

HDC

ADMINISTRATIVE APPROVALS

September 09, 2020

1. 169 Lafayette Road (LUHD-) -T.B.D.
2. 84 Gates Street (LUHD-191) -Recommended Approval
3. 232 Court Street (LUHD-) -Recommended Approval
4. 110 Brewery lane, Unit C 105 (LUHD-190) -Recommended Approval

1. 169 Lafayette Road - T.B.D.

Background: The applicant is seeking approval for changes to a previously approved design (change from approved asphalt shingle roofing material to a rolled asphalt roofing material.)

Staff Comment: T.B.D.

Stipulations:

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

Karen Crouch
169 Lafayette Road, Unit 1
Portsmouth, NH 03801
603.777.7311
karencrouch@comcast.net

September 1, 2020

Nicholas Cracknell, Principal Planner
Portsmouth Historic District Commission Representative
City of Portsmouth
1 Junkins Avenue
Portsmouth NH 03801

Dear Nick,

This letter is a response to issues raised relating to the repair of the front porch roof at 169 Lafayette Road. A question was recently raised as to whether we used "white roofing material." This is not the case as evidenced in the enclosed picture. You also expressed an expectation of architectural asphalt shingles per September 4th, 2019 meeting. You were correct, we did ask for approval for asphalt shingles, and I had put a down payment with a contractor. However, much like commissioners have stated in both the August 7th, 2019 and the September 4th, 2019 meetings, asphalt shingles were problematic and were not conducive to the aesthetic requirement given the curve of the roof.

Although we took into consideration the September 4th 2019 permission for asphalt shingles, I have been operating under the August 7th, 2019 HDC Meeting discussions and approval (as documented on the enclosed Building Permit issued November 1st, 2019) which stated a preference for a roofing material that more closely matched the look of the then current metal. And I understood as a result of the September 4th Administrative Approval session we could use materials as "long as it is consistent and not detrimental to the house or district."

I respect and hold the same vision for Portsmouth as most of us who choose to live here because of its beauty and historic landscape. I have attached pictures of the porch roof, before and after, for your review. Per your recommendation, I am asking that the HDC approve the porch roof as completed.

Thank you for your attention to this matter.
Sincerely,

Karen E. Crouch

cc: Historic District Commission Vincent Lombardi, Chairman and members

Attachments:
Pictures, Before Renovation, After Renovation and Historic
Building Permit



169 Lafayette Road, Portsmouth, New Hampshire
Porch Roof
BEFORE renovation



169 Lafayette Road, Portsmouth, New Hampshire
Porch Roof
AFTER renovation



169 Lafayette Road, Portsmouth, New Hampshire
Historical



City of Portsmouth Building Permit

Inspection Department
1 Junkins Avenue
Portsmouth, NH 03801
603-610-7243

Permit Number:
BLDG-19-807
Date of Issue:
November 01, 2019
Expires:
October 31, 2020
Const. Cost:
\$5000

Owner: Karen Crouch
Applicant: Karen Crouch
Contractor: Donald Madore, Don Madore LLC Phone #: 781-983-1674
Location: 169 LAFAYETTE RD 1

Description of Work:

Residential Remodel: Repair Barrel and Porch Roof within Historic District

Project to Include:

Barrel and Porch Roof Repairs/Replacement as per HDC Approval Granted August 07, 2019, LU-19-156

1. Remove existing roofing material from front porch roof across side and front.
2. Install trim boards to fascia to cover metal edge.
3. Install rolled roofing to entire roof, black.

Map/Lot: 151-22-1-	Use Group: Repairs: siding, roof, windows
Design Occupancy Load: Exterior Roof Repairs- N/A	Constr. Type: N/A
Total # of Dwelling Units:	Bldg. Code: IRC Edition: 2015

Remarks:

