

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

Remote Meeting Via Zoom Conference Call

to access by web <https://zoom.us/join>

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Meeting ID: 266 242 083

Password: 004386

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8 and Executive Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

6:30 p.m.

April 15, 2020 (re-scheduled from April 1, 2020)

AGENDA

The Board's action in these matters has been deemed to be quasi-judicial in nature.

*If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

- A. March 04, 2020
- B. March 11, 2020

II. ADMINISTRATIVE APPROVALS

- 1. 403 Deer Street, Unit 13
- 2. 20 Partridge Street
- 3. 40 Howard Street
- 4. 410-430 Islington Street
- 5. 36 Richmond Street
- 6. 73 Daniel Street
- 7. 28 Chestnut Street
- 8. 70 Congress Street
- 9. 105 Daniel Street
- 10. 249 Pleasant Street
- 11. 673 Middle Street

III. PUBLIC HEARINGS (NEW BUSINESS)

- 1. (Work Session/Public Hearing) requested by **Maheo Family Revocable Trust of 2018, John R. and Sky W. Co-Trustees, owners**, for property located at **50 Austin Street**, wherein

Request to Postpone

permission is requested to allow exterior renovations to an existing structure (add an enclosed porch on the rear of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 136, Lot 1 and lies within the General Residence C (GRC) and Historic Districts.

2. Petition of **John S. Guido Jr., owner**, for property located at **35 Howard Street, #35**, wherein permission is requested to allow exterior renovations to an existing structure (replace (10) existing windows on the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 83-2 and lies within the General Residence B (GRB) and Historic Districts.

3. Petition of **Hoerman Family Revocable Trust of 2019, Walter A. and Mary Ellen Hoerman Trustees, owners**, for property located at **56 Bennett Street**, wherein permission is requested to allow new construction to an existing structure (construct rear addition) and exterior renovations to an existing structure (replacement windows and clapboard siding) as per plans on file in the Planning Department. Said property is shown on Assessor Map 140 as Lot 13 and lies within the General Residence A (GRA) and Historic Districts.

4. Petition of **Topnotch Properties, LLC and JJCM Realty, LLC, owners**, for property located at **232 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove (1) chimney and replace windows) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 32 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

5. Petition of **Jeffrey L. and Dolores P. Ives, owner**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 530 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the March 04, 2020 meeting to the April, 2020 meeting.)*

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

C. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

D. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovation to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

E. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts. *(This item was continued at the March 11, 2020 meeting to the April, 2020 meeting.)*

V. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **St. John's Church, owner**, for property located at **105 Chapel Street**, wherein permission is requested to allow new construction to an existing structure (construct new addition for ADA compliant entrance) as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 62 and lies within the Civic, Downtown Overlay, and Historic Districts.

B. Work Session requested by **Todd and Jan Peters, owners**, for property located at **379 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct 2nd story additions) and exterior renovations (rebuild existing chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 207 as Lot 4 and lies within the Single Residence B (SRB) and Historic Districts.

C. Work Session requested by **3A Trust, Guy D. and Elizabeth R. Spiers Trustees, owners**, for property located at **241 South Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with new attached garage and porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 36 and lies within the General Residence B (GRB) and Historic Districts.

D. Work Session requested by **Donna P. Pantelakos Revocable Trust, G.T. and D.P. Pantelakos Trustees, owners**, for property located at **130 Maplewood Avenue**, wherein permission is requested to allow new construction to an existing structure (add 2nd story addition over existing garage) as per plans on file in the Planning Department. Said property is shown on

Assessor Map 124 as Lot 6 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts.

E. Work Session requested by **Patrick Beat and Egle Maksimaviciute Diggelmann, owners**, for property located at **137 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (add roof over existing rear patio) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 55 and lies within the General Residence B (GRB) and Historic Districts.

VI. ADJOURNMENT

NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED. If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7270, one week prior to the meeting.

**MINUTES
HISTORIC DISTRICT COMMISSION MEETING
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 04, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Dan Rawling, and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

MEMBERS EXCUSED: Cyrus Beer

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi stated that Alternate Margot Doering would vote on all petitions in Mr. Beer's absence.

*It was moved, seconded, and passed unanimously (7-0) to **postpone** Petition #6, 11 Meeting House Hill Road, and to **withdraw** Administrative Approval Item #1, 50 Austin Street.*

I. APPROVAL OF MINUTES

1. February 05, 2020

*The February 5, 2020 minutes were **approved** as amended.*

II. ADMINISTRATIVE APPROVALS

Note: Items 2, 3, 5, and 7 were reviewed as a group.

1. 50 Austin Street

The request was withdrawn.

2. 121 Mechanic Street

Mr. Cracknell said the applicant previously removed the deck behind the main structure and now wanted to redo one of the two outbuildings by restoring it in kind and re-using as many of the original doors and windows as possible. The applicant Jason Brewster was present and stated that the two windows in the front elevation would be replaced. He said the exterior siding would be wood shingles and that he could install a double-hung window if the Commission preferred.

Vice-Chair Wyckoff said he wouldn't insist that all the windows be the same due to the building's historic character.

3. 39 Pray Street

The request was to replace four skylights in the same location. Mr. Cracknell noted that the asphalt roof would match on both sides.

4. 46 Maplewood Avenue

The applicant's representative architect Jennifer Ramsey was present. She reviewed the vent locations and said the Deer Street elevation had fenestration changes on the first floor that caused two doors to become windows and the storefront assembly to be revised. Mr. Cracknell recommended stipulating that the vents be painted to match the siding material.

*Ms. Ruedig moved to **approve** the item, with the following stipulation:*

- 1. The mechanical vents shall be painted to match the background color.*

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

(The Commission then addressed Item #6).

2. 355 Pleasant Street

The request was to install two ground-mounted condensers near the rear of the building and screen them with a wood screen on one side. Mr. Cracknell said the condensers would be seen by the neighbors but not the public. It was discussed whether all three sides of the condensers should be screened identically, noting that a third side already had a fence to screen it.

The applicant Kathy Williams Kane was present and said she would screen all three sides of the condenser system using the same design.

(The Commission then addressed Item #7).

3. 25 Maplewood Avenue

The contractor Steve Wilson was present on behalf of the applicant. He reviewed the request and stated that the balcony door and window system were changed to a French door and sidelights due to the configuration of the interior and balcony spaces.

Vice-Chair Wyckoff asked why the balcony door and window system was deleted. Mr. Wilson explained that there was an emergency egress stair beyond the windows that left no room for the door, and that some of the changes resulted from structural and architectural issues, like steel beams. The Commission noted that those issues were typically resolved in the planning stage. Many were disappointed about the removal of the sidelights because they affected the building's esthetics, and several suggestions were made.

*Ms. Ruedig moved to **approve** the item with the exception of the doorway, and with the following stipulation:*

- 1. The corner boards shall be continuous on the second story.*

*Vice-Chair Wyckoff seconded. The motion **passed** by unanimous vote, 7-0.*

4. 56 Middle Street

Mr. Cracknell stated that the applicant's fence was previously approved and that the applicant now wanted to replace it with another because mechanicals were added to the abutting property.

*Vice-Chair Wyckoff moved to **approve** Items 2, 3, 5, and 7, with the following stipulation on Item #5:*

- 1. That identical screening shall surround all three sides of each condensers.*

*Ms. Ruedig seconded. The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Kristy R. Ellmer and Matthew L. Carwell, owners**, for property located at **18 Pickering Street**, wherein permission was requested to allow new construction to an existing structure (the removal of an existing side porch and replace with mudroom addition and new side porch) as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 23 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant and reviewed the petition.

Ms. Ruedig asked whether the small awning window could be bigger to mimic the previous window's size. Ms. Whitney said the smaller size window was more appropriate and more in keeping with the addition than the main structure but said she could do a narrow 1/1 window.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. A 1/1 window matching the height of the first floor window and the width of the window above shall be used on the façade.*

Vice-Chair Wyckoff seconded.

Ms. Ruedig said the project would preserve the integrity of the District, complement and enhance its architectural character, and would be compatible with surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

2. Petition of **Christopher Hudson Morrow, owner**, for property located at **36 Richmond Street**, wherein permission was requested to allow new construction to an existing structure (add 2-story bay addition, add third floor dormer, remove and replace windows, modify lower roof material, and add new heat pump) as per plans on file in the Planning Department. Said property is shown on Assessor Map 108 as Lot 5 and lies within the Mixed Research Office (MRO) and Historic Districts.

SPEAKING TO THE PETITION

Architect Anne Whitney was present on behalf of the applicant. She reviewed the petition.

Several Commissioners were concerned with by the large blank wall and suggested installing an additional window. Vice-Chair Wyckoff asked what would be used under the picture windows. Ms. Whitney said it would be clapboard like the rest of the house and that the corner boards would also be clapboarded. Mr. Rawling noted that the areas with siding had narrower corner boards and suggested matching them all the way down. Vice-Chair Wyckoff agreed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulations:*

- 1. A matching window with the historic dimensions shall be added on the second floor of the "street elevation".*
- 2. The corner boards shall be continuous on the second story.*

Ms. Ruedig seconded the motion.

Vice-Chair Wyckoff said the project would preserve the integrity of the District and its special character, would be compatible with the design of surrounding properties, and would relate to the historic and architectural values of surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

3. (Work Session/Public Hearing) requested by **Eric A. and Jean C. M. Spear, owners**, for property located at **49 Mt. Vernon Street**, wherein permission was requested to allow new construction to an existing structure (add new front entry way, porch, and rear deck) and add

solar panel arrays as per plans on file in the Planning Department. Said property is shown on Assessor Map 111 as Lot 31 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

The applicants Eric and Jean Spear were present. Ms. Spear reviewed the petition. She said they would do solar panels but not do the skylights due to possible leakage. She reviewed the hardscaping and landscaping plans.

Vice-Chair Wyckoff asked what the railing for the six rises off the driveway would be and how high the retaining wall would be. Ms. Spear said a cable railing system would be used on the front. Vice-Chair Wyckoff suggested using a continuous railing that turned and then went up. Mr. Ryan recommended that the solar panels be moved to the east side of the roof away from the street in a sawtooth configuration. Most of the other Commissioners said they liked the panels as presented. Mr. Rawling explained why he was concerned about the pseudo-light casements or awnings on the second floor as well as the proportions. Vice-Chair Wyckoff said the proportions of the second-floor windows were on the right track but wasn't sure if the muntins fit the house. Mr. Ryan agreed. He said he wasn't crazy about the horizontal windows on the garage because they made the garage door look standard. Ms. Ruedig agreed and said she didn't want to see fake muntin bars applied to casement windows. Ms. Doering suggested a third alternative of doing a bigger grill. The Boral siding was discussed. Chairman Lombardi said he liked the project and thought the house's location was the right place for solar panels.

There was no public comment. Chairman Lombardi closed the work session and opened the public hearing.

SPEAKING TO THE PETITION

The applicant Jean Spear stated that the exterior of the house would be updated with new windows and siding, a back deck, a front porch, a small in interior space, solar panels, and landscaping and hardscaping changes. In response to Ms. Ruedig's question, Ms. Spear said there would be no other changes except for the railing that was previously discussed.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the petition as presented, with the following stipulation:*

- 1. The front railing detail shall be submitted for Administrative Approval.
Ms. Doering seconded.*

Ms. Ruedig said the project would conserve and enhance surrounding property values, noting that the house was seen as a non-contributing one and was out of character in terms of its age and design, but that the creative renovation would help its standing in the District. She said it would also have compatibility of innovative technologies with surrounding properties.

*The motion **passed** by a vote of 6-1, with Mr. Ryan voting in opposition.*

4. Petition of **John J. Roese Revocable Trust of 2016, John J. Roese Trustee, owner**, for property located at **14 Mechanic Street**, wherein permission was requested to allow the relocation of an existing structure (replace siding, windows, and trim) and new construction to an existing structure (add connector and 2-story addition) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 10 and lies within the General Residence B (GRB) and Historic Districts.

SPEAKING TO THE PETITION

Architect Lisa DeStefano was present on behalf of the applicant and said the owners wanted to restore the structure and do the additions in a newer style. She said the property included a 25-ft setback toward the cemetery and that the existing home was within that setback. She said the applicant received the necessary variances to lift and move the building forward on the property and that the only change since the previous work session was that the second-floor deck on the south elevation was reduced. She reviewed the window specifications and said the new windows would be wood with divided lights.

City Councilor Representative Trace asked whether the applicant had considered using ground penetrating radar for all the moving and digging. Ms. DeStefano said they had analyzed and determined where the building would go vertically on the site. Ms. Trace also noted that the front door wasn't age-appropriate for the house's design. Ms. Ruedig suggested that an archaeologist be present during the digging. She said everything looked appropriate and fit well, noting that the addition was diminutive to the main house, and that bringing the main structure toward the street would be a bit improvement for the site. Vice-Chair Wyckoff agreed that the entry front door should be redesigned to better fit a Colonial home and suggested putting a small transom light over the door with small panes of glass. He also thought the proportions of the door entryway didn't look right. Ms. Ruedig said the original door surround could be replicated if its outline was found when the house was stripped. Mr. Rawling said the project was very compatible with the neighborhood. He suggested that the door infill on the east elevation include a darker color and that the window trim elements on the addition be in a darker shade of wood to set the main structure off more and to be more characteristic in pattern, and that the wide columns on the south and front elevations be simpler, narrow ones to make the house more dominant.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Susan Menell of 187 Marcy Street said she was the immediate abutter and that the project would cut off several of her views. She said the deck would look into her backyard and infringe on her and her husband's privacy. She asked whether a second-story deck was appropriate on a Colonial house or whether it could be moved to another side of the house.

Lisa DeStefano said the deck was reduced and recessed into the building 4-1/4 feet, which was enough for a few chairs. City Council Representative Trace said the applicant did everything possible to site the house appropriately and within the property's boundaries, noting that the South End had houses very close to one another. She said she saw no problem with the project and thought it would provide a better view of the cemetery to the abutter.

No one else rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition, with the following stipulations:*

- 1. Consistent with the New Hampshire Division of Historical Resources, a certified Archaeologist shall be on-site during all excavation, demolition, and associated Earth disturbance on the entire property.*
- 2. In order to preserve the integrity of the historic structure it shall be relocated (versus dismantled) to the proposed location as shown on the approved site plan.*
- 3. The entry door and pilaster detail shall be redesigned to match the age and style of the historic structure and submitted for Administrative Approval prior to construction.*

Ms. Ruedig seconded.

Vice-Chair Wyckoff said the project would preserve the integrity of the District and would be consistent with its special and defining character, would conserve and enhance surrounding property values, would be compatible in design, and would relate to the historic and architectural value of the existing structure.

*The motion **passed** by unanimous vote, 7-0.*

5. Petition of **73 Prospect Street, LLC and Zen Stoneworks, owners**, for property located at **73 Prospect Street**, wherein permission was requested to allow an amendment to a previously approved design (change from approved wood clapboard siding to hardieplank) as per plans on file in the Planning Department. Said property is shown on Assessor Map 142 as Lot 28 and lies within the General Residence A (GRA) and Historic Districts.

SPEAKING TO THE PETITION

The applicant Lenny Cushing was present to speak to the petition and said the new building's details would not change but that HardiePlank material was requested instead of wood clapboard because it was a better product.

Mr. Rawling suggested stipulating that the smooth side of the HardiePlank be placed on the outer side. Mr. Cushing said it was stated as so in the specifications. Ms. Ruedig said she had no problem with the material because it was all new construction.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Chairman Lombardi closed the public hearing.

DECISION OF THE COMMISSION

*Vice-Chair Wyckoff moved to **grant** the Certificate of Approval for the petition as presented, and Ms. Ruedig seconded.*

Vice-Chair Wyckoff said the project would complement and enhance the architectural and historic character of the District, and that the new house would be consistent with the special and defining character of surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

6. Petition of **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission is requested to allow new construction to an existing structure (rebuild existing garage roof, add new windows, doors, and trim as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts.

*It was moved, seconded, and passed by unanimous vote to **postpone** the petition to a later date.*

IV. WORK SESSIONS (OLD BUSINESS)

A. Work Session requested by **Vaughan Street Hotel, LLC and Stone Creek realty, LLC, owners**, for properties located at **299 Vaughan Street and 53 Green Street**, wherein permission is requested to allow the partial demolition of an existing structure and the construction of a new free-standing commercial structure (5-story Hotel) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 119 as Lot 2 and lies within the Character District 5 (CD 5), Downtown Overlay, and Historic Districts. *(This item was continued at the February 05, 2020 meeting to the March, 2020 meeting.)*

WORK SESSION

Project architect Carla Goodknight and Carthartes Principal Jeff Johnston were present to speak to the petition. Ms. Goodknight reviewed the petition in detail.

Vice-Chair Wyckoff suggested inserting the word ‘public’ on the wayfinding sign to the greenspace so that the public knew it wasn’t just for guests. The infill between the columns was discussed. Mr. Johnston said it was a metal piece with some green at its base that broke up the wood detail and was located in three places throughout the property. He discussed the canopy over the main entrance. Ms. Goodknight asked how the Commissioners felt about the layered façade look. Chairman Lombardi said it was like a wing of the AC Hotel, and Vice-Chair Wyckoff said the windows looked taller. Mr. Rawling said he liked the texture and gridwork on the lower levels and suggested emphasizing the horizontal canopy on the Green Street elevation

to accent the building more. He said the fascia on the building's top part seemed to match the AC Hotel but found it heavy and clunky and thought there were ways to refine them and break them up by adding different materials than those on the AC Hotel. He said the floor plates looked like they were developed separately and just stacked on top of each other, especially on the Green Street elevation. He said the corner metal wraps on the building's middle part didn't relate to anything underneath and that the front façade's entrances should be celebrated more. He said the passageway needed to be more inviting and that the back side of the building could use more design elements like greenery, a trellis, and so on.

Mr. Ryan said he liked the roll-up garage doors at the base because of the transparency but thought the building had a banal design and looked very rectangular. He said the only real expression on the building was the panel with the pink Moxy sign. He suggested carrying over some of the transparency from the base level by creating a more architectural stairway with places to stop and admire views from the water and bridge. He said another sweeping canopy similar to the other one was also needed to mark the entrance and said the back elevation could use more design elements. Ms. Ruedig agreed and said the overall design was generic. She said the first floor was interesting because of the garage doors and entrance to the greenway, but thought they also posed the challenge of not having that greenway public entrance look like a garage entryway. She suggested differentiating it by adding public art or something to make it clear that it was a public accessway for people and not cars. She said the vertical panel on the façade broke up the boxy look but that she didn't care for the big pink sign, and she thought it could be better if it were glass and showed a visible stairway. She also suggested designing the building without relying on the big Moxy sign in case the building changed ownership in the future. She said she preferred that the building be a little lower but thought that stepping it back on the Green Street façade helped break up the big rectangular mass a bit. Mr. Johnston asked about the bay with the sign being treated as one. Ms. Ruedig said it might run the risk of having a wall of monotonous window arrangements.

Vice-Chair Wyckoff said the flat panel in the front was not a good design statement and thought the glass suggestion was a great one that could be capped with a pediment for a classic design. He agreed with the comments about the metal on the corner having no reason to be there, noting that it wasn't so much contemporary as it was an inexpensive way of adding detail. He suggested that more work be put into the front of the building overlooking the parking lot so that people didn't see just a parking lot. Mr. Sauk-Schubert said the front elevation had a fake symmetry that was mirrored in the center line of the vertical panel. Ms. Doering said she wasn't a fan of the garage doors and was bothered by the entry doors set into a wall of glass that she felt didn't work. She said she agreed with the comments regarding the boxy, rectangular look and said she'd like to see different shapes on the building like the surrounding neighborhood ones. She said the building on the left looked like it would fall over because of the corner where the gray and brown colors met. She suggested making the left side of the stairwell with the water view more interesting by making the brickwork pattern or colors form a piece of artwork or a mural.

Mr. Johnston said the greenway access didn't have to have a 15-ft wide sidewalk and could be shorter to bring more weight under one of the bays, and it was further discussed.

City Council Representative Trace suggested making the stairway behind the Moxy sign more of a focal point internally by using glass similar to the garage door type of glass, which would give it a vertical repetitive look. She said the brick walkway could be carried further to the back so that people knew they could go there. Chairman Lombardi said he liked the idea of having an architectural stairway behind the panel and thought the panel could be transparent down to the first floor and have lighting or seating on the landings, as an extension to the lobby. He asked if the windows on the top floor were the same as the others. Mr. Johnston said the mullion would be changed to lighten up the top. Mr. Rawling said that breaking up the roofline would help break up the boxy look, and he cautioned against using too much metal. City Council Representative Trace said if glazing were done instead of having the Moxy sign and the building were lit up at night, it would be spectacular and would draw people in coming off the highway exit. Ms. Sauk-Schubert recommended that the hotel have a more playful look. Mr. Ryan said the first floor could have curved glass corners landing on columns that would lead people to the nature path and would look more dynamic.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously to **continue** the work session to the April 1, 2020 meeting.*

V. ADJOURNMENT

The meeting was adjourned at 10:48 p.m.

Respectfully submitted,

Joann Breault
HDC Recording Secretary

**MINUTES
HISTORIC DISTRICT COMMISSION MEETING
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

March 11, 2020

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice-Chairman Jon Wyckoff; Members Reagan Ruedig, Dan Rawling, Cyrus Beer and Martin Ryan; City Council Representative Paige Trace; Alternates Heinz Sauk-Schubert and Margot Doering

MEMBERS EXCUSED: Chairman Vincent Lombardi

ALSO PRESENT: Nick Cracknell, Principal Planner, Planning Department

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Chairman Lombardi was absent, and Vice-Chair Wyckoff assumed a seat as Acting Chair.

I. ADMINISTRATIVE APPROVALS

1. 249 Pleasant Street

The request was to replace all the windows with Marvin Elite ones. Mr. Ruedig said she wanted to see more documentation on the state of the existing windows due to the location of the home. The applicant's representative architect Jennifer Ramsey was present and explained that all the outside window details would remain the same and that she could submit a video showing the window conditions. Ms. Ruedig said she still wanted to see more documentation or do a site walk to see if the windows could be restored. Acting-Chair Wyckoff said it was a large project with a lot of windows and asked that the applicant return for a public hearing.

*It was moved, seconded, and unanimously passed (7-0) to **remove** the request from the Administrative Approval items and have the applicant return for a future public hearing.*

2. 28 Dennett Street

The request was to replace two metal garage doors with new metal doors of a similar design, but with glass on the top panel. Mr. Ryan said he didn't care for the fake Colonial hardware. Mr. Doering said the arched windows were out of step with the garage's utilitarian look. The applicant Lori Sarsfield was present and said she would consider a window without an arch. The Commission discussed a Madison window and a Stockton window and decided that the Stockton would be preferable.

3. 306 Marcy Street. Unit 2

Mr. Cracknell said the applicant wanted to replace the existing first-floor wood vents with metal ones. City Council Representative Trace recalled that when the applicant came before the Commission before, he had requested more of a dryer vent, and she asked why he now wanted two cooking vents. The applicant John Singer was present and said the original request was for a hood vent but there were structural issues. He said he would place a standard 3” duct cap on the vent and that it would be painted to match the clapboard.

*Mr. Beer moved to **approve** Administrative Approval Items 2 and 3, with the following stipulations on Item 2:*

- 1. The Stockton or Madison window inserts shall be used.*
- 2. Exterior hardware is optional.*

*Mr. Ryan seconded. The motion **passed** by unanimous vote, 7-0.*

Acting-Chair Wyckoff stated that Alternate Heinz Sauk-Schubert would vote on all petitions.

II. PUBLIC HEARINGS (OLD BUSINESS)

City Council Representative Trace recused herself from the petition. Mr. Cracknell excused himself from the petition. Both alternates assumed voting seats.

A. Petition of **Argeris and Eloise Karabelas, owners**, for property located at **11 Meeting House Hill Road**, wherein permission was requested to allow new construction to an existing structure (rebuild existing garage roof, add new windows, doors, and trim as per plans on file in the Planning Department. Said property is shown on Assessor Map 103 as Lot 59 and lies within the General Residence B (GRB) and Historic Districts. *(This item was postponed at the March 04, 2020 meeting to the March 11, 2020 meeting.)*

SPEAKING TO THE PETITION

Architect Jennifer Ramsey was present on behalf of the applicant. She reviewed the petition and said that every detail would match the existing home.

Ms. Ruedig said it was a simple design. Mr. Rawling said the new version was a more appropriate treatment of the building and that he didn't have any issues with it.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak, and Acting-Chair Wyckoff closed the public hearing.

DECISION OF THE COMMISSION

*Ms. Ruedig moved to **grant** the Certificate of Approval for the application, as presented with the submitted addendum. Mr. Rawling seconded.*

Ms. Ruedig said the improved garage design would complement and enhance the District's character and be compatible in design with surrounding properties. She said it was a nice and simple renovation that would improve the look of the building as well as the entire property.

*The motion **passed** by unanimous vote, 7-0.*

III. PUBLIC HEARINGS (NEW BUSINESS)

City Council Representative Trace resumed her voting seat, Mr. Cracknell returned, and Ms. Doering returned to alternate status.

1. Petition of **Islington Place Condominium Association, owner, and Stephen Iandoli, applicant**, for property located at **369 Islington Street, Unit B**, wherein permission was requested to allow renovations to an existing structure (lower existing, non-functional chimneys) as per plans on file in the Planning Department. Said property is shown on Assessor Map 144 as Lot 22 and lies within Character District 4- L1 (CD 4-L1) and Historic Districts.

