

HDC

ADMINISTRATIVE APPROVALS

July 10th, 2019

- | | | |
|----|---------------------|----------------------|
| 1. | 41 Salter Street | - Recommend Approval |
| 2. | 249 Pleasant Street | - TBD |
| 3. | 73 Prospect Street | - Recommend Approval |
| 4. | 37 Hanover Street | - Recommend Approval |
| 5. | 39 Dearborn Street | - Recommend Approval |
| 6. | 114 Maplewood Ave. | - Recommend Approval |
| 7. | 65 Bow Street | - Recommend Approval |
| 8. | 59 Sheafe Street | - Recommend Approval |

1. 41 Salter Street - Recommend Approval

Background: The applicant is seeking approval to replace the existing second floor door with siding to match the existing wall.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-13

Applicant

 Bruce Erickson
 617-875-6422
@ liz@seacoastdwellings.com

Location

41 SALTER 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

Remove "leaking door to nowhere" and fill in with existing in kind siding.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Owner

Full Name (First and Last)

Bruce Erickson

Mailing Address (Street)

35 Salter Street

State

NH

Phone

617-875-6422

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

Significant other to owner.

Business Name (if applicable)

--

City/Town

Portsmouth

Zip Code

03801

Email Address

bruce@bericksongroup.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 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

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HDC Approval Date

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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 State

--

Owner Address City

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RE: (memo field)

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Meeting Date

--

Owner Address Zip

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Assessor Map and Lot

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Zoning District Information

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Decision

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Stipulations

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









2. 249 Pleasant Street - TBD




Background: The applicant is requesting approval to reinstall shutters on front elevation, reinstall baluster, post and railing system and repair the entry stairs in kind. The application also include clapboard repair, replace a door on the side porch and install new porch steps and railing to match in-kind, and replace 5 storm windows on the side elevation.

Staff Comment: Although most of the proposed work is a replacement-in-kind I would suggest the Commission review this application and provide an opportunity for the applicant's design professional to present the proposed changes..

Historic District Commission Work Session or Administrative Approval Application

LUHD-15

Applicant

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

Location

249 PLEASANT 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

General improvements and maintenance to exterior, remove 3 windows, add stairs off back deck.

Description of Proposed Work (Planning Staff)

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Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Other	Architectural Designer
Full Name (First and Last)	Business Name (if applicable)
Jennifer Ramsey	SOMMA Studios
Mailing Address (Street)	City/Town
36 Maplewood Ave	Portsmouth
State	Zip Code
NH	03801
Phone	Email Address
603-766-3760	jramsey@sommastudios.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

true

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

Owner's Rep

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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HDC Approval Date

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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 State

--

Owner Address City

--

RE: (memo field)

--

Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

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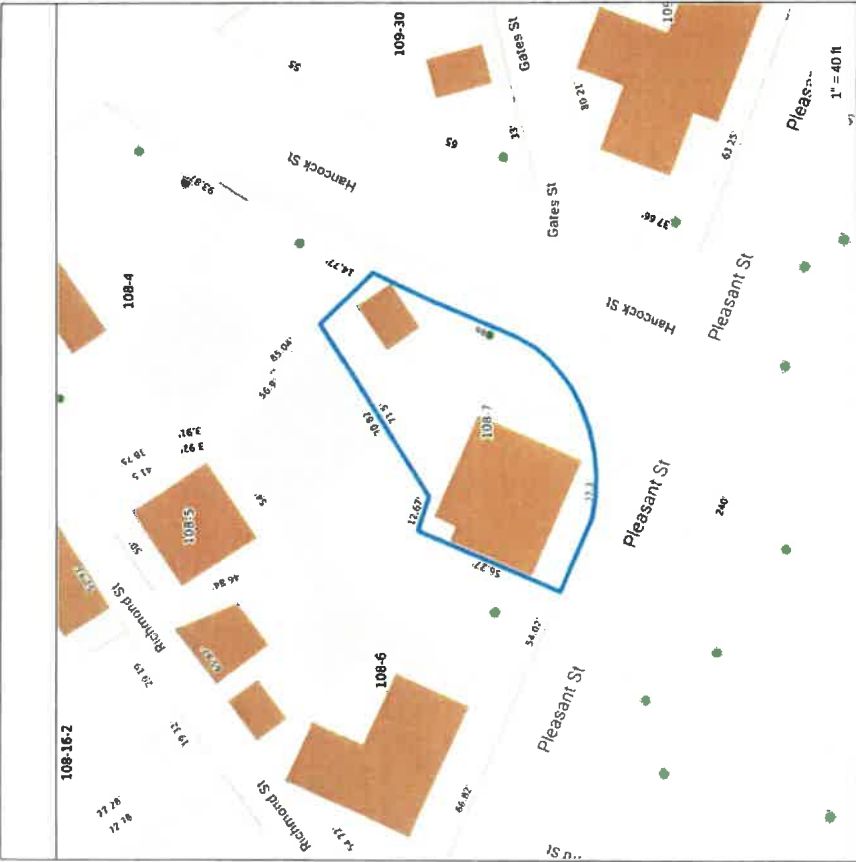
Decision

