

| | |
|--------------|---|
| TITLE: COVER | 1 |
|--------------|---|

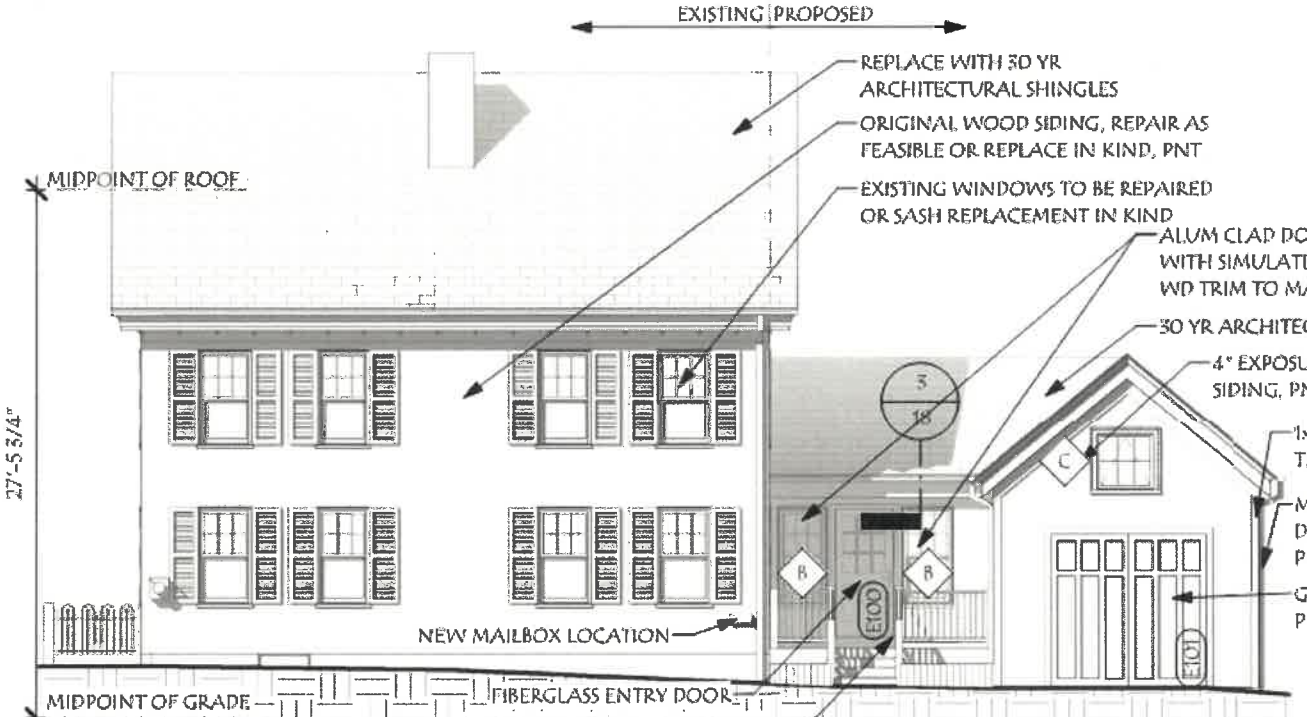
© 2019 Market Square Architects 12/14/2019 9:49:12 AM