- * Per City Ord. Sec. 11.502 (F) Street/Unit Number must be affixed to Main Structure as to be plainly visible from the street. Construction sites must post the address clearly on the property. No site activity allowed before 7:00AM or after 6:00PM. No weekend construction allowed.
- * No Structural Work Approved/ No Change in Occupancy
- * All renovation or painting work in residential structures built before 1978 and involving more than 6 square feet of painted surfaces per room, shall be done by certified persons per the federal EPA, RRP rules. NOTE: Homeowner doing this type work may not be subject to the federal regulations-check the EPA website.
- * Asbestos Removal shall comply with New Hampshire Code of Administrative Rule Env-A1800. Disposal shall comply with Env-A 1805.08. Documents maintained, including all licenses, certificates, and proof of training held by all supervisors and workers engaged in the asbestos abatement project
- * Roofing shall comply with Section R905 of the IRC.
- * ReRoofing shall comply with Section R907
- * New roofing cannot be installed when the existing roof has two or more applications of any type roofing (all existing layers must be removed)
- * The structural roof components shall be capable of supporting the new roof covering system.
- * Per Section 502.2 of the Existing Building Code, New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided no dangerous or unsafe condition is created. Repairs to an existing structure must be made with the proper materials in a manner that will safeguard the public and ensure the building does not become a hazard to life, health or property.
- * All repairs listed on the application and permit shall be made with like materials, like dimensions and like appearance. Changes in any of these elements require Historic District Commission approval. It is STRONGLY suggested that a "photo history" be created to document the existing conditions.
- * No exterior changes (facade, windows, doors, etc.) are allowed by this permit without Prior HDC approval.

The PERMIT HOLDER has read this permit, the permit application, and the Building Official's marked-up plans and agrees to perform the work authorized including any conditions or requirements indicated thereon; and any stipulations imposed by a Land Use Board in conjunction with the project. The CONTRACTOR shall be responsible for notifying the Inspection Department 48 hours in advance, for FOUNDATION, FRAMING, and FINAL inspections. A Certificate of Occupancy is required for all Building Permits. Buildings shall not be occupied until ALL inspections (BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, and FIRE) are complete and Occupancy has been issued. By signing this permit, the owner or his/her representative (Permit Holder), authorizes property access by city officials to conduct interior and exterior inspections and property tax assessments during and/or after the construction process.

The Permit Card Shall Be Posted and Visible From the Street During Construction.

Code Official:

This is an e-permit. To learn more, scan this barcode or
visit portsmouthnh.viewpointcloud.com/#!/records/42022





2. 84 Gates Street

- Recommended Approval

Background: The applicant is seeking approval for replacement siding (replace front cedar clapboards with LifeSpan treated wood product, exposure to match existing siding. The applicant is also proposing (2) new wooden downspouts and to repair rotten sheathing and trim as needed.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work Session or Administrative Approval Application

LUHD-191

Status: Active

Submitted: Sep 03, 2020

Applicant

 Joe Terravecchia
 603-427-0030
 joe@tbr-inc.com

Location

84 GATES 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

- 1) We would like to remove the red cedar clapboards on the front and driveway sides of the home and install new Lifespan wood clapboards at the same exposure as those on the remainder of the home (approximately 3").
- 2) Install 2 new wooden downspouts.
- 3) Repair any rotten sheathing and trim.

Description of Proposed Work (Planning Staff)

--

Project Representatives

State NH	Business Name (if applicable) Terravecchia Building & Restoration
City/Town Portsmouth	Full Name (First and Last) Joe Terravecchia
If you selected "Other", please state relationship to project. Building Contractor	Phone 603 427-0030
Relationship to Project Other	Zip Code 03802
Email Address joe@tbr-inc.com	Mailing Address (Street) PO 76

Acknowledgement

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









Real Wood. Redefined.

LIFESPAN[®] SOLID SELECT is a premium solid wood exterior trim product – offering a superior clean finish, outstanding performance, and the benefits of real wood.



Limited lifetime warranty



Clear grade lumber – no finger-joints or knots



Superior durability against rot, fungal attack and insects



Resists corrosion to nails and fastenings



FSC[®] Certified – environmentally responsible



Superior water resistance



Long-term termite protection



Real wood – a pleasure to work with



Active ingredients registered with EPA

Now with CODIL[™] - our patented and proprietary resin stabilization additive

The advantages are clear

Sourced from New Zealand's renowned radiata pine forests, LIFESPAN® SOLID SELECT is made from only the highest quality, long-length clear boards. This superior product features an EPA-approved non-metallic preservative that protects against rot, fungal attack and insects (including termites). It also offers superior moisture resistance and resin stabilization – with a proprietary water repellent system, two coats of alkyd primer and patented resin stabilization additive CODIL™. This proven protection is backed by a limited lifetime warranty.

Combining outstanding durability with the beauty of real wood, LIFESPAN® SOLID SELECT is the choice for a lifetime.