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Stipulations

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

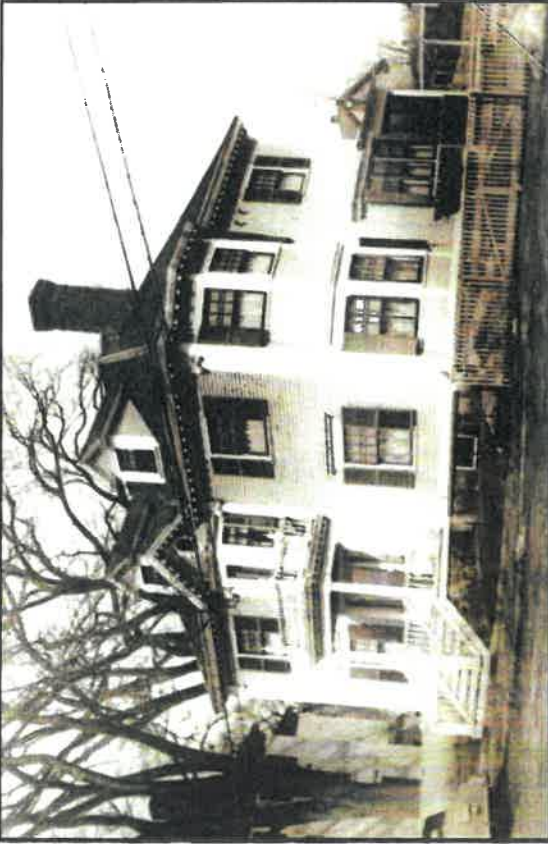


Property Information
 Property ID: 01080157-0000
 Address: 108-7 GATES ST
 Owner: SHOUSE REBECCA

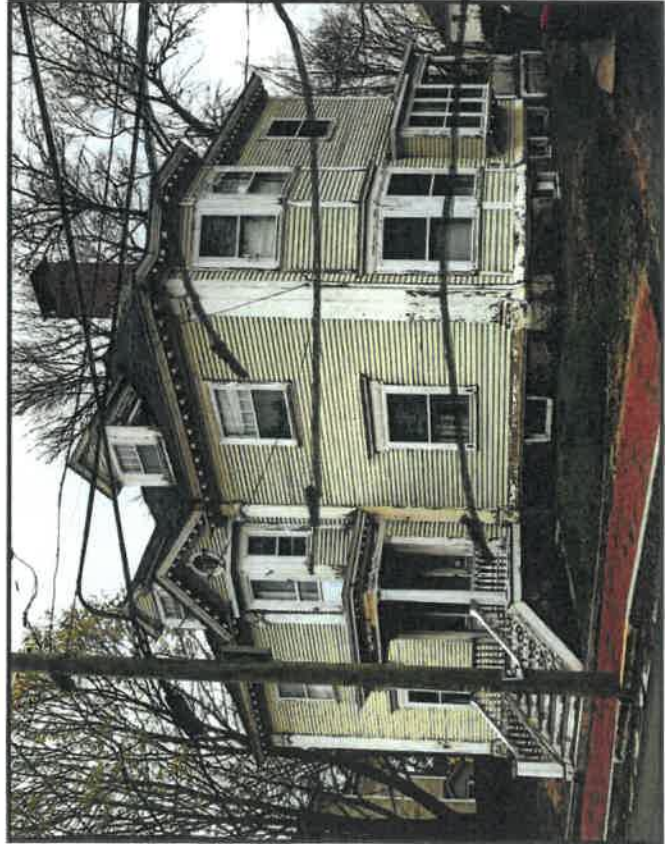


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**
 City of Portsmouth, NH makes no claims and no warranties, expressed or implied, as to the accuracy or reliability of the GIS data presented on this map.
 Geometry updated: 11/20/2018
 Data updated: 11/18/2018

1" = 40 ft



Historic Photo: Front Elevation



Current Photo: Front Elevation Proposed Repairs

Re-install shutters to match historic photo on front elevation only.

Re-install baluster, post and railing detail over covered entry to match historic photo.

Repair entry stairs, balusters, posts, railing and trim in-kind as needed. Re-install ball finials to match historic photo. Re-paint



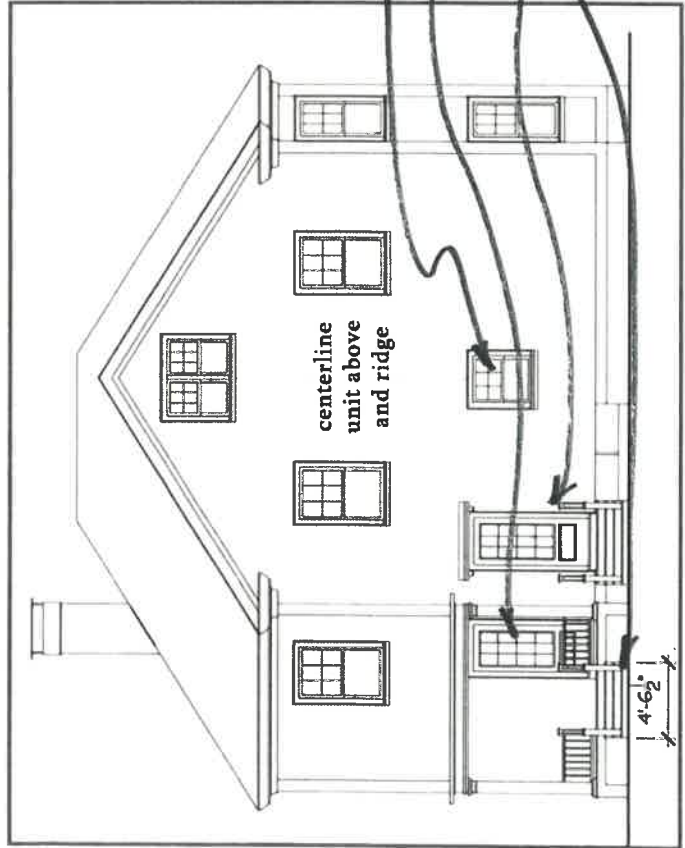


Existing Photo: Rear Elevation

- Install Tyvec and new clapboard siding to match work previously started.
- Remove double-hung and (1) double-hung of adjacent pair.

