

HDC

ADMINISTRATIVE APPROVALS

August 19, 2020

1. 135 Congress Street (LUHD-179) -TBD
2. 290 Pleasant Street (LUHD-181) -Recommended Approval
3. 56 Middle Street (LUHD-182) -Recommended Approval
4. 76 Congress Street (LUHD-183) -Recommended Approval
5. 70 Congress Street (LUHD-184) -Recommended Approval

1. 135 Congress Street - TBD

Background: The applicant is seeking approval for material and design changes from a previously approved design. The changes include:

- Retaining the CMU block on the side wall due to costs associated with fire protection.
- Removing the transom windows on the sidewalls of the stairwell.
- Changing the stairwell roof from standing seam metal to PVC.
- Adding posts to support canopy over walkway.
- Modify the standing seam roof of the addition to tinted glass.

Staff Comment: TBD

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-179

Status: Active

Submitted: Aug 05, 2020

Applicant



Andrew Sidford

9784621657

kgezzer@asidfordarchitects.com

Location

135 CONGRESS ST

145

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 material and design changes based on project development and budget allowances.

Description of Proposed Work (Planning Staff)

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Project Representatives

Business Name (if applicable) Andrew Sidford Architects	Phone 9784621657
Relationship to Project Architect	Full Name (First and Last) Andrew Sidford
Zip Code 01950	Mailing Address (Street) 44 Merrimac Street
If you selected "Other", please state relationship to project. --	City/Town Newburyport
Email Address asidford@asidfordarchitects.com	State MA

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.

Architect

ANDREW  SIDFORD
ARCHITECTS

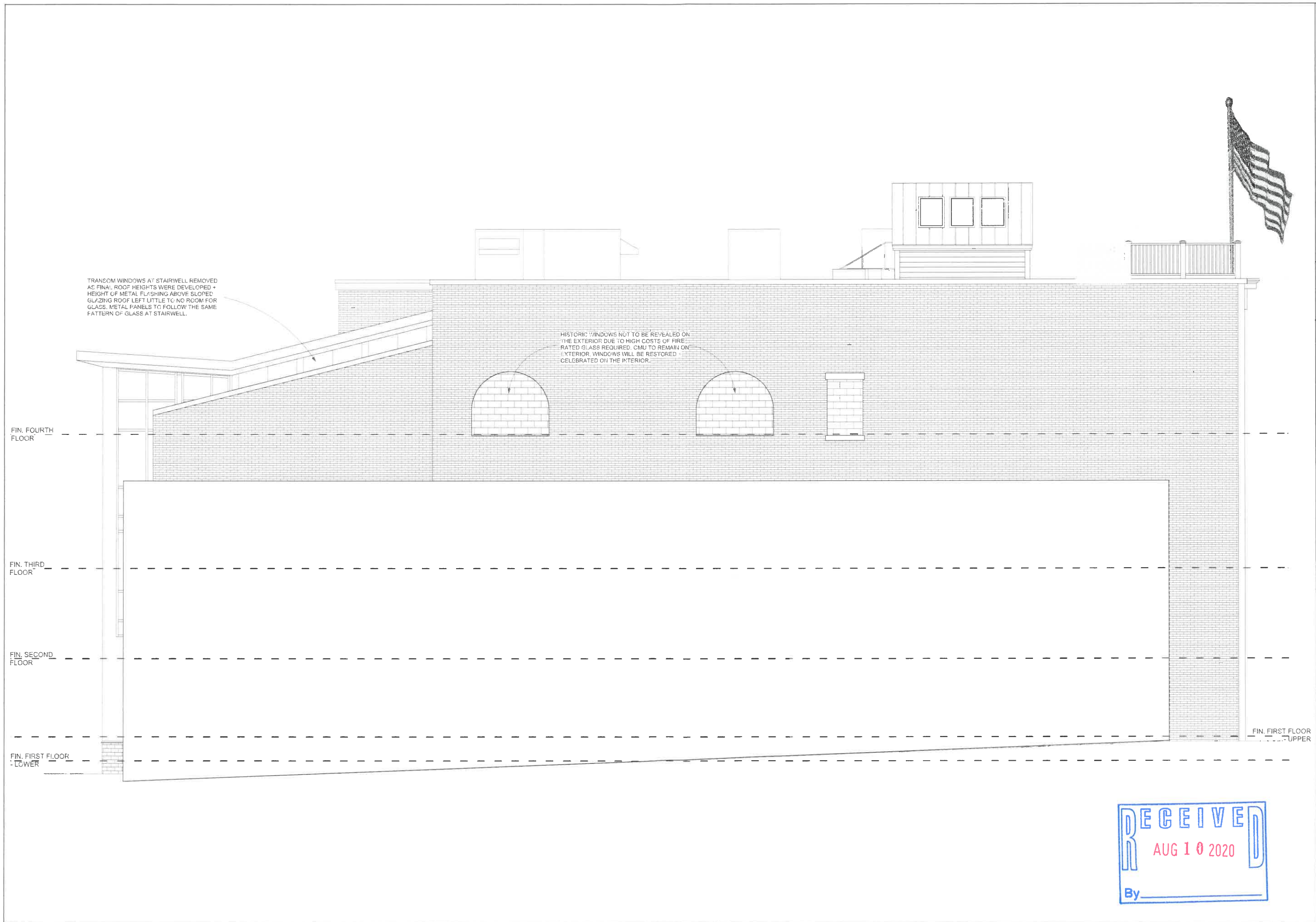
44 Merrimac Street, Newburyport, MA 01950 Tel (978) 462-1657 Fax: (978) 462-8258

