

HDC

ADMINISTRATIVE APPROVALS

September 4th, 2019

1. 673 Middle Street - Recommend Approval
2. 150 Congress Street - Recommend Approval
3. 117 Bow Street - Recommend Approval
4. 40 Mt. Vernon Street - Recommend Approval
5. 170 Mechanic Street - Recommend Approval
6. 410-430 Islington St. - Recommend Approval
7. 105 Chapel Street - Recommend Approval
8. 169 Lafayette Road - TBD

1. 673 Middle Street - Recommend Approval

Background: The applicant is requesting approval to receive Administrative Approval for the dimensioned drawings and details on the rear addition previously-approved by the HDC.

Staff Comment: Recommend Approval

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

LUHD-40

Applicant

 Anne Whitney
 603-427-2832
 archwhit@aol.com

Location

673 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

Additional Dimensions and Details as requested by HDC, for Rear Addition

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

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

--

Full Name (First and Last)

Anne

Business Name (if applicable)

Anne Whitney Architect

Mailing Address (Street)

9 Sheafe St

City/Town

Portsmouth

State

NH

Zip Code

03801

Phone

603-427-2832

Email Address

archwhit@aol.com

Acknowledgement

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

true

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

true

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

Other

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

Authorized by Owner, on file.

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--

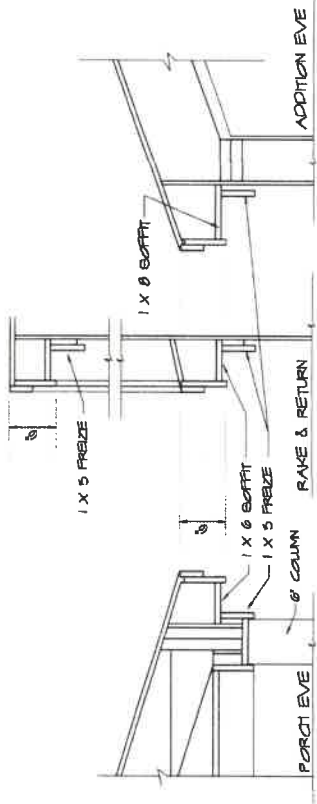
Decision

--

Stipulations

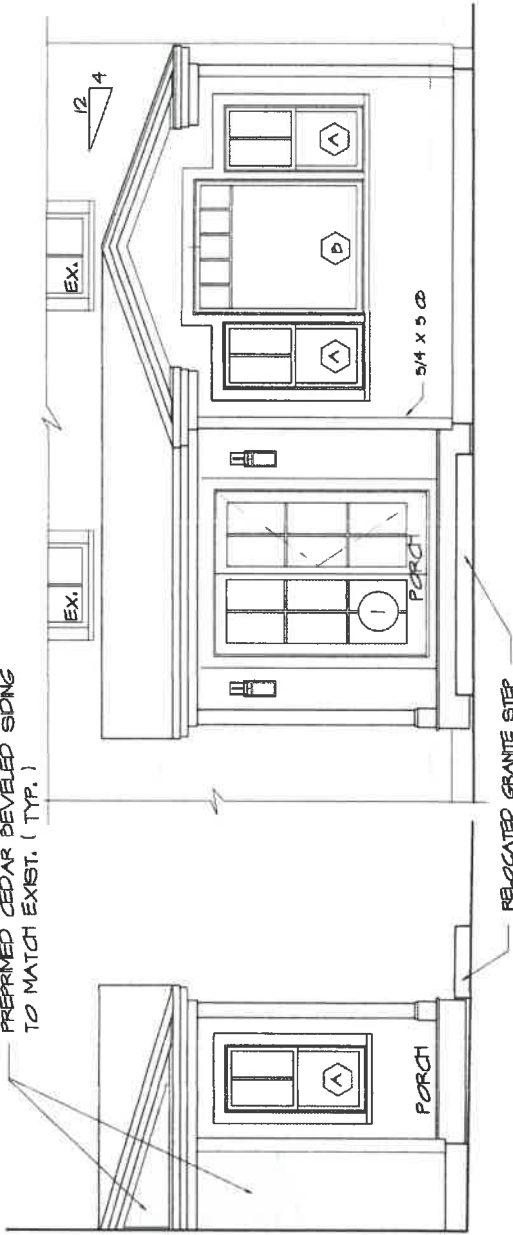
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INTERNAL USE ONLY -- Letter of Decision Additional CC's

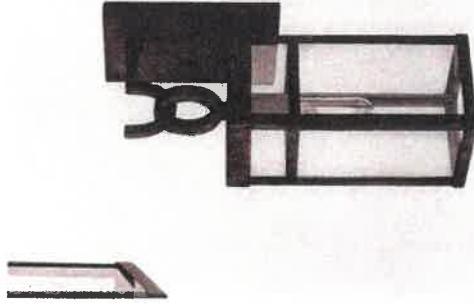


ADDITION ROOF TRIM DETAILS
SCALE: 3/4" = 1'-0"

PREPARED CEDAR BEVELED SIDING TO MATCH EXIST. (TYP.)



ADDITION LEFT SIDE & REAR ELEVATIONS
SCALE: 1/4" = 1'-0"



2800 DZ
6" W, 18 1/2" H

EXTERIOR LIGHTS AT DOOR

	Project: 1902 Revision:	Date: 8/16/19
	ANNE WHITNEY ARCHITECT ADDITIONS & RENOVATIONS, GRUEN RESIDENCE 678 MIDDLE STREET PORTSMOUTH, NH	

ELEVATION DETAILS

2. 150 Congress Street - Recommend Approval




Background: The applicant is requesting approval replace the existing fixed glass windows with the folding windows (Nano Windows).

Staff Comment: Recommend Approval

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

LUHD-42

Applicant

 Albert Fleury
 603-944-8312
 @ elise@fleurygroupllc.com

Location

150 CONGRESS ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Have windows open fully to public

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Developer

Full Name (First and Last)

Albert Fleury

Mailing Address (Street)

142 congress street

State

New Hampshire

Phone

6039448412

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

--

Business Name (if applicable)

The goat

City/Town

Portsmouth

Zip Code

03842

Email Address

Fleuryalbert@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.

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's



3. 117 Bow Street - Recommend Approval



Background: The applicant is requesting approval to modify the location of the previously-approved kitchen and dryer vents.

Staff Comment: Recommend for approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-43

Applicant

 Jennifer Ramsey
 603-766-3760 ext. 1
@ jramsey@sommastudios.com

Location

117 BOW ST
5A
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Minor adjustment to sizing and placement of previously approved kitchen and dryer vent

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

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

true

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

Other

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

Designer

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address Zip

--

Meeting Date

--

Zoning District Information

--

Decision

--

Stipulations

--

Owner Address State

--

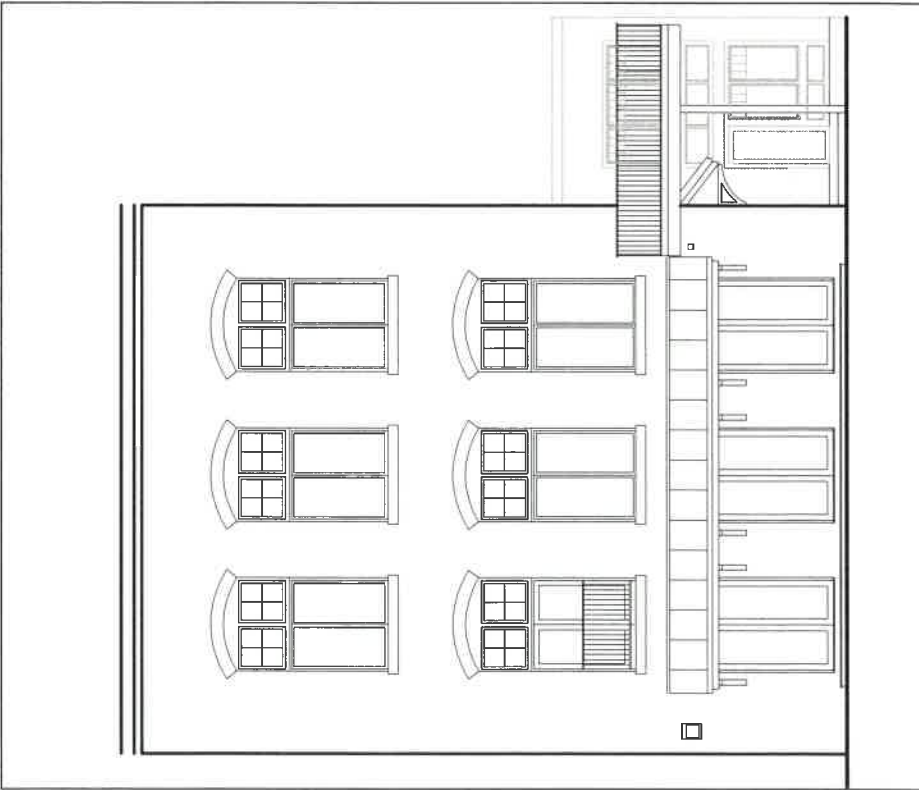
RE: (memo field)

