

# HDC

## ADMINISTRATIVE APPROVALS

May 13, 2020



1. 403 Deer Street, Unit 13 (LUHD-120) -T.B.D.
2. 73 Daniel Street (LUHD-131) -Recommended Approval

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

**LUHD-120**

Submitted On: Mar 02, 2020

**Applicant**

 Doug Palardy  
 6035019999  
@ doug@greatislandinn.com

**Location**

403 DEER ST  
Unit 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.

**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.

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**INTERNAL USE ONLY -- Historic District Commission Review and Approval**

**HDC Certificate of Approval Granted**

true

**HDC Approval Date**

08/01/2019

**Planning Staff Comments**

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**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. \_\_\_\_\_

## SEACOAST APART-HOTELS



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

April 10, 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. (Page 1, Item A)
- Rebuilt stair access was shifted and widened due to ledge and to mirror the landing to the left. (Page 1, Item B)
- 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 they chose to mount new meter pole. (Page 1, Item C)
- Full screens were added to windows.
- Dormers were altered slightly by contractors on site without my knowledge. (Page 2)
- 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. Wood seemed more accurate in the end.
- At time of opening, original lights were not available from manufacturer. An alternative historic light was used and has been favorably received by condo members as well as guests at the inn. We are asked often who makes them. (Page 3)
- Transoms were installed with 3 lites and doors with 9 lites without my knowledge. 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. (Page 4)
- 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. (Page 5)
- 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 molding. Altered slightly due to manufacturers on-site measurements as opposed to architect renderings pre-construction. (Page 6)
- 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 today's safety requires them.

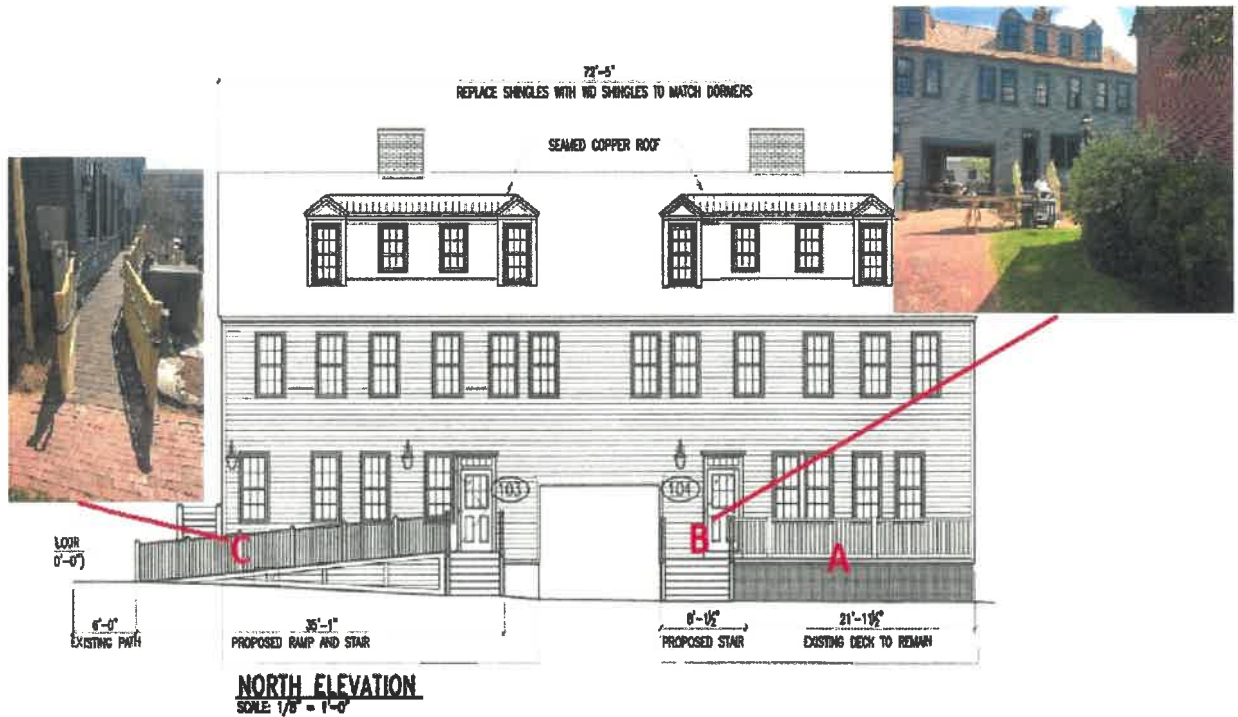
Thank you in advance,  
Doug Palardy, Owner

