

HDC

ADMINISTRATIVE APPROVALS

March 6th, 2019

- 1. 77 Daniel Street (windows & trim) - Continued to 4-3-19**
- 2. 6 Dearborn Street (fence) - Recommend Approval**
- 3. 442 Middle Street (door & steps) - Recommend Approval**
- 4. 355 Pleasant Street (windows) - TBD**

1. 77 Daniel Street (windows & trim) - Continued to 4-3-19

Background: This project was originally approved on March 7th, 2018. During construction several field changes were made to the building design. The applicant has not yet submitted the final request for modifications to the approved design and has requested a continuance to the April 3rd meeting.

Staff Comment: Continue to April 3rd.

2. 6 Dearborn Street (fence) - Recommend Approval

Background: The current wood fence is dilapidated and needs to be removed. The applicant does not wish to replace the fence at this time so is seeking demolition of the fence. The existing fence is 4 feet tall and approximately 14 feet long.

Staff Comment: Unless the HDC feels a fence at this location is an enhancement to the abutting structures and properties then removal should be approved.



Application for Approval - Administrative Historic District Commission

Owner: REGAN ELECTRIC CO INC Applicant (if different): _____
 Address: 94 LANGDON ST Address: _____
(Street) (Street)
PORTSMOUTH, NH 03801 _____
(City, State, Zip) (City, State, Zip)
 Phone: 603-234-4368 Phone: _____
603 436-9015
 Signature: Paul W. Winkley

Location of Structure: Map 0123- Lot 0004 Street Address: 6 DEARBORN ST.

Building Permit #: _____

To permit the following: REMOVAL OF 4' TALL FENCE THAT
RUNS ALONG MAPLEWOOD AVE APOX 14' LONG

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>3-6-19</u>
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 _____



Google Maps 259 Maplewood Ave



Image capture: Sep 2017 © 2019 Google

Portsmouth, New Hampshire



Street View - Sep 2017



↑ ↑
**Existing Fence at 6 Dearborn
 to be removed**

6 Dearborn Street



Property Information

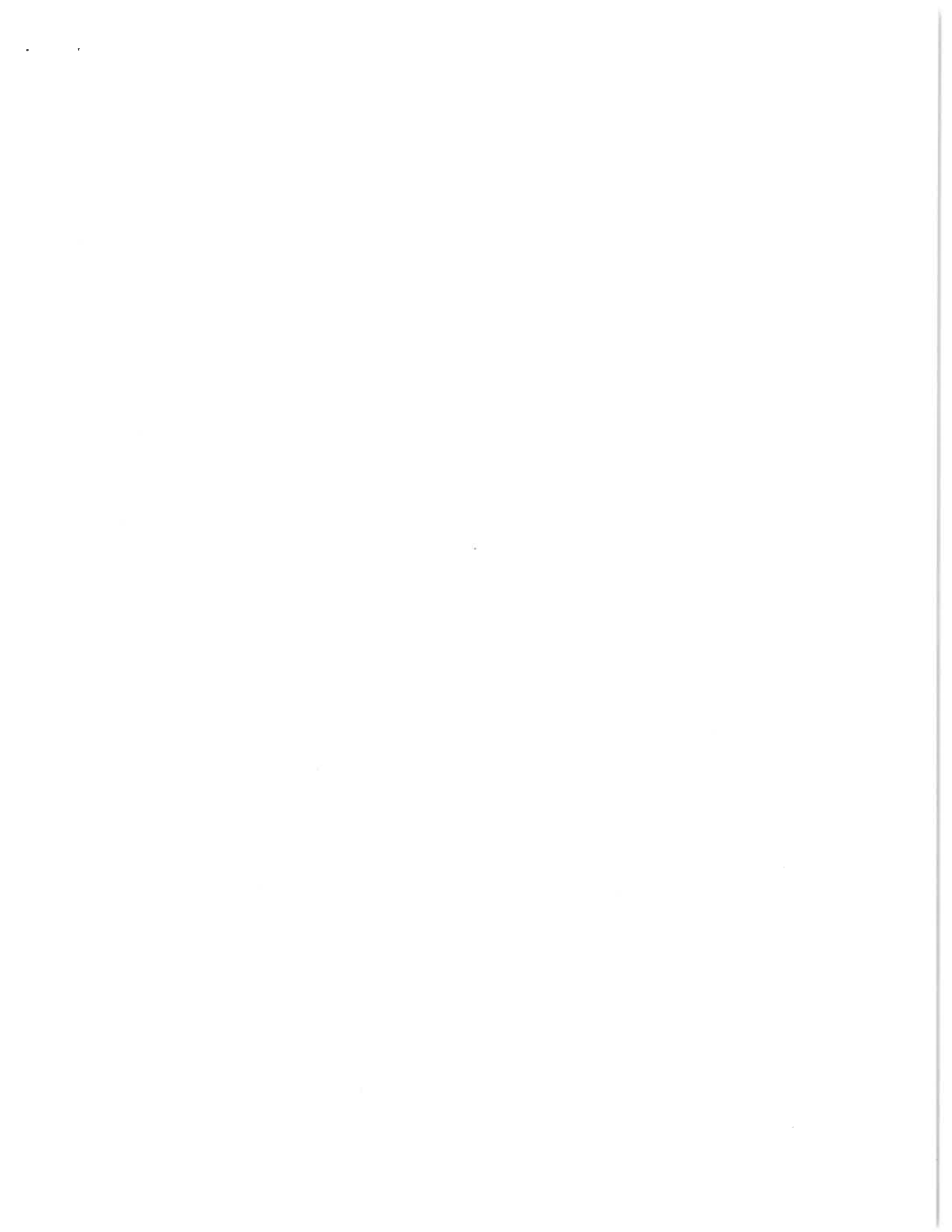
Property ID 0123-0004-0000
Location 6 DEARBORN ST
Owner REGAN ELECTRIC CO INC