Transmittal



TO: City of Portsmouth – Planning Department
FROM: Andrew Sidford Architects
SUBJECT: 135 Congress Street (Former YMCA Building) – Elevation Drawings
DATE: 08.05.2020
CC: File

Enclosed are 2 proposed elevations drawings for HDC administrative approval.
The projected is located at 135 Congress St., Portsmouth, NH Map 126 Lot 5
West/Side Elevation
North/Rear Elevation



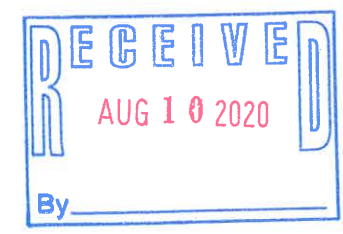
ANDREW SIDFORD ARCHITECTS
 44 Merrimac Street Newburyport, MA 01950
 978.462.1637 www.sidfordarchitects.com

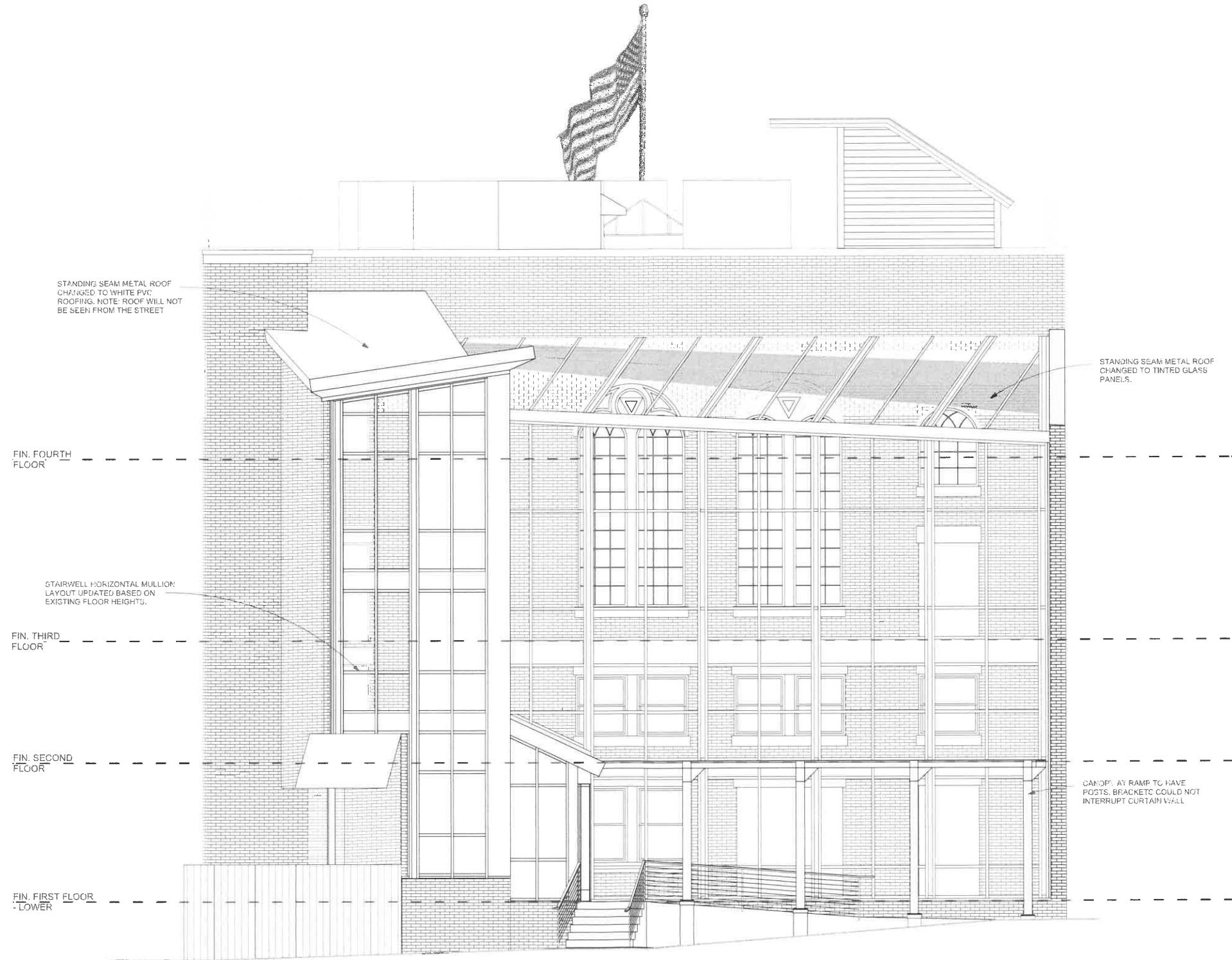


DATE	REVISION	BY
08.04.2020	HPC ADMINISTRATIVE APPROVALS	KG

YMCA BUILDING
 135 CONGRESS STREET
 PORTSMOUTH, NH
 DRAWING TITLE:
 PROPOSED WEST-SIDE ELEVATION

A-202





DATE	REVISION	DATE	REVISION
08.04.2020	HFC ADMINISTRATIVE APPROVALS		
			KG
YMCA BUILDING 135 CONGRESS STREET PORTSMOUTH, NH		DRAWING TITLE: PROPOSED NORTH-REAR ELEVATION	
DRAWING SCALE: 1/4" = 1'-0"			

