HDC
ADMINISTRATIVE APPROVALS

May 1st, 2019

1. 410 Islington Street (misc.) - TBD
2. 172 Hanover Street (misc.) - TBD
3. 38 South Street (HVAC) - Recommend Approval
4. 199 Gates Street (HVAC) - Recommend Approval
5. 566 Islington Street (HVAC) - Recommend Approval
6. 179 Pleasant Street (fence) - Recommend Approval
7. 14 Market Square (door) - Recommend Approval
8. 240 Union Street (skylight) - Recommend Approval
9. 46-64 Maplewood Ave. (misc.) - TBD
10. 17 Pray Street (chimney) - Recommend Approval
11. 41 Vaughan Mall (windows) - Recommend Approval
12. 77 Daniel St. (windows & door) - TBD
1. 410 Islington Street (misc.) - TBD

**Background:** The applicant is seeking approval to replace the existing siding on 410 Islington Street. Two options are provided for review by the Commission and the applicant will be present at the meeting to discuss the options.

**Staff Comment:** TBD.
Application for Approval - Administrative

Historic District Commission

Owner: Islington Commons
Address: 410-430 Islington St
       (Street)
       Portsmouth, NH 03801
       (City, State, Zip)
Phone: ____________________________
Signature: ________________________

Applicant (if different): Market Square Architects
Address: 104 Congress St, Suite 203
         (Street)
         Portsmouth, NH 03801
         (City, State, Zip)
Phone: 1603-501-0202

Location of Structure: Map 145 Lot 34.85.36 Street Address: 410 Islington Street
Building Permit #: ____________________________
To permit the following: Options for siding pattern for 410 Islington St as current siding is not scrubbable and too deteriorated to remain

Action Taken by H.D.C. at Public Meeting

Date of Approval: ____________________________
Recommendation: ____________________________
Stipulations: ____________________________
Signature of Principal Planner: ____________________________

Administrative Use Only:
Date of Meeting: 5-1-19
Payment: 100
Payment Type: CASH 1765
Index/Permit #: ____________________________

If approved, please acknowledge below:

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

Owner ____________________________
Revised: 11 April 17
ISLINGTON COMMONS
HISTORIC DISTRICT COMMISSION, MAY 2019

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:

- ALTERNATE SIDING AT 410 ISLINGTON STREET

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"
EXISTING WOOD SILL
3/4" x 3" WD BOARD ADDED

EXISTING WOOD SILL

ORIGINAL HISTORIC SILL

EXISTING WOOD SILL

EXISTING WINDOW TRIM

EXISTING WINDOW CASING PLAN DETAIL

PROPOSED WINDOW CASING PLAN DETAIL

PROFILE OF SHIPLAP SIDING

ORIGINAL HISTORIC SILL

EXISTING WOOD BOARD SHEATHING
LINE OF EXISTING STORM WINDOW
5/4 X 3" WD FRAME, PNT

PART 1 OF EXISTING MOLDING, REINSTALL
SALVAGED TRIM OR REPLACE IN KIND

PART 2 OF EXISTING MOLDING, REINSTALL
SALVAGED TRIM OR REPLACE IN KIND

WD BLOCKING

EXISTING HISTORIC SILL BELOW, REPAIR AS FEASIBLE OR REPLACE IN KIND, PNT

PROPOSED 7 1/4" EXPOSURE SHIPLAP SIDING, PNT

EXISTING WOOD BOARD SHEATHING
LINE OF EXISTING STORM WINDOW

LINE OF EXISTING WINDOW FRAME

PART 1 OF EXISTING MOLDING

PART 2 OF EXISTING MOLDING

EXISTING WD STOP

LINE OF EXISTING HISTORIC SILL BELOW

PART 3 OF EXISTING MOLDING, ADDED AT A LATER DATE, TO BE REMOVED

LINE OF ADDED 5/4 X 3" WD BOARD TO HISTORIC SILL, TO BE REMOVED, BELOW

EXISTING 8" EXPOSURE PRESSED WD BOARD SIDING

ENLARGED QUOINS
1/2" - 1'-0"

4" EXPOSURE WD CLAPBOARD SIDING, PNT

1x WD QUOINS, PNT

8"
2. 172 Hanover Street (misc.) - TBD

**Background:** The applicant is requesting approval for modifications to the previously-approved design. Specifically, they are seeking to modify the rooftop mechanical equipment, modifications to the fire stairs, door surround, awning, window muntins and the addition of gas meters.

