

HDC

ADMINISTRATIVE APPROVALS

April 15, 2020

- | | | |
|-----|-------------------------------------|-----------------------|
| 1. | 403 Deer Street, Unit 13 (LUHD-120) | -T.B.D. |
| 2. | 20 Partridge Street (LUHD-122) | -Recommended Approval |
| 3. | 40 Howard Street (LUHD-127) | -Recommended Approval |
| 4. | 410-430 Islington Street (LUHD-128) | -Recommended Approval |
| 5. | 36 Richmond Street (LUHD-129) | -Recommended Approval |
| 6. | 73 Daniel Street (LUHD-131) | -Recommended Approval |
| 7. | 28 Chestnut Street (LUHD-132) | -TBD |
| 8. | 70 Congress Street (LUHD-136) | -Recommended Approval |
| 9. | 105 Daniel Street (LUHD-135) | -Recommended Approval |
| 10. | 249 Pleasant Street (LUHD-134) | -Recommended Approval |
| 11. | 673 Middle Street (LUHD-130) | -Recommended Approval |

1. 403 Deer Street, Unit 13 - T.B.D.

Background: The applicant is seeking approval for several changes in design that were undertaken during construction and to install black, seamless gutters. The field changes implemented during construction include the following:

- **Deck, Stairs and ADA Ramp** – Removal of the deck and minor dimensional changes.
- **Windows** – Full screens were added, dimensions changes and transom windows added.
- **Doors** – minor door design changes in moulding, flashing and casing.
- **Dormers** – Minor dimensional changes,
- **Lighting** – Different wall lights were substituted.

Staff Comment: T.B.D.

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-120

Status: Active

Submitted: Mar 02, 2020

Applicant



Doug Palardy

6035019999

doug@greatislandinn.com

Location

403 DEER ST

13-Jul

Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Record minor changes to work done in 2019. Request approval for black seamless gutters for life safety.

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

true

HDC Approval Date

08/01/2019

Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

SEACOAST APART-HOTELS



PO Box 11, New Castle, NH 03854 (603) 501-9999

March 5, 2020

To: Historic District Commission, City of Portsmouth

Re: Administrative Approval for alterations to approved plan at 403 Deer St

Dear Commissioners -

Below please find the reasoning for minor adjustments to the original approved plan at 403 Deer Street on The Hill.

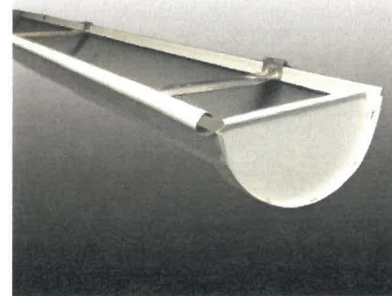
- Deck omitted. Non-Historic deck was removed due to severe rot and not replaced to maintain a more quiet, peaceful setting for guests and fellow members of The Hill Condo Association.
- Rebuilt stair access was shifted and widened due to ledge and to mirror the landing to the left.
- ADA ramp had to be altered to accommodate the Eversource's meter for the Condo Association meter for exterior lights that was previously mounted to our building. This was illegal and did not conform to code. I had no control to the location the chose to mount new meter pole.
- Full screens were added to windows.
- Dormers were altered slightly by contractors on site.
- Post caps on railings were installed in wood and not copper. Since no one can see the copper on the roof, the copper caps looked visually out of place.
- At time of opening, original lights were not available form manufacturer. An alternative historic light was used and has been favorable received by condo members as well as guests at the inn. We are asked often who makes them.
- Transoms were installed with 3 lites and doors with 9 lites. This was an oversight, but does not distract from the historic integrity.
- Due to extreme rot on rear of building the casing of left door had to be adjusted on site.
- Dormer windows on sides were reduced on site by contractors. As the Commission was keen on having the smallest dormer possible, this assisted in reducing its visual impact.
- Flashing above doors. Where it was possible to save the existing copper flashing we did. It was previously painted over and was in good condition so we did not replace.
- Door moulding. Altered slightly due to manufacturers on-site measurements as opposed to architect renderings pre-construction.
- On-Site fire hydrant is the responsibility and ownership of The Hill Condo Association.

Lastly, due to life safety concerns with excessive iced over brick sidewalks and four entrance landings, I would like to seek administrative approval for black seamless gutters. This winter has been extremely challenging here and no amount of salt can keep up the ice. With black trim, doors, and windows, the black look will be the most discrete visually here. You see none of the copper roofing from outside the building, so making them the copper will stand out like a sore thumb. I truly feel that black would disappear and be less noticeable as I am sure there were no gutters at all here in 1809, but todays safety requires them.

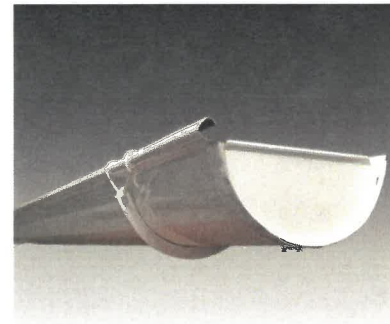
Thank you in advance,
Doug Palardy, Owner

Half Round 6" Seamless Aluminum Gutters

- Combines the strength of .032 gauge aluminum and the distinctive beauty of old world styling.
- Available in 6" seamless aluminum in a wide variety of colors.
- Can be installed with hidden hangers or cast aluminum brackets.
- 3" Round downspouts are available in corrugated or plain finish in a wide variety of colors.



Hidden Hanger (Standard)



Stamped Hanger (Optional)

Color Chart



2. 20 Partridge Street - Recommended Approval

Background: The applicant is seeking approval to add a ductless A/C with one outdoor condenser in the side yard. Note that a variance will be required to install this generator. The applicant sought the variance in March but the BOA meeting was cancelled due to the corona-virus. I would suggest the Commission consider requiring a screen and stipulate that approval is contingent on approval of the variance.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-122

Status: Active

Submitted: Mar 06, 2020

Applicant



Rob Morin

6034338920

@ jarmorin@gmail.com

Location

20 PARTRIDGE 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

Add ductless Air Conditioning with one condenser outside.

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

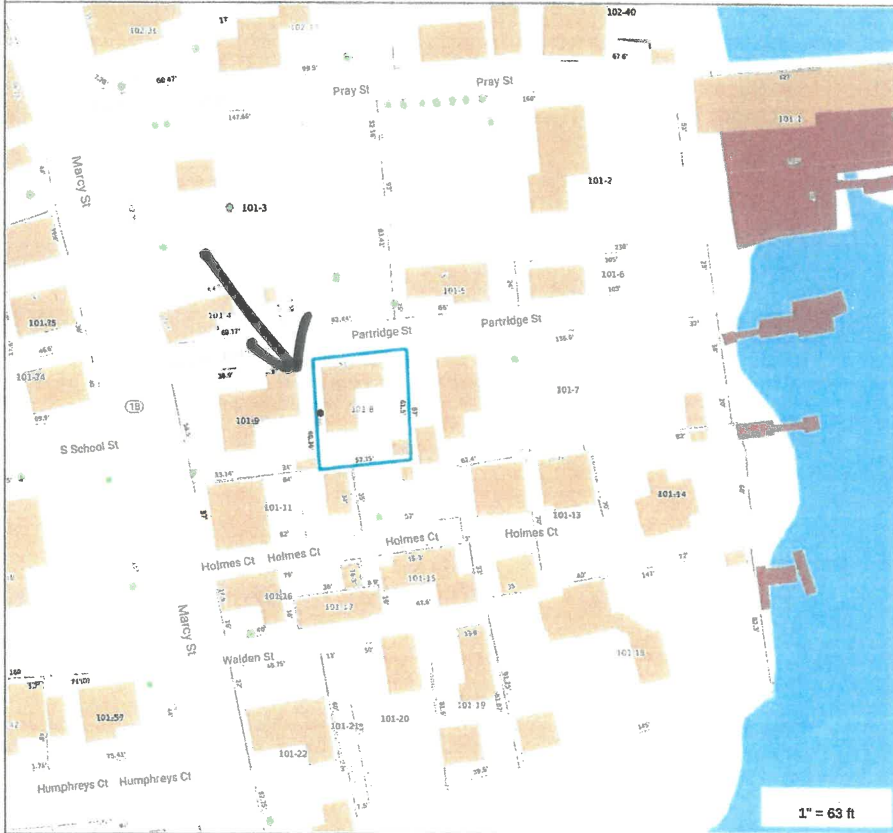
Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

20 Partridge Street



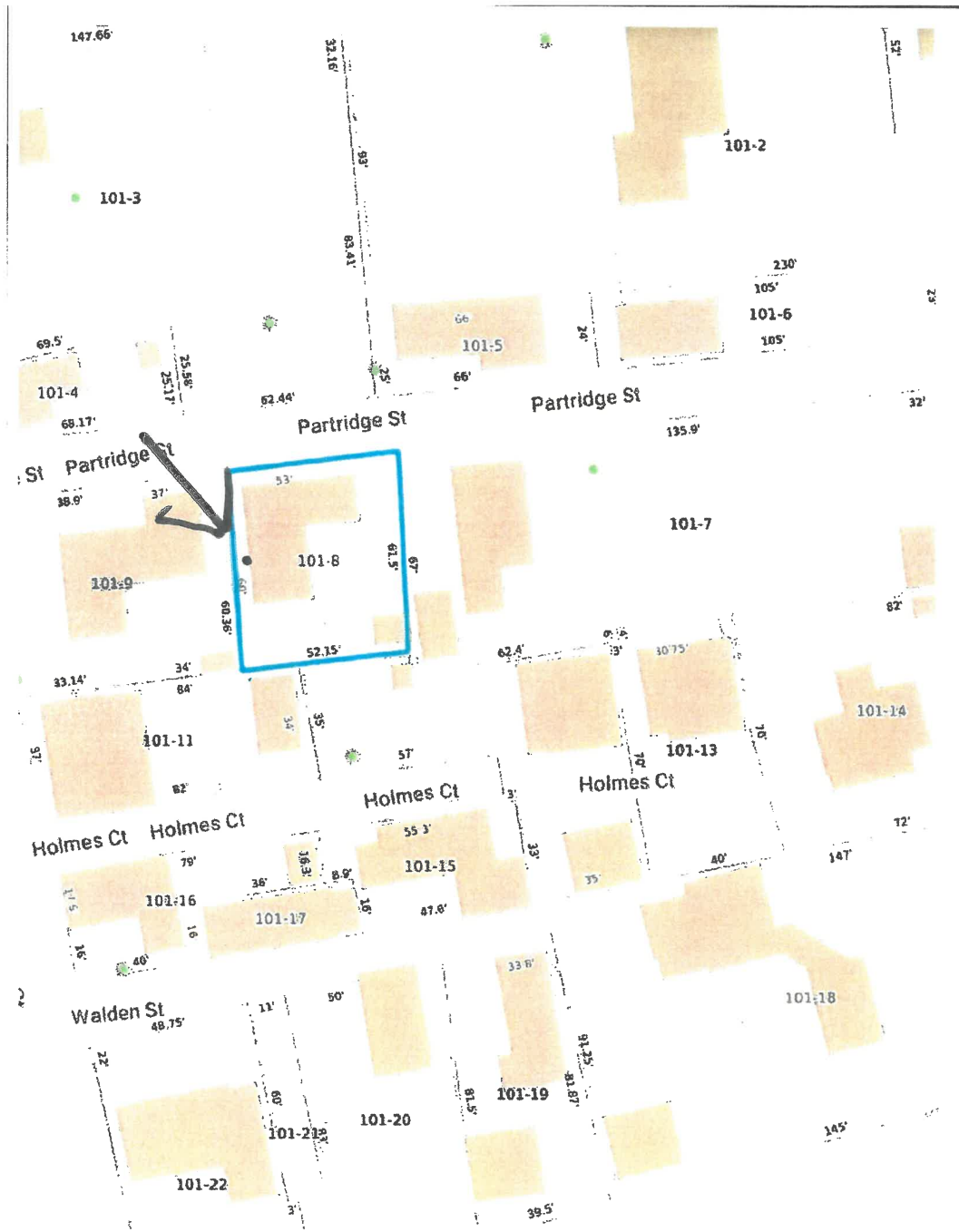
Property Information
Property ID 0301-0008-0000
Location 20 PARTRIDGE ST
Owner MORIN ROBERT W III REVOCABLE TRUST



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 4/3/2019
Date updated 7/17/2019



147.66'

101-3

101-2

230'

105'

101-6

105'

69.5'

101-4

68.17'

38.9'

25.58'

25.17'

32.18'

83'

83.41'

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53'

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67'

60.36'

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60.36'

St Partridge Ct

Partridge St

Partridge St

101-7

33.14'

34'

84'

97'

101-11

82'

Holmes Ct

Holmes Ct

79'

101-16

16'

101-17

40'

16'

101-22

22'

Walden St

49.75'

11'

50'

101-20

101-21

101-22

Holmes Ct

Holmes Ct

55.3'

101-15

47.8'

101-17

18'

101-20

101-21

101-22

33.8'

101-19

91.35'

41.87'

101-18

101-19

101-20

101-21

101-22

39.5'

62.4'

39'

30.75'

10'

101-13

101-14

12'

101-18

147'

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145'

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101-20

101-21

101-22

145'



proposed location for condenser



proposed location for condenser



Cooling Ductless Mini Splits Heating Boilers Water Heaters Shower & Tile Unit Heaters More Home Services How-To-Library



Free Shipping



Free Liftgate



Financing

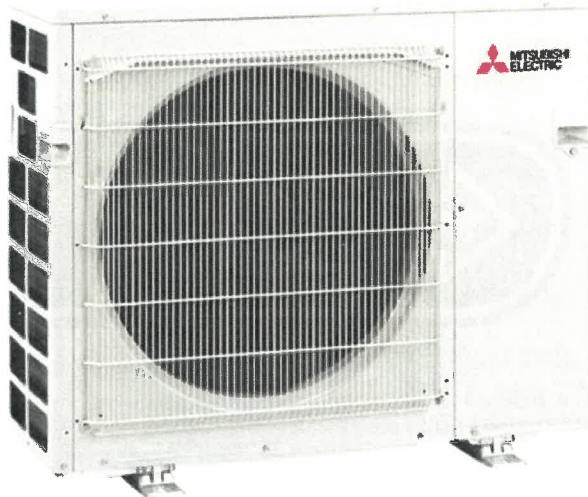


Mitsubishi - 36k BTU - M-Series Outdoor Condenser - For 2-4 Zones

[Our Price](#)

[Compare](#)

[Shipping](#)



[Click to Enlarge Image](#)

Model: MXZ-4C36NA2



★★★★★ (9)

[Write A Review](#)

\$2,886.00



As low as \$93.81/mo

[See terms](#)

In-Stock Ships Friday, Mar 27th



Free Shipping



Free Lift Gate Service - [Learn More](#)

Capacity (BTU/h) & Max Indoor Units

36k, 2-4 Indoor Units

4.5 ★★★★★

Google
Customer Reviews





[Cooling](#)
[Ductless Mini Splits](#)
[Heating Boilers](#)
[Water Heaters](#)
[Shower & Tile](#)
[Unit Heaters](#)
[More](#)
[Home Services](#)
[How-To-Library](#)



Free Shipping



Free Liftgate



Financing

Units

- Mitsubishi SEZ-KD Concealed Duct Mini Split Indoor Units
- Mitsubishi SLZ-KA Ceiling Cassette Mini Split Indoor Units
- Mitsubishi PLA-A Ceiling Cassette Mini Split Indoor Units

Frequency

60 Hz

Recommended Breaker Size

25 Amps

Dimensions

Maximum Line Length

230 Feet

Line Set A Liquid Connection

1/4 Inch

Line Set A Gas Connection

1/2 Inch

Line Set B Liquid Connection

1/4 Inch

Line Set B Gas Connection

3/8 Inch

Line Set C Liquid Connection

1/4 Inch

Line Set C Gas Connection

3/8 Inch

Line Set D Liquid Connection

1/4 Inch

Line Set D Gas Connection

3/8 Inch

Product Height

31 17/48 Inches

Product Width

37 5/12 Inches

Product Depth

13 Inches

Product Note

This product requires at least two compatible Mitsubishi mini split indoor units and the following accessories for installation:

- **Line Set** - This double insulated tubing transfers refrigerant efficiently between your outdoor condenser and indoor units.
- **Drain Tubing** - Drain tubing facilitates the reliable and effective removal of condensate from your system. It connects your indoor units to drain locations of your choosing.
- **Disconnect Box & Electrical Whip Kit** - The Disconnect Box & Whip Kit provides a safe and simple way to connect your outdoor condenser to your fuse box.
- **Connecting Wire** - This durable, insulated wire provides power to your indoor units from your outdoor condenser.
- **Outdoor Condenser Plastic Pad (Optional)** -

4.5 ★★★★★
Google
Customer Reviews



3. 40 Howard Street

- Recommended Approval

Background: The applicant is seeking approval to add several landscape-related features to the side and rear yards of the property (stone retaining wall, granite steps, add flower boxes and dark sky lighting fixtures). Note that these items were previously-approved for the rear yard and the material change to the driveway is not within the HDC's review.

