

HDC

ADMINISTRATIVE APPROVALS

February 6th, 2019

1. 177 State Street (misc. changes) - Recommend Approval
2. 129 Market Street (door) - Recommend Approval
3. 76 Congress Street (pediment) - TBD
4. 40 Bridge Street (misc. changes) - Recommend Approval
5. 490 Marcy Street (dormer) - Recommend Approval
6. 14 Market Square (awning only) - Recommend Approval

1. 177 State Street (misc. changes) - Recommend Approval

Background: This project was originally approved on October 4th, 2017. During construction several field changes were made to the building design. Twelve changes are noted on the three sheets and they range from adjustments to the storefront, the cornice details, upper floor windows modifications and minor changes to the trim on the columns and storefront.

Staff Comment: Given the relatively minor nature of the proposed field changes I would recommend this application be approved.

*Not for Public Hearing



Application for Approval - Administrative Historic District Commission

Owner: Fabrizio Robert J Irrevoc Trust of 2012 Applicant (if different): _____

Address: 8213 Pensboscot Rd Address: _____
(Street) (Street)

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

Phone: 603-430-0274 Phone: _____

Signature: [Handwritten Signature]

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

Building Permit #: _____

To permit the following: Admin approval for items brought forward by land use compliance agent.

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

Administrative Use Only:	
Date of Meeting:	<u>2-6-19</u>
Payment:	<u>\$ 100 -</u>
Payment Type:	<u>CK # 5873</u>
Index/Permit #:	_____

If approved, please acknowledge below:

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

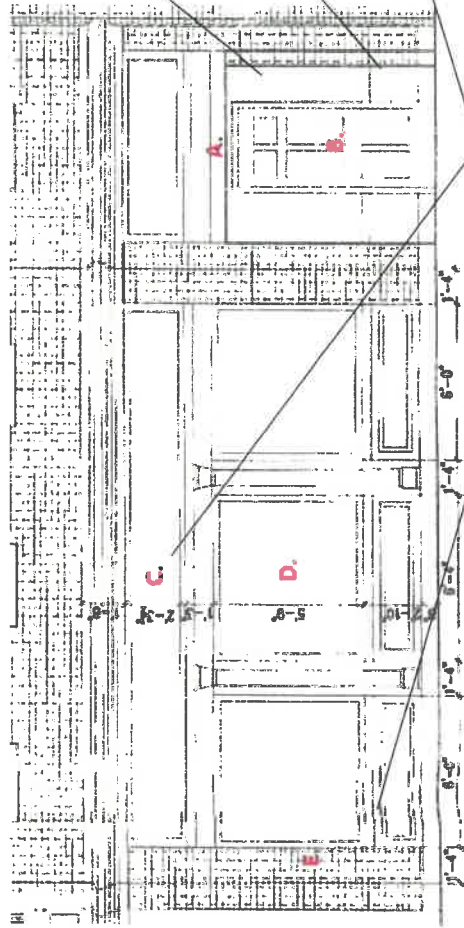
Owner

177 STATE STREET

Historic District Commission Administrative Approval - February 2019, Portsmouth, New Hampshire

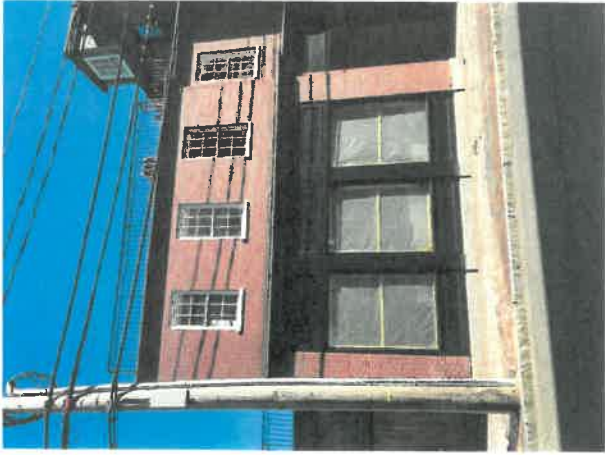
The items on the following sheets correlate to a Land Use Compliance Inspection Report provided to the applicant in December, 2018. Each item on the list differs from the original HDC approved drawings, and we respectfully request that you approve these changes as they are constructed today.

FROM ORIGINAL HDC APPROVAL - OCTOBER 4, 2017



Alterations to the Approved Elevations:

- A. Transom added above entrance door.
- B. Panel detail changed to entrance door.
- C. Entrance fascia broken into three segments.
- D. Plate glass windows appear to have increased in height/reduced in width.
- E. Brick columns are greater than 1'-4" in width.

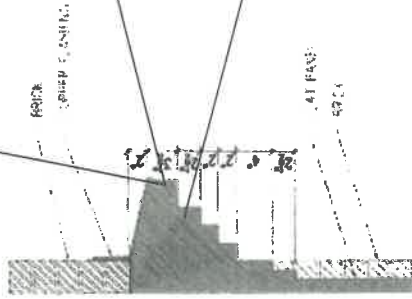


177 STATE STREET
Portsmouth, New Hampshire

Historic District Commission Administrative Approval, February 2019

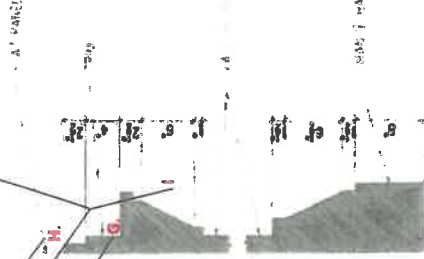
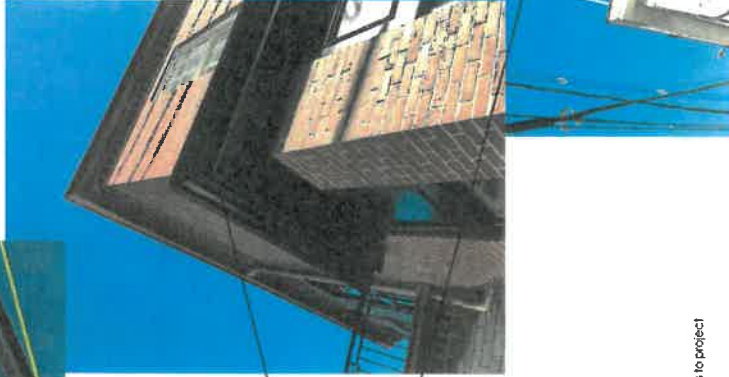
McHENRY ARCHITECTURE
4 Marker Street
Portsmouth, New Hampshire

FEB2019
MHPA- AR
Scale: NTS



STOREFRONT PROFILE AT EAVE
Scale: 1" = 1'-0"

F. Alternative cornice detail constructed in the field; hereby, it appears to project further from the wall plane than the approved detail, i.e.,



STOREFRONT PROFILE AT PILASTER
Scale: 1" = 1'-0"

G. 4" trim removed from pilaster detailing, removing the appearance of a continuous architrave (i.e. the pilasters are holding up a structure) from storefront profile.

H. In addition, as a result of fascia being broken into three segments, additional pilaster details have been provided above capitals.

I. Alternative capital and base detail constructed in the field than the approved detail, i.e.,



FROM REVISED HDC APPROVAL - FEBRUARY 16, 2018

To be Completed:

1. The material of the 2nd story door and window is unclear. Please provide photograph to clarify.
2. Doors to trash enclosure.

Alterations to the Approved Elevations:

- A. Stole roof has been constructed with sleeper pitch, aligning more or less with parapet.



Window is same size as approved design but now a 3/3 rather than approved 6/6.



Brick pavers, to match adjacent sidewalk, with a granite band were installed per discussions with DPW.

FROM REVISED HDC APPROVAL - DECEMBER 6, 2017

To be Completed:

1. I could not see the third story rear window from the ground. Please provide a photograph to verify the window is the correct material and has the appropriate number of lights.

Alterations to the Approved Elevations:

- A. 2nd story window on return was deleted.
- B. Parapet covers have not been constructed per stipulation #2 of the letter of decision.



2. 129 Market Street (door)

- Recommend Approval

Background: This project was originally approved on October 3rd, 2018. The original plans submitted with the application showed two different window styles for the double French door at the main entrance to the commercial unit. On January 2nd, 2019 the applicant received approval from the HDC to use the clear pane doors versus the grills that would match the new side door. Subsequent to the HDC approval the manufacturer of the doors shipped the product and it arrived with grills in the windows as originally designed and approved. The doors were then installed and the applicant is now requesting that the grills be allowed to remain in place.

Staff Comment: Given this was originally approved by the HDC coupled with the fact that it now matches the side door I would recommend this application be approved.

Application for Approval – Administrative Approval

Historic District Commission

Owner: Joy Curth Applicant (if different): _____

Address: 129 Market Street Address: _____
(Street) (Street)

Portsmouth, NH 03801 _____
(City, State, Zip) (City, State, Zip)

Phone: 858-882-7459 Phone: _____

Location of Structure: Map 102 / Lot 47 Street Address: 129 Market Street
Building Permit #: _____

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

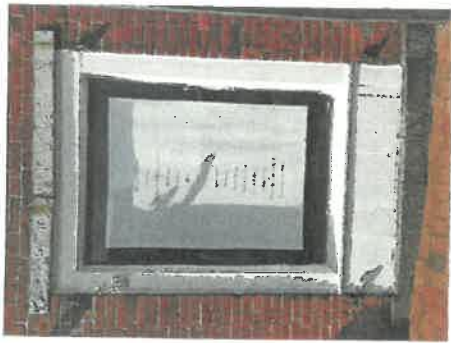
Modify the double entry doors along Ceres Street entrance to now match the custom wood side door with grills.

Action Taken by Principal Planner	
Date of Approval	02-5-19
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

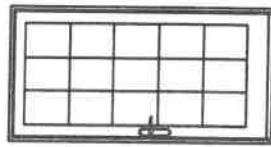
Any and all changes or modifications in the design as approved shall require further review and approval.