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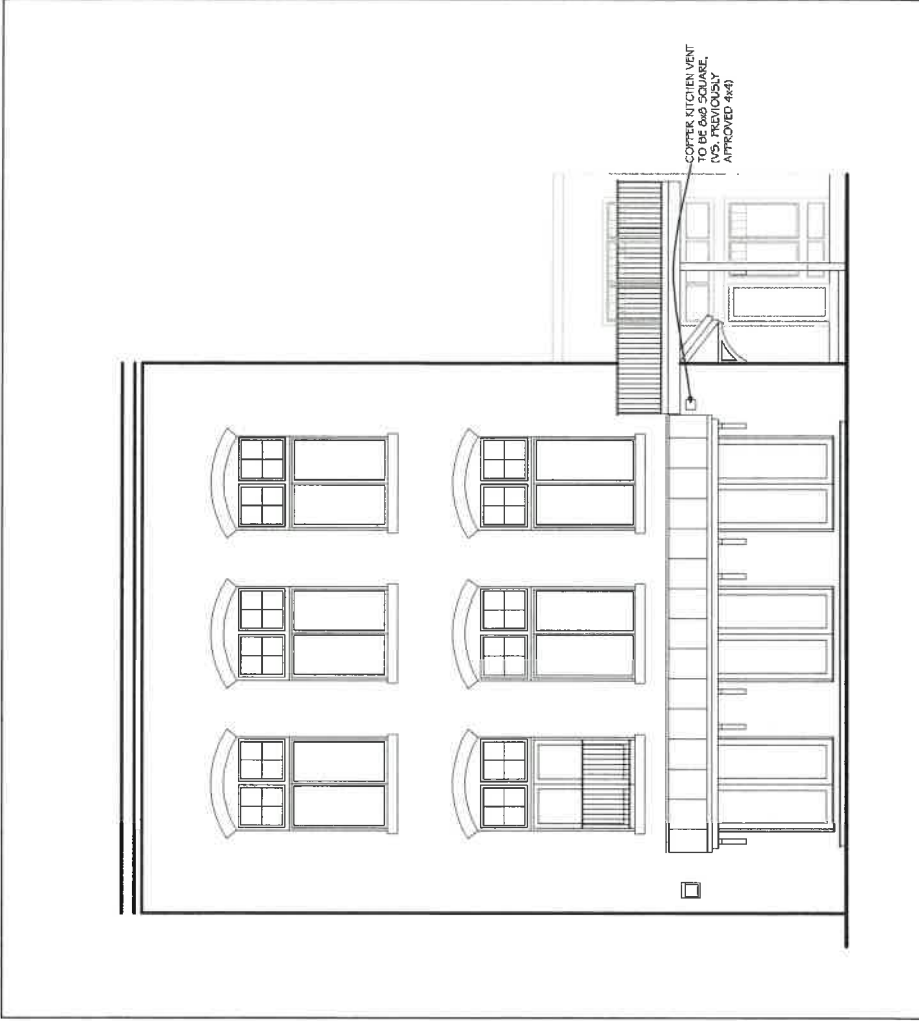
Assessor Map and Lot

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's



PREVIOUSLY APPROVED WATER ELEVATION



AMENDMENT TO WATER SIDE ELEVATION

SCALE: 1/8"=1'-0"



117 Bow Street, Portsmouth New Hampshire

SOMMA Studios 603.766.3760

SCALE: AS NOTED

HDC/AA 9.2019

SH. 1



4. 40 Mt. Vernon Street - Recommend Approval

Background: The applicant is requesting approval to replace the pressure-treated decking on the rear deck with Azek. The deck cannot be seen from the public way.

Staff Comment: Recommend Approval.

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

Applicant

 Amy Quigley
 6035121381
@ abquig@hotmail.com

Location

40 MT VERNON ST
Portsmouth, NH 03801

LUHD-45

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

1.) 10.5x15.75 Deck replacement Project:

Remove rotting top boards

Replace with Azek Timbertech boards in same color.

Size remains 10.5x15.75 dimension

Decking Material:

<https://www.timbertech.com/products/decking/pro-tropical-antique-palm?option=4-in.+Sample&option=Antique+Palm>

(<https://www.timbertech.com/products/decking/pro-tropical-antique-palm?option=4-in.+Sample&option=Antique+Palm>)

2.) Aluminum Soffett/Peak Re-Wrap Project:

Original aluminum covering to this area detached in storm exposing old wood. Need to replace and cover exposed wood with same type of aluminum siding.

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

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's

Project Description

Michael and Amy Quigley
40 Mount Vernon Street
Portsmouth, NH 03801
603.512.1381

10.5x15.75 Deck replacement Project:

Remove rotting top boards
Replace with Azek TimberTech boards in same color.
Size remains 10.5x15.75 dimension

Decking Material:

<https://www.timbertech.com/products/decking/pro-tropical-antique-palm?option=4-in.+Sample&option=Antique+Palm>



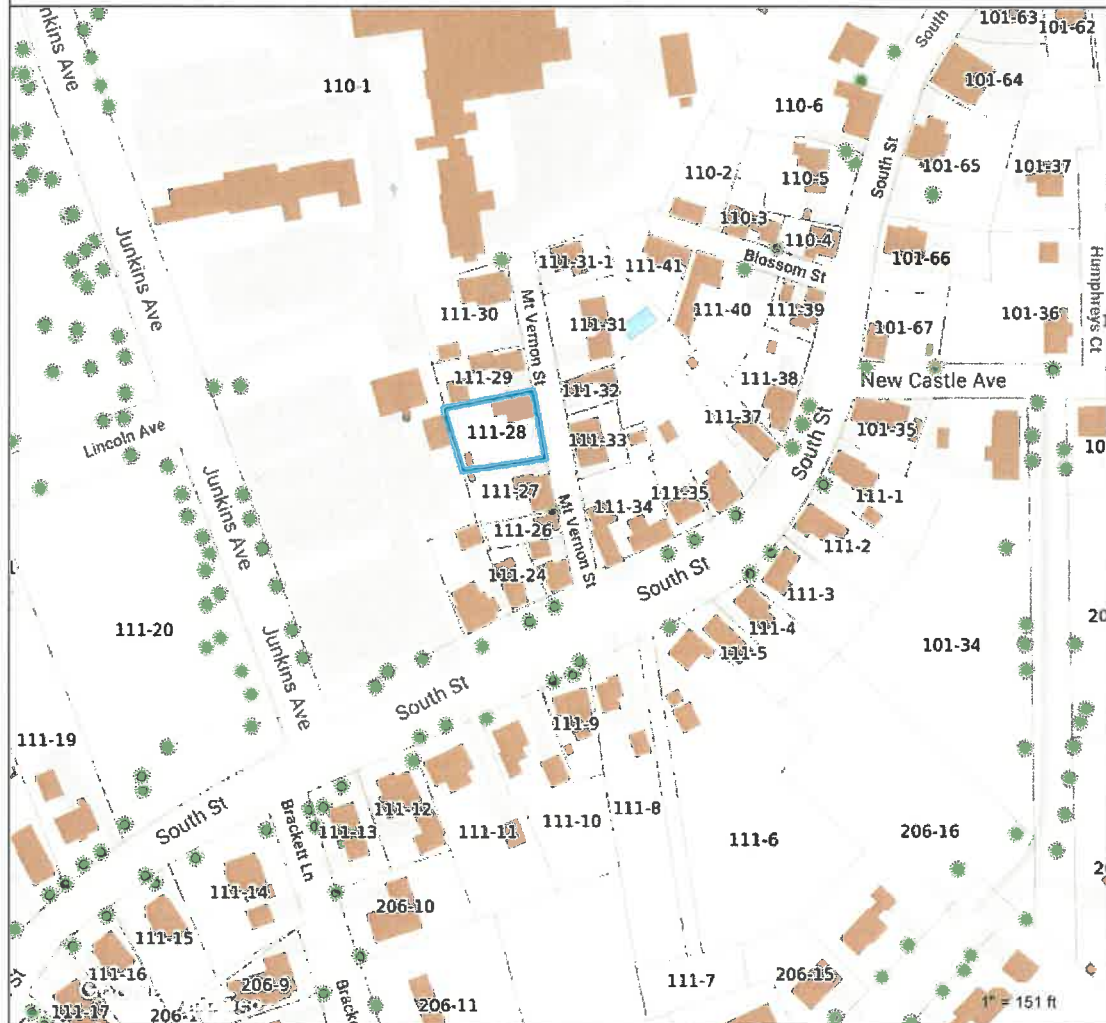


Aluminum Soffett/Peak Re-Wrap Project:
Original aluminum covering to this area detached in storm exposing old wood. We would like to recover exposed wood with same material as existing to prevent further damage and infestation by bees and squirrels.





40 Mount Vernon Street



Property Information

Property ID 0111-0028-0000
 Location 40 MT VERNON ST
 Owner QUIGLEY MICHAEL



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

5. 170 Mechanic Street - Recommend Approval



Background: The applicant is requesting approval to relocate a first floor window to support the floorplan for the bedroom.

Staff Comment: Recommend Approval

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

LUHD-46

Applicant

 PETER MORIN
 6034337070
@ pgm49@aol.com

Location

170 MECHANIC 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

Requesting to move first floor window on north side of 2003 addition as shown on attached plan to accommodate proper layout of bedroom.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Architect

Full Name (First and Last)

Arilda Densch

Mailing Address (Street)

9 Adams Lane Unit 2

State

Me

Phone

207-604-6848

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

--

Business Name (if applicable)

Arilda Design

City/Town

Kittery

Zip Code

03904

Email Address

arilda@comcast.net

Relationship to Project

Other

Full Name (First and Last)

Jon Bailey

Mailing Address (Street)

PO Box 66

State

NH

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

Building Contractor

Business Name (if applicable)

Jon Bailey Building

City/Town

New Castle

Zip Code

03854

Phone

603-674-4958

Email Address

bailj@comcast.net

Acknowledgement

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

true

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

true

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

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

--

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

true

HDC Approval Date

07/10/2019

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address State

--

Owner Address Zip

--

RE: (memo field)