Staff Comment: Recommend Approval




Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-127

Applicant

 Kenneth Sullivan
 617-733-0471
 kensullivan72@gmail.com

Location

40 HOWARD ST
Portsmouth, NH 03801

Status: Active

Submitted: Mar 13, 2020

Project: 40 Howard Street - Driveway and retaining wall

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Lower existing grade of driveway for safety and ease of use. Construct 27 inch, back mortared, colonial era-like stone retaining wall with granite wall cap at top of driveway, along and in front of existing wooden fence. Construct granite steps from existing back yard gate landing to the excavated driveway. Replace existing cobblestone driveway surface with brick pavers. Add three flower boxes and four dark sky lighting fixtures onto the existing fence above the proposed stone wall. The proposed stone wall, granite steps, brick pavers, flower boxes and dark sky light fixtures shall closely match those already existing in the back yard, and approved by the HDC, previously.

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

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

--

HDC Approval Date

--

Planning Staff Comments

--

Kenneth Sullivan
40 Howard Street
Portsmouth, NH 03801
617-733-0471
Kensullivan72@gmail.com

Vince Lombardi, Chair
Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

April 7, 2020

RE: ADDENDUM to March 13, 2020 Request for HDC administrative approval of modifications to driveway area at 40 Howard Street

Dear Chairman Lombardi,

This is an addendum to my March 13, 2020 filing for HDC administrative approval for proposed changes to the driveway area at my 40 Howard Street home. The purpose of the addendum is to provide more detail through an additional sketched driveway plan (here at **Tab-9**), which includes some revision to the specifications for the proposed granite steps.

In summary, I seek approval to install four things in the driveway area, each of which is consistent with those already approved by the HDC for my back yard. They are:

1. a stone retaining wall;
2. a set of granite steps;
3. four dark sky light fixtures to be located on the existing fence at the top of the driveway. The fixtures will replace the single, stark floodlight on the side of my house that lights the driveway; and
4. three wooden flower boxes to be located on the fence between the proposed dark sky lights.

At **Tab-10**, I include here a wide shot of my back yard. The photo includes a similar stone retaining wall, granite steps, flower boxes, dark sky lights, and raised flower bed, all previously installed with HDC approval.

As part of the plan, the existing cobble stones in the driveway will be replaced by the same brick pavers installed in the back yard, and the driveway grade will be reduced to a pitch more consistent with driveways on my street. There will be no changes to the house itself.

Sincerely,



Kenneth C. Sullivan

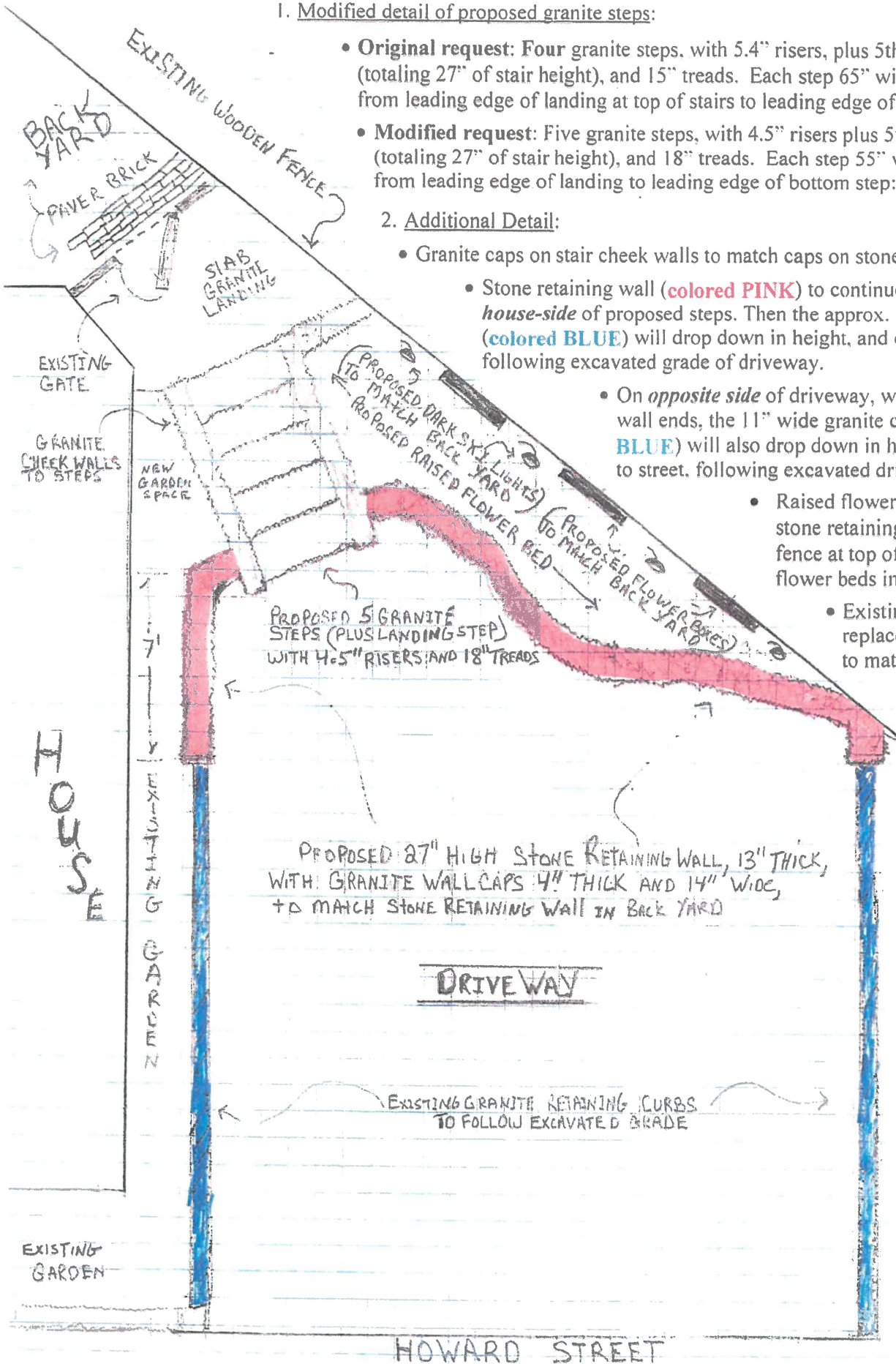
TAB-9 .

I. Modified detail of proposed granite steps:

- **Original request:** Four granite steps, with 5.4" risers, plus 5th riser to landing (totaling 27" of stair height), and 15" treads. Each step 65" wide. Total distance from leading edge of landing at top of stairs to leading edge of bottom step: 60"
- **Modified request:** Five granite steps, with 4.5" risers plus 5th riser to landing (totaling 27" of stair height), and 18" treads. Each step 55" wide. Total distance from leading edge of landing to leading edge of bottom step: 90"

2. Additional Detail:

- Granite caps on stair cheek walls to match caps on stone retaining wall.
- Stone retaining wall (**colored PINK**) to continue for about 7' off *house-side* of proposed steps. Then the approx. 11" wide curb (**colored BLUE**) will drop down in height, and continue to street, following excavated grade of driveway.
- On *opposite side* of driveway, where stone retaining wall ends, the 11" wide granite curb (**colored BLUE**) will also drop down in height, and continue to street, following excavated driveway grade.
- Raised flower bed to be between stone retaining wall and existing fence at top of driveway, like flower beds in back yard.
- Existing cobblestones replaced by brick pavers to match backyard.

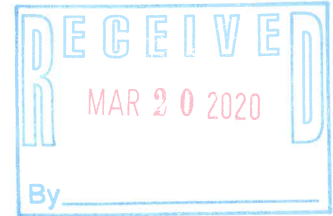


HOWARD STREET

TAB-10



Kenneth Sullivan
40 Howard Street
Portsmouth, NH 03801
617-733-0471
Kensullivan72@gmail.com



Vince Lombardi, Chair
Historic District Commission
1 Junkins Ave.
Portsmouth, NH 03801

March 13, 2020

RE: Request for HDC administrative approval of modifications to driveway area at 40 Howard Street

Dear Chairman Lombardi,

As detailed herein, I seek administrative approval of a lowering of the existing grade of my driveway at 40 Howard Street, by excavating the driveway and building a colonial era-type back-mortared retaining wall at the top of the driveway, and installing a vintage granite set of steps which will join from the existing landing at the entrance to my backyard, and will provide for stepping down from the landing to the new grade of the driveway. The existing cobblestone driveway will be replaced with brick pavers.

I am also seeking approval to install three flower boxes on the existing fence at the top of the driveway. The requested stone wall, stone steps flower boxes, dark sky lights and pavers will closely match those already existing in my back yard, as approved by the HDC previously.

The requested modifications will make the grade of my driveway safer and more functional, and improve access to the back yard, while enhancing and respecting the character of the neighborhood.

This application is organized as follows:

Tab-1: Existing Conditions drawing.

Tab-2: Sketch if proposed driveway changes

Tab-3: Photo of Driveway

Tab-4: Second Photo of Driveway

Tab-5: Photo of back yard, existing stone wall, existing stone steps, dark shy lighting and flower boxes, like those proposed for the driveway area.

Tab-6: Second photo of back yard.

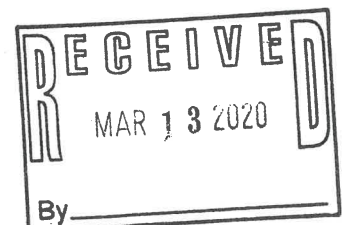
Tab-7: Photo of the front steps of my 40 Howard Street home, showing stone veneer on the side of the steps, like the veneer to be applied to the proposed stone steps.

Tab-8: Photo of the large vintage stone from which the proposed stone steps and wall caps are to be cut.

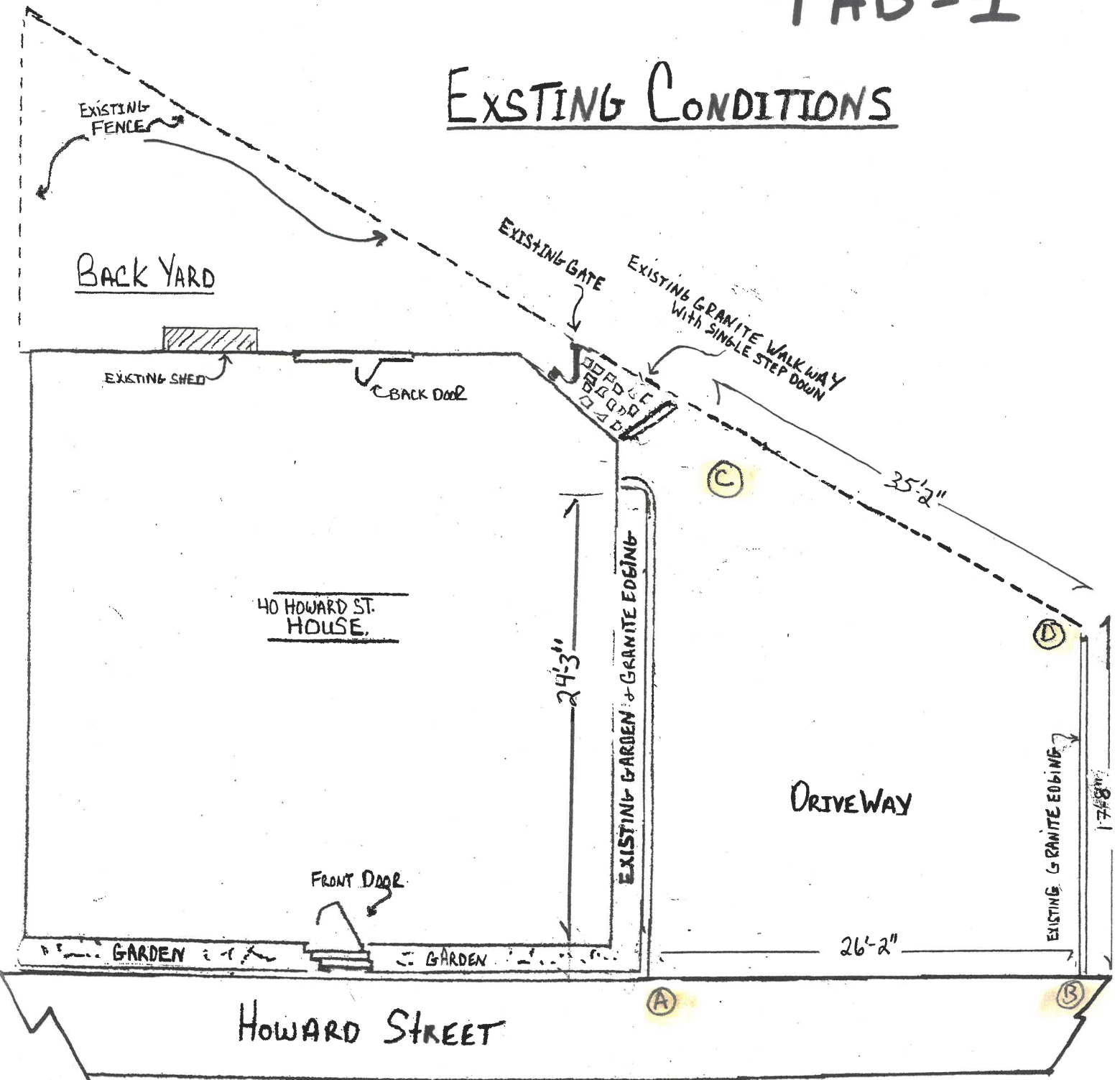
Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth C. Sullivan".

Kenneth C. Sullivan

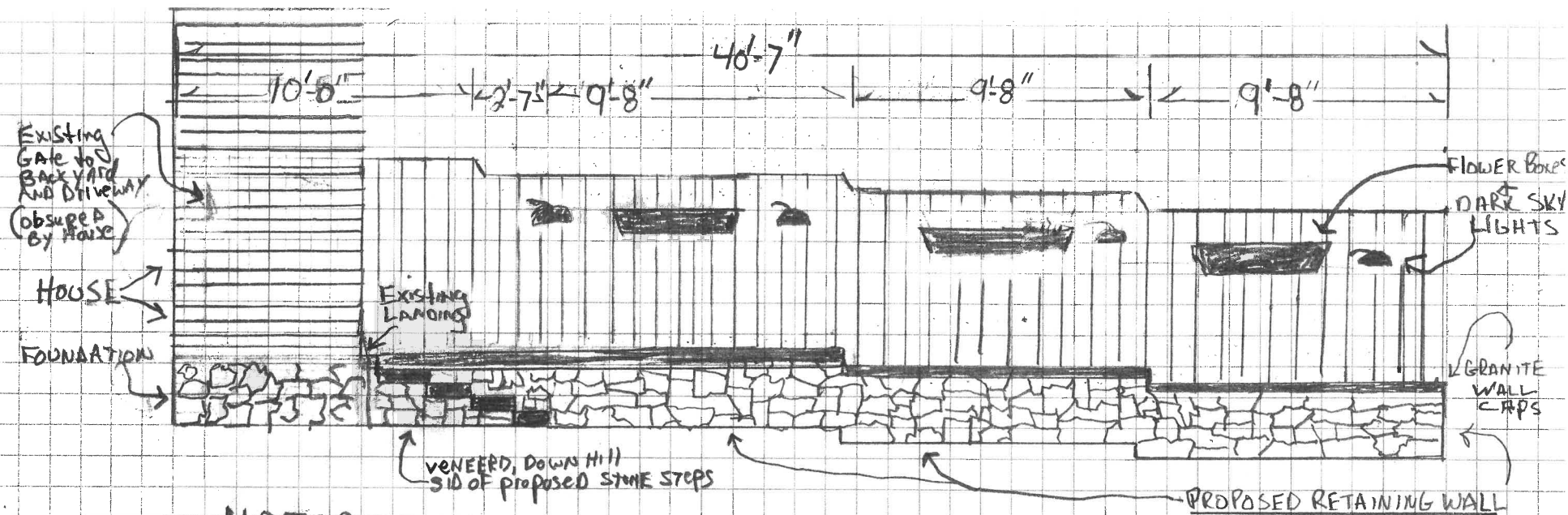


EXISTING CONDITIONS



DRIVEWAY GRADING DETAIL:

1. The top GRADE OF THE EXISTING GRANITE LANDING AT THE BACK YARD GATE IS 41" HIGHER THAN THE GRADE AT THE BOTTOM MIDDLE OF THE DRIVEWAY AT THE STREET. AFTER ACCOUNTING FOR THE 27" EXCAVATION FOR THE STONE WALL, THE TOP OF WHICH IS FLUSH WITH THE EXISTING STONE LANDING, THE GRADE AT THE BASE OF THE WALL WILL BE 17" ABOVE THE GRADE AT THE BOTTOM OF THE DRIVEWAY. THE COMPLETED GRADE DOWN THE DRIVEWAY TO THE STREET WILL BE APPROX. 9 1/16" PER FOOT X 24'.
2. HOWARD ST GRADE ACROSS BOTTOM OF DRIVEWAY AT STREET: 5 1/16" PER FOOT (.3125" PER FT.) OVER 26'-2" EQUALS 8.2" RISE UP THE STREET (D TO A)
3. GRADE ACROSS TOP OF DRIVEWAY: 5 1/32" PER FOOT (.46875" PER FT.) OVER 26'-2" WIDTH EQUALS 12.18" RISE FROM D TO C. THUS, THE TWO, 6" STEP-UPS IN STONE WALL HEIGHT WILL APPROXIMATE THE GRADE.