**Staff Comment:** TBD.
Application for Approval - Administrative

Historic District Commission

Owner: LaCaretta
Address: 172 Hanover St
Phone: 603-866-8465

Applicant (if different): D'Stefano Architects
Address: 22 Ladd St
Phone: 603-431-8761

Location of Structure: Map 126 Lot IA
Street Address: 172 Hanover St

To permit the following:
- Rooftop mechanical equipment, dormer extensions, fire stair deletions, deletion of brick pilasters, window muntins, deleted at west; new access door to new gas meter; electric panel and meter installed on west; fire escape ladder will remain

Action Taken by H.D.C. at Public Meeting

Date of Approval: 
Recommendation: 

Stipulations:

Signature of Principal Planner:

Administrative Use Only:
Date of Meeting: 5-1-19
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

Revised: 11 April 17
Historic District Commission Summary
For May 1, 2019

Property Address: 172 Hanover St (LaCaretta)

April 10, 2019
By: Juli MacDonald, AIA, DeStefano Architects

This project has been reviewed several times by the HDC starting in 2016, both at work session and public hearing and with follow-up administrative approvals. Because the work is nearing completion, the project was subject to a review by Vincent Hayes, the Land Use Compliance Agent, and he cited several items which were not built as presented to the HDC.

The following is a summary of each item from his summary that are pertinent to the HDC.

In our presentation for the commission, we’re addressing these items for your review by showing the most recent previously approved plans and elevations and the as-built condition drawings and photos, with outstanding proposed work noted where applicable.

**Roof Plan**
1. Additional rooftop mechanical equipment added – the equipment is in the center of the roof areas and is very difficult to see from street level. It can be seen from the parking garage.
2. Tarp or covering over existing skylight system – there is an existing removable shading screen over the skylights that is necessary for shading of the spaces below.
3. Dormer extension and fire stair enclosure deleted – the building owner is not adding a fire stair at this time, so this work was deleted on the elevations

**East Elevation**
1. Did not paint brick to match storefront system – La Caretta preferred to leave the natural finish of the brick to match the adjacent
2. Awning over main entrance relocated over transom to align with adjacent awnings – for consistency across the elevations

**West Elevation**
1. Infill existing window as required w/recessed masonry, 18” deep sill pitch to drain deleted. Gas meter/recessed area was located to the North Elevation. – the window was infilled but the gas meter was located on the north elevation in a basement masonry opening
2. "Replace in kind" windows do not meet the stipulation associated with this administrative approval "A 6/6 or 8/8 window pattern shall match the existing window color, pattern, and profile" – the 2nd floor windows were replaced with double-hungs and no muntins. This detailing is consistent with the existing windows on the north and east elevations.
3. Basement window removed and infilled with wooden hatch with grill pattern. – this is an existing window to remain
4. New wall mounted conduits and meter box. – an upgrade required new equipment installation by Eversource
4. Existing fire escape is being retained per inspection department -the building owner is not adding a fire stair at this time, so this work was deleted on the elevation
D|A
22 Ladd Street
Portsmouth, NH

North Elevation-
1. New windows installed – the 2nd floor windows are existing to remain
2. New awnings installed– These are existing awnings - the fabric was changed to black
3. Gas meter installed - the meter is installed in a basement masonry opening. We propose adding a frame and door to match the adjacent panel.
EXISTING SKYLIGHT TO REMAIN
NEW ROOF ADDITION TO MATCH EXISTING DORMER

EXISTING MECHANICAL UNITS
EXISTING FLAT ROOF
EXISTING AWNING TO REMAIN

VAUGHAN MALL
NEW AWNINGS TO MATCH EXISTING AT HANOVER STREET

ROOF PLAN
PREVIOUSLY APPROVED 6 JULY 2016
AS-BUILT ROOF PLAN
SEE PHOTOS ON SHEET 8

EXISTING SKYLIGHT AND SUNSHADE TO REMAIN

NEW EXHAUST HOOD IN LOCATION OF PREVIOUS

NEW MECHANICAL EQUIPMENT

EXISTING PARAPET

NEW MECHANICAL UNIT IN LOCATION OF PREVIOUS

NEW MECHANICAL EQUIPMENT

EXISTING MECHANICAL EQUIPMENT

VAUGHAN MALL

RENOVATION TO
172 HANOVER STREET
PORTSMOUTH, NH 03801
ROOF PLAN
1/8" = 1'-0"

PAGE 3 OF 8
1 MAY 2019
EAST ELEVATION
PREVIOUSLY APPROVED 18 OCTOBER 2017

NEW EXTENSION OF EXISTING DORMER
- NEW ACCESS DOOR
- PAINTED AZEK TRIM, YP
- HINGE SIDING TO MATCH EXISTING
- LATE ROOF TO MATCH EXISTING
- PAINTED 3/4" x 3/8" AZEK TRIM