Availability

LIFESPAN® SOLID SELECT is available from our exclusive distribution partner [Timber Trading Group](#)



[Find a dealer](#)



Made in
New Zealand



FSC®
C016855

[Download Technical Manual](#)

3. 232 Court Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of an iron fence on the property. The applicant has provided options in terms of design for the fence.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

 FREE SHIPPING OVER \$4,000 ([HTTPS://BLOG.IRONFENCESHOP.COM/2015/02/27/IRON-FENCE-SHOP-NOW-OFFERING-FREE-SHIPPING/](https://blog.ironfenceshop.com/2015/02/27/iron-fence-shop-now-offering-free-shipping/))

 10 YEARS IN BUSINESS ([HTTPS://BLOG.IRONFENCESHOP.COM/2019/08/16/CELEBRATING-10-YEARS-IN-BUSINESS-ONLINE/](https://blog.ironfenceshop.com/2019/08/16/celebrating-10-years-in-business-online/))

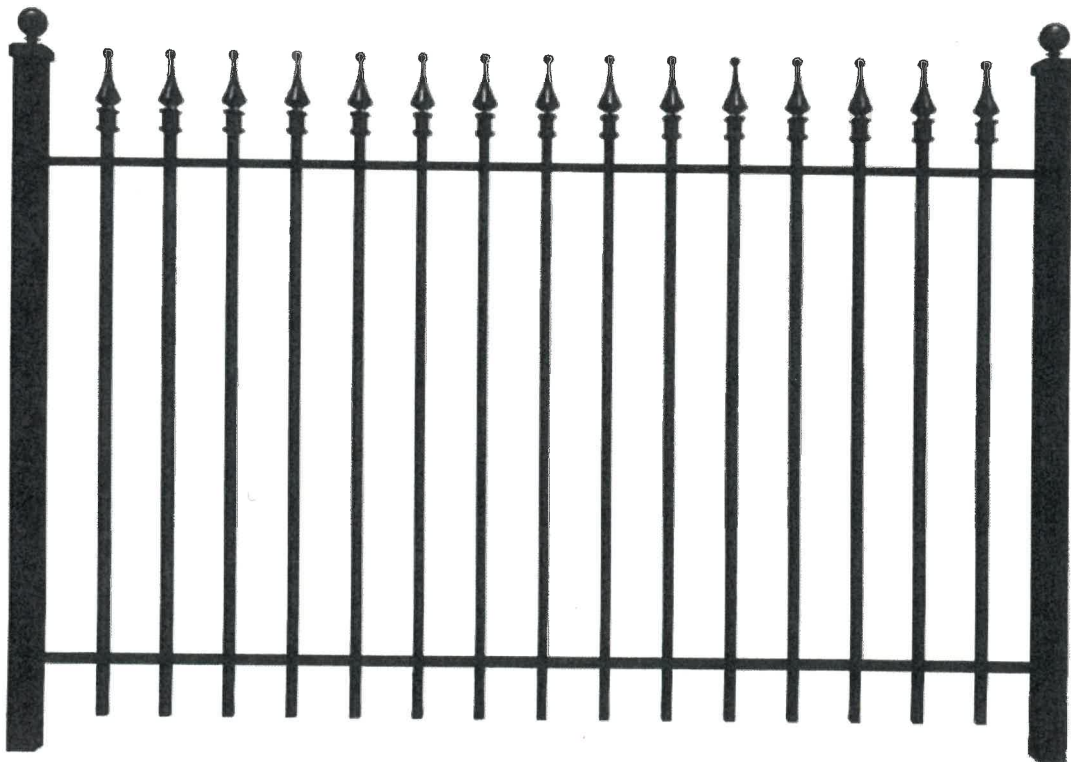
 18MO NO INTEREST FINANCING (/FINANCING)

[MENU](#)

Wrought Iron Fence

Our Stronghold Iron[®] fencing is the obvious choice when you want that old world look with modern performance. Authentic sand cast iron finials adorn the top of each picket and are included as standard on every fence we sell. Each finial, picket / rail intersection and gate frame is fully welded for unsurpassed strength & security. We hot-dip galvanize every component for superior rust protection, then it's put through a multistage pretreatment wash and finally coated with a TGIC fade-resistant polyester powder coat finish. This thorough process allows us to issue a 25 Year Warranty. (<https://www.ironfenceshop.com/docs/IronWarranty.pdf?v=2>); one of the longest in the industry.