NOTES:

40 HOWARD ST
PROPOSED DRIVEWAY
MODIFICATIONS

1. STONEWALL HEIGHT MAINTAINED AT 27", STEPPING UP 6" TO MATCH GRADE OF DRIVEWAY + FENCE
2. STONE WALL IS BACK-MORTARED, IS 13" THICK, WITH GRANITE WALLCAP 4" THICK AND 1 1/4" WIDE
3. STONE WALL TO MATCH EXISTING IN BACK YARD (SEE PHOTOS)
4. DARK SKY LIGHTS ON FENCE (BLACK), AND CEDAR FLOWER BOXES (60" L x 14" x 10" DEEP TO MATCH EXISTING IN BACK YARD (SEE PHOTOS))
5. FENCE HEIGHT TO BE MAINTAINED AT 6' ABOVE ORIGINAL EARTH GRADE.
6. GRANITE STEPS HAVE 5 x 4" RISERS, 15" TREADS, AND ARE 65" WIDE ±.
• TOTAL HEIGHT OF ALL STEPS IS 27", MATCHING HEIGHT OF STONEWALL, WITH WALLCAP DYING ON FIRST STEP DOWN. TOP OF WALL CAP MATCHING GRADE OF LANDING AT TOP OF STEPS.
7. DOWN HILL SIDE OF GRANITE STEPS OPEN, AND FACED WITH STONE VENEER (SEE SAMPLE PHOTO OF FRONT STEPS OF HOUSE)
8. EXISTING GRANITE RETAINING CURB AND GARDEN AT HOUSE-SIDE OF DRIVEWAY TO BE RE-GRADED TO FOLLOW NEW DRIVEWAY GRADE. THE RETAINING CURB TO BE EXTENDED TO AND ALONG DOWN HILL SIDE OF STONE STEPS

SCALE: 1/4" = 1'

TAB-2



TAB-3



TAB-4



TAB-5



TAB-6



TAB-7



4. 410-420 Islington Street - Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (#412: rear portico size and roof trim details and trash enclosure. #428/430: roof replacement). These changes are minor and public views are limited.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____

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

LUHD-128

Status: Active

Submitted: Apr 02, 2020

Applicant



Danielle Cain

603-501-0202

dcain@marketsquarearchitects.com

Location

420 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

412: Rear portico size and pork chop eave, New addition eave detail, Exterior window trim, Trash enclosure; 428/430: Roof replacement

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

--

ISLINGTON COMMONS

HISTORIC DISTRICT COMMISSION, APRIL 2020



#410

#412

#430

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:

- ◊ REAR PORTICO SIZE AND PORK CHOP AT ROOF EAVE AT 412
 - ◊ EAVE DETAIL AT NEW ADDITION AT 412
 - ◊ EXTERIOR WINDOW TRIM AT 412
 - ◊ TRASH ENCLOSURE AT 412
 - ◊ ROOF REPLACEMENT AT 428/430
- CURRENT SCOPE

ZONING SUMMARY:

ZONING DISTRICT: CD4-L2

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"



Islington Commons
LANDSCAPE PLAN
410-432 Islington Street Portsmouth, New Hampshire

Drawn By: VM
Checked By: BW
Scale: See plan
Date: 2017-12-14
Revisions:

L-1
Sheet 1 of 2

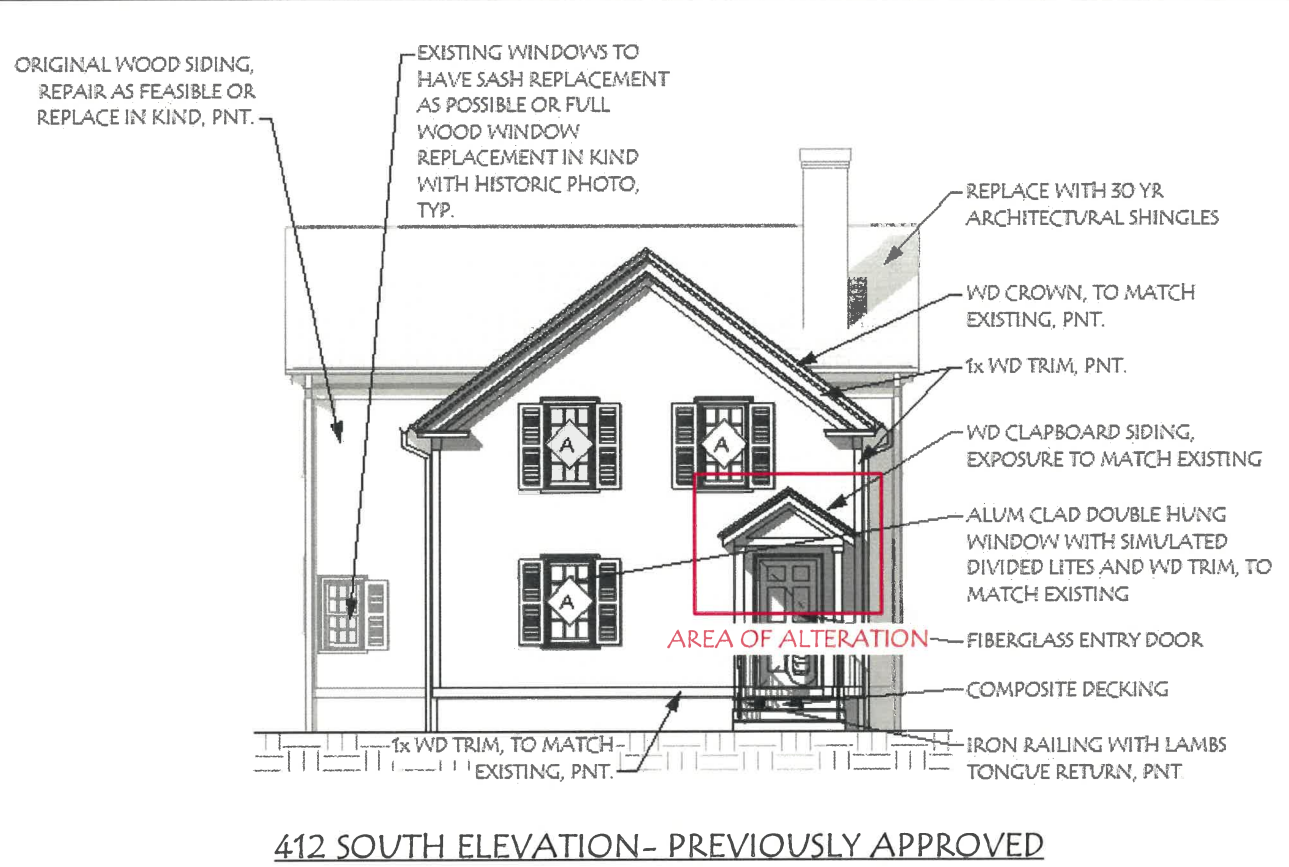
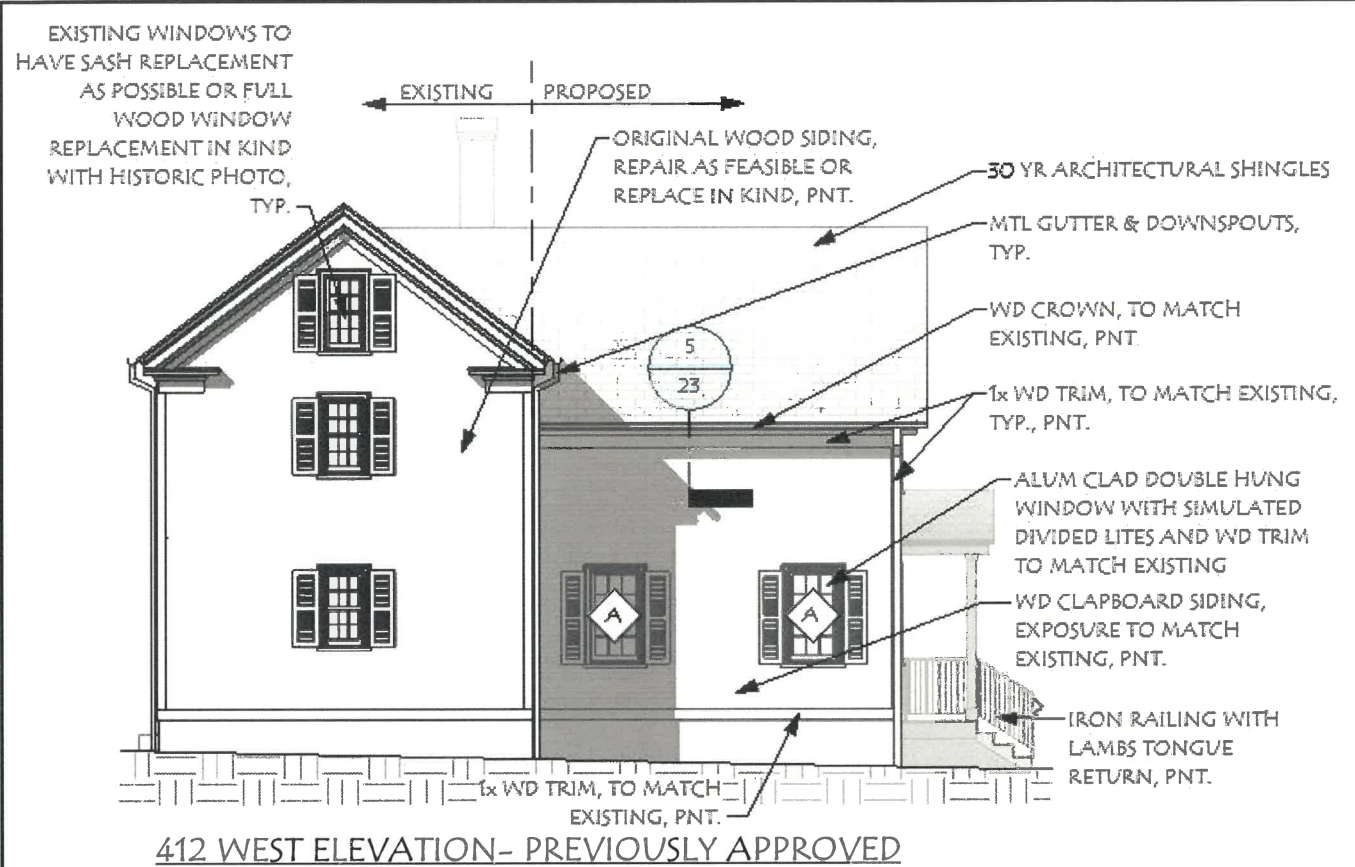


HISTORIC DISTRICT COMMISSION
ADMINISTRATIVE APPROVAL
APRIL 2020

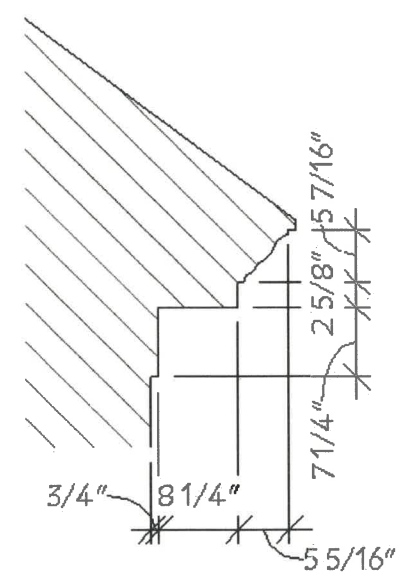
ISLINGTON COMMONS
412 ISLINGTON STREET
PORTSMOUTH, NH 03801

Revisions:	#	Description	Date
SCALE:	12" = 1'-0"		
DRAWN BY:	SNH	R/JH	
CHECKED BY:			
PROJECT NO.:	2017008		
DATE:	03/31/20		

TITLE: COVER
1
© 2016 Market Square Architects 3/31/2020 9:04:24 PM



NOTE: REAR ADDITION ROOF EAVE DETAIL



5 PROFILE 1 @ 420 PREVIOUSLY APPROVED
1/2" = 1'-0"



412 SOUTH ELEVATION- AS BUILT

NOTE: REAR PEDIMENT WAS ORIGINALLY DESIGNED TO BE 68.5"W x 50.5"D x 37"H AND WAS CONSTRUCTED AT 83.5"W x 53.25"D x 48.75"H. REAR PEDIMENT WAS ALSO CONSTRUCTED WITH PORK CHOP RETURNS INSTEAD OF RAFTER TAILS.

Revisions: #	Description	Date

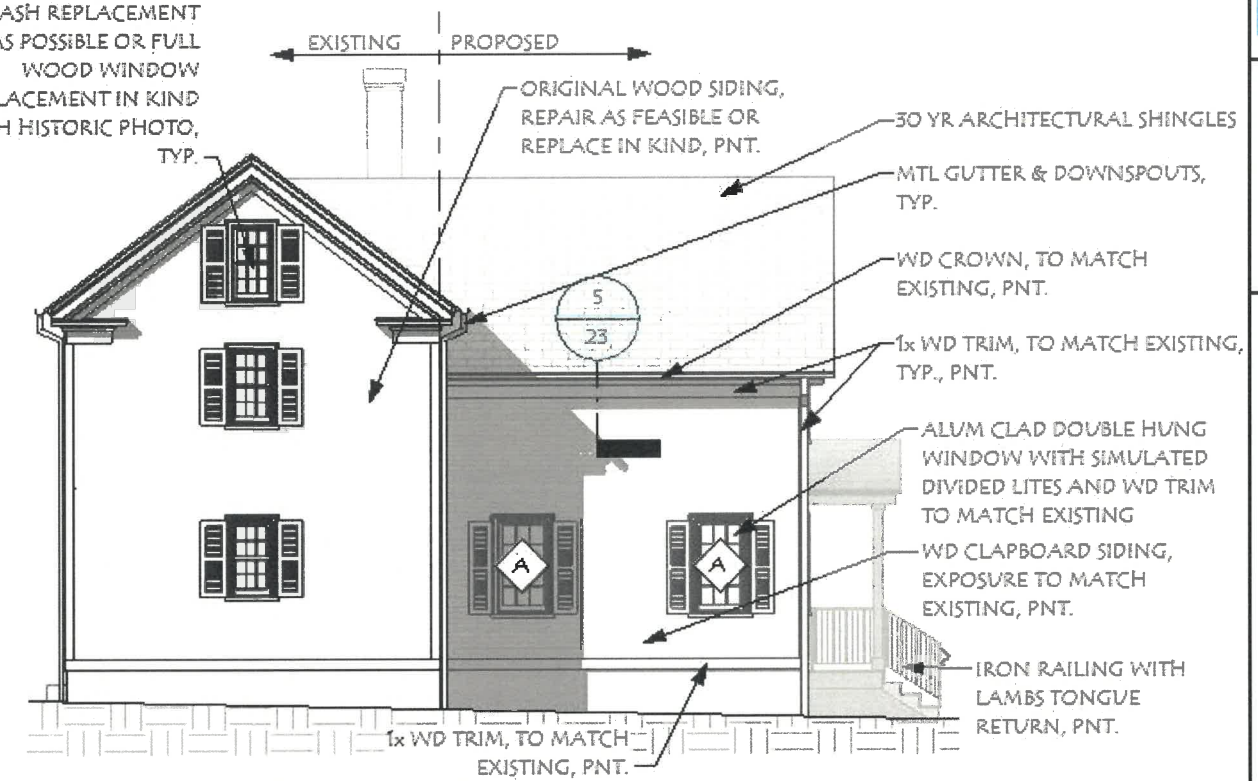
SCALE:	SNH
DRAWN BY:	R/JH
CHECKED BY:	2017008
PROJECT NO.:	03/31/20
DATE:	3/31/2020 9:04:24 PM

TITLE:	412 REAR PORTICO & ROOF EAVE	2
--------	------------------------------	---



HISTORIC PHOTO COURTESY OF THE PORTSMOUTH ATHENAEUM

EXISTING WINDOWS TO HAVE SASH REPLACEMENT AS POSSIBLE OR FULL WOOD WINDOW REPLACEMENT IN KIND WITH HISTORIC PHOTO, TYP.