--

Meeting Date

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

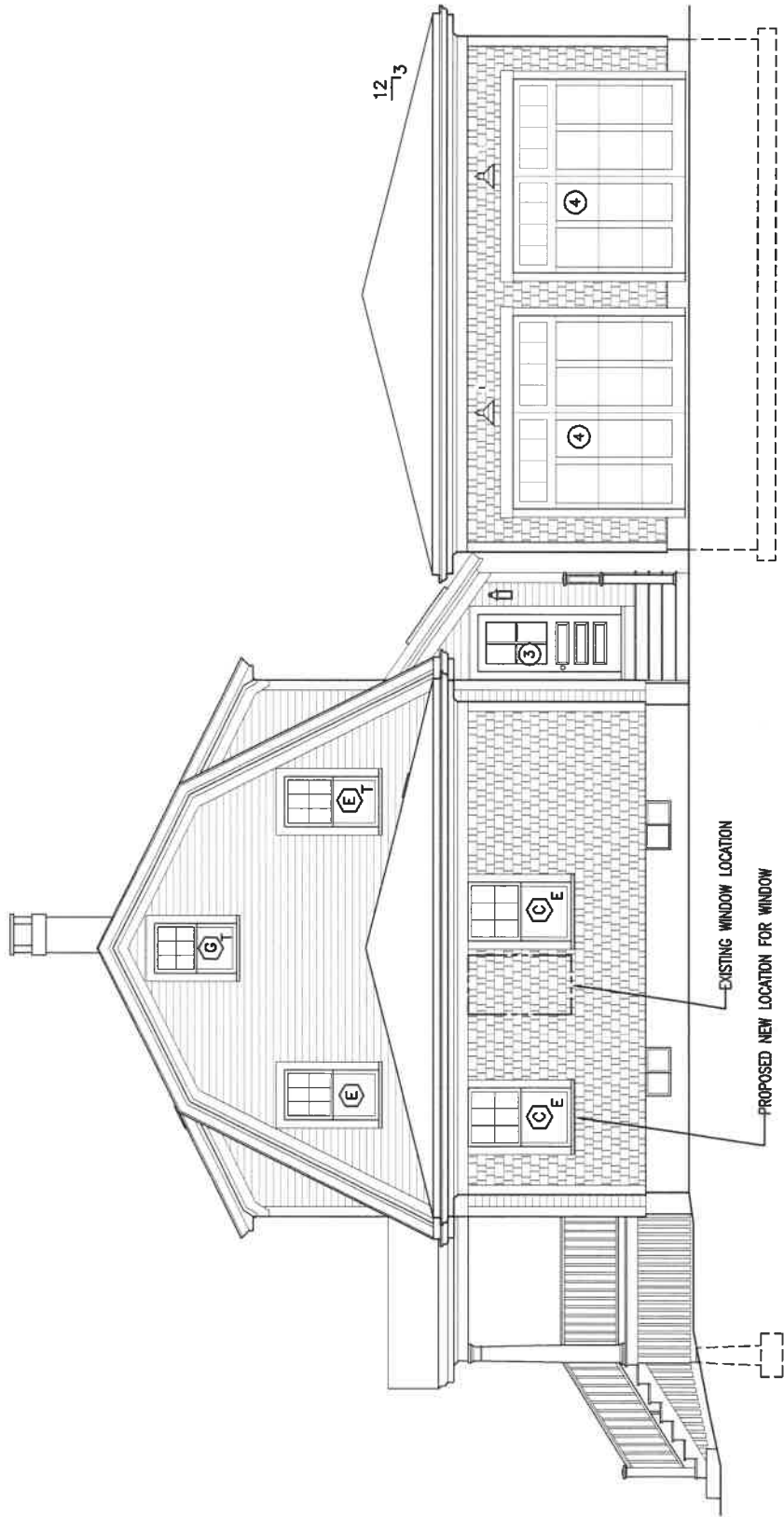
INTERNAL USE ONLY -- Letter of Decision Additional CC's

HUNKING HOLDINGS, LLC
Project at: 170 MECHANIC STREET
PORTSMOUTH, NH 03801

ARILDA DESIGN
arilda@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

Side Elevation - Proposed
Window Location Change

date: Aug 21, 2019
scale: 1/8" = 1'-0"



HUNKING ST ELEVATION

SCALE: 1/8" = 1'-0"

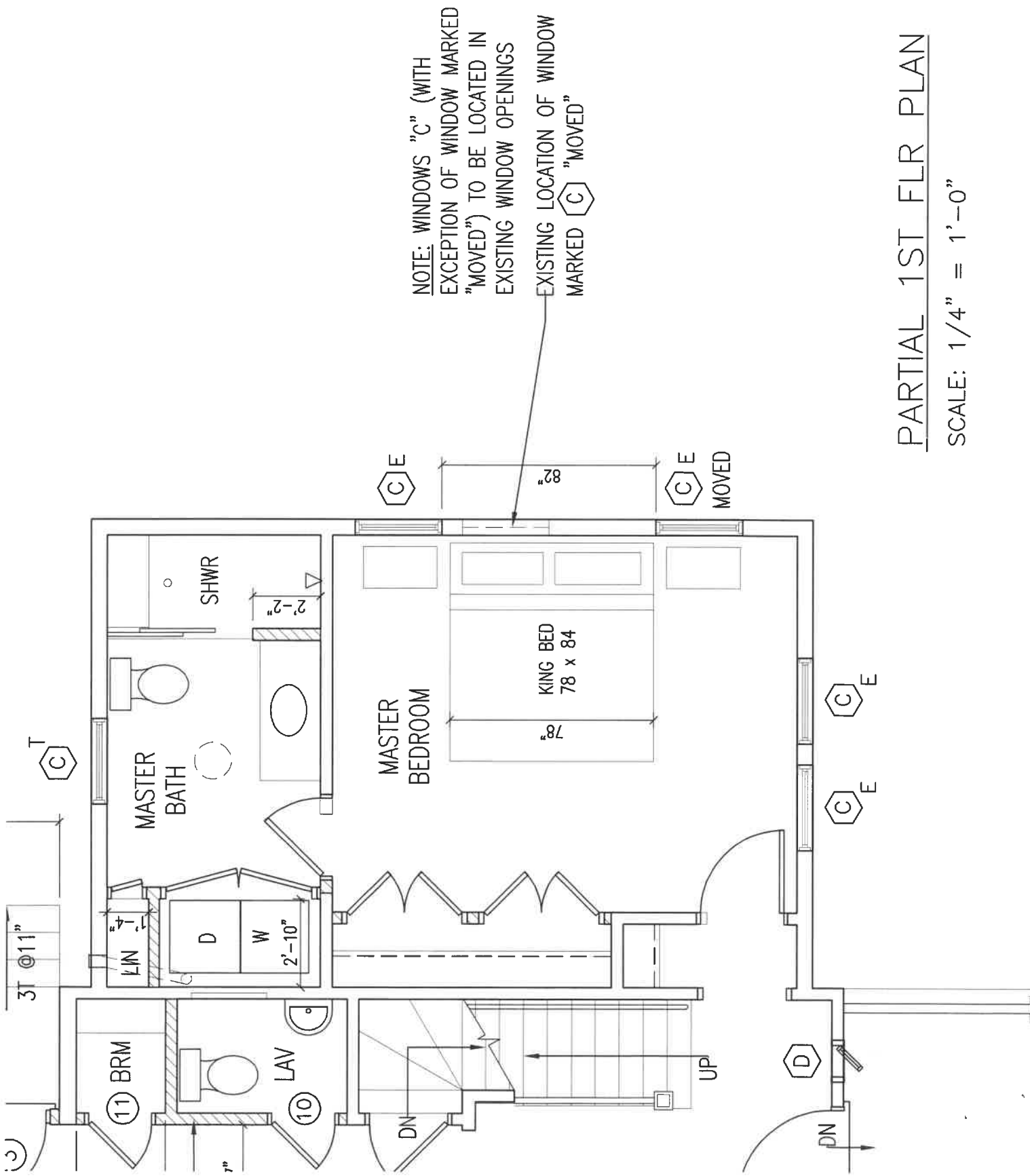
HUNKING HOLDINGS, LLC
 Project at: 170 MECHANIC STREET
 PORTSMOUTH, NH 03801

ARILDA DESIGN
 arilda@comcast.net / www.arilda.com
 9 Adams Lane, Unit 2
 Kittery, Maine 03904
 207-604-6848

1st Floor Plan - Proposed
 Window Location Change

date: Aug 21, 2019

scale: 1/4" = 1'-0"



NOTE: WINDOWS "C" (WITH EXCEPTION OF WINDOW MARKED "MOVED") TO BE LOCATED IN EXISTING WINDOW OPENINGS

EXISTING LOCATION OF WINDOW MARKED "C" "MOVED"

