

HDC

ADMINISTRATIVE APPROVALS

December 09, 2020

1. 37 South Street (LUHD-238) -TBD
2. 50 New Castle Avenue (LUHD-239) -TBD
3. 553-559 Islington Street (LUHD-240) -TBD
4. 21 South Street (LUHD-241) -Recommended Approval

1. 37 South Street

- TBD

Background: The applicant is seeking approval to add lattice boards and hatched lattice panels under the existing rear deck.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-238

Status: Active

Submitted: Nov 24, 2020

Applicant



kevin charette

8607127136

ktc@comcast.net

Location

37 SOUTH 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

Install deck skirting on rear of house, approximately 18 feet length by 7 feet wide and 6.5 feet high. Under deck entry door installed on west side. Lower 4.5 feet of skirt to be 4 inch vertical white composite board spaced approximately 1/4 - 1/2 inch. Top 2 feet of skirt to be small square vinyl lattice. Door to be constructed of vertical board. Material consistent with recently remodeled upper deck.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Full Name (First and Last)	Email Address
lori charette	lchar@comcast.net
Mailing Address (Street)	State
37 south street	nh
Phone	Relationship to Project
8606900743	Owner
City/Town	Business Name (if applicable)
portsmouth	--
If you selected "Other", please state relationship to project.	Zip Code
--	03801

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















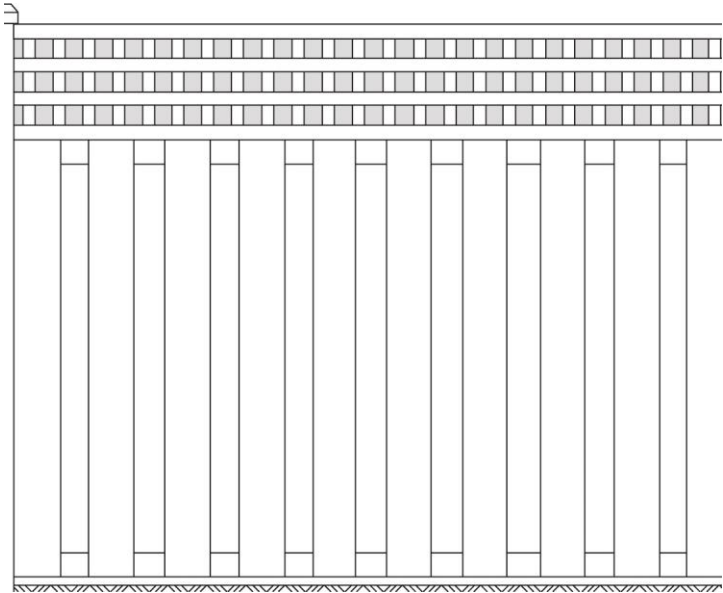
57 South Street

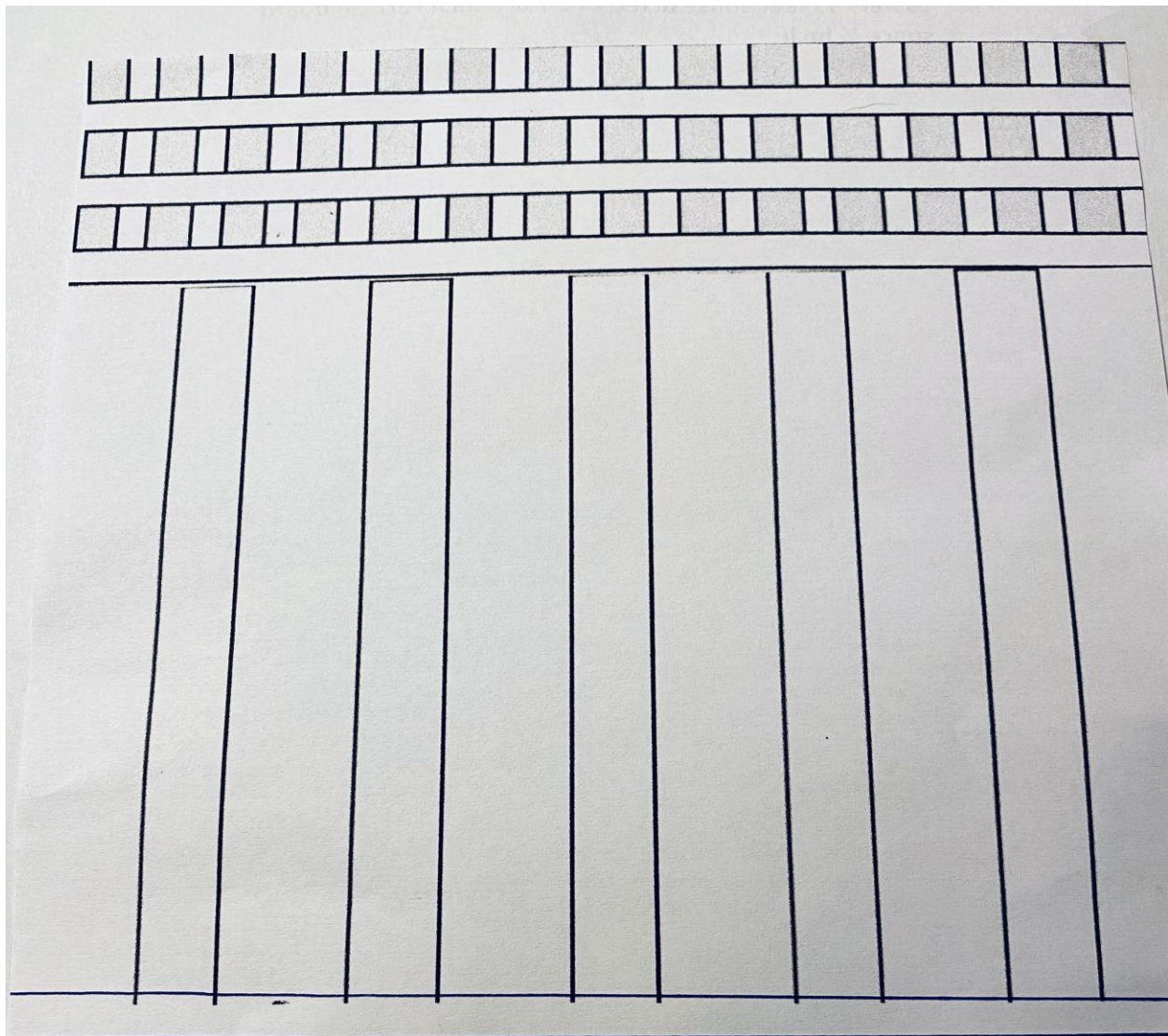


21 South Street



77 South Street





OUTSIDE PERIMETER DECK SKIRT

- Deck skirt approx. 6.5 feet high at max
- Top 2 feet constructed of small square cedar lattice
- Lower 4.5 feet constructed of Boral 5 inch vertical board spaced ½ inch
- Boral trim board used on all joints, edges and corners
- Entire deck skirt painted blue to coordinate with house color

2. 50 New Castle Avenue - TBD

Background: The applicant is seeking approval for the design/style of the brackets to be used on the property.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-239

Status: Active

Submitted: Nov 25, 2020

Applicant



Amy Dutton

207-337-2020

amy@amyduttonhome.com

Location

50 NEW CASTLE 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

We are seeking Administrative Approval required by HDC for the bracket style on this project.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Zip Code 03904	Email Address amy@amyduttonhome.com
Mailing Address (Street) 9 Walker Street	If you selected "Other", please state relationship to project. Designer
State Maine	Business Name (if applicable) Dutton
City/Town Kittery	Full Name (First and Last) Amy
Phone 207-337-2020	Relationship to Project --

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.

Designer



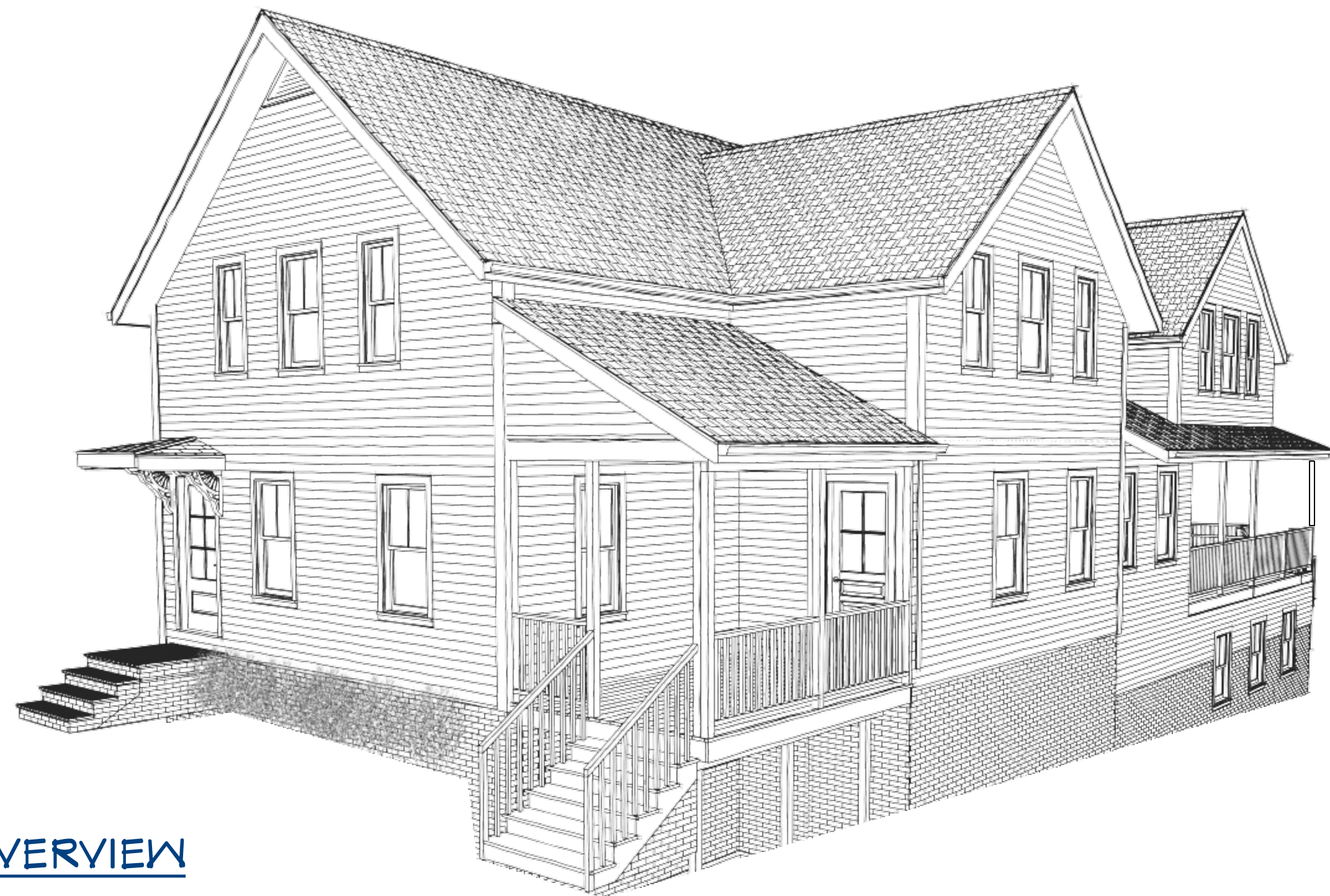
BACK RIGHT OVERVIEW

SCALE: NOT TO SCALE



BACK LEFT OVERVIEW

SCALE: NOT TO SCALE



FRONT RIGHT OVERVIEW

SCALE: NOT TO SCALE



FRONT LEFT OVERVIEW

SCALE: NOT TO SCALE

SPECIFICATIONS + NOTES

*ROOFING MATERIAL: Timberline HD Shingles in Charcoal

*ALL TRIM PACKAGE: TYP.