Classic



Our Classic iron fence is our best seller due to its timeless look that goes with many different architectural designs. The Quad Flair Finial is sand cast rather than die cast resulting in a slightly rougher, more organic look and feel. As a proper fence should, each finial is welded to each picket NOT glued or screwed like the competition. Our most versatile fence; it will age like a fine wine and never go out of style.

Ask us a question...



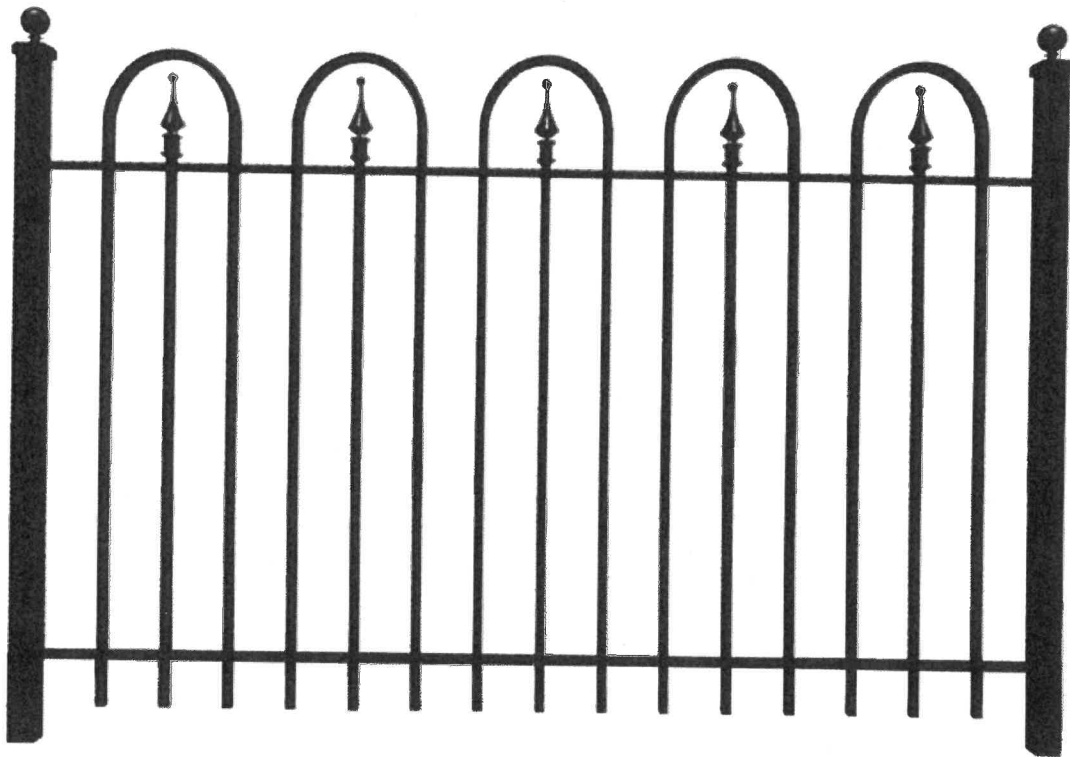
- [Installation \(/knowledge-center/diy-fence-installation-help\)](#)
- [CAD Drawings \(/knowledge-center/cad-designs-ideas?field_material_value=iron&field_style_value=01&field_grade_value=All&field_part_type_value=All\)](#)
- [Specs & Warranty \(/knowledge-center/fence-specifications\)](#)
- [Video Library \(/knowledge-center/iron-fence-shop-videos\)](#) • [Testimonials \(/knowledge-center/testimonials\)](#)
- [Add-on Decorations \(https://blog.ironfenceshop.com/?s=decorations\)](https://blog.ironfenceshop.com/?s=decorations)

[GET A QUOTE \(/IRON-FENCE-PRICE-QUOTE\)](#)

[VIEW PRICES \(/SITES/DEFAULT/FILES/DOCUMENTS/PRICE_BOOK_APR2019.PDF\)](#)



Hoop and Picket



Our Hoop & Picket iron fence is the quintessential style that most people think of when you say wrought iron fence. Our craftsman bend each hoop by hand over a picket that has our quad flair finial welded to it; completing this vintage look. Although seen in the front yards of most southern homes and around family cemeteries, it is also popular around playgrounds, patios and on top of walls.