SPEAKING TO THE PETITION

The owner Stephen Iandoli was present to speak to the petition. He said the house had three non-functional chimneys and that one was on the verge of collapsing. He said the home also needed a new roof that couldn't be addressed until the chimneys were resolved. He said the height would be reduced to about 2-1/2 feet above the building so that the esthetics would stay the same.

Ms. Ruedig said she didn't have a problem with non-functioning chimneys and thought that bringing the height down for ease of maintenance and getting a new roof was a good compromise. Mr. Rawling agreed and recommended stipulating that the cap details would repeat in the new chimney. Ms. Doering verified that all the chimneys would be the same height. Mr. Ryan suggested that the chimney be two feet from the ridge of the roof. Acting-Chair Wyckoff verified that the bricks would come out about a half-inch.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one rose to speak. Ms. Ruedig said a letter was received from Daniel Hale of 356-358 Islington Street who was opposed to removing the chimney, but she noted that the request wasn't for a removal.

DECISION OF THE COMMISSION

*Mr. Ryan moved to **grant** the Certificate of Approval for the application, with the following stipulations:*

- 1. The cap and corbelling detail shall be replicated on the shorter chimney.*
- 2. The chimney shall be at least 2.5 ft. above the ridge of the roof.*

Ms. Ruedig seconded.

Mr. Ryan said the project would preserve the integrity of the District and would be consistent with the special defining character of the surrounding properties.

*The motion **passed** by unanimous vote, 7-0.*

IV. WORK SESSIONS (NEW BUSINESS)

A. Work Session requested by **Jeffrey L. and Dolores P. Ives, owners**, for property located at **44 Gardner Street**, wherein permission is requested to allow new construction to an existing structure (remove rear porch and replace with sunroom and expand kitchen bay) as per plans on file in the Planning Department. Said property is shown on Assessor Map 103, Lot 42 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

Architect Anne Whitney was present on behalf of the applicant, as was the applicant Jeffrey Ives. Ms. Whitney said there were a few changes, which included replacing the existing rear porch with a smaller one, switching the multi-pane casement windows on the bay with 2/1 windows to bring down the bay from 11 feet to 10 feet, and removing a first-floor window on the east elevation to install a closet. She said the heat pump would be seen mainly from the Wentworth Gardner House but would most likely be on the ground so it wouldn't be noticeable.

Mr. Ryan asked how the gas meter would be moved. Ms. Whitney said it would be wrapped around the corner, where there was also an exterior access door. Ms. Doering said that anyone walking the grounds of the Wentworth Gardner Building would get a view of that elevation, and she felt that the symmetry of the two windows would be lost by eliminating one window. Ms. Ruedig agreed, and it was further discussed.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed by unanimous vote (7-0) to **continue** the work session to a future meeting.*

B. Work Session requested by **132 Middle Street LLC and 134 Middle Street, LLC, owners**, for property located at **132-134 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (re-pointing brick, roof replacement, add ADA accessible entry, and front entrance renovations) as per plans on file in the Planning Department. Said property is shown on Assessor Map 127 as Lots 11 and 12 and lies within the Character District 4- L1 (CD 4-L1) and Historic Districts.

WORK SESSION

Attorney Derek Durbin was present on behalf of the applicant. He introduced the project manager Tim Moulton. Attorney Durbin said the inside was in rough shape and not up to code. He said he wanted to add a staircase in the back as well as an elevator and an ADA entry. He said the roof would be repaired and an ADA lift would be added in the back corner. He also noted that the front steps were dilapidated. He said one window would have to be infilled with brick to match the adjacent one. He reviewed the existing and proposed floor plans.

Acting-Chair Wyckoff asked if the applicant was concerned about infilling the bricks and pointing the building up. Mr. Rawling suggested that it be set back one course. Ms. Ruedig said the applicant would need a good mason to repoint the brick. Mr. Ryan said the applicant would not find a similar brick to match. Mr. Moulton agreed that it would be a challenge to source the brick, but that they could mix and match. Mr. Ryan suggested a wood panel or window, and it was further discussed.

Mr. Moulton said they wanted to rebuild the existing concrete stairway with a timber frame deck that would match the trim and would have a black PVC rail. He said they also wanted to rebuild the little roof to make it match the building better and extend it to the edge of the building so that it covered the lift. Mr. Ryan asked if the masonry openings had curved brick, and Mr. Moulton said they did not. Acting-Chair Wyckoff said that rebuilding the concrete steps would be tough. Mr. Moulton said the stairs on the building's façade were failing and that they would be replaced with cement. Ms. Ruedig said a lot of places used a pre-cast stair with the same profile, molding, and so on. She said the brownstone would not stabilize. Mr. Moulton said they could pull it off by repairing patches on the building. He said he wanted to use granite steps. Most of the Commission agreed that granite steps would be inappropriate and suggested getting the pre-cast stair and possibly dyeing it brown. It was further discussed.

Ms. Trace said she was concerned about replacing the original doors and saw no reason why they couldn't be restored. Ms. Ruedig agreed, noting that the doors were a characteristic piece of the building. Mr. Moulton said the transom above the doors would be kept. Mr. Rawling suggested researching whether there used to be decorative finials at the bottom of the stairs.

Mr. Moulton said they wanted to replace some of the roof with rubber roofing and replace the cap roofs with asphalt, and also replace the slate on the gambrel roof with either shingle or faux slate. He noted that half of the building was slate and half was asphalt, so they wanted to do the front part of the building with all faux slate and the back with asphalt. A fish scale design was discussed. Mr. Moulton said the wood corner boards would be retained on both sides.

Mr. Moulton presented two roof options: the faux slate on the front main part of the building and the asphalt on the back (Option 1), and a higher-end slate-look asphalt (Option 2). He said that Option 2 was their preference because it was uniform and had a great lifetime guarantee. Mr. Rawling said that type of shingle was available in a fish scale pattern. Mr. Rawling suggested that the front sloped mansard roofs have the synthetic slate product as close to a fish scale pattern as possible, which would allow an alternate product on the lower pitched upper sections that would be similar in color and open to considering the lowest-cost material on the back portions of the mansard. Ms. Ruedig said the asphalt choice was a good one for the back but thought that darker colors would be more successful. Mr. Moulton pointed out that Option 2 would be the

material on all the gambrel roofs and Option 1 would be faux slate on the main part of the building, with the back having a slate-colored architectural shingle but not the slate pattern that would match the rest of the back building. Mr. Ryan said it should have a darker cap, and Mr. Rawling said it should be compatible with the colors in the slate.

Acting-Chair Wyckoff summarized that the Commission was willing to see what the applicant came up with on the stairs, that more information was needed on the door entryways, and that some commissioners preferred the heavy asphalt and some wanted the faux slate.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the work session at the April 1, 2020 meeting.*

C. Work Session requested by **GBK Portsmouth, LLC, owner**, for property located at **134 South Street**, wherein permission is requested to allow new construction to an existing structure (add roof deck) and renovations to an existing structure (update lower façade, entrances, decks, and exterior lighting) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lot 64 and lies within the General Residence B (GRB) and Historic Districts.

WORK SESSION

Architect Brendan Holben and the applicant Ben Kelly were present. Mr. Holben reviewed the petition, stating that they wanted to put composite siding on the lower ground floor of the three-decker Colonial Revival building as well as add storms, improve the rooftop deck access with an expanded walkout, replace the basement bulkhead, and enhance the overall appearance with light fixtures and so on. He said some windows would be replaced with new glazing.

Acting-Chair Wyckoff asked about the posts going up to the second-floor level of decking. Mr. Holben said it was a combination of framing. The applicant said the siding would be replaced and a different color would be used on the bottom of the building. He said they wanted to add detail to the entry balconies and were considering two different railings on the second and third-floor balconies and deck. Ms. Ruedig said she had no problem with changing the siding on the first floor but thought the side trim board around the windows was hacked away when the vinyl was put on. Mr. Holben said they were trying not to touch the windows. Mr. Rawling said he thought the first-floor windows were original, noting that the upper floors sill had weight to them. It was discussed. Acting-Chair Wyckoff recommended darker storm windows. Mr. Rawling said the rusticated base was a nice touch and suggested continuing the darker color all the way down to the foundation, but in a darker shade. Ms. Ruedig asked whether the foundation brick would be painted. Mr. Holben said they would just paint what was already painted and leave the rest of the foundation as it was.

Acting-Chair Wyckoff asked if the back railings would be painted black. Mr. Holben said the back needed structural work and that the top posts might be replaced with a metal bar. He said there were two railing style options, one that went across the top and one that went across the bottom, with the main difference being a vertical baluster instead of a horizontal one. Ms. Doering said the railings looked too modern. Ms. Trace suggested more distance on the vertical railing because the façade was on South Street. Mr. Sauk-Schubert wasn't sure if the cable railing was appropriate. Mr. Ryan agreed but said he could go vertical. Mr. Rawling said the front of the building should have a more traditional railing design. He suggested angling the sides of the balcony back in toward the corner of the bays to look more anchored to the building. Ms. Ruedig said she preferred the vertical railing because it broke up the horizontal building. She suggested adding a little space to give it some bulk and more of a traditional look.

Mr. Rawling said the cable railings would be fine on the roof deck but suggested giving the stairwell more charm so that it didn't look so austere. He said the housing around the doors and windows could use some architectural character. The lighting choices were discussed. Mr. Kelly said they wanted to get rid of the industrial spotlight and have a single lantern look.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the work session at the April 1, 2020 meeting.*

At this point, Ms. Ruedig left the meeting and Mr. Sauk-Schubert took a voting seat.

D. Work Session requested by **KWA, LLC, owner**, for property located at **165 Court Street**, wherein permission is requested to allow renovations to an existing structure (renovate store-front with new glazing and new canopy system) as per plans on file in the Planning Department. Said property is shown on Assessor Map 116 as Lot 27 and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

WORK SESSION

Architect Brendan Holben was present on behalf of the applicant and introduced the applicant Todd Adelman. Mr. Holben reviewed the petition, noting that the building was defined by a wrap-around entry canopy and had structural problems. He said they wanted to remove the canopy and renovate the building with new glazing and a new canopy system. He reviewed two canopy options. Mr. Rawling said he liked the translucent roof scheme and preferred the unpainted brick base, except without the all-black base. Mr. Sauk-Schubert said he liked the glass canopy but not the idea of having to clean it often. Mr. Ryan said he could support either canopy but didn't want the natural brick painted. Mr. Beer said he could support either canopy. Ms. Doering said she liked Option 1 but could support either option, or some mixing and matching. Acting-Chair Wyckoff said he could support either canopy but preferred Option 2 with the corrugated roof because it was a detail. He said he was against painting the bricks black. Mr.

Holben further discussed a correlated frosted-looking acrylic product. Mr. Ryan said the tiebacks to the building could be more architectural and suggested angling them off.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the work session to the April 1, 2020 meeting.*

E. Work Session requested by **Bow Street Theatre Trust, owner**, for property located at **125 Bow Street**, wherein permission is requested to allow new construction to an existing structure (replace roof, add insulated cladding on two walls) as per plans on file in the Planning Department. Said property is shown on Assessor Map 105 as Lot 1F and lies within the Character District 4 (CD 4), Downtown Overlay, and Historic Districts.

WORK SESSION

Architect Tracy Kozak was present on behalf of the applicant and introduced the Bow Street Theater Executive Director Kathleen Cavalaro. Ms. Kozak reviewed the petition, noting that the atrium lobby structure had to be insulated for energy issues. She said they wanted to replace the roof with a standing seam metal one and add insulated cladding on two walls. She said there would be no change to the glazed storefront except to replace the right panel with a solid one. She showed some photos of the existing conditions and products.

Mr. Rawling said a uniformly-colored metal roof would be dull and should have some weathering characteristics like copper. He also suggested something similar to an Italianate design that had metal roof portions painted in alternate striping to look like a tent canopy, which he thought might add interest to the building. Ms. Kozak showed two options for the exterior walls, one with a patina that weathered over time (Option 1) and the other a metal panel system that snapped together in 4-ft widths. She said Option 1 was preferred because the darker color matched better.

Mr. Ryan said the building was one of the last true modern pieces of architecture in town and that wrapping it in a new skin would change its pure quality. Ms. Cavalaro said it was built as a greenhouse, so it was cold in the winter and hot in the summer. Mr. Ryan asked if some of the detailing on the trims could be saved or if another roof form could be chosen to retain the thermal value without totally covering the building. Mr. Beer said he liked the practicality of the design but thought it would be great if the applicant could come up with something to make it look more authentic. Mr. Rawling suggested bringing the roof down and having glass on the edge to reduce the overall mass of the width. Ms. Kozak explained how an all-metal roof would simplify things but said they could find a way to use some translucent or transparent panels.

Mr. Sauk-Schubert said he was okay with what was proposed. Ms. Trace said she'd be sorry to see the glass and asked if there was a material that would have a reflective quality and look like a glass roof, or if glass could be on the side so that the structure didn't look like a massive metal barn-like one. Acting-Chair Wyckoff said he was in support of the project that thought it was

important that the building be more energy efficient. He suggested that the applicant try to find different panels to give it more detail that would look good for the theater. He said the modern glass design was fine and thought the glass elevator would make the building interesting.

Ms. Doering suggested retaining the roof and putting the metal over it so that one could still see it from the inside. She said if the metal roof came down, the course closest to the street would hail back to the 1980s and would be intriguing. Mr. Ryan said it was an opportunity to show some of the theater in the entranceway by opening it up and showing some of the original glazing that everyone remembered.

There was no public comment.

DECISION OF THE COMMISSION

*It was moved, seconded, and passed unanimously (7-0) to **continue** the work session to the April 1, 2020 meeting.*

V. ADJOURNMENT

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Joann Breault
HDC Meeting Recording Secretary

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.

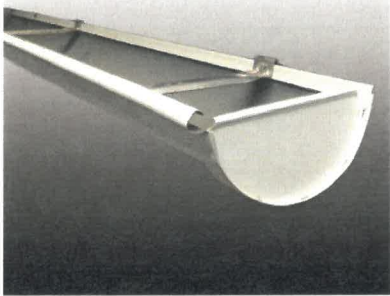
- Deck omitted. Non-Historic deck was removed due to severe rot and not replaced to maintain a more quiet, peaceful setting for guests and fellow members of The Hill Condo Association.
- Rebuilt stair access was shifted and widened due to ledge and to mirror the landing to the left.
- ADA ramp had to 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.

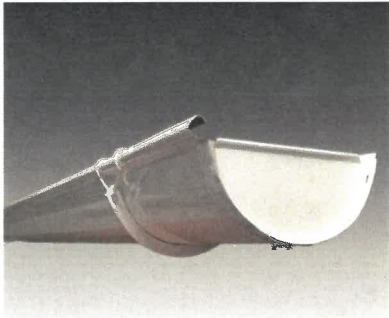
Thank you in advance,
Doug Palardy, Owner

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

				
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. 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

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

--

INTERNAL USE ONLY -- Letter of Decision Information

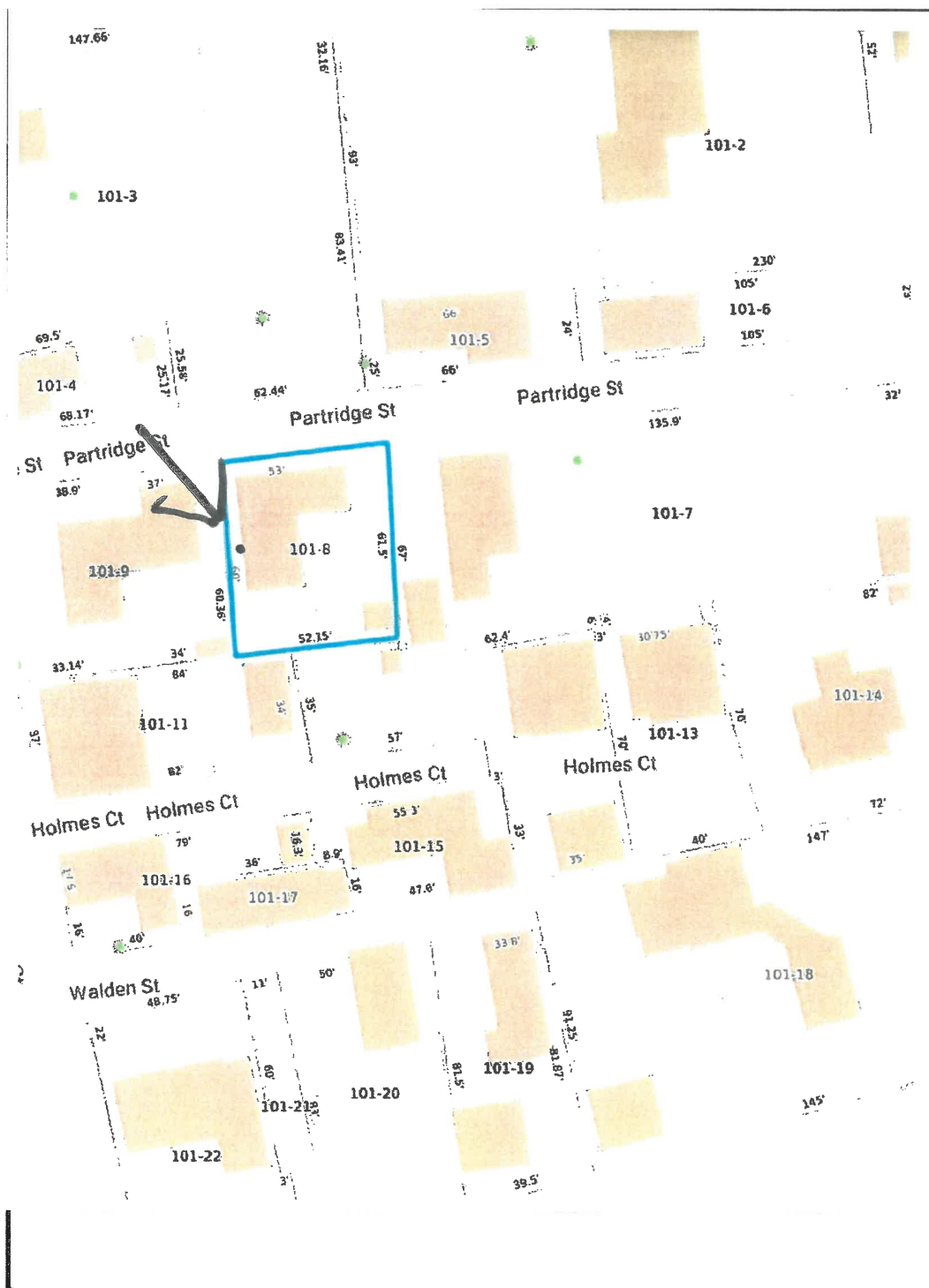
Owner Addressee Full Name and Title

--

Owner Addressee Prefix and Last Name

--







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

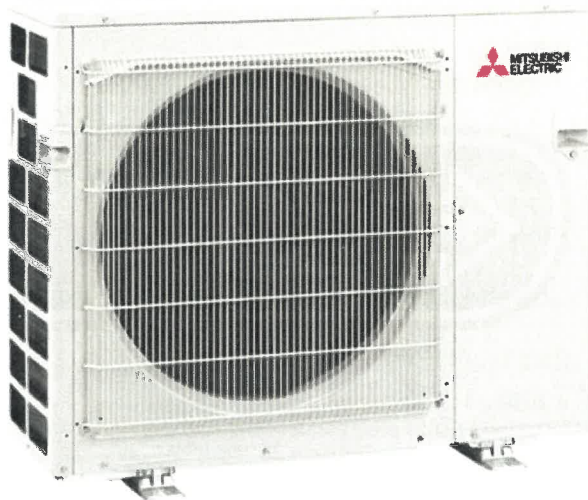


Mitsubishi - 36k BTU - M-Series Outdoor Condenser - For 2-4 Zones

[Our Price](#)

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[Shipping](#)



[Click to Enlarge Image](#)

Model: MXZ-4C36NA2



★★★★★ (9)

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\$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 Denth

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)** -



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

Status: Active

Submitted: Mar 13, 2020

Project: 40 Howard Street - Driveway and retaining wall

Applicant



Kenneth Sullivan

617-733-0471

@ kensullivan72@gmail.com

Location

40 HOWARD 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

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

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

--

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

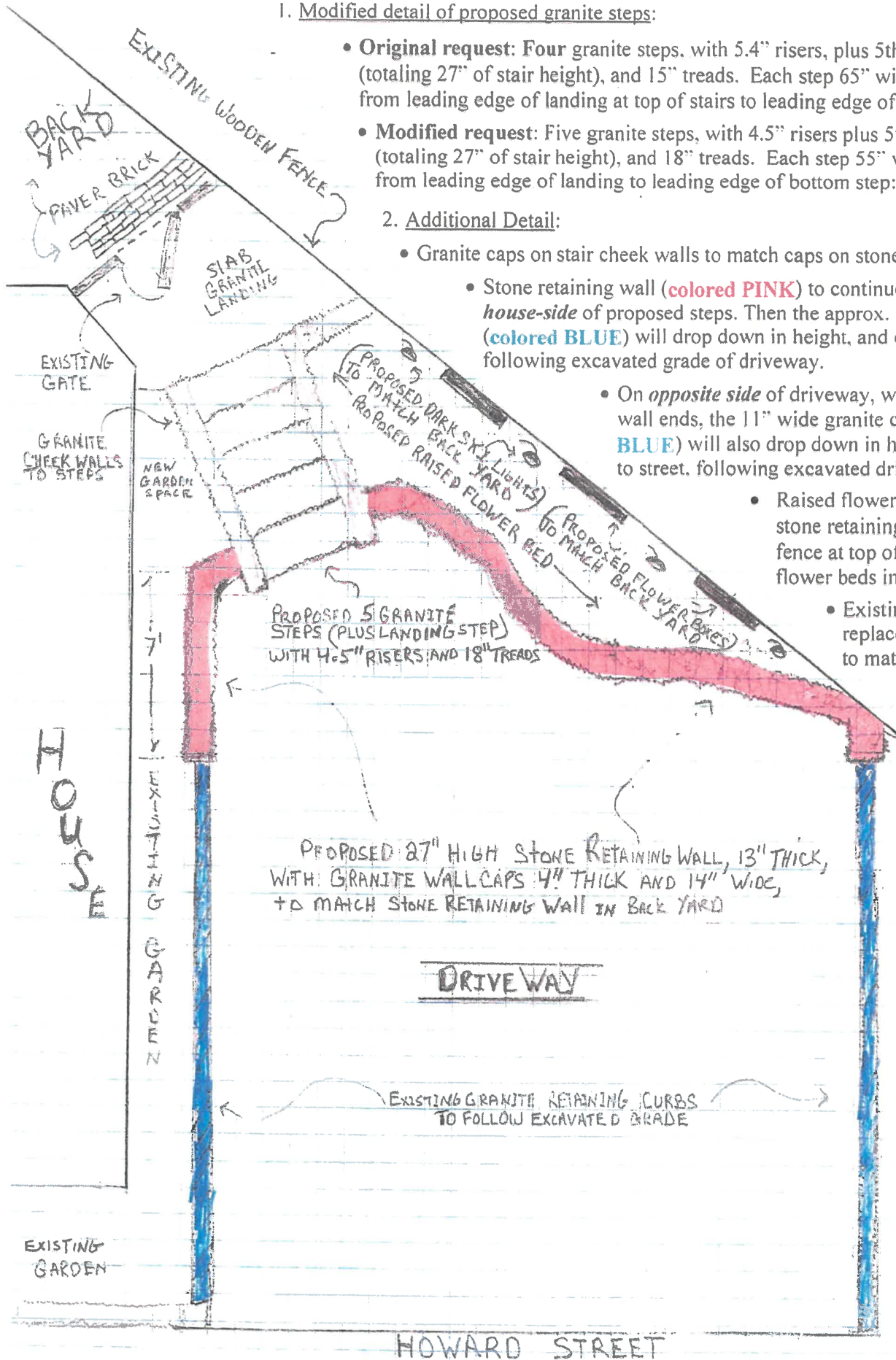
TAB-9 .

1. 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:

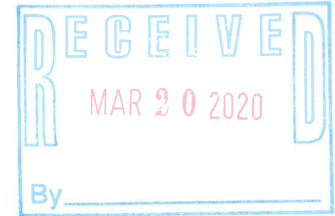
- Granite caps on stair cheek walls to match caps on stone retaining wall.
- Stone retaining wall (**colored PINK**) to continue for about 7' off house-side of proposed steps. Then the approx. 11" wide curb (**colored BLUE**) will drop down in height, and continue to street, following excavated grade 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.



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.

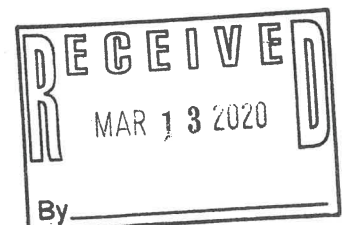
Tab-6: Second photo of back yard.

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.