*SIDING: Should budget allow the ideal scenario would be to remove the aluminum siding, repair existing wood clapboards and install new cedar clapboards on the addition. Paint the entire house BM, Simply White. *OPTION 2: HardiePlank Lap Siding w/ 4" exposure on addition ONLY*

*BRACKETS: ProNood Market - Bracket 14T3 - P 28", H:28", T: 5.5" (Ptd: WHITE)

*STAIR SYSTEM:

_EXTERIOR:

*RISER: WOOD - PTD WHITE

*TREAD: WOOD - MAHOGANY

*HANDRAIL: WOOD MAHOGANY RAIL

*BALUSTERS: WOOD SQ WHITE 1"x1"

*DECK: MAHOGANY

*PRIVACY: WOOD TO MATCH SKETCH, UNDER DECK AS WELL (SLIDING PANELS)

*WINDOWS: All new windows throughout house if budget allows. Removing 1/1 replacement double hung windows and large picture window installed in the 1970's to a historically appropriate 2/1 double hung window with black exterior

_MANUFACTURER: MARVIN - ELEVATE - 2/1 D.H.

_EXT. FINISH: BLACK

_INT. FINISH: WHITE

*EXTERIOR PATIO: STONEWOOD EVERBLUE THERMAL BLUE

NOTES:

*CORNER BOARDS: TO MATCH EXISTING

*WATER TABLE: TO MATCH EXISTING

*RAKE BOARD: TO MATCH EXISTING

*SOFFIT: TO MATCH EXISTING

*WINDOW TRIM: TO MATCH EXISTING



OVERVIEW

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- 32 PERSECTIVES

CLIENT:
TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

DATE:

11/17/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A1

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

CALCULATIONS

ZONING MAXIMUMS:

front setback: 30'
 rear setback: 30'
 side setbacks: 10'
 lot coverage: 20%

EXISTING CONDITIONS:

LOT SIZE: 0.22 ACRES
 ANTICIPATED DISTURBED AREA: 862 SF
 LIVABLE SF: 1,454 SF
 FIRST FLOOR 831 SF
 3/4 STORY 623 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF
 GROSS SF: 2,756 SF
 FIRST FLOOR 831 SF
 3/4 STORY 831 SF
 BASEMENT 831 SF
 DECK 164 SF
 PORCH 99 SF

AREA OF FOOTPRINT: 1,094 SF

EXISTING DRIVEWAY: 2,292 SF

EXISTING PARKING SPOTS: 5

EXISTING SETBACKS:

FRONT: 8'6"
 REAR: 56'9"
 LEFT: 11'4"
 RIGHT: 50'8"
 EXISTING LOT COVERAGE: 11.42%

PROPOSED CONDITIONS:

LIVABLE SF: 3,033 SF
 FIRST FLOOR 1,463 SF
 3/4 STORY 650 SF
 BASEMENT 920 SF
 DECK 0 SF
 PORCH 0 SF
 GROSS SF: 4,432 SF
 FIRST FLOOR 1,463 SF
 3/4 STORY 831 SF
 BASEMENT 1,751 SF
 DECK 288 SF
 PORCH 99 SF

AREA OF FOOTPRINT: 1,850 SF

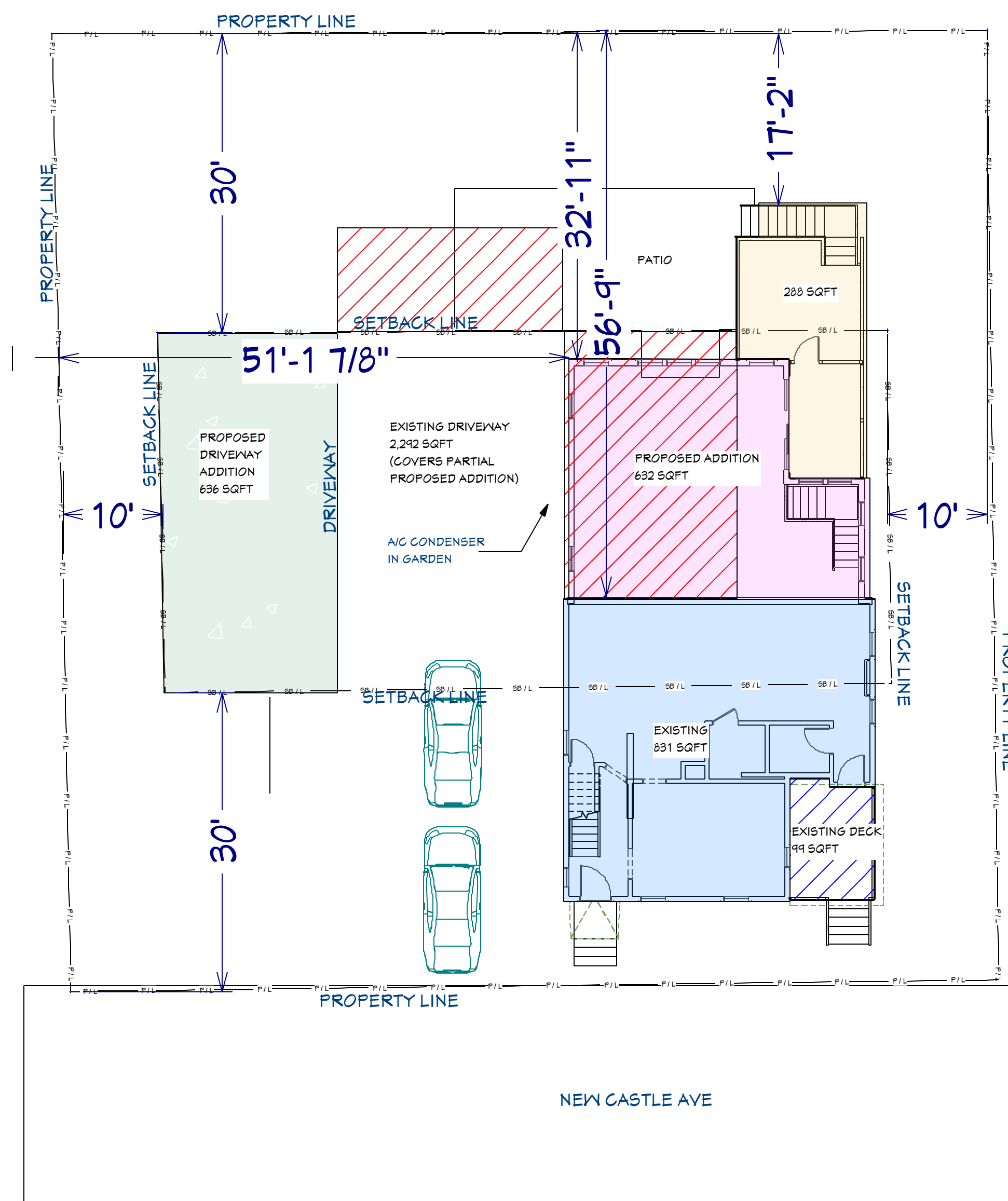
PROPOSED PATIO: 246 SF

PROPOSED DRIVEWAY: 2,928 SF

PROPOSED PARKING SPOTS: 5

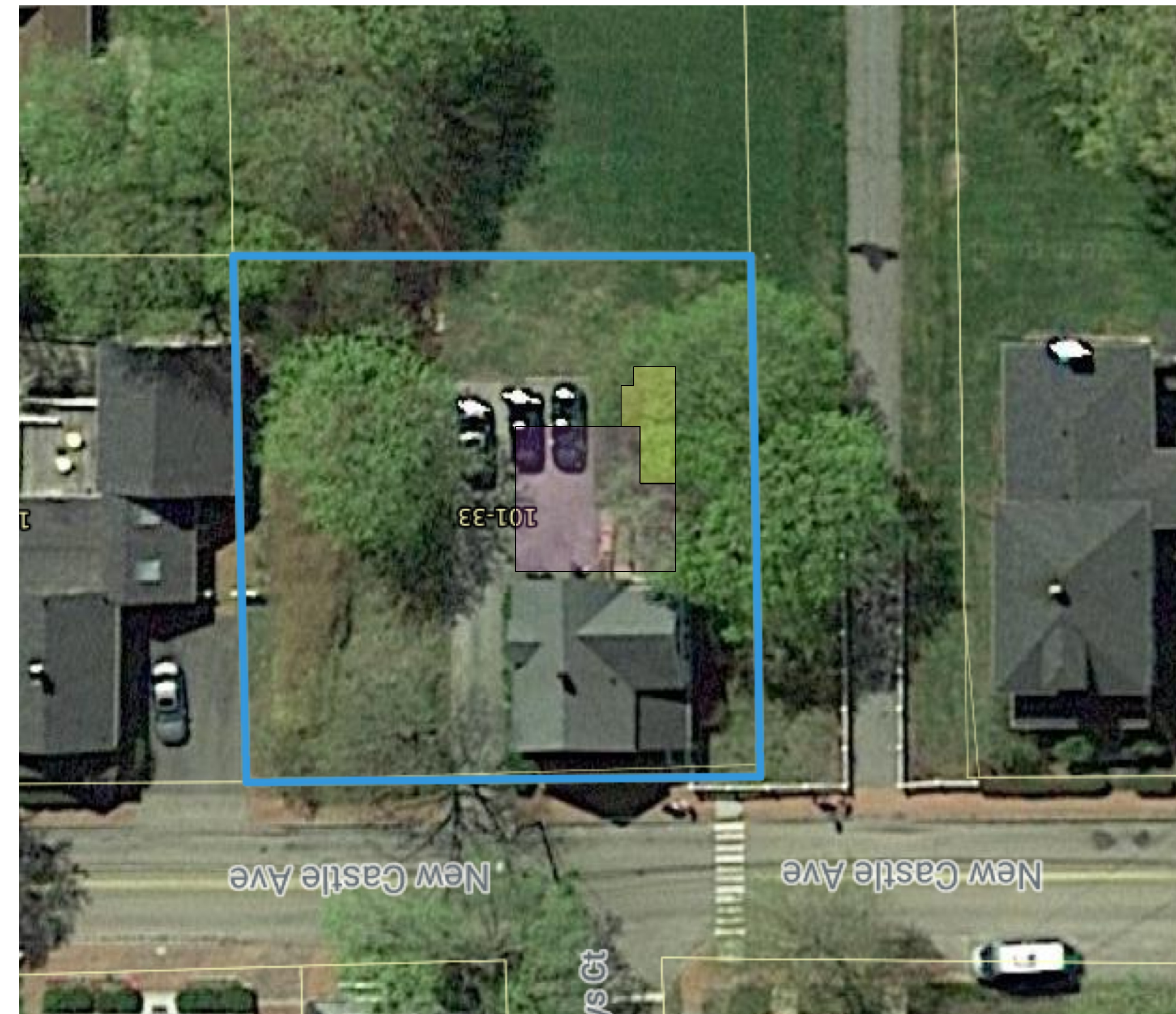
PROPOSED SETBACKS:

FRONT: 8'6"
 REAR: 32'11"
 REAR PORCH: 17'-2"
 LEFT: 11'4"
 RIGHT: 50'8"
 PROPOSED LOT COVERAGE: 19.30%



SITE PLAN

SCALE: 1" = 10'-0"

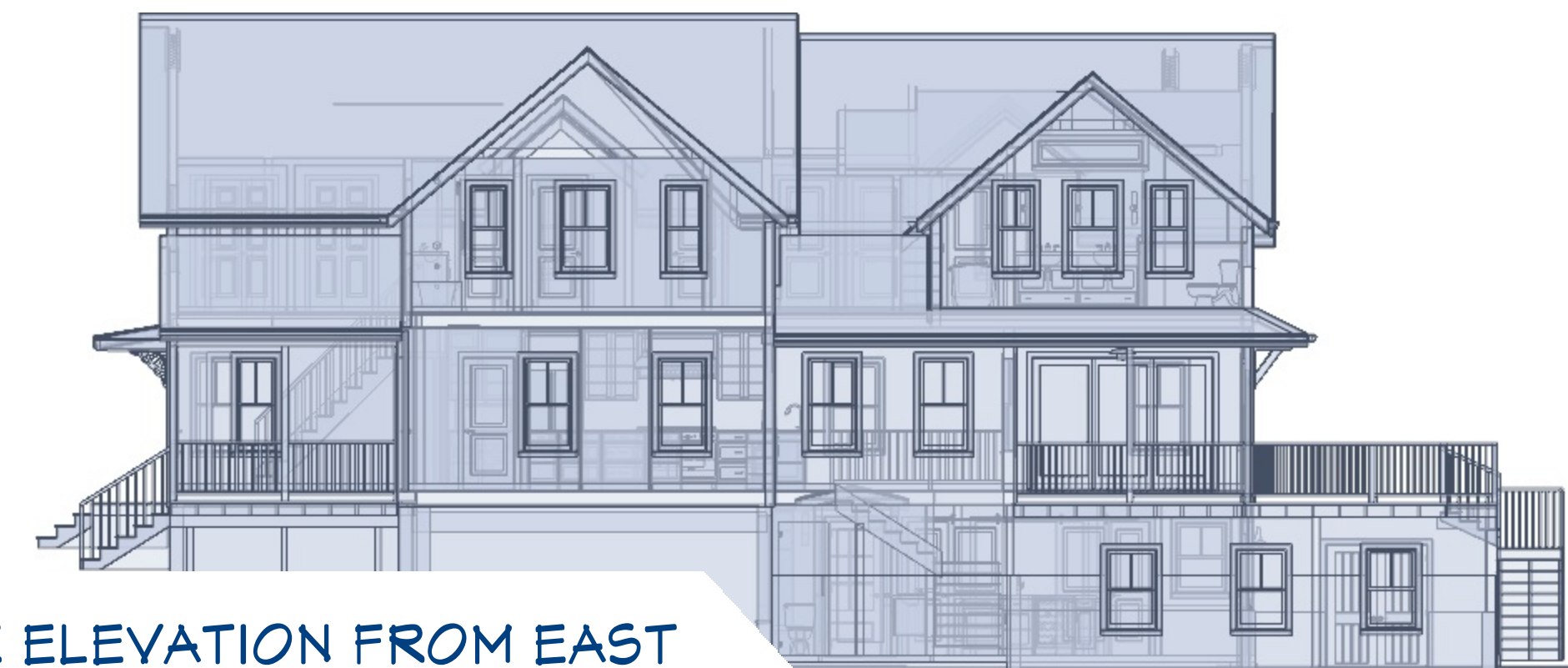


GOOGLE SATELLITE SITE

CAD BLOCK GUIDE

	EXISTING FOOTPRINT (831 SF)
	EXISTING DECK (99 SF)
	EXISTING DRIVEWAY TO BE REMOVED (632 SF)
	PROPOSED ADDITION (632 SF)
	PROPOSED DECK (288 SF)
	PROPOSED DRIVEWAY PARKING SF (636 SF)

SITE PLAN



GLASS HOUSE ELEVATION FROM EAST

SCALE: 1/8" = 1'-0"



SITE PLAN

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CLIENT:
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 50 NEW CASTLE AVE
 FORTSMOUTH, NH

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 amy@amyduttonhome.com
 207.703.0696

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SCALE:

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DRAWING SCALE

SHEET:

A2

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

NEIGHBOR CALCULATIONS

28 NEW CASTLE AVE:

LIVABLE SF: 2,320 SF
 FIRST FLOOR 1,520 SF
 2ND STORY 800 SF
 BASEMENT 0 SF
 DECK 0 SF
 PORCH 0 SF
 ATTIC 0 SF

GROSS SF: 4,881 SF
 FIRST FLOOR 1,520 SF
 2ND STORY 800 SF
 BASEMENT 1,520 SF
 DECK 80 SF
 PORCH 161 SF
 ATTIC 800 SF

LOT SIZE: 1.16 ACRES
 AREA OF FOOTPRINT: 2,025 SF

LOT COVERAGE: 4.01%

70 NEW CASTLE AVE:

LIVABLE SF: 1,365 SF
 FIRST FLOOR 960 SF
 3/4 STORY 405 SF
 BASEMENT 0 SF
 PORCH 0 SF

GROSS SF: 2,520 SF
 FIRST FLOOR 960 SF
 3/4 STORY 540 SF
 BASEMENT 900 SF
 PORCH 120 SF

LOT SIZE: 0.22 ACRES
 AREA OF FOOTPRINT: 1,482 SF

LOT COVERAGE: 15.46%

CALCULATIONS

50 NEW CASTLE AVE ~ PROPOSED:

LIVABLE SF: 3,033 SF
 FIRST FLOOR 1,463 SF
 3/4 STORY 650 SF
 BASEMENT 920 SF
 DECK 0 SF
 PORCH 0 SF

GROSS SF: 4,432 SF
 FIRST FLOOR 1,463 SF
 3/4 STORY 831 SF
 BASEMENT 1,751 SF
 DECK 288 SF
 PORCH 99 SF

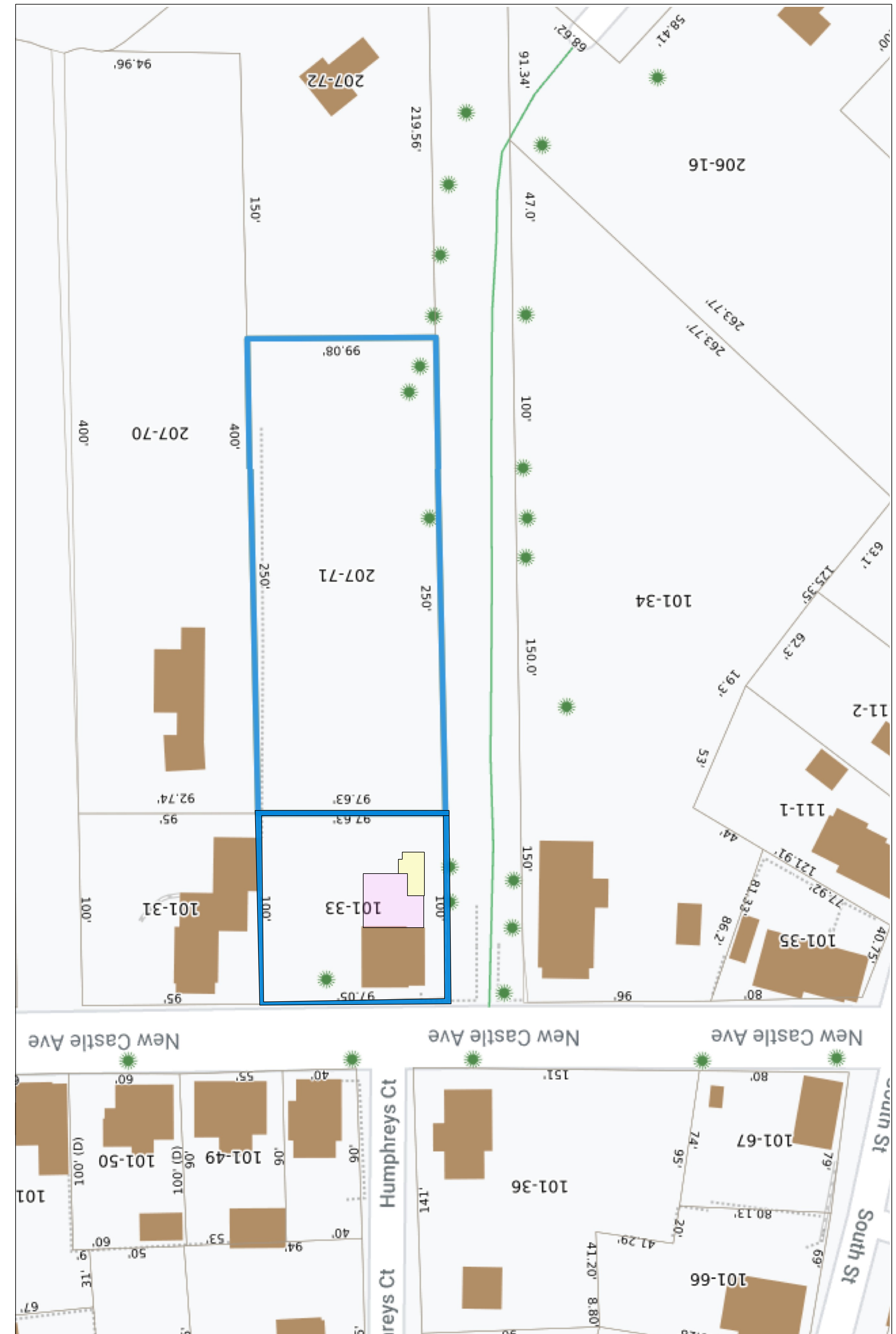
LOT SIZE: 0.22 ACRES
 AREA OF FOOTPRINT: 1,850 SF

PROPOSED LOT COVERAGE: 19.30%

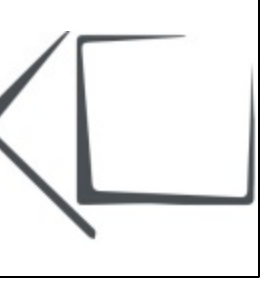
CAD BLOCK GUIDE

- PROPOSED ADDITION (632 SF)
- PROPOSED DECK (288 SF)