2. 290 Pleasant Street

- Recommended Approval

Background: The applicant is seeking approval to replace the skirt roofing with a weather-proof material (rubber), add a white aluminum drip edge, and to repair rotted wood at 294/296 Pleasant Street entryway.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-181

Status: Active

Submitted: Aug 10, 2020

Applicant

 sam ucich
 1 603 548 3841
 samucich@gmail.com

Location

290 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

Repair skirt roofing and replace with weather-proof in-kind material. Repair rotted wood at entry way of 294/296 pleasant.

Description of Proposed Work (Planning Staff)

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Project Representatives

Email Address	State
--	NH
Relationship to Project	Phone
Owner	1 603 548 3841
Mailing Address (Street)	Zip Code
296 Pleasant Street	03801
Business Name (if applicable)	Full Name (First and Last)
--	sam ucich
City/Town	If you selected "Other", please state relationship to project.
Portsmouth	--
Relationship to Project	Phone
Developer	1 603 817 6633
Business Name (if applicable)	City/Town
Leighton Roofing	Strafford
Mailing Address (Street)	Full Name (First and Last)
1245 1st Crown Point	Guy Leighton
Zip Code	State
03884	NH

290/294/296 Pleasant Street restoration project

July 10, 2020

Repair/Replace skirt roofing:

1. Strip off all layers of asphalt singles to entire skirt of the house.
2. Check and install new plywood boards if rotted.
3. Install new high-density fiber board on plywood. Fiber board is used properly adhere with rubber membrane.
4. Install new .060 rubber membrane, to high-density fiber board, over entire skirt of the house.
5. Install new 6" cover tape.
6. Install new 3" drip edge along the perimeter of roof. Color white.
7. Haul away all old roofing debris and magnetic clean up.

Current Roof pics:





Images of appearance of rubber membrane roof:





Pics of building today:







Repair/Replace front entry way 296 and 294 Pleasant Street:

1. Fix rotted wood on front of the entry way by replacing with white pvc stock. Match existing design.

Pics of current entry way.



3. 56 Middle Street

- Recommended Approval

Background: The applicant is seeking approval for changes to a previously approved design (change back porch stairs to run alongside the structure toward the parking lot and to extend the previously approved fencing on Middle Street to State Street with the same gate as approved on Middle Street.)

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-182

Status: Active

Submitted: Aug 11, 2020

Applicant



Jason Theodore (for 56 Middle St LLC)

603-661-6823

@ barbaratheodore@comcast.net

Location

56 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

1. Back door porch stairs were approved as straight on out toward Middle St, the space between steps as approved balked make it challenging to access balked for carrying anything down stairs, we'd like to turn stairs to run along house toward back parking area allows for balked access, pics attached.
2. The fence was approved for Middle St w a gate at front walkway. i would like to use that same fence to run from Middle St inside the Sycamore Tree to run across yard on State St where two cars will park to separate parking from garden areas, this will also allow a secure fence area for pet, the gate to access walkways from parking will be same gate as the approved front walkway. Diagram showing where fence and gate will be is highlighted on landscape plan, pictures of actual fence and gate attached.

Description of Proposed Work (Planning Staff)

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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.

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INTERNAL USE ONLY -- Historic District Commission Review and Approval