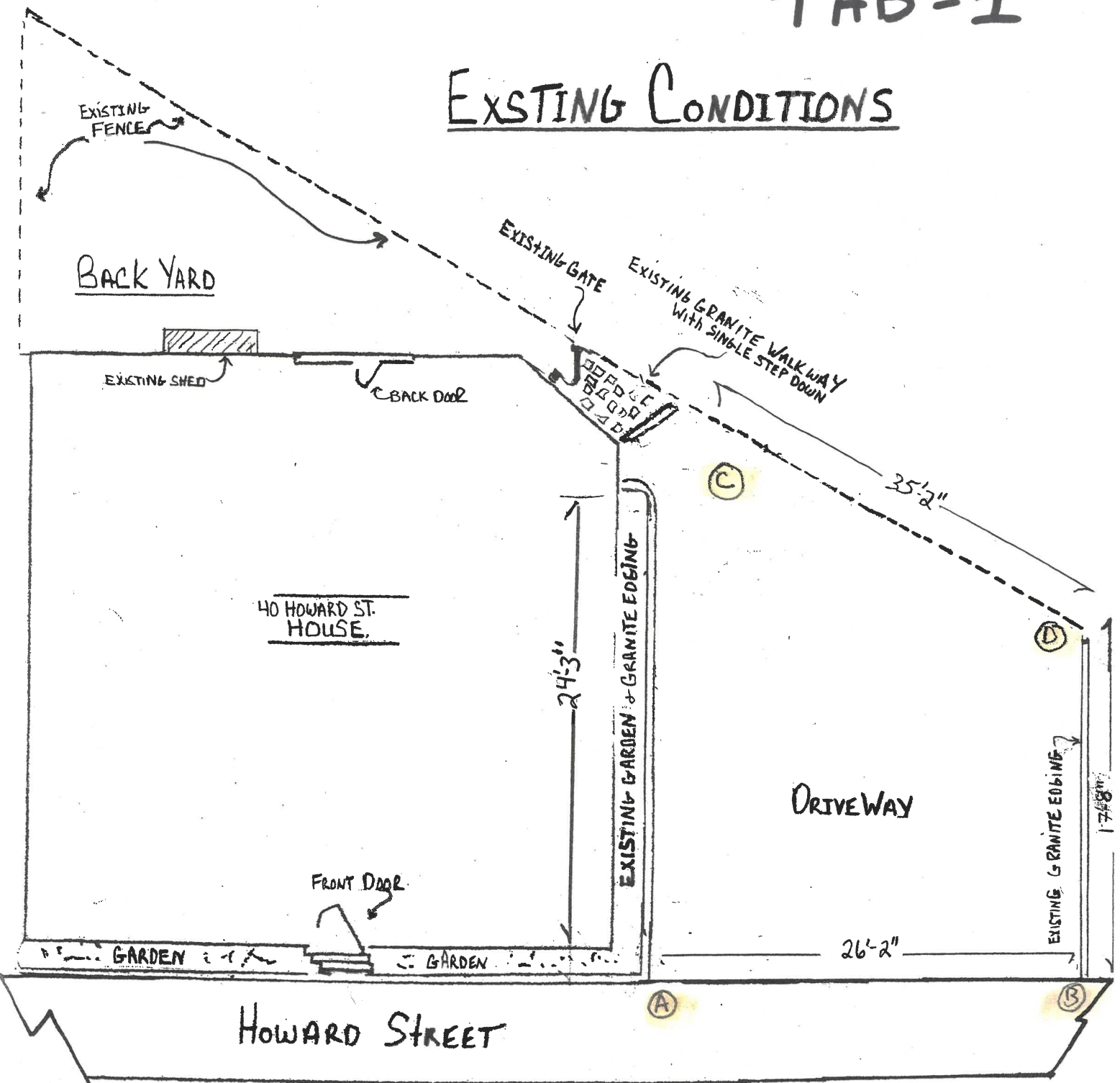
Tab-8: Photo of the large vintage stone from which the proposed stone steps and wall caps are to be cut.

Sincerely,

Kenneth C. Sullivan

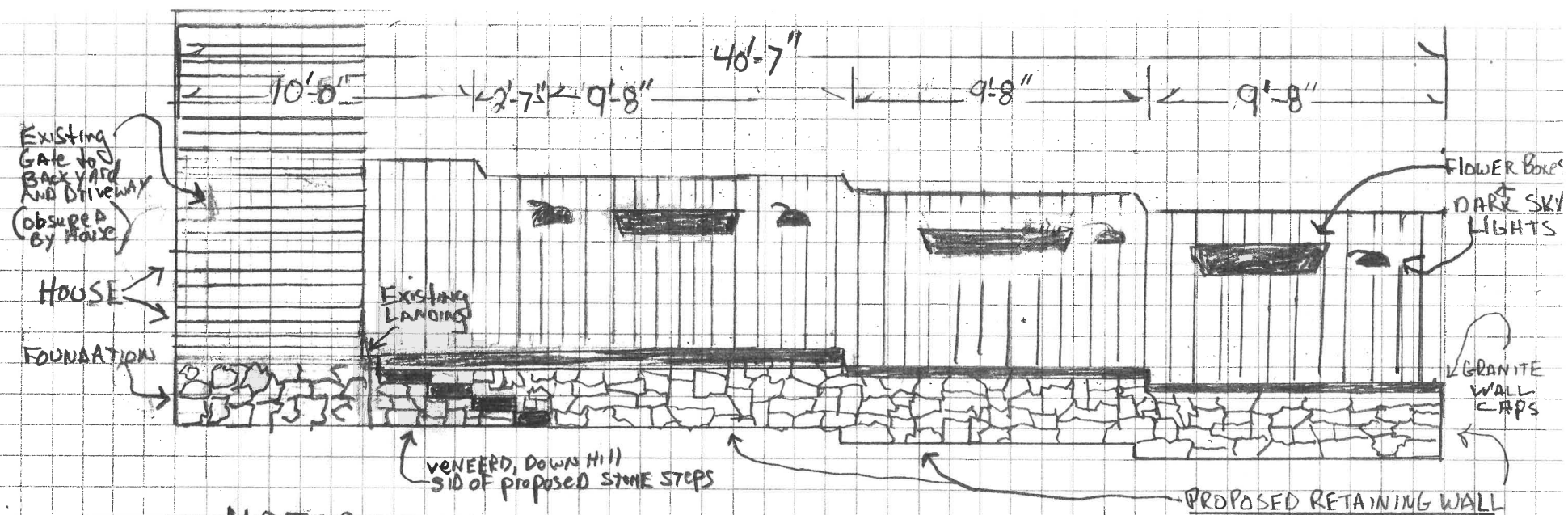


EXISTING CONDITIONS



DRIVEWAY GRADING DETAIL:

1. The top GRADE OF THE EXISTING GRANITE LANDING AT THE BACKYARD GATE IS $44"$ 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. $9/16"$ PER FOOT $\times 24'$.
2. HOWARD ST GRADE ACROSS BOTTOM OF DRIVEWAY AT STREET: $5/16"$ PER FOOT ($.3125"$ PER FT.) OVER $26'-2"$ EQUALS $8.2"$ RISE UP THE STREET (B TO A).
3. GRADE ACROSS TOP OF DRIVEWAY: $5/32"$ PER FOOT ($.15625"$ 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. STONE WALL HEIGHT MAINTAINED AT 27", STEPPING UP 6" TO MATCH GRADE OF DRIVEWAY + FENCE
2. STONE WALL IS BACK-MORTARED, IS 13" THICK, WITH GRANITE WALL CAP 4" THICK AND 14" 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 5.4" RISERS, 15" TREADS, AND ARE 65" WIDE ±.
• TOTAL HEIGHT OF ALL STEPS IS 27", MATCHING HEIGHT OF STONE WALL, WITH WALL CAP 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-6





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

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

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

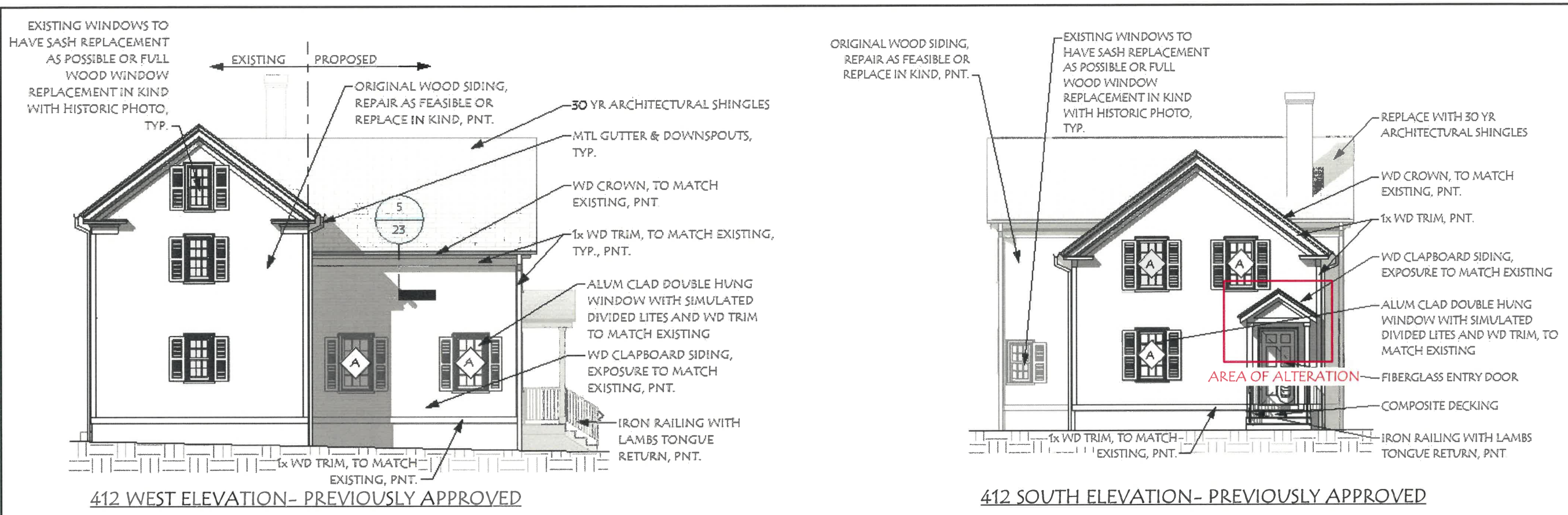
ZONING SUMMARY:
ZONING DISTRICT: CD4-L2
LOT SIZE: 40,075 SF
REQUIRED LOT AREA PER DWELLING UNIT: 3,000 SF
BUILDING HEIGHT: 35'-0" MAX
GROUND FLOOR ABOVE SIDEWALK: 3'-0" MAX
MIN GROUND STORY HEIGHT: 11'-0"



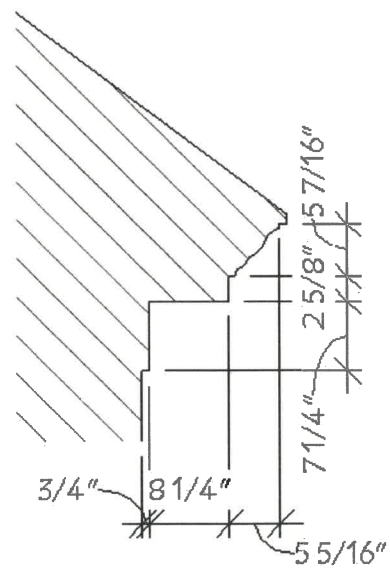
Revisions:	Date
#	Description

12" = 1'-0"	SNH	R/H	2017008	03/31/20
SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:

TITLE: COVER	1
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NOTE: REAR ADDITION ROOF EAVE DETAIL



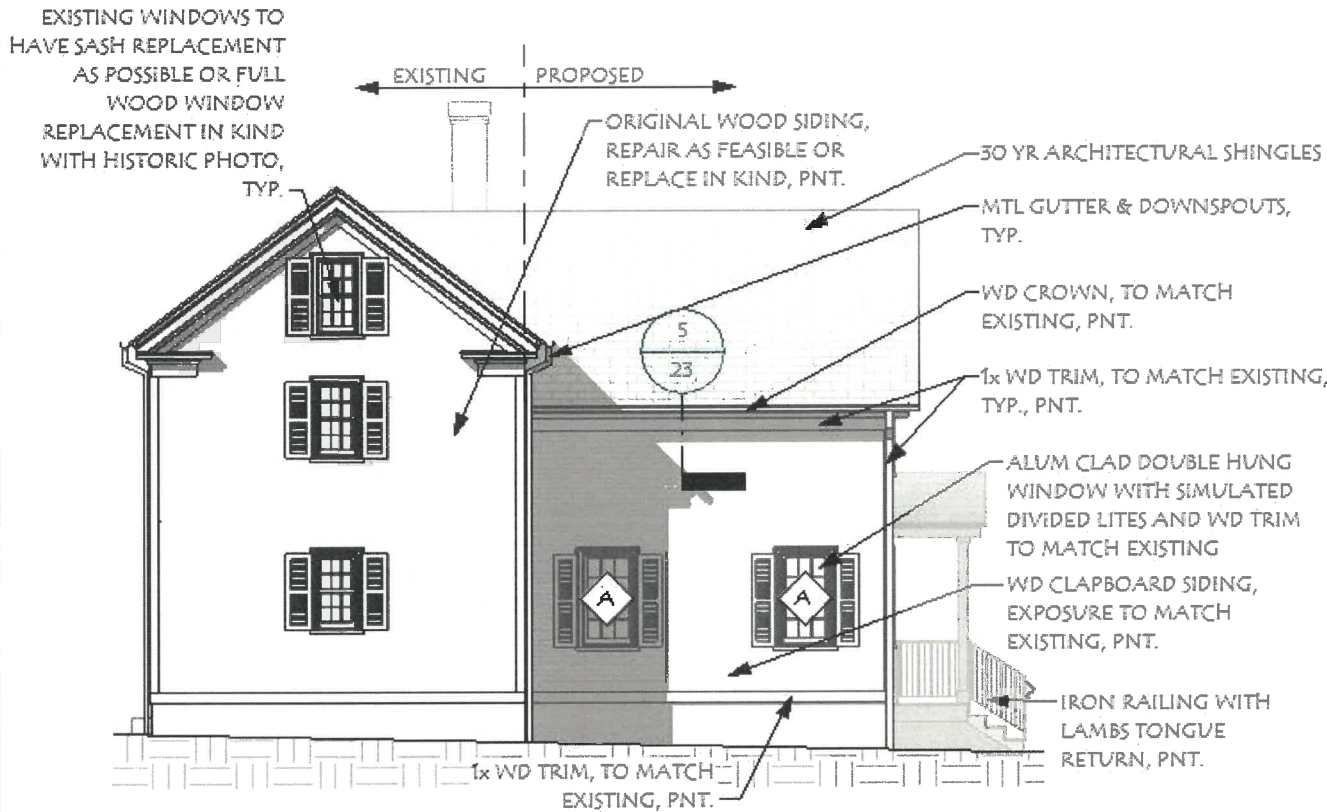
412 SOUTH ELEVATION- AS BUILT

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.

MARKET SQUARE ARCHITECTS 104 Congress St., STE 203 Portsmouth, NH, 03801 PH: 603.501.0022 MarketSquareArchitects.com		HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL APRIL 2020	
ISLINGTON COMMONS		412 ISLINGTON STREET PORTSMOUTH, NH 03801	
Revisions:	Description	Date	
#			
SCALE:	SNH		
DRAWN BY:	R/H		
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



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.



MARKET SQUARE ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202
MarketSquareArchitects.com

HISTORIC DISTRICT COMMISSION

ADMINISTRATIVE APPROVAL
APRIL 2020

ISLINGTON COMMONS

412 ISLINGTON STREET
PORTSMOUTH, NH 03801

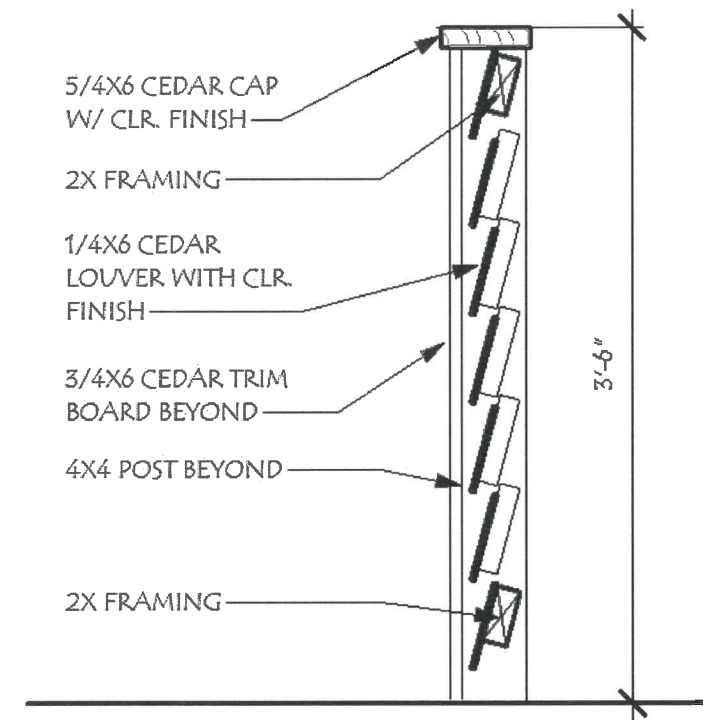
Revisions:	Description	Date
#		

SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.:	DATE:

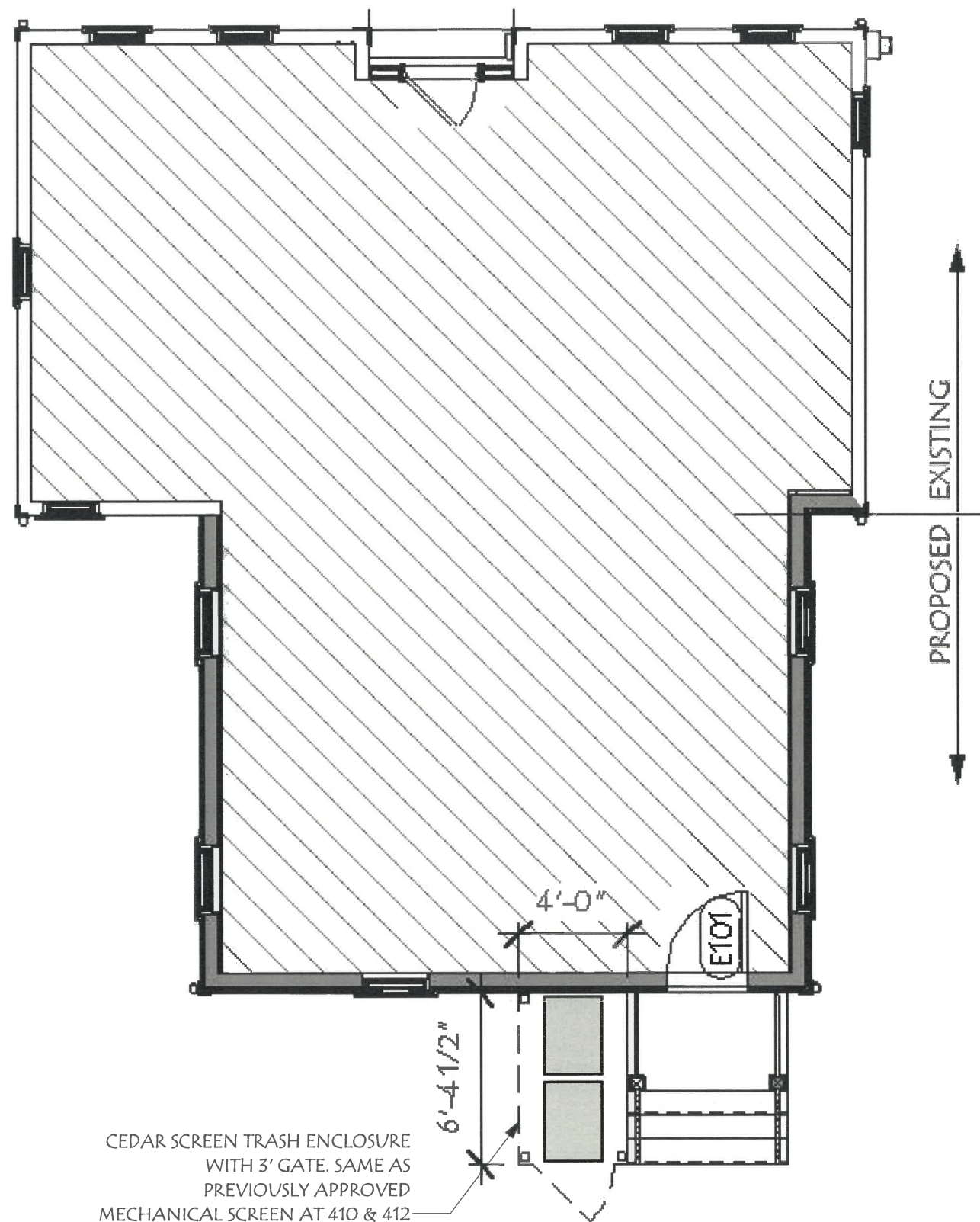
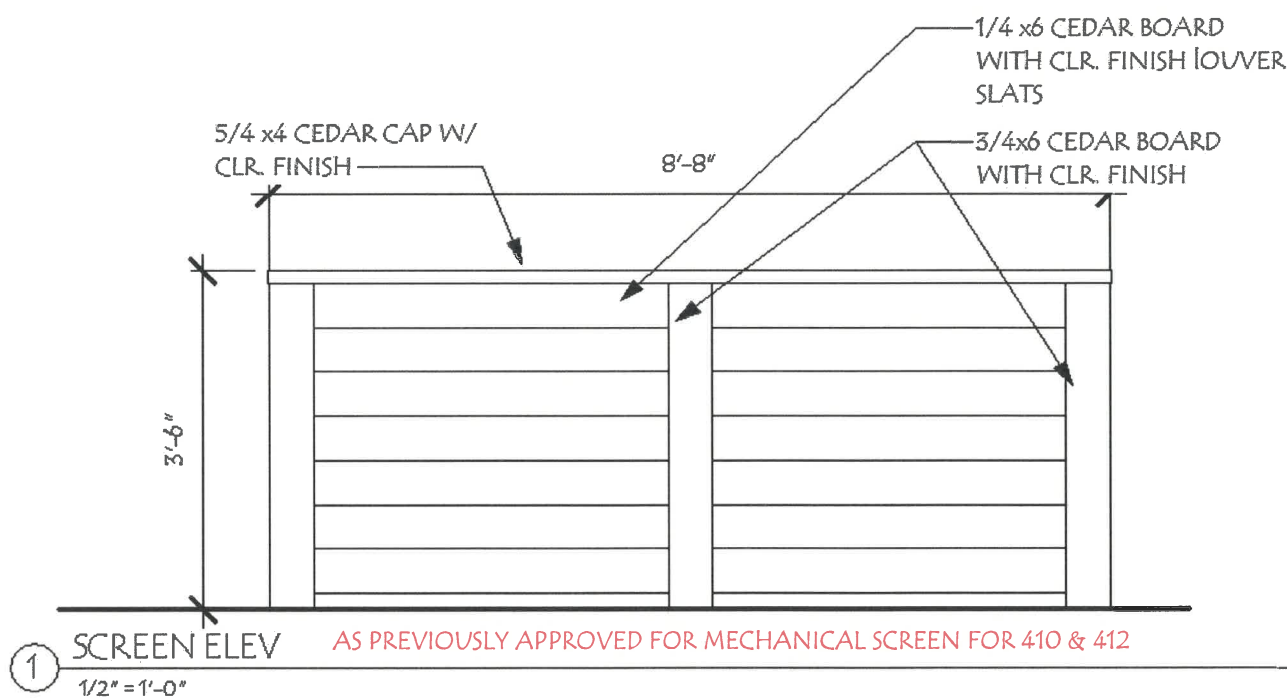
TITLE:	3
412 WINDOW TRIM	