SITE PLAN



PORTSMOUTH MAP GEO SITE



SITE PLAN

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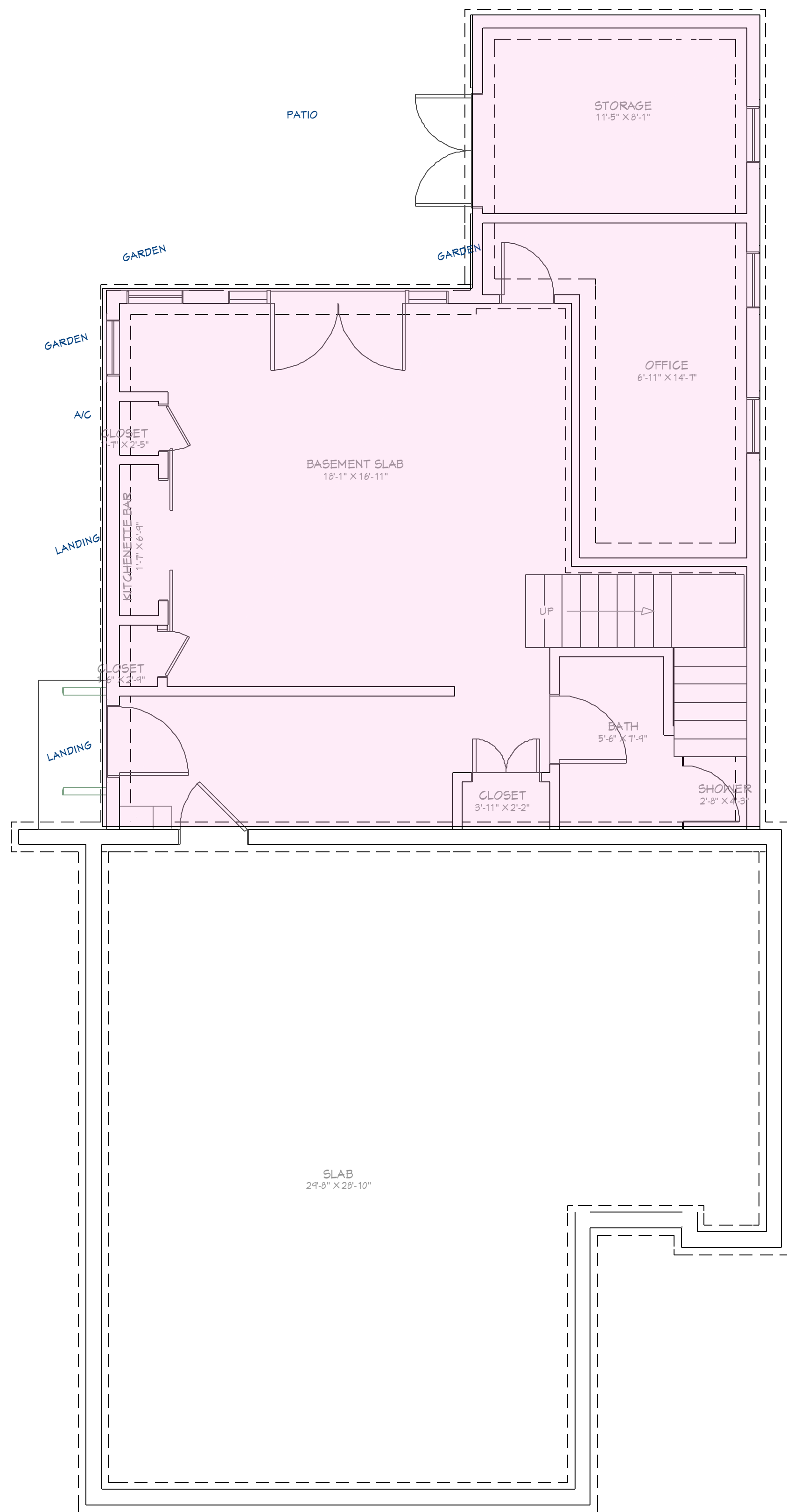
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SHEET:

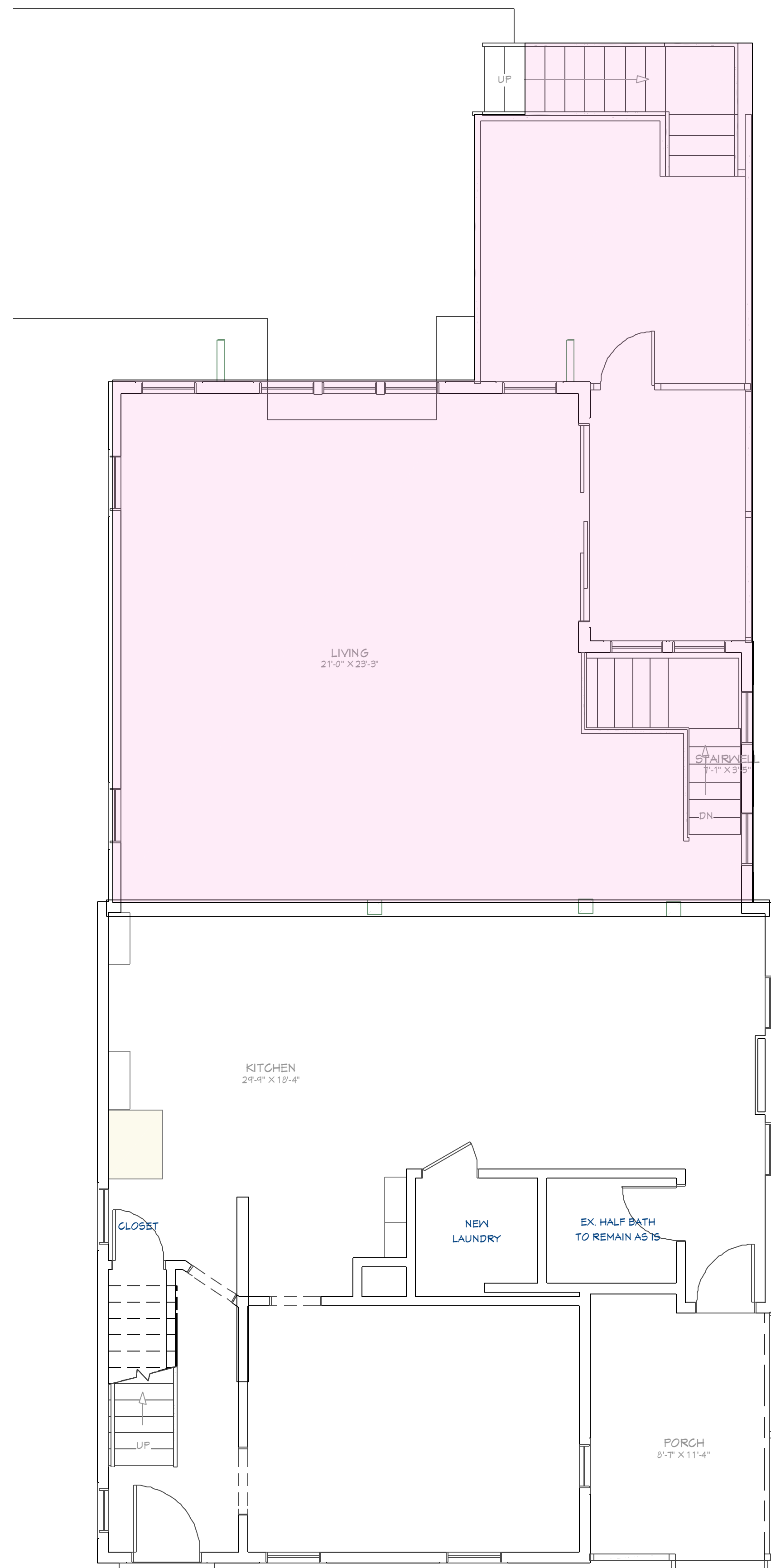
A3

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



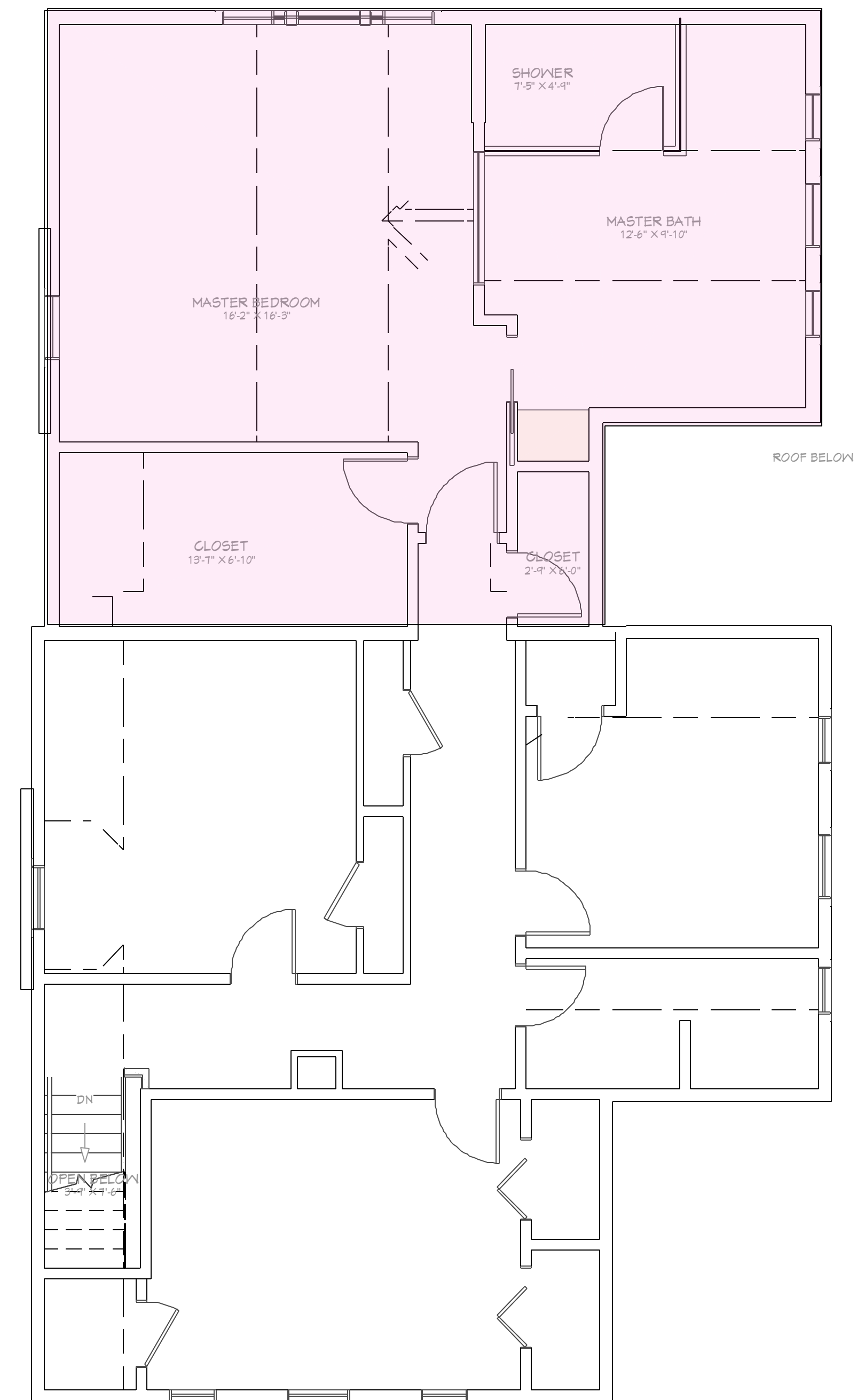
BASEMENT / FOUNDATION FLOOR PLAN

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



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

CAD BLOCK GUIDE

PROPOSED ADDITION



FLOOR PLANS

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SCALE:

SCALED FOR:
 24" X 36"

DRAWING SCALE

SHEET:

A4

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



FRONT ELEVATION PHOTO

SCALE: NOT TO SCALE



FRONT ELEVATION EXISTING

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

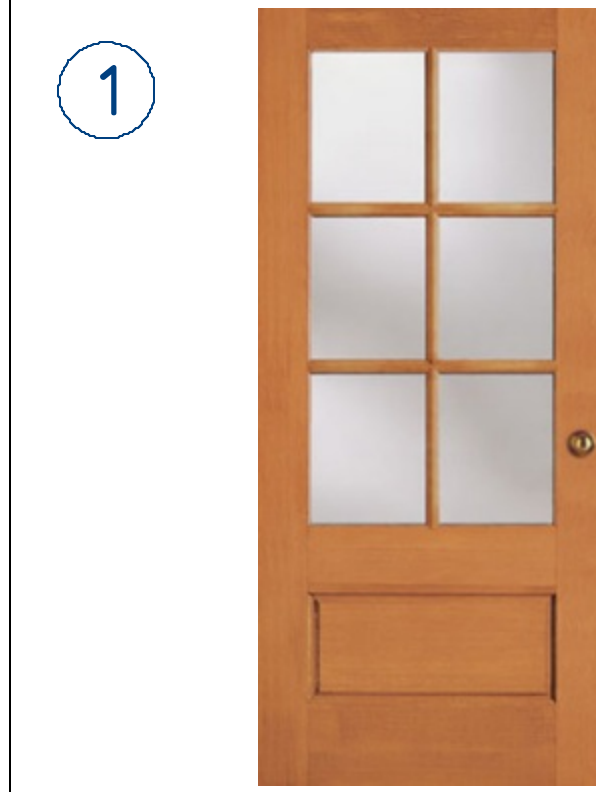


FRONT ELEVATION PROPOSED

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

- NOTE:**
1. REPLACE EXISTING FRONT DECK DOOR SIMPSON 37482 DUTCH DOOR
 2. REPLACE EXISTING FRONT DOOR WITH SIMPSON 37506
 3. REMOVE ALL EXISTING PLASTIC SHUTTERS

SIMPSON EXTERIOR DOORS



37506 THERMAL SASH



37482 THERMAL SASH (dutch door)

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



BACK ELEVATION PHOTO

SCALE: NOT TO SCALE



BACK ELEVATION EXISTING

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



BACK ELEVATION PROPOSED

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

- NOTE:**
1. MASTER BEDROOM 3 WINDOWS, NO BALCONY
 2. FRENCH DOORS OUT OF BASEMENT, GRADE DROPPED DOWN TO -7" BELOW BASEMENT F.F.



ELEVATIONS

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DRAWING SCALE

SHEET:

A5
ELEVATIONS



RIGHT ELEVATION PHOTO | SIDEVIEW

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



RIGHT EXISTING ELEVATION | SIDEVIEW

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

MARVIN - ELEVATE SERIES - DOUBLE HUNG

Simulated Divided Lite (SDL) ④



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a

spacer bar installed between the glass to create even more depth that resembles an ADL.

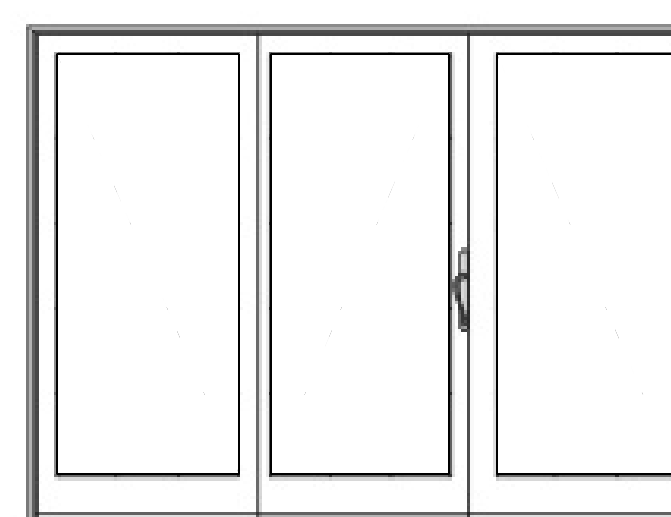


VAN DYKE'S RESTORERS
RUSTIC TRADITIONAL
CRAFTSMAN BRACKET
WOOD



DOOR FROM HOUSE TO COVERED PORCH

③ MARVIN - ELEVATE SERIES
9'-0" SLIDER ELSFD 9065 OXO-LH



ELSFD 9065 OXO-LH

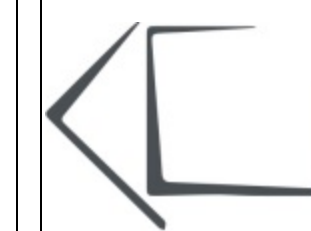
Features of the Elevate Slider

- Available in heights up to 8 feet or widths up to 16 feet
- Traditional panel design with substantial side stiles, top and bottom rails
- Fiberglass sill that stands up to foot traffic and weather
- Top hung screen door that operates smoothly without jamming
- Superior engineering for nearly effortless sliding operation
- Available with IZ3 coastal/hurricane certification
- CE certified



RIGHT PROPOSED ELEVATION | SIDEVIEW

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



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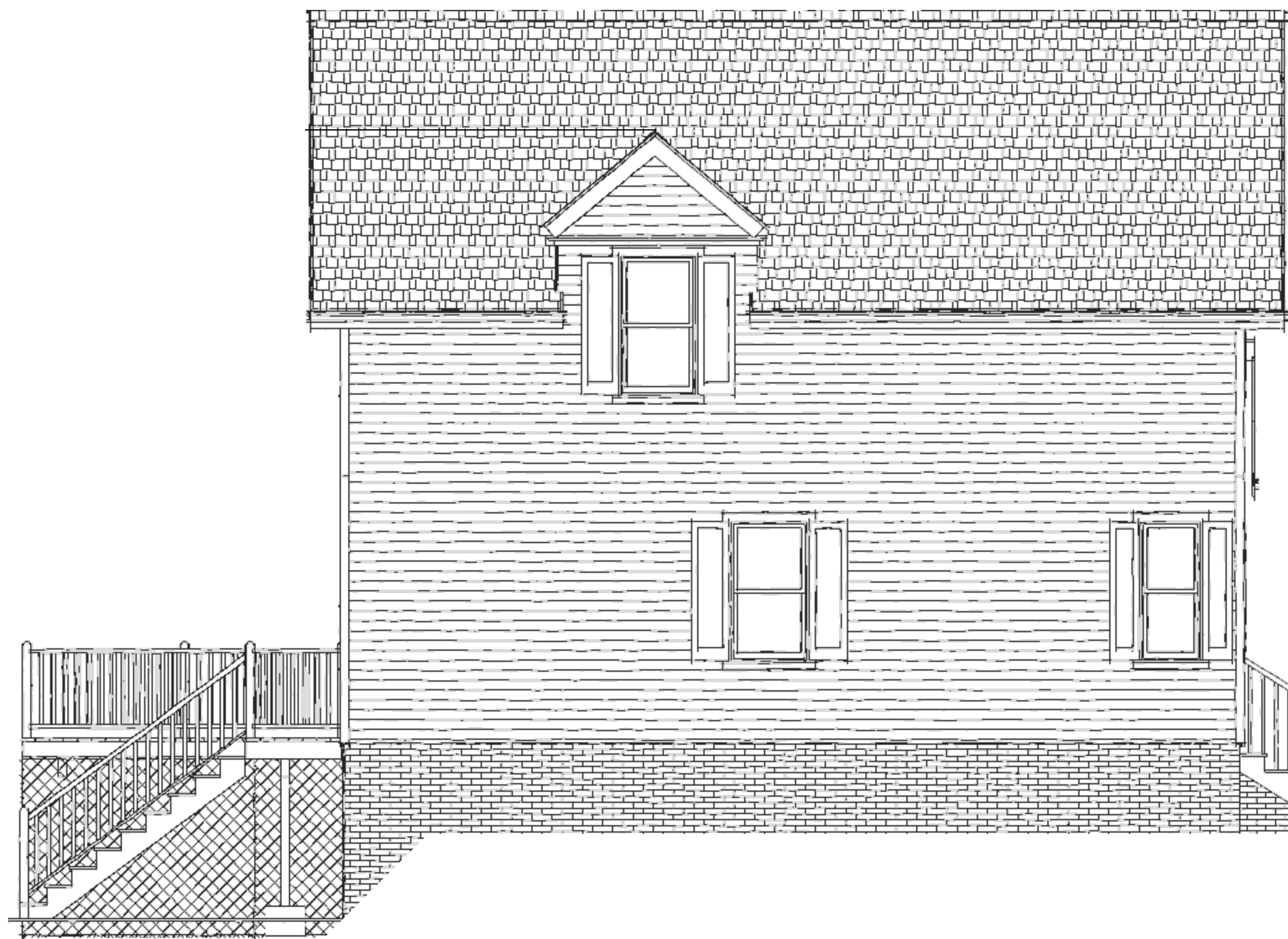
A6
ELEVATIONS