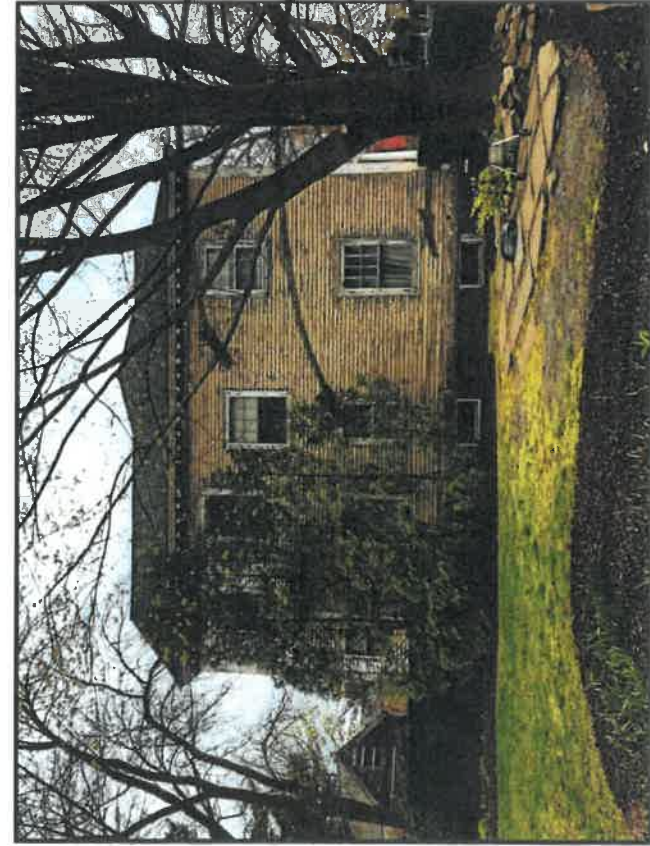


HDC AA July, 2019
SOMMA Studios



Rear Elevation Graphic: Proposed Revisions and Improvements

- Reuse or replace in-kind (1) double-hung window in new location.
- Replace existing double in-swing door with new single in-swing door. New door is 6" narrower. Style to match existing red back door
- Refurbish and repair back entry steps and overhang in-kind.
- Install new porch steps. Rail and posts to match adjacent entry stoop. Existing railing balusters to be replaced in-kind as needed and re-painted.



Current Photo: Side Elevation Proposed Repairs and Changes



Install Tyvec and new clapboard siding to match work previously started.

Remove (1) double-hung window (interior location is currently in a closet). Patch and match siding with new as exterior is being re-sided.

Replace (5) storm windows in-kind on this elevation to match work previously started*.

* Manufacturer to be Harvey Tru-Channel Storm Windows in white.

If determined other windows require new storms, applicant would like to ability to replace those in-kind at the time of renovations.

STORM WINDOWS

TRU-CHANNEL

When new replacement windows are not an option, whether for budgetary or historical maintenance reasons, Harvey Tru-Channel aluminum storm windows are an excellent solution. Harvey Tru-Channel provides maximum energy efficiency and is one of the top performing storm windows in the marketplace today. Custom made to fit the exact dimensions of your existing windows, Tru-Channel storm windows are easy to operate, self-contained units that will provide extra insulating value.

- Twice the weathershipping as ordinary storm windows
- Both sash interlock with a sturdy frame tie bar for maximum wind resistance
- Triple-track "combination" design for self storage of sash and screen and sash lift-in capability
- Locking non-glare, charcoal-finished fiberglass half screen
- Among the lowest air infiltration rates (.05 CFM/FT) of any storm window
- Approved for Airport Sound Abatement Programs nationally
- Marine glazing seals keep the glass tight and secure in its frame
- Optional steep slope extender available



3. 73 Prospect Street - Recommend Approval

Background: This applicant is final review and approval of the dormer detail for the recently-approved project.

Staff Comment: Recommend for approval.

Historic District Commission Work Session or Administrative Approval Application

Applicant

👤 Leonard Cushing
☎ 603-809-1734
@ zenstoneworks@hotmail.com

Location

73 PROSPECT ST
Portsmouth, NH 03801

LUHD-17

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Final review of dormer details per Vincent Hayes request

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 State

--

RE: (memo field)