Revised: 11 April 17



A - EXISTING

OPENING: 4'-6 1/2" X 6'-5 1/2"
WINDOW SIZE: 3'-8 3/4" X 5'-0"



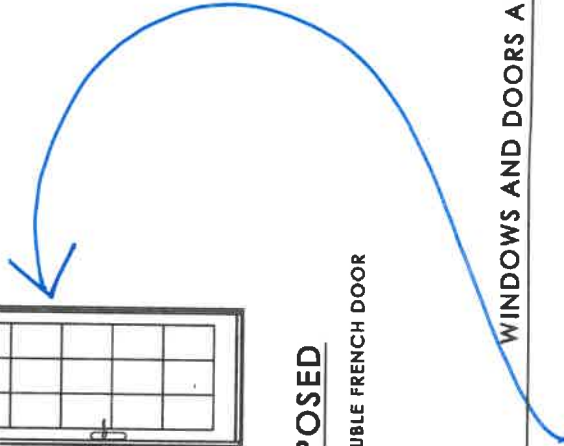
A - PROPOSED

CUSTOM SINGLE DOOR WITH
SALVAGED EXISTING SIDELIGHT



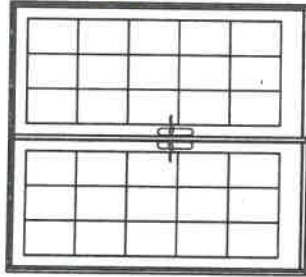
B - PROPOSED

OUTSWING DOUBLE FRENCH DOOR



B - EXISTING

OPENING: 7'-4 1/4" X 6'-8"



C - PROPOSED

GREEN MOUNTAIN WINDOW
DOUBLE HUNG



C - EXISTING

MASONRY OPENING: 3'-3 1/4" X 4'-10 1/2"
WINDOW SIZE: 2'-7" X 4'-2"



D - PROPOSED

GREEN MOUNTAIN WINDOW
DOUBLE HUNG EGRESS



D - EXISTING

MASONRY OPENING: 3'-4" X 4'-8 1/2"
WINDOW SIZE: 3'-0" X 4'-4 1/2"

129 MARKET STREET - UNIT A

PORTSMOUTH, NEW HAMPSHIRE

WINDOWS AND DOORS AFFECTED

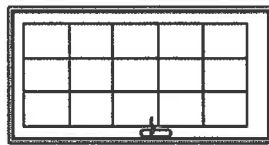


ORIGINALLY APPROVED
ON 10.3.18



A - EXISTING

OPENING: 4'-6 1/2" X 6'-5 1/2"
WINDOW SIZE: 3'-8 3/4" X 5'-0"



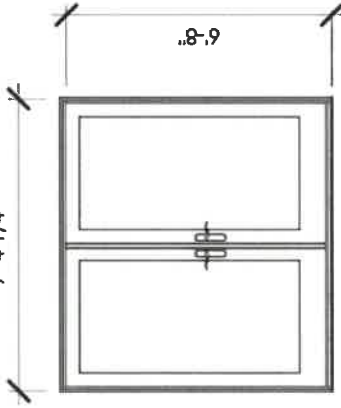
A - PROPOSED

CUSTOM WOOD SINGLE DOOR WITH
SALVAGED EXISTING SIDELIGHT



B - EXISTING

OPENING: 7'-4 1/4" X 6'-8"
7'-4 1/4"



B - PROPOSED

OUTSWING CUSTOM WOOD DOUBLE FRENCH DOOR



C - EXISTING

MASONRY OPENING: 3'-3 1/4" X 4'-10 1/2"
WINDOW SIZE: 2'-7" X 4'-2"



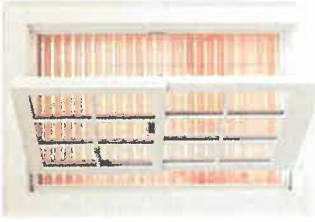
C - PROPOSED

GREEN MOUNTAIN WINDOW
DOUBLE HUNG



D - EXISTING

MASONRY OPENING: 3'-4" X 4'-8 1/2"
WINDOW SIZE: 3'-0" X 4'-4 1/2"



D - PROPOSED

GREEN MOUNTAIN WINDOW
DOUBLE HUNG EGRESS

PROJECT NO. 201835



WINDOWS AND DOORS AFFECTED

129 MARKET STREET - UNIT A

PORTSMOUTH, NEW HAMPSHIRE

MODIFIED APPROVAL 1.2.19



EXISTING



PROPOSED

NEW DOORS FLUSH W/ FACE OF EXTERIOR CASING TO ALLOW FOR 180° OPENING AGAINST WALL

PROPOSED TO ADD GRILLS TO MATCH THE SIDE DOOR.

PROJECT NO. 201835



© 2019

129 MARKET STREET - UNIT A
PORTSMOUTH, NEW HAMPSHIRE

PERSPECTIVES

PAGE 1 OF 2
09 JANUARY 2019

3. 76 Congress Street (pediment) - TBD

Background: This project was originally approved on June 6th, 2018. Included in the stipulations for approval was a condition that the existing storefront design (c.1940s) shall remain in place (except for a minor adjustment to the recessed entry door). During construction, the applicant appears to have erroneously made an executive decision that any changes to the sign band portion of the storefront did not need HDC approval. Thus, significant changes were made to the facade without review and approval from the HDC.

Staff Comment: Understanding the modifications to the façade are significant I would suggest that the HDC provide the applicant an opportunity to present the changes and make the case for why these changes should be approved.

Application for Approval - Administrative Historic District Commission



Owner: State 67 LLC Applicant (if different): Ender Ozgur
 Address: 76 Congress st Address: 76 Congress st
(Street) (Street)
Portsmouth NH 03801 Portsmouth NH 03801
(City, State, Zip) (City, State, Zip)
 Phone: _____ Phone: 914-565-7053
 Signature: [Handwritten Signature]

Location of Structure: Map _____ Lot _____ Street Address: 76 Congress st
 Building Permit #: _____
 To permit the following: modification to the approved facade

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

Administrative Use Only:
 Date of Meeting: 2-6-19
 Payment: 1-17-19
 Payment Type: CC
 Index/Permit #: _____

If approved, please acknowledge below:

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

[Handwritten Signature]
 Owner

PORT CITY DESIGN

architecture planning interiors

953 Islington St. Suite 23F

Portsmouth, NH 03801

603.312.1707

portcitydesignco.com

2019-1-30

76 Congress – HDC narrative

I will apologize in advance and ask that you recognize that this was not a deliberate attempt to subvert the process. The whole endeavor has been in a constant state of evolution since the original plan & concept were first presented.

When the project first arrived at the HDC the idea was to replace the existing horizontal sign board pretty much in kind with something similar to that which is down the street at The Goat or Kafee VonSolln or the Hartford Building – nice molding profile and detailing. However, the business owners had not yet settled on a logo and name or a color palette & materials. Everything has been evolving.

I had concluded my work and that was it for the time being.

They came back to me later and proposed doing a roof like what is there now.

They wanted the sign board to be more than a sign board. It was going to be an expression of the logo & the business. They didn't want it to merely say Fresh House it should look like Fresh House.

I had thought that this was not intrinsic to the building but something, as Jon Wycoff had pointed out, as part of the storefront that comes and goes with the tenant so I did not think it required another review. It acts as a marquee & was a signage issue. The final details had still not been worked out.

The concern has always been that the building facade is a little tired, a little dingy and they wanted to distinguish the first floor space from the rest of the building so that it would look fresh and be distinguished from what is going on above or to the side. The brick is a pale yellow and somewhat dirty. The concrete window sills above are discolored & dark. The paint on the windows above are chipped or peeling. The aluminum storefront door to the side

is worn.

Originally, they were going to do the whole exterior facade in a species of wood that they could clear stain and that would hold up to weather similar to that at the new Bangor Savings Bank on the corner of Bow & Ceres, I think it is mahogany, but they have used a variety of wood species that will need to be painted or solid stained or covered with aluminum similar to what was there before.

The thought at this point is to finish off the base of the storefront picture windows with a vertical wood v match tongue & groove similar to the wood above with vertical trim at either side covering the brick.

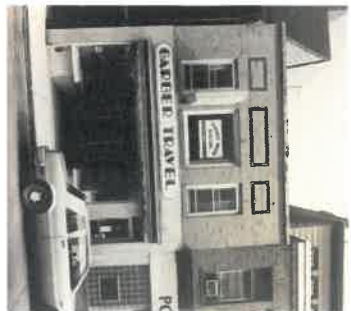
They would like it to have an earthy, natural look, but fresh.



Congress Street facade circa 1880 - #76 denoted



Congress Street facade circa 1920 - #76 denoted



#76 Congress Street circa 1977



#76 Congress Street 2017



#76 Congress Street Oct. 2018



#76 Congress Street Nov. 2018



#76 Congress Street Oct. 2018



#76 Congress Street Nov. 2018



#76 Congress Street Oct. 2018

PORT CITY DESIGN

architecture
planning
interiors

603.312.1707
953 Islington Street
Portsmouth, NH
03801
portcitydesignco.com

Client - Project:

76 Congress St.,
Portsmouth, NH 03801

Renovations
to Existing
Tenant Space

Dwg. Index:

2019-1-29 HDC

A1

1st floor tenant
space renovations
76 Congress St., Portsmouth



CITY OF PORTSMOUTH

Community Development Department
(603) 610-7281

Planning Department
(603) 610-7216

PLANNING DEPARTMENT
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROVAL

Date: June 12, 2018
To: State 67 LLC
50 School Street Unit #5
Portsmouth, NH 03801
Re: **76 Congress Street**

The Historic District Commission considered your proposal at its meeting on June 6, 2018 wherein permission was requested to allow the removal and replacement of a storefront and entry (including renovations to an existing first floor tenant space) as per plans on file in the Planning Department.

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

1. The existing storefront design (c. 1940's) shall remain with the exception that the entrance door may be relocated 8 feet closer to the street.
2. The elevated display cases shall remain in front of the new door location.

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.