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



LEFT ELEVATION PHOTO | SIDEVIEW

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



LEFT EXISTING ELEVATION | SIDEVIEW

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

SIMPSON EXTERIOR DOORS

①

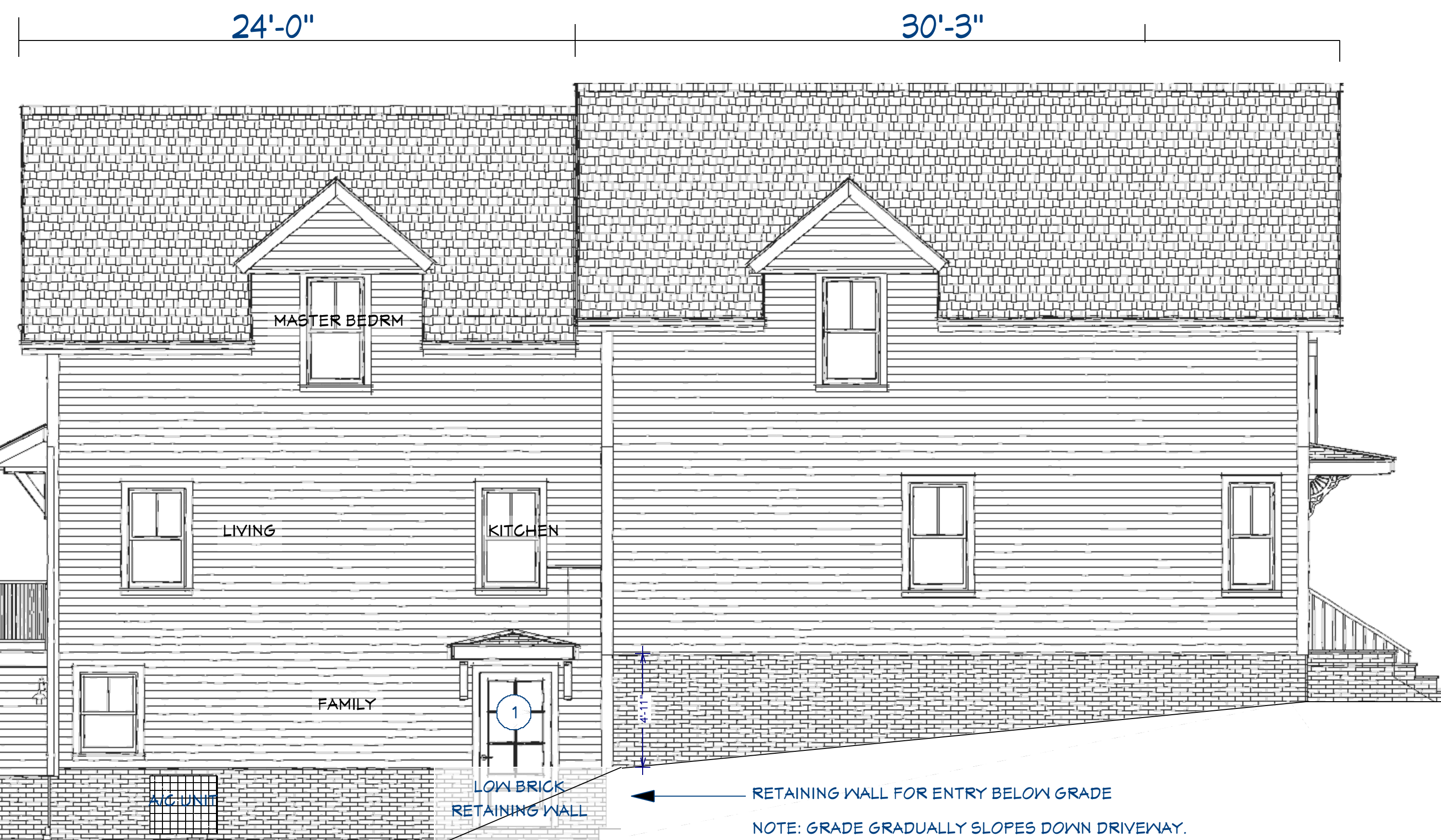
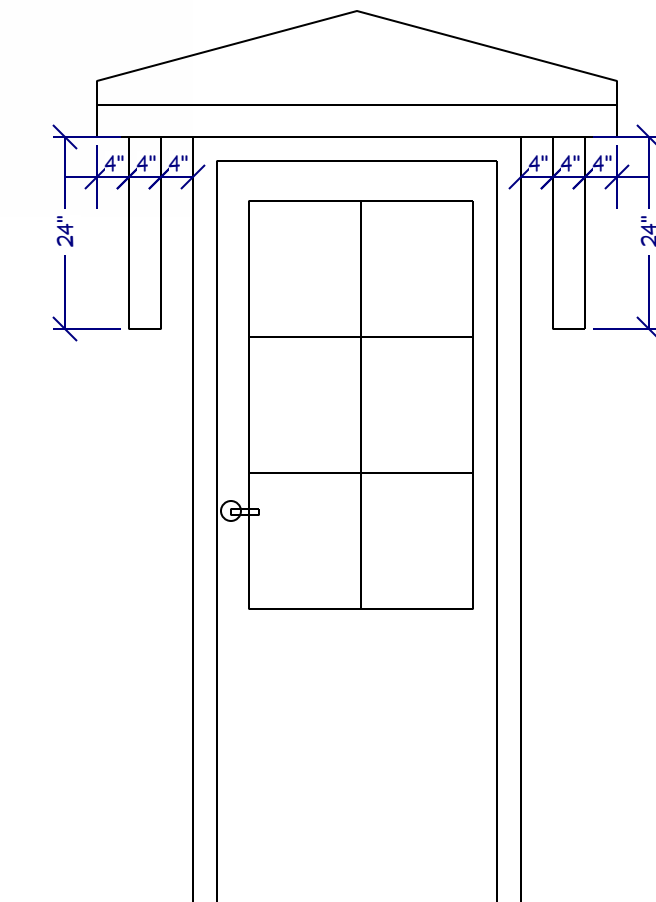


37506 THERMAL SASH



20" SIDE LITES

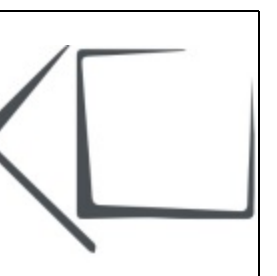
VAN DYKE'S RESTORERS
RUSTIC TRADITIONAL
CRAFTSMAN BRACKET
WOOD, 4" x 24" x 24"



LEFT PROPOSED ELEVATION | SIDEVIEW

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

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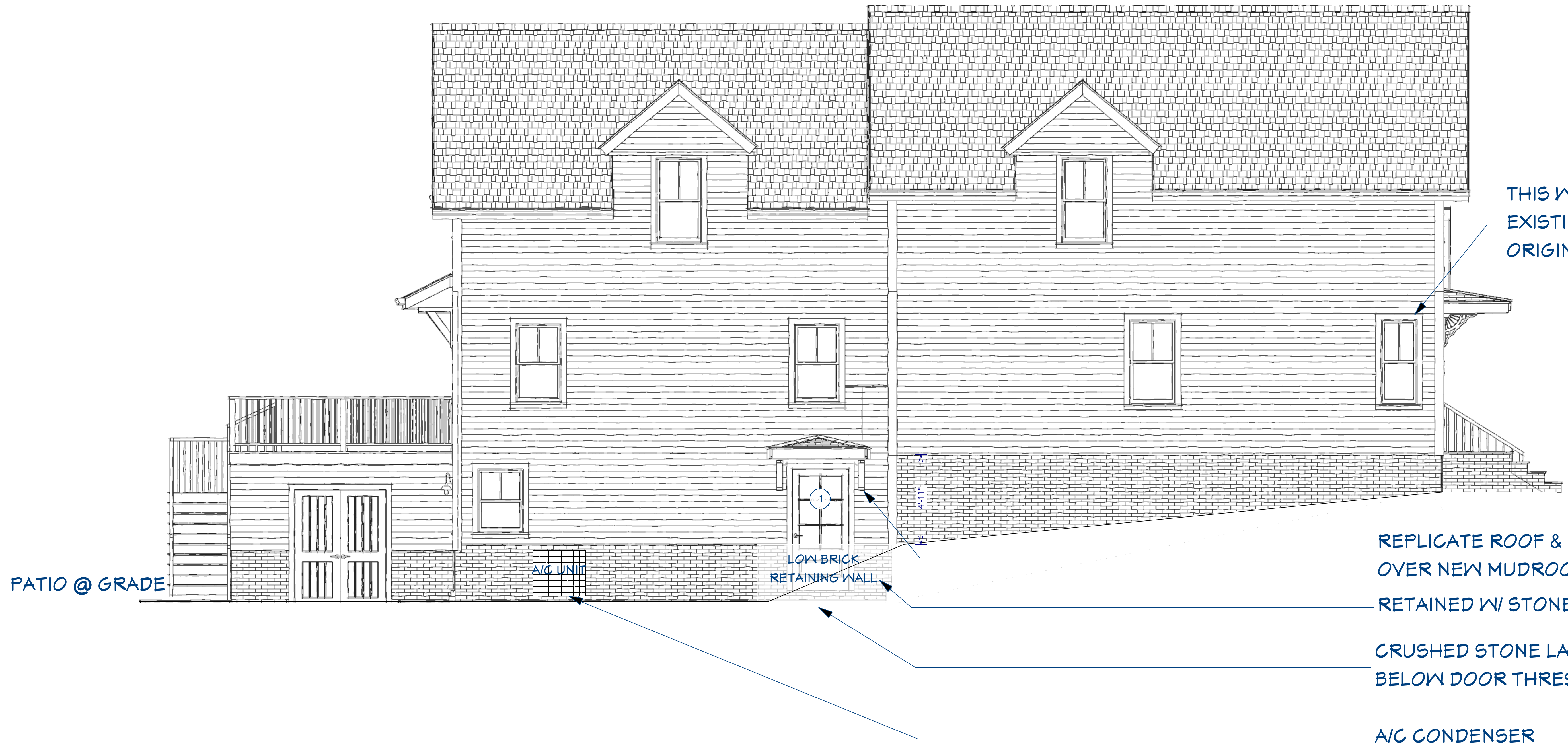
DATE:
11/17/20

SCALE:
SCALED FOR:
24" x 36"

DRAWING SCALE

SHEET:

A7
ELEVATIONS



PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.

LEFT PROPOSED ELEVATION | SIDEVIEW - MATERIAL CALLOUT

SCALE: 1/8" = 1'-0"

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14	WINDOW & DOOR
15	SCHEDULE
16	HDC WORK
17	SESSION 1 CODE
18	LUHD-185
19	SECTION
20	GLASS HOUSE
21	OVERLAY
22	FRAMING
23	FRAMING
24	OVERVIEW
25	ROOFS
26	DETAILS
27	ELECTRICAL
28	PLUMBING
29	KITCHEN
30	BATH
31	CABINETS
32	PERSPECTIVES

CLIENT:
TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@amyduttonhome.com
207.703.0696