--

Owner Address Zip

--

Zoning District Information

--

Decision

--

Stipulations

--

Owner Address City

--

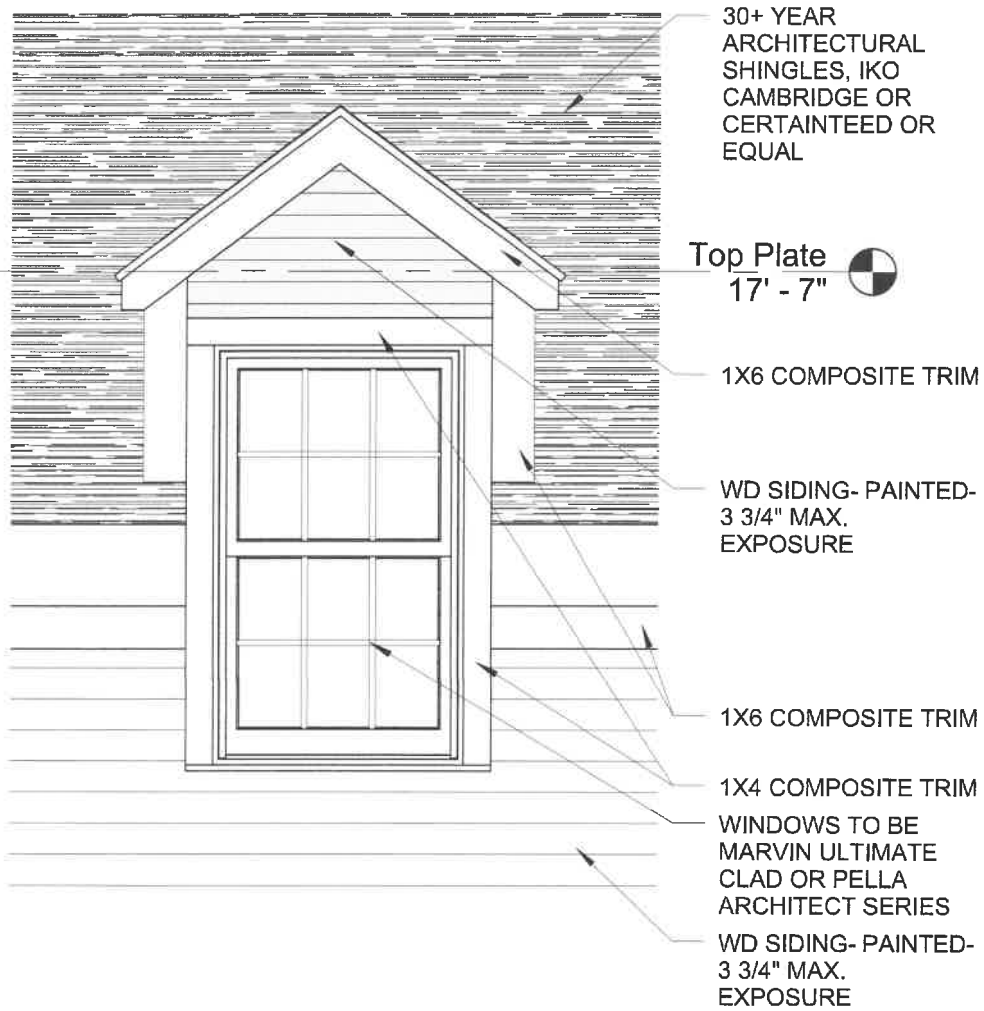
Meeting Date

--

Assessor Map and Lot

--

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



1 North Elevation - Enlarged Dormer
1/2" = 1'-0"

73 Prospect Street
Portsmouth, NH 03801

McHENRY
ARCHITECTURE

Project number 18044

Date 06/25/2019

Drawn by MB

Checked by JJ

A-1

Scale 1/2" = 1'-0"

ENLARGED DORMER

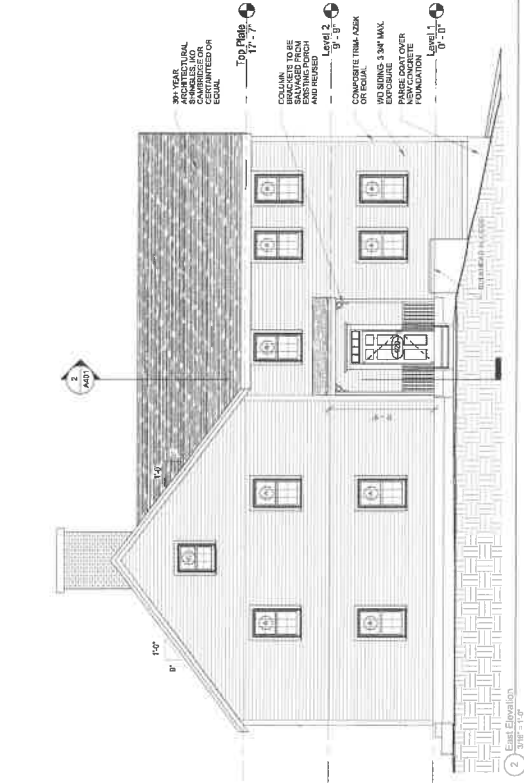
73 Prospect Street
Portsmouth, NH 03801

**McHENRY
ARCHITECTURE**
4 Market Street
Portsmouth, NH 03801-0274

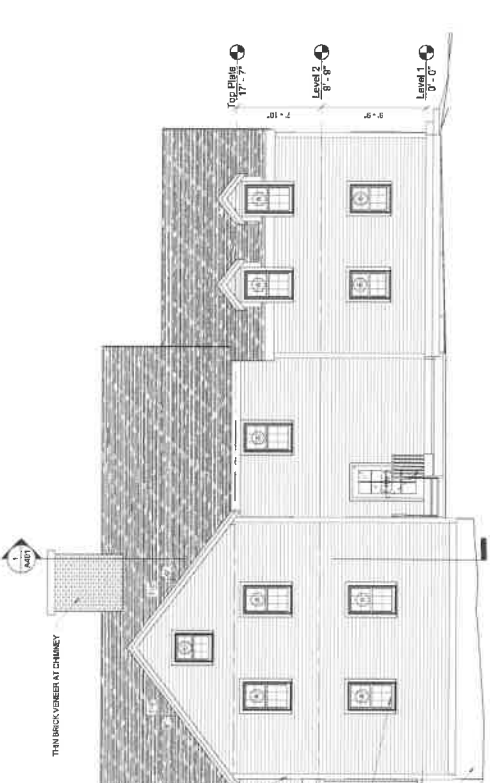
**NOT FOR CONSTRUCTION
PERMIT SELECTION**