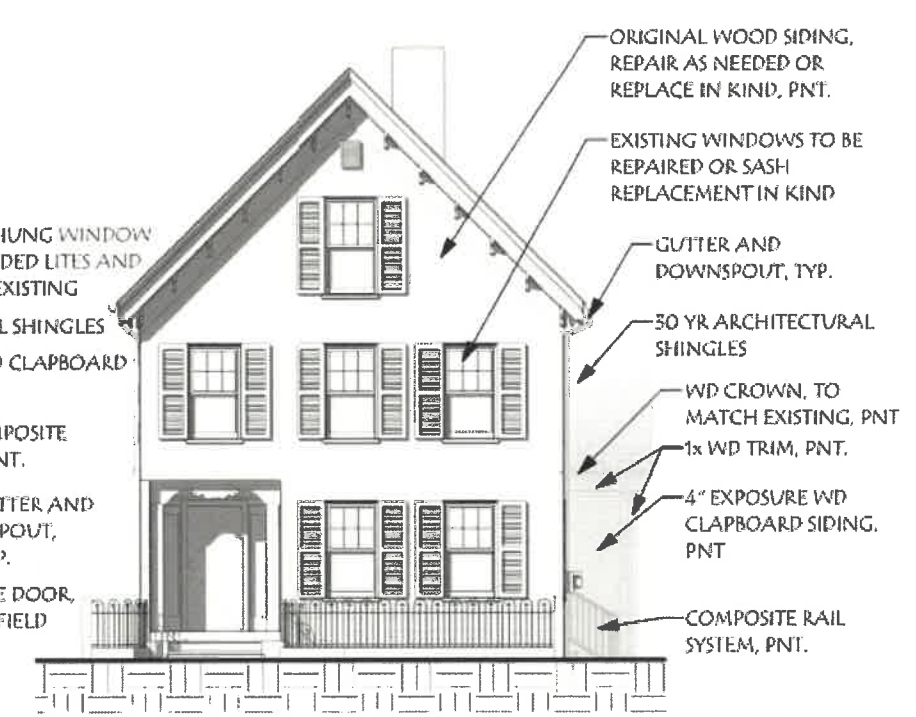
4 410- EAST ELEVATION
1/8" = 1'-0"



2 410- SOUTH ELEVATION
1/8" = 1'-0"



3 410- WEST ELEVATION
1/8" = 1'-0"



1 410- NORTH ELEVATION
1/8" = 1'-0"



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL DECEMBER 2019

ISLINGTON COMMONS
422/424 ISLINGTON STREET
PORTSMOUTH, NH

| Revisions: | Description | Date |
|------------|-------------|------|
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| SCALE: | DRAWN BY: SNH | CHECKED BY: R/H | PROJECT NO.: 2017008 | DATE: 12/01/19 |
|--------|---------------|-----------------|----------------------|----------------|

| | |
|----------------------------|---|
| TITLE: PREVIOUSLY APPROVED | 2 |
|----------------------------|---|

© 2017 Market Square Architects 12/14/2019 9:49:13 AM



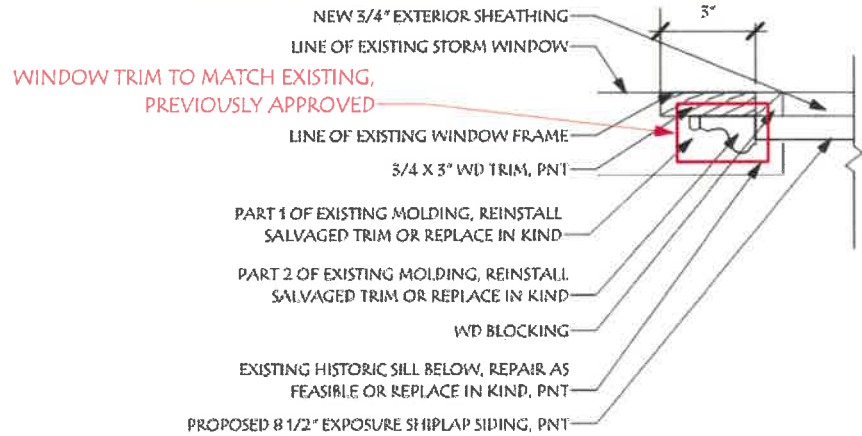
1X WOOD FLAT STOCK TRIM
INSTALLED AT ALL WINDOWS IN
NEW CONSTRUCTION, TRIM TO
MATCH EXISTING PREVIOUSLY
APPROVED