HDC Certificate of Approval Granted

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HDC Approval Date

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Planning Staff Comments

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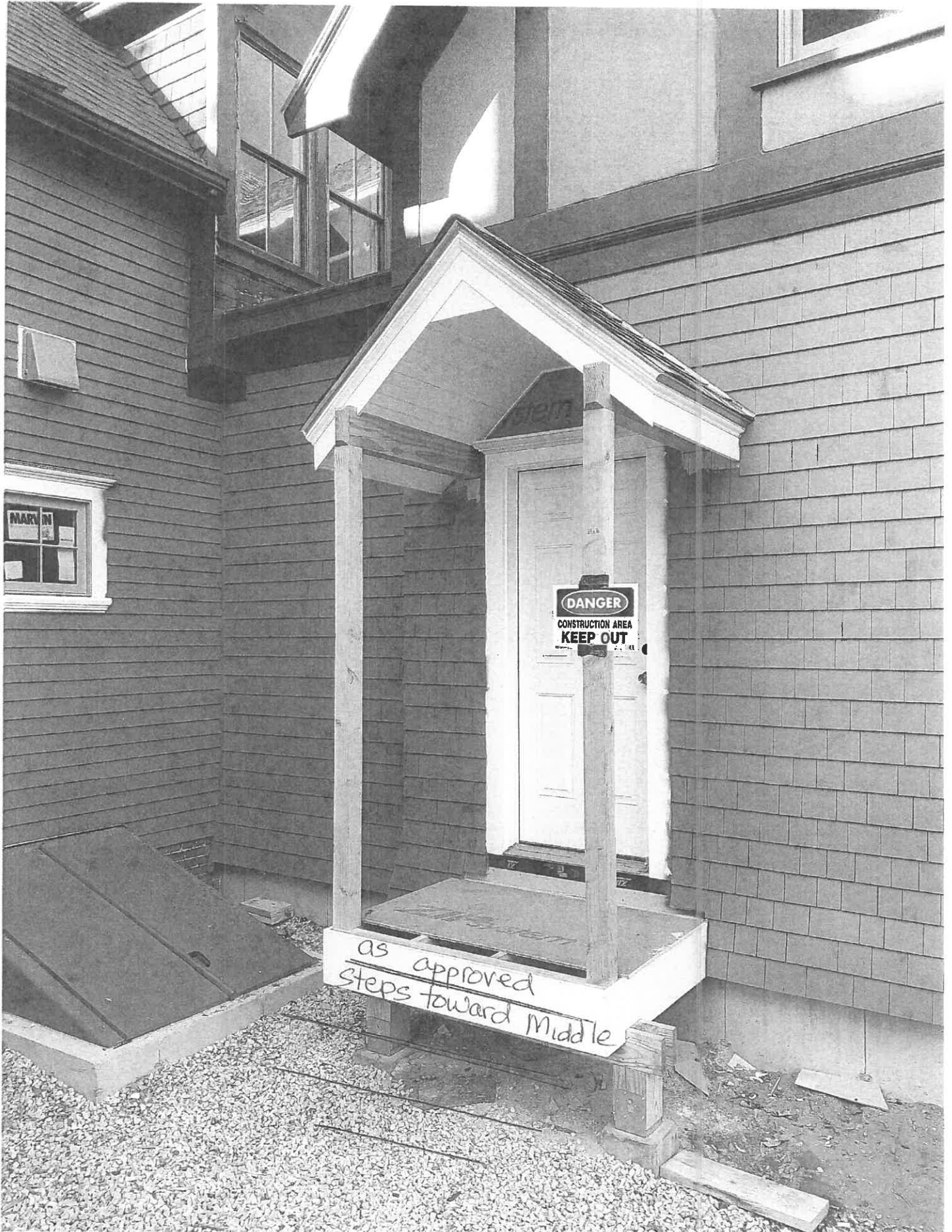