403 Deer Street (the Hill)  
Land Use Compliance Report  
**Historic District Commission Approval**

March 29, 2019 Administrative Approval: Sheet 10R – North Elevation

Alterations to the Approved Plan:

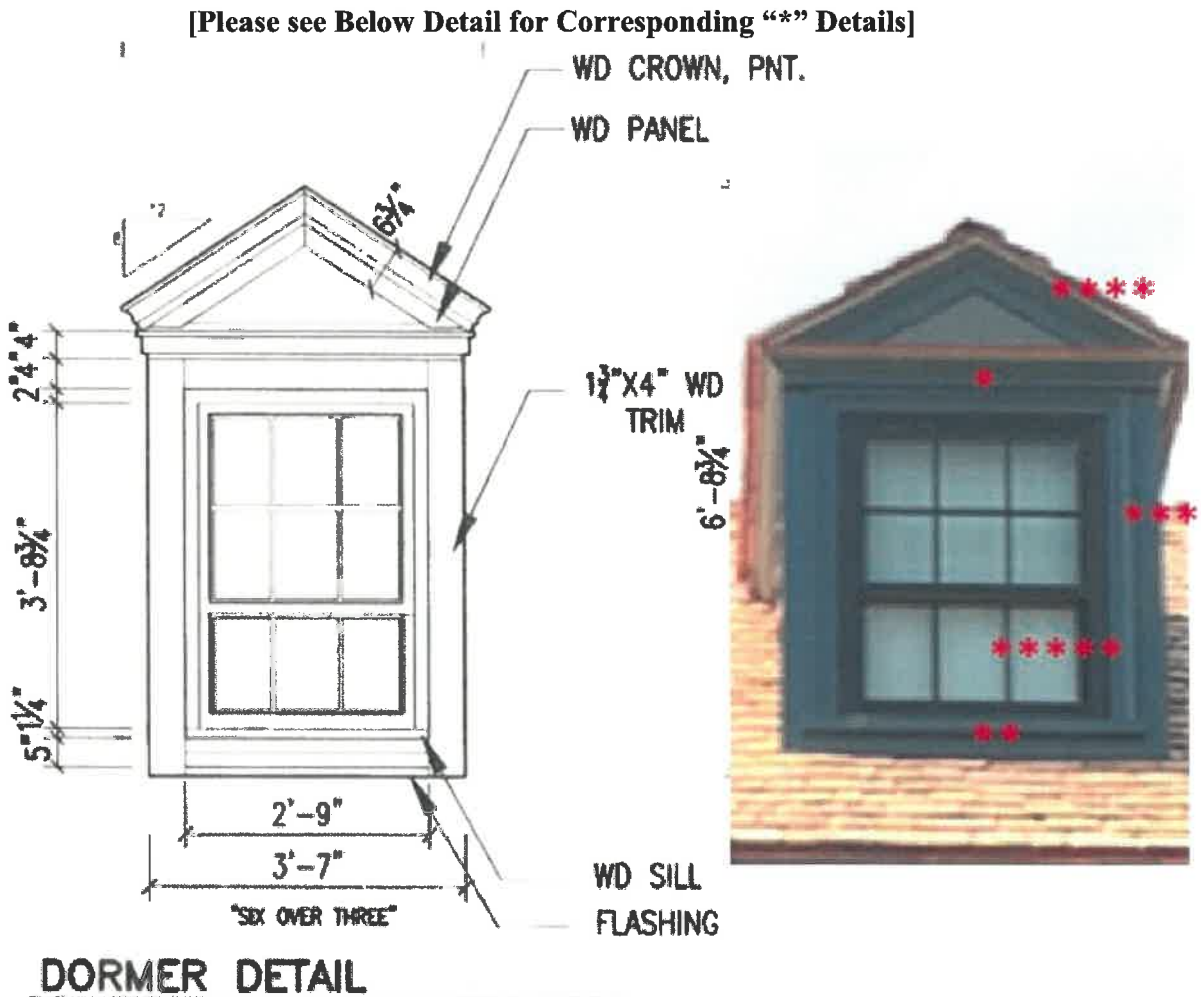
- A. 21'-11.5" x 11.5' deck omitted.
- B. Right stairs and landing shifted several feet to right (railing is no longer aligned with
- C. ADA ramp doglegs to right.