4 1/2" FROM GRADE
EXISTING, 8" PREVIOUSLY
APPROVED



4 1/4" FROM GRADE
EXISTING, 8" PREVIOUSLY
APPROVED

5 1/4" FROM GRADE
EXISTING, 8" PREVIOUSLY
APPROVED



2 PROPOSED WINDOW CASING PLAN DETAIL PREVIOUSLY APPROVED
3" = 1'-0"



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2019

ISLINGTON COMMONS
422/424 ISLINGTON STREET
PORTSMOUTH, NH

| Revisions: | Description | Date |
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| SCALE: | SNH | RJH |
| DRAWN BY: | | |
| CHECKED BY: | 2017008 | 12/01/19 |
| PROJECT NO.: | | |
| DATE: | | |

| | |
|--------|---------------------|
| TITLE: | EXISTING CONDITIONS |
| | 3 |



MARKET SQUARE ARCHITECTS
 104 Congress St., STE 205
 Portsmouth, NH, 03801
 PH: 603.501.0002
 Architects@marketqs.com

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
 DECEMBER 2019

ISLINGTON COMMONS
 422/424 ISLINGTON STREET
 PORTSMOUTH, NH

| Revisions # | Description | Date |
|-------------|-------------|------|
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|--------------|----------|
| SCALE: | SNH |
| DRAWN BY: | RJH |
| CHECKED BY: | 2017008 |
| PROJECT NO.: | 12/01/19 |
| DATE: | 12/01/19 |

| | |
|--------|---------------------|
| TITLE: | PREVIOUSLY APPROVED |
| DATE: | 4 |

©2017 Market Square Architects 12/17/2019 9:49:14 AM



2 SOUTH ELEVATION
1/8" = 1'-0"



EXISTING GABLE WINDOW AND TRIM



EXISTING REAR ROOF AND TRIM



1 NORTH ELEVATION
1/8" = 1'-0"

MARKET SQUARE ARCHITECTS
104 Congress St., Ste 208
Portsmouth, NH, 03801
PH: 603-504-0202
MarketSquareArchitects.com

HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2019

ISLINGTON COMMONS

422/424 ISLINGTON STREET
PORTSMOUTH, NH

| | | | |
|------------------------------------|---|-------------|----------------|
| TITLE: PROPOSED CONDITIONS | Revisions: | | Date: |
| | # | Description | |
| SCALE: DRAWN BY: CHECKED BY: | 1/8" = 1'-0" | SNH | R/JH |
| | PROJECT NO.: | 2017008 | DATE: 12/01/19 |
| 5 | **2017 Market Square Architects 12/17/2019 9:49:17 AM | | |



② WEST ELEVATION
1/8" = 1'-0"



EXISTING FRONT PORCH AND TRIM

AREA OF ALTERATION:
INCREASE COMPOSITE TRIM FROM
1X8 TO 1X12 AT PORCH ONLY



① EAST ELEVATION
1/8" = 1'-0"



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL
DECEMBER 2019

ISLINGTON COMMONS
422/424 ISLINGTON STREET
PORTSMOUTH, NH

| Revisions: | # | Description | Date |
|--------------|---------------------|-------------|------|
| SCALE: | 1/8" = 1'-0" | | |
| DRAWN BY: | SNH | | |
| CHECKED BY: | RJH | | |
| PROJECT NO.: | 2017008 | | |
| DATE: | 12/01/19 | | |
| TITLE: | PROPOSED CONDITIONS | | |
| | 6 | | |