**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 11/30/2018
 Data updated 11/19/2018



3. 442 Middle Street (door & steps) - Recommend Approval

Background: This project is also on the agenda for a work session to discuss more significant alterations to the building (i.e. chimneys, siding, windows...). However, in order to commence the project, the applicant would like approval for the replacement of the front door and to replace the wood steps with granite.

Staff Comment: I believe the door is being field-painted and will match the rear door. The granite steps are an upgrade to the existing wood steps which need replacement.



Application for Approval - Administrative Historic District Commission

Owner: Michael Schwartz Applicant (if different): _____

Address: 444 Middle Street Address: _____
(Street) (Street)

Portsmouth NH 03870 _____
(City, State, Zip) (City, State, Zip)

Phone: 603 548 8898 Phone: _____

Signature:

Location of Structure: Map 0135 Lot 0044 Street Address: 442-444 Middle Street

Building Permit #: _____

To permit the following: Replacement of doors, steps and
~~overhang~~ - see attached descriptions

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 _____

Michael Schwartz
442-444 Middle Street

Dear Nick Cracknell and Commissioners,

Thank you for considering my request to improve the property at 442-444 Middle Street. I feel very lucky to have a property in the heart of Portsmouth and I look forward to improving the property. Following is a description of the desired improvements for approval. I understand it may be possible to have these as part of an administrative approval, but I look forward to your guidance. I will also attach the estimates.

Thank you,

Mike Schwartz
(603) 548-8898

1. New Steps	4,500
2. Overhang over front door	2,200
3. Front Door	1,500
	<hr/>
	\$8,200

1. New Front Steps

I would like to replace the wood steps with granite steps. Attached is an estimate.

The steps would be granite steps, 7 inches tall. The first two steps would be 13 inches wide with the third, landing step, 36 inches wide.

2. Overhang over front door

The overhang is in desperate need of repair. I would like to replace the current overhang with a smaller overhang similar to the house next door (see image below). The cost is estimated less than \$2,200.

3. Front Door

The current doors do not match, I would like to replace both doors. Attached is an estimate.

See images below.

Store SKU: #659283



Exterior View

JELD-WEN >

36 in. x 80 in. Craftsman Primed Right-Hand Inswing 6 Lite Clear Steel Prehung Front Door w/Brickmould

★★★★★ (46) [Write a Review](#) [Questions & Answers \(35\)](#)

- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.