EXAMPLE OF A SIMILAR SCREEN



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

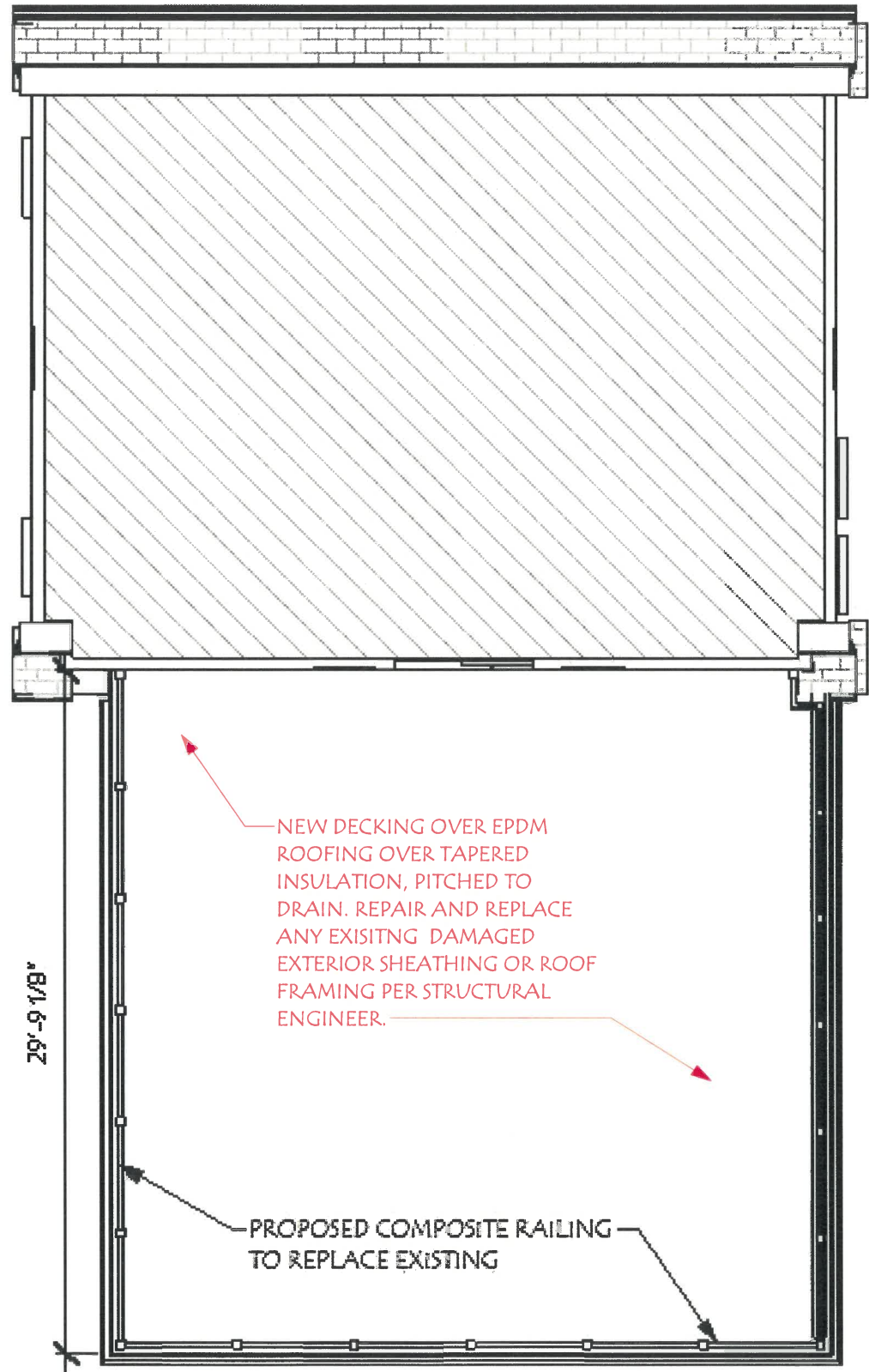


412 FLOOR PLAN

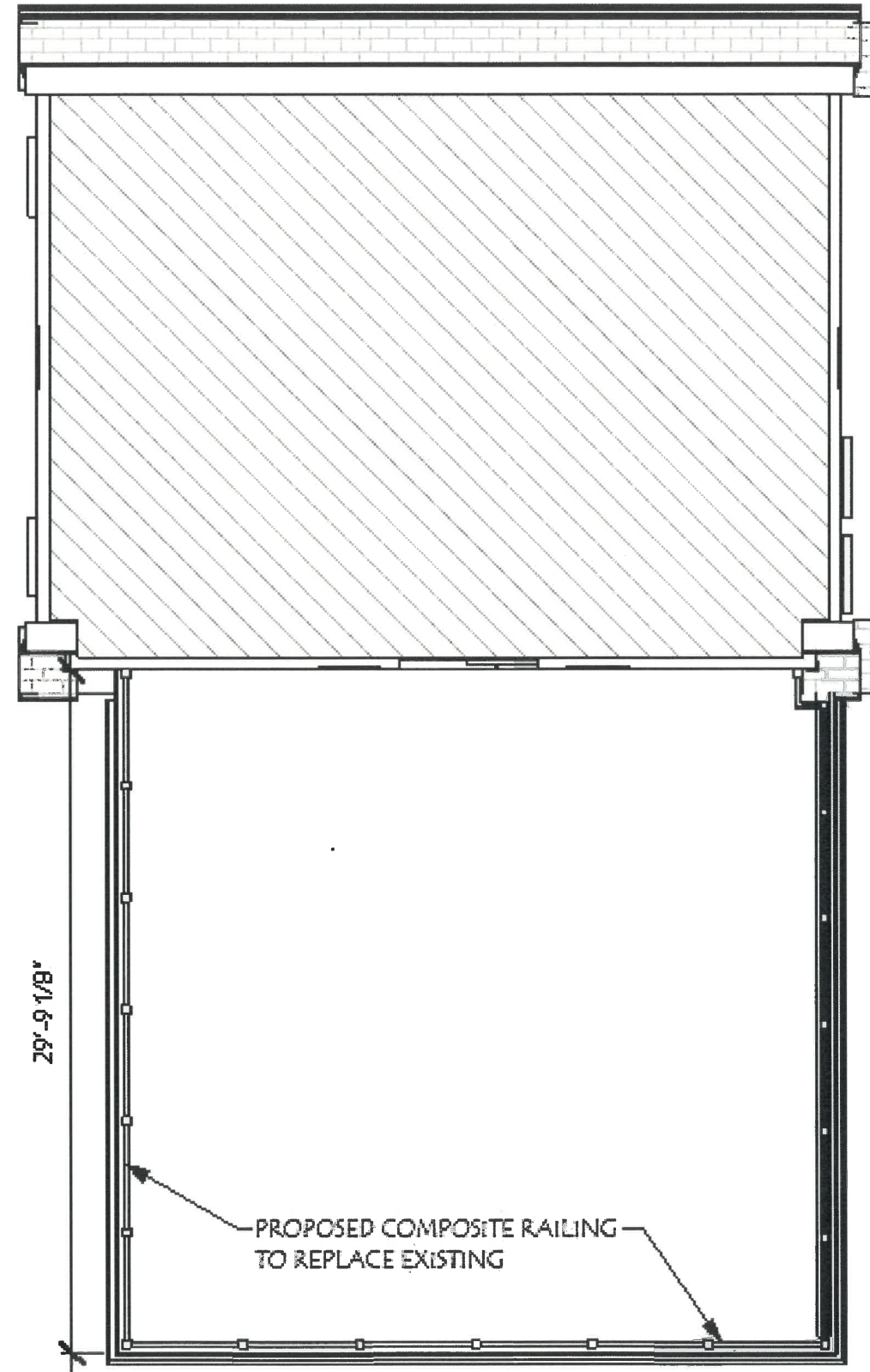
Revisions: #	Description	Date

SCALE:	SNH
DRAWN BY:	Checker
CHECKED BY:	2077008
PROJECT NO.:	03/31/20
DATE:	3/31/2020 9:04:25 PM

TITLE: 412 TRASH ENCLOSURE	4
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428/430 ROOF PLAN- PROPOSED



428/430 ROOF PLAN- PREVIOUSLY APPROVED

MARKET SQUARE ARCHITECTS <small>104 Congress St., STE 203 Portsmouth, NH 03801 PH: 603.501.0202 MarketSquareArchitects.com</small>		HISTORIC DISTRICT COMMISSION ADMINISTRATIVE APPROVAL APRIL 2020																			
ISLINGTON COMMONS 412 ISLINGTON STREET PORTSMOUTH, NH 03801																					
TITLE: 428/430 ROOF PLAN	SCALE: DRAWN BY: SNH CHECKED BY: Checker PROJECT NO.: 2017008 DATE: 03/31/20	Revisions: <table border="1"> <thead> <tr> <th>#</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	Description	Date																5
#	Description	Date																			

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

--

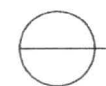
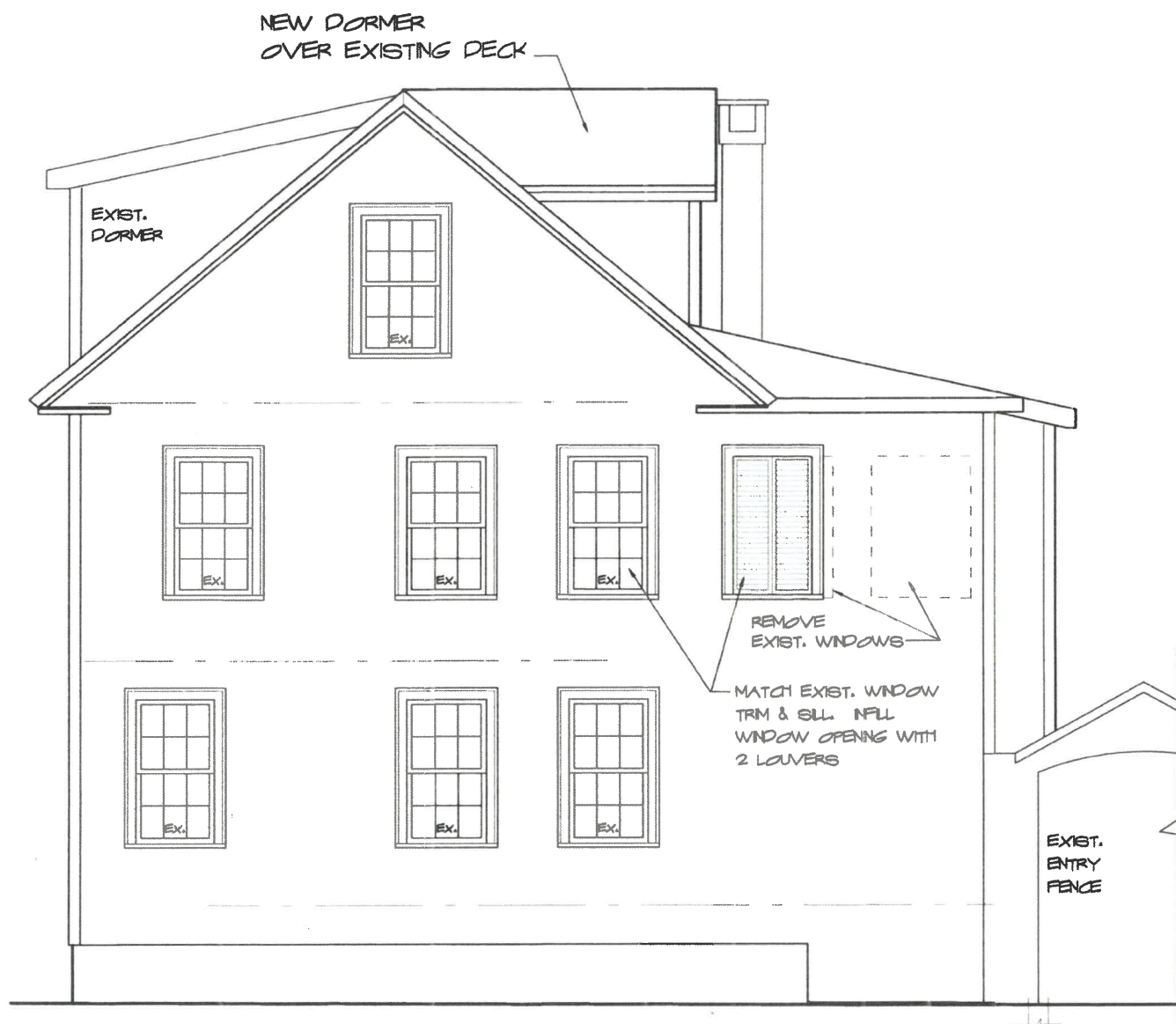
INTERNAL USE ONLY -- Letter of Decision Information

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 03801
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

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

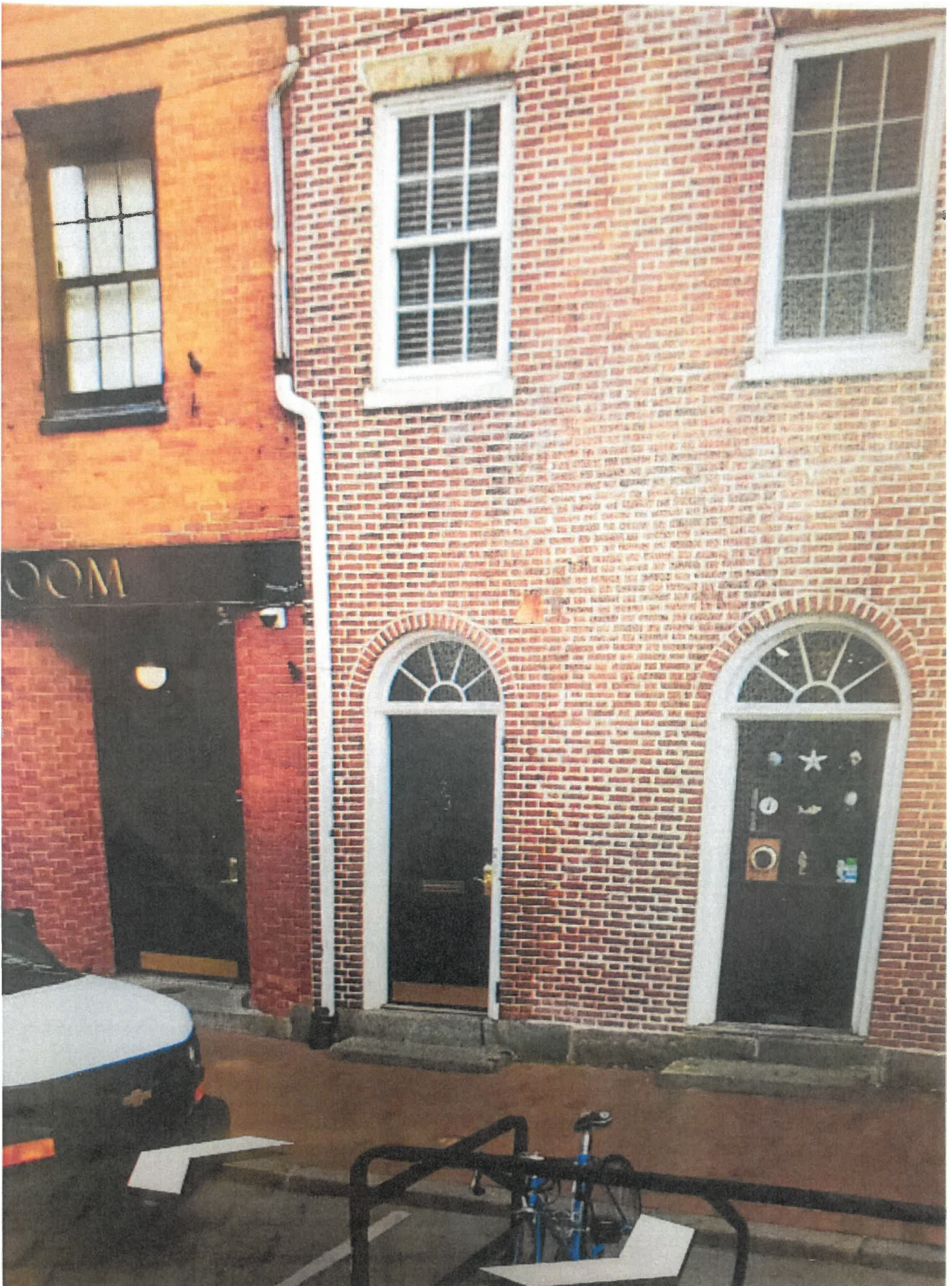
I certify that the information given is true and correct to the best of my knowledge.

true

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

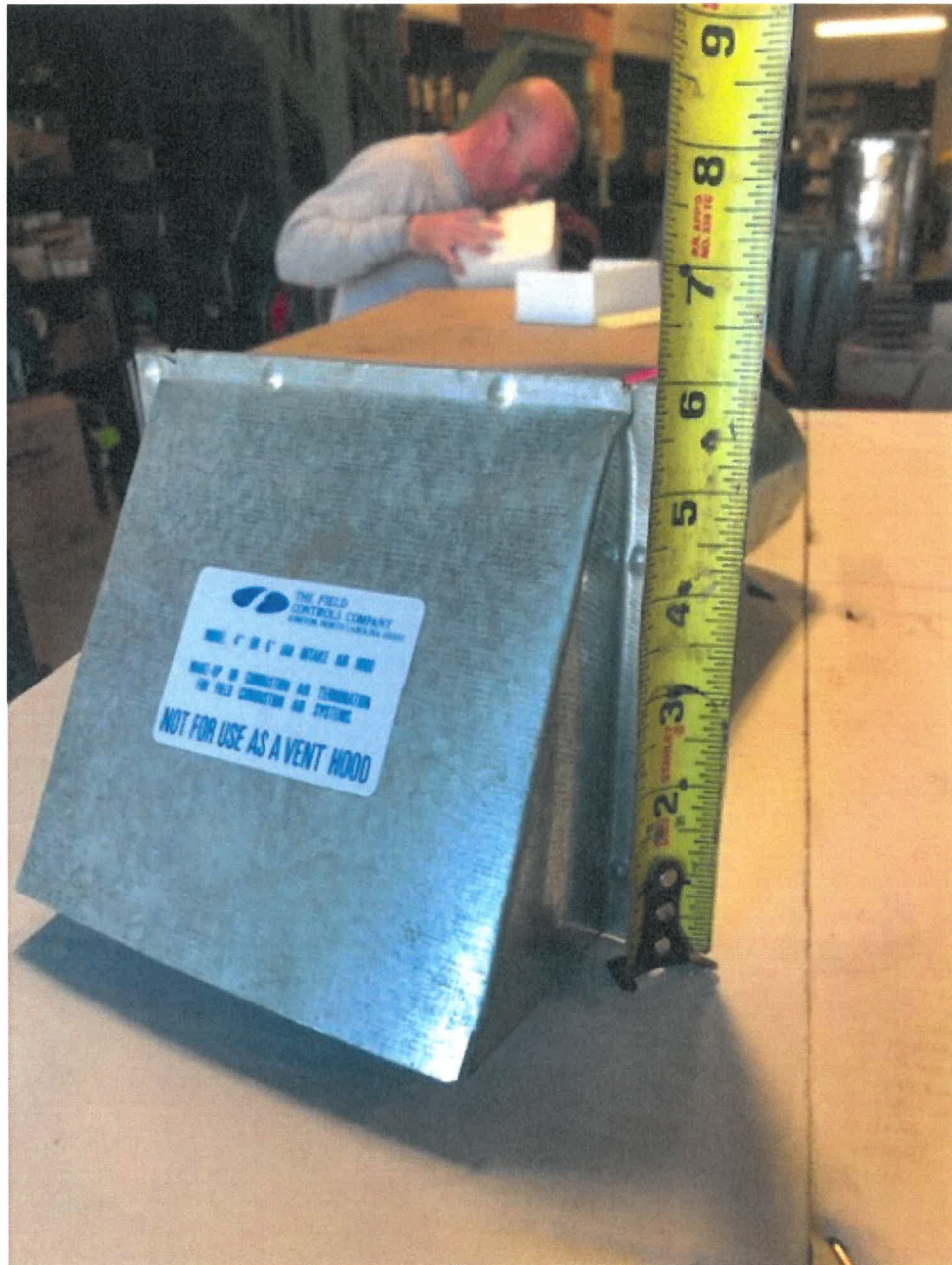
Scanned with CamScanner



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

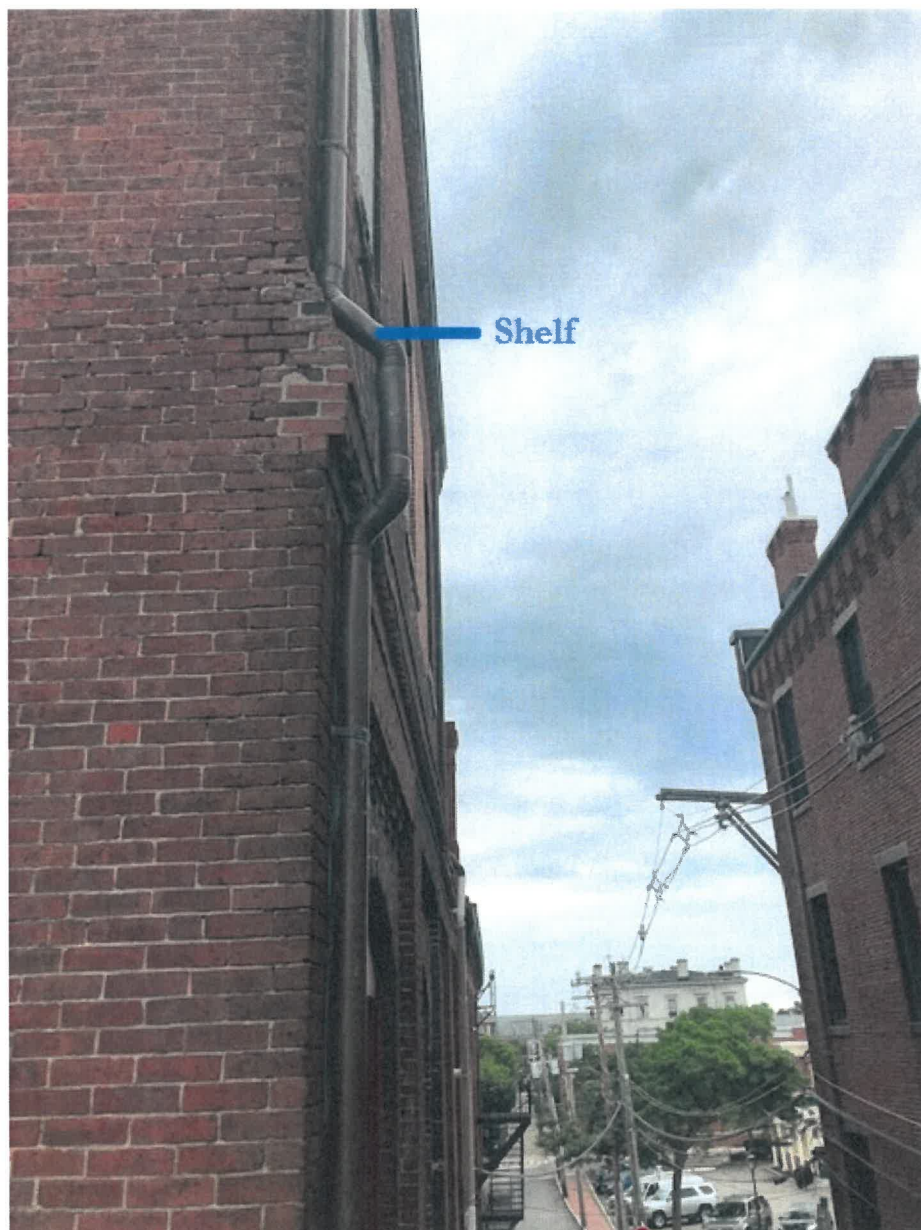
Greenland

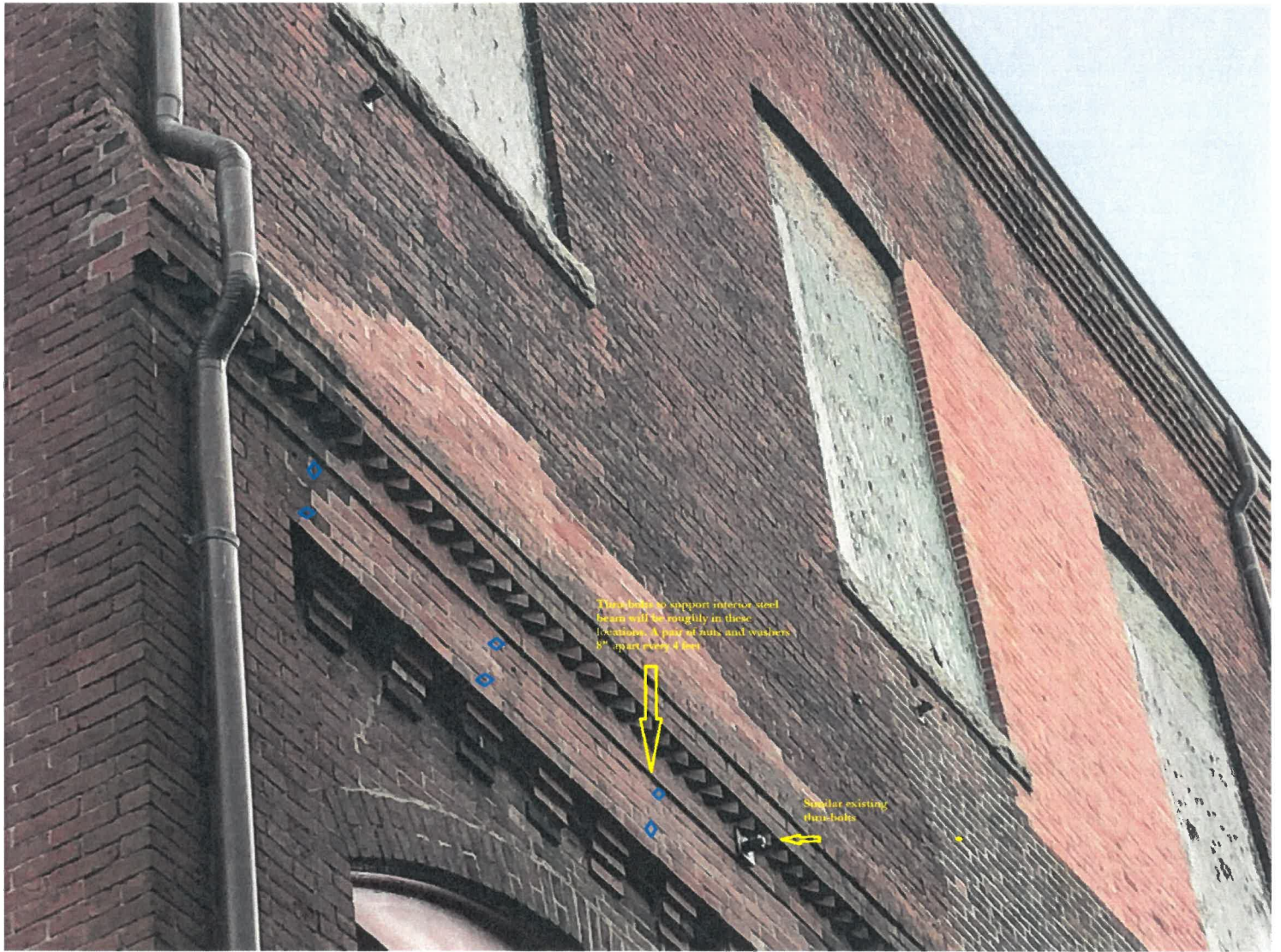
Zip Code

03840



Parge or flash this
corbelled shelf





Thin plates to support interior steel beam will be roughly in these locations. A pair of nuts and washers 8" apart every 4 feet