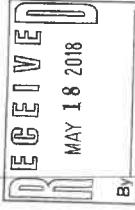
Client - Project:

76 Congress St.
Portsmouth, NH 03801

Renovations
to Existing
Tenant Space

Dwg. Index:

- A1 - existing & proposed plans & elevations
- A2 - HDC elevations
- A3 - basement & 1st floor electric plans
- A4 - notes & details



2018-4-5: hdc appl.
2018-5-18: rev. ltrd.appl.

A2

1st floor tenant
space renovations
76 Congress St. - Portsmouth



**Back of Building/
Roof over Kitchen**



Aerial View

Project Description:

Renovation of existing 1st floor tenant space
Change of use from clothing retail to food service - no alcohol
Remove existing elevated glass displays & keep existing storefront system w/ door
Patch & match existing exterior stone floor surface
New exhaust duct & make up air unit at roof in back

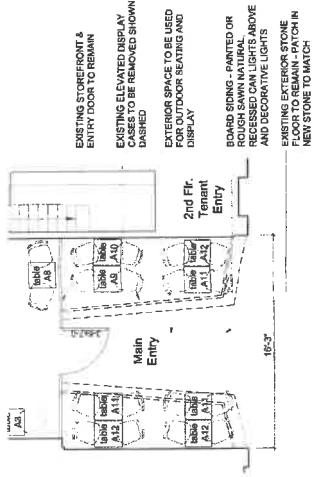
Notes:



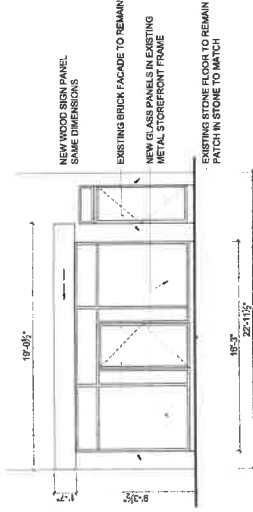
(Field verify all dimensions)

20

0 5 10



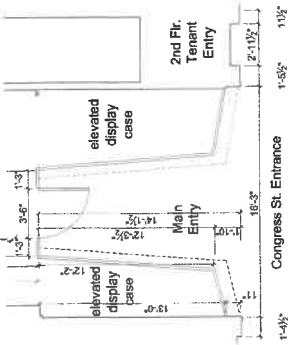
Proposed Floor Plan @ Storefront Entry



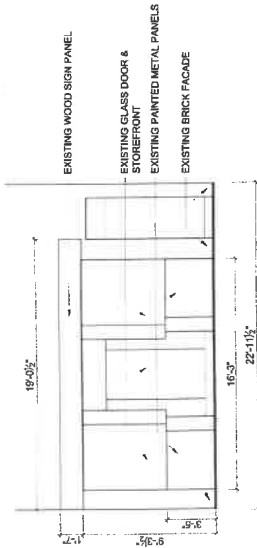
Proposed Elevation @ Storefront Entry



Proposed Entry Elevation
76 Congress St.
(Similar - recessed cavity w/ high transparency)



Existing Floor Plan @ Storefront Entry



Existing Elevation @ Storefront Entry



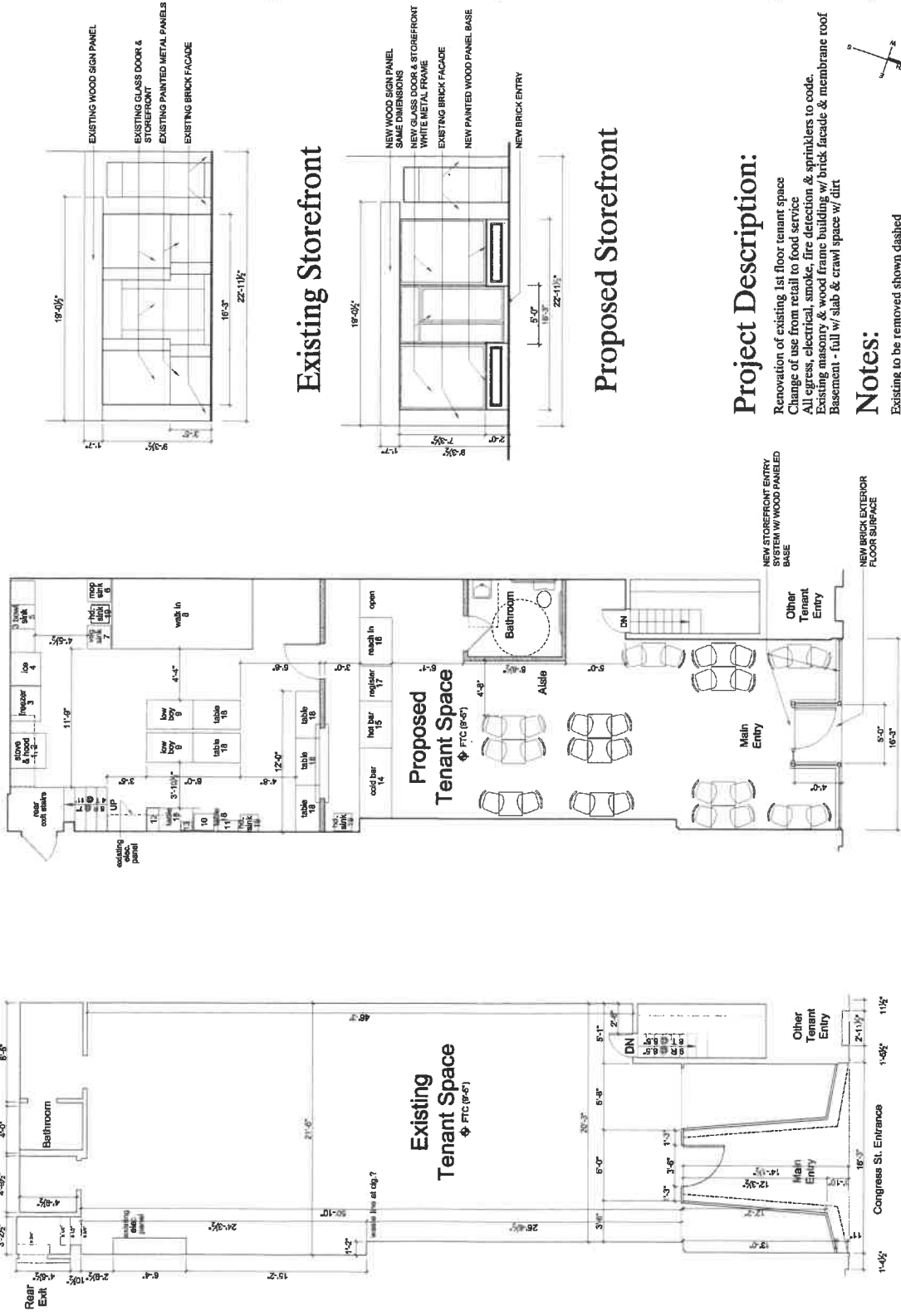
Existing Front Elevation
76 Congress St.

Client - Project:
 76 Congress St.
 Portsmouth, NH 03801

Renovations to Existing Tenant Space

Dwg. Index:
 A1 - existing & proposed plans & elevations

2018-4-5 - bid appl.
 2018-4-18 - bidg. appl.



(Field verify all dimensions)

Proposed Floor Plan
 1316 s.f. Footprint

Existing Floor Plan
 1316 s.f. Footprint



EXISTING CONDITIONS

4. 40 Bridge Street (misc. changes) - Recommend Approval

Background: This project was originally approved on June 3rd, 2015. During construction several field changes were made. These changes are the subject of this application. The applicant has listed each of the design changes according to the respective building elevation. The changes range from minor window modifications, handrail design, veneer block height, column design, and the addition of several termination vents in the roof and walls. Note that full screens were also used on the windows without HDC approval.

Staff Comment: Understanding that there are many minor changes to the building design I would suggest that the HDC offer the applicant an opportunity to present this application and answer and questions from the Commission.

*Not for Public Hearing

Date: 23 January 2019

Application for Approval - Administrative Historic District Commission

Owner: Tanner Bridge Development, LLC
c/o Anthony DiLorenzo

Applicant (if different): Lee Brown
Whitcher Builders

Address: 549 US Highway1 By-Pas
(Street)
Portsmouth, NH 03801
(City, State, Zip)

Address: 254 Drake Hill Road
(Street)
Strafford, NH 03884
(City, State, Zip)

Phone: _____

Phone: 603-345-1509

Signature: 

Location of Structure: Map 126 Lot 52 Street Address: 40-42 Bridge Street
Building Permit #: 13615

To permit the following: Request approval of minor building modifications as detailed on attached sheets.

**** Note:** Two items are requested to be deferred until such time a tenant/owner occupies the commercial space. Specifically for the East Elevation- (first floor) want the awnings and sign banner be part of the fitup work for the first floor.

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

Administrative Use Only:
Date of Meeting: _____
Payment: _____
Payment Type: _____
Index/Permit #: _____

If approved, please acknowledge below:

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

Owner _____

DAVID R. WHITCHER
BUILDER INC.

254 DRAKE HILL ROAD, STRAFFORD, NH 03884 TEL.

(603) 664-5577

FAX: (603) 664-9508

23 January 2019
Mr. Nick Cracknell
Principal Planner
Portsmouth Planning Department
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: 40 Bridge Street- Request for HDC Administrative Approval

Dear Sir:

As our project is wrapping up, we are requesting a final Historic District Commission Administrative Approval for various construction modifications made during the construction process. As you know, we have been working with Vincent Hayes and have taken his developed list of changes and for each alteration have provided a "snap shot" of the change vs the proposed detail and when appropriate added a note or comment and created the attached response submittal for your review with the Commission. Should you have any questions or concerns please do not hesitate to contact us.

There are two items on Vincent's list that are tied to the first floor commercial space that I am not sure how to address with you and the Commission. They are specifically the awnings and the sign banner that are to be installed on the East Elevation and will be part of the fit-up work for commercial whenever a tenant or buyer is determined.

Also attached is the completed HDC Application for Approval- Administrative along with a check to cover the one hundred dollar fee.