**5. 401 State Street, Unit 405
Approval**

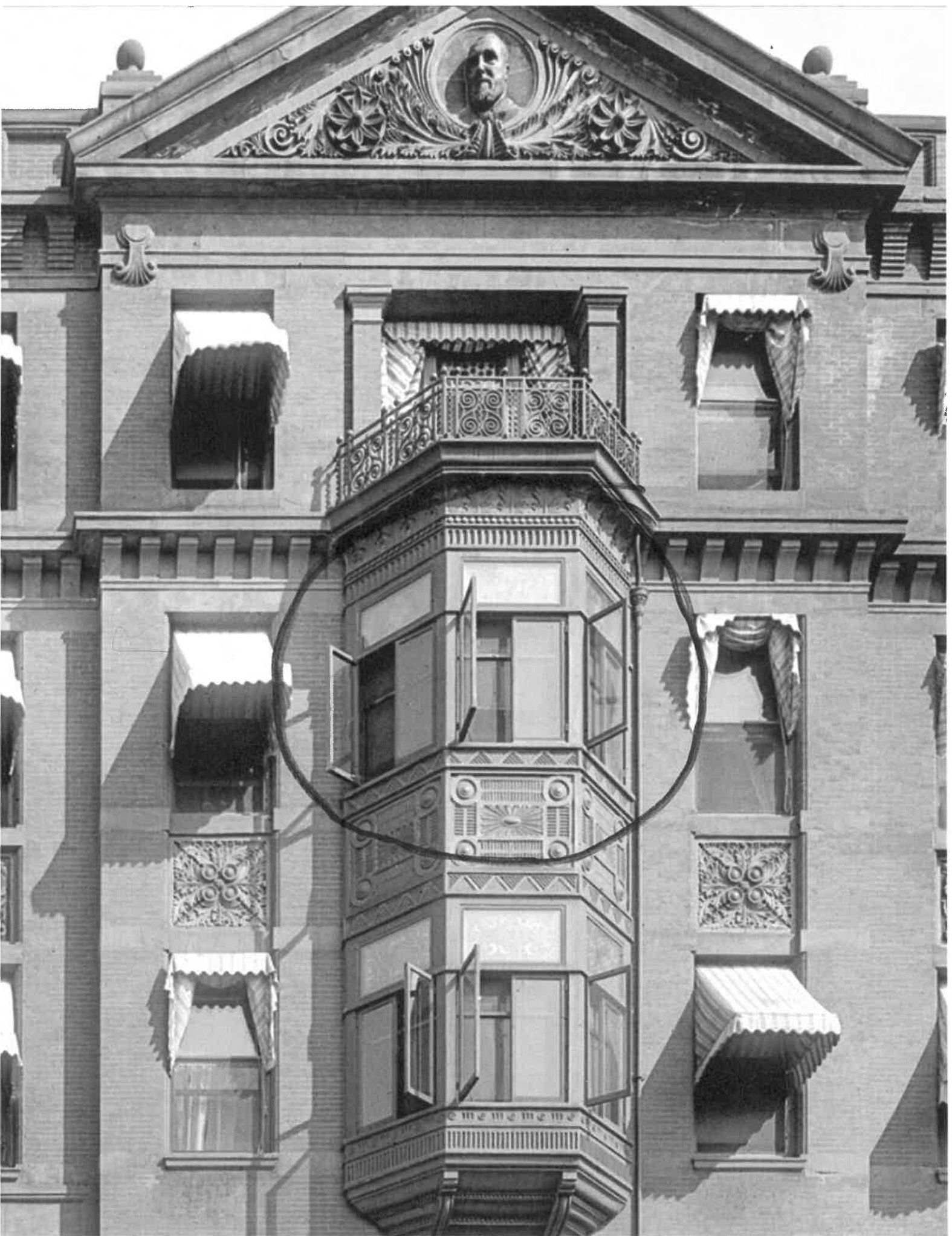
- Recommended

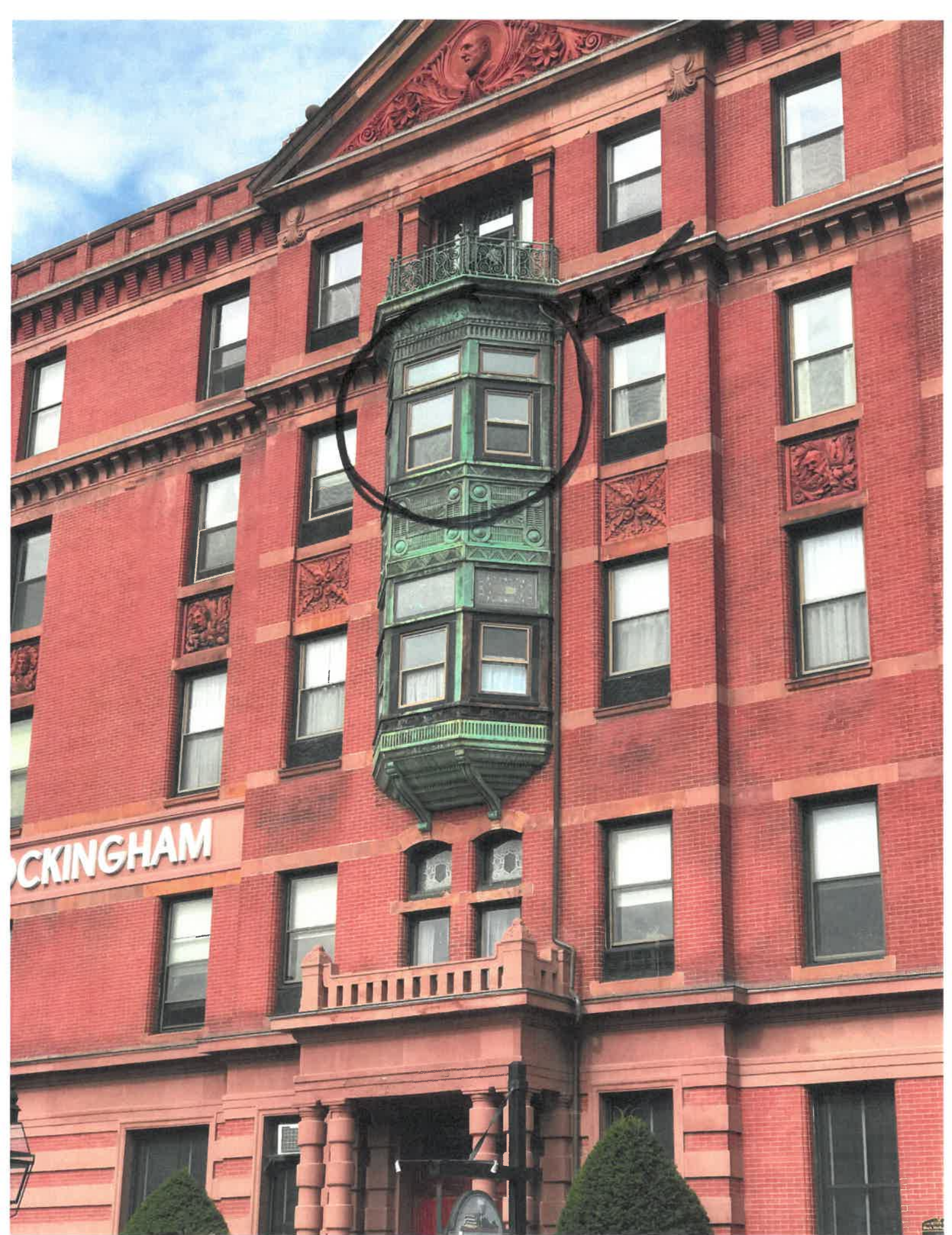
Background: The applicant is seeking approval to replace (3) bay windows in the unit with Andersen 400 Series double hung windows.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____