Single existing bolt





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

--

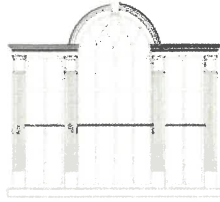
INTERNAL USE ONLY -- Letter of Decision Information

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' 87/8" 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:

Phone:

Fax:

Contact:

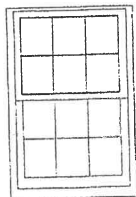
Trade ID: 742126

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



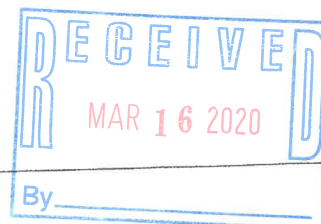
Viewed from Exterior

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



By

Quote #: 3787

Print Date: 03/10/2020

Page 1 Of 2

iQ Version: 20.0

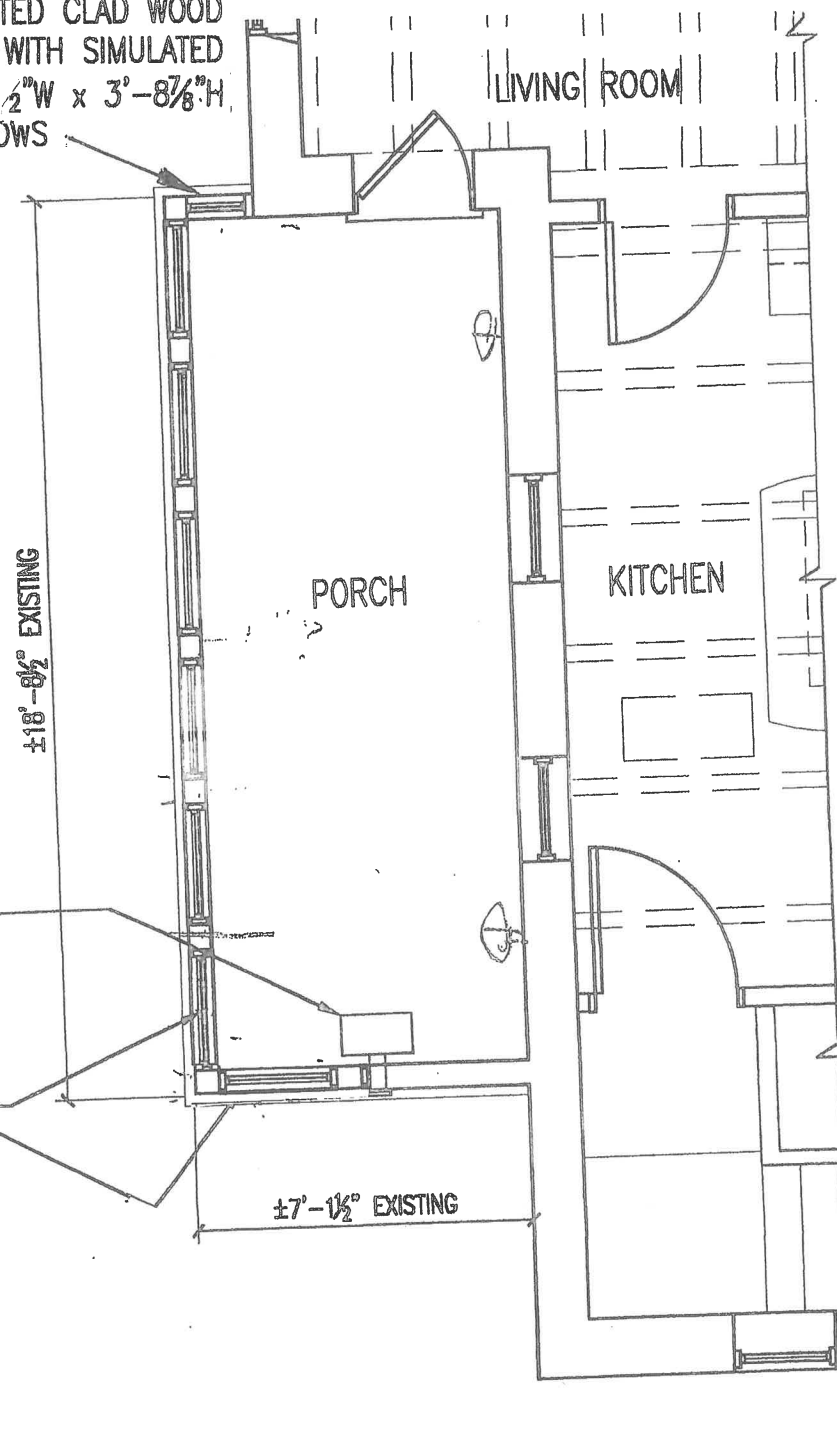
NOTES:

- 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



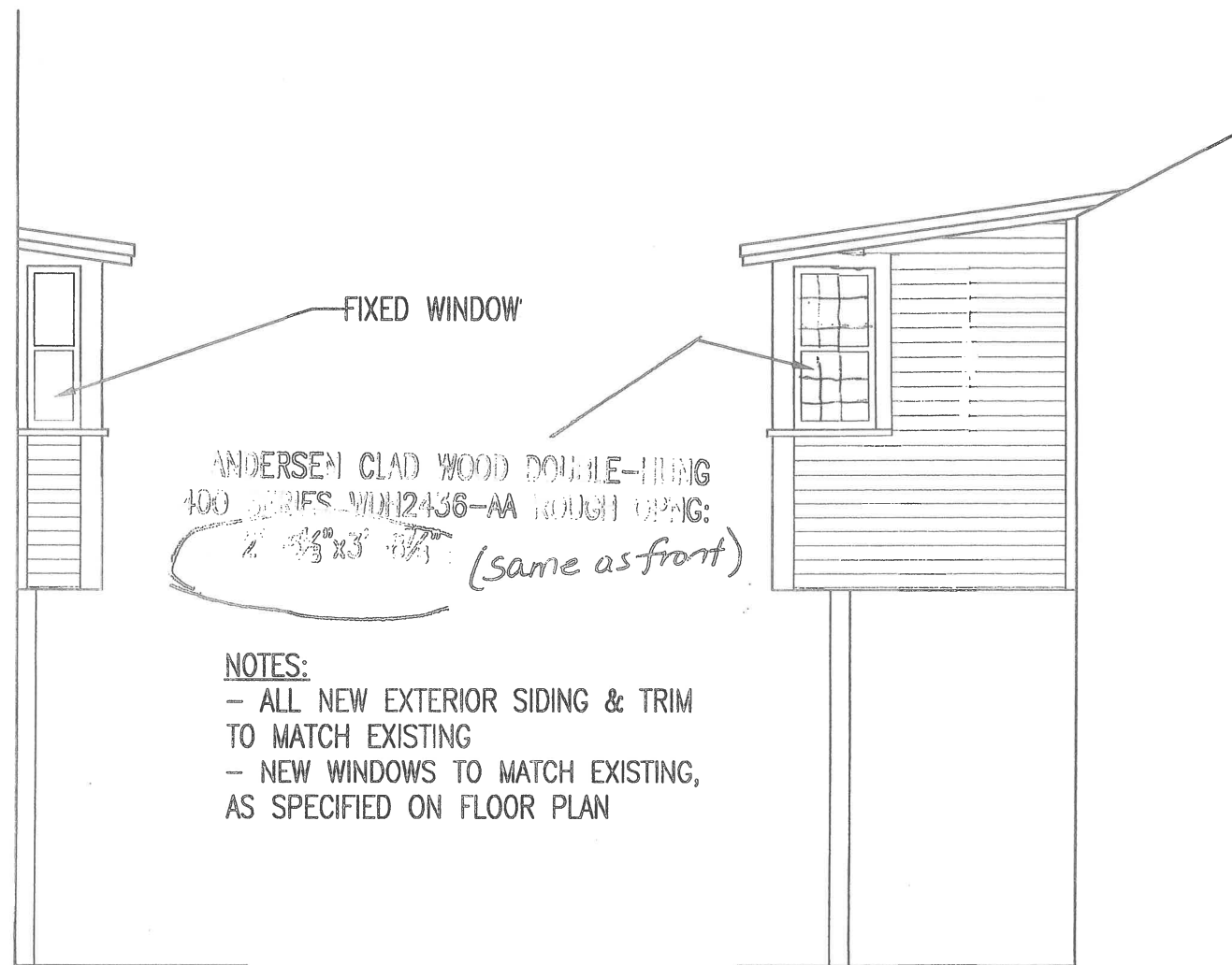
KAREN WIESE
150 DANIEL STREET
PORTSMOUTH, NH 03801

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

KAREN WIESE
105 DANIEL STREET
PORTSMOUTH, NH 03801

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

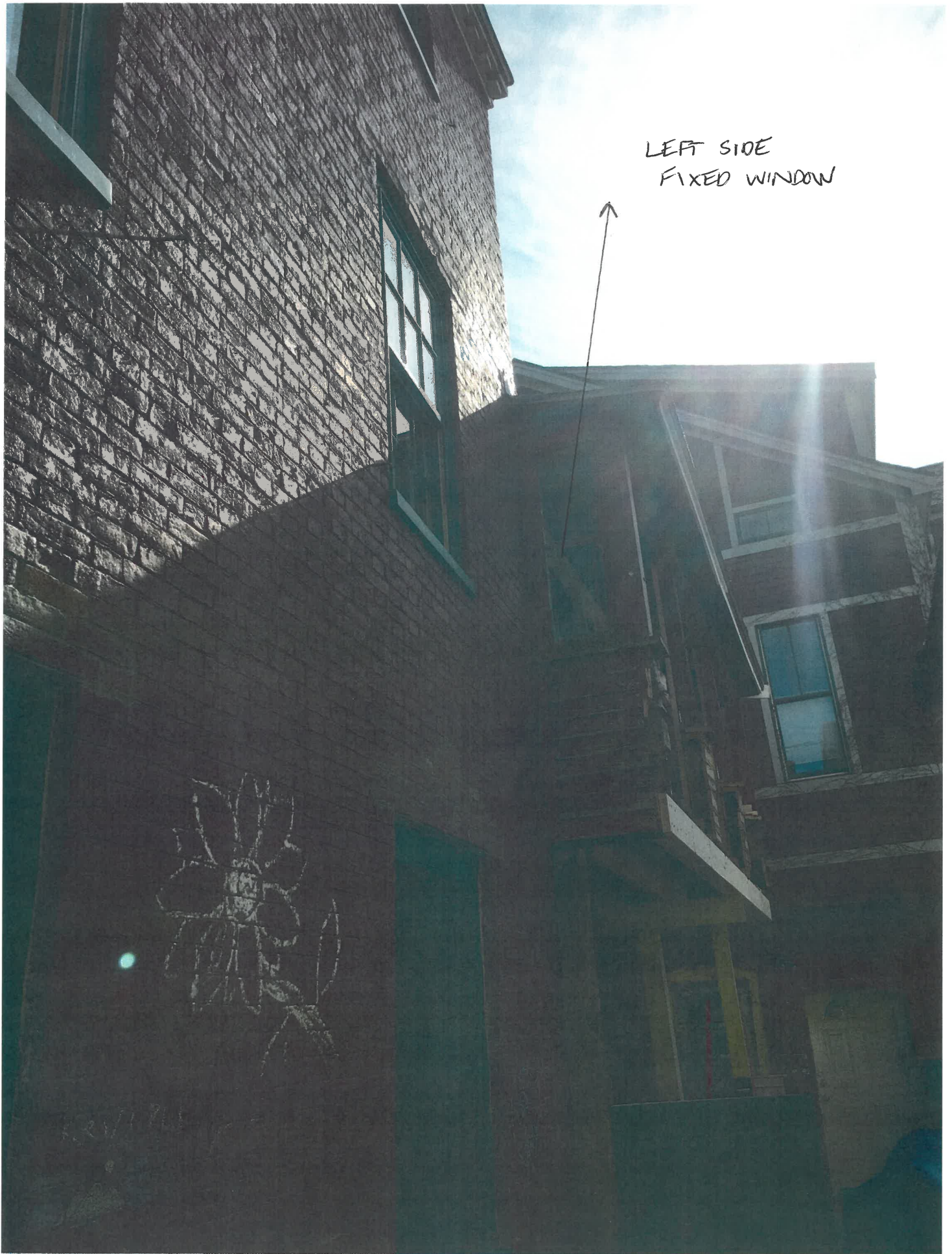
Porch Side Elevations

date: Feb 17, 2020

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

SHT 4

LEFT SIDE
FIXED WINDOW



RIGHT SIDE
2'-6 1/8" x 3'-8 7/8"
(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

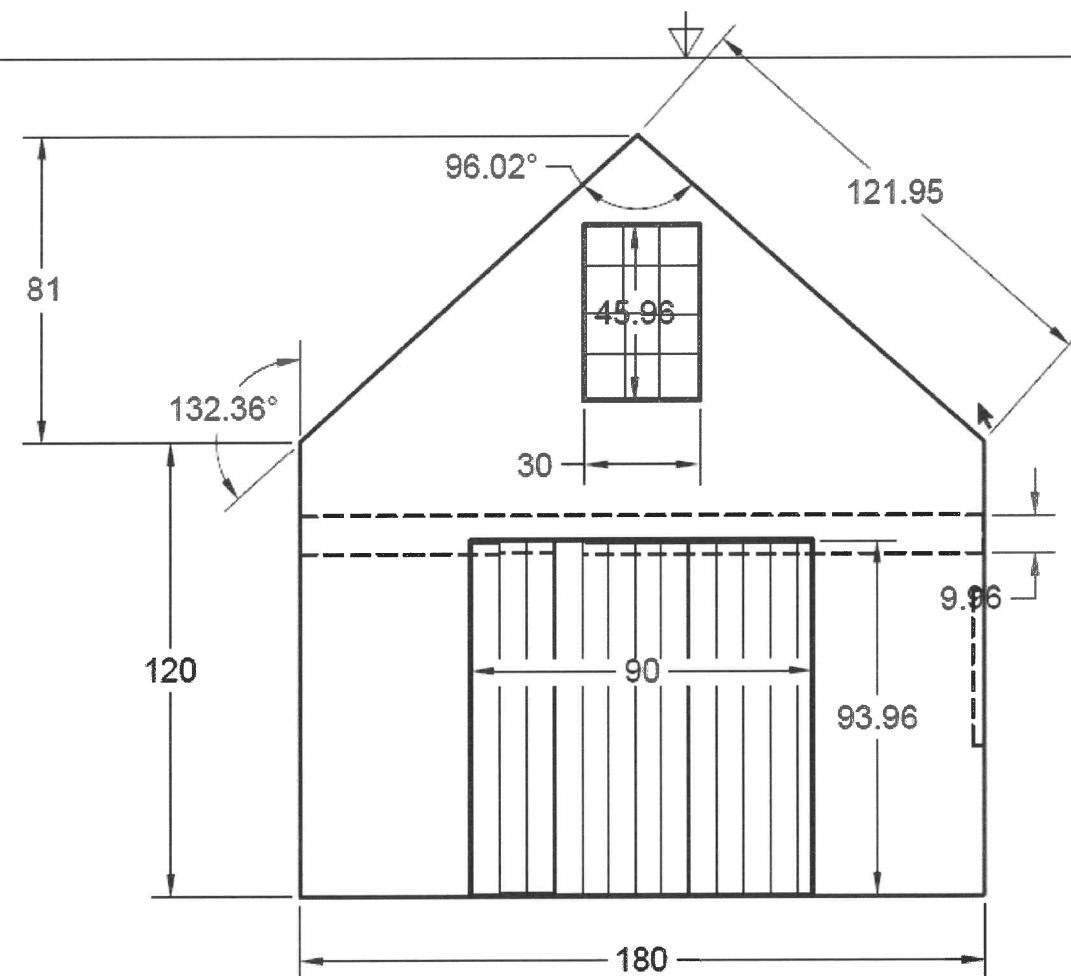
Owner of this property

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

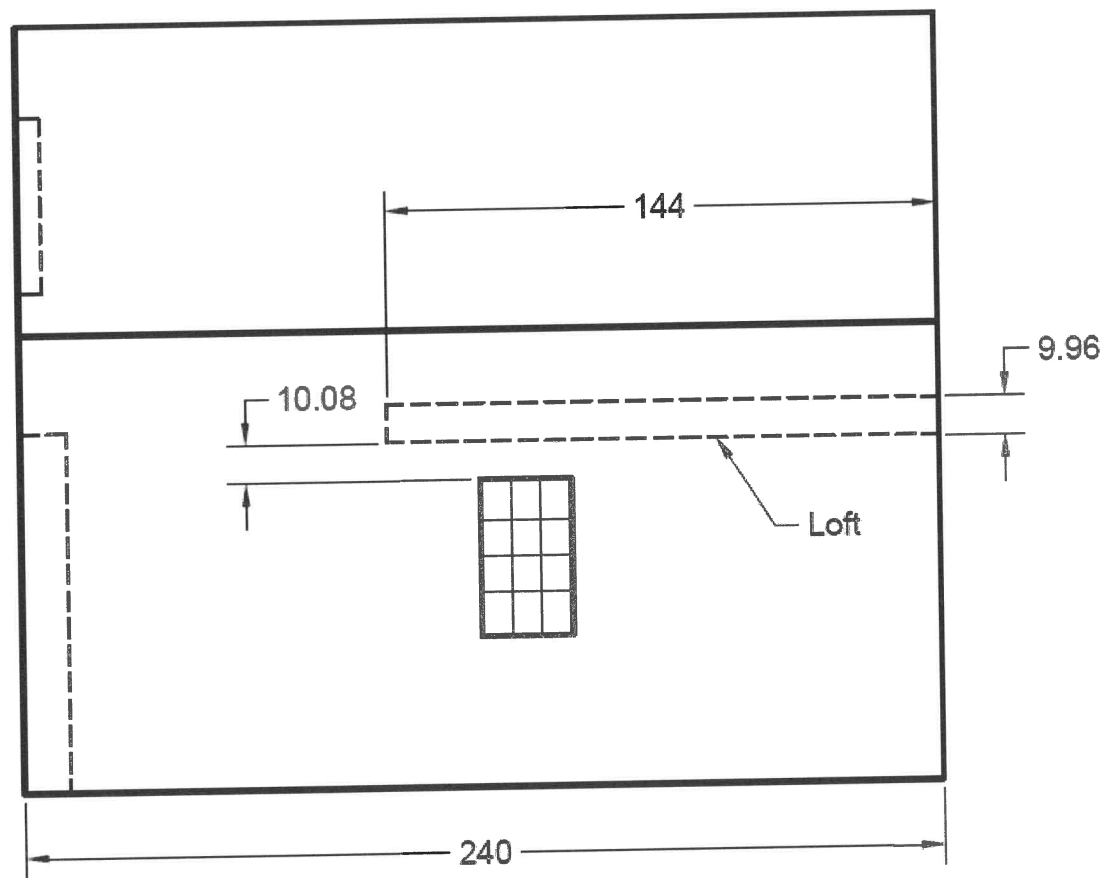
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If you selected "Other" above, please explain your relationship
to this project. Owner authorization is required.

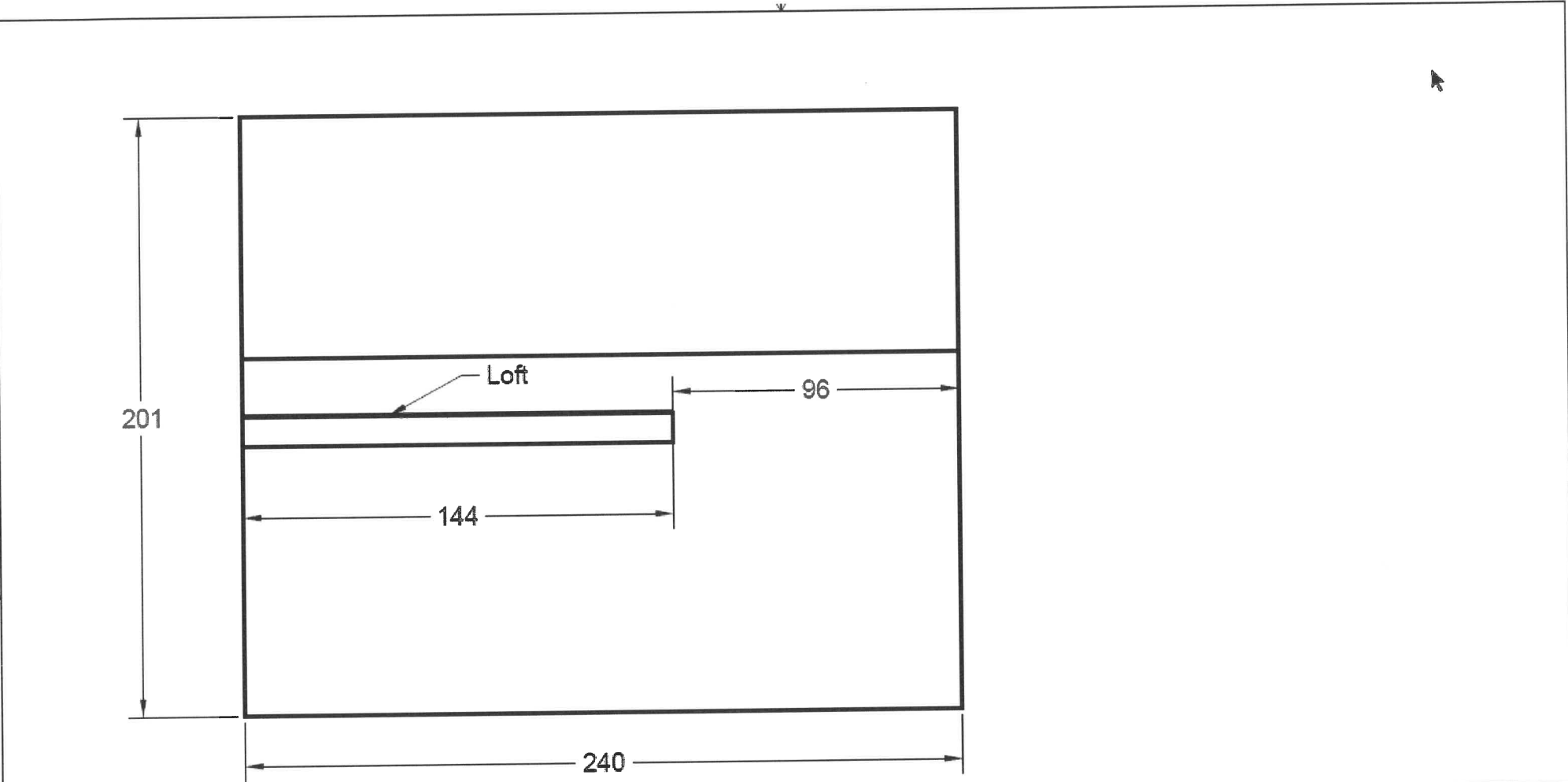
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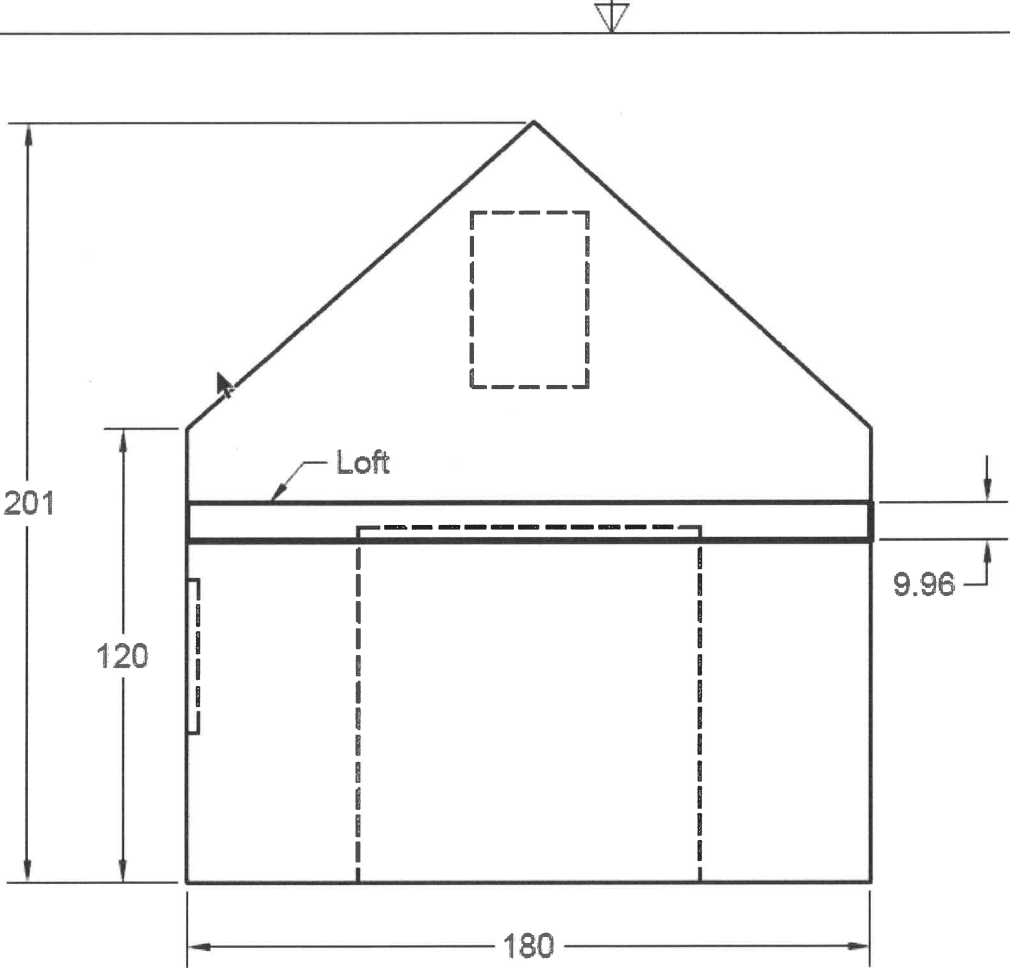
		PROJECT			
		249 barn			
		TITLE			
		249 shed rev 1			
APPROVED		SIZE	CODE	DWG NO	REV
CHECKED		A			
DRAWN	Owen Hayes	4/2/2020	SCALE 1:50	WEIGHT	SHEET 1/1