No. 1
Date 06/19/18
Project Name 73 Prospect Street

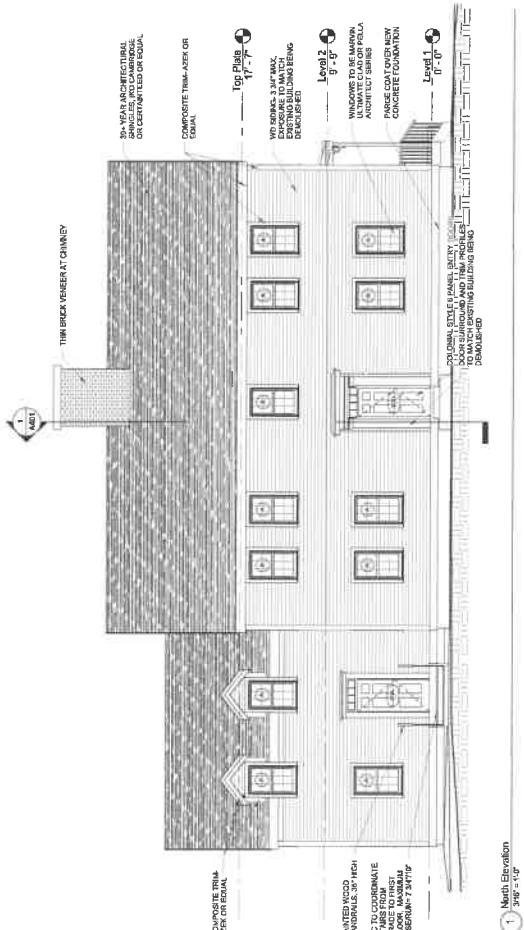
Project Name:	73 Prospect Street
Drawing Name:	EXTERIOR ELEVATIONS
Project Number:	16044
Date:	06/20/18
Checker:	MS
Checklist:	JJ
Scale:	A301 As Indicated



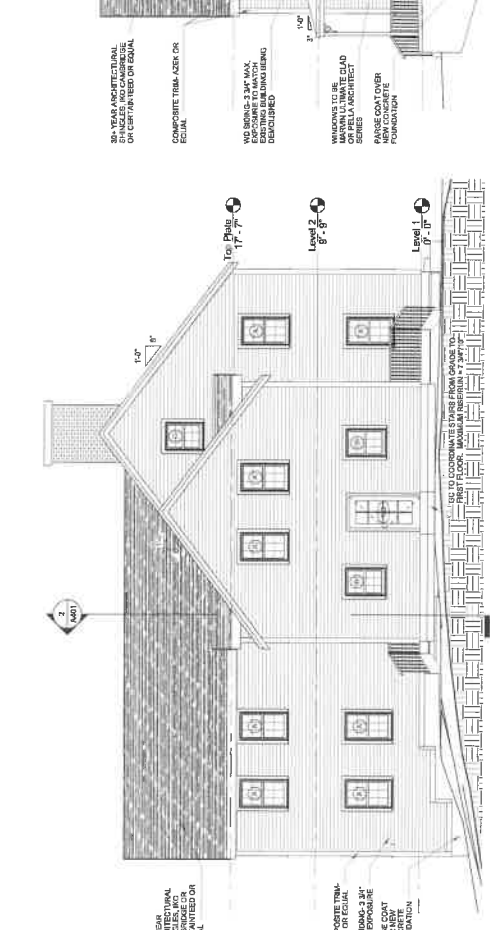
2 East Elevation
3/16" = 1'-0"



4 South Elevation
3/16" = 1'-0"



1 North Elevation
3/16" = 1'-0"



3 West Elevation
3/16" = 1'-0"

- EXTERIOR FINISHES NOTES**
1. COLOR SELECTIONS FOR ALL MATERIALS TO BE PROVIDED TO OWNER FOR FINAL SELECTION AND APPROVAL.
 2. ALL FINISHES TO BE MATCHED TO EXISTING FINISHES TO MATCH CURRENT BUILDING THAT IS BEING DEMOLISHED.
 3. BRICK TO BE COMPLETED WITH A MAXIMUM EXPOSURE.
 4. BRICK TO BE MATCHED TO EXISTING BRICK.
 5. BRICK TO BE MATCHED TO EXISTING BRICK.
 6. BRICK TO BE MATCHED TO EXISTING BRICK.
 7. BRICK TO BE MATCHED TO EXISTING BRICK.
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 12. BRICK TO BE MATCHED TO EXISTING BRICK.
 13. BRICK TO BE MATCHED TO EXISTING BRICK.
 14. BRICK TO BE MATCHED TO EXISTING BRICK.
 15. BRICK TO BE MATCHED TO EXISTING BRICK.

4. 37 Hanover Street - Recommend Approval

Background: This applicant is requesting approval to replace a window and ventilation grate with a new sliding glass window for the Soupery.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-18

Applicant

 William Marple
 603-828-6405
 marpleproperties.bill@gmail.com

Location

37 HANOVER 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

We propose replacing an old window and ventilation grate with a new, sliding glass window for the Soupery.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Developer	--
Full Name (First and Last)	Business Name (if applicable)
Bill	Marple
Mailing Address (Street)	City/Town
PO Box 1377	Portsmouth
State	Zip Code
NH	03802
Phone	Email Address
603-828-6405	marpleproperties.bill@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

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.

Property Manager

INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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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 State

--

Owner Address City

--

RE: (memo field)

--

Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

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Decision

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Stipulations

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

**Marple Properties
Historic District Committee Request
51 Hanover Street
26 June 2019**

To Whom It May Concern,

Marple Properties requests permission from the Historic District Committee of Portsmouth to conduct cosmetic repairs to the frontage of the lower unit of the building occupied by The Soupery.