PARTIAL 1ST FLR PLAN

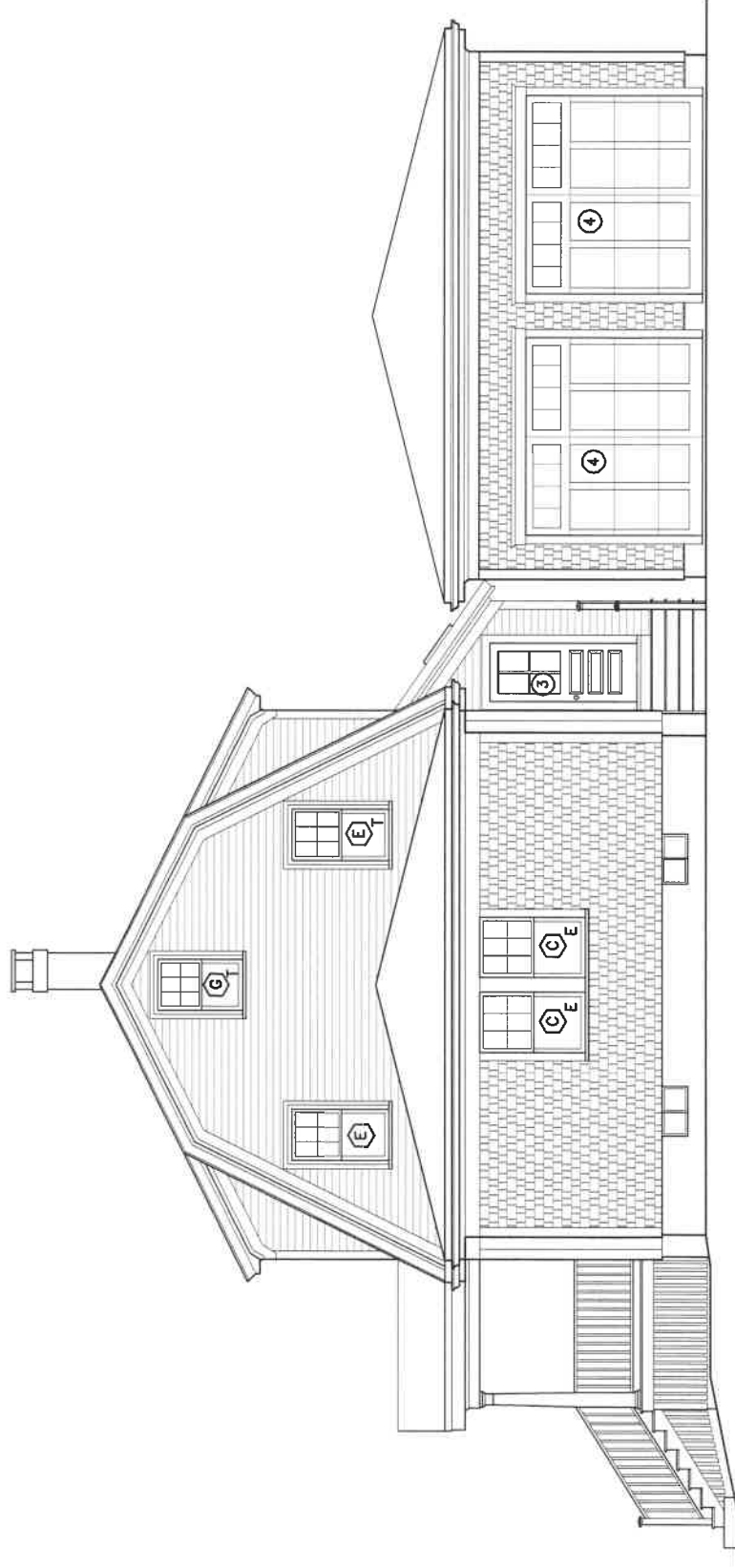
SCALE: 1/4" = 1'-0"

HUNKING HOLDINGS, LLC
Project at: 170 MECHANIC STREET
PORTSMOUTH, NH 03801

ARILDA DESIGN
arilda@comcast.net / www.arilda.com
9 Adams Lane, Unit 2
Kittery, Maine 03904
207-604-6848

Approved Side Elevation

date: Aug 21, 2019
scale: 1/8" = 1'-0"



HUNKING ST ELEVATION

SCALE: 1/8" = 1'-0"

6. 410-430 Islington St. - Recommend Approval

Background: The applicant is requesting approval to replace the existing fence with a solid board 6 foot cedar fence around the perimeter of the previously-approved project.

Staff Comment: Recommend Approval.

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

LUHD-48

Applicant

 Danielle Cain
 603-501-0202
@ dcain@marketsquarearchitects.com

Location

410 ISLINGTON ST
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Provide property fence

Description of Proposed Work (Planning Staff)

--

Project Representatives

Acknowledgement

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

true

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

Other

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

true

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

Architect

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

--

HDC Approval Date

--

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

Owner Organization / Business Name

--

Owner Contact Street Address

--

Owner Address City

--

Owner Address Zip

--

Meeting Date

--

Zoning District Information

--

Decision

--

Stipulations

--

Owner Address State

--

RE: (memo field)

--

Assessor Map and Lot

--

INTERNAL USE ONLY -- Letter of Decision Additional CC's

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, SEPTEMBER 2019



#410

#412

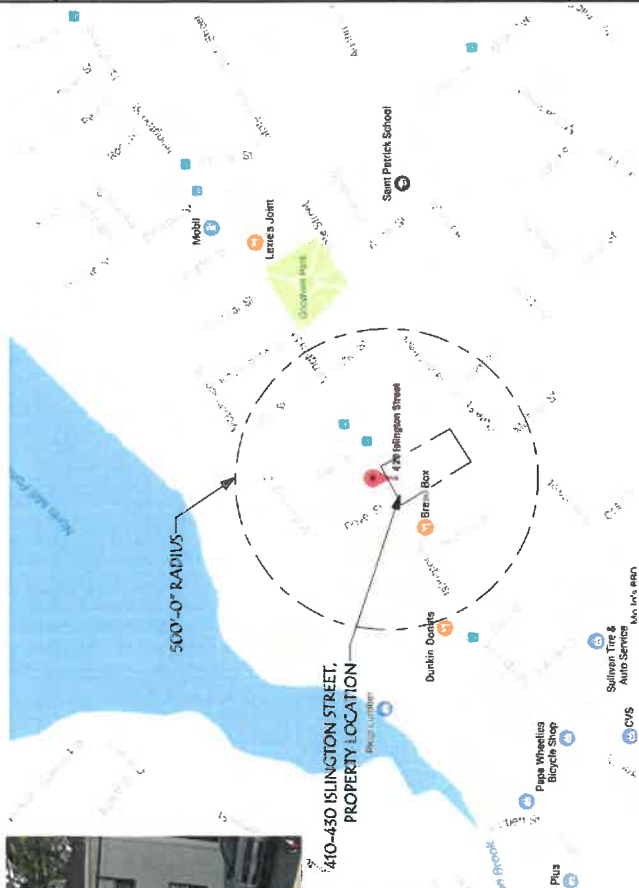
#430

GENERAL PROJECT DESCRIPTION:
 THIS PROJECT CONSISTS OF THREE PARCELS LOCATED AT 410, 420 AND 450 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:

- PROPOSED PROPERTY FENCING

CURRENT SCOPE

ZONING SUMMARY:
 ZONING DISTRICT: CD4-12
 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

412 ISLINGTON STREET

TITLE: COVER	1
	DATE: 8/28/2019 11:04:04 AM
SCALE:	
DRAWN BY: SMH	
CHECKED BY: RHM	
PROJECT NO.: 207008	
DATE: 7/31/19	
410-450 ISLINGTON STREET PORTSMOUTH, NH 03801	
HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL SEPTEMBER 2019	
MARKET SQUARE ARCHITECTS ARCHITECTS 400 Congress St., Suite 200 Portsmouth, NH 03801 Tel: 603.501.0202 market-square-architects.com	

ARCHITECTS
MARKEL
 100 Congress St., 5th Floor
 Portsmouth, NH 03801
 Tel: 603.501.0200
 Fax: 603.501.0203
 markel@markelarchitects.com

HISTORIC DISTRICT COMMISSION
 APPROVAL
 ADMINISTRATIVE
 SEPTEMBER 2019

ISLINGTON COMMONS
 410-430 ISLINGTON STREET
 PORTSMOUTH, NH 03801

DATE:	05/28/19
PROJECT NO.:	2072008
CHECKED BY:	Checked
DRAWN BY:	Author
SCALE:	
REVISIONS:	
1	2017-12-19
2	2018-03-16
3	2018-04-20
4	2018-04-20
5	2018-04-20
6	2018-04-20

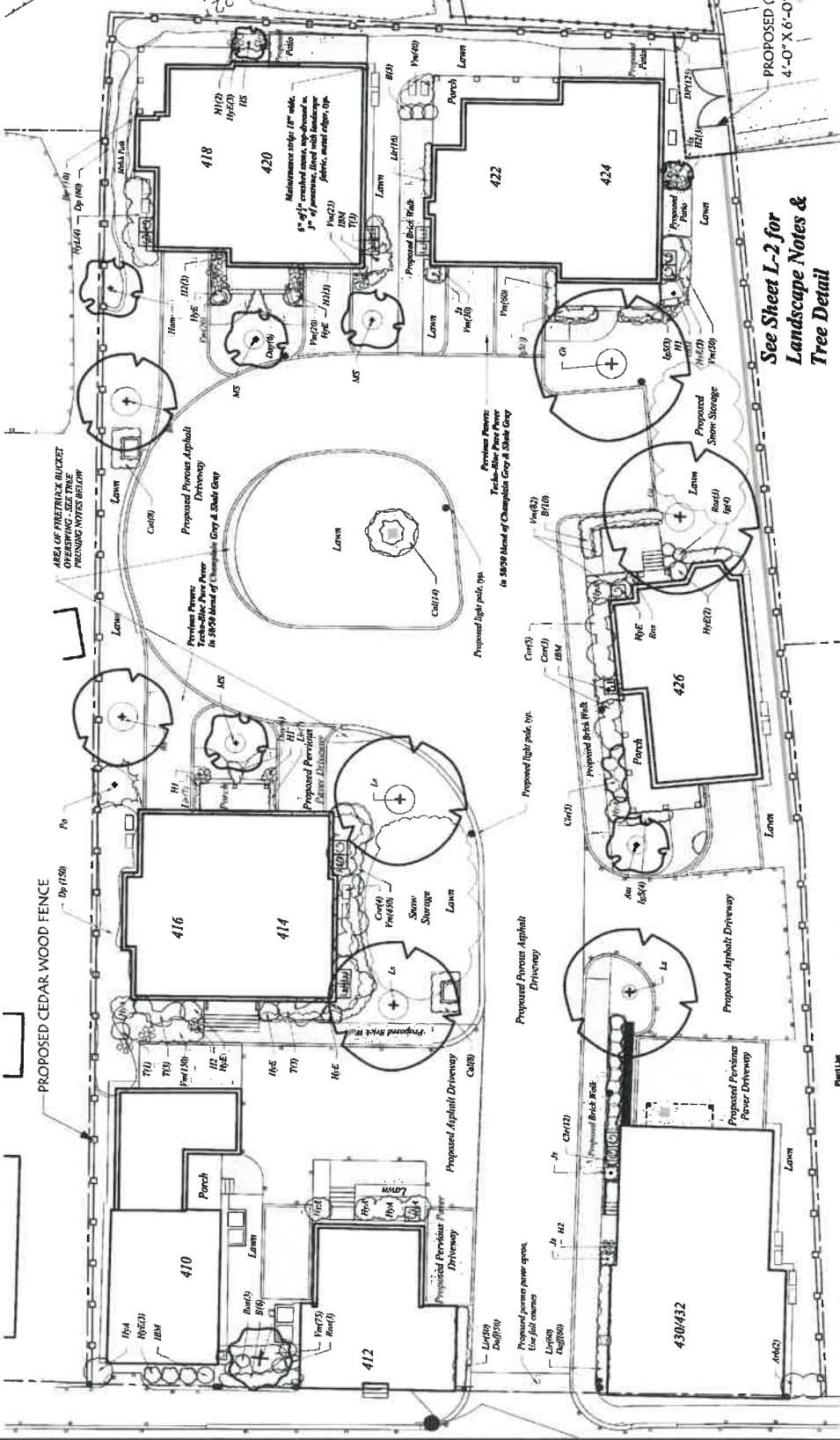
LANDSCAPE PLAN
 W/PROPOSED FENCE
 2

© 2019 Markel Square Architects

Woodburn & Company
 100 First Floor, New Hampshire Street, Portsmouth, NH 03801

ISLINGTON COMMONS
 LANDSCAPE PLAN
 410-432 Islington Street Portsmouth, New Hampshire