			PROJECT		
			249 barn		
			TITLE		
			249 shed rev 1		
APPROVED			SIZE	CODE	DWG NO
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

--

HDC Approval Date

--

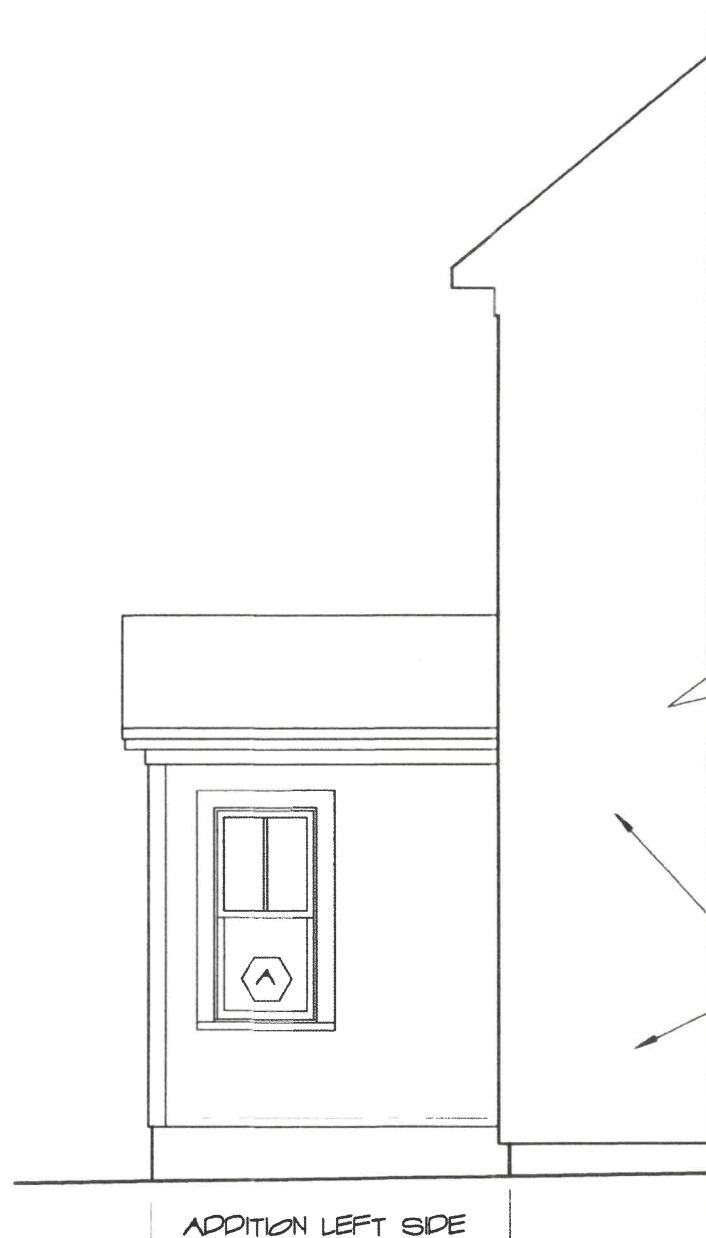
Planning Staff Comments

--

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"

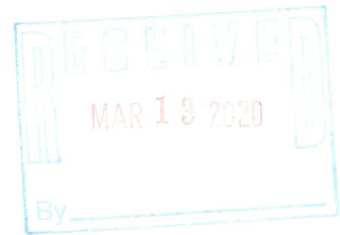
673 MIDDLE STREET
GRUEN RESIDENCE

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832

AW

ANNE WHITNEY ARCHITECT

Project:	Date:	
• 1902	4 / 7 / 20	

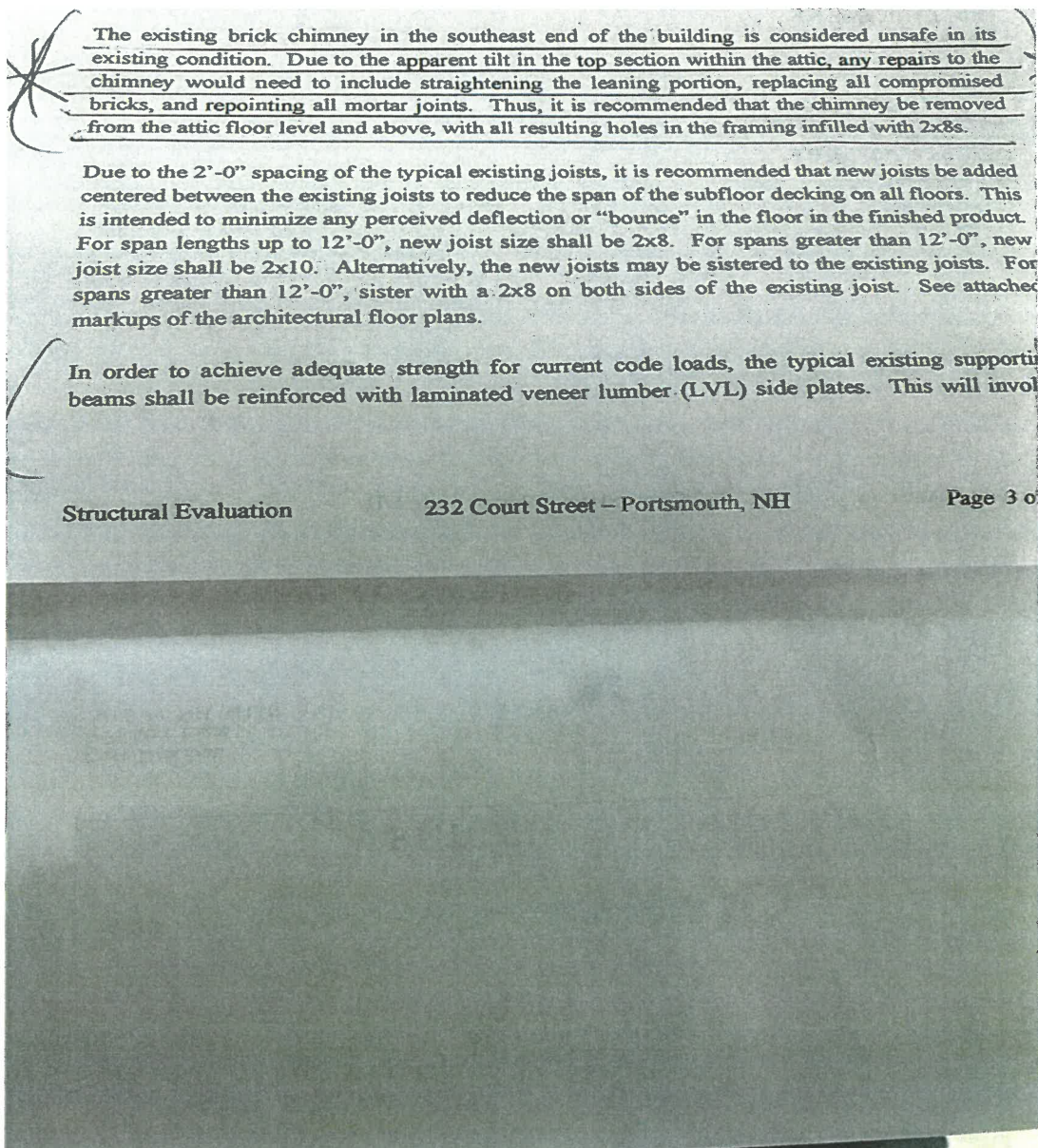


Dear historical commission.

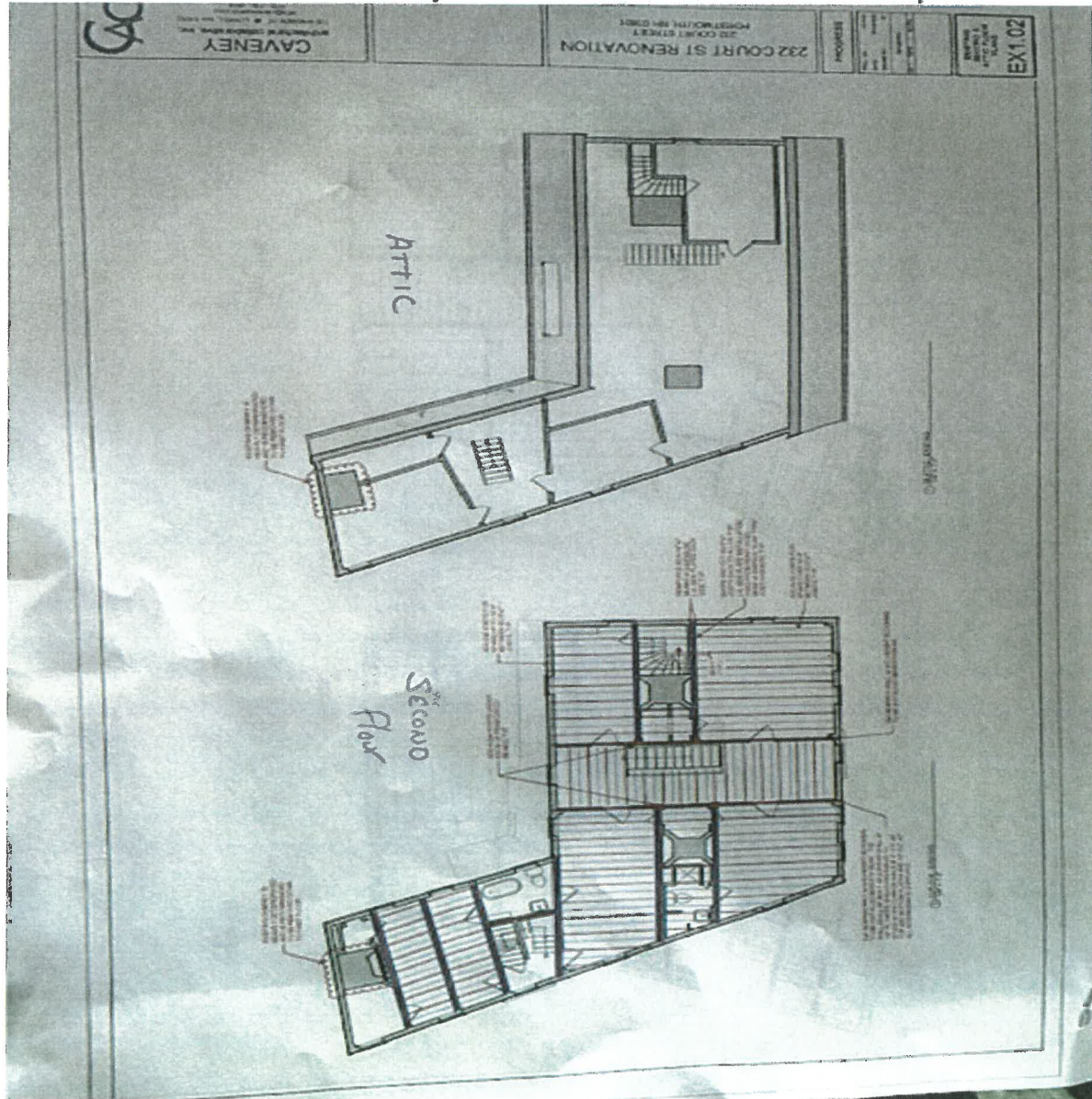
We are requesting your approval to remove the chimney in the southeast section of our property at 232 court / 93 pleasant St. We have 2 other chimneys that we are keeping and utilizing. We have included pictures of the subject chimney, as well as a highlighted section of our engineers' report after physical inspection of our property. Thank you for your time and consideration in this matter.

Respectfully. Gary Beaulieu and Jim Maher

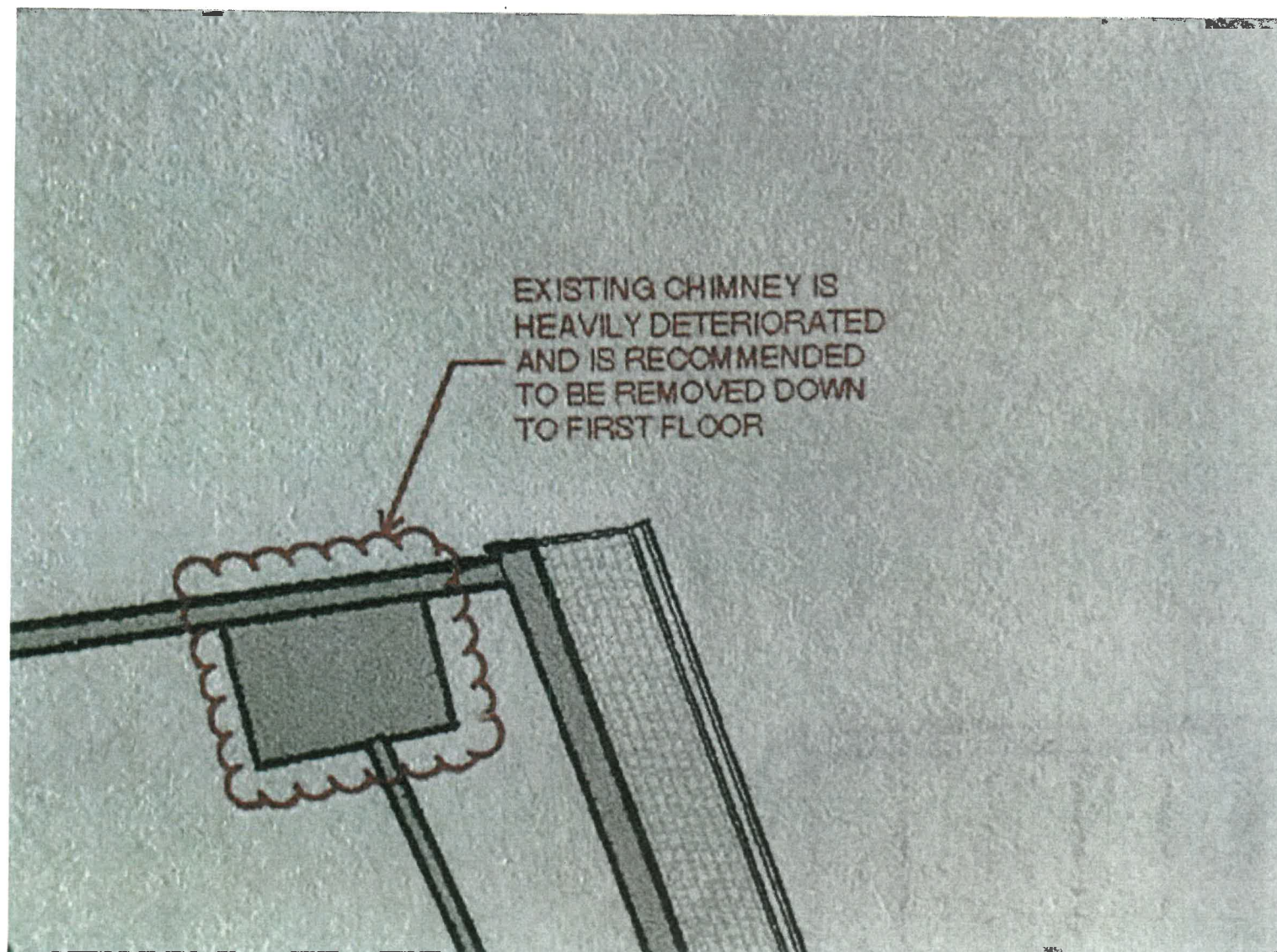
BMC Engineering's comments/recommendations:

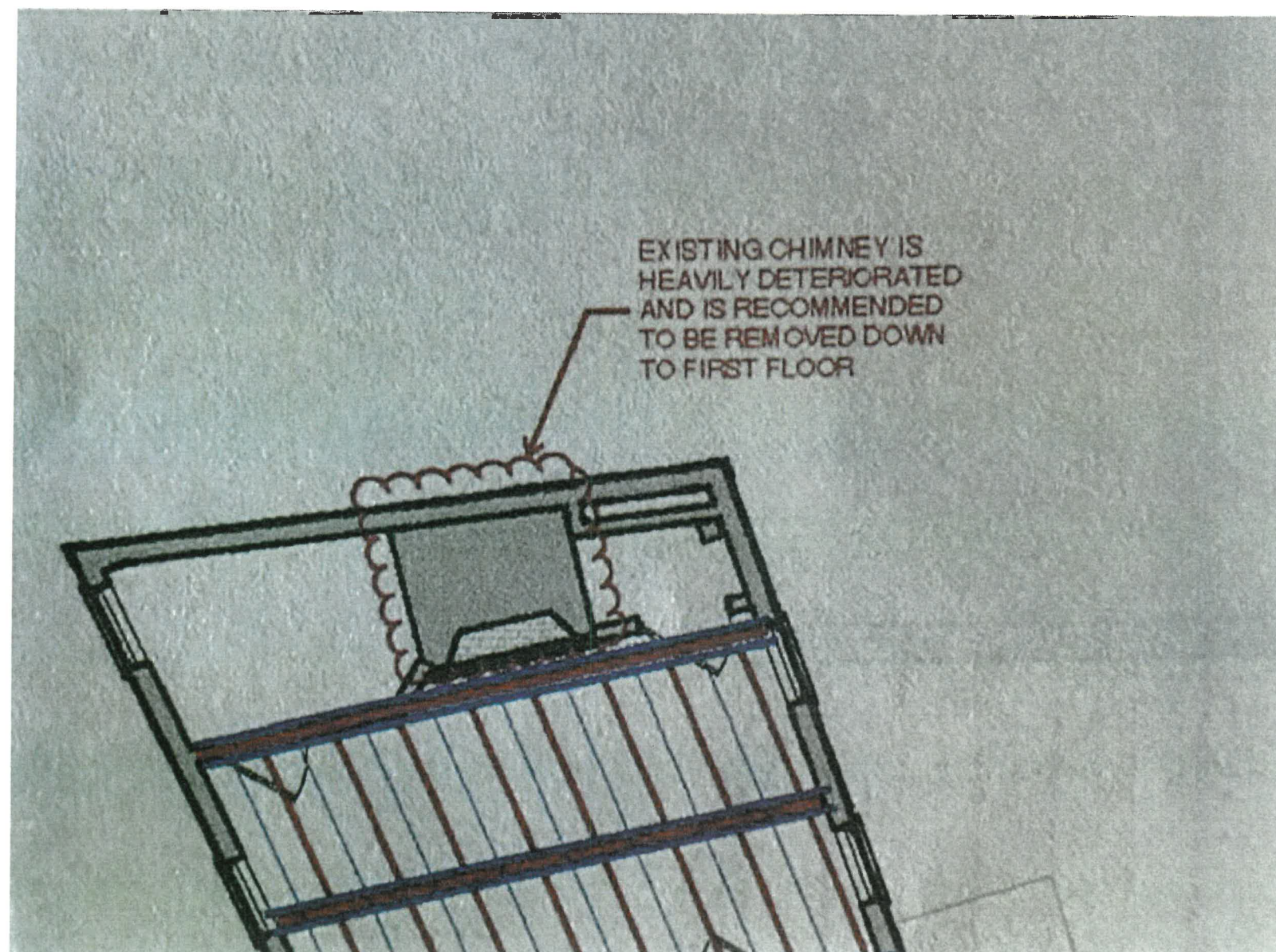


Here is a broad view of the chimney in attic and second floor from the blueprints.