This work will include removing an old exhaust fan grate, and replacing the current window with a sliding glass window which will allow more ventilation. The new window will be custom fit to take the place of both the existing window space and the grate once it has been removed. Due to its length to width ratio, two options are presented for the new window-one that is a single sliding pane, and one that is a double sliding pane.

See the following exhibits to reference work to be done:

Exhibit A)-Photo of Soupery frontage showing street perspective and close up showing both window and ventilation grate.

Exhibit B)- Option A and B of window requested to be installed.

Questions regarding this matter may be directed to Mr. Bill Marple. He may be reached via email at marpleproperties.bill@gmail.com, or on his cell phone at 603-828-6405.

Regards,

Bill Marple
Owner, Marple Properties

Exhibit A)- Frontage of Soupery Street Level and Close Up

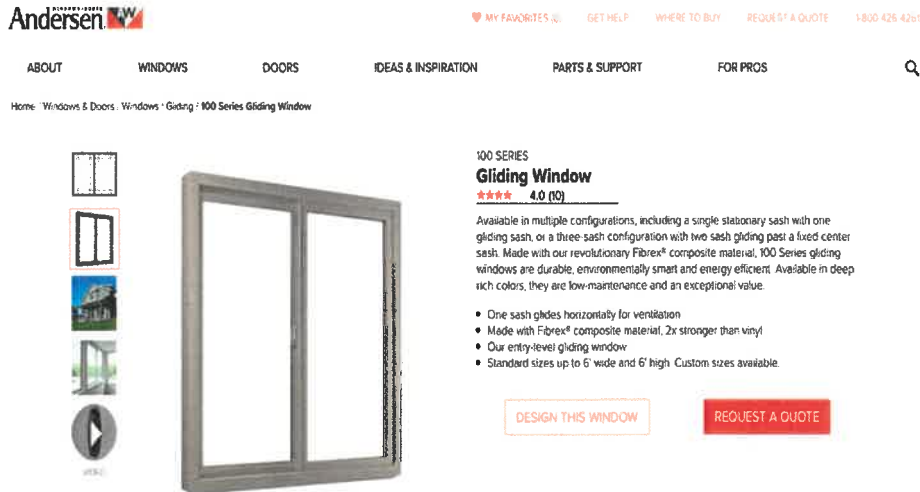


Street Level view of Soupery Frontage showing existing grate and window.



Close Up showing Ventilation Grate to be discarded and existing window to be replaced. The new window will take the place of both the existing window and the exhaust grate.

Exhibit B)-Proposed Sliding Glass Window To Be Installed



The screenshot shows the Andersen Windows and Doors website. The navigation menu includes ABOUT, WINDOWS, DOORS, IDEAS & INSPIRATION, PARTS & SUPPORT, and FOR PROS. The breadcrumb trail reads: Home > Windows & Doors > Windows > Gliding > 100 Series Gliding Window. The main content area features a large image of a double-pane sliding window. To the left of the main image is a vertical sidebar with five icons: a window diagram, a window with a screen, a window with a view, a window with a play button, and a window with a play button. The text on the page reads: 100 SERIES **Gliding Window** **★★★★ 4.0 (10)**. Below this, it states: Available in multiple configurations, including a single stationary sash with one gliding sash, or a three sash configuration with two sash gliding past a fixed center sash. Made with our revolutionary Fibrex® composite material, 100 Series gliding windows are durable, environmentally smart and energy efficient. Available in deep rich colors, they are low-maintenance and an exceptional value. A list of features includes: One sash glides horizontally for ventilation; Made with Fibrex® composite material, 2x stronger than vinyl; Our entry-level gliding window; Standard sizes up to 6' wide and 6' high. Custom sizes available. At the bottom of the product description are two buttons: DESIGN THIS WINDOW and REQUEST A QUOTE.

Option A- Double Pane Sliding Glass Window from Andersen Windows and Doors. This screen shot for illustration only-actual window would be custom sized to fit opening.



Option B- Triple Pane Sliding Glass Window from Andersen Windows and Doors. Catalogue photo not available. Window would be same size and finish as above, except with three panes instead of two. Actual window would be custom sized to fit opening.

5. 39 Dearborn Street - Recommend Approval

Background: This applicant is requesting approval to install a wall-mounted compressor on the side of the house.

Staff Comment: Recommend Approval subject to condition that if required, the approval is subject to BOA approval.