412 WEST ELEVATION- PREVIOUSLY APPROVED



WOOD WINDOW TRIM

NOTE: ORIGINAL WINDOW TRIM ON 412 WAS FLAT STOCK WITH A BACK BAND. IT IS OUR OPINION THAT THE BACK BAND MOULDING WAS ADDED WHEN THE VINYL SIDING WAS INSTALLED AND WAS NOT PRESENT ON THE ORIGINAL STRUCTURE. WE PREFER THE SIMPLIFIED LOOK OF THE FLAT STOCK, ESPECIALLY FOR THE NEW ADDITION.



Revisions:	Description	Date
#		

SCALE:	SNH	R/JH
DRAWN BY:		
CHECKED BY:	2017008	03/31/20
PROJECT NO.:		
DATE:		

TITLE: 412 WINDOW TRIM	3
---------------------------	---

ISLINGTON COMMONS
 412 ISLINGTON STREET
 PORTSMOUTH, NH 03801

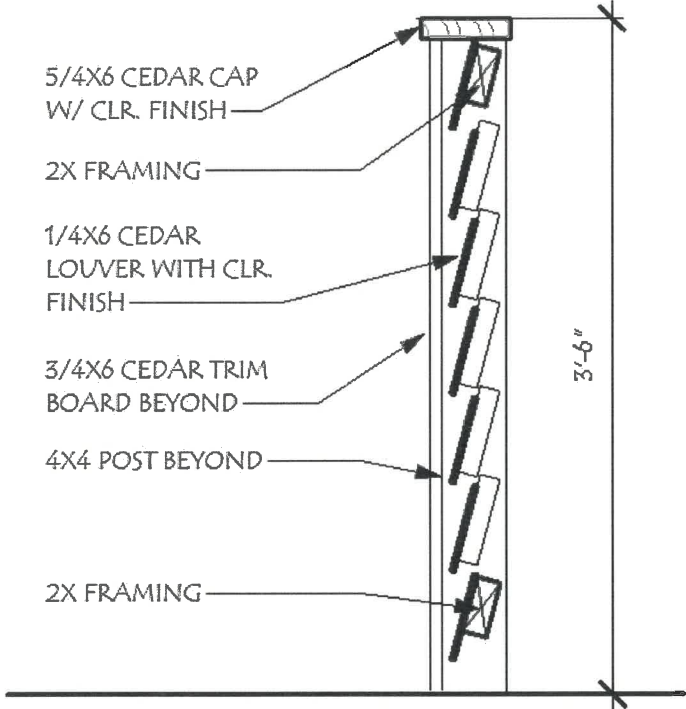
Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	Checker
CHECKED BY:	2017008
PROJECT NO.:	03/31/20
DATE:	3/31/2020 9:04:25 PM

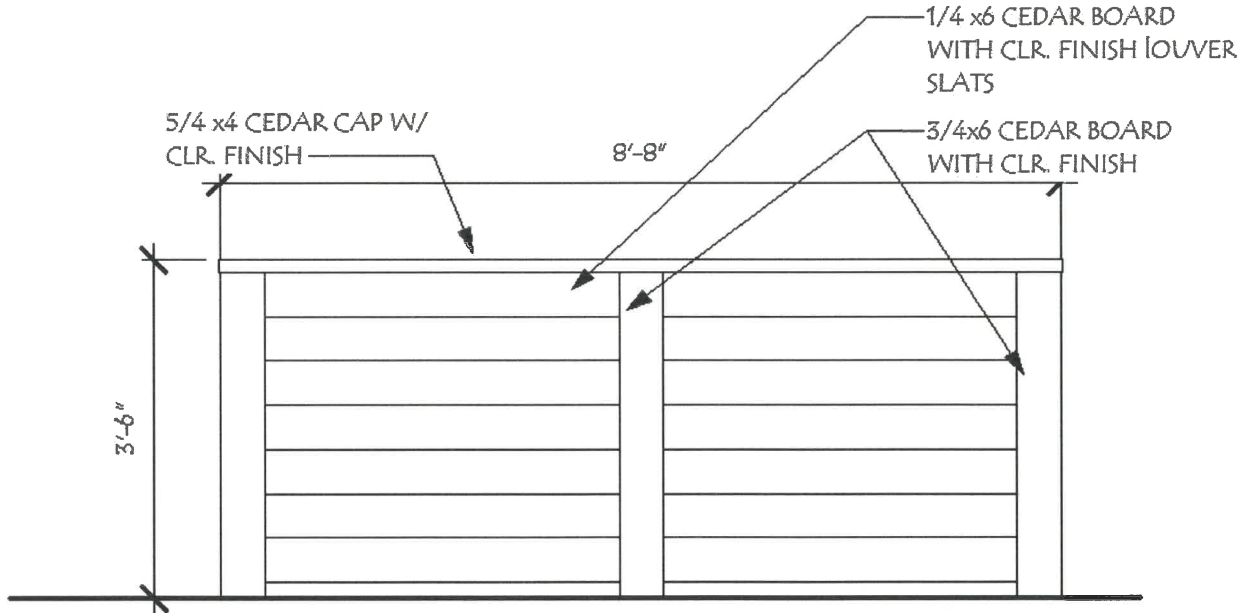
TITLE:	412 TRASH ENCLOSURE
	4



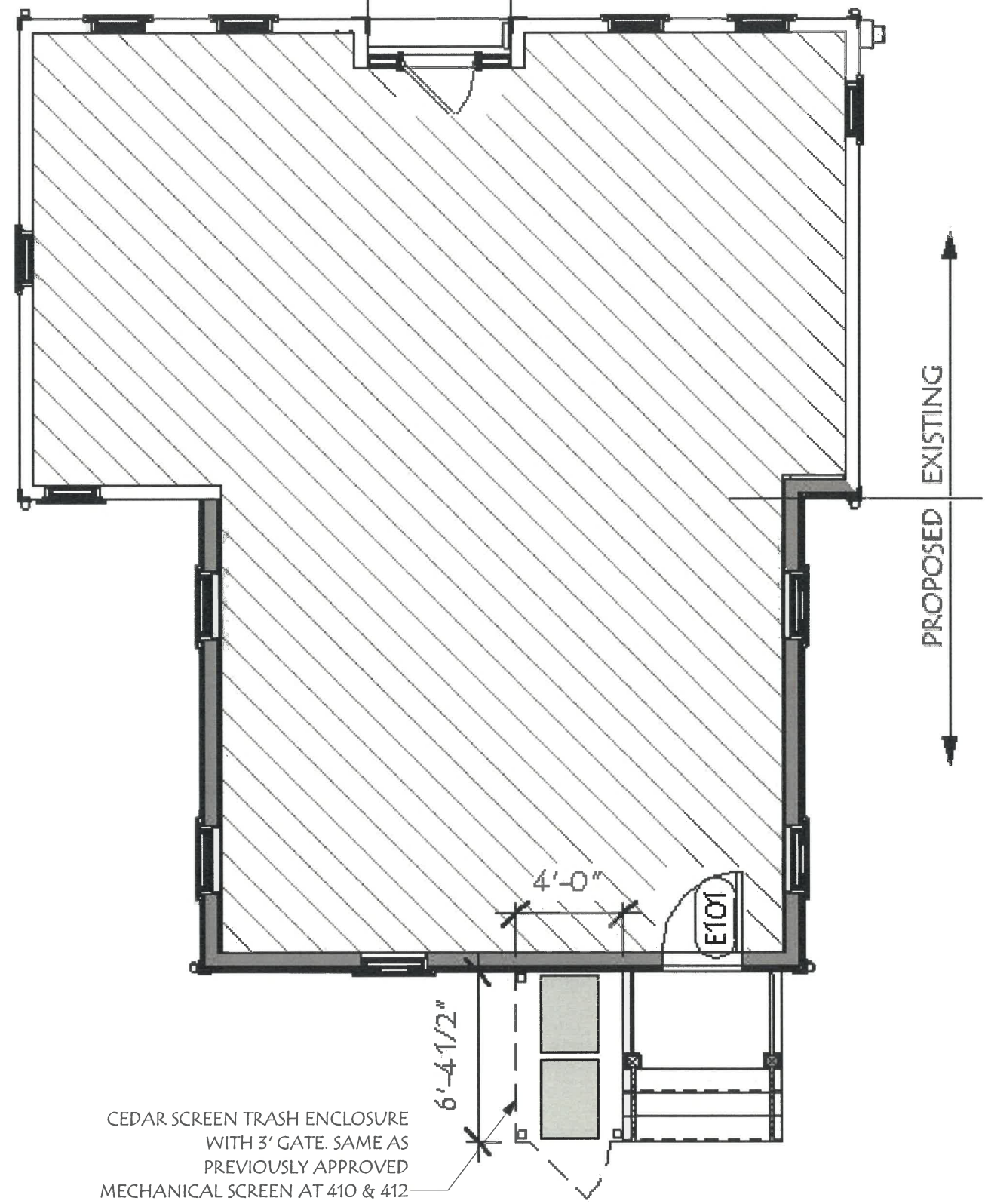
EXAMPLE OF A SIMILAR SCREEN



② SCREEN SECT AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
 1" = 1'-0"

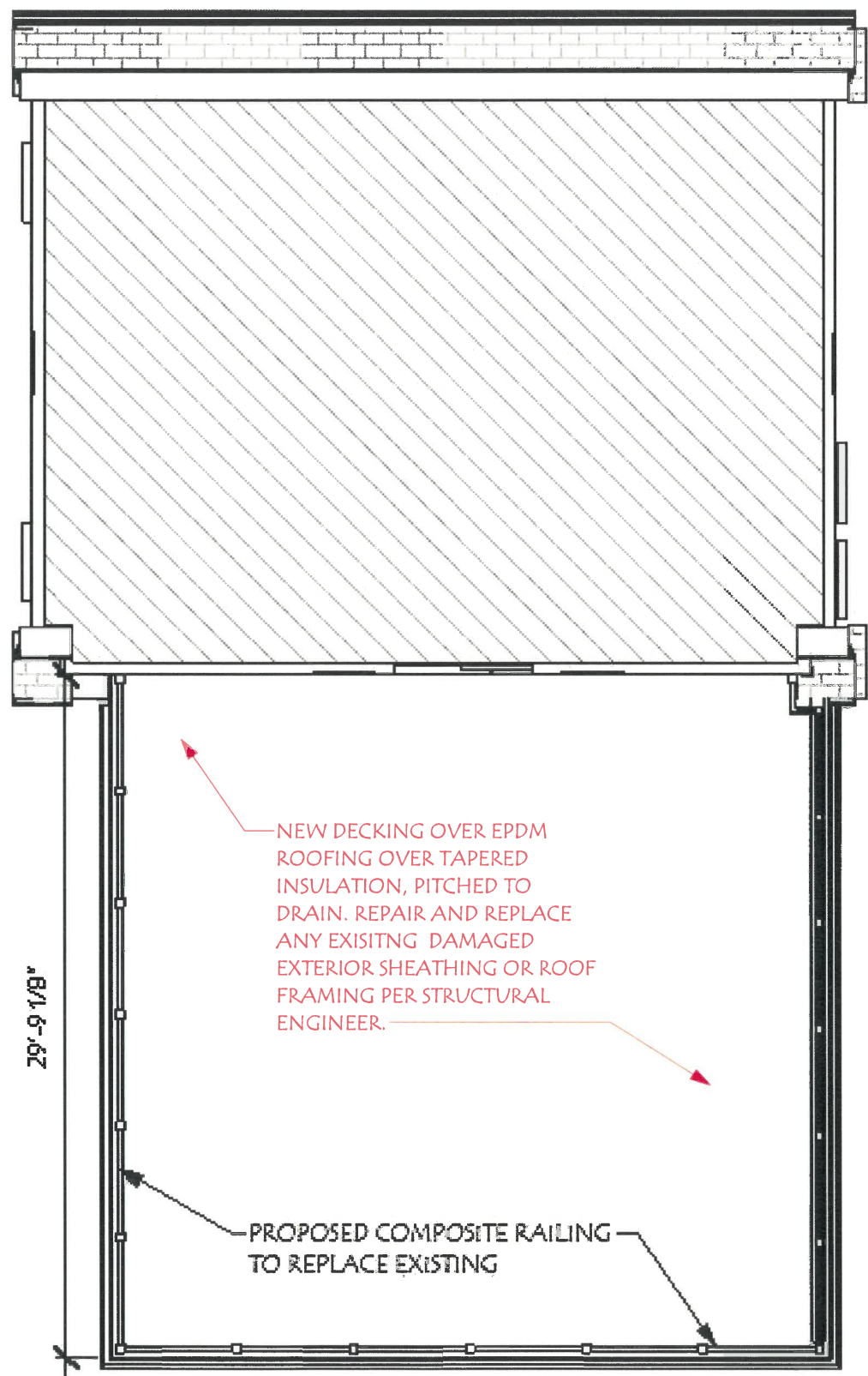


① SCREEN ELEV AS PREVIOUSLY APPROVED FOR MECHANICAL SCREEN FOR 410 & 412
 1/2" = 1'-0"

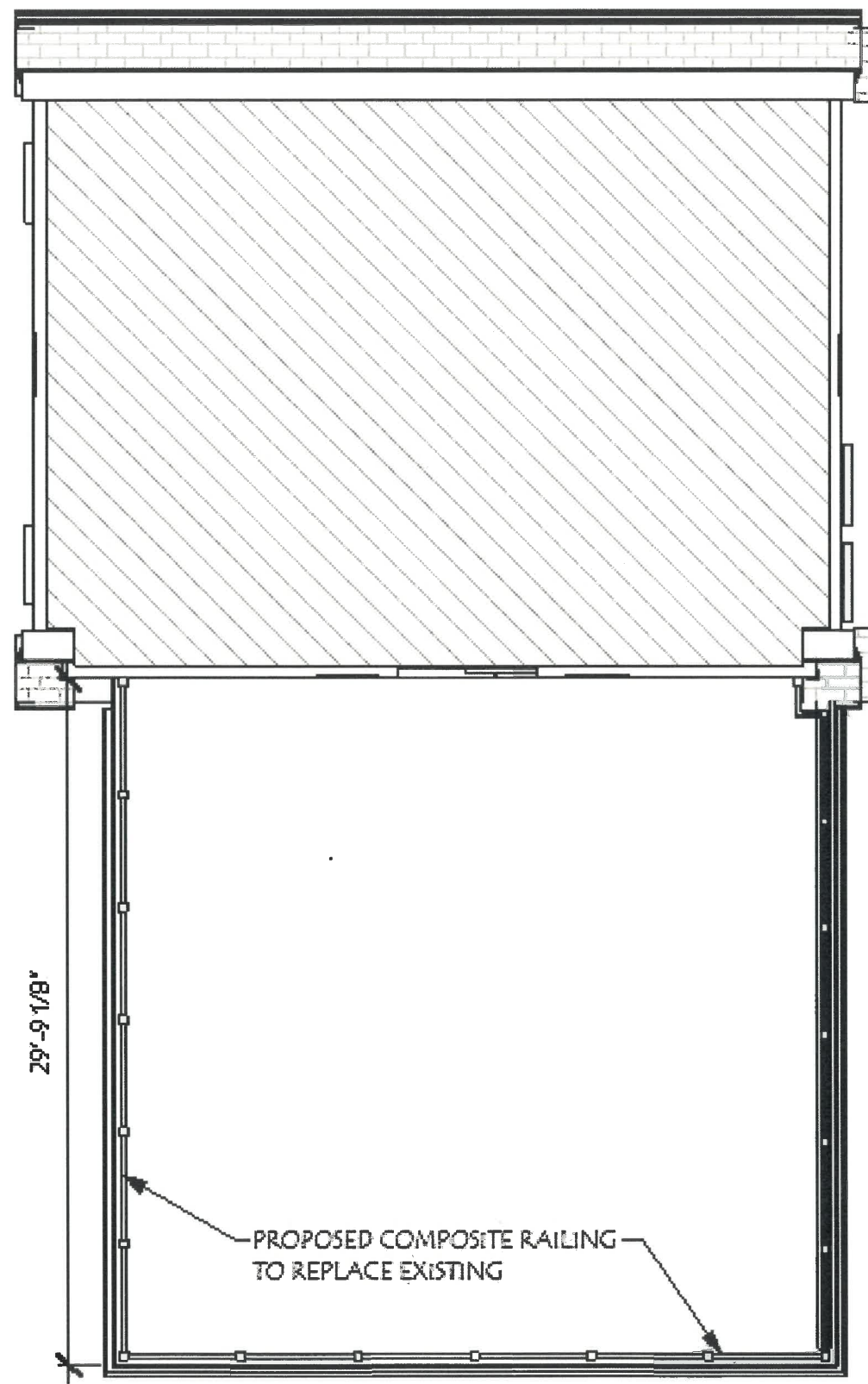


CEDAR SCREEN TRASH ENCLOSURE WITH 3' GATE. SAME AS PREVIOUSLY APPROVED MECHANICAL SCREEN AT 410 & 412

412 FLOOR PLAN



428/430 ROOF PLAN- PROPOSED



428/430 ROOF PLAN- PREVIOUSLY APPROVED



HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL APRIL 2020

ISLINGTON COMMONS
412 ISLINGTON STREET
PORTSMOUTH, NH 03801

Revisions #	Description	Date

SCALE:	SNH
DRAWN BY:	Checker
CHECKED BY:	2017008
PROJECT NO.:	03/31/20
DATE:	3/31/2020 9:04:26 PM

TITLE: 428/430 ROOF PLAN	5
-----------------------------	---

* 2016 Market Square Architects

5. 36 Richmond Street - Recommended Approval

Background: The applicant is seeking approval for an amendment to a previously approved design. As stipulated, the 2nd floor window shall be replaced with louvered shutters within the window trim and sill.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____

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

LUHD-129

Status: Active

Submitted: Apr 03, 2020

Applicant



Anne Whitney

603-427-2832

@ archwhit@aol.com

Location

36 RICHMOND 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

Ammend 3/4/20 HDC Approval to replace sipulated 2nd floor window with Louvers within the window trim and sill.