We appreciate all of Vincent and your assistance in this process of review.

Sincerely,



Lee Brown
Project Manager

*Cc: Vincent Hayes, Planning Dept.
Attachments.*

Location	Item Designation	Issue	Page
East	A	Two corner column on left front enlarged	
East	B	Unit 201 center window (2 nd floor) not mullied	

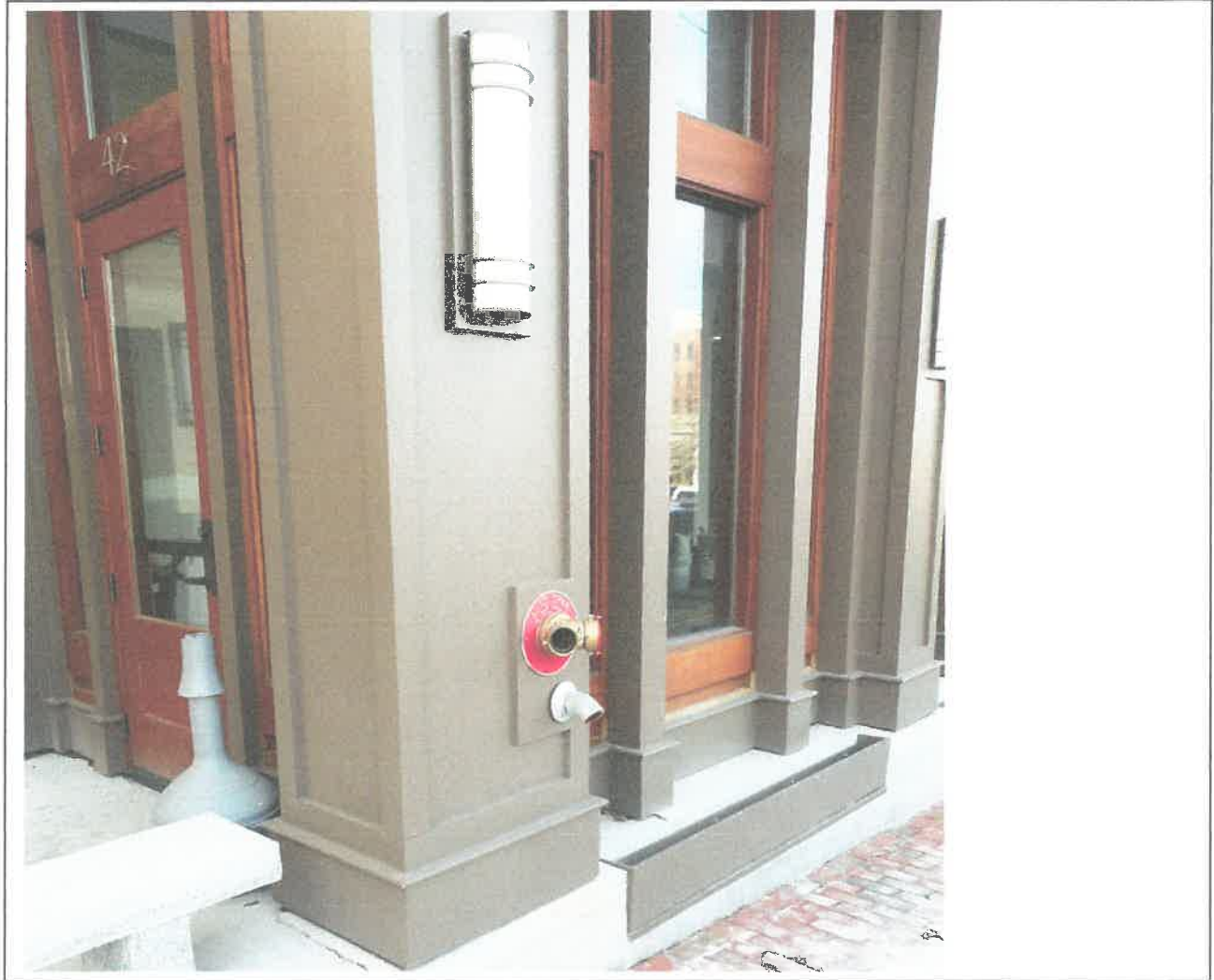
Proposed:



Actual:



Location	Item Designation	Issue	Page
East	A	Two corner column on left front enlarged	
East	B	Unit 201 center window (2 nd floor) not mullied	



Notes/Comments

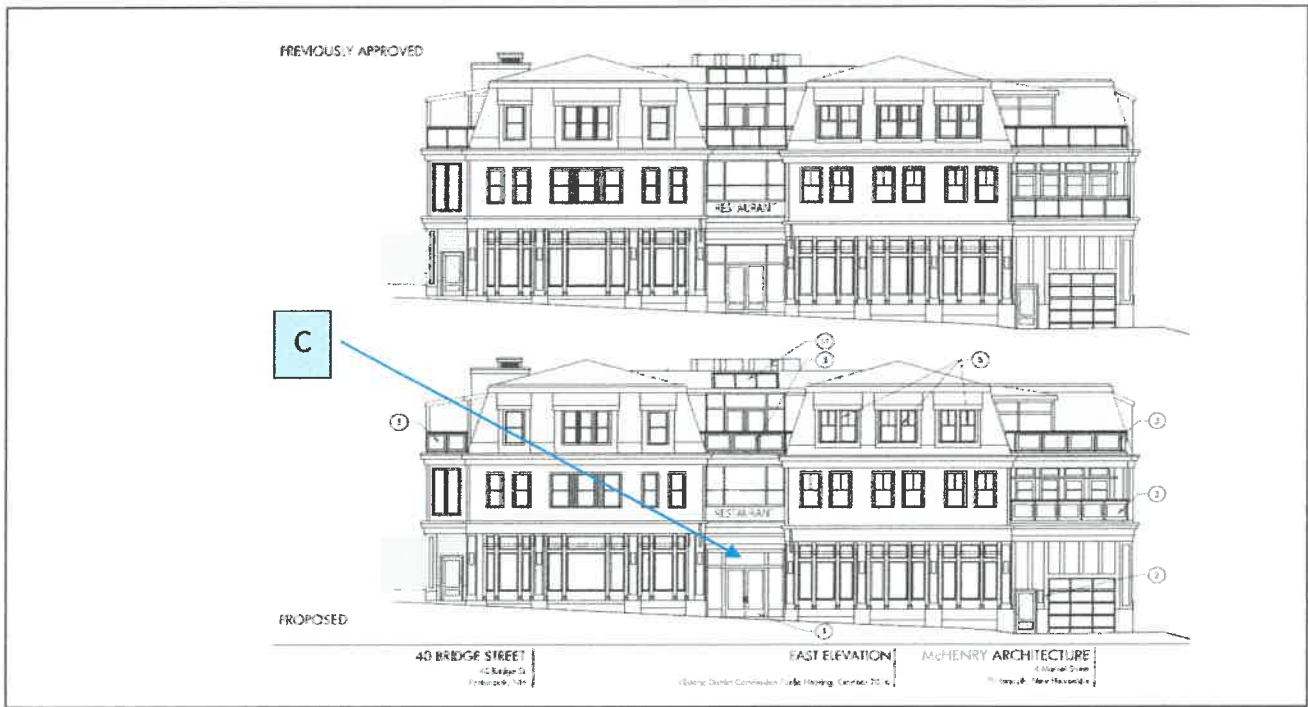
Page 11 of 18

1. Left side end columns –were enlarged to accommodate the fire department hookup location, which PFD located in the field. The opposite end column was enlarge in order to match width.
2. The structural engineer wanted structural studs between the window units to assist in carrying the roof and floor loads

Location	Item Designation	Issue	Page
East	C	Central ground (commercial) transom lites increase in size	

Proposed:

Page 12 of 18



Actual:



Location	Item Designation	Issue	Page
East	D	Missing Muntin bar	
	1	Canvas Awning- over left & right commercial front windows	
	G	Sign band @center entr., center glass awning moved up	

Proposed:



Actual:



Location	Item Designation	Issue	Page
East	D	Missing Muntin bar	
	1	Canvas Awning- over left & right commercial front windows	
	G	Sign band @center entr., center glass awning moved up	

Notes/Comments:

1. Awnings and sign band is contingent on commercial space tenant(s). Presently no tenants signed up.

Added information:



Location	Item Designation	Issue	Page
East	E	Granite at Column at Garage Entrance is taller	

Proposed:

Page 15 of 18



Actual:



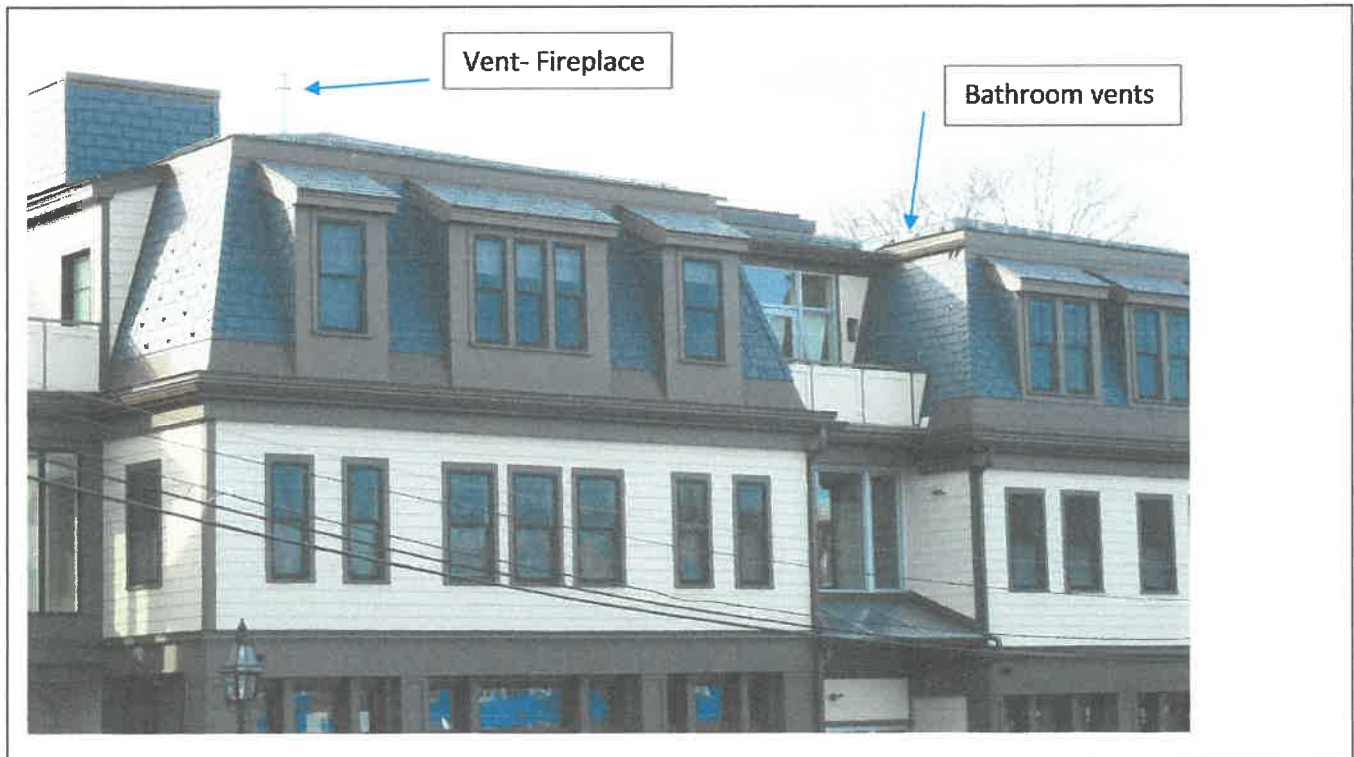
Location	Item Designation	Issue	Page
East	F	Added Roof Vents	

Proposed:

Page 16 of 18



Actual:



Item Designation	Item Designation	Issue	Page
West	E	Rear NW doors – Transom Removed	1 & 2
	A	Handrails do not have spindles	1 & 2

Proposed:

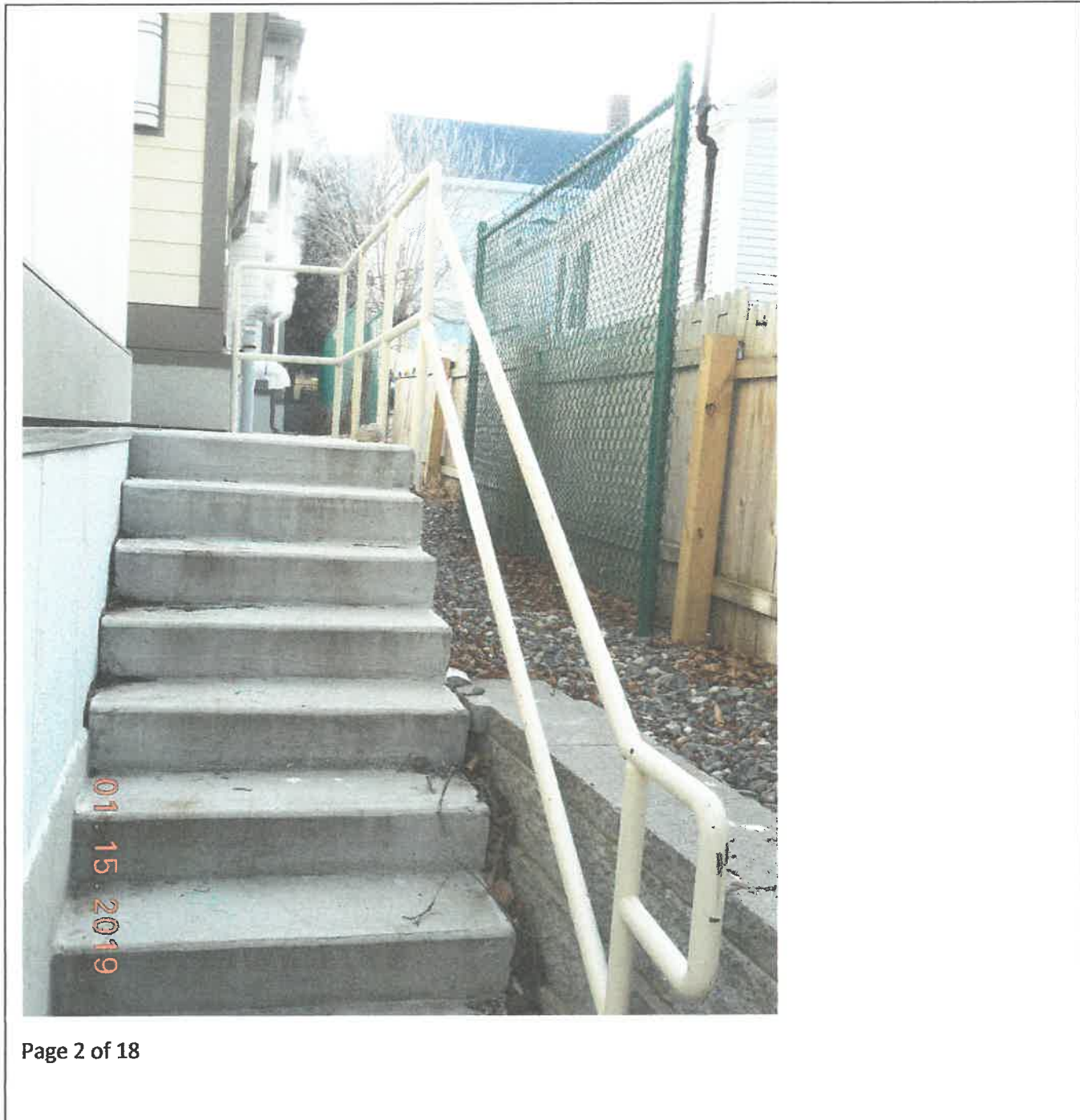


Narrative:



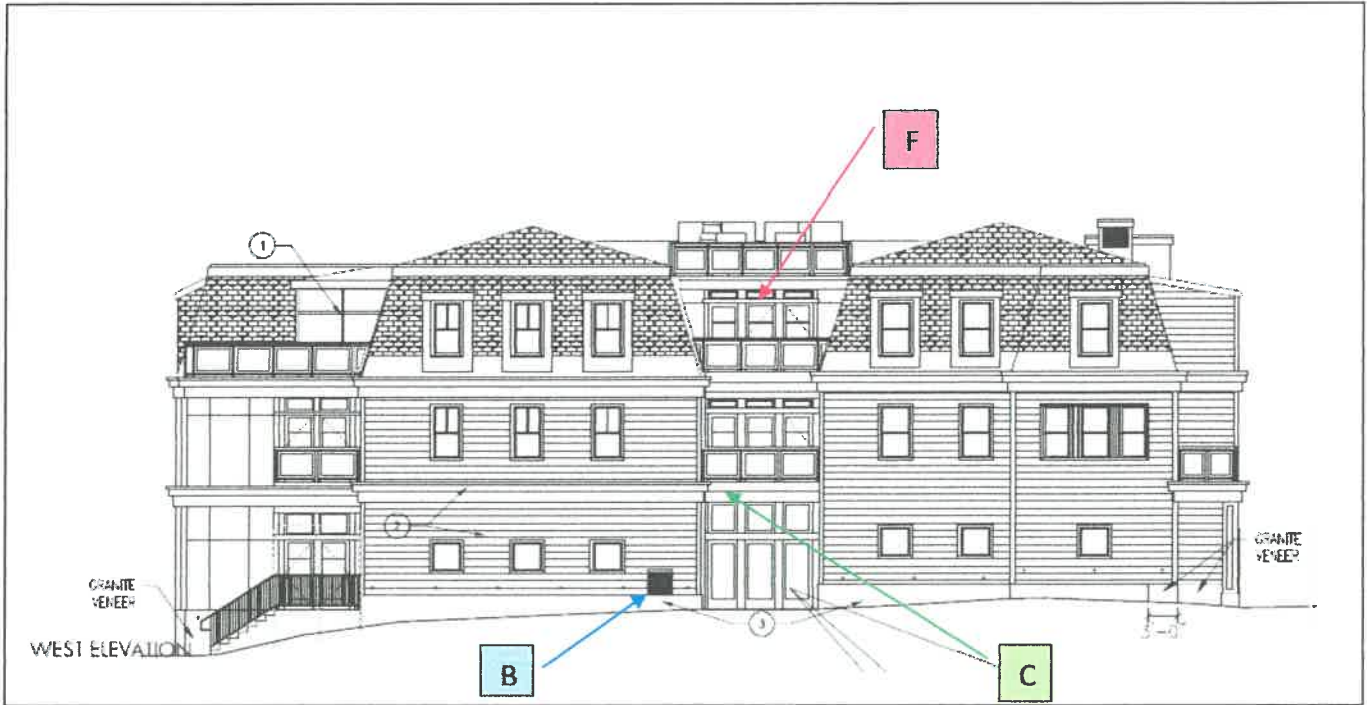
Item Designation	Item Designation	Issue	Page
West	E	Rear NW doors – Transom Removed	1 & 2
	A	Handrails do not have spindles	1 & 2

Existing:

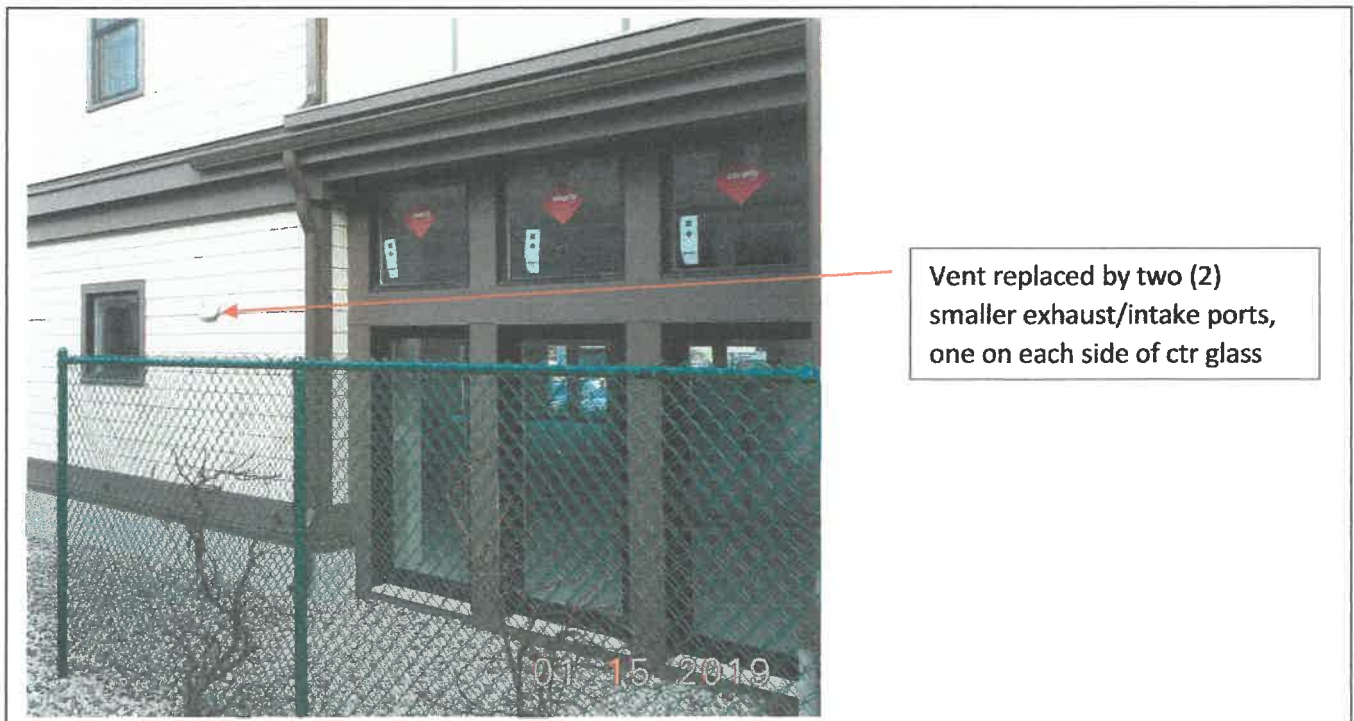


Location	Item Designation	Issue	Page
West	B	Ground floor vent deleted	
	C	No return on lower cornice detail (runs straight over center entry)	
	F	3 transoms deleted 3 rd floor Balcony	

Proposed:



Actual:



Location	Item Designation	Issue	Page
West	B	Ground floor vent deleted	
	C	No return on lower cornice detail (runs straight over center entry)	
	F	3 transoms deleted 3 rd floor Balcony	

Actual:



Location	Item Designation	Issue	Page
West	B	Ground floor vent deleted	
	C	No return on lower cornice detail (runs straight over center entry	
	F	3 transoms deleted 3 rd floor Balcony	

Notes/comments:

1. The original ground floor vent depicted was a place holder, as no HVAC system was designed. Two separate units have been installed; each have a combination intake/exhaust port.
2. A return cornice would have been below the transom window so a shadow box detail was created to reflect the proper trim configuration but leave space for the transom.
3. The original HDC transom detail failed to take in the pitch of the roof (to the rear of the building) and was constructed eliminated the vertical space for the three transoms at the balcony.



Location	Item Designation	Issue	Page
West	D	Rear porch conservatory transom reduced in size	

Proposed:



Notes/Comment:

1. Architectural HDC rendering did not take in the door that was being install to access the balcony.
2. For the following two photos please note there is a front and rear deck with the same sun room details. The photo of the exterior is actually the front porch view while the second photo is an actual photo of the rear sunroom from an interior perspective-

Location	Item Designation	Issue	Page
West	D	Rear porch conservatory transom reduced in size	

Front Porch Exterior view- which is the same configuration as the rear porch-



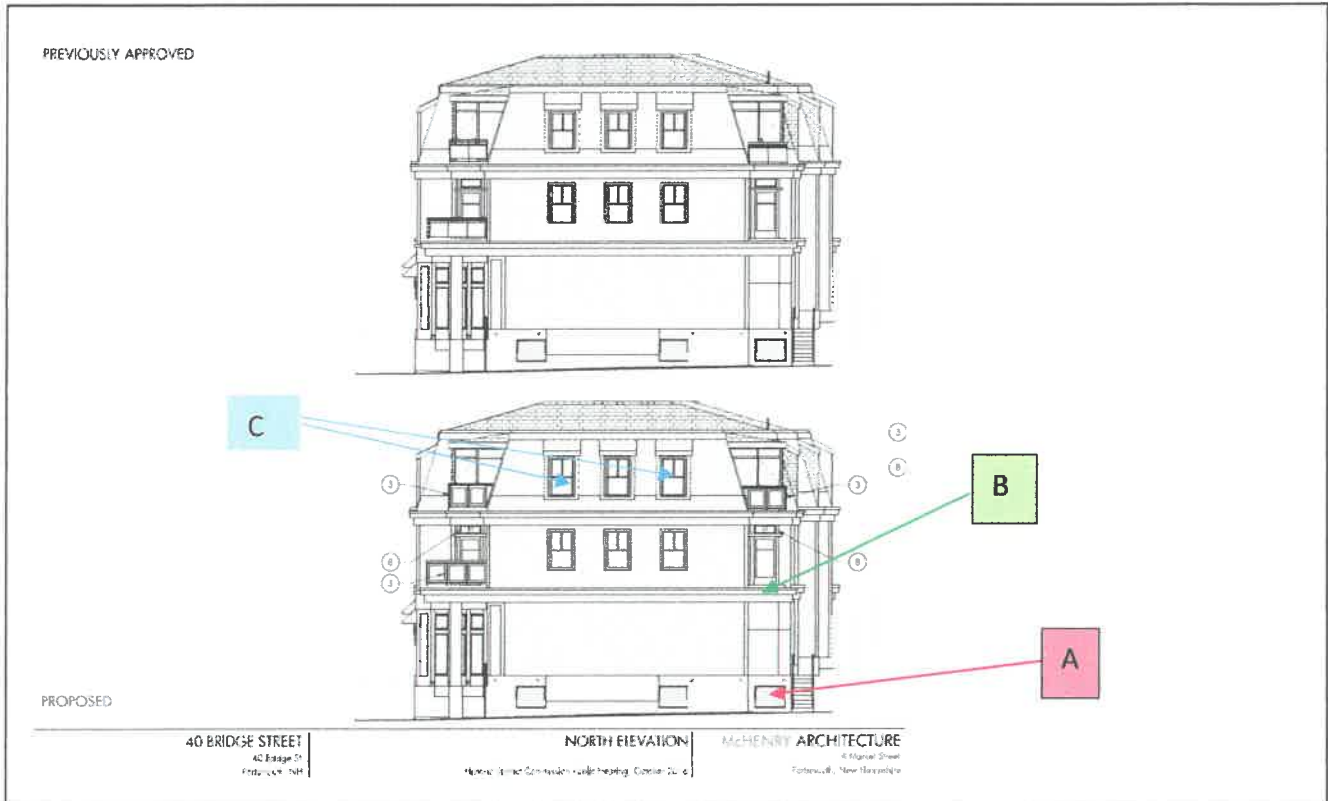
Interior view (looking out – south-west) of rear porch



Location	Item Designation	Issue	Page
North	A	Rear Vent relocated & enlarged	
North	B	Lower Cornice details given returns rather than running continuous	
North	C	Full screens vs half screens	

Proposed:

Page 17 of 18



Actual:



Location	Item Designation	Issue	Page
North	A	Rear Vent relocated & enlarged	
North	B	Lower Cornice details given returns rather than running continuous	
North	C	Full screens vs half screens	

Actual:

Page 18 of 18



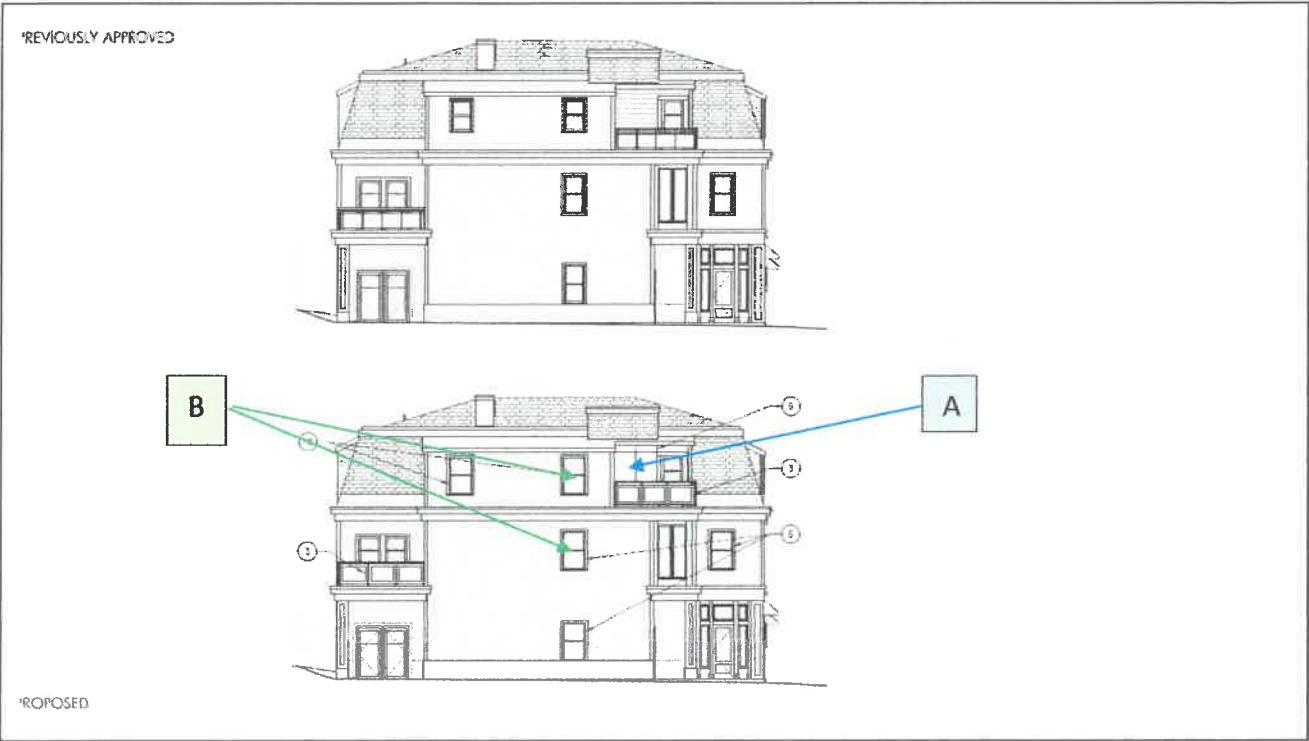
Notes/Comments:

1. Rear vent was relocated & enlarged as dictated by the emergency generator placement and air intake requirements.
2. Cornice as returned to match the upper one.
3. Note full screens are typical for the entire building

Location	Item Designation	Issue	Page
South	A	Siding change Unit south deck- Solid Hardie to clapboard	
South	B	Full screens vs half screens- this issue is for the entire building	

Proposed:

Page 9 of 18



Actual:



5. 490 Marcy Street (dormer)

- Recommend Approval

Background: This project was originally approved on July 11th, 2018. The original dormer design approved by the HDC showed the proposed dormer matching the rear dormer as draw and depicted on the application. Unfortunately, the architectural elevation provided to the Commission was in error as the existing rear dormer actually terminated at the ridge of the roof versus the setback lower down as shown on the approved plan. During construction the contract made a decision to construct the dormer to match the rear dormer. Thus, both dormers terminate at the ridge.

Staff Comment: Understanding the fact that the rear dormer terminated at the ridge due to structural issues I would recommend this be approved as requested.

Application for Approval – Administrative Approval

Historic District Commission

Owner: Steven Craige Applicant (if different): _____

Address: 490 Marcy Street Address: _____
(Street) (Street)

Portsmouth, NH 03801 _____
(City, State, Zip) (City, State, Zip)

Phone: _____ Phone: _____

Location of Structure: Map 101 / Lot 58 Street Address: 490 Marcy Street

Building Permit #: _____

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

Modify the previously-approved dormer design.

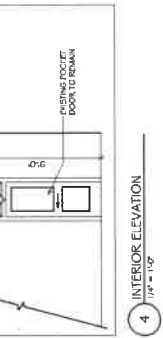
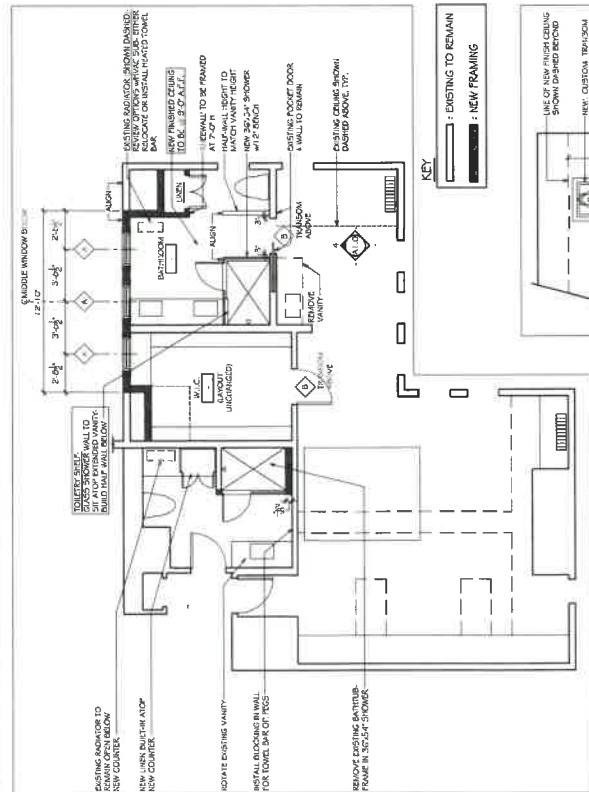
Action Taken by Principal Planner	
Date of Approval	02-6-19
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

If approved, please note that:

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

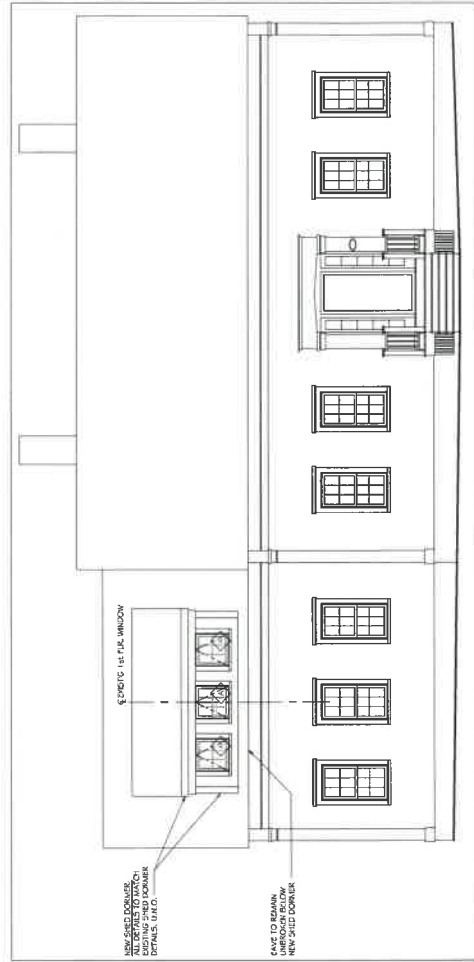
Revised: 11 April 17

- GENERAL NOTES:**
1. C.C. TO COORDINATE ALL BUILT-INS, CABINETS & CASEGOODS WITH ARCHITECT'S INTENT.
 2. C.C. TO VERIFY ALL FIXTURES AND FITTINGS WORKER.
 3. C.C. TO COORDINATE ALL CLOSET FIT-UPS WORKER.
 4. C.C. TO VERIFY INTERIOR TRANSOM WITH DESIGNER.

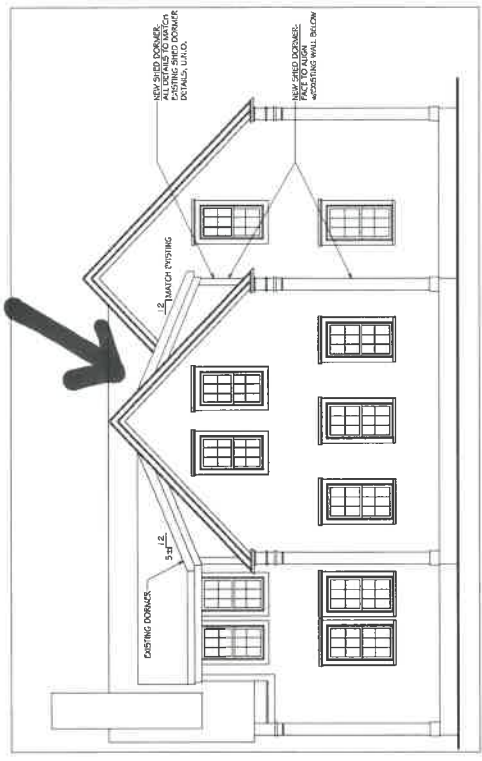


WINDOW SCHEDULE				REMARKS/NOTES	
KEY	R.O. SIZE	TYPE	MATERIAL	FINISH	
A	2'-11"	AWNING	VINYL	WHITE	MODEL #1: AWG21
B	VARIES	CASEMENT	VINYL	WHITE	CUSTOM INTERIOR TRANSOM: V.I.F. EXACT DIMS

NOTES:
 1. ALL WINDOWS TO BE AMERISSEN, 400 SERIES, OR EQUAL, w/FULL SCREENS.
 2. ALL WINDOWS WITH MUNTINS TO HAVE 8' S.D. WITH SPACER BARS. PATTERN AS SHOWN. VERIFY ALL GRILLE WITH ARCHITECT.
 3. C.C. TO COORDINATE HARDWARE WITH OWNER'S.
 4. ALL WINDOW FINISHES T.B.D. w/OWNER.
 5. ALL WINDOW FINISHES T.B.D. w/OWNER.
 6. ALL WINDOW FINISHES T.B.D. w/OWNER.
 7. ALL OPERABLE WINDOWS TO INCLUDE FULL SCREENS.
 8. PROVIDE EGRESS HARDWARE AND TEMPERED GLAZING AS REQUIRED BY CODE AND NOTED ON ELEVATIONS.



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



3 SIDE ELEVATION
1/8" = 1'-0"



SOMMA
 36 Maplewood Avenue
 Portsmouth, NH 03801
 PH: 603.766.3760

ADDITION & RENOVATIONS TO:
CRAIG RESIDENCE
 490 MARCY STREET
 PORTSMOUTH, NH 03801

TITLE:
**SECOND FLOOR
 PLAN & ELEVATIONS**

SCALE: AS NOTED
 DRAWN BY: DWM
 CHECKED BY: JR
 PROJECT NO.: -
 DATE: AUGUST 13, 2018

A1.0

©2018 SOMMA

APPROVED PLAN

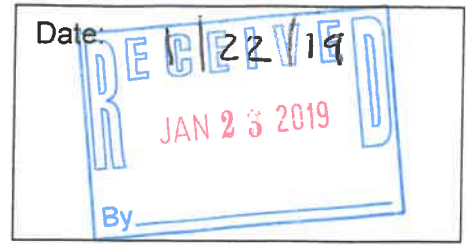


6.14 Market Square (awning only) - Recommend Approval

Background: This application is seeking approval to replace the existing fixed awning with a roll-up awning as shown on the attached images and elevations. Although the applicant's submission material shows other changes (i.e. storefront modifications and window replacement) these will be filed under a separate application for a Work Session in March.