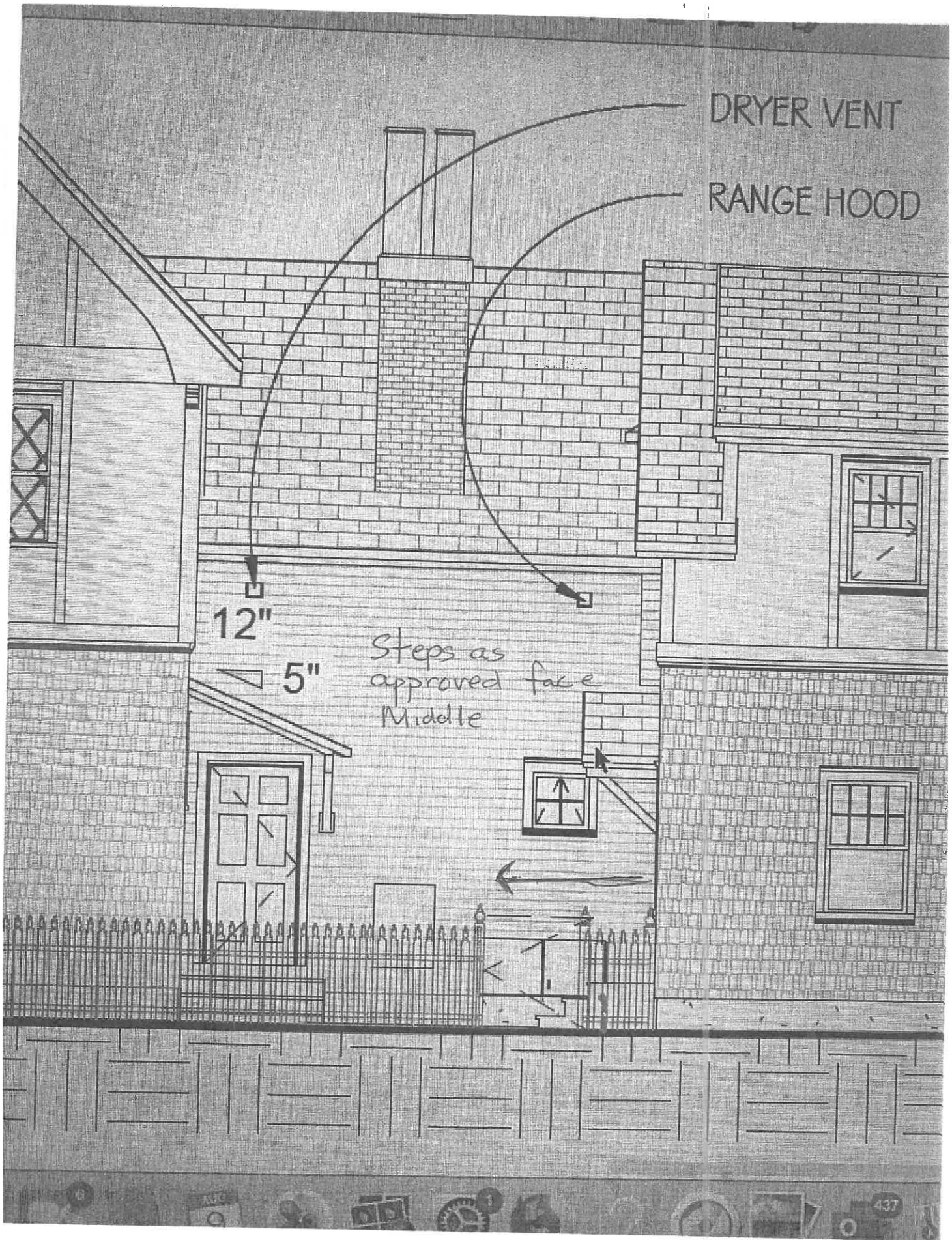
DANGER
CONSTRUCTION AREA
KEEP OUT

Change requested

Steps →







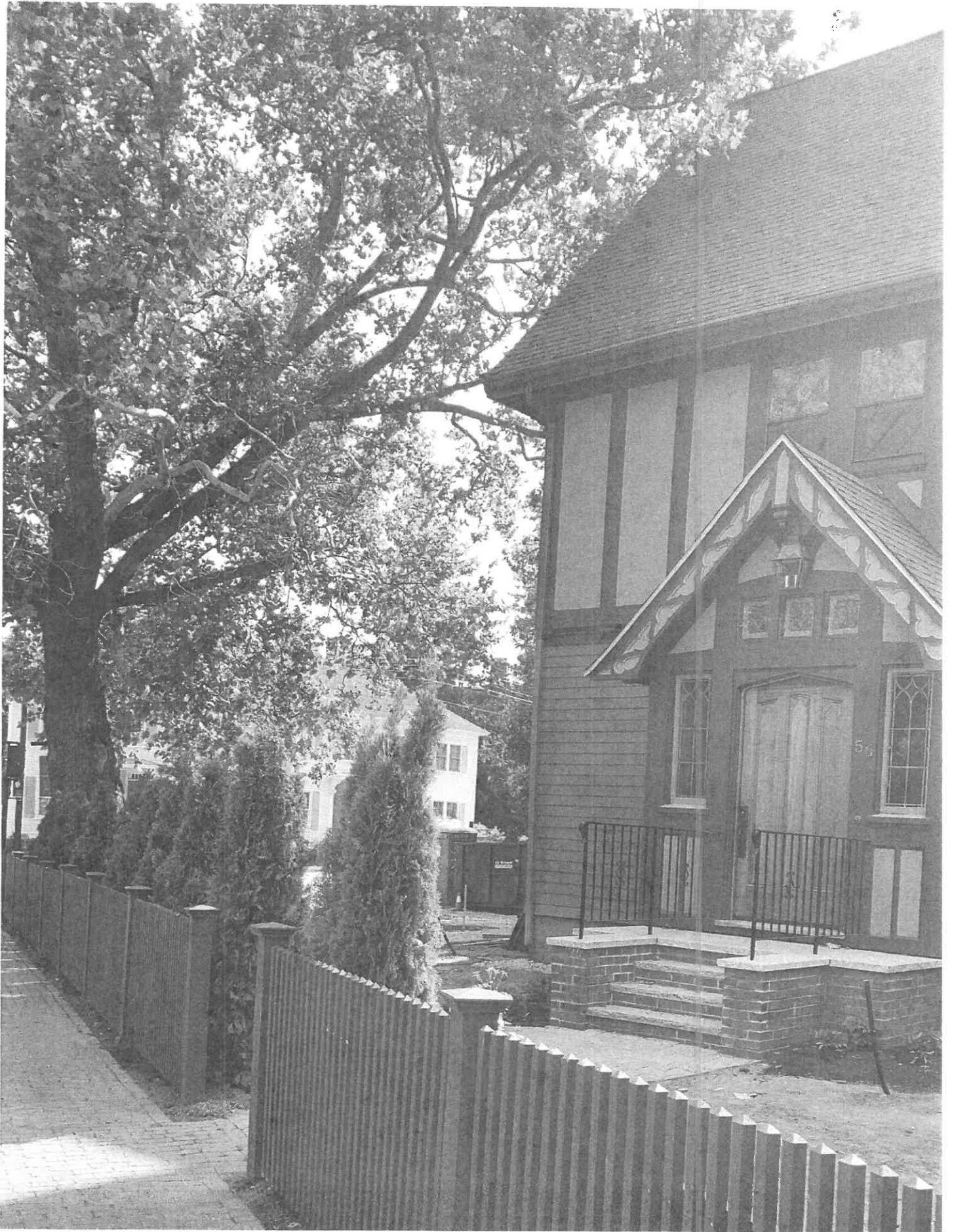
DRYER VENT

RANGE HOOD

12"

5"