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

--

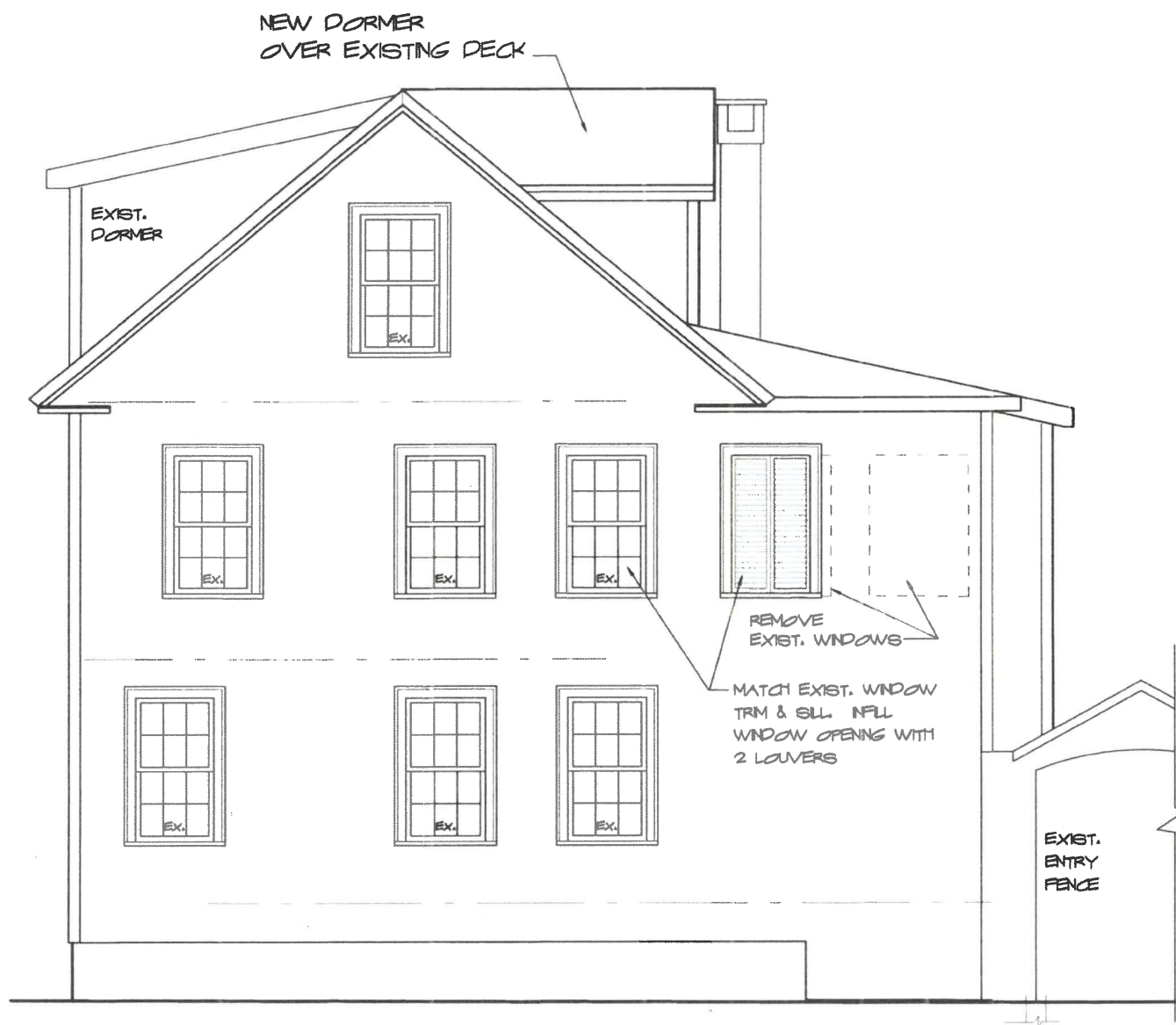
INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--



○ STREET ELEVATION
SCALE : 3/16" = 1'-0"



STREET ELEVATION



SIMILAR FAUX WINDOW

9 Sheafe Street Portsmouth NH 03301 603-427-2832		
ANNE WHITNEY ARCHITECT		
Project: #1907	Date: 3/12/20	

6. 73 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for mechanical equipment (air intake vent on Daniel Street façade). The intake vent is for the utility room which has no other exterior wall. The Commission should stipulate that the intake vent be painted to match the brick wall.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-131

Status: Active

Submitted: Apr 07, 2020

Applicant



Brian Arakelian

603-770-8016

brian@aphplumbing.com

Location

73 DANIEL 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

ADD COMBUSTION AIR INTAKE VENT ON FRONT OF DANIELS ST. - ONLY ACCESSIBLE LOCATION. THIRD FLOOR HAS ZERO COMMON WALLS FOR ROOF PENETRATION AND THE 2ND AND 3RD FLOOR BUILDING REAR FACE HAS NO ADJACENT WALLS TO COME THRU. THIS MECHANICAL ROOM HAS ZERO OUTSIDE ADJACENT WALLS.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project	If you selected "Other", please state relationship to project.
Other	BOILER PROJECT SUPERVISOR
Full Name (First and Last)	Business Name (if applicable)
TODD WILSON	APH
Mailing Address (Street)	City/Town
102 TIDEMILL RD #6	HAMPTON
State	Zip Code
NH	03842
Phone	Email Address
603-918-7612	TODD@APHPLUMBING.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

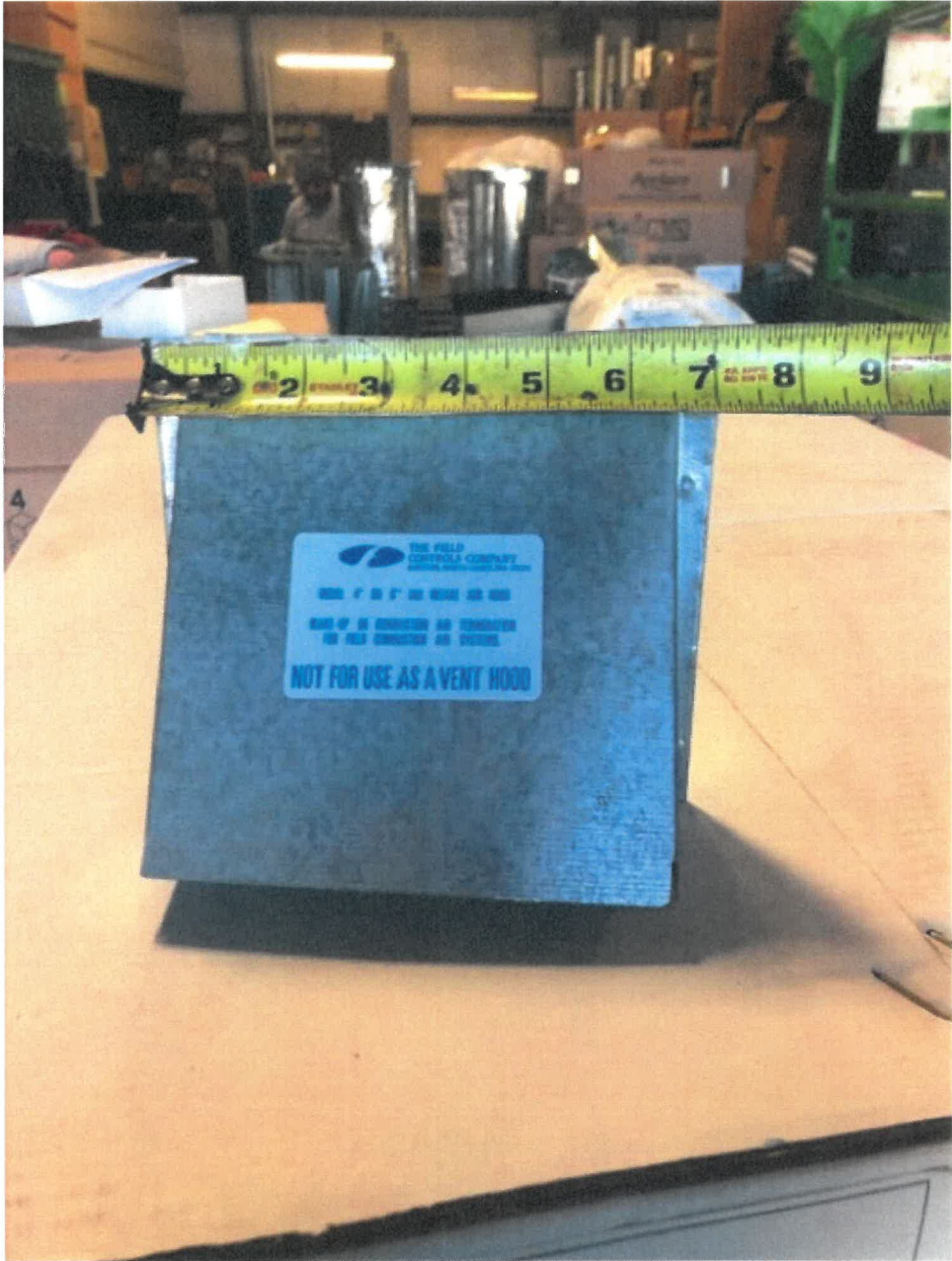


Existing

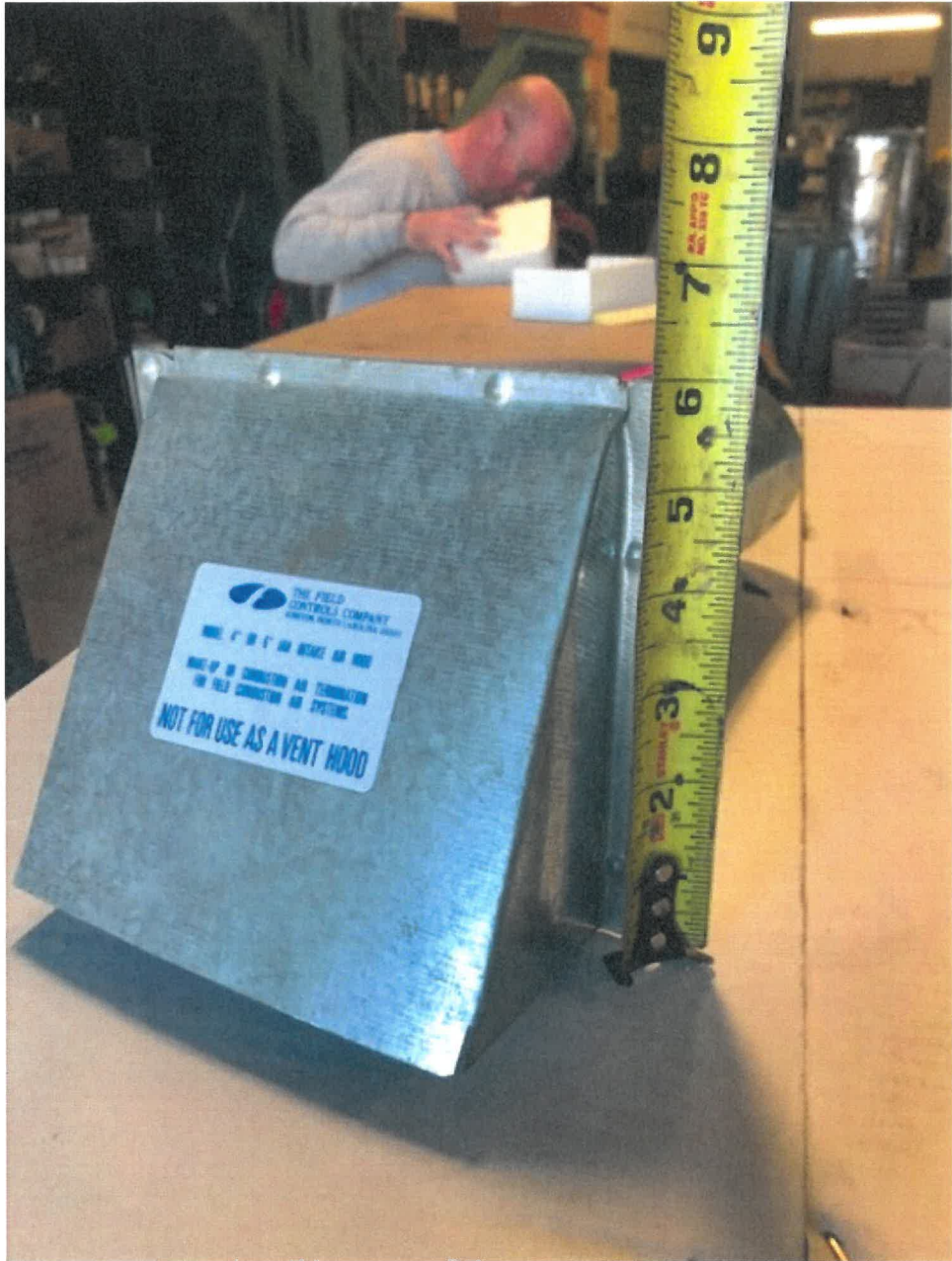
Scanned with CamScanner



Vent size

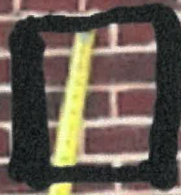


Vent Size



Vent Size

Proposed location



7. 28 Chestnut Street - TBD

Background: The applicant has provided the following information and is seeking approval for the following:

- **Background** - A 65' high brick wall on Porter Street is bowing out and structurally failing. Currently we have a permit to install an interior steel beam to help support it. This has all been carefully engineered by Jeff Nawrocki. The original design specified epoxy anchors drilled into the wall from the inside (so no exterior penetration/appearance). As we have been preparing for this and repointing brick on the inside, they have discovered that in some areas the brick is wet and actually crumbles in our hands. The water has been seeping through the top of a flared brick shelf (see pictures) and leaking through the long-boarded-up windows.
- **Proposal** - Given this situation Jeff has re-engineered the beam and connectors, which now require thru-bolts. These will be visible from the outside (see pictures). In order to prevent the water coming in we need to somehow seal the flared brick shelf. Once we get up there (Eversource is covering lines first) we will better know how to do this, but we are considering either metal/lead flashing or a parge coat. This will have a significant effect on appearance, but it must be done and quickly. They also need to seal up the five existing windows; there is significant water infiltration on all of these. They are thinking they will go over what is there with a layer of cement board, seal the edges, and paint.

Staff Comment: The Commission should approve either the preferred metal flashing or the parging method of dealing with the flared brick shelf.