AVAILABLE GRADES:

[Ask us a question...](#)



- [Specs & Warranty \(/knowledge-center/fence-specifications\)](/knowledge-center/fence-specifications)
- [Video Library \(/knowledge-center/iron-fence-shop-videos\)](/knowledge-center/iron-fence-shop-videos) • [Testimonials \(/knowledge-center/testimonials\)](/knowledge-center/testimonials)
- [Add-on Decorations \(https://blog.ironfenceshop.com/?s=decorations\)](https://blog.ironfenceshop.com/?s=decorations)

[GET A QUOTE \(/IRON-FENCE-PRICE-QUOTE\)](#)

[VIEW PRICES \(/SITES/DEFAULT/FILES/DOCUMENTS/PRICE_BOOK_APR2019.PDF\)](/sites/default/files/documents/price_book_apr2019.pdf)



Why buy our Stronghold Iron®?

Our fences aren't just built. Our fences are hand forged and made to last a lifetime. It's our goal to provide you with superior products, service, satisfaction and of course distinction. Here are a few more reasons why our Stronghold Iron® is the right choice for your project:



RUST PROTECTION

We use galvanized metal for superior rust protection.



25 YEAR WARRANTY

The longest warranty in the iron industry.



WELDED FINIALS

Welded cast-iron finial tips at no additional cost.



UV FADE RESISTANCE

High Quality TGIC Powder Coat Finish with UV Fade Inhibitors

QUALITY CONSTRUCTION

Fully Welded Construction on all Iron Pieces.

UNBEATABLE STRENGTH

Iron is the Strongest Type of Fence Available.

Ask us a question...



How soon will I receive my fence after ordering? +

How much does shipping an iron fence cost? +

Why choose iron over other types of fence? +

How is your iron fence better than others I can find online or locally? -

When we designed our Stronghold Iron product line, we tried to fill in the quality gaps left by our competitors. Some examples of what sets us apart are:

Rust-Inhibition and Finish

- Our Stronghold Iron stock is hot-dipped galvanized. This means that you have rust protection inside and out on our iron pieces whereas our competitors typically only primer the outside with a thin e-coat.
- All constructed fence panels, posts and gates receive a 4-stage pre-treatment and wash to rid them of impurities before applying a polyester TGIC powder coat finish. Our TGIC powder coating has UV fade inhibitors as part of the formulation to keep your fence looking good for decades to come and not fading or 'chalking' after being up a few months.

