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

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

Location
673 MIDDLE ST
Portsmouth, NH 03801

LUHD-40

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

<table>
<thead>
<tr>
<th>Relationship to Project</th>
<th>Full Name (First and Last)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect</td>
<td>Anne</td>
</tr>
</tbody>
</table>

Mailing Address (Street)
9 Sheafe St

State
NH

Phone
603-427-2832

City/Town
Portsmouth

Zip Code
03801

Email Address
archwhit@aol.com

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

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

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

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 Address 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
2. 150 Congress Street - Recommend Approval

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

**Staff Comment:** Recommend Approval
LUHD-42

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

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
--

Planning Staff Comments
--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title
--

Owner Address City
--

Owner Address Zip
--

Meeting Date
--

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

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.

Designer

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

Planning Staff Comments

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addresssee Prefix and Last Name

Owner Organization / Business Name

Owner Contact Street Address
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.
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:

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 Address City

Owner Address Zip

Meeting Date

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:
Aluminum Soffet/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.
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

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)
Arlida 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)
Arlida 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
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
true

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 ST ELEVATION

SCALE: 1/8" = 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"
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.
LUHD-48

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

Planning Staff Comments

INTERNAL USE ONLY -- Letter of Decision Information
Owner Addressee Full Name and Title

Owner Address Prefix and Last Name

Owner Organization / Business Name

Owner Contact Street Address
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:

PROPOSED PROPERTY FENCING

CURRENT SCOPE

ZONING SUMMARY:
ZONING DISTRICT: CD4-1.2
LOT SIZE: 40,075 SF
REQUARED LOT AREA PER DWELLING UNIT: 5,000 SF
BUILDING HEIGHT: 35'-0" MAX
GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX
MIN GROUND STORY HEIGHT: 11'-0"
1X4 SOLID BOARD

COMPACT SOIL

1X4 BOARD

PLAN VIEW

1X2 CEDAR CAP STRIP

ELEVATION VIEW

CEDAR CAP

SIDE VIEW

PROPOSED FENCE

EXAMPLE OF A SIMILAR FENCE
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.
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

- 

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

- 

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

-  

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

- 

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

- 

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

- 

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

- 

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**

- 

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-
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)

Lot Line Revision (Planning Board)

Amended Subdivision or Lot Line Revision Approval

Wetland Conditional Use Permit (Planning Board)

Amended Wetland Conditional Use Permit (Planning Board)

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

Site Plan Review (Planning Board)

Amended Site Plan Review

Other Conditional Use Permit (Planning Board)

Variance (Zoning Board of Adjustment)

Special Exception (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.
Proposal: Replace front two curved windows (2\textsuperscript{nd} 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*)
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.
Our philosophy on restoring windows, sash, entranceways, and doors is *preservation first* — only reproduce if restoring the original is not feasible. To insure that profiles are matched perfectly, we make all of our own cutters in-house. We maintain an inventory of thousands of vintage panes of glass and keep a large inventory of wrought iron 18th and 19th century hinges, latches, box locks, and other hardware to make our entranceways complete.
Our philosophy on restoring windows, sash, entranceways, and doors is **preservation first** — only reproduce if restoring the original is not feasible. To insure that profiles are matched perfectly, we make all of our own cutters in-house. We maintain an inventory of thousands of vintage panes of glass and keep a large inventory of wrought iron 18th and 19th century hinges, latches, box locks, and other hardware to make our entranceways complete.
GRAY: SWE 112. M.D.
SASH PROFILE # T-181
SASH STOP # E-273

SHOP NOTE: SASH WIDTH 5/16 LESS THAN SASH WIDTH! % E.O.

BLAKES
STOP
# E153