Drawn By: RW
 Checked By: RW
 Scale: 1" = 10'-0"
 2017-12-19
 2018-03-16
 2018-04-20
 2018-04-20
 2018-04-20



See Sheet L-2 for
 Landscape Notes &
 Tree Detail

PROPOSED (2)
 4'-0" X 6'-0" GATE

DATE	DESCRIPTION
2017-12-19	1"
2018-03-16	2"
2018-04-20	3"
2018-04-20	4"
2018-04-20	5"
2018-04-20	6"

PROPOSED (2)
 4'-0" X 6'-0" GATE

DATE	DESCRIPTION
2017-12-19	1"
2018-03-16	2"
2018-04-20	3"
2018-04-20	4"
2018-04-20	5"
2018-04-20	6"

PROPOSED (2)
 4'-0" X 6'-0" GATE

DATE	DESCRIPTION
2017-12-19	1"
2018-03-16	2"
2018-04-20	3"
2018-04-20	4"
2018-04-20	5"
2018-04-20	6"

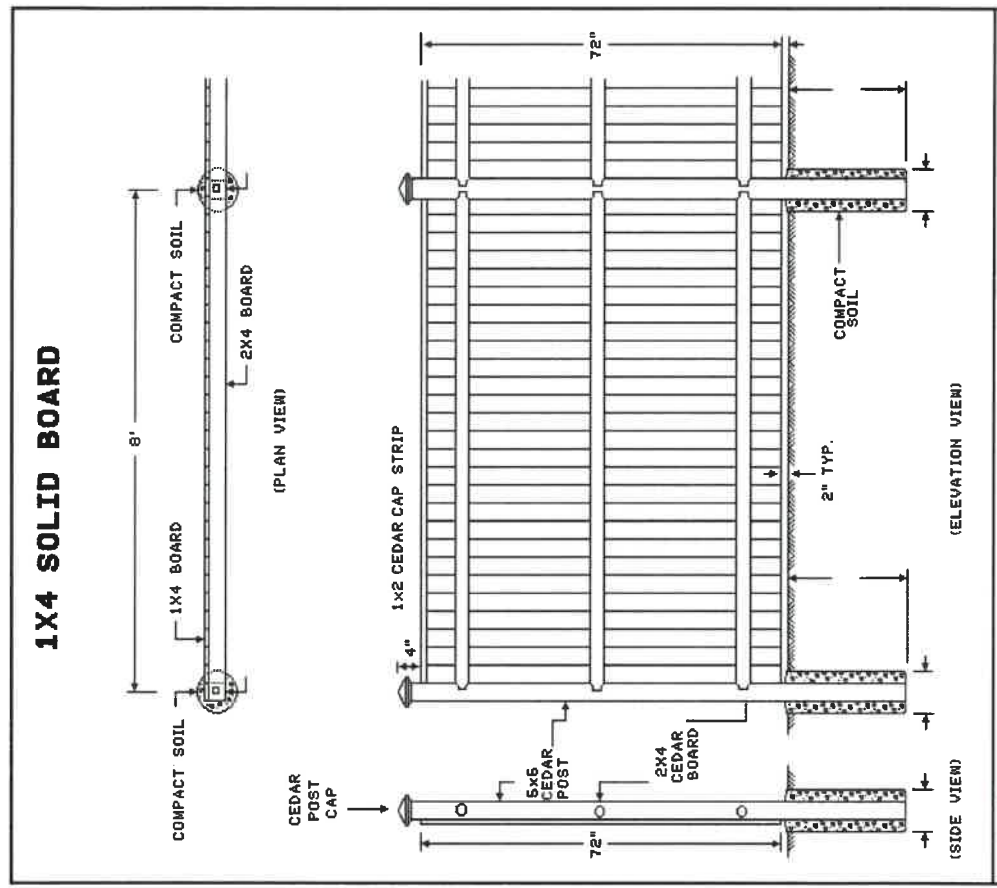
Plant List

Plant	Quantity	Notes
1. All plants shall be installed by the contractor.		
2. All plants shall be installed by the contractor.		
3. All plants shall be installed by the contractor.		
4. All plants shall be installed by the contractor.		
5. All plants shall be installed by the contractor.		
6. All plants shall be installed by the contractor.		
7. All plants shall be installed by the contractor.		
8. All plants shall be installed by the contractor.		
9. All plants shall be installed by the contractor.		
10. All plants shall be installed by the contractor.		

City of Portsmouth, Landscape Notes



EXAMPLE OF A SIMILAR FENCE



FENCES

DESTEFANO ASSOCIATES
(6' HIGH) CEDAR BOARD FENCE

GC/AAA FENCE COMPANY
294 DURHAM ROAD
DOVER, N.H. 03820
603-742-0833

DRAWN BY: MC 01/14/03 SCALE: NONE PAGE:
REVIEWED: SC 08/26/13 FILE: DESTEFANO 1 of 1

PROPOSED FENCE

MARKET SQUARE ARCHITECTS
104 Cornhill St., Ste 209
Portsmouth, NH 03801
PH: 603.509.0202
info@market-square.com

HISTORIC DISTRICT COMMISSION
APPROVAL
SEPTEMBER 2019

ISLINGTON COMMONS
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801

Revisions	Description	Date

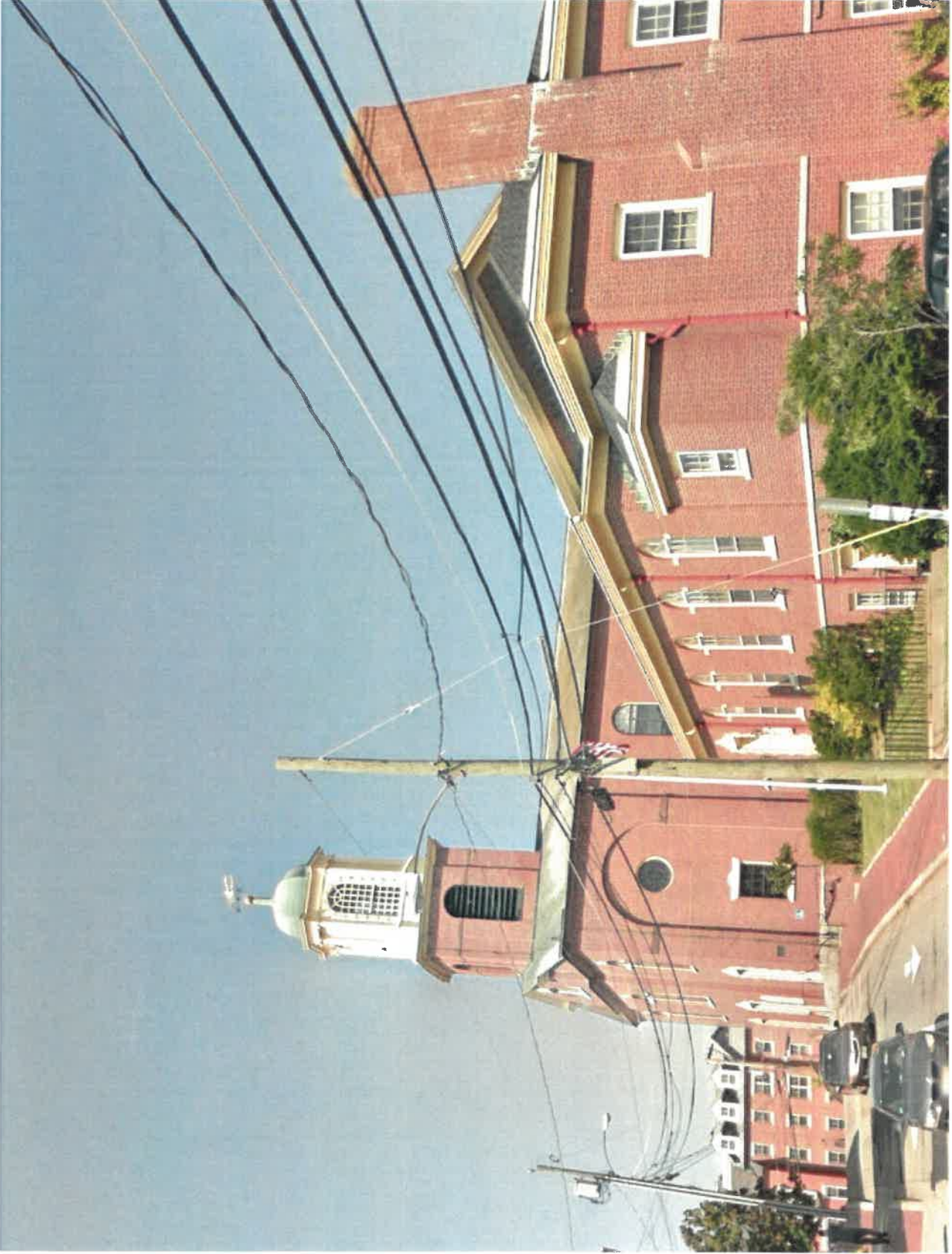
SCALE: _____
DRAWN BY: SNH
CHECKED BY: RJH
PROJECT NO.: 2077008
DATE: 05/07/19

TITLE: DETAILS
3

7. 105 Chapel Street - Recommend Approval

Background: The applicant is requesting approval to replace the asbestos fiber composite shingles on the church with a composite slate shingle.