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-132

Status: Active

Submitted: Apr 07, 2020

Applicant



Ben Auger

☎ 603-430-9004 ext. 202

@ ben@augerbuildingcompany.com

Location

28 CHESTNUT 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

This 65' high brick wall on Porter Street is bowing out and structurally failing. Currently we have a permit to install an interior steel beam to help support it. This has all been carefully engineered by Jeff Nawrocki.

The original design specified epoxy anchors drilled into the wall from the inside (so no exterior penetration/appearance)

As we have been preparing for this and repointing brick on the inside, we have discovered that in some areas the brick is wet and actually crumbles in our hands – much worse than we thought.

The water has been seeping through the top of a flared brick shelf (see pictures) and leaking through the long-boarded-up windows. Given this situation Jeff has re-engineered the beam and connectors, which now require thru-bolts. These will be visible from the outside (see pictures).

In order to prevent the water coming in we need to somehow seal the flared brick shelf. Once we get up there (Eversource is covering lines first) we will better know how to do this, but we are considering either metal/lead flashing or a parge coat. This will have a significant effect on appearance, but it must be done and quickly.

We also need to seal up the five existing windows; there is significant water infiltration on all of these. We are thinking we will go over what is there with a layer of cement board, seal the edges, and paint.

I hope this description is clear and makes some sense. My biggest concern is time: these thru-bolts and the flashing/parge effect the appearance so I assume that kicks us to HDC. My crew is dropping like flies due to self-isolation and this wall needs to be addressed quickly. Jeff Nawrocki hates even coming to the site because it's such a tenuous situation. Please email or call with any questions or clarifications. My cell is 603-765-8954

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

Full Name (First and Last)

Ben Auger

Mailing Address (Street)

255 Portsmouth Avenue

State

NH

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

General Contractor

Business Name (if applicable)

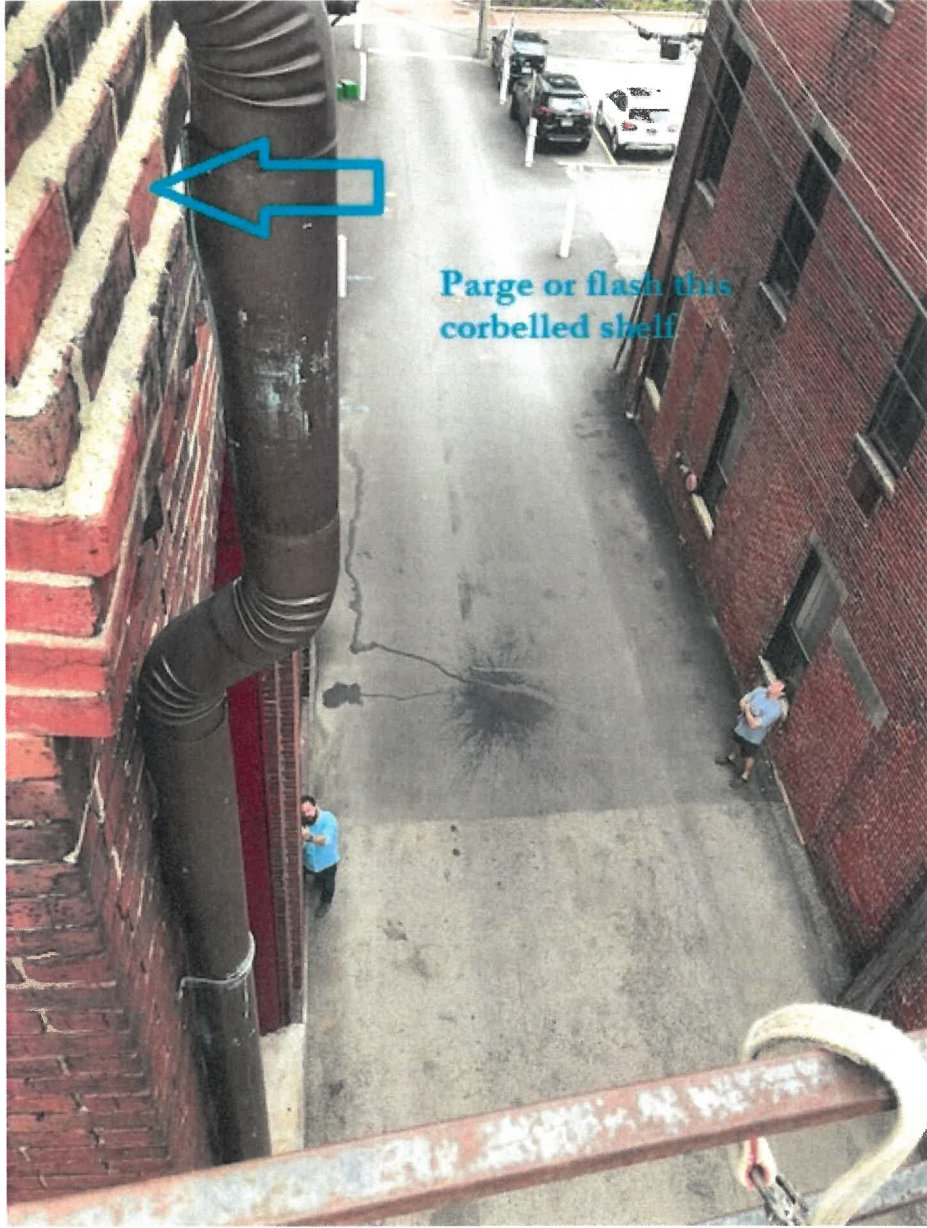
Auger Building Company

City/Town

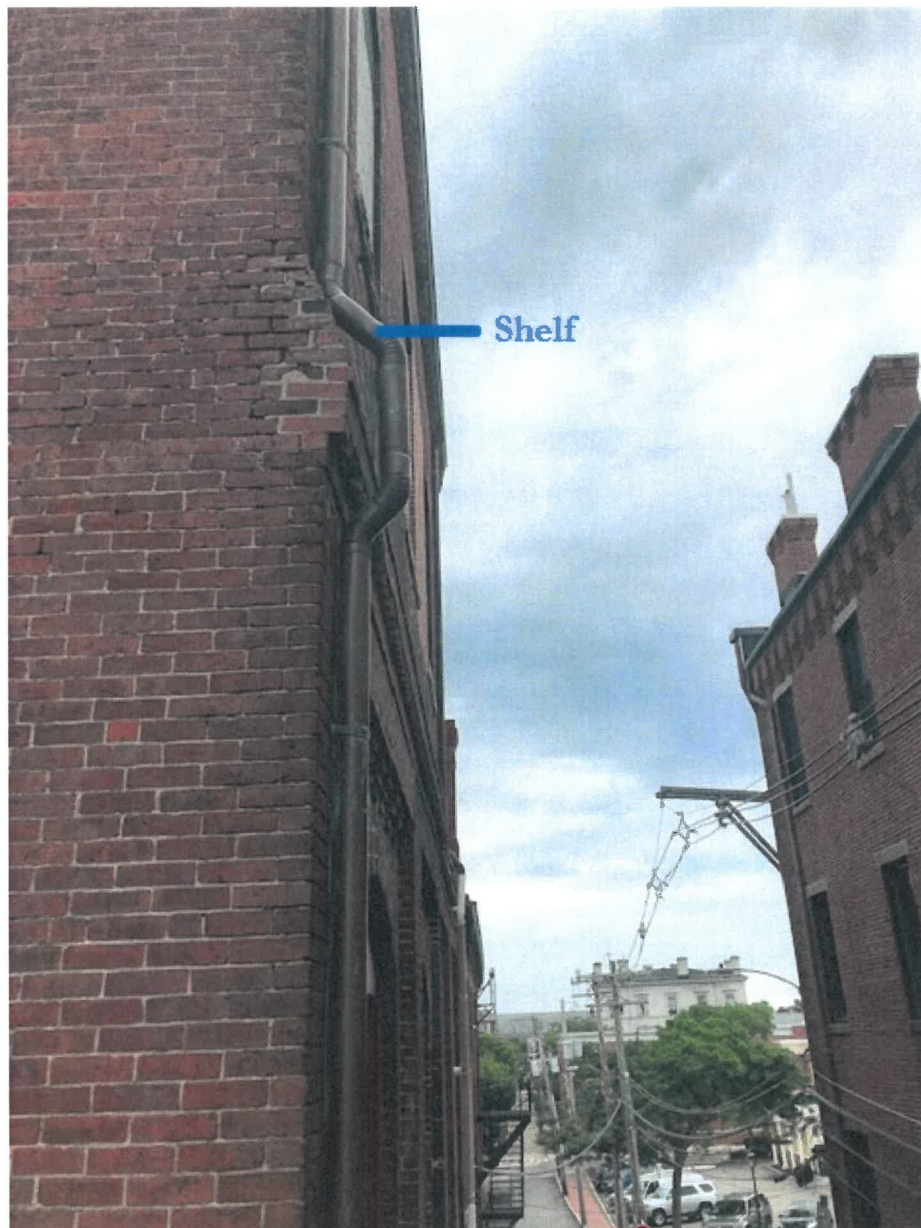
Greenland

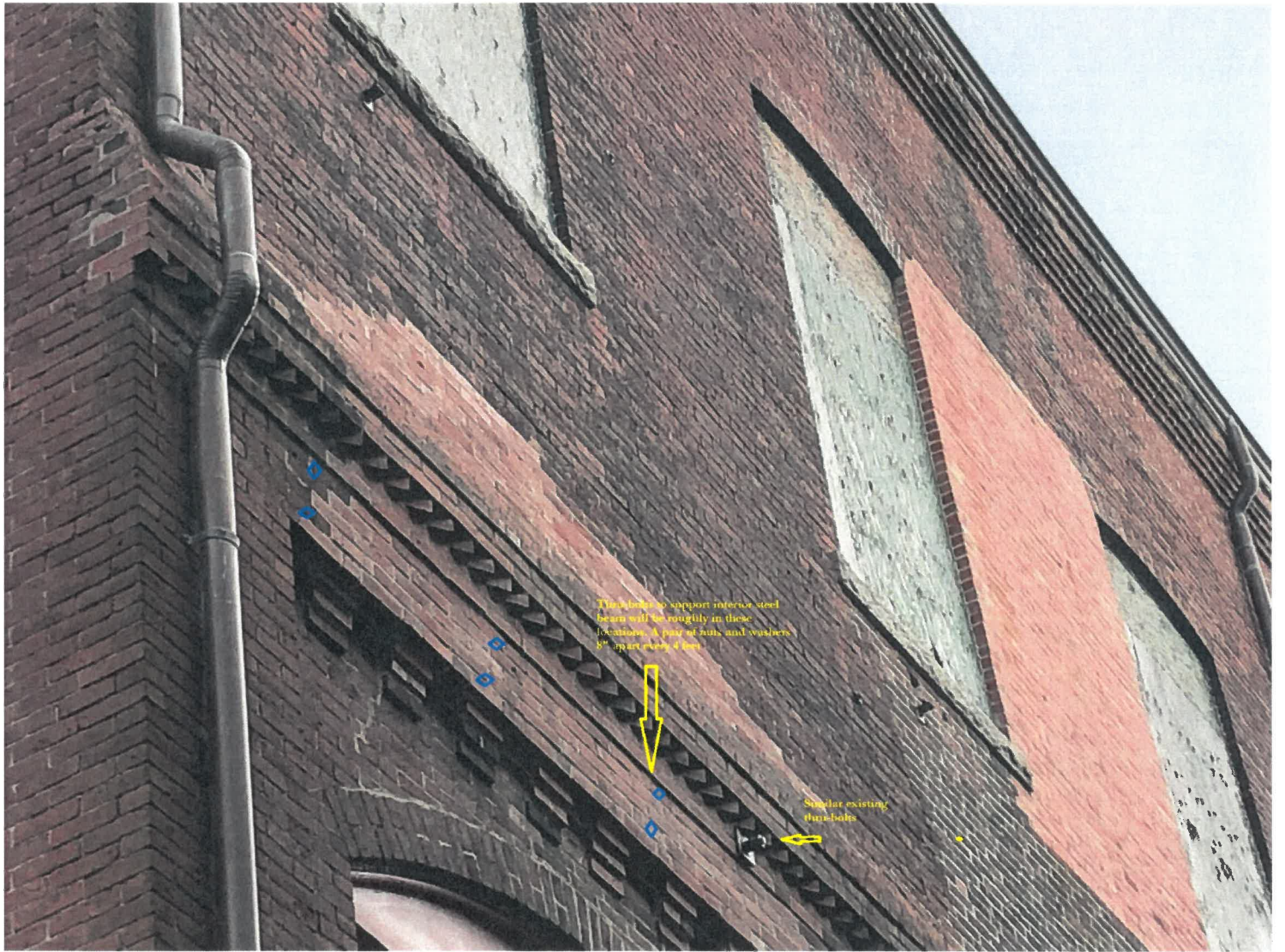
Zip Code

03840



Parge or flash this
corbelled shelf





Timber blocks support interior steel beam will be roughly in these locations. A pair of nuts and washers 8" apart each side.

Support existing timbers



Final flushing of
parge coat to seal
this brick shell
across entire
length

Repair these 5
window panels
with similar
material and color



OVERVIEW
Porter Street elevation of The
Music Hall

8. 70 Congress Street

- Recommended Approval

Background: The applicant is seeking approval to replace two double-hung wood windows located on the third floor at the rear elevation with casement egress windows from Green Mountain that resemble double-hung windows. These windows have very limited view from Porter Street and are required by code for the occupancy of the unit.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-136

Status: Active

Submitted: Apr 09, 2020

Applicant



Philippe Favet

☎ 603-205-2104 ext. _____

@ philfavet@yahoo.com

Location

70 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

replacement windows, remove 6" exhaust pipe, and add 8" general exhaust pipe next to compressor.

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

--

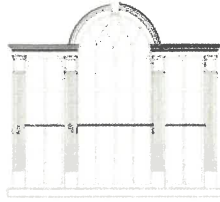
INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--



Green Mountain Window Co.

*Having Trouble Finding Traditional Style Windows That Meet Egress Code?
Problem Solved!*



Green Mountain Window's DH Style Egress Window[®]

Meets Egress with Windows As Small As 2'-0" x 3'-10" Sash Size (2' 2" x 4' 0" Frame Size)
Matches the Glazing of a Double Hung with Offset Glass for Top and Bottom Lites
Matches the Dual Sash Appearance of a Double Hung with Offset Sash Plane on Exterior

Available as a new construction window (shown above) or as an insert replacement unit. Any divided lite pattern available (2/2, 6/6, 12/12, etc) with glass sizes and stiles / rail dimensions that match traditional double hung windows. Optional meeting rail sash lock (shown above).

Patents Pending

These drawings, details, photos and specifications are the exclusive property of Green Mountain Window Company. These drawings, details, photos and specifications shall only be used for specifying Green Mountain Window Company products and for no other purposes, other than use by the US Patent and Trademark Office. No other use or reproduction of these drawings and specifications shall be permitted in any form, whether by electronic, mechanical, photocopying, recording or other means, without the prior written consent of Green Mountain Window, and any unauthorized use or reproduction is strictly prohibited.





9. 105 Daniel Street

- Recommended Approval

Background: The applicant is seeking approval for 2 additional windows to match the previously approved windows for the rear porch. They are Anderson 400 series windows and the rear window is a double-hung 6/6 window and the window facing Daniel Street is a narrow fixed pane 1/1 window.