\$257⁰⁰

Color/Finish: Primed

Door Size (WxH) in.: 36 x 80

36 x 80

Two Doors installed: \$1,500



Existing Steps – 442 Middle Street



Proposed Steps – 442 Middle Street



ESTIMATE

February 19, 2019

Mike Schwartz
442 Middle Street
Portsmouth, NH
603-548-8898
mike.schwartz@ymail.com

Remove wooden steps and replace with granite steps	
A concrete base will be poured to support the granite steps	
2 granite steps 9'3" long 13" wide and 7" tall (rock face) and the landing will be 9'3" long 36" wide and 7" tall	
TOTAL	\$ 4135.00

Please make checks payable to: Coastal Landscaping and mail to 80 Alison Drive Seabrook, NH 03874

Any questions please contact Mark @ 603-929-0866. Thank you for your business.

4. 355 Pleasant Street (windows) - TBD

Background: This project was originally approved on August 3rd, 2016. A building permit has been issued and site work has commenced. At this time, the applicant is requesting that the rear first-floor windows be modified to use the same size and window type as the second floor window.

Staff Comment: The Commission should evaluate the appropriateness of the window change given the context and the limited view from the public way.

Application for Approval – Administrative Approval

Historic District Commission

Owner: Kathy Kane Applicant (if different): _____

Address: 355 Pleasant Street Address: _____
(Street) (Street)

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

Phone: _____ Phone: _____

Location of Structure: Map 135 / Lot 44 Street Address: 355 Pleasant Street
Building Permit #: 29656

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

Modify rear windows.

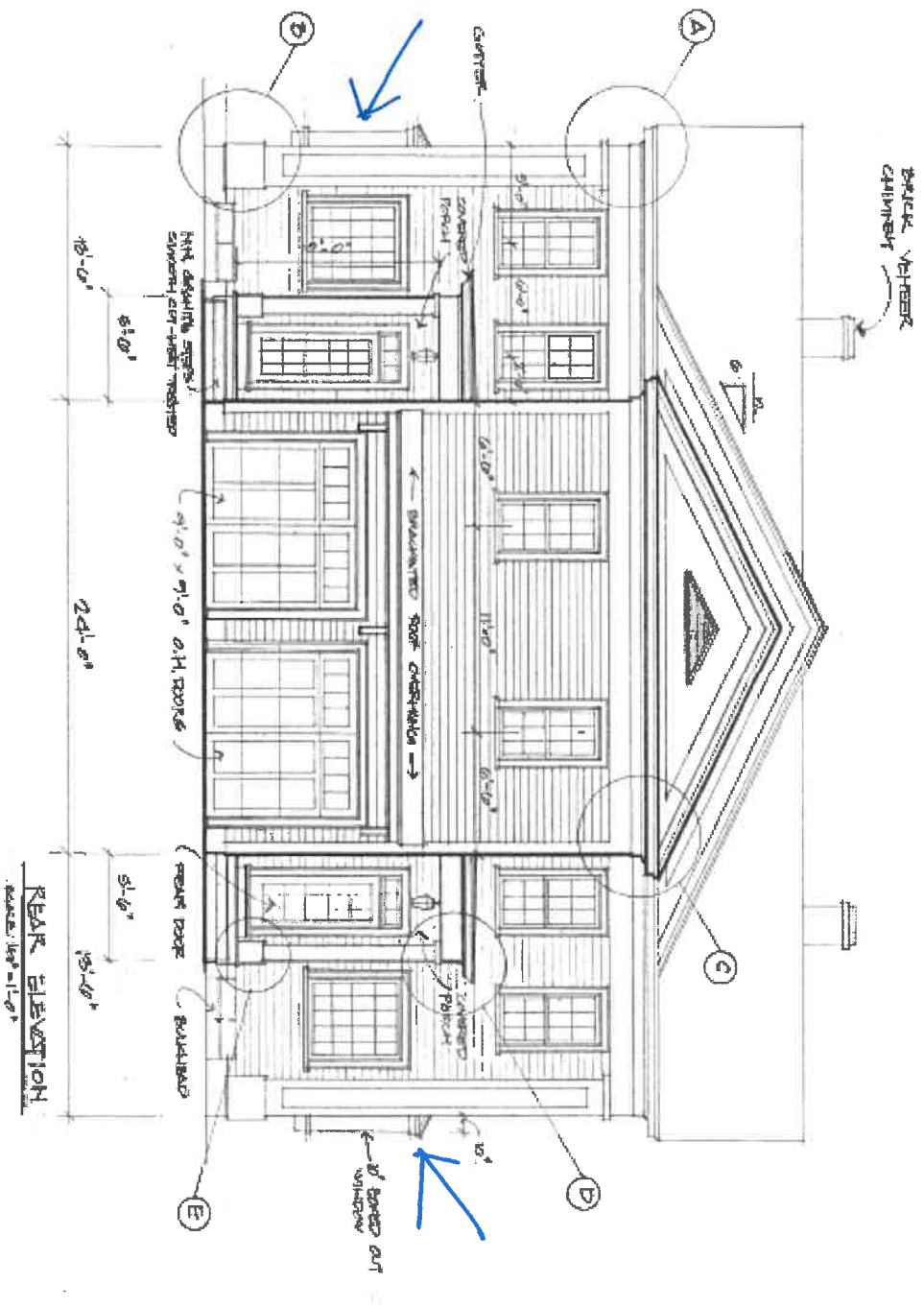
Action Taken by Principal Planner	
Date of Approval	03-6-19
Stipulations:	
Signature of Principal Planner:	Nicholas J. Cracknell, AICP