EXISTING CHIMNEY IS
HEAVILY DETERIORATED
AND IS RECOMMENDED
TO BE REMOVED DOWN
TO FIRST FLOOR

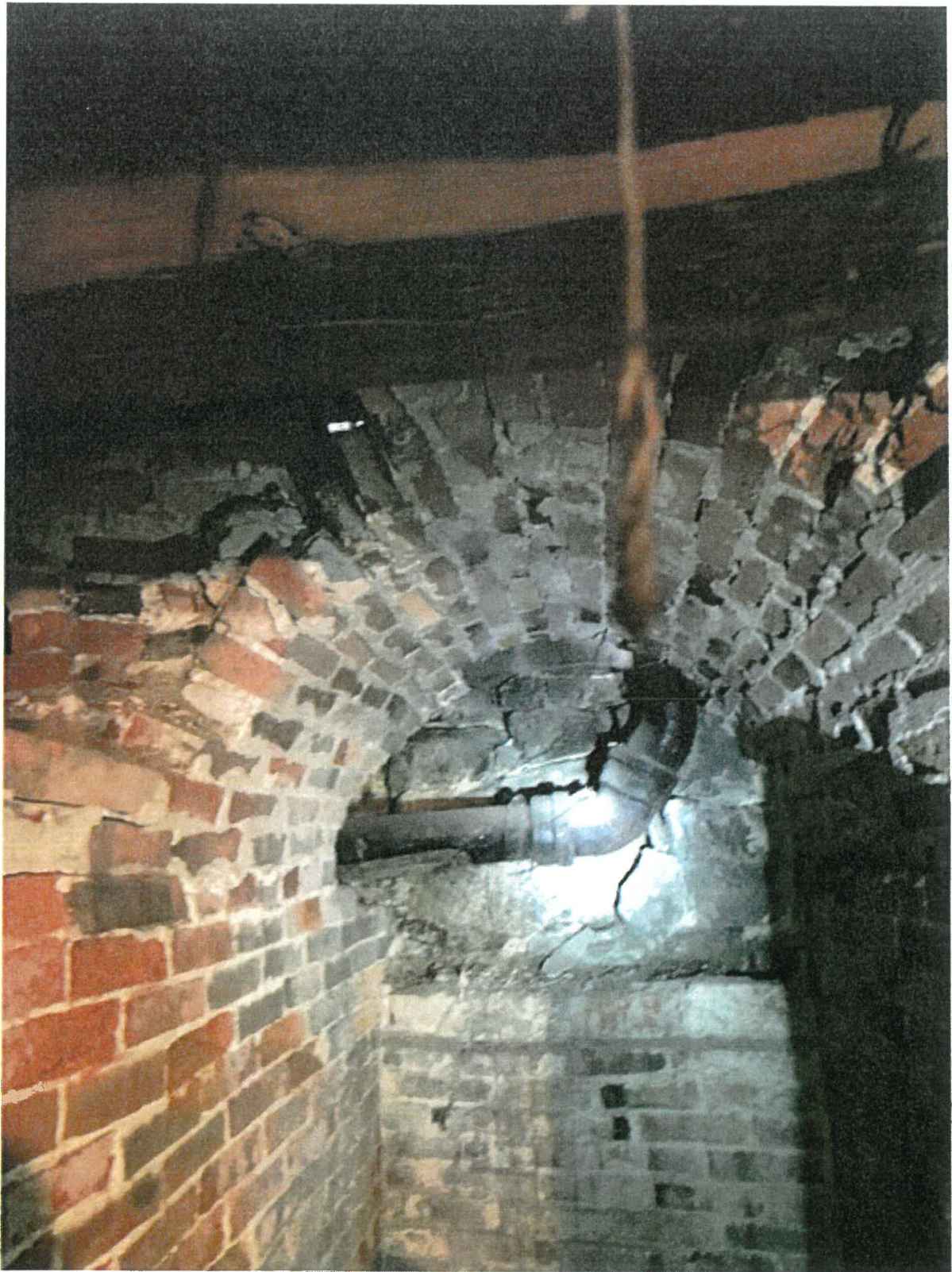


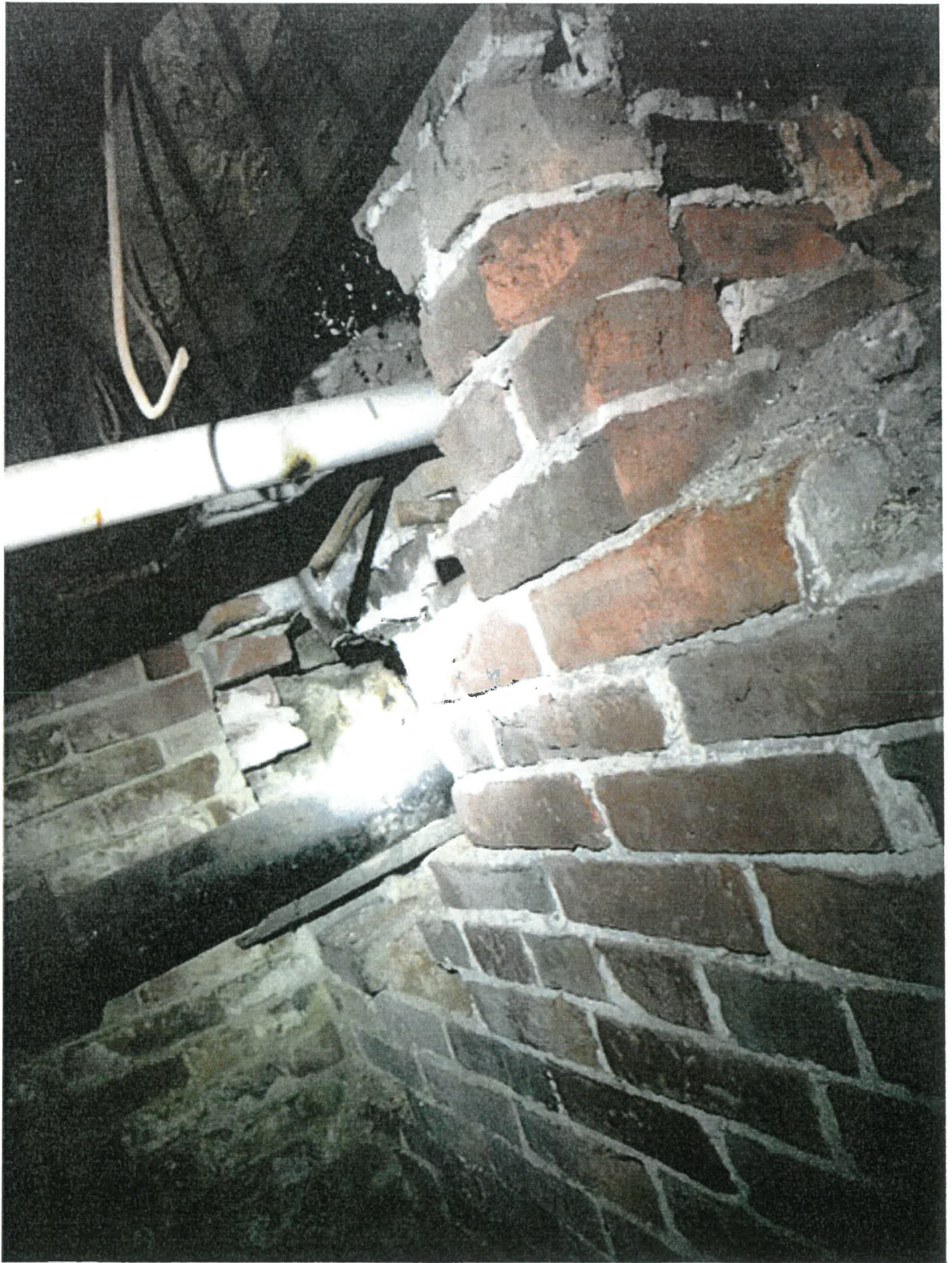


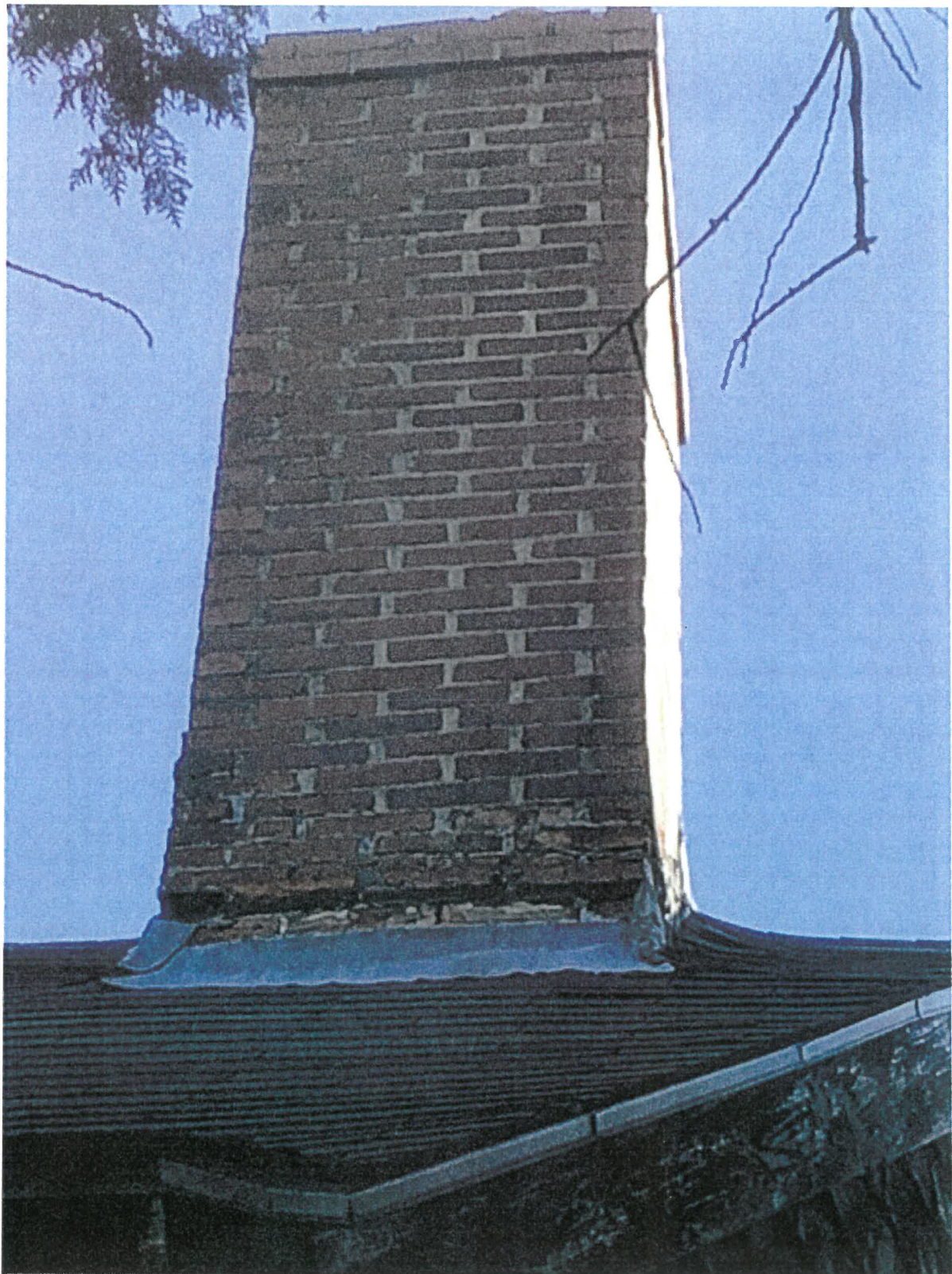






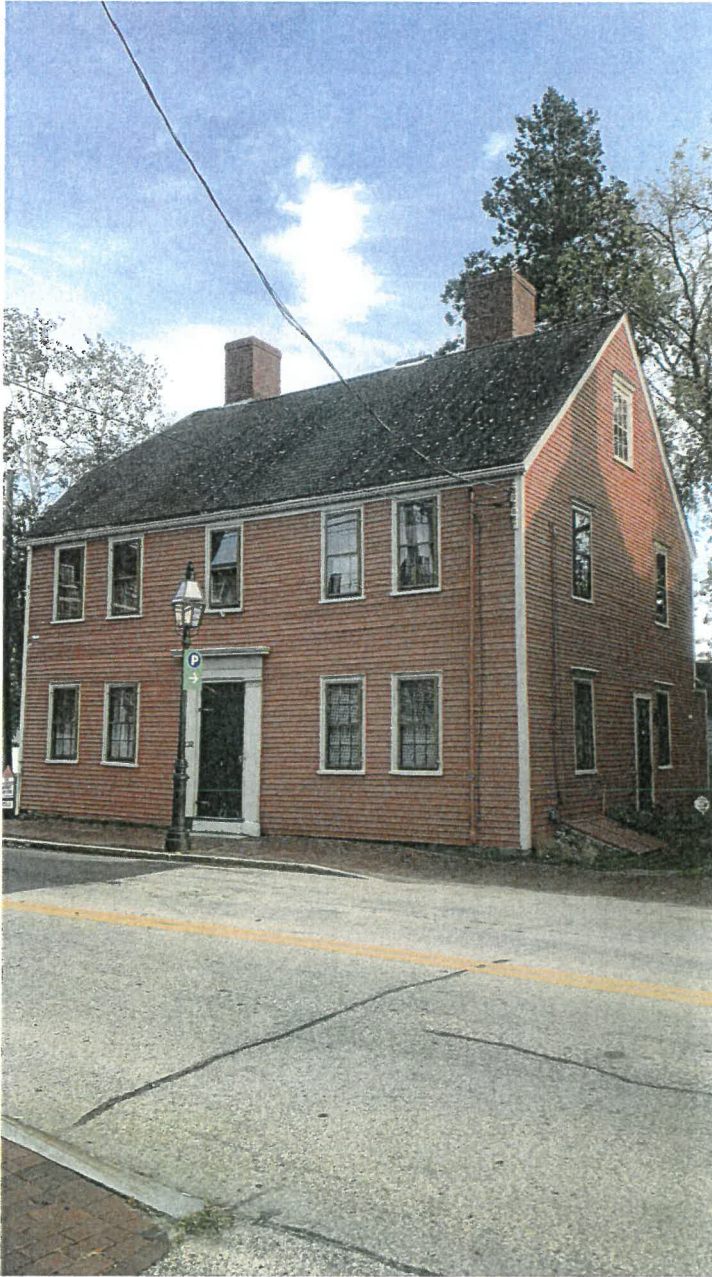






Here is an exterior view of the 2 chimneys that will remain

intact and visible from the from the front of Court St.



Here is the failing chimney that will be removed.



April 7, 2020

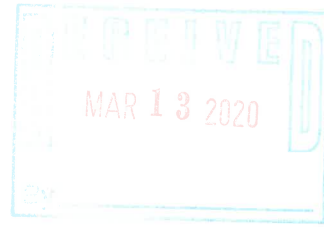
Re: REVISED WINDOW PROPOSAL- 232 Court Street/Pleasant Street

- 1) All windows facing Pleasant Street will have the original windows restored. They are the existing wood 6/6 and 9/6 grid design.
- 2) All Windows facing Court Street will have original windows restored. They are the existing wood 6/6 grid design.
- 3) One driveway side window on the first floor of the Court Street Unit will be a restored original 6/6 window.
- 4) The rear and remaining driveway/side windows will be replaced with wood, double-hung, 6/6 simulated divided light windows. The windows will b Green Mountain or equivalent sash replacements with concealed jamb liners.

Please note in the event that there are not enough restorable windows to complete the Pleasant Street, 3rd floor, we would like to file an application at a subsequent date to replace the sashes with Green Mountain, true-divided light, double-hung, 6/6 wood sash units.

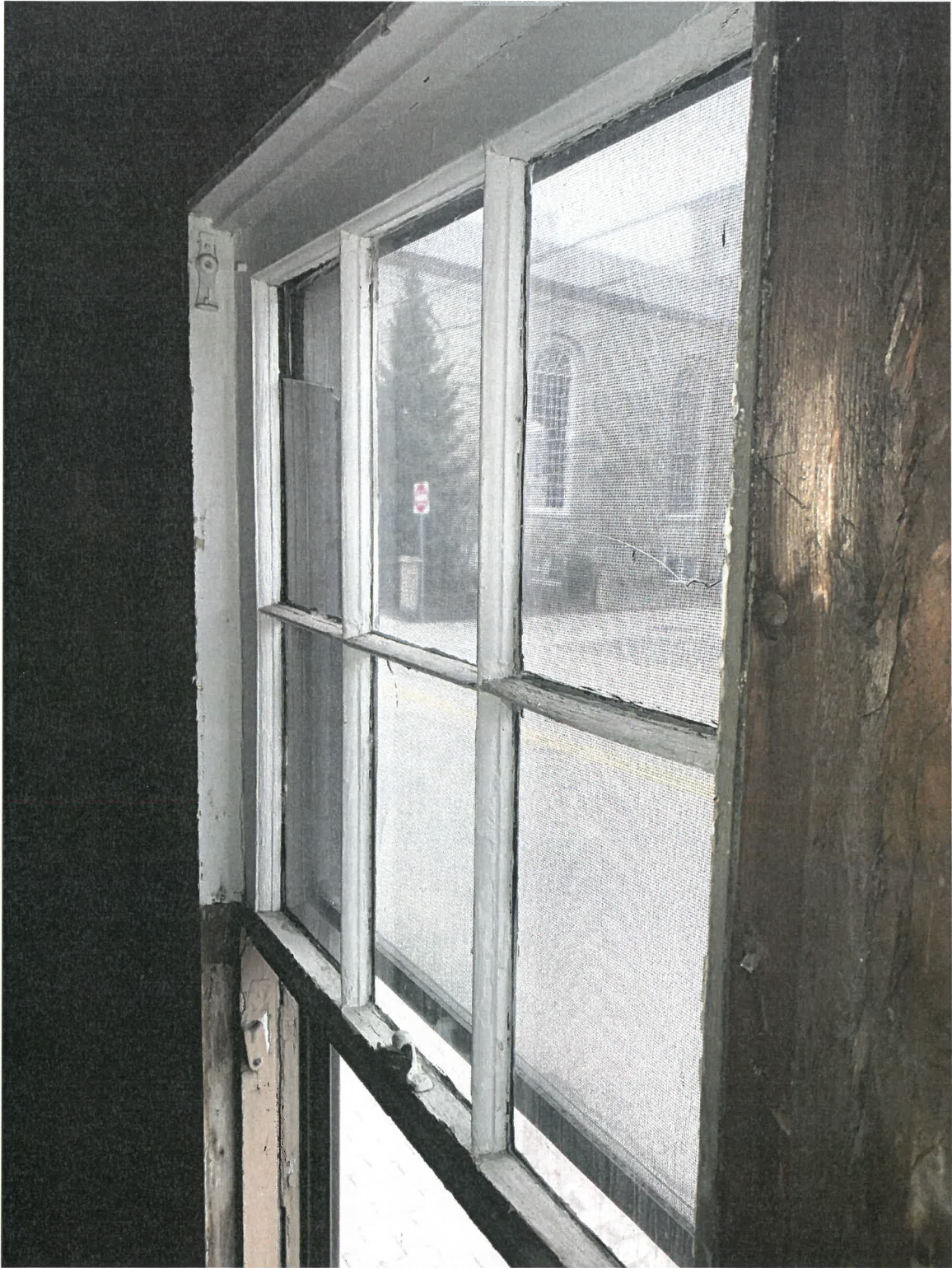
Respectfully,

Gary Beaulieu

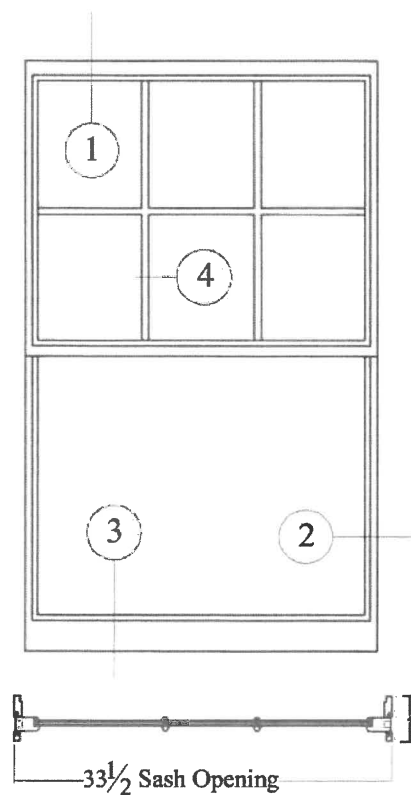


Pictures of current failing windows in request to be replaced:









Specifications For: 33 1/2" x 53" Sash Opening, Concealed Balance Sash Replacement, Single Hung, Non-Tilting

Glass: 1/8" Low E Glass Exterior Lite, 1/4" Airspace Filled With Argon, 1/8" Clear Interior Lite, Gray Edge Spacer Bar

Sash: Solid Pine Sash. Mortice, Tenon and Pinned Corners. Primed Exterior, Primed Interior.

Frame: None, Stops Are Supplied To Fit Into Existing Frame

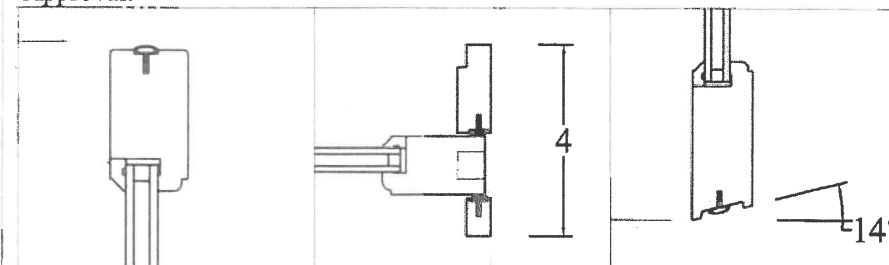
Divided Lights: 5/8" Simulated Divided Light with Gray Spacer 6/1

Hardware: Oil Rubbed Bronze Sash Lock

Screen: None

Quantity: One (1)

Approval:



1. Head Detail

2. Jamb Detail

3. Sill Detail

4. Muntin Detail

Order #:	
Line #:	
Date:	12-17-19
CAD:	ARK

Laundry, Ahrens, Medford MA

Green Mountain Window Company
92 Park Street Rutland, Vermont

PLEASANT ST- REAR



COURT ST- REAR



DRIVE WAY OFF COURT ST

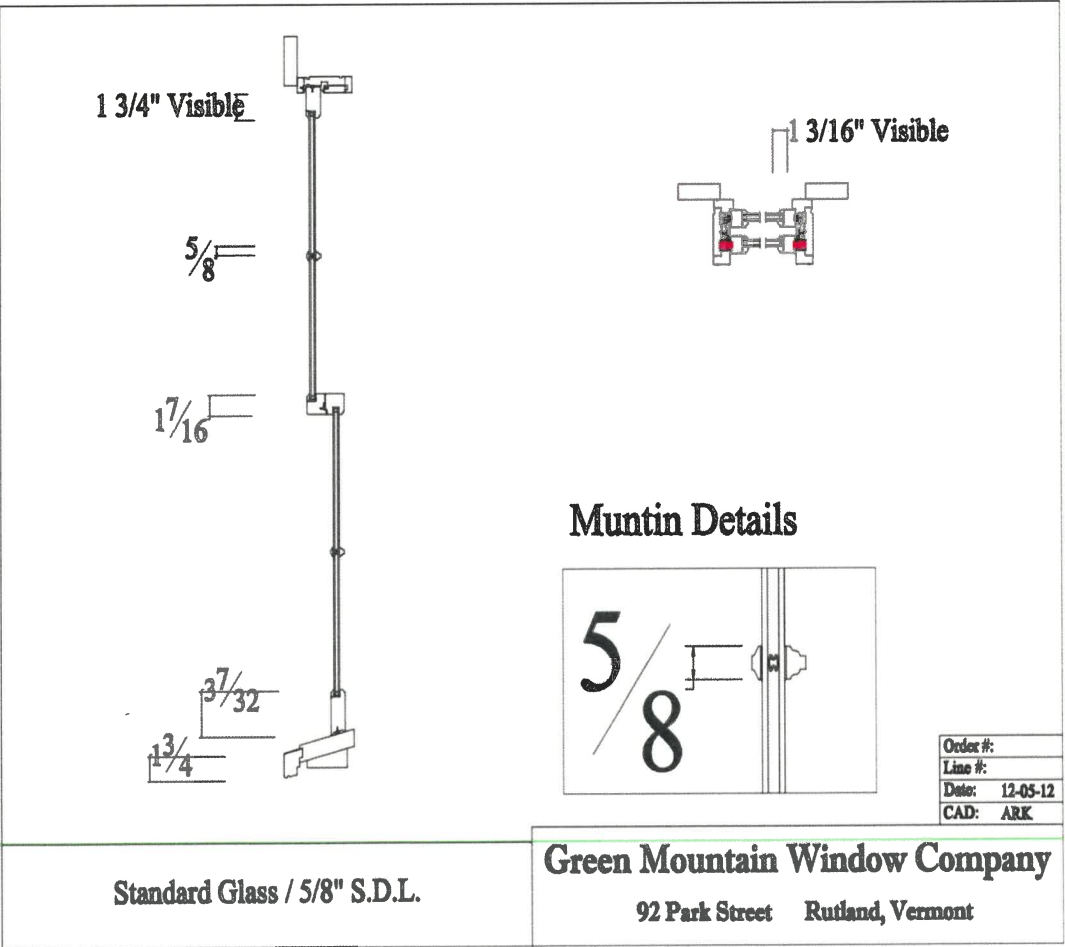


COURT ST- FRONT



PLEASANT ST- FRONT





1 3/4" Visible

5/8

17/16

37/32
13/4

1 3/16" Visible

Muntin Details

5/8

Order #:	
Line #:	
Date:	12-05-12
CAD:	ARK

Standard Glass / 5/8" T.D.L.

Green Mountain Window Company

92 Park Street Rutland, Vermont

We offer four different systems to replicate historic window details:



1. Complete full frame window applications: With minor modifications to our standard window we can match the sash, frame and daylight opening sightlines of existing historic windows. Often with this approach the existing historic exterior window trim can be reused on our window; or we can mill new trim to match existing. With the window to the left we only needed to modify our sill and bottom sash rail to match the original historic windows. If the historic window frames are not in a re-usable condition this may be the only replacement option.

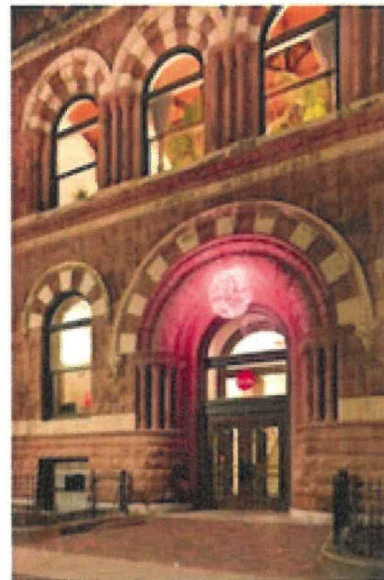
2. Sash and concealed balance applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. We install a cartridge block and tackle balance in the side edge of the sash that remains completely hidden. We also supply a concealed weather-strip system that encapsulates the sliding sash. The appearance will be virtually identical to the original window however the existing window frames need to be in good condition and relatively square for proper performance. This system was used in the historic library shown to the right.



3. Sash and jamb liner track applications:

With this system we make new energy efficient sash that mimic the sightlines of the original sash. And we supply a vinyl jamb liner / sash balance system that gets applied to the existing window frame. Typically the daylight openings and sash sightlines will match the original windows but the vinyl track applied to the old frame may stand out as a modern addition. The existing window frames need to be in good condition and relatively square for proper performance. Arch tops and angled tops are available as used in the Portland Maine apartment complex on the left.



4. Insert or "box" window applications: With this approach we manufacture a complete window with a 3 3/8" deep frame to fit inside of the existing window frame. While we can match the look of a historic window with this system some of the original daylight opening will be lost due to the frame. However, with our insert window you will lose less daylight than with any other manufacturers unit. One benefit of this approach is that if the existing window frame is out of square the operation and performance of the new window is not affected. This system was used in a Realtors office in Virginia shown on the right.