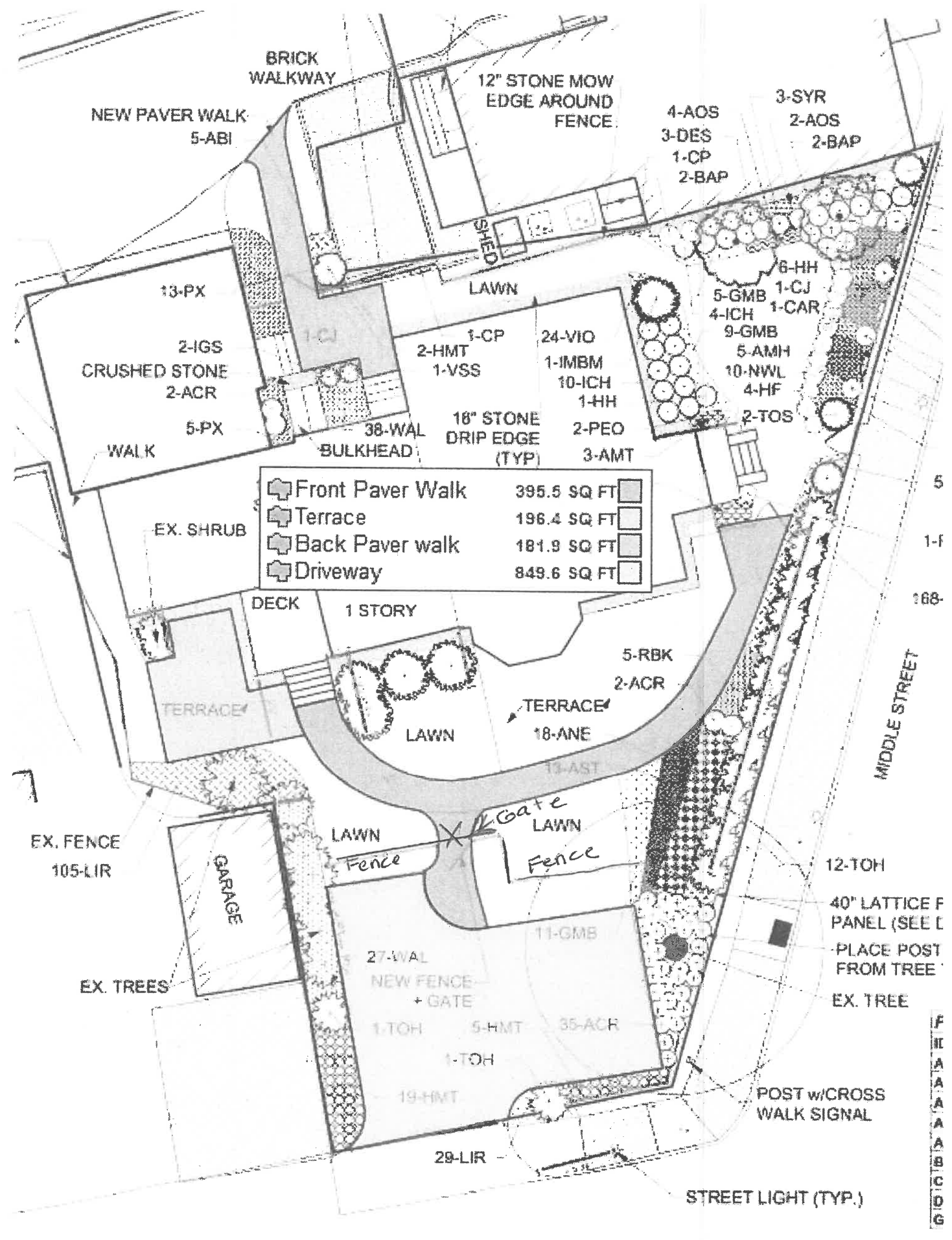
Steps as approved face Middle



Approved Middle St. Fence



Newgate style
will be french
doors



NEW PAVER WALK
5-ABI

BRICK
WALKWAY

12" STONE MOW
EDGE AROUND
FENCE

4-AOS
3-DES
1-CP
2-BAP

3-SYR
2-AOS
2-BAP

13-PX

2-IGS
CRUSHED STONE
2-ACR

5-PX
WALK

LAWN

2-HMT
1-VSS

24-VIO
1-IMBM
10-ICH
1-HH

18" STONE
DRIP EDGE
(TYP)

2-PEO
3-AMT

6-HH
5-GMB
4-ICH
9-GMB
5-AMH
10-NWL
4-HF
2-TOS

Front Paver Walk	395.5 SQ FT	
Terrace	196.4 SQ FT	
Back Paver walk	181.9 SQ FT	
Driveway	849.6 SQ FT	

EX. SHRUB

DECK
1 STORY

TERRACE

LAWN

TERRACE
18-ANE

5-RBK
2-ACR

Gate
LAWN

LAWN

Fence

Fence

EX. FENCE
105-LIR

GARAGE

EX. TREES

27-WAL
NEW FENCE
+ GATE

11-GMB

1-TOH

5-HMT

35-ACR

1-TOH

19-HMT

29-LIR

12-TOH

40" LATTICE F
PANEL (SEE I
PLACE POST
FROM TREE

EX. TREE

POST w/CROSS
WALK SIGNAL

STREET LIGHT (TYP.)