December 03, 2018 Administrative Approval: Sheet 8R – South Elevation

Alterations to the Approved Plan:

- A. Full screens added (all elevations).
- B. The following dormer details have been modified:
  - \*4 inch trim deleted omitted.
  - \*\*Sill lengthened.
  - \*\*\*Bead mold added.
  - \*\*\*\*6 inch detail omitted, crown mold modified.
  - \*\*\*\*\* Bottom panes are not uniform in size with top sash.
  - \*\*\*\*\*Overall dormer dimensions have increased.



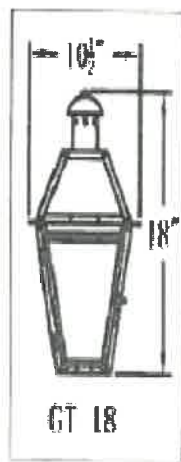
December 03, 2018 Administrative Approval: Sheet 16R – Proposed Materials

To be Completed:

1. Installation of copper post caps.

Alterations to the Approve Plan:

- A. Copper Smith Georgetown GT Wall Sconce light fixture omitted in favor of alternative fixture.



THE COPPER SMITH- GEORGETOWN  
GT 18 WALL SCONCE



December 03, 2018 Administrative Approval: "Option 2" – North Elevation

**Alterations to the Approved Plan:**

- A. Transom lights reduced to 3 light.
- B. Window and left entry door casings are no longer aligned.
- C. Entry doors are now 9 light.



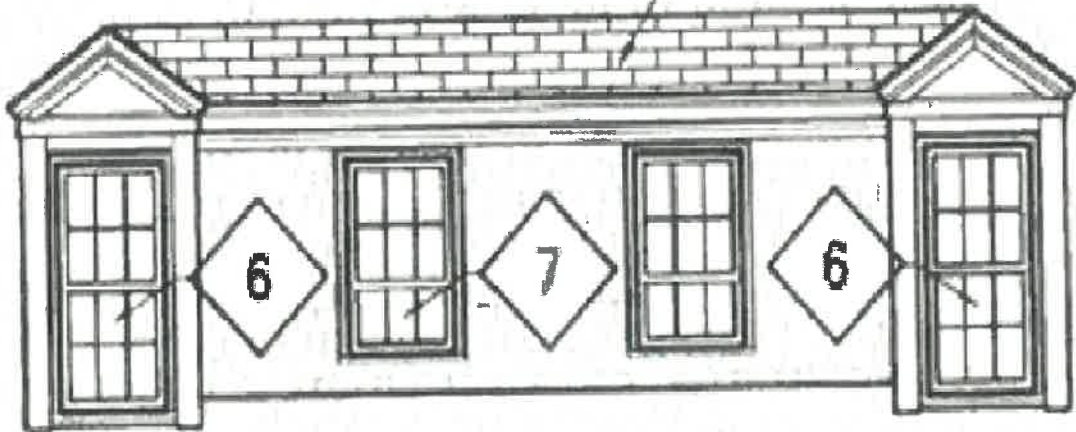


D. The following dormer details have been modified:

\*Corner windows have been reduced in dimension.

\*\*Bottom panes of center windows are not uniform in size with top sash.

\*\*\*Dormer trim/casing details mirror modifications made on South Elevation.



December 03, 2018 Administrative Approval: Sheet 12R – Roof/Site Plan

To be Completed:

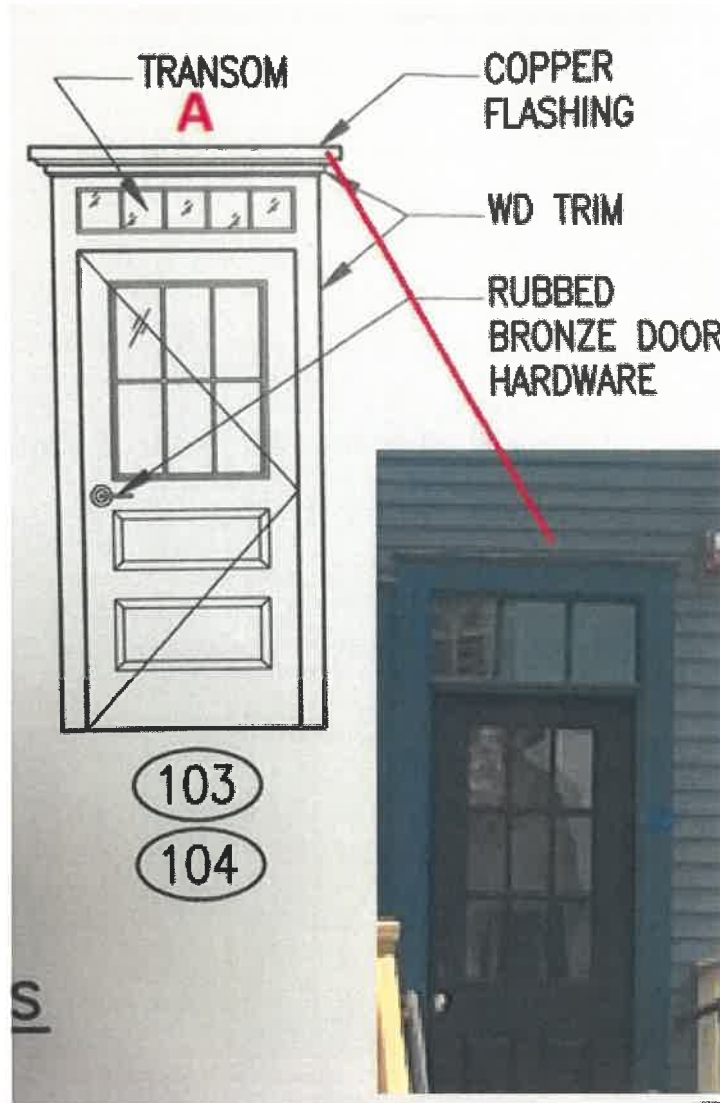
~~1. Trash/recycle enclosure.~~

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October 26, 2018 Certificate of Approval: Sheet 9: East & West Elevations

Alterations to the Approved Plan:

A. Door Type 103 & 104 crown molding detail reduced in thickness.



October 26, 2018 Certificate of Approval: Miscellaneous Items

To be Completed:

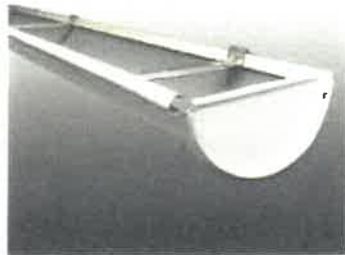
1. Confirmation that stipulation 1 of the HDC letter of decision has been satisfied, "1 inch x 4 inch window casing shall be used."

2. Replacement fire hydrant. Please contact Jim Tow of the Water Department regarding new hydrant specifications (see below).

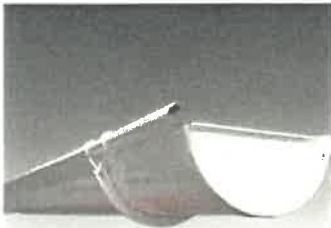


## Half Round 6" Seamless Aluminum Gutters

- 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.

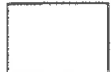








Hidden Hanger (Standard)



Stamped Hanger (Optional)

### Color Chart

				
C01-Eggshell	A63-G. Cream	712-Wicker	250-Musket Brown	209-Scotch Red
				
204-Grecian Green	200-Black	187-Sand	102-Pearl Gray	080-Degree White

**2. 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**

Submitted On: 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.

**Project Representatives**

**Relationship to Project**

Other

**Full Name (First and Last)**

TODD WILSON

**Mailing Address (Street)**

102 TIDEMILL RD #6

**State**

NH

**Phone**

603-918-7612

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

BOILER PROJECT SUPERVISOR

**Business Name (if applicable)**

APH

**City/Town**

HAMPTON

**Zip Code**

03842

**Email Address**

TODD@APHPLUMBING.COM

**Acknowledgement**

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

true

I hereby certify that as the applicant for permit, I am

Other

By checking this box, I agree that this is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

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

CONTRACTOR FOR BOILER WORK AT CONDO