39 DEARBORN ST.

Mike Brandzel
Helen Long

39 Dearborn Street
Portsmouth, NH 03801

CALLED
6-7-11

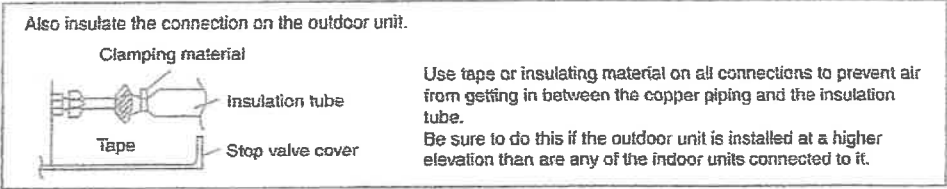
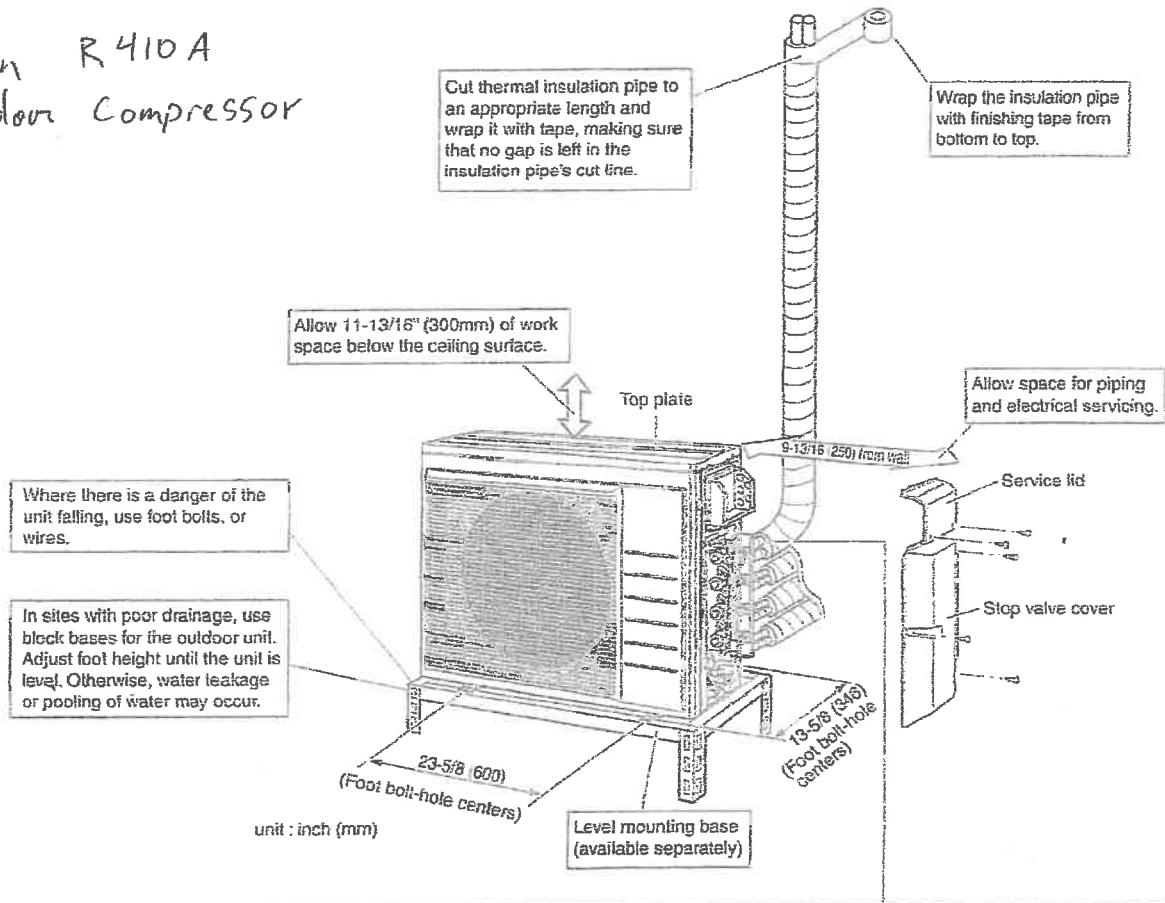
- Request permission to install outdoor compressor

Rear View



- Wall mount compressor centered between edge of house and window (location critical in order to get line sets into/belind knee wall)
- Unit :
 - 38" wide
 - 28" tall
 - 20" Hanging from / off wall
 - 4" Line set cover plate 6' long
 - 16"-18" Off of ground

**DaiKin R410A
Outdoor Compressor**



6. 114 Maplewood Ave. - Recommend Approval

Background: This applicant is requesting approval to replace the existing shed roof with the original hip roof.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-11

Applicant

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

Location

114 MAPLEWOOD AVE
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Remove Rear Shed Roof on 1875 Building and Restore original Hip Roof

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	--
Full Name (First and Last)	Business Name (if applicable)
Karen Bouffard	--
Mailing Address (Street)	City/Town
PO Box 1389	Portsmouth
State	Zip Code
NH	03802
Phone	Email Address
603-9694311	--

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

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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 State

--

Owner Address City

--

RE: (memo field)

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Meeting Date

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Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

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Decision

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Stipulations

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



Existing Rear Shed Roof



Proposed Rear Hip Roof



Rear View of Proposed Original Hip Roof

114 Maplewood Ave.



Similar Rear Hip Roof , 116 Middle Street




7. 65 Bow Street - Recommend Approval

Background: This applicant is requesting approval to change the approved material of the previously-approved railing system from wood to composite material.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

Applicant

 Peter Labrie
 603-661-9090
 peterlabrie@yahoo.com

Location

65 BOW ST
Portsmouth, NH 03801

LUHD-8

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Do to a mis-communication between our manager and the contractor, our fence was not constructed of wood and therefore not field painted as requested. The current fence is more than 40% transparent and is structurally stronger and will allow for long term maintenance in an extremely harsh, damp location which does not get direct sunlight for most of the year causing most wood products to deteriorate. We request an administrative approval to be able to retain the current fence.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Owner	--
Full Name (First and Last)	Business Name (if applicable)
Peter Labrie	River House Restaurant
Mailing Address (Street)	City/Town
PO Box 300	Rye
State	Zip Code
NH	03870
Phone	Email Address
603-661-9090	peterlabrie@yahoo.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

Owner of this property

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

Nicholas J. Cracknell

From: Vincent J. Hayes
Sent: Thursday, June 06, 2019 2:34 PM
To: 'peterlabrie@yahoo.com'
Cc: Nicholas J. Cracknell; Izak Gilbo
Subject: FW: 65 Bow Street: Land Use Compliance Review

From: Vincent J. Hayes
Sent: Thursday, September 27, 2018 9:38 AM
To: 'peterlabrie@yahoo.com' <peterlabrie@yahoo.com>
Cc: Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>; Izak Gilbo <igilbo@cityofportsmouth.com>
Subject: 65 Bow Street: Land Use Compliance Review

Good morning,

My name is Vincent Hayes, the Land Use Compliance Agent for the City of Portsmouth. I am tasked with ensuring compliance with land use approvals associated with construction projects throughout the City.