VIEW FROM BACK YARD



VIEW FROM DRIVEWAY



VIEW FROM MARCY ST



existing
one-story
addition

existing
patio

area of
existing
patio



137 NEW CASTLE AVE

CITY OF PORTSMOUTH
HDC WORK SESSION
APRIL 1, 2020

PAGE 1

LOCUS MAP

TAX MAP

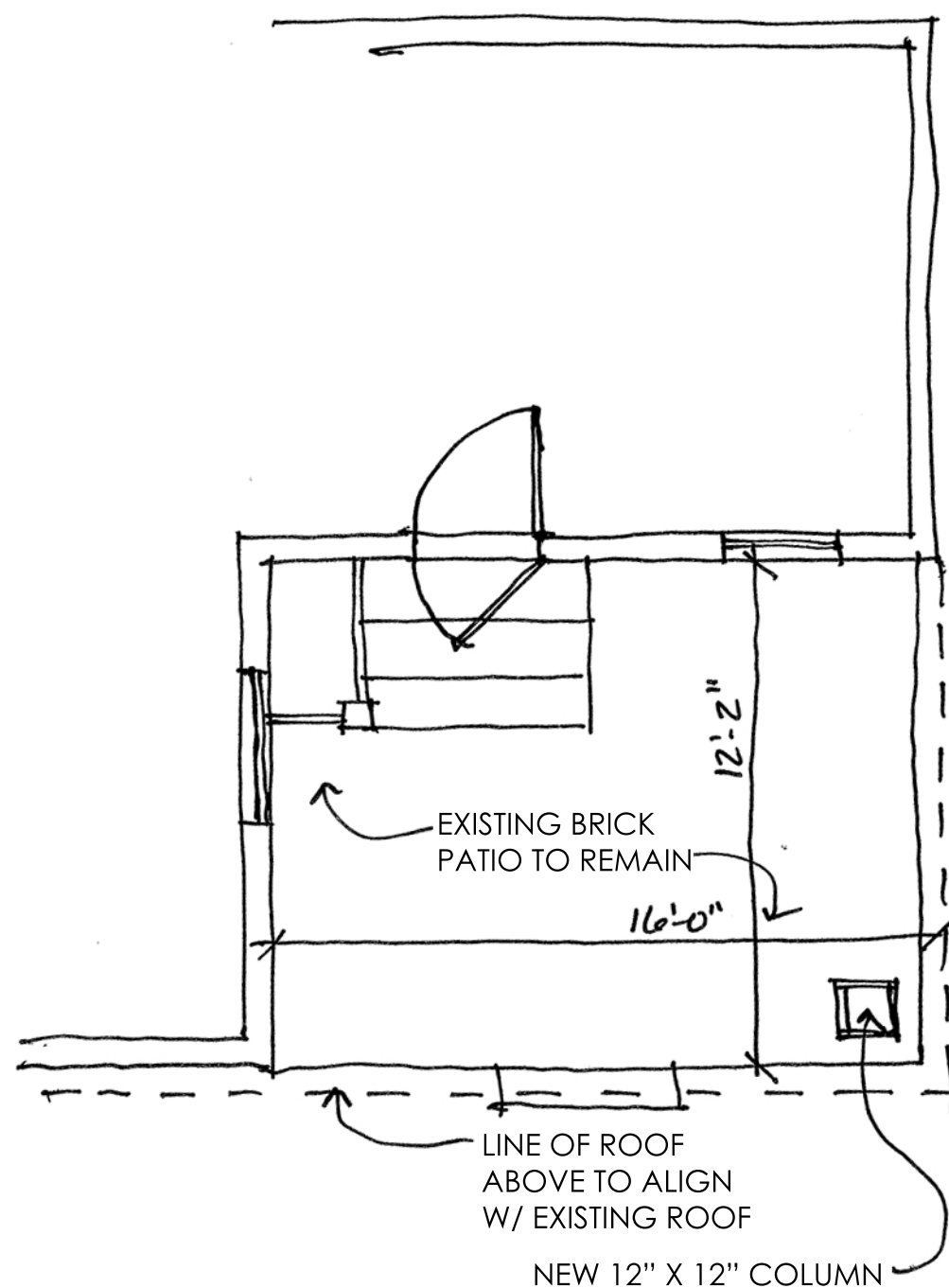


137 NEW CASTLE AVE

CITY OF PORTSMOUTH
HDC WORK SESSION

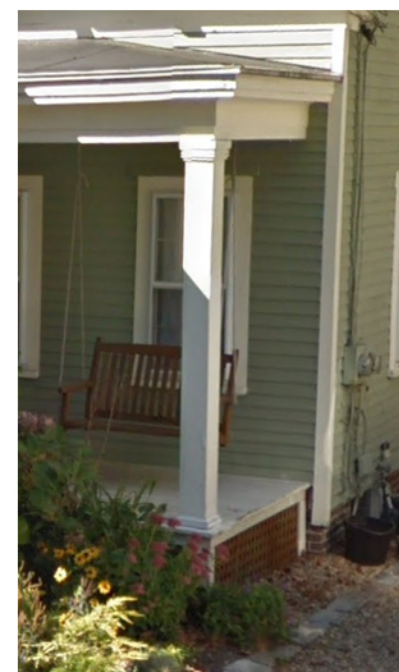
APRIL 1, 2020

PAGE 2



PLAN

1/4" = 1'-0"



12" X 12" SQUARE COLUMN



MATCH EXISTING EAVE DETAIL

137 NEW CASTLE AVE

CITY OF PORTSMOUTH
HDC WORK SESSION

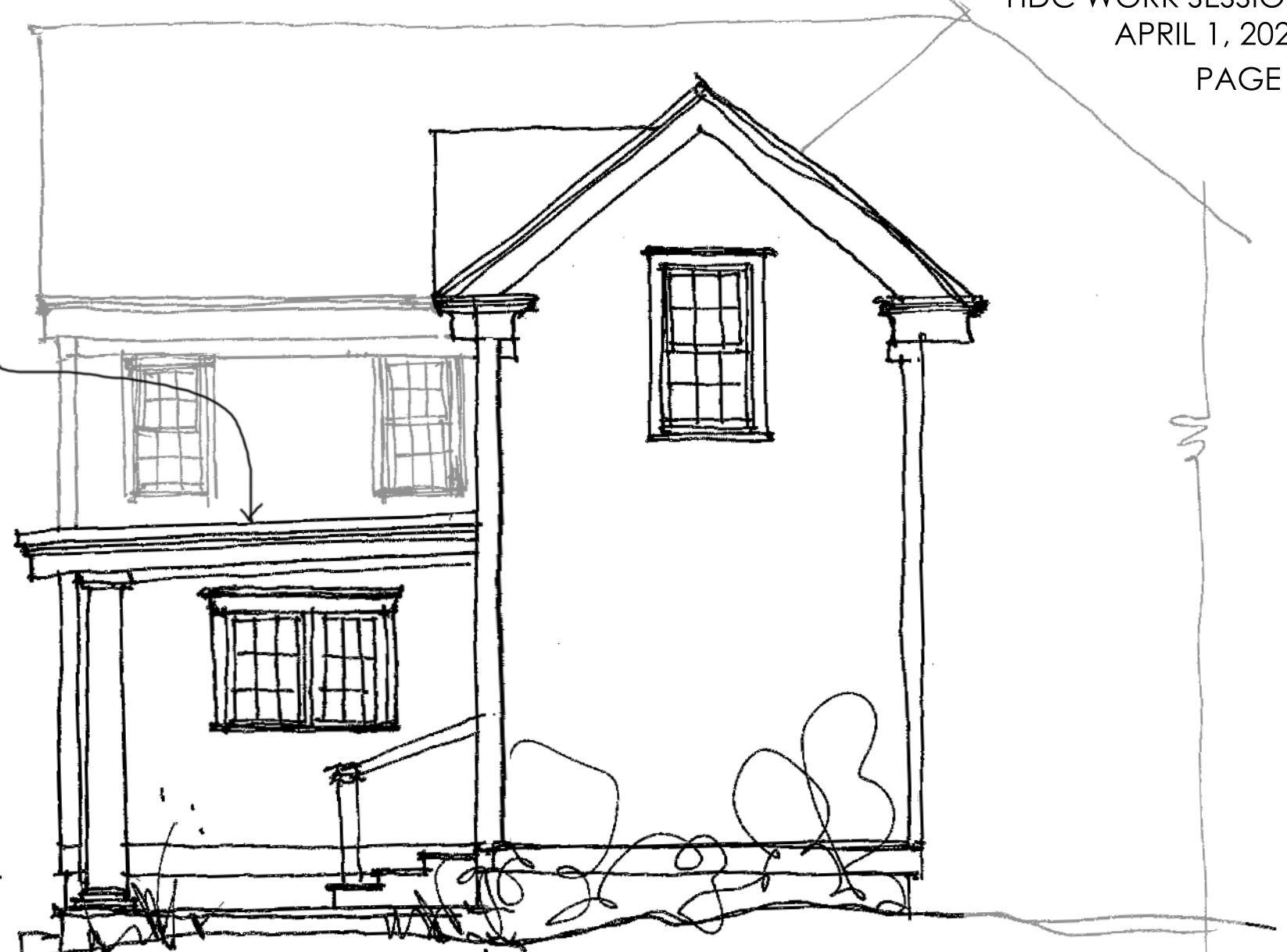
APRIL 1, 2020

PAGE 3

NORTH ELEVATION



WEST ELEVATION



1/4" = 1'-0"

Historic District Commission

Staff Report – April 15th, 2020

April 15th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Administrative Approvals:

1. 403 Deer St. Unit 13 (LUHD-120) - TBD
2. 20 Partridge St. (LUHD-122) - Recommend Approval
3. 40 Howard Street. (LUHD-127) - Recommend Approval
4. 420 Islington Street (LUHD-128) - Recommend Approval
5. 36 Richmond St. (LUHD-129) - Recommend Approval
6. 73 Daniel St. (LUHD-131) - Recommend Approval
7. 28 Chestnut St. (LUHD-132) - TBD
8. 105 Daniel St. (LUHD-135) - Recommend Approval
9. 74 Congress St. (LUHD-136) - Recommend Approval
10. 249 Pleasant St. (LUHD-134) - Recommend Approval
11. 673 Middle Street (LUHD-130) - Recommend Approval

PUBLIC HEARINGS – NEW BUSINESS:

1. 50 Austin St. (LU-20-102) (Porch Addition) – Postponed
2. 35 Howard St. #35 (LU-20-32) (windows) – Postponed
3. 56 Dennett St. (LU-20-36) (Rear Addition) – Postponed
4. **232 Court St. (LU-20-)** (Chimney & Windows)
5. 44 Gardner St. (LU-20-107) (Bay Window) – Postponed

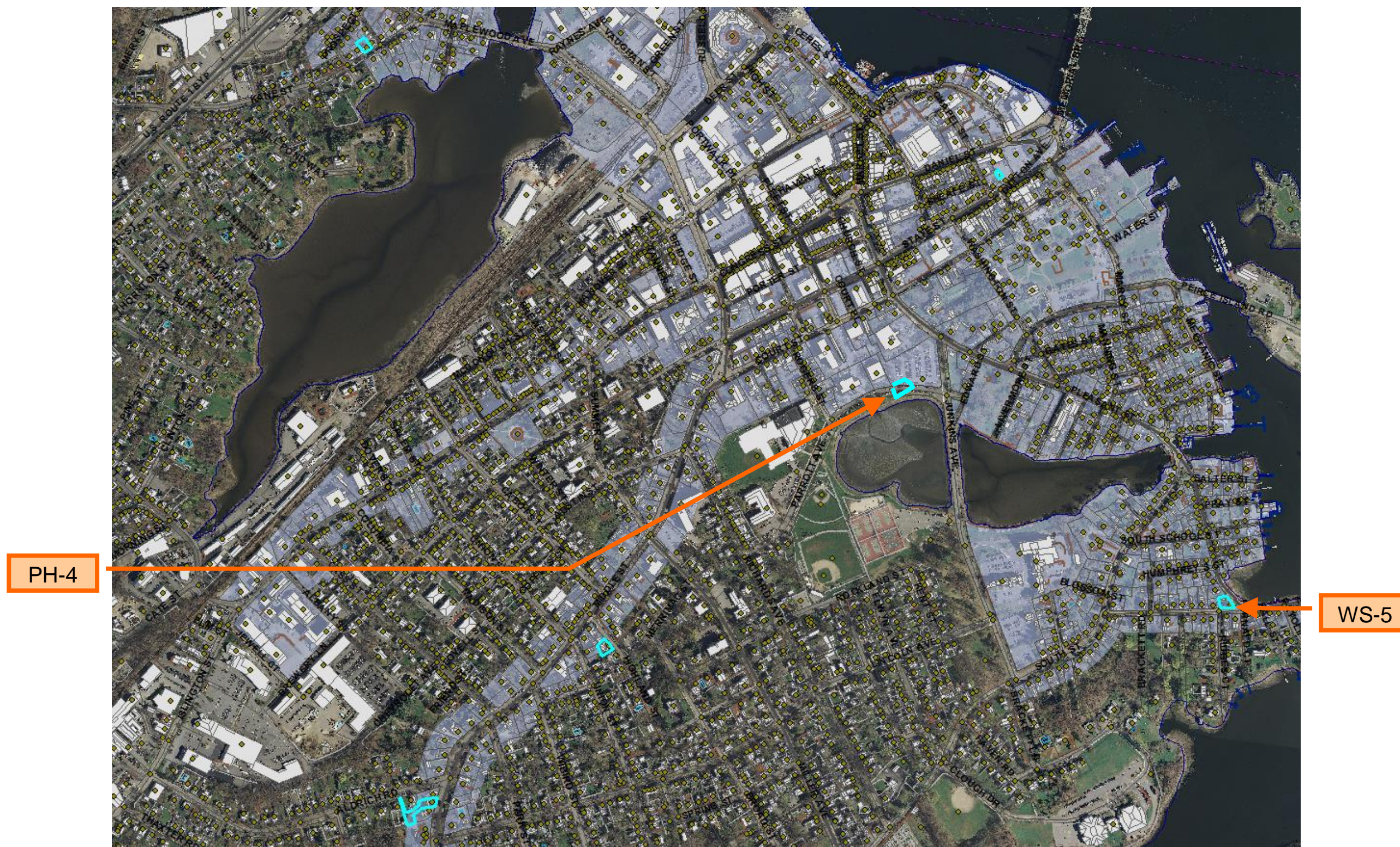
WORK SESSIONS – OLD BUSINESS:

- A. 299 Vaughan St. (LU-19-101) (5-Story Hotel) – Postponed
- B. 132-134 Middle St. (LUHD-105) (Façade) – Postponed
- C. 134 South St. (LUHD-108) (Façade & Roof Deck) – Postponed
- D. 165 Court St. (LUHD-109) (Storefront System) – Postponed
- E. 125 Bow St. (LUHD-112) (Roof and Siding) – Postponed

WORK SESSIONS – NEW BUSINESS:

1. 105 Chapel St. (LUHD-) (Connector Addition) – Postponed
2. 279 New Castle Ave. (LUHD-) (2nd Story Addition) – Postponed
3. 241 Chapel St. (LUHD-) (Garage and Porch) – Postponed
4. 138 Maplewood Ave. (LUHD-) (2nd story addition) – Postponed
5. **137 Castle Ave. (LUHD-)** (Patio Roof)

“Postponed” - May 6th



HISTORIC DISTRICT COMMISSION

MEETING DATE: April 15th
APPLICATIONS: 12

LOCATOR MAP

Historic District Commission

Project Evaluation Form: **232 COURT STREET**
Permit Requested: **CERTIFICATE OF APPROVAL**
Meeting Type: **PUBLIC HEARING #4 (LU-20-45)**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Two-Family
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1780
- Building Style: Georgian
- Number of Stories: 2.5-3.0
- Historical Significance: Contributing
- Public View of Proposed Work: Limited view from the public way.
- Unique Features: Potentially two houses that were joined.
- Neighborhood Association: Rogers Street

B. Proposed Work: To remove a chimney & replace rear and side windows.

C. Other Permits Required:

- ☐ Board of Adjustment ☐ Planning Board ☐ City Council

D. Lot Location:

- ☐ Terminal Vista ☐ Gateway ☐ Mid-Block
☒ Intersection / Corner Lot ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal ☐ Accessory ☐ Significant Demolition

F. Sensitivity of Neighborhood Context:

- ☒ Highly Sensitive ☐ Sensitive ☐ Low Sensitivity ☐ "Back-of-House"

G. Design Approach (for Major Projects):

- ☒ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
☐ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
☒ Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
☐ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

- This contributing historic structure is located along Court and Pleasant Streets and is surrounded with many other 2.5-3 story wood-sided and brick buildings. Most buildings in the surrounding context have small front yard setbacks and off-street parking is limited. The ground-floors uses of the abutting properties are either office, museum space, or retail uses.

J. Previous HDC Comments and Suggestions:

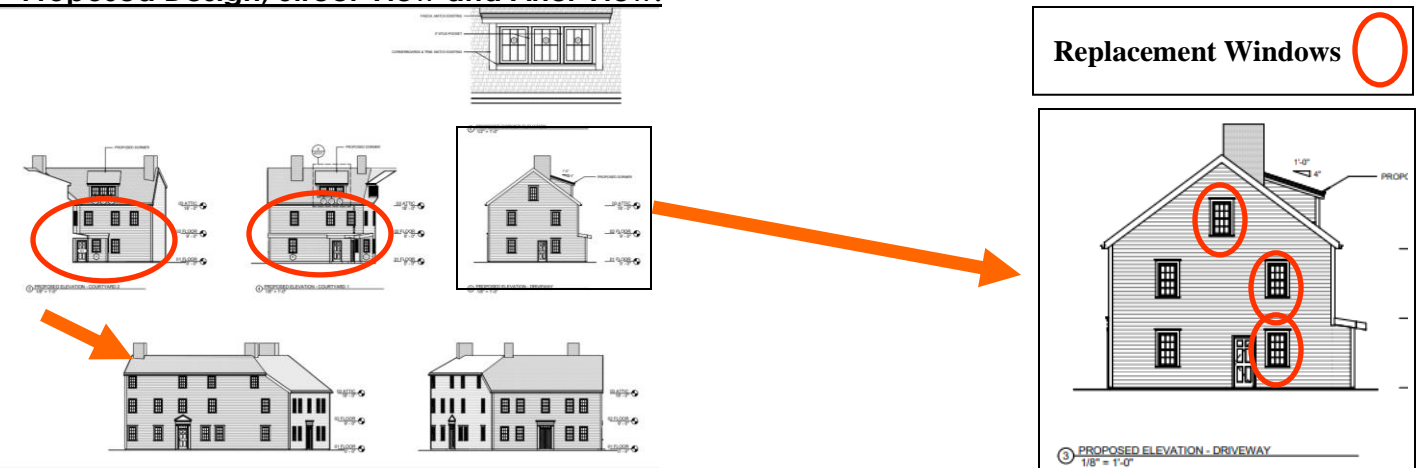
- The applicant received HDC approval in February 2020 for the dormer on the rear of the structure and another approval in October 2019 for replacement windows on the rear kitchen.

K. Staff Comments and Suggestions:

- The work proposed by the applicant is located out of view from the public. The applicant proposes to restore all the street-facing windows facing Court and Pleasant Streets. Note that some windows on the Pleasant Street façade need replacement so windows from the rear will be relocated to the street-facing façade. The chimney is non-functioning and in serious disrepair. Retaining the chimney would likely require full reconstruction.

Design Guideline Reference –Guidelines for Roofing (04) & Windows and Doors (08).

L. Proposed Design, Street View and Ariel View:



Proposed Chimney Removal & Window Replacement (All on Rear and 3 on Side as shown)



Ariel View

**HISTORIC
SURVEY
RATING**

C

232 COURT STREET (LU-20-45) – PUBLIC HEARING #4 (MINOR)


		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEIGHBORHOOD CONTEXT			
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
		1 Gross Floor Area (SF)	<div>MINOR PROJECT</div> <div>– REMOVE 1 CHIMNEY AND REPLACE REAR & SIDE WINDOWS –</div>				
		2 Floor Area Ratio (GFA/ Lot Area)					
		3 Building Height / Street-Width Ratio					
		4 Building Height – Zoning (Feet)					
		5 Building Height – Street Wall / Cornice (Feet)					
		6 Number of Stories					
		7 Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:232 COURT STREET Case No.:4 Date:4-15-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied ☐ Continued ☐ Postponed ☐ With Drawn



- H. Purpose and Intent:

1. Preserve the integrity of the District:
2. Assessment of the Historical Significance:
3. Conservation and enhancement of property values:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No

4. Maintain the special character of the District:
5. Complement and enhance the architectural and historic character:
6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

☐ Yes ☐ No
☐ Yes ☐ No
☐ Yes ☐ No
- I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:
2. Compatibility of design with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

3. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:

☐ Yes ☐ No
☐ Yes ☐ No

Historic District Commission

Project Address:
Permit Requested:
Meeting Type:

137 NEW CASTLE AVE.
CERTIFICATE OF APPROVAL
WORK SESSION #5 (LUHD-126)

A. Property Information - General:

- Existing Conditions:
- Zoning District: GRB
 - Land Use: Single Family
 - Land Area: 5,510 SF +/-
 - Estimated Age of Structure: c.1850
 - Building Style: Greek Revival
 - Number of Stories: 3
 - Historical Significance: Contributing
 - Public View of Proposed Work: View from Marcy Street & New Castle Ave.
 - Unique Features: NA
 - Neighborhood Association: South End

B. Proposed Work: To install a new roof over the existing rear patio.

C. Other Permits Required:

- ☐ Board of Adjustment
- ☐ Planning Board
- ☐ City Council

D. Lot Location:

- ☐ Terminal Vista
- ☐ Gateway
- ☐ Mid-Block
- ☒ Intersection / Corner Lot
- ☐ Rear Lot

E. Existing Building to be Altered/ Demolished:

- ☒ Principal
- ☐ Accessory
- ☐ Demolition

F. Sensitivity of Context:

- ☐ Highly Sensitive
- ☒ Sensitive
- ☐ Low Sensitivity
- ☐ “Back-of-House”

G. Design Approach (for Major Projects):

- ☐ Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)
- ☒ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
- ☐ Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)
- ☐ Intentional Opposition (i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)

H. Project Type:

- ☐ Consent Agenda (i.e. very small alterations, additions or expansions)
- ☒ Minor Project (i.e. small alterations, additions or expansions)
- ☐ Moderate Project (i.e. significant additions, alterations or expansions)
- ☐ Major Project (i.e. very large alternations, additions or expansions)

I. Neighborhood Context:

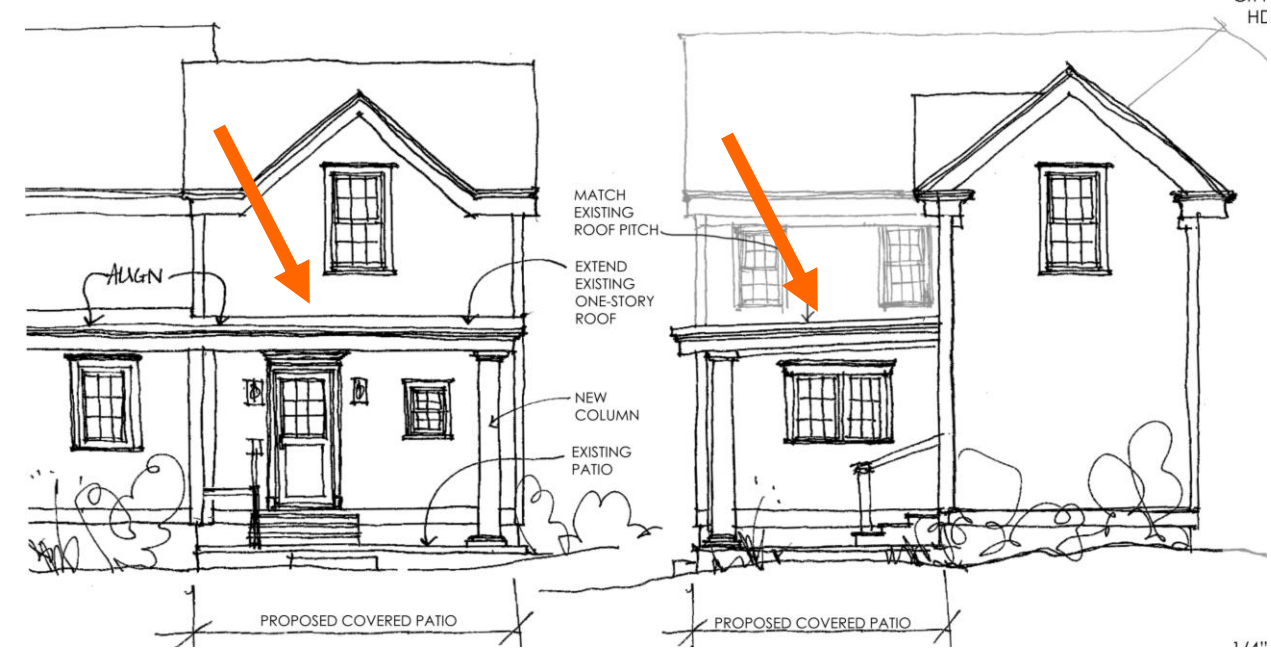
- The building is located along the intersection of New Castle Ave and March Street. It is surrounded by many 2-2.5 story historic structures with no front yard setbacks, shallow side yards and gardens, patios and walkways within the rear yard.

J. Staff Comments and/ or Suggestions for Consideration:

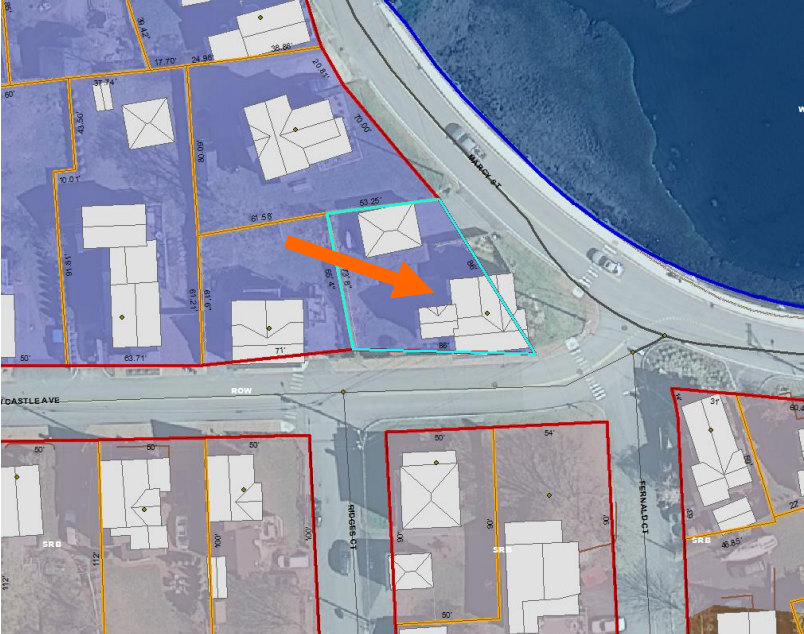
- The applicant is proposing to:
- Install a roof covering over the existing rear patio.

Design Guideline Reference: Guidelines for Porches, Stoops and Decks (06)

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

HISTORIC
SURVEY
RATING

C

137 NEW CASTLE AVE. (LUHD-126) – WORK SESSION #5 (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MINOR PROJECT – INSTALL NEW ROOF OVER PATIO –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
		8 Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		9 Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		10 Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	BUILDING DESIGN & MATERIALS	11 Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		12 Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		13 Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		14 Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		17 Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		SITE DESIGN	35 Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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			39 Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			40 Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY:137 NEW CASTLE AVE. Case No.:5 Date: 4-15-20

Decision: ☐ Approved ☐ Approved with Stipulations ☐ Denied
☐ Continued ☐ Postponed ☐ Withdraw4



H. Purpose and Intent:

1. Preserve the integrity of the District:

2. Assessment of the Historical Significance:

3. Conservation and enhancement of property values:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No
4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

6. Promote the education, pleasure and welfare of the District to the city residents and visitors:
- ☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:

2. Compatibility of design with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No
3. Relation to historic and architectural value of existing structure:

4. Compatibility of innovative technologies with surrounding properties:
- ☐ Yes ☐ No

☐ Yes ☐ No