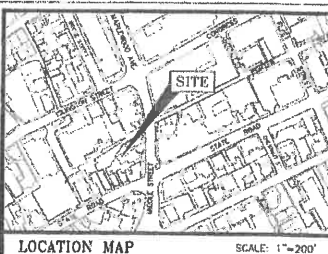
5

1-F

168-

MIDDLE STREET

F
H
A
A
A
A
A
B
C
D
G



PLAN REFERENCES:

1. PLAT OF LOT 1058 MIDDLE STREET, PORTSMOUTH, NH, 17TH APRIL 1984 BY JOHN W. BROWN, FILE NO. 2445 Z PLAIN NO. 9284
2. REZONING OF LAND FOR THE CITY OF PORTSMOUTH ON FEBRUARY 13, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1ST 2ND AUG. 1973, REOPENED 1/17/79 BY ALKEDRA ASSOCIATE CONSULTING ENGINEERS, P. 807P
3. CONDOMINIUM SITE PLAN FOR 56 MIDDLE STREET, PORTSMOUTH, NH, REF. NO. 2730-2386, 1ST 2ND BY DAVID W. SCHWAB, 3/12/97, D-16189
4. CONDOMINIUM SITE PLAN FOR 125 FOREMAN, TAX MAP 130 LOT 14 PROPERTY OF J.B. HESLO 107 STATE STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH, 1ST 2ND FEBRUARY 21, 2006, BY M.C. CYR, ENGINEERS & LAND SURVEYORS, D-35258

PROPOSED VARIANCES

USE VARIANCE:
ART. 5A, SECTION 105A11 & FIGURE 10.5A11.10A AND SECTION 10.5A13.00 & FIGURE 10.5A13.00 TO ALLOW FOR THE CONVERSION OF AN EXISTING STRUCTURE TO A RESIDENTIAL PURVEY WHERE THE PROPOSED PARCELS OCCUPY IN THE DOWNTOWN OVERLAY DISTRICT

PREVIOUSLY GRANTED VARIANCES: (12/18/2018)

USE VARIANCE:
VARIANCE FROM 10.5A2 AND 10.5A32
1) TO ALLOW RESIDENTIAL USE OF THE SECOND FLOOR WHERE BULKING IN THE DOWNTOWN OVERLAY DISTRICT, REQUIRING THAT THE GROUND FLOOR BE USED EXCLUSIVELY OF NONRESIDENTIAL USE.

DIMENSIONAL VARIANCE:
VARIANCE FROM 10.5A11.00A
1) TO ALLOW REAR YARD OF 7.7 FT WHERE A 10 FT IS REQUIRED

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
300 North Main - SUITE 2
PORTSMOUTH, NH 03801-7114
PH (603) 433-8300
FAX (603) 434-0318

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH NH ASSESSOR'S MAP 126 AS LOT 19
- 2) OWNER OF RECORD: 56 MIDDLE STREET, LLC PO BOX 8638 PORTSMOUTH NH 03802 BK 2343 PG 229
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 310105020E, EFFECTIVE MAY 17, 2015
- 4) EXISTING LOT AREA: 10,128 S.F. 0.2325 ACRES
- 5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4-L1 AND THE DOWNTOWN OVERLAY DISTRICT
- 6) THE PLAN "02" OF THIS PLAN IS TO SHOW A PROPOSED ADDITION TO THE EXISTING STRUCTURE. CONVERSION OF THE SUBJECTIVE TO A DUPLEX AND THE VARIANCES REQUIRED, A PORTION OF THE EXISTING STRUCTURE WILL BE DEMOLISHED
- 7) PLANS BASED ON ARCHITECTURAL DESIGN BY JOHN BUTLER OF THE ARCHITECT DATE: 8/21/2018 WITH MODIFICATIONS TO THE SITE DESIGN PORTION.
- 8) DRAINAGE ASSUMED
- 9) SUBJECT PROPERTY IS DEEMED BY EASEMENT RIGHTS FOR ACCESS, EGRESS, PARKING AND USE/ENJOY OVER TAX MAP 126 LOTS 16 & 17, SEE ROAD 2389/830 & 2582/2386
- 10) PARKING STIPES SHOWN IS BASED ON DIMENSIONS FROM "SCHEMATIC SITE PLAN, CRITTEIN, HARRINGTON, UPHAM, RITZEL, SCOTT & SHAWSON, PA STATE & MIDDLE STREETS, 1ST 2ND JUNE 1990"

ZONING DEVELOPMENT STANDARD
EDM-L1: CHARACTER DISTRICT-LIMITED 1 IN DOWNTOWN OVERLAY DISTRICT (DOD)