Staff Comment: Recommend Approval and have requested the applicant attend the meeting to discuss their progress on the overall restoration effort.



105 Chapel Street



8. 169 Lafayette Road - TBD




Background: The applicant is requesting approval to install the asphalt shingles on the curved or barreled roof sections.

Staff Comment: TBD

Land Use Application

LU-19-146

Applicant

 Caitlin Sweeney
 6035026615
 @caitlin.sweeney@lonza.com

Location

169 LAFAYETTE RD
2
Portsmouth, NH 03801

Applicant Information

Please indicate your relationship to this project

--

Project Type

Addition or Renovation: any project (commercial or residential) that includes an ADDITION to an existing structure or a NEW structure on a property that already has structure(s) on it

--

Minor Renovation: for projects in the Historic District only that involve a minor exterior renovation or alteration that does not include a building addition or construction of a new structure
true

New Use/Change in Use: for a change of land use or an expansion to an existing use (e.g. addition of dwelling units) that includes no exterior work or site modifications

--

Subdivision or Lot Line Revision: for projects which involved a subdivision of land or an adjustment to an existing lot line

--

Sign: Only applies to signs requiring approval from a land use board (e.g. Historic Commission, Zoning Board of Adjustment)

--

New Construction: any project (commercial or residential) that involves adding a NEW structure on a parcel that is currently VACANT. If there are any existing structures on the property (even if you are planning to remove them), you should select Addition and Renovation above

--

Home Occupation: residential home occupation established in an existing residential dwelling unit and regulated by the Zoning Ordinance. Home Occupations are not allowed in the following Zoning Districts: Waterfront Business, Office Research, Industrial, or Waterfront Industrial

--

Temporary Structure / Use: only for temporary uses (e.g. tents, exhibits, events)

--

Demolition Only: only applicable for demolition projects that do not involve any other construction, renovation, or site work

--

Other Site Alteration requiring Site Plan Review Approval and/or Wetland Conditional Use Permit Approval

--

Zoning Information

Base Zoning District

General Residence A (GRA)

Historic District

true

Downtown Overlay District

--

Base Zoning District 2

--

Flood Plain District

--

Osprey Landing Overlay District

--

Airport Approach Overlay District

--

North End Incentive Overlay District

--

Highway Noise Overlay District

--

Waterfront Use Overlay District

--

West End Incentive Overlay District

--

Application Type

Land Use Approval

true

Subdivision (Planning Board)

--

Wetland Conditional Use Permit (Planning Board)

--

Accessory Dwelling Unit / Garden Cottage Conditional Use Permit (Planning Board)

--

Other Conditional Use Permit (Planning Board)

--

Special Exception (Zoning Board of Adjustment)

--

Lot Line Revision (Planning Board)

--

Amended Subdivision or Lot Line Revision Approval

--

Amended Wetland Conditional Use Permit (Planning Board)

--

Site Plan Review (Planning Board)

--

Amended Site Plan Review

--

Variance (Zoning Board of Adjustment)

--

Historic District Certificate of Approval (Historic District Commission)

true

Project Description

Detailed Description of Proposed Work

Supply and install (1) 36,000 BTU Mitsubishi Standard Heat Pump Condenser, (1) 15,000 BTU Mitsubishi FH Series wall mounted indoor unit in the Dining Room area, (1) 6,000 BTU Mitsubishi GL Series wall mounted indoor unit in the Main Bedroom, (1) 6,000 BTU Mitsubishi GL Series wall mounted indoor unit in the Guest Bedroom and (1) 12,000 BTU Mitsubishi GL Series wall mounted indoor unit in the Third Floor Room.

Three indoor units are all on exterior walls so line sets will be run from the condenser into the basement then stub back outside & up the exterior walls in white fortress covering to connect to the back of these three units.

Fourth unit likely to be installed on exterior wall so lines sets will be likely run up left side exterior wall of house then into the soffit area in 3rd. floor.

Condenser unit to be installed adjacent to driveway, on back side of the house furthest away from South St.

Detailed Description of Proposed Work (Planning Staff) -- for wetland conditional use permits use the description field under the wetland section.

--



LUHD-23: Update for 04Sep19 HDC meeting

Project 1: Replace Metal Roof over Front Porch
Owner(s): Karen Crouch (Unit 1) and
Caitlin Sweeney (Unit 2)

Project 2: Replacement of Curved Windows
169 Lafayette Road, Unit2
Owner: Caitlin Sweeney (Unit 2)

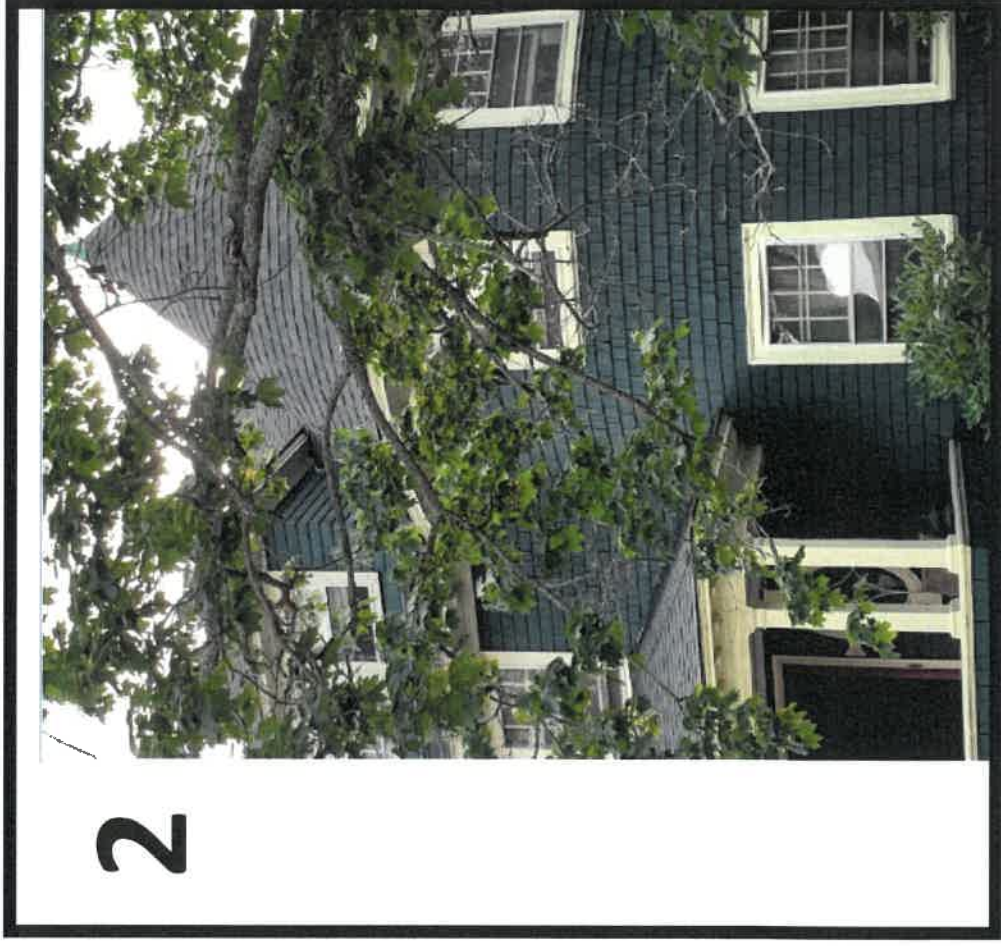
Date of Submission to HDC: 28Aug19

Proposal: Replace Metal on Barrel Section of existing Porch Roof with Architectural Asphalt Shingles

Victorian Townhouse Condominium Association Disputes HDC Decision from 07Aug19 Meeting

1. The barreled and porch roof shall be resubmitted to show a metal or decorative rubber roof.

We will explain the relevance and significance of each of these photos in oral presentation.