Staff Comment: I would recommend approval of this minor request to upgrade the awning.

Application for Approval - Administrative Historic District Commission



Owner: JES Investments Applicant (if different): JAMES Doherty
 Address: _____ Address: 93 wells village rd
(Street) (Street)
 _____ Chester NH 03036
(City, State, Zip) (City, State, Zip)
 Phone: _____ Phone: 978 697 5148
 Signature: [Signature]

Location of Structure: Map _____ Lot _____ Street Address: 14 MARKET SQUARE
 Building Permit #: B106-19-63
 To permit the following: NEW SIGNAGE & AWNING FOR TUSCAN MARKET

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

Administrative Use Only:
 Date of Meeting: 2-6-19
 Payment: 100
 Payment Type: Cash
 Index/Permit #: _____

If approved, please acknowledge below:

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

[Signature]
Owner

PCA

TUSCAN MARKET
14 MARKET SQ,
PORTSMOUTH NH

JANUARY 15, 2019

EXTERIOR - EXISTING



EXISTING

Deep forest green awning full width of building feels heavy
Woodwork and trim painted cream or yellow
Existing round wood blade sign

Max Sign Square Footages

Wall Sign - 40sf (one permitted at each facade)
Blade Sign - 12sf (corner blade sign proposed at location of previous)
Awning Sign - 20sf



EXTERIOR - PROPOSED SOUTH ELEVATION



EXTERIOR - PROPOSED SOUTH ELEVATION



Cooper Black Awning Fabric by Sunbrella



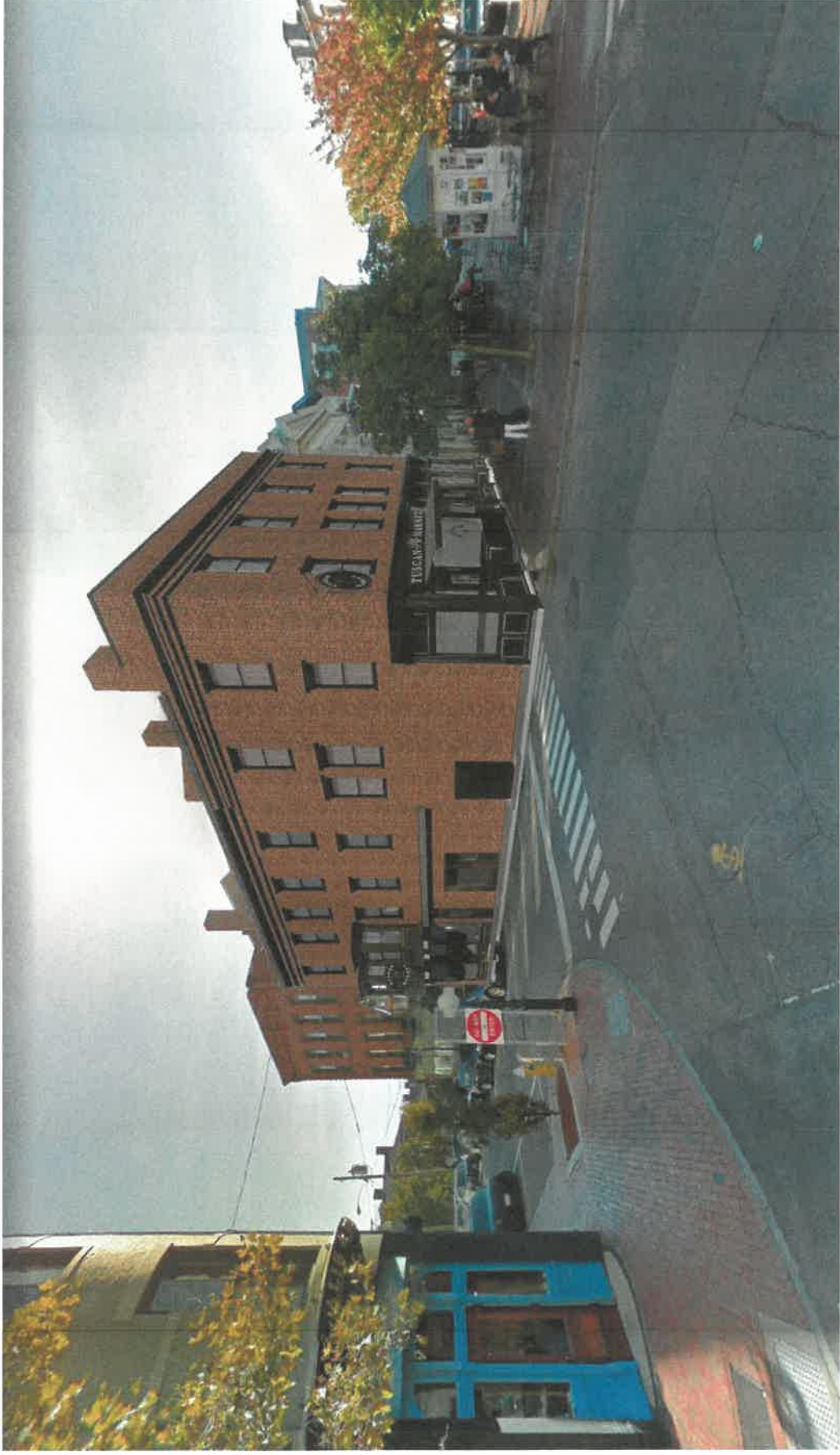
Bronze-colored exterior woodwork/ wood storefront with gold glaze

Signage: Refer to Signage Package

- Stud-mounted gold Tuscan Market sign
- Round wood blade sign (2)
- Hand-painted gold window lettering



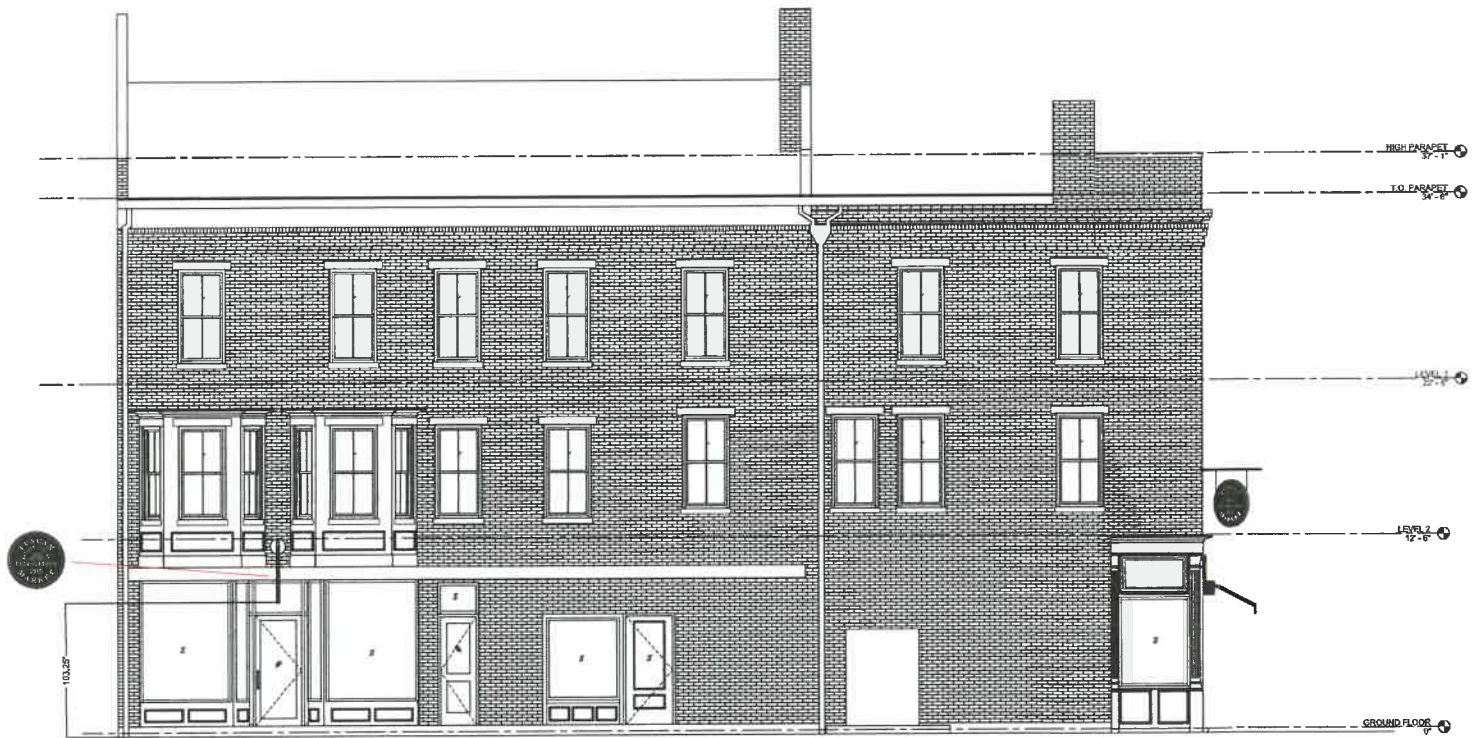
EXTERIOR - VIEW FROM SOUTHWEST



Building Front - South Elevation



Building Front-West Elevation



44"x44"x2" QTY 2



10.25"HX1"D CARVED HDU STUD MOUNTED TO BACKGROUND (SUPPLIED BY OTHERS); STUD MOUNTED
15"X20" HDU SUN CUSTOM CARVED AND GOL LEAFED; STUD MOUNTED

TUSCAN  MARKET



WINDOW GRAPHICS
BLACK VINYL WITH 24 KT GOLD LEAF VINYL

ITALIAN PASTRY
SHOP
SALUMI & FORMAGGI
VINO

27.7"X48.8"
ARTISAN ITALIAN
CAFFÈ
ITALIAN DELI
PANINI

19.5"X39"
14
MARKET SQUARE



Blu Dog
company
consulting design signs



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