Construction and Appearance

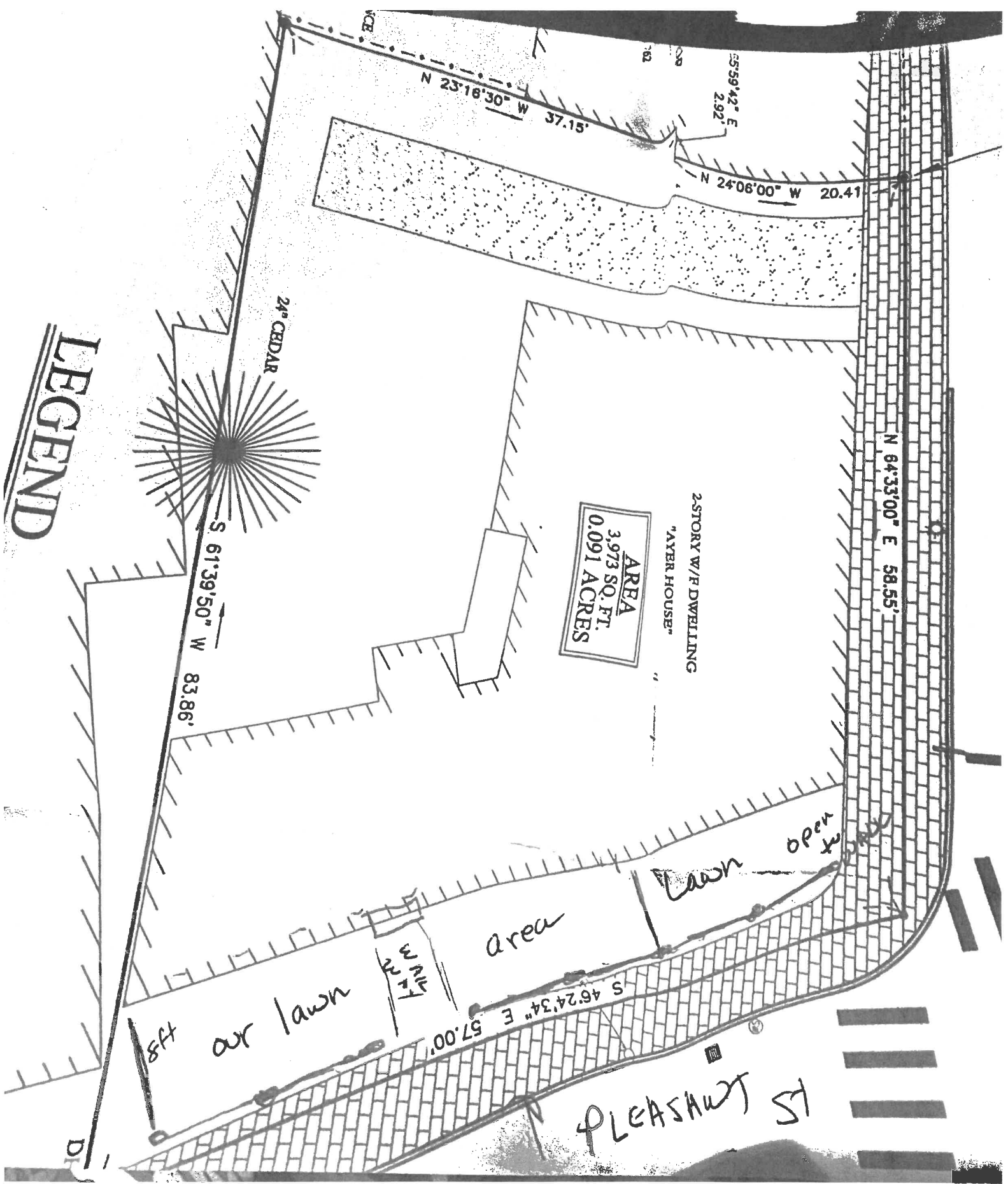
- All of our fences and gates come with iron finial tips welded on standard. Our competitors charge extra for finials or have cheap pinch-tops. We feel finials are essentially the most iconic element of an iron fence. When you add on the optional cost of finial tips to our competitor's fence, they actual cost much more than ours and give you lesser quality components!
- Our finial tips are true cast-iron pieces that are welded to the fence or gate picket. Our competitor's optional finials are made of either thin aluminum or worse, plastic and pressed on whereas ours are welded on.
- All our iron pieces feature a fully welded construction. No screws or rivets holding it all together.
- Our walk gates feature a fully boxed U-frame that is welded square to prevent the gate from ever sagging. None of our competitors offer this standard.

What is the difference between 'Traditional' and 'Signature' grade iron? +

Do I need a Traditional or Signature grade iron fence for my project? +

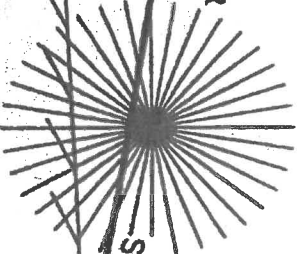


LEGEND



AREA
3,973 SQ. FT.
0.091 ACRES

2 STORY W/H DWELLING
'AYER HOUSE'



2\" CEDAR

Area

Lawn

open

PLEASANT ST

WALK WAY

our lawn

45.86'

S 46°24'34\" E 57.00'

S 61°39'50\" W 83.86'

N 24°06'00\" W 20.41'

N 23°16'30\" W 37.15'

S 59°42\" E 2.92'

N 64°33'00\" E 58.55'

4. 110 Brewery lane, Unit C 105 - Recommended Approval

Background: The applicant is seeking approval for the installation of a retractable awning system and exterior heating and lighting for a previously approved patio space.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____




Historic District Commission Work Session or Administrative Approval Application

LUHD-190

Status: Active

Submitted: Sep 01, 2020

Applicant

 Brendan Vesey
 6032757498
 bvesey@gmail.com

Location

110 BREWERY LN
C 105
Portsmouth, NH 03801

Application Type

Please select application type from the drop down menu below

Administrative Approval

Project Information

Brief Description of Proposed Work

Addition of retractable awning and exterior heating/lighting to previously approved patio

Description of Proposed Work (Planning Staff)

--

Project Representatives

Email Address bvesey@gmail.com	State NH
Phone 603-275-7498	Full Name (First and Last) Brendan Vesey
Relationship to Project Owner	Mailing Address (Street) 110 Brewery Lane Suite 105
Zip Code 03801	Business Name (if applicable) Botanica
If you selected "Other", please state relationship to project. --	City/Town Portsmouth

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.