I understand an administrative approval was granted by Nick Cracknell on December 6th 2017 for work within the Historic District, namely the expansion of an existing waterfront deck. This approval was contingent upon the stipulation that, "the proposed fence shall be constructed of wood, be field painted, and be at least 40% transparent." While the fence now installed appears to be at least 40% transparent, it is made of a synthetic material, not wood, and , consequently, is not field painted.

In speaking with Nick Cracknell, he felt as though another administrative approval to the Historic District Commission would be required in order to address the change. I understand you have been through this process previously, but please do not hesitate to contact me should you have any questions regarding the application process.

The next HDC meeting is November 7th, 2018, the deadline for which is October 19th.

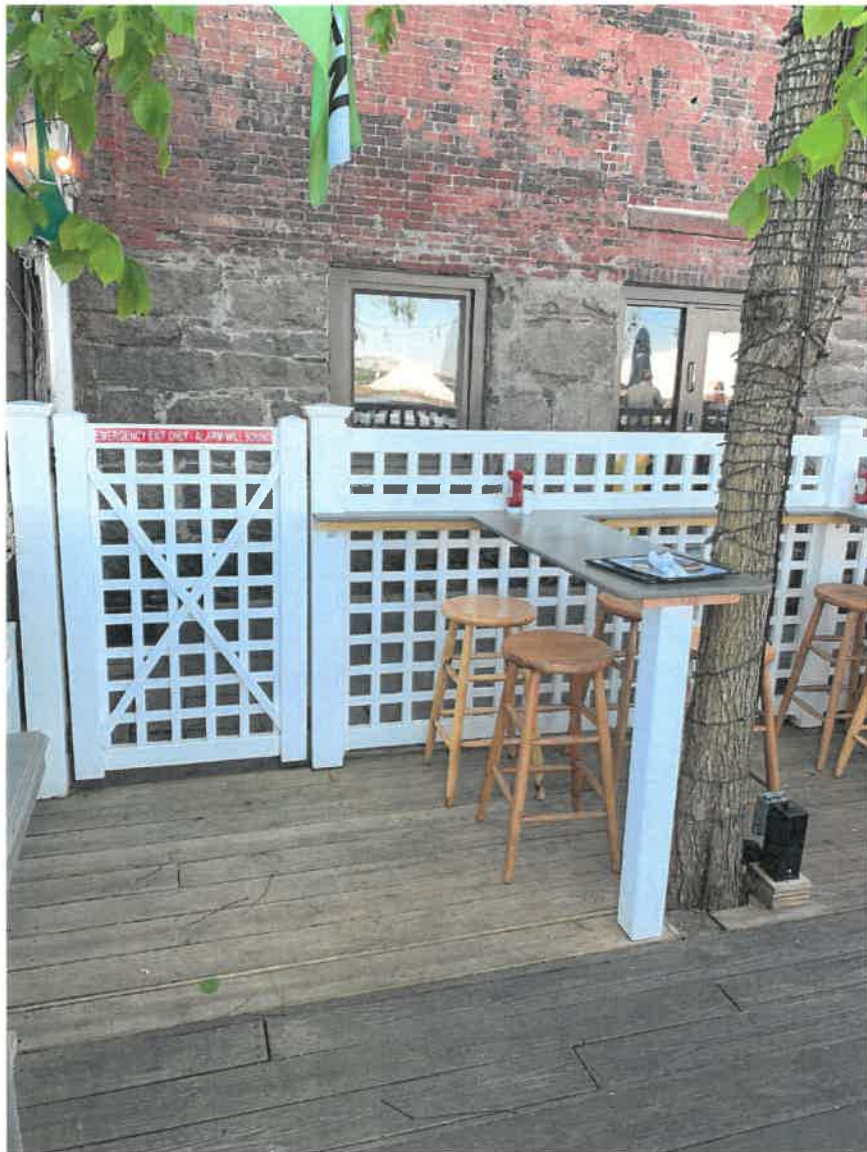
I would appreciate any feedback you could provide.

Best,
Vincent Hayes

Fence – As built 3.0



Fence – As built 2.0



Fence – As built 1.0



65 Bow Street

HDC Approved deck Expansion



Fence – Before 2.0



Fence – Before 1.0



8. 59 Sheafe Street - Recommend Approval



Background: This applicant is requesting approval to replace the existing aluminum triple-track storm windows with Harvey Tru Channel storm windows.

Staff Comment: Recommend Approval.

Historic District Commission Work Session or Administrative Approval Application

LUHD-16

Applicant

 Paul Langford
 603-431-3635
@ pblnh@hotmail.com

Location

59 SHEAFE 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

Remove existing storm windows and doors (2). Install 20 Harvey Tru Channel storm windows, black, and two Anderson full lite storm doors, white.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project Other	If you selected "Other", please state relationship to project. contractor
Full Name (First and Last) Mike MacKenzie	Business Name (if applicable) Mac's Home Improvements
Mailing Address (Street) P.O. Box 50	City/Town Eliot
State ME	Zip Code 03903
Phone 207 438 9559	Email Address macshomeimprovements@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

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true

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--

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 State

--

Owner Address City

--

RE: (memo field)

--

Meeting Date

--

Owner Address Zip

--

Assessor Map and Lot

--

Zoning District Information

--

Decision

--

Stipulations

--

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