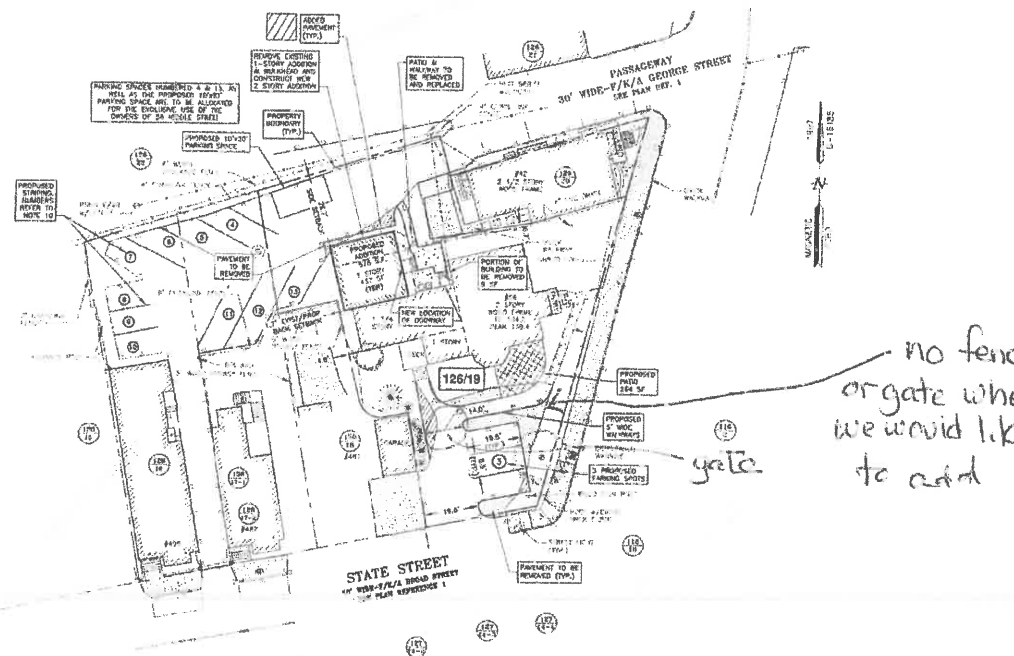
BUILDING PLACEMENT (PRINCIPAL)	PROPOSED	EXISTING	REQUIREMENTS
MAX. HEIGHT (FIRST FLOOR)	15 FEET	14.2 FEET	14.2 FEET
MAX. 2 ND FLOOR	5-10 FEET	5.7 FEET	5.7 FEET
MIN. REAR YARD	5 FEET	18 FEET	18 FEET
FRONT LOT LINE SETBACK	0-5 FEET	5 FEET	5 FEET

MAX. SHEDDING HEIGHT	PROPOSED	EXISTING	REQUIREMENTS
MAX. SHEDDING HEIGHT	8 FEET	10 FEET	10 FEET
MAX. SHEDDING SETBACK	5 FEET	N/A	N/A
MAX. SHEDDING SETBACK	15 FEET	105 FEET	105 FEET

LOT OCCUPATION	PROPOSED	EXISTING	REQUIREMENTS
MAX. BUILDING WIDTH	60 FEET	17 FEET	32 FEET
MAX. FRONT YARD SETBACK	5 FEET	10 FEET	10 FEET
MAX. SIDE YARD SETBACK	5 FEET	5 FEET	5 FEET
MAX. REAR YARD SETBACK	5 FEET	5 FEET	5 FEET
MAX. LOT AREA	3,360 SQ. FT.	3,360 SQ. FT.	3,360 SQ. FT.
MAX. LOT AREA	3,360 SQ. FT.	3,360 SQ. FT.	3,360 SQ. FT.
MAX. LOT AREA	3,360 SQ. FT.	3,360 SQ. FT.	3,360 SQ. FT.
MAX. LOT AREA	3,360 SQ. FT.	3,360 SQ. FT.	3,360 SQ. FT.
MAX. LOT AREA	3,360 SQ. FT.	3,360 SQ. FT.	3,360 SQ. FT.

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
CONCRETE & ASPHALT	2,232	2,493
DECK, ENTRY & SIDEWALK	174	180
PAVEMENT	1,542	1,824
CONCRETE PAVEMENT & WALK	342	153
WALKWAY	137	594
PAVING	1,111	111
LAND	0	245
TOTAL	5,528	5,634
LOT AREA	10,128	10,128
LOT COVERAG*	54.6%	55.6%
& GREEN SPACE	23.7%	44.4%



APPROVED BY THE PORTSMOUTH ZONING BOARD



As approved - Shows no fence by parking

SITE DEVELOPMENT 56 MIDDLE STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	ADD PARKING IN FRONT	7/4/19
2	ADDED OFF-SITE/FRONT SIDEWALK	7/8/19
1	ISSUED FOR APPROVAL	4/23/19
0	ISSUED FOR CONSENT	4/23/19

SCALE: 1"=20' APRIL 2019

VARIANCE APPLICATION PLAN **C1**

4. 76 Congress Street

- Recommended Approval

Background: The applicant is seeking approval for the installation of railings along the roof top in the back alley of the building surrounding HVAC equipment (per code requirements).

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application

LUHD-183

Status: Active

Submitted: Aug 12, 2020

Applicant

 Doug Greene
 6033121707
 portcitydesignco@gmail.com

Location

76 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

Safety railings at the rooftop in back alley around hvac equipment as per code - no public visibility

Description of Proposed Work (Planning Staff)

--

Project Representatives

Email Address	Mailing Address (Street)
--	--
Full Name (First and Last)	Relationship to Project
Brent	Other
Business Name (if applicable)	Zip Code
Hazelbaker	--
If you selected "Other", please state relationship to project.	State
project manager	--
City/Town	Phone
--	914-565-7053

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





5. 70 Congress Street

- Recommended Approval

Background: The applicant is seeking approval to remove the existing Congress Street side chimney to the roofline, install new flashing and rebuild the chimney with antique bricks and install a stone cap.

Staff Comment: Recommended Approval

Stipulations:

1. _____
2. _____
3. _____

Historic District Commission Work Session or Administrative Approval Application


LUHD-184

Status: Active

Submitted: Aug 12, 2020

Project: 70 Congress Street - Rebuild Chimney

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

Take chimney down (the one on Congress st side) to lower roof line,install new lead flashing at both roof ,rebuild chimney using the antique bricks,install stone cap to seal off unused flues.

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.

General Contractor /Agent

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