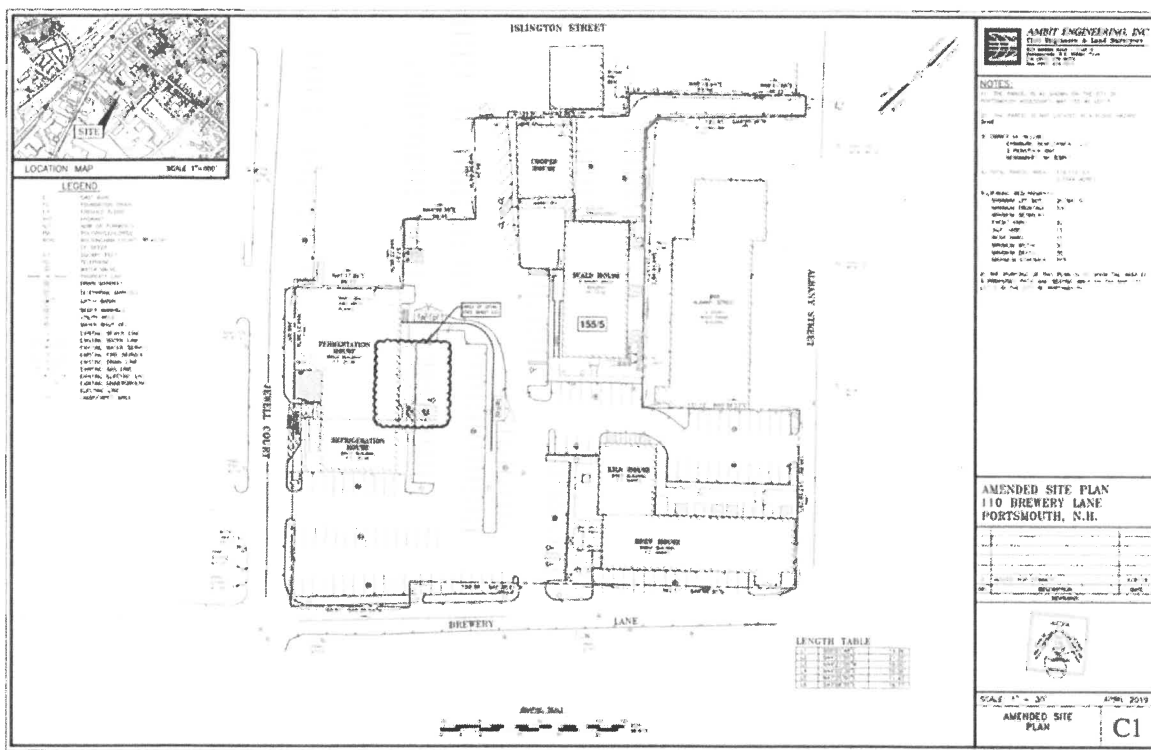
Commercial Tennant, owner has approved project