4



3



6



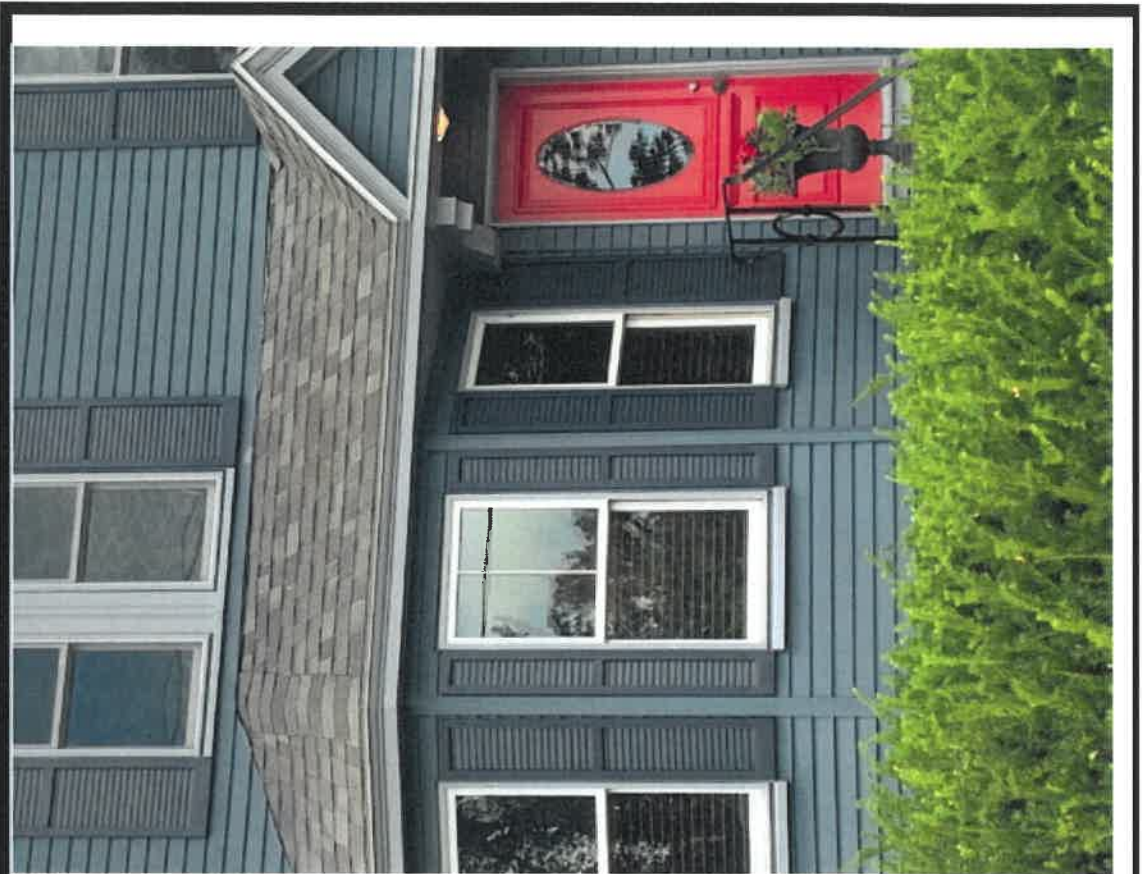
5



8



7



9



10



11

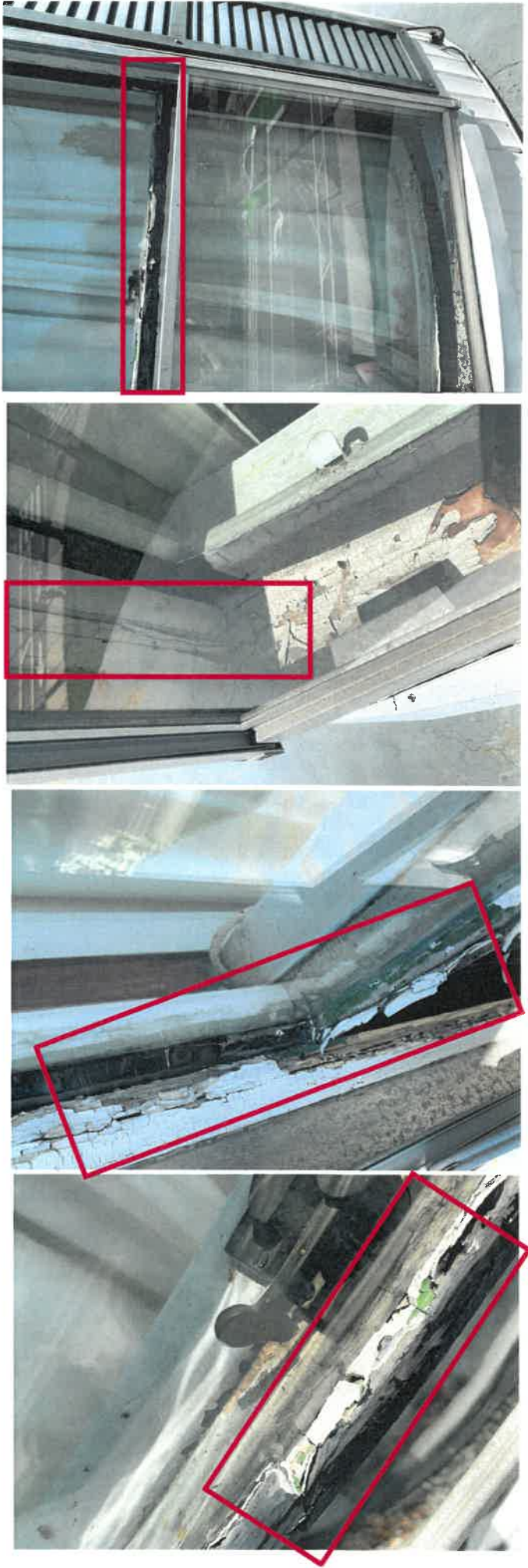


12

Proposal: Replace front two curved windows (2nd floor)

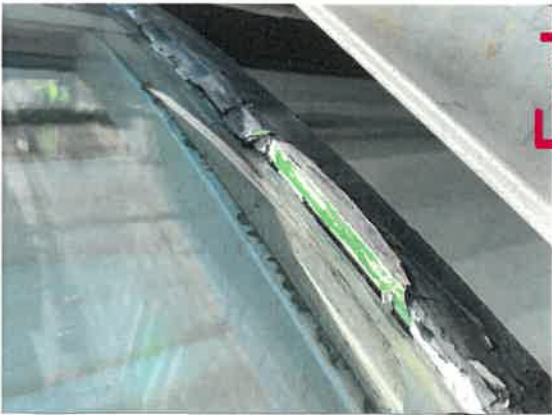
Follow Up Questions from 07Aug19 HDC Meeting

1. Evaluate Restoration instead of Replacement?
 - A. *Builder Bob Grey collaborated with Custom Window Contractor (Cooper); concluded structural framing is completely rotted and not reasonable to restore. Bob and Cooper would be considered experts in their field by any court, therefore provides definitive conclusion that restoration is not an option.*
2. Request for Exterior Photos (This Slide & Next)





Interior Views



Exterior Views

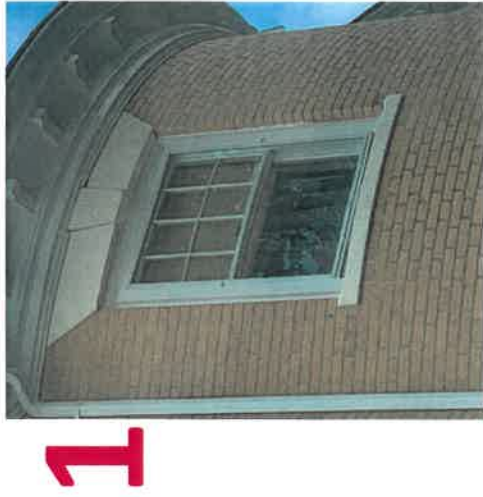
Proposal: Replace front two curved windows (2nd floor)

Follow Up Questions from 07Aug19 HDC Meeting

1. Framing Material?
 - A. Wood: *Mahogany. Improvement over current state as exterior casing is vinyl, like the house siding.*
2. Type of Glass?
 - A. Clear Insulated Glass
3. Number of Curved Windows on House?
 - A. 6: 4 in Unit 1, 2 in Unit 2.
4. Noticeable (Visual) Difference in Unit 1 (old) vs. Unit 2 (new)?
 - A. No, hard to tell difference though new windows would be more historically correct.
 - B. Per Photograph, Unit 2 windows are more visible (no obstruction like front porch overhang or fenced yard)
 - C. This was the last home to be added to the historic district. The windows in the front facade are currently energy efficient replacements which were permitted at separate times for Unit 1 and Unit 2 and installed with City approval.
5. Specifications / Dimensions of Windows (See last 2 slides; also uploaded as PDF file)



We will explain the relevance and significance of each of these photos in oral presentation.