CERTAINEED - ROOFING PATIO PAVERS

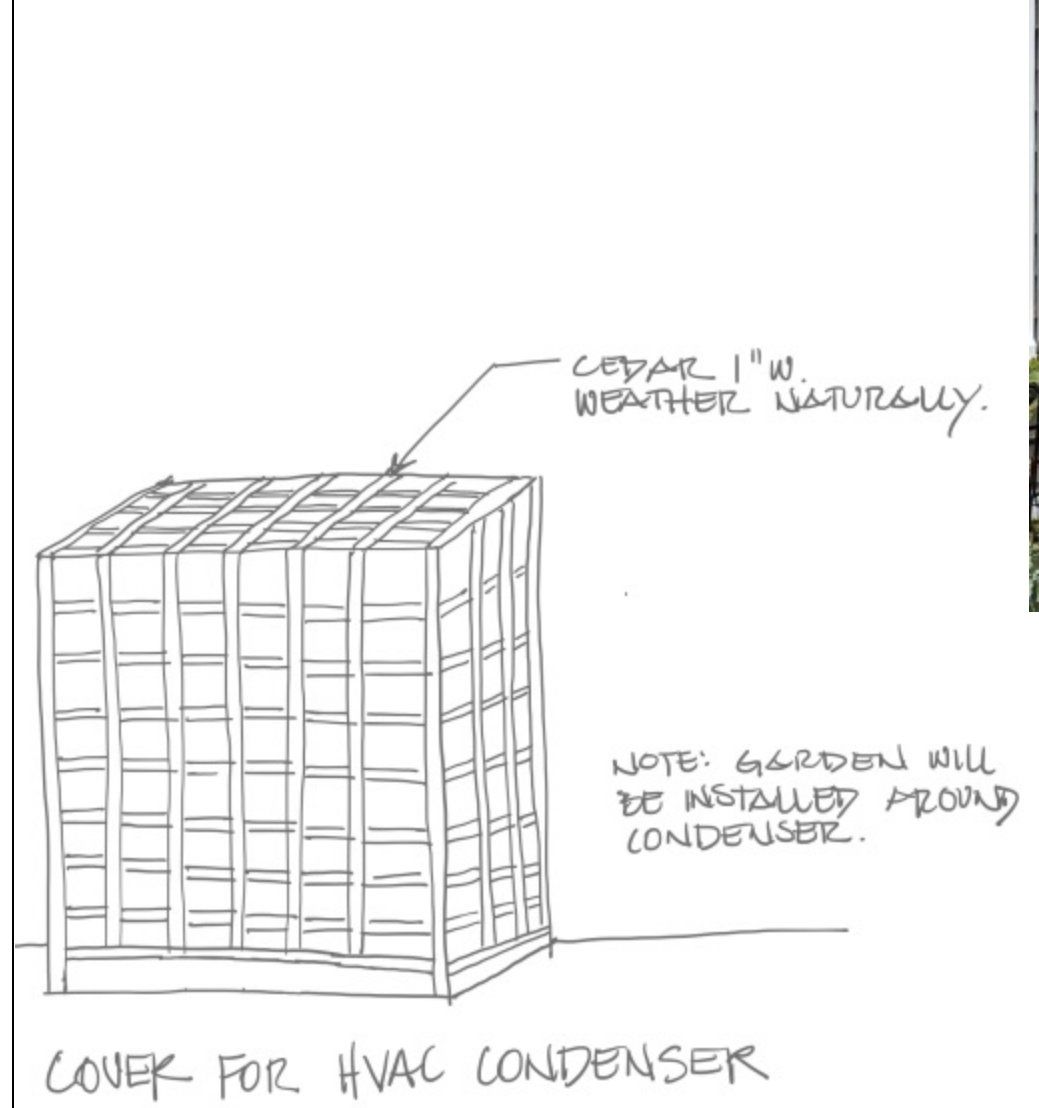


MARVIN - ELEVATE SERIES - DOUBLE HUNG



4 Simulated Divided Lite (SDL)
An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

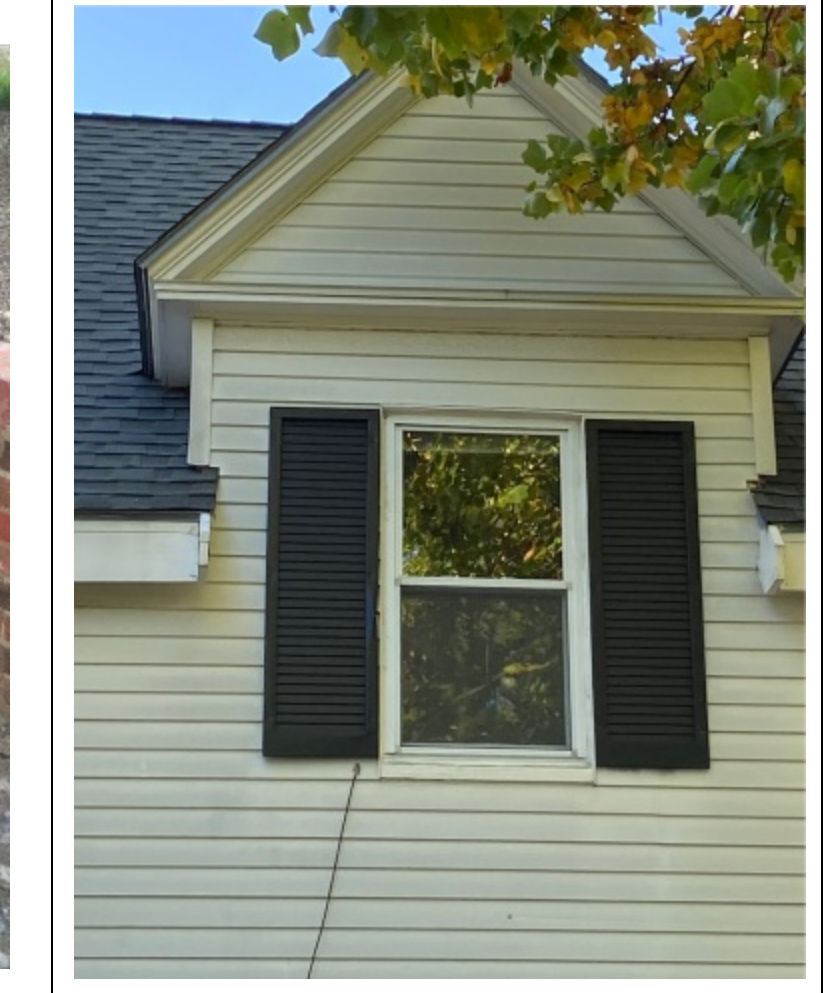
A/C CONDENSER COVER



BRICK RETAINING WALL



EXISTING DORMER TO REPLICATE

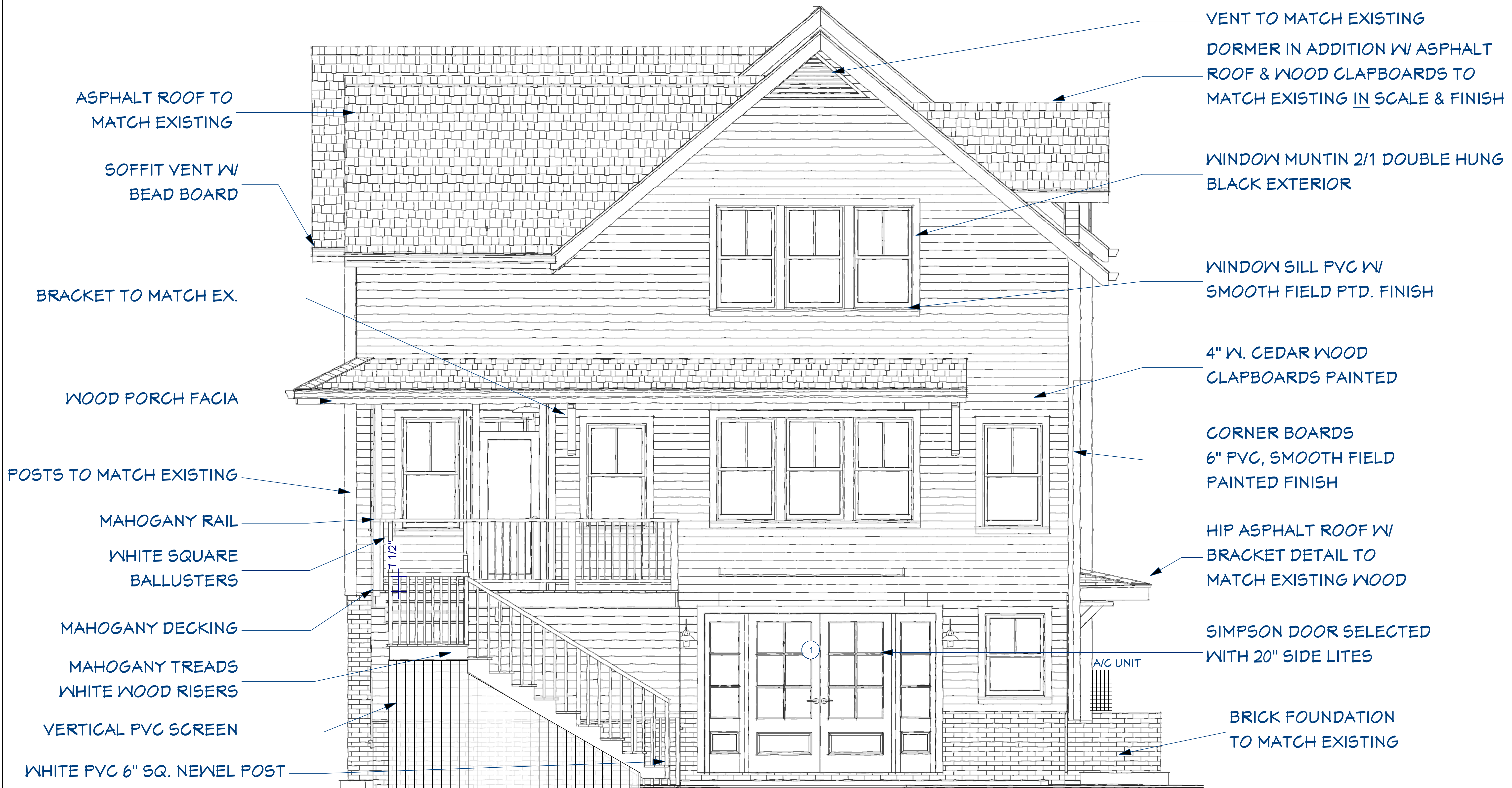


DATE:
11/17/20

SCALE:
SCALED FOR:
24" X 36"

DRAWING SCALE

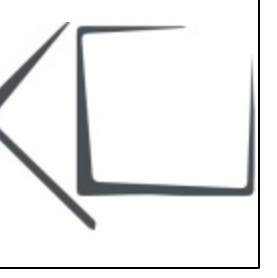
SHEET:
A8



BACK PROPOSED ELEVATION - MATERIAL CALLOUT

SCALE: 1/2" = 1'-0"

PRELIMINARY SET FOR BID SET ONLY - NOT FOR CONSTRUCTION USE.



MATERIALS

DRAWING INDEX

- 1 OVERVIEW
- 2 SITE PLAN
- 3 SITE PLAN
- 4 FLOOR PLANS
- 5 ELEVATIONS
- 6 ELEVATIONS
- 7 ELEVATIONS
- 8 MATERIALS
- 9 MATERIALS
- 10 DEMO
- 11 FOUNDATION
- 12 FIRST FLOOR
- 13 SECOND FLOOR
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- 20 OVERLAY
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- 25 ELECTRICAL
- 26 PLUMBING
- 27 KITCHEN
- 28 BATH
- 29 CABINETS
- 30 PERSPECTIVES

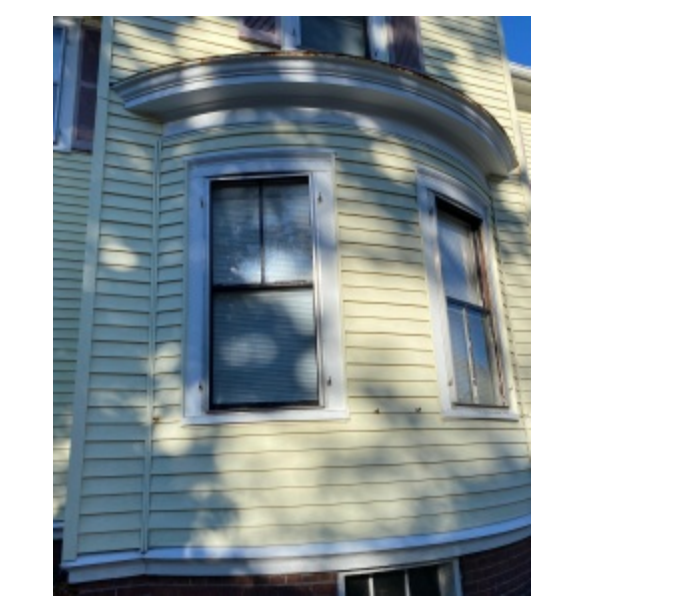
CLIENT:
TIM & ALEX LIETO
50 NEW CASTLE AVE
PORTSMOUTH, NH

CONTACT:
AMY DUTTON HOME
4 WALKER STREET | KITTERY, ME
amy@duttonhome.com
207.703.0696

EXISTING WINDOWS
(REPLACE EXISTING PLASTIC SHUTTERS WITH WOOD PAINTED SHUTTERS APPROPRIATELY SIZED FOR WINDOW W/ PERIOD APPROPRIATE HARDWARE)