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

Current Submission, July 2016



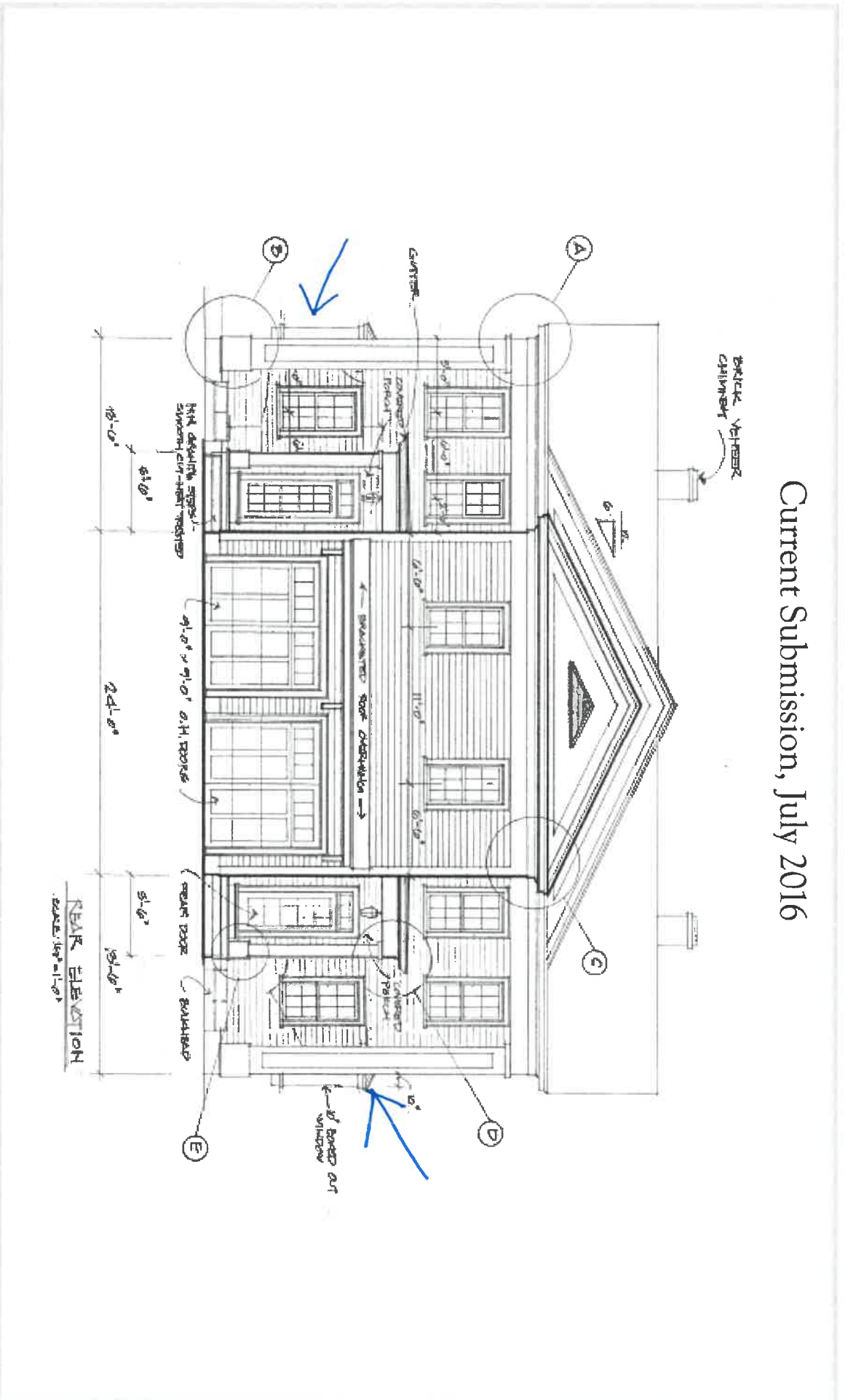
355 Pleasant Street, Portsmouth, NH

Application to HDC

August 3, 2016

Proposed Window Modification (3-6-19)

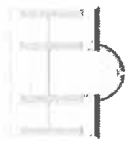
Current Submission, July 2016



355 Pleasant Street, Portsmouth, NH

Application to HDC

August 3, 2016



Green Mountain Window Co.

355 Pleasant St, Portsmouth, NH, 2-9-18

Milestone Double Hung Windows: Pine Units, Cabot White Painted Exterior, Primed Interior, Low E – Argon Filled Glass, 5/8" SDL with Gray Spacer, No Casing, No Sill Nose, 6 9/16" Jamb, White Hardware, Standard White Screen.

Pricing below assumes basement windows supplied by others (as part of foundation supplier package)

Type	Qty	Frame Size	Operation	Cut	Notes	Net (ea)	Extended
6/6	28	2' 7 1/4" x 5' 0 7/8"	Double Hung	6/6		932.00	26,096.00
9/9	4	2' 7 1/4" x 6' 0 7/8"	Single Hung	9/9		1155.00	4,620.00
6 Lite	6	2' 7 1/4" x 2' 4"	Fixed	3w2h		772.00	4,632.00
20 Lite	2	4' 5 1/4" x 5' 0 7/8"	Fixed	5w4h		1186.00	2,372.00
40 Lite	2	7' 6 1/4" X 4' 8 7/8"	Fixed	10w4h		2310.00	<u>4,620.00</u>
Base Total							42,340.00

Options:

1. Pine 2" Historic Sill Nose, Per Unit = \$30
2. Mahogany Sill and 2" Historic Sill Nose, Per Unit = \$90
3. Mahogany Sill with 4" Sill Nose, Per Unit = \$185
3. Pine F.J. 5/4x4 Exterior Casing, Per Unit = \$48
4. Lifespan Select 5/4x4 Exterior Casing, Per Unit = \$108
5. Pine F.J. 5/4x5 Exterior Casing, Per Unit = \$63
6. Lifespan Select 5/4x5 Exterior Casing, Per Unit = \$131

This quote is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the Dealer / Contractor / Property Owner prior to his/her ordering of materials. Green Mountain Windows Company is responsible only for the items as quoted in this document. Any changes or addendums will be subject to a request. This document supersedes all previously provided / dated documents. By signing this document you agree that all previously provided / dated documents are null & void. Green Mountain Window Company will provide new pricing if shop drawings are marked up and Windows & Doors on the document need to be modified. Painted exterior color is per G.M.W. supplied color sample on wood only. Paint color on wood may not exactly match color chips on paper. G.M.W. does not guarantee a match to other paint company colors – custom colors are per mock up window or painted wood color sample only. If you have any questions, please contact your Sales Rep.