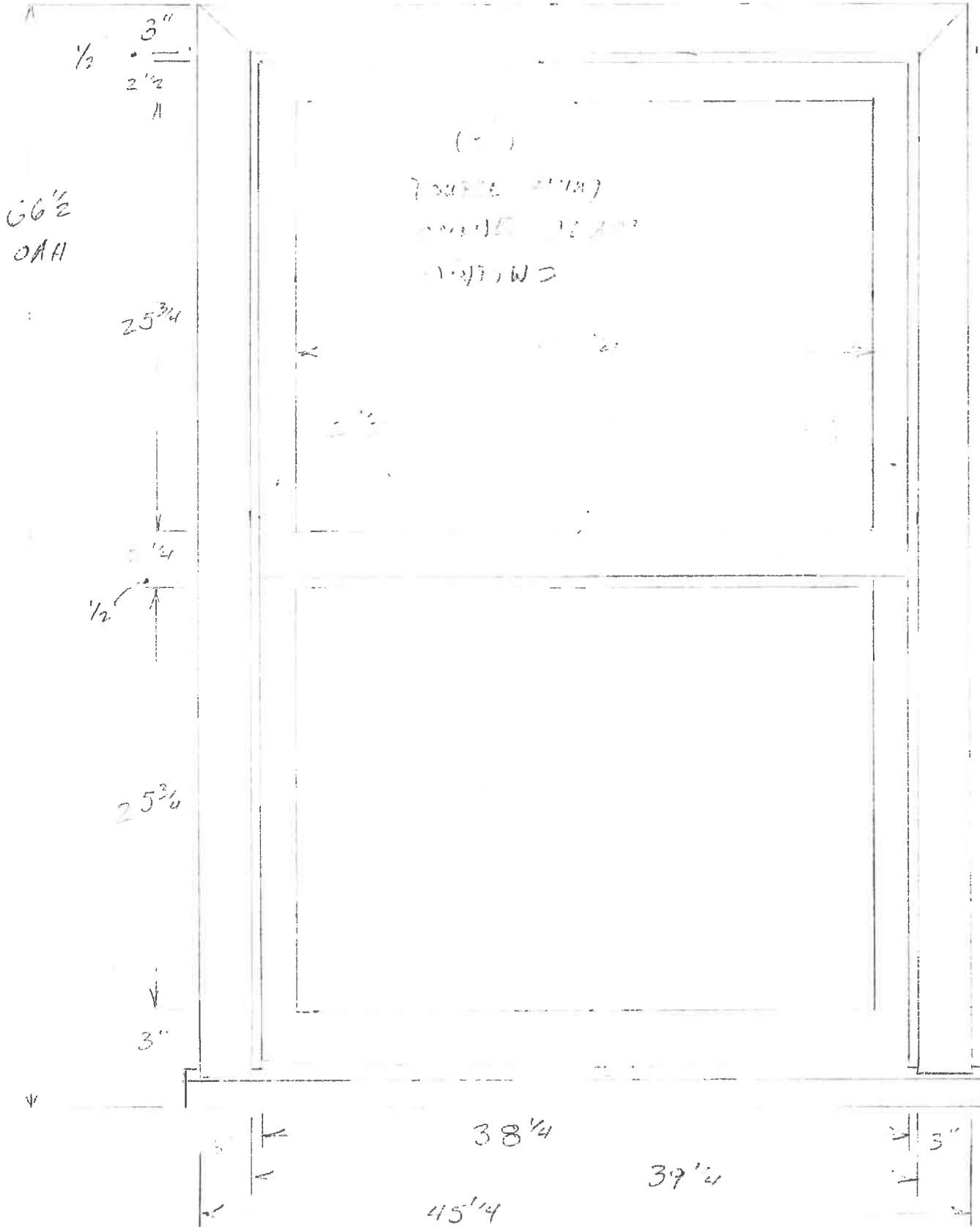


INTERIOR
VIEW

1/8" SCALE

8.21.2017 BY M.H.

"GRAY, SILENTLY K.L.S."



64"4
JAN



30"4

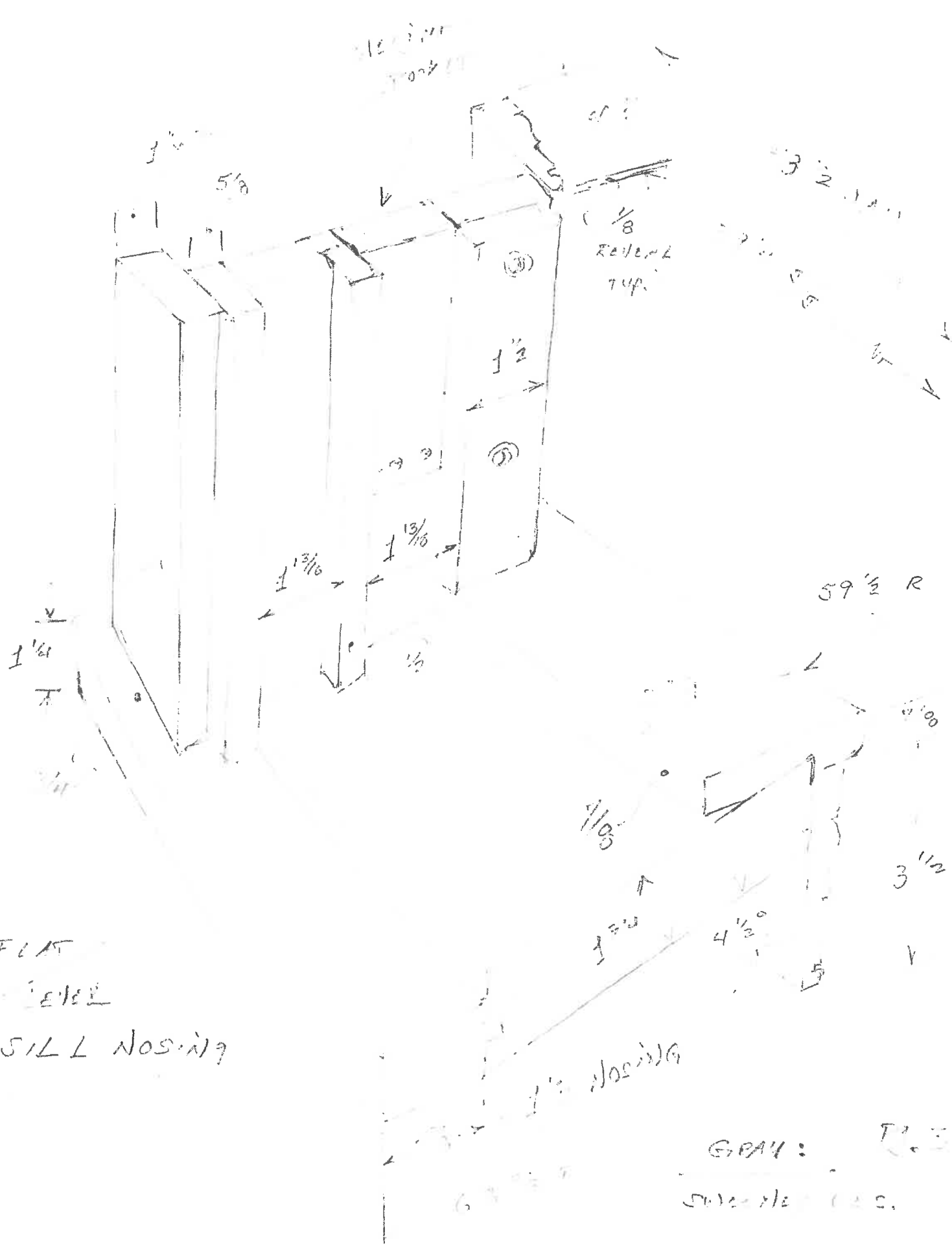
200

HEIGHT

18" PROTECT

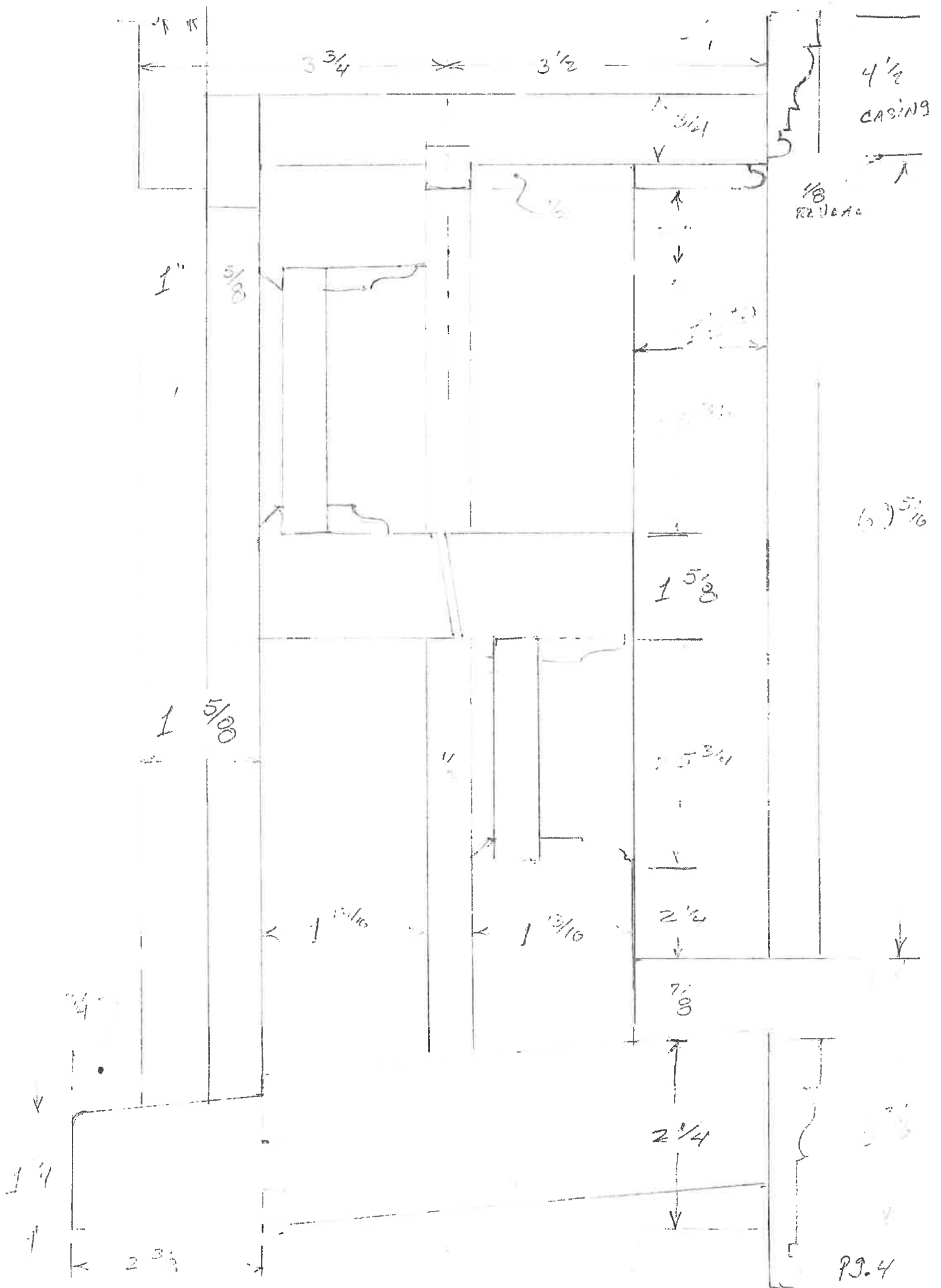


18" 16"
5 1/2"
2 1/4"



FLAT
 SILL NOSING

GRAY: \square
 SILL NOSING



GRAY
S. W. 11/24

8.21.2019

M.H.

ALUMINUM WINDOW

STOP PROFILE



BEADED WINDOW
STOP # E-153



PROFILE
E-273



Aug. 20, 2019

GRAY: / SWIRE NEW P.C.

SASH PROFILE # F-181

SASH STOP # E-273

SHOP NOTE: SASH WIDTH $5/16$ LESS
THAN FRAME WIDTH! % E.C.

BLAINED
STOP
E 153