NEW WINDOW IN EXISTING OPENING w/ GRANITE SILL TO MATCH EXISTING
NEW FIXED WINDOW SYSTEM w/ GRANITE SILL IN EXISTING OPENING

PAINTED BRICK TO MATCH NEW STOREFRONT SYSTEM

NEW AWNINGS OVER RELOCATED ENTRY FIRST FLOOR
NEW LIGHT FIXTURES TO MATCH EXISTING FIXTURES ON HANOVER STREET
REPLACE PROVIDER SPECIFICATION
LIGHT TO BE MOVED TO ALIGN WITH FlexITEGRATE
AWNINGS AT HANOVER STREET
ELEVATE DIM. & LOCATION
NEW HAND RAIL AT ENTRY, REFER TO PROVIDER SPECIFICATION

MECHANICAL EQUIPMENT BEYOND - SEE REFERENCE PHOTOS ON SHEETS 6 AND ROOF PLAN ON SHEET 3

NEW FABRIC AT EXISTING AWNING

AS-BUILT EAST ELEVATION

RENOVATION TO
172 HANOVER STREET
PORTSMOUTH, NH 03801
EAST ELEVATIONS
1/8" = 1'-0"
1 MAY 2019

DESMOND A. ARCHITECTS
WEST ELEVATION
PREVIOUSLY APPROVED 18 OCTOBER 2017

AS-BUILT WEST ELEVATION

RENOVATION TO
172 HANOVER STREET
PORTSMOUTH, NH 03801

1/8" = 1'-0"
NEW AWNING OVER WINDOWS TO MATCH & ALIGN w/ EXISTING

EXISTING SIGNAGE
NEW AWNING OVER NEW ENTRY DOOR
NEW LIGHTS TO MATCH EXISTING ON HANOVER STREET

INFill EXISTING WINDOW SEIL & HEADER TO REMAIN
APPROXIMATE LOCATION OF RELOCATED STAIR, BEYOND

NORTH ELEVATION
PREVIOUSLY APPROVED 6 APRIL 2016

NEW AWNING OVER WINDOWS TO MATCH EXISTING
NEW FAbrIC OVER EXISTING AWNINGS
EXISTING WINDOWS
LIGHTS AND BRICK INFILL AS APPROVED
EXISTING WINDOW

AS-BUILT NORTH ELEVATION
SEE PHOTOS ON SHEET 7

RENOVATION TO
172 HANOVER STREET
PORTSMOUTH, NH 03801
NORTH ELEVATIONS
1/8' = 1'-0"
1/2' = 1'-0'
3. 38 South Street (HVAC) - Recommend Approval

Background: This application seeks to modify the previous approval to build a new basement entrance on the rear elevation.

Staff Comment: Recommend Approval.
Application for Approval - Administrative

Historic District Commission

Ann E. Daw (#2)  Applicant (if different): Ann E. Daw
Owner: Eleanor Bird (#1)
Address: 38 South Street
Portsmouth, NH 03801
Phone: 603-828-7264
Signature: Ann E. Daw 4/19/19

Location of Structure: Map _____ Lot _____ Street Address: 38 South Street
Building Permit #: 

To permit the following: Re-engineer and build entrance to cellar in back of house, since the cinder-block wall has moved and now blocks and stops the door from opening.

Action Taken by H.D.C. at Public Meeting

Date of Approval:
Recommendation:
Stipulations:

Signature of Principal Planner:

Administrative Use Only:
Date of Meeting: 5-1-19
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

Revised: 11 April 17
403-828-7244
**Proposal**

E. A. McCarthy  
134 Broadway  
Dover, N.H. 03820  
(603) 534-7325

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**Address:** 134 Broadway  
**City:** Dover  
**State:** N.H.  
**Zip Code:** 03820  
**Phone:** (603) 534-7325

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**Proposal Submitted To:** Ann Daw  
**Job Name:**  
**Job Location:** 38 South St., Portsmouth, N.H.  
**Date:** April 14th, 2019  
**Date of Plans:** N/A  
**Architect:** N/A

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We hereby submit specifications and estimates for:  

- **Scope of work to be performed:** Remove & replace existing crawl space access.  
- **Mobilization & demo existing foundations & retain wall and concrete walls with rebar. Drill into existing block wall foundation & tie into new proposed walls. Pour new concrete pad next to existing pad at floor elevation. Pour new proposed concrete walls with rebar. Seal cold joints between old & new walls. Block fill & compact with imported clean material. Re-attach and re-locate existing 4" drain line. Patch disturbed asphalt along building to shed away from building. Construct new pressure treated steps.**

**Total Estimate Cost:** $5,000.00

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We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of: $5,000.00

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Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted,  
Eugene McCarthy  
Owner

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**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance

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Signature

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Signature
4. 199 Gates Street (HVAC) - Recommend Approval

**Background:** This applicant is seeking to install a ground-mounted HVAC condenser with conduit located on the outside of the structure. The conduit will be field-painted.