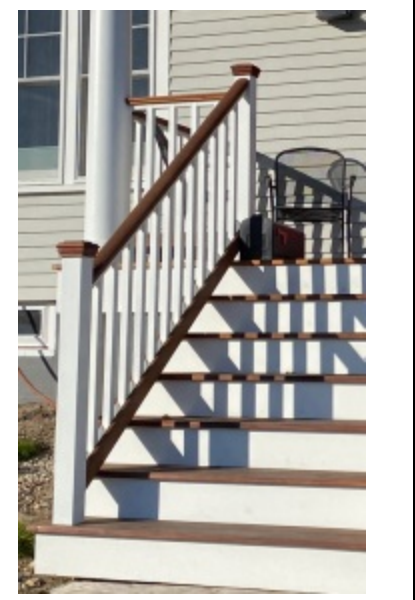
PROPOSED WINDOW TRIM PKG
FROM 1900 HOME ACROSS ST
39 NEW CASTLE AVE
2/1 BLACK EXTERIOR WINDOWS



6" CORNER BOARDS



RAIL & STAIR SYSTEM



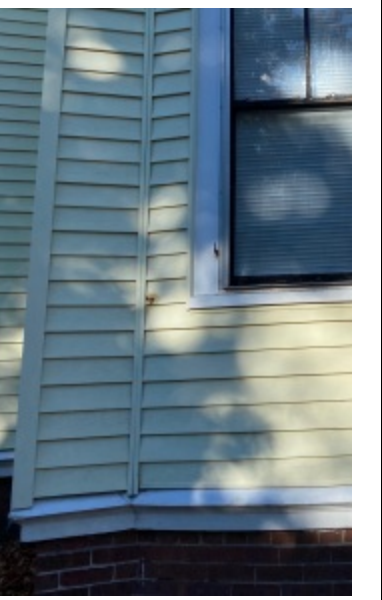
EXISTING BRICK TO MATCH



VERTICAL PVC BOARD SCREENING



EXISTING FRONT ENTRY



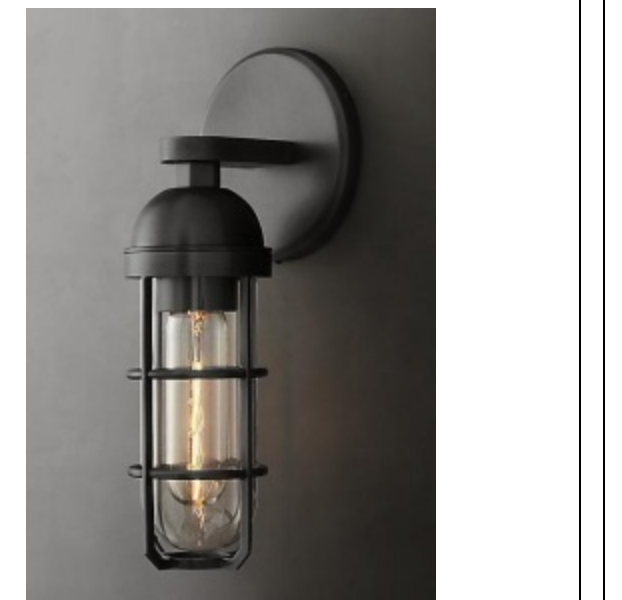
4" CEDAR CLAPBOARDS
EXISTING (TO REPAIR)



POST @ FRONT/ SIDE PORCH TO REPLICATE



INCANDESCENT BULB 40W
DARK SKY COMPLIANT
BRONZE FINISH



DATE:

11/17/20

SCALE:

SCALED FOR:
24" X 36"

DRAWING SCALE

SHEET:

A9

3. 553-559 Islington Street - TBD

Background: The applicant is seeking approval for changes to a previously approved design (design changes to the façade of the small portion of the structure).

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-240

Status: Active

Submitted: Nov 25, 2020

Applicant



Timothy Brochu

207-613-7036

tim@adraarchitecture.com

Location

553 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

Comprehensive interior alterations of the existing 6-unit apartment building and a small 2-1/2 story addition at the rear of the building. This will allow for improvements for code compliance and a better unit layout, without increasing the number of units. All siding will be replaced, and other exterior trim and finishes will be replaced or repaired. Site improvements will include paving and striping parking areas and creating new planting beds. Administrative approval is being sought for the facade of unit 559 as directed by the HDC.

Description of Proposed Work (Planning Staff)

--

Project Representatives

Mailing Address (Street)

6 School St

Email Address

tim@adraarchitecture.com

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

--

Relationship to Project

Architect

Business Name (if applicable)

Adra Architecture LLC

Phone

207-475-6844

State

ME

City/Town

Kittery

Full Name (First and Last)

Timothy Brochu

Zip Code

03904

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

EXISTING SOUTHEAST (FRONT) FACADE:



SOUTHEAST (FRONT) FACADE ELEVATION

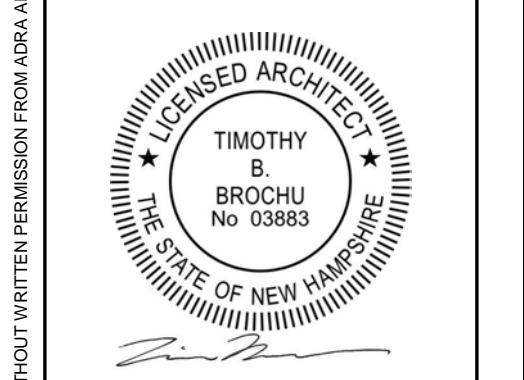
- GENERAL NOTES:**
 1. VERIFY ALL EXISTING DIMENSIONS IN FIELD
 2. REPLACE ALL SIDING WITH NEW CEDAR CLAPBOARD SIDING - SEE A234



UNIT 559-1 FACADE:



NOT FOR CONSTRUCTION



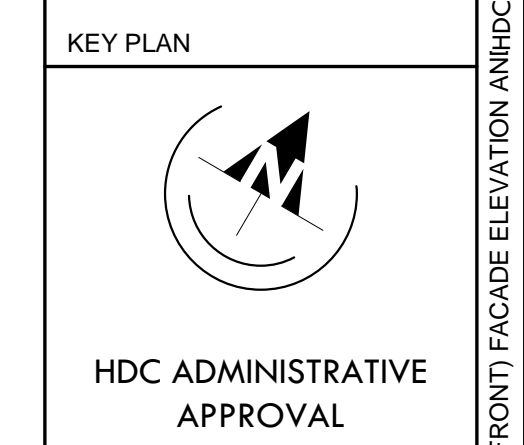
553-559 Islington Street, LLC

553-559 ISLINGTON STREET REDEVELOPMENT

553 Islington Street
Portsmouth, NH 03801

NO.	REVISION	DATE
1	Markups	10/25/20

DATE ISSUED: 11/25/20
 DATE REVISED: 10/25/20
 DRAWN BY: Tim Brochu
 SCALE: As indicated



SOUTHEAST (FRONT) FACADE ELEVATION AND DETAILS

4. 21 South Street

- Recommended Approval

Background: The applicant is seeking approval to replace an existing rotting wood fence with a new cedar fence of a slightly different design.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-241

Status: Active

Submitted: Dec 01, 2020

Applicant



Ellen Ronka

6039881334

ebronka@alumni.tufts.edu

Location

21 SOUTH ST

4

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 rotting painted wood picket fence with unpainted cedar picket fence of slightly different style.

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

Other

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

I am one of 5 condo owners in the Mill Gate Condo Association as well as its president.

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

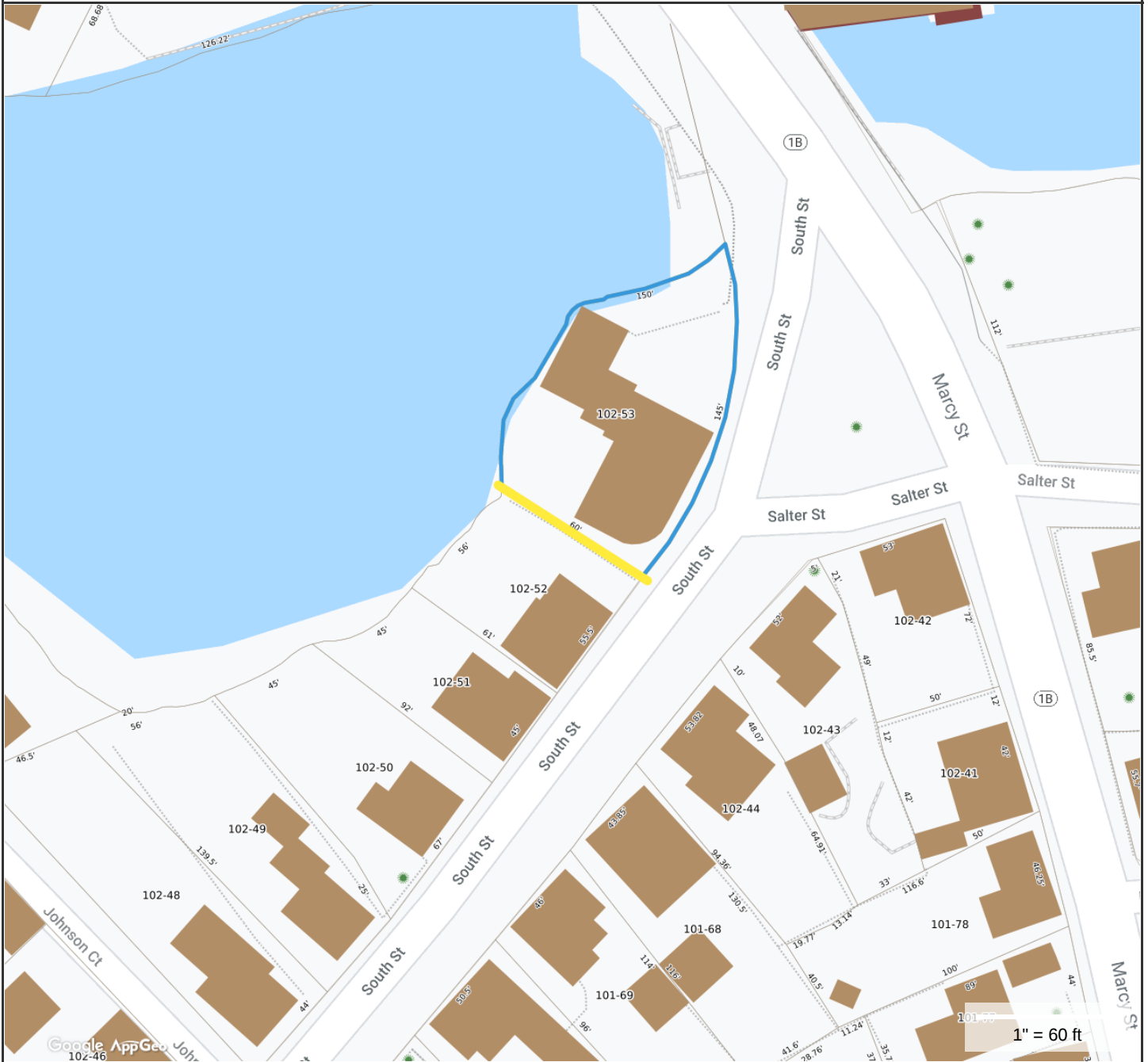
Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--

21 South Street Replacement Fence Location



Property Information

Property ID 0102-0053-0004
Location 21 SOUTH ST #4
Owner RONKA ELLEN B 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 4/1/2019
Data updated 7/17/2019







Proposed fence style- unpainted cedar.