Staff Comment: Recommended Approval

Stipulations:

- 1. _____
- 2. _____
- 3. _____

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

LUHD-135

Status: Active

Submitted: Apr 08, 2020

Applicant



KAREN WIESE

207-636-0583

karenwiese777@gmail.com

Location

105 DANIEL 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

I would like your approval for the addition of two windows to the porch. The window on the right end of the porch is identical to the new front windows. (unit size=2' 5 5/8" W x 3' 8 7/8" H) This would replace an existing broken window on that end. The window on the left side of porch replaces an existing window and measures 1' 2"W x 3' 8 7/8"H.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

--

Full Name (First and Last)

Carl Aichele

Mailing Address (Street)

PO Box 6664

State

NH

Phone

--

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

contractor

Business Name (if applicable)

North River Woodworks

City/Town

Portsmouth

Zip Code

03801

Email Address

carlaichele@comcast.net

Acknowledgement

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

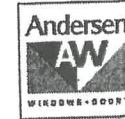
true

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



Andersen Windows - Abbreviated Quote Report



Project Name: CARL AICHELE

Quote #: 3787

Print Date: 03/10/2020

Quote Date: 03/09/2020

iQ Version: 20.0

Dealer:

Customer: NICK'S RETAIL CUSTOMER

Billing

Address:

Fax:

Phone:

Contact:

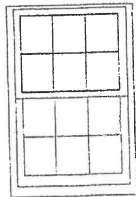
Trade ID: 742126

Promotion Code:

Sales Rep: DICK-ROWE

Created By:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	1	TW2436 (AA)		\$ 635.61	\$ 635.61



Viewed from Exterior

RO Size = 2' 6 1/8" W x 3' 8 7/8" H Unit Size = 2' 5 5/8" W x 3' 8 7/8" H

400 Series
Unit, Equal Sash, Nailing Flange Installation, Forest Green/Clear Pine, High Performance Low-E4 Glass, Divided Light with Spacer, Colonial, 3W2H, 3/4",
High Definition Chamfer, Chamfer, Ext Grille - Forest Green, Int Grille - Pine (Each Sash)
Insect Screen, Forest Green

U-Factor: 0.31, SHGC: 0.28

\$ 358.67 \$ 358.67

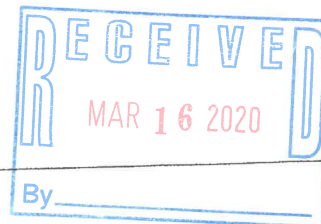


Viewed from Exterior

0004 1 1' 2" x 3' 8 7/8" (F)
RO Size = 1' 2 1/2" W x 3' 9 1/2" H Unit Size = 1' 2" W x 3' 8 7/8" H

400 Series
Unit, Rectangle, Forest Green/Clear Pine, High Performance Low-E4, Divided Light without Spacer, Specified Equal Lite, 1W2H, 2 1/4", Forest
Green/Pine, Permanently Applied, Chamfer/Chamfer

U-Factor: 0.27, SHGC: 0.27



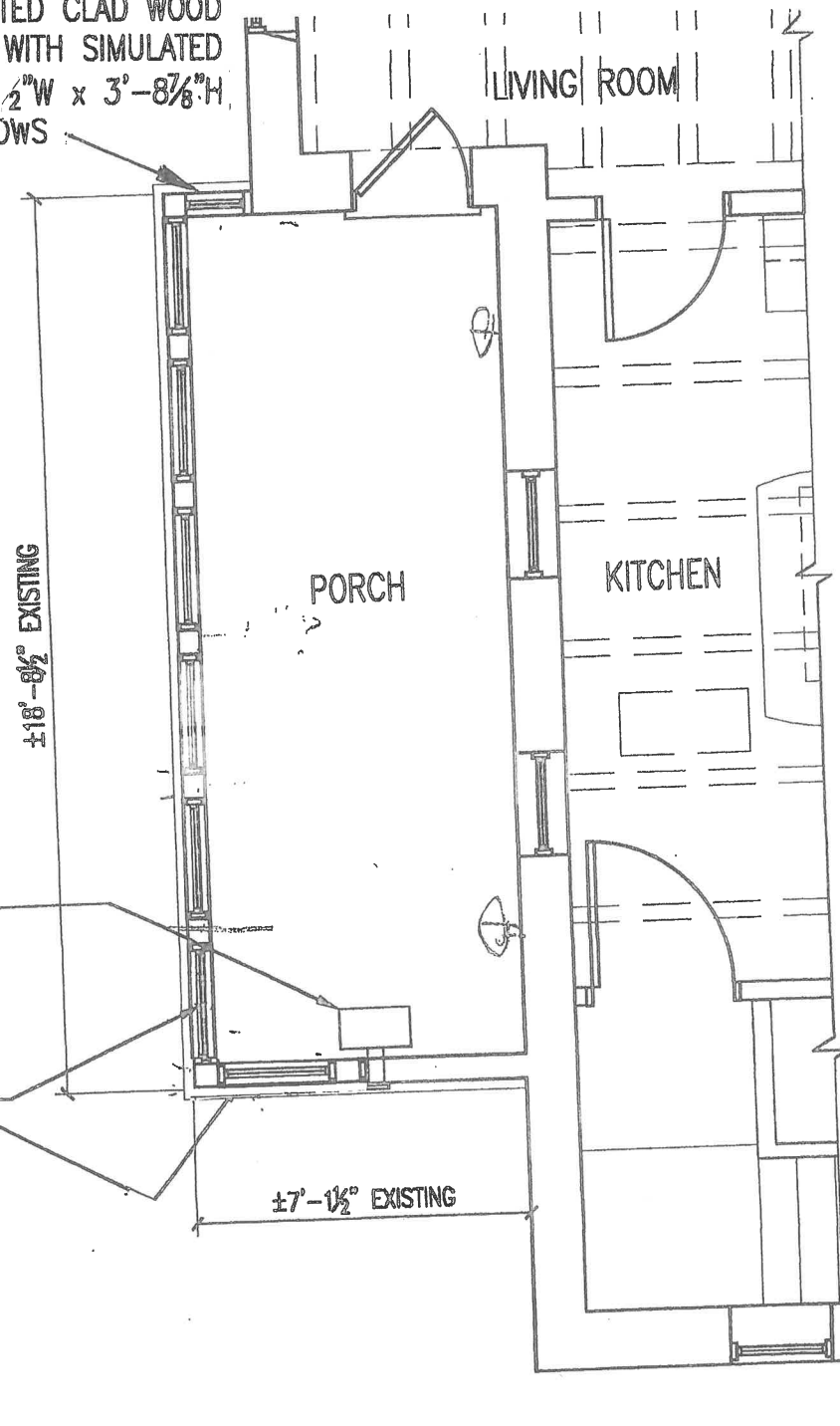
NOTES:

- EXISTING OPEN PORCH TO BECOME AN ENCLOSED 3-SEASON SPACE
- NEW WOOD FLOORING
- SEE SECTION DRAWING FOR ALL STRUCTURAL & INSULATION NOTES.
- INSIDE OF WALLS & CEILING TO BE FINISHED WITH 1/2" GYPSUM BOARD
- ALL NEW INTERIOR TRIM TO MATCH EXISTING IN ADJACENT KITCHEN

NEW ANDERSEN CUSTOM INSULATED CLAD WOOD DOUBLE-HUNG PICTURE WINDOW WITH SIMULATED CROSS RAIL ROUGH OPNG: 1'-2"W x 3'-8 7/8"H. TO REPLACE EXISTING WINDOWS

RINNAI DIRECT VENT NATURAL GAS HEATER 5500-11000 BTUs

ANDERSEN CLAD WOOD DOUBLE-HUNG 400 SERIES WDH2436-AA ROUGH OPNG: 2'-6 1/8" x 3'-8 7/8" TYPICAL AT FRONT



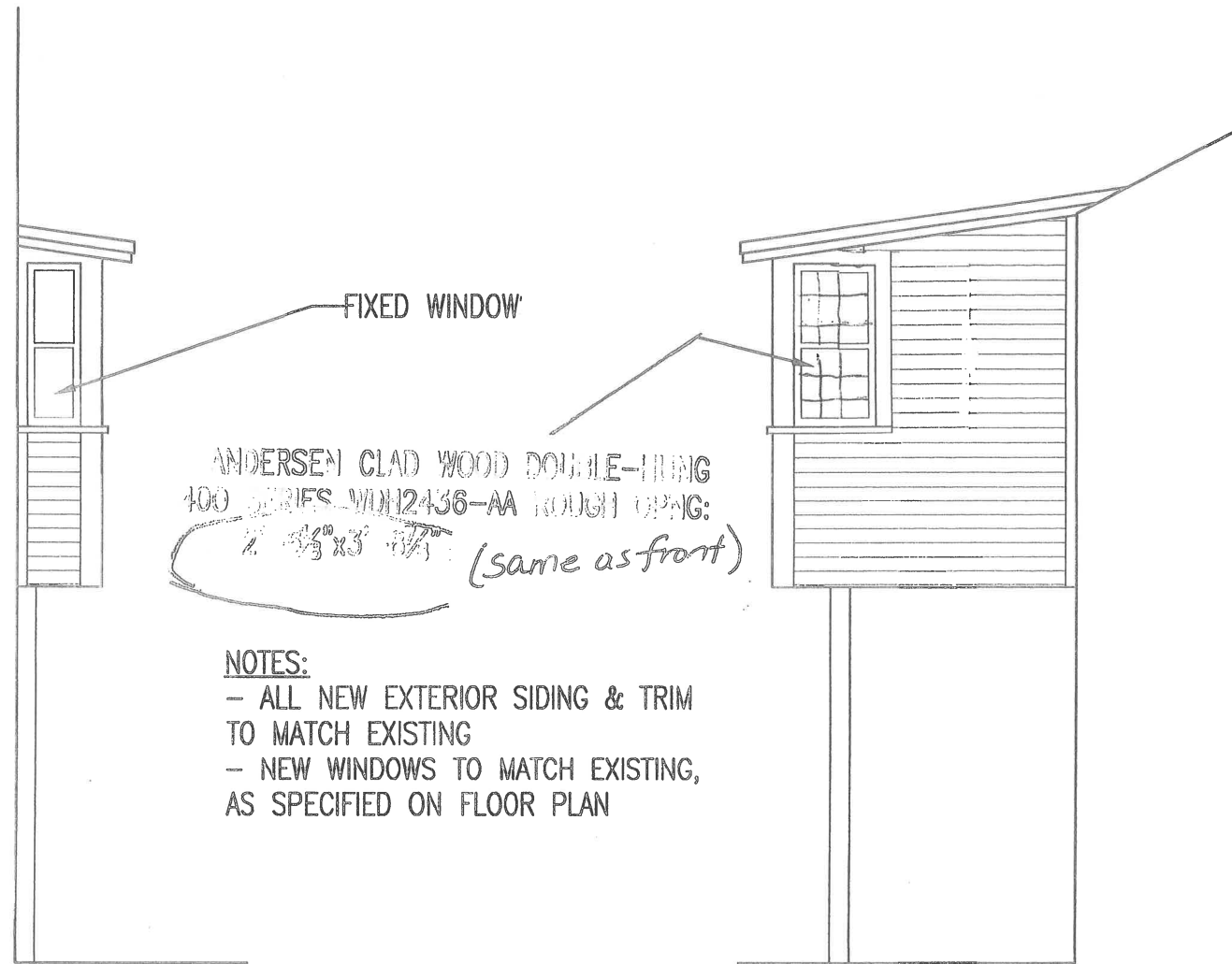
KAREN WIESE
150 DANIEL STREET
PORTSMOUTH, NH 03801

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

2nd Floor Porch Plan

date: Jan 3, 2020

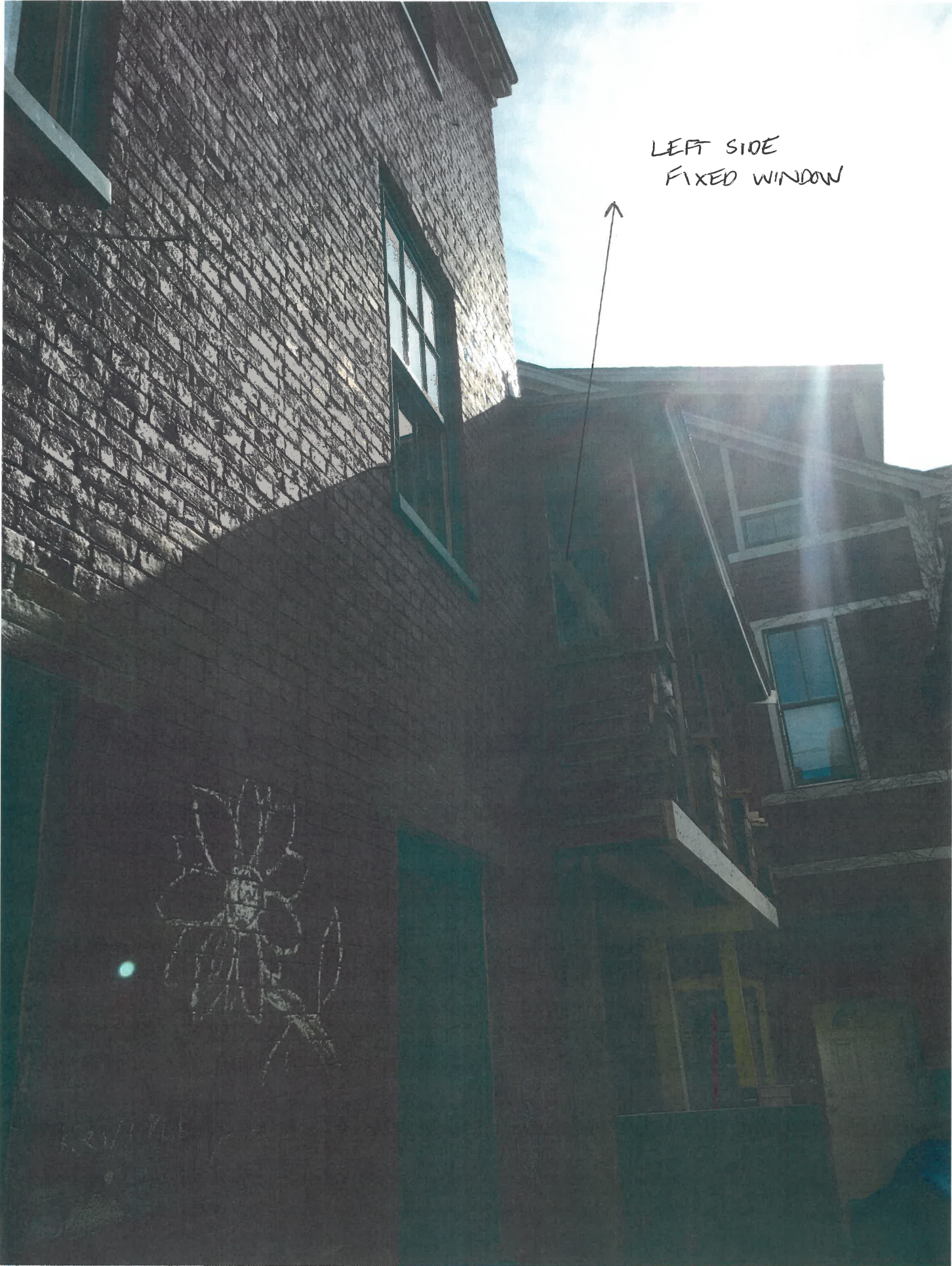
scale: 1/4" = 1'-0"



DANIEL ST. ELEVATION

OPPOSITE SIDE

<p>KAREN WIESE 105 DANIEL STREET PORTSMOUTH, NH 03801</p>
<p>ARILDA DESIGN <small>arilda@comcast.net / www.arilda.com</small> 9 Adams Lane, Unit 2 Kittery, Maine 03904 207-604-6848</p>
<p>Porch Side Elevations</p>
<p>date: Feb 17, 2020</p>
<p>scale: 1/4" = 1'-0"</p>
<p>SHT 4</p>



LEFT SIDE
FIXED WINDOW

RIGHT SIDE
2'-6 1/8" x 3'-8 1/8"
(SAME AS FRONT)



10. 249 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval for new sliding doors that will be fabricated with Douglas Fir Tongue and Groove boards matching the historic appearance of the building. The “V-Bead” will run vertically. The rest of the garage will be restored in-kind and the slate will be repaired.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-134

Status: Active

Submitted: Apr 08, 2020

Applicant



Kathryn Shouse

6039180285

@ kenhayes79@gmail.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

In-Kind Renovation of original Carriage House / Garage

Description of Proposed Work (Planning Staff)

--

Project Representatives

Relationship to Project

Other

Full Name (First and Last)

Kenneth Hayes

Mailing Address (Street)

249 Pleasant St.

State

NH

Phone

6039180285

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

Spouse

Business Name (if applicable)