**Staff Comment:** Recommend for approval.
Application for Approval - Administrative
Historic District Commission

Owner: Joe Capobianco
Applicant (if different): Lee Steven

Address: 199 Gates
ADDRESS: 151 Flagg Rd

Portsmouth, NH 03801
Rochester, NH 03839

Phone: 603-373-8909
Phone: 603-373-5151

Signature:

Location of Structure: Map _____ Lot _____ Street Address: 199 Gates

Building Permit #: ________________________

To permit the following: INSTALLATION OF DUCTLESS MINISETS & CONDENSER AT LOCATION WITH COLOR TO MATCH CONCEALMENT

Action Taken by H.D.C. at Public Meeting

Date of Approval: ________________________
Recommendation: ________________________

Stipulations: ________________________

Signature of Principal Planner: ________________________

Administrative Use Only:
Date of Meeting: 5-1-19
Payment: 100
Payment Type: CK #1220
Index/Permit #: ________________________

If approved, please acknowledge below:

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Owner

Revised: 11 April 17
3.5 FORTRESS DUCT, PAINT TO MATCH
3.5 FORTRESS DUCT, PAINT TO MATCH HOUSE COLOR

LATTICE PAINT MATCH HOUSE COLOR
CONDENSER ON PAD BEHIND LATTICE, PAINT TO MATCH

VERTICAL DUCT WHITE TO BLEND IN WITH DOWNSPOUT
5. 566 Islington Street (HVAC) - Recommend Approval

**Background:** This applicant is requesting approval to relocate an existing vent toward the rear wall of the building. The vent will be field-painted to match the wall.

**Staff Comment:** Recommend Approval.
**Application for Approval - Administrative**

**Historic District Commission**

Owner: Louis F. Clarizio Revocable Trust  
Address: Sible Islington Street  
Portsmouth, NH 03801  
(City, State, Zip)  
Phone: ________________

Applicant (if different): John Whiteman  
Address: ____________________________  
(City, State, Zip)  
Phone: 603-319-4189

Signature: ____________________________

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**Location of Structure:** Map 156 Lot 24  
Street Address: Sible Islington Street  
Building Permit #: ____________________

To permit the following: New location for a dental suction vent.

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**Action Taken by H.D.C. at Public Meeting**

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Signature of Principal Planner:  

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**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  
Revised: 11 April 17
Hi Nick,

This is John Whiteman. I’m the GC for Dr. Louis Clarizio and I'm reaching out to you regarding the project we have going at his oral surgery office at 566 Islington Street.

The vast majority of this project is interior work, however we have one small exterior detail that involves your input. A little while ago, you and I had spoken briefly on the phone about the location of the small dental suction vent on the exterior of the building that we had needed to move slightly from its previous spot. We realize the new location we had installed it just isn’t ideal and it can be better. We are prepared to move the vent to a more well suited location on the building as soon as possible, however we do need your input.

I just wanted to follow up with you and hopefully get your opinion and your pre-approval before we do the work to move it. As you had requested when last we spoke, I have attached annotated photos with a couple of scenarios for you to review. I’m leaning towards the location in photo titled, #2.

I’m looking forward to hearing any feedback you can offer. It is my hope that we can connect this week.

Thanks so much for your time.

John.
Nick,

Good afternoon. This message is regarding the dental suction vent issue, as part of the remodeling project I am managing at Dr Clarizio’s office at 566 Islington Street. After speaking with you on the phone today about repositioning the dental suction vent, I was able to take a few photos of the building and I’ve added mark up labels. As you requested, I’ve attached those edited photos as well as a few other unedited shots of the building for your review.

If you need any additional information, I’ll be happy to get it to you quickly.

Any advice that you can give us will be greatly appreciated as we are hoping to find the best way to get this done that will satisfy both you and Brian.

Thanks, I'm looking forward to hearing from you soon.

John

John Whiteman
Office 603-319-4689
Cell 207-251-8122
Old dental suction vent to be removed

Dental Suction Vent Proposed changed location

Pipe to run along this path:

To be painted the wall color and vent at the roof line