To: Planning Department
Historic District Commission
Portsmouth, NH

From: Brendan Vesey, Owner Operator Botanica Restaurant and Gin Bar

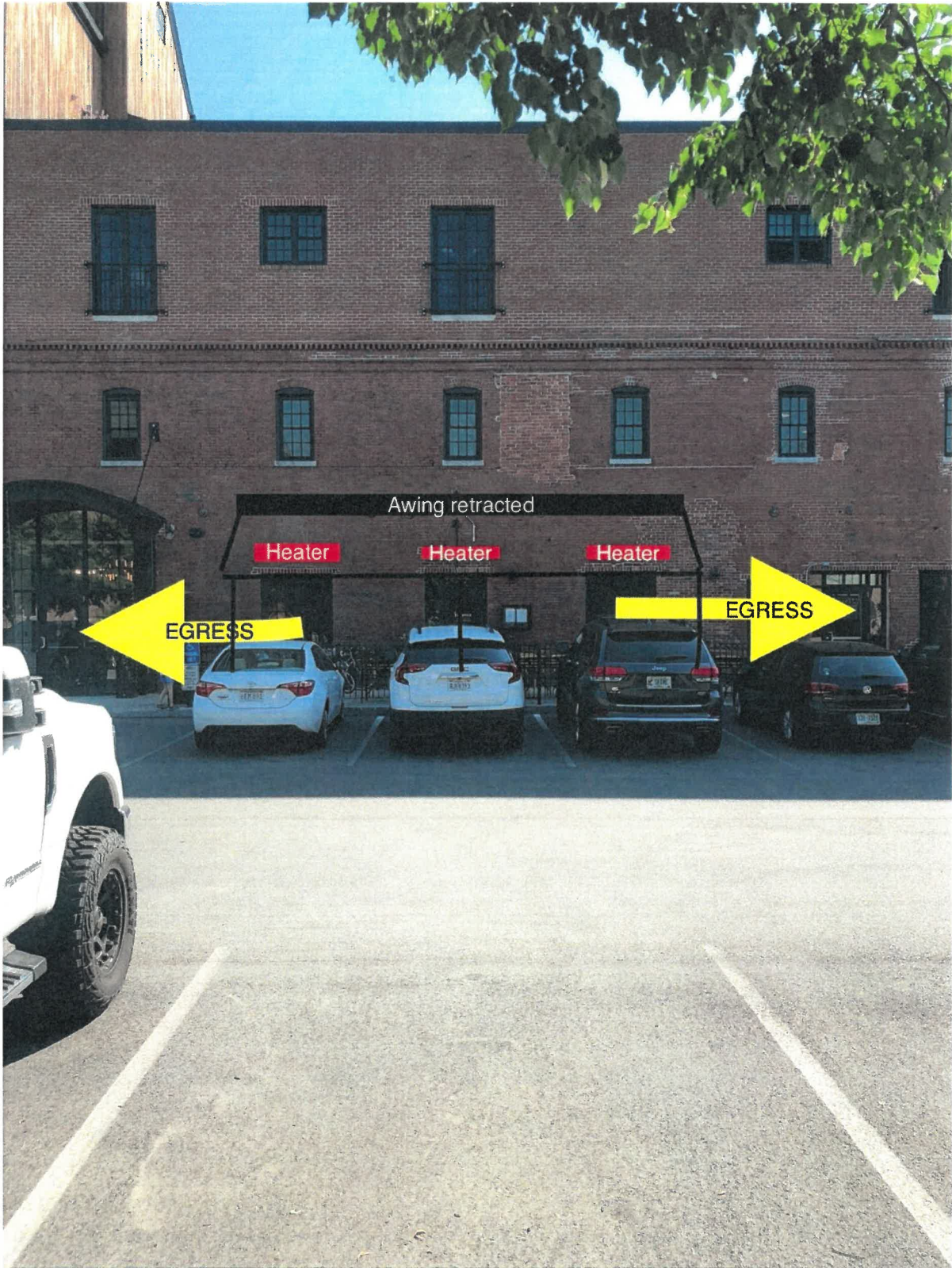
Subject: Proposal for Retractable Awning for Previously Approved Patio

In July of 2019 Botanica applied for and was granted a CUP for the space in front of the restaurant, located on private property. With current social distancing guidelines, Botanica is seeking permits and HDC permission to install a retractable framed awning and electric wall mounted heaters to extend the outdoor dining season. Area in question is shown on City of Portsmouth Assessors Map 155 as Lot 5.



The awning is framed commercial product from Sunsetter, meaning that when retracted the frame remains visible, affixed to the building face and the concrete on our patio, please see photos. Our awning fabric will be black, matching existing stair and entrance coverings on 110 Brewery Lane and the surrounding buildings. See existing stair covering below directly adjacent to the proposed awning.





Awning retracted

Heater

Heater

Heater

EGRESS

EGRESS



In addition to the overhead canopy we are asking for permission to install a retractable side screen system, that will block wind and trap heat.

 **For Weather**

Raining? Cold? Choose a clear window for your Sentry Screen and enjoy outdoor space year-round.

For seasonal heating we are seeking to install commercial electric heaters on the building face that will cast down on the seated guests. All electrical work will be permitted and installed by a Master Electrician. When not in use, the heaters will tuck nicely under the closed awning case. This photo is just to show the appearance of a similar heater against a similar building facade.

Our heaters will be hard wired without the visible cord shown in this photo.



Life safety considerations-

1. We are not seeking to increase our current capacity, just to allow for maximum social distancing and respond to diners desire to eat outdoors whenever possible
2. The awning is made of commercial fire retardant material
3. The minimum safe distance from the awning to the heater is 1ft. We plan to mount heaters at the optimal recommended 8ft from the ground and the awning will mount at 11ft, giving us 3ft of space between the two.
4. Current egress route will not be altered, as the side screens on the awning will have a 3ft opening on either side of the awning.