--

City/Town

Portsmouth

Zip Code

03801

Email Address

kenhayes79@gmail.com

Acknowledgement

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

true

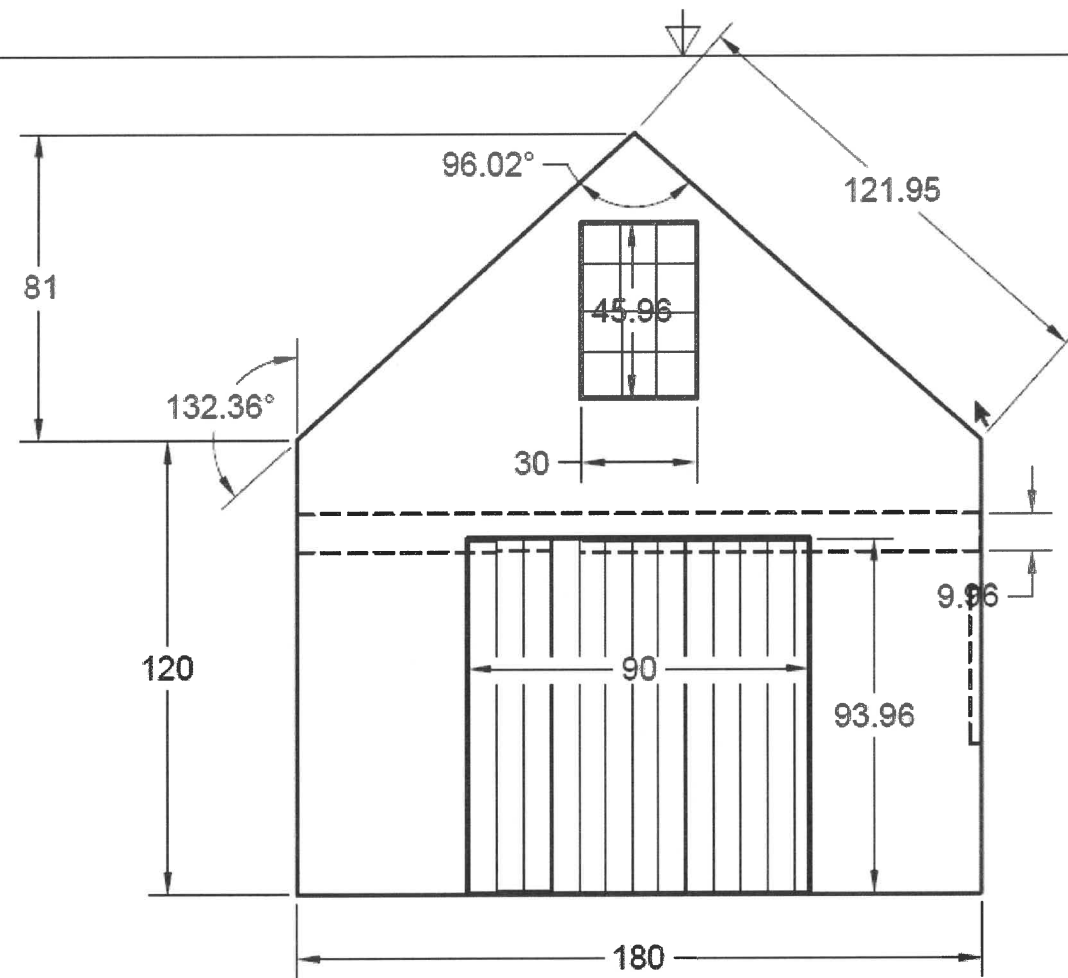
I hereby certify that as the applicant for permit, I am
Owner of this property

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

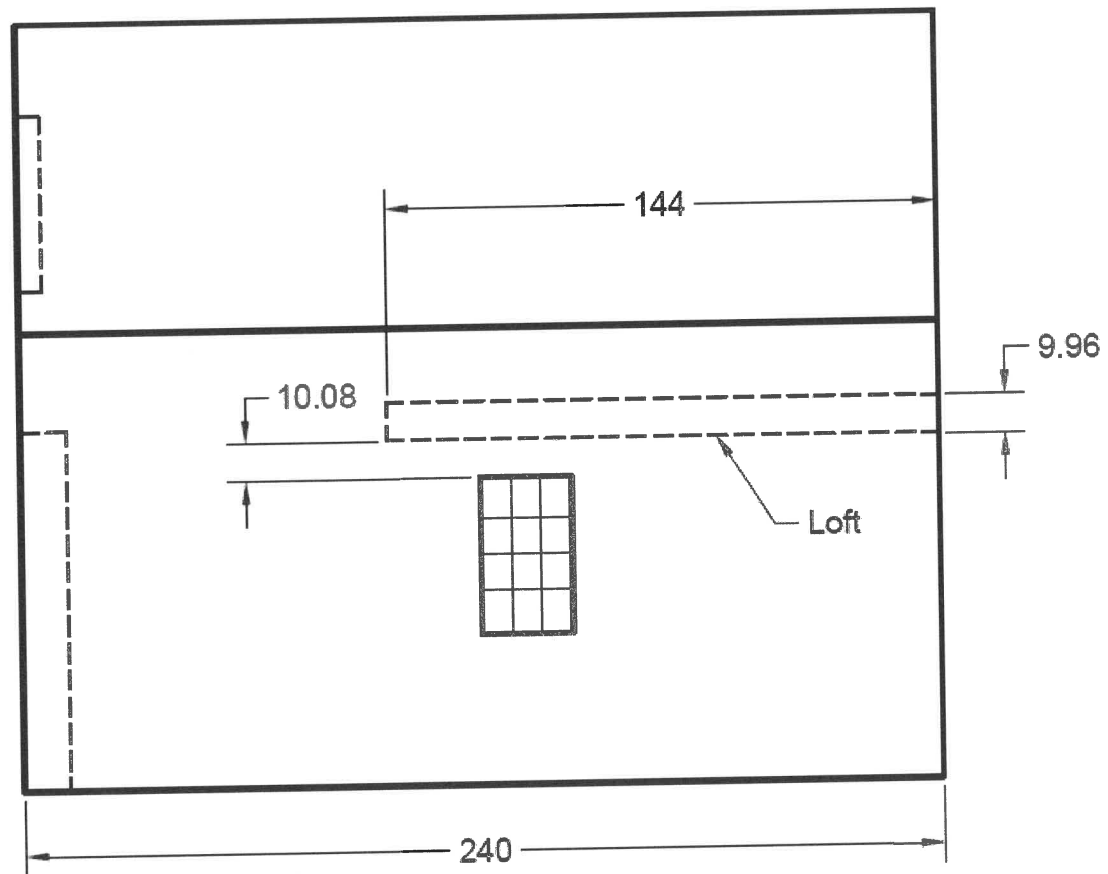
If you selected "Other" above, please explain your relationship to this project. Owner authorization is required.

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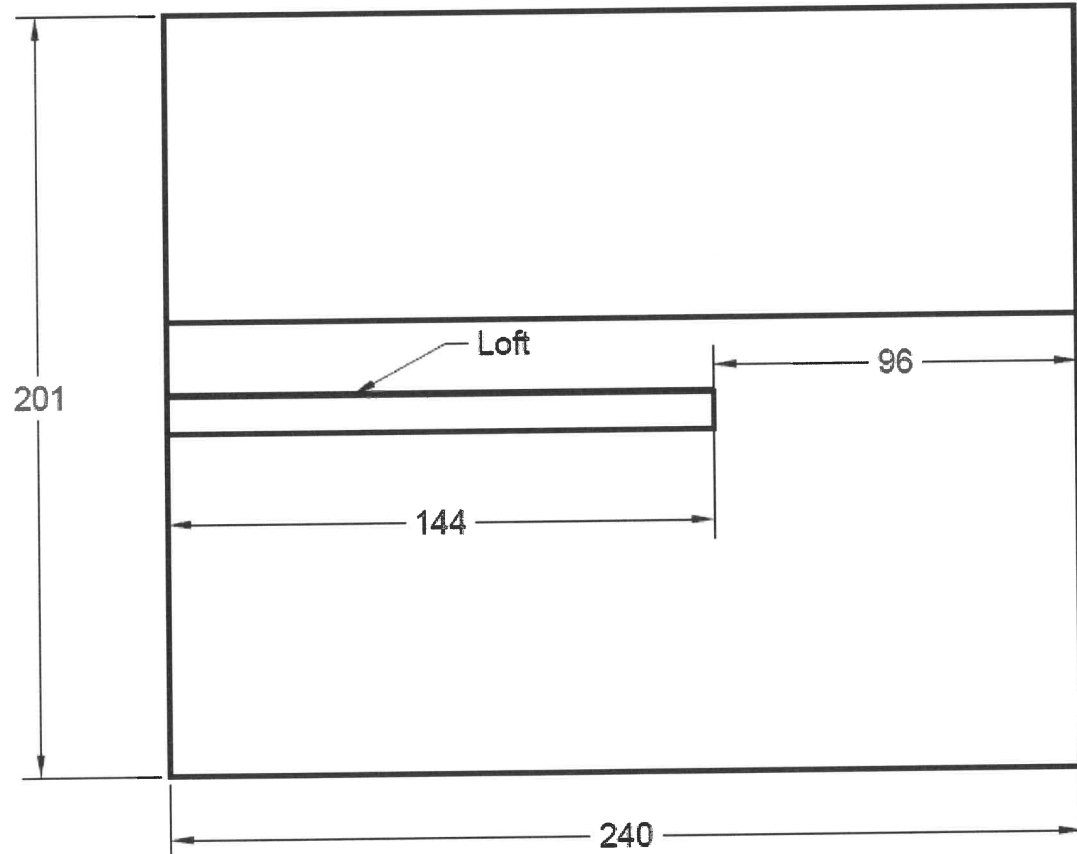


		PROJECT		
		249 barn		
		TITLE		
		249 shed rev 1		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN	Owen Hayes	4/2/2020	SCALE 1:50	WEIGHT
			SHEET 1/1	

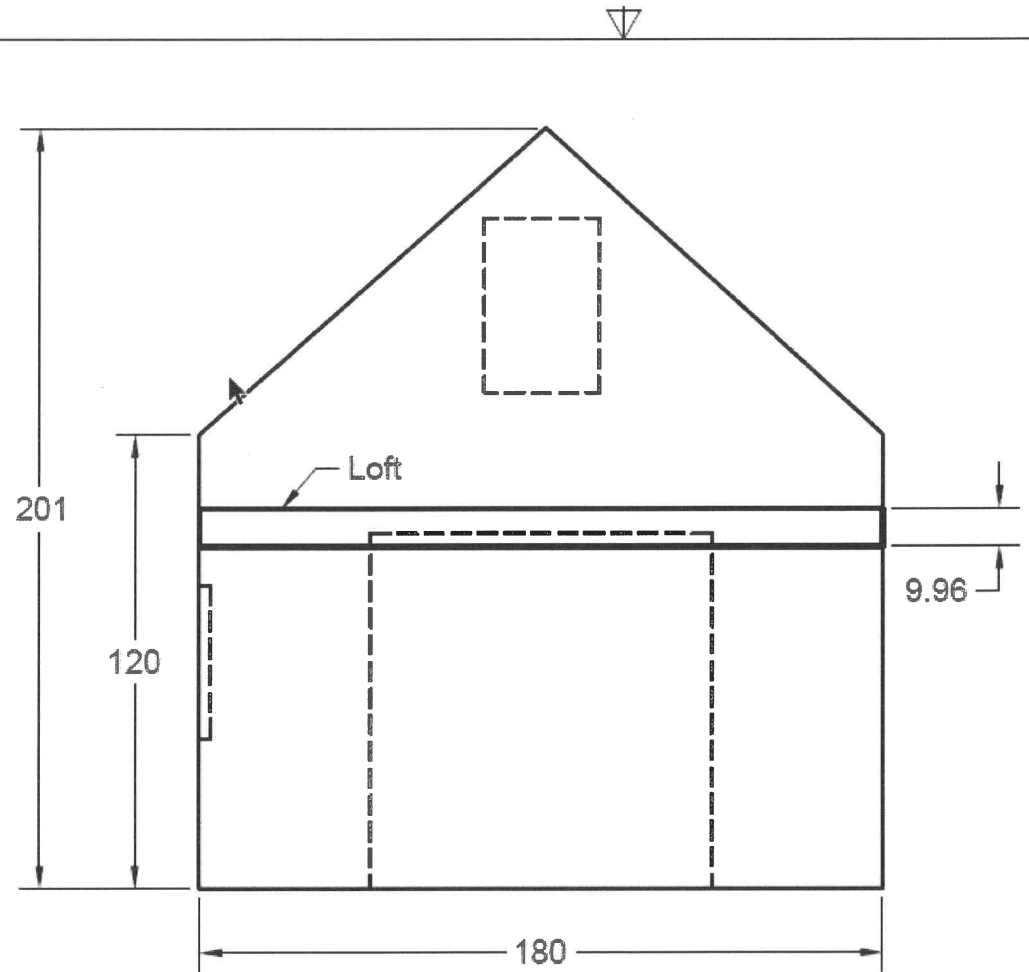




		PROJECT		
		249 barn		
		TITLE		
		249 shed rev 1		
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN	Owen Hayes	4/2/2020	SCALE 1:100	WEIGHT
			SHEET 1/1	



		PROJECT			
		249 barn			
		TITLE			
		249 shed rev 1			
APPROVED	SIZE	CODE	DWG NO	REV	
CHECKED	A				
DRAWN	Owen Hayes	4/2/2020	SCALE 1:50	WEIGHT	SHEET 1/1



	PROJECT			
	249 barn			
	TITLE			
	249 shed rev 1			
APPROVED	SIZE	CODE	DWG NO	REV
CHECKED	A			
DRAWN Owen Hayes	4/2/2020	SCALE 1:100	WEIGHT	SHEET 1/1













11. 673 Middle Street - Recommended Approval

Background: The applicant is seeking approval to add hardi-type siding on the sidewall of the previously-approved addition (not the sidewall of the existing historic structure). This is a fire separation requirement of the building code.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

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

LUHD-130

Status: Active

Submitted: Apr 06, 2020

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

Replace Existing Siding on Left Side Elevation and new siding on Left Side Addition with "HardiePlank", fibercement siding, match TW to existing. This change is required to provide Fire Separation on structures 5 feet or less from the property line.

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

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HDC Approval Date

--

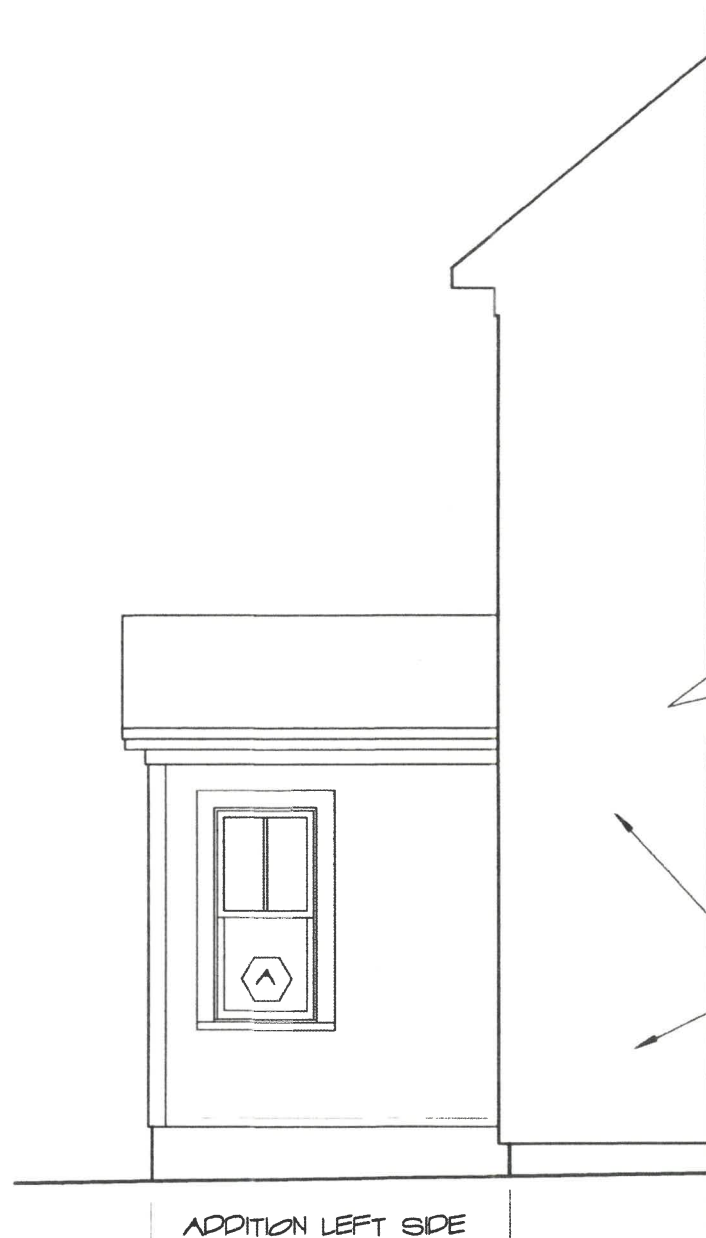
Planning Staff Comments

--

INTERNAL USE ONLY -- Letter of Decision Information

Owner Addressee Full Name and Title

Owner Addressee Prefix and Last Name



NEW SIDING TO BE "HARDIEPLANK" SMOOTH,
TO WEATHER (TW) TO MATCH EXISTING.



EXISTING LEFT SIDE
NO CHANGES TO THIS ELEVATION



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

673 MIDDLE STREET
GRUEN RESIDENCE

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



ANNE WHITNEY ARCHITECT

Project:	Date:	
• 1902	4 / 7 / 20	