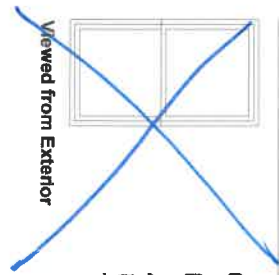


BUCKINGHAM



ROCKINGHAM

| Item | Qty | Item Size (Operation) | Location | Unit Price | Ext. Price |
|---|-----|-------------------------------------|----------|------------|------------|
| 0003 | 1 | WDHI 43 5/8" x 77 3/4" - 0 Deg (AA) | | \$ 1080.30 | \$ 1080.30 |
| Existing Opening Size: 44" W x 78" H Unit Size: 43 5/8" W x 77 3/4" H | | | | | |
| 400 Series | | | | | |
| Unit, Woodwright Insert Equal Sash, Terratone/Clear Pine, Gray/Gray Liner, AA Handling, High Performance Low-E4 (Each Sash), 2 Sash Locks, Traditional, Stone | | | | | |
| Half Insect Screen, Terratone | | | | | |
| U-Factor: 0.30, SHGC: 0.31 | | | | | |



Viewed from Exterior



Viewed from Exterior

| | | | | | |
|---|---|----------------------------|--|-----------|-----------|
| 0005 | 1 | WTRI 35 5/8" x 17 3/4" (F) | | \$ 526.50 | \$ 526.50 |
| Existing Opening Size: 36" W x 18" H Unit Size: 35 5/8" W x 17 3/4" H | | | | | |
| 400 Series | | | | | |
| Unit, Transom Insert Units, Terratone/Clear Pine, High Performance Low-E4 | | | | | |
| U-Factor: 0.29, SHGC: 0.33 | | | | | |

SIDE TRANSOM



Viewed from Exterior

| | | | | | |
|---|---|----------------------------|--|-----------|-----------|
| 0004 | 1 | WTRI 41 5/8" x 17 3/4" (F) | | \$ 526.50 | \$ 526.50 |
| Existing Opening Size: 42" W x 18" H Unit Size: 41 5/8" W x 17 3/4" H | | | | | |
| 400 Series | | | | | |
| Unit, Transom Insert Units, Terratone/Clear Pine, High Performance Low-E4 | | | | | |
| U-Factor: 0.29, SHGC: 0.33 | | | | | |

MIDDLE TRANSOM



Andersen Windows - Abbreviated Quote Report
 Project Name: KEVIN ROULEU

Quote #: 232 Print Date: 12/02/2019

Quote Date: 12/02/2019

iQ Version: 19.2

Dealer:

Customer: ANDERSEN TRUCK LOAD SALE

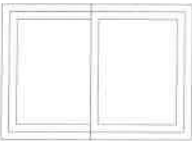
Billing Address:
 Phone:
 Contact:

Fax:

Sales Rep: BOB HENDERSON
 Created By:

Trade ID: 010645

Promotion Code:



Viewed from Exterior

Item Qty Item Size (Operation)

0001 1 WDHI 35 5/8" x 49 3/4" - 0 Deg (AA)

\$ 774.54

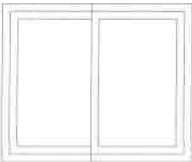
774.54

Existing Opening Size: 36" W x 50" H Unit Size: 35 5/8" W x 49 3/4" H

400 Series
 Unit, Woodwright Insert Equal Sash, Terratone/Clear Pine, Gray/Gray Liner, AA Handing, High Performance Low-E4 (Each Sash), 2 Sash Locks,
 Traditional, Stone
 Half Insect Screen, Terratone

U-Factor: 0.30, SHGC: 0.31

SIDES



Viewed from Exterior

0002 1 WDHI 41 5/8" x 49 3/4" - 0 Deg (AA)

\$ 774.54

774.54

Existing Opening Size: 42" W x 50" H Unit Size: 41 5/8" W x 49 3/4" H
 400 Series
 Unit, Woodwright Insert Equal Sash, Terratone/Clear Pine, Gray/Gray Liner, AA Handing, High Performance Low-E4 (Each Sash), 2 Sash Locks,
 Traditional, Stone
 Half Insect Screen, Terratone
 U-Factor: 0.30, SHGC: 0.31

MIDDLE WINDOW